

**EXHIBIT C-1**  
**BUILDING SETBACKS AND OTHER SITE REGULATIONS FOR**  
**AN EATING ESTABLISHMENT**  
**Stonecrest Retail Subdivision, Block A, Lot 8 (0.965 acres)**

In addition to the provisions contained in **Exhibit "C"**, the following shall apply only if development on the 0.965 acre Block A, Lot 8 includes an eating establishment:

- Development of the site, including the building, drive-through lanes, parking and landscaping shall be in substantial compliance with the draft site development plan hereby attached as **Exhibit "C-2"**. Approval of the site plan by the City is required prior to construction. The following standards shall be met:
  1. **Eating Establishment**
    - a) The outdoor patio shall contain a trellis on its western edge. The trellis shall be planted with evergreen vines.
    - b) Outdoor amplified music is prohibited.
    - c) The drive-through lane speaker box shall be located a minimum of 150 feet from any residential property line.
  2. **Exterior Lighting**
    - a) All exterior lighting, including light poles in the parking lot and building lighting, shall be directed away and/or shielded from the adjacent residential properties so as not to cause light to spill over onto the properties.
    - b) The height of any light fixture shall not exceed 20 feet.
    - c) Lighting shall be designed so that the photometric plan indicates zero foot candles at the residential property line.
  3. **Fencing**
    - a) An 8-foot tall concrete panel fence shall be installed along the property boundary with the adjacent properties located on 2268 and 2270 Fern Spring Drive.
  4. **Landscaping**
    - a) Eight (8) live oak trees, each an approximate height of 18 feet, and evergreen understory plants of a species to be approved by the City, shall be planted along the property boundary with 2268 and 2270 Fern Spring Drive, as indicated on **Exhibit "C-2"**.