

PROPOSED ADDITIONS/CHANGES/CLARIFICATIONS  
JORDAN RIVER HEIGHTS MDA

- ¶ D.3. (SANITARY SEWER) Change- 'Master Developer will need to ' to **Master Developer shall.**
- ¶ D.3. (SANITARY SEWER) Add- **Master Developer shall coordinate with City and ensure sewer improvements in this section are integrated with the 1300 West Improvement Project.**
- D.5. Clarify if the development has access to this water and how it is done. Add-**Irrigation easement shall be clearly identified on all lots where the irrigation line crosses.**
- D.6. Add-**An underdrain easement shall be clearly identified on all lots where underdrain crosses.**
- D.6. Clarify- What plans are necessary to protect the groundwater? What building processes will be used in high ground water to prevent shifting of foundations? Do we need to require French drains? Sump pumps? Special foundation techniques? Potential increased humidity issues? Bioswales?
- ¶ D.7. a. Add -**The number of units shall not exceed 34 single family homes. If developer applies to change setback requirements or the number of units, zoning will revert to R-1-10 on the date of application and all building shall cease until a new rezone process is complete.**
- ¶ D.7. Add- **Traffic Calming measures shall be incorporated into the design of the street running through this development. Traffic Calming measures, at a minimum, shall be placed at 1300 W and at Macduff Lane. Traffic Calming measures shall be approved by the City Traffic Engineer and cannot include a speed table or like feature. Maintenance shall be determined in same manner as the detention pond.**