

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 1998-MA-010

June 24, 1998

If it is the intent of the Planning Commission to approve FDP 1998-MA-010 for residential development located at Tax Map 60-3 ((16)) 143, 144 and 71-1 ((4)) 109C, 145A, 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 FDP entitled "Conceptual/Final Development Plan, DMV/Annandale Property" and dated May 12, 1998, revised through May 22, 1998.
2. The architectural features and building materials of the subject building facades and roofs shall be considered illustrative; final architecture shall be consistent with these illustrations in terms of massing, special features, etc., as determined by DEM.
3. The applicant shall work with DEM 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.