

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2003-SU-061

March 10, 2004

If it is the intent of the Planning Commission to approve FDP 2003-SU-061 for a single family detached development at Tax Maps 65-1 ((1)) 6, 18, 19, 20, 21 pt. and a portion of Old Mill Road to be vacated/abandoned, 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 CDP/FDP entitled "Old Mill Road Property" consisting of five sheets prepared by BC Consultants, dated June 30, 2003, as revised through February 20, 2004.
2. The maximum size of the entrance feature shall be thirty square feet and eight feet in height. There shall be no more than one entrance feature for the development and the entrance feature shall be compatible with the detail provided on Sheet 5 of the CDP/FDP.
3. The stormwater management pond shall be designed as a dry pond in accordance with the Public Facilities Manual (PFM).

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.