After recording return to: Michael Graham, Land Administrator Fulton County Land Division 141 Pryor Street, SW, Suite 8021 Atlanta, GA 30303

Cross Reference

Deed/Plat Book 65030, Page 127 Deed Book 68710, Page 183

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

citizen v	THIS AGREEMENT, made this day of, 20, between Bridges Alpharetta, LLC as within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ("Owner"), TON COUNTY, a political subdivision of the State of Georgia (the "County").
	For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby s follows:
1.	68710 183
as 4430 that cert which O	Owner warrants that he is the full and true owner and has clear title to that certain property known Webb Bridge Rd., Alpharetta, GA 30005(enter address), and as more fully described in ain conveyance recorded in Deed Book, Page of Fulton County, Georgia records, on where desires to install certain private improvements (the "Private Improvements") as more fully d in Exhibit "A", attached hereto and incorporated herein by reference.
2	68710 183
at Plat B Owner a from tim	Previously, Fulton County was granted a fanitary sewer easement, as referenced in and recorded book/Deed Book (circle one), Page of Fulton County, Georgia records, and hereby grants. License to enter within a portion of its sanitary sewer easement to construct, repair and replace, the to time as may be needed certain private improvements at his sole cost and responsibility, said improvements as same are more fully described in Exhibit "A" (the "Private Improvements").
3.	
good an regulation	With respect to this License, Owner shall install and construct the Private Improvements in a d workmanlike manner and in compliance with all state, local, and Fulton County laws and ons, including but not limited to, all current state, local and Fulton County laws and regulations ag soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by it, its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, its assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County

Director of Public Works 141 Pryor Street, SW, 6th Floor

Atlanta, GA 30303

with a copy to: Fulton County

County Attorney

Office of the County Attorney 141 Pryor Street, SW, Suite 4038

Atlanta, GA 30303

OWNER: Tori Young w/Bridges Alpharetta, LLC

11770 Haynes Bridge Road Alpharetta, GA 30009

District 1, Section 1, Land Lot(s) 125

11 034001250519

Parcel Number: <u>11 034001250527</u>

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

	OWNER Bridges afranch, CCC
Signed sealed and delivered in the presence of	
Unotheral Witness	
9 11	Signature (Authorized Party to Bind Owner
Served I found	Entity)
Notary Public	
My Commission Expires: $43-7-27$	Ton Jourg-manager
(Notary Seal)	Signatory's Name and Title (printed)
F YOUNG	Owner's Address:
W. MISSION EL G	1/730 Hayras Bridge Rd.
E CO LOTARY WE E	1110 ray to Enlage V
AUBLIC A CE	1/770 Hayras Bridge Rd. Elpharetta, GP 30009
	"
CONTROL OF	
Cignotumes continu	wad an mart maga I
[Signatures contin	nued on next page.]

Signed, sealed and delivered thisd of, 2024 in the presence of:	ay FULTON COUNTY, GEORGIA a political subdivision of the State of Georgia
Witness	Robert L. Pitts, Chairman Fulton County Board of Commissioners
[Notarial Seal]	
APPROVED AS TO FORM:	ATTEST:
Y. Soo Jo, County Attorney	Tonya R. Grier Clerk to the Commission
APPROVED AS TO CONTENT:	
David E. Clark, Director Department of Public Works	_

EXHIBIT "A"

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 125 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found at the common Land Lot Corner of Land Lots 125, 160, 1250 and 1251, THENCE leaving said Land Lot Corner and proceed along the common Land Lot Line of Land Lots 125 and 160 South 01 degrees 01 minutes 56 seconds West a distance of 726.51 feet to a 1/2 inch rebar found; THENCE leaving said Land Lot Line North 89 degrees 40 minutes 11 seconds West a distance of 147.05 feet to a 1/2 inch rebar found; THENCE North 00 degrees 18 minutes 52 seconds East a distance of 219.73 feet to a 1/2 inch rebar found; THENCE North 89 degrees 36 minutes 18 seconds West a distance of 117.08 feet to a 1/2 inch rebar found; THENCE North 89 degrees 31 minutes 12 seconds East a distance of 250.03 feet to a 1/2 inch rebar found; THENCE North 89 degrees 33 minutes 13 seconds West a distance of 434.29 feet to a 1/2 inch rebar found; northeastern right of way line of Webb Bridge Road (60' public right of way); THENCE leaving said right of way line North 49 degrees 24 minutes 24 seconds East a distance of 182.36 feet to a point; THENCE North 31 degrees 32 minutes 12 seconds East a distance of 159.50 feet to a point on the common Land Lot Line of Land Lots 125 and 1250; THENCE proceeding along said common Land Lot Line South 89 degrees 38 minutes 48 seconds East a distance of 35.64 feet to a 2 inch aluminum disk found; THENCE South 89 degrees 40 minutes 33 seconds East a distance of 24.39 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet t

Said tract contains 248,040 square feet or 5.69 acres.

And also including:

All that tract or parcel of land lying and being in Land Lot 125, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Beginning at an Iron pin set located on the easterly right of way line of Webb Bridge Road, 60 foot right of way, said iron pin set being located 320.77 feet southeasterly from the point of intersection of the easterly right of way line of Webb Bridge Road with the north land lot line of Land Lot 125 as measured along the easterly right of way line of Webb Bridge Road and following the curvature thereof; running thence north 89 degrees 00 minutes 14 seconds east a distance of 434.25 feet to an iron pin set; running thence south 00 degrees 59 minutes 59 seconds east a distance of 250.01 feet to an iron pin set; running thence south 89 degrees 00 minutes 01 seconds west a distance of 342.93 feet to an iron pin set located on the easterly right of way line of Webb Bridge Road; running thence northwesterly along the easterly right of way line of Webb Bridge Road and following the curvature thereof the following courses and distances: north 15 degrees 33 minutes 20 seconds west a distance of 47.33 feet, north 17 degrees 55 minutes 24 seconds west a distance of 52.61 feet, north 20 degrees 51 minutes 00 seconds west a distance of 48.54 feet, north 23 degrees 13 minutes 24 seconds west a distance of 55.93 feet, thence north 26 degrees 07 minutes 12 seconds west a distance of 62.36 feet to an iron pin set located on the easterly right of way line of Webb Bridge Road and being the point of beginning. Being a tract of 2.220 acres as shown on plat of survey for Clarence H. Shirley dated June 30, 1995, by Brumbelow-Reese and Associates, Inc. (Rodney H. Reese, R.L.S.).

ESERVED FOR CLERK OF SUPERIOR COUR

TION (D) OF THIS PLAT HAS



Chris W. Clark, PLS ~ GA: LS003004 Phone: 678.727.6985 Email: Chris@Chriswclark.com

SHEET INDI	EX:
SHEET 1	COVER SHEET
SHEET 2	PLAN VIEW FINAL PLAT
SHEET 3	STORM AS BUILT

Let Number	Maximum Impervious Area (S.F.)	Lot Area (S.F.)	Percentage Coverage
1	11400	43685.84	26 10
2	13180	43749.84	30 13
. 3	13150	43560.42	30.19
4	11760	44182.26	26.62
	11970	43568.38	27,47
- 6	13000	48971.13	28.65

yous area is atlowed. Any adoptional impensions area will be

SURVEYOR: CLKRK LAND CONSULTANTS-

required to provide RRv and detention regardless of size."

Chris W. Clark, PLS ~ GA: LS003004 - LSE:001420 Phone: 678.727.6985

OWNER: BRIDGES ALPHARETTA, LLC 11770 HAYNES BRIDGE ROAD ALPHARETTA, GA 3009 CONTACT: TORI YOUNG 678,678,9791

SURFIGURES CERTIFICATE

IT SHEBBIT CERTIFICATE

THE SHEBBIT CERTIFICATE THAT THE SHART IS THUE AND CORRECT AND WAS FREPARED FROM AN ACTUAL SURVEY OF THE
FROMETRY OF ME OR UNDER MY SUFFEMENDER, THAT ALL MODILINATES SHOWN THESEON ACTUALLY EXIST OR ARE
MARKED AS "FULLY" AND WILL BE FLACE THE SHOWN ON THIS FRAT,
AND THER LOCATION, SUE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.



OWNER'S CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT STATE OF GEORGIA

COUNTY OF FULTON

COUNTY OF FACION OF THE LAND SHOWN ON THIS PLAT AND VANIOR HAME IS SUBSCRIBED THERETO, IN PERSON, ON THROUGH A DULY AITHORIZED AGENT, HEREW ACKNOWLEDGES THAT THIS FINAL SUBDIVISION PLAT WAS MORE FROM AM ACTION, ENVIRY, OEDICALES TO THE CITY OF AITHORIZED. THE COMPUTE OWNERSHEP AND USE OF ALL STREETS OR ACKES, PAUL OF THE ACKNOWLEDGES, STREETS OR ACKNOWLEDGES SHOWN A CARES, AND CHARGE ACKNOWLEDGES, STREETS OR ACKNOWLEDGES AND ACKNOWLEDGES OR ACKNOWLEDGES OR ACKNOWLEDGES OR ACKNOWLEDGES OF THE ACKNOWLEDGES OF THE ACKNOWLEDGES OR ACKNOW

SUBDIVIDER:	DATE:
OF ENJOURNMENT SPACE	ACRES
OPEN/COMMON SPACE0.282	
WATER EASEMENT	0.129 ACRES
SANITARY SEWER EASEMENTS	0.242 ACRES

......0 ACRES

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL.
THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF ALPHARETTA, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE CITY OF ALP

COMMUNITY DEVELOPMENT DEPARTMENT	DATE
ENGINEERING DEPARTMENT	DATE
PUFI COMENT SCONGES ENGINEER STOOM HANDE	

ENGINEERING SURVEYORS CERTIFICATE:

IT IS HREBY CERTIFIED THAT THIS FLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE MOVEMENT SHOWN THE SON ACTUAL SURVEY OF THE MOVEMENT SHOWN THE SON ACTUAL WEST COLAR MAKED AS YTURED, AND WILL SEPLECTED DURING CONSTRUCTION OF THE MANSWORNED SHOWN ON THIS FLAT. AND MATERIAL RECORDER OF THE MASS AND THAT ALL ENGINEERING SHOWN OF THE MASS AND THAT ALL ENGINEERING SHOWN THE MASS AND THAT ALL ENGINEERING SHOWN THE MASS AND THAT ALL ENGINEERING SHOWN THE ADD SERVICES AND REQUIRED THE SHOWN THAT ALL ENGINEERING SHOWN THE ADD SERVICES AND REQUIRED THE SHOWN THE ADD SERVICES AND REQUIRED THE SHOWN THAT ALL ENGINEERING SHOWN AND WESTER MUST COMPUTED



FINAL PLAT FOR:

THE BRIDGES

4430, 4470 WEBB BRIDGE ROAD - ALPHARETTA GA LAND LOT 125 * 1ST DISTRICT * 1ST SECTION CITY OF ALPHARETTA **FULTON COUNTY, GEORGIA**

ZONING: R (DWELLING, 'FOR-SALE' RESIDENTIAL) (Z-22-04) COUNTY PERMIT NO: WRN22-034, WRN24-002 CITY PERMIT NO: D220042





SITE ZONING: R (DWELLING, 'FOR-SALE' RESIDENTIAL) (Z-22-04)

SITE AREA: 343,995 SQ. FT. OR 7.90 ACRES DISTURBED AREA: ± 256,841 SQ. FT. OR 5.90 ACRES

TAX PARCEL ID: 11 034001250519, 11 034001250105, 11 034001250527

BUILDING SETBACK REQUIREMENTS

OTHER REQUIREMENTS:

• MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS: 25%

• MAXIMUM IMPERVIOUS COVERAGE: 50%

• MAXIMUM BUILDING HEIGHT: 35'

• MINIMUM FLOOR AREA OF A DWELLING UNIT: 1,800 SQ. FT.

TOTAL REQUIRED: 0 ACRES (0% OF SITE AREA)
 TOTAL PROVIDED: 0.32 ACRES (4.0% OF SITE AREA)

PROPOSED USE:
• SINGLE FAMILY DETACHED HOMES: 6 (TOTAL)





THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED

HERETO, RECORDED IN DEED BOOK 62287, PAGE 656, DATED 10/3/2024, WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAY.

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANT

NOTES:

1.) FIELD DATA: 0.04" AVERAGE HRMS

2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GPS RTK & BASE

3.) PLAT PRECISION CLOSURE: 1'/174,091'.

4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CUENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DESREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

G.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE METHOOS USING THE LIECA SMARTNET NETWORK.

7.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DESITING DAWNINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRESE ALL SURVEYOR SURVEYOR SHOWNESS. THE SURVEYOR SHOWNESS HAVE SHOWNESS

B. JI HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR PULTON COUNTY, GEORGIA, AND INCORPORATIO AREAS, COMMUNITY PAGE HUMBER 137.2007.08F, PANEL 20 FOR SEPECTEME BUT SEPTEMBER 12, 2013 AND NO FORTION OF THE PROPERTY SHOWN HEREON PALLS WITHIN ASSESSMENT SHOWN HEREON PALLS WITHIN ASSESSMENT SHOWN HEREON PALLS WITHIN ASSESSMENT SHOWN FOR THE PAGE AND THE PAGE AN

9.) THE BEARINGS SHOWN HEREON ARE CALCULATED BY TURNED ANGLES.

10.) ALL COMMON AREAS, OPEN SPACES, AMENITIES, SIGN, FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS

THE CITY OF ALPHARETTA AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

12.) SEWER AND WATER SERVICE IS PROVIDED BY FULTON COUNTY, STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

SURVEY REFERENCE:
BOUNDARY AND TOPOGRAPHIC SURVEY FOR WEBB BRIDGE ROAD, PREPARED BY TRAVIS
PRUITT & ASSOCIATES, INC., DATED 01/10/2022.

DARAMGE NOTE:

THE COWNER OF RECORD, ON BEPALF OF HANSELF (RISELF) AND ALL SUCCESSOR'S IN INTEREST,

PECHTALLY RELEASES CITY OF A PHARESTER FROM ANY MICH ALL SHALLY AND REPORSIBILITY

OF INCORNOR OF BEIODON FROM STORM ON BRANKS OF ROMEN FROMORD STORM HOW WATER OF

OFFI ALL SHALL SH COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTIONS A CONTINUING MAINTENANCE OF THE CONTINUED AS CONSTITUTIONS A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF CITY OF ALPHABETTA NOR AN ABROGATION OF CITY OF ALPHABETTA SHORT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDSTHAT GENERATED THE CONDITIONS.



CITY COUNCIL

ACTION SUMMARY 4/14/20222 (Tabled) and 5/5/2022

- 1 The site, consisting of approximately 7.83 cons, shall be zowe 8 and developed architectural similar to the plan personned by Travis Anasocians. Not present 6/19/2022, acception and literature reprised to energy with the conditions below. Inference in production of the plan of the conditions below. Inference in prival depicted in an operating of the production of productions. And the production of th
- in that be good, subject to final opproval by Stoff.
- Henres within from With Bridge Blast shad lar 7% or more brink or store, as approved by Salif-tions electrons shall be unbrantally finder to the submitted photograph, blasted Edibba A, with last approved by 21M Henres shall be an 3-feld unbrattered and nativistic, exempt flavor new elevation which from Within Bridge Blast shall have similar subfaretural densation on a family and a story of the story of elevation which from Within Bridge Blast shall have similar subfaretural densation of materials as in family and a story of the sto
- A Minimum 20' decreasive bradeope using shall be previded along Wests Bridge knock, consisting of tees, shallon and graved cover, as approved by Sast. Existing tee groupsings and trees of quality shall be saved in the landscape ship, as approved by Sast.
- Aliminum: 10' landscope strip shall be provided along new private street, consisting of trees, should used ground cover, as approved by Built.
- our journal cover, an approved by Bust. Freight enterinse abilit include decountine orisonnels plantings, an approved by Shall. Curreno once on the such hist, of the private street shall be planted with a mix of deciduous evergenes includes materials and abid treet the antimum planting requirements of the 10 landscape strip. of planter and of privates landscape strip, as approved by the of planting strip.
- Fer the priginal annalisas (Z.19.0) Waker/4360 Webb Bridge Road), maintain 25 undistrated buller, replanted where sporse with everywen teas and shrubs, shall be provided along the common property the wift the adjacent Broadfords subdivision.
- properly let with the objects in Indiation's subdivision. Commercia management booky dubb to an early to the development. The developer shall work commercial management of the Administration of the Commercial shall be subdivision of the commercial shall be subdivision of the Commercial shall be subdivisionable and shall be provided and shall be subdivisionable and sh
- A pond doign that is attractive when empty, no middly areas that would and incleasant spells, and
- 10. For a private agreement the rate of stormenter rands shall be aboved by 10% of feasible, over the circuit few from the pood to neighboring properties.
 11. Developer shall delicate recessary right of way to accommodate the Chyls Webb bridge Road improvement.
- 12 Developer shall improve the new private street with a minimum of sidewalk (one side of the street, minimum of planter planted with street here, and decorative pedention lighting, on approved by Steff. Streetscen modifications should be permitted for the purpose of tree preservation or usity coefficier, with find approval by Steff.
- 13. Fencing visible from Webb Bridge Road shall be a continuation of the existing 5 board harse fence Untrished wood fences and decis shall not be visible from Webb Bridge Road. 14. Home feetprim shall be fall our to minimize impacts to the asisting tree canapy, as approved by Staff
- 16. Developer shall identify and save additional tree groupings and/or trees of quality autikide of required stream buffers, an approved by Staff.
- Drainage easement rock swale material shall require final approval by Staff. Drainage swale shall be maintained by the HCIA. maniforms by the HCM.

 It Developes shall note reasonable efforts to obtain easuwents to the attenuate prior custful frough a pipe directly into a downstriam structure rather than releasing appared, on approved by Self. If the is as as propriate, nearmers shall be used to prevent by Self. If the is not provide, measures shall be used to prevent concernant flow at the property line, as approved by Self.
- 19 Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the Broadlands subdivision, as approved by Staff.
- 20 No more than 10% of the residential with, or 1 dwelling unit, shall be permitted to be rented, as recorded in the HOA's declarations and covenant.
- 21 If fending is ordized around the starnware facility, fending shall be five-board harse fence to match the fence required along Webb Bridge Road.
- Per a private agreement, developer shall remove the large hazardous tree leaning towards 121.
 Westchester Way.
- 23 Per a private agreement, developer shall remove boundary tree number 9 knows in the rear york of \$10 Combridge Court.

REVISIONS	
8/22/24: ADDRESS FIRST ROUND OF CITY COMMENTS	
9/13/24: ADDRESS 2ND ROUND OF CITY COMMENTS	
10/14/24: ADDRESS 3RD ROUND COMMENTS	



