C. A MINIMUM 50 FOOT WIDE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE’S

C. THE TWO NEW ATHLETIC FIELDS TO BE LOCATED WITHIN THE OUTDOOR RECREATION ENVELOPE ON

C. A PORTION OF THE EASEMENT WILL BE LOCATED WITHIN A PORTION OF THE MINIMUM 50 FOOT WIDE

D. PEDESTRIAN ACCESS FROM THE PARKING LOT ON THE SITE TO THE TWO NEW ATHLETIC FIELDS TO

4. DIMENSIONAL STANDARDS

3. MAXIMUM GROSS FLOOR AREA

THE SITE MAY ONLY BE DEVOTED TO A YOUNG MEN’S CHRISTIAN ASSOCIATION FACILITY (OR A

D. THE HOURS OF OPERATION FOR THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE

B. THE OUTDOOR ATHLETIC FIELD LIGHTING FIXTURES TO BE INSTALLED TO ILLUMINATE THE TWO

B. VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS

B. THE SITE SHALL COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE ORDINANCE. TREE

B. THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.

F. APPLICANT SHALL INSTALL A MINIMUM 6 FOOT TALL, BLACK, VINYL COATED, CHAIN LINK FENCE

F. THE EXISTING, NORTHERNMOST VEHICULAR ACCESS POINT ON WEDDINGTON ROAD FOR THE SITE

D. APPLICANT SHALL DESIGNATE AND RESERVE A MINIMUM OF 25 PARKING SPACES THAT ARE

D. IN THOSE AREAS OF THE 50 FOOT WIDE BUFFER WHERE THE EXISTING TREES AND SHRUBS DO NOT

D. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS INTENDED TO REFLECT THE

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT

A. ATTACHED HERETO ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE

A. A MAXIMUM OF 82,000 SQUARE FEET OF TOTAL HEATED GROSS FLOOR AREA MAY BE LOCATED ON

THE TERMS OF SECTION 11 BELOW, THIS MINIMUM 50 FOOT WIDE BUFFER SHALL REMAIN

ACCORDINGLY, THE PROPOSED BUILDING

SHRUBS WITHIN THIS MINIMUM 50 FOOT WIDE BUFFER. ADDITIONALLY, PORTIONS OF THIS

THE PRECISE LOCATION AND WIDTH OF THE EASEMENT WITHIN THE EASEMENT AREA

MULTI-USE PATH AND THE PUBLIC USE THEREOF.

THE AGREEMENT GRANTING AND CONVEYING THE EASEMENT TO THE TOWN SHALL

THE TOWN WILL BE RESPONSIBLE FOR ALL COSTS AND EXPENSES RELATING TO THE

THE TOWN WILL ASSUME ALL LIABILITY ARISING OUT OF OR RELATED TO THE

THE TOWN IS PROMPTLY NOTIFIED OF THE REQUEST TO INSTALL THE REPLACEMENT MULTI-USE PATH.

MULTI-USE PATH WILL IMPACT ANY EXISTING PARKING AREAS LOCATED ON THE SITE.

ANY FUTURE DEVELOPMENT THEREOF.