

WAKE MED

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

DEVELOPER/CONTRACT PURCHASER:

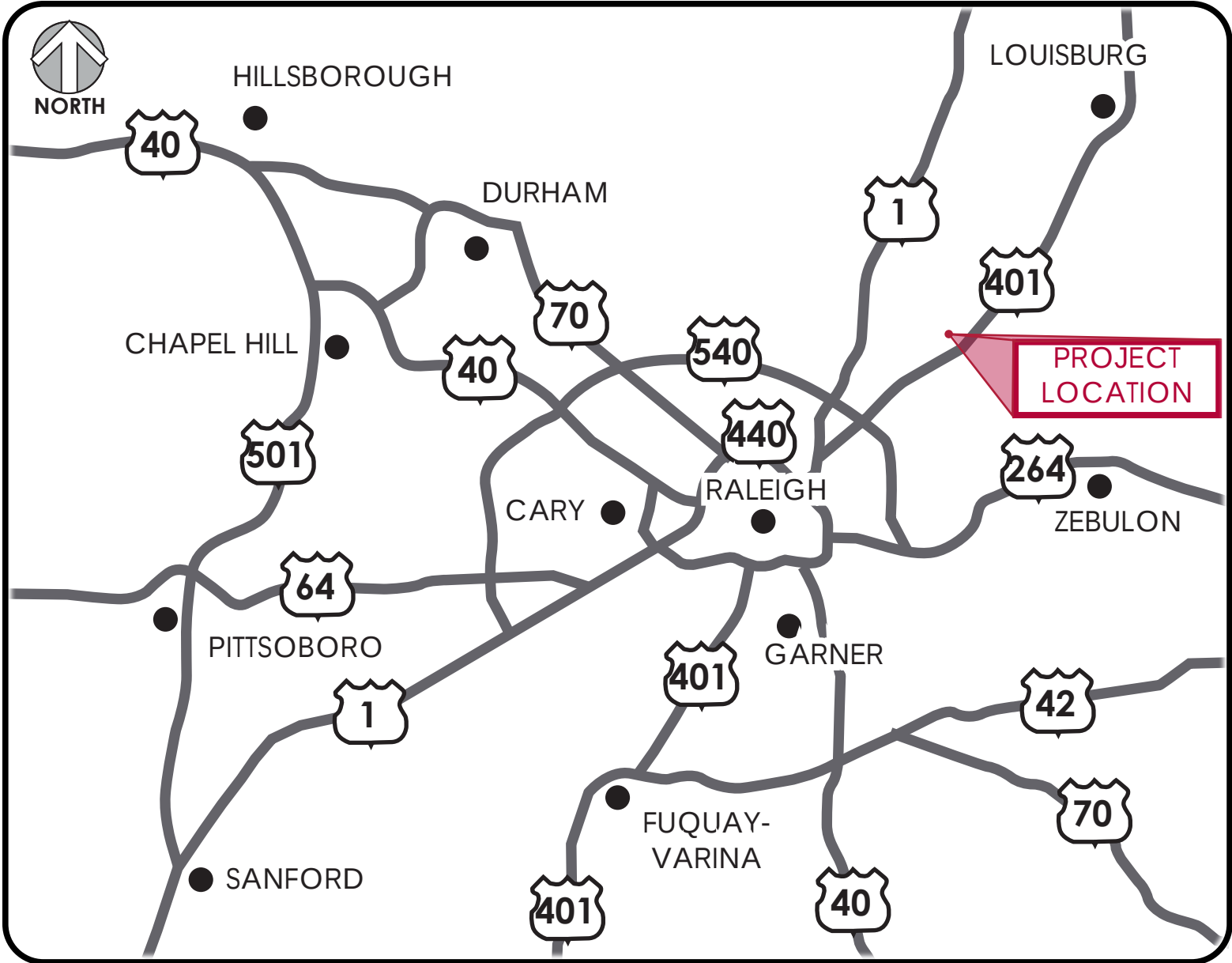


WAKEMED HEALTH & HOSPITALS
3128 SMOKETREE CT
RALEIGH, NC 27604

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

APPLICANT / CONSULTING TEAM:



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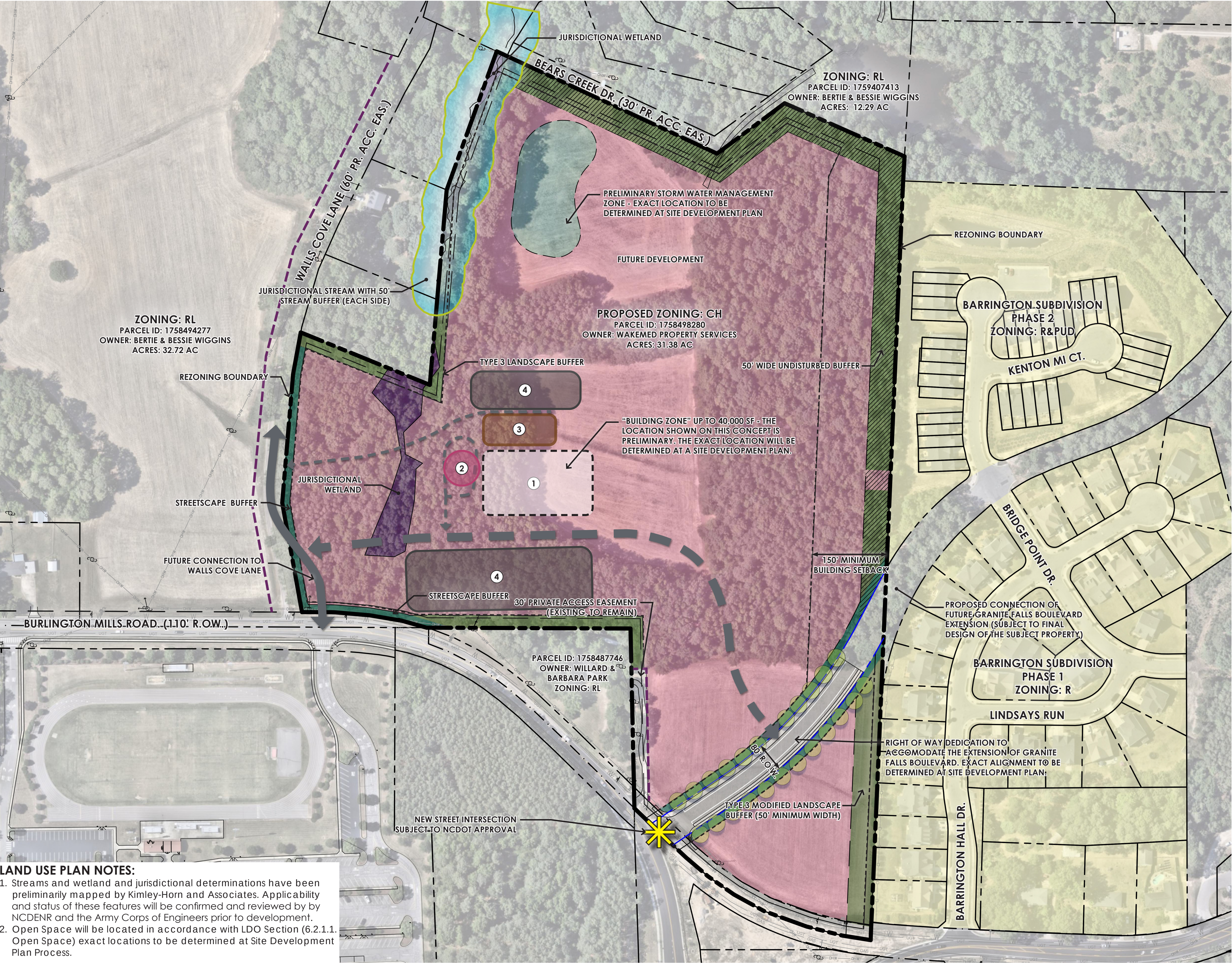
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PROJECT LOCATION MAP



NOT TO SCALE

REV DATE	SHEET
11/3/2025	MP-1
12/22/2025	
5/29/2026	
8/10/2026	
9/22/2026	



LAND USE PLAN 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 by NCDENR and the Army Corps of Engineers prior to development.
- 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.

CONCEPT PLAN LEGEND:

PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION

PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS

RIPARIAN BUFFER (SEE NOTE 1)

PROPERTY SETBACKS/BUFFERS

EASEMENT

JURISDICTIONAL WETLAND

DEVELOPABLE AREA

LANDSCAPE BUFFER (SEE PLAN FOR TYPE)

FUTURE/ PROPOSED SCM

50' TYPE 3 MODIFIED LANDSCAPE BUFFER

25' TYPE 3 LANDSCAPE BUFFER

15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)

BUILDING ZONE

AMBULANCE DROP OFF ZONE

OUTDOOR SERVICE AREA/ LOADING ZONE

SURFACE PARKING ZONE

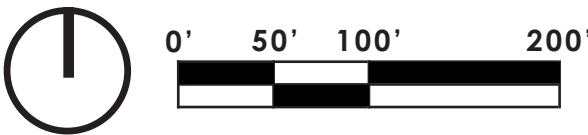
STREET TYPOLOGIES:

PRIVATE STREET (INTERNAL, APPROXIMATE LOCATION SHOWN EXACT ALIGNMENT TO BE DETERMINED AT SITE DEVELOPMENT PLAN)

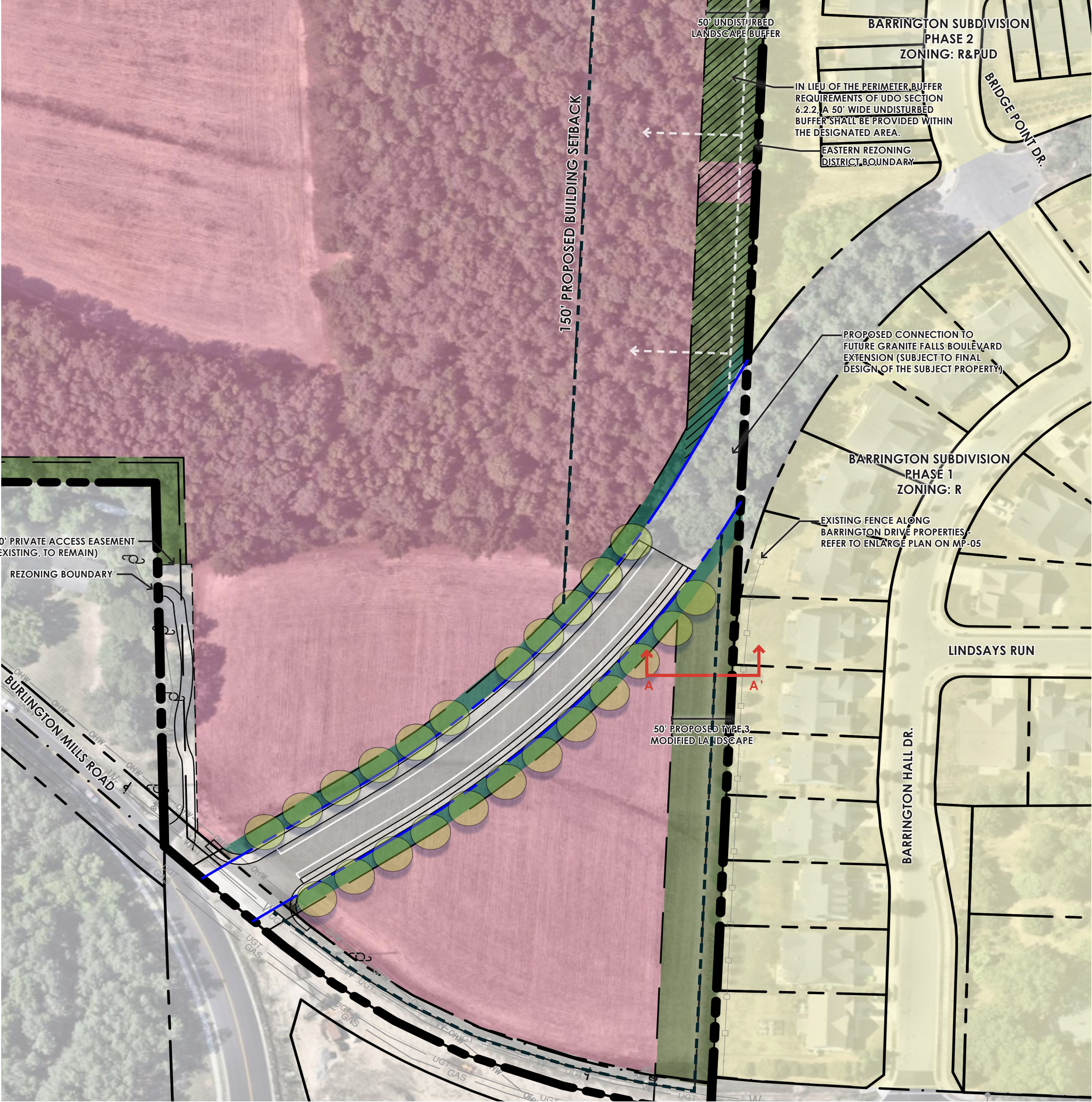
WALLS COVE LANE (EXISTING) - 24' TRAVELWAY

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

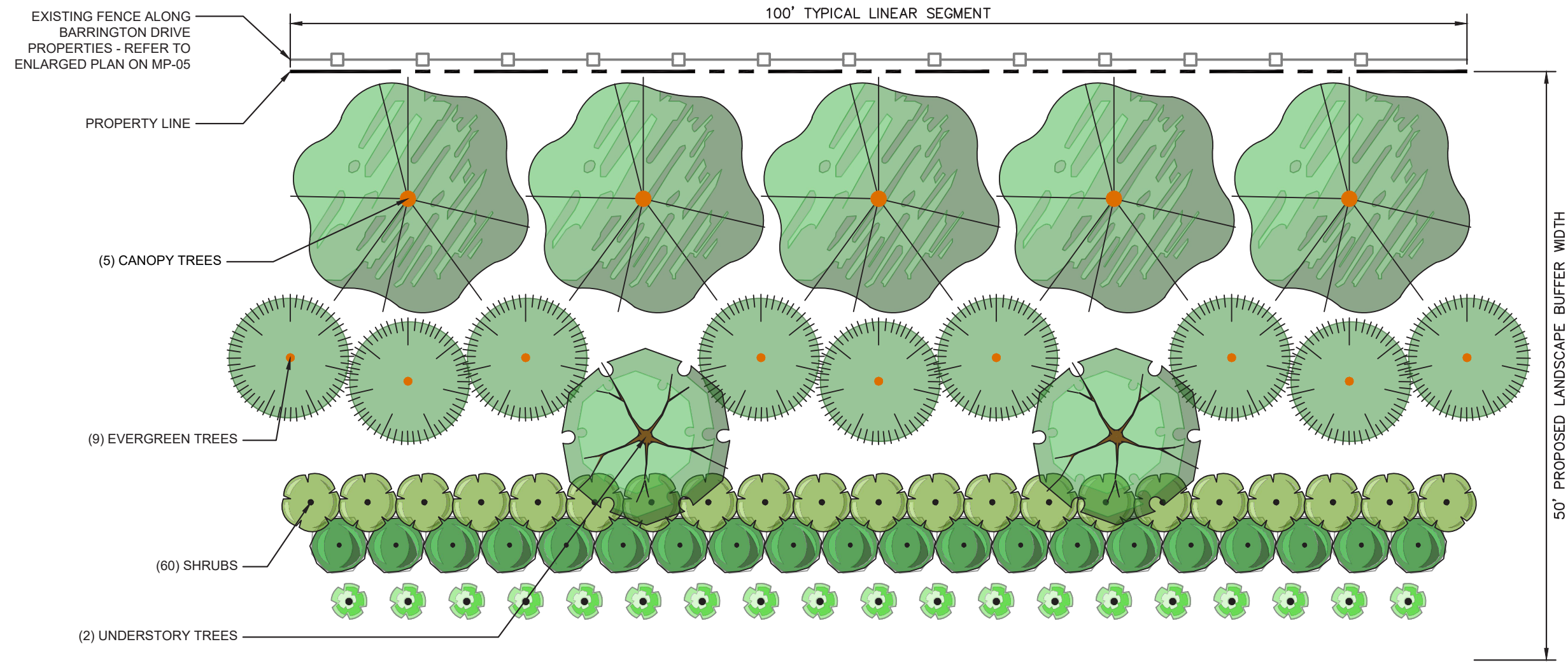
SITE DATA TABLE	
PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758498280
PROPERTY SIZE	31.38 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CH-CZ - COMMERCIAL HIGHWAY - CONDITIONAL ZONING
EXISTING USE	AGRICULTURE/RESIDENTIAL
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 (6.37% 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.	



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REV DATE	SHEET MP-03
11/3/2025	
12/22/2025	
5/29/2026	
8/10/2026	
9/22/2026	

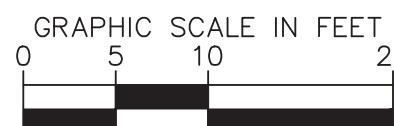


50' PROPOSED LANDSCAPE BUFFER (TYPE 3 MODIFIED)

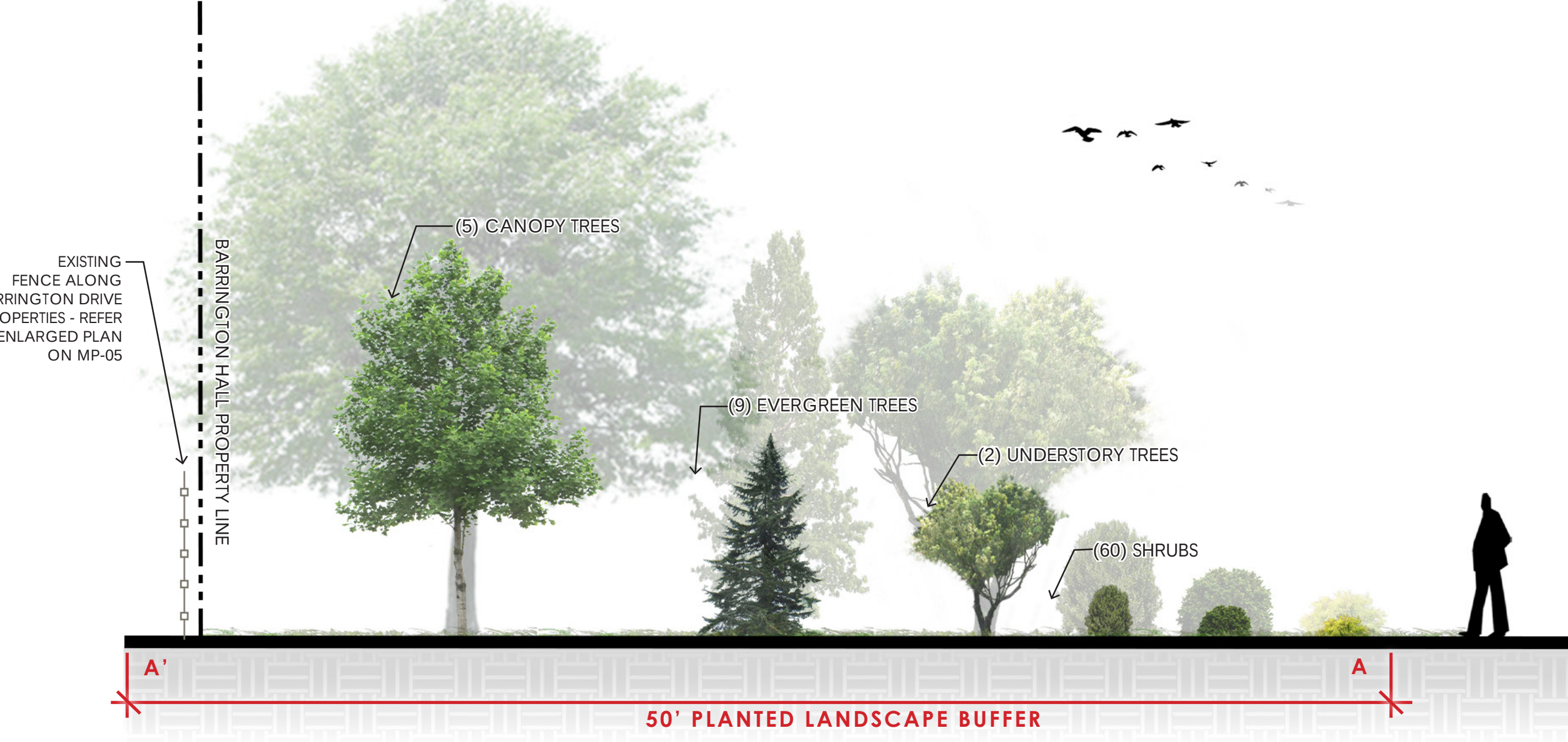


50' PROPOSED LANDSCAPE BUFFER (TYPE 3 MODIFIED)

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

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REV DATE	SHEET
11/3/2025	MP-05
12/22/2025	
5/29/2026	
8/10/2026	
9/22/2026	

