FINAL DEVELOPMENT PLAN CONDITIONS

June 12, 1996

If it is the intent of the Planning Commission to approve Final Development Plan FDP 93-D-022 for residential development located at Tax Map 6-3 ((1)) 20, 30 and 6-3 ((13)) B, staff recommends that the Planning Commission condition approval by requiring conformance with the following development conditions:

1. The applicant shall contact Washington Gas Light Co. and obtain permission to commence land disturbing activity in and around the gasline easement located on the property. The applicant shall submit evidence of such coordination with Washington Gas Light Company to DEM prior to the issuance of any permits for land disturbing activity.

2. The existing asphalt drive providing access to the existing dwelling on Lot 2 shall be removed at the time Safa Street is extended, unless it is determined by DPW that the existing driveway is needed for access to the regional stormwater management facility.

3. The minimum yard requirements for proposed Lot 1 shall be the same as the minimum yard requirements for an R-1 cluster subdivision lot.