

APPROVED DEVELOPMENT CONDITIONS

FDPA 78-P-130-8

March 29, 2006

If it is the intent of the Planning Commission to approve FDPA 78-P-130-8, located at Tax Map 49-4 ((1)) 72, previously approved for a temporary use as a marketing center/office building, to modify the development conditions to permit the continued use of the marketing center/office building (but without the previously approved addition) during the ongoing buildout of Fairview Park, staff recommends that the approval be subject to the following development conditions. All previous development conditions governing this site shall be reaffirmed except as specifically stated below.

1. Development of the subject property will be in substantial conformance with the Final Development Plan (FDP), which consists of three (3) sheets prepared by Dewberry and Davis LLC and dated October 5, 2005, revised through March 13, 2006.
2. At a minimum, the applicant shall maintain landscaping on the application property as generally shown on Sheet #3 of the FDP, pursuant to the approval of Urban Forest Management. Replacement deciduous tree shall be a minimum of two (2) to two and one-half (2-1/2) inches in caliper and replacement evergreen trees a minimum of six (6) to eight (8) feet in height at the time of planting.