

- (2) The tract identified as "Community/Institutional" shall not be used for uses prohibited by the County's watershed regulations. **The developer has already agreed to this condition. Phases 2 and 3 are outside of the Community/Institutional area.**
- (3) A detailed site plan shall be approved by the county prior to issuance of a certificate of zoning compliance for any multi-family or non-residential use. Such site plans shall include details of all proposed improvements, including, but not limited to, streets and pedestrian access, buffers and landscape plans, lighting, utilities, storm water with hydraulic calculations, watershed protection with calculations, wastewater collection and treatment systems, water supply and distribution systems providing adequate fire flow, and solid waste collection systems. All plans for utilities shall be approved by the respective agencies with jurisdiction prior to preliminary plat approval. **There are no multi-family nor non-residential uses within Phases 2 and 3.**
- (4) There shall be utility access easements to the properties listed above in number 2 as well as to The Preserve near the location of lots 113 and 114 and the proposed road connection to The Preserve. **The Community/Institutional area will have water service directly from Big Woods Road. No other utility connections are planned at this time. The Preserve Homeowners Association does not wish to have an access road connecting The Legacy and The Preserve. Instead, the site plans for Phases 2 and 3 show a stub out for an emergency road to the Preserve boundary with break-away gating for emergency access only. An eight inch water line will be extended to the Preserve property line along lot 125 as shown on the plan. A five-foot blanket telecommunications easement is provided for the entire Legacy perimeter.**
- (5) There shall be a minimum 100-foot buffer along the lands of Corn and Burnette. **This 100-foot buffer is provided on the site plan.**
- (6) Off-site road improvements to Big Woods Road as recommended in the letter from Jason B. Clapp with Ramey Kemp and Associates dated October 16, 2003 attached hereto shall be constructed and installed prior to final subdivision plat approval of the first phase of the development. All required State and Federal permits for the development shall be obtained prior to preliminary plat approval. **Wording on this condition was amended to require completion of off-site road developments before the issuance of the first Certificate of Occupancy. The current status of the widening of Big Woods Road is that the paving has been completed. Although construction of homes has started in Phase One, no Certificates of Occupancy have been requested.**
- (7) The lighting within the development shall conform to all provisions of the recommended county lighting guidelines dated September 2, 2003. **No lighting has been installed. All lighting which has been**