

**TABLE 2 - PHASED IMPROVEMENT PLAN - 08/31/23**

	PRIOR TO PHASE 1 FINAL PLAT	PRIOR TO OCCUPANCY OF ONE-FAMILY DWELLING	PRIOR TO ANY DEVELOPMENT BEYOND ONE- FAMILY DWELLING OR FINAL PLAT FOR FUTURE LAND DIVISION
<b>Sunset Avenue Extension</b>			
Dedicate 48-ft Wide Public Access and Utility Easement	X		
Dedicate 7-Ft Wide PUE, S Side Only	X		
Verify Width and Road Surface Per Fire Access Plan	X		
Construct Fire Access Plan Turnarounds	X		
Construct City Pressurized Sewer Line	X		
Extend Underground Electrical Lines	X		
Install Private Well <u>or</u> City Water		X	
Extend City Water Line			X
Install Fire Hydrants			X
Install Street Lights			X
Extend Underground Comm. Lines			X
Construct 8 Ft Wide Multi-Use Path, S Side Only			X
Construct 10' Vegetative Drainage			X

Subdivider responsible for Improvements Required Prior to Final Plat.  
Phase 1 Limited to One-Family Dwelling Per Lot or On Lot 15 A Fire Station/Civic Use.  
Phase 1 Lot Owners Responsible for Additional Improvements Prior to Building Occupancy.  
All Required Improvements Shall be Extended To and Through the Lot.  
Phase 1 Lot Owners May Extend City Water or Use Private Well.  
Within 3 years after a City Water Line is Extended, Lot Owners within 100 Feet Shall Extend the  
Water Line to Serve Existing or New Development on the Lot.  
Prior to Approval of New Development BEYOND One-Family Dwelling or Final Plat  
For Future Land Division, Full Improvements Required To and Through the Lot.