

ROLESVILLE RD
MIXED USE
PSP-25-01

[illegible]

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING AND DRAINAGE PLAN
C-6	PRESERVATION PLAN
C-7	DETAILS

NOTES

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.

ORIGINAL PLAN SIZE: 24" X 36"

OWNER/DEVELOPER:

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

ENGINEER OF RECORD:

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

PRELIMINARY
PLANS

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

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

PRELIMINARY SUBDIVISION PLAT
PSP-25-01

ROLESVILLE RD MIXED USE
1216 ROLESVILLE RD
ROLESVILLE, NC 27571

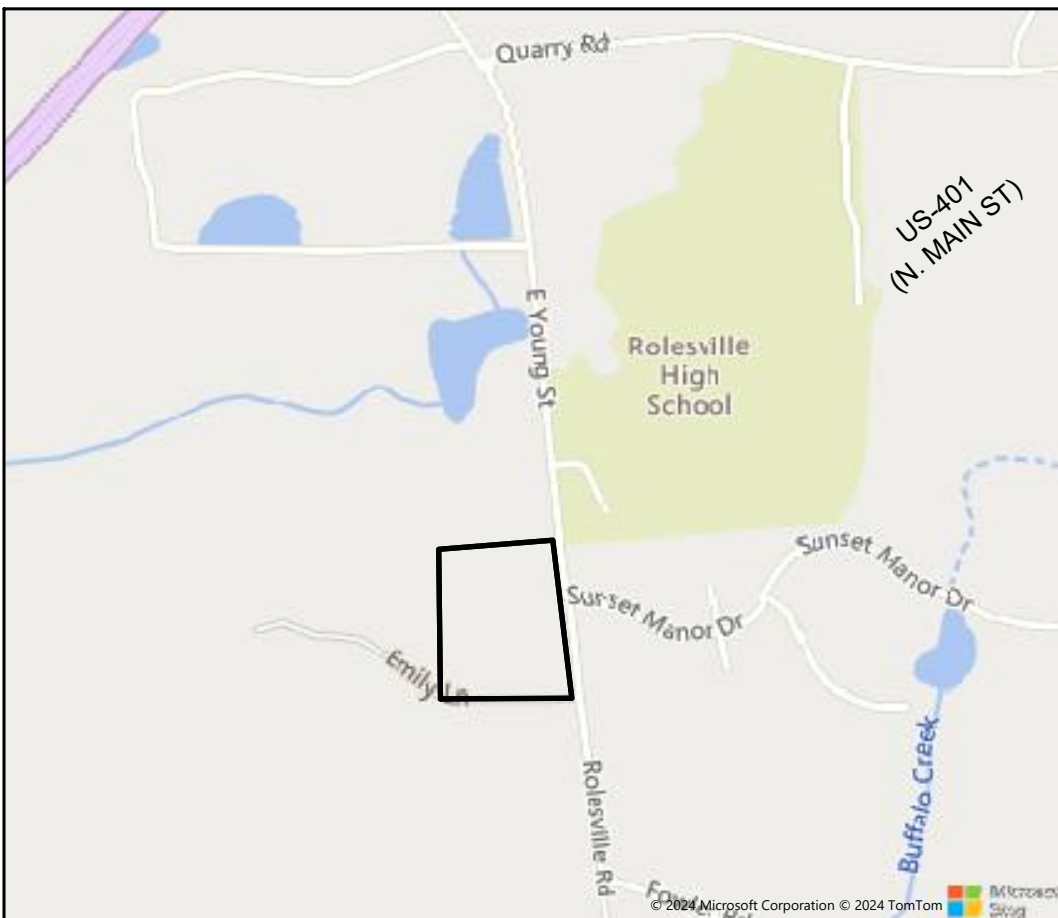
OPTIMAL DEVELOPMENT LLC

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

COVER

C-1

HEET 1 OF 7



VICINITY MAP

$$1'' = 1000'$$

SITE DATA TABLE

DEVELOPMENT NAME: ROLESVILLE ROAD MIXED USE

SITE ADDRESS: 1216 ROLESVILLE RD

PIN NUMBER(S): 1768-33-7689

TOTAL AREA: 11.78 AC
LESS ROLESVILLE RD R/W DEDICATION AREA: 0.24 AC
NET AREA: 11.54 AC

EXISTING USE: VACANT
PROPOSED USE: MIXED USE

JURISDICTION: TOWN OF ROLESVILLE
CURRENT ZONING DISTRICT: NEIGHBORHOOD CENTER CONDITIONAL
ZONING, NC CZ (MA 22-05)

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

PROPOSED SINGLE FAMILY, ATTACHED LOTS: 68
NC MAX. DENSITY: 8 UNITS/AC
PROPOSED DENSITY: 6.9 UNITS/AC

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

NC BUILDING SETBACKS (MIN/MAX):
FRONT: 15'/100'
SIDE: 10'/50' (MIN. 30' BETWEEN STRUCTURES)
REAR: 10'/50'

BICYCLE PARKING REQUIREMENTS:
DWELLING MULTIPLE FAMILY PARKING:
 1.0 SPACES PER EVERY 5 UNITS (MAXIMUM OF 30 SPACES)
BICYCLE PARKING REQUIRED:
 1 SPACES * 68 UNITS = 13.6 SPACES (ROUND TO 14 SPACES)
BICYCLE PARKING PROVIDED:
 14 SPACES

VEHICULAR PARKING REQUIREMENTS:
DWELLING MULTIPLE FAMILY PARKING:
 2.0 SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT
PARKING REQUIRED:
 2.0 SPACES * 68 UNITS + 0.25 SPACES * 68 UNITS = 153 SPACES

PARKING PROVIDED:
2 SPACES PER DRIVEWAY + 17 GUEST = 153 SPACES

MAIL KIOSK PARKING PROVIDED:
2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)

TOTAL PARKING PROVIDED:
153 SPACES + 2 MAIL KIOSK SPACES = 155 SPACES (1 IS ADA ACCESSIBLE)

REQUIRED OPEN SPACE: 1.73 AC (15%)

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

MA-22-05
1216 Rolesville Road
Conditions of Approval
Revised November 14, 2023

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.

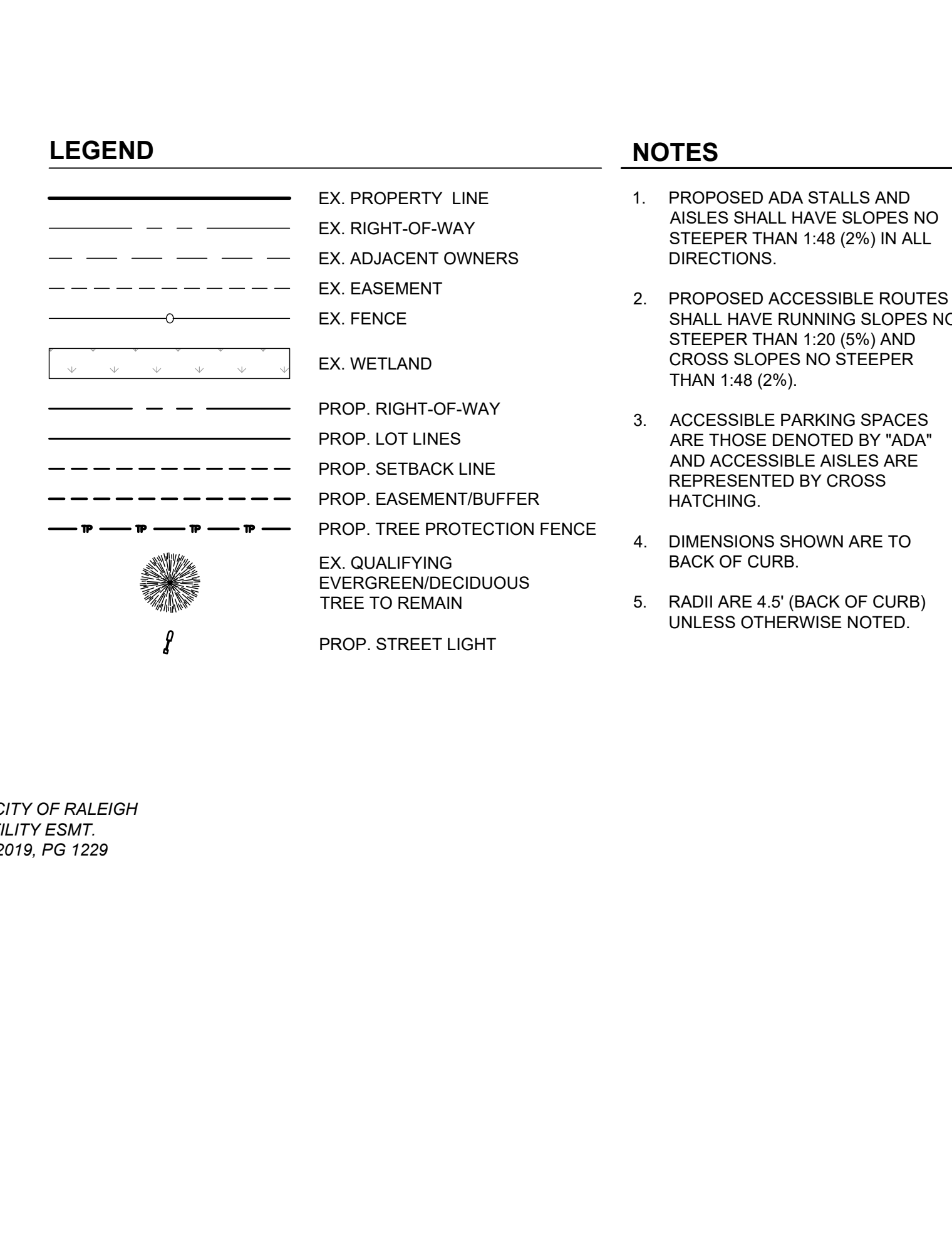
1. To the extent compliant with the further requirements of the LDO and TRC, the subject property shall be developed in accordance with that certain plan titled "Sketch Plan" most recently dated 02/27/2023 and prepared by FLM Engineering, Inc. Notwithstanding the foregoing:
 - a. The illustrated location 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-of-way street curb 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 architectural conditions:
 - a. All elevations of the dwelling units visible to public rights-of-way shall have trim around the windows.
 - 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 Shale
 - 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 should include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
 - e. Unadorned concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be laid in 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. Bulging rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of
3. 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 Rolesville.
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 Rolesville.

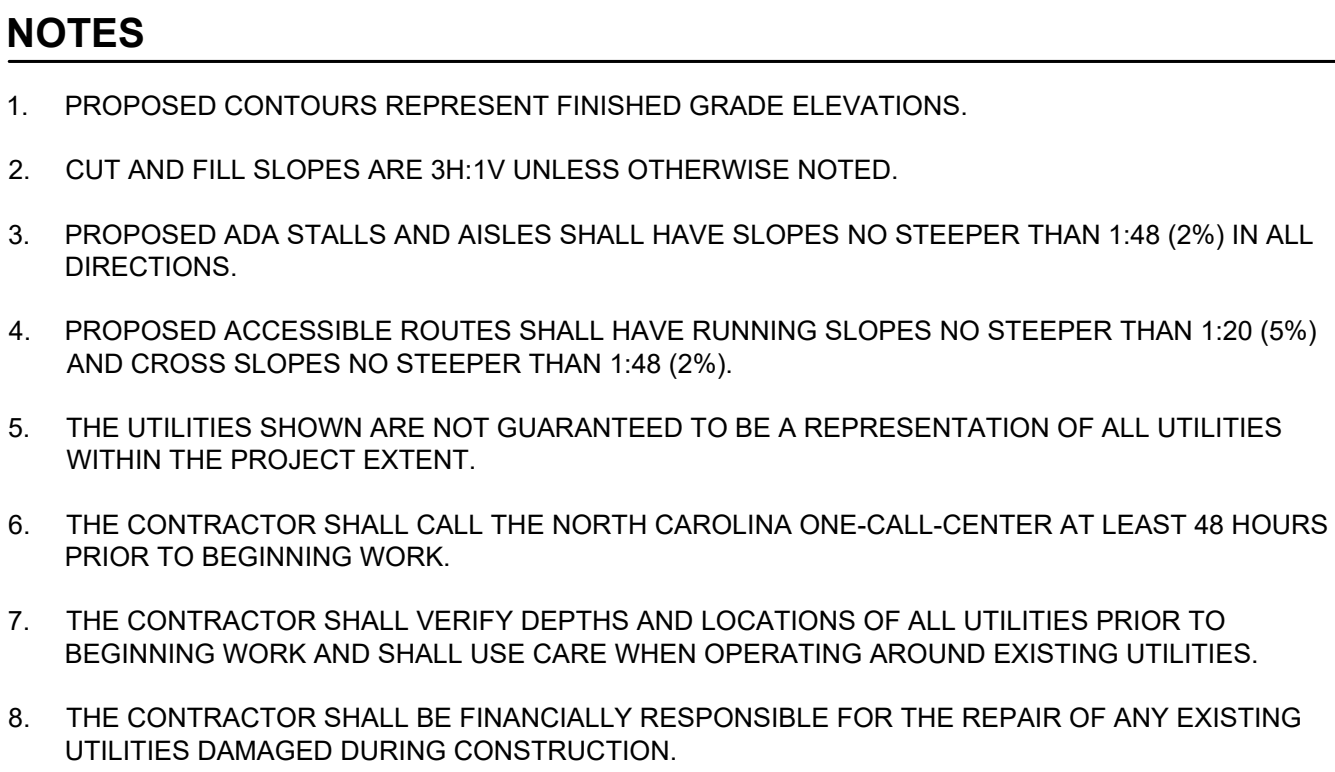
CALL 48 HOURS BEFORE
YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

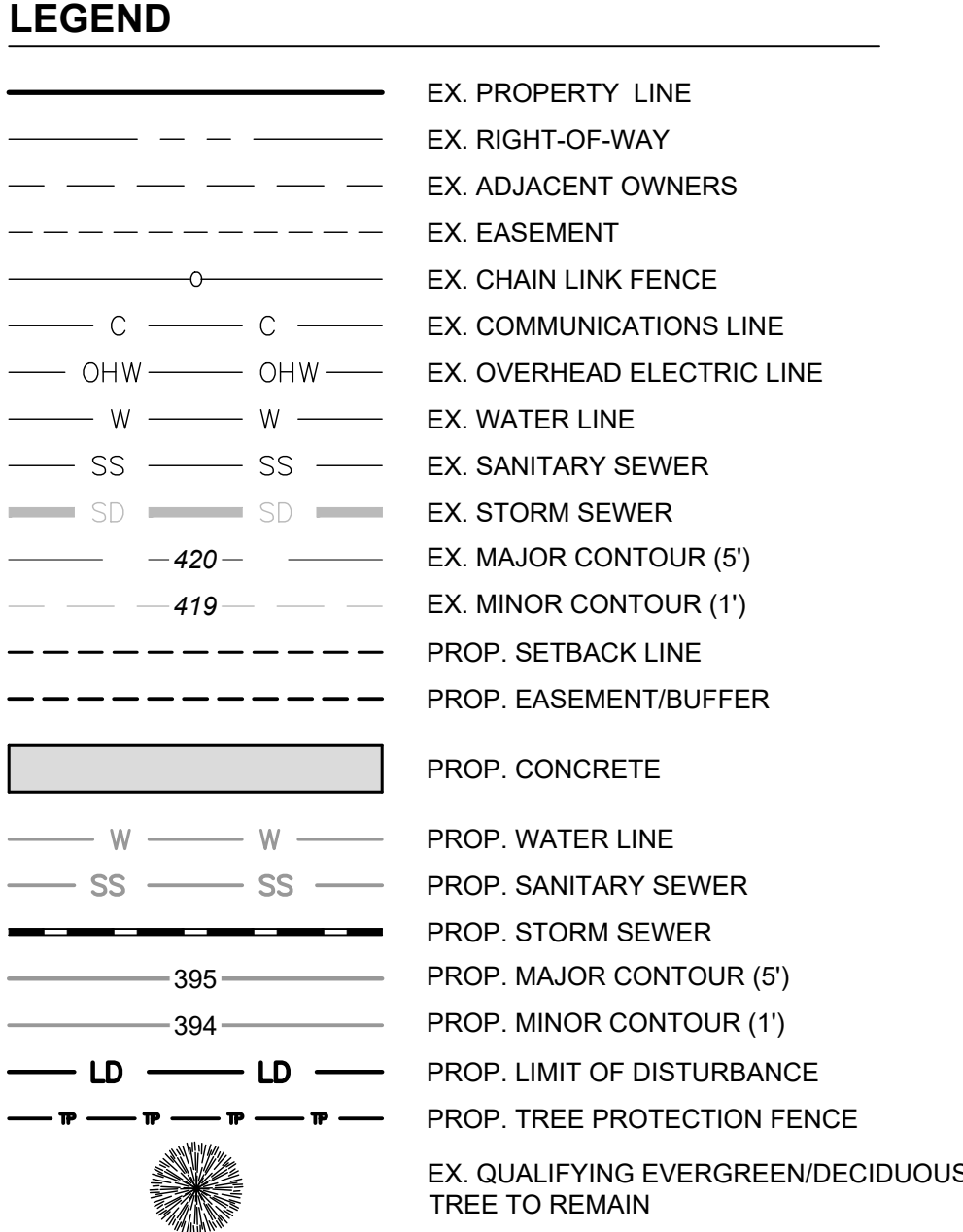
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH AND WAKE COUNTY STANDARDS AND SPECIFICATIONS





EX. 20' CITY OF RALEIGH
UTILITY ESMT.
BM 2019, PG 1229

C-5
SHEET 5 OF 7



1. TREE SURVEY PROVIDED BY S&EC, DATED OCTOBER 29, 2024.
2. THE CRZ SHALL REMAIN FREE OF ALL BUILDING MATERIALS, REFUSE, AND DEBRIS.
3. TREE SURVEY RESULTS:

54 EXISTING TREES (EVERGREEN > 20" AND/OR DECIDUOUS > 18") IDENTIFIED ONSITE
6 EXISTING TREES TO REMAIN (10%)
48 EXISTING TREES TO BE REMOVED FOR A REPLACEMENT VALUE OF 192 TREES (4
REPLACEMENT TREES PER TREE REMOVED)
4. TREE PRESERVATION CALCULATIONS:

REQUIRED TREE PRESERVATION: 10% OF EXISTING TREES IN GOOD HEALTH SHALL BE
PRESERVED
PROPOSED TREE PRESERVATION: 10%
5. REPLACEMENT TREE CALCULATIONS:

REQUIRED REPLACEMENT TREES: 6
PROPOSED TREES: 6


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SHEET 6 OF 7

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

							SPECIFY COLOR:	
MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	\$220	■ Black ▾	<input type="text" value="1"/> <input type="button" value="ADD"/>

1.5' (TYP.)

5' SIDEWALK

50' RIGHT-OF-WAY

5'

27' BACK-TO-BACK

5'

5' SIDEWALK

0.02

0.02

0.02

0.02

MAX. 2:1 SLOPE

30" VALLEY CURB & GUTTER

3" SF 9.5C SURFACE COURSE (TWO LIFTS)

8" ABC

12" 1H:1V

Diagram illustrating a road cross-section with the following dimensions and features:

- 30' EASEMENT**: Total width of the easement.
- 2'**: Shoulder width on both sides.
- 10'**: Travel lane width.
- 0.02**: Grade percentage for the travel lane and shoulders.
- MAX. 3:1 SLOPE**: Maximum slope for the embankment.
- NOTE**: Please the crown of crown on (highlighted in green).

H - Please confirm if the intent is to have a crown on the greenway.

[illegible]

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C-7
SHEET 7 OF 7

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ROLESVILLE, CITY OF RALEIGH AND WAKE
COUNTY STANDARDS AND SPECIFICATIONS

© 2025 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.