



## MA07-07 (AVERETTE FARMS) SPECIAL USE PERMIT CONDITIONS

SPECIAL USE PERMIT NUMBER: SUP 07-05

DATE: October 17, 2007

PROPERTY/DESCRIPTION: Averette Farms

PIN NUMBER: 1860045778, 1860038619, 1580931255, 1860022839, 1850920844, 1769094682, 1860016653, 1759992822, 185009044753, 1860000842, and 1769086810

ZONING: R&PUD

### SPECIAL USE PERMIT PROVISIONS:

1. All requirements of the Town of Rolesville Planned Unit Development Ordinance §6.2 shall be met except for:
  - A. Alleys – all lots will not have to be served by alleys. Alleys are only required within tracts R-B(2) and R-B(3) within the subdivision as proposed.
  - B. Design Standards – Front walkways are not required to connect the house to the sidewalk except for those lots being serviced by alleys.
2. The ten (10) feet wide greenway trails, connecting Austin Creek subdivision with Averette Road/West Young Street will be completed before seventy-five percent (75%) of the homes or 623 lots are issued a certificate of occupancy. The cost of constructing the trail will be subject to town reimbursement policy within the developer's agreement.
3. The open space land requirement shall be dedicated to the Town of Rolesville or Home Owner's Association.
4. The developer shall construct a "recreational park" at the most northern access on Averette Road as presented on the attached site plan. The developer shall be responsible for having a design for the park submitted by time that the certificate of occupancy is issued on the 100<sup>th</sup> home. The developer shall be responsible for the completion of the park by the time that the certificate of occupancy is issued on the 600<sup>th</sup> home or within 4 years of the date of the initial building permit (whichever is sooner). This cost for constructing this park will be subject to the town reimbursement policy within the developer's agreement. The final design for the park shall be reviewed and approved by the Town Board of Commissioners.
5. General architectural requirements of the neighborhood will be governed by the recorded conditions, covenants, and restrictions in a manner similar to or greater than the "builder's book" of the Heritage Neighborhood. The guidelines shall be at minimum:
  - A. Trees: Each single family detached lot will require a minimum of 3 trees. One should be evergreen and one should have ornamental blooms. Corner lots should have additional trees where appropriate on the street side yard.
  - B. Fences: Fences should be the appropriate material and design for the lot and style of the house. No chain link fences.

- C. Entry walkways: All homes with garages located off an alley driveway shall have a single concrete or paver walkway leading the home to the sidewalk and should be 4' wide.
  - D. Mechanical equipment: Mechanical equipment (HVAC) should be screened out of view from the street with fencing, landscape, or a combination of the two.
  - E. Skylights are not allowed on the main roof street elevation but are allowed on secondary roofs and the back side of the main roof.
6. At least 51% of all homes within the subdivision will have a minimum of 2,500 heated square feet. The subdivision will be broken up into the following tracts as shown on the attached map
- A. Residential Type-A Tracts – all residences will be single family detached dwellings greater than 2,700 heated square feet. All lots within this section that border the Jones Dairy Subdivision shall be a minimum of 17,000 square feet (0.39 acres).
  - B. Residential Type-B Tracts – all residences will be single family detached dwellings with 75% of the homes having a minimum of 2,500 heated square feet. All lots within this section that border the Jones Dairy Subdivision shall be a minimum of 17,000 square feet (0.39 acres).
  - C. Residential Type-C Tracts – all residences will be single family detached dwellings with 100% of the homes having a minimum of 1,850 heated square feet. All homes will have at least 1,200 heated square feet on the first floor.
  - D. Residential Type-D Tracts – all residences will be town-home style dwellings greater than 1,100 heated square feet. Fifty percent of the town-homes will have one and/or two car garages.
  - E. Mixed Use Tracts – The uses permitted within Mixed Use Tract #1 (19 acres as presented on the attached site plan) are recreational parks, amenity centers, swimming clubs, athletic clubs, churches, administrative offices, medical services, dental services, general retail, grocery stores, schools, day cares centers, dry cleaners, financial institutions, eating establishments, civic uses, and residential dwellings on second floors. The uses permitted within Mixed Use Tract #2 (4 acres as presented on the attached site plan) are recreational parks, amenity centers, swimming clubs, athletic clubs, schools, day care centers, civic uses, and residential dwellings on the second floor. All proposed site plans for improvements to these tracts will be approved by the Town Board of Commissioners.
7. At least 50% of the homes with front loading two (or more) car garages shall have separate single garage doors.
8. All single family detached homes, within the Type A, Type B, and Type C sections, shall either be “crawl space” or “stem-wall” type foundations. Those houses with “stem-wall” type foundations shall have a brick veneer around the full perimeter and be made accessible in compliance with the American with Disabilities Act (ADA). This does not apply to any Residential Type D tracts as presented in the site plan.
9. The amenity center for the subdivision, built by the developer, will be completed before fifty percent (50%) of the homes or 415 lots are issued a certificate of occupancy or within 4 years of the date of the initial building permit (whichever is sooner). This amenity center will include a pool, clubhouse, and playground area.

10. Five (5) feet wide sidewalks will be constructed on both sides of all streets.
11. All houses shall have sheathing that is ½ inch or greater OSB, Densglass, or other similar materials. No “thermoply” or narrow wall panel structural sheathing will be permitted.
12. The developer shall adhere to all Phase 2 Stormwater requirements from NC DENR or Wake County’s Stormwater Ordinance (whichever is more restrictive) at the time of construction drawing submittal.
13. All homes are to have a mixture of porches, covered entrances, and other architectural designs to minimize the visual impact of front loading garages.



Nancy M Kelly  
 Nancy Kelly  
 Town of Rolesville Mayor

Lynn House  
 Lynn House  
 Town of Rolesville Clerk

Reviewed and Acknowledged by the Property Owner or Applicant:

Andrew L Ammons, PRESIDENT  
 Printed Name AMMONS DEVELOPMENT GROUP, INC

Andrew L Ammons  
 Signature

10/17/07  
 Date







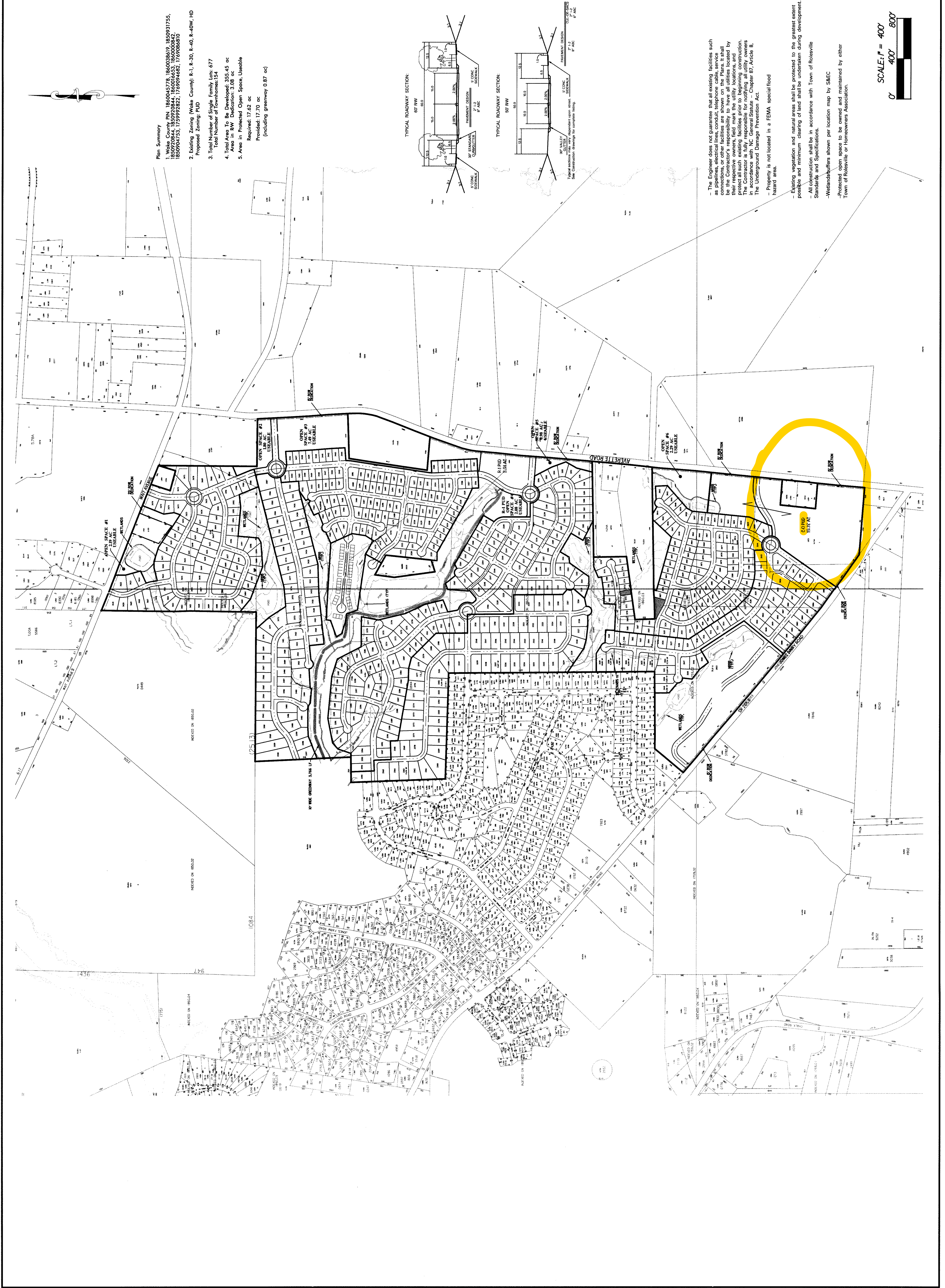
NO.	DATE	REMARKS
1	04/20/07	SUBMITTAL
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**DEVELOPER**  
AMMONS DEVELOPMENT GROUP  
PO BOX 1615  
WAKE FOREST, NC 27587

**ROLESVILLE, NC**

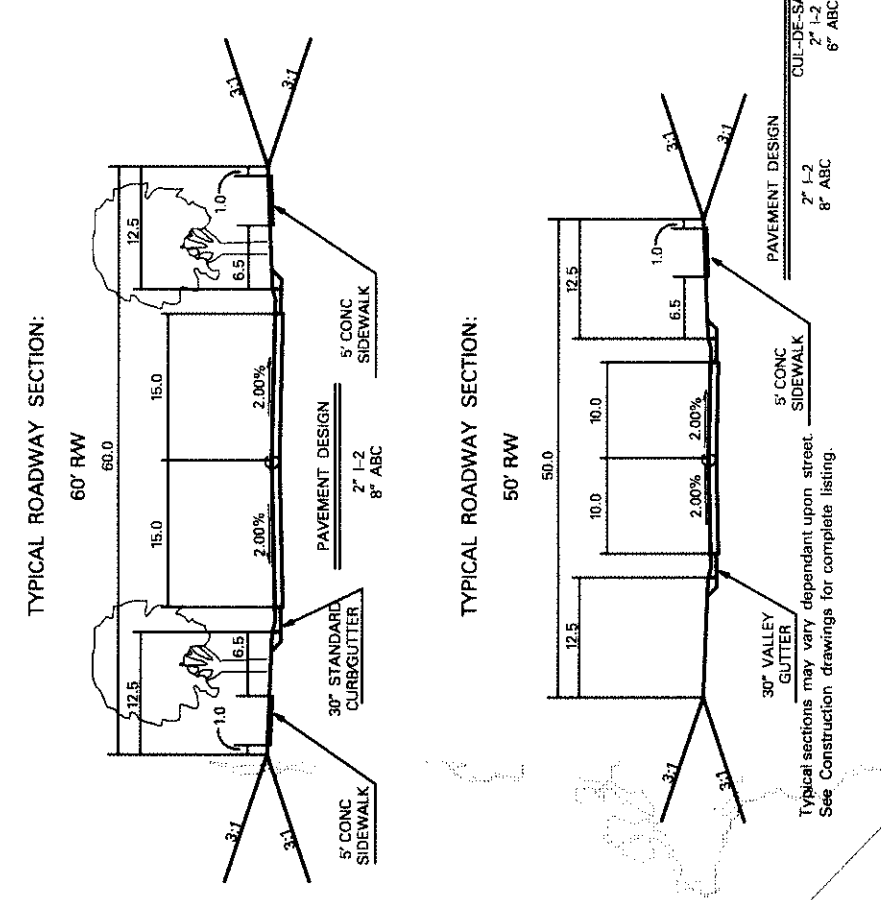
**AVERETTE ROAD PROPERTY**

**MASTER PLAN**



**Plan Summary**

- Wake County PIN 1860045778, 1860038619, 1859931755, 1859920844, 1859920844, 1860016533, 1860000842, 1859904753, 1759992822, 1760094682, 1760068810
- Existing Zoning (Wake County): R-1, R-30, R-40, R-40W, HD Proposed Zoning: PUD
- Total Number of Single Family Lots: 677  
Total Number of Townhomes: 154
- Total Area To Be Developed: 355.45 ac  
Area in RM Dedication: 3.08 ac
- Area in Protected Open Space, Usable  
Required: 17.62 ac  
Provided: 17.70 ac  
(including greenway 0.87 ac)



The Engineer does not guarantee that all existing facilities such as connections or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by their respective owners, field mark the utility locations, and provide a utility location map to the Engineer for recordation. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 8, The Underground Damage Prevention Act.

- Property is not located in a FEMA special flood hazard area.
- Existing vegetation and natural areas shall be protected to the greatest extent possible and minimum clearing of land shall be undertaken during development.
- All construction shall be in accordance with Town of Rolesville Standard and Specifications.
- Wetland/buffers shown per location map by S&EC
- Protected open space to be owned and maintained by either Town of Rolesville or Homeowners Association.

SCALE: 1" = 400'

0 400' 800'