



Town Manager and the sale of lots or units or occupancy of any lot or unit within this subdivision shall be prohibited until an acceptable performance guarantee for Phase 1 and Phase 2 is established with the Town of Wells.

- A. A performance guarantee of the estimated construction cost +10% shall be established prior to the start of construction for each phase of development proposed for construction.
- B. No sale of a lot or occupancy permit shall be granted until the road is completed to the level of base course of pavement and drainage systems and utilities are complete for each phase covered by the performance guarantee, except that one temporary occupancy permit may be granted limited to the use as a sales model unit/office.
- C. The performance guarantee may be reduced during construction commensurate with completed improvements for which the release is being requested as determined by the Town Engineer.

- 29 - Specified oak tree on Lot 31 shall not be removed. A covenant and restriction shall be included in the deed to Lot 31 stating the same.
- 30 - All houses shall have DEP Roof Dripline Filters installed as detailed on the Subdivision Plans and referenced in the individual lot deeds as part of the DEP Stormwater Management Plan for the project.
- 31 - Portions of Lots 27, 28, 29, 30, and Open Space Parcel 4 are subject to deeded DEP Forested Stormwater Buffers as shown on this Plan. Said buffers shall be permanently pinned in the field by a licensed land surveyor and capped with buffer identification prior to any construction on said lots and Parcel 4. Formal deed covenants and restrictions shall be recorded in the YCRD for the referenced stormwater buffers.
- 32 - MDIFW recommended stream buffer of 100 feet allows for certain activities including stormwater underdrained soil filters and outlets to be closer than 100 feet. Refer to engineering plan for specific approved activities.
- 33 - A FEMA Letter Of Map Amendment or Revision (LOMA or LOMR) will be required to adjust the 100 year flood zone. A flood plain elevation and location as shown on FIRM Map #2301580010D shall be done for the entire property prior to a building permit being issued on a lot currently depicted as being in the flood zone or within the proposed flood zone. Principal structures will be constructed with their lowest floor, including the basement, at least one foot above the one hundred-year flood elevation.
- 34 - Septic system easements to allow for grading and placement of subsurface

REQU
MIN LOT SIZE (SF)
MAX. DENSITY (DU/SF NET FRONTAGE (FT)
MAX. LOT COVERAGE
MAX. BLDG. HT. (FT)
MAX IMPERVIOUS AREA-CLU
MIN. STRUCTURE SETBACKS
A. SETBACK TO ANY LOT LI
B. SETBACK TO LOT LINE A
C. SETBACK TO LOT LINE A
D. SETBACK TO LOT LINE A
SZ-STRUCTURE & PARKING
SZ-NO LOTS ALLOWED IN S
OPEN SPACE (CLUSTER ON
LOT COV
LESS 15% I
DENSI
NOTES: (1). ZONING S.145.49.C(4.) ABSTRACT PROPERTIES