APPROVED DEVELOPMENT CONDITIONS

FDP 2003-PR-037

Revised March 24, 2004

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2003-PR-037 for residential development located at Tax Map 48-3 ((1)) 25 and 48-3 ((25)) A, 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 consisting of 8 sheets, prepared by Urban Engineering and Parker Rodriguez and dated May 2003 as revised through February 27, 2004.

2. Disclosure shall be made to all initial purchasers prior to entering into a contract of sale that parking will only be permitted within the garages and surface spaces as shown on the CDP/FDP; except for those driveways which are 18 feet in length. This limitation on parking of vehicles shall be contained in the HOA documents and those units which are limited to garage and surface parking only shall be so noted on the site plan.

3. The detailed landscape plan to be submitted in conjunction with the site plan in accordance with Proffer 13, shall contain a separate detail sheet to show landscaping treatments along the southern property line adjacent to the industrial building. The detail sheet shall provide for the maximum amount and type of plantings that will screen the adjacent industrial building as determined feasible by the Urban Forester.

4. Notwithstanding the tabs shown on Sheet 2 of the CDP/FDP, the minimum building setback for those units which front onto Kingsbridge Drive shall be 11 feet from the property boundary. Stoops and steps may extend into this minimum setback in accordance with the provisions of Sect. 2-412 of the Zoning Ordinance.

5. Prior to site plan approval, the architectural elevations shall be submitted to the Providence District Supervisor and Planning Commissioner for review and comment.