

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan 4722 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

2. 0. General Information

- The previous comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan" has not been fully addressed.

There are large areas of existing concrete pavement in the northeastern portion of the site that are to be removed with this project in order to install the wet pond and bioretention. This pavement that is to be removed should not be shown on the final plat. Any other changes to the site resulting from modifications to the site plan shall also be reflected on the final plat.

3. C. Final Plat

- Applicant shall clearly depict and label all proposed pedestrian walkways, paths, entrances, ramps, crossings, and handicapped parking areas. Applicant shall add a sidewalk connection/ramp landing from the east side of Swanson Branch Way to the south side of Isleworth Drive. This is a new issue based on the current plan submittal.

4. C. Final Plat

- Applicant shall show the location of the "Ingress/Egress Easement" at the southwest corner of the site aligned with the vehicular connection location depicted on the Site Plan. The access drive and adjacent sidewalk shall be depicted on the Final Plat to match the Site Plan layout. This vehicular connection is required to be constructed per the Development Plan.

Parks

General Comments

5. Parkland information

- Parks Department has scheduled a meeting with the Law Department on the timing of the warranty deed.

Planning

General Comments

6. Development plan

- Applicant shall complete COF Post PC Process for the development plan.

7. Mineral rights

- Mineral rights statement (note #10) does not adequately define ownership of mineral rights on this property. Applicant shall revise this note to clarify who owns mineral rights.

[20131140_2014-11-10_Final Plat.pdf](#)

8. Setbacks

- Applicant shall review all listed setbacks on plat and corresponding site plan to ensure consistency between these documents.