# CID COVERSHEET SUBMITTED TO THE TOWN OF ROLESVILLE MUST INCLUDE THE ITEMS SHOWN BELOW, IN ADDITION TO THE NECESSARY ITEMS TO COMPLY WITH G.S 47-30.

P	PARCEL OWNER LIST				
PIN	PIN OWNER				
1748891680	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	171.9233 AC			
1758081893	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	33.7998 AC.			
1768051864	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	17.1034 AC.			

# **DEVELOPER**

ALLIANCE GROUP OF NC, LLC 7208 FALLS OF NEUSE RD, SUITE 101 RALEIGH, NC 27615 CONTACT: JACOB ANDERSON PHONE: 919-239-9486

## SURVEY BY:

BASS. NIXON & KENNEDY, INC. CONSULTING ENGINEERS 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607 ALTA SURVEY NOVEMBER 13, 2023

DAN GREGORY, PROFESSIONAL LAND SURVEYOR NC LICENSE # L-5240 919-851-4422

# SURVEY NOTES

- AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN
- OTHERWISE.
- NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
- A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174800K, 3720174900K & 3720175800K
- PROPERTIES ARE IN WAKE COUNTY AND TOWN OF ROLESVILLE ETJ AS
- PROPERTIES ARE ZONED "R-30" & "RL" AS SHOWN
- PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL
- APPROVAL
- THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
- 11. ITEM 6(A) & 6(B) NO ZONING REPORT PROVIDED AT THIS TIME 12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT
- 13. ITEM 16 NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING
- WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 14. ITEM 17 NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC. DATED AUGUST 2015.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR, LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIEDL LOCATIONS AND THE UTILITIES/STRUCTURES SHOULD BE VERIFIED.

PREVIOUS ENTITLEMENTS		
CASE	APPROVAL DATE	
ANX-XX-XX	XX-XX-20XX	
REZ-XX-XX	XX-XX-20XX	
SUP/DA/APP	XX-XX-20XX	
PSP-XX-XX	XX-XX-20XX	

# PHASING PLAT TABLE

1111110	HOTEL HIDEL				
PHASE #	RESIDENTIAL	# RESIDENTIAL LOTS	OPEN SPACE	LINEAR FEET	LINEAR FEET
	LOTS	(TOTAL IN PHASE)	LOTS	PUBLIC STREETS	PRIMATE ALLEYS
1	1-36	36	05:3*, 05:4*, 05:5*, 05:6*, 05:24	2,269 LF	995 UF
- 2	57-156	120	05-2, 05-5*, 05-6*, 05-23	5,974 LF	3,472 LF
- 3	157-242, 342-352, 366-387	119	05-1, 05-3*, 05-4*, 05-8*, 05-16 - 05-22	7,215 U	4,174 LF

SEE OVERALL OPEN SPACE PLAN, SHEET COJGS FOR OPEN SPACE LOT AREAS AND PROGRAMMING BY PHASE PORTION OF OPEN SPACE LOT IS IN THIS PHASE.

# CORPUD APPROVAL CONDITION:

DOWNSTREAM SEWER CAPACITY ANALYSIS MUST BE COMPLETED BY THE PROJECT ENGINEER PRIOR TO CD APPROVAL. ANY NECESSARY IMPROVEMENTS IDENTIFIED WITH THE STUDY (SANITARY SEWER OVER 65% CAPACITY) MUST BE DESIGNED & PERMITTED TO BE REPLACED WITH THE CDS.

# SITE DATA

SITE BATA				
PIN(S)	1748891680, 1758081893, 1748884104			
REID(S)	0318100, 03250	091, 0063677		
BOOK OF MAPS/ DEED REFERENCE	TRACT 1 (1748891680): DB. 11033 PG. 85 DB. 14427 PG. 1034 BM. 2015 PG. 2033 BM. 2016 PG. 1918			
	TRACT 2 (1758081893): DB. 11146 PG. 339 BM. 1997 PG. 1970 BM. 2015 PG. 2033			
	TRACT 3 (17488	84104): DB. 11180 PG. 1815		
SITE AREA	222.83 AC (9,70	6,323 SF)		
CURRENT ZONING	RM-CZ, PER MA	21-10		
RIVER BASIN	NEUSE			
CURRENT USES	1748891680: VACANT 1758081893: VACANT 1748884104: FORESTRY			
PROPOSED USES	SINGLE FAMILY DETACHED			
CURRENT IMPERVIOUS	17,873 SF (37,309 SF PHASES 1-3)			
PROPOSED IMPERVIOUS	3,987,855 SF (2,423,901 SF PHASES 1-3; 2,423,297 SF PHASES 1-3 INCLUDING OFFSITE ROAD IMPROVEMENTS)			
VEGETATION	REQUIRED	222.83 AC x 10% = 22.28 AC		
PRESERVATION AREA	PROVIDED	44.36 AC (PRESERVED)		
MAX. DENSITY PER APPROVED ZONING	2.70 DU/AC			
PROPOSED DENSITY	2.51 DU/AC (559 DU/222.83 AC; 275 DU PHASES 1-3)			

# LOT DEVELOPMENT STANDARDS

	REQUIRED (PER LDO)	PROPOSED (PER MA 21-10)			
FRONT SETBACK	20' (*CLUSTER)	20'			
SIDE SETBACK	5' (*CLUSTER)	5'			
CORNER SETBACK	10' (*CLUSTER)	10'			
REAR SETBACK	20' (*CLUSTER)	20'			
LOT AREA	5,000 SF MIN. (*CLUSTER)	5,000-7,500 SF			
BUILDING HEIGHT	35' (MAX)	35' (MAX)			
MIN. LOT WIDTH	40' (*CLUSTER)	40'			

 PROJECT REZONING WAS SUBMITTED DECEMBER 2021. THE AREA ZONED RM-CZ IS THEREFORE SUBJECT TO LDO SECTION 3.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS IN PLACE PRIOR TO THE APRIL 4TH, 2023 LDO TEXT AMENDMENT TA-23-02.

# PARKING TABLE

	REQUIRED (PER LDO)	PROVIDED		
DWELLING, SINGLE FAMILY	550 SPACES (2.0 X 275 DU)	550 SPACES		
GUEST PARKING	69 SPACES (0.25 X 275 DU)	120 SPACES		
* GUEST PARKING INCLUDES ON-STREET PARKING WITHIN PUBLIC ROW: 120 SPACES				

# CONDITIONAL DISTRICT CONDITIONS

- THE FOLLOWING CITY OF RACIOSH PUBLIC UTILITIES ON OTHER POSITION TO INCOME.

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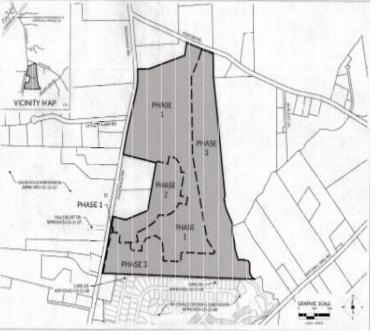
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# CONSTRUCTION INFRASTRUCTURE DRAWINGS

**FOR** 

**CASE NUMBER CID-XX0XX** 

**SEPTEMBER 17, 2025** 



# VICINITY MAP SCALE: 1"=1000'

THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, AND NCDOT.

OPENSPACE

## ARCHITECTURAL STANDARDS

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# PHASE 1

XX SUBDIVISION

211 SOUTH MAIN STREET

TOWN OF ROLESVILLE, WAKE COUNTY, NC



### CITY OF RAI FIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City. State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any

City of Raleigh Development Approval

City of Raleigh Review Officer

Timothy Beasley

## Water and Sewer Permits (If applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer

System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities

# APPROVED

DATE 3-18-2024 Barney Blackburn Know what's below. Call before you dig.

# Rolesville

APPROVED Bate: March 12, 2024

Whent Hallander

Electronic Approval: This approval is being issued electronically. This approval is valid only upon modification to this approval once issued will invalidate this approval.

System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities City of Raleigh Public Utilities Department Permit #

The City of Raleigh consents to the connection and extension of the City's Public Water

# EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT EROSION CONTROL X SEC-111977-2023 STORMWATER MGMT. X SwF-111983-2023 FLOOD STUDY S-

1ST SUBMITTAL: JUNE 1, 2023 2ND SUBMITTAL: AUGUST 1, 2023 3RD SUBMITTAL: OCTOBER 1, 2023

4TH SUBMITTAL: DECEMBER 1, 2023 5TH SUBMITTAL: FEBRUARY 1, 2024 6TH SUBMITTAL: FEBRUARY 20. 2024 7TH SUBMITTAL: MARCH 5, 2024 WC 1ST SUBMITTAL: OCTOBER 12, 2023

WC 2ND SUBMITTAL: DECEMBER 18, 2023 WC 3RD SUBMITTAL: JANUARY 12, 2024

# ALL LOTS (INCL. OPEN SPACES AND SIGN/UTILITY EASEMENTS) MUST BE ADDRESSED BY WC BEFORE CID APPROVAL.

LOT ADDRESSING				
Lot # Street # Street Name SFD/TH Max Imp. Per Lot				
1	10	S Main	SF	5,000 sf max imp.

# Street Information

Street Name	Public or Private	Street Width	Street Length in Linear Feet

Townhomes	R3/RH	Single-Family	RL/RM
Lots	1-20	Lots	70-140
Lots	42-50	Lots	160-280

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Sheet List Table

Dinz Golf Plan

Grading & Drainage plan sheet to Grading & Drainage plan sheet to

Overall Landmaping Plan

Road Widering & Debute Debut

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AGENCY CONTACTS

Walke County
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City of Raieigh Public Utilities Dept. One Exchange Plaza Suite 620

Division 5, District 1 Office 4009 District Drive Raleigh, NC 27607

Raleigh, NC 27602 Phone: (919) 996-3245 Email: publicutilityinfo@raleighnc.gov

Town of Rolesville Planning Departme Flanning Department 502 Southtown Circle Rolesville, NC 27511 BHY DROD 5050 00

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