

**CONDITIONS OF APPROVAL:**

**Parks**

**General Comments**

**1. Parkland information**

- Applicant shall show this information before the plat is resubmitted for approval.

**Performance Agreement and Surety**

**General Comments**

**2. Engineering Sureties Site Plan Calculations**

- Sureties to be posted in the amount of:

Section 2:

I. City Water: \$126,000

II. City Sewer: \$194,000

III. Streets (including private streets): \$302,000

IV. Street Access (separate surety): \$7,000

V. Sidewalks: \$85,000

VI. Drainage: \$88,000

VII. Green Infrastructure: \$123,000

As shown in site plan notes. Amounts listed on the site plan conditions of approval is for entire project.

**Planning**

**General Comments**

**3. Open Space Missing**

- Applicant shall not show Lot 15 and remove it from Lot Chart and other applicable areas.

**4. Section**

- Applicant shall update Phase 2 to read as Section 2.

**Planning (Landscape)**

**General Comments**

**5. Detached Residential Tree Lot Chart**

- This comment has not been addressed. Applicant shall include a detached residential tree lot chart on the plat.

**6. Buffers**

- Applicant shall explain the reasoning behind the Class C Buffer along lots 8-11. The associated site plan only shows a P.U.D.E. running the entire length of the properties to the north.

**Water/Sewer**

**General Comments**

**7. Utility configuration**

- Applicant shall provide the correct utility configuration per latest Site Plan revisions for sanitary sewer and reclaim, to ensure proper easements and locations are provided. The water line shall be shown without the curves in the line, the water shall be shown per plan. The sewer line shall be shown like the revised sanitary plans.