**Special Mosier Bluffs Construction Requirements**:

**NOTE  -**  an NFPA residential sprinkler system served by the requisite single water service will be required for a number of homes within this subdivision.  The water service pipe size to serve these systems shall be based on NFPA standards for combined residential sprinkler systems. Planning ahead of time for inclusion of the sprinkler system is more efficient that retrofitting a design or structure after the fact. Please contact the City and review the conditions approving phase II of this subdivision prior to beginning design work for any dwelling.  Early contact with the City will allow the land owner to confirm whether an integrated NFPA sprinkler system is required.  An integrated sprinkler system is always recommended and would provide greater protection than can be provided by the all volunteer fire department.

**NOTE  -**  Private accessways serving 2 or more lots are not intended for large vehicular

access; such as a fire truck. Addressing will be assigned from the public street and

special signage on the private drive will be necessary to identify the house

numbers served by each drive serving more than one dwelling.

**NOTE  -** The City has no responsibility for maintenance or improvement of the private

accessways. CC&Rs are required to address private accessway maintenance. The

Property owners using the accessways are ultimately responsible for maintenance,

repair, and improvement. No obstruction of the accessway or turnaround

easement area e.g. parking, fencing, signage, or storage of property is allowed.

 B- 12. Excavation and grading shall be done and structures located so that grades are resolved or retained as necessary to meet existing grade no closer than five feet from side and rear property lines. This set back shall be noted on the final plat.