

Kalas Falls

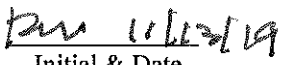
Rezoning Conditions – November 19, 2019

- a. The maximum development density shall be 2.1 dwelling units per acre
- b. Permitted uses shall only include single family detached dwellings, townhouses, neighborhood recreation center, open space, greenway, and associated accessory uses
- c. Total number of dwelling units on the subject property shall not exceed 550, and not more than 95 of these dwelling units are permitted to be townhomes.
- d. The minimum lot size for single family detached dwellings shall be 6,000 square feet, with a minimum lot width of 50’.
- e. Development of the subject property shall include 250% of the UDO required Open Space, as such requirements exist as of the date of this zoning.
- f. A Type A buffer (with berm, if permitted) will be installed and maintained along the subject property’s frontage along Rolesville Road.
- g. Up to 460’ of privacy fence and up to 400’ of Type A buffer shall be installed and maintained along the common property line of the Stallings property (Wake County PIN 1768-30-6321) on both sides of Dresden Drive and along the existing pond dam. The fence within the pond area shall be placed so that there is no impact to the existing state mandated buffer.
- h. The existing driveway through the subject property (from Rolesville Road) that serves as access for the Stallings tract (Wake County PIN 1768-30-6321) and Woodlief tract (1768-30-8414) shall be realigned by the developer to allow connection, and at no time shall access to those properties be blocked without providing for another means of ingress/egress.
- i. All homes constructed on the property shall include either crawl space foundations or stem wall foundations. Any stem wall foundations shall have a brick veneer around the full perimeter of the house.
- j. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:

Rolesville Road at Site Driveway A

- i. Construct Driveway A as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
- ii. Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway A;
- iii. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and

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- iv. Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- k. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:
- Rolesville Road at Site Driveway B
- i. Construct Driveway B as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - ii. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - iii. Construct an exclusive southbound right-turn lane with 50 feet of full-width storage and appropriate taper on Rolesville Road.
- l. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:
- Rolesville Road at Site Driveway C
- i. Construct Driveway C as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - ii. Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway C;
 - iii. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - iv. Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- m. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the property owner or developer will provide for the following improvement in accordance with and subject to the North Carolina Department of Transportation (NCDOT) and Town of Rolesville (Town) approval and Standards and Specifications as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville in accordance with the following:

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Rolesville Road at Mitchell Mill Road

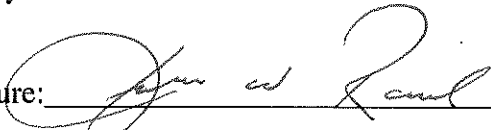
- i. The Town may provide a full signal warrant analysis ("Town Warrant Analysis") prior to approval of the plat containing the 100th lot to be developed upon the subject property. If a signal is warranted as part of the Town Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.
- ii. If the signal is not warranted by the Town Warrant Analysis, the owner or developer shall provide a full signal warrant analysis ("Owner Warrant Analysis") prior to approval of the plat containing the 300th lot to be developed upon the subject property. If a signal is warranted as part of the Owner Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.
- iii. If the signal is not warranted by the Owner Warrant Analysis, the Town may provide a final full signal warrant analysis ("Final Warrant Analysis") prior to approval of the plat containing the 450th lot to be developed on the subject property. If a signal is warranted as part of the Final Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.
- iv. All traffic signals to be installed shall be constructed with steel poles with mast arms approved by the Town and NCDOT.

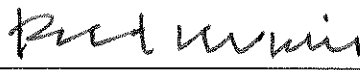
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- n. To address concerns related to the timing of future Rolesville Road widening, specifically as it relates to that portion of Rolesville Road frontage between the northern and southern boundaries of the subject property that is not part of this application (the "Rolesville Road Right-of-Way Gap"), the Developer shall widen the Rolesville Road Right-of-Way Gap to one-half of its ultimate section. Developer's obligations hereunder are subject to NCDOT approval, and there being sufficient right-of-way (and associated easements) for such improvements at the time the Developer is performing its other roadway widening obligations for the subject property.

These zoning conditions have been voluntarily offered by the undersigned property owners.

Signature:  11-19-19
Mitchell Mill Road Investors, LLC Date:

Signature:  11/13/19
The Watkins Family, LLC Date: