

### Halcyon comments

1. The dedication language needs to contain language for the agricultural preservation parcel. That language should look something like this:

“The undersigned owners grant and convey to the county a perpetual open space right and easement on and over the agricultural preservation parcel to guarantee to the public that the agricultural open space parcel remains open and undeveloped except for approved open space purposes in a manner consistent with the approved open space plan”

2. The plat note regarding setbacks says 30 ft front/ rear and 10 ft on sides. The following setbacks were approved for the PRUD and should be shown on the plat:

Front – 20’, side – 8’, rear – 20’, corner lot with a side facing a street – 20’.

Building setback lines are not required to be shown on each individual lot.

3. An improvement guarantee and escrow will be required for subdivision improvements, including street trees, sidewalk, and street lights.