

SUB25-05 SE Corner of S. Morristown Pike & The Pennsy Trail, Smith Projects requests for Primary Plat Approval for approximately 36.33 acres +/- to be subdivided into 131 lots for Single Family Residential Development, zoned "RL" Residential Low Density and "PUD" Planned Unit Development.

EXHIBITS:

1. Comprehensive Plan Future Land Use Map adopted **December 9, 2015**
2. Preliminary Plat and PUD Plan file dated **April 29, 2025**
3. Landscape Plan file dated **April 29, 2025**
4. Secondary Plat file dated **April 29, 2025**
5. PUD Ordinance **2025-04**
6. PUD Statement file dated **April 28, 2025**



Aerial Area Map

LOCATION & SURROUNDING USES

North RM – Residential Moderate, Single Family Detached Housing
South County R2.5 – Residential, currently used for Agriculture
East RL – Residential Low, Single Family Detached Housing
West BP – Business Park, currently used for Agriculture

HISTORY:

The land between the Hawks Tail golf Course and S. Morristown Pike has historically been used for row-crop farming. Along S. Morristown pike, larger lots with single family residences have been built over the many decades. Recently, the Ridges of Brandywine subdivision was built on "RL" Residential Low Density lots directly west of the proposed Hawks Tail development. These homes are what would be qualified as "Estate Homes". Namely, they are very high value homes of larger than average size on larger than average lots.

A development was proposed for the land east of S. Morristown Pike which would be directly tied into and help ensure fiscal solvency of the Golf Course. The original filing was in 2023, with many versions, iterations, and revisions proposed over the past 2 years. The Annexation of the land into the City of Greenfield recently passed both Plan Commission and Common Council, with the Golf Course being annexed and zoned as Park, the land immediately adjacent to S. Morristown Pike being annexed and zoned as “RL” Residential Low Density, and the land between the two being annexed and zoned as “PUD” Planned Unit Development.

Current Proposal:

The current proposal is to subdivide the land into lots for single family residential development based on the zoning of the particular lots. Along S. Morristown Pike, the zoning is “RL” Residential Low Density, and the homes are to be on 15 larger lots similar to the Estate Housing south and west of the development. Between these lots and the Golf Course, the zoning is “PUD” Planned Unit Development, and the homes are to be on 116 small lots, with a mixture of detached and attached houses. The Attached Housing will be relegated to sections or blocks within the development to ensure a cohesive and harmonious quality to the streetscape. The remaining sections or blocks within the PUD portion of the development will be built with detached housing. The lots along the Pennsy Trail (north lots) within the PUD are specifically proposed to be Attached Units. The lots along the eastern boundary (adjoining the Golf Course) are specifically proposed to be Detached Units. The Golf Course is to remain in its entirety, zoned as Park, and bordering the new “PUD” subdivision with a walking trail through a shared easement.

The PUD zoning was used to facilitate smaller than normally allowed lot sizes. These smaller lots are intended for specialized development targeting “Snow Birds” and other golf-affiliated residents looking for small homes within an HOA which takes care of yard maintenance, and which provides proximity to and connections with the local Golf Course. These smaller lots also allowed for both detached and attached (paired) homes to be built.

Density:

The proposal provides for a mix of densities and housing types with 5.47 acres of common areas. The RL portion of the development has 15 units on approximately 6.67 acres for a density of 2.22 units per acre. The PUD portion has 116 units on approximately 29.57 acres for a density of 3.92 units per acre. All of the units will be Single Family, but the PUD has a mix of Attached and Detached homes. Exactly which homes within the PUD will be Attached vs Detached is not to be determined as part of this Development Plan, but an example of a potential distribution has been used in this proposal. The Attached homes as currently proposed account for 60 of the 116 units in the PUD, or approximately 52% of the PUD portion of the development. The Detached homes as currently proposed within the PUD account for 56 of the 116 units in the PUD, or approximately 48% of the PUD portion of the development. It should be noted that there is no density difference between the Attached and Detached homes, as their lot standards are identical, excepting for the shared wall on the lot-line.

	Acres	Units	Units / Acre	Common Area	% Common Area
Total Site	36.33	131	3.61	5.47	15%
PUD	29.57	116	3.92		
RL Lots	6.76	15	2.22		

Development Standards:**RL (per current UDO):**

A. Residential Single-Unit Development Standards	
Dimension	Standard
i. Lot Standards	Lot Width: Eighty (80) feet minimum Lot Area: Twelve thousand (12,000) square feet minimum
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front Lot Line: Thirty (30) feet minimum Side Lot Line: Fifteen (15) feet minimum Rear Lot Line: Twenty (20) feet minimum, plus any distance dedicated to a rear easement
iii. Principal Building Height	Thirty five (35) feet maximum
iv. Lot Coverage/Required Open Space	Lot coverage shall not exceed thirty percent (30%) of the lot area. Minimum sixty percent (60%) usable lot open space shall be provided (Includes patios, decks, pools and other recreational facilities not under roof.).
v. Accessory Building Location	Located in rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street <i>*Accessory buildings must be located outside of any easements</i>
vi. Accessory Building Setbacks	Side Lot Line: Five (5) feet minimum, or the distance of any side easement on the property, whichever is greater Rear Lot Line: Ten (10) feet minimum, or the distance of any rear easement on the property, whichever is greater <i>*Accessory Dwelling Units shall follow the front setbacks of the primary structure.</i>
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Accessory Building Size	One thousand (1000) total square feet in size for all accessory structures on a single property, or no more than eighty percent (80%) of the main floor area of the primary structure, whichever is less

PUD:

A PUD Plan, Statement, and Ordinance create their own development standards but also include a default zone district for the purpose of providing development standards potentially omitted in the PUD Plan. For this development, the default zoning designation is RM – Residential Moderate. The development standards listed below have been included in

Ordinance 2025-04 for Council which was recently passed and established the general land use and development standards for this PUD.

During the Annexation stages, Plan Commission and Staff had great concerns over the feasibility of homes being able to fit on the smaller lots as prescribed by the PUD's Development Standards while maintaining an appropriate quality of place for the subdivision. There was further concern over the question of if the lots would even allow for reasonable homes to be built on them, considering the narrow lots and setback restrictions. To that end, the Petitioner provided Lot Coverage exhibits showing both Detached and Attached homes overlaid on the lots with setbacks and driveways shown.

In addition to the exhibits showing lot coverages, Petitioner also provided rendering and floorplan exhibits showing potential example homes which could be built on these PUD lots. These were provided at Staff's insistence so that review could be made of what the streetscape would look like based on the standards written in their PUD Ordinance. These show that homes do fit on the lots within the required setbacks, that the floorplans do function, and that the streetscape would not be overly negatively impacted by the narrowness of the lots or the expansiveness of the garage doors as a percentage of the overall façade.

The **PUD Development Standards** are as follows:

TABLE 3. RESIDENTIAL DEVELOPMENT STANDARDS Item	Requirement
Minimum Front Building Setback	15'
Minimum Perimeter Setback	15' along the north and south edges of the property
Minimum Distance between Buildings	12'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	15'
Minimum Rear Yard Clearance from Back of Primary Building to an Easement	15'
Maximum Building Height	35'
Lot Coverage	Lot coverage shall not exceed sixty-five percent (65%) of the lot area for paired villa lots and shall not exceed sixty percent (60%) for single family lots.
Required Open Space	Minimum twenty-five percent (25%) usable lot open space shall be provided (includes patios, decks, pools, and other recreational facilities not under roof)
Minimum Lot Width	48' paired villas 48' single family
Minimum Lot Depth	120'
Minimum Lot Area (sqft)	5,500'
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	10'
Minimum Parking Requirements	Each lot shall include at least one (1) paved, off-street parking that allows for a minimum 20' parking space outside of the right-of-way that does not fully block garage access.
Garages and Driveways	Each house shall have an attached garage that accommodates no fewer than two (2) cars. All driveways shall be hard-surface.

Streets and sidewalks	All sidewalks will be five (5) feet wide. The public multi-use path along Morristown Pike shall be 10 feet wide. Internal multiuse paths will be eight (8) feet wide. Non-dedicated paths will be maintained by the HOA. Petitioner will cooperate with City to construct a sidewalk connecting to Morristown Pike and connect a recreational trail to the Pennsy Trail in order to enhance pedestrian connectivity.
Exterior Colors	Bold and neutral color palettes shall be permitted on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other.
Exterior Materials	Exterior cladding: Permitted materials shall include the following: a. Brick or brick veneer b. Stone/cultured stone or stone veneer c. Wood lap siding, composite siding and cedar shake siding (painted or stained) d. Stucco- per industry standards- light to medium textures e. Fiber cement lap or panel siding
Entry Monumentation	Entry monuments will be located at the newly-created entrance from Morristown Pike and at the current golf course access drive. Maximum sign area per sign – sixty (60) square feet. Maximum sign height- Monument: Eight (8) feet in sign height on a thirty-six (36) inch or shorter base.

The “**RM**” Residential Moderate Development Standards are as follows:

B. Residential Single- and Two-Unit Development Standards	
Dimension	Standard
i. Lot Standards	Lot Width: Sixty (60) feet minimum single family; ninety (90) feet two-family Lot Area: Seven thousand (7,000) square feet minimum
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front Lot Line: Twenty five (25) feet minimum Side Lot Line: Twelve (12) feet (lot aggregate) with five (5) feet minimum per side; Twelve (12) feet minimum distance required between structures on adjoining lots Rear Lot Line: Twenty (20) feet minimum plus any distance dedicated to a rear easement
iii. Principal Building Height	Thirty five (35) feet maximum

iv. Lot Coverage/Required Open Space	Lot coverage shall not exceed forty five percent (45%) of the lot area. Minimum twenty five percent (25%) usable lot open space shall be provided (Includes patios, decks, pools and other recreational facilities not under roof.).
v. Accessory Building Location	Rear yard or side yard, such that the accessory building shall be located behind the front façade of the primary structure or other façade facing a street <i>*Accessory buildings must be located outside of any easements</i>
vi. Accessory Building Setbacks	Side Lot Line: Five (5) feet* minimum, or the distance of any side easement on the property, whichever is greater Rear Lot Line: Ten (10) feet* minimum, or the distance of any rear easement on the property, whichever is greater <i>*Accessory Dwelling Units shall follow the setbacks of the primary structure.</i>
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Accessory Building Size	One thousand (1000) total square feet in size for all accessory structures on a single property, or no more than eighty percent (80%) of the main floor area of the primary structure, whichever is less
ix. Parking Location	Garages may be side, rear, or front-loading

Staff Findings re-Development Standards:

Staff finds that the proposed Development Standards provide for an acceptable and appropriate density of residences within this development, both generally and specifically for the different sections of the development. The RL portion appropriately mimics and is harmonious with the larger estate lots along S. Morristown Pike. The PUD portion makes good use of the small-lot and low-maintenance property concept, with increased density overall, but still remains within the allowable density standards for the RM Residential Moderate zoned districts. The lot sizing, setback and sidewalk requirements, and the style requirements are all in-line with the intent of the regulations found in the UDO, especially when compared to the underlying RM district requirements. It should be noted that the increased density within the PUD portion of the development is designed to function as a means of supporting the golf course. This will be accomplished through the attraction of those seeking active lifestyles via the low-maintenance design of the HOA, as well as the requirement for residents to have memberships with the golf course.

Staff further finds after review of the example Lot Layouts, Renderings, and Floorplans that homes built on these smaller PUD Lots and which are adhering to both the PUD and UDO Design Standards would be appropriate in quality individually and generally provide a quality streetscape for the development as a whole.

The PUD proposes to meet the Architectural Design Standards of Chapter 155.101 in the UDO with the following exceptions:

- **155.101.3.B** (Overhand Requirements) -> All residences shall have, at minimum, overhangs of at least twelve (12) inches, or soffits, over all exterior walls.

- **155.101.4.B** (Minimum Window Trim) -> Windows shall have a minimum nominal one by six inch wood or vinyl surround...
- **155.101.5.A** (Garage Façade) -> If the total width of all garage door openings is 65 percent or less of the total width of the façade, the garages may be front-loading. A maximum of ten percent (10%) of lots in the Development may have garage door width totaling greater than fifty percent (50%) of the total width of the façade and shall not be located adjacent to, or across the street from each other.

Staff Findings re-Design Standards Modifications:

Staff finds that each of the above-listed modifications are reasonable in scope and will allow for a well-designed, cohesive, and pleasant single-family residential neighborhood. The overhangs and window treatments proposed for this PUD exceed the UDO requirements and will provide a noticeable increase in quality for the architectural features. The Garage Façade maximum as a percentage of the Total Façade in the current UDO is 50%. Staff finds it reasonable to allow for up to 10% of the lots within the PUD to have a larger % of their façade be taken up by garage doors. Staff finds that any potential problems with larger garage door facades are mitigated by the fact that these will only be allowed on a small percentage of the development. These potential problems are further mitigated by the requirement of such façades not being adjacent to one another. Staff finds that these two factors, taken in conjunction, sufficiently reduce potential monotony issues.

PUD Commitments (from PUD Statement / Ordinance):

Open Space, Landscaping, and Screening Commitments

1. Open Space
 - a. The open space shall be in conformance with the final development plan. All common open space shall be owned and maintained by the HOA.
 - b. Recreational Trails will be connected to existing trail infrastructure.
 - c. Active Recreation areas will be developed with community input, but will include a dog park to ensure residents have a safe and secure place to care for their pets and amenities to support and encourage use of the recreational paths.
 - d. Ponds will be maintained by the HOA and any retention required for the Development not entirely on the Development site will have easements allowing for access and maintenance, for no less than twenty (20) feet from the top of the bank on all detention or retention areas.
2. Landscaping
 - a. Landscaping will be installed along interior streets.
 - b. Landscaping shall be provided in accordance with the applicable sections of the Unified Development Ordinance and the Greenfield Code of Ordinances. Landscaping species shall be consistent with the Unified Development Ordinance and the Greenfield Code of Ordinances, but the right to substitute based on material availability is reserved. A final landscaping plan and any modifications shall be approved by the appropriate parties.
 - c. All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.
 - d. Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary. Developer shall use commercially reasonable efforts to relocated trees in the common areas if there are utility conflicts.
 - e. Effort shall be made to preserve existing trees along adjacent to the development.
 - f. A twenty (20) foot landscape buffer with evergreen and deciduous trees shall be placed along the southern boundary, outside of any easements.
 - g. All lots shall provide a landscape package consisting of foundation plantings and at least one (1) lawn tree.
3. Fencing
 - a. Fencing for lots that share a boundary with the golf course shall be wrought iron only.
4. Pedestrian Connections
 - a. Pedestrian pathways will be installed within the community as noted on the Final PUD plan.
 - b. Pedestrian pathways will be maintained by the HOA.

5. Shared Drives
 - a. A maximum of 50% of dwellings may have connected driveways. A connected driveway is a driveway that is connected to the driveway of an adjacent unit and utilizes a single curb cut. An example can be seen on the elevation on the top left of page 14.
6. Membership Requirements
 - a. At least one (1) occupant of each residence will be required to be a member of Hawk's Tail Golf Course.
7. Additional Commitments
 - a. Variable front yard setbacks shall be provided on all streets.
 - b. All house plans shall be submitted and architecturally approved by the Plan Commission, which approval shall not be unreasonably withheld.
 - c. Except for dwellings owned by Petitioner or a related entity, no dwelling shall be rented within two (2) years after the initial or any subsequent sale of the dwelling in question.
 - d. Petitioner will provide a Traffic Impact Study based upon the proposed Development prior to final Development Plan Approval.
 - e. Short term rentals (AirBnB, VRBO, etc.) shall be prohibited within the Development.
 - f. No dwelling shall be leased for a period of less than twelve (12) months unless in the case of a hardship, as determined by the HOA Board.
 - g. No more than twenty percent (20%) of the total number of dwellings to be constructed within the Development shall be rented out at any one time.

Primary & Secondary Plat:

Phasing

This development will be platted as one subdivision and will be completed in a single phase containing both the RL and PUD zoned lots.

Open Space

The UDO requires a minimum of 15% Open Space within new subdivisions. This subdivision proposes 5.47 acres of open space within the 36.33 acres of the subdivision, amounting to 15.1% Open Space, just exceeding the requirements of the UDO. The proximity and connection to the Golf Course and Pennsy Trail should be viewed as assets for the Development in this regard, also, ensuring it well exceeds any requirement for Open Space from the UDO.

Vehicular Access and Site Layout:

The subdivision will have 2 vehicular entry points from S. Morristown Pike. The southern of the two entries will bisect the development roughly in two, allowing for easy access for residents into the heart of the subdivision. The northern of the two entries will also function as the entry drive for the Hawks Tail Golf Course, which will be accessed via a private drive connecting to the termination of the northern east-west drive of the subdivision (shown as "Club Run" on Plat and Plan documents).

RL lots will have direct access to S. Morristown Pike from their individual driveways. The annexation of these lots came with a commitment in the ordinance to require these lots along S. Morristown Pike to have turnarounds on their driveways to prevent people backing out onto S. Morristown Pike.

Pedestrian Access:

A landscaped walking trail along S. Morristown Pike in front of the RL lots will provide pedestrian and bike access north and south along S. Morristown Pike and provide direct access to the Pennsy Trail on the northern edge of the development. Another landscaped walking trail will be provided through shared easements along the border between the development and the Golf Course, eventually terminating in access to the Pennsy Trail on the north-eastern corner of the subdivision. Common areas throughout will have further landscaped walking paths connecting to standard sidewalks within right of ways to encourage pedestrian mobility.

Landscaping:

Common areas throughout and the walking paths associated with them will be landscaped with evergreen and ornamental trees, adding character to the quality of the landscaped spaces. The walking trail along S. Morristown Pike will specifically have a 10' Landscape Easement lining the street to help screen the homes on the RL lots from traffic. The northern extremes of the subdivision have a further 15' added to the normal 20' Drainage and Utility Easement (for a total of 35') to allow for buffering of the Pennsy Trail. Street trees will be installed throughout the development, with an allowance for the trees to be located in yards as opposed to the right-of-ways in instances where utilities would cause conflicts. The lots on the southern boundary have a 20' Landscape Easement added to the normal 15' Drainage and Utility Easement. This is to be filled with a variety of trees and will act as a screen and buffer between this development and the property to the south.

Amenities:

The PUD's HOA has requirements for property owners to have membership(s) with the Golf Course. The partnership with the Golf Course is one of the key distinguishing features of this development, and one of the primary amenities for the residents. The other major amenity is that the HOA will provide for full maintenance of the lawns.

There are a few common areas within the subdivision ranging from drainage ponds to landscaped trails in lieu of sidewalks. One common area is at the connector between the golf course, the subdivision, and the Pennsy trail to the north-east of the subdivision. There are discussions between the Developer and the relevant organizations about a potential connector to the Pennsy trail at this location. One common area is on a centrally located corner lot which will function as a dog park. Additionally, there are two ponds within the property, one of which is lined by a walking trail and acts as a barrier between the subdivision and the golf course.

Technical Review:

There have been multiple Technical Review Meetings held regarding this project over the past several years during the annexation and zoning phases. Many of the relevant issues regarding drainage and utilities were discussed and resolved conceptually at those meetings, with the details being left for this Development Plan phase of the project.

With the filing of these petitions, a new Technical Review Meeting was held on May 6, 2025 to review in more detail the specifics of the proposed development. Each department upon review of the plans had detailed comments on corrections or changes to be made, but none were significant enough to prevent service to this location or require complete redesign of the proposal. Each of the various departments is working with the Petitioner to clear up any lingering issues or concerns. Though final release has not been received from all departments, each has indicated that the remaining problems can be resolved and that they should not prevent the project from moving forward.

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In General the Plan Commission must be satisfied that the Development Plan meets the following five premises:

1. **Compatibility with surrounding land uses-** The surrounding land is currently in use as either undeveloped agricultural land, park-like Golf Course, or single-family residential lots.

Findings: Staff finds that the planned development matches and is compatible with the surrounding land uses.

2. **Utility availability-** The most recent Tech Review for this development was held on May 6, 2025, and utilities were reviewed at that time.

Findings: All appropriate utilities are available at or within reasonable distance of the site to service the development. There are concerns regarding drainage which the Stormwater Department listed in detail for the Petitioner, but which have not yet been resolved to their satisfaction. Per Dan Miller of the Stormwater Department, all of these issues are correctable and with correction, this project should be allowed to proceed forward.

3. Traffic Management that is favorable to health, safety, convenience, and the harmonious development of the community-

Findings: Staff finds that the traffic patterns created by this development are well separated based on their mode of transportation and that they encourage safe movement into, out of, and throughout the site in all regards.

4. Vehicular and pedestrian circulation on-site, with appropriate tie-ins to adjacent public circulation systems – Pedestrian connections will be made to existing sidewalks along S. Morristown Pike as well as Pennsy Trail. Vehicular connections will be made via S. Morristown Pike via 1 new entry and the relocation of a second existing entry. The existing entry was the private drive access to the golf course. The relocated version of that entry will connect to the remainder of the private drive to ensure continued access to the golf course through this development’s subdivision. The Traffic Impact Study, as required in the Annexation and PUD Zoning Ordinance, is being provided through coordination with INDOT’s ongoing study of the traffic at S. Morristown Pike and US 40. This is being overseen by the Engineering Department, and the completion of this study is a condition which must be met prior to Development Plan Approval.

Findings: Staff finds that the external pedestrian and vehicular connectors coupled with the internal pedestrian paths provide for adequate circulation with appropriate tie-ins for all modes of transportation into and through the site.

5. Compatibility of scale, materials, and style of improvements with the surrounding area. The style of the architecture of the buildings and structures proposed to be constructed shall be subject to the approval of the Plan Commission. The approval shall be based on the architectural style creating or continuing a unified design which will be in character and proper relationship to the surrounding areas.

Findings: Staff finds that the proposed development meets all specific and general requirements of the Design Standards, both in detail and in spirit, when coupled with the PUD’s modified Standards as compared to the current RM and general standards. Further, Staff finds that the proposed development ties in well and is compatible with the existing surrounding developments.



Staff Recommendation # 1: Approve the Detailed Unit Development Plan file dated **May 29, 2025** subject to the PUD Ordinance 2025.04 and following Conditions.

1. The Traffic Impact Study, as referenced in the Annexation and PUD Zoning Ordinance in Section IV. Statement of Commitments, shall be completed to the satisfaction of the City Engineer prior to final approval of this Development Plan.
2. A Final Release from each of the participating departments from Tech Review shall be received by the Planning Department prior to final approval of this Development Plan.
3. No Permits shall be issued from or on behalf of the City of Greenfield for work on this proposed development until Final Approval is given for this Development Plan.

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Staff Recommendation # 2: Approve the Primary Plat subject to the conditions as outlined in the Staff Report.

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Staff Recommendation # 3: Approve the Secondary Plat subject to the conditions as outlined in the staff report and following conditions:

1. All public improvements shall conform to the Public Improvements Design Manual. The design and installation of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
2. Subdivider shall complete all public improvements as required by a Subdivision Improvement Agreement between the Subdivider and the Board of Public Works and Safety, prior to recording the plat, or the applicant shall submit

surety on an approved form, in an amount equal to 110% of the cost of the uncompleted improvements at the time of plat recording.

3. Applicant shall provide a fully executed Subdivision Improvement Agreement utilizing the format set forth in section 155.079 of the UDO.
4. Applicant shall provide a fully executed Infrastructure Inspection and Fees Agreement utilizing the format set forth in section 155.079 of the UDO.
5. Applicant shall submit one electronic copy (tiff or pdf) of the recorded plat to the City Engineering Department, and electronic CAD and GIS shape files for incorporation into the city's records and Geographic Information System.
6. Addresses shall be assigned in accordance with Chapter 158, Greenfield Addressing Code and shall be recorded on the plat.
7. Water, Sewer, and Electric availability fees shall be paid prior to plat recording, where applicable.
8. Water, Sewer, and Power connection fees; recreational and road impact fees, if applicable; and building permit fees shall be paid at time of permitting.
9. A copy of the Declaration of Restrictions and Covenants for the Subdivision shall be provided for review with the Record Plat.