

WAKE MED

REZONING CONCEPT PLAN PACKAGE
PREPARED FOR: TOWN OF ROLESVILLE, NC
TOWN PROJECT NUMBER: REZ-25-06

DEVELOPER/CONTRACT PURCHASER:

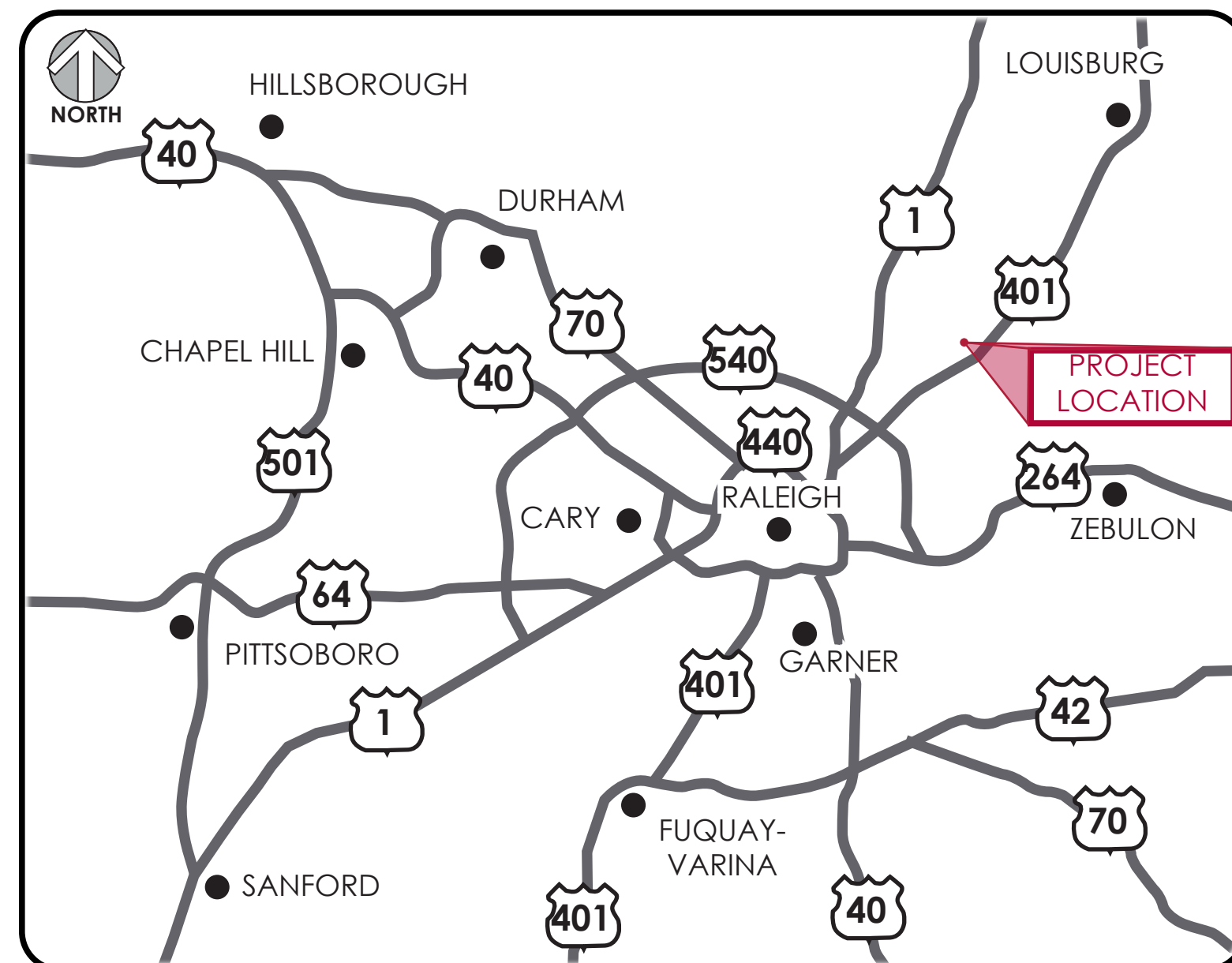


WAKEMED HEALTH & HOSPITALS
3128 SMOKETREE CT
RALEIGH, NC 27604

CONCEPT PLAN SHEET INDEX:

MP-01	EXISTING CONDITIONS MAP
MP-02	EXISTING SITE BOUNDARY SURVEY
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MP-06.....	STREET TYPOLOGY SECTIONS

VICINITY MAP



NOT TO SCALE

APPLICANT / CONSULTING TEAM:

Kimley»Horn

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PHONE: (919) 821-6778
EMAIL: tcoleman@smithlaw.com

PROJECT LOCATION MAP

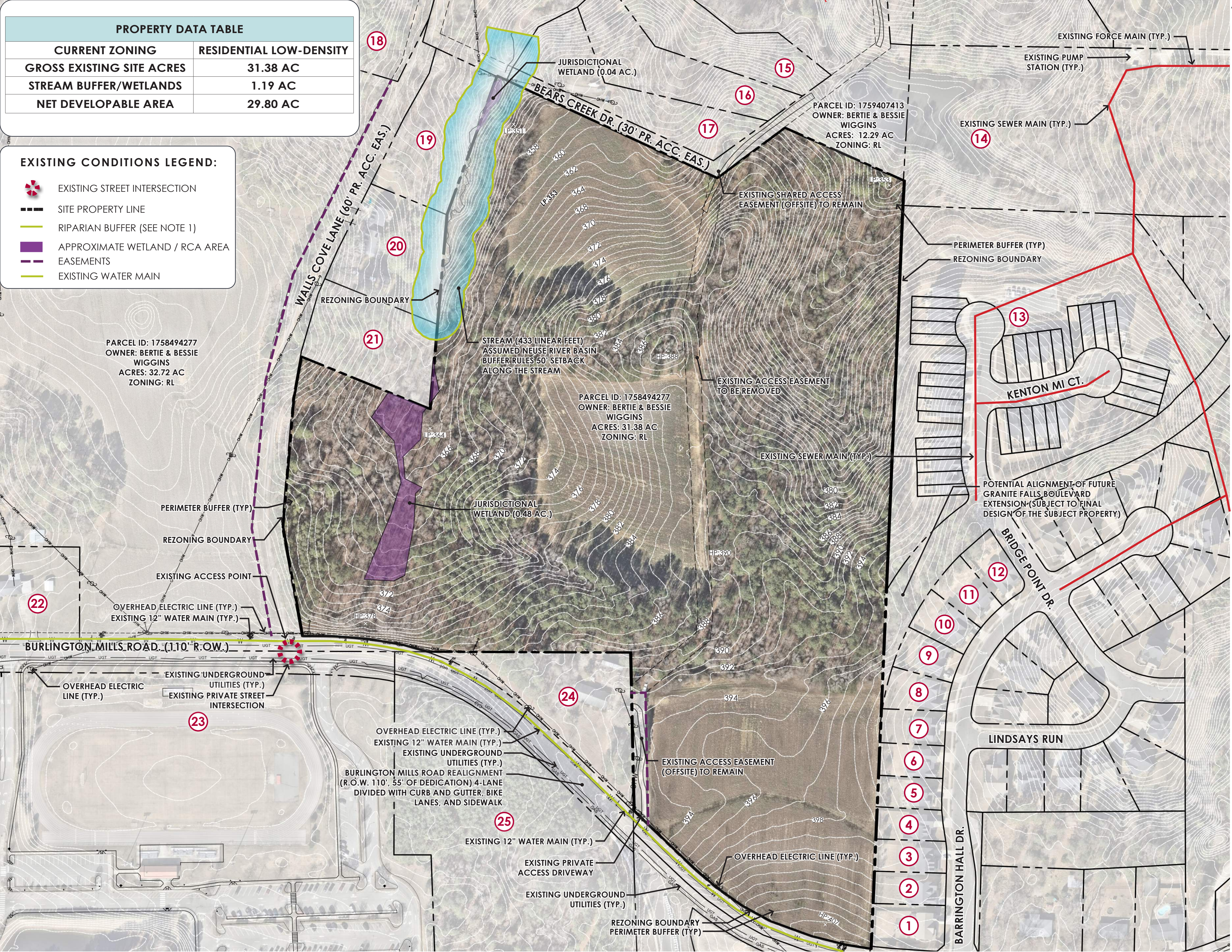


NOT TO SCALE

PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

EXISTING CONDITIONS LEGEND:

-  EXISTING STREET INTERSECTION
-  SITE PROPERTY LINE
-  RIPARIAN BUFFER (SEE NOTE 1)
-  APPROXIMATE WETLAND / RCA AREA
-  EASEMENTS
-  EXISTING WATER MAIN



ADJOINING PROPERTIES:

1. PROPERTY OWNER: JASON & JULIA DAVIS
PIN: 1758584300
ZONING: R&PUD
USE: RESIDENTIAL

2. PROPERTY OWNER: WILLIAM & SUSAN RACHIS
PIN: 1758584318
ZONING: R&PUD
USE: RESIDENTIAL

3. PROPERTY OWNER: WILLIAM & SHARON THAXTON
PIN: 1758584414
ZONING: R&PUD
USE: RESIDENTIAL

4. PROPERTY OWNER: WILLIAM & BREANNA JOHNSON
PIN: 1758584510
ZONING: R&PUD
USE: RESIDENTIAL

5. PROPERTY OWNER: ADAM & KATHRYN RIDGE
PIN: 1758584517
ZONING: R&PUD
USE: RESIDENTIAL

6. PROPERTY OWNER: JAMES & AMELIA MOUNT
PIN: 1758584613
ZONING: R&PUD
USE: RESIDENTIAL

7. PROPERTY OWNER: LEONARD & TONI KENION
PIN: 1758584710
ZONING: R&PUD
USE: RESIDENTIAL

8. PROPERTY OWNER: MONSEBULA & MATONDO LESANGA
PIN: 1758584727
ZONING: R&PUD
USE: RESIDENTIAL

9. PROPERTY OWNER: HAI & KHANH TRAN
PIN: 1758584844
ZONING: R&PUD
USE: RESIDENTIAL
10. PROPERTY OWNER: JORDAN & NATIA AKINS
PIN: 1758584981
ZONING: R&PUD
USE: RESIDENTIAL

11. PROPERTY OWNER: ROBERT & AMY HARKEY
PIN: 1758585927
ZONING: R&PUD
USE: RESIDENTIAL

12. PROPERTY OWNER: JAMES RHODES
PIN: 1758595082
ZONING: R&PUD
USE: RESIDENTIAL

13. PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS
PIN: 1758596553
ZONING: R&PUD
USE: RESIDENTIAL

14. PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC.
PIN: 1758598900
ZONING: RL
USE: RESIDENTIAL

15. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759409123
ZONING: RL
USE: RESIDENTIAL

16. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759408017
ZONING: RL
USE: RESIDENTIAL

17. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758498953
ZONING: RL
USE: RESIDENTIAL

18. PROPERTY OWNER: BEVERLY & BESSIE DIXON
PIN: 1759402396
ZONING: RL
USE: RESIDENTIAL
19. PROPERTY OWNER: JAMES WALL
PIN: 1758494848
ZONING: RL
USE: RESIDENTIAL

20. PROPERTY OWNER: JENNIFER & SIDNEY GREGORY
PIN: 1758493655
ZONING: RL
USE: RESIDENTIAL

21. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758493416
ZONING: RL
USE: RESIDENTIAL

22. PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE
PIN: 1758386918
ZONING: RL
USE: RESIDENTIAL

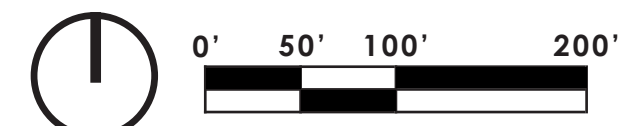
23. PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1758387160
ZONING: RO
USE: RESIDENTIAL OFFICE

24. PROPERTY OWNER: WILLARD & BARBARA PARK
PIN: 1758487746
ZONING: RL
USE: RESIDENTIAL

25. PROPERTY OWNER: BROTHERS FORTY SIX LLC.
PIN: 1758486155
ZONING: GC-CZ
USE: GENERAL COMMERCIAL

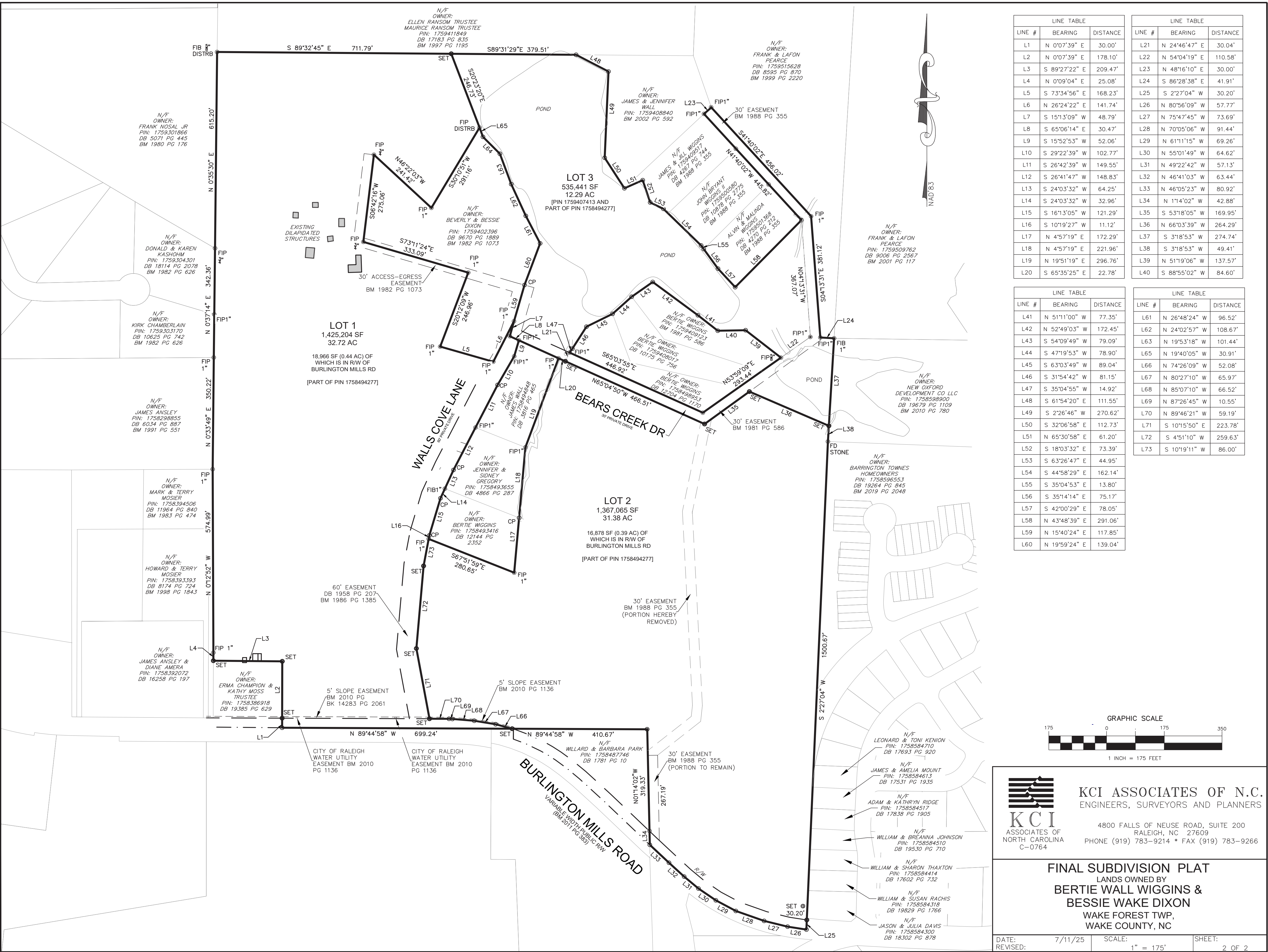
EXISTING CONDITIONS NOTES:

- Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
- All base data has been provided by Wake County GIS and shall be confirmed with a topographic and boundary survey prior to development of construction drawings.
- This diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the detailed design or the location of infrastructure. A preliminary soils, geotech or similar investigation should inform the final design.
- Adjacent property information based on Wake County Register of Deeds.
- Plano metric information based on publicly available information from the Wake County Geographical Information Systems Database.
- Topographic information based on publicly available information from the Wake County Geographical Information Systems Database.
- All easement information shown is per publicly available information from the Wake County Geographical Information Systems Database.
- Per FIRM Map 3720175800k, Panel: 1758, and FIRM Map 3720175900k, Panel: 1759 there are no FEMA floodplains located on the subject property.



Kimley»Horn

REV DATE	SHEET
11/3/2025	MP-01



METES AND BOUNDS DESCRIPTION:

A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:

- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
- 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
- 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
- 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
- 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
- 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
- 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
- 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT A THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);

THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;

THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;

THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;

THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:

- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
- 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
- 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
- 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
- 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109)

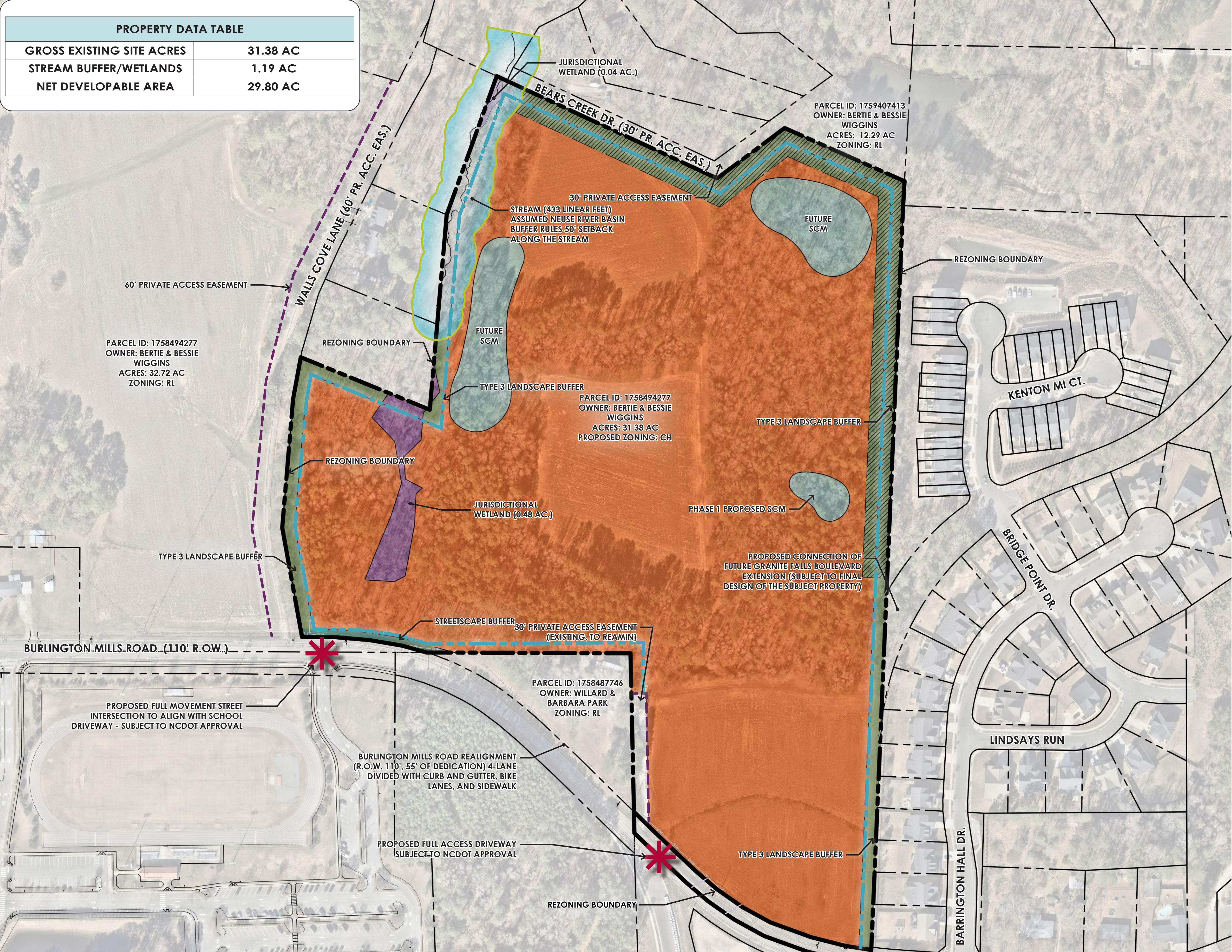
THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;

THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;

THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.

REV DATE	SHEET
11/3/2025	
	MP-02



CONCEPT PLAN LEGEND:

PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION

PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS

RIPARIAN BUFFER (SEE NOTE 1)

PROPERTY SETBACKS/BUFFERS

EASEMENT

GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)

JURISDICTIONAL WETLAND

DEVELOPABLE AREA

LANDSCAPE BUFFER (SEE PLAN FOR TYPE)

FUTURE/ PROPOSED SCM

SITE DATA TABLE	
PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758494277 & 1759407413
PROPERTY SIZE	31.38 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CH
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (REZ-24-02 ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	60' MAX.
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
PROPOSED IMPERVIOUS CALCS.	3.80 ACRES
PROPOSED PARKING CALCS.	2.0/1,000 SF MIN. 5.0/1,000 SF MAX. (SEE LDO TABLE 6.4.3.G. OFF-STREET PARKING)
REQUIRED OPEN SPACE (5% OPEN SPACE)	1.56 ACRES (SEE LDO 6.2.1.1. OPEN SPACE)
PROPOSED OPEN SPACE (6.37% OPEN SPACE)	2 ACRES (SEE LDO 6.2.1.1. OPEN SPACE)
REQUIRED VEGETATION PRESERVATION (10% OF ALL EXISTING TREES IN GOOD HEALTH)	3.13 ACRES
VEGETATION PRESERVATION PROVIDED (11% OF ALL EXISTING TREES IN GOOD HEALTH)	3.76 ACRES
*SEE SUMMARY TABLE AND LAND USE SUMMARY TABLE FOR A GENERAL SUMMARY OF PROPOSED USES PLANNED FOR THIS DEVELOPMENT.	

- LAND USE PLAN NOTES:
1. All uses allowed as per the Town's Land Development Ordinance section 5.1.5.(c),(d), and (f), shall be permitted within this district.

2. Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by by NCDENR and the Army Corps of Engineers prior to development.

3. A shared stormwater management system is anticipated to serve the overall development. A phased stormwater management plan as necessary to serve each development phase, will be designed at the subdivision stage. These plans will be in conformance with the Town's stormwater regulations in place at the time of this zoning approval.

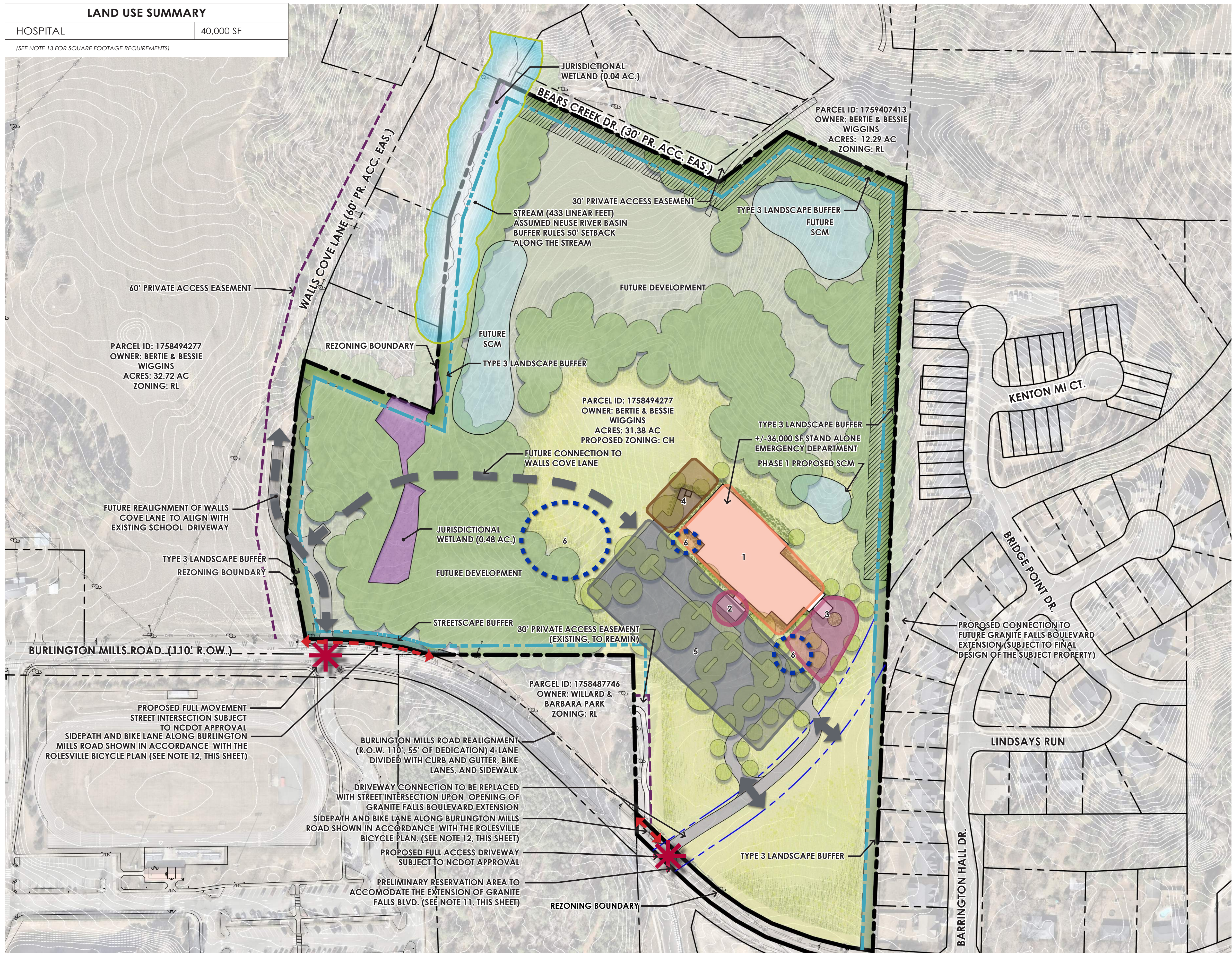
REV DATE

11/3/2025

SHEET

MP-03

LAND USE SUMMARY	
HOSPITAL	40,000 SF
(SEE NOTE 13 FOR SQUARE FOOTAGE REQUIREMENTS)	



MASTER PLAN LEGEND:

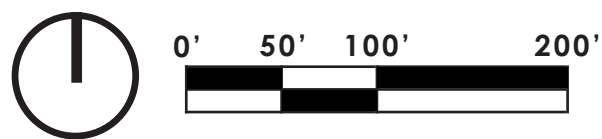
-  PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
-  PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
-  RIPARIAN BUFFER (SEE NOTE 1)
-  PROPERTY SETBACKS/BUFFERS
-  EASEMENT
-  15' TYPE 2 LANDSCAPE BUFFER
-  25' TYPE 3 C LANDSCAPE BUFFER
-  15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)
-  1 PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
-  2 EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
-  3 PATIENT EMERGENCY DROP-OFF/PICK-UP
-  4 OUTDOOR SERVICE AREA/ LOADING DOCK
-  5 SURFACE PARKING/ PATIENT DROP OFF ZONE
-  6 OUTDOOR OPEN SPACE (See Note #9)
(REQ. 1 SMALL OPEN SPACE TYPE MIN. 500 SF - 1.AC)
(REQ. 1 MEDIUM OPEN SPACE TYPE MIN 1 AC - 2.5AC)

STREET TYPOLOGIES:

-  PRIVATE STREET (INTERNAL)
 WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 NOTE: SEE SHEET MP-06 FOR STREET TYPOLOGY SECTIONS
 BURLINGTON MILLS ROAD FUTURE BIKE LANES AND SIDEPAH

MASTER LAND USE PLAN NOTES:

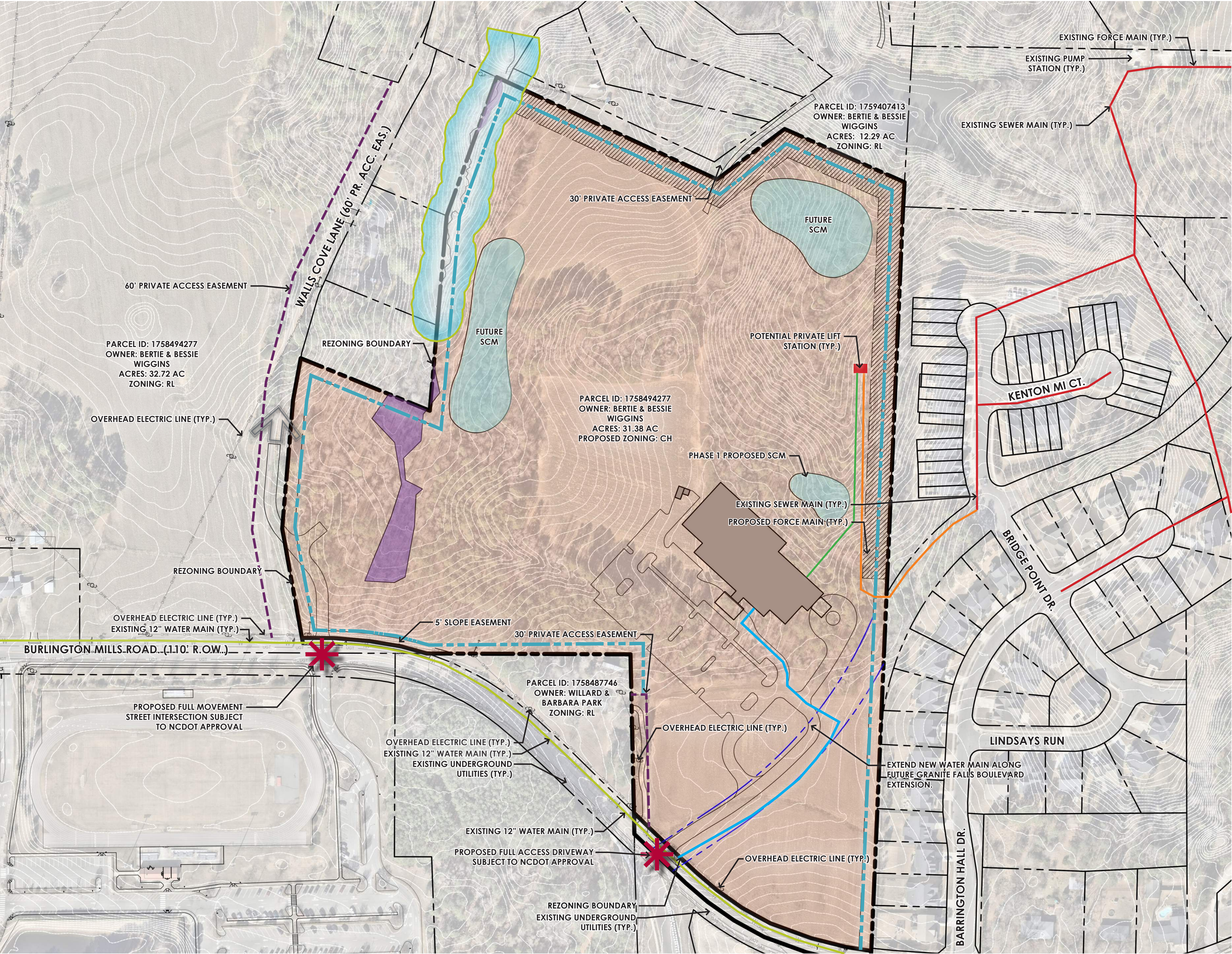
- Streams and wetland and jurisdictional determinations have been preliminarily mapped by Krimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
2. The proposed street network and typologies are preliminary and subject to change pending Town approval.
3. Stormwater management facilities may be shared independent or shared and will be built in phases as needed to support development within a given phase. All SCM's will meet the requirements of Wake Counties Stormwater Design Manual.
4. A 15' Type 2 Perimeter Buffer will be provided along all property boundaries adjacent to Residential high density.
5. A 25' Type 3 Perimeter Buffer will be provided along all property boundaries adjacent to Residential Low-Density (North, East, and West).
6. A 15' Streetscape Buffer will be provided along the Burlington Mills Road frontage (Set back from the Right-of-way)* If the streetscape is disturbed or non-vegetated, the property owner or developer shall install and maintain the following vegetation per (section 6.2.2.2. Street Buffers).
7. Following requirements of the Town's Land Development Ordinance (section 6.2.1.1 Open Space), this Master Plan will provide (1) Small open space totaling 500 SF min. and (1) Medium open space totaling 1.0 acre min. This plan shall be provided at subdivision permitting process. Qualifying open space shall consist of but is not limited to: Plazas, Pocket Park, Open green space.
8. Height shall be measured per the standards of the LDO. All uses within the proposed rezoning boundary shall not exceed the base height of (60' per Ordinance Document Approved January 7, 2025).
9. Following requirements of the Town's Land Development Ordinance (section 6.2.4.5 Vegetation Preservation), this Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) shall be preserved. *Excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service.
10. Burlington Mills Road (Under Construction at the time of this application) will be realigned and the existing right of way is expected to be abandoned upon approval of the Town Board. Per Town policies and procedures. Thus, no land use buffer or streetscape buffer is required along this portion of the District Boundary.
11. Right of Way for the future extension of Granite Falls Blvd. will be provided through the subject property at such time as it is warranted - The extension will not be required with phase 1 development. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment shall be determined in conjunction with the site plan for the initial development phase.
12. Sidewalk and bike lane along Burlington Mills Road are shown in accordance with the Town of Rolesville Bicycle Plan. Final configuration is subject to Town review and approval. Should a fee-in-lieu option be permitted by the Town, the developer reserves the right to satisfy this requirement through that mechanism rather than through physical construction.
13. The maximum square footage allowed under this approved concept plan shall be 40,000 SF. Additional development density within the district will require a new concept plan application to be submitted for approval by the Town



Kimley»Horn



REV DATE	SHEET MP-04
11/3/2025	



CONCEPT PLAN LEGEND:

PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION

PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS

RIPARIAN BUFFER (SEE NOTE 1)

PROPERTY SETBACKS/BUFFERS

EASEMENT

EXISTING WATER MAIN

EXISTING SEWER FORCE MAIN

WATER MAIN

PROPOSED SEWER FORCE MAIN

GRAVITY SEWER

POTENTIAL LIFT STATION (PRIVATE)

NOTE: SEE SHEET MP-06 FOR STREET TYPOLOGY SECTIONS

CONCEPTUAL STORM WATER AND UTILITY PLAN NOTES:

1. A shared storm water management system is anticipated to serve the overall development. A phased storm water management plan will be determined and designed at the subdivision stage and will be in conformance with the Counties storm water regulations in place at the time of this zoning approval.
2. Where public utilities are outside of the public rights of ways,a public utility easement will be provided.

WATER AND SEWER NARRATIVE

Sanitary Sewer Service

There is an existing force main within the adjacent Bridge Point Dr. Operated by The City of Raleigh. The project is anticipated to be developed to allow future redevelopment. The site will drain by gravity to a proposed pump station. This pump station will provide a force main that will be extended along the future Granite Falls Blvd to a point of gravity connection near the existing WWTP. Based on currently estimated flows and topography of the site, the proposed pump station and force main will be the responsibility of the developer/applicant and will need to be sized based on project flows associated with actual development project(s) at the time of Subdivision application. The size and specification of sewer infrastructure and pump station shall be determined during final design and will conform to The City of Raleigh Public Works and Utilities Department requirements. If the extension of the gravity sewer main is completed in conjunction with the initial phase of development, the project will utilize that infrastructure. In the interim, if gravity service is not yet available, a private pump station may be required to convey flows from the facility to the existing sanitary sewer system. Final determination regarding gravity service availability and the need for a pump station will be made during the Site Plan review for the standalone Emergency Department.

Water Service

Water services exist along the property along the Burlington Mills Road frontage. Water services will be connected to the existing main and looped through the property via a public main. The size and specification of water infrastructure shall be determined during final design and will conform to The City of Raleigh Public Works and Utilities Department requirements. Existing utility information shown herein is based on publicly available GIS data and may not reflect actual field conditions.

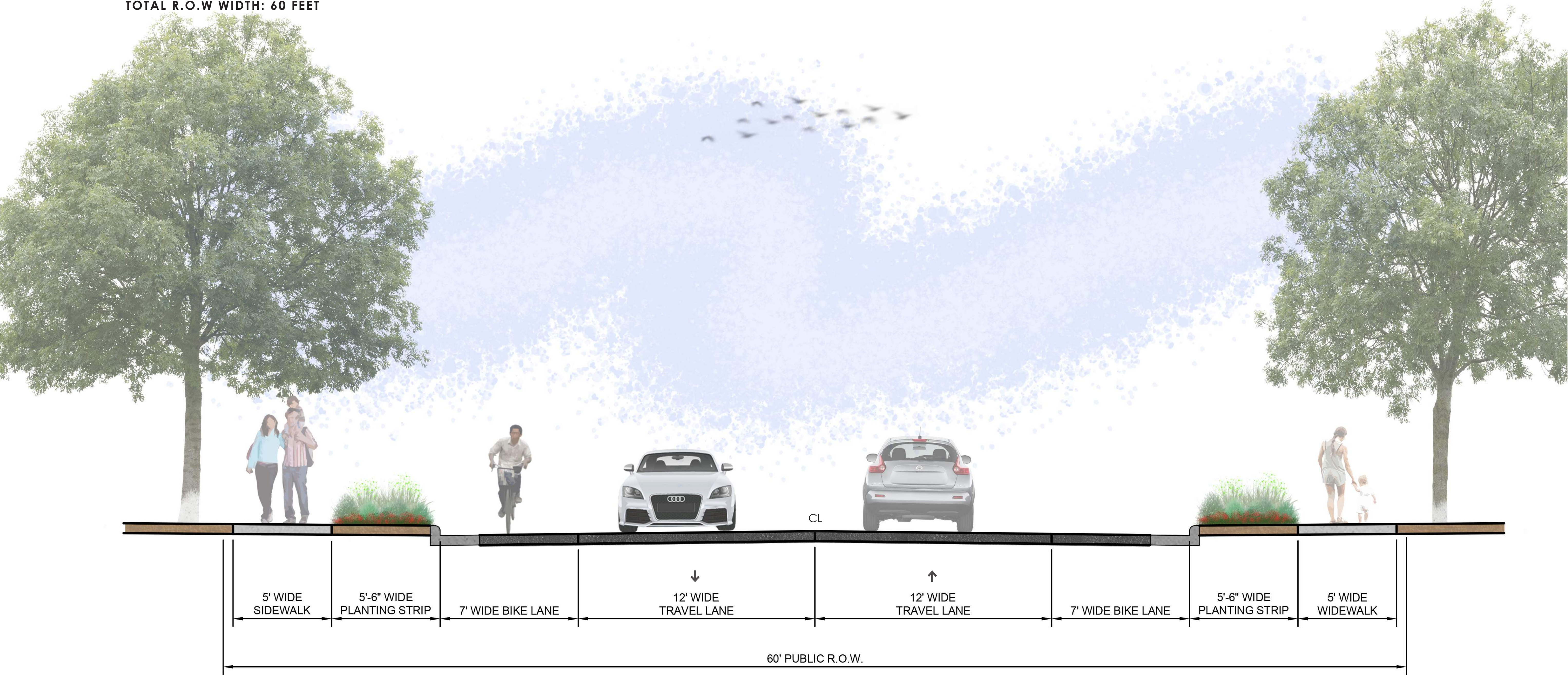
**** Special Utility Note:** In the event that public Water and/Or Sewer Utilities are extended by the governing Jurisdiction or as a result of future development, This project may evaluate the potential to tie to that Public Infrastructure.

CONDITION OFFERED:

Prior to the issuance of the first site permit associated with the development program, the developer will formalize a memorandum of understanding with The City of Raleigh and the Town of Rolesville to determine allocation and funding methodology of public water and wastewater services to support the initial phases and ultimate build-out of the proposed property.

REV DATE	SHEET
11/3/2025	
	MP-05

GRANITE FALLS BOULEVARD EXTENSION
GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO
BURLINGTON MILLS ROAD REALIGNMENT
PROPOSED STREET SECTION
TOTAL R.O.W WIDTH: 60 FEET



- NOTES:
- 1. Street section are for illustrative purposes and subject to final design. All public and private streets will be subject to the Town's public street standards applicable at the time of this master plan approval.
 - 2. All street trees shall be planted a minimum of 10' from any water, sewer, storm water, utility, or driveway.
 - 3. Where 5' sidewalk falls outside of the Right-of-Way a public access easement shall be provided.
 - 4. The construction of Granite Falls Blvd. will not be required with this Development Plan. However, the Right of way will be reserved in conjunction with the Development Plan.

Kimley»Horn

REV DATE	SHEET
11/3/2025	
	MP-06
09.10.2021	

WAKE MED - REZONING CONCEPT PLAN PACKAGE

NOVEMBER 3, 2025 | ROLESVILLE, NORTH CAROLIN | REZ-25-06

STREET TYPOLOGY SECTIONS

