

1. The applicant shall install and maintain a meter on the well head to monitor water consumption. Prior to installation, the model of the meter shall be subject to approval by the Zoning Administrator in conjunction with the County Engineer. Results of daily water consumption shall be made available within forty-eight (48) hours of a request from the Zoning Administrator.
2. Water consumption from all wells on site shall not exceed one thousand six hundred twenty-five (1,625) gallons per day in the aggregate.
3. The applicant shall install and maintain a tamper-proof, flow restriction device limiting water flow to not more than one thousand six hundred twenty-five (1,625) gallons per day. Prior to installation, the model of the flow restriction device shall be subject to approval by the Zoning Administrator in conjunction with the County Engineer.
4. The gross first floor building square footage shall not exceed 13,600 square feet and the gross second floor building square footage shall not exceed 11,000 square feet. Porch roofs are not counted in these square footage limitations.
5. The convenience store shall not operate between 12:30 a.m. and 4:30 a.m. each day; provided that the fuel pumps may remain operational at all times.
6. There shall be no more than nine (9) fuel pump stations of which seven (7) are limited to serve only two (2) vehicles at any time, one (1) pump station is for off-road fuel that serves only one customer at any time, and one (1) pump station is for kerosene that serves only one customer at any time.
7. If rainwater is collected from roof tops of the pump station canopies or the building, it shall be stored in a lined underground storage tank and utilized for on -site landscaping purposes only.
8. Except for vehicles of customers of the automobile repair shop awaiting repair or to be picked up by a customer after the vehicle has been repaired, overnight customer parking on-site shall not be permitted between the hours of 12:30 a.m. and 4:30 a.m. The applicant shall post signs stating that no such overnight parking in such places designated by the Site Plan Agent as a condition of final site plan approval.
9. Development of the site shall be in general accord with the submitted concept plan dated ~~February 25, 2016~~ September 26, 2016. Permitted modifications may include those required by the Architectural Review Board, those necessary to satisfy the conditions of this special use permit, and additional landscaping /screening approved by the Site Plan Agent.
10. The automobile repair shop shall not operate between 10:00 p.m. each day and 4:30 a.m. the following day.
11. No building permit for the expansion of the existing (front) building shall be issued until the water usage for the existing building and the new rear building has been confirmed to be less than 80% of 1,625 gallons per day (1,300 gallons per day). Confirmation will be made by submission to the Zoning Administrator of meter reading data for a minimum

of 6 consecutive months after a certificate of occupancy has been issued by the building official for the new (rear) building.