

PRELIMINARY SUBDIVISION PLANS

# YOUNG ST COMMERCIAL GRAVITY COMPANIES

## PSP-25-02

### SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.  
SEE SHEET C1.00 FOR BENCHMARK INFORMATION.  
VERTICAL DATUM BASED ON NAVD 88.

### PARCEL DATA

PIN: 1768464343  
OWNER: WAKE CNTY BOARD OF EDUCATION  
ADDRESS: 901 E YOUNG ST  
ROLESVILLE, NC 27587  
ZONING: CG-CZ  
AREA: 21.04 ACRES  
REAL ESTATE ID: 0408361

### SITE DATA TABLE

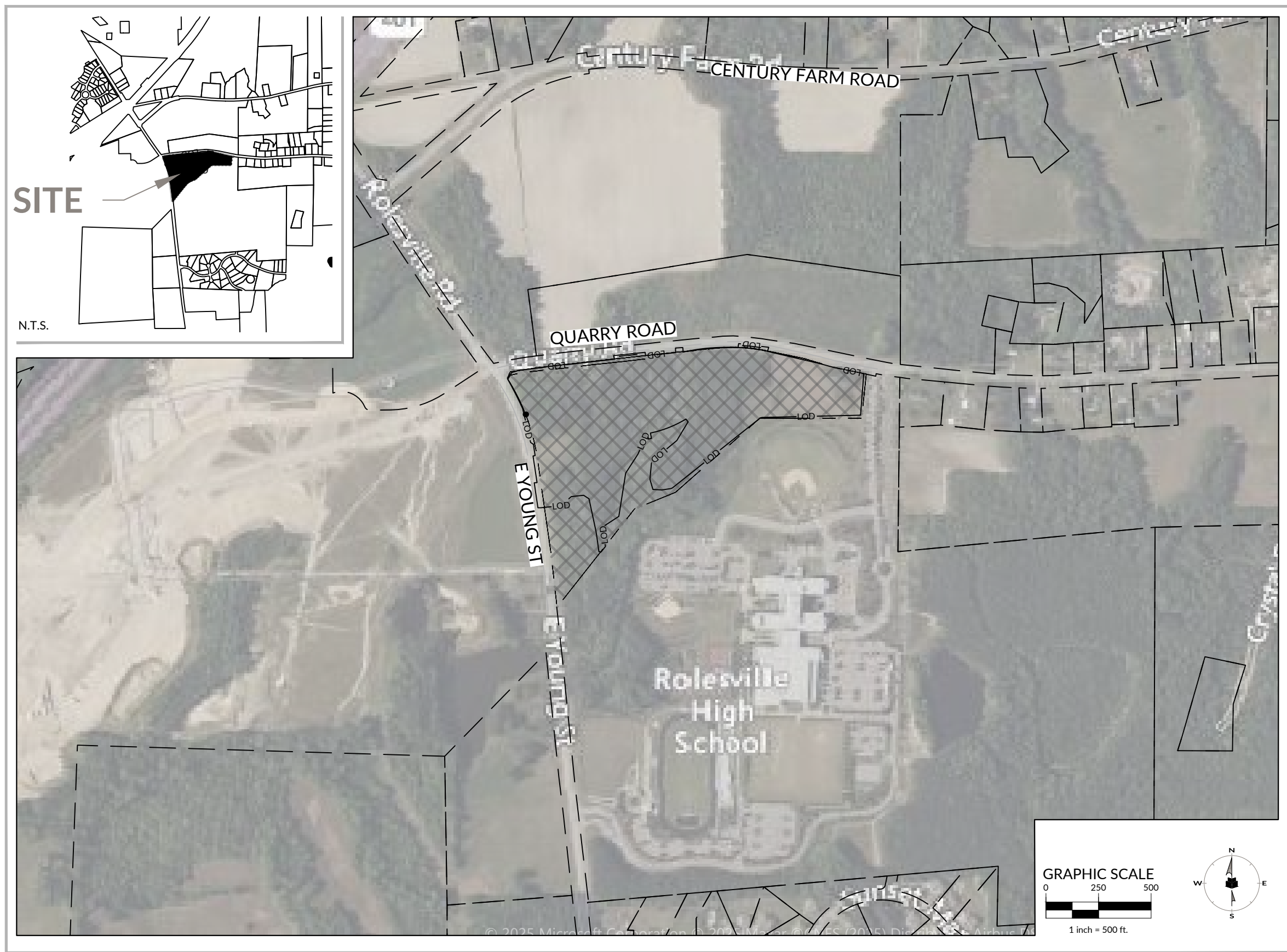
|                                 |                                    |
|---------------------------------|------------------------------------|
| TOWN PROJECT NO.                | PSP-25-02                          |
| PARCEL PIN NO.                  | 1768464343                         |
| EXISTING PROPERTY SIZE (ACRES)  | 21.04 AC                           |
| PROPOSED ROW DEDICATION (ACRES) | 0.19 AC                            |
| PROPOSED PROPERTY SIZE (ACRES)  | 20.84 AC                           |
| WATERSHED                       | MILBURNIE LAKE (HUC 10-0302020107) |
| RIVER BASIN                     | NEUSE RIVER BASIN                  |
| BOOK OF MAPS/DEED REFERENCE     | DEED BOOK/PAGE 014097/02016        |
| JURISDICTION                    | TOWN OF ROLESVILLE                 |
| EXISTING ZONING                 | CG-CZ                              |
| CURRENT USE                     | VACANT                             |
| PROPOSED USE                    | COMMERCIAL/RETAIL/OFFICE           |
| EXISTING IMPERVIOUS AREA        | 0 SF                               |
| PROPOSED IMPERVIOUS AREA        | TBD                                |
| TREE COVERAGE DATA              | SEE SHEETS C1.10 & C1.11           |
| SETBACKS:                       |                                    |
| FRONT                           | 20 FT                              |
| SIDE                            | 15 FT                              |
| REAR                            | 35 FT                              |
| CORNER                          | 25 FT                              |
| PROJECT PERIMETER               | 4,906 FT                           |
| MINIMUM OPEN SPACE REQUIRED     | 1.04 AC                            |
| PROPOSED OPEN SPACE             | 093 AC                             |

### OPEN SPACE CALCULATIONS

|                                |                                                                          |                       |
|--------------------------------|--------------------------------------------------------------------------|-----------------------|
| REQUIRED TOTAL OPEN SPACE AREA | SITE AREA X 5%                                                           | 20.84 X 5% = 1.04 AC  |
| REQUIRED ACTIVE OPEN SPACE     | 50% OF TOTAL OPEN SPACE                                                  | 1.04 X 50% = 0.52 AC  |
| REQUIRED PASSIVE OPEN SPACE    | TOTAL OPEN SPACE - ACTIVE OPEN SPACE (LESS THAN 50% OF TOTAL OPEN SPACE) | 1.02 - 0.52 = 0.52 AC |
| PROVIDED TOTAL OPEN SPACE AREA | -                                                                        | 0.93 AC               |
| PROVIDED ACTIVE OPEN SPACE     | -                                                                        | 0.56 AC (60%)         |
| PROVIDED PASSIVE OPEN SPACE    | -                                                                        | 0.37 AC (40%)         |

901 E YOUNG ST, ROLESVILLE, NC | 27587 | WAKE COUNTY

1ST SUBMITTAL: AUGUST 01, 2025  
2ND SUBMITTAL: OCTOBER 01, 2025



### NOTES

**WETLANDS & BUFFERS NOTES:**  
ALL IMPACTED WETLANDS AND BUFFERS AS SHOWN ON THIS SET OF PLANS SHALL BE PERMITTED THROUGH N.C.D.W.R. AND U.S.A.C.E. PRIOR TO OBTAINING CONSTRUCTION PLAN APPROVAL FROM THE TOWN OF ROLESVILLE.

**EROSION AND SEDIMENT CONTROL:**  
EROSION CONTROL PLANS AND CALCULATIONS SHALL BE PROVIDED DURING THE TOWN OF ROLESVILLE'S CONSTRUCTION INFRASTRUCTURE DRAWING (C.I.D.) REVIEW PROCESS. THE LEVEL OF DESIGN PROVIDED IN THIS PLAN SET IS INSUFFICIENT TO PROVIDE ACCURATE EROSION AND SEDIMENT CONTROL DESIGN AND CALCULATIONS AT THIS TIME.

**FIRE ACCESS:**  
FIRE ACCESS PLAN FOR THE PROPOSED LOTS SHALL BE PROVIDED DURING THE TOWN OF ROLESVILLE'S SITE DEVELOPMENT PLAN (S.D.P.) REVIEW PROCESS.

### Sheet List Table

| Sheet Number | Sheet Title                              |
|--------------|------------------------------------------|
| C0.00        | COVER                                    |
| C1.00        | EXISTING CONDITIONS AND DEMOLITION PLAN  |
| C1.10        | TREE PRESERVATION PLAN                   |
| C1.11        | TREE PRESERVATION CALCULATIONS & DETAILS |
| C2.00        | SITE PLAN                                |
| C2.01        | SUBDIVISION PLAN                         |
| C2.02        | E YOUNG ST & INTERNAL ROAD SECTIONS      |
| C2.03        | QUARRY ROAD ROAD SECTIONS                |
| C3.00        | UTILITY PLAN                             |
| C4.00        | GRADING AND DRAINAGE PLAN                |

### INFRASTRUCTURE DATA TABLE

|                                | TOTAL |
|--------------------------------|-------|
| UNITS                          | ---   |
| 6" WATER MAIN [LF]             | ---   |
| 8" WATER MAIN [LF]             | 1,760 |
| 12" WATER MAIN [LF]            | ---   |
| 8" SEWER MAIN [LF]             | 1,617 |
| 12" SEWER MAIN [LF]            | ---   |
| STORM DRAINAGE [LF]            | 2,960 |
| SCM'S > 5 AC.                  | 3     |
| IMPERVIOUS SURFACE [SF.]       | ---   |
| SEWER FLOW (360 GAL/UNIT)[GPD] | TBD   |
| SIDEWALK [LF]                  | 3,278 |
| PUBLIC GREENWAY [LF]           | ---   |

RESERVED FOR TOWN  
OF ROLESVILLE  
SIGNATURE BLOCK

### CONTACT LIST:

**CIVIL ENGINEER**  
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137 S Wilmington Street, Suite 200  
Raleigh, NC 27601  
919-535-5200  
dplato@withersravenel.com

**LANDSCAPE ARCHITECT**  
Kayleigh Gill, PLA  
WithersRavenel  
137 S. Wilmington St. Suite 200  
Raleigh, NC 27601  
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kgill@withersravenel.com

**DEVELOPER**  
Jake Jones  
Gravity Companies  
2629 St. Mary's St.  
Raleigh, NC 27609  
919-414-5166  
jake@gravity-companies.com

**OWNER**  
Wake County Board of Education  
Attn: Real Estate Services  
1551 Rock Quarry Road  
Raleigh, NC 27610  
919-999-6550  
dburnett@wcpss.net



**WithersRavenel**  
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601  
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

### PREPARED BY:

### DEVELOPER:

**Gravity Companies**

2629 St. Mary's St.  
Raleigh, NC 27609  
PHONE #: 919-414-5166  
ATTENTION: Jake Jones



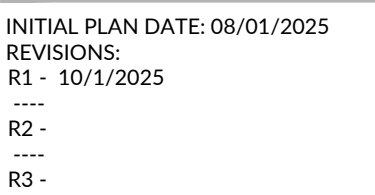
Preliminary Subdivision Plans  
Young ST Commercial  
Gravity Companies  
WR PROJECT NO: 24-0129-A  
Town of Rolesville:  
MUNI PRO NO: PSP-25-02  
INITIAL PLAN DATE: 08/01/2025  
R1: 10/1/2025  
R2:  
R3:





**Gravity Companies**  
2629 St. Mary's St.  
Raleigh, NC 27609

901 E Young St, Rolesville, NC | 27587 | Wake County



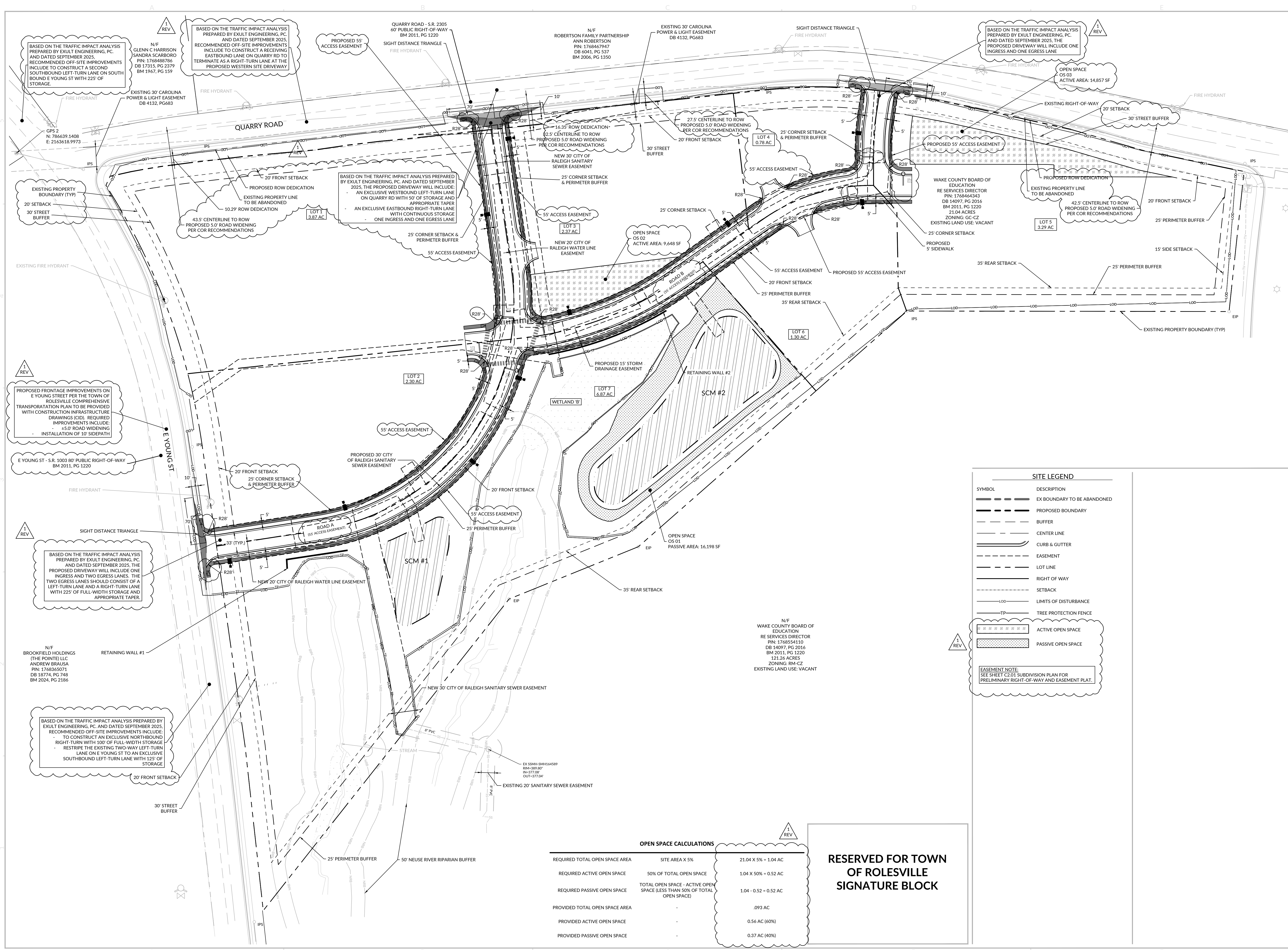
# TREE PRESERVATION PLAN

## C1.10

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\\withersravenel\GIS\Projects\2025\0225-04-Gravity\Subdivisions\SitePlan\SitePlan.dwg: Wednesday, October 1, 2025 11:30:07 AM - 17'x11'x4'



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PRELIMINARY SUBDIVISION PLANS  
**YOUNG ST COMMERCIAL**  
**GRAVITY COMPANIES**  
**PSP-25-02**

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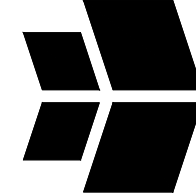
INITIAL PLAN DATE: 08/01/2025  
REVISIONS:  
R1 - 10/1/2025  
R2 -  
R3 -

Know what's below.  
Call before you dig.  
WR JOB NUMBER 24-0129-A  
DRN: WR DGN: WR CKD: WR

SITE PLAN

C2.00

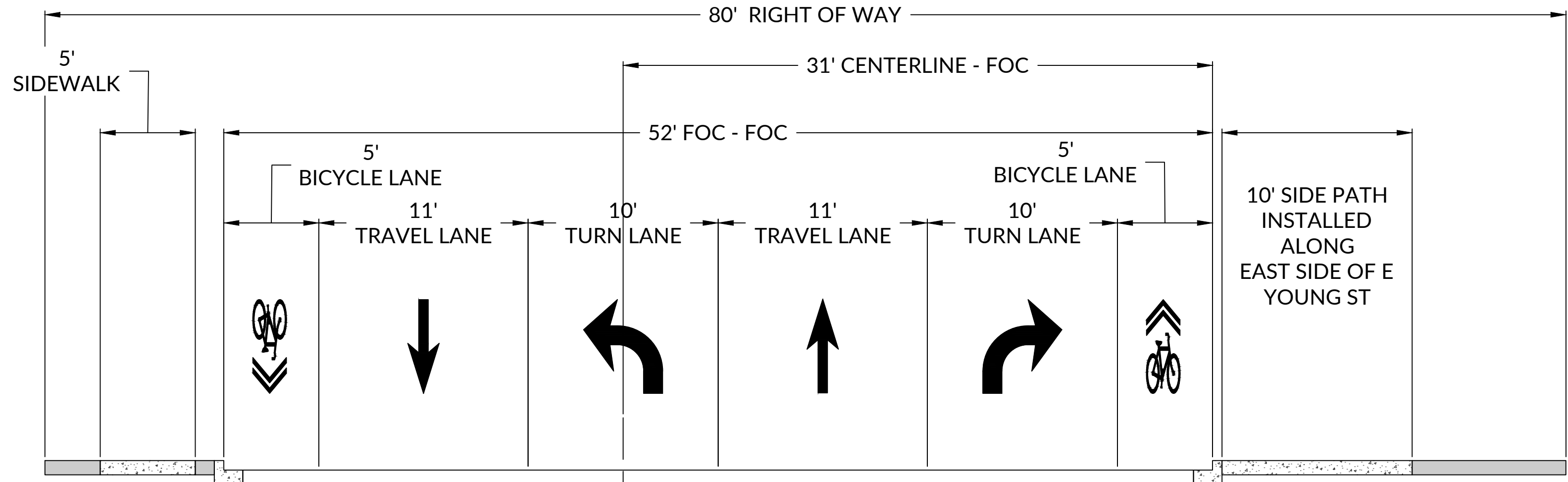
**WithersRavenel**



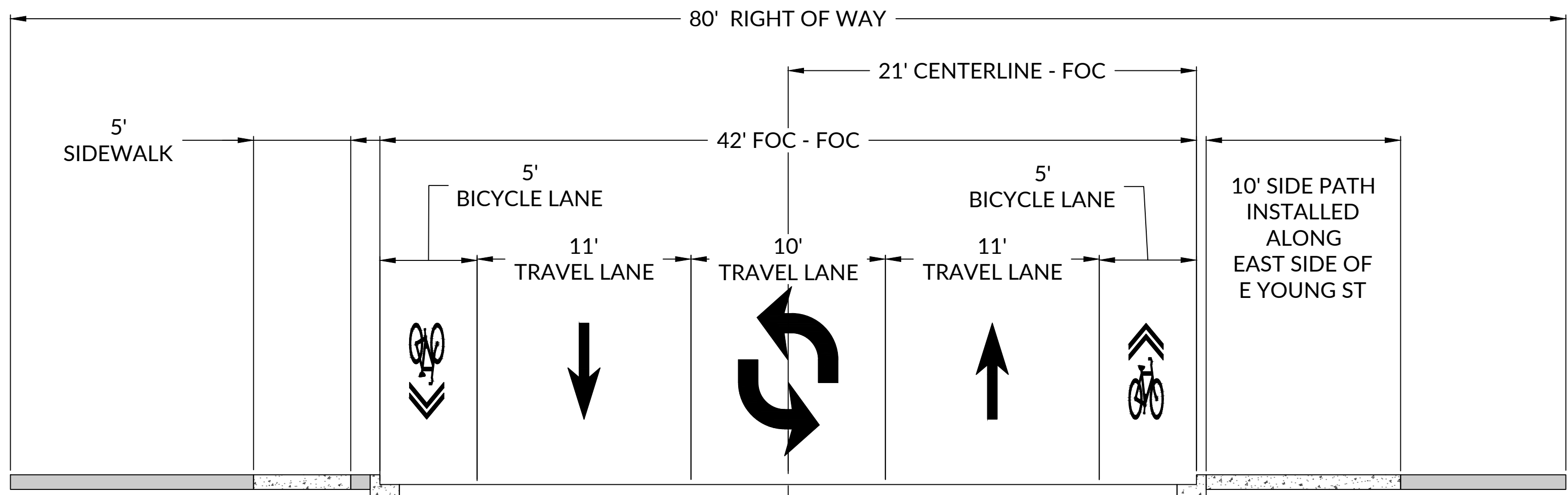
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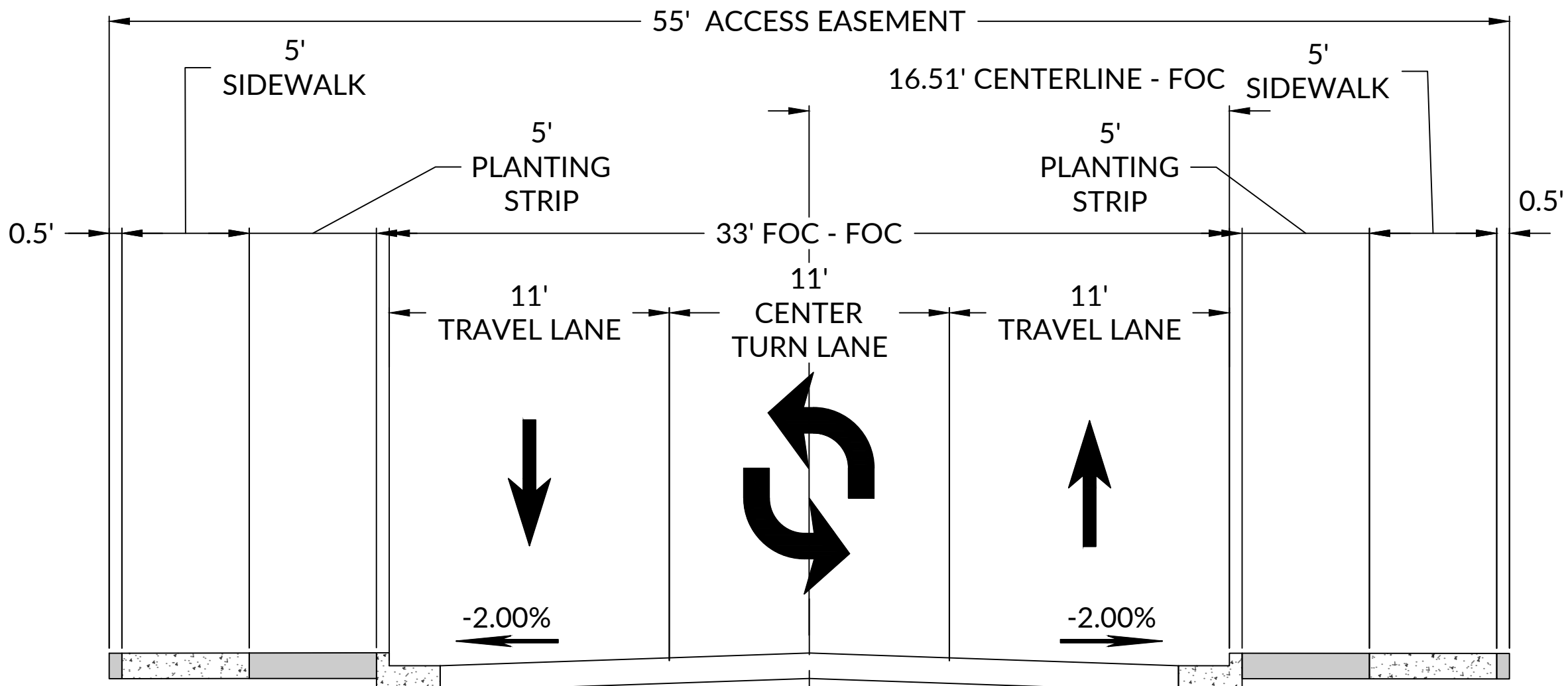




EAST YOUNG STREET ROAD CROSS SECTION  
QUARRY ROAD INTERSECTION  
(NORTHBOUND)



TYPICAL EAST YOUNG STREET ROAD CROSS SECTION  
(NORTHBOUND)



TYPICAL INTERNAL ACCESS ROAD CROSS SECTION

RESERVED FOR TOWN  
OF ROLESVILLE  
SIGNATURE BLOCK



PRELIMINARY SUBDIVISION PLANS  
**YOUNG ST COMMERCIAL**  
**GRAVITY COMPANIES**  
**PSP-25-02**  
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INITIAL PLAN DATE: 08/01/2025  
REVISIONS:  
R1 - 10/1/2025  
R2 -  
R3 -

Know what's below.  
Call 800-4-A-PRO before you dig.  
WR JOB NUMBER 24-0129-A  
DRN: WR DGN: WR CKD: WR

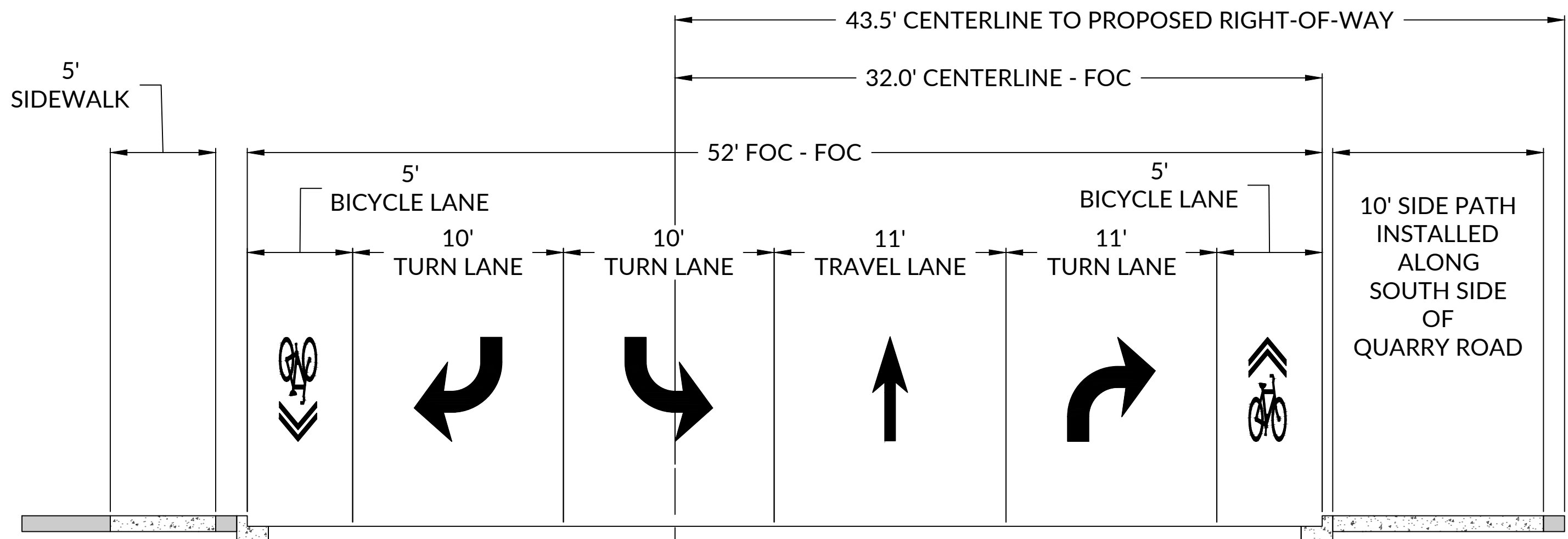
TYPICAL ROAD  
SECTIONS

C2.02

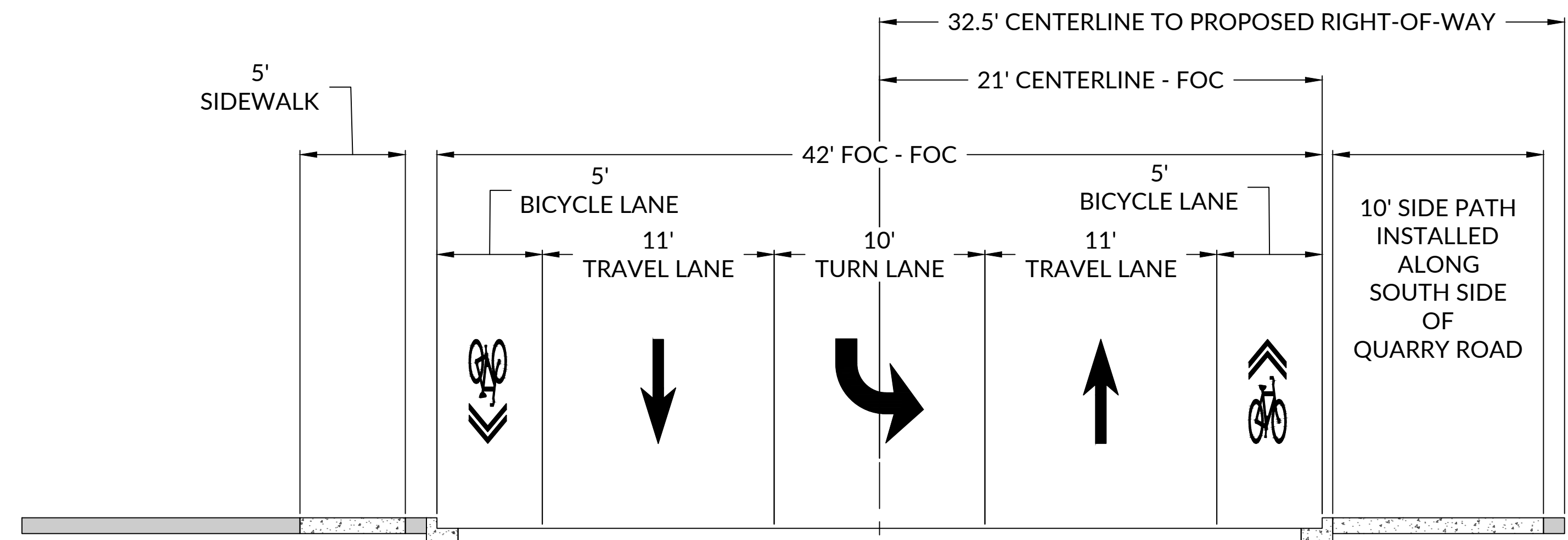
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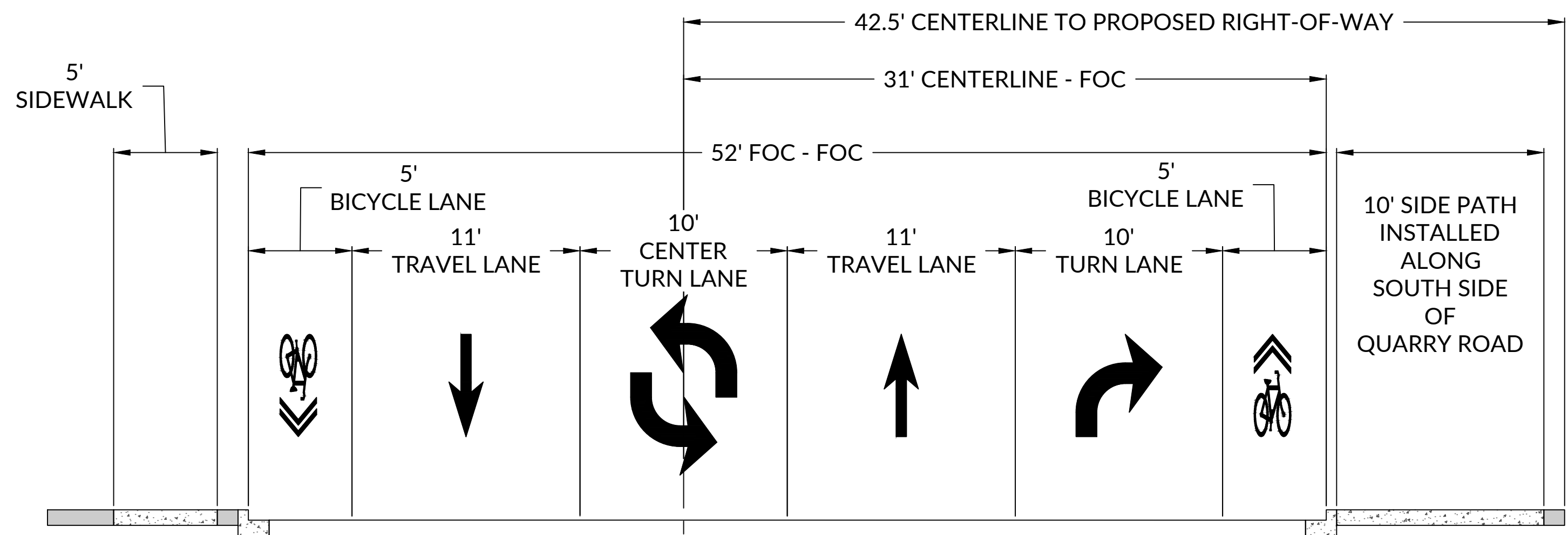
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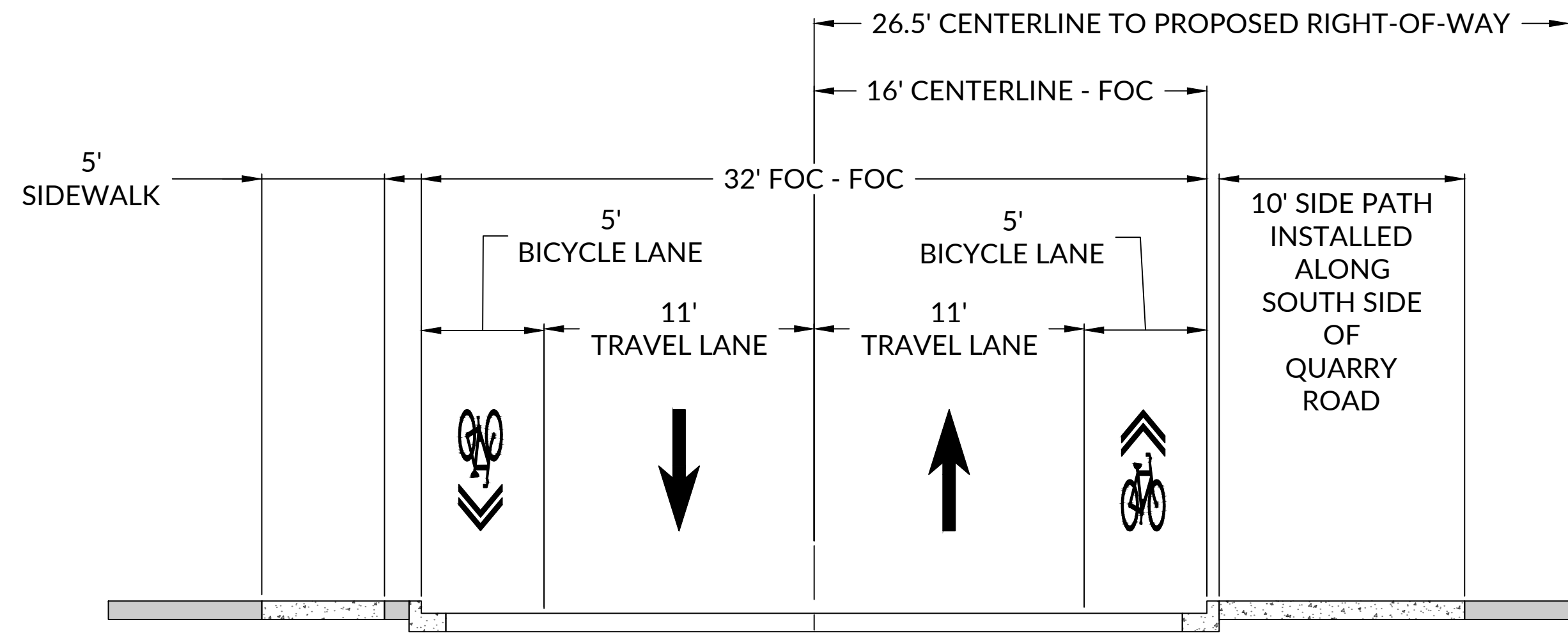
**QUARRY ROAD CROSS SECTION  
E YOUNG ST INTERSECTION  
(EASTBOUND)**



**QUARRY ROAD CROSS SECTION  
NW PROPERTY DRIVEWAY  
(EASTBOUND)**



**QUARRY ROAD CROSS SECTION  
ROLESVILLE HIGH SCHOOL INTERSECTION  
(EASTBOUND)**



**TYPICAL QUARRY ROAD ROAD CROSS SECTION  
(EAST BOUND)**

**RESERVED FOR TOWN  
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SIGNATURE BLOCK**



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INITIAL PLAN DATE: 08/01/2025  
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R1 - 10/1/2025  
R2 -  
R3 -

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Call 800-4-A-GRV before you dig.  
WR JOB NUMBER 24-0129-A  
DRN: WR DGN: WR CKD: WR

**TYPICAL ROAD  
SECTIONS**

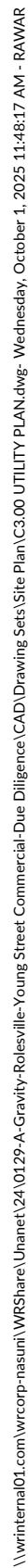
**C2.03**

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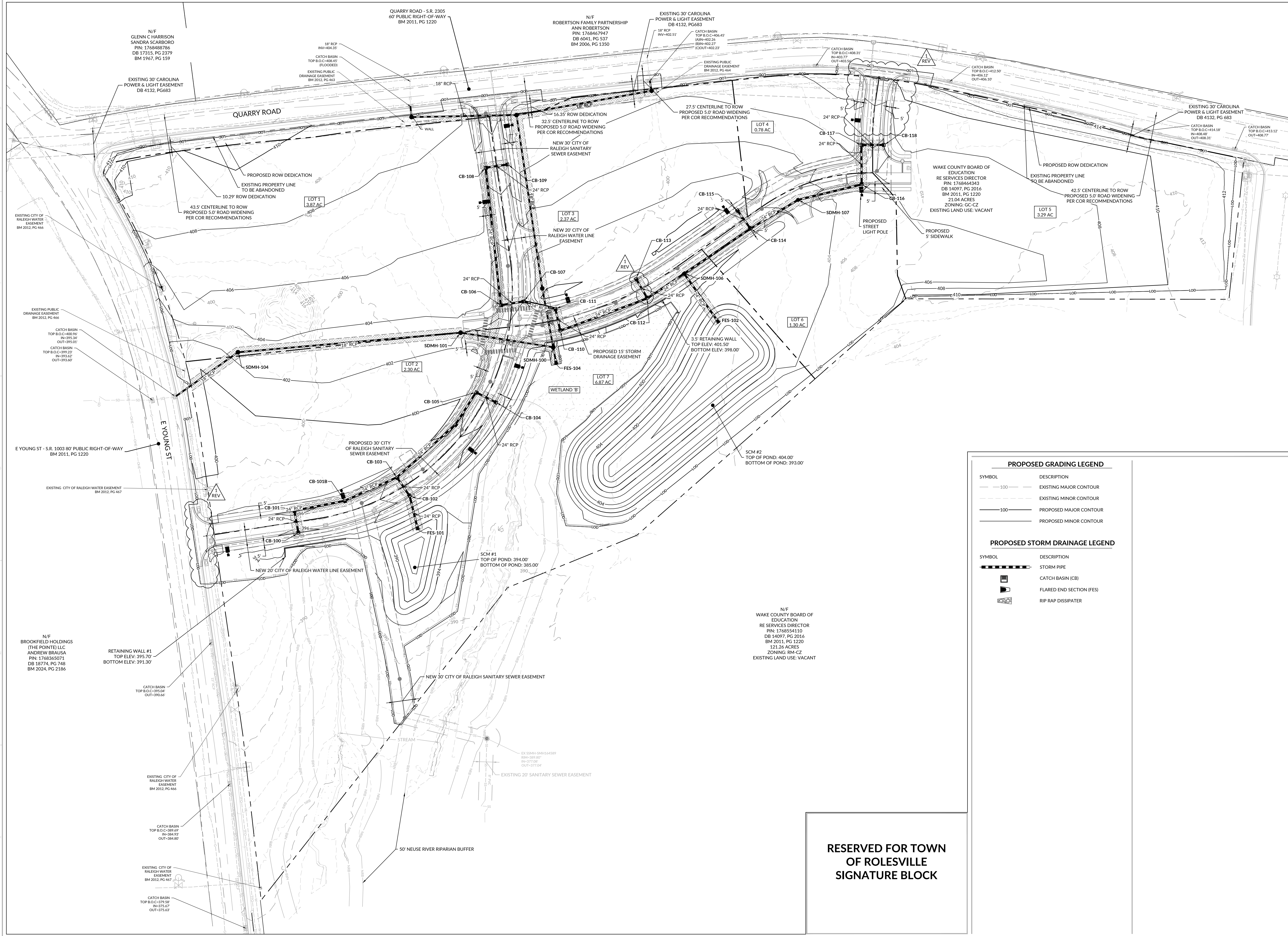
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\\withersr\05.com\wcorp\resources\withersr\05\0129-A\Gravity\Rolesville\Young St\Commercial\Draw\Drawings\CADD\Drawing\Set\Site Plan\C2.03 OVERALL SITE PLAN.dwg Wednesday, October 1, 2025 1:38:59 AM - C:\X\OR



\\withersravenel\GIS\Projects\2025\4-Gravity\Robertson\Young\Young Street Commercial\DWG\Grading\Grading.dwg, Wednesday, October 1, 2025 11:56:17 AM - 9/24/2025



**PROPOSED GRADING LEGEND**

| SYMBOL | DESCRIPTION            |
|--------|------------------------|
|        | EXISTING MAJOR CONTOUR |
|        | EXISTING MINOR CONTOUR |
|        | PROPOSED MAJOR CONTOUR |
|        | PROPOSED MINOR CONTOUR |

**PROPOSED STORM DRAINAGE LEGEND**

| SYMBOL | DESCRIPTION              |
|--------|--------------------------|
|        | STORM PIPE               |
|        | CATCH BASIN (CB)         |
|        | FLARED END SECTION (FES) |
|        | RIP RAP DISSIPATER       |



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**GRADING AND DRAINAGE PLAN**

**C4.00**

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