

12. ...SEPTIC SYSTEM LOCATIONS DEPICTED ON SHEETS CS102 AND CU101 MAY DEVIATE UP TO 10 FEET HORIZONTALLY WITH WRITTEN APPROVAL....

14. ELECTRIC, TELEPHONE AND CABLE TV SHALL BE INSTALLED IN ACCORDANCE WITH CMP, CONSOLIDATED COMMUNICATIONS AND SPECTRUM REQUIREMENTS RESPECTIVELY. UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO THE INSTALLATION OF FINAL GRAVEL BASE OF LANEY LANE, EXCEPT LOT 17 IS PERMITTED TO HAVE OVERHEAD UTILITY CONNECTION TO EXISTING POLE LOCATED ON THE NORTH SIDE OF QUARRY ROAD.

19. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. PUBLIC PARKING WITHIN THE 50-FOOT RIGHT OF WAY WITHIN THE OPEN SPACE IS ALLOWED WITHOUT TRIGGERING A SUBDIVISION AMENDMENT. OPEN SPACE SHALL BE USED FOR PASSIVE RECREATION USE. NO CLEARING OF VEGETATION WITHIN OPEN SPACE IS PERMITTED EXCEPT FOR MAINTENANCE OF THE 50' WIDE RESERVED COMMON ROW, INSTALLATION OF SEPTIC SYSTEM ON LOT 17, AND INSTALLATION AND MAINTENANCE OF STORMWATER PONDS AND WOODED BUFFERS. 40" OAK TREE SHALL BE MAINTAINED WITHIN OPEN SPACE/LOT 2.

21. ...REMAIN UNDISTURBED EXCEPT IN THE 50' WIDE ROW AREAS AND FOR LOT 17 SEPTIC SYSTEM.

23. NO ACCESSORY DWELLING UNITS ARE ALLOWED IN THE SUBDIVISION.

24. EXISTING QUARRY ROAD ENTRANCE TO BE USED DURING INFRASTRUCTURE CONSTRUCTION.

25. ALL DRIVEWAYS SHALL BE DESIGNED TO COMPLY WITH CHAPTER 201. DRIVEWAYS MUST PROVIDE AN ON-SITE TURNAROUND SO VEHICLES ARE NOT BACKING OUT INTO ROADWAYS. PARKING ALONG MINUTEMAN DRIVE, QUARRY ROAD AND LANEY LANE IS PROHIBITED. THE DRIVEWAY FOR LOT 17 SHALL BE LOCATED OFF QUARRY ROAD. ALL OTHER DRIVEWAYS SHALL BE LOCATED OFF LANEY LANE. ALL DRIVEWAYS SHALL HAVE 12' DRIVEWAY CULVERTS INSTALLED, EXCEPT LOTS 4, 10 AND 13 WHICH ARE OPTIONAL BASED ON GRADING.

26. WETLAND LIMITS SHALL BE IDENTIFIED WITH NO-CUT/NO-DISTURB SIGNS ON LOT 17 PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR LOT 17.

27. NO-CUT SIGNAGE TO BE ADDED EVERY 50 FEET AS DEPICTED ON SHEET 4 TO ENSURE THE NO-CUT BUFFERS ARE NOT DISTURBED.

28. THE ADDITION OF EASEMENT FOR TRANSFORMERS DOES NOT REQUIRE AN AMENDMENT TO THIS PLAN.

29. PRIOR TO THE START OF CONSTRUCTION (SITE DISTURBANCE) THE DEVELOPER SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH TOWN OFFICIALS.

30. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT AND PRIOR TO THE START OF CONSTRUCTION (SITE DISTURBANCE) THE FOLLOWING SHALL BE COMPLETED:

A. A PLOT PLAN PREPARED BY A LICENSED LAND SURVEYOR OR ENGINEER SHALL BE PROVIDED FOR EACH CLUSTER LOT UPON THE SUBMISSION OF A BUILDING PERMIT TO THE CEO DEPICTING THE HOUSE, WELL, DRIVEWAY, DRIVEWAY CULVERT, DRIVEWAY TURNAROUND, SEPTIC AND RESERVE SETPIC LOCATIONS, SETBACKS, BUFFERS,

MONUMENTS, WETLANDS AND NO-CUT SIGNAGE AS APPLICABLE, IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN.

B. THE PLOT PLAN SHALL BE A PORTION OF SUBDIVISION SHEET 4 PRODUCED TO SCALE. APPROVED STRUCTURE LOCATIONS AND PROPOSED STRUCTURE LOCATIONS SHALL BE DEPICTED. STRUCTURE LOCATIONS MAY REQUIRE A PLS TO LAYOUT THE FOOTPRINT.

C. NO-CUT/ NO-DISTURB SIGNAGE FOR BUFFERS AND WETLANDS SHALL BE INSTALLED.

D. LANEY LANE STREET SIGN AND A STOP SIGN SHALL BE INSTALLED FOR LOTS 1 TO 16.

E. 6' TALL SOLID VISUAL SCREEN FENCING SHALL BE INSTALLED ON BOTH SIDES OF LANEY LANE ROW A DISTANCE OF 40 LINEAR FEET FOR LTOS 1 TO 16.

31. THE PLACEMENT OF ANY STRUCTURE WITHIN A FOUNDATION SHALL REQUIRE THE LAYOUT OF A PLS OR PE IF CLOSER THAN 5 FEET FROM A SETBACK. BUILDING AND DRIVEWAY PLACEMENTS SHOWN HEREON ARE CONCEPTUAL AND SUBJECT TO CHANGE, EXCEPT THE HOUSE LOCATION AND DRIVEWAY FOR LOT 17 MAY NOT CHANGE AND SHALL BE CONSTRUCTED AS SHOWN DUE TO DRAINAGE, WETLAND, BUFFER, SETBACK AND SIGHT DISTANCE RESTRICTIONS.

32. PERFORMANCE GUARANTEES SHALL BE ESTABLISHED BY THE DEVELOPER PRIOR TO THE START OF CONSTRUCTION OR THE CONVEYANCE OF ANY LOT, EXCEPT FOR LOT 17. GUARANTEES SHALL BE PROVIDED TO THE TOWN PRIOR TO OR AT THE TIME OF THE PRE-CONSTRUCTION MEETING. THE PERFORMANCE GUARANTEE TO BE ESTABLISHED SHALL BE IN THE FORM OF CASH ESCROW FOR THE FOLLOWING ITEMS:

A. THIRD PARTY CONSTRUCTION MONITORING/INSPECTIONS.

B. SOIL DISTURBANCE AND SITE STABILIZATION BASED ON \$3,500 PER ACRE OF DISTURBED AREA.

C. MONUMENTATION

D. AS-BUILT SURVEY PREPARED BY A PLS OR PE DEPICTING THE ROADWAY, STORMWATER SYSTEMS, EASEMENTS, ROWS, BUFFERS, WETLANDS, MONUMENTATION AND UTILITIES.

33. PRIOR TO THE ISSUANCE OF A 15TH CERTIFICATE OF OCCUPANCY THE FINISH COURSE OF PAVEMENT SHALL BE INSTALLED.

34. PRIOR TO THE ISSUANCE OF A 15TH CERTIFICATE OF OCCUPANCY IN THE SUBDIVISION THE AS-BUILT PLAN SHALL BE PROVIDED TO THE TOWN.

35. PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, EXCEPT FOR LOT 17, THE DEVELOPER SHALL SUPPLY AN UPDATED COST ESTIMATE (PLUS 10% CONTINGENCY) AND ESCROW FOR THE FINISH COURSE OF PAVEMENT AND ALL STORMWATER SYSTEMS TO BE INSTALLED AND STABLE.

36. THE SALE OF ANY UNIT OR LOT OR ISUANCE OF AN OCCUPANCY PERMIT, EXCEPT LOT 17, IS PROHIBITED UNTIL LANEY LANE IS CONSTRUCTED TO BASE COURSE OF PAVEMENT PER 202-11B(7).

37. ALL CONSTRUCTION DEBRIS SHALL BE COLLECTED IN A TEMPORARY DUMPSTER AND REMOVED FROM THE SITE BY A LICENSED PRIVATE VENDOR AND DISPOSED OF AT A LICENSED DISPOSAL FACILITY.

38. THE OPERATION OF MINERAL EXTRACTION USE ON THE PROPERTY IS PROHIBITED. SEE SHEET 7, SITE RESTORATION PLAN.

39. PRIOR TO CONVEYANCE OR OCCUPANCY OF LOT 17, A 20 FOOT WIDE DRAINAGE EASEMENT SHALL BE CONVEYED TO THE TOWN.

SITE RESTORATION PLAN NOTES:

1. ALL EXISTING UNVEGETATED AREAS IN THE OPEN SPACE, OR IN AREAS OF STOCKPILE REMOVAL, SHALL BE COVERED WITH TOPSOIL/ LOAM AND SEEDED.
2. CRUSHING OF MATERIALS IS PROHIBITED.
3. UPON INSTALLATION OF TOPSOIL, SEEDING AND ESTABLISHED STABLE VEGETATION/GROUND COVER, NO FURTHER DISTURBANCE OF SOIL SHALL OCCUR.