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#4 PINECREST FINAL DEVELOPMENT PLAN as it relates to Buildings #2, #5, #6, #7

Present: Fairmount Properties: Chris Salata, Brice Hamill  
Independence Construction: Josh Decker  
RTKL Architects: Keith Campbell  
Berns Ockner & Greenberger, LLC: Jordan Berns, Legal Representative

**MOTION 1**

Motion Approved by Orange Village Planning and Zoning Commission, Final Development Plan Approval for Pinecrest Buildings 2, 5, 6 & 7 and the Immediately Adjacent Areas was made by Lewis, seconded by Lazar, to approve the Final Development Plan (FDP) for Pinecrest Buildings 2, 5, 6 and 7, and their immediately adjacent areas as shown in the **“Final Development Plan for Buildings 2, 5, 6, and 7”** submission dated September 15, 2015 and supplemental drawings submitted September 26, 2015 with the two documents being reconciled by the Village Planner into a single document as the Village’s record copy. This approval includes:

1. Acceptance of the “Shared Parking Analysis” dated September 22, 2015 prepared by Sam Schwartz Engineering D.P.C.
2. Deferral of consideration of a comprehensive sign plan (except for temporary construction signs that were approved on September 26, 2015).
3. Approval of the Landscape Plans subject to the following:
  - Realigning the more easterly access to the one-way access/drop-off drive in front of (west of) Building 6 to reduce the turning angle from the central drive to ninety (90) degrees or less.
  - Providing “light” benches as both a safety barrier and sitting area on the higher side of the sloped grassy areas in the main public plaza.
  - Providing planting specifications – species, number of plants, and size at planting – for approval by the P&ZC prior to an occupancy permit being issued recognizing that the applicant and the P&ZC may consider adding or subtracting planters and the plant materials (species) depicted on the FDP when these planting specifications are submitted.
4. Approval of the Lighting Plan, subject an overall photogrammetric plan that depicts the expected levels of illumination at the project property line, being submitted and approved by the Building Commissioner.
5. Approval of the Building Elevations subject to the following conditions:
  - No “EIFS” on the building elevations shall be below 32 inches above grade.
  - The building materials to be used for each building shall be documented based on the presentation and discussion at this meeting (September 26, 2015) and included in the record copy of this FDP approval.
6. The requirement that the Revised Traffic Study, which reflects the most recently revised Preliminary Development Plan (PDP), is submitted to the Village and accepted by the Village Engineer before an “above ground building permit” is issued.

This approval does not authorize the issuance of a building permit for above ground construction until the items 3(a), (b), 4, 5, and 6 of this Motion and any conditions to such construction set forth in the Development Agreement have been satisfied. The applicant recognizes that commencement of any foundation or building prior to final approval of roadways, drainage and other site or off-site improvements outside the areas of this FDP is at the risk of the applicant.

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There being no further business, the meeting was adjourned at 11:30 am.