

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

Please include the public improvements quantities  
table found on page 341 of the Raleigh Water PU  
Design Manual.

After submittal through  
Raleigh's portal, you'll  
receive a MRCP #.  
This # will need to be  
included on the cover.

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

ORIGINAL SUBMITTAL DATE: 8/1/2025

#### ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER,  
AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR  
CONTACTING THE PUBLIC UTILITIES INSPECTOR AT 919-896-3245 OR  
HTTPS://CITYWORKS.RALEIGHNC.GOV/PU/CONTRACTORS/NEW AND SCHEDULE  
A PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING ANY CONSTRUCTION.  
RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST  
TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND  
CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY THE CITY DEPARTMENTS IN ADVANCE OF BEGINNING  
CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND  
REQUIRE RE-INSTALLATION OF ANY WATER OR SEWER FACILITIES NOT  
INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE  
PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF RALEIGH  
WATER WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE  
WORK IN THE CITY OF RALEIGH.

SHEET	TITLE
C-1	COVER
C-2 & C-3	STORMWATER CALCULATIONS
C-4	EROSION CONTROL CALCULATIONS
C-5	EXISTING CONDITIONS PLAN
C-6	SITE PLAN
C-7	UTILITY PLAN
C-8	GRADING AND DRAINAGE PLAN
C-9	STORMWATER WETLAND DETAILS
C-10	EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C-11	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C-12	EROSION & SEDIMENT CONTROL PLAN - PHASE 3
C-13	EROSION & SEDIMENT CONTROL BASIN DETAIL
C-14	ROAD 1 PLAN & PROFILE
C-15	ROAD 2 PLAN & PROFILE
C-16	ROAD 3 PLAN & PROFILE
C-17	ROAD 4 PLAN & PROFILE
C-18	LANDSCAPE PLAN
C-19	ROAD WIDENING PLANS FOR ROLESVILLE ROAD
C-20	ROAD WIDENING DETAILS FOR ROLESVILLE ROAD
C-21 & C-22	SITE DETAILS
C-23	STORM DRAINAGE DETAILS
C-24 & C-25	EROSION & SEDIMENT CONTROL DETAILS
C-26	WATER DETAILS
C-27	SEWER DETAILS
C-28	SELF-INSPECTION RECORDKEEPING & REPORTING
C-29	GROUND STABILIZATION & MATERIALS HANDLING
25-0322A	DUKE ENERGY LIGHTING PLAN

#### OWNER/DEVELOPER:

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

#### ENGINEER OF RECORD:

FLM ENGINEERING, INC  
CONTACT: T. CHASE MASSEY, PE  
PO BOX 91727  
RALEIGH, NC 27675  
919.423.8975  
CMASSEY@FLMENGINEERING.COM

#### EROSION AND SEDIMENT CONTROL

APPROVED PLAN  
DATE \_\_\_\_\_  
PERMIT NO. SEC-\_\_\_\_\_  
Wake County Environmental Services  
Sedimentation & Erosion Control  
919-856-7400



ENVIRONMENTAL CONSULTANT SIGNATURE

#### PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF  
THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL  
AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM  
TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES  
HANDBOOK.

CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # W-\_\_\_\_\_

#### PUBLIC SEWER COLLECTION / EXTENSION SYSTEM

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THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL  
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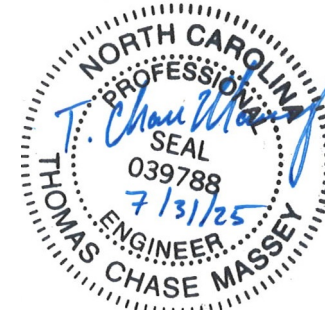
CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # S-\_\_\_\_\_

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



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



REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

ISSUED FOR  
PERMITTING

DO NOT USE FOR CONSTRUCTION

#### 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

#### CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

COVER

C-1

SHEET 1 OF 30

CALL 48 HOURS BEFORE  
YOU DIG  
**North Carolina 811**  
www.nc811.org  
NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949



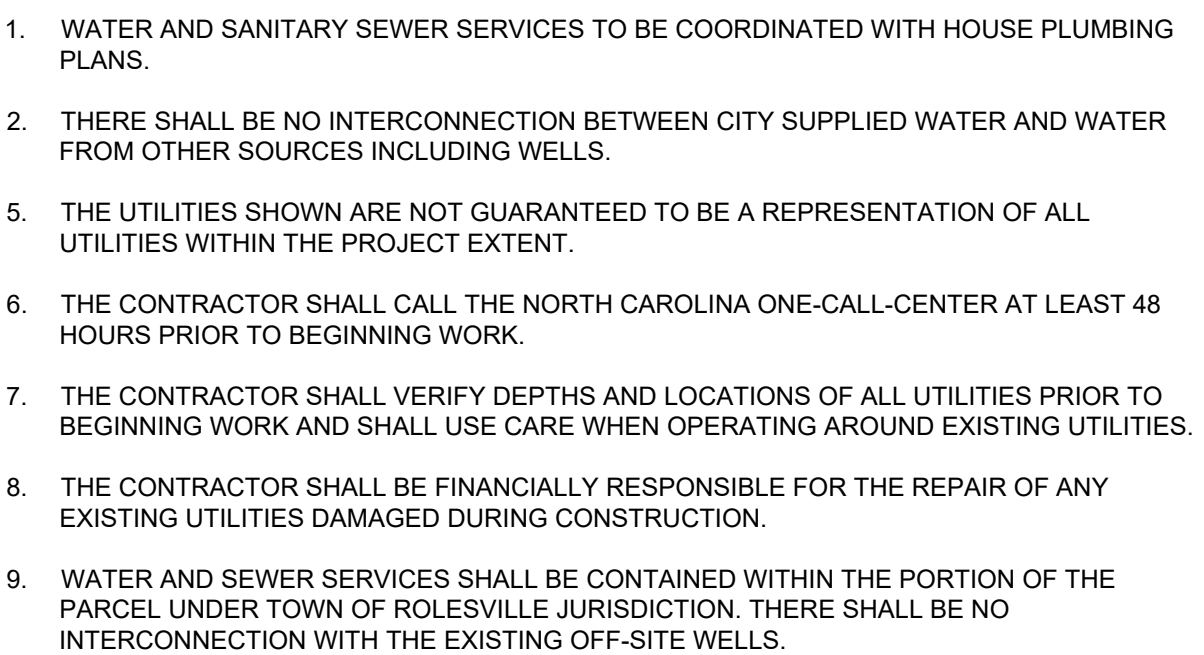
ORIGINAL PLAN SIZE: 24" X 36"

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DATE:	07-31-2025
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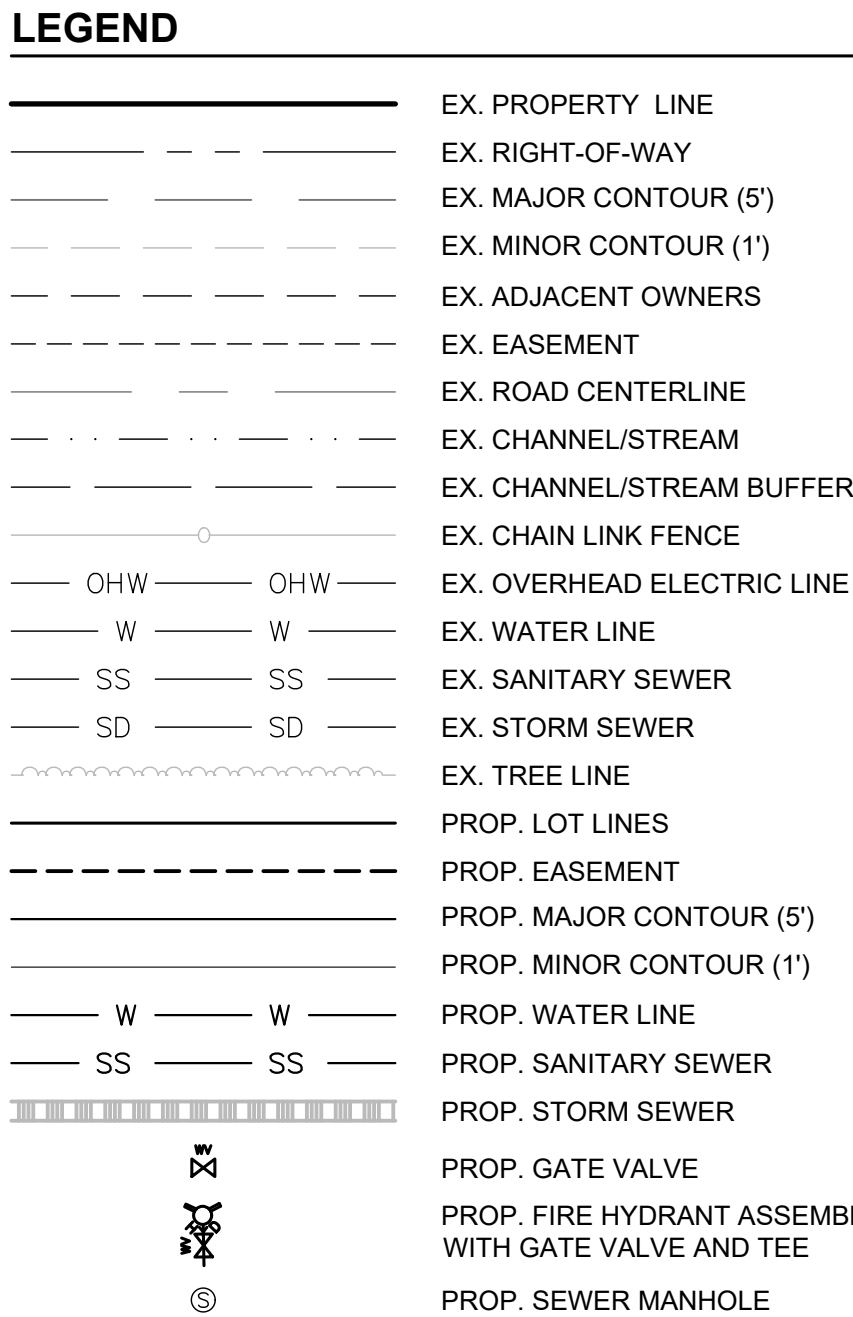
## SHEET 7 OF 30



FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF RALEIGH WATER WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # S-





Plan / Profile view  
should match  
orientations on the  
sheet.

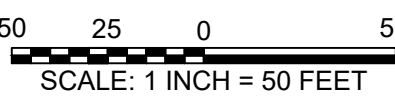


1. ALL WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDEQ STANDARDS AND SPECIFICATIONS.
2. SEE UTILITY PLANS (SHEET C-7) FOR CITY OF RALEIGH UTILITY NOTES & WATER/SEWER SERVICE CONNECTION LOCATIONS.

[illegible]

ORIGINAL PLAN SIZE: 24" X 36'

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## SCALE ADJUSTMENT

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ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
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APPROVED BY:	FLM
PROJECT NO.:	21029

## ROAD 1 PLAN & PROFILE

SHEET 14 OF 30

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

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## PUBLIC TION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

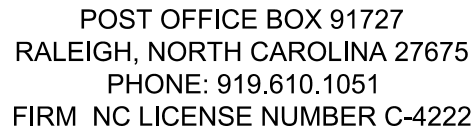
CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # W

**PUBLIC**  
**SEWER COLLECTION / EXTENSION SYSTEM**

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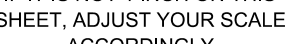
CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # S-



[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

DO NOT USE FOR CONSTRUCTION



ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

DATE:	07-31-2025
-------	------------

SCALE:	AS SHOWN
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DESIGNED BY:	FLM
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APPROVED BY:	FLM
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ROAD 2 PLAN &amp; PROFILE

SHEET 15 OF 30



Plan / Profile view  
should match  
orientations on the  
sheet.



1. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT AREA.
2. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

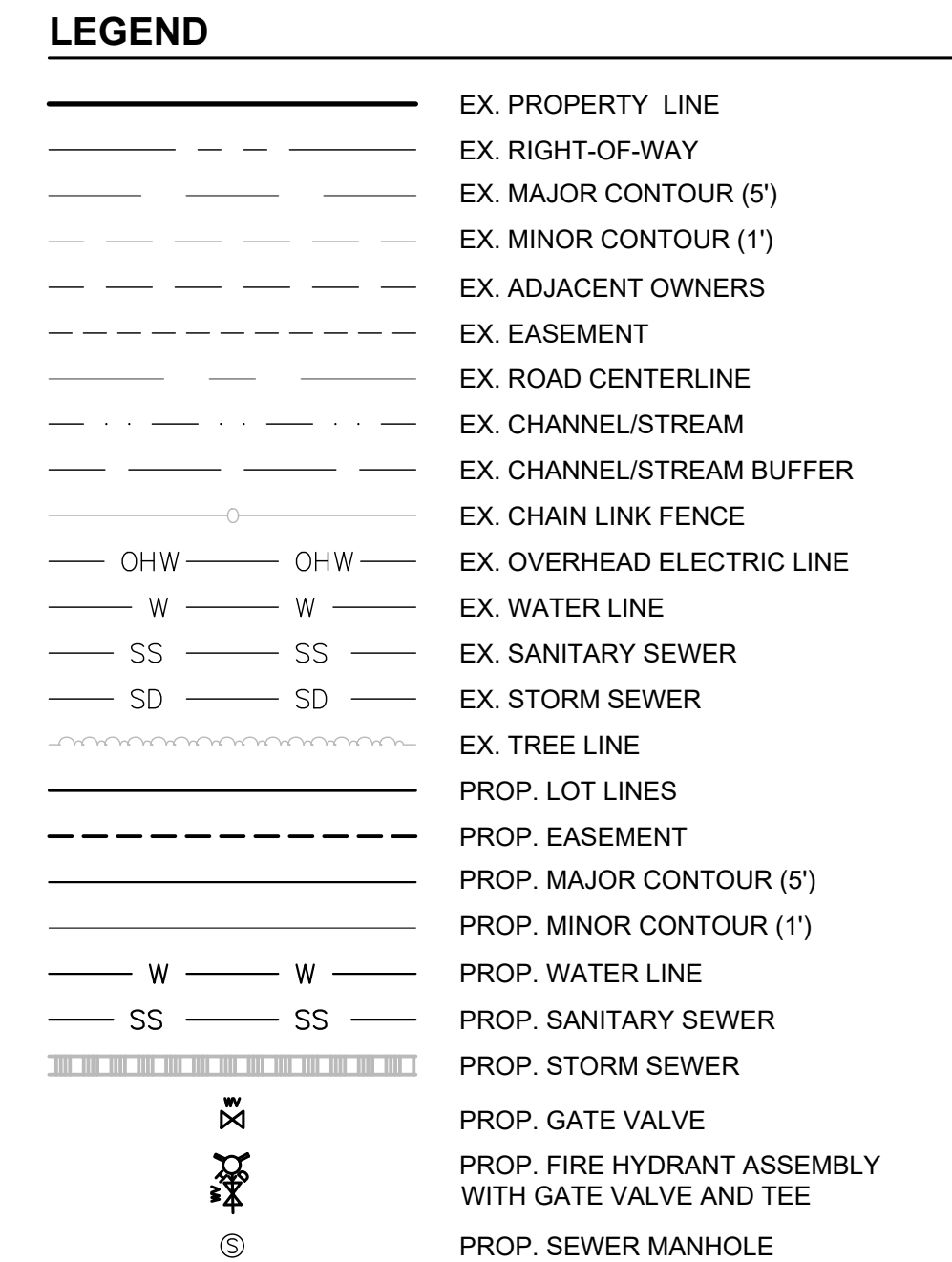


### VERTICAL SCALE

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

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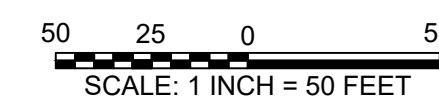
## WATER DISTRIBUTION AND SANITARY SEWER NOTES

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[illegible]

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ISSUED FOR  
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SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH

0 1"

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CONSTRUCTION  
INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

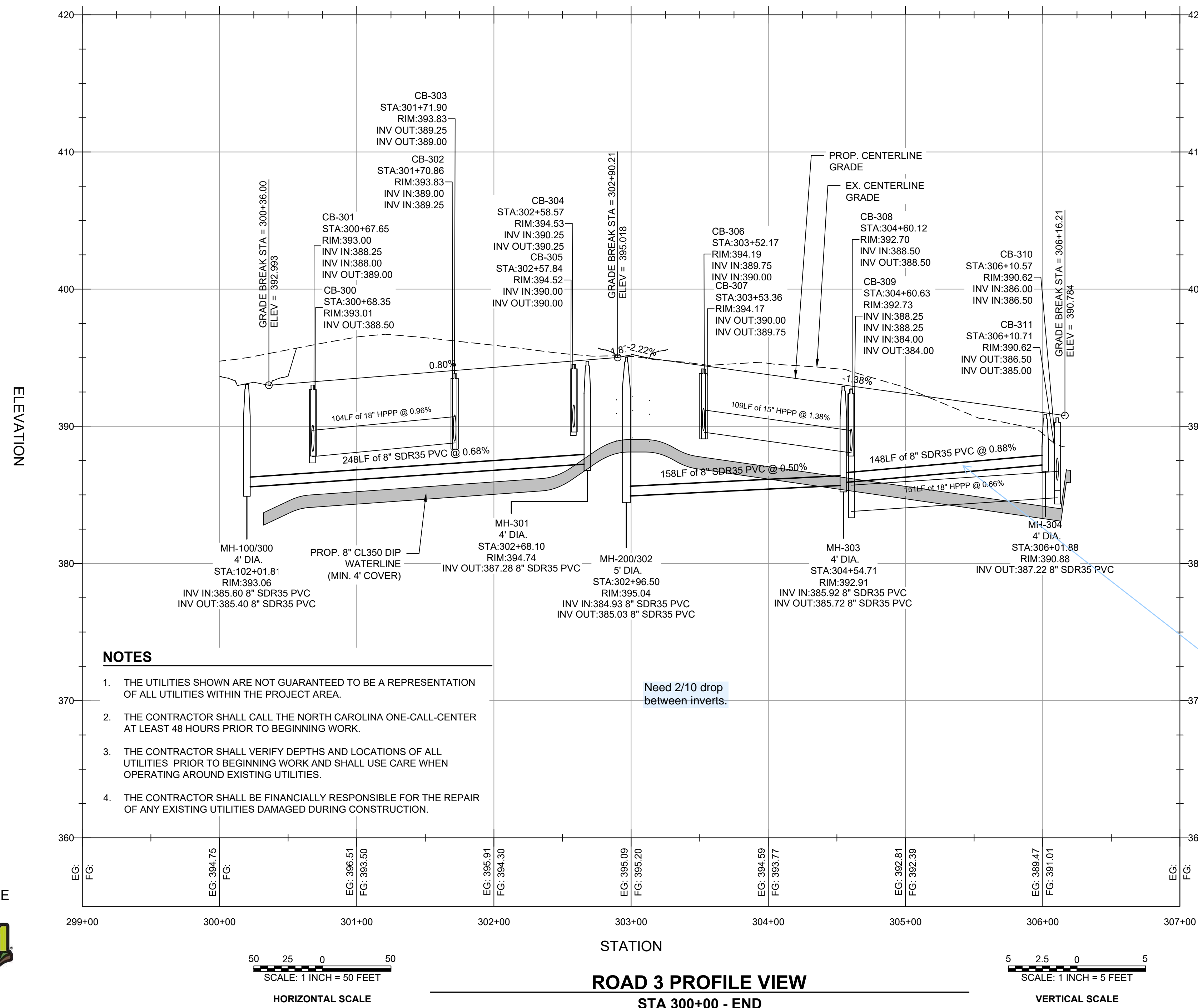
OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

ROAD 3 PLAN &amp; PROFILE

C-16

SHEET 16 OF 30



At this depth, DIP would be required, unless C900 is acceptable with 3' of cover.

## ATTENTION CONTRACTORS

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**PUBLIC**  
**WATER DISTRIBUTION / EXTENSION SYSTEM**

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CITY OF RALEIGH

**PUBLIC  
SEWER COLLECTION / EXTENSION SYSTEM**

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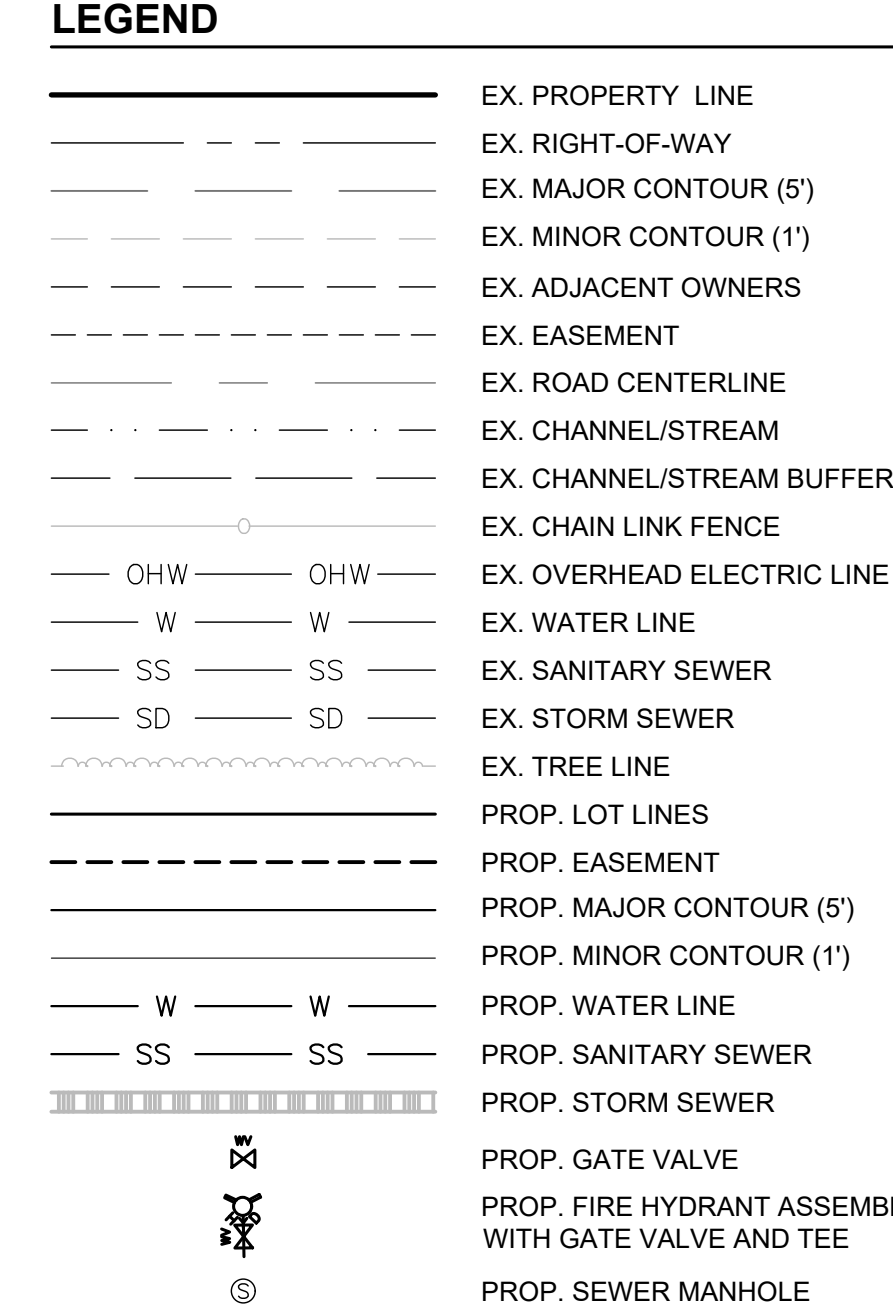
CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT PERMIT # S-

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ONE-CALL CENTER  
1-800-632-4949





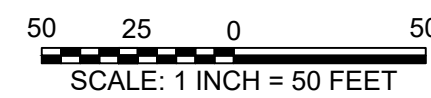
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[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

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SCALE ADJUSTMENT



**SCALE ADJUSTMENT**

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ON ORIGINAL DRAWING



IF IT IS NOT 1 INCH ON THIS  
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ACCORDINGLY

# CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

## ROAD 4 PLAN & PROFILE

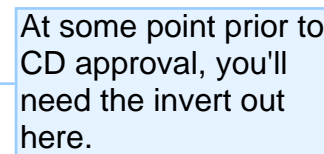
# C-17

SHEET 17 OF 30

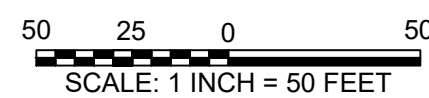
CALL 48 HOURS BEFORE  
YOU DIG

**North Carolina 811**  
[www.1ic811.org](http://www.1ic811.org)

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



### ROAD 4 PROFILE VIEW



5 2.5 0 5  
SCALE: 1 INCH = 5 FEET



