



Boundary lot of Polling Area

FIGURE 4-6 SITE DESIGN REQUIREMENTS

| ELEMENT | BASE STANDARD (ALL) | DESIRABLE (1 OF 3) |
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| PLACEMENT | A. DISTANCE ORIENTED TO THE STREET B. FOOTING - 30.00% MIN. AREA DISTRICT C. BUILDINGS TO CREATE PLAZAS, ETC. | A. BUILDINGS TO THE RIGHT SIDE OF B. BUILDINGS W/ FOOTING - OR - 10.00% C. FRONT FACADE ORIENTED TO THE STREET |
| PARKING PLACEMENT | A. PARKING TO SIDE AND REAR OF BLDG BY MC, CC & CC DISTRICTS B. PARKING - 10 FROM ROAD, LOT | A. SIDE PARKING BY FRONT OF THE BLDG B. BLDG W/ 1 FROM ONE ROW PARKING IN FRONT |
| ACCESS DRIVE | A. MIN. WIDTH DRIVE OF 12', RADII OF 12' B. ACCESS DRIVE - 100 FROM INTERSECTION C. ACCESS DRIVE SIGNAGE - 10.00% TO HAVE MEDIAN OR BE > 30' APART | A. COMBINED ACCESS POINTS WITH ALL TRACTS B. DIRECT CONNECTION BETWEEN BLDG & STREET |
| LOCATION OF SERVICE AND VISIBILITY AREAS | A. SERVICE AND LOADING HOT VISIBLE FROM PUBLIC STREET OR HIGH ROAD LOT B. DRIVE, W/ VISIBLE AREAS NEED TO HAVE SIGNAGE BY STRIPES (MIN. 10' x 12') | A. HOT VISIBLE OR PASSIVE SCREENING STREET |

FIGURE 4-7 LANDSCAPE DESIGN REQUIREMENTS

| ELEMENT | BASE STANDARD (ALL) | DESIRABLE (1 OF 3) |
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| LANDSCAPING | A. 2' MIN OF SITE TO BE LANDS W/ MIN. 10% REQUIRED YARDS B. DISTRICTS: 10% OF SITE IN CC & CC DISTRICTS FOR SINGLE BLDGS OF 1-100 SQ FT C. SOFT: 10% OF SITE W/ 10' MIN. IN DISTRICTS D. LANDS: 10% IN FRONT YARD E. LANDS: 10% IN SIDE AND REAR YARD F. ADJ. TO OR ACROSS THE STREET FROM RD | A. LANDSCAPING THAT FEEDS THE AIR BY THE BLDG B. LANDS IN SIDE REAR YARD NOT NEEDED |
| LANDSCAPING OF PARKING LOTS | A. 20% PLANTING - 12 SPACES PER 1000 SQ FT OF PARKING PER SPACE B. NO OPEN SPACE NOT FROM LANDS AREA C. PROVS. ADMS - 1) BAKES TO PLANT LANDS, DRINK AT 100' D. ALL PARKING LOTS TO HAVE LANDS AREA > 12' WIDE | A. LANDS - 10% IN EXCESS OF 1000 SQ FT SPACE B. PLANTING W/ OPEN SPACE - 10' TO 12' TO BLDG C. LANDS, PLANT CONNECTION TO MAIN ENTRANCE |
| VEGETAL SCREENING | A. 10% SCREENING BY STRIP 5' WIDE PLANTS 7' HIGH, ONE FLOWERING TREE PER 20' HIGHER FEET OF AREA | A. LANDS - 10% IN EXCESS OF 1000 SQ FT SPACE B. PLANTING W/ OPEN SPACE - 10' TO 12' TO BLDG C. LANDS, PLANT CONNECTION TO MAIN ENTRANCE |
| LANDSCAPING OF STREETS | A. 2' MIN OF ROAD FRONT YARD DEVELOP. LANDS, BUFFER: 2' MIN IN CENTER B. PLANTING BY STRIP 5' WIDE PLANTS 7' HIGH, ONE FLOWERING TREE PER 20' HIGHER FEET OF AREA C. 100' MIN. DIST. FROM BLDG TO 10' WIDE PLANTING | A. USE ROCK WALLS OR NAT. LANDSCAPING MATERIALS B. INCREASE MIN. WIDTH OF LANDS, BUFFER BY 10' C. PLANTING OF SPECIAL SPECIES, PLANTING LIGHTS FOR STREETSCAPE ELEMENTS |

FIGURE 4-8 ARCHITECTURAL DESIGN REQUIREMENTS

| ELEMENT | BASE STANDARD (ALL) | DESIRABLE (1 OF 3) |
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| BUILDING MATERIALS | A. BLDG - 100% OF BLDG W/ 1) STONE OR FRONT IN MC, CC, LL & H B. STONE OR FRONT IN MC, CC, LL & H C. BLDG W/ ARCH - 1) 10% ARCH. STYLE, DESIGN TRIM, BLDG MATERIALS, & COLORS OF NEW DETAILS, W/ 100% | A. USE TRADITIONAL FACADE MATERIALS FOR BUILDING B. COPY SAME STYLE ENTIRE BLDG |
| SCREENING | A. WALLS - 10' HIGH WITH RATIO OF 1:1 W/ 100% OF BLDG W/ 1) STONE OR FRONT IN MC, CC, LL & H B. BLDG W/ ARCH - 1) 10% ARCH. STYLE, DESIGN TRIM, BLDG MATERIALS, & COLORS OF NEW DETAILS, W/ 100% | A. 10' MIN. OF BLDG ELEVATION TO FACADE B. USE OF ARCH. DETAILING AND MATERIALS TO PROVIDE VARIETY IN VISUAL APPEAL |
| ARCHITECTURAL COMPATIBILITY | A. BLDG, W/ 10% OF BLDG W/ 1) STONE OR FRONT IN MC, CC, LL & H B. BLDG W/ ARCH - 1) 10% ARCH. STYLE, DESIGN TRIM, BLDG MATERIALS, & COLORS OF NEW DETAILS, W/ 100% | A. BLDG W/ 10% OF BLDG W/ 1) STONE OR FRONT IN MC, CC, LL & H B. BLDG W/ ARCH - 1) 10% ARCH. STYLE, DESIGN TRIM, BLDG MATERIALS, & COLORS OF NEW DETAILS, W/ 100% |

LANDSCAPE INFORMATION
REF: LANDSCAPING PLANS FOR HARDSCAPE AND PLANTING L1.0 L1.1

CIVIL INFORMATION
REF: CIVIL PLANS FOR DIMENSIONAL CONTROL AND GRADINGS CO.01 - CS.01

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