

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2000-MD-048

February 7, 2000

If it is the intent of the Planning Commission to approve FDP 2000-MD-048 for a single-family detached residential development located at Tax Map 74-2 ((1)) 4 and 5, 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 GDP/CDP/FDP entitled "Pulte/Blackwell" prepared by Dewberry & Davis, LLC dated August 21, 2000, as revised through February 7, 2001.
2. Prior to issuance of any Residential Use Permit (RUP), a trail shall be constructed along Compton Road with connections to the park area and to the internal streets of the subdivision in a location, design and alignment as approved by the Director of the Department of Public Works and Environmental Services (DPWES) in consultation with the Urban Forester.
3. No more than two freestanding sign shall be permitted at the entrance to the subdivision and the combined area of the two sign shall not exceed 30 square feet in area. The signs shall be in substantial conformance with the elevation shown on Sheet 4 of the GDP/CDP/FDP.