

1. The top of the tanks shall be no higher than eight feet above the terrain surrounding the tanks and shall be setback pursuant to the standards of the Railroad Commission and the National Fire Protection Association, but in all cases, shall be at least 25 feet from any public right-of-way or property line.
2. Fences shall not be required on drill sites during initial drilling, completion or re-working operations as long as 24-hour on-site supervision is provided. A secured entrance gate containing a Knox-Box keybox or pad lock or equivalent shall be required. All gates are to be kept locked when the Operator or his employees are not within the enclosure. Within 30 days after completion of the final well, all operation sites shall be completely enclosed by a solid masonry wall and vegetation.
3. Landscaping and irrigation shall be provided as identified in the approved specific use permit. It shall be the responsibility of the Operator to comply with the City's landscaping ordinance including tree preservation/mitigation and maintenance. Landscaping must blend with the environment and existing surrounding area. Landscaping must be installed within 30 days from the completion of the permitted gas well. The proposed trees will be native or well adapted for the North Central Texas area. Tree sizes will range from two to four-inch caliper at time of installation and will be kept in a healthy growing condition at all times.
4. One point of access will be provided from East Arbrook Boulevard via an access road easement.
5. The route will commence at Interstate 20 Highway (I-20). From I-20, travel north on New York Avenue to East Arbrook Boulevard and turn eastbound onto East Arbrook Boulevard continuing to the lease road on the right. To exit the drill site, travel east on East Arbrook Boulevard to the State Highway 360 Frontage Road. Travel south along the frontage road to the I-20 entrance ramp.
6. The applicant is proposing to enter into an Agreement with the City to lease a water meter, hook it up to a nearby fire hydrant, and purchase approximately four million gallons of water per well. The approved water site plan limits the rate of withdrawal to a maximum of 883 gallons per minute.
7. Site development, other than drilling shall be conducted only between the hours of 6:00 a.m. and 7:00 p.m.
8. No well shall be drilled, redrilled or any equipment operated so as to create any noise which causes the exterior noise level, when measured at the well setback required by the Gas Drilling and Production Ordinance, to exceed the ambient noise level of 57.8 by more than 62.8 dB during daytime hours and more than 60.8 dB during nighttime hours. Fracture stimulation (fracing) operations shall not exceed the 64.8 dB ambient noise level. Backflow operations shall not exceed 62.8 dB during nighttime hours. Production operations shall not exceed the established pre-drilling ambient noise level of 57.8.