

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2005-LE-021

March 15, 2007

The Planning Commission approved Final Development Plan Application 2005-LE-021 for residential development located at Tax Map 84 -1 ((1)) 37, 38, and 39. The Planning Commission conditioned the approval by requiring conformance with the following development conditions.

1. At the time of site plan approval, the Applicant shall provide an escrow in the amount to cover the costs associated with the installation of two (2) pedestrian signal heads and one (1) crosswalk to be located across the proposed public road, along the east side of S. Van Dorn Street, directly in front of the subject property as determined by VDOT/FCDOT.
2. The applicant shall design the site to continue to discharge runoff as sheet flow to and through the floodplain and RPA as determined by DPWES. If concentration of runoff is necessary due to the flow rates, a vegetated channel system may be used within and through the floodplain and RPA rather than a storm pipe system as determined by DPWES.