

	COA for SUB-15-01	Meets COA	Does not meet COA (explain)
1	<u>Site Plan</u> . With the exception of modifications required by these conditions, the project shall conform to the Tentative Subdivision Plat dated 6/23/2015.	yes	
2	<u>Engineering Standards</u> . All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, easement locations, and utility connection for future extension of utilities are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval.	yes	
3	<u>Street Improvements</u> . The applicant shall dedicate on the face of the plat additional ROW and complete half street improvements including curb, planter strip and sidewalks, and street trees for those portions of Weatherhill Road abutting the subject property. In addition, the applicant shall dedicate on the face of the plat ROW for extension of Satter Street and complete full street improvements for internal local streets, per the applicant's submittal, consistent with Public Works standards. Planter strip, sidewalks, and street tree installation shall be completed prior to platting or bonded.	yes	
4	<u>Water</u> . The water main shall be looped and connect to the existing water main in Crestview Drive. The applicant shall be responsible for obtaining all needed easements. All work and easements shall meet Public Works standards or be acceptable to the City Engineer.	yes	
5	<u>TVFR</u> . "No Parking-Fire Lane" signs shall be posted on both sides of the shared driveway at 25 foot intervals. The signs shall be seven feet above grade and be 12 inches wide by 18	yes	

	inches high and have red letters on white reflective background.		
	Staff signature: <i>Peter Spir</i> Date: 9-27-16		