

WAKE MED

REZONING CONCEPT PLAN PACKAGE
 PREPARED FOR: TOWN OF ROLESVILLE, NC
 TOWN PROJECT NUMBER: REZ-25-06

DEVELOPER/CONTRACT PURCHASER:

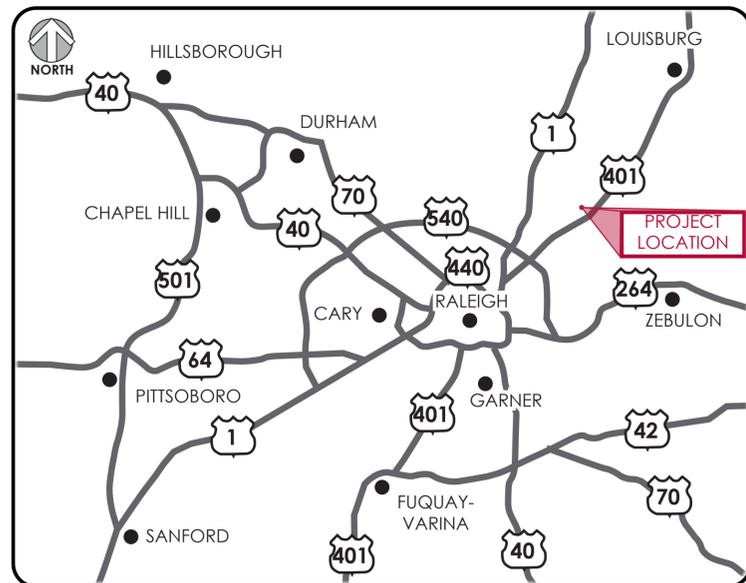


WAKEMED HEALTH & HOSPITALS
 3128 SMOKETREE CT
 RALEIGH, NC 27604

CONCEPT PLAN SHEET INDEX:

- MP-01 EXISTING CONDITIONS MAP
- MP-02 EXISTING SITE BOUNDARY SURVEY
- MP-03..... CONCEPTUAL LAND USE PLAN
- MP-04..... MASTER CONCEPT PLAN

VICINITY MAP



NOT TO SCALE

APPLICANT / CONSULTING TEAM:



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 RALEIGH, NC 27601
 CONTACT: TOBY COLEMAN
 PHONE: (919) 821-6778
 EMAIL: tcoleman@smithlaw.com

PROJECT LOCATION MAP

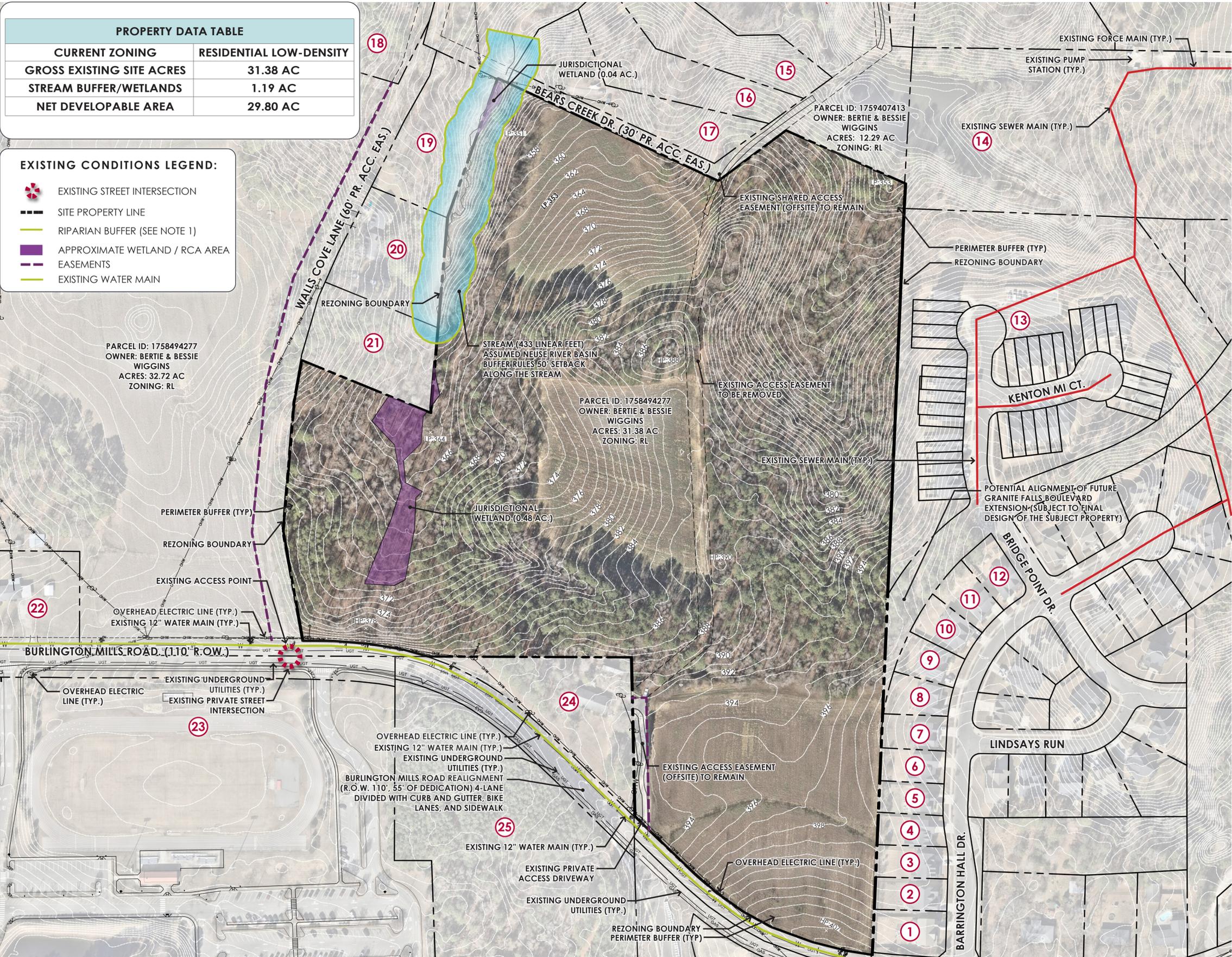


NOT TO SCALE

REV DATE	SHEET
11/3/2025	MP-1
12/22/2025	

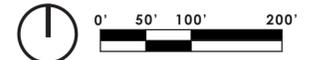
PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

- EXISTING CONDITIONS LEGEND:**
- EXISTING STREET INTERSECTION
 - SITE PROPERTY LINE
 - RIPARIAN BUFFER (SEE NOTE 1)
 - APPROXIMATE WETLAND / RCA AREA
 - EASEMENTS
 - EXISTING WATER MAIN



- ADJOINING PROPERTIES:**
1. PROPERTY OWNER: JASON & JULIA DAVIS
PIN: 1758584300
ZONING: R&PUD
USE: RESIDENTIAL
 2. PROPERTY OWNER: WILLIAM & SUSAN RACHIS
PIN: 1758584318
ZONING: R&PUD
USE: RESIDENTIAL
 3. PROPERTY OWNER: WILLIAM & SHARON THAXTON
PIN: 1758584414
ZONING: R&PUD
USE: RESIDENTIAL
 4. PROPERTY OWNER: WILLIAM & BREANNA JOHNSON
PIN: 1758584510
ZONING: R&PUD
USE: RESIDENTIAL
 5. PROPERTY OWNER: ADAM & KATHRYN RIDGE
PIN: 1758584517
ZONING: R&PUD
USE: RESIDENTIAL
 6. PROPERTY OWNER: JAMES & AMELIA MOUNT
PIN: 1758584613
ZONING: R&PUD
USE: RESIDENTIAL
 7. PROPERTY OWNER: LEONARD & TONI KENION
PIN: 1758584710
ZONING: R&PUD
USE: RESIDENTIAL
 8. PROPERTY OWNER: MONSEBULA & MATONDO LESANGA
PIN: 1758584727
ZONING: R&PUD
USE: RESIDENTIAL
 9. PROPERTY OWNER: HAI & KHANH TRAN
PIN: 1758584844
ZONING: R&PUD
USE: RESIDENTIAL
 10. PROPERTY OWNER: JORDAN & NATIA AKINS
PIN: 1758584981
ZONING: R&PUD
USE: RESIDENTIAL
 11. PROPERTY OWNER: ROBERT & AMY HARKEY
PIN: 1758585927
ZONING: R&PUD
USE: RESIDENTIAL
 12. PROPERTY OWNER: JAMES RHODES
PIN: 1758595082
ZONING: R&PUD
USE: RESIDENTIAL
 13. PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS
PIN: 1758596553
ZONING: R&PUD
USE: RESIDENTIAL
 14. PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC.
PIN: 1758598900
ZONING: RL
USE: RESIDENTIAL
 15. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759409123
ZONING: RL
USE: RESIDENTIAL
 16. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759408017
ZONING: RL
USE: RESIDENTIAL
 17. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758498953
ZONING: RL
USE: RESIDENTIAL
 18. PROPERTY OWNER: BEVERLY & BESSIE DIXON
PIN: 1759402396
ZONING: RL
USE: RESIDENTIAL
 19. PROPERTY OWNER: JAMES WALL
PIN: 1758494848
ZONING: RL
USE: RESIDENTIAL
 20. PROPERTY OWNER: JENNIFER & SIDNEY GREGORY
PIN: 1758493655
ZONING: RL
USE: RESIDENTIAL
 21. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758493416
ZONING: RL
USE: RESIDENTIAL
 22. PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE
PIN: 1758386918
ZONING: RL
USE: RESIDENTIAL
 23. PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1758387160
ZONING: RO
USE: RESIDENTIAL OFFICE
 24. PROPERTY OWNER: WILLARD & BARBARA PARK
PIN: 1758487746
ZONING: RL
USE: RESIDENTIAL
 25. PROPERTY OWNER: BROTHERS FORTY SIX LLC.
PIN: 1758486155
ZONING: GC-CZ
USE: GENERAL COMMERCIAL

- EXISTING CONDITIONS NOTES:**
1. Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
 2. All base data has been provided by Wake County GIS and shall be confirmed with a topographic and boundary survey prior to development of construction drawings.
 3. This diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the detailed design or the location of infrastructure. A preliminary soils, geotech or similar investigation should inform the final design.
 4. Adjacent property information based on Wake County Register of Deeds.
 5. Plano metric information based on publicly available information from the Wake County Geographical Information Systems Database.
 6. Topographic information based on publicly available information from the Wake County Geographical Information Systems Database.
 7. All easement information shown is per publicly available information from the Wake County Geographical Information Systems Database.
 8. Per FIRM Map 3720175800k, Panel: 1758, and FIRM Map 3720175900k, Panel: 1759 there are no FEMA floodplains located on the subject property.

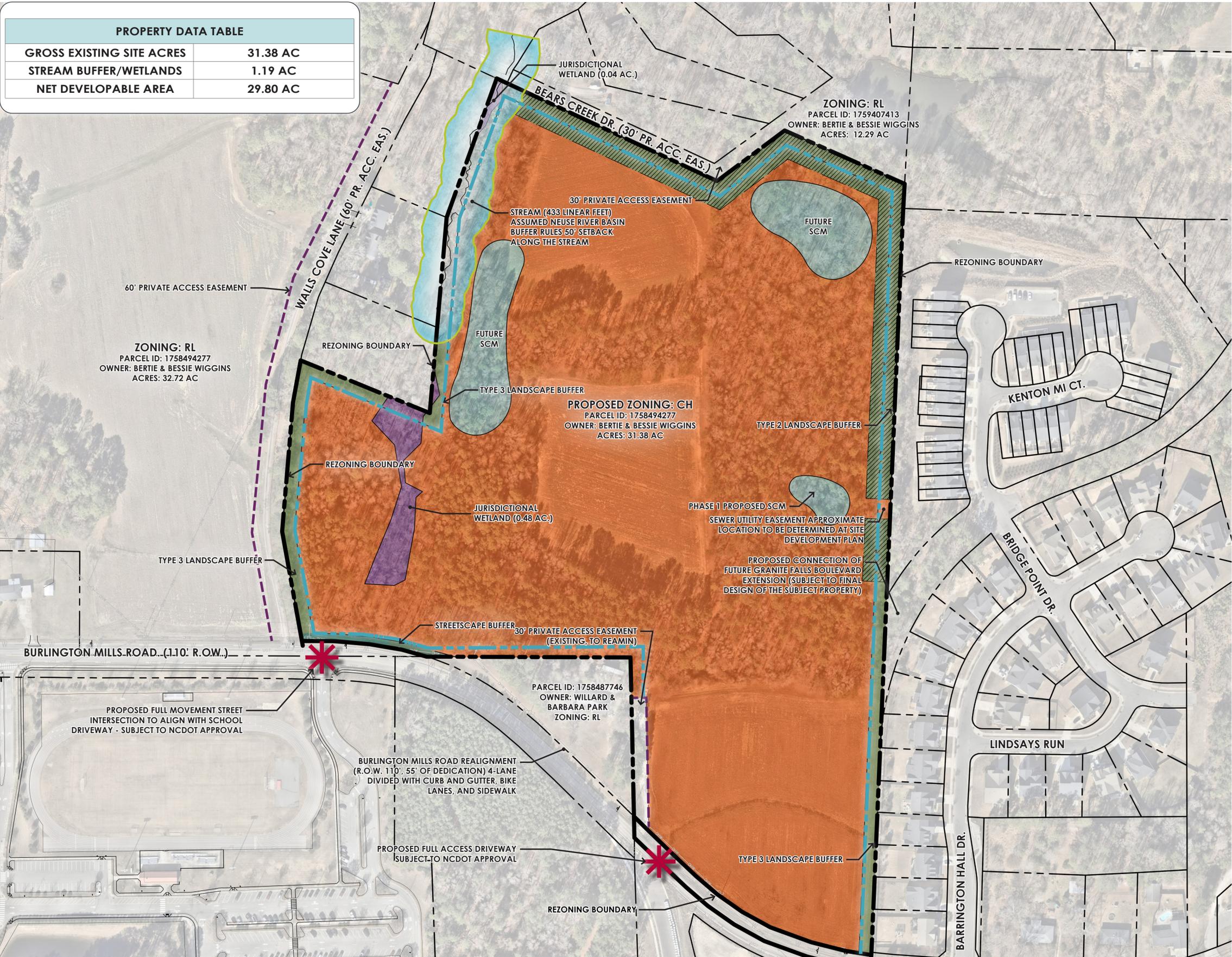


Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-01
12/22/2025	

PROPERTY DATA TABLE	
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

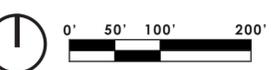


CONCEPT PLAN LEGEND:	
	PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
	PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
	RIPARIAN BUFFER (SEE NOTE 1)
	PROPERTY SETBACKS/BUFFERS
	EASEMENT
	GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
	JURISDICTIONAL WETLAND
	DEVELOPABLE AREA
	LANDSCAPE BUFFER (SEE PLAN FOR TYPE)
	FUTURE/ PROPOSED SCM

SITE DATA TABLE	
PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758494277 & 1759407413
PROPERTY SIZE	31.38 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CH
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (REZ-24-02 ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	60' MAX.
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
PROPOSED PARKING CALCS.	2.0/1,000 SF MIN. 5.0/1,000 SF MAX. (SEE LDO TABLE 6.4.3.G. OFF-STREET PARKING)
REQUIRED OPEN SPACE (5% OPEN SPACE)	1.56 ACRES (SEE NOTE 5)
PROPOSED OPEN SPACE (6.37% OPEN SPACE)	2 ACRES (SEE NOTE 5)
REQUIRED VEGETATION PRESERVATION (10% OF ALL EXISTING TREES IN GOOD HEALTH)	3.13 ACRES
VEGETATION PRESERVATION PROVIDED (11% OF ALL EXISTING TREES IN GOOD HEALTH)	3.76 ACRES

*SEE SUMMARY TABLE AND LAND USE SUMMARY TABLE FOR A GENERAL SUMMARY OF PROPOSED USES PLANNED FOR THIS DEVELOPMENT.

- LAND USE PLAN NOTES:**
- All uses allowed as per the Town's Land Development Ordinance section 5.1.5.(c),(d), and (f), shall be permitted within this district.
 - Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
 - A shared stormwater management system is anticipated to serve the overall development. A phased stormwater management plan as necessary to serve each development phase, will be designed at the subdivision stage. These plans will be in conformance with the Town's stormwater regulations in place at the time of this zoning approval.
 - Current Zoning: RL (Rolesville); Proposed Zoning CH (Rolesville)
 - Open Space will be located in accordance with LDO Section (6.2.1.1. Open Space) exact locations to be determined at Site Development Plan Process.



Kimley»Horn



REV DATE	SHEET
11/3/2025	MP-03
12/22/2025	

LAND USE SUMMARY

MEDICAL	40,000 SF
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(SEE NOTE 14 FOR SQUARE FOOTAGE REQUIREMENTS)

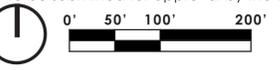
**GRANITE FALLS BOULEVARD EXTENSION
GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO BURLINGTON
MILLS ROAD REALIGNMENT
PROPOSED STREET SECTION
TOTAL R.O.W WIDTH: 60 FEET**



- NOTES:**
1. Street section are for illustrative purposes and subject to final design. All public and private streets will be subject to the Town's public street standards applicable at the time of this master plan approval.
 2. All street trees shall be planted a minimum of 10' from any water, sewer, storm water, utility, or driveway.
 3. Where 5' sidewalk falls outside of the Right-of-Way a public access easement shall be provided.
 4. The construction of Granite Falls Blvd. will not be required with this Development Plan. However, the Right of way will be reserved in conjunction with the Development Plan.

- MASTER PLAN LEGEND:**
- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
 - PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
 - RIPARIAN BUFFER (SEE NOTE 1)
 - PROPERTY SETBACKS/BUFFERS
 - EASEMENT
 - 15' TYPE 2 LANDSCAPE BUFFER
 - 25' TYPE 3 C LANDSCAPE BUFFER
 - 15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)
 - PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
 - EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
 - PATIENT EMERGENCY DROP-OFF/PICK-UP
 - OUTDOOR SERVICE AREA/ LOADING DOCK
 - SURFACE PARKING/ PATIENT DROP OFF ZONE
 - OUTDOOR OPEN SPACE (See Note #7)
 - (REQ. 1 SMALL OPEN SPACE TYPE MIN. 500 SF - 1.AC)
 - (REQ. 1 MEDIUM OPEN SPACE TYPE MIN 1AC - 2.5AC)
- STREET TYPOLOGIES:**
- PRIVATE STREET (INTERNAL, APPROXIMATE LOCATION SHOWN)
 - EXACT ALIGNMENT TO BE DETERMINED AT SITE DEVELOPMENT PLAN
 - WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 - NOTE: SEE SHEET MP-04 FOR STREET TYPOLOGY SECTIONS
 - BURLINGTON MILLS ROAD FUTURE BIKE LANES AND SIDEPATH

- MASTER LAND USE PLAN NOTES:**
1. Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDNR and the Army Corps of Engineers prior to development.
 2. The proposed street network and typologies are preliminary and subject to change pending Town approval.
 3. Stormwater management facilities may be shared independent or shared and will be built in phases as needed to support development within a given phase. All SCM's will meet the requirements of Wake Counties Stormwater Design Manual.
 4. A 15' Type 2 Perimeter Buffer will be provided along all property boundaries adjacent to Residential high density.
 5. A 25' Type 3 Perimeter Buffer will be provided along all property boundaries adjacent to Residential Low-Density (North, East, and West).
 6. A 15' Streetscape Buffer will be provided along the Burlington Mills Road frontage (Set back from the Right-of-way)* If the streetscape is disturbed or non-vegetated, the property owner or developer shall install and maintain the following vegetation per (section 6.2.2.2, Street Buffers).
 7. Following requirements of the Town's Land Development Ordinance (section 6.2.1.1 Open Space), this Master Plan will provide (1) Small open space totaling 500 SF min. and (1) Medium open space totaling 1.0 acre min. Locations are for illustrative purposes only exact locations to be determined at Site Development Plan. This plan shall be provided at the Site Development process. Qualifying open space shall consist of but is not limited to: Plazas, Pocket Park, Open green space.
 8. Height shall be measured per the standards of the LDO. All uses within the proposed rezoning boundary shall not exceed the base height of (60' per Ordinance Document Approved January 7, 2025).
 9. Following requirements of the Town's Land Development Ordinance (section 6.2.4.5 Vegetation Preservation), this Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) shall be preserved. Vegetation Preservation locations are for illustrative purposes only exact locations to be determined at Site Development Plan.
 10. Burlington Mills Road (Under Construction at the time of this application) will be realigned and the existing right of way is expected to be abandoned upon approval of the Town Board. Per Town policies and procedures. Thus, no land use buffer or streetscape buffer is required along this portion of the District Boundary.
 11. Right of Way for the future extension of Granite Falls Blvd. will be provided through the subject property at such time as it is warranted - The extension will not be required with phase 1 development. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment shall be determined in conjunction with the site plan for the initial development phase.
 12. Timing of construction for Granite Falls Boulevard is to be determined. Schedule and phasing will be coordinated and confirmed at a later date. The rezoning, site plan approvals, building permits and certificate of occupancy are not contingent on the construction and completion of Granite Falls Blvd.
 13. Sidewalk and bike lane along Burlington Mills Road are shown in accordance with the Town of Rolesville Bicycle Plan. Final configuration is subject to Town review and approval. Should a fee-in-lieu option be permitted by the Town, the developer reserves the right to satisfy this requirement through that mechanism rather than through physical construction.
 14. The maximum square footage allowed under this approved concept plan shall be 40,000 SF. Additional development density within the district will require a new concept plan application to be submitted for approval by the Town



Kimley Horn



REV DATE	SHEET
11/3/2025	MP-04
12/22/2025	