REZONING AND ANNEXATION

FOR

JONESVILLE ROAD

ROLESVILLE, NORTH CAROLINA

Include Town of Rolesville Case Number

Remove the name and phone number of Town of Rolesville staff. The address shall be fine.

AGENCY CONTACTS

A. Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, NC 27571
Contact: Meredith Gruber
Phone: (919) 554-6517
Email: meredith.gruber@rolesville.nc.gov

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		
C0.1	EXISTING CONDITIONS		
C1.0	OVERALL SITE PLAN		
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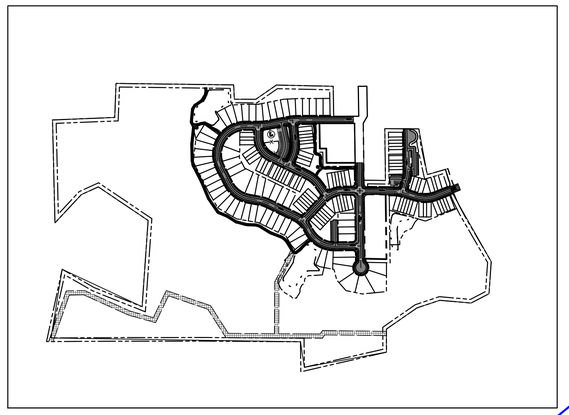
C1.5	SITE PLAN – SHEET 5 OF 6		
C1.6	SITE PLAN – SHEET 6 OF 6		
C1.7	OVERALL ZONING PLAN		

STREET DATA

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

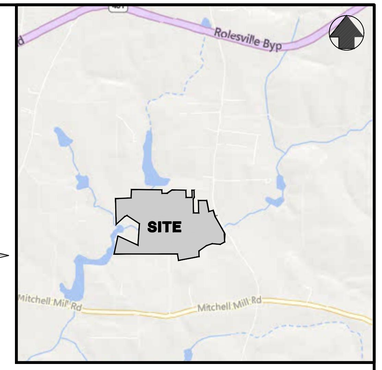


KEY MAP

SCALE: 1" = 500'

500 0 500 1000 1500

SCALE 1" = 500



VICINITY MAP

SCALE: 1"=2000'

SITE DATA

OWNER	CHEN, PING 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519
PIN	1757277811, 1757375276, 1757375365, 1757375464, 1757375575, 1757375665, 1757375765, 1757375865, 1757375975, 1757385064, 1757384512, 1757383572, 1757368816, 1757378013, 1757378104, 1757383103, 1757377990, 1757471564, 1757385349
DEED BOOK/PAGE/MAP	018453/00623/1757 01, 018453/00592/1757 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	145 UNITS 64 SINGLE FAMILYUNITS 81 TOWNHOUSE UNITS
TOTAL SITE AREA	43.23 ACRES
PROPOSED DENSITY	TOWNHOMES (RH) 4.0 UNITS/AC(MAX) 5.76 UNITS/AC (PROVIDED) SINGLE FAMILY (RM) 5.0 UNITS/AC (MAX) (CLUSTER) 0.67 UNITS/AC (PROVIDED)
FLOOD PLAIN/ZONE	ZONE X (NONE)
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) 19.26 (PROVIDED) RESIDENTIAL MEDIUM DENSITY PASSIVE: 9.70 (REQUIRED) 44.09 (PROVIDED) IMPROVED OPEN SPACES: REQUIRED: SMALL: 1 MEDIUM: 2 LARGE: 0 SMALL: 1 0.54 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 = 111 SPOTS TOTAL PROVIDED = 192 SPOTS
SETBACKS	TOWNHOMES: FRONT: 15' SIDE: 10' REAR: 15' SINGLE FAMILY: (CLUSTER) FRONT: 20' SIDE: 5' REAR: 20'

Include site address(es).

Break out the acreage to clarify how many acres will be within each zoning district.

Note, per LDO Section 3.1.3.B, No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision

These calculations does not appear to be correct. Please update and demonstrate compliance.

Given that the individual zoning district acreages have not been provided, staff cannot confirm if these calculations are correct. Additional comments may be forthcoming in the next review.

Include corner setback dimension for both housing types.

For townhouses, include minimum width between structures (30 feet).

PROJECT TEAM

DEVELOPER/ OWNER: THE CSC 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

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

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
WWW.MRAGTA.COM

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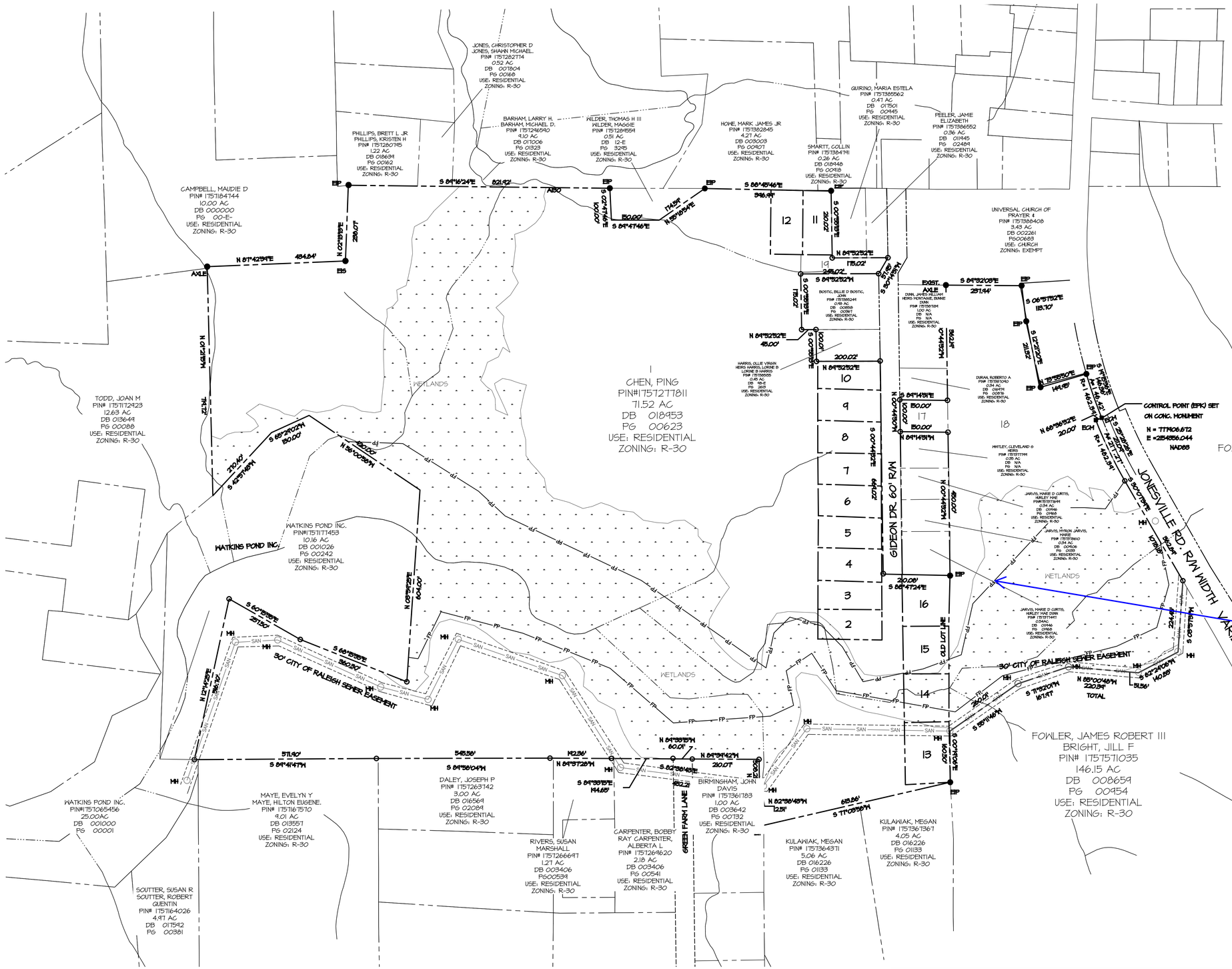
STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: --
SHEET: C0.0



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	1757275736	0.44 AC	018453	00623	RESIDENTIAL	R-30
3	CHEN, PING	1757275865	0.41 AC	018453	00623	RESIDENTIAL	R-30
4	CHEN, PING	1757275464	0.46 AC	018453	00623	RESIDENTIAL	R-30
5	CHEN, PING	1757275575	0.45 AC	018453	00623	RESIDENTIAL	R-30
6	CHEN, PING	1757275665	0.46 AC	018453	00623	RESIDENTIAL	R-30
7	CHEN, PING	1757275765	0.46 AC	018453	00623	RESIDENTIAL	R-30
8	CHEN, PING	1757275865	0.46 AC	018453	00623	RESIDENTIAL	R-30
9	CHEN, PING	1757275975	0.46 AC	018453	00623	RESIDENTIAL	R-30
10	CHEN, PING	1757385064	0.45 AC	018453	00623	RESIDENTIAL	R-30
11	CHEN, PING	1757384572	0.41 AC	018453	00623	RESIDENTIAL	R-30
12	CHEN, PING	1757385172	0.46 AC	018453	00623	RESIDENTIAL	R-30
13	CHEN, PING	1757366016	0.61 AC	018453	00623	RESIDENTIAL	R-30
14	CHEN, PING	1757371403	0.54 AC	018453	00623	RESIDENTIAL	R-30
15	CHEN, PING	1757371604	0.53 AC	018453	00623	RESIDENTIAL	R-30
16	CHEN, PING	1757372603	0.53 AC	018453	00623	RESIDENTIAL	R-30
17	CHEN, PING	1757371910	0.35 AC	018453	00623	RESIDENTIAL	R-30
18	CHEN, PING	1757470594	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 GOWER
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.

Please change line weight to clearly distinguish the property boundary from the remainder of the site, site features, and neighboring properties.

Within the legend, clarify what "FP" means. We may assume it is referring to the floodplain.

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
- 203 — PR. 1' CONTOUR
- 200 — PR. 5' CONTOUR
- 203 — 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
- SD — EX. STORM DRAIN
- SAN — EX. SANITARY LINE
- W — EX. WATER LINE
- 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

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

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

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
WWW.MRAGTA.COM

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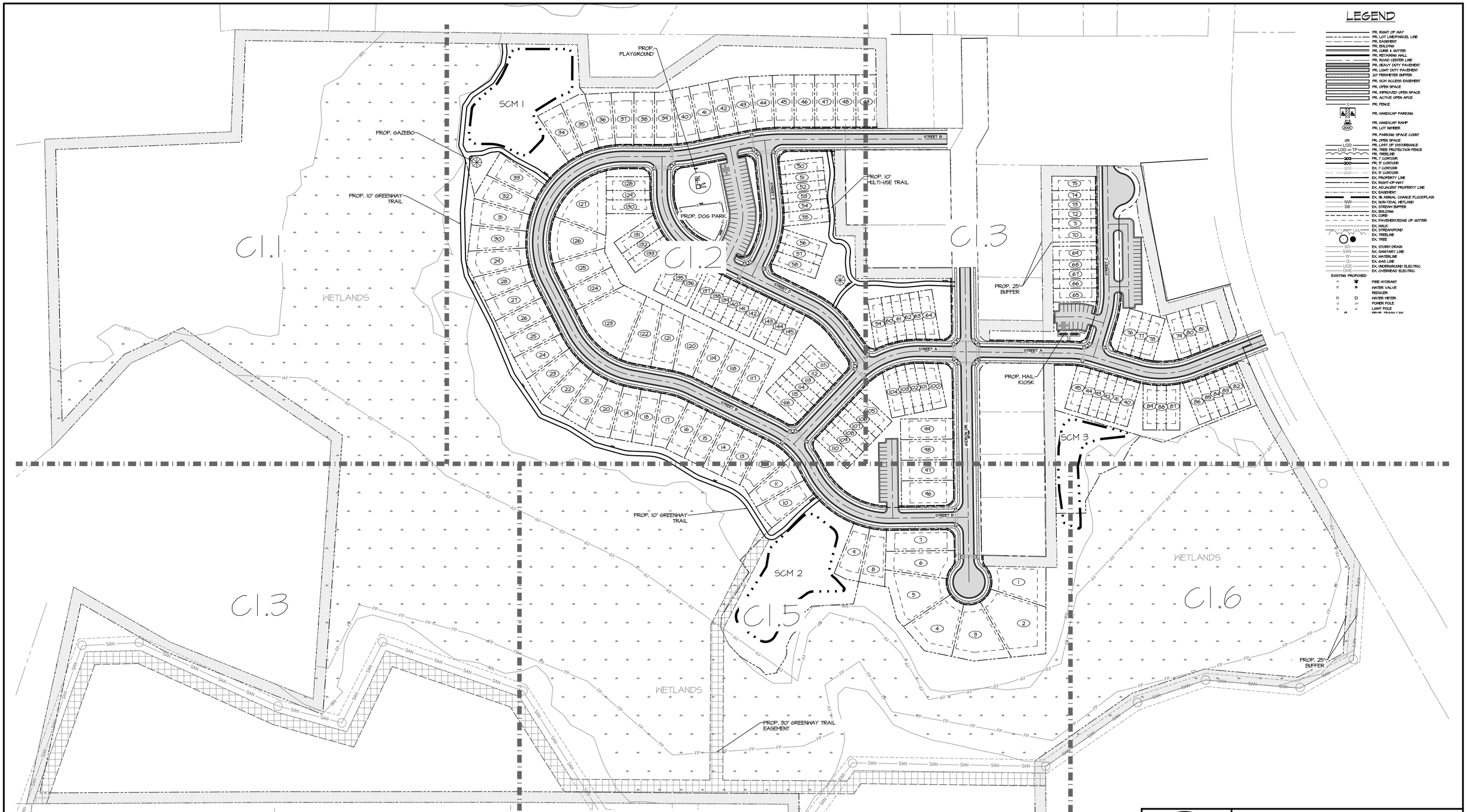

REQUIRED PARKING

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 = 111 SPOTS (4 HANDICAP) TOTAL PROVIDED = 192 SPOTS

Scale : 1 Inch = 100 Ft.

NORTH NAD83

Know what's below. Call before you dig.

No.	DATE	REVISIONS

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 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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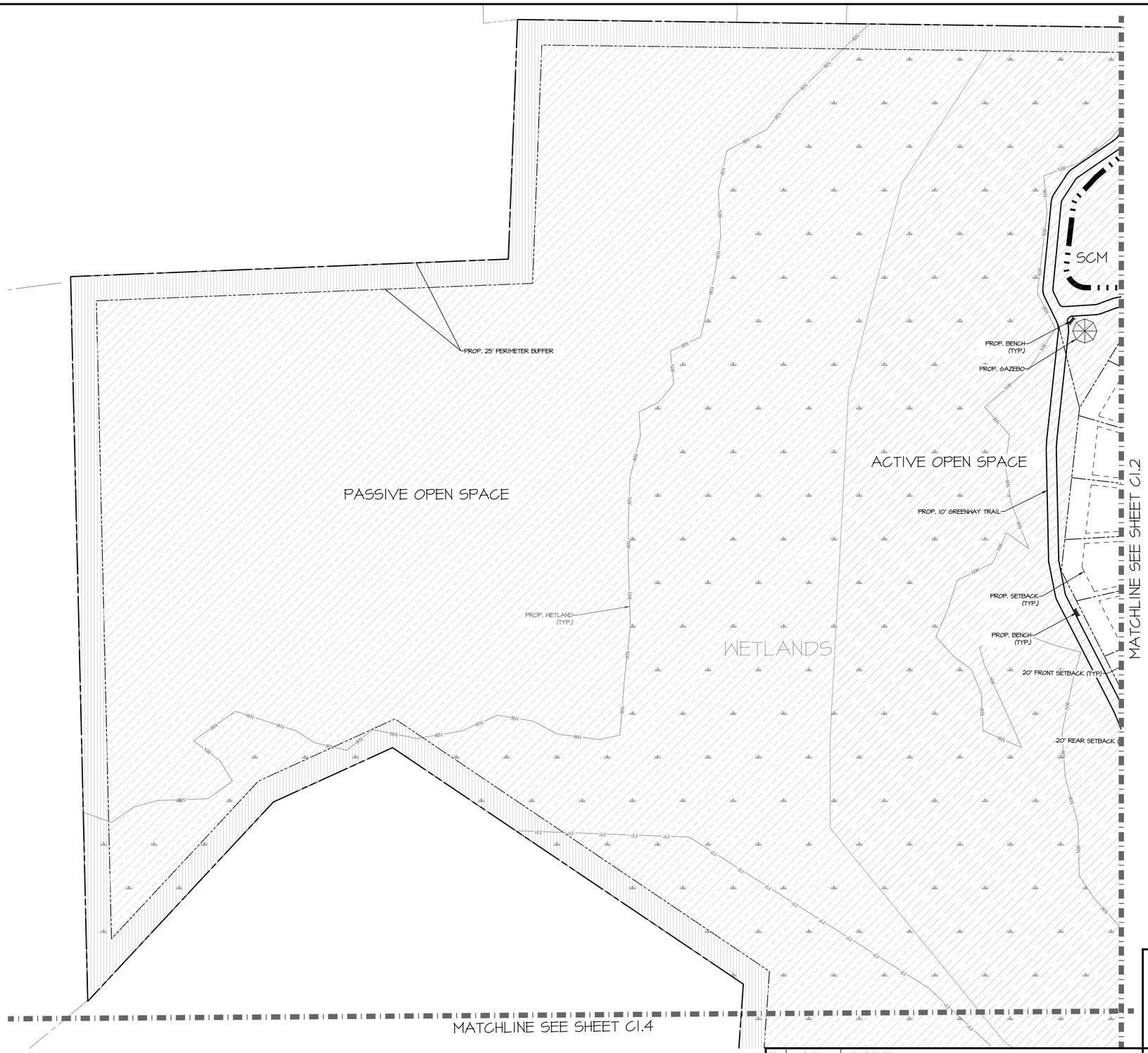

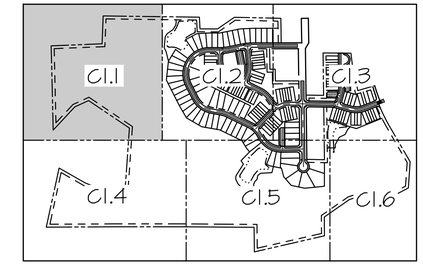

KEY PLAN
NOT TO SCALE

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 SPCE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- OS 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
- 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
- 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

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

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

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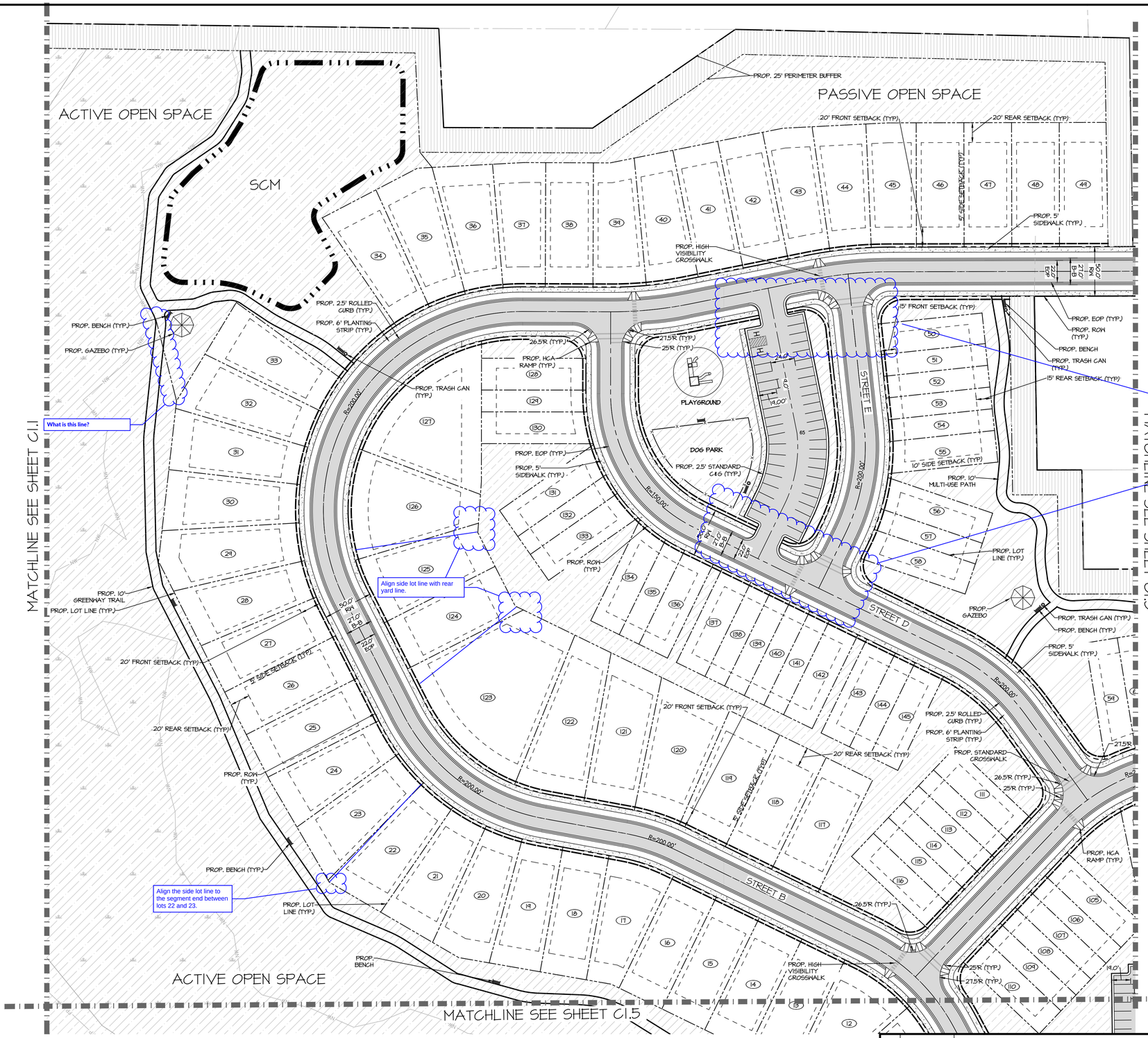
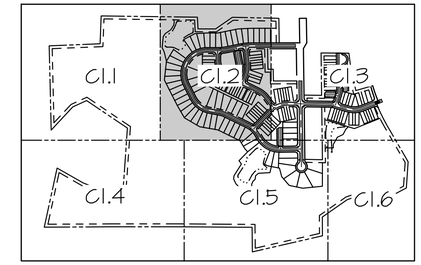
811 Know what's below. Call before you dig.

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



Intersections are very close to each other. May require additional separation. Consider turning parking lot perpendicular to Street E or taking access from Street E.



KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
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- PR. HANDICAP RAMP
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- PR. 1' CONTOUR
- PR. 5' CONTOUR
- EX. 1' CONTOUR
- EX. 5' CONTOUR
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- 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 2 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS

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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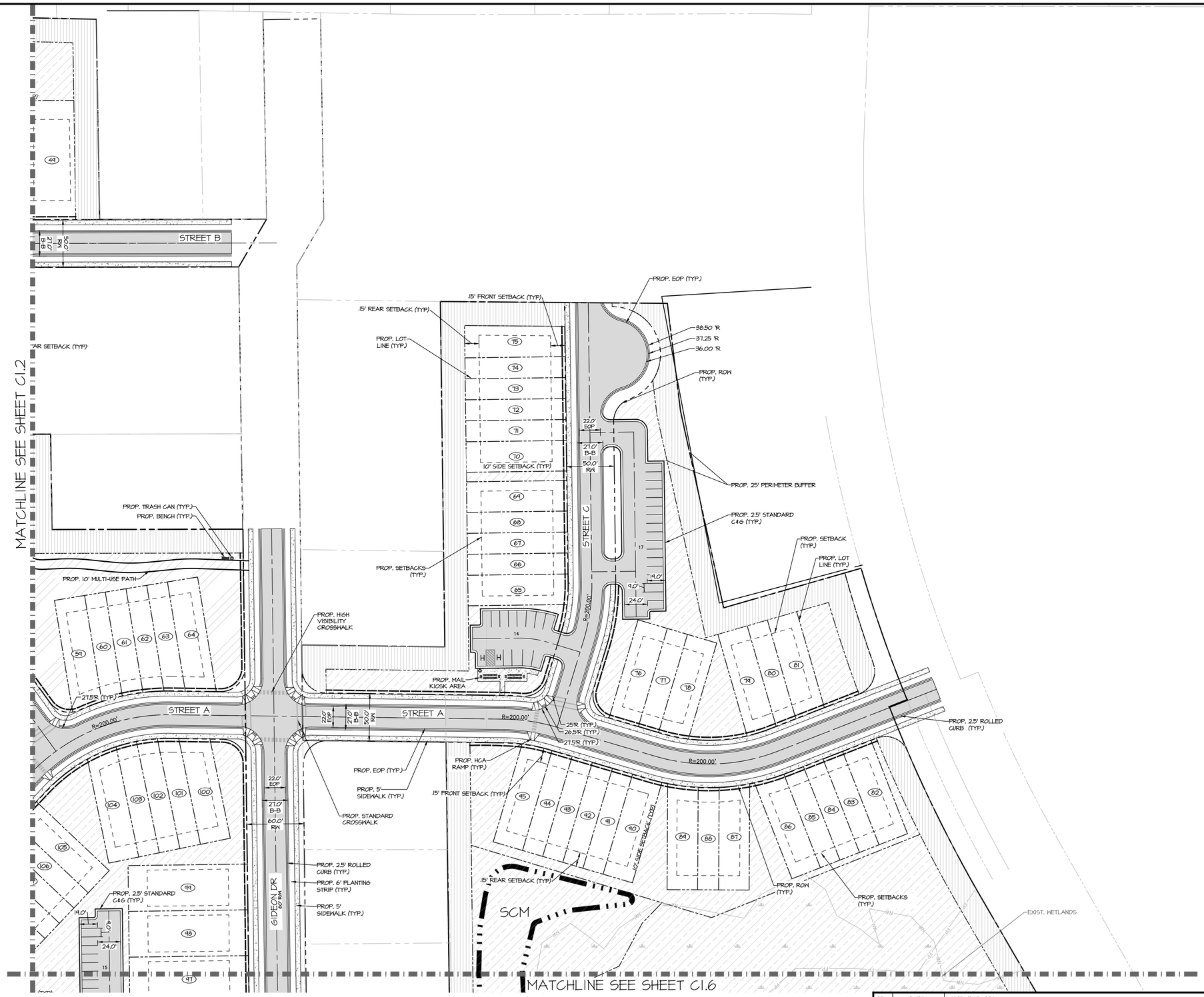

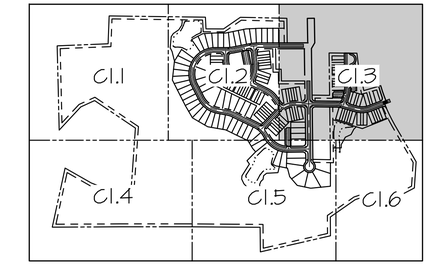

KEY PLAN
NOT TO SCALE

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
- 20' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN APCE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. OPEN SPACE
- PR. LIMIT OF DISTURBANCE
- 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
- 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
- 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.

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PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

ENGINEER'S SEAL

SITE PLAN - SHEET 3 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS

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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STATUS: PRELIMINARY NOT FOR CONSTRUCTION | REVISION: -- | SHEET: C1.3

MATCHLINE SEE SHEET C1.1

ACTIVE OPEN SPACE

PROP. 25' PERIMETER BUFFER

PASSIVE OPEN SPACE

EXIST. WETLANDS (TYP.)

EXIST. SEWER (TYP.)

EXIST. SEWER EASEMENT (TYP.)

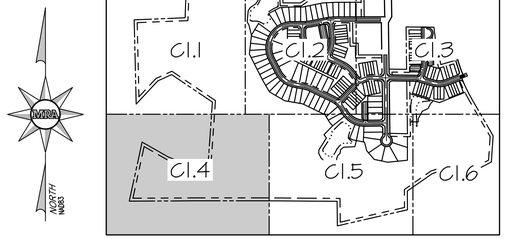
30.00'

30' FUTURE GREENWAY EASEMENT (TYP.)

PROP. 25' PERIMETER BUFFER

ADJACENT PROPERTY OWNER (TYP.)

MATCHLINE SEE SHEET C1.5



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
- PR. LIMIT OF DISTURBANCE
- 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
- EX. 1% ANNUAL CHANCE FLOODPLAIN
- EX. NON-TIDAL WETLAND
- EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- EX. STORM DRAIN
- 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 4 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

Know what's below. Call before you dig.

Scale :1 Inch = 50 ft.

No.	DATE	REVISIONS

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: --
SHEET: C1.4

MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.6

ACTIVE OPEN SPACE

WETLANDS

PASSIVE OPEN SPACE

SCM

STREET B

R=300.00'

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

20' REAR SETBACK (TYP)

PROP. BENCH (TYP.)

PROP. ROW (TYP.)

PROP. TRASH CAN (TYP.)

PROP. BENCH (TYP.)

30' FUTURE GREENWAY EASEMENT (TYP.)

30.00'

PROP. SETBACKS (TYP.)

PROP. LOT LINE (TYP.)

EXIST. WETLAND (TYP.)

EXIST. WETLANDS (TYP.)

PROP. EOP (TYP.)

PROP. 2.5' ROLLED CURB (TYP.)

PROP. 6' PLANTING STRIP (TYP.)

PROP. 5' SIDEWALK (TYP.)

PROP. HCA RAMP (TYP.)

31.0'R

28.5'R

36.0'R

33.5'R

22.0' B.B.

22.0' EOP

30.00'

30' FUTURE GREENWAY EASEMENT (TYP.)

EXIST. SEWER (TYP.)

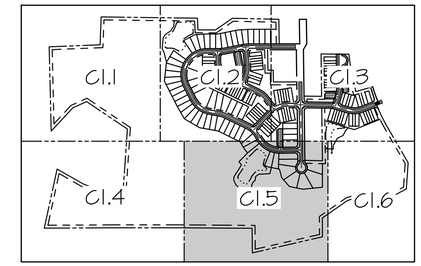
EXIST. SEWER EASEMENT (TYP.)

ADJACENT PROPERTY OWNER (TYP.)

PROP. 25' PERIMETER BUFFER

Please align the side lot line of Lot 8 with the corner of Lot 5.

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
	30' PERIMETER BUFFER
	PR. SCM ACCESS EASEMENT
	PR. OPEN SPACE
	PR. IMPROVED OPEN SPACE
	PR. ACTIVE OPEN APCE
X	PR. FENCE
	PR. HANDICAP PARKING
	PR. HANDICAP RAMP
100	PR. LOT NUMBER
4 / 25	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
	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
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 5 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS

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
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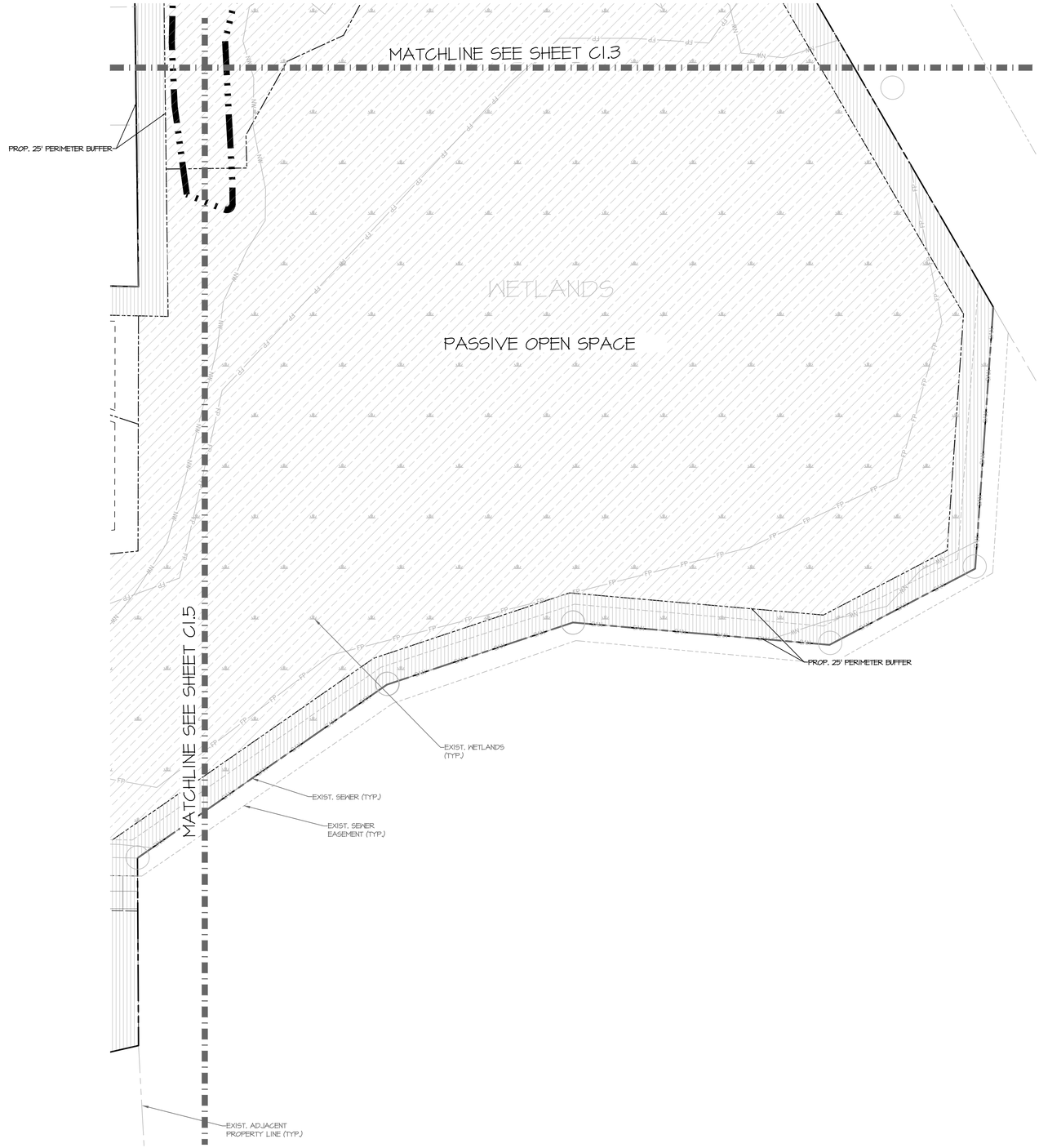

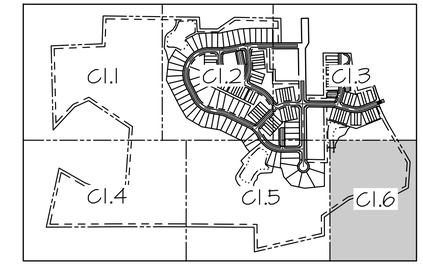

KEY PLAN
NOT TO SCALE

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
- 200 — 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
- 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
- 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

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ENGINEER'S SEAL

SITE PLAN - SHEET 6 OF 6

FOR

JONESVILLE ROAD

TOWN OF ROLESVILLE — WAKE COUNTY, NORTH CAROLINA

No.	DATE	REVISIONS

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
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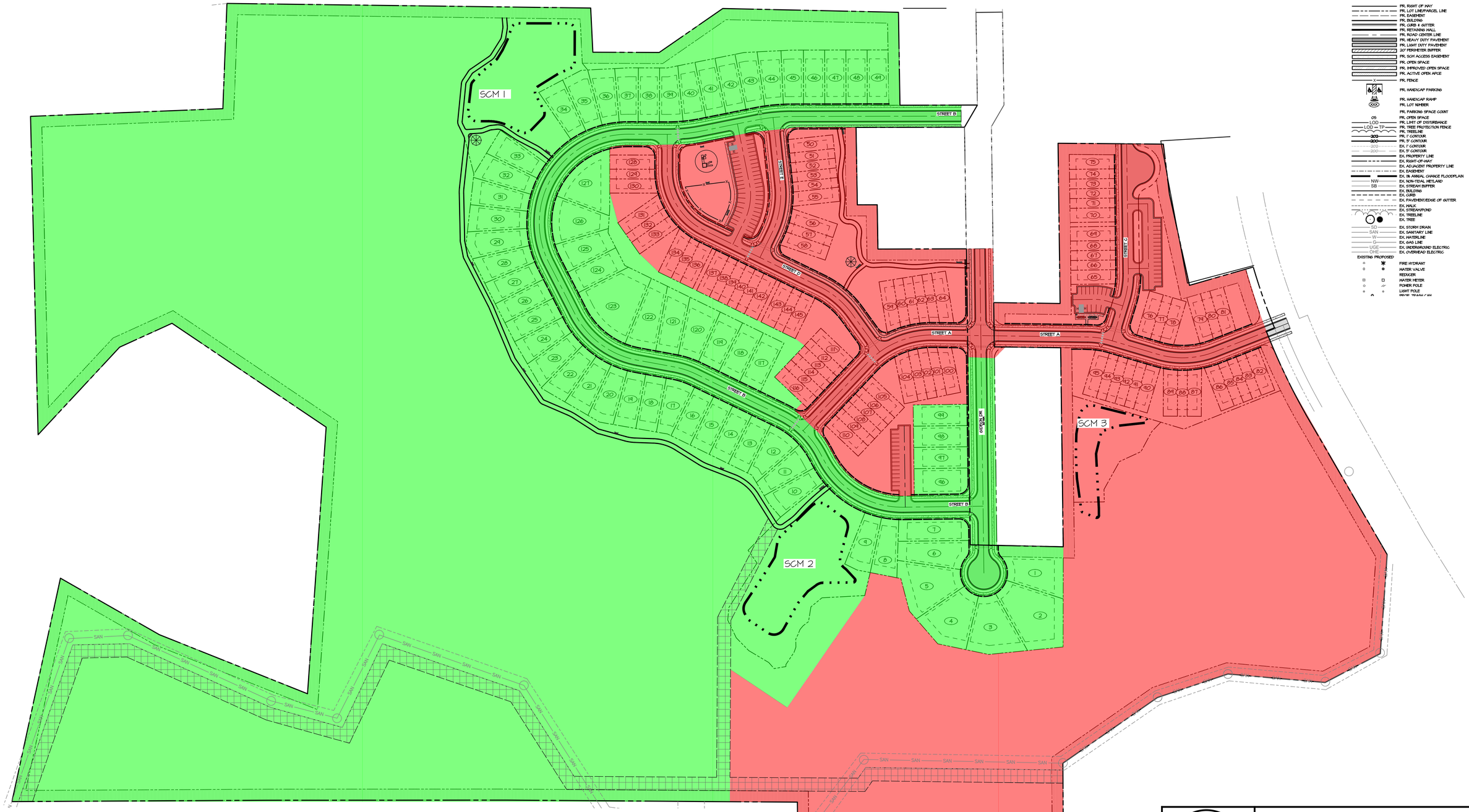
REVISION: --
SHEET: C1.6

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

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



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 APCE
- PR, FENCE
- PR, HANDICAP PARKING
- PR, HANDICAP RAMP
- PR, LOT NUMBER
- PR, PARKING SPACE COUNT
- OS — PR, OPEN SPACE
- LOD — PR, LIMIT OF DISTURBANCE
- LOD — TP — PR, TREE PROTECTION FENCE
- PR, TREELINE
- 300 — PR, 1' CONTOUR
- 300 — 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, HAUL
- 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
- EROSION CONTROL

Scale :1 Inch = 100 ft.

LEGEND

- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY

Please provide the acreage of each zoning district, the number of units provided, and show the calculation for required and proposed density.

RESIDENTIAL MEDIUM DENSITY OPEN SPACE	REQUIRED:	9.70 AC
	PROVIDED:	44.09 AC
RESIDENTIAL HIGH DENSITY OPEN SPACE	REQUIRED:	2.10 AC
	PROVIDED:	19.26 AC

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

NORTH

No.	DATE	REVISIONS

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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