

# CONSTRUCTION INFRASTRUCTURE DRAWINGS

# YOUNG ST COMMERCIAL GRAVITY COMPANIES

## CID-26-XXXX

### Sheet List Table

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C2.00	OVERALL SITE PLAN
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SL1.00	LIGHTING PLAN

### 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: GC-CZ  
AREA: 21.04 ACRES  
REAL ESTATE ID: 0408361

### SITE DATA TABLE

TOWN PROJECT NO.	CID-26-XXXX / PSP-25-02
PARCEL PIN NO.	1768464343
EXISTING PROPERTY SIZE (ACRES)	21.04 AC
PROPOSED ROW DEDICATION (ACRES)	0.85 AC
PROPOSED PROPERTY SIZE (ACRES)	20.19 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	GC-CZ
CURRENT USE	VACANT
PROPOSED USE	COMMERCIAL/RETAIL/OFFICE
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	1.65 AC
TREE COVERAGE DATA	SEE SHEETS C1.10 & C1.11
SETBACKS:	
FRONT	20 FT
SIDE	15 FT
REAR	35 FT
CORNER	25 FT
PROJECT PERIMETER	4,843 FT
MINIMUM OPEN SPACE REQUIRED	1.01 AC
PROPOSED OPEN SPACE	1.06 AC
FLOODPLAIN	ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) MAP 3720176800K (EFF. 7/19/2022)

### OPEN SPACE CALCULATIONS

REQUIRED TOTAL OPEN SPACE AREA	SITE AREA X 5%	20.19 X 5% = 1.01 AC
REQUIRED ACTIVE OPEN SPACE	50% OF TOTAL OPEN SPACE	1.01 X 50% = 0.51 AC
REQUIRED PASSIVE OPEN SPACE	TOTAL OPEN SPACE - ACTIVE OPEN SPACE (LESS THAN 50% OF TOTAL OPEN SPACE)	1.01 - 0.51 = 0.50 AC
PROVIDED TOTAL OPEN SPACE AREA	-	1.06 AC
PROVIDED ACTIVE OPEN SPACE	-	0.69 AC (65%)
PROVIDED PASSIVE OPEN SPACE	-	0.37 AC (35%)

### INFRASTRUCTURE DATA TABLE

	TOTAL
UNITS	
6" WATER MAIN [LF]	---
8" WATER MAIN [LF]	1,749
12" WATER MAIN [LF]	---
8" SEWER MAIN [LF]	1,731
12" SEWER MAIN [LF]	---
4" SEWER MANHOLES [UNITS]	17
STORM DRAINAGE [LF]	2,821
IMPERVIOUS SURFACE [SF.]	770,982 SF
SEWER FLOW (360 GAL/UNIT)[GPD]	TBD
SIDEWALK [LF]	3,278
PUBLIC GREENWAY [LF]	---

### CONTACT LIST:

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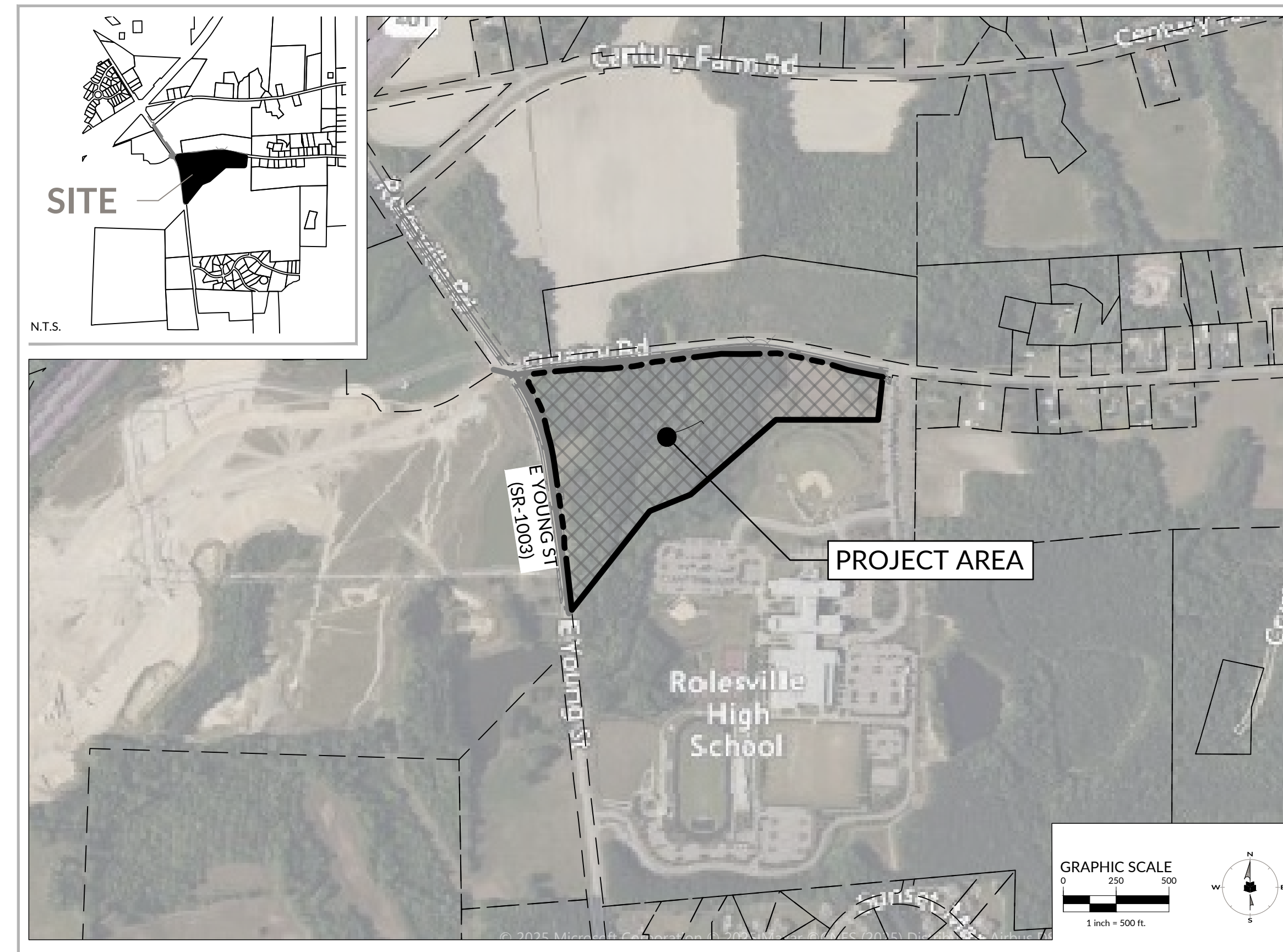
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ATTENTION: Jake Jones



CONSTRUCTION INFRASTRUCTURE DRAWINGS  
YOUNG ST COMMERCIAL GRAVITY COMPANIES  
WR PROJECT NO. 24-0129 A  
Town of Rolesville  
MUNI PRO NO. CID-26-XXXX  
INITIAL PLAN DATE: 04/01/2026



### WETLAND & BUFFER 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 INFRASTRUCTURE DRAWING (CID) APPROVAL FROM THE TOWN OF ROLESVILLE.

### FIRE ACCESS NOTES

ALL STREETS PROPOSED HEREIN WILL BE ACCESSIBLE FIRE LANES AND SHALL BE MARKED ACCORDINGLY PER TOWN OF ROLESVILLE STANDARDS. PLEASE REFER TO SHEET C0.01 FOR DETAILED FIRE & LIFE SAFETY NOTES.

### OFF-SITE IMPROVEMENTS NOTES

OFF-SITE IMPROVEMENTS WILL BE DESIGNED ACCORDING TO TOWN OF ROLESVILLE ADOPTED PLANS AND RECOMMENDATIONS PER THE TRAFFIC IMPACT ANALYSIS PREPARED BY EXULT ENGINEERING, PC., AND DATED DECEMBER 2025. THE PROPOSED IMPROVEMENTS WILL BE SUBMITTED SEPARATELY TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND ARE SHOWN HEREIN FOR REFERENCE ONLY. RIGHT-OF-WAY (ROW) DEDICATION IS PROPOSED WITH THIS PLAN SET IN CONJUNCTION WITH REQUIRED ROADWAY IMPROVEMENTS. ROW LINES HAVE BEEN LOCATED SUCH THAT REQUIRED OFF-SITE AND ROAD FRONTAGE IMPROVEMENTS CAN BE CONSTRUCTED TO BE WITHIN THE PUBLIC RIGHT-OF-WAY. PLEASE REFER TO ROADWAY IMPROVEMENT DRAWINGS PREPARED BY EXULT ENGINEERING, PC. UNDER A SEPARATE COVER FOR DETAILED DESIGN INFORMATION. REFERENCE NUMBERS FOR NCDOT REVIEWS ASSOCIATED WITH EACH REQUIRED PERMIT WILL BE PROVIDED THROUGHOUT THIS PLAN SET ONCE AVAILABLE.

### EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

**APPROVED**  
EROSION CONTROL  SEC-\_\_\_\_\_  
STORMWATER MGMT.  SWF-\_\_\_\_\_  
FLOOD STUDY  SWF-\_\_\_\_\_  
DATE \_\_\_\_\_



ENVIRONMENTAL CONSULTANT SIGNATURE

**RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK**

### DEVELOPER:

### PREPARED BY:

### CONTACT LIST: