FINAL DEVELOPMENT CONDITIONS

FDPA 86-C-029-06; FDPA 88-C-066; FDPA 1996-HM-04

October 6, 2004

If it is the intent of the Planning Commission to approve FDPA 86-C-029-06, FDPA 86-C-066 and FDPA 1996-HM-044 for a mixed-use development located at Tax Maps 15-4 ((1)) 13, 13B, 13C, 23A and 23A1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDPA/FDPA prepared by William H. Gordon Associates consisting of ten sheets dated December 18, 2003, as revised through September 29, 2004.

2. Emergency access lanes for the residential buildings shall be constructed of grasscrete or compatible pervious materials.