

**PROPOSED CONCEPTUAL PLAN DEVELOPMENT CONDITIONS**  
**RZ 2003-MV-059**

**December 6, 2004**

1. A copy of the landscape plan submitted as part of the first and all subsequent site plan submissions shall be provided to the Mount Vernon Supervisor for the purpose of community review and comment.
2. Leyland Cyprus trees at least six (6) to eight (8) feet in height, planted five (5) to six (6) feet on center, shall be provided along the southeastern property line contiguous to Lot 131 and portion of Lot 141, as shown on the conceptual/final development plan (CDP/FDP).
3. The ornamental trees and shrubs planted along Richmond Highway shall be planted in accordance with the Comprehensive Plan guidelines for Richmond Highway Revitalization Plan guidelines for streetscape trees, as reviewed and approved by the Urban Forest Management Branch, Department of Public Works and Environmental Services. The deciduous and ornamental trees shall be at least 2 1/2 to 3 inches in caliper and shall be of a variety that will survive southwest exposure, such as ornamental purple plum, crabapple, preferably sterile, (i.e. Malus Liset, Malus Profusion, Malus Royalty) or ornamental cherry, if available, and, if not, these may be substituted with another species as reviewed and approved by the Urban Forest Management Branch, Department of Public Works and Environmental Services (DPWES). Shrubbery shall be a mixture of broadleaf evergreens such as holly, bayberry, and euonymus, as reviewed and approved by the Urban Forest Management Branch, DPWES.
4. All plantings shall be maintained by the applicant.
5. Notwithstanding the notation on the CDP/FDP, the architectural screening wall along the southwest and southeast sides of the property (adjacent to a portion of Preston Avenue and Lot 131 and a portion of Lot 141) shall be constructed of brick. This brick shall be the same color as the brick used on the building. The wall shall be seven (7) feet in height.
6. The proposed wood fencing shall be board and batten style fencing.