1. GENERAL PROVISIONS:

a. A GENERAL DEVELOPMENT PLAN (GDP) SHALL BE PREPARED PRIOR TO SUBMISSION OF THE SITE DEVELOPMENT PLAN (SDP). THE GDP SHALL INCLUDE A SITE PLAN, A SITE IMPROVEMENT PLAN, AND A SITE DEVELOPMENT PLAN. THE GDP SHALL BE PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THIS ORDINANCE.

b. THE GDP SHALL BE INCLUDED AS AN ATTACHMENT TO THE PETITION FOR REZONING.

c. THE GDP SHALL BE APPROVED BY THE ARB PRIOR TO SUBMISSION OF THE SDP.

2. PROPERTY LINE:

a. THE PROPERTY LINE SHALL BE DETERMINED BY THE PETITIONER AND SHALL BE Marked WITH PINS OR BLAZERS.

b. THE PROPERTY LINE SHALL BE LOCATED WITHIN THE boundaries OF THE SITE.

c. THE PROPERTY LINE SHALL EXTEND TO THE SIDEWALKS, ROADS, AND STREET.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

a. THE PERMITTED USES SHALL BE AS PERMITTED BY THE PETITIONER.

b. THE DEVELOPMENT AREA LIMITATIONS SHALL BE AS PERMITTED BY THE PETITIONER.

4. SITE IMPROVEMENTS:

a. THE SITE IMPROVEMENTS SHALL BE AS PERMITTED BY THE PETITIONER.

b. THE SITE IMPROVEMENTS SHALL BE REQUIRED TO MEET THE ARCHITECTURAL STANDARDS PROVIDED IN SECTION 6.207 OF THE ORDINANCE.

5. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL SUBMIT A SITE PLAN TO THE CITY COUNCIL PRIOR TO SUBMISSION OF THE SDP.

b. THE SITE PLAN SHALL BE APPROVED BY THE ARB PRIOR TO SUBMISSION OF THE SDP.

6. SIGNAGE:

a. THE SIGNAGE SHALL BE AS PERMITTED BY THE PETITIONER.

b. THE SIGNAGE SHALL BE REQUIRED TO MEET THE ARCHITECTURAL STANDARDS PROVIDED IN SECTION 6.207 OF THE ORDINANCE.

7. LIGHTING:

a. THE LIGHTING SHALL BE AS PERMITTED BY THE PETITIONER.

b. THE LIGHTING SHALL BE REQUIRED TO MEET THE ARCHITECTURAL STANDARDS PROVIDED IN SECTION 6.207 OF THE ORDINANCE.

8. PERMITTING:

a. THE PERMITTING SHALL BE AS PERMITTED BY THE PETITIONER.

b. THE PERMITTING SHALL BE REQUIRED TO MEET THE ARCHITECTURAL STANDARDS PROVIDED IN SECTION 6.207 OF THE ORDINANCE.

9. ARCHITECTURAL STANDARDS:

a. THE ARCHITECTURAL STANDARDS SHALL BE AS PERMITTED BY THE PETITIONER.

b. THE ARCHITECTURAL STANDARDS SHALL BE REQUIRED TO MEET THE ARCHITECTURAL STANDARDS PROVIDED IN SECTION 6.207 OF THE ORDINANCE.