

## **Park 1764**

### **Proposed Development Conditions**

#### **Landscaping / Berms / Recreation**

1. A berm and decorative fencing will be constructed and installed along the eastern park boundary adjacent to Startown Road, similar in size and scale associated with Sarstedt property, from the southern portion of the property, extending north, and stopping near Valley View Drive. No berm will be constructed between the development and the adjacent residential property to the northwest as requested by the adjacent property owners. No berm will be constructed between the development and the adjacent residential properties to the northeast as requested by the adjacent property owners.
2. A mixture of deciduous and evergreen trees will be planted along Startown Road and Robinwood Road.
3. A walking trail will be created within the park, not adjacent to neighboring properties.
4. A permanent easement will be established for the trail and conservation easements will be established along the stream.

#### **Uses**

5. Distribution facilities, heavy trucking, and heavy manufacturing uses are prohibited in the development.

#### **Property Maintenance**

6. The long term maintenance of Park 1764 will be accomplished through a Property Owners Association.

#### **Transportation**

7. Turn lanes and road improvements will be installed as required by North Carolina Department of Transportation.

#### **Development Standards**

8. Building setbacks along Startown Road will be a minimum of 300 feet. Building setbacks along Robinwood Road will be a minimum of 50 feet.
9. Maximum building height within Park 1764 is that of the Highway Commercial and Light Industrial district (70 feet).

10. Metal facades are not permitted within Park 1764. All buildings will be designed to exist in a complementary fashion to rural business park setting in as much as possible.
11. Themed signage will be limited to monument style signs. Pole signs will not be used.
12. The silos adjacent to Startown Road will be preserved if possible in an effort to aid in the retention of the property's rural character. If the liability or cost of keeping the silos becomes unfeasible, they will need to be removed.
13. The history of the property as a dairy farm shall be recognized in a permanent manner on the site, recognizing the history and heritage of the dairy industry.