

Limits of Special Use Permit:

a) This special use permit application is limited to the 25 (+/-) acres delineated on this sheet as Parcel 60-68 (proposed). A boundary line adjustment plat is included with this application to create the 25-acre contiguous parcel.

Landscaping along Barracks Road Frontage shall include the following:

a) Large shade trees shall be planted parallel to the Entrance Corridor Street. Such trees shall be at least 3 1/2" caliper (measured 6" above the ground) and shall be of a plant species common to the area. Such trees, where not currently existing on the site, shall be located at least 35 feet on center.

b) Flowering ornamental trees of a species common to the area shall be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.

c) A three or four board fence or a low stone wall, typical of the area, may align the frontage of the Entrance Corridor street.

d) An area of sufficient width to accommodate the foregoing plantings and fencing shall be reserved parallel to Barracks Road, and exclusive of the road right-of-way and utility easements.

Buildings:

a) The maximum square footage (footprint) for the entire site is 30,000 sf.

b) The maximum square footage (footprint) for any individual building is 12,000 sf.

c) Maximum building height is 35 ft. in accordance with Section 10.4 of the Zoning Ordinance.

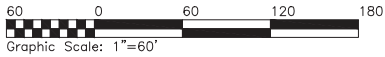
d) The proposed picnic pavilion shall be located as close to the treeline (and away from the existing pond) as possible. No fill shall be placed within the 100' stream buffer.

Tree Buffer / Preservation Areas:

a) The area labeled tree buffer area "A" shall include supplemental plantings to provide the equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs.

b) Existing trees over 4" in diameter shall not be removed in the area labeled tree buffer area "B". Any trees over 6" in diameter that might require removal for the installation of a drainfield shall be replanted, in the ratio of two new trees per one tree removed, in the same location to provide a buffer for adjoining land owners.

c) The equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs shall be planted in the area labeled as tree buffer area "C".



GENERAL CONDITIONS OF DEVELOPMENT	
Reg. #	Date
1	07/15/16
2	06/06/16
3	06/06/16
4	08/01/16
5	10/27/16