

REZ2020-00028

September 1, 2020

1. Conceptual Master Plan. Development of the Property shall be in general conformance with the conceptual plans (the "Conceptual Plan") which is page 1 of the Design Guidelines entitled "LAUREL PARK" dated August 26, 2020 and attached hereto (see case file) (the "Design Guidelines"), which Conceptual Plan and Design Guidelines are conceptual in nature and may vary in detail, unless otherwise requested and specifically approved at the time of Plan of Development.
2. Development Standards: Development of the Property shall be subject to the following development standards, unless otherwise approved at the time of Plan of Development:
 - a. Architectural Treatment.
 1. Multi-Family. Any multi-family buildings constructed on the Property ("Building 1" and "Building 2" on the Conceptual Plan) shall be substantially similar to the style and design of the renderings on pages 5-8 of the Design Guidelines.
 2. Townhome. Any attached townhome building constructed on the Property ("Townhomes" on the Conceptual Plan) shall be substantially similar to the style and design of the renderings on pages 9-10 of the Design Guidelines.
 3. Commercial. Any commercial building constructed on the Property ("Retail" on the Conceptual Plan) shall be substantially similar to the style and design of the renderings on page 11 of the Design Guidelines.

- b. Exterior Materials. The exposed portion of each wall surface (front, rear and sides) of any building on the Property shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of all individual buildings, exclusive of windows, doors, and architectural treatments, shall be constructed of brick, stone, or cementitious siding, or a combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development review.
- c. Underground Utilities. All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical Junction boxes and meters shall be screened from public view at ground level at the perimeter of the tract with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development review.
- d. Parking Lot Lighting. Parking lot lighting fixtures on the New Development shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development review. Lighting shall be directed to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited. Parking lot lighting shall be reduced or turned off after business hours with the exception of minimum lighting requirements for security purposes.
- e. Sound Suppression. Interior walls and floors/ceilings between dwelling units shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.
- f. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines as approved at the time of Plan of Development review.
- g. Construction Hours. The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be permitted only between 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:30 a.m. and 5:00 pm. on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and

utility connections. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all construction entrances to the Property prior to any land disturbance activities thereon.

3. Density. There shall be no more than 350 residential units developed on the Property.
4. Buffers.
 - a. Overall. Any buffer within the Property required herein shall be natural and landscaped, and may include supplemental plantings, signage, berms and/or fencing and other purposes as approved at the time of landscape plan review. Roads, drives, sidewalks, utility easements and areas (including drainage), fencing, walls, and signage shall be permitted within such buffer; provided, any new road, drive, or utility easements shall be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development review.
 - b. Northern and Western Boundaries. A minimum 15 (fifteen) foot natural and landscaped buffer planted to the level of a transitional buffer 25 shall be provided adjacent to the northern and western boundary of the Property.
 - c. Woodman Road and Hungary Road. A minimum fifteen (15) foot natural and landscaped buffer and planted at a minimum to the level of a transitional buffer 25 shall be provided adjacent to the boundary of the Property adjoining Woodman Road and Hungary Road.
5. Recreational Amenities. Recreational amenities shall include both outdoor and indoor amenities and services which shall include (a) walking trails as generally shown on the Concept Plan and as approved at the time of Plan of Development review, (b) for the outdoor areas, at least 6 or more of the following: pool, courtyard panoramic deck (overlooking pool and courtyard), children's playground and tot lot, dog park, fire pits, grilling stations, outdoor kitchens, fountains, benches and sitting areas, pergolas and covered areas, courtyards and open spaces, and such other amenities as approved at the time of Plan of Development, and (c) for the indoor spaces, at least 7 or more of the following: party room (with bar, seating space and televisions), great room (event room) with seating and bar, bike storage with bike working station, game room (with games such as billiards, shuffleboard, table tennis, and video games), children's education center, pet wash area, package center, gift wrapping station, fitness center (including yoga and group exercise areas), cyber café, business center and meeting space (conference area), climate controlled storage units, children's play area and playground,

sauna and steam room, rooftop lounge, indoor basketball and gym area, and such other amenities as approved at the time of Plan of Development. Outdoor amenities shall be phased as approved at the time of the Plan of Development review. Indoor amenities shall be provided prior to the first certificate of occupancy for a unit in Building 1 or Building 2 as shown on the Concept Plan.

6. Internal Road Landscaping. Roads and driveways within the Property shall be landscaped with street trees and other landscaping as approved at the time of landscape plan approval.
7. Shecardee Lane. There shall be no vehicular access to and from the Property from and to Shecardee Lane.
8. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.