

## FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2007-MA-017

May 15, 2008

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2007-MA-017, to permit mixed use development, on property located at Tax Map 71-1 ((20)) 2, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. All trash disposal locations shall be contained within the building or the parking garage and shall be fully screened from view through the use of solid, opaque enclosures.
2. No pole signs shall be located on the property. Irrespective of that shown on the plat, the existing pole sign located along Little River Turnpike shall be removed.
3. A sewer service study shall be provided to determine if the existing sewer system is adequate to accommodate the proposed development. Any deficiencies shall be corrected before or concurrent with development of the site.
4. (a) Irrespective of notes shown, the architectural design of the proposed building shall be in substantial conformance with that shown on all sheets of the CDP/FDP/SE Plat.  
  
(b) Siding shall not be utilized as a building material except on the residential levels (as stated in the proffers) and only for trim or other details.