

WAKE MED

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

DEVELOPER/CONTRACT PURCHASER:

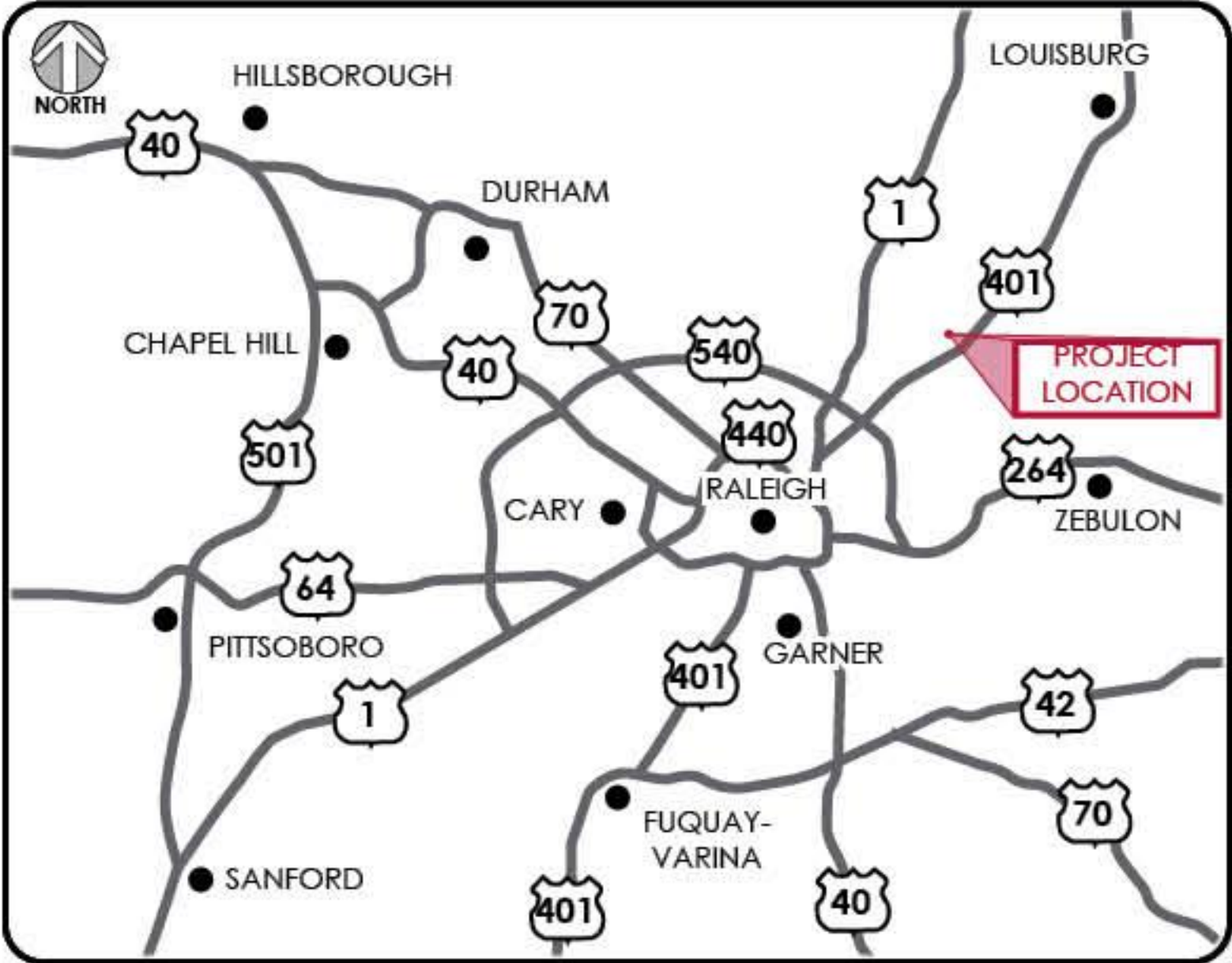


WAKEMED HEALTH & HOSPITALS
3128 SMOKETREE CT
RALEIGH, NC 27604

CONCEPT PLAN SHEET INDEX:

- MP-01 EXISTING CONDITIONS MAP
- MP-02 EXISTING SITE BOUNDARY SURVEY
- MP-03..... CONCEPTUAL LAND USE PLAN
- MP-04..... MASTER CONCEPT PLAN
- MP-05..... LANDSCAPE BUFFER DETAIL

VICINITY MAP



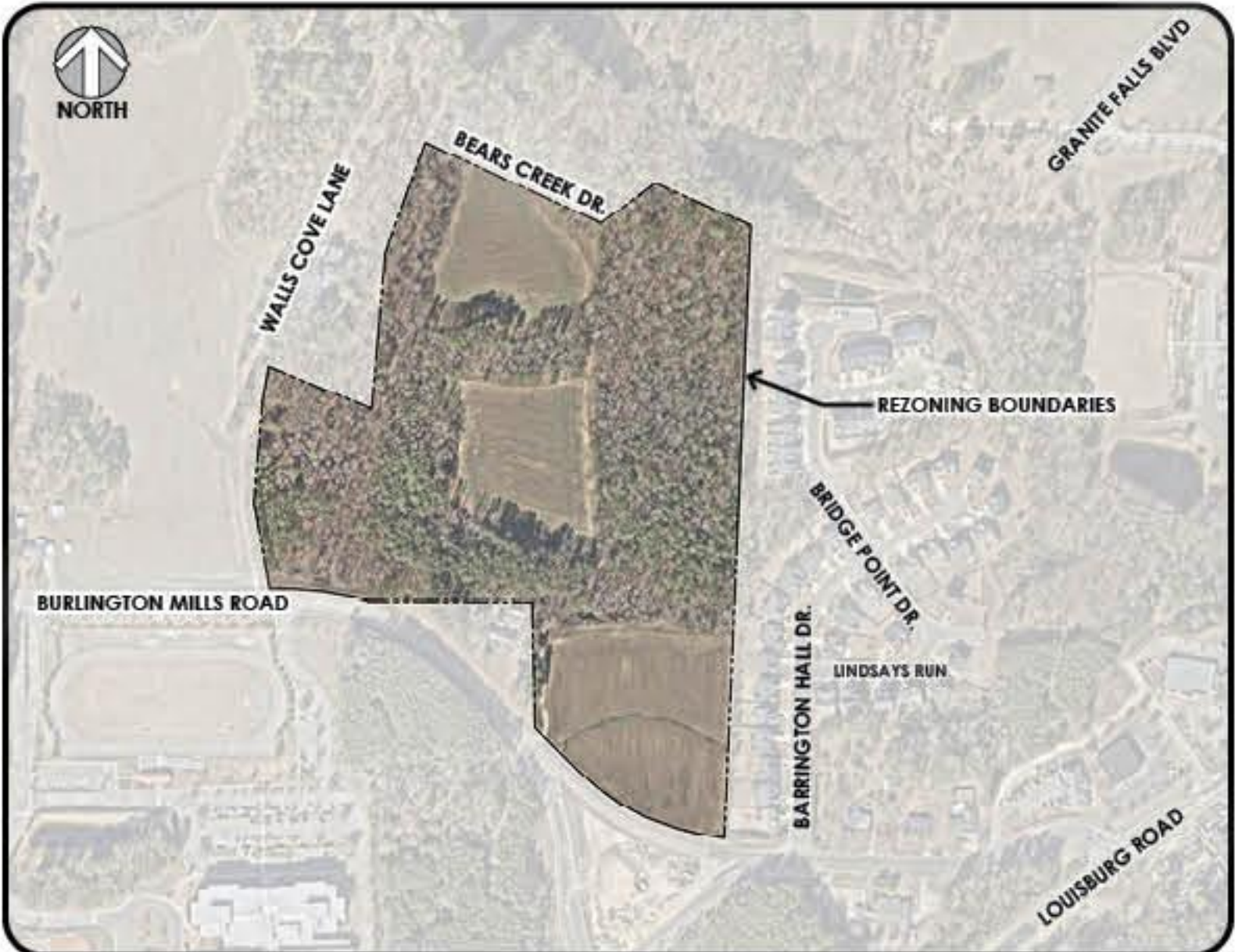
NOT TO SCALE

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PROJECT LOCATION MAP



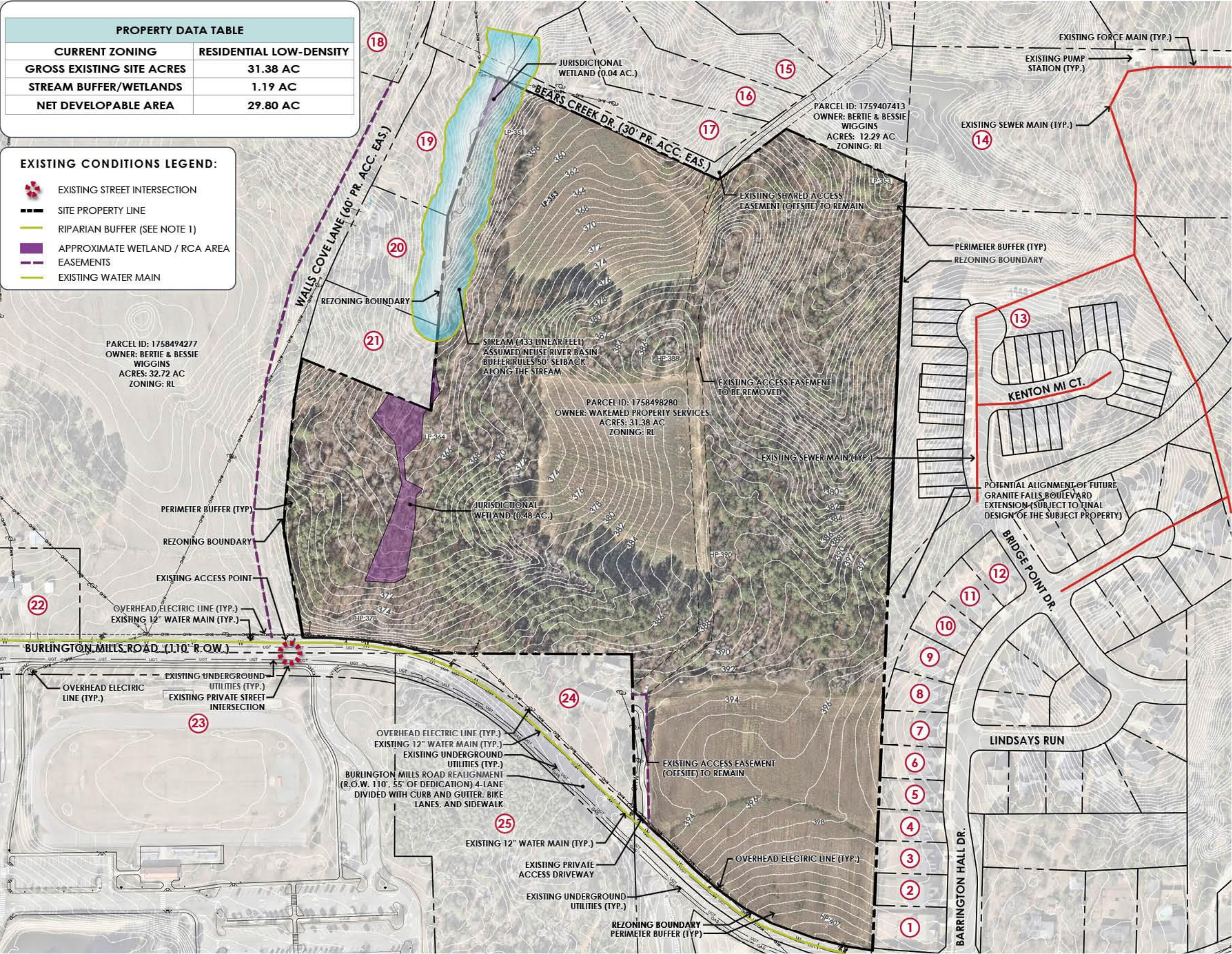
NOT TO SCALE

REV DATE	SHEET
11/3/2025	MP-1
12/22/2025	
5/29/2026	
8/10/2026	

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:

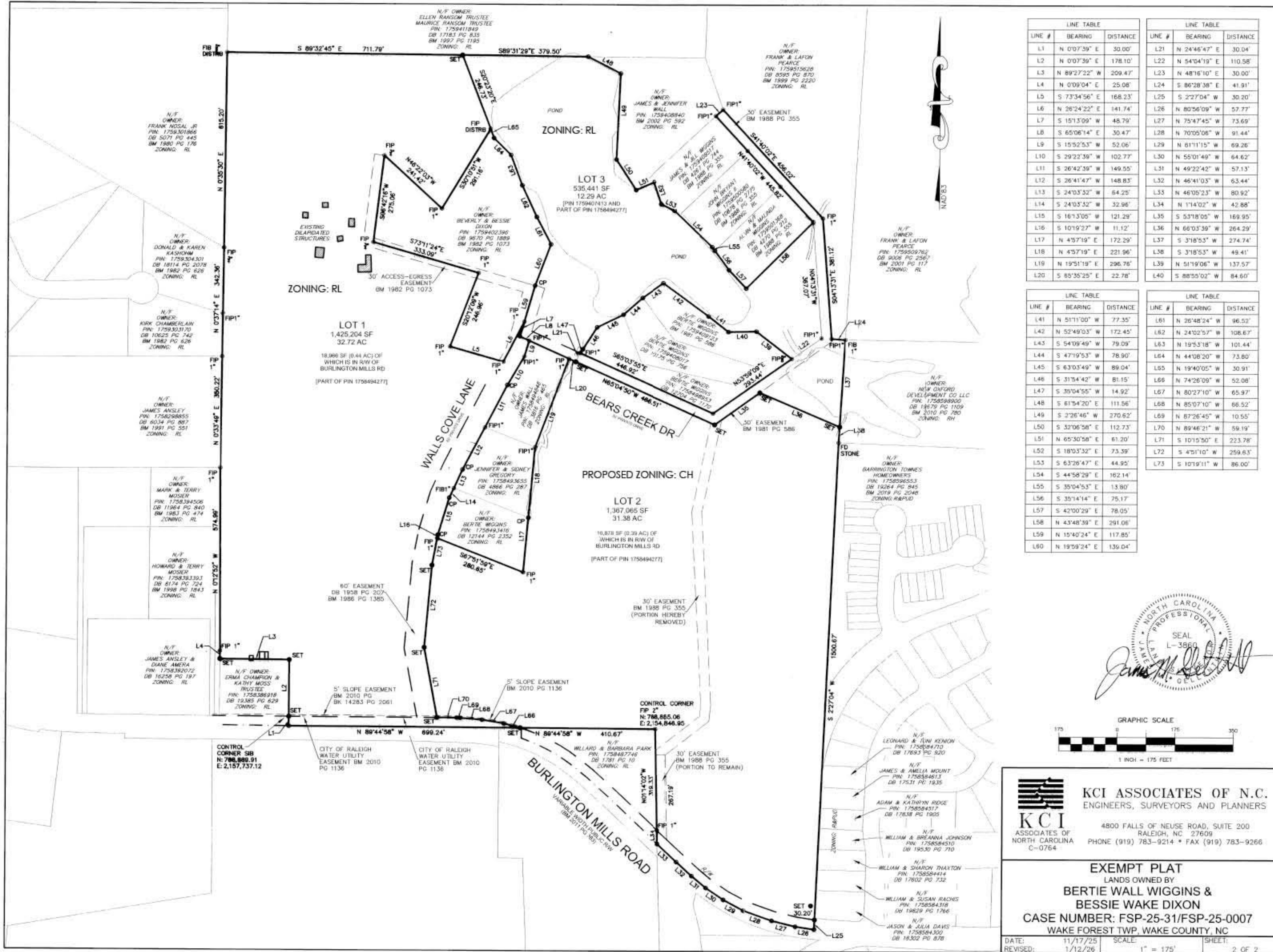
- EXISTING STREET INTERSECTION
- SITE PROPERTY LINE
- RIPARIAN BUFFER (SEE NOTE 1)
- APPROXIMATE WETLAND / RCA AREA
- EASEMENTS
- EXISTING WATER MAIN



ADJOINING PROPERTIES:		
1. PROPERTY OWNER: JASON & JULIA DAVIS PIN: 1758584300 ZONING: R&PUD USE: RESIDENTIAL	10. PROPERTY OWNER: JORDAN & NATIA AKINS PIN: 1758584981 ZONING: R&PUD USE: RESIDENTIAL	19. PROPERTY OWNER: JAMES WALL PIN: 1758494848 ZONING: RL USE: RESIDENTIAL
2. PROPERTY OWNER: WILLIAM & SUSAN RACHIS PIN: 1758584318 ZONING: R&PUD USE: RESIDENTIAL	11. PROPERTY OWNER: ROBERT & AMY HARKEY PIN: 1758585927 ZONING: R&PUD USE: RESIDENTIAL	20. PROPERTY OWNER: JENNIFER & SIDNEY GREGORY PIN: 1758493655 ZONING: RL USE: RESIDENTIAL
3. PROPERTY OWNER: WILLIAM & SHARON THAXTON PIN: 1758584414 ZONING: R&PUD USE: RESIDENTIAL	12. PROPERTY OWNER: JAMES RHODES PIN: 1758595082 ZONING: R&PUD USE: RESIDENTIAL	21. PROPERTY OWNER: BERTIE WIGGINS PIN: 1758493416 ZONING: RL USE: RESIDENTIAL
4. PROPERTY OWNER: WILLIAM & BREANNA JOHNSON PIN: 1758584510 ZONING: R&PUD USE: RESIDENTIAL	13. PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS PIN: 1758596553 ZONING: R&PUD USE: RESIDENTIAL	22. PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE PIN: 1758386918 ZONING: RL USE: RESIDENTIAL
5. PROPERTY OWNER: ADAM & KATHRYN RIDGE PIN: 1758584517 ZONING: R&PUD USE: RESIDENTIAL	14. PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC PIN: 1758598900 ZONING: RL USE: RESIDENTIAL	23. PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION PIN: 1758387160 ZONING: RO USE: RESIDENTIAL OFFICE
6. PROPERTY OWNER: JAMES & AMELIA MOUNT PIN: 1758584613 ZONING: R&PUD USE: RESIDENTIAL	15. PROPERTY OWNER: BERTIE WIGGINS PIN: 1759409123 ZONING: RL USE: RESIDENTIAL	24. PROPERTY OWNER: WILLARD & BARBARA PARK PIN: 1758487746 ZONING: RL USE: RESIDENTIAL
7. PROPERTY OWNER: LEONARD & TONI KENION PIN: 1758584710 ZONING: R&PUD USE: RESIDENTIAL	16. PROPERTY OWNER: BERTIE WIGGINS PIN: 1759408017 ZONING: RL USE: RESIDENTIAL	25. PROPERTY OWNER: BROTHERS FORTY SIX LLC PIN: 1758486155 ZONING: GC-CZ USE: GENERAL COMMERCIAL
8. PROPERTY OWNER: MONSEBULA & MATONDO LESANGA PIN: 1758584727 ZONING: R&PUD USE: RESIDENTIAL	17. PROPERTY OWNER: BERTIE WIGGINS PIN: 1758498953 ZONING: RL USE: RESIDENTIAL	
9. PROPERTY OWNER: HAI & KHANH TRAN PIN: 1758584844 ZONING: R&PUD USE: RESIDENTIAL	18. PROPERTY OWNER: BEVERLY & BESSIE DIXON PIN: 1759402396 ZONING: RL USE: RESIDENTIAL	

- 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.

REV DATE	SHEET
11/3/2025	MP-01
12/22/2025	
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8/10/2026	



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;

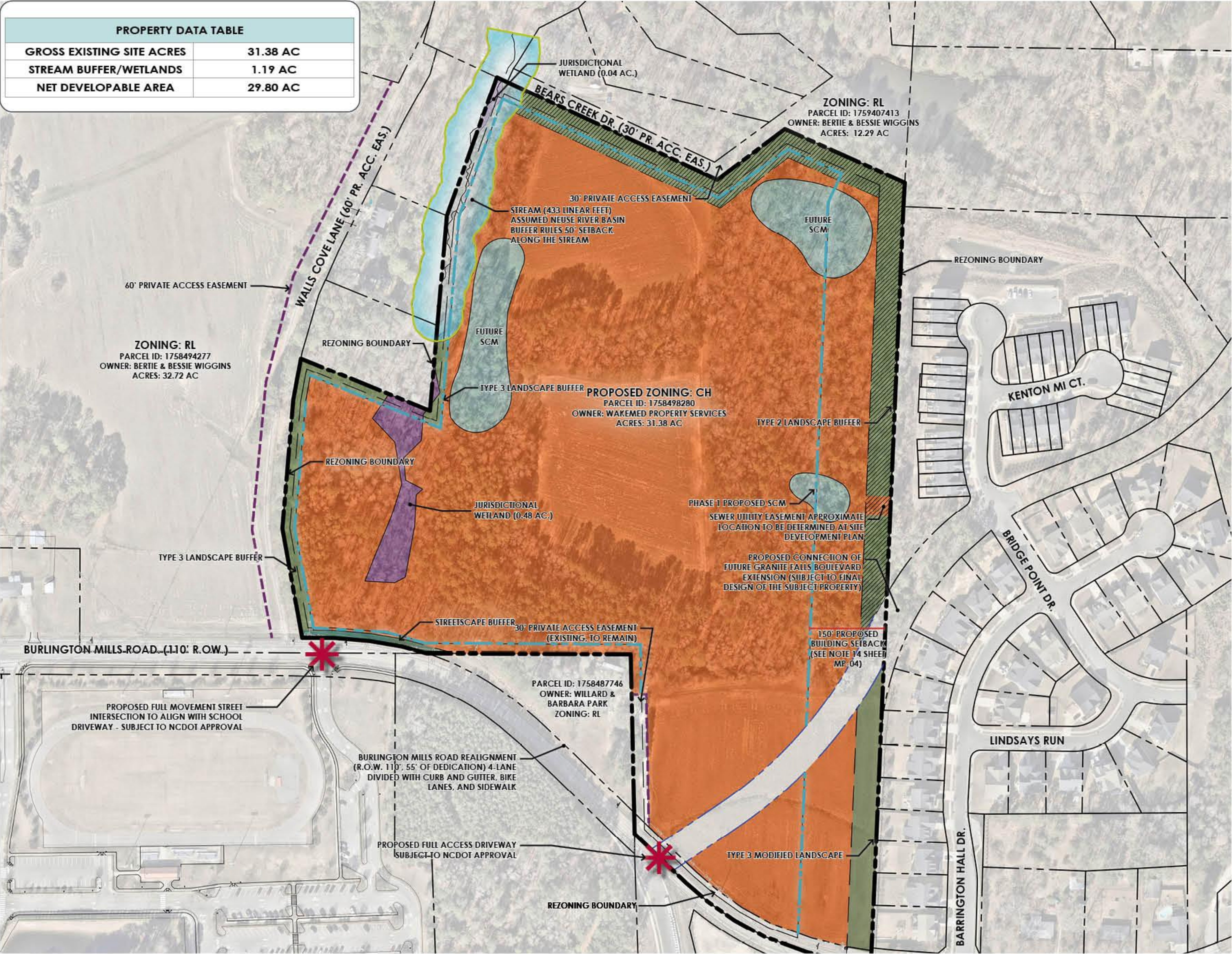
THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);

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	
12/22/2025	
5/29/2026	
8/10/2026	
	MP-02

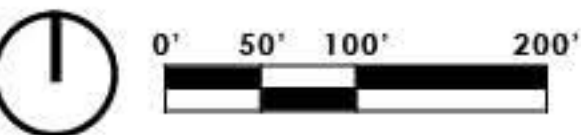


PROPERTY DATA TABLE	
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

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-CZ - COMMERCIAL HIGHWAY - CONDITIONAL ZONING
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (REZ-24-02 ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	PER ZONING CONDITION
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
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 NOTE 4)
PROPOSED OPEN SPACE (4.37% OPEN SPACE)	2 ACRES (SEE NOTE 4)
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:**
- Except where modified by conditions of this rezoning application, 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.
 - 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.
 - 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.
 - Open Space will be located in accordance with LDO Section (6.2.1.1, Open Space) exact locations to be determined at Site Development Plan Process.



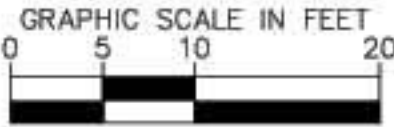
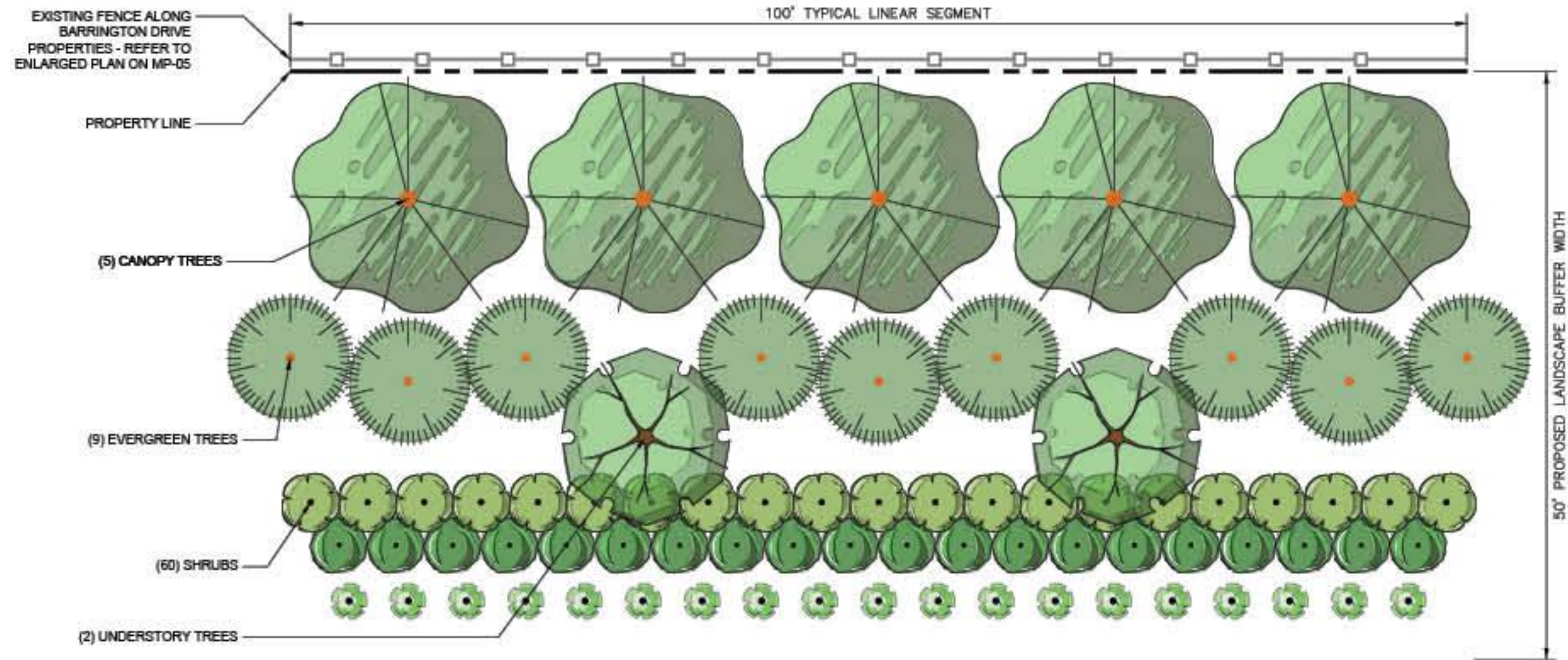
Kimley»Horn



REV DATE	SHEET
11/3/2025	MP-03
12/22/2025	
5/29/2026	
8/10/2026	



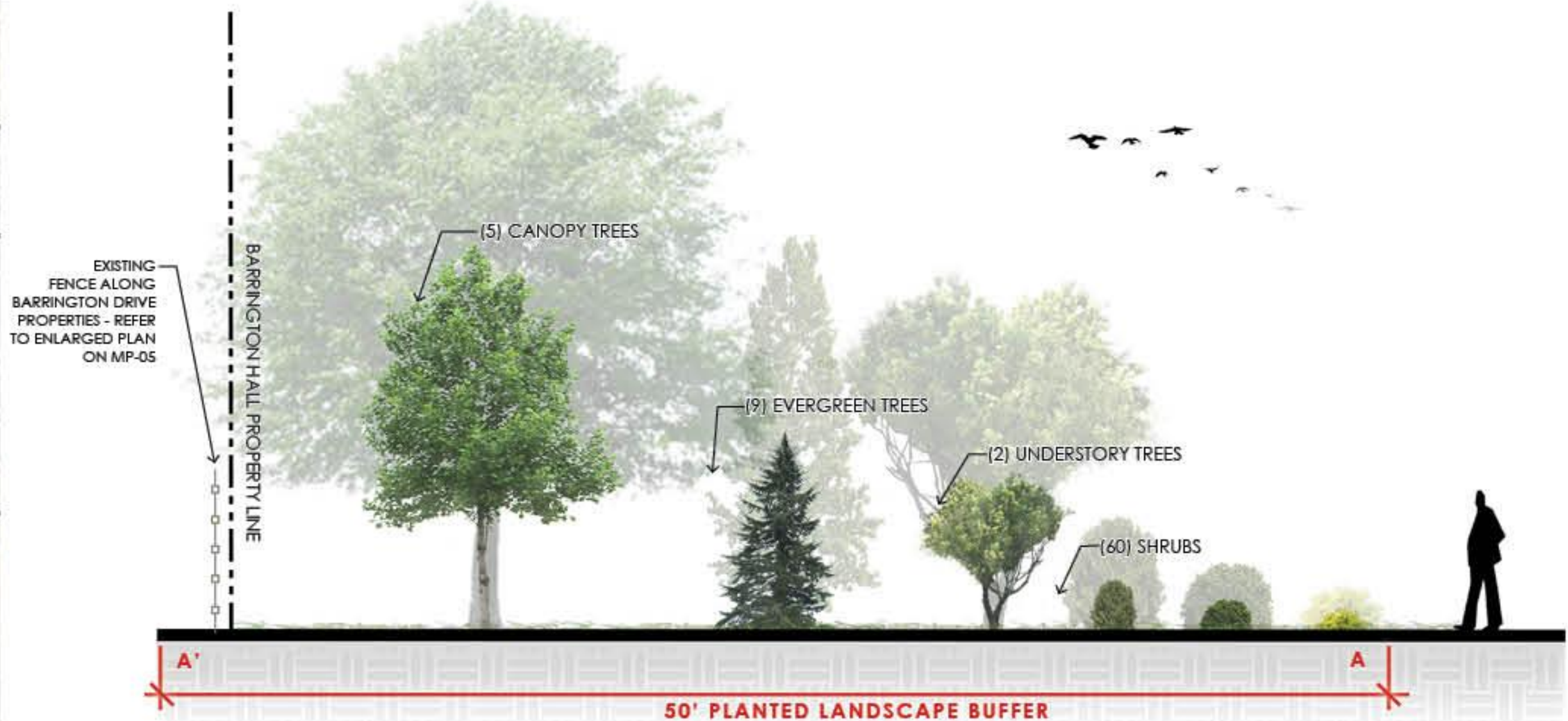
50' PROPOSED LANDSCAPE BUFFER (TYPE 3 MODIFIED)



50' PROPOSED LANDSCAPE BUFFER (TYPE 3 MODIFIED)

- 50' WIDTH
- 5 TREES PER 100 LINEAR FEET
- 2 UNDERSTORY TREES PER 100 LINEAR FEET
- 9 EVERGREEN
- 60 SHRUBS PER 100 LINEAR FEET

50' PLANTED LANDSCAPE BUFFER SECTION



PROPOSED 50' LANDSCAPE BUFFER NOTES:

1. Plantings shown in the foreground represent the initial installation at the completion of construction (Year 1).
2. Background plantings illustrate anticipated growth and maturation by Year 10, providing a fuller buffer and visual screening.
3. Plant selection and placement will comply with Rolesville Land Development Ordinance Section 6.2.4
4. This visualization is intended to demonstrate how it will enhance privacy and neighborhood integration as the plantings mature.

Kimley»Horn



REV DATE	SHEET
11/3/2025	MP-05
12/22/2025	
5/29/2026	
8/10/2026	