

Summary of First Amendment
8/3/23

- Adjusted Phasing Plan as presented (60s, 70s and 80s) with a maximum connection count of 682
- Developer agreement to dedicate a one-acre future water plant site at agreed upon location
- Minimum pavement widths of 24' for minor residential streets (with right of way width at 50')
- Developer enter into a tri-party agreement with City and County for improvements to Old Plantersville Road
- Developer to construct a concrete multi-use trail along Old Plantersville Road
- Amenity/recreation center will be constructed along with home construction in Phase IB
- Minimum side yard setback requirements between adjacent lots shall be reduced to five (5) feet setback on each property line (except as described herein) and there shall be no appurtenances, equipment, accessories, fixtures, appendages, extras, additions, etc. located within the side yard setback area. Notwithstanding the preceding sentence, at least twenty percent (20%) of shared side lot lines between two adjacent homes for each development phase will have no less than a total of fifteen (15) feet side yard setbacks as shown on the final plat.