APPENDIX 2

## STAFF PROPOSED DEVELOPMENT CONDITIONS

## FDP 1999-LE-013

September 16, 1999

If it is the intent of the Planning Commission to approve Final Development Plan FDP 1999-LE-013 for residential development located at Tax Map 90-3 ((1)) 8, 9, 9A, 10, 11, 14; 90-3 ((3)) 3A, 3B, 4; and 90-3 ((9)) A, 1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. All development shall be in conformance with the FDP entitled "Hooes Road" prepared by the Land Design Consultants, Inc., dated January 1999, revised through August 26, 1999.

2. Notwithstanding that shown on the CDP/FDP, there shall be a maximum of forty-six (46) lots. Adjustments to lot lines may occur so long as a minimum lot size of 8,050 square feet is maintained.

3. No lots shall have direct access to Hooes Road.

4. With the exception of removal of dead and/or dying vegetation or clearing of vines and undergrowth, Parcel B shall not be cleared. When the existing driveway on Parcel B is closed in Phase II, the driveway shall be revegetated. A plan for the revegetation shall be submitted with the tree preservation plan at first submission of the subdivision plan.

5. The existing dwellings on proposed Lots 16 and 20 may be removed in the future and replaced with one (1) dwelling per lot. Such dwellings shall be constructed to be compatible with those in the remainder of the development, including setbacks from property lines.

6. If the dam at the existing pond is breached for any reason, the limits of clearing and grading depicted on the CDP/FDP shall not be violated.

7. Building setbacks shall be provided at the site periphery which are consistent with those required by the Cluster Standards for the R-2 District.