

## **FINAL DEVELOPMENT PLAN CONDITIONS**

### **FDP 2005-LE-022**

**December 8, 2005**

The Planning Commission approved FDP 2005-LE-022 for a hotel located at Tax Maps 80-4 ((1)) 10 requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled Residence Inn consisting of six sheets prepared by Rinker Design Associates, P.C. dated June 14, 2005 as revised through November 21, 2005.
2. Stormwater Management and BMP facilities to serve the site shall be provided in accordance with the PFM as determined by DPWES.
3. Landscaping and signage shall be provided and maintained in the median in Backlick Road as shown on the Landscape Plan of the CDP/FDP (Sheet 3) subject to a license agreement approved by FCDOT, VDOT and the County Attorney. In the event a license agreement is not approved, an equivalent amount of landscaping, as determined by UFM, DPWES shall be provided on-site as additional landscaping subject to the review and approval of UFM, DPWES or the contribution for the purpose of the beautification of the Springfield Commercial Revitalization District in the vicinity of the hotel shall be increased by an amount equal to the costs that would have been spent to construct the improvements and installation of the landscaping. Costs shall be determined using the County's Cost Schedules for bonding purposes.
4. Prior to site plan approval the applicant shall submit and implement as approved, a new striping plan for Backlick Road from the median to the intersection of Backlick Road and Bland Street for review and approval by DPWES and VDOT.
5. Twelve months after the issuance of the Non-RUP, the applicant shall conduct a review of the \$25 per month stipend program with the Lee District Planning Commissioner. If this program is not operating to encourage the use of mass transit, the resources can be redirected for other TDM measures.