

2. Two monument signs with an overall height of 8'-10", a sign face area of 40 sq. ft. and a sign structure area of 77 sq. ft. shall be allowed along SE Bailey Rd as depicted on the preliminary development plan.
3. Prior to approval of a final development plan (FDP), either the FDP shall not show any proposed development within any stream buffer areas or a stream buffer waiver, containing a stream assessment in accordance with APWA Section 5605.5, shall be submitted to and approved by the City.
4. Prior to approval of the final development plan, a final sanitary sewer report shall be submitted to and accepted by the City.
 - a. The preliminary sanitary sewer report only extended to the upper reach of the interceptor line (i.e., to Manhole #47-020). The report shall be revised to include an analysis to Manhole #54-002, and include calculations of the sanitary sewer flows and hydraulic grade line for the northwest 24-inch branch upstream of Manhole #54-002.
 - b. A discussion of downstream sanitary sewer line upgrades shall be included in the report if the results of the revised sanitary sewer study show surcharging in the downstream portion of the line.
5. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA), off-site sanitary sewer improvements, future sanitary sewer and water main extensions to the plat boundary and a future box culvert. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All required public improvements, not future improvements, shall be substantially complete prior to any occupancy.