

PROPOSED DEVELOPMENT CONDITIONS

FDP 2004-PR-008

March 23, 2005

If it is the intent of the Planning Commission to approve Final Development Plan 2004-PR-008 located on the west side of Hunter Road north of its intersection with Stolen Moments Terrace, Tax Map 048-2 ((1)) 3, for residential development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. This Final Development Plan (FDP) is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this FDP shall be in substantial conformance with the approved FDP entitled "Fairfield Manor" prepared by Bowman Consulting, consisting of seven sheets dated February 2004, as revised through March 22, 2005, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. Any frontage improvements along the site's Hunter Road frontage which could result in the loss of a tree(s) or could decrease the survivability of a tree(s) shall be prohibited.