

CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- This is a new comment, however can be done at Post PC submittal. Lot 3 is 300 Downs Blvd and Lot 2 is 200 Downs Blvd. All addresses are required to be on final plats.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- Applicant shall show the street classification of all public streets (local, major collector, etc) on the plat. **Applicant shall dedicate 24 feet of right-of-way along the Downs Blvd. frontage in all three lots for accommodation of Major Thoroughfare Plan long-term widening of the street from 2 lanes to 4 lanes.** Downs Blvd. is a Major Collector street, Columbia Ave. is a Major Arterial street.