

CONDITIONS TO ZONING

1. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
2. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ARCHITECTURAL REQUIREMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET.
3. TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED 4.7 UNITS PER ACRE.
4. 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.
5. ACCESS LOCATION TO THE SITE WILL BE GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN BUT ACTUAL LOCATION WILL BE DETERMINED AS THE PRELIMINARY PLAT PROCESS IS COMPLETED.
6. BMP MEASURE(S) IN THE SITE WILL BE GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN BUT ACTUAL COUNT AND LOCATION(S) WILL BE DETERMINED AS THE PRELIMINARY PLAT PROCESS IS COMPLETED.
7. INTERNAL STREETS AND CULDESACS IN THE SITE WILL BE GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN BUT ACTUAL LOCATION AND LAYOUT WILL BE DETERMINED AS THE PRELIMINARY PLAT PROCESS IS COMPLETED.
8. RESIDENTIAL UNITS WILL BE LOCATED GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN BUT ACTUAL LOCATION, COUNT, AND MIX WILL BE DETERMINED AS THE PRELIMINARY PLAT PROCESS IS COMPLETED.