

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. F. Development Plan

- For the proposed one-way access easement, the site plan will require BEGIN ONE WAY and WRONG WAY signs back-to-back on both sides of the access easement at its intersection with Stansberry Lane. For the 24-feet wide access easement shared between Apollo Burger and Camden Commons Plaza LLC, Apollo Burger will need to obtain and submit a mutual property owner agreement for two elements:

- Agree to the one-way designation
- Agree to allow Apollo Burger to install signing at the Stansberry Lane corner of Camden Commons Plaza LLC stating "BEGIN ONE WAY" facing Stansberry Lane and "WRONG WAY" facing the interior of the site.

The required agreement is to be provided prior to the approval of the Apollo Burger site plan. Apollo Burger is to install the above signing on their corner with Stansberry Lane, and set off the drive-thru lane with a 12-inch wide solid thermoplastic white line.

2. F. Development Plan

- the previous comment "The drive thru lane must not be located in the access easement. Reduce the width of the drive thru lane to 9 or 10 feet. Provide a raised curb between the access drive and the drive thru lane. The drive aisle width between the parking bays on the Franklin Road side of the building can be reduced by 2 feet" has been addressed however the one-way access brings up the following issue.

The parking on lot 145 adjacent to the one-way access must be changed to discourage wrong way traffic. The 90 degree parking must be changed to 60 degree parking stalls. These changes are the responsibility of the developer of lot 136. Agreements must be obtained for these changes prior to issuance of a grading permit.

Planning

General Comments

3. Final Plat Revision

- The final plat to revise the access easement onsite shall be approved by FMPC prior to the approval of this development plan, and the final plat shall be recorded prior to the submittal of the site plan for this lot.