

SITE DATA TABLE

DEVELOPMENT NAME: ROLESVILLE ROAD MIXED USE

LESS ROLESVILLE RD R/W DEDICATION AREA: 0.24 AC

CURRENT ZONING DISTRICT: NEIGHBORHOOD CENTER CONDITIONAL

SITE ADDRESS: 1216 ROLESVILLE RD

PIN NUMBER(S): 1768-33-7689

TOTAL AREA: 11.78 AC

EXISTING USE: VACANT

ZONING, NC CZ (MA 22-05)

USE BREAKDOWN:

FRONT: 15'/100'

14 SPACES

PARKING REQUIRED:

PARKING PROVIDED:

PROPOSED USE: MIXED USE

JURISDICTION: TOWN OF ROLESVILLE

NON-RESIDENTIAL: 1.74 AC (15.1%) **RESIDENTIAL:** 9.80 AC (84.9%)

NC MAX. DENSITY: 8 UNITS/AC **PROPOSED DENSITY:** 6.9 UNITS/AC

PROPOSED SINGLE FAMILY, ATTACHED LOTS: 68

NC MAX. BLDG. HEIGHT: 35' (TWO STORIES)

SIDE: 10'/50' (MIN. 30' BETWEEN STRUCTURES)

1.0 SPACES PER EVERY 5 UNITS (MAXIMUM OF 30 SPACES)

2.0 SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT

2 SPACES PER DRIVEWAY + 17 GUEST = 153 SPACES

2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)

2.0 SPACES * 68 UNITS + 0.25 SPACES * 68 UNITS = 153 SPACES

153 SPACES + 2 MAIL KIOSK SPACES = 155 SPACES (1 IS ADA ACCESSIBLE)

PROPOSED OPEN SPACE: 3.31 AC (28.7%); (1) LINEAR PARK/GREENWAY AND

1 SPACES * 68 UNITS = 13.6 SPACES (ROUND TO 14 SPACES)

NC BUILDING SETBACKS (MIN/MAX):

BICYLCE PARKING REQUIREMENTS: DWELLING MULTIPLE FAMILY PARKING:

VEHICULAR PARKING REQUIREMENTS:

DWELLING MULTIPLE FAMILY PARKING:

REQUIRED OPEN SPACE: 1.73 AC (15%)

BICYCLE PARKING REQUIRED:

BICYCLE PARKING PROVIDED:

MAIL KIOSK PARKING PROVIDED:

TOTAL PARKING PROVIDED:

NET AREA: 11.54 AC

PRELIMINARY SUBDIVISION PLAT FOR

ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

| REV # | DESCRIPTION | DATE | BY |
|----------|------------------------|-----------|-----|
| 1 | ROLESVILLE COMMENTS | 2/28/2025 | FLM |
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ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY

PLANS DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT

ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE

ACCORDINGLY

THIS BAR IS 1 INCH IN LENGTH

PRELIMINARY SUBDIVISION PLAT PSP-25-01

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

12-12-2024 AS SHOWN **DESIGNED BY:** FLM **APPROVED BY** FLM PROJECT NO.: 21029

COVER

SHEET 1 OF 7

ROLESVILLE RD MIXED USE PSP-25-01

#1 - REPEAT: Please list the submittal dates on the cover. For future submittals, please include the original submittal date and all e-submittal dates.

1216 ROLESVILLE ROAD ROLESVILLE, NORTH CAROLINA PIN: 1768-33-7689

MA-22-05

Conditions of Approval Revised November 14, 202

- 1. To the extent compliant with the further requirements of the LDO and TRC, the subject property shall be developed in accordance with that certain plan titled "Sketch Plan" most recently dated 02/27/2023 and prepared by FLM Engineering, Inc. Notwithstanding the foregoing:
- a. The illustrated location of the Two-Story Non-Residential Building shall not be binding but shall instead be determined as part of the Preliminary Subdivision Plat and/or Site Development Plan submittal, review, and approval process.
- b. The minimum heated square footage for the proposed Two-Story Non-Residential Building shall be 20,000 square feet.
- c. In addition to the illustrated northern and southern connectivity, at the time of the Preliminary Subdivision Plat submittal, review, and approval process, a public right-ofway street stub shall be constructed to the western property line adjoining PIN 1768-23-6815. The right-of-way width and construction details of this public street shall be warranted by a Traffic Impact Analysis, the Community Transportation Plan, and Land Development Ordinance based on the expected traffic volumes of this public street.
- 2. The Single-Family Attached dwelling Units (townhomes) shall adhere to the following

continuous dwelling units within a building without a roof-line break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12. g. Front stoops or porches, if provided, shall be a minimum of 4' in depth

3. The developer shall construct offsite road improvements as recommended by NCDOT in their

1216 Rolesville Road Traffic Impact Analysis Review Report dated March 21, 2023.

4. No fewer than one (1) townhome dwelling unit(s) shall be designated on the preliminary subdivision plat and conveyed without consideration to a charitable non-profit organization that provides homes to veterans, public school teachers, and/or persons with specialized training as first responders (e.g. law enforcement officers, firefighters, paramedics, and emergency medical technicians). A townhome dwelling unit conveyed as provided by this paragraph shall entitle the subdivision to a credit equal to the following Town fees: Recreation Development Fee, Transportation Development Fee, and Residential Permit processing fees. Wake County and/or City of Raleigh Utility fees shall not be waived, reimbursed, credited, etc. by the Town of

a. All elevations of the dwelling units visible to public rights-of-way shall have trim around b. Front elevations of dwelling units visible from public rights-of-way, shall contain at least three of the following: Bay Window Recessed Window Decorative Window Decorative Shake Porch or Stoop c. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the LDO. d. A varied color palette shall be utilized on residential dwelling unit buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color. **CALL 48 HOURS BEFORE** e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smoothfaced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in YOU DIG face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way. f. Roof lines to match architectural building style. Building rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of

OPTIMAL DEVELOPMENT LLC CONTACT: ROBERT SHAAR 924 EVENING SNOW ST WAKE FOREST, NC 27587 610.295.3699 SHAAR@MYOPTIMALEQUITY.COM FLM ENGINEERING, INC

SHEET

C-2

TITLE

COVER

SITE PLAN

DETAILS

1. COR PUBLIC UTILITIES CONDITION OF APPROVAL: A WATER MODEL IN COMPLIANCE WITH THE CITY

OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK SHALL BE SUBMITTED BY THE

PROJECT ENGINEER FOR REVIEW AND APPROVAL

PRIOR TO CONSTRUCTION DRAWING APPROVAL.

UTILITY PLAN

PRESERVATION PLAN

EXISTING CONDITIONS PLAN

GRADING AND DRAINAGE PLAN

ENGINEER OF RECORD:

OWNER/DEVELOPER:

CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

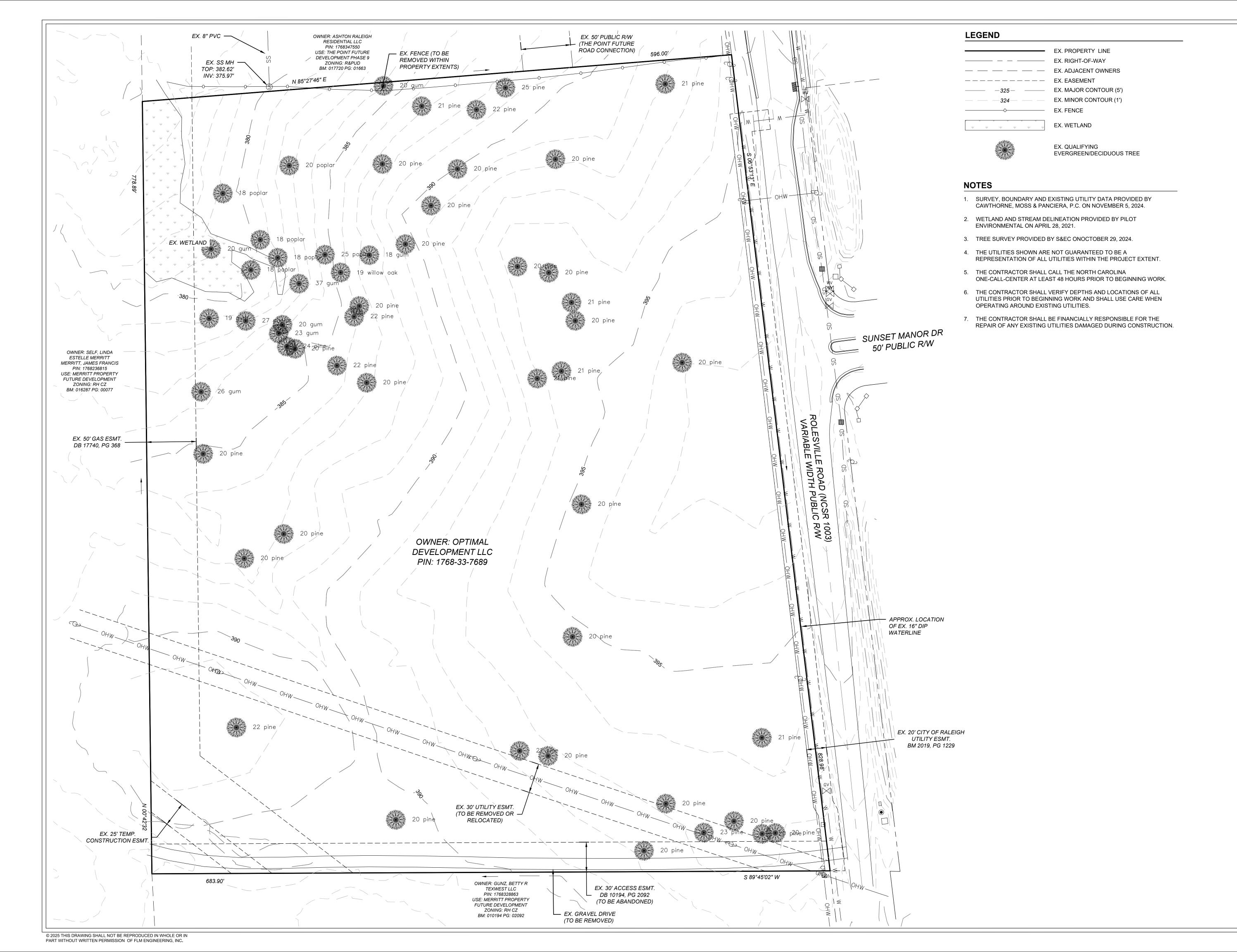
SPACE RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

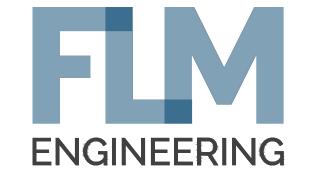
> ALL CONSTRUCTION SHALL BE IN **ACCORDANCE WITH ALL TOWN OF** ROLESVILLE, CITY OF RALEIGH AND WAKE **COUNTY STANDARDS AND SPECIFICATIONS**

NORTH CAROLINA

ONE-CALL CENTER

1-800-632-4949





POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

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PRELIMINARY SUBDIVISION PLAT PSP-25-01

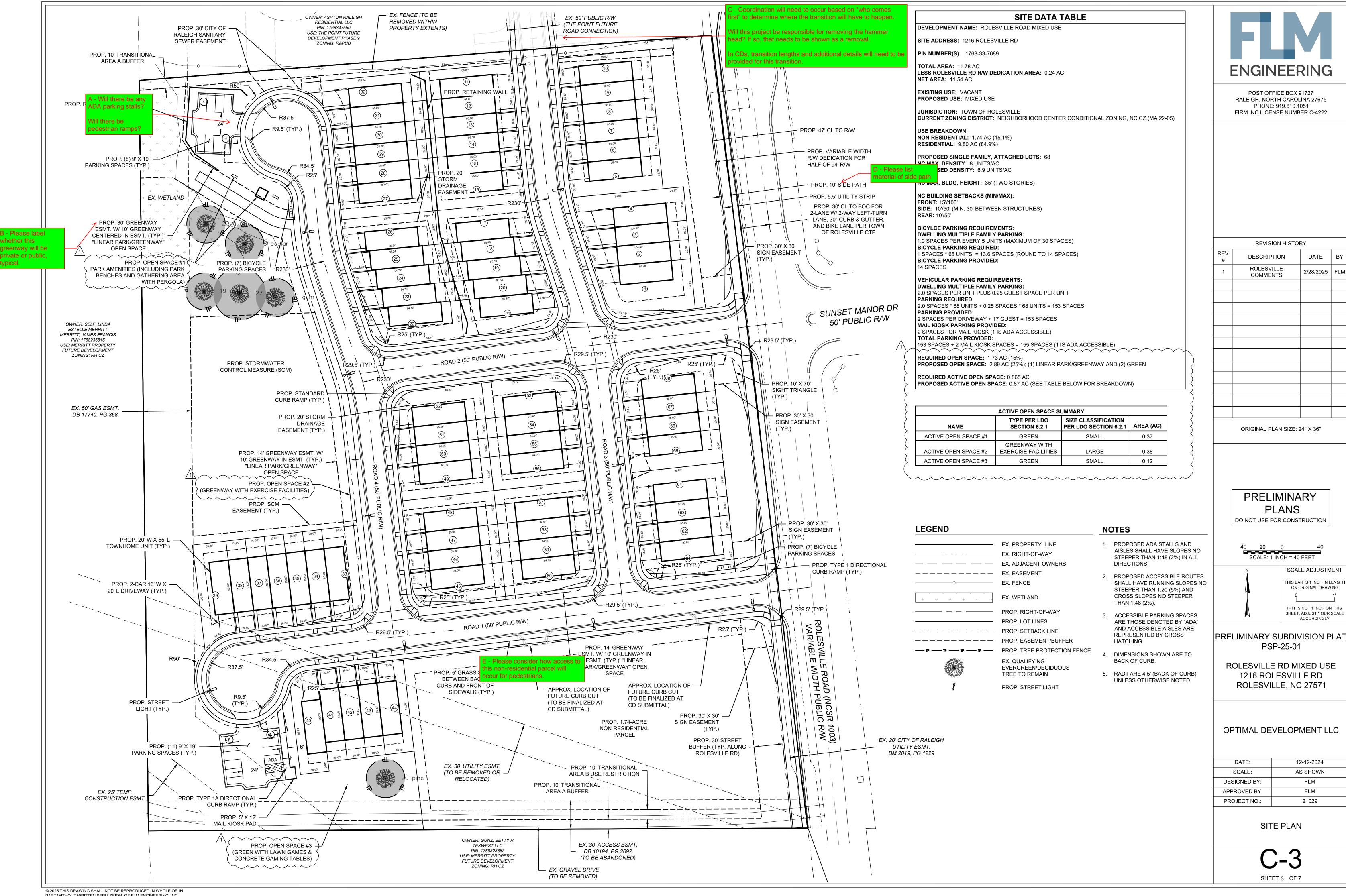
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OPTIMAL DEVELOPMENT LLC

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| PROJECT NO.: | 21029 |

EXISTING CONDITIONS PLAN

C-2SHEET 2 OF 7



| # | DESCRIPTION | DATE | BY |
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| 1 | ROLESVILLE COMMENTS | 2/28/2025 | FLN |
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whether this

typical.



EX. PROPERTY LINE EX. RIGHT-OF-WAY EX. ADJACENT OWNERS EX. FENCE EX. WETLAND PROP. RIGHT-OF-WAY PROP. LOT LINES ---- PROP. SETBACK LINE — — — — — — PROP. EASEMENT/BUFFER PROP. SANITARY SEWER PROP. STORM SEWER EX. QUALIFYING EVERGREEN/DECIDUOUS TREE

CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT

PROP. STREET LIGHT

- 2. UTILITY SEPARATION REQUIREMENTS:
- a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
- b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
- c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER &
- STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD
- f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18' MIN. VERTICAL SEPARATION REQUIRED.
- 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK
- 7. INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE
- 8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.goc FOR MORE INFORMATION

GENERAL UTILITY NOTES

- 1. WATER AND SANITARY SEWER SERVICES TO BE COORDINATED WITH HOUSE PLUMBING
- 2. THERE SHALL BE NO INTERCONNECTION BETWEEN CITY SUPPLIED WATER AND WATER FROM OTHER SOURCES INCLUDING WELLS.
- 5. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL
- 6. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48
- 7. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO
- BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- 8. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- 9. WATER AND SEWER SERVICES SHALL BE CONTAINED WITHIN THE PORTION OF THE PARCEL UNDER TOWN OF ROLESVILLE JURISDICTION. THERE SHALL BE NO INTERCONNECTION WITH THE EXISTING OFF-SITE WELLS.



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ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 40 FEET SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

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PRELIMINARY SUBDIVISION PLAT PSP-25-01

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD ROLESVILLE, NC 27571

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UTILITY PLAN

SHEET 4 OF 7



ENGINEERING

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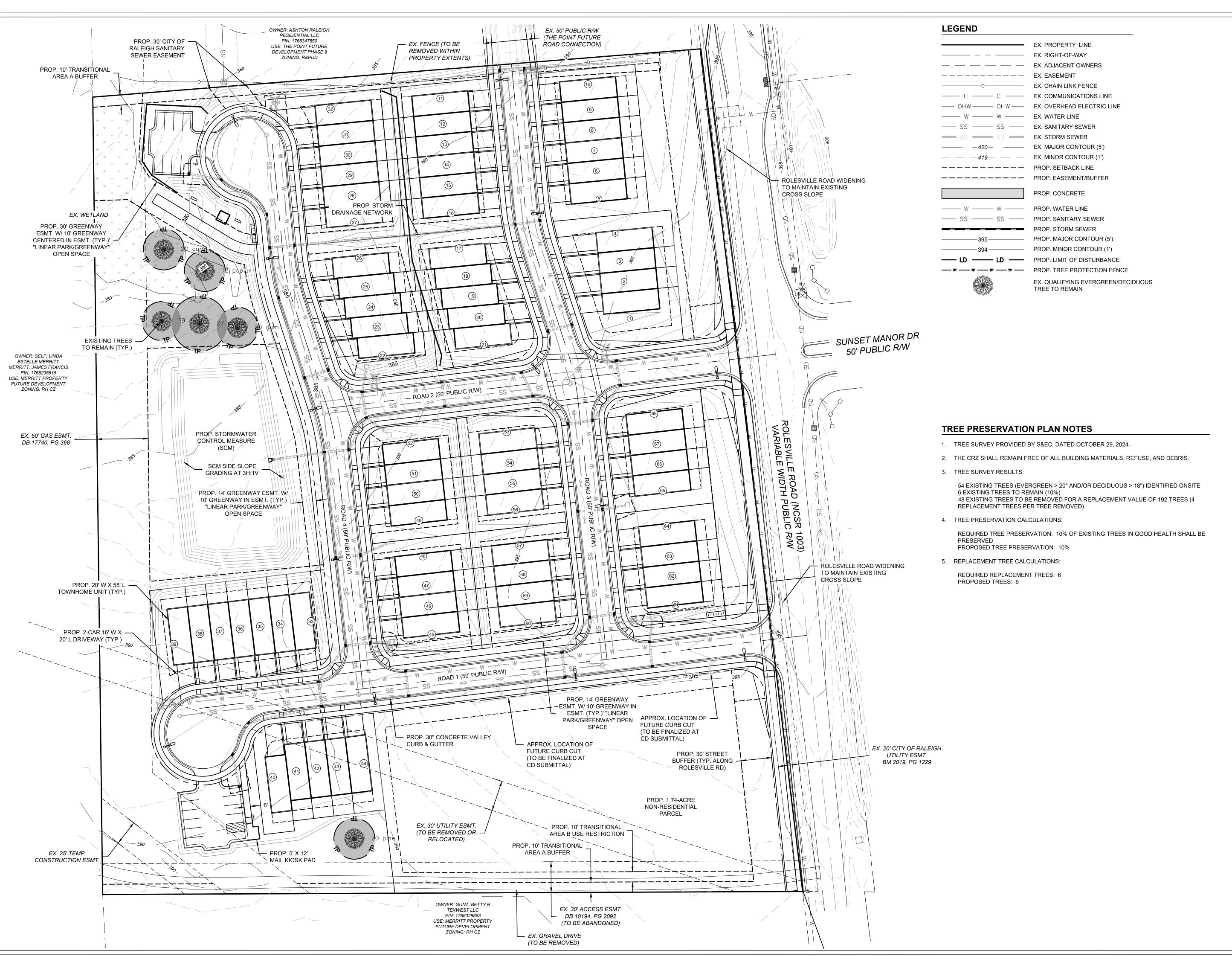
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GRADING AND DRAINAGE PLAN

SHEET 5 OF 7





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PRESERVATION PLAN

C-6SHEET 6 OF 7

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black

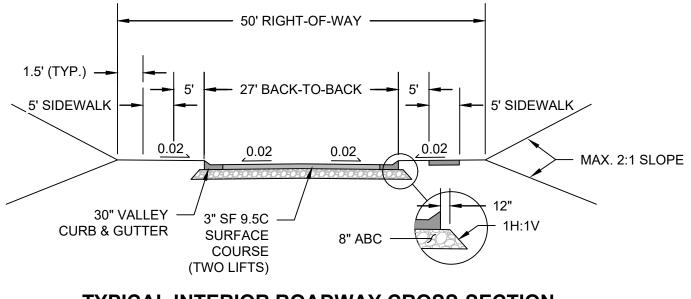


Upscale stylish look for downtown shopping and business districts.

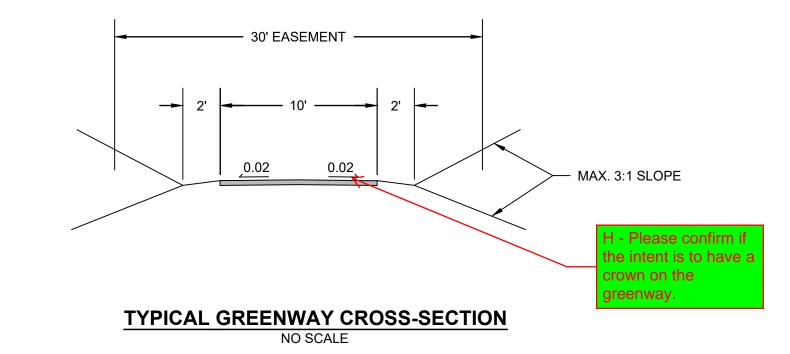
• For stadiums, parks and athletic fields.

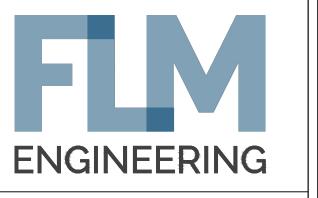
10-gauge steel with attractive powder coating.
2 3/8" diameter bar.
Mounting hardware included.

BIKE RACK DETAIL
NO SCALE



TYPICAL INTERIOR ROADWAY CROSS-SECTION
NO SCALE





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DETAILS

C-7SHEET 7 OF 7



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