

Zoning Board of Appeals Conditions Case No. 8022
Exhibit "A-1"
Modified by ZBA from Staff Report on January 24, 2017

1. The PUD Final Plan shall be constructed in substantial conformance with the approved PUD Preliminary Plan and the conditions approved by the County Board for the PUD Preliminary Plan.
2. Any future expansion of the business shall be reviewed as part of the site capacity and site plan review process and shall be limited to 152,000 square feet of impervious surface and 114,000 square feet of floor area, based a net site area of 5.06 acres (220,414 square feet). Any planned expansion of impervious surface shall be located easterly of the southernmost driveway currently serving the caretakers residence.
3. Any reforestation materials removed as part of the future expansion of the property, shall be replaced with plant materials consistent with the approved Landscape Plan submitted with the PUD Final Plan.
4. Bulk and Density Standards
 - (1) Street Yard Setback
 - (a) ~~30~~ 50 feet for residences and accessory buildings
 - (2) Rear Yard Setback
 - (a) 0 feet for block walls
 - ~~(b) 0 feet bulk storage stockpiles~~
 - (3) Side Yard Setback
 - (a) 20 feet for accessory buildings and non-conforming residence
 - (b) 10 feet for caretaker's residence and maintenance shop
 - (c) 0 feet for block walls
 - (d) 0 feet for bulk storage stockpiles
 - (4) Height
 - ~~(a) 8 feet block walls~~ Perimeter walls surrounding the temporary stockpile area and recycled aggregate material area shall not exceed 12 feet in height.
 - ~~(b) 16~~ 25 feet bulk storage stockpiles and recycled aggregate storage area
 - ~~(c) 20 feet recycled aggregate storage~~
5. Bulk storage and stockpiled materials shall not be subject to side and rear yard setbacks, provided they are confined to the area designated on the PUD Preliminary Plan and buffered by either block walls or earthen berms containing landscaping consisting of 2 plant units.
6. Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m. Monday – Friday and 8:00 a.m. to 6:00 p.m. Saturday and Sunday. Hours of operation will be

reviewed by the Planning Director at the time of future expansion and may be adjusted if reasonably warranted by area conditions.

7. All internal roads shall be maintained in a dust-free condition. Barberry Lane shall be monitored daily and kept free of dust, dirt, mud and other debris by the end of each work day. The ingress and egress drive from the site shall be paved with a surface of asphalt or concrete for a distance of at least 50 feet from the right-of-way of the public road from which access is taken. Provisions shall also be made to remove dust, dirt, mud, or other debris from the vehicles before they leave the site.
8. All site development improvements, including construction and stabilization of the detention basin, shall be completed no later than June 15, 2017. As-built record drawings shall be submitted to staff for review and approval no later than July 1, 2017. Any remedial corrections must be completed and verified no later than October 1, 2017.
9. All landscaping shall be installed no later than November 1, 2017.
10. The site shall be subject to annual monitoring inspections which have an associated administrative fee. The Director of the Planning, Building and Development Department may modify the frequency of monitoring inspections, as determined to be appropriate.
11. A performance assurance in the amount of \$294,281 shall be provided in acceptable form to assure the completion of stormwater management and landscape improvements prior to the issuance of a Site Development Permit for the project.