

EXHIBIT "A"

PLANNED DEVELOPMENT CONDITIONS - PD-"SF-9" AND "SF-7"

- A. The exterior of a maximum of 18 single family residences in this development shall be permitted to be constructed with stucco exterior finish in lieu of masonry as provided in the Comprehensive Zoning Ordinance. Stucco as used in this ordinance shall be defined as continuous plaster or mortar of seven-eighths (7/8") of an inch thickness over wood frame with metal lath and elastomeric topcoat. All single family residences permitted to be of stucco material or plaster shall be of earth tone color.
- B. Minimum 25-foot front building line shall be provided for all single family lots.
- C. Homes to be built on Lot 1 and Lot 20 in Block D shall have a minimum size of 2,800 square feet.
- D. Sidewalks will be constructed at time of house construction on all single family lots.
- E. No alley will be provided for any Lots.
- F. *Hardscapes consisting of masonry, wood, stucco where home is stucco, and/or metal courtyard wingwalls and screening to a maximum height of eight (8) feet shall be permitted in front yard, but must be behind the 25-foot front building setback. Additional clarification is required.*
- G. A drainage flood study approved by the City Engineer will be required ~~with the submission of prior to the filing of a Final Plat for Phase 1 of~~ prior to the filing of a Final Plat for Phase 1 of this development. Stream bank erosion protection will require approval by the US Army Corps of Engineers. No Final Plats may be filed or work shall commence prior to that approval.
- H. There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.
- I. The center island in the cul-de-sac at the east end of Persimmon Drive shall be constructed of cobblestone patterned concrete and shall be maintained by the Homeowners Association.
- J. The Homeowners Association shall be responsible to maintain the stabilization along the creek bank of Denton Creek from erosion. Each Lot Owner shall be notified and provide a hold harmless agreement by separate instrument that the City and Developer are not liable for future erosion of the creek bank.
- K. The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development.
- L. Tree mitigation fees of \$125,000 must be paid prior to construction.
- M. Park fees are required in the amount of \$1285 per lot.
- N. The creek crossing shall be a concrete single arch culvert with a stone pattern and textured concrete or natural stone veneer and a steel rail on a reinforced concrete base.
- O. This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G- 20.
 - a. Staff will review of the Erosion Control Setback Exhibit prior to filing the Final Plat of Phase One
- P. Retaining Walls are to be constructed of stone and maintained by the lot owner. If the owner fails to maintain the wall, the Homeowners Association has the right to repair the wall and assess the lot owner. City has no responsibility for the retaining walls on private property.
- Q. There will be additional comments at the time of Detail Engineering Review.
- R. Detail Site and Landscape Plan for Lot 2X and the screening wall entry feature shall be attached to this PD and shall be subject to:
 - a. The farm house at the subdivision entrance will not be used or occupied as a residence or retail business, except occasional sales of seasonal botanical gardening materials.
 - b. The development of Lot 2X and the entry features be constructed prior to the issuance of a building permit for the first home, other than a model home.