

Exhibit C-2

Village Place Apartments

List of Code Exceptions and Clarifications

1. Residential Density (Section 159.68). An increase in the maximum density from 12 units per acre to 16.9 units per acre, to permit the proposed 216 unit apartment development as depicted in the General Development Plan.
2. Tree Preservation and Removal Regulations (Section 159.30.C). Tree Preservation shall be accommodated as depicted in the General Development Plan. A waiver from the required 82 replacement trees not planted on site.
3. Setbacks (159.68.F.6). A reduction in the required 25-foot front yard setback for the parking.
4. Maximum Lot Coverage (159.68.F.8). An increase the maximum lot coverage from 50% to 55%.
5. Minimum Landscape Coverage (159.68.F.9). A reduction in the minimum landscape coverage from 50% to 45%. The landscape
6. Site Runoff and Storage Facility Design (160.035). i) a reduction in the required area for the Normal Water Level (NWL) from 1.0 acres to 0.65 acres; and ii) an increase in the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 feet to 1.5 feet for a two-year storm event.
7. Street Access (Section 159.017 and 159.60.E.5). The proposed development will have a single point of access to Normantown Road. A second point of access is provided at Kingsley Drive, but said access is a restricted emergency access. A stub is presently provided to the west and may result in a future third point of access.
8. Residential District Requirements – Building Design Guidelines (Section 159.60.H.1 and 159.60.H.3). The proposed development is designed such that all buildings are oriented internally around the central clubhouse and associated open space rather than the Normantown Road right-of-way. Elevations are approved consistent with the General Development Plan.
9. Fenestration (Section 159.60.H.4). The elevations attached as part of the General Development Plan are deemed to satisfy applicable requirements.
10. Parking/Garages (Section 159.60.H.5). Parking is provided via a combination of surface parking, detached garages and attached garages. The development will not provide a minimum of two attached garage spaces for each unit as depicted in the General Development Plan.
11. Special Signs (Section 159.129.K). Permanent Residential Development Entrance Signs. The developer will provide a permanent masonry or stone development sign identifying the name of the apartment community. The sign will not be greater than 8 feet in height, but will comply with all applicable sign regulations.

12. Curb and Gutter (Section 158.027). Integral curb and sidewalk shall be permitted as depicted in the General Development Plan.
13. Building Height (Section 159.068 F(5)). The height of the buildings shall be permitted as depicted in the General Development Plan with roof peaks, in some instances, exceeding forty feet (40').
14. Setbacks (Section 159.068 F(6)(f)). A reduction in the required contiguous lot area is permitted as depicted in the General Development Plan.