

Proposed Special Exception Geotechnical Investigations and Testing Condition:

- (1) The applicant acknowledges and agrees that the applicant shall retain a professional engineer and professional geologist competent in geophysics and geologic testing.
- (2) The applicant and these professionals will coordinate with Apex Companies, LLC and City staff to develop a work plan for the geotechnical investigations and testing recommended in Apex's December 23, 2025, letter for Tara April, Tara Phoenicia, and Tara Forest West Phase 1. It is recognized that the work plan is addressing real property that is not the subject of this Special Exception and that this is a voluntary agreement by the applicant.
- (3) The applicant acknowledges and agrees that it will perform these geotechnical investigations and testing for the Tara April property prior to a hearing being scheduled for the Tara April Infrastructure Plan.
- (4) The applicant acknowledges and agrees that it will perform these geotechnical investigations and testing for the Tara Phoenicia property prior to a hearing being scheduled for the Tara Phoenicia Infrastructure Plan. Should the application for the Tara Phoenicia Infrastructure Plan not proceed, the applicant shall not be required to perform these geotechnical investigations and testing for the Tara Phoenicia property.
- (5) The applicant acknowledges and agrees that it will perform these geotechnical investigations and testing for the Tara Forest West Phase 1 property prior to approval of the Tara Forest West Phase 1 Construction Plans. Should the application for the Tara Forest West Phase 1 Construction Plans not proceed, the applicant shall not be required to perform these geotechnical investigations and testing for the Tara Forest West Phase 1 property.
- (6) The applicant acknowledges and agrees that these geotechnical investigations and testing conducted for Tara April shall be provided to the Applicant's professional stormwater engineer(s) prior to construction of the Tara April stormwater management facilities. Should the stormwater engineer determine that the results of these geotechnical investigations and testing require redesign of the stormwater management facilities for Tara April, the stormwater engineer shall redesign the facilities accordingly.