

Zoning Conditions for MA06-01 (R-II CZ Drayton Estates)

1. A 24-hour on-site security service will be provided by the developer for up to 12 months starting with the construction of the first home.
2. A professionally landscaped and designed Recreation Center with a clubhouse and pool will be provided on the 3.87 acre designated lot. **Construction on the Recreation Center will begin no later than the issuance of the certificate of occupancy for the 50th house. A tot playground will also be provided.**
3. All houses shall include a minimum of a two (2) car side loaded garage **except that up to 25% of the lots may have front loaded garages provided that an individual door is provided for each section of the two car garage.**
4. All houses shall have at least 2,200 s.f. of heated space with an additional 300 s.f. of unfinished area having the potential of becoming heated square footage, if finished. The result being a dwelling with the potential of 2,500 heated square feet. All houses will be custom built with a wide variety of architectural styles. **All houses will be built on crawl spaces.**
5. Custom mail boxes shall be provided by the developer and street signs shall be in accordance with NCDOT standards.
6. **A professionally designed** extensive landscaped buffer and entrance features along Forestville Road shall be provided to enhance the quality of the development.
7. Walking trails, **constructed of at least four inches (4") of quarry screenings,** from Forestville Road to the Recreation Center and extending along the natural greenway of Tom's Creek will be included in the final development plan. These trails will be constructed by the developer and maintained by the HOA. The greenway trail along Tom's Creek constructed by the developer will be dedicated to the Town at such time as a public greenway corridor develops.
8. The proposed subdivision plan provides compliance with the Town's thoroughfare plan, which includes connectivity with adjacent neighborhoods and properties.
9. Sidewalks on one side of street will be provided on streets "B", "C", "D", "F", "G", "H", "I" and "J". Sidewalks on both sides of street will be provided on streets "A" and "E". Sidewalks, **curb, gutter and pavement** will be provided along improvements to Forestville Road. **Property owner shall coordinate with the town's consulting engineer to confirm that the planned improvements will allow proper function of the roadway given the design approved by Wake Forest on the other side of Forestville Road.**

James M. Adams, Sr.
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3-30-06
Date

Gayle W. Adams
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