7. **General Standards:**
   - The overall design and appearance of the building shall be in accordance with the approved elevations and details shown on the rezoning plan.
   - The building shall be designed and constructed to be visually compatible with the existing surrounding structures and the overall character of the neighborhood.
   - The building materials, colors, and finishes shall be chosen to enhance the aesthetic appeal and durability of the structure.

8. **Signage Standards:**
   - The signage shall be designed to be consistent with the overall architectural style of the building.
   - Signage shall be located within the setback requirements described in the rezoning plan.
   - All signs shall comply with the guidelines and limitations specified in the zoning ordinance.

9. **Ground Improvement Standards:**
   - The ground area shall be landscaped to enhance the visual appeal and maintain the functionality of the site.
   - Area shall be maintained without erosion or contamination.
   - The use of artificial ground coverings shall be restricted to ensure natural drainage and prevent soil contamination.

10. **Parking Standards:**
    - Parking shall be provided in accordance with the zoning ordinance and the rezoning plan.
    - The number and type of parking spaces shall be specified in the rezoning plan.
    - Parking shall be designed to accommodate the potential growth of the development.

11. **Shared Yield Standards:**
    - The shared yield provision shall be applied to ensure equitable use of public spaces.
    - The shared yield provisions shall be documented in the rezoning plan.
    - The shared yield shall be calculated based on the net usable floor area of the building.

12. **Miscellaneous Standards:**
    - The development shall comply with all applicable building, fire, and safety codes.
    - The development shall be designed to be environmentally conscious and sustainable.
    - The development shall be designed to accommodate future changes and modifications.
IDLEWILD ROAD
E. INDEPENDENCE BLVD
MONROE ROAD
LONG AVENUE

L37
L38
C13
L39
L40

Length
60.253
4.534
74.119
188.177
67.929

Direction
S05° 29' 46.40"W
S11° 19' 29.48"W
S52° 30' 56.41"W
S09° 48' 41.42"W
N76° 25' 41.31"W

Radius
400.000

PROPOSED ZONING:
NS

PROPOSED SIGNALIZED INTERSECTION

PROPOSED RIGHT-IN, RIGHT-OUT

REV DATE COMMENT BY

LOCATION OF SITE

FOR PROJECT No.:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

CAD I.D.:

SHEET NUMBER:

SHEET TITLE:

PROJECT:

COMMERCIAL REZONING PLAN

SELWYN PROPERTY GROUP

NS ZONING AREA

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