PRELIMINARY SUBDIVISION PLANS

YOUNG ST COMMERCIAL

GRAVITY COMPANIES

PSP-25-02

901 E YOUNG ST, ROLESVILLE, NC | 27587 | WAKE COUNTY

FIRST SUBMITTAL: AUGUST 01, 2025

SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.
SEE SHEET C1.00 FOR BENCHMARK INFORMATION.
VERTICAL DATUM BASED ON NAVD 88.

PARCEL DATA

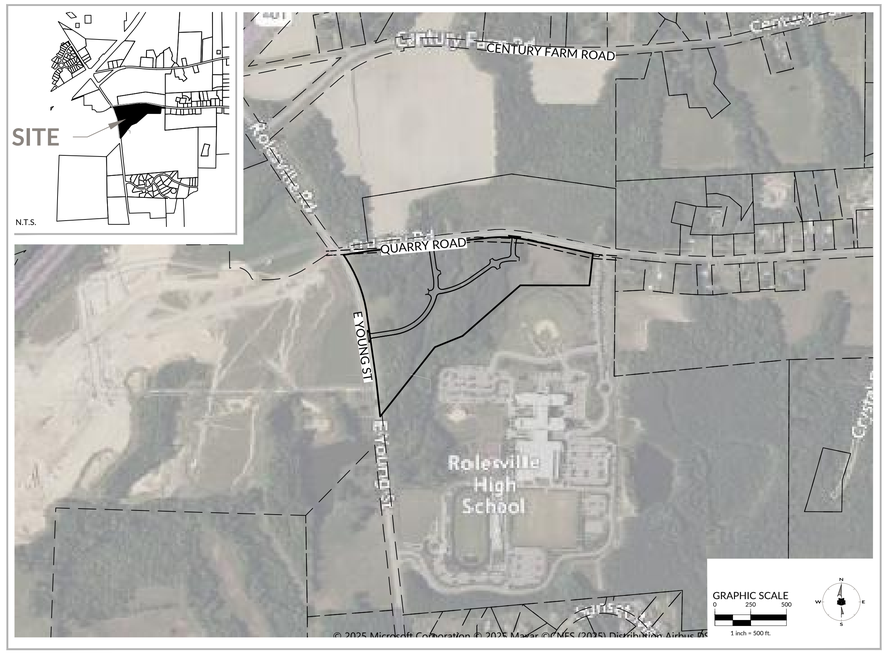
PIN:	1768464343
OWNER:	WAKE CNTY BOARD OF EDUCATION
ADDRESS:	901 E YOUNG ST
ZONING:	CG-CZ
AREA:	21.51 ACRES
REAL ESTATE ID:	0408361

SITE DATA TABLE

COUNTY PROJECT NO.	PSP-25-02
PARCEL PIN NO.	1768464343
TOTAL PROJECT AREA (ACRES)	21.51 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	CG-CZ
CURRENT USE	VACANT
PROPOSED USE	COMMERCIAL/RETAIL/OFFICE
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	TBD
TREE COVERAGE DATA	SEE SHEETS C1.10 & C1.11
SETBACKS:	
FRONT	20 FT
SIDE	15 FT
REAR	35 FT
CORNER	25 FT
PROJECT PERIMETER	5,000 FT
MINIMUM OPEN SPACE REQUIRED	1.07 AC
PROPOSED OPEN SPACE	1.09 AC

OPEN SPACE CALCULATIONS

REQUIRED TOTAL OPEN SPACE AREA	SITE AREA X 5%	21.51 X 5% = 1.07 AC
REQUIRED ACTIVE OPEN SPACE	50% OF TOTAL OPEN SPACE	1.07 X 50% = 0.54 AC
REQUIRED PASSIVE OPEN SPACE	TOTAL OPEN SPACE - ACTIVE OPEN SPACE (LESS THAN 50% OF TOTAL OPEN SPACE)	1.07 - 0.54 = 0.53 AC
PROVIDED TOTAL OPEN SPACE AREA	-	1.09 AC
PROVIDED ACTIVE OPEN SPACE	-	0.68 AC (62%)
PROVIDED PASSIVE OPEN SPACE	-	0.41 AC (38%)



NOTES

WETLANDS & BUFFERS 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 PLAN APPROVAL FROM THE TOWN OF ROLESVILLE.

EROSION AND SEDIMENT CONTROL:
EROSION CONTROL PLANS AND CALCULATIONS SHALL BE PROVIDED DURING THE TOWN OF ROLESVILLE'S CONSTRUCTION INFRASTRUCTURE DRAWING (C.I.D.) REVIEW PROCESS. THE LEVEL OF DESIGN PROVIDED IN THIS PLAN SET IS INSUFFICIENT TO PROVIDE ACCURATE EROSION AND SEDIMENT CONTROL DESIGN AND CALCULATIONS AT THIS TIME.

FIRE ACCESS:
FIRE ACCESS PLAN FOR THE PROPOSED LOTS SHALL BE PROVIDED DURING THE TOWN OF ROLESVILLE'S SITE DEVELOPMENT PLAN (S.D.P.) REVIEW PROCESS.

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	TREE PRESERVATION PLAN
C1.11	TREE PRESERVATION CALCULATIONS & DETAILS
C2.00	SITE PLAN
C2.10	SITE PLAN CONCEPT
C3.00	UTILITY PLAN
C4.00	GRADING AND DRAINAGE PLAN

INFRASTRUCTURE DATA TABLE

	TOTAL
UNITS	
STREETS [LF]	1801
6" WATER MAIN [LF]	---
8" WATER MAIN [LF]	1739
12" WATER MAIN [LF]	---
8" SEWER MAIN [LF]	1807
12" SEWER MAIN [LF]	---
STORM DRAINAGE [LF]	2396
SCM'S >5 AC.	3
IMPERVIOUS SURFACE [SF.]	---
SEWER FLOW (360 GAL/UNIT)[GPD]	TBD
SIDEWALK [LF]	3251
PUBLIC GREENWAY [LF]	---

RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

CONTACT LIST:

CIVIL ENGINEER
Drew Plato, PE
WithersRavenel
137 S Wilmington Street, Suite 200
Raleigh, NC 27601
919-535-5200
dplato@withersravenel.com

LANDSCAPE ARCHITECT
Kayleigh Gill, PLA
WithersRavenel
137 S. Wilmington St. Suite 200
Raleigh, NC 27601
919-535-5200
kgill@withersravenel.com

DEVELOPER
Jake Jones
Gravity Companies
2629 St. Mary's St.
Raleigh, NC 27609
919-414-5166
jake@gravity-companies.com

OWNER
Wake County Board of Education
Attn: Real Estate Services
1551 Rock Quarry Road
Raleigh, NC 27610
919-999-6550
dburnett@wcpss.net

811 Know what's below. Call before you dig.

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION DREW C. PLATO

PREPARED BY:

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

DEVELOPER:

Gravity Companies
2629 St. Mary's St.
Raleigh, NC 27609
PHONE #: 919-414-5166
ATTENTION: Jake Jones

GRAVITY COMPANIES

Preliminary Subdivision Plans
Young ST Commercial
Gravity Companies
PSP-25-02
WR PROJECT NO. 24-0129-A
Town of Rolesville:
MUNI PRO NO: Muni Proj. No.
INITIAL PLAN DATE: 08/01/2025
R1:
R2:
R3:

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EST 1993

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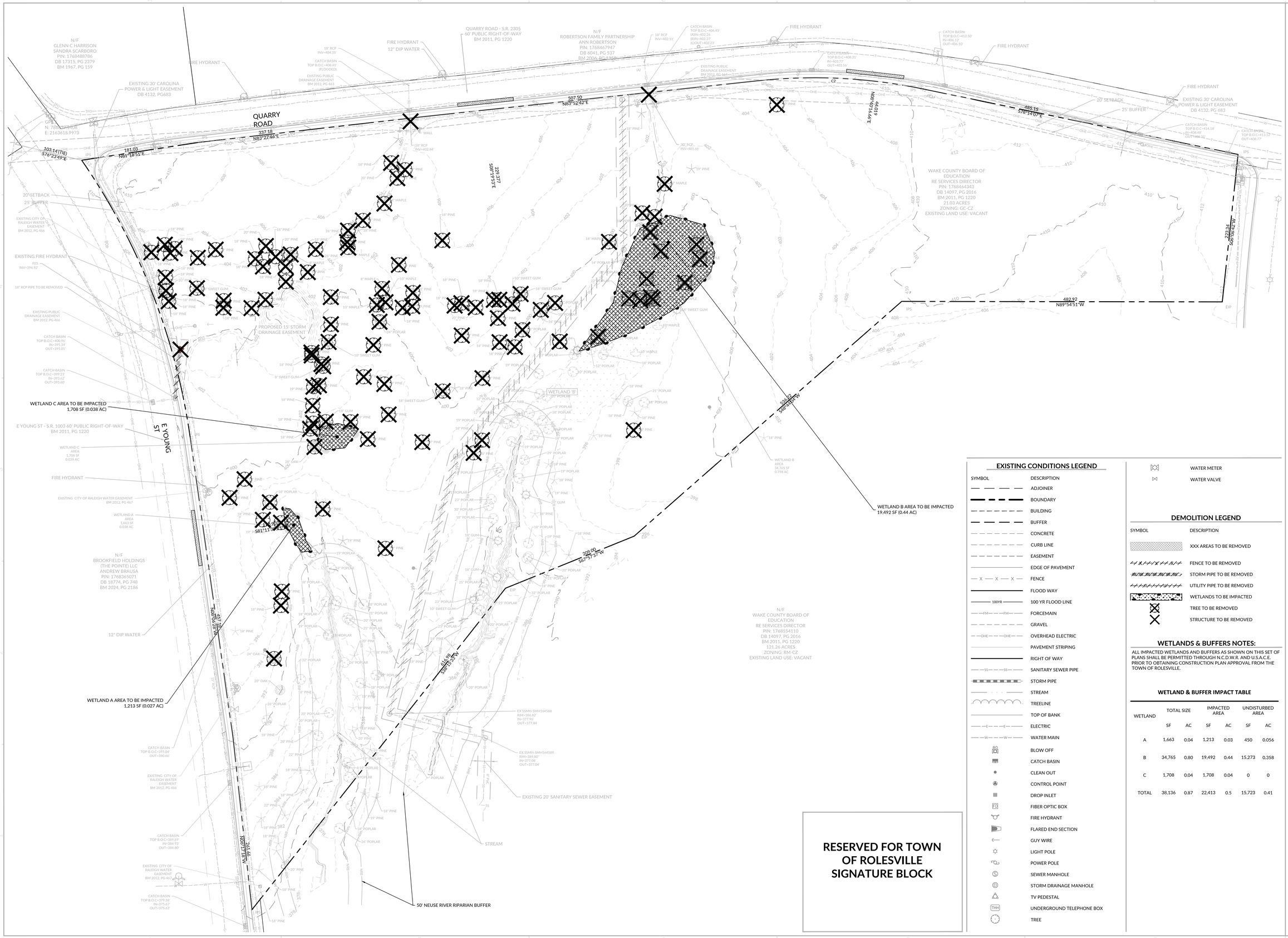

RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

EXISTING CONDITIONS LEGEND

SYMBOL	DESCRIPTION
	ADJOINER
	BOUNDARY
	BUILDING
	BUFFER
	CONCRETE
	CURB LINE
	EASEMENT
	EDGE OF PAVEMENT
	FENCE
	FLOOD WAY
100YR	100 YR FLOOD LINE
FM	FORCEMAIN
	GRAVEL
OHE	OVERHEAD ELECTRIC
	PAVEMENT STRIPING
	RIGHT OF WAY
SS	SANITARY SEWER PIPE
	STORM PIPE
	STREAM
	TREELINE
	TOP OF BANK
E	ELECTRIC
W	WATER MAIN
	BLOW OFF
	CATCH BASIN
	CLEAN OUT
	CONTROL POINT
	DROP INLET
FO	FIBER OPTIC BOX
	FIRE HYDRANT
	FLARED END SECTION
	GUY WIRE
	LIGHT POLE
	POWER POLE
	SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	TV PEDESTAL
THR	UNDERGROUND TELEPHONE BOX
	TREE
	WATER METER
	WATER VALVE

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	XXX AREAS TO BE REMOVED
	FENCE TO BE REMOVED
	STORM PIPE TO BE REMOVED
	UTILITY PIPE TO BE REMOVED
	WETLANDS TO BE IMPACTED
	TREE TO BE REMOVED
	STRUCTURE TO BE REMOVED

WETLANDS & BUFFERS 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 PLAN APPROVAL FROM THE TOWN OF ROLESVILLE.

WETLAND & BUFFER IMPACT TABLE

WETLAND	TOTAL SIZE		IMPACTED AREA		UNDISTURBED AREA	
	SF	AC	SF	AC	SF	AC
A	1,663	0.04	1,213	0.03	450	0.056
B	34,765	0.80	19,492	0.44	15,273	0.358
C	1,708	0.04	1,708	0.04	0	0
TOTAL	38,136	0.87	22,413	0.5	15,723	0.41

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137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com
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Gravity Companies
2629 St. Mary's St.
Raleigh, NC 27609

PRELIMINARY SUBDIVISION PLANS
YOUNG ST COMMERCIAL
GRAVITY COMPANIES
PSP-25-02

901 E Young St, Rolesville, NC | 27587 | Wake County

NORTH CAROLINA
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
ANDREW C. PLAT

0 30 60
SCALE: 1 inch = 60 ft.

INITIAL PLAN DATE: 08/01/2025
REVISIONS:
R1 -
R2 -
R3 -

Know what's below. Call 811 before you dig.

WR JOB NUMBER 24-0129-A
DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.00

\\wrethomas03.com\wrcorp-nasuni\WRShare\Unsent\24-0129-A-Gravity-Rolesville-Young Street Commercial-Due Diligence\CADD\Drawing Sets\Site Plan\C1.00 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.dwg, Friday, August 1, 2025 1:49:49 PM - RAMAR

LEGEND:

— — —	PROPERTY LINE
——LOD——	LIMITS OF DISTURBANCE
——TP——	TREE PROTECTION FENCE
	CRZ TO BE PRESERVED
	CRZ TO BE REMOVED
×	TREE TO BE REMOVED

TREE PRESERVATION NOTES:

1. THE CRZ SHALL REMAIN FREE OF ALL BUILDING MATERIALS, REFUSE, & DEBRIS.

RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

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GRAVITY COMPANIES
Gravity Companies
2629 St. Mary's St.
Raleigh, NC 27609

PRELIMINARY SUBDIVISION PLANS

YOUNG ST COMMERCIAL
GRAVITY COMPANIES
PSP-25-02

901 E Young St, Rolesville, NC | 27587 | Wake County

THE CAROLINAS
PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION
STEIGH H. G.

0 30 60
SCALE: 1 inch = 60 ft.

INITIAL PLAN DATE: 08/01/2025
REVISIONS:
R1 -
R2 -
R3 -

Know what's **below.**
Call 811 before you dig.

WR JOB NUMBER	24-0129-A
DRN: WR DGN: WR	CKD: WR

TREE PRESERVATION PLAN

C1.10

\\withersravenel01.com\wrcorp-share\WRShare\Shared\24\0129-A-Gravity-Rolesville-Young Street Commercial-Due Diligence\CADD\Drawing Sets\Site Plan\C1.10 PRESERVATION PLAN.dwg Friday, August 1, 2025 1:50:55 PM - RAWAR

PINE				
CALIPER (IN)	CRZ RADIUS (FT)	CRZ AREA (SF/AC)	CRZ IMPACT (%)	NOTES
12	15	706.86 SF / 0.02 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
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18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
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18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
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18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	77.09	DEMO
18	22.5	1590.43 SF / 0.04 AC	84.39	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	73.14	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	45.09	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	3.66	PRESERVE
18	22.5	1590.43 SF / 0.04 AC	16.33	PRESERVE
19	23.75	1772.05 SF / 0.04 AC	75.05	DEMO
19	23.75	1772.05 SF / 0.04 AC	75.05	DEMO
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	28.96	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	97.83	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
26	32.5	3318.31 SF / 0.08 AC	100.00	DEMO
26	32.5	3318.31 SF / 0.08 AC	100.00	DEMO

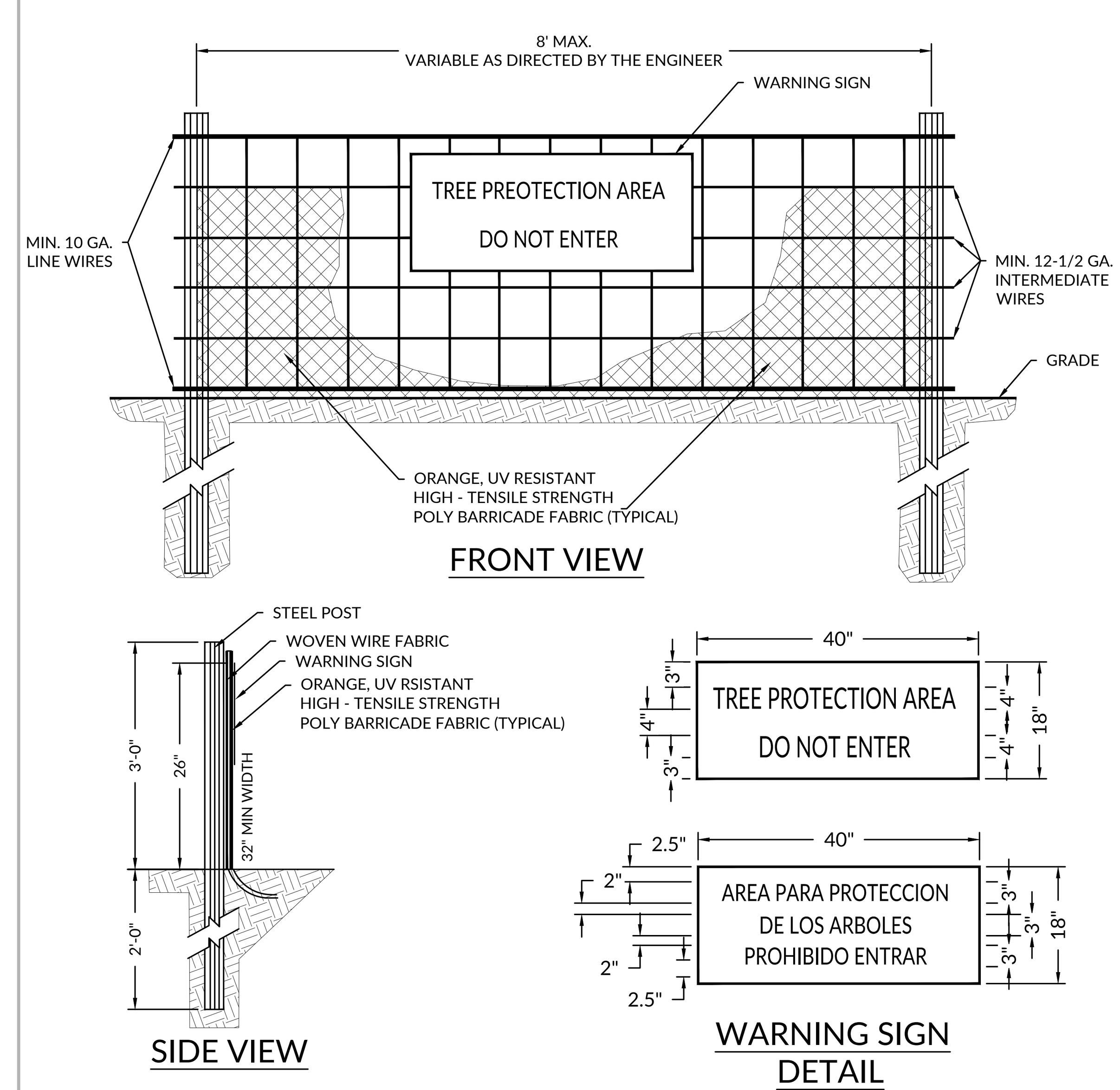
POPLAR				
CALIPER (IN)	CRZ RADIUS (FT)	CRZ AREA (SF/AC)	CRZ IMPACT(%)	NOTES
8	10	314.16 SF / 0.01 AC	4.56	PRESERVE
10	12.5	490.87 SF / 0.01 AC	100.00	DEMO
10	12.5	490.87 SF / 0.01 AC	95.07	DEMO
12	15	706.86 SF / 0.02 AC	60.17	DEMO
12	15	706.86 SF / 0.02 AC	68.17	DEMO
12	15	706.86 SF / 0.02 AC	23.04	PRESERVE
12	15	706.86 SF / 0.02 AC	15.08	PRESERVE
14	17.5	962.11 / 0.02	100.00	DEMO
14	17.5	962.11 / 0.02	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	3.83	PRESERVE
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	5.30	PRESERVE
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	77.10	DEMO
19	23.75	1772.05 SF / 0.04 AC	21.53	PRESERVE
19	23.75	1772.05 SF / 0.04 AC	100.00	DEMO
19	23.75	1772.05 SF / 0.04 AC	38.98	DEMO
19	23.75	1772.05 SF / 0.04 AC	39.98	DEMO
20	25	1963.50 SF / 0.05 AC	100.00	DEMO
21	26.25	2164.75 SF / 0.05 AC	0.99	PRESERVE
21	26.25	2164.75 SF / 0.05 AC	100.00	DEMO
22	27.5	2375.83 SF / 0.06 AC	100.00	DEMO
22	27.5	2375.83 SF / 0.06 AC	100.00	DEMO
23	28.75	2596.72 SF / 0.06 AC	31.57	DEMO
23	28.75	2596.72 SF / 0.06 AC	1.72	PRESERVE
24	30	2827.43 SF / 0.07 AC	100.00	DEMO
26	32.5	3318.31 SF / 0.08 AC	39.58	DEMO
28	35	3848.45 SF / 0.09 AC	18.46	PRESERVE
30	37.5	4417.86 SF / 0.10 AC	12.66	PRESERVE
32	40	5026.55 SF / 0.12 AC	31.37	DEMO

MAPLE				
CALIPER (IN)	CRZ RADIUS (FT)	CRZ AREA (SF/AC)	CRZ IMPACT(%)	NOTES
8	10	314.16 SF / 0.01 AC	100.00	DEMO
8	10	314.16 SF / 0.01 AC	100.00	DEMO
8	10	314.16 SF / 0.01 AC	100.00	DEMO
8	10	314.16 SF / 0.01 AC	100.00	DEMO
8	10	314.16 SF / 0.01 AC	100.00	DEMO
10	12.5	490.87 SF / 0.01 AC	100.00	DEMO
10	12.5	490.87 SF / 0.01 AC	100.00	DEMO
10	12.5	490.87 SF / 0.01 AC	17.75	PRESERVE
12	15	706.86 SF / 0.02 AC	100.00	DEMO
12	15	706.86 SF / 0.02 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
22	27.5	2375.83 SF / 0.06 AC	100.00	DEMO

SWEETGUM				
CALIPER (IN)	CRZ RADIUS (FT)	CRZ AREA (SF/AC)	CRZ IMPACT(%)	NOTES
8	10	314.16 SF / 0.01 AC	100.00	DEMO
10	12.5	490.87 SF / 0.01 AC	100.00	DEMO
10	12.5	490.87 SF / 0.01 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	100.00	DEMO
18	22.5	1590.43 SF / 0.04 AC	95.54	DEMO
19	23.75	1772.05 SF / 0.04 AC	41.00	DEMO

OAK				
CALIPER (IN)	CRZ RADIUS (FT)	CRZ AREA (SF/AC)	CRZ IMPACT(%)	NOTES
20	25	1963.50 SF / 0.05 AC	93.31	DEMO
24	30	2827.43 SF / 0.07 AC	97.49	DEMO
28	35	3843.45 SF / 0.09 AC	100.00	DEMO

TREE PRESERVATION CALCULATIONS			
	Square Feet (SF)	Acres (AC)	Percentage (%)
Preserved CRZ	23,380.30	0.54	9.36%
Removed CRZ	226,403.57	5.20	90.64%
Total CRZ	249,783.87	5.73	100.00%



NOTES:
1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS

TREE PROTECTION — EROSION CONTROL
Scale:NTS — C4068

RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

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PRELIMINARY SUBDIVISION PLANS
YOUNG ST COMMERCIAL GRAVITY COMPANIES PSP-25-02
901 E Young St, Rolesville, NC | 27587 | Wake County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 08/01/2025
REVISIONS:
R1 -

R2 -

R3 -

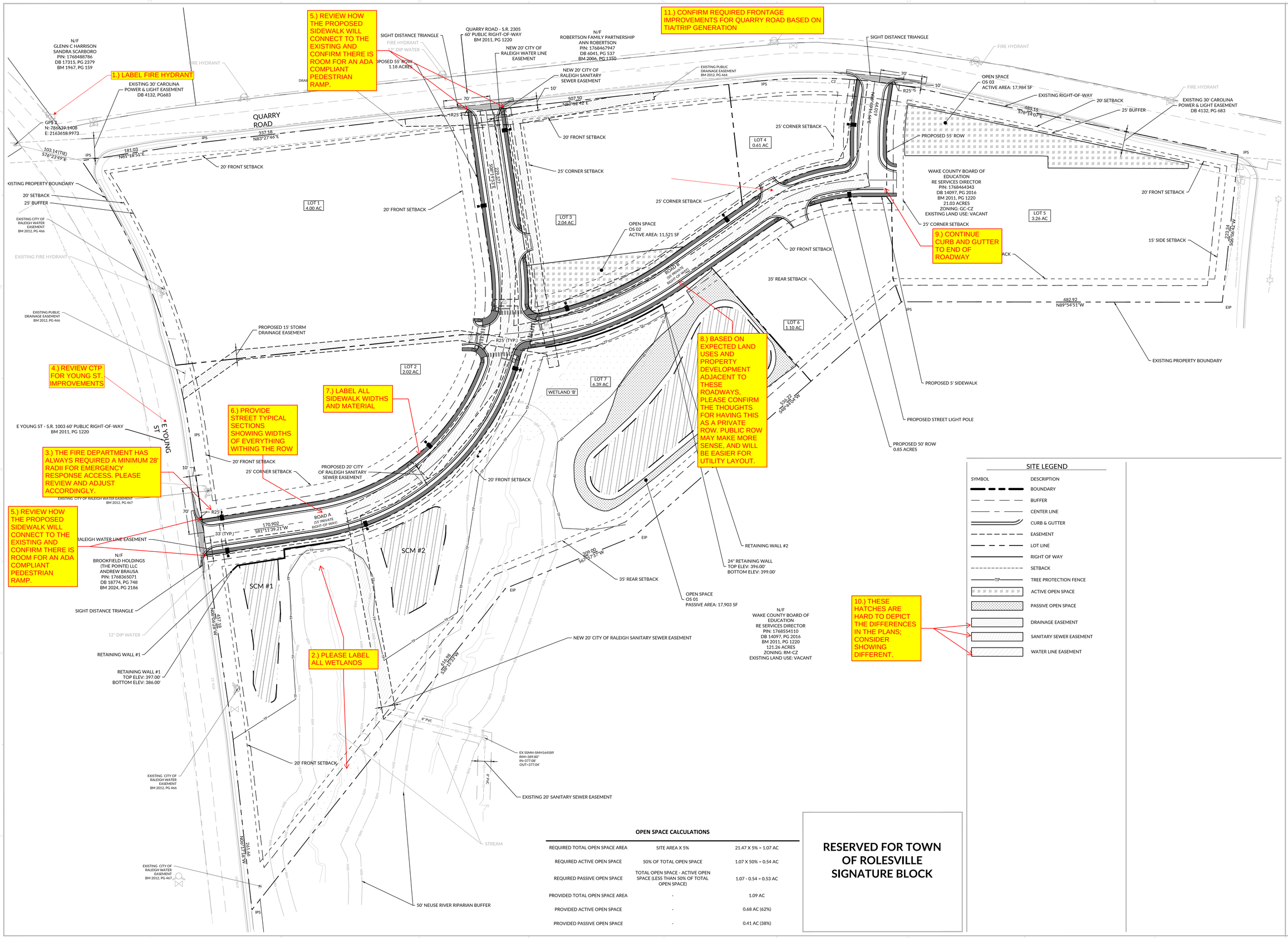
Know what's **below.** Call 811 before you dig.

WR JOB NUMBER 24-0129-A
DRN: WR DGN: WR CKD: WR

TREE PRESERVATION CALCULATIONS & DETAILS

C1.11

\\wrinternal01.com\wrcorp-nasuni\WRShare\Unanet\24\0129-A-Gravity-Rolesville-Young Street Commercial-Due Diligence\CAD\Drawing Sets\Site Plan\C1.XX PRESERVATION PLAN.dwg- Friday, August 1, 2025 1:50:26 PM - RAWAR



SITE LEGEND

SYMBOL	DESCRIPTION
	BOUNDARY
	BUFFER
	CENTER LINE
	CURB & GUTTER
	EASEMENT
	LOT LINE
	RIGHT OF WAY
	SETBACK
TP	TREE PROTECTION FENCE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT

OPEN SPACE CALCULATIONS

REQUIRED TOTAL OPEN SPACE AREA	SITE AREA X 5%	21.47 X 5% = 1.07 AC
REQUIRED ACTIVE OPEN SPACE	50% OF TOTAL OPEN SPACE	1.07 X 50% = 0.54 AC
REQUIRED PASSIVE OPEN SPACE	TOTAL OPEN SPACE - ACTIVE OPEN SPACE (LESS THAN 50% OF TOTAL OPEN SPACE)	1.07 - 0.54 = 0.53 AC
PROVIDED TOTAL OPEN SPACE AREA	-	1.09 AC
PROVIDED ACTIVE OPEN SPACE	-	0.68 AC (62%)
PROVIDED PASSIVE OPEN SPACE	-	0.41 AC (38%)

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NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION ANDREW C. PLAY

SCALE: 1 inch = 60 ft.

INITIAL PLAN DATE: 08/01/2025
REVISIONS:
R1 -
R2 -
R3 -

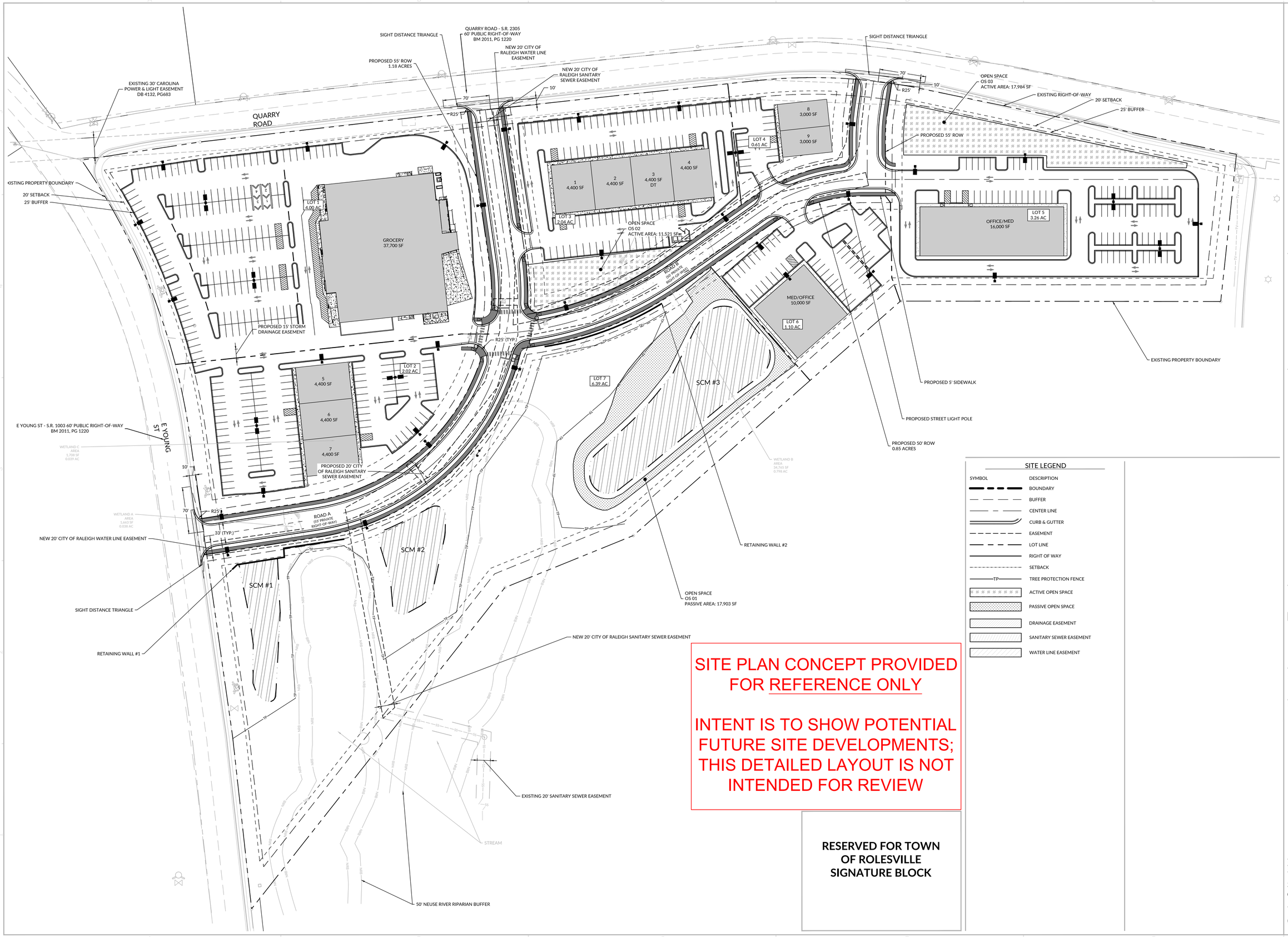
Know what's below. Call 811 before you dig.

WR JOB NUMBER	24-0129-A
DRN: WR DGN: WR	CKD: WR

SITE PLAN

C2.00

\\withersravenel\ZC\Projects\24-0129-A-Gravity-Rolesville-Young Street Commercial-Due Diligence\CAD\Drawing Sets\Site Plan\C2.00 OVERALL SITE PLAN.dwg Friday, August 1, 2025 1:51:16 PM - BRWAR



SITE PLAN CONCEPT PROVIDED FOR REFERENCE ONLY

INTENT IS TO SHOW POTENTIAL FUTURE SITE DEVELOPMENTS; THIS DETAILED LAYOUT IS NOT INTENDED FOR REVIEW

RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

SITE LEGEND

SYMBOL	DESCRIPTION
	BOUNDARY
	BUFFER
	CENTER LINE
	CURB & GUTTER
	EASEMENT
	LOT LINE
	RIGHT OF WAY
	SETBACK
TP	TREE PROTECTION FENCE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT

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NORTH CAROLINA
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
ANDREW C. PLAT

0 30 60
SCALE: 1 inch = 60 ft.

INITIAL PLAN DATE: 08/01/2025
REVISIONS:
R1 -
R2 -
R3 -

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DRN: WR DGN: WR	CKD: WR

SITE PLAN CONCEPT

C2.10

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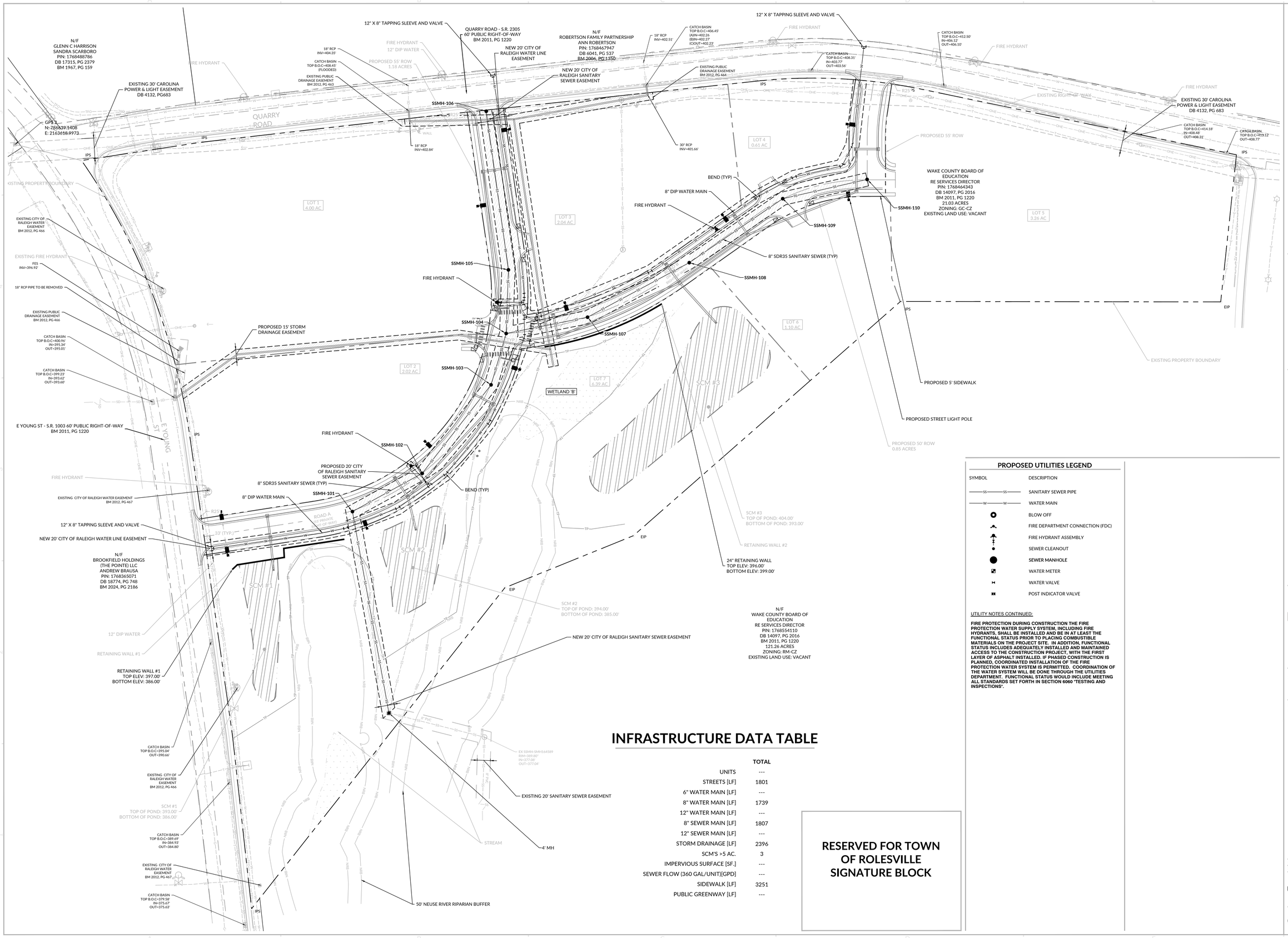

INFRASTRUCTURE DATA TABLE

	TOTAL
UNITS	---
STREETS [LF]	1801
6" WATER MAIN [LF]	---
8" WATER MAIN [LF]	1739
12" WATER MAIN [LF]	---
8" SEWER MAIN [LF]	1807
12" SEWER MAIN [LF]	---
STORM DRAINAGE [LF]	2396
SCM'S >5 AC.	3
IMPERVIOUS SURFACE [SF.]	---
SEWER FLOW (360 GAL/UNIT)[GPD]	---
SIDEWALK [LF]	3251
PUBLIC GREENWAY [LF]	---

RESERVED FOR TOWN OF ROLESVILLE SIGNATURE BLOCK

PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
—SS—SS—	SANITARY SEWER PIPE
—W—W—	WATER MAIN
	BLOW OFF
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT ASSEMBLY
	SEWER CLEANOUT
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE

UTILITY NOTES CONTINUED:

FIRE PROTECTION DURING CONSTRUCTION THE FIRE PROTECTION WATER SUPPLY SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND BE IN AT LEAST THE FUNCTIONAL STATUS PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE PROJECT SITE. IN ADDITION, FUNCTIONAL STATUS INCLUDES ADEQUATELY INSTALLED AND MAINTAINED ACCESS TO THE CONSTRUCTION PROJECT, WITH THE FIRST LAYER OF ASPHALT INSTALLED. IF PHASED CONSTRUCTION IS PLANNED, COORDINATED INSTALLATION OF THE FIRE PROTECTION WATER SYSTEM IS PERMITTED. COORDINATION OF THE WATER SYSTEM WILL BE DONE THROUGH THE UTILITIES DEPARTMENT. FUNCTIONAL STATUS WOULD INCLUDE MEETING ALL STANDARDS SET FORTH IN SECTION 6060 "TESTING AND INSPECTIONS".

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0 30 60
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UTILITY PLAN

C3.00

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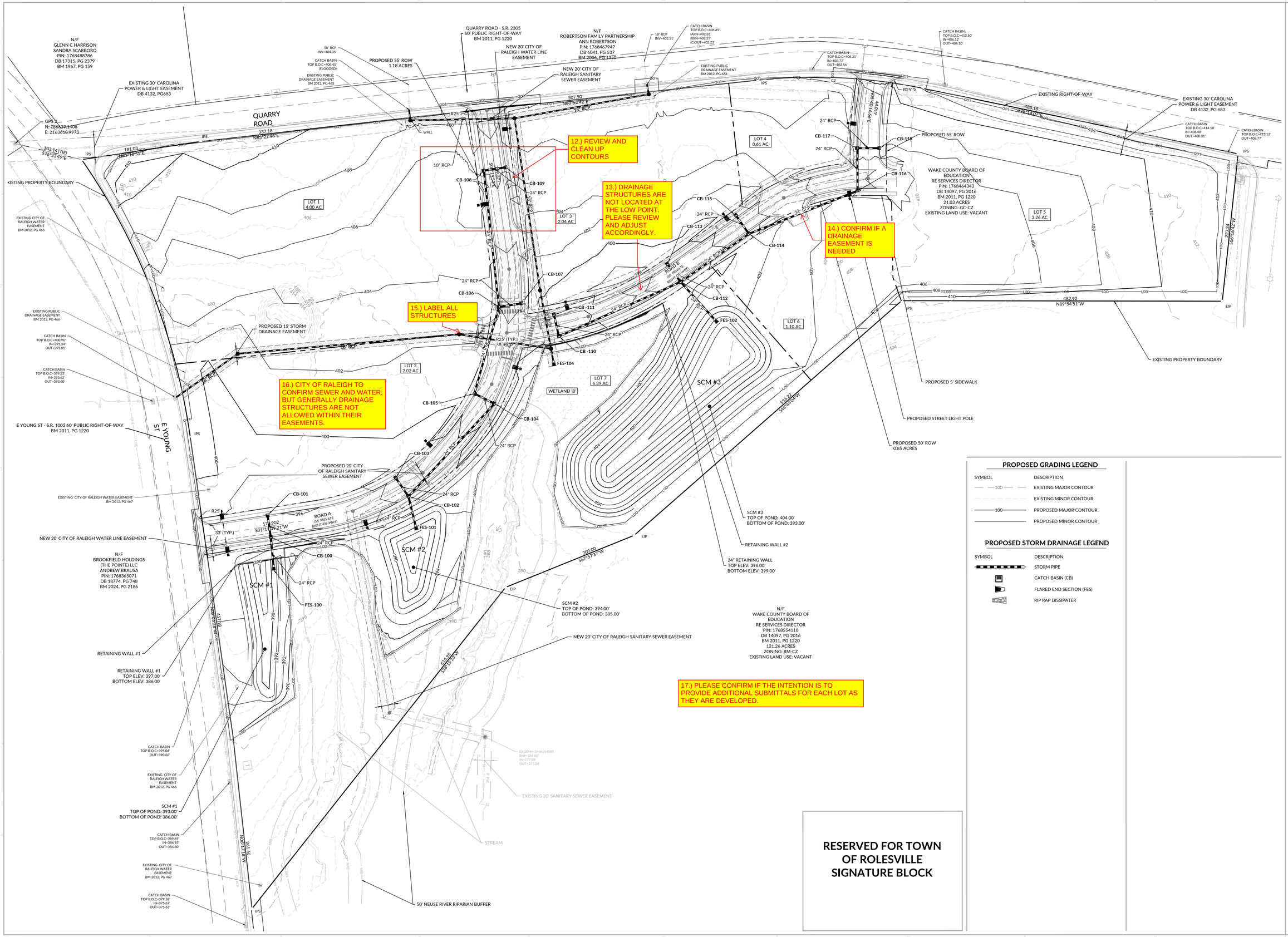

PROPOSED GRADING LEGEND

SYMBOL	DESCRIPTION
100	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

PROPOSED STORM DRAINAGE LEGEND

SYMBOL	DESCRIPTION
	STORM PIPE
	CATCH BASIN (CB)
	FLARED END SECTION (FES)
	RIP RAP DISSIPATER

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ANDREW C. PLA

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R3 -

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DRN: WR	DGN: WR	CKD: WR

GRADING AND DRAINAGE PLAN

C4.00

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