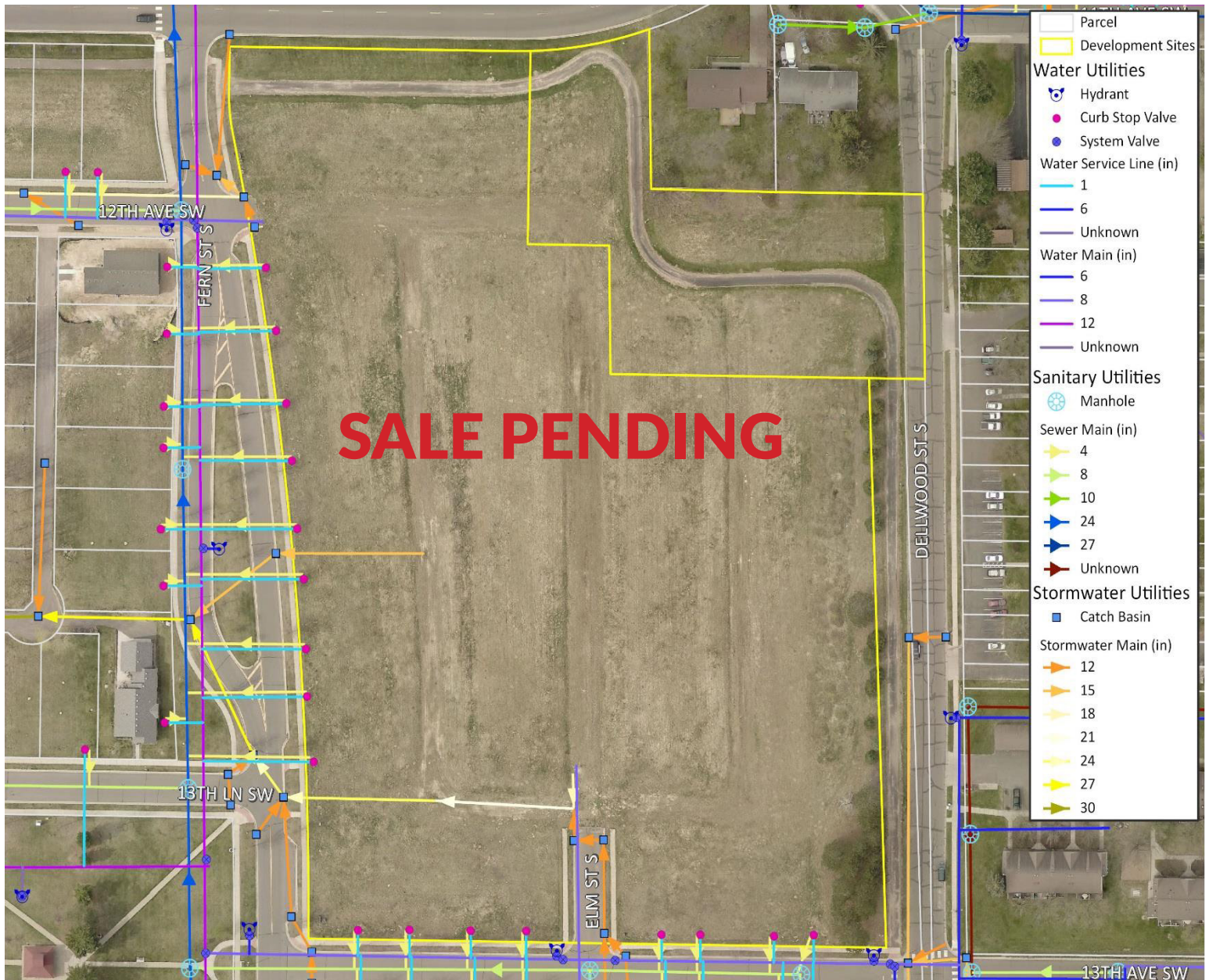


SITE # 1

Heritage Greens

Site details:

- Current Zoning PUD, PUD amendment needs to go to Planning Commission and City Council for approval if the use is changed from single family residential
- Infrastructure is stubbed in from the road into the property, if the use is changed it will require the stub ins to be abandoned including road repair and the street milled and overlay
- On-site stormwater ponding is needed
- Stormwater lines are located within the site, developer needs to work with the city if infrastructure is to be moved
- The water & sewer area charges, park dedication fees have been paid in this development
- Access charges will need to be paid
- There are currently three site entrance/exit points
- 8.41 acres. Trail easement is a separate outlot on the NE area of the lot.



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