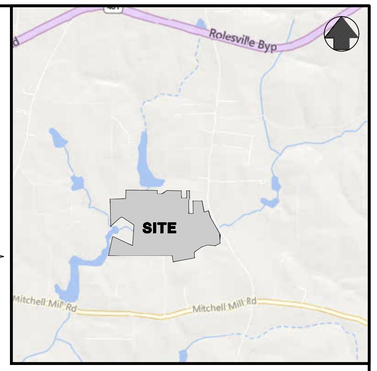
REZONING AND ANNEXATION

FOR

JONESVILLE ROAD

ROLESVILLE, NORTH CAROLINA

CASE NUMBER: MA 22-08



VICINITY MAP
SCALE: 1"=2000'

AGENCY CONTACTS

A. Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, NC 27571

B. Wake County
Watershed Management
Waverly F. Akins Building
337 S. Salisbury St
Raleigh, NC 27601
Contact: Karyn Pageau
Phone: (919)-796-8769
Email: karyn.pageau@wakegov.com

C. City of Raleigh Public Utilities Department
One Exchange Plaza
Suite 620
Raleigh, NC 27601
P.O.Box 590
Raleigh, NC 27602
Phone: 919-996-3245
Email: publicutilityinfo@raleighnc.gov

D. NCDOT
Division 5, District 1 Office
4009 District Drive
Raleigh, NC 27607
Contact: Amy Neldringhaus, District Engineer
Phone: 919-733-3213
Email: anneldringhaus@ncdot.gov

Sheet List Table

Sheet Number	Sheet Title	Date	Revised Date
C0.0	COVER - REZONING	8/1/2022	9/30/2022
C0.1	EXISTING CONDITIONS	8/1/2022	9/30/2022
C1.0	OVERALL SITE PLAN	8/1/2022	9/30/2022
C1.1	SITE PLAN - SHEET 1 OF 6	8/01/2022	9/30/2022
C1.2	SITE PLAN - SHEET 2 OF 6	8/1/2022	9/30/2022
C1.3	SITE PLAN - SHEET 3 OF 6	8/1/2022	9/30/2022
C1.4	SITE PLAN - SHEET 4 OF 6	8/1/2022	9/30/2022
C1.5	SITE PLAN - SHEET 5 OF 6	8/1/2022	9/30/2022
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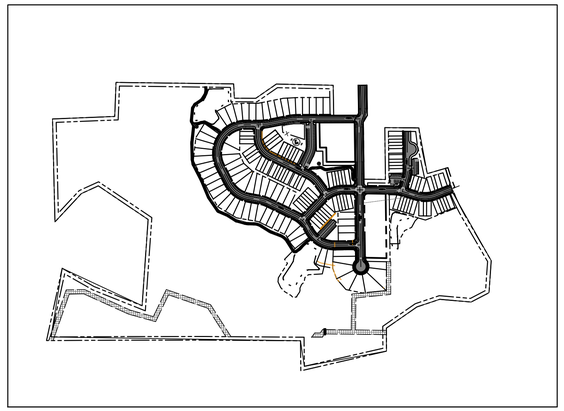
C1.7	OVERALL ZONING PLAN	8/1/2022	9/30/2022



KEY MAP
SCALE: 1" = 500'

500 0 500 1000 1500

SCALE 1" = 500

SITE DATA

OWNER	CHEN, PING 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519
SITE ADDRESS	4428 UNIVERSAL DR WAKE FOREST NC 27587-6356
PIN	1757277011, 1757375216, 1757375365, 1757375464, 1757375575, 1757375665, 1757375765, 1757375865, 1757375975, 1757385064, 1757384512, 1757383572, 1757368816, 1757378013, 1757378104, 1757378303, 1757377490, 1757471554, 1757385344
DEED BOOK/PAGE/MAP	018453/00623/1757 01, 018453/00542/1757 01
CURRENT ZONING	R30
PROPOSED ZONING	RM, RH
MIN. LOT SIZE	5000 SQ FT (SINGLE FAMILY CLUSTER) 2000 SQ FT (TOWNHOMES)
LAND USE	RESIDENTIAL
PROPOSED DEVELOPMENT	149 UNITS 68 SINGLE FAMILY UNITS 81 TOWNHOUSE UNITS
TOTAL SITE AREA	43.23 ACRES
RESIDENTIAL HIGH DENSITY	32.15 ACRES (14.02 AC. + 18.12 AC (ADDITIONAL OPEN SPACE)
RESIDENTIAL MEDIUM DENSITY	61.08 ACRES
PROPOSED DENSITY	TOWNHOMES (RH) 9.0 UNITS/AC(MAX) 81/14.02 = 5.77 UNITS/AC (PROVIDED) SINGLE FAMILY (RM) (CLUSTER) 5.0 UNITS/AC (MAX) 68/61.08 = 1.11 UNITS/AC (PROVIDED)
FLOOD PLAIN/ZONE	ZONE AE/ZONE X
FIRM PANEL NO	3720175700J
WATERSHED PROTECTION	NONE
MINIMUM LOT WIDTH	20' TOWNHOMES 40' SINGLE FAMILY (CLUSTER)
OPEN SPACE	RESIDENTIAL HIGH DENSITY PASSIVE: 2.10 (REQUIRED) 19.95 (PROVIDED) RESIDENTIAL MEDIUM DENSITY PASSIVE: 9.70 (REQUIRED) 44.09 (PROVIDED) IMPROVED OPEN SPACES: REQUIRED: SMALL: 1 MEDIUM: 2 LARGE: 0 SMALL: 1 0.73 AC (TOTAL PROVIDED) MEDIUM: 1 1.01 AC (TOTAL PROVIDED) LARGE: 1 13.74 AC (TOTAL PROVIDED)
PARKING	REQUIRED: 2.0/DWELLING UNIT PLUS 0.25 GUEST SPACES/DWELLING UNIT 81 UNITS X 2.25 = 183 SPOTS PROVIDED: 81 UNITS X 1 (DRIVEWAY) = 81 SPOTS PARKING LOTS = 116 SPOTS TOTAL PROVIDED = 197 SPOTS
SETBACKS	TOWNHOMES: FRONT: 20' SIDE: 10' REAR: 15' CORNER: 15' MIN. WIDTH BETWEEN STRUCTURES: 30' SINGLE FAMILY: (CLUSTER) FRONT: 20' SIDE: 5' REAR: 20' CORNER: 10' (CLUSTER)

PROJECT TEAM

DEVELOPER/ OWNER: THE GSG GROUP LLC
10030 GREEN LEVEL CHURCH RD STE 802
CARY NC 27519
ATTN: PING CHENG
919-748-0429

LAND PLANNERS, CIVIL ENGINEER: MORRIS & RITCHIE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JEREMY M KEENY, PE, PLS

SURVEYOR: MORRIS & RITCHIE ASSOCIATES OF NC, PC.
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JEREMY M KEENY, PE, PLS

ENVIRON. CONSULTANT: MORRIS & RITCHIE ASSOCIATES OF NC, PC.
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JAMIE B. GUERRERO, PE, CPSWQ

STREET DATA

STREET A	1,200 LF
STREET B	2,368 LF
STREET C	450 LF
STREET D	743 LF

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY
ENGINEER'S SEAL

COVER - REZONING
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
LICENSE # C-4182
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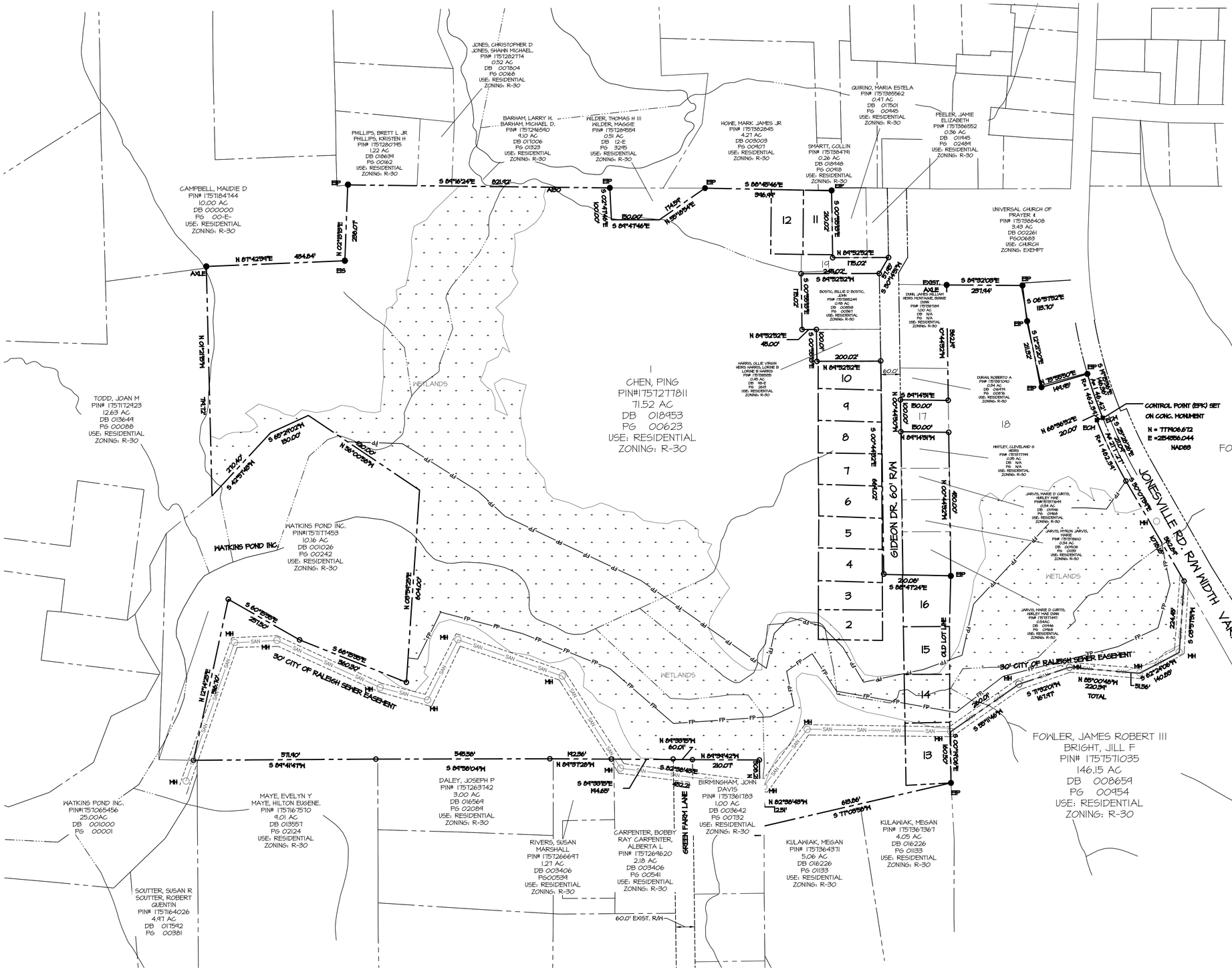

PARCELS INCLUDED IN DEVELOPMENT

PARCEL	OWNER	PIN NUMBER	AREA	DEED BOOK	PAGE NUMBER	USE	CURRENT ZONING
1	CHEN, PING	1757277811	71.52 AC	018453	00623	RESIDENTIAL	R-30
2	CHEN, PING	1757377636	0.44 AC	018453	00623	RESIDENTIAL	R-30
3	CHEN, PING	1757375665	0.41 AC	018453	00623	RESIDENTIAL	R-30
4	CHEN, PING	1757375464	0.46 AC	018453	00623	RESIDENTIAL	R-30
5	CHEN, PING	1757375575	0.45 AC	018453	00623	RESIDENTIAL	R-30
6	CHEN, PING	1757375665	0.46 AC	018453	00623	RESIDENTIAL	R-30
7	CHEN, PING	1757375565	0.46 AC	018453	00623	RESIDENTIAL	R-30
8	CHEN, PING	1757375665	0.46 AC	018453	00623	RESIDENTIAL	R-30
9	CHEN, PING	1757375475	0.46 AC	018453	00623	RESIDENTIAL	R-30
10	CHEN, PING	1757365064	0.45 AC	018453	00623	RESIDENTIAL	R-30
11	CHEN, PING	1757364572	0.41 AC	018453	00623	RESIDENTIAL	R-30
12	CHEN, PING	1757365172	0.46 AC	018453	00623	RESIDENTIAL	R-30
13	CHEN, PING	1757366016	0.61 AC	018453	00623	RESIDENTIAL	R-30
14	CHEN, PING	1757376013	0.54 AC	018453	00623	RESIDENTIAL	R-30
15	CHEN, PING	1757376104	0.53 AC	018453	00623	RESIDENTIAL	R-30
16	CHEN, PING	1757376103	0.53 AC	018453	00623	RESIDENTIAL	R-30
17	CHEN, PING	1757377190	0.35 AC	018453	00623	RESIDENTIAL	R-30
18	CHEN, PING	1757470591	14.90 AC	018453	00623	RESIDENTIAL	R-30
19	CHEN, PING	1757365344	0.28 AC	018453	00623	RESIDENTIAL	R-30

EXISTING CONDITIONS NOTES:

1. SURVEY PREPARED BY GIL CLARK SURVEY COMPANY UNDER THE SUPERVISION OF JERRY GOYER
2. PROPERTY LIES WITHIN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS #3720175700J, DATED 05/02/2006.
3. SITE ZONED "R-30" FOR WAKE COUNTY PER COUNTY GIS.

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- XXX PR. LOT NUMBER
- (4) PR. PARKING SPACE COUNT
- R25' PR. CURB RADIUS
- LOD PR. LIMIT OF DISTURBANCE
- LOD — TP PR. TREE PROTECTION FENCE
- PR. TREELINE
- 202 PR. 1' CONTOUR
- 200 PR. 5' CONTOUR
- 202 EX. 1' CONTOUR
- 200 EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. 1% ANNUAL CHANCE FLOODPLAIN
- NW EX. NON-TIDAL WETLAND
- SB EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- EX. FLOODPLAIN
- SD EX. STORM DRAIN
- SAN EX. SANITARY LINE
- W EX. WATERLINE
- G EX. GAS LINE
- UGE EX. UNDERGROUND ELECTRIC
- OHE EX. OVERHEAD ELECTRIC
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. POWER POLE
- EX. LIGHT POLE
- EX. TREE FOR DEMOLITION

Scale :1 Inch = 200 ft.

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

EXISTING CONDITIONS
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
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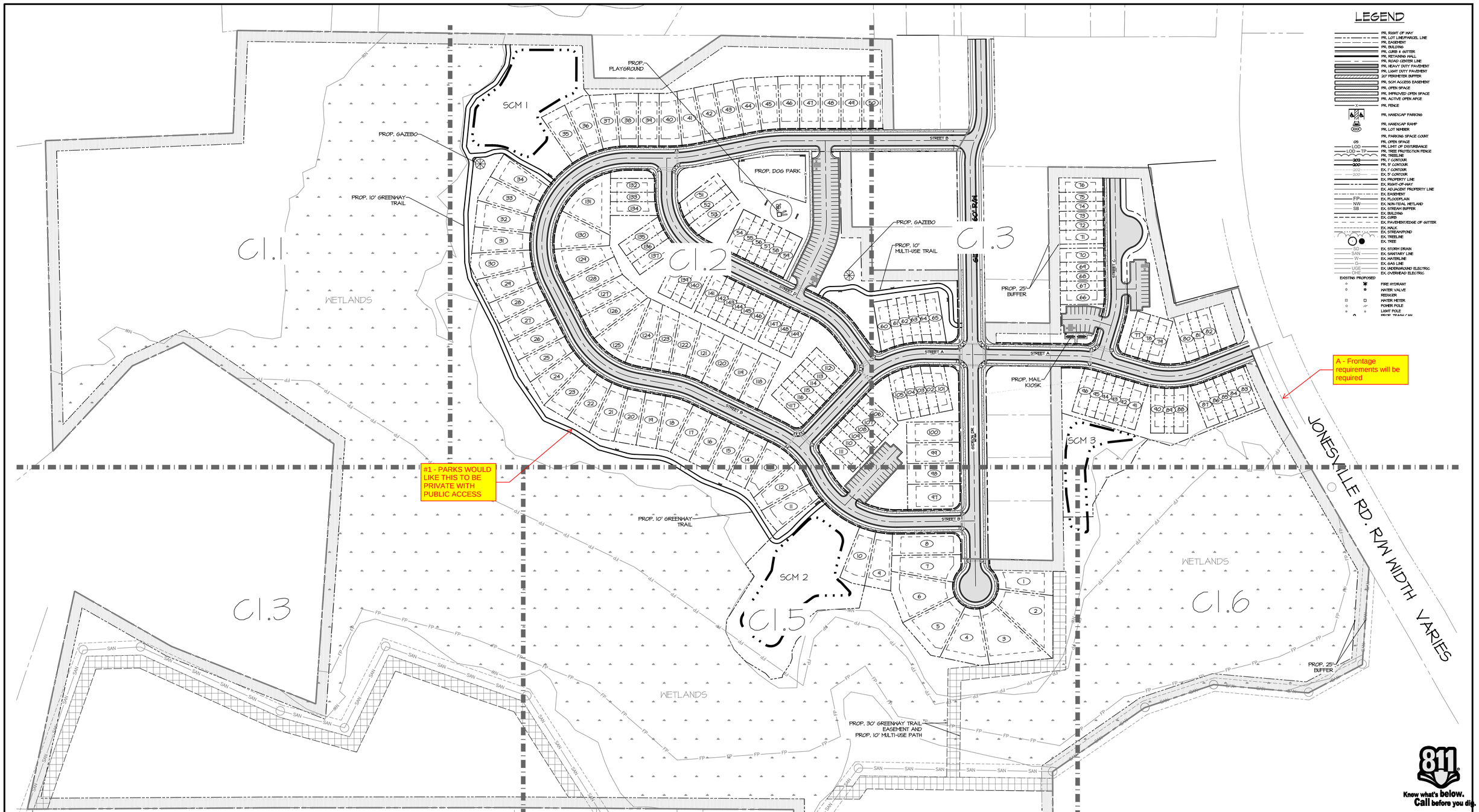

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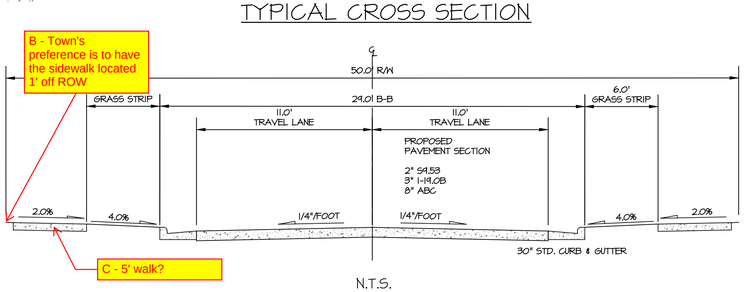

N.T.S.

REQUIRED PARKING

REQUIRED:	2.0/DWELLING UNIT PLUS 0.25 GUEST SPACES/DWELLING UNIT 81 UNITS X 2.25 = 183 SPOTS REQUIRED
PROVIDED	81 UNITS X 1 (DRIVEWAY) = 81 SPOTS PARKING LOTS = 116 SPOTS (7 HANDICAP) TOTAL PROVIDED = 197 SPOTS

Scale :1 Inch = 100 Ft.

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DG
REVIEW BY: JMK

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

OVERALL SITE PLAN
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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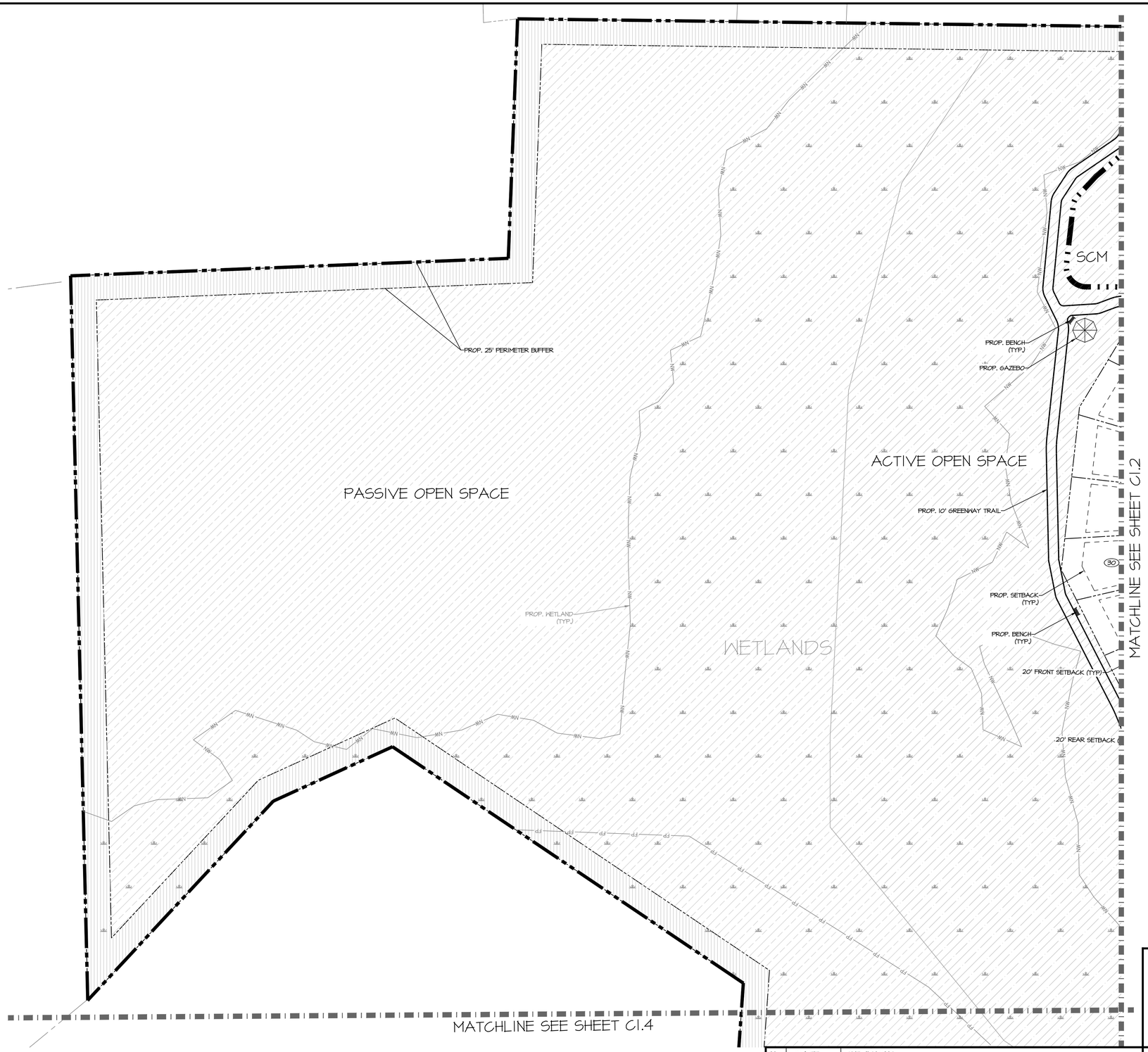

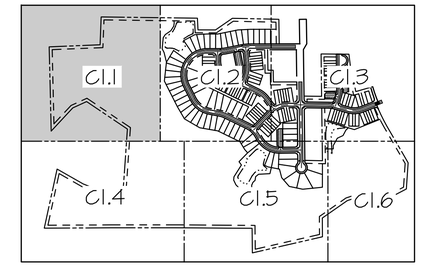

KEY PLAN
NOT TO SCALE

NORTH NAD83

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPACE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. OPEN SPACE
- LOD — PR. LIMIT OF DISTURBANCE
- LOD — TP — PR. TREE PROTECTION FENCE
- PR. TREELINE
- PR. 1' CONTOUR
- PR. 5' CONTOUR
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- FP — EX. FLOODPLAIN
- NW — EX. NON-TIDAL WETLAND
- SB — EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- SD — EX. STORM DRAIN
- SAN — EX. SANITARY LINE
- W — EX. WATERLINE
- G — EX. GAS LINE
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC

EXISTING PROPOSED

- FIRE HYDRANT
- WATER VALVE
- REDUCER
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH

Know what's below. Call before you dig.

Scale :1 Inch = 50 ft.

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 1 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
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ENGINEER: JMK
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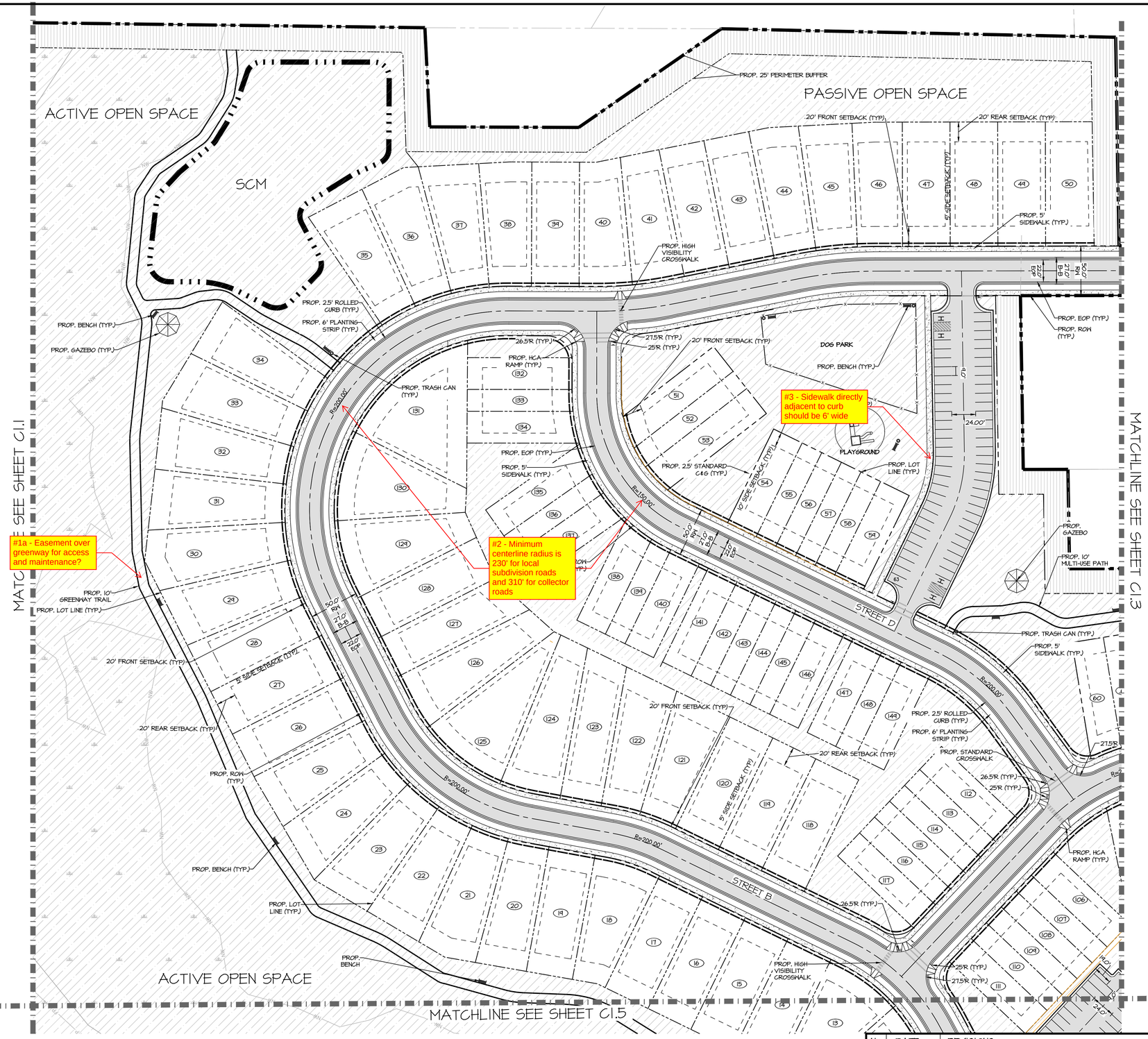

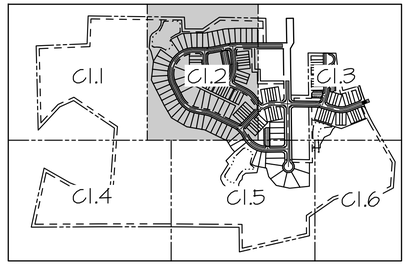

KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
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- PR. TREELINE
- PR. 1' CONTOUR
- PR. 5' CONTOUR
- EX. 1' CONTOUR
- EX. 5' CONTOUR
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- EX. TREE
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- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC

EXISTING PROPOSED

- FIRE HYDRANT
- WATER VALVE
- REDUCER
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 2 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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STATUS: PRELIMINARY NOT FOR CONSTRUCTION | REVISION: A | SHEET: C1.2

Scale :1 Inch = 50 ft.

811 Know what's below. Call before you dig.

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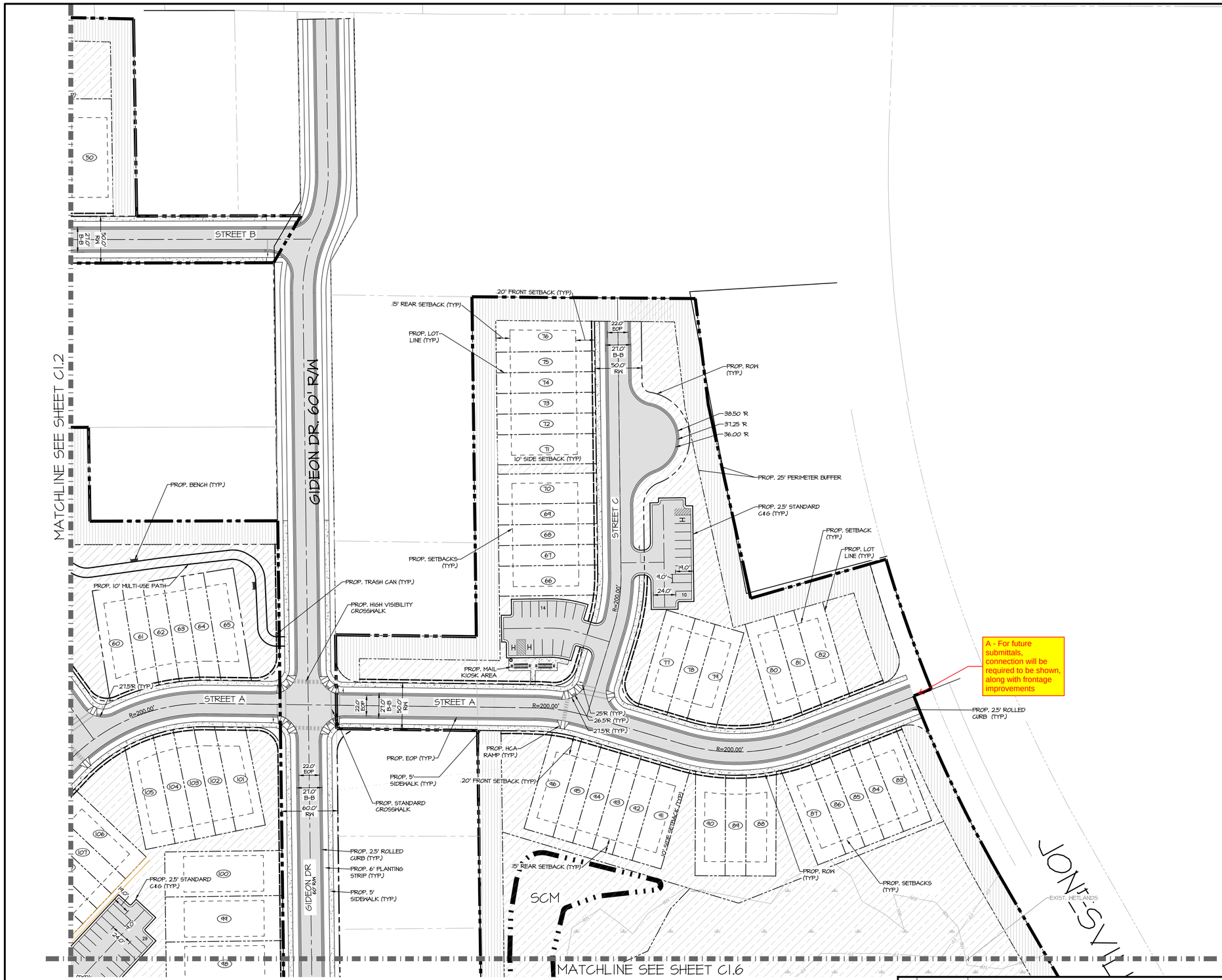

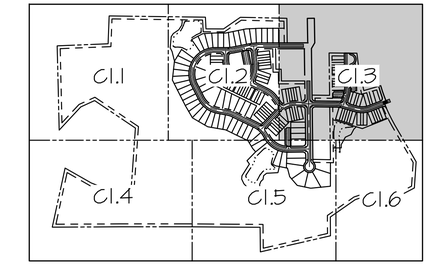

KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
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- LOD — TP — PR. TREE PROTECTION FENCE
- PR. TREELINE
- 202 — PR. 1' CONTOUR
- 200 — PR. 5' CONTOUR
- 202 — EX. 1' CONTOUR
- 200 — EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- FP — EX. FLOODPLAIN
- NW — EX. NON-TIDAL WETLAND
- SB — EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALL
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- SD — EX. STORM DRAIN
- SAN — EX. SANITARY LINE
- W — EX. WATERLINE
- G — EX. GAS LINE
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC

EXISTING PROPOSED

- FIRE HYDRANT
- WATER VALVE
- REDUCER
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH

Know what's below. Call before you dig.

Scale : 1 Inch = 50 ft.

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

PRELIMINARY NOT FOR CONSTRUCTION OR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 3 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
LICENSE # C-4182
WWW.MRAGTA.COM

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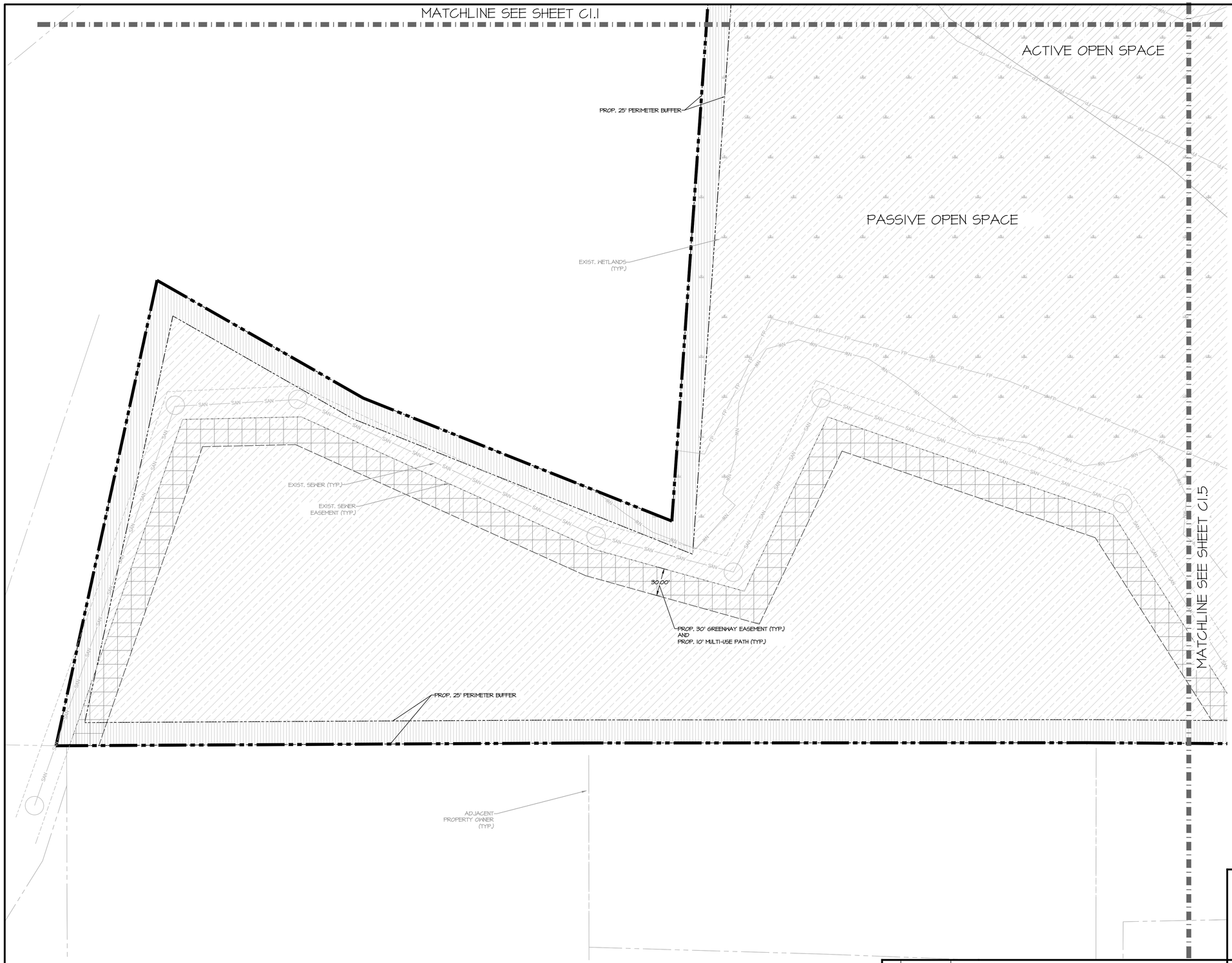

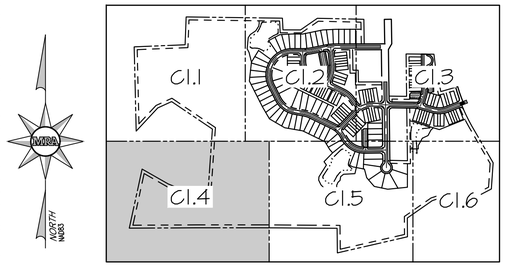

KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPACE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. OPEN SPACE
- LOD — PR. LIMIT OF DISTURBANCE
- LOD — TP — PR. TREE PROTECTION FENCE
- PR. TREELINE
- 202 — PR. 1' CONTOUR
- 200 — PR. 5' CONTOUR
- 202 — EX. 1' CONTOUR
- 200 — EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- FP — EX. FLOODPLAIN
- NW — EX. NON-TIDAL WETLAND
- SB — EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- SD — EX. STORM DRAIN
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EXISTING PROPOSED

- FIRE HYDRANT
- WATER VALVE
- REDUCER
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 4 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DG
REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
LICENSE # C-4182
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STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: A
SHEET: C1.4

811 Know what's below. Call before you dig.

50' 0 25' 50' 100' 200'
Scale :1 Inch = 50 ft.

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MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.6

20' FRONT SETBACK (TYP.)

PROP. ROW (TYP.)

PROP. BENCH (TYP.)

5' SIDE SETBACK (TYP.)

20' REAR SETBACK (TYP.)

R=200.00'

STREET B

22.7' E.P.

27.0' B.B.

50' ROW

PROP. TRASH CAN (TYP.)

PROP. BENCH (TYP.)

PROP. EOP (TYP.)

PROP. 2.5' ROLLED CURB (TYP.)

PROP. 6' PLANTING STRIP (TYP.)

PROP. 5' SIDEWALK (TYP.)

PROP. HCA RAMP (TYP.)

ACTIVE OPEN SPACE

SCM

PROP. SETBACKS (TYP.)

PROP. LOT LINE (TYP.)

31.0'R

28.5'R

36.0'R

38.5'R

EXIST. WETLAND (TYP.)

WETLANDS

PASSIVE OPEN SPACE

EXIST. WETLANDS (TYP.)

30.00'

PROP. 30' GREENWAY EASEMENT (TYP.) AND PROP. 10' MULTI-USE PATH (TYP.)

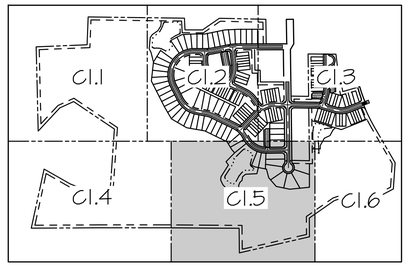
EXIST. SEWER (TYP.)

EXIST. SEWER EASEMENT (TYP.)

ADJACENT PROPERTY OWNER (TYP.)

PROP. 25' PERIMETER BUFFER

NORTH
NAD83



KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 50' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPCE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. OPEN SPACE
- LOD — PR. LIMIT OF DISTURBANCE
- LOD — TP — PR. TREE PROTECTION FENCE
- PR. TREELINE
- PR. 1' CONTOUR
- PR. 5' CONTOUR
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- FP — EX. FLOODPLAIN
- NW — EX. NON-TIDAL WETLAND
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- REDUCER
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH

Know what's below. Call before you dig.

50' 0 25' 50' 100' 200'

Scale : 1 Inch = 50 ft.

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 5 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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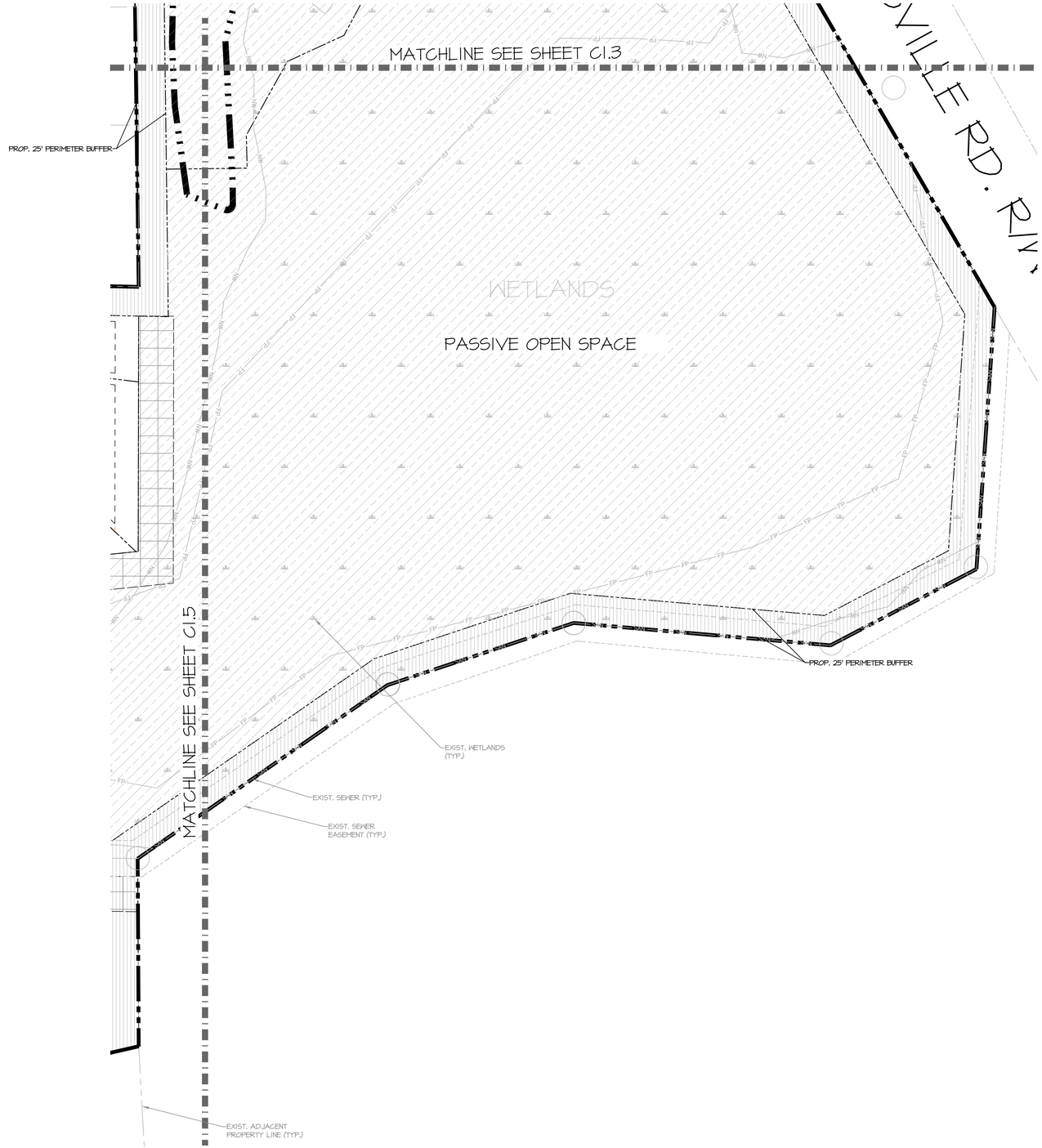

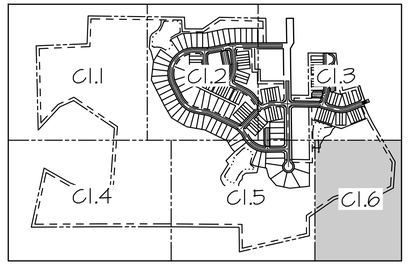

KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 30' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPCE
- X — PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- XXX — PR. LOT NUMBER
- 4 — PR. PARKING SPACE COUNT
- OS — PR. OPEN SPACE
- LOD — PR. LIMIT OF DISTURBANCE
- LOD — TP — PR. TREE PROTECTION FENCE
- PR. TREELINE
- 203 — PR. 1' CONTOUR
- 200 — PR. 5' CONTOUR
- 202 — EX. 1' CONTOUR
- 200 — EX. 5' CONTOUR
- EX. PROPERTY LINE
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- SD — EX. STORM DRAIN
- SAN — EX. SANITARY LINE
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- OHE — EX. OVERHEAD ELECTRIC

EXISTING	PROPOSED	
		FIRE HYDRANT
		WATER VALVE
		REDUCER
		WATER METER
		POWER POLE
		LIGHT POLE
		PROP. TRASH CAN
		PROP. BENCH

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 6 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS	
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS	
			JOB NO.: 21790
			SCALE: AS SHOWN
			DATE: 6/1/2022
			ENGINEER: JMK
			DRAWN BY: ER/JM
			DESIGN BY: DC
			REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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RALEIGH, NC 27607
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Know what's below. Call before you dig.

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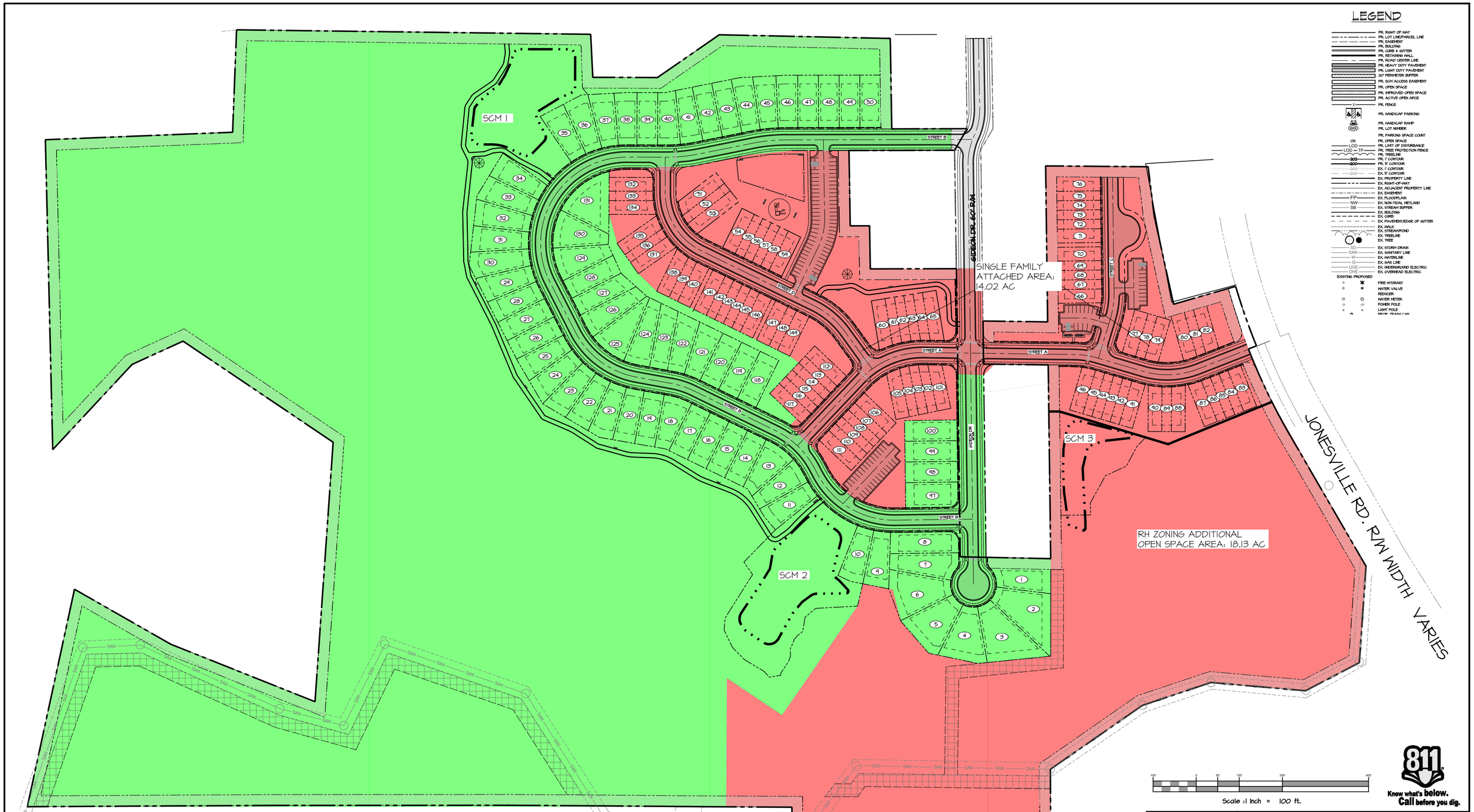

LEGEND

	AREA:	UNITS:	DENSITY:
RESIDENTIAL MEDIUM DENSITY:	61.08 ACRES	68 SF UNITS	64/61.08 = 1.11 UNITS/ACRE
RESIDENTIAL HIGH DENSITY:	14.02ACRES (32.15 ACRES TOTAL)	81 TH UNITS	81/14.02 = 5.77 UNITS/ACRE

RESIDENTIAL MEDIUM DENSITY OPEN SPACE	REQUIRED:	9.70 AC
	PROVIDED:	44.09 AC
RESIDENTIAL HIGH DENSITY OPEN SPACE	REQUIRED:	2.10 AC
	PROVIDED:	3.73 AC
		(+18.13 ADDITIONAL ACRES)

NORTH NGS

No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO.: 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

OVERALL ZONING PLAN
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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