

IN RE: Glade Holdings, Inc. (P02-11-SUR)

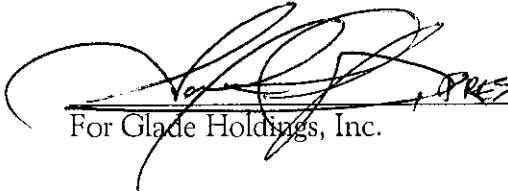
List of Conditions

1. Must Be Satisfied Prior to Issuance of Special Use Permit:

None.

2. May Be Attached to Special Use Permit and Satisfied Prior to Issuance of a Zoning Compliance Permit:

- (1) No development activities shall take place on the site prior to approval of final plans for the project which shall comply with approved preliminary plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Zoning Ordinance.
- (2) Final plans for the project must include the following:
 - (A) A lighting plan for the project demonstrating that lighting will be installed in accordance with Section 6-17-4 of the Zoning Ordinance;
 - (B) A stormwater management plan meeting the requirements of Section 6-21 of the Zoning Ordinance [the applicant is advised that failure to meet stormwater requirements will mean that the project can not be developed pursuant to the preliminary site plan approval];
 - (C) A landscape plan indicating compliance with Article XV, Buffering, Screening, and Landscaping;
 - (D) A letter from the State Erosion and Sedimentation Control Office indicating plans have been filed and approved.
 - (E) A site plan meeting the development standards requirement for CMU District as contained in Section 5-20 of the Zoning ordinance.
 - (F) The dedication of a greenway easement along Wash Creek, at which time the easement segment is needed to connect to an adjoining segment either to the north or south of the development parcel.
- (3) The applicant shall comply with all relevant provisions of the Flood Damage Prevention Ordinance including obtaining a no-rise certificate



For Glade Holdings, Inc.