

- A plot plan prepared by a PLS or PE shall be provided for each structure upon submission of a building permit to the CEO depicting the house, driveway, setbacks, , septic system, well, buffers, if applicable.
- Project is subject to a MDEP Stormwater Management Permit #L-28912-NJ-A-N dated 3-25-2021.
- No-cut buffers shall be maintained. Signs shall be posted prior to the issuance of a building permit every 100 feet indicated the existing vegetation within 50' of the lot boundaries shall be maintained.
- Transformer locations may vary and do not require a subdivision amendment for relocation.
- Fire Pond and dry hydrant shall be operational prior to the conveyance of a lot or issuance of a certificate of occupancy. Operational means the pond, well, utilities and hydrant are completed and tested by the Wells Fire Department, the fire pond access easement reservation in the deed to the Town is reviewed, accepted and conveyed to the Town and recorded at the YCRD; and written certification by a PE is provided concluding the fire pond exceeds 30,000 gallons of useable gallons (see sheets 9, 10 and 12 for pond details). All lots shall be permitted to construct residential sprinkler systems instead of utilizing the fire pond.
- The Developer or Homeowners Association is responsible for the following:
 - Road maintenance, repair, plowing, pavement, etc.
 - Stormwater system maintenance and repair, ponds, swales, culverts, mowing, access, inspections, MDEP reporting, buffers, etc.
 - Fire Pond and dry hydrant maintenance and repair, hydrant on Audrey Circle, plowing, pond volume, pond intake, signage, protection, electrical service, well etc.
- Performance Guarantees shall be established by the developer prior to the start of construction or conveyance of a lot. The Performance Guarantee shall be established in the form of cash escrow for the following:
 - Third party construction inspections/monitoring
 - Soil disturbance and site stabilizations based on \$3,500 per acre
 - Monumentation
 - As-built plan survey prepared by a PLS or PE depicting roadways, stormwater systems, and utilities prior to the issuance of the final occupancy permit.
- Prior to the issuance of a Building Permit gravel road base, underground utilities, drainage systems, street and stop signs, buffer signage and monumentation shall be installed.
- Prior to the conveyance of a lot the owner shall convey the Open Space to the Town of Wells, after approval by the Board of Selectmen.
- Prior to the issuance of a final occupancy permit the finish course of pavement shall be installed and a final as-built plan to be provided to the Town of Wells.
- Prior to the issuance of an Occupancy Permit base pavement shall be installed and cash escrow established with the Town to cover the cost of all incomplete requirements plus 10%.