

Previously Approved

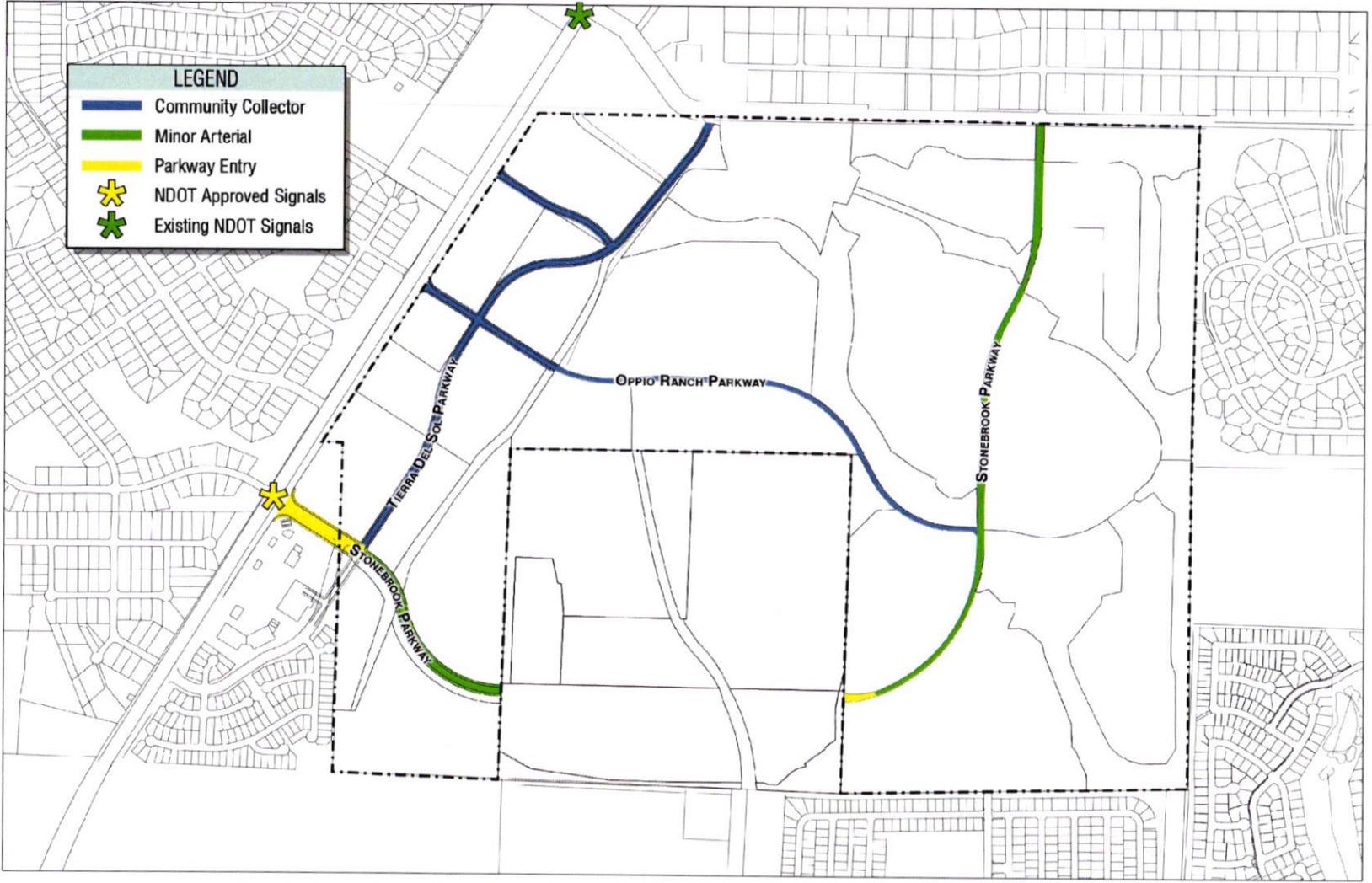


Exhibit 3-1
Access & Circulation Plan

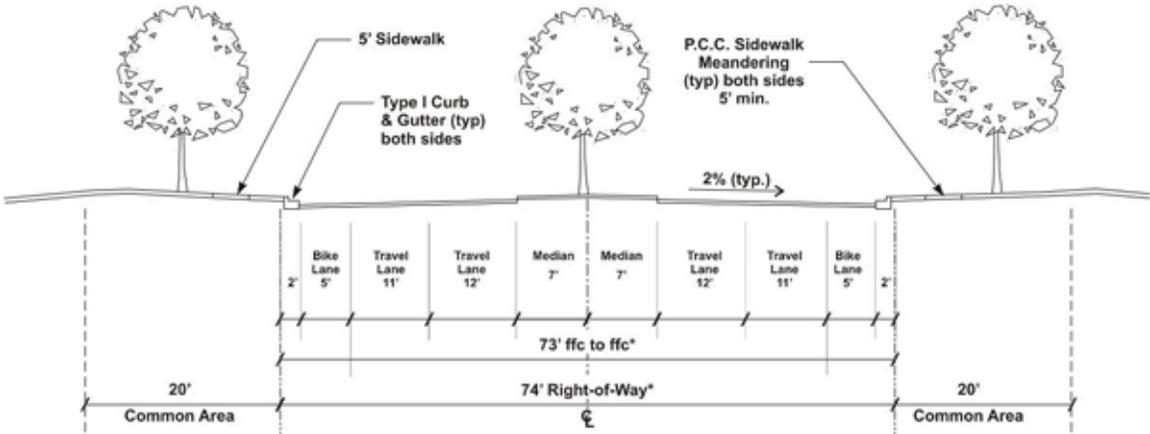
Proposed Change



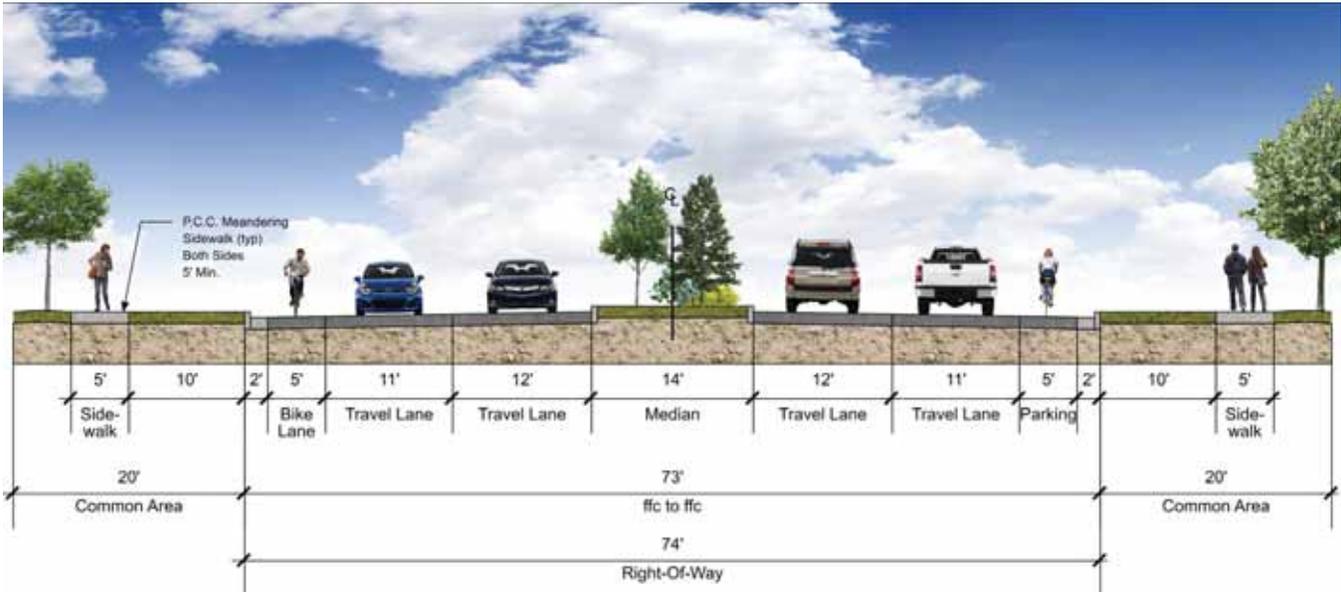
Exhibit 3-1
Access & Circulation Plan

Exhibit 3-1
Access & Circulation Plan

Exhibit 3-2
Four Lane Arterial Street Cross Section



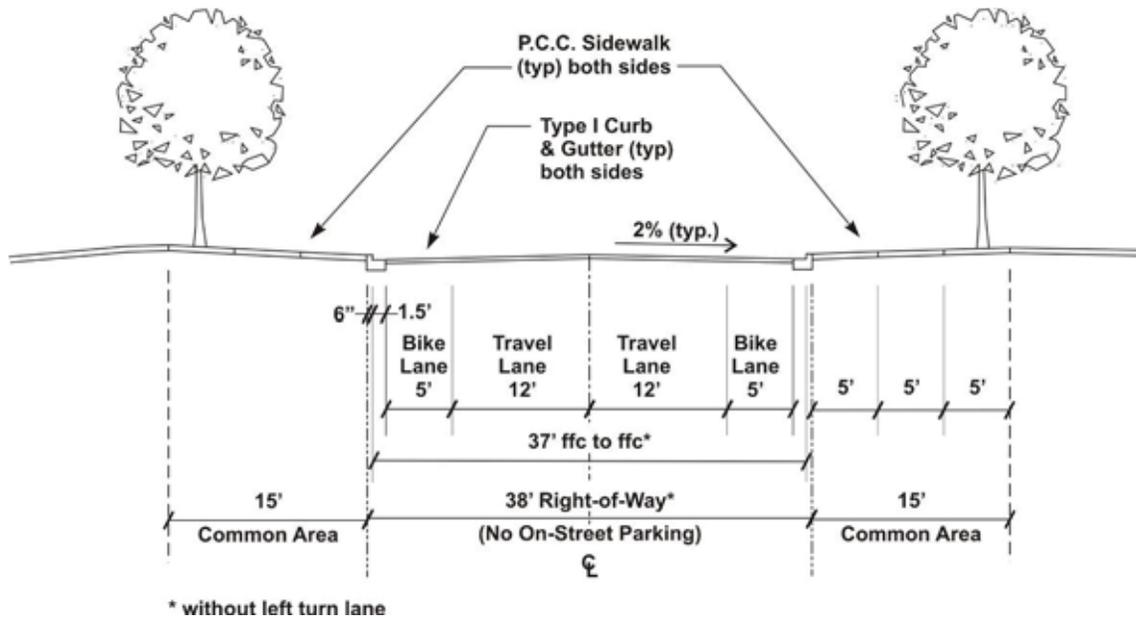
Previously Approved



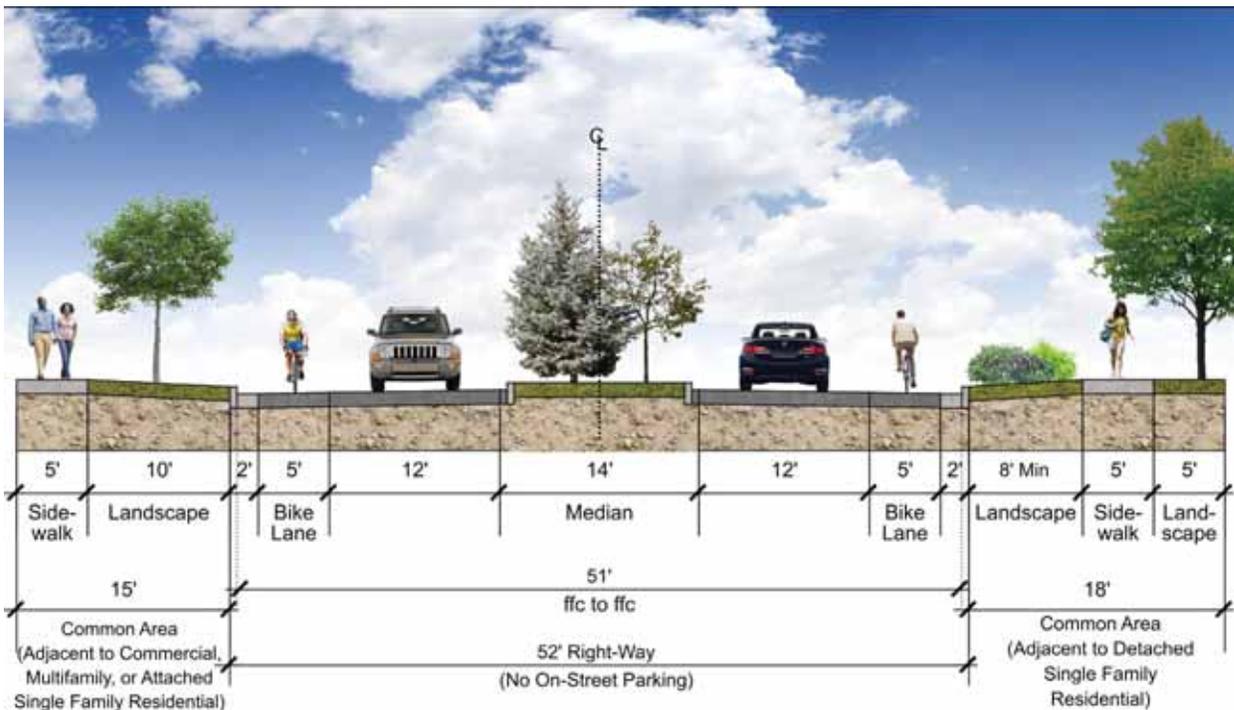
- Without Left Turn Lane
- Landscape Areas depicted along and within ROW to be installed at the time of roadway construction per the standards of the Landscape Section, Chapter 10, and shall be maintained by a. Stonebrook Maintenance Association.
- No direct residential access or on-street parking allowed.

Proposed Change

Exhibit 3-3
Two Lane Arterial Street Cross Section



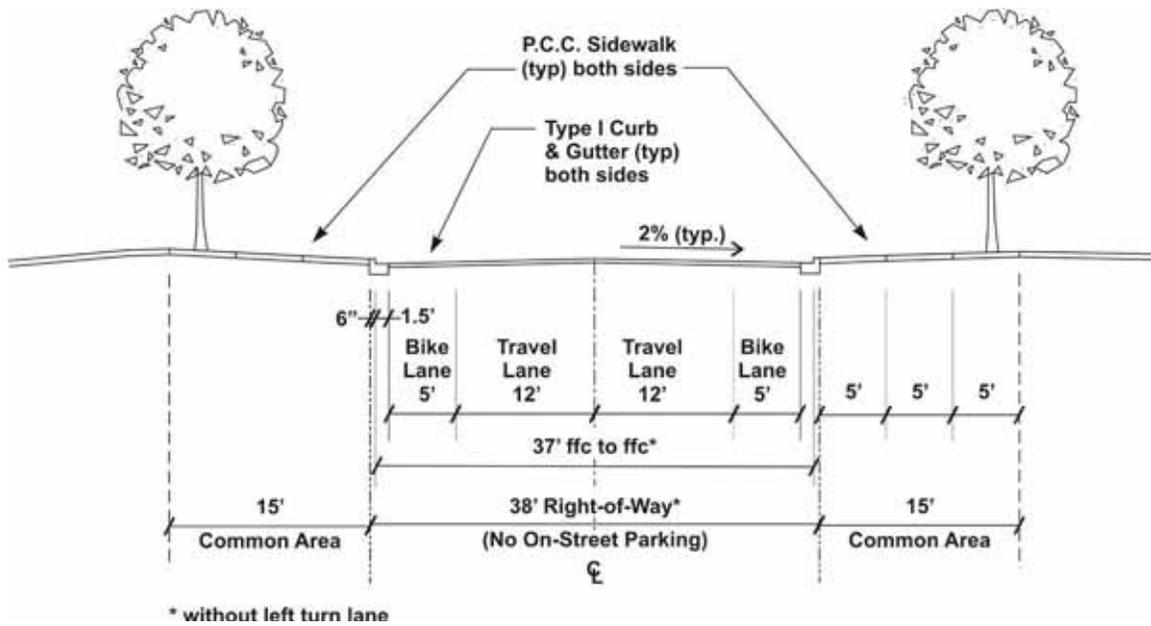
Previously Approved



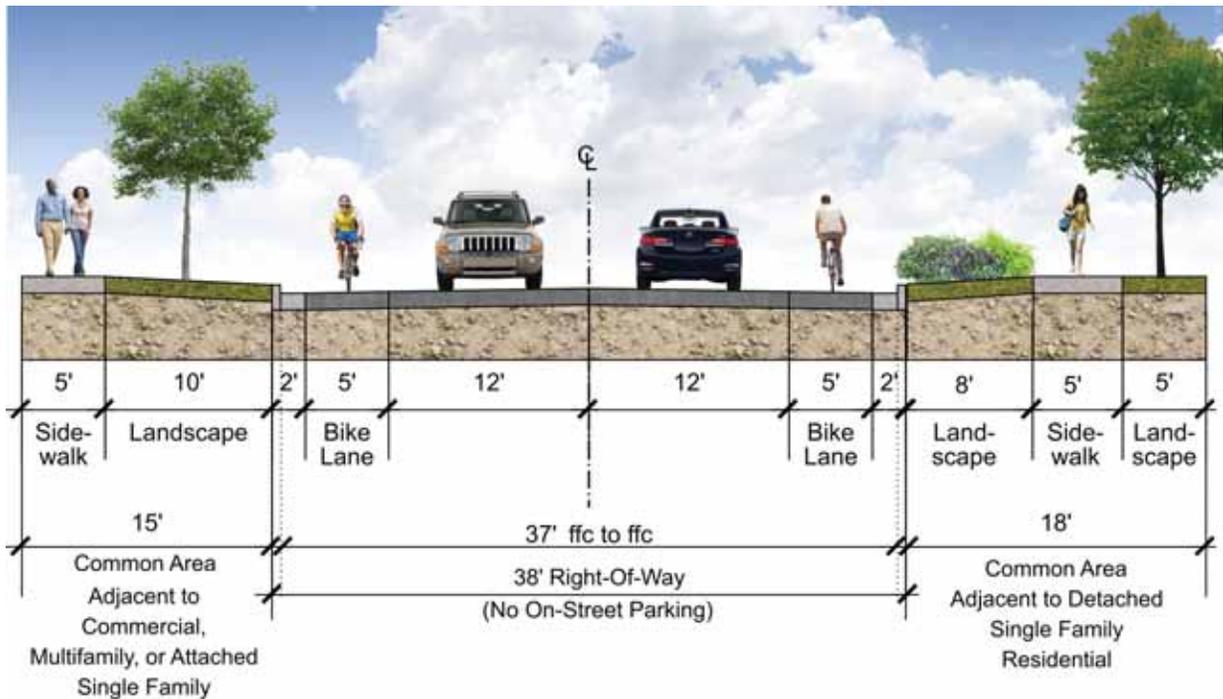
- Landscape Areas depicted along and within ROW to be installed at the time of roadway construction per the standards of the Landscape Section, Chapter 10, and shall be maintained by a Stonebrook Maintenance Association.
- No direct residential access or on-street parking allowed.

Proposed Change

Exhibit 3-4
Community Collector Street Cross Section



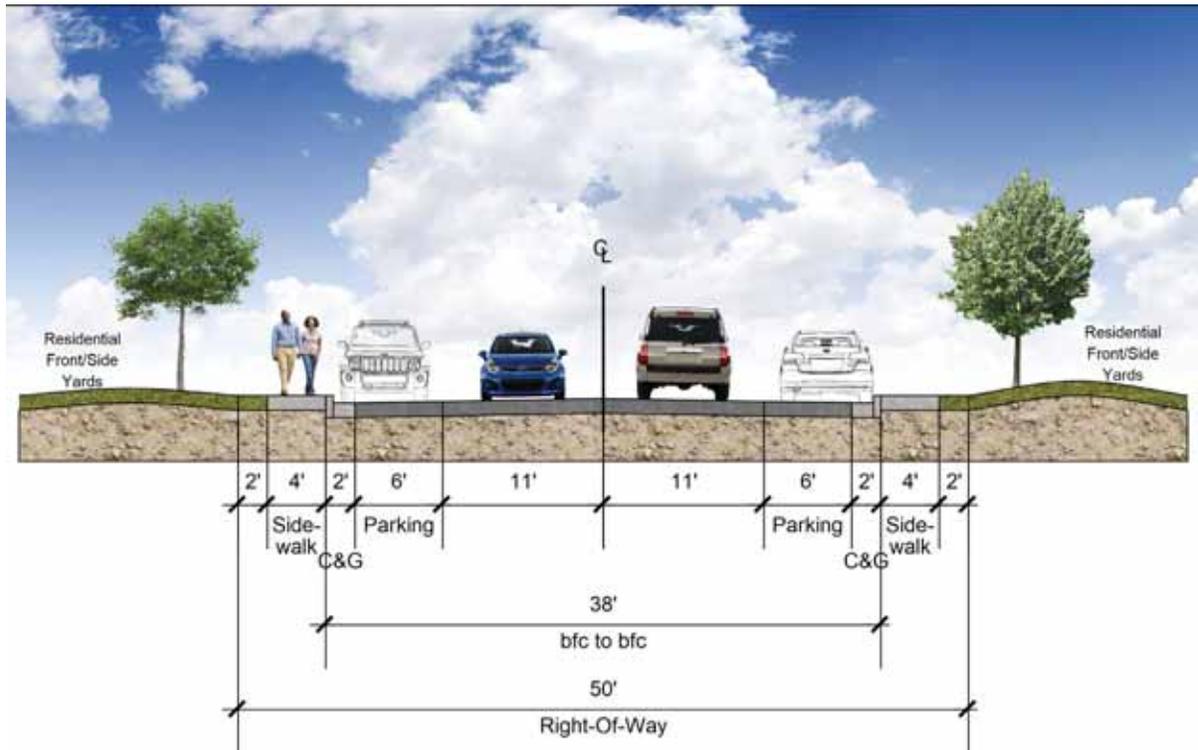
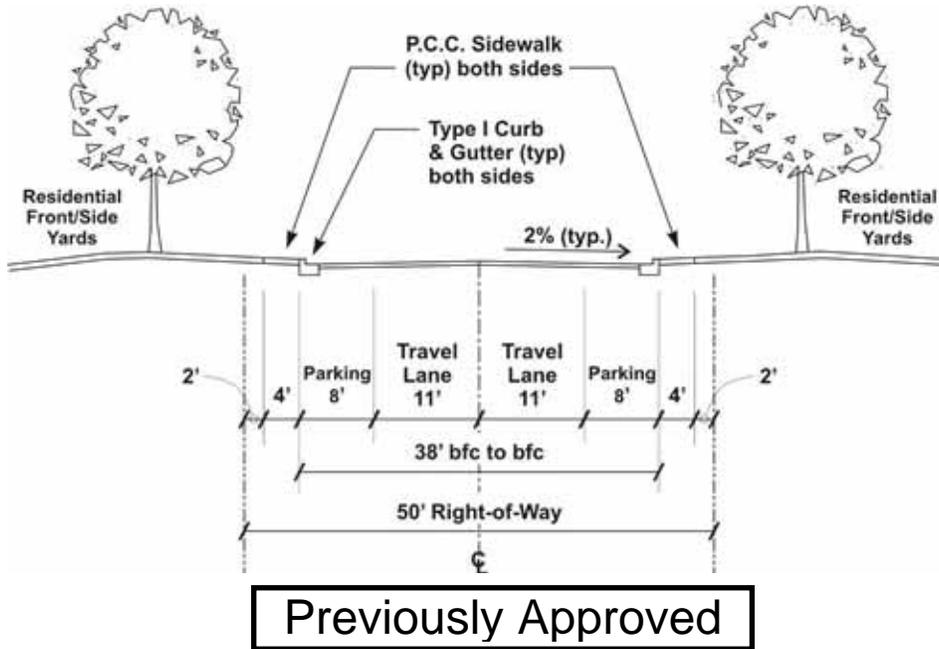
Previously Approved



- Landscape Areas depicted along and within ROW to be installed at the time of roadway construction per the standards of the Landscape Section, Chapter 10, and shall be maintained by a Stonebrook Maintenance Association.
- No direct residential access or on-street parking allowed.
- Oppio Parkway shall include a continuous center left turn lane.

Proposed Change

Exhibit 3-5
 Typical Residential Street Cross Section



- Residential front/side yards to commence from back of walk and be maintained by individual homeowners.

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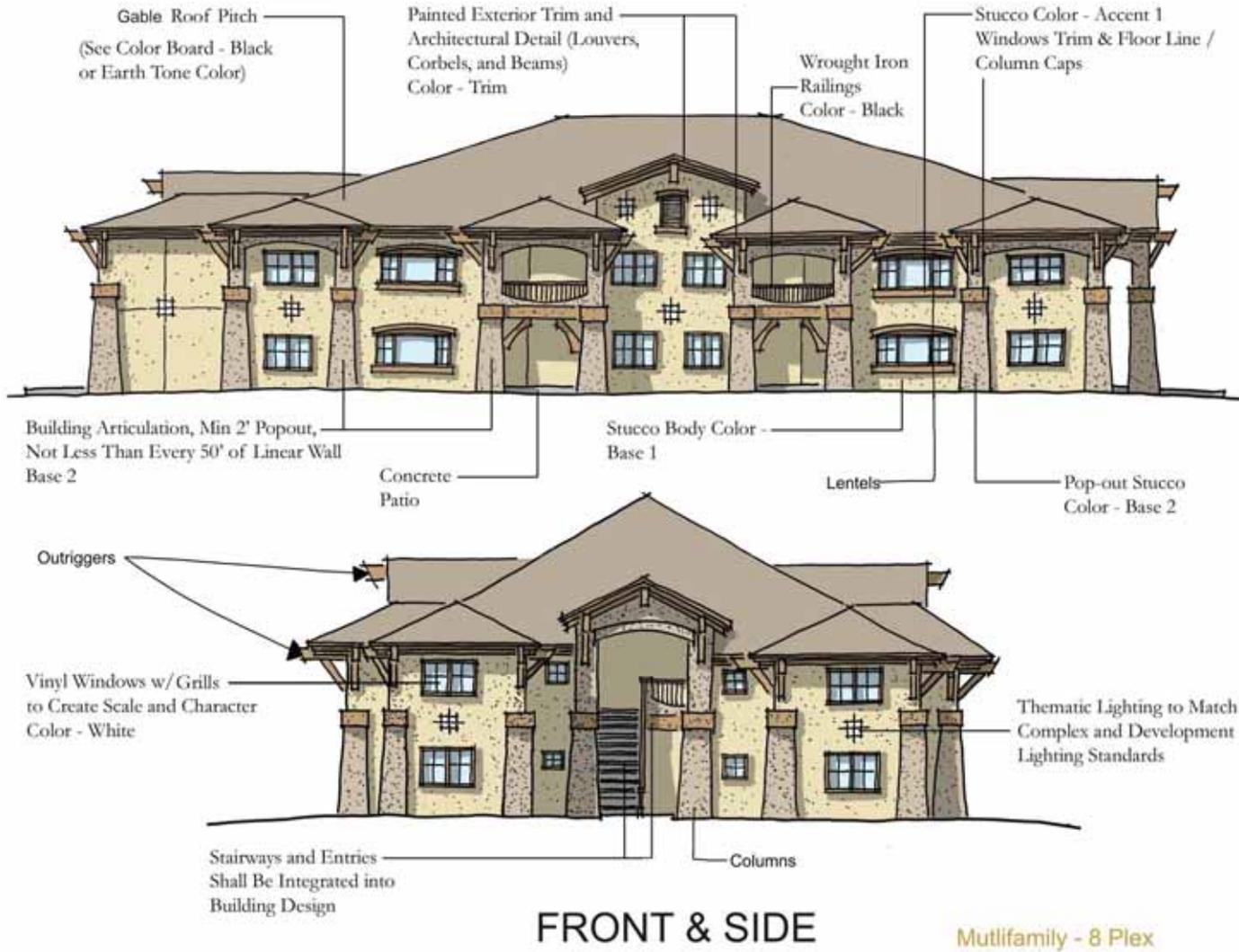
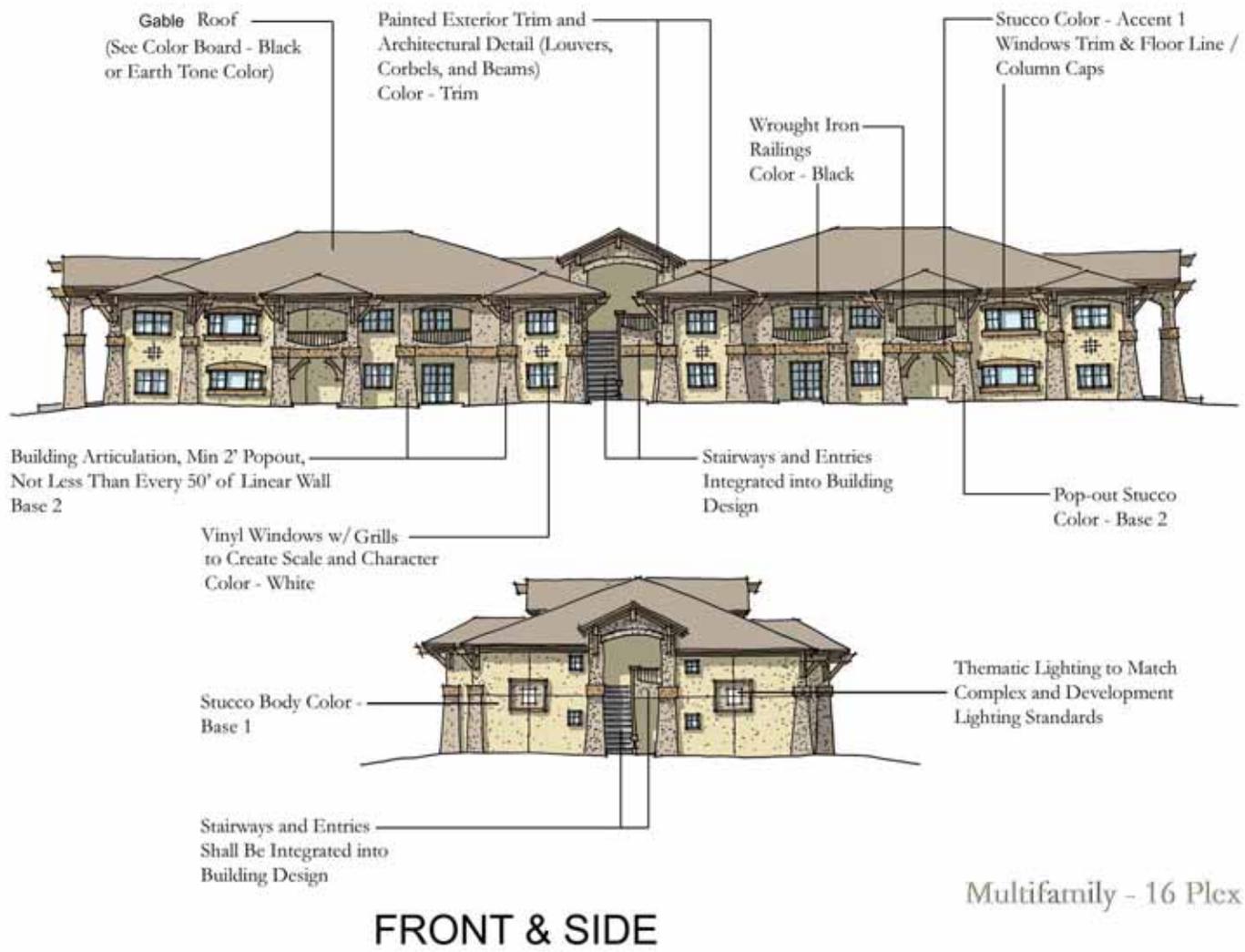


Exhibit 6-1
Multi-Family - 8 Plex Conceptual Illustration

Previously Approved



Multi-Family - 16 Plex Conceptual Illustration Exhibit 6-32

Exhibit 6-3
Multi-Family – Three Story Photo Example



Proposed Addition

Exhibit 6-5
Townhome Photo Examples



Proposed Addition

Previously Approved

Signage & Lighting

- Signage is required to be integrated into architecture
- Decorative lighting on buildings, landscape lighting, and building up lighting from planting beds are required

Primary Elements

- Provide step in wall height min. 2 ft. Horizontally and / or Vertically.
- Project or recess building mass when length of wall exceeds 50'
- Mix of slope and differing roof pitches w/ a variety of complimentary materials and roof elements are required

Corner Element

- Change in roof height and roof/wall materials required
- Plan/wall projection 2 foot min.
- Overhead canopy elements & columns required



Trash Enclosures and Service Areas

- Provide screen walls to be constructed of materials consistent with building materials. Gates to be metal to provide 80% screen

Landscape Elements

- The integration of landscape elements, such as planters, pots, and trellises are required

FRONT

Exhibit 7-1
Illustrative Commercial Concept

Previously Approved

Signage & Lighting

- Signage is required to be integrated into architecture

- Decorative lighting on buildings, landscape lighting, and building up lighting from planting beds are required

Primary Elements

- Provide step in wall height min. 2 ft.

- Project or recess building mass when length of wall exceeds 50'

- Mix of slope and differing roof pitches w/ a variety of complimentary materials and roof elements are required

Corner Element

- Change in roof height and roof/wall materials required

- Plan/wall projection 2 foot min.

- Overhead canopy elements & columns required



Trash Enclosures and Service Areas

- Provide screen walls to be constructed of materials consistent with building materials. Gates to be metal to provide 80% screen.

Landscape Elements

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SIDE

Illustrative Commercial Concept
Exhibit 7-2

Previously Approved

Signage & Lighting

• Signage is required to be integrated into architecture

• Decorative lighting on buildings, landscape lighting, and building up lighting from planting beds are required

Primary Elements

• Provide step in wall height min. 2 ft.

• Project or recess building mass when length of wall exceeds 50'

• Mix of slope and differing roof pitches w/ a variety of complimentary materials and roof elements are required

Corner Element

• Change in roof height and roof/wall materials required

• Plan/wall projection 1 foot min.

• Overhead canopy elements & columns required



Trash Enclosures and Service Areas

• Provide screen walls to be constructed of materials consistent with building materials. Gates to be metal to provide 80% screen.

Landscape Elements

• The integration of landscape elements, such as planters, pots, and trellises are required

FRONT

Previously Approved

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SIDE

Previously Approved

Signage & Lighting

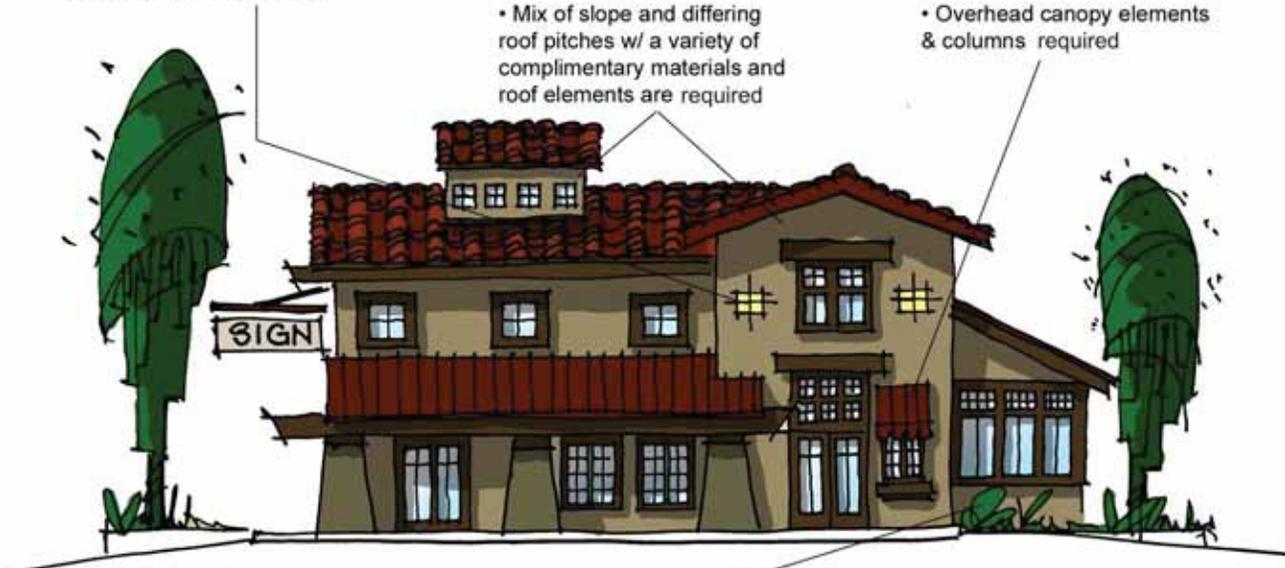
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Landscape Elements

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FRONT/SIDE - Freestanding Commercial Pad Building

Proposed Addition

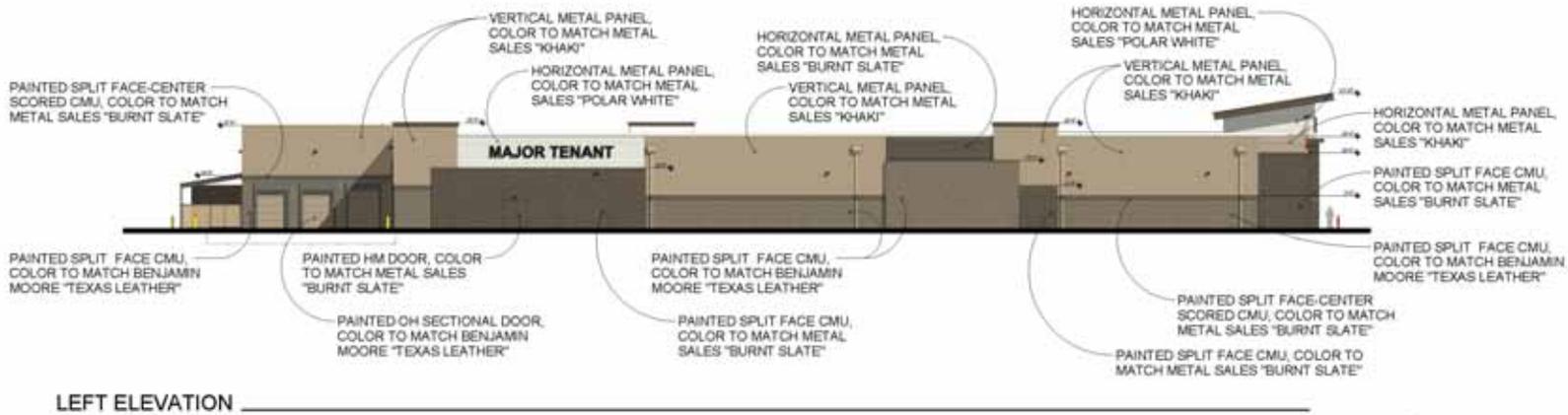
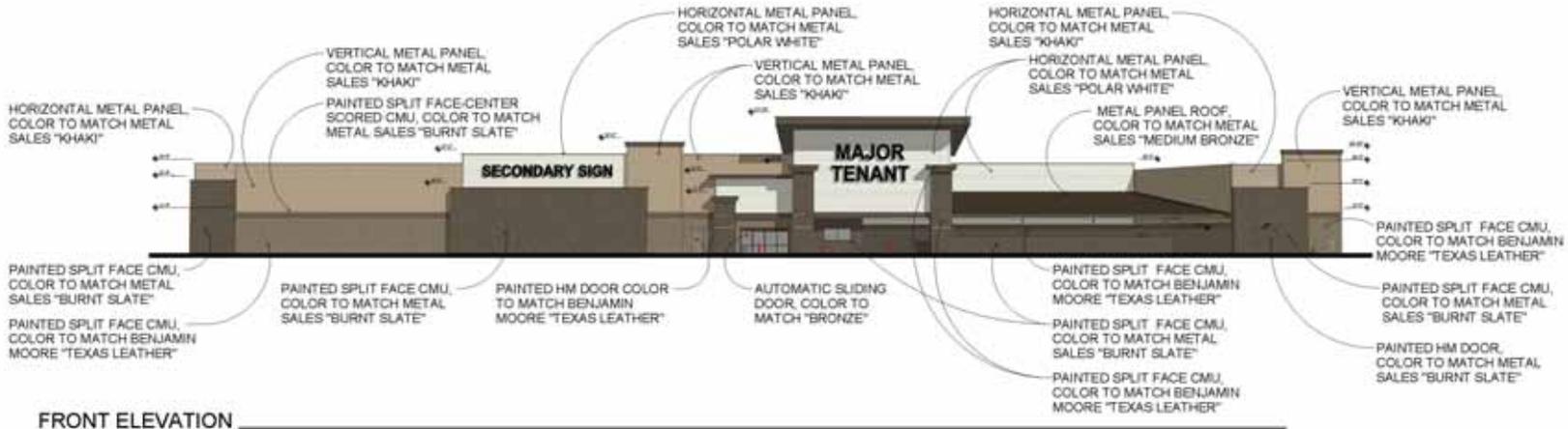


Exhibit 7-8
Illustrative Commercial Concept

Proposed Addition



FRONT PERSPECTIVE