

CONDITIONS OF APPROVAL:

Engineering - Preliminary Plat Checklist

General Comments

1. Offsite easement

- The previous comment must remain open until the site plan issue related to this comment is completely addressed. The site plan for this property indicates an off site drainage easement is required. The previous comment "Applicant shall provide an offsite drainage easement for any concentrated stormwater flow downstream of the site requiring a stormwater conveyance that does not currently exist. The stormwater from this site must not adversely affect any adjoining properties. The stormwater management on the site must not adversely affect any properties upstream or downstream of this property." was not addressed.

Performance Agreement and Surety

[Gist Street PUD Subdivision.pdf](#)

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5948 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

3. Existing Conditions

- The applicant shall make the following revisions:

Note number 4 should correctly state the zoning as SD-R (4.71);
Also, the note at the bottom right corner of the page should correctly label the current zoning as SD-R (4.71);
Add the R to the word Residence;
Add that this is within CFCO-7.

[COF PROJECT 6011 4-6-2016.pdf](#)

4. Easements

- The applicant shall dimension the ingress/egress easement.