**General Provisions:**

- **Architectural Standards, Court Yards/Amenity Areas:**
  - The proposed townhome buildings within 15 feet of a sidewalk along an abutting public street will be raised from the sidewalk to a minimum of 12 inches.
  - Each unit will be connected via a sidewalk network to the sidewalks located along the Van Every Street and Harrill Street.

- **Access and Transportation:**
  - The Petitioner will provide a tree save area and natural vegetative screening along a portion of the Carolina Avenue.
  - The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Van Every, a porch setback of 22 feet will be provided, and along Harrill Street a 20 foot setback as measured from the future back of the sidewalk.

- **Lighting:**
  - The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the Site’s first certificate of occupancy. If the proposed sidewalks fall outside the right-of-way and out of the required UR-2 zoning district required setback along the abutting public streets.
  - The Petitioner will construct two (2) accessible curb ramps on the southwest intersection of Van Every Street and Harrill Street.

- **Binding Effect of the Rezoning Application:**
  - The Petitioner will rebuild the wall to accommodate an improved streetscape along Seigle Avenue.
  - The proposed garage doors utilized throughout the Site shall be decorative style doors. The proposed garage space shall not exceed six (6).
  - Accessory buildings and structures located on the Site shall not be considered in any coverage calculation.

**Site Development Data:**

- **Proposed Floor Area Ratio:**
  - As allowed by the UR-2 Zoning District.

- **Proposed Uses:**
  - Up to 19 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.

- **Proposed Zoning:**
  - Vacant.

- **UR-2 Zoning District:**
  - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application of the Site. The actual buildings constructed on the Site may only have minor variations from these renderings that adhere to the general architectural concepts and intent illustrated on the Rezoning Plan.

**ILLUSTRATIVE EXAMPLES:**

These renderings are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from these renderings that adhere to the general architectural concepts and intent illustrated on the Rezoning Plan.