

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 82-P-069-01-14

October 4, 2007

If it is the intent of the Planning Commission to approve an office development located at Tax Map 55-2 ((1)) 6B & 8A1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay V-A Office" prepared by Dewberry & Davis LLC and Davis Carter Scott consisting of twelve sheets dated March 26, 2007 as revised through August 1, 2007.
2. LID measures shall be incorporated into the final site design, including surface parking areas, as determined feasible by the applicant and DPWES at the time of site plan review.
3. The areas depicted as "existing vegetation to be preserved" shall remain as permanently undisturbed vegetation except for (1) the removal of dead, dying and/or diseased vegetation as approved by UFM, and/or (2) other disturbances to the extent approved by DPWES. Any vegetation removed within these areas shall be replaced with native plant species as approved by Urban Forest Management.
4. The use of cellar space shall be limited to the principle use indicated on the FDPA and accessory uses as defined by Article 10 of the Zoning Ordinance. Any use of cellar space shall be parked as required in Article 11 of the Zoning Ordinance

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.