

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 12/15/2023.
2. The development shall consist of maximums of 68 single-family detached dwelling units/lots and 81 single-family attached (townhome) dwelling units/lots as detailed in the map amendment (conditional rezoning) concept plan, dated 12/15/2023.
3. The maximum allowable density within the RH-CZ zoning shall be 6.0 units/acre.
4. 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.
5. All garage doors shall either contain windows or carriage style adornments.

6. 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. Single-family attached (townhomes) shall have:

- A. Cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features.
- B. Articulation in the end unit side elevations, which includes two of the following: side entry, windows (two or more), partial masonry, two types of finishes (i.e., Horizontal siding with board and batten or shakes in gables), and roofline changes.
- C. First floor glazing which shall consist of one or more of the following: garage doors with glass windows, or front doors with windows or sidelights.
- D. 8" minimum eaves and rakes on front, rear, and sides.

8. A homeowners' association (HOA) shall be created, and all open spaces observed in map amendment (conditional rezoning) concept plan, dated 7/24/2023, shall be owned and maintained by the HOA.

9. **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".

10. **Recreational amenities:** the following recreational amenities shall be constructed as observed in map amendment (conditional rezoning) concept plan, dated 12/15/2023. Public greenway (approximately 5,600 linear feet), private multi-use paths (approximately 410 linear feet), gazebos, playgrounds, and a dog park. Amenities shall be built prior to the issuance of the building permit for the 70th lot.

11. **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.

12. **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.

13. **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 surface coat over top of the existing private gravel access drive. 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 **Columbia Drive is** dedicated as public right-of-way. If the development can not 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.

14. 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.