

**Proposed Special Use Permit Conditions for The Point- Young Street PUD
Shearon-Byrum-Williams Subdivision
PINs 1768267208, 1768068057, 1768044257, & 1758930017**

1. These conditions replace previous condition approved as MA09-02, dated September 8, 2009.
2. Recreational amenities and open space shall be dedicated to the Home Owner's Association by the property owner except for public greenway trails which shall be offered to the Town of Rolesville, all with the corresponding phase of development. The following recreational amenities and open space, totaling 144± acres, shall be provided generally as shown on the Master Plan:
 - a. Open Space #1 (OS-1) shall include an amenity with outdoor grilling area with seating, a playground, dog park, mail kiosk, a six foot (6') wide, paved private greenway trail with a connection to the paved public greenway trail, and a ten foot (10') wide, paved public greenway. The ten foot (10') wide, paved public greenway, the six foot (6') wide, paved private greenway, the outdoor grilling area, playground, and dog park will be completed before sixty percent (60%) of the homes in the corresponding phase of development are issued a building permit. Developer shall have ability but not the obligation to enter the 100' 401 Type "B" buffer for the purpose of grading, soil addition, supplemental planting, and fencing. The mail kiosk and supporting parking will be completed by the issuance of the 15th certificate of occupancy for the R2 district north of the 401 Bypass. A temporary mail kiosk will be utilized until final mail kiosk is constructed.
 - b. Open Space #2 (OS-2) shall be dedicated within the corresponding phase.
 - c. Open Space #3 (OS-3) shall be dedicated within the corresponding phase.
 - d. Open Space #4 (OS-4) shall be dedicated within the corresponding phase.
 - e. Open Space #5 (OS-5) shall include a ten foot (10') wide, paved public greenway, street side greenway connection, and an exercise station. This open space area shall be completed within the corresponding phase of development before sixty percent (60%) of the homes are issued a building permit.
 - f. Open Space #6 (OS-6) shall include a play area. This open space area shall be completed within the corresponding phase of development prior to sixty percent (60%) of the homes are issued a building permit.
 - g. Open Space #7 (OS-7) shall include a ten foot (10') wide, paved public greenway, a six foot (6') wide private greenway with access to a public greenway. This open space area shall be completed within the corresponding phase of development before sixty percent (60%) of the homes are issued a building permit.
 - h. Open Space #8 (OS-8) shall include a mail kiosk. Mail kiosk and supporting parking will be completed by the 15th certificate of occupancy of the corresponding phase of development. Temporary mail kiosk will be utilized until final mail kiosk is constructed.
 - i. Open Space #9 (OS-9) shall be dedicated within the corresponding phase.
 - j. Open Space #10 (OS-10) shall be dedicated within the corresponding phase.
 - k. Open Space #11 (OS-11) shall be dedicated within the corresponding phase.
 - l. Open Space #12 (OS-12) shall include a dog park. This open space area shall be completed within the corresponding phase of development before fifty percent (50%) of the homes are issued a building permit.
 - m. Open Space #13 (OS-13) shall be dedicated within the corresponding phase.

- n. Open Space #14 (OS-14) shall include a six foot (6') wide, paved private greenway trail, playground, and mail kiosk. This open space area shall be completed within the corresponding phase of development before sixty percent (60%) of the homes are issued a building permit. Mail kiosk and supporting parking will be completed by the 15th certificate of occupancy of the corresponding phase of development. Temporary mail kiosk will be utilized until final mail kiosk is constructed.
- o. Open Space #15 (OS-15) shall be dedicated within the corresponding phase.
- p. Open Space #16 (OS-16) shall be dedicated within the corresponding phase.
- q. Open Space #17 (OS-17) shall include an amenity with pool, clubhouse, private trail, shall be completed by the issuance of the 325th building permit for the portion of the development south of the 401 Bypass. The mail kiosk and supporting parking will be completed by the 15th certificate of occupancy on the portion of the development south of the 401 Bypass. A temporary mail kiosk will be utilized until final mail kiosk is constructed.
- r. Open Space #18 (OS-18) shall include a ten foot (10') wide, paved public greenway. This open space area shall be completed within the corresponding phase of development before fifty percent (50%) of the homes are issued a building permit. Developer shall have ability but not the obligation to enter the 100' 401 Type "B" buffer for the purpose of grading, soil addition, supplemental planting, and fencing.
- s. Open Space #19 (OS-19) shall be dedicated within the corresponding phase.
- t. Open Space #20 (OS-20) shall include a playground and picnic area. This open space area shall be completed within the corresponding phase of development before sixty percent (60%) of the homes are issued a building permit.
- u. Open Space # 21 (OS-21) shall be dedicated within the corresponding phase.
- v. Open Space #22 (OS-22) shall be dedicated within the corresponding phase.
- w. Open Space #23 (OS-23) shall include a linear park. This open space area shall be completed within the corresponding phase of development before sixty percent (60%) of the homes are issued a building permit.
- x. Open Space #24 (OS-24) shall be dedicated within the corresponding phase.
- y. Open Space #25 (OS-25) shall be dedicated within the corresponding phase.
- z. Open Space #26 (OS-26) shall be dedicated within the corresponding phase.

3. A Transportation Impact Study for this project, prepared by Kimley-Horn and sealed on April 4, 2019, (the "TIA") was submitted and reviewed by the Town and the North Carolina Department of Transportation. As suggested by the TIA, the following road improvements shall be provided as described below.

US 401 Bypass:

- Coordinate the traffic signals at the intersections of US 401 at Young Street and the Superstreet U-turns before the issuance of the 135th building permit for a home.

US 401 Bypass Eastbound at Young Street:

- Extend the storage of the eastbound right-turn lane on US 401 Bypass by approximately 175 feet to provide 400' of storage and appropriate tapers at time of commercial development.

Young Street at Quarry Road/North Site Driveway:

- Construct a northbound left-turn lane on Young Street with 100 feet of storage and appropriate tapers with the corresponding phase.
- Construct a northbound right-turn lane on Young Street at Quarry Road with 100 feet of storage and appropriate tapers at the time of commercial development.
- Construct a southbound right-turn lane on Young Street with 100 feet of storage and appropriate tapers with the corresponding phase.
- Restripe the existing westbound left-turn lane on Quarry Road to a shared left/through lane
- Provide an exclusive left-turn lane with 275 feet of storage and appropriate tapers and a shared through/right lane on the North Site Driveway with the corresponding phase.
- The property owner or developer will provide a full signal warrant analysis for a traffic signal at Young Street and Quarry Road/north site access ("Warrant Analysis") prior to approval of the plat containing the 325th lot (of the lots South of 401 Bypass) to be developed upon the subject property. If a signal is warranted as part of the 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 NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the NCDOT.

Young Street at Central Site Driveway:

- Construct a northbound left-turn lane on Young Street with 100 feet of storage and appropriate tapers with the corresponding phase.
- Construct a southbound right-turn lane on Young Street with 100 feet of storage and appropriate tapers with the corresponding phase.
- Provide exclusive left and right-turn lanes on the Central Site Driveway with 125 feet of storage and appropriate tapers for the left-turn lane with the corresponding phase.

Young Street at Rolesville High School Driveway/South Site Driveway:

- Construct a northbound left-turn lane on Young Street with 50 feet of storage and appropriate tapers with the corresponding phase.
- Provide one egress lane on the South Site Driveway with the corresponding phase.

4. It is the desire of the land owners to preserve the three existing farm ponds along Young Street and utilize these areas as open space; however, these ponds may need to be drained, water elevation lowered, and/or water removed permanently based on topographic constraints and infrastructure requirements encountered during construction drawing preparation. The Town of Rolesville shall permit any of the noted changes to the exiting the farm ponds.

5. Section 6.2.1.2 and 6.2.2.2 of the UDO provides setbacks for residential lots will be minimum 25' for both front and rear in the RI and R2 zoning districts. To allow for greater flexibility in housing style, setbacks for R1 and R2 districts shall be 20' front minimum and 15' rear minimum.

6. Five (5) cul-de-sacs exceed 250 feet in length from the nearest intersection due to the changes in topography caused by the environmental features on the site and the Controlled Access designation

of Highway 401 Bypass as shown on the Overall PUD Masterplan. Section 6.2(d) of the Rolesville UDO recognizes that topography and accessibility can require cul-de-sacs that are greater than 250 feet in length provided they are reviewed on a case by case basis. The Town of Rolesville will permit the five (5) cul-de-sacs shown on the Overall PUD Masterplan to exceed 250 feet given these constraints.

7. Section 6.2(f) of the UDO provides that residential lots shall be served by alleys. Alleys are provided for some homes in The Point community. For others, including the various types of attached and detached homes planned in The Point community, topography, environmental constraints and soil conditions make the inclusion of alleys difficult and increase the maintenance costs for homeowners. Ample parking is provided in driveways, garages and designated parking areas as shown on the Overall PUD Masterplan. Alleys shall only be required where shown on the Overall PUD Masterplan. Where no alleys are constructed, garages may face the street.

8. The site plan for the retail/office tract shall be reviewed and approved by the Town Board of Commissioners.