

Rose Castro
Rose Ave
.1893 acres

Application # _____

Exhibit "A"

Planned Unit Development---Residential (PUD-R)

Applicant: Patrick Castro

Developer: Patrick Castro

Builder: TBD

Zoning Text & Development Standards

September 12, 2022

I. Project Introduction

The project consists of 1 lot located on Rose Ave with rear ally access. The build out will consist of a duplex with 3 bedrooms and 2 baths per side and a detached carriage house for 2 plus cars and 2 bedroom 1 bath apartment

1. The house will be dark in color with light trim

II. Building

1. The lot will be developed with 2 buildings with, consisting of a duplex of 2,635 sq ft, 2+ car garage and 873 sq ft apartment
2. The building with have the architectural features illustrated on the Elevations.

III. Parking

1. 2 Approx 12' X 29' driveways with apron on Rose Ave
2. 32' X 15' driveway on the ally side and 2+ car garage

IV. Lighting

1. Will be coach style lights at the rear entrance and garage doors. Front porch lights to be can lights

V. Landscape

1. 2 medium caliber trees to be planted on either side of the house with center bed between the front driveways.
 2. 3 screening evergreens on each side of the rear patio / corner of the house
 3. Between rear driveway and property lines on both sides, there will be beds with ornamental grass and small caliber trees
 4. 2 medium caliber trees to the planted between the duplex and carriage house