

Case No. \_\_\_\_\_

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

## Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature [Handwritten Signature] Date 4-23-2020

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

*I, a Notary Public, do hereby certify that \_\_\_\_\_*

*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This*

*the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.*

*My commission expires \_\_\_\_\_.*

Signature \_\_\_\_\_ Seal \_\_\_\_\_

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Case No. \_\_\_\_\_

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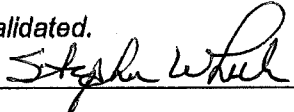
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Signature  Date 4/23/20

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Signature \_\_\_\_\_ Seal

**Town of Rolesville Planning**

**PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517**



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Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Beth Trahos* Date 4-22-2020

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

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*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.*

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Signature \_\_\_\_\_ Seal \_\_\_\_\_

**Town of Rolesville Planning**

**PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517**



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Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature  Date 4-27-2020

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

*I, a Notary Public, do hereby certify that \_\_\_\_\_*

*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.*

*My commission expires \_\_\_\_\_.*

Signature \_\_\_\_\_ Seal \_\_\_\_\_



Case No. \_\_\_\_\_

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# Map Amendment Application

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Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

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## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Rand Bryant* Date 4-22-2020

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

*I, a Notary Public, do hereby certify that \_\_\_\_\_*

*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This*

*the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.*

*My commission expires \_\_\_\_\_.*

Signature \_\_\_\_\_ Seal

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



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Date \_\_\_\_\_

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Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

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Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Dana Bright* Date 4-22-2020

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

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*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This*

*the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.*

*My commission expires \_\_\_\_\_.*

Signature \_\_\_\_\_ Seal \_\_\_\_\_

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

**EXHIBIT A**

	<b>PIN: 1767 58 6083</b>	<b>PIN: 1767 48 3143</b>
<b>Contact Information:</b>	Dana and Randy Bright Giny and Stephen Wheeler Leigh and James Robert Fowler III 7928 Sutterton Court Raleigh, NC 27615	Giny Wheeler Dana Bright James Robert Fowler III 7400 Fowler Road Zebulon, NC 27597
<b>Property Address:</b>	6301 Mitchell Mill Road	1801 Rolesville Road
<b>Current Zoning District:</b>	R-30	R-30
<b>Requested Zoning District:</b>	R-3 CZ	R-3 CZ
<b>Total Acreage:</b>	44.59	46.8





## EXHIBIT B

### **PIN: 1767 58 6083 Property Description**

BEING all of that tract or parcel of land containing 44.5919 acres as shown on a survey by Precision Surveys, Inc. Entitled "Boundary Survey for: County of Wake" dated September 20, 1998 and recorded in Book of Maps 1998, Page 1776, Wake County Registry, and being all of that tract of land conveyed to Mildred F. Matheny by a deed dated April 3, 1952, recorded in Deed Book 1098, Page 86, said registry.

### **PIN: 1767 48 3143 Property Description**

TRACT ONE: BEING that certain parcel described in the deed recorded in Book 1091, Page 438, Wake County Registry, reference to which is made for a more particular description.

TRACT TWO: BEING that certain parcel described in the deed recorded in Book 1065, Page 392, Wake County Registry, reference to which is made for a more particular description.

TRACT THREE: BEING those parcels described in the deed recorded in Book 1424, Page 149, Wake County Registry, reference to which is made for a more particular description.

TRACT FOUR: BEING that certain parcel described in the deed recorded in Book 561, Page 255, Wake County Registry and further described as "Second Tract" in the instrument recorded in Book 2162, Page 217, Wake County Registry, reference to those instruments is made for a more particular description.



# Map Amendment Application

## Rezoning Justification

Please see attached Exhibit C for a brief in support of the rezoning and Exhibit D for zoning \_\_\_\_\_ conditions.

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**Exhibit C**

**STATE OF NORTH CAROLINA**

**BEFORE THE TOWN OF  
ROLESVILLE BOARD OF  
COMMISSIONERS AND  
PLANNING BOARD**

**COUNTY OF WAKE**

**ZONING MAP AMENDMENT**

In support of a petition to zone the subject property R-3 CZ, the applicant offers the following information:

The subject property is approximately 90± acres with frontage on Rolesville Road and Mitchell Mill Road. The properties are currently zoned R-30 by Wake County, a rural holding district. These properties are planned to come into the Town of Rolesville and to be development as a part of the town in a more urban fashion.

This area is changing significantly with the development of Kalas Falls directly across Rolesville Road from the subject property for 500+ homes. In addition, The Point to the north of the property at Rolesville Road and the 401 Bypass is planned for 900+ homes. The long-term owners of these properties, the Fowler Family, desire to be included in the changes coming to this area.

The proposed community conforms with the Comprehensive Plan. The Future Land Use Map designates the subject property for Medium Density Residential. Medium Density Residential is described as “[p]redominantly single family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open spaces areas along with limited non-residential uses under planned unit development or form base code provisions.” The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

In addition, the zoning includes commitments for a community pool, playground, dog park, and a public greenway connection as shown on the Town’s Open Space and Greenway Plan. Further, street infrastructure improvements are proposed including a connection between Rolesville Road and Mitchell Mill Road.

The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed rezoning.

## Exhibit D

### Conditional Zoning District Zoning Conditions

1. The subject property shall be developed generally in accordance with the sketch plan attached hereto as Exhibit 1 and incorporated herein as if fully set out.
2. The total number of dwelling units on the subject property shall not exceed 335 dwelling units and not more than 130 of these dwelling units are permitted to be townhomes. No apartments (multi-family units) shall be permitted.
3. A Type A buffer shall be installed and maintained along the subject property's frontage on Rolesville Road and along Mitchell Mill Road.
4. A twenty foot (20') wide buffer shall be provided adjacent the properties to the north currently owned by Dwight and Carolyn Woodlief and more particularly described as Lot 6 on Book Maps 2011, Page 84, Wake County Registry (Wake County PIN 1767 58 09384.)
5. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to the Homeowner's Association except for the public greenway which shall be dedicated as such to the Town of Rolesville:
  - A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150<sup>th</sup> building permit;
  - At least one fenced playground shall be constructed prior to the issuance of the 150<sup>th</sup> building permit;

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright

Print Name: Dana Bright

Date: 4-22-2020

Signature: Randy Bright

Print Name: Randy Bright

Date: 4-22/2020

Signature: Giny Wheeler

Print Name: Giny Wheeler

Date: 4-23/2020

Signature: Stephen Wheeler

Print Name: Stephen Wheeler

Date: 4/23/20

Signature: Leigh Fowler

Print Name: Leigh Fowler

Date: 4-22-2020

Signature: James Robert Fowler III

Print Name: James Robert Fowler III

Date: 4-22-2020

- At least one fenced dog park shall be constructed prior to the issuance of the 150<sup>th</sup> building permit; and
- Public greenway on a greenway easement at least 25' wide with paved trails at least ten feet wide (10') shall be constructed generally as shown on the attached Exhibit 1.

6. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the following road improvements shall be installed as recommended by the Traffic Impact Analysis for the Wheeler Tract, prepared by Ramey Kemp & Associates and dated May 2019, a copy of which is on file with the Town of Rolesville:

- Rolesville Road and Site Drive 1, as shown on Exhibit 1:
  - Provide site access via full movement intersection with one ingress and one egress lane
  - Provide stop control for westbound drive approach; and
  - Construct a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.
- Mitchel Mill and Site Drive 2, as shown on Exhibit 1:
  - Provide access via full movement intersection with one ingress lane and one egress lane; and
  - Provide stop control for southbound site drive approach
- Rolesville Road and Mitchell Mill Road: prior to the issuance of a building permit for the 150<sup>th</sup> dwelling unit, the property owner shall contribute Fifty Thousand Dollars (\$50,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of Mitchell Mill and Rolesville Road.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright

Print Name: Dana Bright

Date: 4-22-2020

Signature: Randy Bright

Print Name: Randy Bright

Date: 4-22-2020

Signature: Giny Wheeler

Print Name: Giny Wheeler

Date: 4-23-2020

Signature: Stephen Wheeler

Print Name: Stephen Wheeler

Date: 4/23/20

Signature: Leigh Fowler

Print Name: Leigh Fowler

Date: 4-22-2020

Signature: James Robert Fowler III

Print Name: James Robert Fowler III

Date: 4-22-2020

**Conditions Applicable to single-family homes only:**

7. All homes shall include either crawl space foundations or stem wall foundations. Any stem wall foundations shall have a brick or stone veneer on all sides facing a public street.

8. The minimum lot size for single-family detached homes shall be 6,250 square feet with a minimum lot width of 50'. In addition, no more than 50 lots shall be less than 7,500 square feet in size.

9. The minimum square footage for two-story homes shall be 2,200 square feet. The minimum square footage for one-story homes shall be 1,600 square feet.

10. Lots located along the common boundary line with the following properties shall be a minimum of 10,000 square feet in size:

- 1809 Rolesville Road, Wake Forest, Wake County PIN # 1767375272, Book 12777, Page 1559;
- 3813 Taviston Court, Wake Forest, Wake County PIN # 1767377282, Book 12779, Page 2611;
- 3820 Taviston Court, Wake Forest, Wake County PIN # 1767470283, Book 17687, Page 672;
- 3813 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767472196, Book 9496, Page 2630;
- 3816 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767474134, Book 16324, Page 1810;
- 3812 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767465953, Book 11390, Page 1138;
- 3804 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767466746, Book 11327, Page 1152;
- 1725 Rolesville Rd., Wake Forest, Wake County PIN # 1767387170, Book 17107, Page 582;
- 1721 Rolesville Rd., Wake Forest, Wake County PIN # 1767388313, Book 3750, Page 591; and
- 1709 Rolesville Rd., Wake Forest, Wake County PIN # 1767389615, Book 4572, Page 246.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright

Print Name: Dana Bright

Date: 4-22-2020

Signature: Randy Bright

Print Name: Randy Bright

Date: 4-22-2020

Signature: Giny Wheeler

Print Name: Giny Wheeler

Date: 4-23-2020

Signature: Stephen Wheeler

Print Name: Stephen Wheeler

Date: 4/23/20

Signature: Leigh Fowler

Print Name: Leigh Fowler

Date: 4-22-2020

Signature: James Robert Fowler III

Print Name: James Robert Fowler III

Date: 4-22-2020

11. A Type A landscape buffer at least twenty feet (20') wide shall be maintained by the Homeowners Association and installed along the common boundary line with the following properties:

- 1809 Rolesville Road, Wake Forest, Wake County PIN # 1767375272, Book 12777, Page 1559;
- 3813 Taviston Court, Wake Forest, Wake County PIN # 1767377282, Book 12779, Page 2611;
- 3820 Taviston Court, Wake Forest, Wake County PIN # 1767470283, Book 17687, Page 672;
- 3813 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767472196, Book 9496, Page 2630;
- 3816 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767474134, Book 16324, Page 1810;
- 3812 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767465953, Book 11390, Page 1138;
- 3804 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767466746, Book 11327, Page 1152;
- 1725 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 7170, Book 17107, Page 582;
- 1727 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 8313; Book 3750, Page 591; and
- 1709 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 9615; Book 4572, Page 246.

**Conditions Applicable to townhomes only:**

12. No townhome building shall exceed six (6) units.

13. The minimum square footage for townhomes shall be 1,200 square feet.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright

Print Name: Dana Bright

Date: 4-22-2020

Signature: Randy Bright

Print Name: Randy Bright

Date: 4-22-2020

Signature: Giny Wheeler

Print Name: Giny Wheeler

Date: 4-23-2020

Signature: Stephen Wheeler

Print Name: Stephen Wheeler

Date: 4/23/20

Signature: Leigh Fowler

Print Name: Leigh Fowler

Date: 4-22-2020

Signature: James Robert Fowler III

Print Name: James Robert Fowler III

Date: 4-22-2020



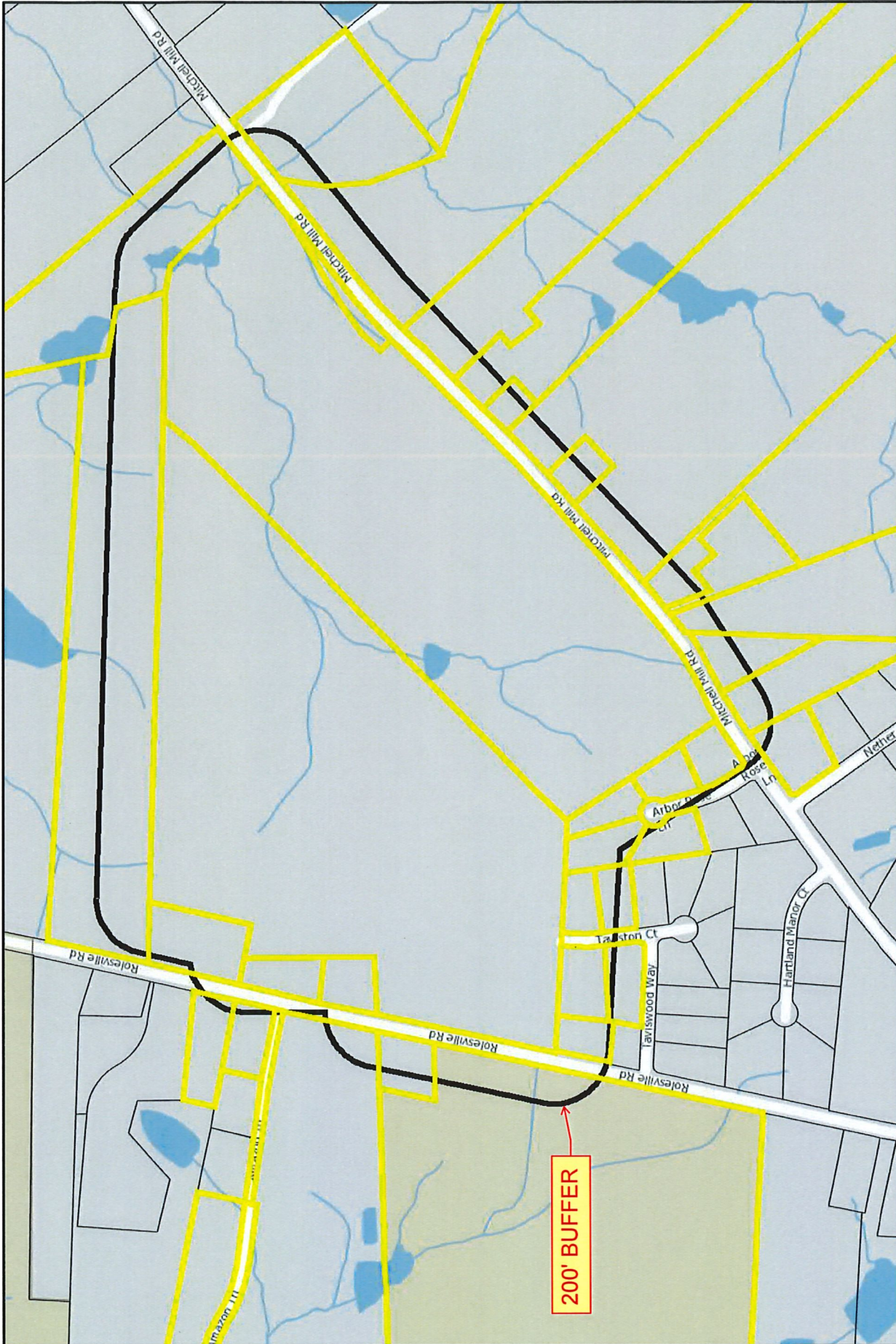
# Map Amendment Application

## Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
Please see attached Exhibit E.			



EXHIBIT E



**BUFFALO CREEK**



**Disclaimer**

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



PIN	Real Estate Owner	Mail Address 1	Mail Address 2
1	7593 MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
2	48422 MOODY, BENNY LAWRENCE MOODY, JEFFREY LYNN	1716 ROLESVILLE RD	WAKE FOREST NC 27587-9677
3	45739 ROWELL, PENNINA ROWELL, RACHEL	1756 ROLESVILLE RD	WAKE FOREST NC 27587-9677
4	32998 LEE, ERNEST LLOYD JR	4001 SHADY BOTTOM LN	WAKE FOREST NC 27587-5609
5	345656 KLINKER, GARY F KLINKER, LESLEY P	3509 TAVISWOOD WAY	WAKE FOREST NC 27587-5654
6	345655 THOMAS, ALFRED C THOMAS, LYNN L	3813 TAVISTON CT	WAKE FOREST NC 27587-5652
7	120762 MOODY, MILDRED B	1725 ROLESVILLE RD	WAKE FOREST NC 27587-6965
8	120761 MOODY, BENNY L MOODY, CONNIE G	1716 ROLESVILLE RD	WAKE FOREST NC 27587-9677
9	462138 MOODY, LYDA SUE HEIRS MELODEE M STOKES EXE	2900 WATKINS TOWN RD	RALEIGH NC 27616-8581
10	48416 MOODY, MILDRED B MOODY, RACHEL ELIZABETH	1725 ROLESVILLE RD	WAKE FOREST NC 27587-6965
11	159105 MOODY, ELMO R	5717 MITCHELL MILL RD	WAKE FOREST NC 27587-7257
12	141607 CLARK, CHARLES T CLARK, PATRICIA H	1709 ROLESVILLE RD	WAKE FOREST NC 27587-6965
13	345653 READ, ELIZABETH READ, GEORGE	3816 TAVISTON CT	WAKE FOREST NC 27587-5652
14	345654 ELLIS, JOSHUA J ELLIS, HEATHER L	3820 TAVISTON CT	WAKE FOREST NC 27587-5652
15	290542 HOPKINS, REGINALD HOPKINS, CONNIE	3813 ARBOR ROSE LN	ZEBULON NC 27597-8917
16	290543 WATKINS, DONNA	3816 ARBOR ROSE LN	ZEBULON NC 27597-8917
17	23177 WHEELER, GINY F BRIGHT, JILL F	7400 FOWLER RD	ZEBULON NC 27597-8318
18	404532 WOODLIEF, DWIGHT THOMAS WOODLIEF, CAROLYI	6608 FOWLER RD	ZEBULON NC 27597-8302
19	44832 BRIGHT, DANA F BRIGHT, RANDY L	7928 SUTTERTON CT	RALEIGH NC 27615-2534
20	290541 SPORTSMAN, DANIEL S SPORTSMAN, MINDA J	3809 ARBOR ROSE LN	ZEBULON NC 27597-8917
21	290544 SAULS, WATER DEAN SAULS, MELISSA L	3812 ARBOR ROSE LN	ZEBULON NC 27597-8917
22	379075 BRIDGES, JOSHUA BRIDGES, BRANDY	3736 NETHER RIDGE RD	ZEBULON NC 27597-9019
23	290545 PEARCE, SCOTT	3804 ARBOR ROSE LN	ZEBULON NC 27597-8917
24	270666 WOODLIEF, DONNIE L WOODLIEF, PATSY E	6609 FOWLER RD	ZEBULON NC 27597-8303
25	405937 WEATHERS, MARTY W	6228 MITCHELL MILL RD	ZEBULON NC 27597-8405
26	121811 HAKES, JOHN P HAKES, REGINA A	6300 MITCHELL MILL RD	ZEBULON NC 27597-8407
27	193167 PITTMAN, JAMES GARY PITTMAN, BELLE MARIE	6302 MITCHELL MILL RD	ZEBULON NC 27597-8407
28	33140 PITTMAN, JAMES GARY PITTMAN, BELLE MARIE	6302 MITCHELL MILL RD	ZEBULON NC 27597-8407
29	224479 WATKINS, WILLIAM WAYNE	903 W SOUTH ST	RALEIGH NC 27603-2159
30	38432 BOGGS, KAYLA M	6400 MITCHELL MILL RD	ZEBULON NC 27597-8409
31	74503 WATKINS, ELAINE T	6308 MITCHELL MILL RD	ZEBULON NC 27597-8407
32	173484 HARRIS, JUSTIN THOMAS	6624 FOWLER RD	ZEBULON NC 27597-8302
33	74553 JOHNSON, GRADEN M JR JOHNSON, BETTIE W	PO BOX 926	WENDELL NC 27591-0926

EXHIBIT E

34	1767685863	12608 AGUILAR, NORMA	6509 MITCHELL MILL RD	ZEBULON NC 27597-8412
35	1767689148	54687 PATTON, RICK L PATTON, RENEE A	3925 MISTY POND WAY	ZEBULON NC 27597-8921
36	1767773114	74576 WATKINS, WILLIAM WAYNE	903 W SOUTH ST	RALEIGH NC 27603-2159



# WHEELER TRACT

## REZONING PLAN

### 1801 ROLESVILLE RD ROLESVILLE, NORTH CAROLINA 27587 WAKE COUNTY

**OWNERS:**  
WHEELER & BRIGHT  
7400 FOWLER RD  
ZEBULON NC 27597

**BRIGHT**  
7928 SUTTERTON CT  
RALEIGH NC 27615

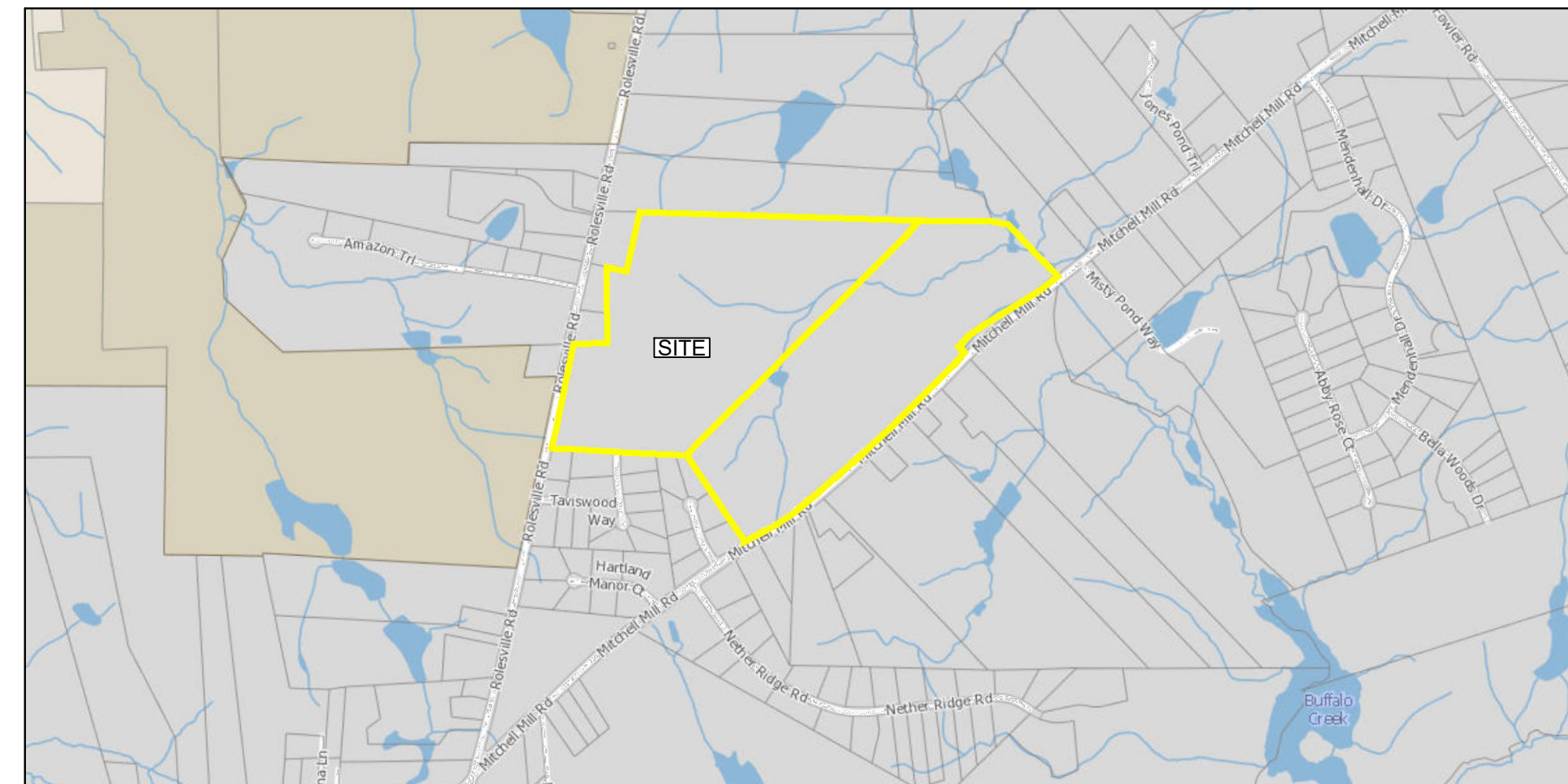
**DEVELOPER:**  
HOPPER COMMUNITIES, INC  
1616 CLEVELAND AVE  
CHARLOTTE NC 28203

**CIVIL ENGINEER:**  
TIMMONS GROUP  
PATRICK BARBEAU, P.E.  
5410 TRINITY ROAD; SUITE 102  
RALEIGH, NC 27607  
PH: (919) 866-4512  
PATRICK.BARBEAU@TIMMONS.COM

**BUFFER/WETLAND:**  
SOIL AND ENVIRONMENTAL CONSULTANTS, PA  
STEVEN BALL, RF, PWS  
8412 FALLS OF NEUSE ROAD, SUITE 104  
RALEIGH, NC 27615  
PH: (919) 846-5900  
SBALL@SANDEC.COM

**SITE DATA TABLE**

PROJECT NAME:	WHEELER TRACT
APPLICANT/ PROPERTY OWNER:	HOPPER COMMUNITIES / GINY WHEELER
PIN(S):	1767-48-3143 1767-58-6083
DEED REFERENCE:	D.B. 005456 PG. 00627 D.B. 009828 PG. 00902
PLAT REFERENCE:	
PROPERTY ADDRESS:	1801 ROLESVILLE RD ROLESVILLE, NC 27587
EXISTING ZONING:	R-30 (WAKE COUNTY)
PROPOSED ZONING:	R-3-CU
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
UNIT COUNT:	SINGLE FAMILY: 208 TOWNHOUSE: 126
TOTAL PROJECT AREA:	91.39 AC
PROPOSED NEW PUBLIC R/W DEDICATION	ROLESVILLE ROAD: 1/2 OF 100' R/W MITCHELL MILL ROAD: 1/2 OF 80' R/W INTERNAL ROADS: 50' AND 60' R/W
WATERSHED:	NEUSE



**VICINITY MAP**  
1" = 1000'

**Sheet List Table**

Sheet Number	Sheet Title
CVR	COVER PAGE
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.6	PHASING AND OPEN SPACE PLAN
C2.7	ZONING PLAN

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YOUR VISION ACHIEVED THROUGH OURS.	REVISION DESCRIPTION
DATE	SITE LAYOUT REVISION PER REZONING
04/07/2020	SITE LAYOUT REVISION PER REZONING
04/21/2020	SITE LAYOUT REVISION PER REZONING

DATE	11/26/2019
DRAWN BY	R. WINGATE
DESIGNED BY	P. BARBEAU
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

WHEELER TRACT

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

COVER PAGE

JOB NO.  
43398

SHEET NO.  
CVR

S:\32424398-Wheeler - Tract\DWG\Sheet\CVR\CVR.dwg | Printed on 5/6/2020 11:44 AM | by Robert Wingate

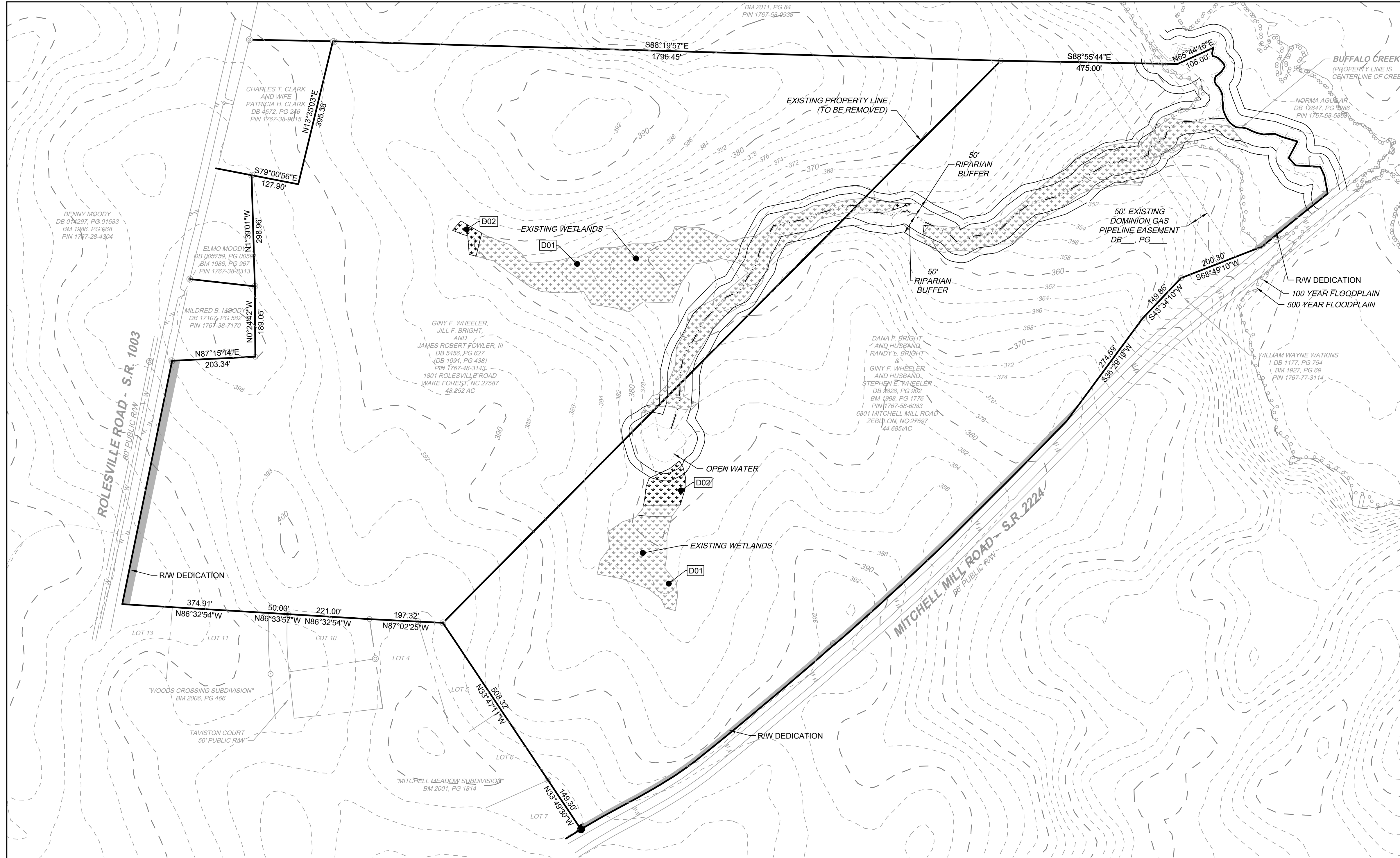


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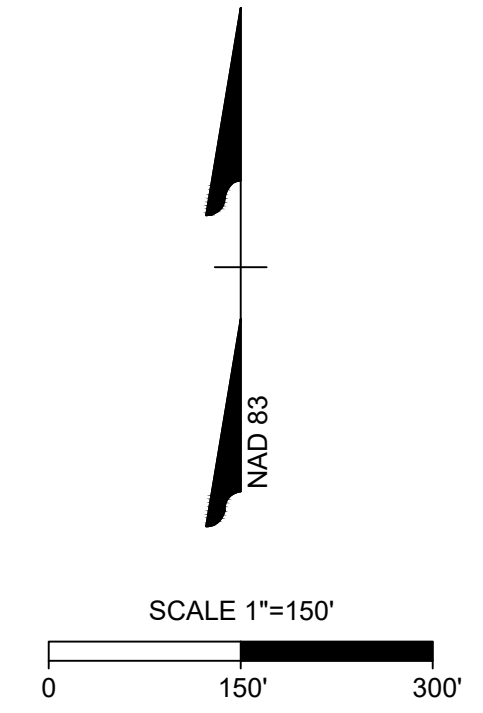
- SURVEY NOTES**
- ON SITE BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
  - ONSITE WETLAND LOCATION AND STREAM DELINEATION BY S&C. PA.
  - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
  - BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
  - VERTICAL DATUM SHOWN HEREON IS NAVD88.
  - OTHER SOURCES OF INFORMATION INCLUDE CITY OF RALEIGH GIS AND AERIAL IMAGERY.
  - NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720176600J (EFFECTIVE 05/02/2006).
  - RECORDED PROPERTY DATA:
    - DB 005456, PG 00627
    - DB 009828, PG 00902
  - EXISTING IMPERVIOUS AREA = 0.0 ACRES
  - THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.
  - OFFSITE TOPOGRAPHY FROM WAKE COUNTY GIS.

DEMOLITION KEYNOTES	
NUMBER	DESCRIPTION
D01	EXISTING FEATURE TO REMAIN.
D02	REMOVE EXISTING FEATURE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.

LEGEND	
	DESCRIPTION
	100 YEAR FLOODPLAIN
	500 YEAR FLOODPLAIN

**DEMOLITION NOTES**

- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. CONTRACTOR TO OBTAIN, REFERENCE, AND UTILIZE ALL AVAILABLE ENVIRONMENTAL REPORTS (PHASE 1 ESA, ASBESTOS, ETC.) FROM DEVELOPER.
- ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- REMOVE/ DEMOLISH/ ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ONSITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
- ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE DEVELOPER.
- CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.



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DATE	11/26/2019
DRAWN BY	R. WINGATE
DESIGNED BY	P. BARBEAU
CHECKED BY	P. BARBEAU
SCALE	AS SHOWN

**TIMMONS GROUP**

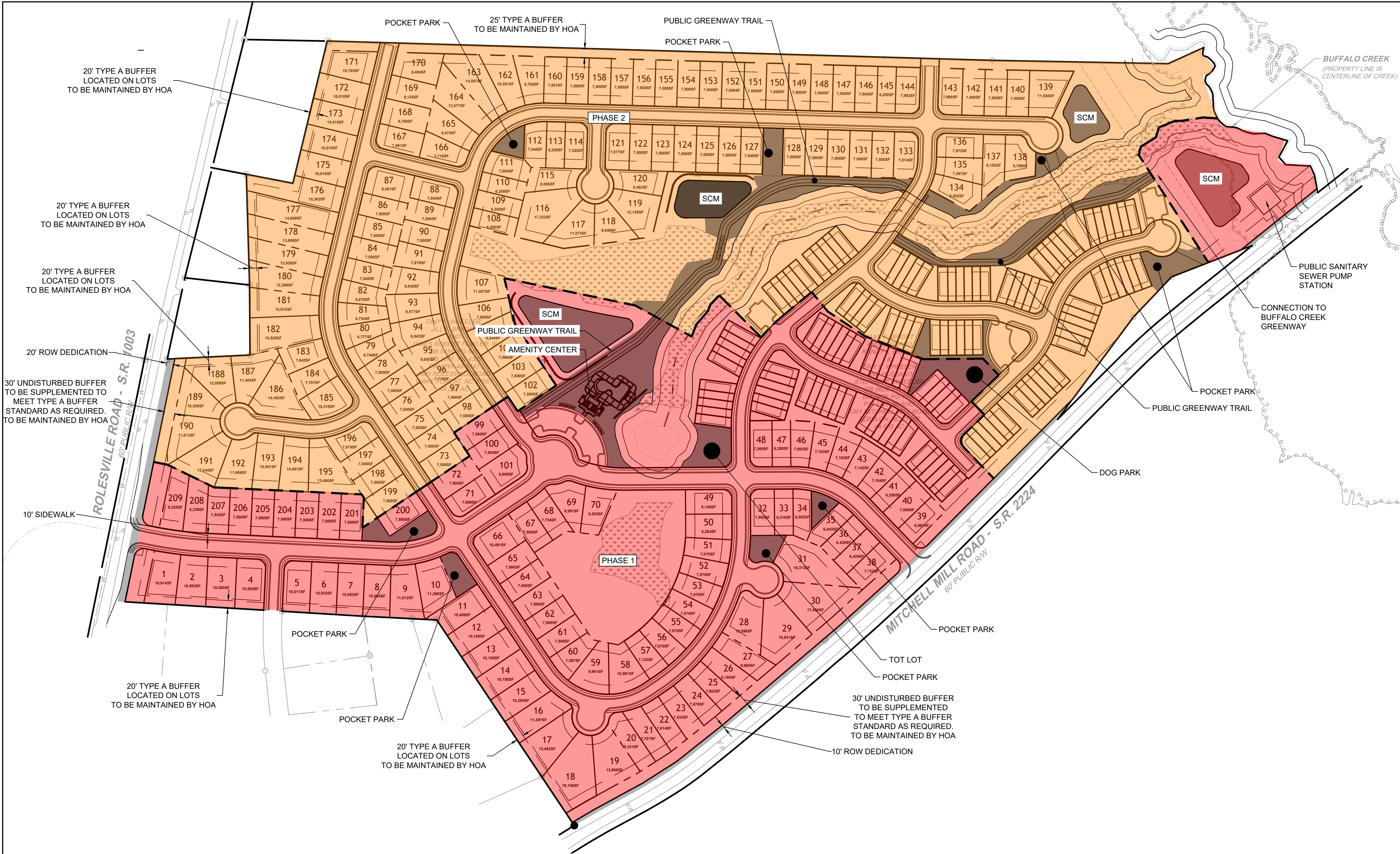
**WHEELER TRACT**  
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA  
EXISTING CONDITIONS AND DEMOLITION PLAN

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	43398
SHEET NO.	C.1.0

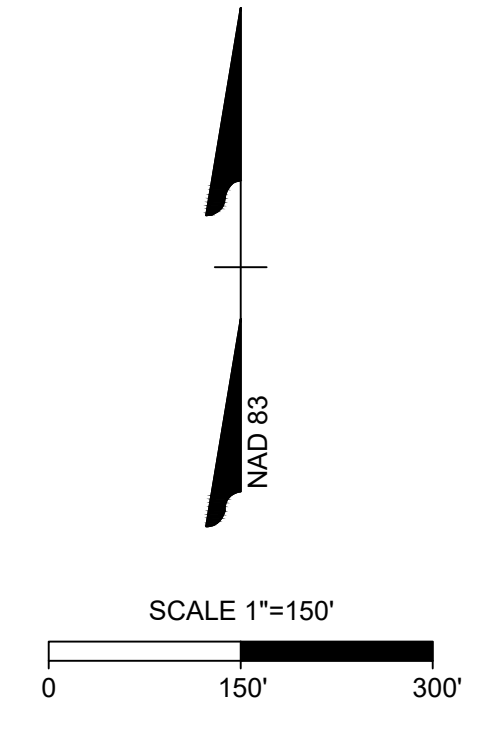
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PHASE LEGEND	
HATCH	DESCRIPTION
[Light Red Hatch]	PHASE 1
[Light Orange Hatch]	PHASE 2

Open Space Calculations			
Phase #	Area	Required 10% Gross Area Total (Active)	Provided Total (Active)
	ac	ac	ac
1	40.21	4.03 (2.02)	4.01 (2.01)
2	51.47	5.15 (2.58)	5.18 (2.6)
Total	91.68		9.19 (4.61)



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# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## WHEELER TRACT

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

### PHASING AND OPEN SPACE PLAN

JOB NO.	43398
SHEET NO.	C2.6

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BM 2011, PG 84  
PIN 1767-58-0338

ZONING LINE IS CENTER OF CREEK

**ZONING LEGEND**

ZONING	
	SINGLE FAMILY (71.31 AC)
	TOWNHOUSE (20.41 AC)

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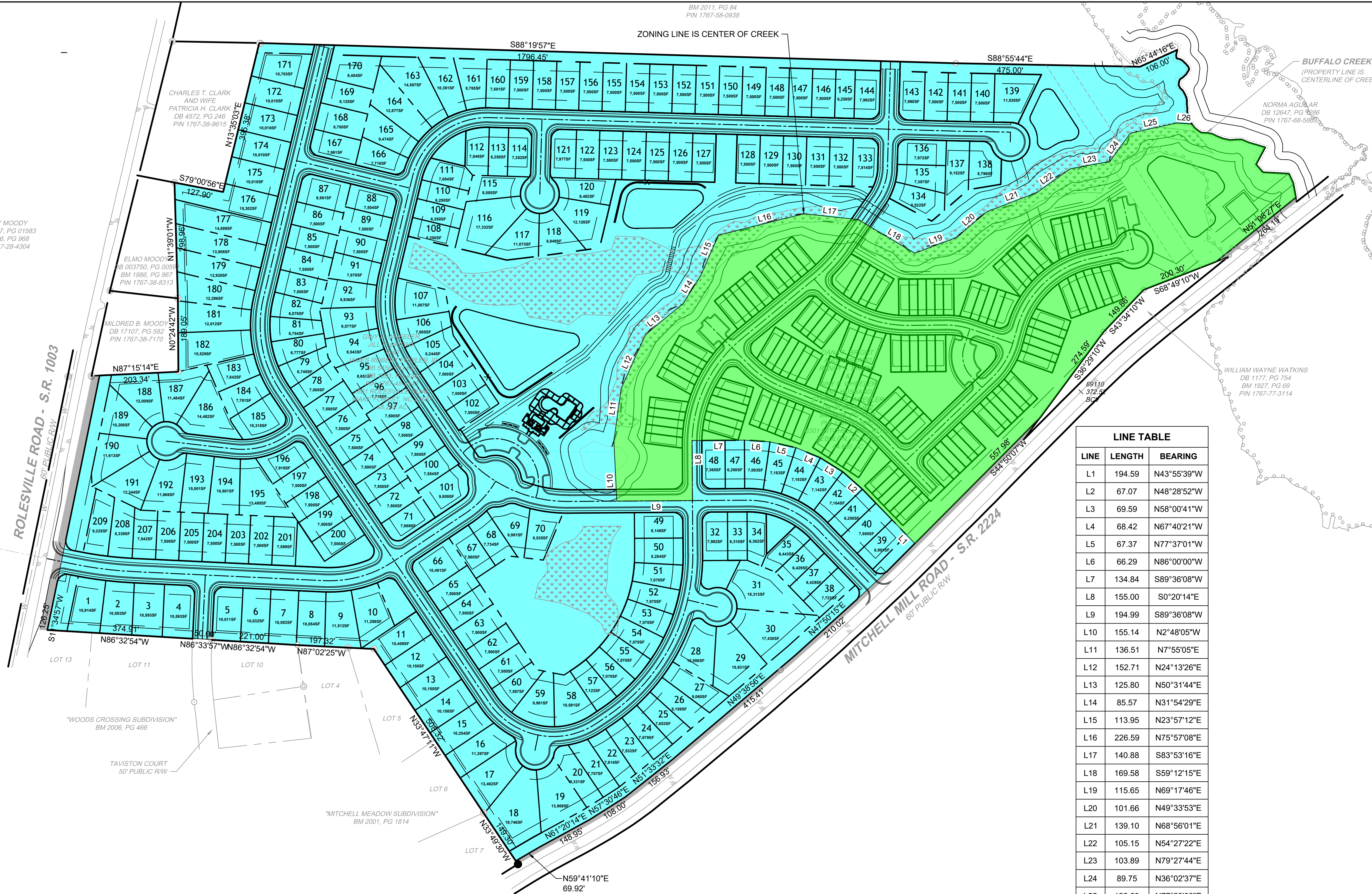
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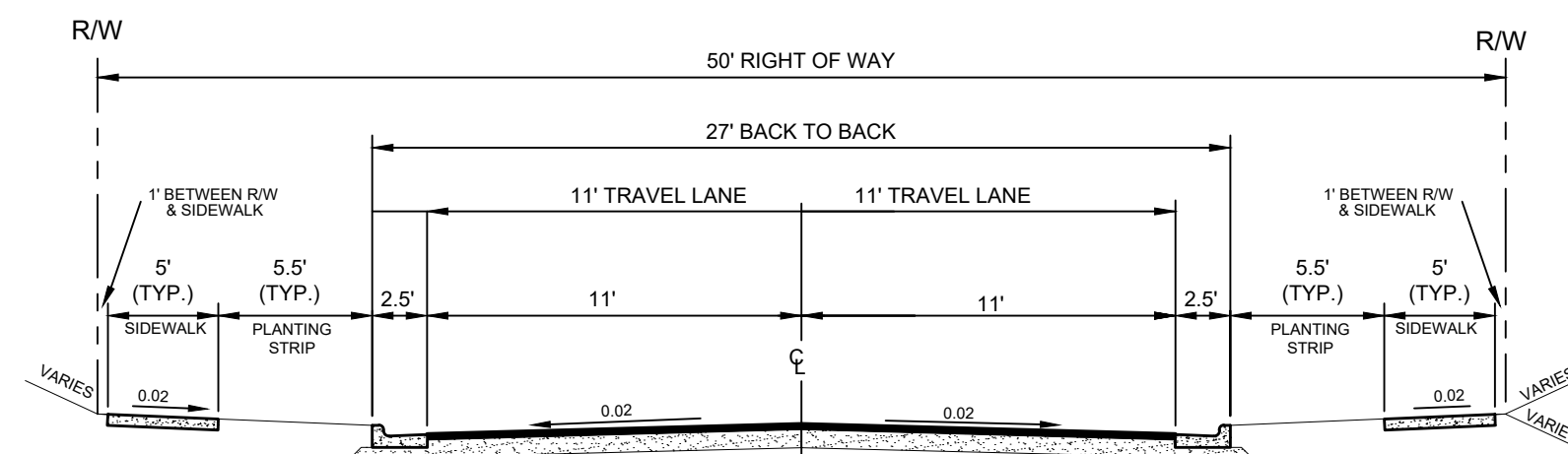
**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
**WHEELER TRACT**  
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA  
ZONING PLAN

JOB NO.  
43398  
SHEET NO.  
C2.7

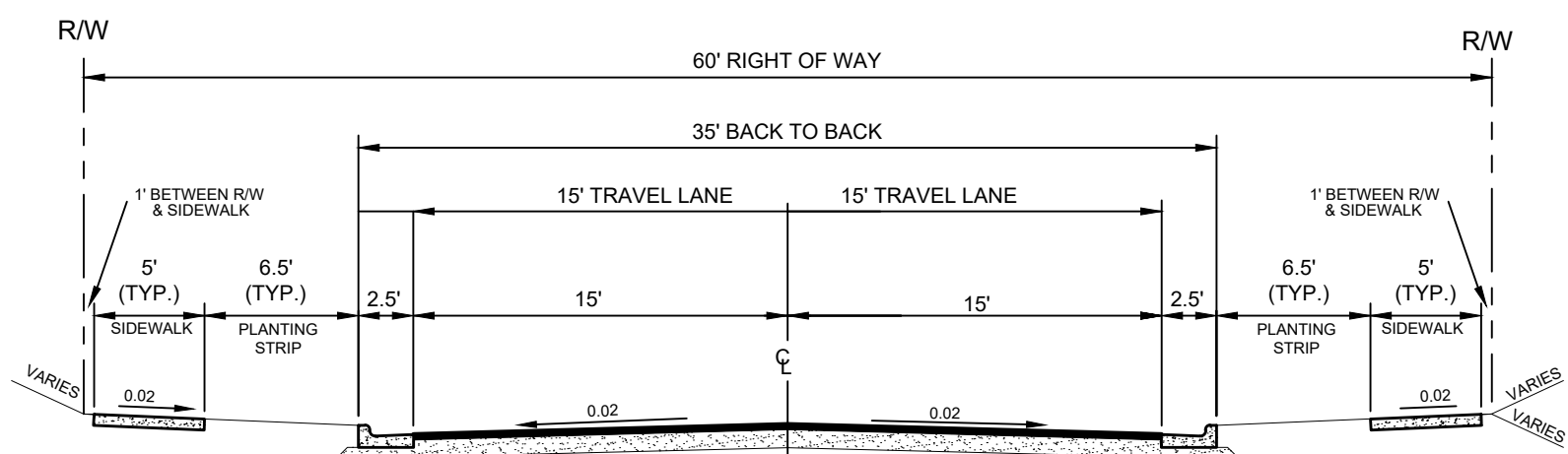


**LINE TABLE**

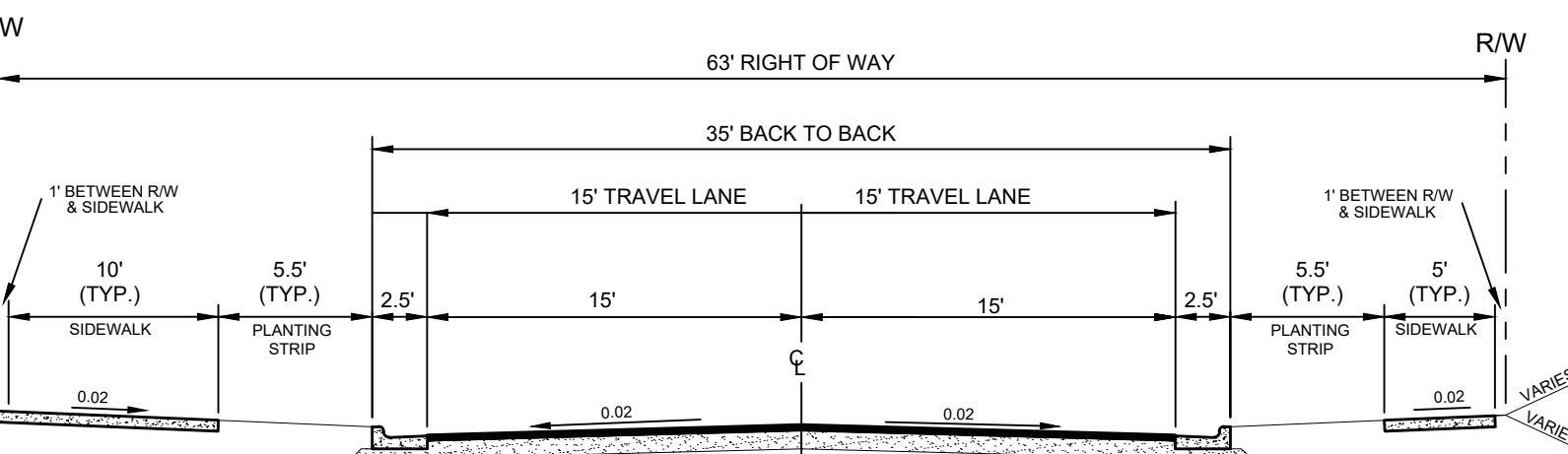
LINE	LENGTH	BEARING
L1	194.59	N43°55'39"W
L2	67.07	N48°28'52"W
L3	69.59	N58°00'41"W
L4	68.42	N67°40'21"W
L5	67.37	N77°37'01"W
L6	66.29	N86°00'00"W
L7	134.84	S89°36'08"W
L8	155.00	S0°20'14"E
L9	194.99	S89°36'08"W
L10	155.14	N2°48'05"W
L11	136.51	N7°55'05"E
L12	152.71	N24°13'26"E
L13	125.80	N50°31'44"E
L14	85.57	N31°54'29"E
L15	113.95	N23°57'12"E
L16	226.59	N75°57'08"E
L17	140.88	S83°53'16"E
L18	169.58	S59°12'15"E
L19	115.65	N69°17'46"E
L20	101.66	N49°33'53"E
L21	139.10	N68°56'01"E
L22	105.15	N54°27'22"E
L23	103.89	N79°27'44"E
L24	89.75	N36°02'37"E
L25	122.63	N77°29'03"E
L26	39.07	S85°09'05"E



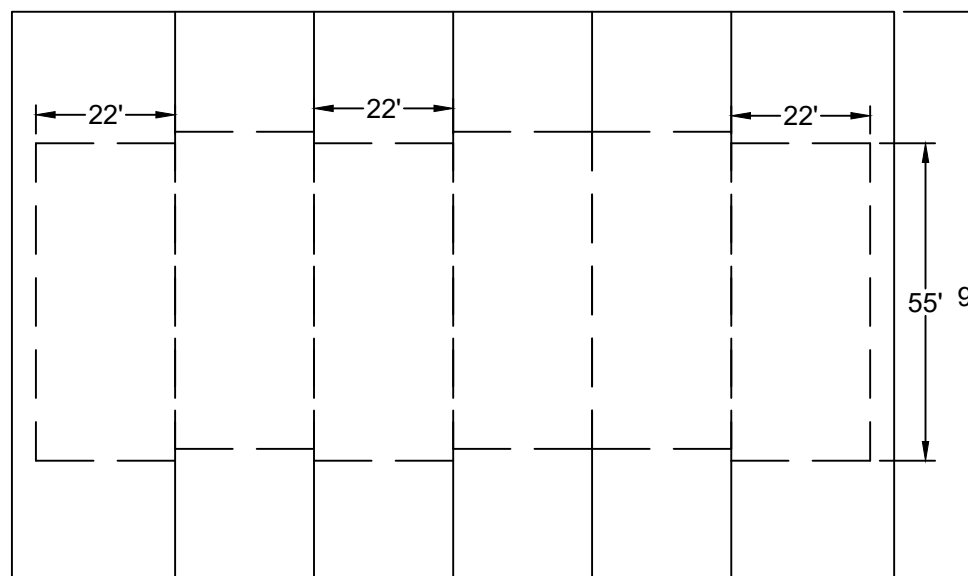
**LOCAL RESIDENTIAL STREET**  
(50' PUBLIC R/W)



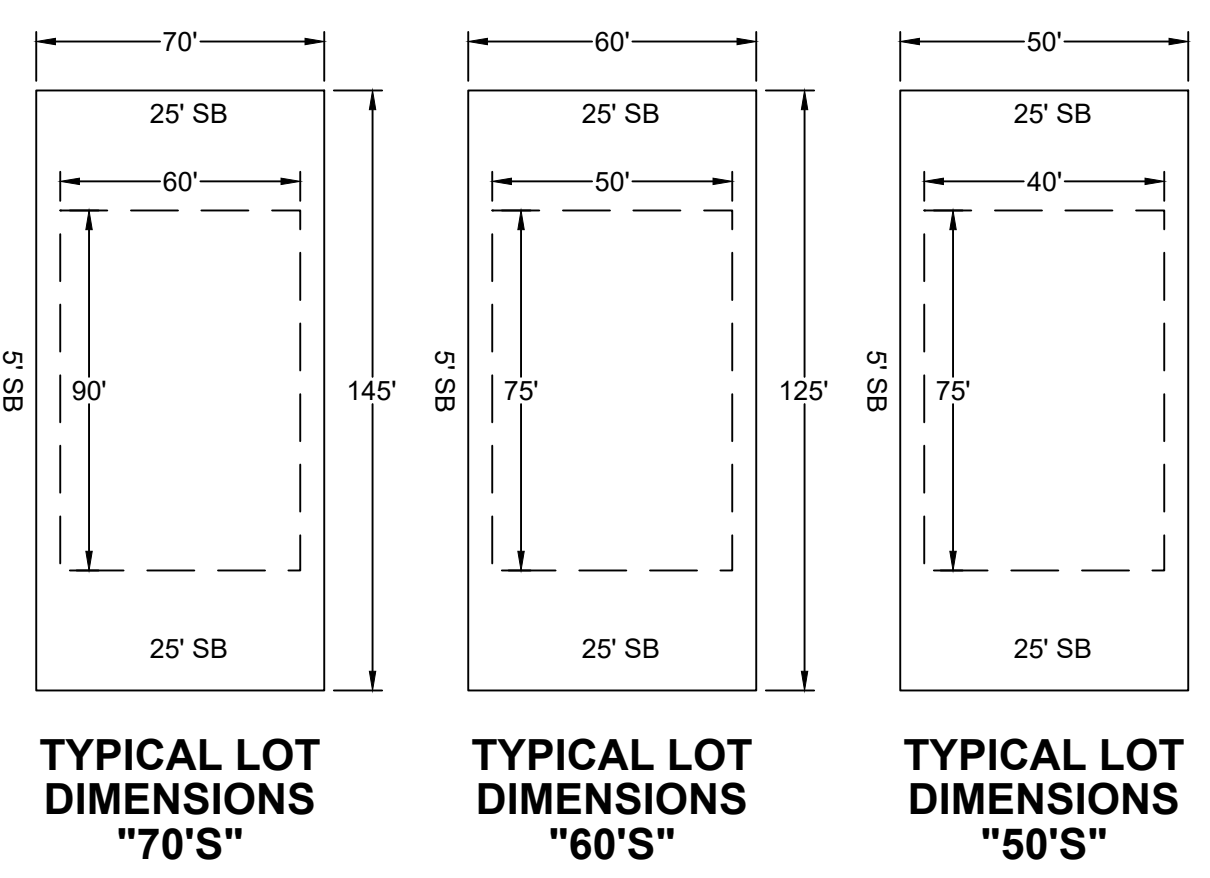
**RESIDENTIAL COLLECTOR**  
(60' PUBLIC R/W)



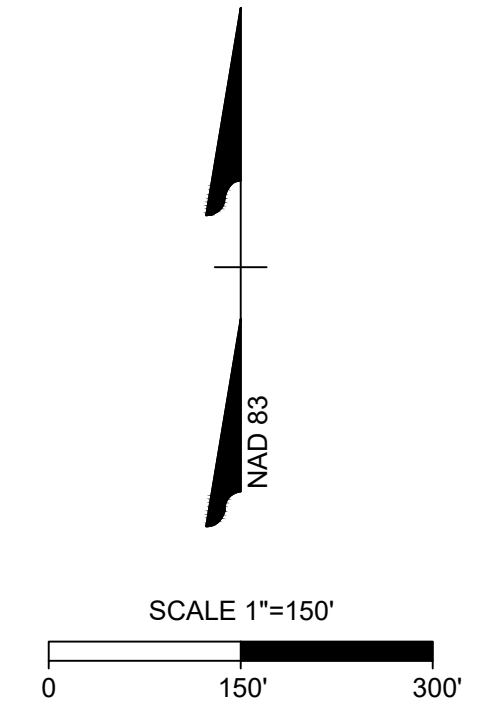
**RESIDENTIAL COLLECTOR WITH GREENWAY**  
(63' PUBLIC R/W)



**TYPICAL LOT DIMENSIONS "TOWNS"**



**TYPICAL LOT DIMENSIONS "70'S"**  
**TYPICAL LOT DIMENSIONS "60'S"**  
**TYPICAL LOT DIMENSIONS "50'S"**



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