**PERMITTED USES/DEVELOPMENT LIMITATIONS**

- **GENERAL PROVISIONS**
  - C. The minimum side yard shall be as provided under the Ordinance.
  - F. The minimum centerline radius for a private alley is to be 90'.

- **REZONING SITE**
  - B. The required setback is defined as the minimum distance required between a structure and the property line.
  - D. The residential community to be located on the Rezoning Site shall be subject to minor alterations or modifications during the design development and construction.

- **TREE PRESERVATION AREAS**
  - C. Road Improvements
    - Notwithstanding the terms of paragraphs 5.A. and 5.B. above, trees may be removed from the Tree Preservation Areas to accommodate the installation of utilities.
    - The existing trees located within those portions of Tax Parcel No. 193-15-105 and 193-15-110 shall be removed from the Tree Preservation Areas.
    - Supplemental trees and shrubs designated as Tree Preservation Areas on the Rezoning Plan shall be maintained.
  - Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.
  - As an on-site amenity, Applicant shall construct a playground as generally depicted on the Rezoning Plan.
  - As an on-site improvement, Applicant shall construct and install within the site an 8'-10' foot wide pervious surface trail (the "Greenway Trail") as generally depicted on the Rezoning Plan.
  - The greenway trail located along the creek is intended to be accessible by the site’s residents.
  - The trail will generally follow the existing sanitary sewer line from the north to the south.
  - The trail will be a combination of portions of the frontage along parcels 19315130 and 19315127.
  - The existing trails will be extended throughout the Rezoning Site.
  - The existing trees located within those portions of Tax Parcel No. 193-15-105 and 193-15-110 shall be removed from the Tree Preservation Areas.
  - Supplemental trees and shrubs designated as Tree Preservation Areas on the Rezoning Plan shall be maintained.

- **ARCHITECTURAL STANDARDS**
  - A. The greenway trail located along the creek is intended to be accessible by the site’s residents.
  - The trail will generally follow the existing sanitary sewer line from the north to the south.
  - The trail will be a combination of portions of the frontage along parcels 19315130 and 19315127.
  - The existing trails will be extended throughout the Rezoning Site.
  - The existing trees located within those portions of Tax Parcel No. 193-15-105 and 193-15-110 shall be removed from the Tree Preservation Areas.
  - Supplemental trees and shrubs designated as Tree Preservation Areas on the Rezoning Plan shall be maintained.

- **SITE AMENITIES**
  - E. The residential community to be located on the Rezoning Site shall be subject to minor alterations or modifications during the design development and construction.

- **Landscape Design**
  - A. The required landscape design feature that shall be provided as part of the proposed development shall consist of a planting plan that includes the selection of native plants, shrubs, and trees to enhance the overall appearance of the property.
  - B. The proposed planting plan shall be designed to provide year-round beauty and shall include a variety of native and non-native plants, shrubs, and trees.

- **ANIMAL/HERBIVORE CONTROL**
  - A. No additional widening, beyond what is required for the above mentioned improvements (roadway, sidewalks, and drainage easements) those portions of the Rezoning Site immediately adjacent to Sam Newell Road.
  - B. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - C. An additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - D. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - E. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - F. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - G. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - H. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - I. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - J. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - K. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - L. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - M. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - N. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - O. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - P. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - Q. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - R. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - S. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - T. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - U. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - V. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - W. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - X. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - Y. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.
  - Z. Additional 2'6"curb and one 11' lane for a total asphalt cross section of 22'.