

DEVELOPMENT CONDITIONS

FDP 2006-HM-020

May 18, 2007

As the Planning Commission approved Final Development Plan Application FDP 2006-HM-020 for residential development located at Tax Map 35-2 ((1)) 23, 24, 25, 26, 27, 28, & 29 on the north side of West Ox Road, approximately 200 feet west of the intersection with Timber Wood Way on Thursday, May 24, 2007, the approval requires conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "The Reserve at Stone Hill Conceptual Development Plan and Final Development Plan" prepared by Urban, Ltd., dated June 2, 2006 as revised through May 11, 2007.
2. In order to screen the private street from West Ox Road, in addition to that shown on the CDP/FDP, the area between the serpentine wall and the right-of-way for West Ox Road, or where no wall exists, the area between the portion of the private street that runs parallel to West Ox Road and the right-of-way, shall be landscaped such that the entire area is planted extensively with shrubs and other ornamental plant material.
3. As proffered, the edge plantings located in the open space area along the tree save areas and in between the proposed lots and tree save areas shall be in substantial conformance with landscaping shown on the CDP/FDP and shall generally consist of under-story deciduous and evergreen species that are designed to emulate a natural forest edge transition from the existing trees to be preserved to turf areas, as approved by Urban Forest Management.

The above conditions reflect the position of the Planning Commission as approved on May 24, 2007.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.