

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:	CG-CZ
AREA:	21.04
REAL ESTATE ID:	0408361

SITE DATA TABLE

TOWN PROJECT NO.	SDP-26-XXXX		
TOWN PRELIMINARY SUBDIVISION APPROVED PLAN NO.	PSP-25-02/PSP-25-0001		
TOWN CONSTRUCTION INFRASTRUCTURE DRAWINGS NO.	CID-26-0005		
PARCEL PIN NO.	1768464343		
ADJACENT PARCEL PIN NO(S)	1768554110		
PROPOSED PROPERTY LOT 3	2.26 AC		
PROPOSED PROPERTY LOT 4	0.67 AC		
PROPOSED PROPERTY LOT 5	4.48 AC		
WATERSHED	MILBURNIE LAKE (HUC 10-0302020107)		
RIVER BASIN	NEUSE RIVER BASIN		
BOOK OF MAPS/DEED REFERENCE	TO BE PROVIDED FOLLOWING RECORDED PLAT		
PROPERTY DESCRIPTION	TO BE PROVIDED FOLLOWING RECORDED PLAT		
JURISDICTION	TOWN OF ROLESVILLE		
EXISTING ZONING	GENERAL COMMERCIAL CONDITIONAL ZONING (GC-CZ)		
CURRENT USE	VACANT		
PROPOSED USE	COMMERCIAL/RETAIL/OFFICE		
	LOT 3 BUILDING A (2.5/1000 SF) X	LOT 5 BUILDING B (2.5/1000 SF) X	LOT 5 BUILDING C (2.5/1000 SF) X
REQUIRED PARKING	14,800 SF = 37 PARKING SPOTS	10,070 SF = 26 PARKING SPOTS	16,100 SF = 41 PARKING SPOTS
PROPOSED PARKING	81 PARKING SPOTS	51 PARKING SPOTS	85 PARKING SPOTS
	1/5,000 SF X 14,800 SF = 3 BICYCLE PARKING SPOTS	1/5,000 SF X 10,070 SF = 3 BICYCLE PARKING SPOTS	1/5,000 SF X 16,100 SF = 4 BICYCLE PARKING SPOTS
REQUIRED BICYCLE PARKING	3 BICYCLE PARKING SPOTS	3 BICYCLE PARKING SPOTS	4 BICYCLE PARKING SPOTS
PROPOSED BICYCLE PARKING	4 BICYCLE PARKING SPOTS	4 BICYCLE PARKING SPOTS	4 BICYCLE PARKING SPOTS
EXISTING IMPERVIOUS AREA LOT 3	1.47 AC (63,889 SF)		
EXISTING IMPERVIOUS AREA LOT 4	0.32 AC (13,833 SF)		
EXISTING IMPERVIOUS AREA LOT 5	2.84 AC (123,497 SF)		
BUILDING SETBACKS (LDO 3.2.1):			
FRONT	20 FT		
SIDE	15 FT		
REAR	35 FT		
CORNER	25 FT		
PROJECT PERIMETER	4,099 LF		
LIMITS OF DISTURBANCE	7.32 AC		
FLOODPLAIN	ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) MAP 3720176800K (EFF. 7/19/2022)		

SITE DEVELOPMENT PLANS

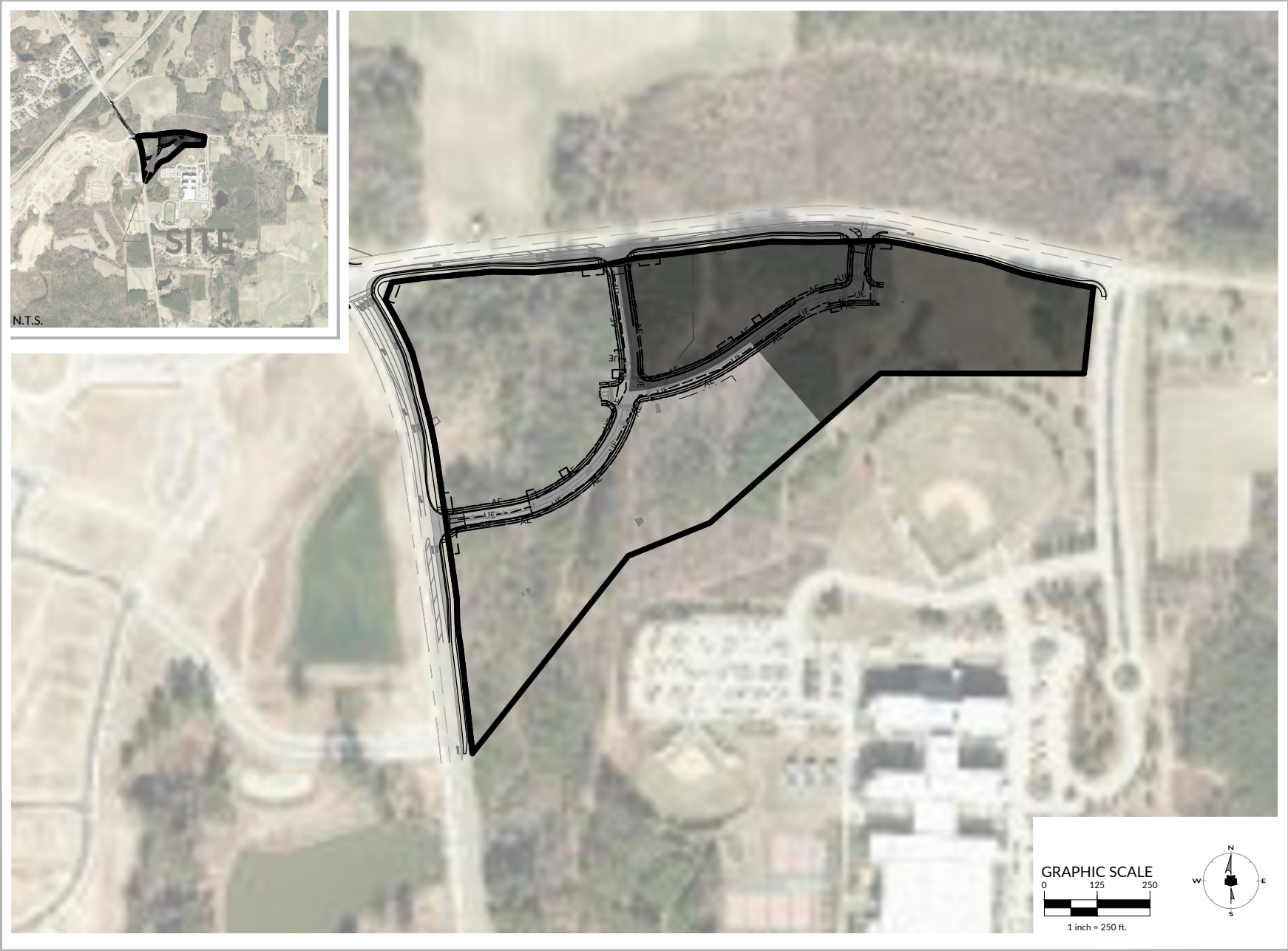
YOUNG ST COMMERCIAL - LOTS 3, 4, & 5

GRAVITY COMPANIES

SDP-26-XXXX

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

JULY 01, 2026



Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C1.00	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C1.01	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	TREE PRESERVATION PLAN
C1.11	TREE PRESERVATION CALCULATIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	UTILITY PLAN
C3.02	UTILITY PLAN
C4.00	OVERALL STORM DRAINAGE PLAN
C4.01	STORM DRAINAGE PLAN
C4.02	STORM DRAINAGE PLAN
C5.00	OVERALL GRADING PLAN
C5.01	GRADING PLAN
C5.02	GRADING PLAN
C6.00	EROSION CONTROL PLAN STAGE 1
C6.10	EROSION CONTROL PLAN STAGE 2
C6.20	EROSION CONTROL PLAN STAGE 3
C6.30	EROSION CONTROL NOTES AND DETAILS
C6.31	EROSION CONTROL NOTES AND DETAILS
C6.32	EROSION CONTROL DETAILS
C9.00	SITE DETAILS
C9.01	SANITARY DETAILS
C9.02	WATER DETAILS
C9.03	STORM DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS
LT1.00	OVERALL LIGHTING PLAN
LT1.01	LIGHTING PLAN
LT1.02	LIGHTING PLAN

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal 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 both City Departments in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation 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 City of Raleigh Standards will result in a *Fine and Possible Exclusion* from future work in the City of Raleigh.

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

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/ OWNER Jake Jones Gravity Companies 2629 St. Mary's St Raleigh, NC 27609 919-414-5166 jjake@gravity-companies.com	ARCHITECT Kerry Finley Finley Design 7806 NC HWY 753 SUITE 110 Durham, NC 27713 919-425-5467 kerry@finleydesignarch.com
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PREPARED BY:

WithersRavenel

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License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

DEVELOPER:

Gravity Companies



SITE DEVELOPMENT PLANS
YOUNG ST COMMERCIAL - LOTS 3, 4, & 5
GRAVITY COMPANIES
SDP-26-XXXX
WR PROJECT NO. 24-0129 A
TOWN OF ROLESVILLE
INTEGRATED DATE 03/07/2024

- 1

Michele Raby

Please add SDP-26-0009
- 2

Austin Bain

Add Energov and Rolesville review to coversheet.
- 3

Michele Raby

Pls add SDP-26-0009
- 4

Austin Bain

This does not match what we received in Energov. Please submit these plans to the Energov portal.
- 5

Michele Raby

Please add address table for buildings, open spaces and retaining walls to coversheet.
- 6

Austin Bain

See Energov for COR review comments.

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

SITE DATA TABLE

TOWN PROJECT NO. SP-26-XXXX			
TOWN PRELIMINARY SUBDIVISION		APPROVED PLANNING	
APPROVED PLANNING		2/25/25 GSP-25-0001	
TOWN CONSTRUCTION			
INFRASTRUCTURE DRAWING NO. 16-04465			
PARCEL PIN NO. 17-08864343			
ADJACENT PARCEL PIN NO. 17-08541140			
17 17			
PROPOSED PROPERTY LOT 1 2.2 AC			
PROPOSED PROPERTY LOT 2 4.8 AC			
WATERSHED: MIDWILNE LAKE BASIN		10-032002107	
RIVER BASIN: NEELE RIVER BASIN			
BOOK OF MAPS-DEED REFERENCE TO BE PROVIDED FOLLOWING RECORDED PLAT			
14			
PROPERTY DESCRIPTION TO BE PROVIDED FOLLOWING RECORDED PLAT			
JURISDICTION TOWN OF ROSELVILLE			
EXISTING ZONING GENERAL, COMMERCIAL CONDITIONAL ZONING (GC-Z)			
CURRENT USE VACANT			
PROPOSED USE COMMERCIAL/RETAIL/OFFICE			
14		15	
REQUIRED PARKING 12.5/1,000 SF X 27 PARKING SPOTS		15	
REQUIRED BI-CYCLE PARKING 14,000 SF X 37 BICYCLE PARKING SPOTS		15	
PROPOSED BI-CYCLE PARKING 14,000 SF X 37 BICYCLE PARKING SPOTS		15	
PROPOSED BICYCLE PARKING 14,000 SF X 37 BICYCLE PARKING SPOTS		15	
EXISTING IMPERVIOUS AREA LOT 1 3.17 AC (13,835 SF)		17	
EXISTING IMPERVIOUS AREA LOT 2 4.02 AC (13,835 SF)		17	
EXISTING IMPERVIOUS AREA LOT 3 3.84 AC (12,847 SF)		17	
EXISTING SETBACKS (SD-2.2.1)			
FRONT 20 FT			
SIDE 15 FT			
REAR 20 FT			
CORNER 21 FT			
16		16	
PROJECT PERMITTEE 4209 FL			
LIMITS OF DISTURBANCE 73.2 AC			
FLOORPLAN SEE APP. A OF MINIMAL FLOOR PLAN (MAP 37071680X)			
DATE 7/27/2025			

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**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

CONTACT LIST:

CIVIL ENGINEER Drew Pate, PE William Pate, PE 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601 919-235-3200 dpat@willpate.com	LANDSCAPE ARCHITECT Kayleigh Gill, P.L.A. Kerry Grogan 137 S. Wilmington St., Suite 200 Raleigh, NC 27601 919-831-1000 kgill@willpate.com	DEVELOPER / OWNER Jake Jones Gweny Carganigan 2029 S. May's St. Raleigh, NC 27609 919-433-6166 jake@jaggy.companies.com	ARCHITECT Kerry Kelly Felix Devoles 7800 NC HWY 75 SUITE 11 Durham, NC 27713 919-433-3447 kerry@jaggyarch.com
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Gravity Companies



SITE DEVELOPMENT PLAN
HUNG ST COMMERCIAL - LOT
3, 4, 6
GRAVITY COMPANY
SDP-26-XXXX
WR PROJECT NO. 24-0129
TOWN OF BOLESVILLE
TOWN ENGINEER DATE 03/27/2025 10:00

FYI - the CID plans are not yet approved, let alone subdivision infrastructure construction started or finished, and these lots are Not Recorded. The SDP is out of order, but the TRC review can continue, but eventually, the proper order of development needs to occur.

An SDP for 2 separate recorded lots is abnormal - I don't recall being asked/broached about the scope of this first SDP. Why is each lot not being processed separately per the usual (at least the usual in TOR)?

Lots 3 and 4 are being morphed into 1 lot - that will be approved asap - revise appropriately in all places across the plan set.

Update submittal number (SDP-26-0009)

add 0009

REVISE when Lot 4 is absorbed into 3.

RE: "Proposed" - at SDP, these are supposed to be Recorded Lots - evidence of the out of order-ness occurring.

REvise/UPDATE.

Please include accessible parking space count

these A sheets - can you add/label them either by Lot or Building number ref please

REvise lot 4 into Lot 3

What is project perimeter?