

## **PROPOSED DEVELOPMENT CONDITIONS**

**FDP 2005-PR-040**

**June 14, 2006**

If it is the intent of the Planning Commission to approve Final Development Plan 2005-PR-040 located at Tax Map 48-2 ((07)) (34) 13, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. At the time of subdivision plan review, the applicant shall submit a landscape plan depicting the provision of additional landscape plantings in the Briarwood Trace Open Space, Tax Map 48-2 ((32)) A1, in the general area located to the south of the subject property. These plantings, number and species type, and their subsequent installation, shall be subject to review and approval of Urban Forest Management. In addition, the landscape plan shall also depict the number and sizes of trees and plantings consistent with that shown on the Conceptual/Final Development Plan for RZ 2005-PR-040.
2. The retaining walls shown on the CDP/FDP shall be limited a maximum height of six (6) feet.