

## PROPOSED DEVELOPMENT CONDITIONS

FDP 2004-LE-026

March 3, 2005

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2004-LE-026 for residential development located at Tax Map 82-2 ((1)) 37, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Prior to subdivision plan approval, DPWES approval of the retaining walls in conjunction with the previously approved geotechnical study shall be obtained. If the proposed development design can not be achieved as shown on the CDP/FDP, a PCA and FDPA may be required.
2. The limits of clearing and grading shown on the CDP/FDP shall be strictly adhered to without reduction or encroachment.