
WCD PROPOSED COMMITMENTS

A. GENERAL

(1) Trash Removal.

- i. Trash and garbage removal by garbage trucks from dumpsters located upon the Real Estate shall not be allowed between the hours of 9:00 PM and 6:00 AM.

(2) Hours of Operation

- i. No business erected on the subject site shall be permitted to have 24-hour operations.

B. ARCHITECTURAL

(1) General

- i. Any proposed development of the subject site shall conform generally with the architectural character of the existing abutting Spring Mill Commons commercial integrated center.
 - 1. "Franchise" architectural elements shall be discouraged, and shall be permitted only when integrated into the larger overall character of the development.

(2) Drive-Through Service.

- i. No drive-through service windows shall be permitted on the north or west facades of any structure erected on the subject site.

(3) Signage

- i. No free-standing sign shall be permitted upon the subject site.

C. ACCESS

(1) Springmill Road.

- i. The existing residential curb cut to the subject site shall be abandoned by the Developer upon approval of any Development Plan Review for the subject site.
- ii. Access to the subject site shall be obtained from abutting private drives within the Spring Mill Commons commercial integrated center.
 - 1. Copies of recorded access easements shall be provided prior to the approval of a Development Plan Review for the subject site.
- iii. An eight (8)-foot asphalt path shall be constructed within the right-of-way of Spring Mill Road from the north to the south property lines of the subject site, at the expense of the developer.

AFS