

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 1998-SU-043

January 13, 1999

If it is the intent of the Planning Commission to approve FDP 1998-SU-043 for townhouse residential development located at Tax Map 65-2 ((1)) 1, 2, 3 pt. and 4 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the three sheets of the FDP entitled "Ryland Upperridge Drive Property" (Sheets 1-3)" and dated June 25, 1998, revised through December 15, 1998.
2. The architectural features and building materials of the subject building facades and roofs (as depicted on Sheet 3 of the CDP/FDP) shall be considered illustrative; final architecture shall be consistent with these illustrations in terms of massing, special features, etc., as determined by DPWES.
3. The applicant shall work with DPWES at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM facility are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the subject property in lieu of the pond shown on the CDP/FDP.
4. The applicant shall work with DPWES at the time of site plan submission to determine and provide the most diverse combination of native vegetation on the subject site.

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