

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

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	ROLESVILLE COMMENTS	2/28/2025	FLM
2	ROLESVILLE COMMENTS	4/28/2025	FLM

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

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.

2. COR PUBLIC UTILITIES CONDITION OF APPROVAL: A SEWER CAPACITY STUDY BETWEEN MITCHELL MILL ROAD AND GREEN FARM LANE SHALL BE SUBMITTED BY THE PROJECTENGINEER 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

0 1"

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



## 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

CALL 48 HOURS BEFORE  
YOU DIG

W:\Project Resources\Plan Image Files\NC811.png

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

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

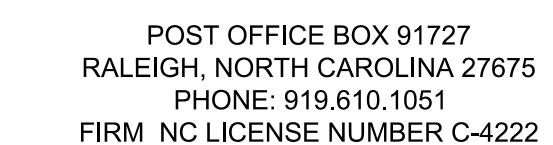
MA-22-05  
1216 Rolesville Road  
Conditions of Approval  
Revised November 14, 2023

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.

2. 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 HLM 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 (submital, 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 (submital, review, and approval process, a public right-of-way street sub 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 Shake
    - 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 will include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the side color.
  - e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material limiting these materials visible from the public right-of-way.
  - f. Roof lines to match architectural building style. Building rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of



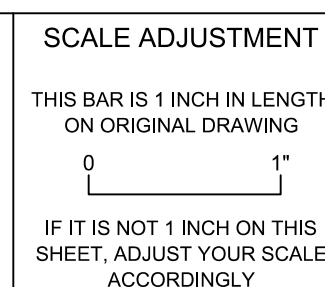
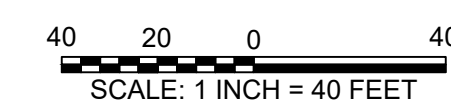


POST OFFICE BOX 91727  
RALEIGH, NORTH CAROLINA 27675  
PHONE: 919.610.1051  
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	ROLESVILLE COMMENTS	2/28/2025	FLM
2	ROLESVILLE COMMENTS	4/28/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

## DO NOT USE FOR CONSTRUCTION

PRELIMINARY SUBDIVISION PLAT  
PSP-25-01

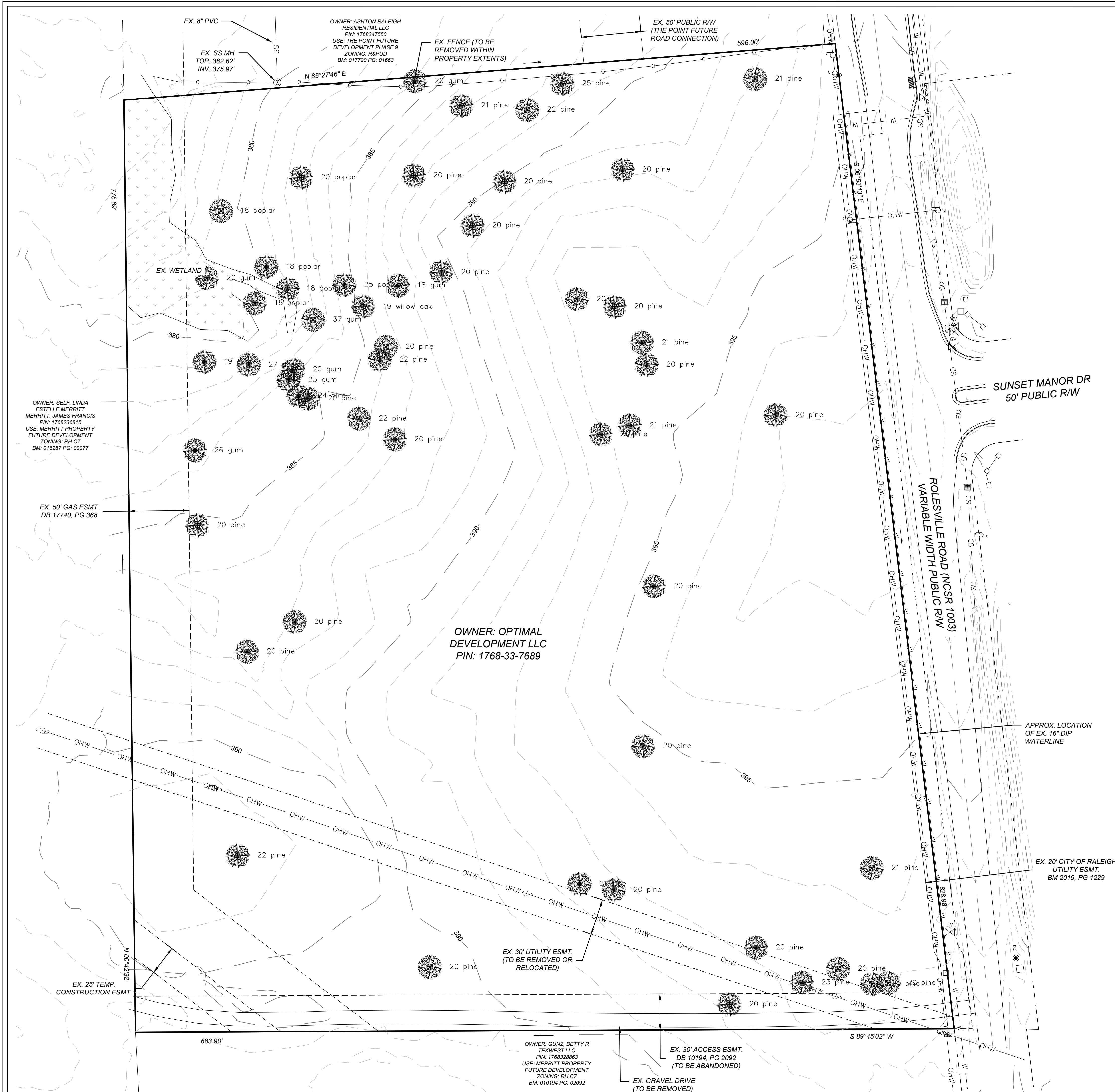
ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

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

## EXISTING CONDITIONS PLAN

SHEET 2 OF



### LEGEND

EX. PROPERTY LINE  
 EX. RIGHT-OF-WAY  
 EX. ADJACENT OWNERS  
 EX. EASEMENT  
 EX. MAJOR CONTOUR (5')  
 EX. MINOR CONTOUR (1')  
 EX. FENCE  
 EX. WETLAND  
 EX. QUALIFYING  
 EVERGREEN/DECIDUOUS TREE

## NOTES

1. SURVEY, BOUNDARY AND EXISTING UTILITY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C. ON NOVEMBER 5, 2024.
2. WETLAND AND STREAM DELINEATION PROVIDED BY PILOT ENVIRONMENTAL ON APRIL 28, 2021.
3. TREE SURVEY PROVIDED BY S&EC ON OCTOBER 29, 2024.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.





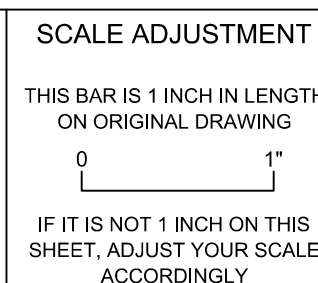
ACTIVE OPEN SPACE SUMMARY			
NAME	TYPE PER LDO SECTION 6.2.1	SIZE CLASSIFICATION PER LDO SECTION 6.2.1	AREA (AC)
ACTIVE OPEN SPACE #1	GREEN	SMALL	0.37
ACTIVE OPEN SPACE #2	GREENWAY WITH EXERCISE FACILITIES	LARGE	0.38
ACTIVE OPEN SPACE #3	GREEN	SMALL	0.12

1. PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
2. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY "ADA" AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
4. DIMENSIONS SHOWN ARE TO BACK OF CURB.
5. RADII ARE 4'5" (BACK OF CURB) UNLESS OTHERWISE NOTED.

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

ORIGINAL PLAN SIZE: 24" X 36"

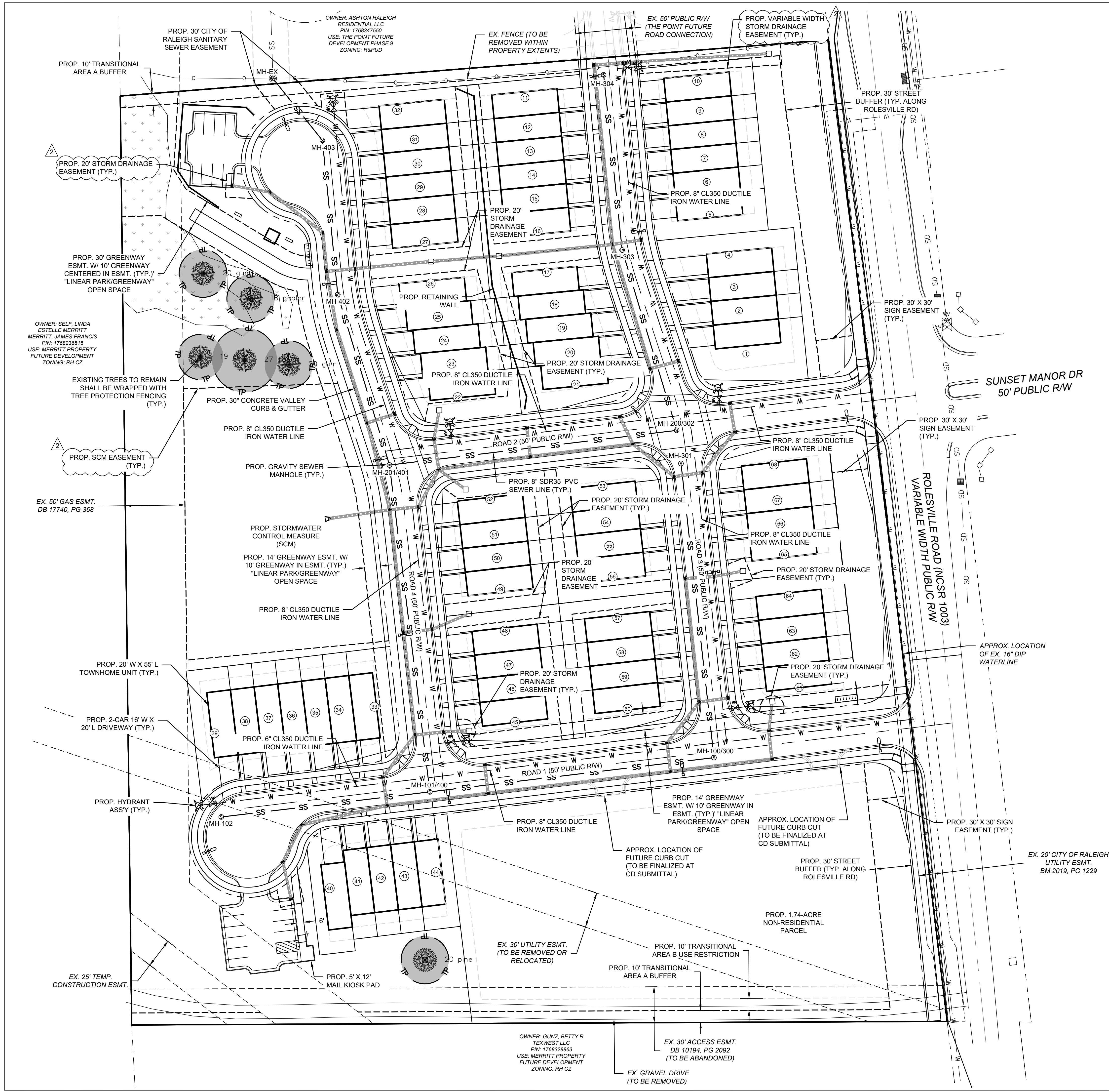
## DO NOT USE FOR CONSTRUCTION



ROLESVILLE RD MIXED USE  
1216 ROLESVILLE RD  
ROLESVILLE, NC 27571

SHEET 3 OF 7





**LEGEND**

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. FENCE
- EX. WETLAND
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- PROP. WATER LINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- EX. QUALIFYING EVERGREEN/DECIDUOUS TREE
- PROP. STREET LIGHT

- CITY OF RALEIGH UTILITY NOTES**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
    - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT A SITE USED IN DEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  - INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION

- GENERAL UTILITY NOTES**
- WATER AND SANITARY SEWER SERVICES TO BE COORDINATED WITH HOUSE PLUMBING PLANS.
  - THERE SHALL BE NO INTERCONNECTION BETWEEN CITY SUPPLIED WATER AND WATER FROM OTHER SOURCES INCLUDING WELLS.
  - THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
  - THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
  - THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
  - WATER AND SEWER SERVICES SHALL BE CONTAINED WITHIN THE PORTION OF THE PARCEL UNDER TOWN OF ROLESVILLE JURISDICTION. THERE SHALL BE NO INTERCONNECTION WITH THE EXISTING OFF-SITE WELLS.



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

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	ROLESVILLE COMMENTS	2/28/2025	FLM
2	ROLESVILLE COMMENTS	4/28/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY PLANS**  
DO NOT USE FOR CONSTRUCTION

40 20 0 40  
SCALE: 1 INCH = 40 FEET

**SCALE ADJUSTMENT**  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
0 1"  
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

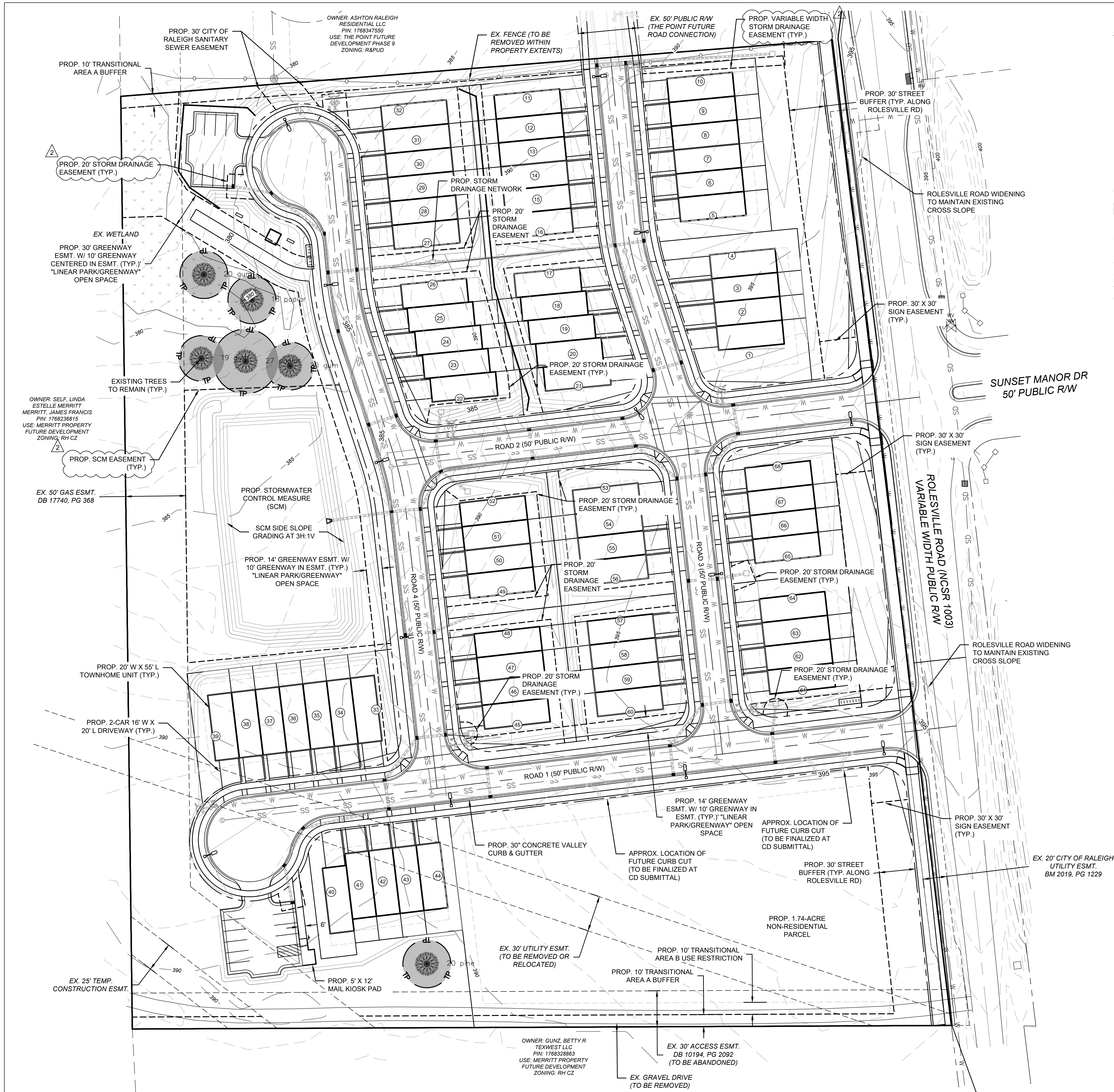
**UTILITY PLAN**

**C-4**  
SHEET 4 OF 7









**LEGEND**

—	EX. PROPERTY LINE
—	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
—○—	EX. CHAIN LINK FENCE
—	EX. COMMUNICATIONS LINE
—	EX. OVERHEAD ELECTRIC LINE
—	EX. WATER LINE
—	EX. SANITARY SEWER
—	EX. STORM SEWER
—	EX. MAJOR CONTOUR (5')
—	EX. MINOR CONTOUR (1')
---	PROP. SETBACK LINE
---	PROP. EASEMENT/BUFFER
■	PROP. CONCRETE
— W —	PROP. WATER LINE
— SS —	PROP. SANITARY SEWER
— SD —	PROP. STORM SEWER
—	PROP. MAJOR CONTOUR (5')
—	PROP. MINOR CONTOUR (1')
— LD —	PROP. LIMIT OF DISTURBANCE
—	PROP. TREE PROTECTION FENCE
—	EX. QUALIFYING EVERGREEN/DECIDUOUS TREE TO REMAIN

- TREE PRESERVATION PLAN NOTES**
- TREE SURVEY PROVIDED BY S&EC, DATED OCTOBER 29, 2024.
  - THE CRZ SHALL REMAIN FREE OF ALL BUILDING MATERIALS, REFUSE, AND DEBRIS.
  - 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)
  - TREE PRESERVATION CALCULATIONS:  
REQUIRED TREE PRESERVATION: 10% OF EXISTING TREES IN GOOD HEALTH SHALL BE PRESERVED  
PROPOSED TREE PRESERVATION: 10%
  - REPLACEMENT TREE CALCULATIONS:  
REQUIRED REPLACEMENT TREES: 6  
PROPOSED TREES: 6



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

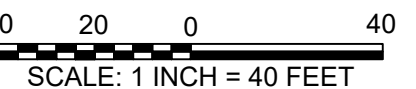
REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	ROLESVILLE COMMENTS	2/28/2025	FLM
2	ROLESVILLE COMMENTS	4/28/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT  
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING  
0 1"  
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

PRESERVATION PLAN

C-6

SHEET 6 OF 7



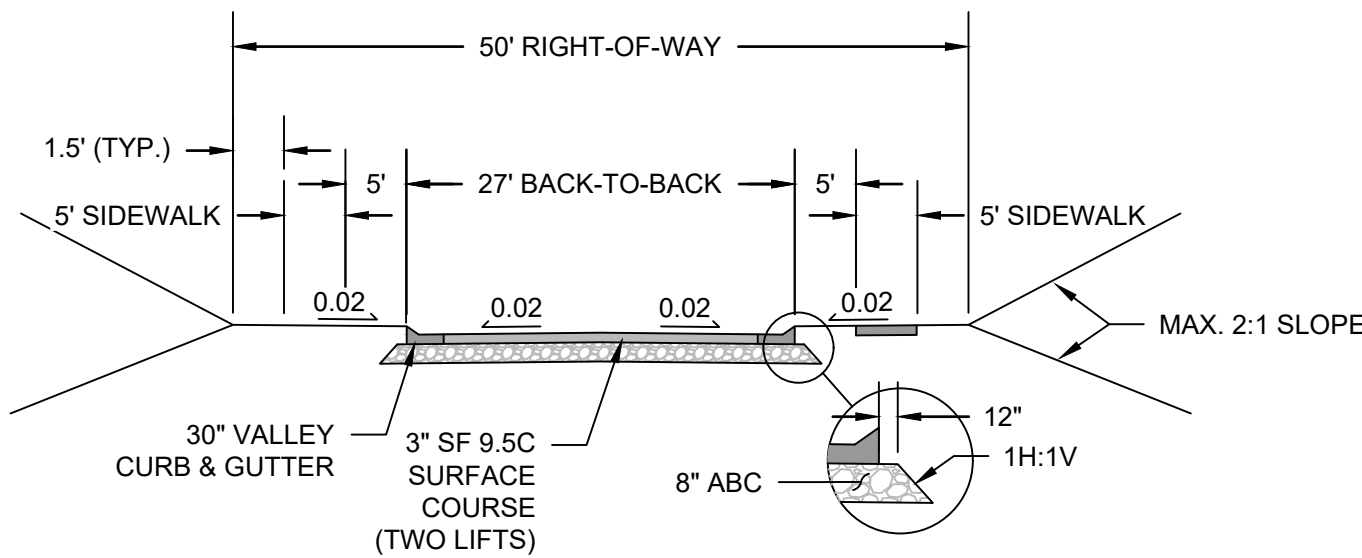
1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



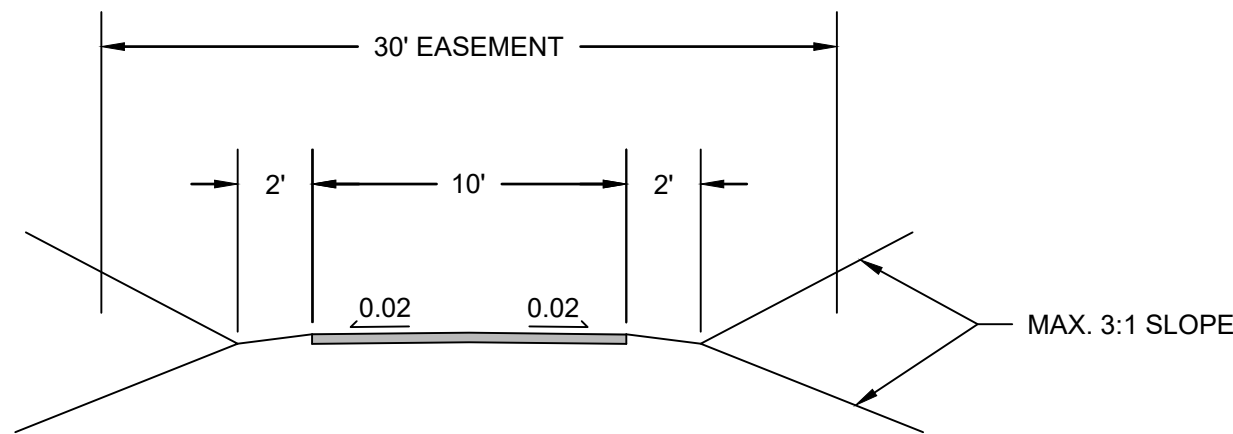
- Upscale stylish look for downtown shopping and business districts.
- For stadiums, parks and athletic fields.
  - 10-gauge steel with attractive powder coating.
  - 2 3/8" diameter bar.
  - Mounting hardware included.

SPECIFY COLOR:									
MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH	COLOR	IN STOCK	SHIPS TODAY	
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$230 \$220	Black			ADD

BIKE RACK DETAIL  
NO SCALE



TYPICAL INTERIOR ROADWAY CROSS-SECTION  
NO SCALE



TYPICAL GREENWAY CROSS-SECTION  
NO SCALE



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

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	ROLESVILLE COMMENTS	2/28/2025	FLM
2	ROLESVILLE COMMENTS	4/28/2025	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY  
PLANS  
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT  
THIS BAR IS 1 INCH IN LENGTH  
ON ORIGINAL DRAWING  
0 1"  
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

DETAILS

C-7  
SHEET 7 OF 7

CALL 48 HOURS BEFORE  
YOU DIG  
**North Carolina 811**  
www.nc811.org  
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