

APPROVED DEVELOPMENT CONDITIONS

FDP 1998-SU-041

May 19, 1999

If it is the intent of the Planning Commission to approve FDP 1998-SU-041 located at Tax Map 56-2 ((1)) 69 pt., the staff recommends that the approval be subject to the following development conditions:

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Carney Smith," prepared by BC Consultants, and dated June 1998 as revised through April 16, 1999.
2. In order to maximize tree preservation in Land Bays C and D, a tree preservation plan for Land Bays C and D, shall be submitted to and approved by the Urban Forestry Branch of DPWES prior to site plan approval. Trees designated for preservation shall be coordinated with the Urban Forestry Branch of DPWES. However, additional tree preservation shall not preclude the development as shown on the FDP or require extraordinary construction measures such as, but not limited to, the installation of retaining walls greater than two feet in height. The tree preservation plan shall include a tree survey which identifies trees that have potential to be saved within 25 feet of either side of the EQC line. The tree preservation plan shall be prepared by an arborist certified by the International Society of Arboriculture, and show the location, size, species and actual dripline of all existing trees 10 inches in diameter and larger and all landscape trees and shrubs in good condition which are located generally within 25 feet of each side of the future clearing limits. As part of the tree preservation plan preparation, the certified arborist shall conduct a condition analysis, using the method described in the "Guide for Plant Appraisal," eighth edition, published by the International Society of Arboriculture.
3. At time of planting, all large evergreen trees planted on-site shall be a minimum of 7 feet in height; deciduous trees shall have a minimum 2.5 - 3 inch caliper. Landscaping shall be consistent with the quality, quantity and locations depicted on Sheets 7-9 and 12-16 of the FDP, as determined by the Urban Forestry Branch of DPWES.
4. All on-site lighting, including wall-pack style security lights, shall feature full-cutoff shielding so that all glare is minimized, and shall be directed downward and inward, to prevent light spilling onto adjacent properties. The use of ground mounted spot lights to illuminate signs or buildings shall be prohibited on site. The maximum height of all light poles on site shall not exceed 12 feet. To further unify and integrate the overall development, the residential and commercial developments shall feature a single lighting fixture style, excluding security

lighting, as determined by DPWES.

5. Vehicle turnarounds shall be provided at the end of travel aisles, as depicted on Attachment 1, if required by DPWES pursuant to the Public Facilities Manual.
6. In order to provide access to the retail development, sidewalk connections shall be provided between the multi-family portion of the development and the adjacent retail development (RZ 1998-SU-040), as determined by DPWES.
7. If gates are provided within the noise barriers provided for exterior noise mitigation along Government Center Parkway or Monument Drive, the barriers shall be architecturally solid, with no gaps or openings, when the gates are closed. If staggered openings are provided, the overlap provided by the staggering shall be sufficient to block all lines of sight between the highway and the rear yard area.