



Community Development  
110 South Main Street  
Springville, UT 84663

801.491.7861  
www.springville.org

## SUBDIVISION APPROVAL PROCESS & CHECKLIST

Before any land is subdivided, the owner of the property to be subdivided, or the owner's authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures, which includes two (2) steps for minor subdivisions and three (3) steps for regular subdivisions:

1. Minor Subdivision: (up to 9-lots)
  - a. Concept plan; (approval by the DRC)
  - b. Preliminary plan; (approval by the Planning Commission)
2. Regular Subdivision:
  - a. Concept plan; (approval by the DRC)
  - b. Preliminary plan; (approval by the Planning Commission)
  - c. Final plat (recommendation by the Planning Commission, approval by City Council)
3. Westfields Density Program:
  - Density bonus program developments will be subject to one (1) additional step in the subdivision review process, which shall be approval of the preliminary plan by the City Council.
4. Plat Amendments:
  - a. If no new lot is created from the adjustment, approved by the Community Development Director.
  - b. All other amendments require a recommendation by the Planning Commission and approval by the City Council.

**Pre-Application Meeting:** Before preparing a concept plan for a subdivision, the applicant shall schedule an appointment with the Community Development Department to discuss the procedure for approval of a subdivision plan with regard to zoning requirements. As relevant to the proposed subdivision, general layout of streets and required reservation of land, street improvements, drainage, sewerage, fire protection and similar matters, as well as the general availability of existing services will also be discussed. This meeting will also generally include a representative from the Engineering Division of the City.

**Formal Application:** The applicant shall prepare and submit a proposed subdivision plan, along with all forms, fees, and other supporting materials required by the City to the Planning Division. Application can be made at the following link below, or by going to [www.springville.org](http://www.springville.org) and following the "Forms and Applications" link within the Community Development Department page:

<https://app.civicreview.com/application/60a6d1731ba801001b8bbef8>

**Completeness Review:** The Planning and Engineering staff, upon receipt of the application, will determine whether or not the application is complete and ready for review based on the requirements for submittal and the applicant's request for a waiver of certain application requirements. No application is eligible for the DRC (Development Review Committee) agenda until it is deemed complete. Once the submittal is determined complete, you will be notified by email to make payment of the application fee.

Once the fee is paid, the project will be scheduled for review by the DRC. Checklists are available to the applicant when preparing plans to ensure completeness.

**Development Review Committee:** The Development Review committee shall review all applications to determine conformance with all applicable City ordinances and standards. If the development plan is determined to meet City ordinances and standards, the DRC will forward the completed submission to the Planning Administrator or the Planning Commission. If portions of the application are deemed incomplete, it may be returned to the applicant for appropriate modification. The application shall not be forwarded to the Planning Administrator or the Planning Commission if it does not meet the requirements of the City Code and other applicable standards, along with the requirements of other reviewing agencies. The DRC may forward applications to the Planning Commission subject to variances, waivers, modifications or amendments being proposed by the applicant. During the meeting the applicant will be given the opportunity to make presentations, ask questions and propose alternative conditions for consideration.

**Planning Commission Review and Action:** The Planning Commission shall review the completed application, along with comments from the DRC and the Planning staff report. The Commission may then approve, conditionally approve or deny the application request.

- a. The Planning Commission recommends approval of the final plat application if it complies with preliminary plan approval and is in conformity with all applicable City ordinances and standards and there is no need to attach any conditions to the approval. The Planning Commission may impose conditions upon its recommendation of approval if it finds that such conditions are reasonably necessary to meet the requirements of this Title.
- b. The Planning Commission may recommend denial of the final plat for either of the following reasons:
  - i. The final plat does not comply with the preliminary plat approval; or
  - ii. The final plat does not comply with all of the applicable City ordinances and standards.

**City Council Review and Action:** The City Council shall review the completed application, along with the comments from the DRC, Planning staff and the Planning Commission. The City Council may then approve, conditionally approve or deny the application request. If denied, the City Council shall give reason for such disapproval. If additional conditions are required by the City Council, such conditions shall be referred to the Planning Commission for their review and approval prior to City Council's final action on the application.

## CONCEPT PLAN SUBMISSION REQUIREMENTS

✓	Requirement	Comments
	<p>Application can be made at the following link below, or by going to <a href="http://www.springville.org">www.springville.org</a> and following the “Forms and Applications” link within the Community Development Department page:</p> <p><a href="https://app.civireview.com/application/60a6d1731ba801001b8bbe8">https://app.civireview.com/application/60a6d1731ba801001b8bbe8</a></p>	
	<p>Application and appropriate fee.</p> <p>If property owner is different than applicant, then a Property Owner’s Consent* form must be signed and notarized granting permission for the applicant to act for and in behalf of the fee simple owner.</p> <p><i>*A property owners consent form can be obtained from the Springville City website <a href="http://www.springville.org">www.springville.org</a></i></p>	
<b>Development Plans shall include the following:</b>		
	North point, scale and date of preparation	
	Vicinity map with a one-quarter mile radius	
	Names, addresses and phone numbers of the applicant and engineer and/or surveyor for the proposal	
	Names of owners and boundaries of the land immediately adjoining the land to be subdivided	
	Proposed lot and street layout	
	Total acreage	
	Proposed subdivision name.	
<b>Developments in the Westfield Overlay Zone participating in the Density Bonus Program</b>		
	Basic site analysis, including waterways, existing plant materials, sensitive lands (possible wetlands) and other significant natural features of the site.	
	Vehicular and pedestrian circulation patterns within and connecting outside of the proposed development.	
	The general location of housing by types, along with, proposed park and linear open space areas.	

## PRELIMINARY PLAN SUBMISSION REQUIREMENTS

✓	Requirement	Comments
	<p>Application can be made at the following link below, or by going to <a href="http://www.springville.org">www.springville.org</a> and following the “Forms and Applications” link within the Community Development Department page:</p> <p><a href="https://app.civicreview.com/application/60a6d1731ba801001b8bbef8">https://app.civicreview.com/application/60a6d1731ba801001b8bbef8</a></p>	
	<p>ALTA Survey and preliminary title report or policy of title insurance on the property, which identifies ownership, easements of record, liens or other encumbrances, prepared by a title company licensed to practice in the State of Utah. The City may require that the owner/developer resolve any boundary overlaps, gaps or other title discrepancies before approval of the preliminary plat.</p>	
	<p>Evidence of water rights proposed to be tendered to Springville City. (§14-5-113 &amp; §11-6-124)</p>	
	<p>Draft copies of any proposed restrictive covenant or other private reservations.</p>	
	<p>Written approval from adjacent property owner(s) agreeing to grant an easement for utility line extension, if the line crosses private property</p>	
	<p>Geotechnical report for property located in hillside areas which have a slope of 25% or greater, or a hydro-geologic study when located in high water areas</p>	
<p><b>The Preliminary Plan Map submission shall include:</b></p>		
	<p>A title block showing:</p> <ul style="list-style-type: none"> <li>- Name of subdivision;</li> <li>- Type of development;</li> <li>- Name and address of owner of record, developer and designer;</li> <li>- Name and address of engineer or land surveyor;</li> <li>- Date of preparation; and</li> <li>- Tabulation of acres, lots, right of ways, open space and units per acre.</li> </ul>	

✓	Requirement	Comments
	Graphic and written scale at no more than one (1) inch equals fifty (50) feet or as recommended by City Engineer.	
	North arrow.	
	Township and Range, section lines and other monuments.	
	Vicinity map at a scale of one (1) inch equals one thousand (1,000) feet with a one-quarter mile radius.	
	Topographic contour intervals of no greater than two (2) feet, unless otherwise stipulated by City Engineer.	
	Surveyed boundary and topography of the subdivision.	
	Location and names of adjacent properties/property owners and platted subdivisions.	
	Location of zoning boundary lines within and adjacent to the proposed subdivision.	
	Location, height and type of existing fence lines within and contiguous to the subdivision.	
	Location, use, and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed.	
	Location of all proposed lots including: <ul style="list-style-type: none"> <li>- Lot dimensions</li> <li>- Lot frontage</li> <li>- Lot area (square feet)</li> <li>- Building set-back lines (building envelopes)</li> </ul>	
	Lots consecutively numbered or lettered in numerical/alphabetical order.	

✓	Requirement	Comments
	<p>Location of existing features within the proposed subdivision and within two-hundred (200) feet of the boundary including:</p> <ul style="list-style-type: none"> <li>- Existing public utility easements;</li> <li>- Irrigation ditches;</li> <li>- Drain pipes, drainage channels, and culverts;</li> <li>- Railroads;</li> <li>- Bridges;</li> <li>- Power lines;</li> <li>- Water bodies, springs or water sources within two-hundred (200) feet;</li> <li>- Equestrian, pedestrian and bicycle trails.</li> </ul>	
	<p>Location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.</p>	
	<p>Location and extent of all cuts and fills exceeding two (2) feet anywhere on the project site and any associated retaining walls.</p>	
<b>Streets</b>		
	<p>The location and width of all existing and proposed roads, rights-of-way, alleys and other public ways (all main roads must comply with the Springville City Transportation Master Plan)</p>	
	<p>Cross sections of all existing and proposed roads (including road dimensions and location of utilities within the road)</p>	
	<p>Proposed names of all new roads. Streets shall not be given names other than the appropriate number designation (e.g. 700 South) for the street, except in the case of streets that cannot be readily assigned numerical designations because of configuration which crosses (does not align with) east-west or north-south coordinates.</p>	
	<p>Location of all existing and proposed curb, gutter and sidewalk within the subdivision including:</p> <ul style="list-style-type: none"> <li>- An indication of the grades; and</li> <li>- Flow arrows showing direction of storm water surface flows.</li> </ul>	

✓	Requirement	Comments
	Location of any necessary temporary turnaround easements for emergency access on dead-end roads.	
	Proper cul-de-sac lengths of no greater than four-hundred (400) feet and with no more than twelve (12) units located on it.	
	Block lengths no greater than the block standards as described in 14-5-102 of Springville City Code.	
	Street intersection offsets of not less than one-hundred-fifty (150) feet.	
	If adjacent to a state road, specify UDOT access size and location (UDOT approval will be required at final plat)	
<b>Water/Sewer</b>		
	Location and size of existing and proposed culinary and pressure irrigation water lines (including existing lines adjacent to and/or affected by the proposed subdivision). Show main lines only.	
	Location of existing and proposed sewer main lines including size, depth, and slope (show any sewer lines adjacent to or affected by the proposed subdivision).	
	Letter(s) of intent for any necessary offsite water or sewer easements across privately owned land.	
<b>Drainage</b>		
	<p>Preliminary Drainage System Report (calculations and an explanatory narrative) stamped and checked by a licensed engineer prepared per the outline included with the checklist.</p> <ul style="list-style-type: none"> <li>- Use Springville City rainfall curves in the drainage study and calculate 24- and 100- year floods (attach Springville City rainfall curves to drainage calculations.)</li> <li>- For detention basins, submit calculations to justify sizing based on 25-year design storm with a release rate of 0.15 cfs per acre.</li> </ul>	

✓	Requirement	Comments
	<p>Detailed drainage plans showing existing and proposed storm drainage improvements including:</p> <ul style="list-style-type: none"> <li>- Major drainage facilities, outfalls, and discharge.</li> <li>- Drainage pipe locations, sizes and depths.</li> <li>- Catch basin locations, types and depths.</li> </ul>	
	<p>Location of detention basins designed in accordance with the Springville City Engineering Design Standards</p>	
	<p>A written statement from the appropriate agency accepting responsibility for all surface and sub-surface drainage, which is directed into channels owned by the agency (such as irrigation companies, private land owners, etc.)</p>	
	<p>Letter(s) of intent for any necessary offsite drainage easements across privately owned land.</p>	
<b>Irrigation Ditches</b>		
	<p>Written approval from the irrigation or ditch company for proposed improvements, along with permission for run-off water to drain into the irrigation system</p> <p>If any of the following Irrigation and/or Drainage Companies are affected by proposed development, application for Modification to Canal, Ditch or Drain must be submitted to Franson Civil Engineers.</p> <ol style="list-style-type: none"> <li>1. <i>Springville Drainage District</i></li> <li>2. <i>Springville Irrigation Company</i></li> <li>3. <i>Wood Springville Irrigation Company</i></li> <li>4. <i>Coffman Springs Irrigation Company</i></li> <li>5. <i>Madson Springs Irrigation Company</i></li> <li>6. <i>Big Hollow Irrigation Company</i></li> <li>7. <i>Mill Pond Irrigation Company</i></li> <li>8. <i>Wash Creek Irrigation Company</i></li> </ol> <p>No comments can be provided until such application and submittal of plans is made. Please Contact Eric Adams at (801) 756-0309 or visit <a href="http://www.fransoncivil.com">www.fransoncivil.com</a> for application forms and process.</p>	



✓	Requirement	Comments
	The location, size and grade of any required piping for irrigation ditches as per the irrigation company letter.	
<b>Sensitive Lands</b>		
	<p>Identification of natural features or sensitive lands including, but not limited to:</p> <ul style="list-style-type: none"> <li>- Wetlands. A wetland report and letter from the Army Corp of Engineers, if potential wetlands are located on the site.</li> <li>- Floodplains, floodways and areas that would be covered in water in a 100-year storm event.</li> <li>- Areas where ground water rises periodically to within two (2) feet of the surface of the ground.</li> <li>- Slopes exceeding twenty-five (25) percent and/or are within the Hillside Overlay Zone.</li> <li>- Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision)</li> </ul>	
<b>Required Notes</b>		
	<p>Provide a note on the Preliminary Plat which states that the following items will be reviewed at the time of Final Plat review (because these items will be reviewed with the final plat, please do not show them on the Preliminary Plat):</p> <ul style="list-style-type: none"> <li>- Plan and profiles/construction drawings of public improvements.</li> <li>- All pipe details (bends, detector tape, etc.).</li> <li>- Blow-offs and Automatic Release Valves (ARV) including size, type and protection.</li> <li>- Manhole and box details.</li> <li>- Water and sewer service details.</li> <li>- Lot line utility easements.</li> <li>- Street lights/street signs/traffic signs.</li> <li>- Power line extensions and dome/transformer locations.</li> <li>- Lot addresses (will be assigned by Planning Dept.)</li> <li>- CBR values and road sub-base.</li> <li>- Subdivision monumentation and lot corner markers.</li> </ul>	

✓	Requirement	Comments
<b>Phasing (if applicable):</b>		
	A phasing plan describing each phase, the order of phasing and the projected time for recording and development of each phase shall be submitted	
	The requirements of the Concept Plan as described in 14-02-103 shall be submitted for all phases not being proposed for preliminary approval	
<b>Developments in the Westfield Overlay Zone participating in the Density Bonus Program</b>		
	Tabulation of total acreage of the site with acreage and percentage of rights-of-way, carriageways, lots by zoning classification (i.e., R1-10, R1-8, R2, etc.), park land linear open space, water ways, etc.	
	Preliminary building elevations with notation of building materials of all building types proposed within the development.	
	A general landscape plan showing landscaping and other site improvements for multi-family development, street trees, parks and linear open space.	
	The proposed location of each phase, if the project is proposed to be done in phases.	
	The proposed circulation system, including street and path systems.	
	Table of densities for each development phase with an overall density for the development.	

## FINAL PLAN SUBMISSION REQUIREMENTS

✓	Requirement	Comments
	<p>Application can be made at the following link below, or by going to <a href="http://www.springville.org">www.springville.org</a> and following the “Forms and Applications” link within the Community Development Department page:</p> <p><a href="https://app.civicreview.com/application/60a6d1731ba801001b8bbe8">https://app.civicreview.com/application/60a6d1731ba801001b8bbe8</a></p>	
<b>The Final Plat and Improvement Drawings shall include:</b>		
	<p>A title block which contains the following:</p> <ul style="list-style-type: none"> <li>- Name of subdivision</li> <li>- Type of development (residential, commercial, etc.)</li> <li>- Surveyor’s certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.</li> <li>- A legal description of the subdivision boundaries that includes the quarter section, township, range, principal median and the County of its location.</li> </ul>	
	All items included for the Preliminary Plan submission; with the exception the buildable envelopes shall not be included on the final plat	
	All corrections required by the Planning Commission for approval of the Preliminary Plan	
	The owner’s dedication that includes the dedication of all public ways or spaces. The owner’s dedication shall be signed by every person having a security interest in the subdivision property, dated and notarized.	
	Signature block for the City Engineer, City Attorney, Mayor, Planning Commission Chair and City Recorder	
	Written and graphic scale, not smaller than one inch (1”0 to fifty feet (50’) or as recommended by the City Engineer.	
	The basis of bearings used and a north point.	
	A vicinity map at a scale of one-inch (1”) equals one thousand feet (1,000) with a one-quarter (1/4) mile radius.	
	The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. All subdivision must have proper closure.	

	Location of existing easement of rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.	
	Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten-foot (10') public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right-of-way and five feet (5') on the side and rear of all other lots.	
	All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries, the curve radius, central angle, and length of arc and chord length and veering shall be given in a table. All lots must have proper closure.	
	Indication of lot areas (square feet)	
	The buildable envelopes shall NOT be shown on the final plat.	
	Lots consecutively numbered or lettered in numerical or alphabetical order.	
	Proposed addresses shown on each lot as obtained from Springville City Planning Staff. All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.	
	Location and names of adjacent properties/property owners and platted subdivisions.	
	Location of zoning boundary lines within and adjacent to the proposed subdivision.	
	Location of all existing homes or buildings within the proposed subdivision that are to remain.	
	All existing monuments found during the course of the survey (including a physical description such as "brass cap")	
	All monuments erected, corner, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments. All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Springville City Standard Specification and Drawings.	
	Show frontage on corner lots in relation to service line locations.	

	For single-family residential development, provide a street tree plan showing one (1) street tree every forty linear feet within the park strip.	
<b>Required Notes on the Final Plat</b>		
	A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.	
	A summary of total project acreage, total acreage in lots, total acreage in roads and lane miles of road.	
	A notation of any limited access restrictions on the lots that are affected.	
	If a detention pond is required, note the capacity of the pond on the final plat.	
	If there is no detention pond of the plat, provide a note explain how detention is handled.	
	<p>If surface drainage is to be directed onto a privately-owned area for detention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area:</p> <p>“Permanent detention facility to be owned and maintained by the owners of this property not to be altered without approval by the City Engineer”</p>	
	<p>If a temporary turnaround is required, add the following note on the final plat with a reference to the turnaround:</p> <p>“50’ -radius temporary asphalt turnaround with appropriate road base, 3 no-parking signs installed and no above ground utilities allowed in the turnaround area.”</p>	

	<p><u>Springville Power Notes</u></p> <ul style="list-style-type: none"> <li>• Developer shall coordinate all power design and installation with the Electrical Department by emailing Mellissa Lasslo at mlasslo@springville.org or calling 801-489-2750 ext. 4024</li> <li>• Developer shall protect all existing electrical facilities and operating clearance requirements</li> <li>• All existing Public Utility Easements (PUE) and existing electrical facilities shall be preserved by the developer.</li> <li>• Developer shall install electrical system as per Springville City Power Dept. Specification Manual</li> <li>• Developer shall provide (PUE) on all sides of property</li> </ul>	
<b>Construction Drawings</b>		
	<p>Final construction/plan and profile drawings of all required public improvements consistent with the Springville City Design Standards Specifications and Drawings. An engineer or land surveyor must stamp all construction drawings in accordance with the procedures of the Utah State Board for Professional Registration.</p>	
	<p>An overall public improvement plat or index sheet that includes a summary of all improvement and utility information (this sheet is used by City staff to prepare the bond for public improvements)</p>	
	<p>Location, pipe type, and size of existing and proposed culinary and pressurized irrigation lines and associated fire hydrants, valves, and blow-offs (note where bends are required on water lines and what type is to be used)</p>	
	<p>Location, depth, pipe type (pipe type may be noted in a legend) and slope of all drainage and sewer lines, including the location and proper spacing of all boxes, manholes and other improvements.</p>	
	<p>Location of water and sewer service laterals for each lot including the location of the laterals in relation to each other (water laterals must be located at the center of the lot and sewer laterals ten feet (10') downstream from the water laterals.</p>	
	<p>The location of the lot frontage for all corner lots in relation to service line locations.</p>	

	<p>Details of detention basin(s) including:</p> <ul style="list-style-type: none"> <li>- Piping and orifices.</li> <li>- A note stating that the bottom of the basin will be sloped towards the outlet.</li> <li>- Cross section of detention pond.</li> <li>- Twenty-five (25) year water level. Note: The maximum water depth shall not exceed allowances outlined in the Springville City Engineering Design Standards.</li> <li>- Capacity of detention pond in cubic feet.</li> <li>- Other details as required by the Springville City Engineering Design Standards.</li> </ul>	
	<p>If the placement of irrigation system improvements is required, show all irrigation improvements, including piping, head gates, boxes, grates, etc. (in conformance with agreement issued by the irrigation company) and provide a signature block for the irrigation company on all applicable construction drawing sheets.</p>	
	<p>Cross sections of all roads including pavement design, base and sub-base amounts (per Springville Standards or as directed by the geotechnical report) and location of utilities within the street right-of-way.</p>	
	<p>Location of power line extensions and relocations, streetlights, domes and transformers.</p>	
	<p>Location of existing power infrastructure and ownership.</p>	
	<p>Location, type and height of existing fencing and new fencing, berming, landscaping or other buffering to be installed as part of the development.</p>	
	<p>Street signs and traffic control signs.</p>	
	<p>All other specifications, details and references required by the Springville City Standard Specifications and Drawings.</p>	
<b>Storm Water Pollution Prevention Plan</b>		
	<p>Provide an erosion and sediment control plan</p>	
	<p>Submit SWPPP document using the latest version of Utah State Template.</p>	
	<p>Obtain NOI</p>	
	<p>Obtain Springville City Land Disturbance Permit (LDP)</p>	
	<p>Contact Brent Dunkley for LDP pre-application meeting - 801-885-4016</p>	
<b>Other Required Items</b>		

	An engineer's estimate of costs, including quantity take-offs, for construction of all required public improvements.	
	A final copy of any restrictive covenants (CC&R's) reservations or private easements.	
	Final copy of the geotechnical study.	
	Evidence that all property taxes are current and that roll back taxes have been paid and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.	
	Warranty deed/title insurance on property dedicated to the City (open space, detention, City park property, trails and road dedication)	
	Prepared easements for any necessary off-site water, sewer, or drainage easements across privately owned land or for temporary turnarounds.	
	A copy of any necessary deeds or boundary line agreements necessary for recording of the final plat.	
	Any required UDOT approval for access, etc.	
	Documents evidencing the ability to tender water rights. (§14-5-113 & §11-6-124)	
	Proposed development agreement, if applicable.	
<b>Developments in the Westfield Overlay Zone participating in the Density Bonus Program</b>		
	All of the items required by the Planning Commission and City Council as part of preliminary development plan approval.	
	A complete and accurate legal description of all property proposed for development, along with accurate legal descriptions of all property to be deeded to Springville City for parks, linear open space and rights-of-way.	
	A detailed site plan showing the precise location of buildings and structures, the location of parks, linear open space, waterways, streets, carriageways and trails, along with, other relevant aspects of the site.	
	Parking layout showing the location of individual stalls and all areas of ingress and egress.	
	A detailed landscape plan showing the location, types and sizes of all plant materials, sprinkling or irrigation system, screening and fencing.	
	Final elevation of all building proposed within the development with notation of building materials.	
	A time schedule for completion of landscaping and amenities for parks, linear open space and multi-family dwellings.	