



Please use this checklist **after** the Final Plat has been recorded with the Register of Deeds (ROD).

Residential Subdivision **Pre-Construction** (Vertical) Conference Checklist

Project Name: _____

FSP- _____ - _____

BM: _____ PG: _____

Date: _____

Step 1) Pre-Construction (Vertical Build) Meeting Request

1. Upload or email the recorded final subdivision plat to GovWell or planning@rolesvillenc.gov (cc: melabarger@rolesvillenc.gov and mraby@rolesvillenc.gov).	☐
2. Locate an indoor facility, available for 2 hours in Rolesville, to host an in-person (not virtual) meeting to accommodate 15(+) people. Please schedule the conference for at least 10-15 days out and confirm the location before sending a survey platform such as Doodle Poll or Lettucemeet (use the link to poll participants for a meeting date and time).	☐
3. Email a survey platform such as Doodle Poll or Lettucemeet (polling software with three different dates and times) to those on your team (Architect/Builder/Permit Technician/Sales) as well as the required parties listed below. *One “ required ” person from each agency must attend.	☐
4. When a date is selected where all parties can attend, send an email with the date, time, location, and a link to the recorded plan set.	☐

Step 2) Contact Information

Stephen Wensman- Planning Director, Town of Rolesville - optional	swensman@rolesvillenc.gov	984-251-2492	☐
Michael Elabarger- A. Planning Director, Town of Rolesville (required)	melabarger@rolesvillenc.gov	984-251-2364	☐
Michele Raby- Planner II Town of Rolesville (required)	mraby@rolesvillenc.gov	984-251-2365	☐
Bryan Baierlein- Engineering Inspector, Town of Rolesville (required)	bbaierlein@rolesvillenc.gov	919-868-6317	☐
Tanner Hayslette- Planner I Town of Rolesville - optional	thayslette@rolesvillenc.gov	984-251-2431	☐

Colin Reddy- Permit Technician Town of Rolesville (required) * Please email: permits@rolesvillenc.gov with permit questions.	creddy@rolesvillenc.gov	984-251-2431	☐
Jacob Butler- Division Chief Rolesville Fire - optional	jbutler@rolesvillenc.gov	919-556-2064	☐
Chris Hurt- Sr. Engineer City of Raleigh Public Utilities (required)	chris.hurt@raleighnc.gov	984-272-9417	☐
Decarus Vinson- Eng. Sup. Mgr. City of Raleigh Public Utilities- optional	decarus.vinson@raleighnc.gov	919-868-0526	☐
Stephen Wolf- Dep. Fire Marshall Wake County Fire (required)	stephen.wolf@wake.gov	919-410-4682	☐
Brittany Lingle- Dep. Fire Marshall Wake County Fire – optional	brittany.lingle@wake.gov	919-856-6332	☐
Mike McLamb- Dir. Permits & Insp. Wake County Building Inspections	michael.mclamb@wake.gov	919-524-2914	☐
Randy Bennett- Permits Admin. Wake County Building Inspections (required)	randy.bennett@wake.gov	919-856-2894	☐
Jeff Womble- Engineering Specialist NCDOT - optional	ext-jlwomble@ncdot.gov	336-504-0474	☐

Step 3) Items to review

3a. Complaints contact name:	Email:	Cell phone number:	☐
3 b. Noise Ordinance- TA-19-05, Ordinance 2024-O-36 ○ Enforced by Rolesville Police Department ○ Blasting activity is allowed between 10:00 a.m. and 6:00 p.m. ○ Construction activity is allowed between 8:00 a.m. and 6:00 p.m. Please email the town a complete Construction Activity Notification Form at least 72 hours (3 business days) before blasting.			☐
3c. Burning- Town Code Section § 93.10 –No Open Burning and § 93.11 . A Fire Service Burn Permit from the North Carolina Forest Service does not grant permission to burn within town limits. Contact the Rolesville Fire Department with any questions at 919-556-2064.			☐
3d. The developer or building contractor shall make visible efforts to mitigate dust transfer from the property, such as watering the dirt during dry conditions.			☐

3e. If a road or lane closure is needed, the Town of Rolesville shall approve a temporary road closure application no less than five (5) business days before the requested road closure. *Fees can be found in the Adopted Budget .	☐
3f. The developer or builder shall provide an on-site staging area and on-site parking. No parking shall be permitted on a Town or NCDOT public road or street. The construction entrance will be located on:	☐
3g. A proposed sidewalk disruption plan shall be discussed with the Town of Rolesville Engineering Inspector, Bryan Baierlein , to ensure adequate accessibility for residents.	☐
3h. A City of Raleigh Public Utilities Conditional Acceptance Letter (CAL) or stub permit issued before first building permit issuance.	☐

Step 4) Permits

4a) To maintain staff productivity and rapid permit processing and turnaround times, please request permit status and update information at permits@rolesvillenc.gov . A staff member will respond within one business day.	☐
4b) Permits submitted with a zero "0" address, as in 0 Main Street, will be withdrawn.	☐
4c) All contractors performing work will need to create an account on the Wake County Permit Portal .	☐
4d) Stub and Meter permits can be applied for on the City of Raleigh Public Utilities Permit Portal . A conditional acceptance letter must be obtained by COR PU before a permit can be issued.	☐
4e) The following items require separate permits: * Amenity Centers require SDP approval and a separate review. * Cabanas, Gazebos, Hot Tubs, Playgrounds (including Tot Lots), and Pools require separate permits. * Construction Trailer- LDO Section 5.2 Accessory Uses includes a Pump and Haul contract, if applicable. * Dumpster Enclosure * Irrigation permits require 2 permits. 1) From Wake County (Plumbing trade); 2) The City of Raleigh backflow and meter * Mail Kiosks on PINs require separate permits * Model Homes require three permit types (CBPR, RBPR, and RABS). COs and COCs will not be issued until the sales office is converted back to a single-family dwelling. * Retaining Walls - Each retaining wall requires a separate permit if it is located on a different PIN. * Signs- Development signs may not be erected until the SDP or FSP is approved and recorded. Please review LDO Section 6.1 for important information on signage. * A Foundation Verification Survey may be required if a building is placed within two feet of a setback line. * Reinspection fees may occur.	☐
4f) Town staff will not issue a <u>Certificate of Occupancy</u> until they receive a copy of the permit card with Bryan's signature or an email from him clearing the permit. Please allow 2 business days for CO processing.	☐
4g) <u>Temporary Certificates of Occupancy</u> are issued upon request after Wake County Inspections and Wake County Fire Marshall approval.	☐

In addition to standard information, approvable plot plans should include:

1. Maximum impervious surface limit.
 2. Heated square footage of the dwelling.
 3. Setbacks and Zoning District. *Any setback of less than 2 feet will require a foundation verification survey.
 4. If the side setback is an aggregate, please show the connecting lots of side setbacks to confirm the aggregate for both PINs.
 5. If the plot plan is for a corner unit of an attached dwelling, please show the required separation to the next building.
 6. Required (per the signed rezoning conditions) architectural items such as 1 or 2 garages, windows, foundation heights, and materials. Landscape trees, street trees, and sidewalks.
 7. Water meter locations and sewer cleanouts (not in driveways or sidewalks)
 8. Edge-of-pavement detail (curb, location of catch basins (outside of pavement), ditch, etc.); driveway and materials; hydrants/streetlight poles; public sidewalks.
 9. Easements and retaining walls.
 10. Vouchers for Transportation impact fees must be uploaded to EnerGov files and clearly identified as a voucher.
 11. Notes provided to describe required items from the approved rezoning.
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Fees:

* [TOR adopted budget](#)

* [Wake County fees](#)

* [City of Raleigh Public Utilities fees](#)

Certificates of Occupancy and Temporary Certificates of Occupancy are issued by the town under the guidance and approval of [Wake County Building and Inspections](#), [Wake County Fire Marshal](#), and the [City of Raleigh Public Utilities](#) agencies. The town's Engineering Inspector, [Bryan Baierlein](#), also must approve the sidewalk and driveway.



*Please email this form to:
planning@rolesvillenc.gov
permits@rolesvillenc.gov
swensman@rolesvillenc.gov
smiles@rolesvillenc.gov
bbaierlein@rolesvillenc.gov
TOR-PDSupervisors@rolesvillenc.gov
stephen.wolf@wake.gov
ext-jlwomble@ncdot.gov
jbutler@rolesvillenc.gov
tcroom@rolesvillenc.gov
ipoelman@rolesvillenc.gov

Construction Activity Notification Form

The Town of Rolesville Police Department enforces a noise ordinance as outlined in **Town Code Section 132.- NOISE.**

Blasting, hammering, drilling, or similar destruction of rock other than between the following hours

(g) Construction activity in a residential or business zoning district other than between the hours of **8:00 am and 6:00 pm**, except as Emergency Work.

(h) Blasting activity other than between the hours of **10:00 am and 6:00 pm**, except as Emergency Work.

Blasting Permit: If blasting is deemed necessary, please contact the **Wake County Fire Marshal's Office at 919-856-6343** for information on obtaining a permit. If a permit is granted, please **send a copy of the permit with a notification letter to town staff and the property owners** located within five hundred (500) feet of where the blasting will occur, **no less than 72 hours (3 business days)** in advance of the first detonation to ensure there is no disruption to events or traffic (e.g., year-round/traditional school carpool times).

Temporary Road Closure: Please email those listed at the top of this form **at least five (5) business days prior to** the requested closure date to ensure there is no disruption to events or traffic (e.g., year-round or traditional school carpool times, or planned roadwork).

- § 93.10 - No open burning.

No Open *Burning* shall be permitted within the corporate limits of the Town of Rolesville except as provided in § 93.11.

Project Name:_____ Project Address:_____

Contact Name:_____ Contact Cell Phone:_____

Roads closed:_____

Blasting or Road Closure dates and times:

ORDINANCE #2024-O-36

AN ORDINANCE TO AMEND THE TOWN OF ROLESVILLE NOISE REGULATIONS

WHEREAS, N.C. Gen. Stat. § 160A-174 grants to the Town the authority to define, prohibit, regulate, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the Town, and may define and abate nuisances consistent with the laws of the State of North Carolina and the protections of the United States Constitution and North Carolina Constitution; and

WHEREAS, N.C. Gen. Stat. § 160A-184 grants to the Town the authority to regulate, restrict, or prohibit the production or emission of noises or amplified speech, music, or other sounds that tend to annoy, disturb, or frighten its citizens; and

WHEREAS, the Town Board of Commissioners finds that loud and raucous noise is harmful to the health, safety, and welfare of its residents and visitors; interferes with the comfortable enjoyment of life and property; interferes with the wellbeing, tranquility, and privacy of the home; and causes and aggravates certain health problems; and

WHEREAS, the Town Board of Commissioners finds that both the effective control and the elimination of loud and raucous noise are essential to the health and welfare of the Town's residents and visitors, and to the conduct of the normal pursuits of life, including recreation, work and communication; and

WHEREAS, the Town Board of Commissioners finds that the use of amplification equipment may, in a particular manner and at a particular time and place, substantially and unreasonably invade the privacy, peace, and freedom of the Town's residents and visitors; and

WHEREAS, the Town Board of Commissioners finds that short-term easing of noise restrictions is essential to allow the construction and maintenance of structures, infrastructure, and other elements necessary for the physical and commercial vitality of the Town; and

WHEREAS, the obligation to draft regulations that affect speech in a content-neutral fashion is of paramount importance to protect the freedom of expression guaranteed by the First Amendment to the United States Constitution and by Article I, Sections 12, 13, and 14 of the North Carolina Constitution, such that this ordinance enacts narrowly drawn, content-neutral regulations that are to be interpreted as such so as not to infringe upon constitutionally protected rights; and

WHEREAS, the Town Board of Commissioners endeavors to find a balance between the activity that has become an integral part of the Town's culture and the continuing promise of comfortable enjoyment of life and property.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA that:

SECTION 1. Section 130.04 of the Rolesville Town Code, titled "Unnecessary Noise" is hereby repealed in its entirety.

SECTION 2. The following language is hereby adopted as a new "Chapter 132. – Noise" to the Rolesville Town Code:

CHAPTER 132. – NOISE

§ 132.01. DEFINITIONS.

In addition to the common meanings of words, for the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Blasting. Activity involving the use of any explosive for the purpose of demolishing a structure or blasting out rock, gravel, earth, trees, or any other substance or material.

Construction. On-site erection, fabrication, installation, alteration, demolition, or removal of any structure, facility, or addition thereto, including all related activities, including, but not restricted to, clearing of land, earth moving (not to include Blasting activity), and landscaping.

Daytime Hours. – NOISE

- 7:00 a.m. to 11:00 p.m., local time, Monday through Friday, except Federal Holidays.
- 8:00 a.m. to 11:00 p.m., local time, Saturday, Sunday, and Federal Holidays.

Emergency. Any occurrence or set of circumstances demanding immediate attention to engage in Emergency Work.

Emergency Work. Work made necessary to restore property to a safe condition, work required to protect, provide, or prevent Persons or property from danger or potential danger; or work by private or public utilities when restoring utility service.

Federal Holidays. Those days designated by Congress as paid holidays from work for non-essential federal workers as published annually by the U.S. Office of Personnel Management.

Nighttime Hours.

- 11:00 p.m. to 7:00 a.m., local time, Monday through Friday, except Federal Holidays.
- 11:00 p.m. to 8:00 a.m., local time, Saturday, Sunday, and Federal Holidays.

Noise Sensitive Area. Areas that include, but are not limited to, real property normally used for sleeping or normally used as a school, church, healthcare facility providing treatment requiring patient recovery, or public library.

Plainly Audible. Any sound or vibration caused by sound that can be detected by a Reasonable Person using his or her unaided hearing faculties.

Person. Any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, political subdivision of this State, any other state or political subdivision or agency thereof or any legal successor, representative, agent, or agency of the foregoing.

Public Place. All walks, alleys, streets, boulevards, avenues, lanes, roads, highways, or other ways or thoroughfares dedicated to public use or owned or maintained by public authority; all grounds and buildings owned or leased by, maintained or operated by public authority.

Reasonable Person. A Person of normal and ordinary sensitivities who is within the area of the audibility or perceptibility of the noise or vibration that transmits sounds that disrupt the reasonable conduct of basic human activities, such as conversation, sleep, work, and other such activities.

Sound Source. Any Person, animal, device, operation, process, activity, or phenomenon that emits or causes sound.

Special Event. Activity operating pursuant to and in accordance with Chapter 113 of this Code.

Unreasonable Noise. “Unreasonable Noise” shall mean:

- (a) The unreasonable making of, or knowingly and unreasonably permitting to be made, any sound that is an unreasonably loud, boisterous, or unusual noise, disturbance, commotion, or vibration due to bass levels or other sources from any dwelling, building, other structure, or privately-owned outdoor property, or upon any public street, park or other place or building.
- (b) Any sound that is ordinary and normal to the operation of these places when conducted in accordance with the usual standards of practice, including standards for noise mitigation, and in a manner that will not unreasonably interfere with the peace and comfort of neighbors or their guest, or operators or customers in places of business, or detrimentally or adversely affect such residences or places of business, shall not be enforced as an Unreasonable Noise.

§ 132.02. SCOPE

This Chapter applies to the enforcement and control of all sound originating within the jurisdictional limits of the Town. It is of paramount importance that the enforcement of this Chapter be content-neutral to protect the freedom of expression guaranteed by the First Amendment to the United States Constitution and by Article I, Sections 12, 13, and 14 of the North Carolina Constitution, such that this Chapter enacts narrowly drawn, content-neutral regulations that are to be interpreted as such so as not to infringe upon constitutionally protected rights.

§ 132.03. GENERAL PROHIBITIONS.

(a) No Person shall make or continue to make:

(1) Any Plainly Audible Unreasonable Noise as would be determined by a Reasonable Person;

(2) Any Plainly Audible noise that unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of Reasonable Persons;

(3) Any Plainly Audible noise that is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any Reasonable Persons within the vicinity of the location from which that noise emanates, or as to unreasonably interfere with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.

(b) Factors for determining whether a sound is an Unreasonable Noise include, but are not limited to:

(1) The proximity of the sound to sleeping facilities, whether residential or commercial;

(2) The land use, nature, and zoning of the area from which the sound emanates and the area where it is received;

(3) The time of day or night the sounds occurs;

(4) The duration of the sound; and

(5) Whether the sound is recurrent, intermittent, or constant.

(c) Violation of this subsection is a misdemeanor. Any subsection may also be enforced pursuant to Section 132.07 or a combination of remedies.

§ 132.04. EXCEPTIONS.

The general prohibitions as defined in Section 132.03 shall not apply to the following sources:

(a) Emergency warning devices or safety signals;

(b) Lawn care equipment and agricultural field equipment used during the Daytime Hours;

(c) Equipment being used for Construction, provided that all equipment is operated with all standard equipment manufacturer's mufflers and noise-reducing equipment in use and in proper operating condition during Daytime Hours;

(d) Fairs, circuses, other similar public entertainment events, sanctioned sporting events, sporting activities taking place in areas set aside for such activities, or any activities normally associated with any of the above;

- (e) Bells, chimes and similar devices that operate during Daytime Hours for a duration of no longer than five (5) minutes in any given period;
- (f) Emergency Work;
- (g) Properly installed and operating sixty-cycle electric transformers;
- (h) Except as provided by Sections 132.05(d) or (f), motor vehicles operating at legal speeds on traffic ways of the Town;
- (i) Properly installed and operating residential heating, ventilating, and air conditioning systems;
- (j) Repairs or excavations of bridges, streets, or highways by or on behalf of the Town, the county, the state or the federal government, during Nighttime Hours when the public welfare and convenience renders it impractical to perform the work during Daytime Hours;
- (k) Stadiums, arenas, and outdoor sports or entertainment facilities;
- (l) Parades permitted as Special Events and spectators and participants in those parades;
- (m) Outdoor events, races, festivals, or concerts on public property or public vehicular areas that are permitted as Special Events;
- (n) Sound associated with the delivery of public services by the Town, county, state or the federal government; and
- (o) Outdoor school and playground activities, including, but not limited to, school athletic and school entertainment events during Daytime Hours.
- (p) This section establishes exceptions only to Section 132.04. The exceptions set out herein do not apply to Section 132.05 and do not authorize any Prohibited Noises regulated by Section 132.05.

§ 132.05. SPECIFIC PROHIBITIONS.

Except when specifically allowed as a part of a permitted Special Event, in addition to any other violations of this Code, the following acts are specifically declared to be prohibited noises, the emission of which shall be unlawful. Such enumeration shall not be deemed to be exclusive of other prohibited Plainly Audible Unreasonable Noises:

- (a) The sounding of any horn or signal device including compression release engine or transmission braking system or any device on any automobile, truck, bus, or other vehicle while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or if in motion, only as a danger signal after or as brakes are applied and deceleration of the vehicle is intended; the creation by means of such device of any unreasonable loud or harsh sound; or the sounding of such a device for an unnecessary and unreasonable period of time.

(b) The use of any gong or siren upon any vehicle other than police, fire, ambulance, or other Emergency vehicle.

(c) The playing of any radio, phonograph, amplifier, AV receiver, stereo, tape deck, tape recorder, phone, streaming device, television, musical instrument, or similar device in such a manner or with such volume during the Nighttime Hours as to annoy or disturb the quiet, comfort or repose of any Reasonable Person in any dwelling, hotel, motel, or other type of residence.

(d) The use of any automobile, motorcycle, or other vehicle so out of repair, so loaded, so modified, or so driven as to be Plainly Audible at fifty (50) feet from any Reasonable Person so as to create unreasonably loud, grating, grinding, or rattling noise.

(e) The blowing of any steam whistle attached to any stationary boiler, except to give notice of the time to begin or stop work or as warning of danger.

(f) The discharge into the open air of the exhaust of any stationary internal combustion engine or motor vehicle, except through a muffler or other device that will effectively prevent unreasonably loud or explosive noises therefrom.

132.05 (g) Construction activity in a residential or business zoning district other than between the hours of 8:00 a.m. and 6:00 p.m. except as Emergency Work.

(h) Blasting activity other than between the hours of 10:00 a.m. and 6:00 p.m. except as Emergency Work.

(i) The creation of any Plainly Audible Unreasonable Noise within one hundred and fifty (150) feet of a Noise Sensitive Area. This section is only to be applied when an institution or sleeping area in a Noise Sensitive Area is in session or in active use.

(j) The creation of Plainly Audible Unreasonable Noise in connection with loading or unloading any vehicles, equipment, or the opening and destruction of bales, boxes, crates and containers.

(k) The creation of Plainly Audible Unreasonable Noise in connection with the shouting and crying of peddlers, barkers, hawkers, or vendors that would disturb the quiet and peace of Reasonable Persons within a residential zoning district. This section is to be applied only to those situations where the disturbance is not a result of the content of the communication, but due to the volume, location, timing, or other factors not based on content.

(l) The use of any drum, loudspeaker, or other instrument or device for the purpose of attracting attention by creation of Plainly Audible Unreasonable Noise to any performance, show or sale or display of merchandise.

(m) The conducting, operating, or maintaining of any garage or filling station, or the repair, rebuilding or testing of any motor vehicle in any residential zoning district, so as to cause Plainly Audible Unreasonable Noise to be emitted therefrom during the Nighttime Hours.

(n) The firing or discharging of firearms in a Public Place or elsewhere for the purpose of

making noise or disturbance.

(o) The keeping of any animal otherwise permitted to be kept that, by habitual or frequent sound, cry, howling, barking, squawking, meowing, or other Plainly Audible Unreasonable Noise, shall disturb the quiet, comfort or repose of a Reasonable Person.

(p) The use or operation on Public Places, Town rights-of-way, or on public vehicular areas of any sound amplifier, bullhorn, loudspeaker, public address system, or other similar device when operated in such a manner as to be Plainly Audible by a Reasonable Person during Nighttime Hours at a distance of fifty feet (50') from such a Reasonable Person, and during Daytime Hours, at a distance of three hundred feet (300') from such a Reasonable Person.

(q) The operation of any commercial establishment, including any outdoor area that is part of or under the control of the establishment, during Nighttime Hours that creates Plainly Audible noise at a distance of one hundred and fifty feet (150') from the property line of the Sound Source, and during Daytime Hours, that is Plainly Audible at a distance of three hundred feet (300') from the property line of the Sound Source.

Violation of this subsection is a misdemeanor. Any subsection may also be enforced pursuant to Section 132.07 or a combination of remedies.

§ 132.06. [RESERVED]

§ 132.07. PENALTIES FOR VIOLATION OF NOISE RESTRICTIONS.

(a) Civil Penalties:

(1) Any Person violating any of the provisions of Chapter 132 shall be subject to a civil penalty of up to two hundred fifty dollars (\$250.00) for an initial violation. Each calendar day on which a continuing violation occurs shall constitute a separate violation under this subsection. For each subsequent violation occurring within twelve (12) months of any other violation, the violator shall be subject to a civil penalty of five hundred dollars (\$500.00) per violation.

(2) If a Person fails to pay any civil penalty within thirty (30) days after it is assessed, the Town may recover the penalty, together with all costs allowed by law, by filing a civil action in the General Court of Justice in the nature of a suit to collect a debt. The Police Department is authorized to issue civil penalty citations to enforce this section.

(b) Injunctive and Equitable Relief:

As an additional remedy, this chapter may be enforced, either before or after the institution of any other action or proceeding authorized by this subsection, by an action for injunctive relief to restrain the violation or to obtain other equitable relief as allowed by law. The action shall be brought in the appropriate division of the General Court of Justice. The institution of an action for injunctive relief shall not relieve any party to such proceeding from any civil or criminal penalty prescribed for violations of this chapter. This chapter may also be enforced through any appropriate

equitable remedy.

(c) Criminal Penalties:

Any Person who violates any provision of this chapter shall be deemed guilty of a misdemeanor punishable by imprisonment not to exceed thirty (30) days or by fine not to exceed five hundred dollars (\$500.00). Each day of a continuing violation shall constitute a separate violation under this subsection.

(d) Enforcement:

In addition to other remedies, this chapter may be enforced by any one, all, or a combination of the remedies set out herein.

SECTION 3. All laws and clauses of laws in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. If this Ordinance or application thereof to any Person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. The provisions of this Ordinance shall not affect any act heretofore done, any liability incurred, any right accrued or vested, or any suit or prosecution begun or cause of action accrued prior to the effective date of this Ordinance.

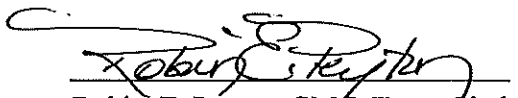
SECTION 6. This ordinance shall be enforced as provided in N.C. Gen. Stat. § 160A-175 and as may otherwise be provided by the Rolesville Town Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty-dollar limit set forth by N.C. Gen. Stat. § 14-4(a) or similar limitations.

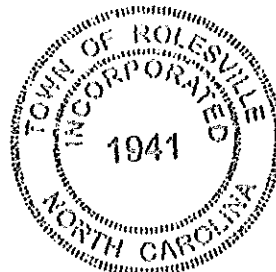
SECTION 7. This Ordinance shall become effective upon its adoption.

ADOPTED & EFFECTIVE: May 7, 2024


Ronnie I. Currin, Mayor

ATTEST:


Robin, E. Peyton, CMC, Town Clerk





LOT INFORMATION:

PIN: 1758982045
REFERENCE: DB 19588 PGS. 1816-1825
TOTAL LOT AREA = 0.174 AC = 7,559 SF
HOUSE = 1,655 SF

PORCH = 51 SF

SIDEWALK/STEPS = 46 SF

DRIVEWAY (TO P/L) = 341 SF

SCREENED PORCH = 141 SF

PATIO = 144 SF

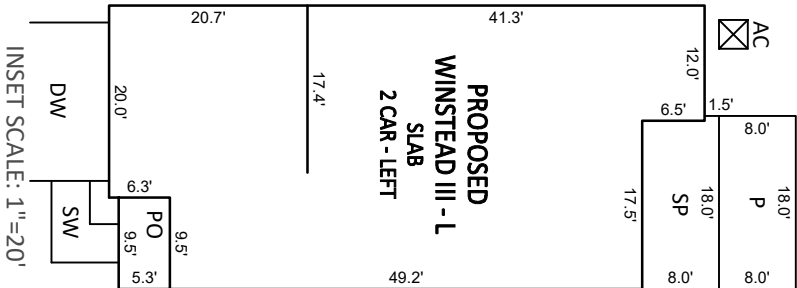
AC PAD = 9 SF

PROPOSED IMPERVIOUS = 2,387 SF

PERCENT IMPERVIOUS = 31.58%

MAXIMUM IMPERVIOUS = 2,500 SF

BUILDING SETBACKS (RM-CZ)
FRONT - 20'
SIDE - 5'
SIDE CORNER - 10'
REAR - 20'



CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C2	16.50'	27.64'	S69°51'37"W
			24.52'

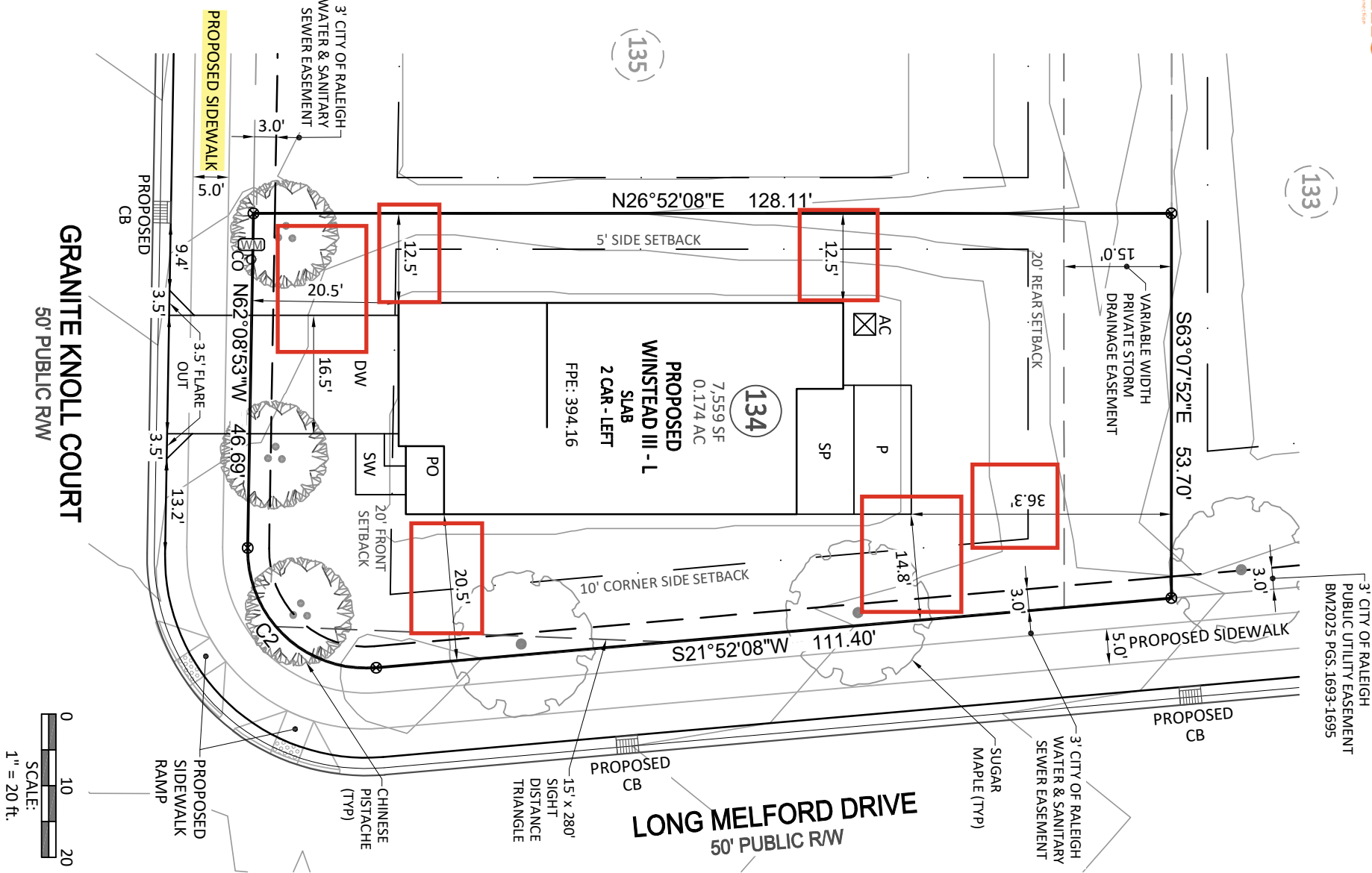
NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

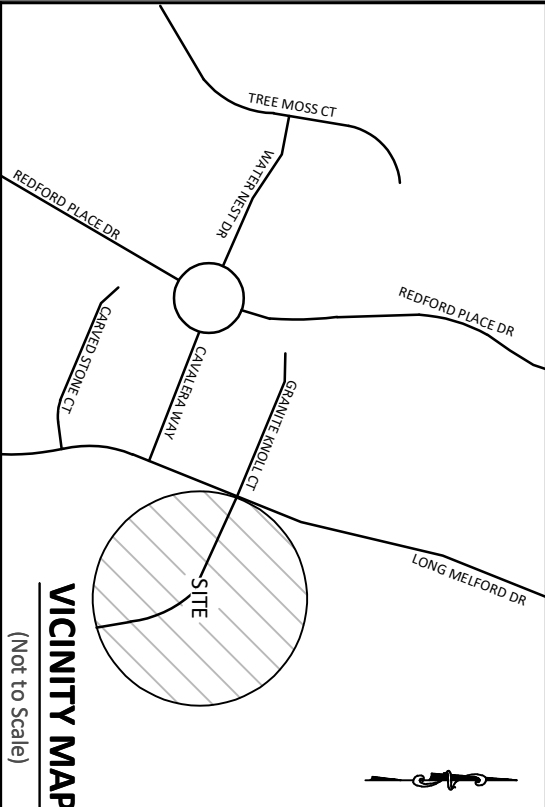
9. ZONING: RM-CZ & RH-CZ

10. BUILDER/DEVELOPER: LENNAR CORPORATION
1010 SYNC STREET, SUITE 600
MORRISVILLE, NC 27560

NOTE: UTILITIES SHOWN ARE FROM CONSTRUCTION DRAWINGS. NO AS-BUILTS WERE PROVIDED.

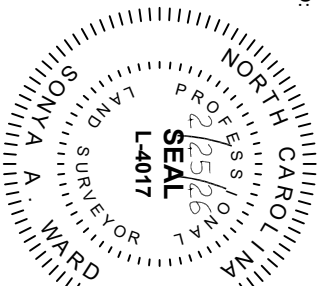


2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



LEGEND

- PO = COV. FRONT PORCH/PATIO
 - CP = COV. REAR PORCH/PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONCRETE DRIVEWAY
 - SP = SCREENED PORCH/PATIO
 - P = CONCRETE PATIO
 - ⊗ = COMPUTED POINT
 - = IRON PIPE FOUND (IPF)
 - = IRON PIPE SET (IPS)
 - ✕ = SCRIBE SET (SS)
 - WATER METER
 - CO = CLEAN OUT
 - AC = AIR CONDITIONER PAD
 - ⊙ = CABLE PEDESTAL
 - ⊙ = SEWER MANHOLE
 - ⊙ = TELEPHONE PEDESTAL
 - CB = CATCH BASIN/CURB INLET
 - ☼ = LIGHT POLE
 - ☼ = HAND HOLE/UTILITY VAULT
 - ☼ = ELECTRIC BOX/TRANSFORMER
 - ☼ = FIRE HYDRANT
 - DI = DRAIN INLET/YARD INLET
 - G = GAS METER
 - RW = RIGHT OF WAY
 - N/F = NOW OR FORMERLY
 - PC = PROPERTY CORNER
 - P/L = PROPERTY LINE
- This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.



BUILDER TO VERIFY HOUSE LOCATION
DIMENSIONS AND REVIEW TOTAL
IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
FOR
LENNAR

PARKER RIDGE - PHASE 1B - SECTION 2 - LOT 134
400 GRANITE KNOLL COURT, ROLESVILLE, NC
WHITE OAK TOWNSHIP, WAKE COUNTY

DATE: 2/25/26 DRAWN BY: CPV CHECKED BY: SAW

REFERENCE: BM 2025 PGS. 2056-2057 BCS# 251336 SCALE: 1" = 20'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
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9. ZONING: R & PUD.
10. BUILDER/DEVELOPER: ASHTON RALEIGH RESIDENTIAL, LLC.



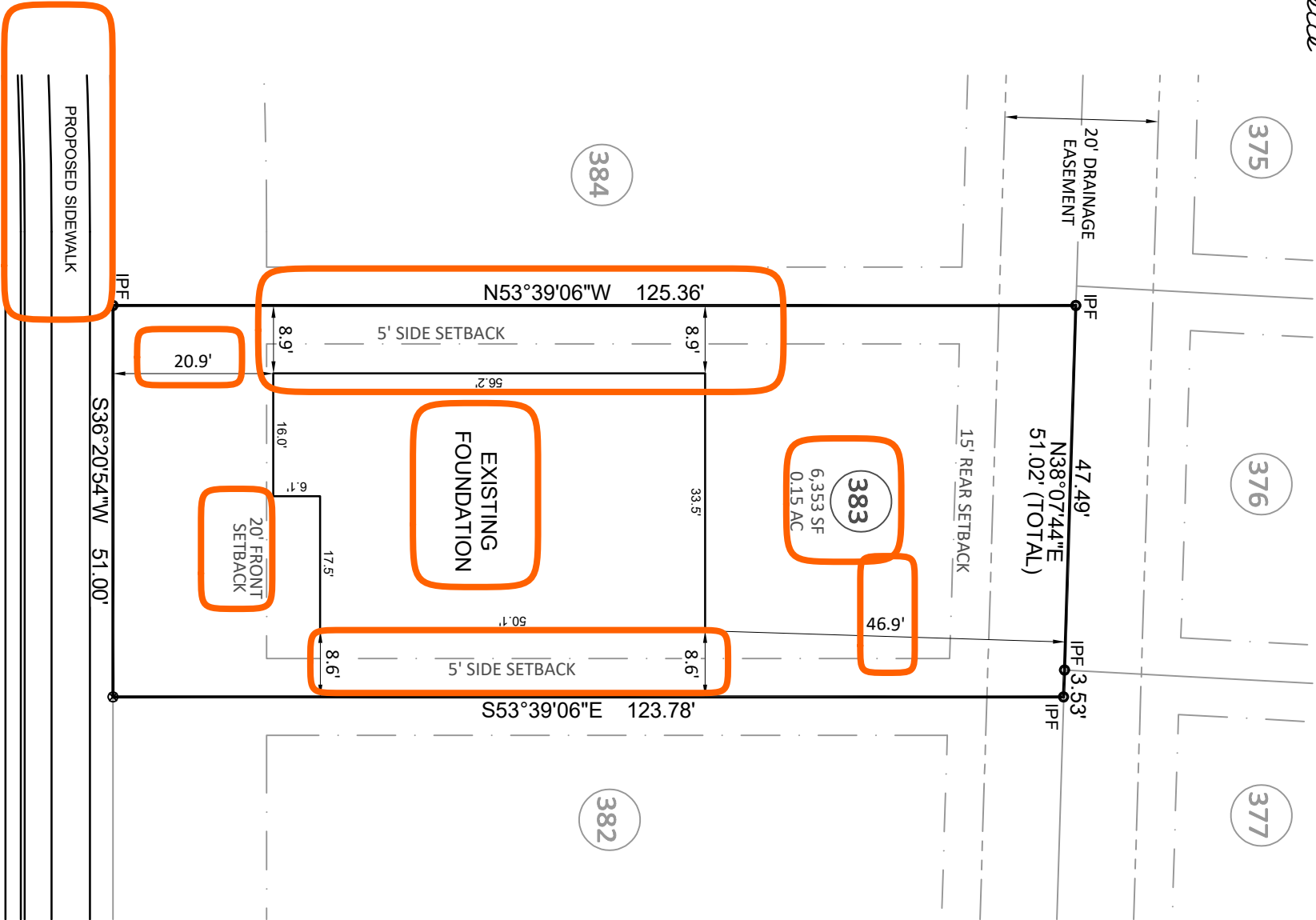
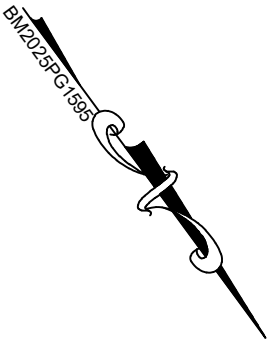
Tanner Hayabatta

LOT INFORMATION:

PIN: 1768143054
REFERENCE: DB 20221, PG 184
TOTAL LOT AREA = 0.15 AC = 6,353 SF
FOUNDATION = 1,776 SF
EXISTING IMPERVIOUS = 1,776 SF
PERCENT IMPERVIOUS = 27.96 %
MAXIMUM IMPERVIOUS = 4,007 SF

BUILDING SETBACKS:

FRONT (FRONT LOAD) = 20'
SIDE = 5'
AGGREGATE SIDE = 10'
CORNER SIDE = 10'
REAR = 15'



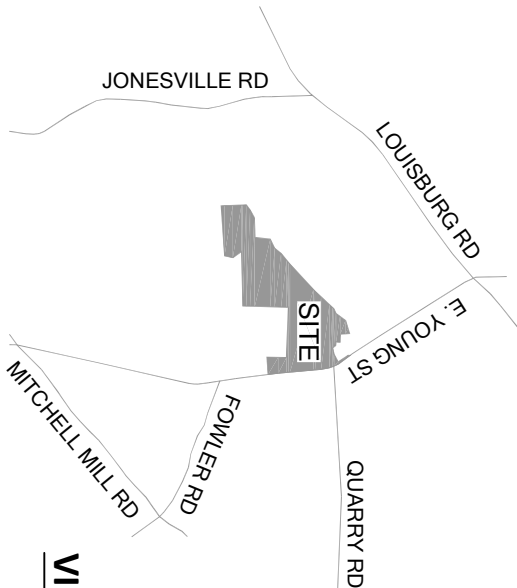
SERAPHIC WAY
50' PUBLIC RW



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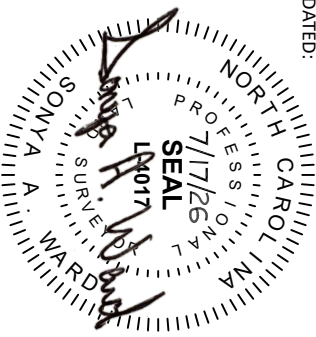


VICINITY MAP

(Not to Scale)

LEGEND

- PO = COVERED FRONT PORCH
- P = PATIO
- SP = SCREENED PORCH OR PATIO
- CP = COVERED PORCH OR PATIO
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- ⊗ = COMPUTED POINT
- ⊙ = IRON PIPE FOUND (IPF)
- ⦿ = IRON PIPE SET (IPS)
- ⦿ = WATER METER
- ⦿ = CLEANOUT
- ⦿ = TRAFFIC BEARING
- ⦿ = AIR CONDITIONER PAD
- ⦿ = ELECTRIC BOX
- ⦿ = CABLE BOX
- ⦿ = TELEPHONE PEDESTAL
- ⦿ = LIGHT POLE
- ⦿ = YARD INLET
- ⦿ = CATCH BASIN/CURB INLET
- ⦿ = ROLLOVER GRATE
- ⦿ = DRAIN INLET
- ⦿ = FIRE HYDRANT
- ⦿ = WATER VALVE
- ⦿ = SEWER MANHOLE
- ⦿ = ELECTRIC METER
- ⦿ = GAS METER
- ⦿ = HANDHOLE
- ⦿ = DWELLING UNIT
- ⦿ = RIGHT-OF-WAY
- ⦿ = PROPERTY LINE



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FOUNDATION SURVEY
FOR
ASHTON WOODS

THE POINT - PHASE 7 - LOT 383
2216 SERAPHIC WAY, ROLESVILLE, NC
WAKE FOREST TOWNSHIP, WAKE COUNTY

DATE: 7/17/26 DRAWN BY: JSD CHECKED BY: SAW

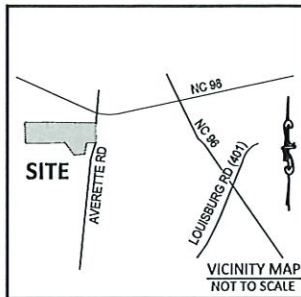
REFERENCE: BM 2025, PGS 1593-1597

BCS# 251107

SCALE: 1" = 20'

Approved
Town of Rolesville Planning Department
Staff: JC Date: 11/7/21
*See Zoning Permit for Applicable Conditions and/or Details

BBPB-068267-2021



BUILDING SETBACKS:
(TOWNHOMES)
FRONT = 15'
REAR = 15'

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No title report provided.

LOT 28 INFORMATION:
PIN: 1860034454
TOTAL LOT AREA = 0.06 AC = 2,717 SF
HOUSE = 1,093 SF
PORCH = 26 SF
SIDEWALK = 70 SF
DRIVEWAY = 328 SF
CONC. PATIO = 25 SF
AC PAD = 9 SF
MAX. IMPERVIOUS = 2,500 SF
PROPOSED IMPERVIOUS = 1,551 SF
PERCENT IMPERVIOUS = 57.1 %

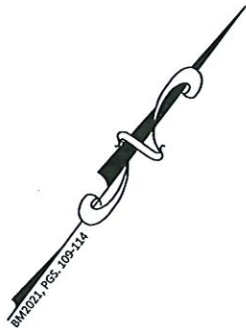
*LOT 28 HEATED AREA = 1,718 SF

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:

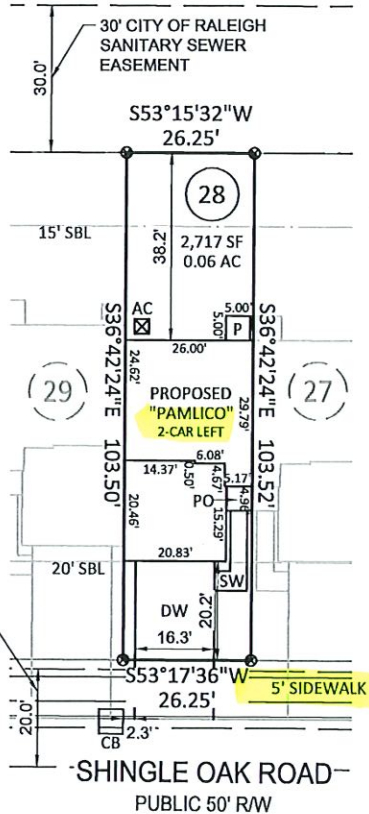
PRELIMINARY

LEGEND

- PO = PORCH
- WD = WOOD DECK
- SW = SIDEWALK
- DW = CONC DRIVEWAY
- SP = SCREENED PORCH
- CP = COVERED PATIO
- P = CONCRETE PATIO
- ⊗ = COMPUTED POINT
- = IRON PIPE FOUND
- ⊙ = IRON PIPE SET
- = DRILL HOLE FOUND
- WM = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER
- ⊙ = CABLE BOX
- ☐ = TELEPHONE PEDESTAL
- CI = CURB INLET
- ⊙ = LIGHT POLE
- G = GAS METER
- E = ELECTRIC METER
- ES = ELECTRIC SERVICE
- EB = ELECTRICAL BOX
- STE = SIGHT TRIANGLE EASEMENT
- CSW = COVERED SIDEWALK
- SBL = SETBACK LINE

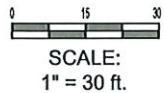


20' PDE & BMP #3 MAE



BUILDER TO VERIFY HOUSE LOCATION, DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

REVISION: ADDED DIMENSIONS AND SIDEWALK PER REQUEST 10/27/21 MJA



NOTES:

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- FLOODPLAIN AND FLOODWAY SHOWN HEREON ARE SCALED GRAPHICALLY FROM SAID PANEL.
- ZONING IS: R & PUD, R-40W
- PROPERTY OWNER: EXPERIENCEONE HOMES, LLC, PO BOX 5509, CARY, NC 27512-5509

JOB#: 190106



Bateman Civil Survey Company, PC
Engineers • Surveyors • Planners
2524 Reliance Ave., Apex, NC 27539
(919) 577-1080
NCBELS C 2378

PRELIMINARY PLOT PLAN
EXCLUSIVELY FOR: EXPERIENCEONE HOMES
ELIZABETH SPRINGS PHASE 1 TOWNHOMES - LOT 28
274 SHINGLE OAK ROAD, NC
ROLESVILLE, WAKE COUNTY
DATE: 9/28/21 DRAWN BY: MJA CHECKED BY: SPC
REFERENCE: BM2021, PGS. 109-114 SCALE: 1" = 30'

LOT 24 INFORMATION:

ADDRESS: 266 SHINGLE OAK ROAD
PIN: 1860035541
TOTAL LOT AREA = 0.08 AC = 3,444 SF
EXISTING FOUNDATION = 1,606
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,606 SF
PERCENT IMPERVIOUS = 46.6 %

LOT 25 INFORMATION:

ADDRESS: 268 SHINGLE OAK ROAD
PIN: 1860035419
TOTAL LOT AREA = 0.06 AC = 2,718 SF
EXISTING FOUNDATION = 1,130 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,130 SF
PERCENT IMPERVIOUS = 41.6 %

LOT 26 INFORMATION:

ADDRESS: 270 SHINGLE OAK ROAD
PIN: 1860034497
TOTAL LOT AREA = 0.06 AC = 2,718 SF
EXISTING FOUNDATION = 1,130 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,130 SF
PERCENT IMPERVIOUS = 41.6 %

LOT 27 INFORMATION:

ADDRESS: 272 SHINGLE OAK ROAD
PIN: 1860034476
TOTAL LOT AREA = 0.06 AC = 2,717 SF
EXISTING FOUNDATION = 1,129 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,129 SF
PERCENT IMPERVIOUS = 41.6 %

LOT 28 INFORMATION:

ADDRESS: 274 SHINGLE OAK ROAD
PIN: 1860034454
TOTAL LOT AREA = 0.06 AC = 2,717 SF
EXISTING FOUNDATION = 1,134 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,134 SF
PERCENT IMPERVIOUS = 41.7 %

LOT 29 INFORMATION:

ADDRESS: 276 SHINGLE OAK ROAD
PIN: 1860034433
TOTAL LOT AREA = 0.06 AC = 2,716 SF
EXISTING = 1,125 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,125 SF
PERCENT IMPERVIOUS = 41.4 %

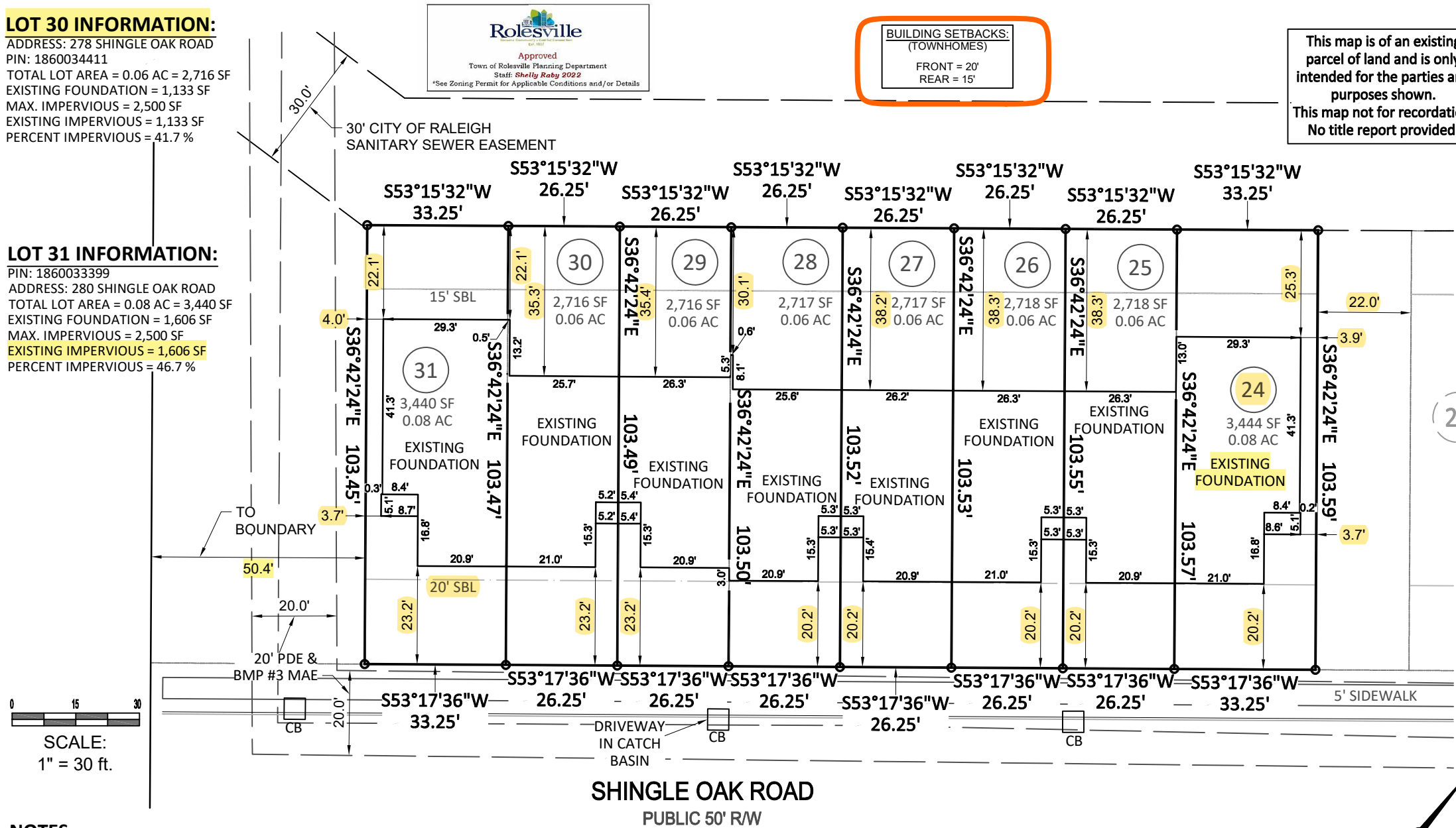
LOT 30 INFORMATION:

ADDRESS: 278 SHINGLE OAK ROAD
PIN: 1860034411
TOTAL LOT AREA = 0.06 AC = 2,716 SF
EXISTING FOUNDATION = 1,133 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,133 SF
PERCENT IMPERVIOUS = 41.7 %

LOT 31 INFORMATION:

PIN: 1860033399
ADDRESS: 280 SHINGLE OAK ROAD
TOTAL LOT AREA = 0.08 AC = 3,440 SF
EXISTING FOUNDATION = 1,606 SF
MAX. IMPERVIOUS = 2,500 SF
EXISTING IMPERVIOUS = 1,606 SF
PERCENT IMPERVIOUS = 46.7 %

RBPR-068263-2021 (266 SHINGLE OAK RD WAKE FOREST, 27587) Lot 24 existing foundation approved. Distance between lot 24 and 23 measures 37.4 per surveys submitted for review.



NOTES:

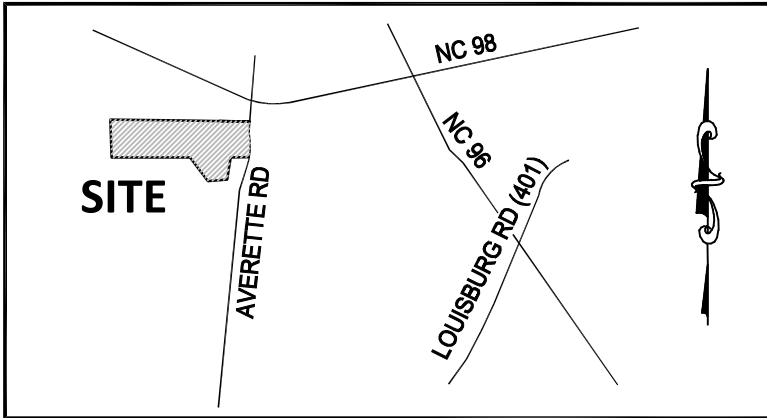
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11. PROPERTY OWNER: EXPERIENCEONE HOMES, LLC, PO BOX 5509, CARY, NC 27512-5509



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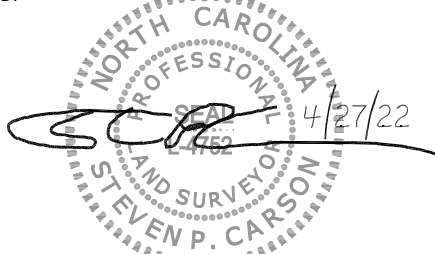
VICINITY MAP

(Not to Scale)

LEGEND

PO = PORCH
CP = COVERED PATIO
SW = SIDEWALK
DW = CONC DRIVEWAY
SP = SCREENED PORCH
P = CONCRETE PATIO
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND
● = IRON PIPE SET (IPS)
● = DRILL HOLE FOUND
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
⊙ = CABLE BOX
⊙ = SEWER MANOLE
□ = TELEPHONE PEDESTAL
CB = CATCH BASIN
G = GAS METER
E = ELECTRIC METER
YI = YARD INLET
S = STOOP
⊙ = LIGHT POLE
SBL = SETBACK LINE

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4752
DATED:



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FOUNDATION SURVEY

FOR

EXPERIENCEONE HOMES

ELIZABETH SPRINGS, PHASE 1 - LOTS 24-31
SHINGLE OAK ROAD, TOWN OF ROLESVILLE, NC
WAKE COUNTY

DATE: 4/27/22 DRAWN BY: CPV CHECKED BY: SPC

REFERENCE: BM 2021, PGS 109-114 JOB# 190106 SCALE: 1" = 30'