

3) GENERAL DISTRICT CONDITIONS

1. The following uses otherwise permitted in the district are prohibited: (i) Major Utility, excluding City of Raleigh Public Utilities or other Public or Private Utilities required by the Town of Rolesville for Public Benefit (i.e. Water Tower), and (ii) Telecommunication Tower.
2. The subject property shall be developed generally in accordance with the Concept Plan attached hereto and incorporated herein as if fully set out.
3. The subject property shall be developed in accordance with the Architectural Requirements attached hereto and incorporated herein as if fully set out.
4. The subject property shall be developed in accordance with the Transportation Improvements attached hereto and incorporated herein as if fully set out.
5. Total residential density shall not exceed 2.7 units per acre.
6. A Homeowners Association (HOA) shall be established in accordance with the Rolesville Land Development Ordinance. HOA documents must be recorded with the first final plat.
7. A main central amenity will be constructed with development of these properties and shall include a (i) Clubhouse, (ii) Pool, (iii) Pickleball Courts, (iv) Grilling Station(s) and/or Fire Pit(s). and (v) other recreational outdoor activities for residents of the development (collectively, the "Amenity Facility").
8. In addition to the approximately 4,500-feet of greenway, as depicted on the master plan, development shall provide at least the same length of private trails (>4,500-feet) to connect programmed open spaces within the properties.
9. Open Space throughout the Development shall include:
 - Garbage and Pet Waste Receptacles to be maintained by the HOA.
 - Reestablishment of ground cover, shrubbery, and tree plantings using only native species, and to specifically include low-to-no maintenance plantings on slopes greater than 4:1, especially perennial flowering and fruit-bearing groundcover and tree species which provide food and habitat for pollinators.
10. At the time of the recording of the first plat adjoining any portion of 2017 Forestville Road (Wake PIN: 174-869-4159), approximately 4 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan. In addition, at the time of the recording of the first plat adjoining any portion of 4124 Burlington Mills Road (Wake PIN: 1749-80-8878), approximately 5 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan. These areas shall be dedicated as public park space subject to various grading, landscape, slope, roadway, pedestrian access, and utility easements, etc. as may be mutually beneficial to the Development and/or the Town for completion of the Development and/or the park space.

11. At the time of the recording of the first plat dedicating Access "B" upon the adjoining parcel known as 4124 Burlington Mills Road (Wake PIN: 1749-80-8878) as shown on the Concept Plat, Access "B" shall be constructed across said adjoining parcel through the public access easement.
12. Prior to issuance of the 175th building permit for a home, a building permit shall be submitted for the Main Amenity facility. The Main Amenity facility shall be substantially complete prior to issuance of the 325th building permit.
13. Prior to issuance of the 175th building permit, the East-West collector street shall be substantially complete and open for public vehicular service from Access A (Forestville Rd) to Access C (Burlington Mills Rd).
14. Construction Documents for the Property to include on-lot grading including (i) proposed finished floor elevations, (ii) 4-corner finished-pad spot elevations, (iii) 1-foot contours of the proposed grades, (iv) proposed high point(s), (v) proposed swale directions, spot elevations, and slopes at not less than 2%, and (vi) other information as necessary to demonstrate future feasibility of compliance with section R401.3 of the NC Residential Code.
15. After home construction, each lot shall have not less than: (i) 3 large shrubs and 6 small shrubs between the R.O.W. and the front façade of the home, and (ii) 1 large shrub and two small shrubs in the rear yard of the home. Large shrubs shall be those whose mature size is 5'-8' in height, and shall be planted at not less than 30" in height. Small shrubs shall be those whose mature size is 2'-4' in height, and shall be planted at not less than 20" in height.
16. Prior to the issuance of the 325th building permit, a single family detached lot shall be developed and donated as part of Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans. Developer and builder shall be entitled to a waiver of all Town of Rolesville permit fees for this home.