

CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- Applicant shall correct the addressing range on the plat. The address of 601 Hill Drive shall be on lot 4 and so on.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- The response to the previous comment "Applicant shall ensure that all permanent stormwater BMPs/Green Infrastructure are placed in open space lots or Green Infrastructure easements, including bioretention areas, pervious pavers, and water quality swale. All water resource buffers are placed in open space lots or conservation easements." brings up the following issues. Clearly show the entire 60' stream buffer including the area set apart to meet the average width. Clearly indicate the stream buffer is for the protection of all native vegetation and is not to be mowed or disturbed. The stream buffer is not a P.U.D.E.. Utilities are not permitted in the stream buffer. The description of D.U.E. is not clearly indicated.

3. C. Final Plat

- Applicant shall show the location and description of all proposed sidewalks. Add a NOTE: Sidewalks outside of public right-of-way shall be public access easements and shall be maintained by either the property owners association or by the 509 Hill Drive Cottages HOA.

Performance Agreement and Surety

General Comments

4. Engineering Sureties Final Plat Transfer

- Any unposted sureties associated with this development as calculated on site plan(s) 5862 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning (Landscape)

General Comments

5. Detached Residential Tree Lot Chart

- This comment has not been addressed. Applicant shall include the detached residential tree chart that is also shown on the currently submitted site plan on the plat.