

Exhibit A

Project Conditions (Planned Development 25-01)

1. The applicant/developer shall comply with those standard conditions which are indicated as applicable in "Exhibit B" to this resolution. When future applications are submitted to the City for development of the newly created lots, additional site-specific conditions will apply. Note: All checked standard conditions shall apply unless superseded by a site-specific condition.
2. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u> |
|----------------|--------------------------------------|
| A | Site-Specific Conditions of Approval |
| B | Standard Conditions of Approval |
| C | Architectural Site Plan |
| D | Street Scenes |
| E.1-E.2 | Perspective Renderings |
| F.1-F.10 | Townhome Building Elevations |
| G.1-G.8 | Townhome Building Floor Plans |
| H.1-H.5 | Individual Unit Floor Plans |
| I.1-I.2 | Colors and Materials Board |
| J.1-J.2 | Trash Enclosure Details |
| K.1-K.2 | Landscape Plan |

3. Tentative Tract Map 3227 coincides with Planned Development 25-01 and authorizes the subdivision of Planning Area 2 of the Olsen South Chandler Ranch Specific Plan for the creation of a 126-unit condominium map, where Lots 1, 2, and 3 are for the purpose of condominium units, and Lots 4 and 5 are for the purpose of common area lots for drainage and private access, respectively.
4. The Final Subdivision Map shall be in substantial compliance with the tentative tract map.
5. Approval of this project is valid for a period of two (2) years from date of approval. Unless the VTTM 3227 is recorded or construction permits have been issued and site work has begun, the approval of VTTM 3227 and Planned Development 25-01 shall expire on April 8, 2027. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
6. Any condition imposed by the Planning Commission in approving this Development Plan may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that

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such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Development Plan.

PLANNING SITE SPECIFIC CONDITIONS:

7. Prior to issuance of a building permit, the following shall be reviewed and approved by the Staff:
 - a. Overall site landscaping, irrigation and fencing plans. This plan needs to indicate what is maintained by HOA and what is maintained by individual property owner;
 - b. Individual lot landscape and irrigation plans for all front yards;
 - c. Fencing/wall plans (fencing styles and types shall be consistent with the fencing outlined in the OSCSP);
 - d. Site lighting plans including decorative pole lights, and wall mounted light fixtures; and
 - e. Utility plan and screening plan (both overall site and individual lot) that shows location of equipment such as but not limited to electrical transformers, HVAC equipment, water back flow devices.