

CONDITIONS OF APPROVAL OF THE WELLINGTON TRACE PLAT,
TOWN OF BRISTOL, DANE COUNTY, WISCONSIN

The Town Board of the Town of Bristol, acting pursuant to sec. 236.11 (1)(a), Wis. Stats., has given preliminary and conditional approval to the Plat of Wellington Trace Subdivision, subject to the terms and conditions herein:

As used in these Conditions, the terms –

“County” means Dane County, Wisconsin.

“Developer” means _____, LLC.

“Town” means the Town of Bristol, Dane County, Wisconsin.

The “Plat” means the proposed Plat of Wellington Trace Subdivision of the Town of Bristol, prepared by Vierbicher Associates as Project 160410, together with the Stormwater Management Report, Erosion Control Report and all other material documents.

1. Dedications and Restrictions On The Plat.
 - A. Outlot 1 shall have an easement which restricts that land to be used for stormwater management and open space purposes.
 - B. The Plat shall indicate that there is no access to Bird Street or Egge Road from any of the lots which abut these Roads.
 - C. The Plat shall indicate the no permanent structures may be constructed within 20 feet of the right of way of Bird Street or Egge Road.
 - D. The Plat shall identify the minimum elevation at which the bottom of the basement of each home shall be located, which shall be at least 3 feet above the measured elevation of groundwater.
2. The Developer shall execute a Developer’s Agreement in a form approved by the Town. The Agreement shall include the following provisions:
 - a. The Developer shall execute a hold-harmless and indemnification agreement in favor of the Town as to liability for the design of the Plat and its features, including but not limited to surface and subsurface water, and, water in basements.
 - b. The developer shall use its best efforts to assure that the finished landscaping of the 25 foot area surrounding each house has a slope of at least 4 percent leading away from the house.
 - c. The Developer shall provide the subdivision covenants for review by the Town prior to the recording of the covenants. The covenants shall provide that the Town has the right to enter the land included in the subdivision to maintain

surface water management structures if the lot owners or Developer fail to do so after reasonable notice.

- d. The Developer shall submit a proposed design for the entrance of the subdivision for design review by the Town and may not construct the entrance or related signage or features without approval of the Town.
- e. The Town shall have the right to approve the design and location of any streetlights installed in the subdivision.
- f. The streets shall be constructed with 24 inch ribbon curb, including along Egge Road and Bird Street.
- g. Fill being moved onto the subdivision property shall be moved when the roads are frozen.
- h. The developer shall create a temporary construction entrance from Bird Street and shall assure that construction traffic does not use Scottish Highlands roads.
- i. The developer shall construct a bypass lane on the northbound lane of Bird Street opposite the Aubrey Mews entrance to the subdivision.
- j. All roads shall be built with 16 inches of base and 4 inches of asphalt applied in two lifts of 2 inches each.
- k. The Plat shall comply with all requirements of the Dane County Land Division ordinance and the Town Land Division ordinance, as well as all other applicable development standards.