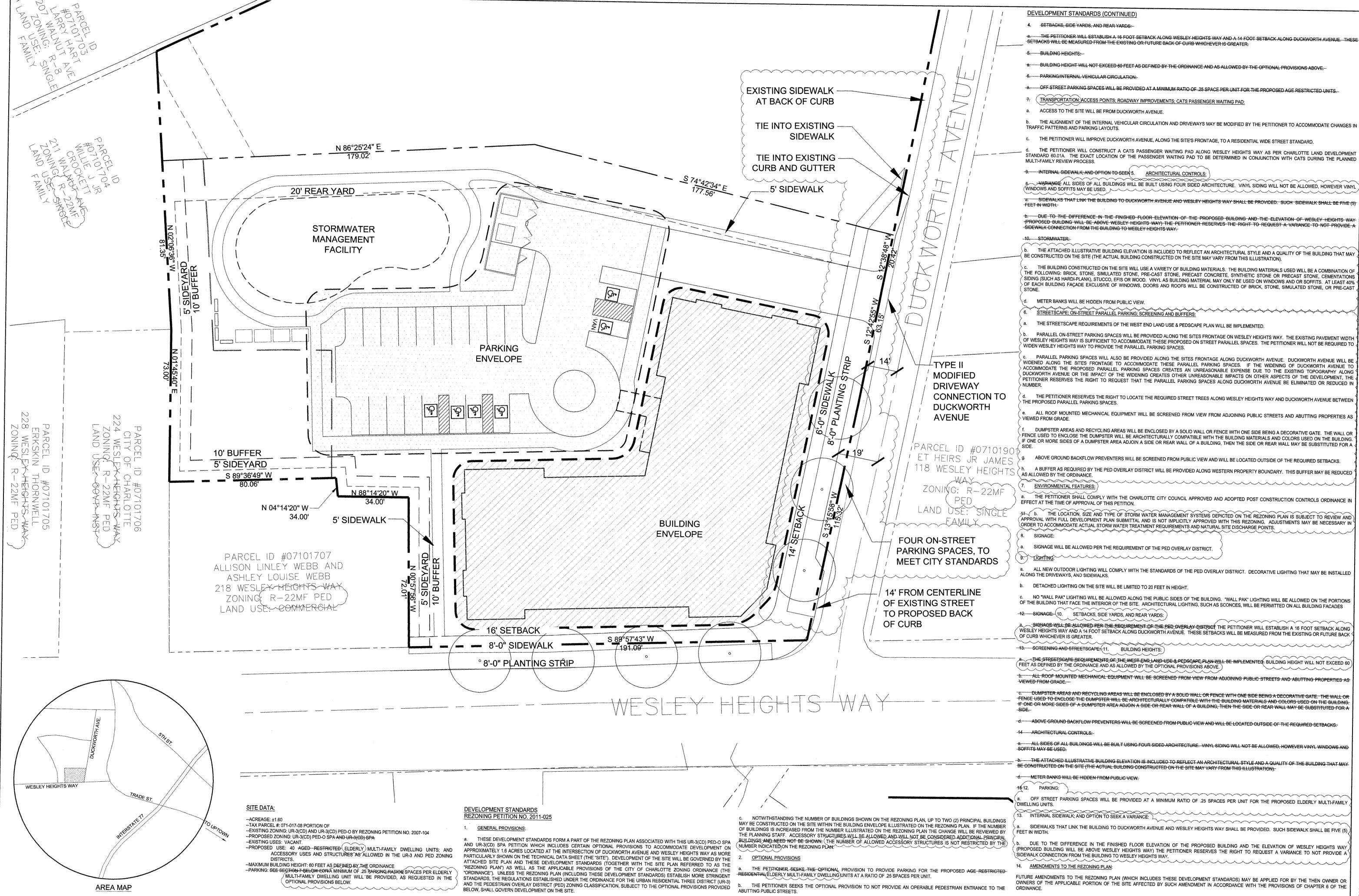


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CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THE REZONING PLAN, THE LAYOUT OF THE

DEVELOPMENT; THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS; THE NUMBERS, THE SIZE, CONFIGURATION

AND PLACEMENTS OF THE BUILDING AND PARKING AREAS; AND THE DEPICTIONS OF SUCH ELEMENTS ON THE REZONING PLAN

FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE CHANGES TO THE EXTENT PERMITTED BY THE ORDINANCE.

- ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED SUBJECT TO THE ACCOMPANYING DEVELOPMENT STANDARDS AND SECTION 6.207 OF THE ORDINANCE. PARKING LAYOUTS
- THE PETITIONER SEEKS THE OPTIONAL PROVISION TO EXCEED THE HEIGHT LIMITATIONS OF THE PEDESTRIAN OVERLY DISTRICT. THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE 60 FEET.
  - THE SITE MAY BE DEVELOPED WITH UP TO 40 AGE RESTRICTED ELDERLY MULTI-FAMILY DWELLINGS UNITS; ALONG WITH ACCESSORY USES AND STRUCTURES ALLOWED IN THE UR-3 AND PED DISTRICTS.
- SIDEWALKS THAT LINK THE BUILDING TO DUCKWORTH AVENUE AND WESLEY HEIGHTS WAY SHALL BE PROVIDED. SUCH SIDEWALK SHALL BE FIVE (5)
  - DUE TO THE DIFFERENCE IN THE FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING AND THE ELEVATION OF WESLEY HEIGHTS WAY
  - (PROPOSED BUILDING WILL BE ABOVE WESLEY HEIGHTS WAY) THE PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE TO NOT PROVIDE A (SIDEWALK CONNECTION FROM THE BUILDING TO WESLEY HEIGHTS WAY.
  - 14. AMENDMENTS TO THE REZONING PLAN: FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR
  - OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE
  - -15. BINDING EFFECT OF THE REZONING APPLICATION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE 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 THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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## ESLEY HEIGHTS SENIOR HOUSING

REPRESENTATIVE ELEVATIONS
FOR REZONING
PETITION 2011-025

**ELEVATIONS** 

ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT WILL BE CONSTRUCTED (THE ACTUAL BUILDING SO CONSTRUCTED MAY VARY FROM THESE ILLUSTRATIONS AS LONG THE GENERAL ARCHITECTURAL

CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED

**A1** 

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## HOUSING SENIOR TTE, NC ARLO **GHTS** WESLEY

NOTE: THE ATTACHED ELEVATIONS ASSOCIATED WITH THE BUILDING TO BE LOCATED ON THE SITE ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT WILL BE

CONSTRUCTED (THE ACTUAL BUILDING SO CONSTRUCTED MAY VARY FROM THESE ILLUSTRATIONS AS LONG THE GENERAL ARCHITECTURAL

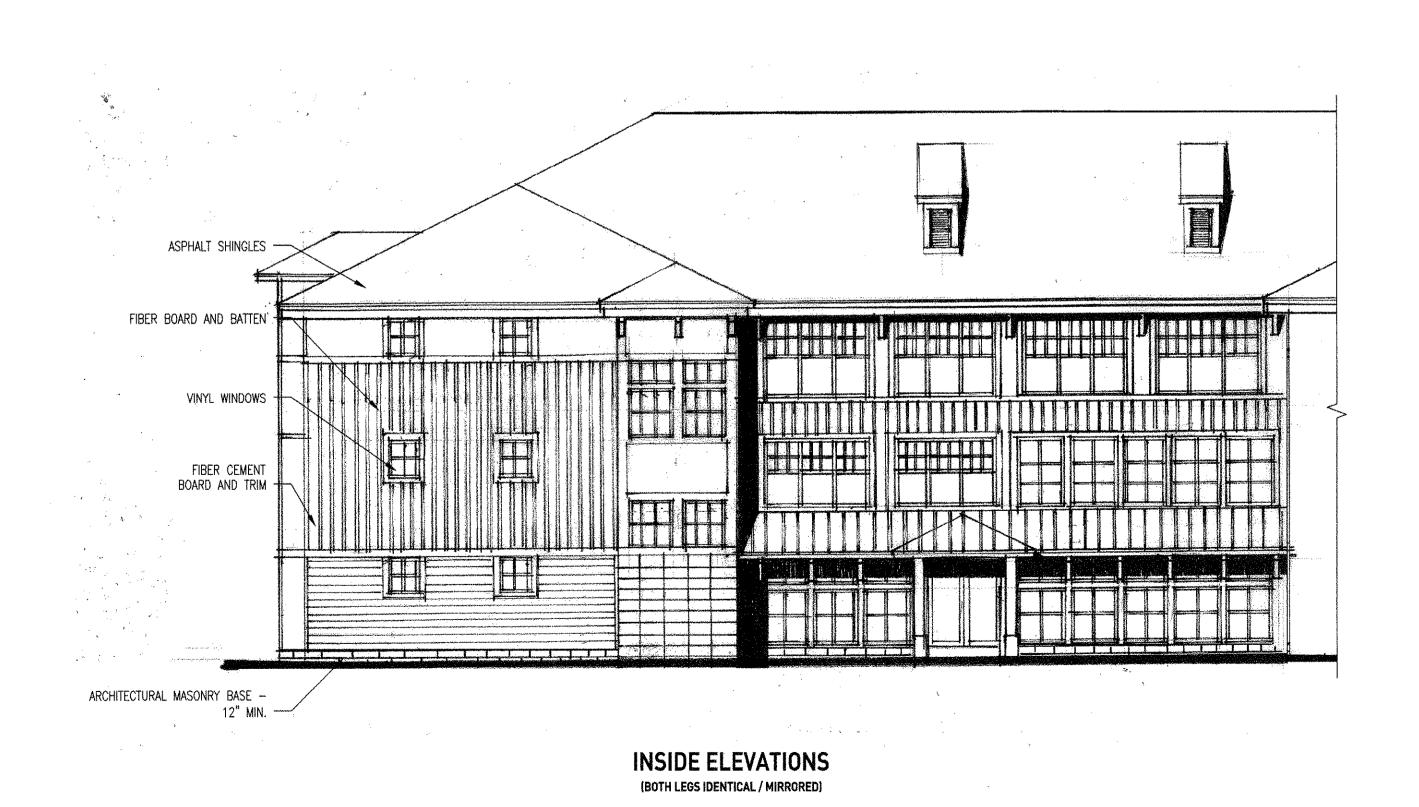
CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED

REPRESENTATIVE ELEVATIONS

PETITION 2011-025

FOR REZONING

**ELEVATIONS** 



ASPHALT SHINGLES ---FIBER CEMENT BOARD AND TRIM FIBER BOARD AND BATTEN -VINYL WINDOWS ----FIBER CEMENT SIDING ARCHITECTURAL MASONRY BASE -**END ELEVATIONS** 

(BOTH LEGS IDENTICAL / MIRRORED)