

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.

We have spoke with planning and will sign a deferral contract provided by county for the curb, gutter and sidewalk expenses for the work need to be done on Highway 39 at the entrance of our access.

2. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

This will be added to plat "Owners Dedication"

3. There needs to be a 10 foot public utility and drainage easement shown across the frontage of the subdivision.

This will be added to plat and "Owners Dedication"

4. I don't see an easy way to get utilities to lots 2 and 3. 10 foot public utility easements need to be added to the East boundary of lot 1 and the west boundary of the flag portion of lot 2 (which is the County's preference) OR add a public utility easement in the access.

This is already addressed in the "Owners Dedication" description the public utility easement is in the 20" access.

5. An excavation permit is required for all work done within the existing right-of-way such as running utilities, etc.

All required permits will be obtained for excavation.