



McAlpine Conditions

10/7/25

1. All environmental permitting requirements shall be reflected on the Improvement Plan and copies of ~~any~~ required State and Federal permits or a letter of exemption shall be provided to the Development Department prior to issuance of the Notice to Proceed.
2. Landscape buffers shall be consistent with Section 20-600 Buffer Matrix or Sec. 20-603 Alternative Buffer Proposals and approved by the Development Department with the Improvement Plan.
3. Approval of a Transportation Analysis will be required with the Improvement Plan.
4. Stormwater engineering design and copies of State ~~or Federal~~ or Federal permit applications shall be provided with the Improvement Plan. The approved permits shall be provided prior to issuance of the Notice to Proceed.
5. ~~The Improvement Plan shall designate usable open space per Section 20-144(f)(6) for Planned Unit Development projects and approved by the Development Department~~ Open space shall be in substantial compliance with the approved concept plan.
6. ~~The Improvement Plan shall show parking and bicycle racks, (in conformance with an applicant provided parking study) for the proposed amenity center and be approved by the Development Department.~~
- 7.6. ~~The Improvement Plan shall show an internal neighborhood sidewalk extended to Lexington Place to the west and approved by the County Engineer.~~