

**Parker Ridge Subdivision
Sheet 1 (4/20/2022)**

11. Fire Protection:

- a. Per 5-7-2012 Parker Ridge Subdivision approval, the Ell Pond dry hydrant satisfied the fire protection of lots 6-1, 6-2 and 6-3.
- b. Per 5-7-2012 Parker Ridge Subdivision approval, the development on Lot 6 (6-4) required a fire pond with dry hydrant to be constructed on Lot 6. In 2014 the fire pond with dry hydrant was constructed. A letter from Dean Lessard, PE dated 10/1/14 confirmed the pond provided a minimum of 30,000 useable gallons of water.
- c. The expansion of the fire pond to 2.4 acres with 1,492, 625 useable gallons of water (see sheet C2.1) and relocation of the dry hydrant, shall satisfy the on-site fire protection needs of all 16 lots/dwelling units within the Parker Ridge Subdivision. (See plan note 27 for requirements)
- d. The existing dry hydrant shall remain operational until it is relocated as shown (see sheet C2.1). The new dry hydrant location shall allow fire truck access to the hydrant from Parker Ridge Drive via a designated pull-off area that shall be striped and designated with a "No Parking/ Fire Lane" sign.

23. Existing trees and shrubs and any new plantings or growth in the designated "No-Cut Buffer" areas shall remain undisturbed except for the following:

- a. Lot 6-4 50 foot wide "No-cut Buffer" to be maintained as existing trees and existing lawn.
- b. Minimal cutting and trimming required for any walking trails, see detail on sheet C3.2, plan reference 17.
- c. Dead, diseased or dying trees may be removed with Town Engineer review and written approval. Softwoods that present a danger to person or property from falling may be cut. The Town Engineer may require an assessment from a certified arborist supporting the removal of the tree(s). If a tree is removed, a 3" (minimum) caliper shade tree replacement shall be installed.
- d. "No-cut Buffer" signs shall be posted at 50 foot intervals along the buffer edge crossing lots 6-12 and 6-13 and along the existing tree line of Lot 6-4.

27. The fire pond and relocated dry hydrant shall be completed and operational prior to the issuance of any occupancy permit within the subdivision. Operational means the pond is constructed per sheet C2.1, pond gauge and hydrant are completed and tested by the Wells Fire Department, the fire suppression easement deed is reviewed and accepted by the Town and recorded at the YCRD by the developer. All lots are permitted to construct residential sprinkler systems instead of utilizing the fire pond, but sprinkler system installation does not supersede the fire pond completion requirements.

Parker Ridge Subdivision
Sheet 1 (4/20/2022)

29. Prior to the issuance of the 11th occupancy for dwellings constructed on lots 6-4 to 6-16, the following conditions shall be met:
 - a. Excess materials excavated from the pond construction shall be removed from the subdivision. (See also note 2, on sheet 2)
 - b. Remaining Open Space and former stockpile areas shall be graded, loamed and seeded sufficiently to establish grass growth or other significant vegetated ground cover.
 - c. An as-built plan prepared by a PLS shall be provided depicting the roadway, drainage, fire pond, dry hydrant, public trails, lot Monumentation and utility related construction work.
 - d. Trails shall be established, trail boulders installed, and trail signage installed.
30. Prior to the issuance of any certificate of occupancy, cash escrow shall be provided to the Town in an amount to cover the cost to complete all incomplete items, plus a 10% contingency. Prior to the issuance of the 12th occupancy permit for dwellings constructed on lots 6-4 to 6-16, the finish course of pavement shall be installed.
32. The sale of a lot or dwelling unit is prohibited until base course of pavement is installed (202-11B(7)).
33. The driveway for lot 6-4 shall be relocated prior to the issuance of any building permit in the subdivision.
34. Prior to any construction activity at the site (including but not limited to soil disturbance/ earthwork/ utility related work, but excepting the removal of the designated 14,000 CY stockpile of loam) the owner/developer shall participate in a pre-construction meeting with the Town and other regulatory officials to review the project's construction considerations.