

River Landing – recommended notes 4/22/22

31. Prior to a building permit being issued on Lot 12, the sight distances per note 18 and Sheet C7 shall be achieved.

32. Prior to the conveyance of lots 1 through 11, base course of pavement shall be installed.

33. Prior to the issuance of any occupancy permit, an updated cost estimate plus 10% of any incomplete construction items shall be provided to the Town with a corresponding cash escrow deposit.

34. Prior to the issuance of the 10th occupancy permit, the as-built plan shall be provided by the developer, finish course of pavement shall be installed, and the Open Space and Dagmar Drive shall be conveyed to the Homeowner's Association.

35. Parking along Tatnic Road and Dagmar Drive is prohibited. Driveways for lots 1 through 12 shall provide on-site vehicle turnarounds so that vehicles do not backout onto the roadways.

36. The developer and Homeowners' Association shall retain a drainage easement across Lots 8, 9, 10 and 11 in the locations of the existing wetlands.