

	Proposed Land Uses 1) SINGLE FAMILY ATTACHED/TOWNHOMES 2) 3) Proposed	CTR Assessment Report Vehicle Trips Square Daily/Peak Hour Footage Trips Land Use N/A 1,065 1) TO BE REMOVED 1 TO BE REMOVED 2) 3) Totals 1	Existing Net Trip Square Footage Daily Trips /Peak-Hr. N/A N/A N/A N/A Index Index Index Index Totals Index	1. GENERAL PROVISIONS A. SITE. THESE DEVELOPMENT STANDARDS FORM A PAP ASSOCIATED WITH THE REZONING PETITION FILED BY "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT COMMUNITY ON AN APPROXIMATELY 16.384 ACRE SITE NORTHEAST CORNER OF THE INTERSECTION OF BEAT TRINITY ROAD AND MORE PARTICULARLY DEPICTED O "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 037-141-03 AND 037-141-04.
	MA 1 3 1) TDM CITY ONA N/A 1) carried operations N/A 1) carried operations TIS Required? (Yes/No) NO If yes, a 1) 2) 3) 4)	tigation (Total Points) 1 PT RECONSTRUCT 2 ADA RAMPS (UNSIGNALIZED) 2) SHARED USE PATH 2) full CTR TIS Scope and Report are required separate from this to fill CTR TIS Scope and Report are required separate from this to	3) 4)	 B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT A GOVERNED BY THE REZONING PLAN, THESE DEVELOP APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ORDINANCE (THE "ORDINANCE"). UNLESS THE REZON DEVELOPMENT STANDARDS ESTABLISH MORE STRING REGULATIONS ESTABLISHED UNDER THE ORDINANCE DISTRICT SHALL GOVERN THE DEVELOPMENT AND US C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPIC SIDEWALKS, DRIVEWAYS, INTERNAL STREETS AND OT AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPM FORTH ON THE REZONING PLAN SHOULD BE REVIEWE PROVISIONS OF THESE DEVELOPMENT STANDARDS. T SIZES AND FORMULATIONS OF THE DEVELOPMENT/SIT THE REZONING PLAN ARE GRAPHIC REPRESENTATION DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES NOT ANTICIPATED BY THE REZONING PLAN WILL BE RE ALLOWED BY ARTICLE 37 OF THE ORDINANCE.
			AND SPECIMEN TREES WITHIN TREE SAVE AREA OF CHARLOTTE TREE MANUAL STANDARDS. REES PRESERVED TO BE UTILIZED FOR TREE ERVED TREES REPRESENTED BY MOA CIRCLES.	CONSTRUCTION DOCUMENT PHASES, IT IS INTENDED PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTE FROM THE GRAPHIC REPRESENTATIONS OF THE DE THEREFORE, THERE MAY BE INSTANCES WHERE MODI WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMEN OF THE ORDINANCE. THESE INSTANCES WOULD INCLU THEY ARE: (1) MINOR AND DO NOT MATERIALLY CHANGE T DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH
		10' REAR SETB	~NOW OR FORMERLY~ PARK BAPTIST CHURCH BEATTIES-FORD-TRINITY DB: 03802/088 ZONING: CG PID: 03714105 ACK, TYP.	 D. AMENDMENTS. FUTURE AMENDMENTS TO THE REZON DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY OWNERS OF THE SITE IN ACCORDANCE WITH THE PRO THE ORDINANCE. 2. <u>PERMITTED USES/DEVELOPMENT LIMITATIONS</u> A. SUBJECT TO PARAGRAPH B BELOW, THE SITE MAY ON RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TOGETHER WITH ANY INCIDENTAL AND ACCESSORY U THAT ARE ALLOWED IN THE N2-B ZONING DISTRICT. IN USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES AS A DOG PARK, PLAYGROUND AND GATHERING AREA B. THE DWELLING UNITS DEVELOPED ON THE SITE SHALL QUADRAPLEXES, TRIPLEXES AND DUPLEXES. NOTWIT ONE BUILDING CONTAINING UP TO 5 MULTI-FAMILY AT MAY BE CONSTRUCTED ON THE SITE IN THE LOCATION THE REZONING PLAN (THE "POTENTIAL LIVE/WORK BUIL
) (124) I (123) (122) BLDG			THE 5 MULTI-FAMILY ATTACHED DWELLING UNITS LOC. LIVE/WORK BUILDING MAY, AT THE OPTION OF PETITIO LIVE/WORK DWELLING UNIT AS DEFINED UNDER THE O AT THE OPTION OF PETITIONER, THE POTENTIAL LIVE/ POSED ON-STREET VISITOR ING, MINIMUM OF 20 SPACES.
ANAL MAL	M/B	MB MA MB MA MA	WH M/H M/H M/H I I M/H M/H I I I M/H I I I I <tr< td=""><td>MVB MAX MVI MVS MVU 107 106 105 104 BLDG. BB B BLDG. AA</td></tr<>	MVB MAX MVI MVS MVU 107 106 105 104 BLDG. BB B BLDG. AA
80 81 82 BLDG. U	83 84 85 86 BLDG. V	87 88 89 90 BLDG. W	91 92 93 94 BLDG. X BLDG. X RW RW RW RW	95 96 97 98 99 100 101 BLDG. Y BLDG. Z NW BAW BW BW BW BW BW
R/W R/W 777 76 775 BLDG. T	R/W R/W R/W R/W 74 73 72 71 BLDG. S	PROPOSED PUBLIC 54' RIGHT OF WA		RAW
36 37 38 BLDG. J	39 40 41 42 BLDG. K	43 44 45 46 BLDG. L BLDG. L MAL MAL MAL MAL BLDG. L		51 52 53 54 BLDG. N Image: State of the state of
RW RW RW 33 32 31 BLDG. I	R/W R/W 30 29 28 27 BLDG. H	File		18 17 16 15 14 13 BLDG. D
	PROPOSED RIGHT TURN I STORAGE. ALIGNMENT CO FINALIZED DURING CONS	DNCEPTUAL AND TO BE	AND	24' BEATTIES FORD FRONT SETBACK, TYP.
C = 16W = = 16W = = N #1	16W16W		16W = = = 16W =	

CONVERTED TO A QUADRAPLEX BUILDING OR TWO DUPLEX BUILDINGS, AND LIVE/WORK DWELLING UNITS MAY BE LOCATED IN THE QUADRAPLEX BUILDING OR THE TWO DUPLEX BUILDINGS. C. THE NON-RESIDENTIAL PORTION OF A LIVE/WORK DWELLING UNIT MAY ONLY BE LOCATED ON THE GROUND/FIRST FLOOR OF THE UNIT. PART OF THE REZONING PLAN D. ONE OR MORE OF THE QUADRAPLEXES MAY BE CONVERTED TO TRIPLEXES AND/OR BY CH LAND COMPANY, LLC (THE DUPLEXES, AND ONE OR MORE OF THE TRIPLEXES MAY BE CONVERTED TO ENT OF A RESIDENTIAL DUPLEXES AT THE OPTION OF PETITIONER. ADDITIONALLY, ONE OR MORE OF THE SITE LOCATED ON THE DUPLEXES MAY BE CONVERTED TO TRIPLEXES AT THE OPTION OF PETITIONER EATTIES FORD ROAD AND PROVIDED THAT THE MAXIMUM DENSITY ON THE SITE DOES NOT EXCEED 147 O ON THE REZONING PLAN (THE DWELLING UNITS. IOS. 037-141-01, 037-141-02, TRANSPORTATION A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. T AND USE OF THE SITE WILL BE THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE OPMENT STANDARDS AND THE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE TTE UNIFIED DEVELOPMENT DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED ONING PLAN OR THESE FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") INGENT STANDARDS, THE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT"). ICE FOR THE N2-B ZONING USE OF THE SITE B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREETS, INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO EPICTIONS OF THE USES, ACCOMMODATE CHANGES TO TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY OTHER DEVELOPMENT MATTERS ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN PMENT/SITE ELEMENTS") SET ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS WED IN CONJUNCTION WITH THE THE LAYOUT, LOCATIONS. C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON SITE ELEMENTS DEPICTED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL IONS OF THE SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES. IGES TO THE REZONING PLAN D. PROPOSED INDIVIDUAL DRIVEWAYS TO BE PERMITTED AS SHOWN ON REZONING E REVIEWED AND APPROVED AS PLAN. DRIVEWAY WIDTHS TO BE 10' AND MAINTAIN 20' BEHIND PROPOSED SIDEWALKS. HE DESIGN DEVELOPMENT AND E. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DED THAT THIS REZONING PLAN BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TERATIONS OR MODIFICATIONS TO CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A DEVELOPMENT/SITE ELEMENTS. RESERVATION FOR ANY NECESSARY OR DESIRABLE UTILITY EASEMENTS) THOSE ODIFICATIONS WILL BE ALLOWED PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO BEATTIES FORD MENT PROCESS PER ARTICLE 37 ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE LUDE CHANGES TO GRAPHICS IF EXISTING CENTERLINE OF BEATTIES FORD ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST. GE THE OVERALL DESIGN INTENT F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY JCH MINOR MODIFICATIONS ARE OR DESIRABLE UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED CESS, AND IF IT IS DETERMINED IMMEDIATELY ADJACENT TO TRINITY ROAD AS REQUIRED TO PROVIDE RIGHT OF CRITERIA DESCRIBED ABOVE, WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF TRINITY ROAD, TO TRATIVE AMENDMENT PROCESS THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST. IN EACH INSTANCE. HOWEVER. RTH IN THE ORDINANCE. G. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE ZONING PLAN AND/OR THESE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING BY THE THEN OWNER OR CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, PROVISIONS OF ARTICLE 37 OF BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE ONLY BE DEVOTED TO A REQUIREMENTS. A OF 147 DWELLING UNITS Y USES RELATING THERETO H. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW . INCIDENTAL AND ACCESSORY BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL CONSTRUCT A IES FOR THE RESIDENTS SUCH SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF STORAGE ON BEATTIES FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW ALL BE COMPRISED OF WITHSTANDING THE FOREGOING, BUILDING CONSTRUCTED ON THE SITE. PETITIONER SHALL CONSTRUCT A ATTACHED DWELLING UNITS NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON BEATTIES FORD TION GENERALLY DEPICTED ON ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM BEATTIES FORD. BUILDING"). ONE OR MORE OF I. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS OCATED IN THE POTENTIAL APPLICABLE VIA FEE SIMPLE CONVEYANCE BY A NON-WARRANTY DEED ANY ITIONER OR A RESIDENT BE A ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY ORDINANCE. ADDITIONALLY, TO BE DEDICATED (SUBJECT TO A RESERVATION FOR ANY NECESSARY OR VE/WORK BUILDING MAY BE PROPOSED PUBLIC ROAD CONNECTION #2 ----_____

- PROPOSED MAIL

BIDG A

BLDG I

BI DG

STREET TREES OVER 8" WITHIN

EXISTING RIGHT OF WAY TO BE

MITIGATED AS REQUIRED BY CITY OF

- PROPOSED IMPROVED PUBLIC COMMON OPEN SPACE AREA, TYP.

PROPOSED

STORMWATER CONTROL

MEASURE

MA MA

- EXISTING HERITAGE TREES OVER 30" DBH REMOVED

DURING CONSTRUCTION TO BE MITIGATED PER CITY

APPROXIMATE PCSO BUFFER LOCATION PER GIS.

COORDINATED WITH CHARLOTTE-MECKLENBURG

- APPROXIMATE LOCATION OF

STORM WATER SERVICES AND MITIGATED IF

SANITARY SEWER EASEMENT, TYP.

REQUIRED BY THE CITY ORDINANCE. -

DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE

OF CHARLOTTE TREE MANUAL AND UDO.

CHARLOTTE UDO AND TREE MANUAL. ---

M. SUBJECT TO THE APPROVAL OF CATS, CDOT AND/OR NCDOT AND ANY OTHER APPLICABLE GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, UPGRADE THE EXISTING BUS STOP WAITING PAD LOCATED ALONG THE SITE'S FRONTAGE ON TRINITY ROAD RELATED TO BUS STOP 42505 TO BUS STOP WAITING PAD DETAIL 60.03A. THE IMPROVEMENTS SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO UPGRADE THE EXISTING BUS STOP WAITING PAD RELATING TO BUS STOP 42505, THEN PETITIONER SHALL HAVE NO OBLIGATION TO DO SO. 4. ARCHITECTURAL AND DESIGN STANDARDS A. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE 48

BEHIND THE SIDEWALK WHERE FEASIBLE.

THE SITE.

SUPPORT

- B. THE PRIMARY EXTERIOR BUILDING MATERIALS WILL BE ONE OR MORE OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, PRECAST STONE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING AND WOOD.
- C. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.

DESIRABLE UTILITY EASEMENTS), AND THE ADDITIONAL RIGHT-OF-WAY WILL BE

DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

FOR A NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A

PERMANENT SIDEWALK EASEMENT FOR ANY PROPOSED SIDEWALK LOCATED

PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET

PETITIONER WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF

L. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND

WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT

PLACE WITHIN THE BROAD NORTHWESTERN MECKLENBURG AREA, BY WAY OF A

CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING

PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT

RITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS

SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN

THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON

ALONG A PUBLIC STREET LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE

K. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY

- D. THE DWELLING UNITS ADJACENT TO BEATTIES FORD ROAD SHALL FRONT AN INTERNAL STREET.
- E. THE DWELLING UNITS ADJACENT TO TRINITY ROAD SHALL FRONT AN INTERNAL
- F. THE ACTUAL WIDTHS OF THE DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- G. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY 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. H. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT
- OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON ALL BUILDING LEVELS. . THE FRONT ELEVATION OF EACH DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.
- STREETSCAPE A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON BEATTIES FORD ROAD. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A PUBLIC ACCESS EASEMENT.
- B. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON TRINITY ROAD. THE MINIMUM 8 FOOT WIDE SIDEWALK (OR PORTIONS THEREOF) MAY BE LOCATED
- IN A PUBLIC ACCESS EASEMENT. 6. ENVIRONMENTAL FEATURES A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- C. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- A. SUBJECT TO THE TERMS AND CONDITIONS OF PARAGRAPH 7.B BELOW, PETITIONER SHALL INSTALL A MINIMUM 6 FOOT TALL WOODEN OR VINYL PRIVACY FENCE (THE FENCE") ON THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO 037-141-05 (THE "ADJACENT PARCEL") GENERALLY ALONG THE COMMON PROPERTY LINES OF THE ADJACENT PARCEL AND THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTIAL COMMUNITY TO BE DEVELOPED ON THE SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE FENCE (AS NEEDED).
- B. PETITIONER'S OBLIGATION TO INSTALL THE FENCE AND THE HOMEOWNERS ASSOCIATION'S OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED) IS EXPRESSLY CONDITIONED ON PETITIONER OBTAINING. AT NO COST TO PETITIONER, AN EASEMENT FROM THE OWNER OF THE ADJACENT PARCEL IN FAVOR OF THE PETITIONER AND THE HOMEOWNERS ASSOCIATION TO INSTALL THE FENCE ON THE ADJACENT PARCEL AND TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED). IN THE EVENT THAT PETITIONER CANNOT PROCURE SUCH EASEMENT. THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL THE FENCE
- AND THE HOMEOWNERS ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN, REPAIR AND REPLACE THE FENCE (AS NEEDED). C. SUBJECT TO THE APPROVAL OF ALL RELEVANT GOVERNMENTAL AGENCIES AND UTILITY PROVIDERS, PETITIONER SHALL INSTALL A 5 FOOT TALL OPAQUE, WHITE VINYL FENCE ALONG THAT PORTION OF THE SITE'S SOUTHERN BOUNDARY LINE ALONG TRINITY ROAD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING
- _____ 8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. IF THIS REZONING PETITION IS APPROVED. ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DETAIL

LEGEND

A

FENCE TO REMAIN OUTSIDE OF

REQUIRED SIGHT TRIANGLES.

PROPOSED FENCE, SEE NOTE 7.0

mm

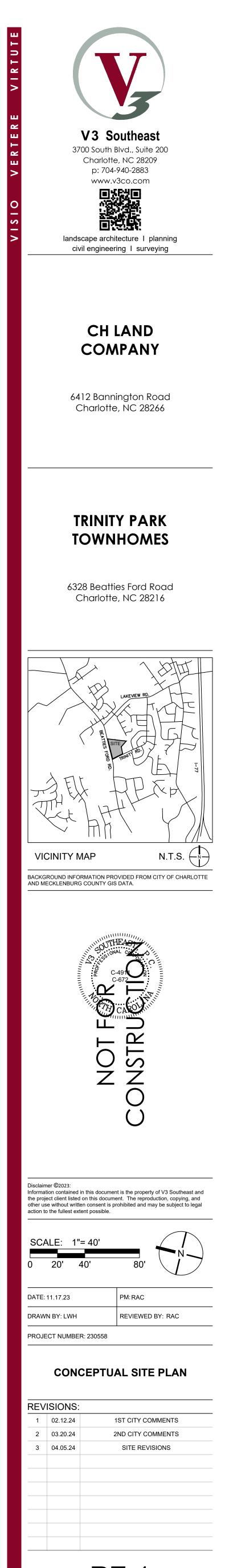
	PROPOSED SIDEWALK	-/-
	PROPOSED 2'-6" CURB & GUTTER	-/-
	PROPOSEDVALLEY GUTTER	-/-
6	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED DRIVEWAY	-/-
Ψ Ψ · Ψ Ψ Ψ Ψ Ψ ·	PROPOSED GREEN AREA	-/-
	PROPOSED IMPROVED OPEN SPACE	-/-

- EXISTING CATS BUS STOP (42505) TO BE UPGRADED TO MEET THE STANDARDS OF CATS DETAIL 60.03A.

- PROPOSED TRINITY ROAD DEDICATED RIGHT OF WAY

33.50' FROM CENTERLINE, TYP

- PROPOSED 8' PLANTING STRIP AND 8' SIDEWALK ON TRINITY ROAD FROM EUTURE BACK OF CURB, TYP. _____.
- SS SS SS SS SS SS SS -FUTURE BACK OF CURB 17.5' FROM ROAD CENTERLINE, TYP. -
- PROPOSED ACCESSIBLE RAMPS -AT INTERSECTION OF BEATTIES FORD ROAD AND TRINITY ROAD.





REZONING PETITION: 2023-155