

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

- Any unposted sureties associated with this development from [site plan\(s\) 5962](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

[Richland Close Subdivision, final plat - submittal 002.pdf](#)

2. Mineral rights

- Applicant shall indicate who holds the mineral rights to the property on the plat.

Planning (Landscape)

General Comments

3. Detached Residential Lot Tree Chart

- All single family detached residential lots require trees on the lots. The chart as to the number and caliper is on page 65 of the Administrative Manual.

This chart with the correct number of trees and caliper shall be on the plat.,

Water/Sewer

General Comments

4. Utility easement

- Issue Closed
- Issue re-opened
- Applicant failed to address comment, applicant shall label the sewer line depths to ensure the proper easement widths are provided. All COF utility easements shall be labeled as exclusive. Bio retention and utility easements cannot overlap.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

[T331003_FP080716.pdf](#)

5. Reclaim Water

- Applicant failed to address comment, applicant shall show the location and size of the existing reclaim water line.