



1. OBSTRUCTIONS WITHIN SIGHT TRIANGLES. WITHIN THE SIGHT TRIANGLE AREA, NO BUILDING, TREE, HEDGE OR OTHER OBSTRUCTION TO VISIBILITY SHALL BE PERMITTED, FROM CURB TO HEIGHT TO A MINIMUM HEIGHT OF 12 FEET, WITH THE FOLLOWING EXCEPTIONS:
  - a. ONE PRIVATE SIGN POST, PROVIDED THAT THE POST DOES NOT EXCEED ONE FOOT SQUARE OR DIAMETER AND THE SIGN ITSELF IS ABOVE THE MINIMUM HEIGHT LIMIT.
  - b. ONE SIDE DRIVE, PROVIDED THAT AS THE TREE GROWS, THE LOWER BRANCHES ARE KEPT PRUNED TO THE MINIMUM HEIGHT LIMIT.
  - c. EXISTING SHADE TREES, PROVIDED THAT THE LOWER BRANCHES ARE KEPT PRUNED UP TO THE MINIMUM HEIGHT LIMIT AND THE ARRANGEMENT OF TREES DOES NOT IMPEDE ADEQUATE VISIBILITY.
2. THE PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS:
  - a. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH COVERS AN AREA TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED MATERIALS OF AN IMPERVIOUS NATURE OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY THE OWNER.
  - b. DURING REGRADING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT CARRIED ON IN CONJUNCTION WITH ON-SITE CONSTRUCTION, EXCESS TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER (AT LEAST EIGHT INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.
3. ALL ACTIVITIES SHALL BE PERFORMED WITHIN AND ENCLOSED BUILDING, EXCEPT THOSE ACTIVITIES PERFORMED AT FUEL OR AIR PUMPS.
4. ALL AUTO PARTS AND OTHER STORAGE SHALL BE KEPT WITH AN ENCLOSED BUILDING.
5. ALL GASOLINE PUMPS AND ABOVEGROUND FUEL TANKS SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE ULTIMATE/FUTURE STREET RIGHT-OF-WAY.
6. NO PAINT SPRAYING OR BODY OR FRAMEWORK SHALL BE PERMITTED.
7. INDIVIDUAL PARCELS OR LOTS WHICH MAY BE CREATED IN A DEVELOPMENT IN THIS DISTRICT MAY BE TRANSFERRED, PROVIDED THAT ANY TRANSFeree SHALL HAVE AN ECONOMIC INTEREST IN THE OPERATION OF THE ENTIRE DEVELOPMENT AS AN INTEGRATED UNIT IN ACCORDANCE WITH THE APPROVED PLAN.
  - a. DOCUMENTARY EVIDENCE SHALL BE FILED WITH THE TOWNSHIP WHICH SHALL AFFIRM TO THE SATISFACTION OF THE TOWNSHIP THAT THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS OR ANY DULY CREATED CONDOMINIUM ASSOCIATION OR SIMILAR ENTITY SHALL REMAIN RESPONSIBLE FOR THE CONSTRUCTION, CONTROL, AND MAINTENANCE OF ALL COMMON AREAS.
  - b. ALL PROVISIONS OF THIS DISTRICT SHALL APPLY ON A DEVELOPMENT-WIDE BASIS IN ACCORDANCE WITH AN APPROVED PLAN.
8. ALL LOADING AND UNLOADING FACILITIES SHALL BE CONFINED TO THE REAR OF THE BUILDINGS TO BE CONSTRUCTED.
9. THE APPLICANT SHALL SUBMIT RETAINING WALL PLANS, DETAILS, AND CALCULATIONS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
PARKING LOT SETBACK		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
MAJOR CONTOURS		
MINOR CONTOURS		
SPOT ELEVATION		
FENCE LINE		
TREE LINE		
GUIDE RAIL		
SANITARY SEWER LINE		
FORCE MAIN		
STORM LINE		
OVERHEAD ELECTRIC LINE		
UNDERGROUND ELECTRIC LINE		
TELEPHONE LINE		
WATER LINE		
GAS LINE		
FIBEROPTIC LINE		
STORM INLET		
STORM MANHOLE		
SANITARY MANHOLE		
GAS VALVE		
WATER METER		
SIGN		
UTILITY POLE		
FIRE HYDRANT		
ENDWALL		
IRON PIN FOUND		
CONCRETE MONUMENT FOUND		
LIGHT FIXTURE		
TEST PITS		
CONIFEROUS TREE		
DECIDUOUS SHADE TREE		
TREE TO BE REMOVED		

