

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2015-SP-007

December 22, 2015

With the Planning Commission's approval of FDP 2015-SP-007 for residential development at Tax Map 55-1 ((8)) H, and 55-2 ((3)) G1 and G2, the Planning Commission conditions the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP titled "Westbrook II," prepared by Urban, Ltd. and consisting of 12 sheets dated April 29, 2015, as revised through November 30, 2015.
2. Structures, signs and street furniture, including the site entry feature, shall not be located so as to obstruct any applicable sight distance and/or visibility standards of the Virginia Department of Transportation (VDOT).
3. All signage shall be in conformance with Article 12 of the Zoning Ordinance. The Applicant preserves the right to submit a Comprehensive Sign Plan application pursuant to Sect. 12-210 of the Zoning Ordinance.
4. The Applicant shall conduct bathymetric survey(s) of Ethel's Pond, if owner permission is granted, in accordance with Letter to Industry #03-05 for the Evaluation of Downstream Impoundments.
5. Within the recreational amenity area, all children's play features and playground surfacing shall comply with all applicable standards established by the American Society for Testing and Materials.
6. Notwithstanding the improvements to Westbrook Drive as shown on Sheet 5A of the FDP, if all necessary permissions cannot be obtained in order to construct the improvements as shown on Sheet 5 in accordance with Proffer 2.B., the improvements shall be as shown on Attachment 1 to these conditions, and subject to approval by the Virginia Department of Transportation.

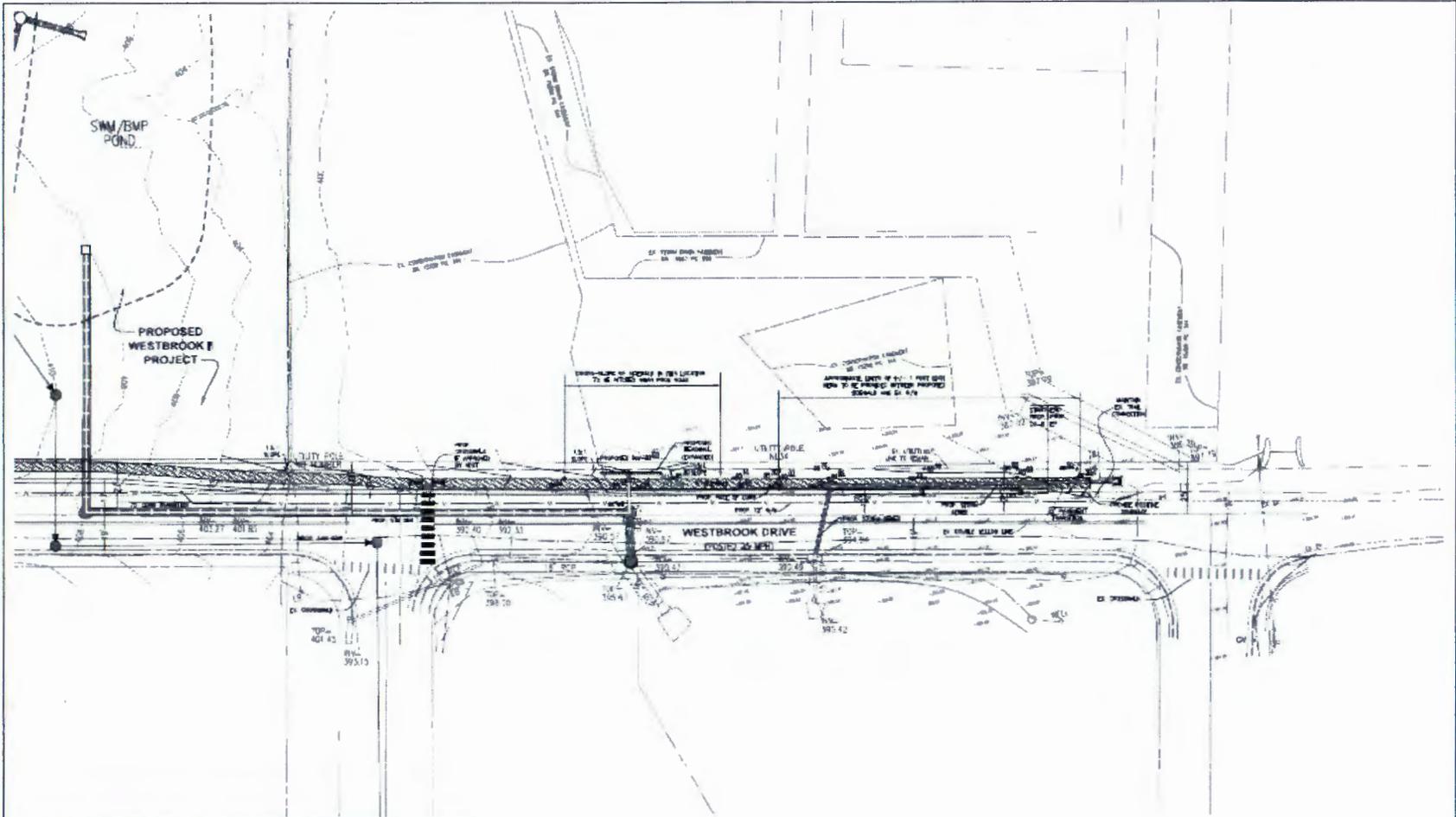


EXHIBIT SHOWING POSSIBLE WESTBROOK DRIVE IMPROVEMENTS



WESTBROOK II

Herb County, Oregon



Scale: 1" = 40'
 Drawn by: JTB
 Checked by: JTB
 Date: 11/11/10