

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 1998-SU-007

June 24, 1998

If it is the intent of the Planning Commission to approve FDP 1998-SU-007 for townhouse residential development located at Tax Map 25-3 ((1)) 1, 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 seven sheets of the FDP entitled "Conceptual/Final Development Plan, Poole Property" and dated January, 1998, revised through June 22, 1998.
2. The architectural features and building materials of the subject building facades and roofs (as depicted on Sheet 4) shall be considered illustrative; final architecture shall be consistent with these illustrations in terms of massing, special features, etc., as determined by DPW&ES.
3. The applicant shall work with DPW&ES at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM facility are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the subject property in lieu of the pond shown on the CDP/FDP.
4. Vehicle turnaround areas shall be provided at the ends of the four longest travel aisles as determined by DPW&ES in consultation with the Department of Transportation.

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