



Memorandum

To: Rolesville Planning Board
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: April 23, 2021
Re: Item 3. PR 21-03, Granite Crest Preliminary Subdivision Plat Amendment

Preliminary Subdivision Plat Amendment– Major Subdivision approval for 174 residential single-family lots located at Big Willow Way and West Young Street for the subdivision known as Granite Crest.

Background

Applicant and Property Owner

John A Edwards & Company

Request

A request for a preliminary subdivision plat amendment approval (administrative) for a major subdivision of 174 residential single-family lots known as Granite Crest Subdivision zoned Residential II (R2 & CZ). In 2015, the Town Board of Commissioners approved the Special Use Permit and Master Plan for Granite Crest Phase 4. The preliminary subdivision plat amendment follows the SUP 15-01 approval for residential single-family lots that need to be realigned to connect to Phase 4. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development.

Technical Review Committee and Planning Staff Recommendations.

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat with a recommendation from all members of the TRC for approval.

A note on the plat states lot 132 will not be developed until such time that access to a public right-of-way is provided to PIN 1759 74 4853 and the existing 50' COR pump station access easement can be abandoned.

The Planning Staff recommendation is that the proposed Preliminary Subdivision Plat amendment meets the Town's Unified Development Ordinance standards and recommends approval.

Recommended Action

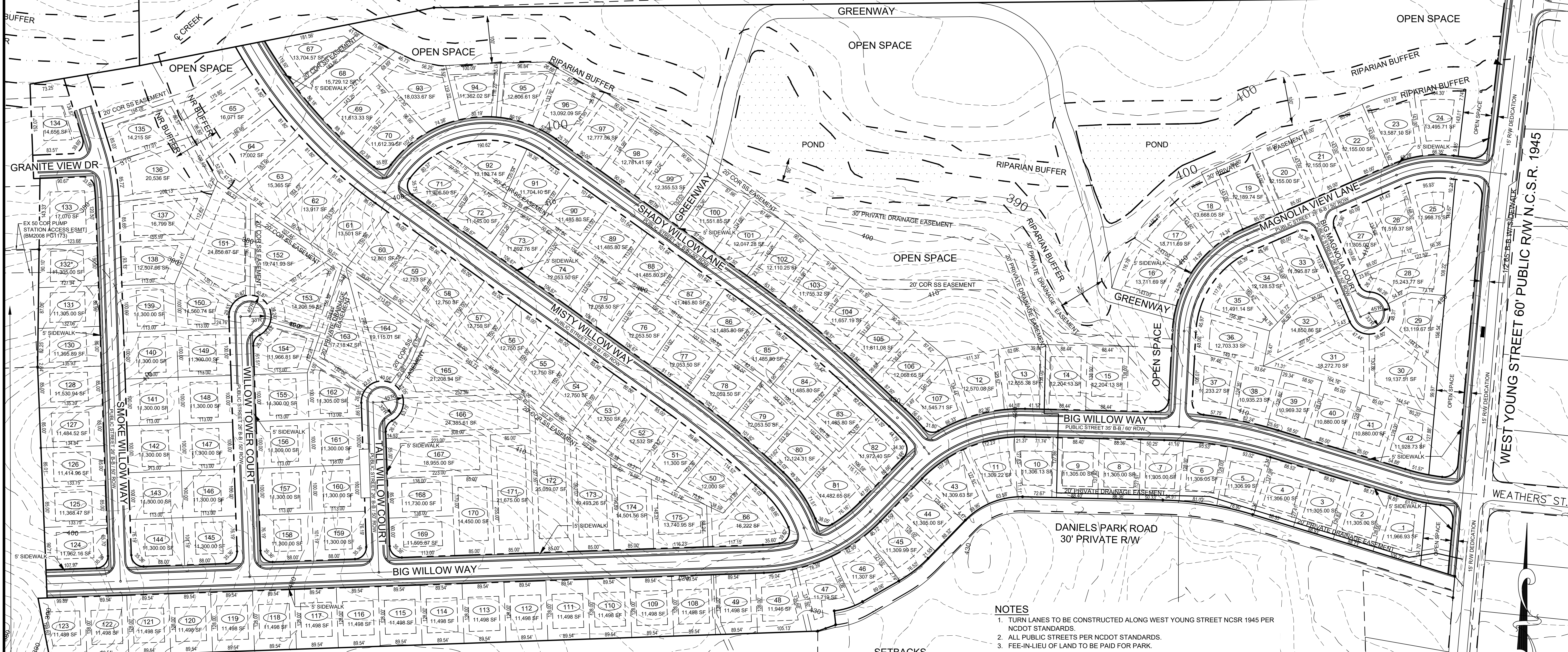
Motion to recommend approval for the Preliminary Subdivision Plat amendment for Case PR 21-03, Granite Crest, as presented.

Attachments:

PR 21-03 Granite Crest Preliminary Subdivision Plat Amendment

N/F
BARHAM, OVID COLEY
DB 9983, PG 1655
PIN 1759 02-86-6170
50 AC

BRANDIWOOD &
ALS ACRES SUBDIVISION



***NOTE**
LOT 132 SHALL NOT BE DEVELOPED UNTIL SUCH TIME THAT ACCESS TO A PUBLIC RIGHT-OF-WAY IS PROVIDED TO PIN 1759744853 (N/F MEYERS, JAMES & MEYERS, TERRI G) AND THE EXISTING 50' COR PUMP STATION ACCESS EASEMENT (BM2008 PG1173) CAN BE ABANDONED.

N/F
SCARBORO, C GLEN &
SANDRA SCARBORO-HARRISON
DB 10624, PG 53
PIN 1759-16-83-2492
72.52 AC

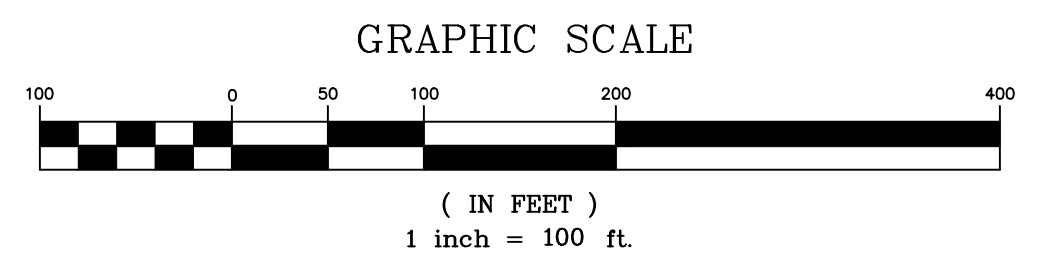
SITE DATA
TOTAL ACRES = 88.513 AC
ZONING = R-2 SUP CLUSTER
TOTAL LOTS = 174
OPEN SPACE = 23.28 ACRES

SETBACKS
FRONT.....30'
SIDE.....12'
REAR.....25'
CORNER.....22'

NOTE: ALL DISTANCES ARE CHORD

- NOTES**
1. TURN LANES TO BE CONSTRUCTED ALONG WEST YOUNG STREET NCSR 1945 PER NCDOT STANDARDS.
 2. ALL PUBLIC STREETS PER NCDOT STANDARDS.
 3. FEE-IN-LIEU OF LAND TO BE PAID FOR PARK.
 4. PONDS AND WETLANDS TO BE MAINTAINED FOR STORM WATER MANAGEMENT.
 5. MONTHLY MAINTENANCE OF PONDS AND WETLANDS BY THE HOMEOWNERS ASSOCIATION.
 6. SIDEWALK TO BE CONSTRUCTED ALONG WEST YOUNG STREET FROM SUBDIVISION TO COTTON PAWS STREET, APPROXIMATELY 800 FEET.
 7. VARIANCE IS REQUESTED TO CONSTRUCT ROLL TYPE CURB ON THE PROPOSED COLLECTOR STREET.
 8. STREET AND TRAFFIC SIGNS TO BE PAID FOR BY THE OWNER.
 9. STREET LIGHTING UPGRADE OF FIXTURES TO BE PAID FOR BY THE OWNER.
 10. RIPARIAN BUFFERS AND WETLANDS TO BE APPROVED BY DIVISION OF WATER QUALITY AND CORPS OF ENGINEERS.
 11. ALL UTILITIES TO BE DESIGNED AND CONSTRUCTED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

N/F
WALSH, JOSIE S. & WILLIAM K.
DB 7031, PG 359
PIN 1759-15-64-7805
37.66 AC



N/F
MEYERS, JAMES & TERRI
DB 9844, PG 639
PIN 1759-02-75-5026
1 AC

DATE	REVISION	BY
3-10-21	UPDATE LOTS	RT

JOHN A. EDWARDS & COMPANY
Consulting Engineers
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FAX (919) 828-4711
E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2-12-2004
F.L.D. BK & PAGE	DRAWN BY: FNM
FILE NO.:	CHECKED BY: JAE, JR.

GRANITE CREST SUBDIVISION
(FORMERLY "WILLOW CREST SUBDIVISION")
ROLESVILLE NORTH CAROLINA
OWNER.....REAL ESTATE MARKETING
ADDRESS.....6200 FALLS OF NEUSE RD, STE 102, RALEIGH, NC 27609
TELEPHONE...865-9918
SITE PLAN