



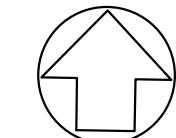
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, LIGHT FIXTURES, ETC.) THAT MAY BE SUBJECT TO A FUTURE EASEMENT OR PROPOSED EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION, AND THE CITY ADVISES THAT ANY SUCH AGREEMENT MUST BE SUBMITTED TO CONSTRUCTION/INSTALLATION CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- THE PETITIONER NEEDS TO COMPLETE AND SUBMIT THE RIGHT OF WAY ENCROACHMENT PETITION TO THE CITY OF DENVER, NEW YORK, AND THE ABANDONMENT PROCESS IS CONTROLLED BY NORTH CAROLINA GENERAL STATUTES AND IS INDEPENDENT OF THIS REZONING PROCESS.
- CHANGES TO SITE PLAN ELEMENTS ALONG EXISTING RIGHT-OF-WAY TO BE ABANDONED MAY BE REQUIRED IF ABANDONMENT IS NOT APPROVED, SUBJECT TO THE APPROVAL OF APPROPRIATE CITY DEPARTMENTS.
- THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE CITY'S RIGHTS-OF-WAY SETBACK AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE."
- ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS THE POLICY OF THE CITY OF DENVER, NEW YORK, THAT THE CITY WILL NOT BE RESPONSIBLE FOR ANY ROADWAY IMPROVEMENTS THAT MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN CORRIDOR AREA. THE CITY OF DENVER, NEW YORK, WILL SUPPORT ANY OTHER PUBLIC SECTOR PROJECT SUPPORT.

1. FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE PLACABILITY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO HAYDEN DRIVE. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE GOOD FAITH EFFORT WITH THE ADJOINING PARCELS OWNER TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.
2. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING MAP SHALL BE SUBMITTED TO THE TOWN OF PALM BEACH AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTING TOWN OF PALM BEACH TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.



1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the garage sidewalk grade a minimum of 24 inches.
2. Pitched roofs, if provided, shall be substantially sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12. Unless a flat roof architectural style is employed.
3. Usable porches and stoops shall form a predominant feature of the building design and shall be located on the front side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
4. All corner/trend units that face a public or private street should have a porch or stoop. A portion of the porch or stoop should be open to the street and the side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.
5. Garage doors visible from public or private streets should minimize the visual impact by having a setback of 10 inches from the front wall plane and additional architectural treatments such as translucent screens or projecting elements over the garage door opening.
6. Walkways should be provided to connect all residential entrances to sidewalks.
7. Townhouse and Attached Single Family buildings fronting public or private network streets should be designed to provide 6 to individual units or fewer. The number of individual units per building should be varied in adjacent buildings. Multiple 6 unit buildings are adjacent.

SITE DEVELOPMENT TABLE:



GRAPHIC SCALE

(IN FEET)

HORIZONTAL 1 inch = 40 ft.

NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY
VARY WITHIN BUILDING ENVELOPE.