



SPECIAL USE PERMIT CONDITIONS OF APPROVAL CASE MA09-02

CASE: MA09-02

DATE: September 8, 2009

PROPERTY/DESCRIPTION: Shearon-Byrum-Williams Subdivision

PIN NUMBER: 1768.10 36 1339, 1768.03 04 4257, 1768.09 06 8057, 1758.04 93 0017

ZONING: RPUD

CONDITIONS OF APPROVAL:

1. All Town of Rolesville UDO requirements will be met
2. The ten (10) feet wide paved greenway trails will be completed before twenty-five percent (25%) of the homes or 225 homes are issued a certificate of occupancy.
3. The open space land requirement shall be dedicated to the Town of Rolesville or Home Owner's Association.
4. Seven areas of land shall be developed so as to meet the open space and recreational requirements of the subdivision. They shall be developed with the following amenities as presented to the Town Board of Commissioners on August 3, 2009.
 - A. Open Space Area #1 shall include a clubhouse, swimming pool, playground equipment area, an open play field, and a connection to the public greenway trail. This open space area shall be completed in this corresponding phase of development before ten percent (10%) of the homes are issued a certificate of occupancy or within one (1) year after the first home is issued a certificate of occupancy, whichever is first.
 - B. Open Space Area #2 shall include a playground equipment area, an open play field, and a connection to the public greenway trail. This open space area shall be completed before the first certificate of occupancy is issued for the corresponding phase of the development.
 - C. Open Space Area #3 shall include a rest and exercising area with benches and a connection to the public greenway trail. This open space area shall be completed before twenty-five percent (25%) of the homes or 225 lots are issued a certificate of occupancy.
 - D. Open Space Area #4 shall include a playground equipment area, an open play field, and a connection to the public greenway trail. This open space area shall be completed before the first certificate of occupancy is issued for the corresponding phase of the development.
 - E. Open Space Area #5 shall include a playground equipment area, an open play field, and access to the pond. This open space area shall be completed before the first certificate of occupancy is issued for the corresponding phase of development.
 - F. Open Space Area #6 shall include a mini-park, gazebo, and an open play field. This open space area shall be completed before the first certificate of occupancy is issued for the corresponding phase of development.
 - G. Open space Area #7 shall include a clubhouse, swimming pool, playground equipment area, an open play field, and a connection to the public greenway trail. This open space area shall be completed before the first certificate of occupancy is issued for the first phase of development.
5. All roadway, pavement, and trail striping will be of the thermo-stripe paint material.
6. The developer shall submit a traffic impact study of the entire project to be reviewed by the Town Board before the first phase of construction drawings are submitted of the development. All infrastructure improvements will be determined after the review of the traffic impact study.

7. General architectural requirements of the neighborhood will be governed by the recorded conditions, covenants, and restrictions. The guidelines shall be at minimum:
- A. Trees: Each single family detached lot shall contain a minimum of 3 trees of at least 2.5 inches in caliper. One of the three should be evergreen and one of the three should have ornamental blooms.
 - B. Fences: Fences should be the appropriate material and design for the lot and style of the house. No chain link fences.
 - C. Mechanical equipment: Mechanical equipment (HVAC) should be screened from view of the street with fencing, landscaping, or a combination of the two.
 - D. Skylights are not allowed on the main roof street elevation but are allowed on secondary roofs and the back side of the main roof.
8. All homes are to have a mixture of porches covered entrances, and other architectural designs to minimize the effect of front loading garages.
9. All single family homes shall have garages. All single family homes with front loading two (or more) car garages shall have separate single garage doors.
10. All homes shall have a crawl space type foundation.
11. At least 75% of all homes within the subdivision will have a minimum of 2,500 heated square feet. The remaining 25% of the homes shall have a minimum of 2,000 heated square feet.
12. 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.
13. 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.
14. The site plan for the retail/office tract shall be reviewed and approved by the Town Board of Commissioners.
15. Prior to the approval of the first phase of construction drawings, the property owners shall enter into a development agreement with the Town of Rolesville so as to govern the installation of infrastructure, water and sewer capacity, possible recreation impact fee reimbursements, project phasing, greenway and open space land dedication, and other related items.
16. Unless otherwise agreed to by the Olive family and prior to the approval of the construction drawings for the Williams' tract, the development will have two (2) full service street stubouts servicing the Olive family property (Wake County PIN 1758.04 73 6032), one of which shall be the Quarry Road extension.

We certify that this is the official copy of the approved special use permit conditions for the above-referenced case.



Frank Eagles

Frank Eagles
Town of Rolesville Mayor

Lynn House

Lynn House
Town of Rolesville Clerk