

PRELIMINARY SUBDIVISION PLANS

YOUNG ST COMMERCIAL GRAVITY COMPANIES

PSP-25-02

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

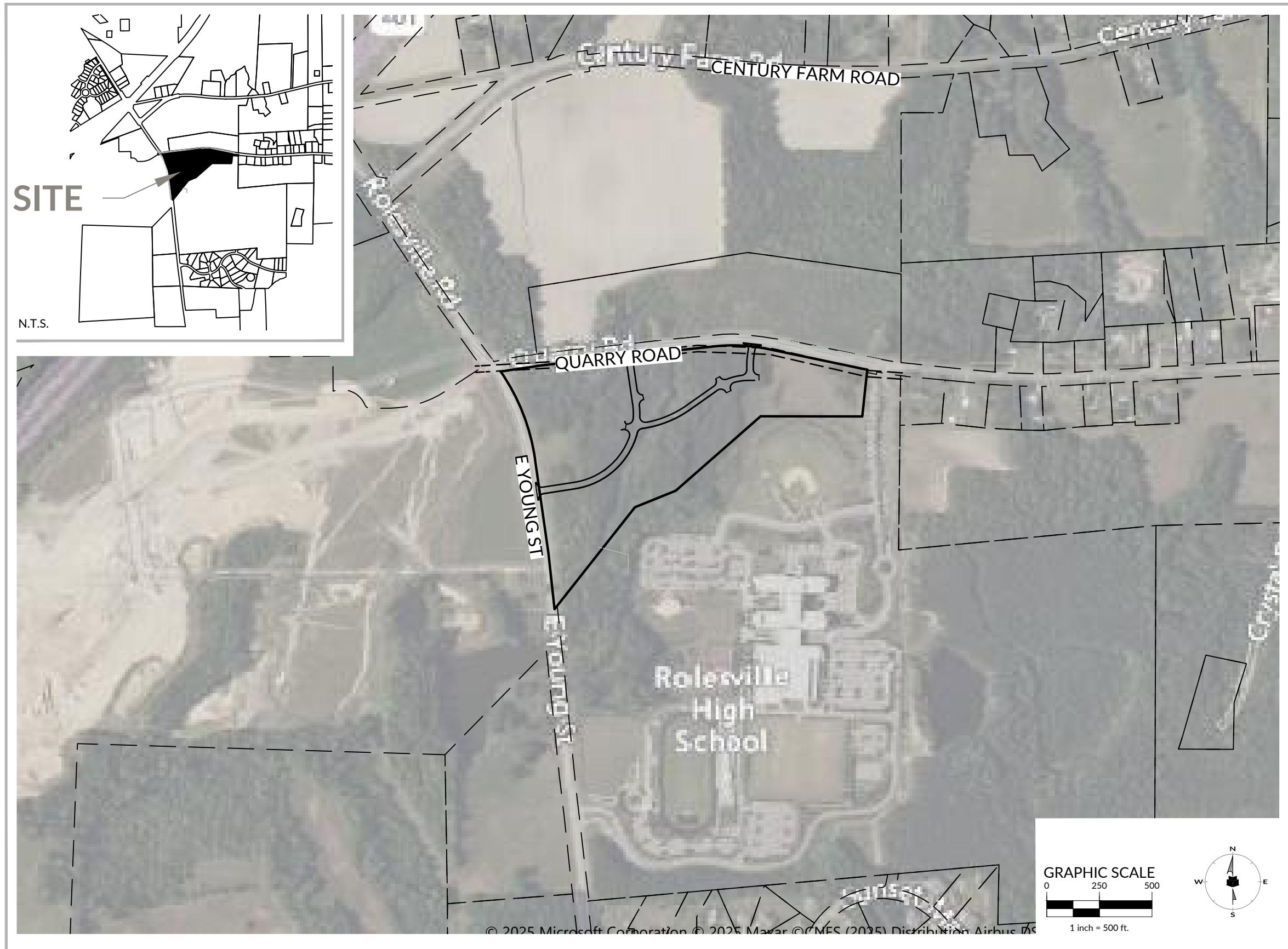
COUNTY PROJECT NO.	PSP-25-02
PARCEL PIN NO.	1768464343
TOTAL PROJECT AREA (ACRES)	21.51 AC
WATERSHED	MILBURNIE LAKE (HUC 10-0302020107)
RIVER BASIN	NEUSE RIVER BASIN
BOOK OF MAPS/DEED REFERENCE	DEED BOOK/PAGE 014097/02016
JURISDICTION	TOWN OF ROLESVILLE
EXISTING ZONING	CG-CZ
CURRENT USE	VACANT
PROPOSED 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%)

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

FIRST SUBMITTAL: AUGUST 01, 2025



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]	---

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.

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
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WithersRavenel
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PREPARED BY:

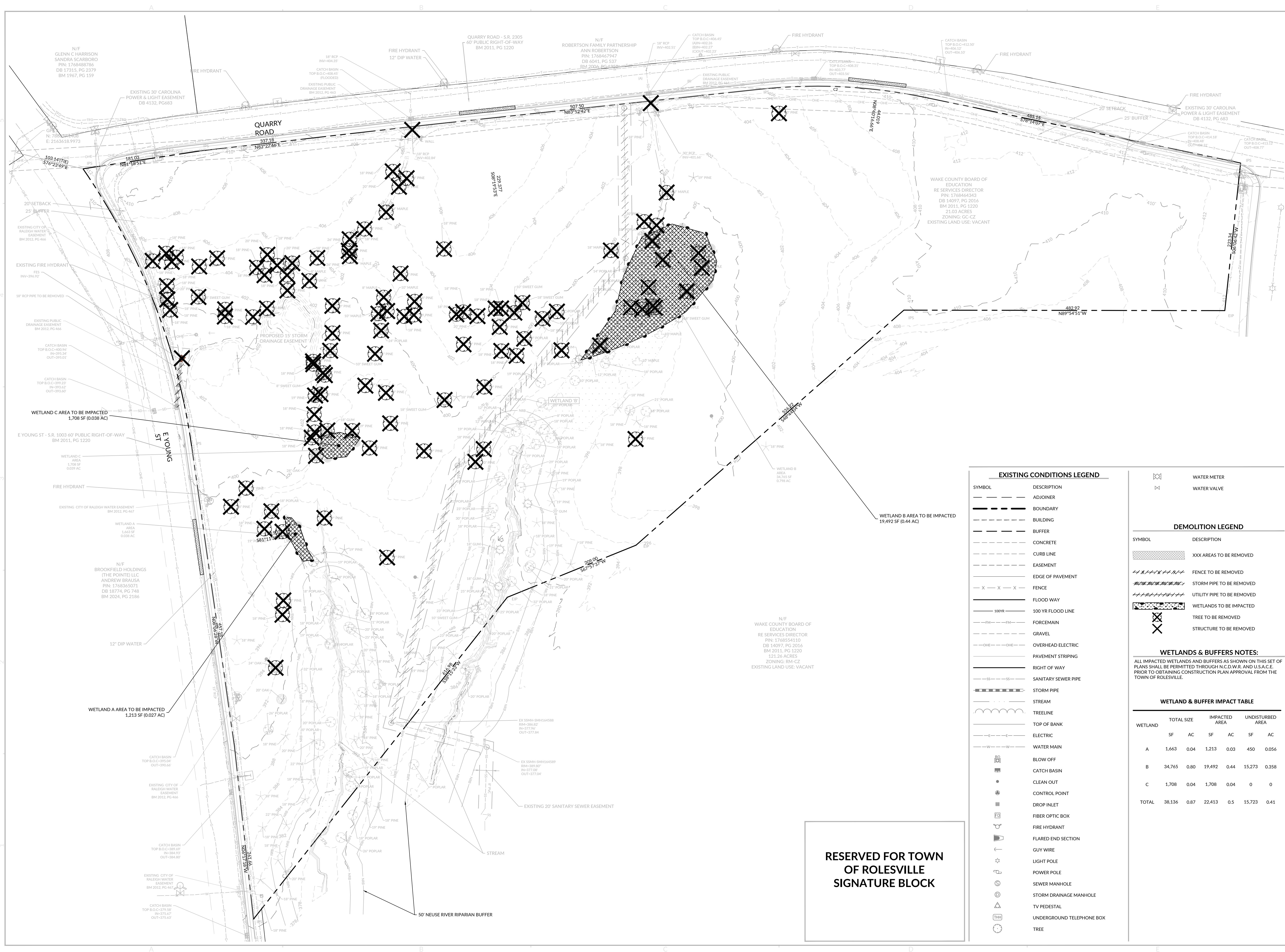
DEVELOPER:

Gravity Companies

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



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:



SYMBOL	DESCRIPTION
----	ADJOINER
=====	BOUNDARY
-----	BUILDING
- - - - -	BUFFER
=====	CONCRETE
-----	CURB LINE
-----	EASEMENT
-----	EDGE OF PAVEMENT
— X — X — X — X —	FENCE
=====	FLOOD WAY
-----100YR-----	100 YR FLOOD LINE
-----FM-----FM-----	FORCEMAIN
-----	GRAVEL
---OHE---OHE---	OVERHEAD ELECTRIC
-----	PAVEMENT STRIPING
=====	RIGHT OF WAY
-----SS-----SS-----	SANITARY SEWER PIPE
=====	STORM PIPE
-----	STREAM
-----	TREELINE
-----	TOP OF BANK
-----E-----E-----	ELECTRIC
-----W-----W-----	WATER MAIN

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

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	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

**RESERVED FOR TOWN
OF ROLESVILLE
SIGNATURE BLOCK**



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

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

R2 -

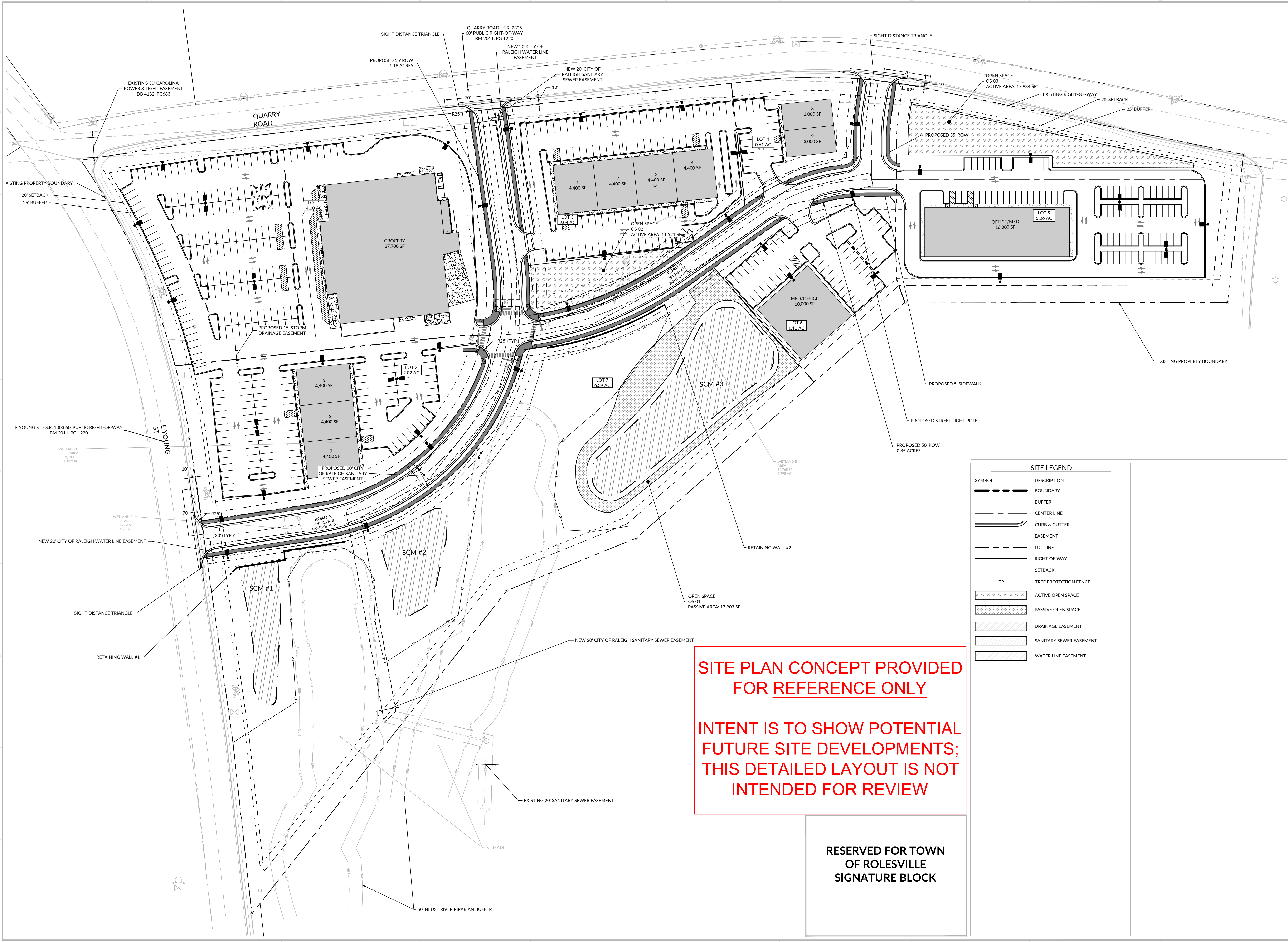
R3 -

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



**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
	TREE PROTECTION FENCE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT



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

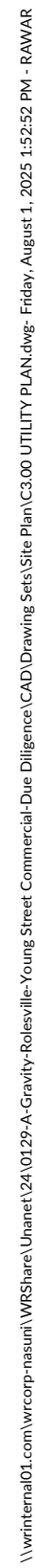


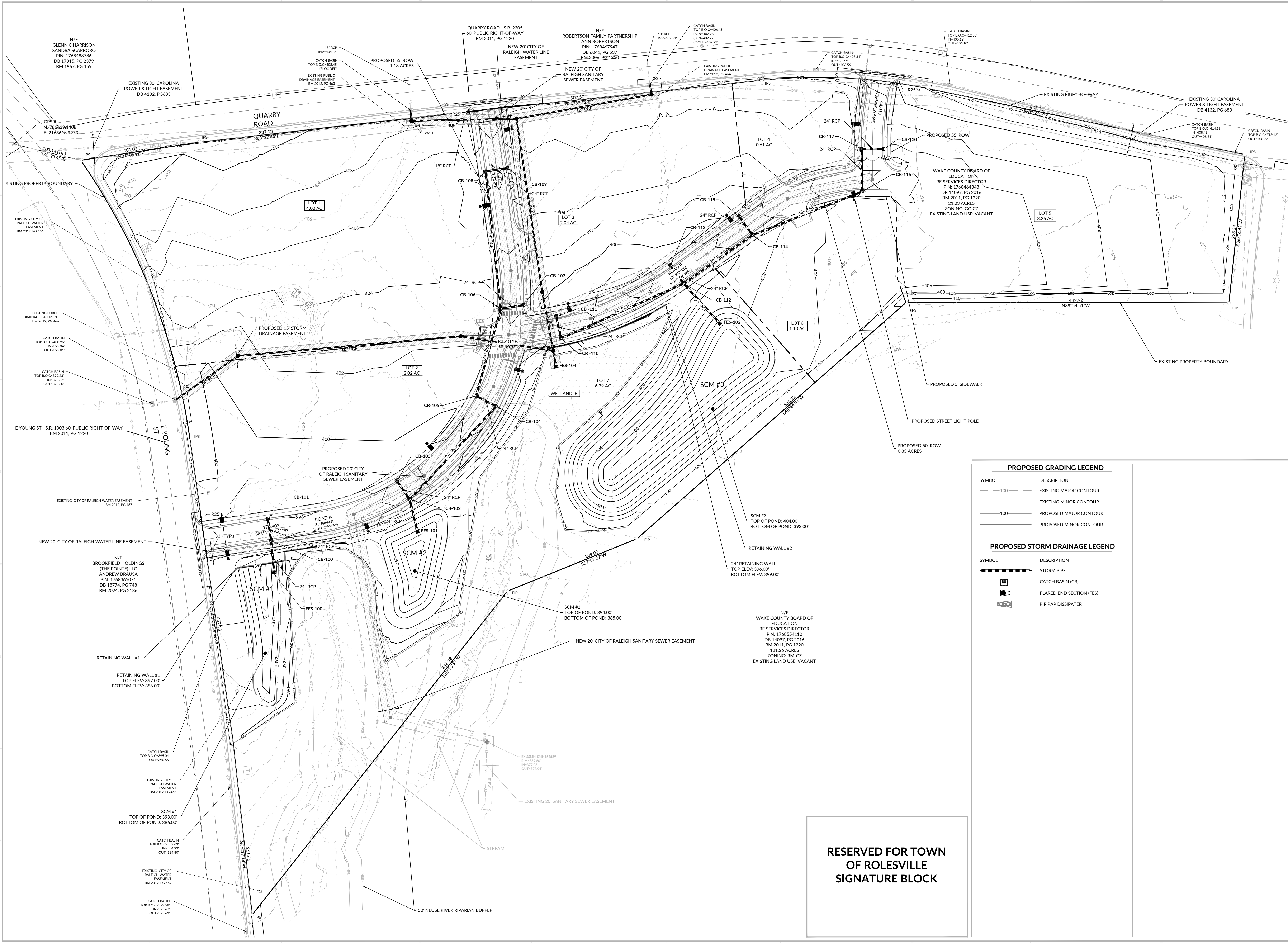
INITIAL PLAN DATE: 08/01/2025
REVISIONS:
R1 -
R2 -
R3 -

Know what's below.
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WR JOB NUMBER 24-0129-A
DRN: WR DGN: WR CKD: WR

**SITE PLAN
CONCEPT**

C2.10





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



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

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DRN: WR DGN: WR CKD: WR

**GRADING AND
DRAINAGE PLAN**

C4.00



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our people • your success