

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. E. Existing Conditions Plan

- Applicant shall indicate watercourse, water bodies, conveyance, springs (perennial only), sinkholes, and channels that drain 25 acres or more. Show the location of the existing channel indicated to be a wet weather conveyance on all plan sheets.
- Please see sheet C1.0
- The previous comment, "*Show the location of the existing channel indicated to be a wet weather conveyance on all plan sheets.*" has not been addressed.

Applicant shall show the location of the existing channel on all plan sheets.

2. H. Stormwater Management Plan

- Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots for all residential development. All water resource buffers shall also be placed in open space lots.
- This is shown on sheet C3.0
- The previous comment, "*Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots for all residential development. All water resource buffers shall also be placed in open space lots.*" has not been addressed.

Applicant shall show the proposed open space lot(s) on the plans.

Parks

General Comments

3. Parkland information

- Parks-A development with over 10 units shall comply with the Parkland Dedication ordinance 5.5.4. This Development has 30 units existing and paid for therefore, fees in lieu shall be requested for additional units in this development.

The first 35 units are at 1200sf and all units over 35 are 600sf.

Applicant shall place additional units on plans and show square footage counts.

The fees shall be due before recording final plat.

- Understood
- Parks-Applicant shall change the information on sheet C.2 to reflect additional units and show square footage. These fees shall be due before the final plat can be recorded.

Planning (Landscape)

General Comments

4. sidewalks

- Sidewalks are required along Rucker Avenue and West Main.
- Sidewalks are shown along Rucker Avenue, there is no sidewalk available on West Main Street to connect to
- Per COF Zoning 5.10.13 sidewalks are required on both sides of all streets.