

FINAL DEVELOPMENT PLAN CONDITIONS
FDP 1998-HM-003

July 8, 1998

If it is the intent of the Planning Commission to approve RZ 1998-HM-003, staff recommends that such approval be subject to the following conditions:

1. Development of the application property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan 1998-HM-003 prepared by BC Consultants dated November, 1997 and revised through June 17, 1998, entitled "CDP/FDP Blueberry Hill" and these conditions.
2. Minimum yards shall be provided as tabulated on the CDP/FDP. Minor modifications to the yards may be permitted in order to maximize tree preservation on individual lots as may be recommended and approved by DEM/Urban Forester and as permitted; extensions into minimum yard requirements may be allowed pursuant to Sect. 2-415 of the Zoning Ordinance.
3. In order to address water quality and stormwater management issues, the applicant shall work in conjunction with DEM at the time of subdivision plan submission to determine if bioretention areas, in conjunction with the proposed SWM/BMP facilities are desirable or feasible for this proposed development and provide such facilities if determined desirable and feasible.
4. Subject to coordination with the Urban Forester (DEM), the following tree preservation measures shall be performed in the vicinity of the existing graveyard:
 - A tree preservation plan shall be prepared by an arborist certified by the International Society of Arboriculture to show the location, size, species and actual dripline of all existing trees 10 inches in diameter and larger and all landscape trees and shrubs in good condition within 25 feet of the future clearing limits. Part of this plan shall include a condition analysis to provide recommendations for treatments that will ensure the preservation of trees to be saved, in accordance with the "Guide for Plant Appraisal", eighth edition, published by the International Society of Arboriculture.
 - Trees designated to be saved shall be marked on the ground with plastic "crowd control" fencing or other similar demarcation prior to clearing and grading and at all times during construction. Signage affirming "restricted access" shall be provided on the temporary fence which shall be highly visible to construction personnel. The arborist contracted by the Applicant, in conjunction with the Urban Forester, shall monitor the construction of the proposed development to ensure consistency with the tree preservation plan.