

Z-14-91 Ray Road, west side, north side of Barton's Landing Road, being Parcel 672, Tax Map 349, rezoned to Residential-15 Conditional Use and Conservation Buffer Conditional Use District

Conditions:

1. There shall be an undisturbed buffer along the entire Ray Road frontage of the tract. The depth of the buffer shall be 180 feet from the existing centerline of Ray Road. No building, parking areas or land disturbing activities of any type will be allowed within the buffer except as follows:

- a. At his option the developer may remove any dead, dying or diseased plant material.
- b. At his option the developer may selectively clear or thin small understory vegetation not exceeding 1 1/2" caliper provided that ornamental planting be installed in any area cleared or thinned.
- c. At his option the developer may build a decorative fence along the right-of-way of Ray Road and Barton's Landing Road. Any such decorative fence and the land disturbing activities associated with it will be limited to an area 25' in width from the street right-of-way. Any and all clearing necessary for the purpose of constructing the decorative fence will be allowed.

2. No driveway which allows for left turning movements from the tract onto Barton's Landing Road will be allowed closer than 475' as measured along the centerline of Barton's Landing Road from the centerline of Ray Road to the centerline for the driveway.

3. No driveway or vehicular access of any kind directly from or located on Ray Road will be allowed.

4. The developer will dedicate to the City additional right-of-way sufficient to provide for 40' of right-of-way from the centerline of Ray Road.