

Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

Planning

1. Upon registration of the first Tentative Plan a deferred reserve caveat shall be registered on title in accordance with the provision of the Municipal Government Act, Division 8. Below is the website for reference. <http://www.qp.alberta.ca/documents/Acts/m26.pdf>
2. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands of the first Tentative Plan by Caveat, concurrent with the registration of the final instrument.
3. Compensation for over-dedication of reserves is deemed to be \$1.
4. If the total area for Roads and PUL dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
5. All residential land use parcels abutting a lane shall only have direct vehicle access from the lane (no front drive garages), and a restrictive covenant be registered against the titles of those parcels to that effect.
6. Prior to affected Tentative Plan approval, an application for street names shall be approved by City Council.
7. With each Tentative Plan the Developer shall submit a density phasing plan showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities and variety of housing policies as required by the Ricardo Ranch Area Structure Plan and the Municipal Development Plan.

The density phasing plan shall include a breakdown of the type of units anticipated within each land use district.

If the number of units exceed the maximum number of units on the attached Outline Plan a revised TIA and / or staged master drainage plan may be required at the discretion of CPAG.

8. All existing and proposed overhead power lines shall be relocated or located underground to the standards and satisfaction of Enmax.
9. The intensity of development within the Neighbourhood Activity Centre shown on the approved Outline Plan shall be a minimum of 100 people and jobs per gross developable hectare.

10. At the Business Case stage the applicant committed to providing all homes with rough-ins for solar PV and EV charging infrastructure, high-efficiency furnace and water tanks, LED lighting, and Smart Home technology. Roof designs (including orientations, shading, and placement of protrusion) should maximize potential for solar PV. Requirements for solar PV and EV charging must be ensured (such as through Architectural Controls) for any lots that the developer will be selling to other builders.
11. Road Closure

All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.

The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

The closed road right-of-way is to be consolidated with the adjacent lands to the east.
12. Work with neighbouring landowners to create a park management plan for the shared riparian Environmental reserve, as per the New Community Planning Guidebook - Environment and Open Space Policy. Include Parks in the scoping of the document. Particular attention should be paid to the preservation of sensitive species like the Great Blue Heron and Bank Swallows.
13. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide Parks with a copy of the Water Act approval, issued by Alberta Environment, for the proposed wetland disturbance.
14. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
15. Prior to approval of the tentative plan or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
16. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
17. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
18. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each

Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.

19. Rehabilitate all portions of the MSR/MR/ER/PUL lands within or along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
20. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
21. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks' Development Inspector (403-804-9397) to approve the location of the fencing prior to its installation.
22. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the escarpment / ravines/Bow River Valley areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's Guidelines for Erosion and Sediment Control, to the satisfaction of the Manager of Water Resources and the Director of Calgary Parks. Contact the Parks Development Inspector (403-804-9397) to approve the location prior to commencement of Stripping and Grading activities.
23. Prior to the approval of the affected tentative plan, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval. Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
 - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
24. Prior to Endorsement of the tentative plan Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Parks Coordinator - Development for review and approval prior to construction.
25. For the lower escarpment to be protected as ER, prior to the approval of the affected tentative plan or stripping and grading development application, whichever comes first,

provide cross sections to demonstrate all storm management facilities are to be in the adjacent road rights away and not in the ER.

26. Prior to the approval of the affected tentative plan or stripping and grading, whichever comes first, cross sections and plans that show the proposed naturalized drainage channels at the toe of the slope north of Ricardo Ranch Way should be further explored and will require approval from Engineering and Parks. Specific consideration shall be given to ensuring sufficient space to capture and convey the ER natural runoff at this location without scarifying or cutting into the ER. If additional storm water management infrastructure is required, it shall be accommodated in the road rights-of-way or PUL.
27. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
28. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review.
29. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
30. The Low Impact Development (LID) component drainage is not to conflict with the pathways in any part of the subdivision.
31. Construct all regional and local pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.

Prior to approval of the affected Tentative Plan, coordinate a meeting through the Parks Development Coordinator and Parks Pathways to field fit the trails and pathways.

32. Plant all public trees in compliance with the approved Public Landscaping Plan.
33. A restrictive covenant shall be registered against the titles of (insert legal description) prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the final instrument.

Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the Developer shall rehabilitate and replant the lands within the

balance of the Setback Area with appropriate vegetation to the satisfaction of the Parks Department.

34. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
35. Prior to approval of the affected tentative plan and with the approval of Alberta Community Development, submit , for Parks review and approval, details on the status of a protection plan for any archaeological sites occurring within ER or MR parcels.
36. Indigenous heritage sites, in the form of archeological resources, exist within the outline plan area, some of which fall wholly or partially within ER lands. Preservation, in-situ, is the preferred approach for managing these resources within Parks and Open Space. A section of the Natural Area Management Plan will be developed in collaboration with the Cultural Landscape Portfolio to include long term avoidance strategies of sensitive areas contained within Environmental Reserve Lands. Disturbances within the ER, including but not limited to, pathways, fencing, grading and planting will be field fit as part of the Engineering/Landscape Construction Design undertaken at Subdivision stage and reviewed/approved by appropriate Parks and Open Space staff. All site activities that will be undertaken will continue pursuant to any Historic Resources Act requirements.
37. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
38. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
39. All shallow utility alignments, including street light cables, shall be set back 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
40. A 'sky-pier viewing structure' may be allowed to be constructed from the top of a slope, extending into the adjacent Environmental Reserve (ER) in the east part of the plan area, subject to the following conditions:
 - (1) The sky-pier structure must be entirely funded and constructed by the developer and obtain CCC and FAC before it is transferred to the city.
 - (2) The design of the structure is to be finalized prior to the approval of the affected tentative plan and must ensure minimal long-term impact to the ER lands through design, see advisory comments for further information.
 - (3) Prior to construction, it is developer's responsibility to obtain all the required approvals from the affected approval authorities and must comply with relevant building code requirements and City of Calgary guidelines.
 - (4) The construction of the sky-pier structure must minimally disturb ER areas during the construction and ongoing operations/maintenance, as established through a Biophysical Impact Assessment (BIA). Construction plan, slope stability study, Historical Resources Act approval, additional BIA specific to the sky-pier and rehabilitation plan for the affected ER areas are required at the landscape construction drawings stage.

- (5) An Optional Amenity Endowment Fund/Agreement must be setup to maintain the sky-pier structure for a period of at least 20 years.

Utility Engineering

41. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if a significant change is necessary.
42. Prior to approval of the affected Tentative Plan or stripping and grading Development Permit that includes ground disturbance activities over abandoned oil and gas well (11-10-22-29 W4M) the applicant must provide documentation that the proposed work will not conflict with the abandoned well. All documentation shall be reviewed to the satisfaction of The City of Calgary.

Furthermore, prior to approval of any affected subdivision or development, the applicant shall provide documentation that the impacts identified in the "Phase II Environmental Site Assessment 11-10-22-29 W4M" (Cirrus Environmental Services, March 31, 2020), and any related reports, have been addressed and the land is suitable for the intended uses as related to environmental conditions. All documentation shall be reviewed to the satisfaction of The City of Calgary.

43. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. Any group of dwelling units of 100 or more requires two accesses, and 600 or more units requires three accesses. If a temporary dead-end is proposed to exceed 120m in length, a temporary emergency access road is required.
44. At the time of construction drawing submission for all subdivision applications, all road cross sections shall be reviewed to confirm they meet the minimum Fire Access Standards (including but not limited to a minimum of 6.0m clear pavement width that is unencumbered by parking or other obstructions). Any roads found to be deficient shall be amended accordingly.
45. At the subdivision stage and prior to the submission of Construction Drawings, submit a preliminary water network plan for review and approval. The water network shall layout water main sizes and hydrants as per colour-coded city practice. Include the following with the submission: the Outline plan name, number, and date, adjacent land information if applicable, date of the water network submitted, previous versions and submission date if applicable, rough finished grade, pressure zone, and land use.

With each subsequent subdivision application, submit an updated water servicing (including main sizes) and hydrant location design map as may be required for review and approval to the satisfaction of The City of Calgary. The water network shall be reviewed with each phase as it may need to change depending on the timing of phases and availability of connections.

46. Prior to first tentative plan, provide confirmation/rationale, that the overland escape route is not required to service Phase 1/offsites. Provide memo/rationale on risk mitigation for the proposed 1:500 year pond, until full development of the southern Logan Landing lands and interim operation of the Logan Landing Pond overland emergency escape while the lower lands are not yet fully developed.
47. Prior to approval of the affected Tentative Plans (south of the storm pond), the details of the proposed emergency escape route for the pond shall be finalized and approved based on the future Pond Report, the Staged Master Drainage Plan for the southern catchment area, and the design details/Construction Drawings for the affected Tentative Plan area. This includes approval of any affected road cross sections from Utility Engineering, Mobility Engineering, and Utility Line Assignments. The Developer is responsible to ensure adequate right-of-way is provided for all underground and overland portions of the escape route to ensure no conflicts occur with other utilities or planned Municipal or Environmental Reserve lands, all to the satisfaction of Development Engineering. If underground portions of the route cannot maintain the required separation from other utilities or surface features (such as gutters or trees), the Developer will be responsible to provide a wider road and/or right-of-way, or relocate a utility (where possible) as may be required. If any portion of the overland route does not follow a public road, it must be protected by a Public Utility Lot or an acceptable easement and be constructed to City of Calgary standards as a wide concrete Overland Escape Route swale (required width to be confirmed at detailed design based on the design flow).
48. Prior to approval of any Tentative Plan or Development within the south sanitary catchment (which drains to the off-site lift station southwest of the plan area), the Outline Plan, related sanitary studies, and lift station design, must first be approved, and an agreement executed to construct the off-site lift station and related downstream infrastructure.
49. Prior to approval of any Tentative Plan or Development within the south stormwater catchment (which drains to the off-site stormwater facility southwest of the plan area), the related Staged Master Drainage Plan (SMDP) must first be approved, and an agreement executed to construct the off-site stormwater facility.
50. This Outline Plan contains one or more ponds to manage stormwater. The Staged Master Drainage Plans (SMDP) developed for this Outline Plan have an expiry date of 5 years from the date of the Outline Plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond and its associated catchment area does not commence within 5 years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of the Manger of Infrastructure Planning. If such an update impacts the layout or size of the ponds, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if

necessary. All development shall conform to the currently approved version of the applicable Staged Mater Drainage Plan.

Please note that until City-wide volume control targets are finalized through the stormwater target studies, it is advised that the applicant be flexible with the design of the storm ponds to consider a 40 mm runoff volume target which may be applied in the future at the time of development. Low Impact Development and stormwater source control is recommended.

51. In conjunction with the applicable Tentative Plans or Development Permits, submit an update of the Hydrogeological Report to the Development Engineering Generalist. Previously, a Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan (Waterline, 2018 July 11) was done during the ASP review. Golder Associates Ltd. completed a peer review of the report in Sept. 2018. Provide confirmation with the proposed land use in this outline plan that the results are still valid. The report must be prepared by a qualified professional under seal and permit to practice stamp to the satisfaction of the The City of Calgary.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Hydrogeological Report.

More investigation at this later stage will be required once more detailed design at is known to confirm how the ground water seepage will be mitigated to prevent any water problems or slope stability concerns to mitigate the risks. The report shall include a plan and details to identify the required measures to manage surface and groundwater drainage/seepage, particularly around the areas of the escarpment and other natural areas. All public infrastructure and building sites are to be appropriately protected from groundwater impacts, including the prevention of surface icing problems.

Note that a peer review of the updated hydrogeological report above is required prior to acceptance of the report. A certified cheque made payable to The City of Calgary will be required for completion of the peer review. Contact the Utility Engineering Generalist for more information.

52. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports and any subsequent updates:
- Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan, prepared by Waterline (File No. 2961-18-001), dated July 11, 2018.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd (File No ML020M9437.000), dated June 24, 2020.
 - Post-Development Slope Stability Assessment (Rev.2) prepared by Englobe (File No. 020M9437.001), dated December 21, 2022

All subdivisions shall conform to the developmental setback identified in the above reports as may be applicable.

53. At the time of subdivision of any lots adjacent to an Environmental Reserve protected slope, execute and register on all affected title(s) a geotechnical covenant by way of caveat prohibiting the development of the lands, except in strict accordance with the

accepted Post-Development Slope Stability Assessment (Rev. 2) Report, prepared by Englobe (File No. 020M9437.001), dated December 21, 2022. A copy of the above noted report should be attached to the covenant as Schedule A. Prior to endorsement of the linen, contact the Development Engineering Generalist to initiate work on the covenant.

54. Submit an electronic version of a Deep Fills Report to the Utility Engineering Generalist for any proposed subdivision applications or stripping and grading development permits that have fills in excess of 2.0m, or if the proposed development will not have any fills in excess of 2.0m, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

55. Submit an electronic version of a Slope Stability Report to the Utility Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15% (or adjacent to existing grades in excess of 15%), or if the proposed development will not have any grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer. The Slope Stability reports shall include a post-development slope stability analysis considering the final design grades and building locations to ensure the minimum required factor of safety is achieved and the results still comply with all the requirements of The City of Calgary guidelines for slope stability. The reports must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

56. At the time of subdivision, concurrent with the registration of the final instrument, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence

Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

57. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. Separate service connections to a public main shall be provided for

each proposed lot (including strata lots). All main extensions and services are at the expense of the Developer.

58. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
59. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Pursuant to Bylaw 2M2016, off-site levies, charges, fees, and boundary obligations are applicable. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email urban@calgary.ca.
60. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements within and along the boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within 212 Av SE and Broad Acres Bv SW along the boundaries of the plan area.
 - d) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - e) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within the private lots where may be specified within and along the boundary of the plan area.
 - f) Construct the Municipal Reserves and Municipal School Reserve within the plan area.
 - g) Construct the Public Utility Lots within the plan area.
 - h) Construct the pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
61. Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of the Manager of Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Mobility Engineering

62. In conjunction with the applicable Tentative Plan, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the Developer

intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

63. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
64. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from 212 Avenue, Ricardo Ranch Boulevard, Wild Rose Way (from 212 Avenue to the 90 degree bend), Ricardo Ranch Drive, and Ricardo Ranch Way. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect
65. In conjunction with the applicable Tentative Plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
66. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study for the residential adjacent to 212 Avenue SE and Ricardo Ranch BLVD SE certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer-s sole expense.

67. In conjunction with the applicable Tentative Plan or Development Permit, Transit shelter(s) shall be provided as stipulated by the Director, Transportation Planning and shall be supplied and installed at the Developer-s sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.
68. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
69. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are required by the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
 - a. where regional pathways or multi-use pathways intersect with the street, Coyote Common & Ricardo Ranch Boulevard

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.

70. In conjunction with the applicable Tentative Plan that propose mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:
 - a. Curb bump outs shall be built, at a minimum, at all proposed mid-block crossing locations to the satisfaction of the Director, Transportation Planning.
 - b. Approach grades for all proposed mid-block crossing locations shall be no more than 4%.
 - c. A TAC PCCG analysis shall be submitted and validate the most appropriate treatment type to be used at the mid-block crossing.
71. In conjunction with the applicable Tentative Plan, collector standard streets (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
72. In conjunction with the applicable Tentative Plan or Development Permit, guardrail warrant analysis is required adjacent storm pond and Wild Rose Way.
73. In conjunction with the applicable Tentative Plan or Development Permit, additional costs are required to accommodate shallow utilities are the responsibility of the developer, such as Enmax line encasing due to hard surfaces as a result of the modified cross section.
74. In conjunction with each Tentative Plan, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

75. No direct vehicular access shall be permitted from all S-R lots. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.