

HARRIS CREEK FARMS

VOLUNTARY REZONING CONDITIONS

1. The subject property shall be developed in general compliance with the map amendment (conditional rezoning) concept plan, dated 3/1/2024.

2. The development shall consist of maximum of 120 single-family detached dwelling units/lots as detailed in the map amendment (conditional rezoning) concept plan, dated 3/1/2024.

☐ 3. Single family detached dwelling unit facade anti-monotony: in order to promote variation in home appearance, no single-family front façade shall be duplicated for three (3) lots in a row, or directly across the street. For corner lots, this shall apply to the lots diagonally across the intersection.

4. All garage doors shall either contain windows or carriage style adornments.

5. **Single-family detached dwelling units shall:**

☐ A. Be a minimum of 1,500 heated square feet.

B. Have cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features.

C. Have at least two types of finishes on the front: lap siding, masonry, shakes, and board and batten.

☐ 7. A homeowners' association (HOA) shall be created, and all open spaces observed in map amendment (conditional rezoning) concept plan, dated 3/1/2024, shall be owned and maintained by the HOA.

8. **Foundations:** All foundations are to be monolithic poured slab foundations. Top of slabs shall be elevated a minimum of 18 inches above finished grade for all dwelling units. All foundations shall be treated with masonry on the front and street-facing sides for a minimum of 10".

9. **Recreational amenities:** the following recreational amenities shall be constructed as observed in map amendment (conditional rezoning) concept plan, dated 3/1/2024. Amenities shall be built prior to the issuance of the building permit for the 70th lot.

☐ Public greenway (approximately 5,600 linear feet),

☐ private multi-use paths (approximately 410 linear feet),

☐ gazebos,

☐ playgrounds, and a

☐ dog park.

10. **Landscaping.** At least twenty percent (20%) of all landscaping required by the LDO, that does not already qualify under LDO Section 6.2, shall utilize plant materials that are listed as native pollinator plants by the North Carolina Wildlife Federation. Where evergreen plantings or street trees are required by the LDO, native pollinator plantings shall not be required. Such plantings shall be clearly shown in construction drawings and installed as part of subdivision infrastructure. Nothing herein shall be constructed to limit the plant materials permitted on individual residential lots.

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□ 11. **Sidewalk Easement**. The development shall attempt to procure an easement from the owners of those properties with PINs 1757-48-1376 (Deed Book 19407, Page 984, Wake County Registry) and 1757-38-8408 (Deed Book 2261, Page 683, Wake County Registry), in order to provide a 5'-wide sidewalk running from the development's proposed access to Jonesville Road to the intersection with Universal Drive. If the development procures easements from both property owners, the sidewalk shall be located within said easements and constructed consistent with the Town of Rolesville Transportation Plan and shall be completed prior to the issuance of the one hundredth (100th) building permit. If the development is unable to procure an easement from either property owner prior to the issuance of the first (1st) building permit, then the development shall pay a fee-in-lieu for the sidewalk construction to the Town of Rolesville. The fee-in-lieu shall be paid prior to the issuance of the one hundredth (100th) building permit.

□ 12. **Universal Drive**. The development shall attempt to procure a minimum 20'-wide access easement (the "**Easement**") from the owner of that property with PIN 1757-38-8408 (Deed Book 2261, Page 683, Wake County Registry) for vehicular ingress and egress to and from Gideon Drive and Jonesville Road (the "**Easement Area**"). This Easement shall be recorded with the Wake County Registry. If the Easement is obtained and recorded, the development shall pave the Easement Area with a 20'-wide asphalt drive to meet NCDOT standard paving section of 8" of ABC base course and 2" of asphalt surface course. The paving shall be completed prior to the issuance of the development's one hundredth (100th) building permits. Following completion of the paving, the development shall be responsible for maintenance of the Easement Area; this maintenance responsibility shall expire if Universal Drive is dedicated as public right-of-way. If the development cannot obtain and record the Easement before the issuance of the first (1st) building permit, then the development shall have no obligation to perform any work described in this Condition.

□ 13. Prior to issuance of the first building permit for a dwelling unit, the development shall donate thirty-five thousand dollars and no cents (\$35,000.00) to Homes for Heroes.

□ 14. **Historical Monument**: The development shall dedicate a 10-foot by 10-foot area located next to the gazebo and greenway parking area along Jonesville Road to allow the Town of Rolesville to place a historical monument related to the Jonesville area.

15. **Naming of Roads**: Prior to the naming of any public roads within the development, the property owner shall formally request suggested road names from Jonesville Community Connect and will submit those suggested names to the Post Office for approval. If the number of those approved names are equal or greater than the number of public streets within the development, the development shall exclusively use those approved road names within the development. If the number of those approved names is less than the number of public roads within the development, the development shall use all of those approved names and the property owner shall be responsible for naming the remaining public roads.

16. **Blasting**: The property owner shall comply with all Wake County and North Carolina regulations related to blasting. See 29 CFR 1926.900-909 & 13 NCAC 07F .0703-.0712.

Any person detonating explosives on the property shall first notify the Town of Rolesville that a blast is planned. Such notification shall be received at least twenty-four (24) hours prior to the planned detonation and shall give the time (within 30 minutes) of the planned detonation and the location where the blasting is to be done. The person detonating the explosives shall give an equivalent notice to each property owner that is located within 1000 feet of the proposed blasting location.

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☐ At least 60 days prior to any blasting with explosive materials on the Property, the Property owner will notify the homeowners within 1000 feet of the property of the expected blasting and shall provide an opportunity for a pre-blasting inspection ("PBI") of the homeowner's property (including structures and wells) to establish a baseline condition of the homeowner's property. If a noticed homeowner provides a written election for a PBI and provides reasonable access to its property at reasonable times, Property owner through its consultant ("Blasting Consultant") will cause a PBI with regard to such homeowner's property to be performed prior to blasting activities. Contact information for the purpose of reporting damage caused by blasting shall be provided. If a PBI was performed and the homeowner provides notice of damage caused by blasting within 30 days following blasting, the Property owner shall cause an after blasting inspection ("ABI") to be performed and if a comparison of the PBI to the ABI indicates that damage was caused by Property owner's blasting, in the reasonable opinion of the Blasting Consultant, the Property owner shall make commercially reasonable efforts to repair such damage within 180 days of following completion of blasting activities on the Property.

All blasting operations shall be covered in such manner as to prevent fragments of rock, gravel, earth, trees, or other substances or materials from being thrown against or upon lots, buildings, utility lines, or any street or highway.

Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph, or steam utilities, the blaster shall notify the appropriate representative of such utilities at least 24 hours in advance of blasting specifying the location and intended time of such blasting.

Hours of detonation shall be limited as provided by the Rolesville Town Code.

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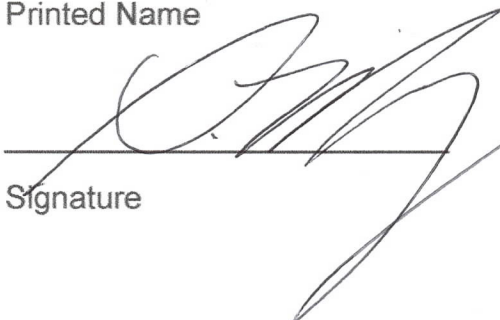
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Persons responsible for blasting operations shall maintain a record of each blast. All original blasting records shall be retained by the persons responsible for the blasting operations for at least five years following the cessation of the blasting operations and shall be available for inspection by the Fire Marshal upon request.

Reviewed and Acknowledged by the Property Owner or Applicant:

STEPHAN M. GEXLE

Printed Name



Signature

5/9/25
Date