

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. D. Statement of Impacts

- Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. On sheet C3.0, state that lane improvements are also required on Mallory Lane per the TIS Addendum dated 10-02-14.

Parks

General Comments

2. fees in lieu

- Parks-FYI-Please see ordinance 5.5.4 section (4) for timing and procedures of payment at the First Final Plat.

Planning

General Comments

3. Final Plat

- Final plat to consolidate lots is required to be approved along with the site plan and recorded prior to issuance of building permits.

4. Parking

- Applicant shall verify on street parking numbers.

5. Density

- Applicant shall lower the number of units listed anywhere within the plans and charts to a total of 363 units, in order to comply with the maximum density requested of 58.8 units/acre.

Zoning

General Comments

6. Materials

- Metal is an exterior material approved on a case by case basis. With the Site Plan submittal, a metal material sample will be required to be submitted for review and approval.