

## **Attachment B – SO Waiver Request**

**Dated June 15, 2021**

### **PROPOSED CONDITIONS**

#### **Spring Lane – Subdivision Ordinance Waivers**

##### **Approved Conditions**

**June 15, 2021**

1. The road extension of Spring Lane shall be in general conformance to the concept plan entitled “Gunn Property”, received April 21, 2021, prepared by DRH Design Group, Inc.
2. Approval of the waiver in no way approves the lots as shown on the concept plan. All lots must meet all zoning and subdivision requirements at time of Final Plat.
3. Spring Lane, including the existing portions of the road, shall not exceed 700 feet in length.
4. Landscape buffer screening shall be provided between the end of the road and the adjacent single family detached lots. The screening shall include a minimum of a double staggered row of evergreens.
5. The sidewalk within the subdivision shall be maintained by the Homeowners Association.
6. Pedestrian access shall be provided to the adjacent central business district/commercial property.
7. The public street shall not be maintained, nor be provided with Town trash service, until such time as the public street is accepted for maintenance by the Town of Warrenton.
8. A Final Plat application shall be filed within five (5) years following the approval date by Town Council. If a Final Plat application is not submitted within 5 years, the waiver approval shall become void.