

PROPOSED DEVELOPMENT CONDITIONS

FDP 1998-PR-026
(Christopher Management – Morgan Chase)

JANUARY 13, 2000

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-PR-026 for residential development located at Tax Map 39-4 ((1)) 123A pt., -154, -155, -156, -157, -158 (inclusive of a portion of existing Railroad Street right-of-way) [2321 Morgan Lane, 7817 and 7825 Railroad Street], staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. No Residential Use Permits shall be issued until the noise attenuation wall has been constructed.
2. No clearing and grading shall occur in the Environmental Quality Corridor.
3. SWM/BMP facilities shall be located outside of the area shown to be reserved and/or dedicated for public right-of-way.
4. **Parking shall be provided on one side of North Railroad Street.**
5. **Where driveways are counted toward required parking, said driveways shall be of a length which permits vehicles to be parked within the driveway with no overhang over the sidewalk.**
6. **In order to prevent noise build-up due to acoustical reflection, any additional noise fences beyond that shown on the CDP/FDP shall incorporate acoustical absorption.**