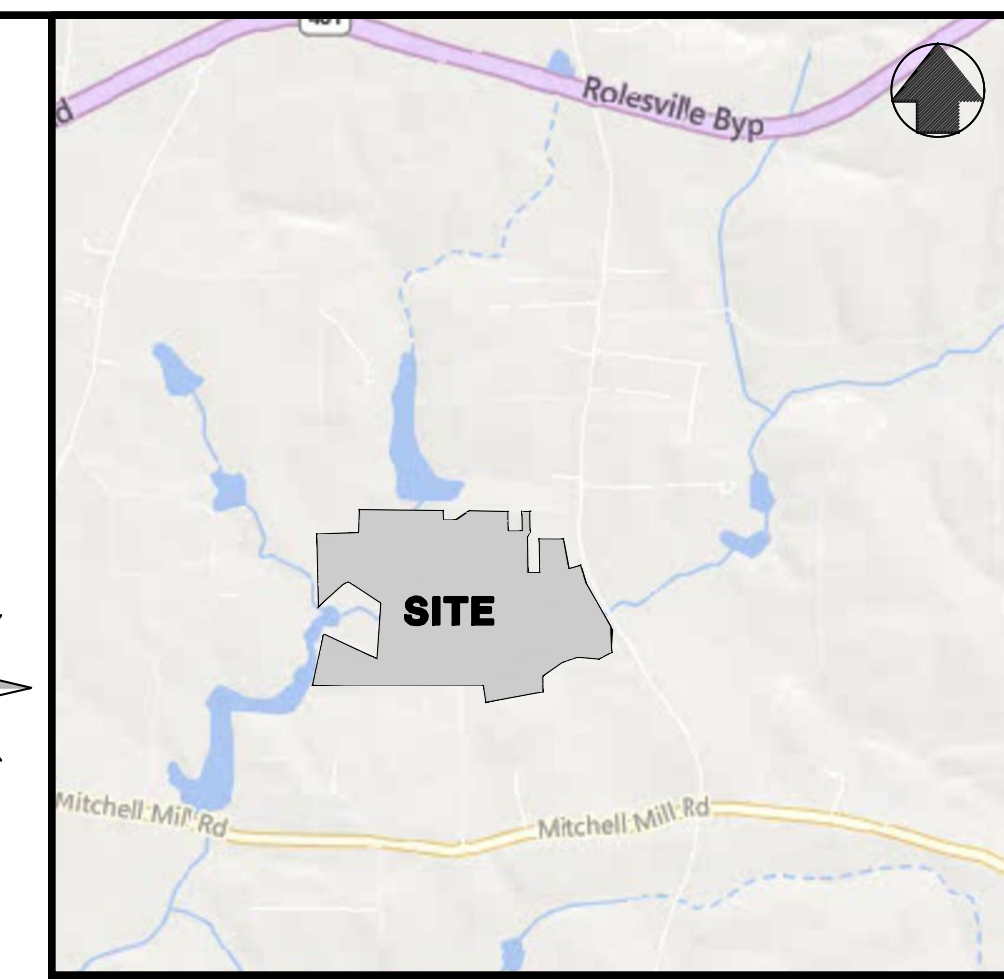


REZONING AND ANNEXATION FOR JONESVILLE ROAD

ROLESVILLE, NORTH CAROLINA

CASE NUMBER:
MA 22-08

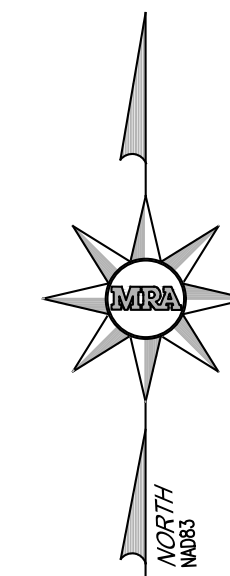
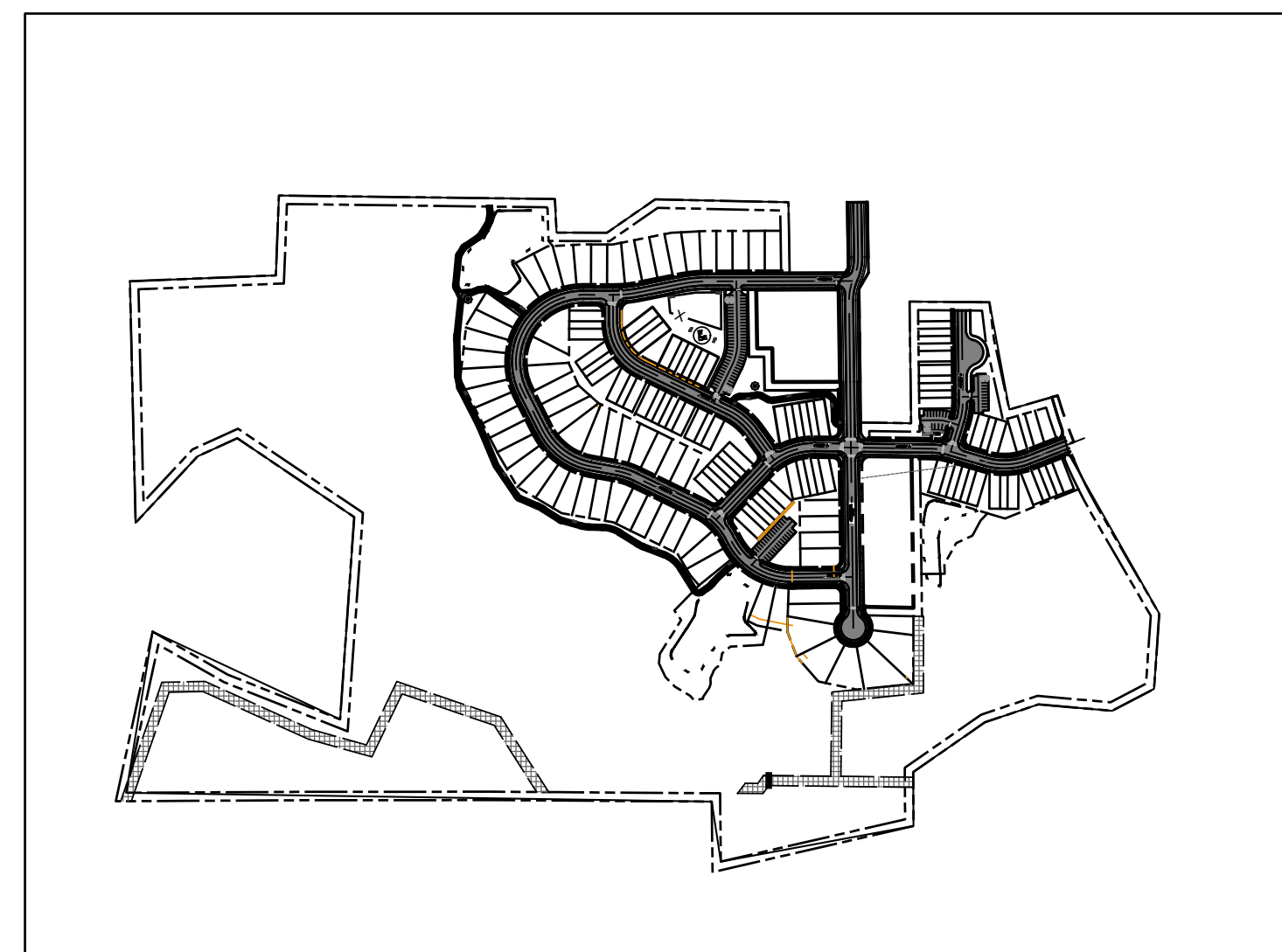


VICINITY MAP
SCALE: 1" = 2000'

AGENCY CONTACTS

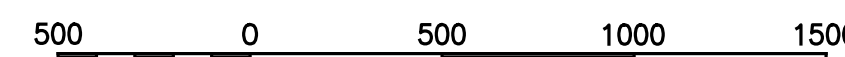
- A. Town of Rolesville
Planning Department
502 Southtown Circle
Rolesville, NC 27571
- B. Wake County
Watershed Management
Waverly F. Akins Building
337 S. Salisbury St
Raleigh, NC 27601
Contact: Karyn Pageau
Phone: (919)-796-8769
Email: karyn.pageau@wakegov.com
- C. City of Raleigh Public Utilities Department
One Exchange Plaza
Suite 620
Raleigh, NC 27601
P.O. Box 590
Raleigh, NC 27602
Phone: 919-996-3245
Email: publicutilityinfo@raleighnc.gov
- D. NCDOT
Division 5, District 1 Office
4009 District Drive
Raleigh, NC 27607
Contact: Amy Neldringhaus, District Engineer
Phone: 919-733-3213
Email: anneldringhaus@ncdot.gov

Sheet List Table			
Sheet Number	Sheet Title	Date	Revised Date
C0.0	COVER - REZONING	8/1/2022	9/30/2022
C0.1	EXISTING CONDITIONS	8/1/2022	9/30/2022
C1.0	OVERALL SITE PLAN	8/1/2022	9/30/2022
C1.1	SITE PLAN - SHEET 1 OF 6	8/01/2022	9/30/2022
C1.2	SITE PLAN - SHEET 2 OF 6	8/1/2022	9/30/2022
C1.3	SITE PLAN - SHEET 3 OF 6	8/1/2022	9/30/2022
C1.4	SITE PLAN - SHEET 4 OF 6	8/1/2022	9/30/2022
C1.5	SITE PLAN - SHEET 5 OF 6	8/1/2022	9/30/2022
C1.6	SITE PLAN - SHEET 6 OF 6	8/1/2022	9/30/2022
C1.7	OVERALL ZONING PLAN	8/1/2022	9/30/2022



KEY MAP

SCALE: 1" = 500'



SCALE 1" = 500'

STREET DATA

STREET A	1,200 LF
STREET B	2,360 LF
STREET C	450 LF
STREET D	743 LF

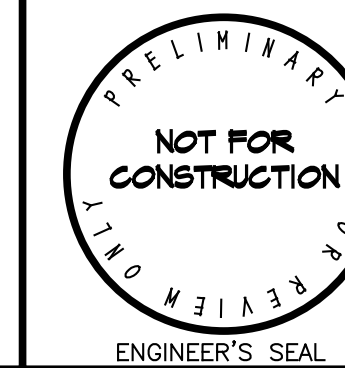
SITE DATA

OWNER	CHEN, PING 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27594
SITE ADDRESS	4128 UNIVERSAL DR WAKE FOREST NC 27587-6356
FIN	175121181, 1751315216, 1751315365, 1751315464, 1751315515, 1751315665, 1751315765, 1751315865, 1751315945, 1751385064, 1751384912, 1751383572, 1751368816, 1751318013, 1751318104, 1751318303, 1751311490, 1751411554, 1751385344
DEED BOOK/PAGE/MAP	018453/00623/1151 01, 018453/00542/1151 01
CURRENT ZONING	R30
PROPOSED ZONING	RM, RH
MIN. LOT SIZE	5000 SQ FT (SINGLE FAMILY CLUSTER) 2000 SQ FT (TOWNHOMES)
LAND USE	RESIDENTIAL
PROPOSED DEVELOPMENT	144 UNITS 68 SINGLE FAMILY UNITS 81 TOWNHOUSE UNITS
TOTAL SITE AREA	93.23 ACRES
RESIDENTIAL HIGH DENSITY	32.15 ACRES (14.02 AC. + 18.12 AC (ADDITIONAL OPEN SPACE))
RESIDENTIAL MEDIUM DENSITY	61.08 ACRES
PROPOSED DENSITY	TOWNHOMES (RH) 4.0 UNITS/AC (MAX) 81/4.02 = 5.11 UNITS/AC (PROVIDED) SINGLE FAMILY (RM) 5.0 UNITS/AC (MAX) 68/61.08 = 1.11 UNITS/AC (PROVIDED)
FLOOD PLAIN/ZONE	ZONE AE/ZONE X 5120175100J
FIRM PANEL NO	NONE
WATERSHED PROTECTION	20' TOWNHOMES 40' SINGLE FAMILY (CLUSTER)
MINIMUM LOT WIDTH	20' TOWNHOMES 40' SINGLE FAMILY (CLUSTER)
OPEN SPACE	RESIDENTIAL HIGH DENSITY: PASSIVE: 2.10 (REQUIRED) 14.95 (PROVIDED) RESIDENTIAL MEDIUM DENSITY: PASSIVE: 4.70 (REQUIRED) 44.09 (PROVIDED) IMPROVED OPEN SPACES: REQUIRED: SMALL: 1 MEDIUM: 2 LARGE: 0 SMALL: 1 0.73 AC (TOTAL PROVIDED) MEDIUM: 1 1.01 AC (TOTAL PROVIDED) LARGE: 1 13.74 AC (TOTAL PROVIDED)
PARKING	REQUIRED: 2.0/DWELLING UNIT PLUS 0.25 GUEST SPACES/DWELLING UNIT 81 UNITS X 2.25 = 183 SPOTS PROVIDED: 81 UNITS X 1 (DRIVEWAY) = 81 SPOTS PARKING LOTS = 116 SPOTS TOTAL PROVIDED = 197 SPOTS
SETBACKS	TOWNHOMES: FRONT: 20' SIDE: 10' REAR: 15' CORNER: 15' MIN. WIDTH BETWEEN STRUCTURES: 30' SINGLE FAMILY (CLUSTER): FRONT: 20' SIDE: 5' REAR: 20' CORNER: 10' (CLUSTER)

PROJECT TEAM

- DEVELOPER/
OWNER: THE CSC GROUP LLC
10030 GREEN LEVEL CHURCH RD STE 802
CARY NC 27594
ATTN: PING CHENG
919-748-0424
- LAND PLANNERS,
CIVIL ENGINEER: MORRIS & RITCHE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JEREMY M KEENEY, PE, PLS
- SURVEYOR: MORRIS & RITCHE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JEREMY M KEENEY, PE, PLS
- ENVIRON.
CONSULTANT: MORRIS & RITCHE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JAMIE B. GUERRERO, PE, CPSWQ

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS
DURING THE CONSTRUCTION
APPROVAL PROCESS



COVER - REZONING
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

MORRIS & RITCHE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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RALEIGH, NC 27607
(984) 200-2103
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No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS
		JOB NO. 21790
		SCALE: AS SHOWN
		DATE: 6/1/2022
		ENGINEER: JMK
		DRAWN BY: ER/JJM
		DESIGN BY: DC
		REVIEW BY: JMK

STATUS: PRELIMINARY NOT FOR CONSTRUCTION REVISION A SHEET: C0.0

PARCELS INCLUDED IN DEVELOPMENT

PARCEL	OWNER	FIN NUMBER	AREA	DEED BOOK	PAGE NUMBER	USE	CURRENT ZONING
1	CHEN, PING	17572781	7.52 AC	08493	00623	RESIDENTIAL	R-30
2	CHEN, PING	17572782	0.44 AC	08493	00623	RESIDENTIAL	R-30
3	CHEN, PING	17572785	0.46 AC	08493	00623	RESIDENTIAL	R-30
4	CHEN, PING	17572784	0.46 AC	08493	00623	RESIDENTIAL	R-30
5	CHEN, PING	17572783	0.46 AC	08493	00623	RESIDENTIAL	R-30
6	CHEN, PING	17572786	0.46 AC	08493	00623	RESIDENTIAL	R-30
7	CHEN, PING	17572787	0.46 AC	08493	00623	RESIDENTIAL	R-30
8	CHEN, PING	17572788	0.46 AC	08493	00623	RESIDENTIAL	R-30
9	CHEN, PING	17572789	0.46 AC	08493	00623	RESIDENTIAL	R-30
10	CHEN, PING	17572790	0.46 AC	08493	00623	RESIDENTIAL	R-30
11	CHEN, PING	17572791	0.46 AC	08493	00623	RESIDENTIAL	R-30
12	CHEN, PING	17572792	0.46 AC	08493	00623	RESIDENTIAL	R-30
13	CHEN, PING	17572793	0.46 AC	08493	00623	RESIDENTIAL	R-30
14	CHEN, PING	17572794	0.46 AC	08493	00623	RESIDENTIAL	R-30
15	CHEN, PING	17572795	0.46 AC	08493	00623	RESIDENTIAL	R-30
16	CHEN, PING	17572796	0.46 AC	08493	00623	RESIDENTIAL	R-30
17	CHEN, PING	17572797	0.46 AC	08493	00623	RESIDENTIAL	R-30
18	CHEN, PING	17572798	0.46 AC	08493	00623	RESIDENTIAL	R-30
19	CHEN, PING	17572799	0.46 AC	08493	00623	RESIDENTIAL	R-30
20	CHEN, PING	17572800	0.46 AC	08493	00623	RESIDENTIAL	R-30

EXISTING CONDITIONS NOTES:

- SURVEY PREPARED BY GIL CLARK SURVEY COMPANY UNDER THE SUPERVISION OF JERRY GOWER.
- PROPERTY LIES WITHIN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS #120151201, DATED 05/02/2006.
- SITE ZONED "R-30" FOR WAKE COUNTY PER COUNTY GIS.

LEGEND

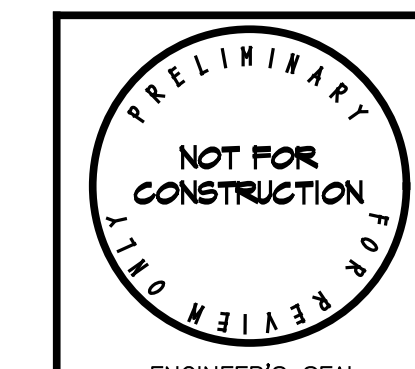
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- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. CURB RADIUS
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. TREE LINE
- PR. 1' CONTOUR
- PR. 2' CONTOUR
- PR. 3' CONTOUR
- PR. 4' CONTOUR
- PR. 5' CONTOUR
- PR. PROPERTY LINE
- PR. RIGHT-OF-WAY
- PR. ADJACENT PROPERTY LINE
- PR. EASEMENT
- PR. 18" ANNUAL CHANCE FLOODPLAIN
- PR. NON-TIDAL WETLAND
- PR. STREAM BUFFER
- PR. BUILDING
- PR. EASEMENT
- PR. STREAM
- PR. TREE LINE
- PR. TREE
- PR. FLOODPLAIN
- PR. STORM SEWER
- PR. SANITARY LINE
- PR. WATERLINE
- PR. GAS LINE
- PR. UNDERGROUND ELECTRIC
- PR. OVERHEAD ELECTRIC
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. WATER METER
- PR. POWER POLE
- PR. LIGHT POLE
- PR. TREE FOR REMOVAL

FOWLER, JAMES ROBERT III
BRIGHT, JILL F
PIN# 175751035
146.15 AC
DB 008659
PG 00954
USE: RESIDENTIAL
ZONING: R-30

FOWLER, JAMES ROBERT III
BRIGHT, JILL F
PIN# 175751035
146.15 AC
DB 008659
PG 00954
USE: RESIDENTIAL
ZONING: R-30



Know what's below.
Call before you dig.



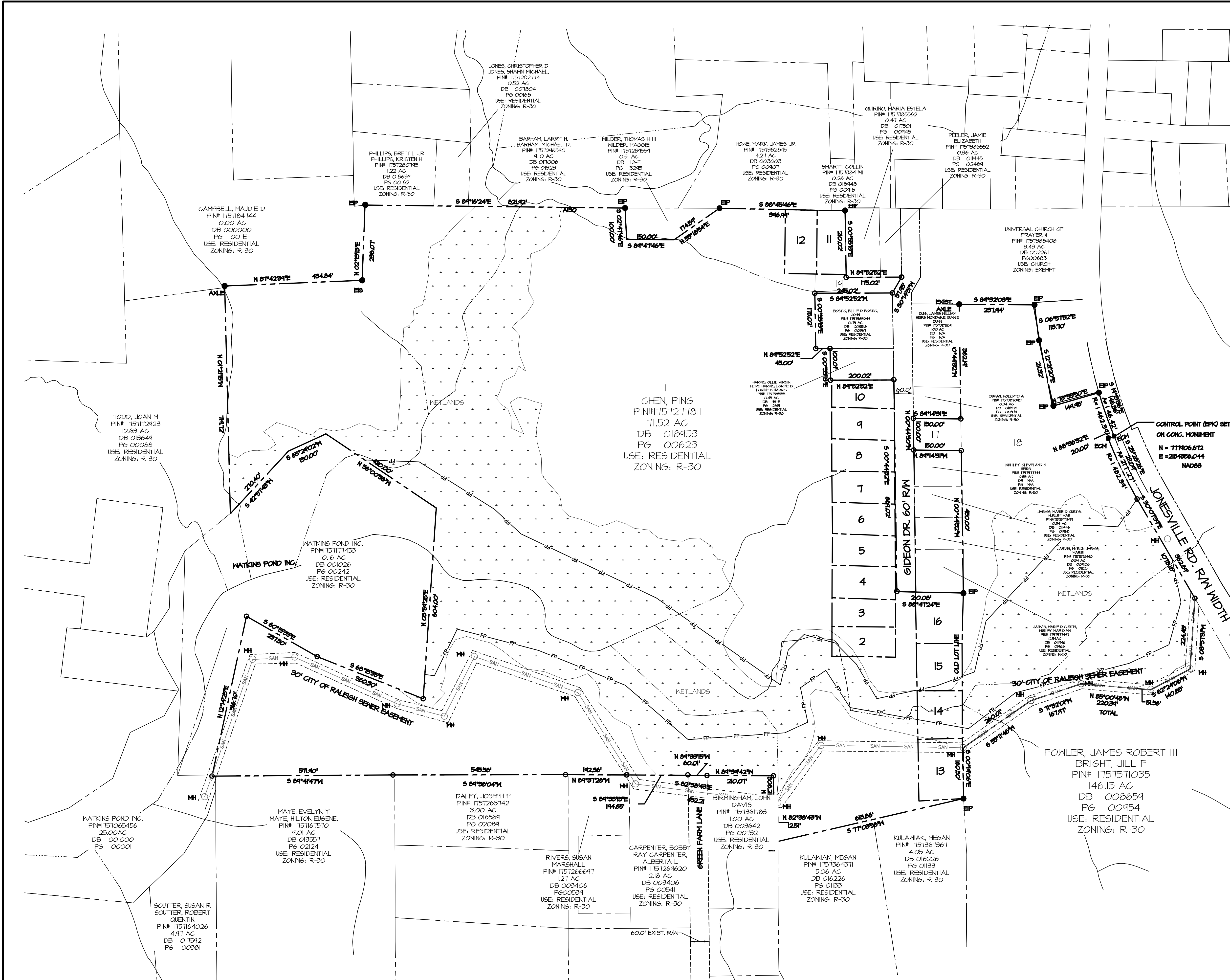
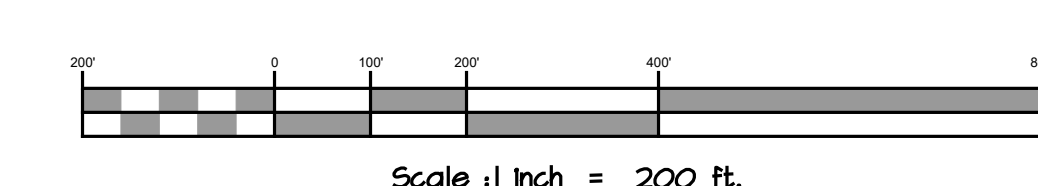
EXISTING CONDITIONS
FOR
JONESVILLE ROAD
TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

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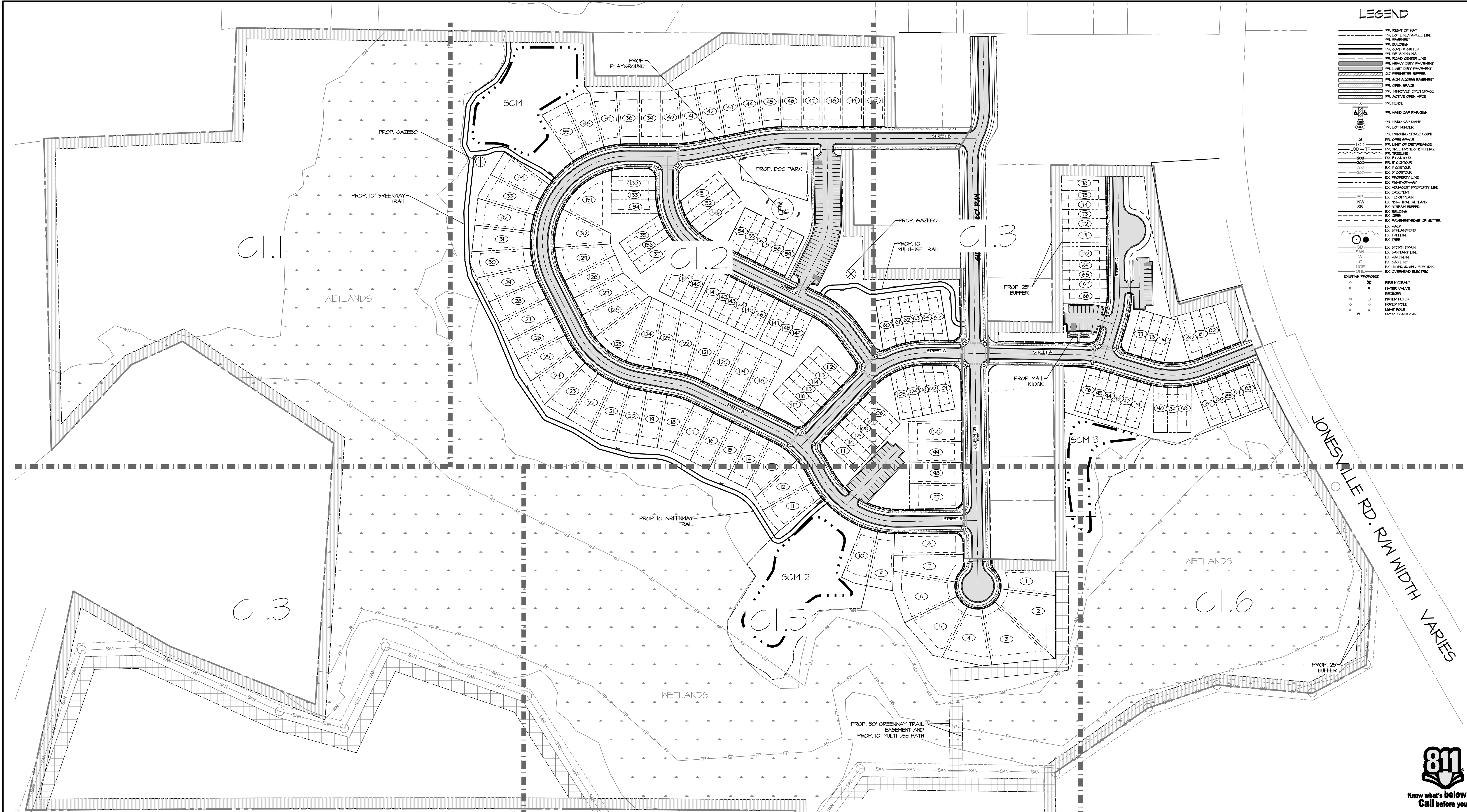
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JOB NO. 21790 SCALE: AS SHOWN DATE: 6/1/2022 ENGINEER: JMK DRAWN BY: ER/JJM DESIGN BY: DC REVIEW BY: JMK		



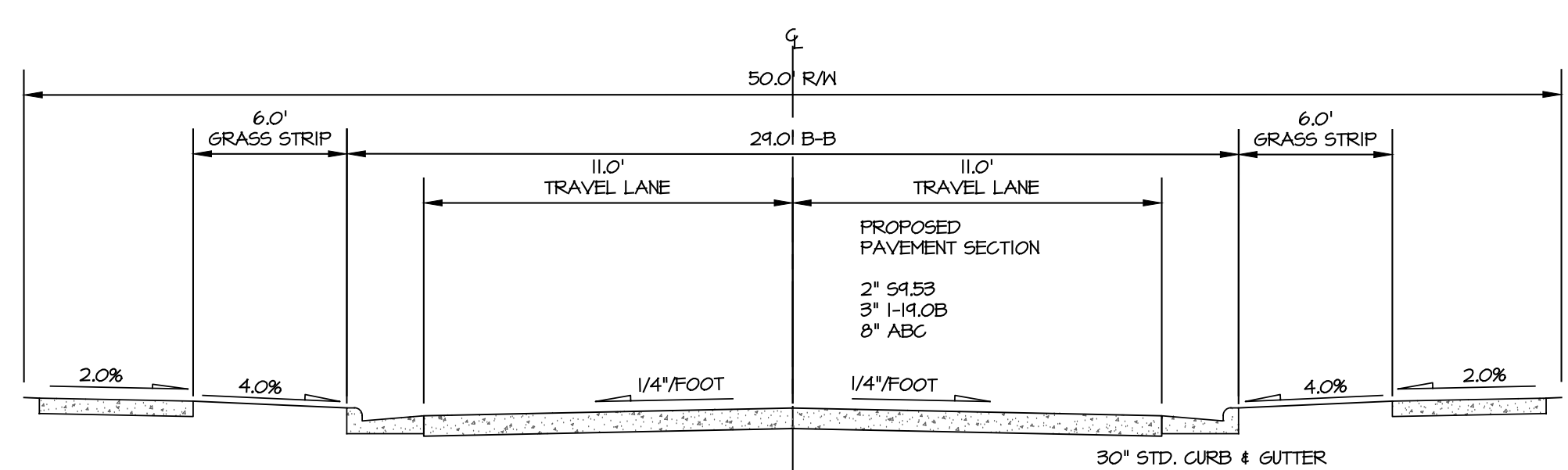
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- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCH ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPACE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. OPEN SPACE
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. TREE LINE
- PR. 1' CONTOUR
- PR. 2' CONTOUR
- PR. 5' CONTOUR
- PR. 10' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. FLOODPLAIN
- EX. NON-TIDAL WETLAND
- EX. STREAM BUFFER
- EX. BUILDING
- EX. CARE
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALL
- EX. OPEN/SPOND
- EX. TREE LINE
- EX. TREE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC



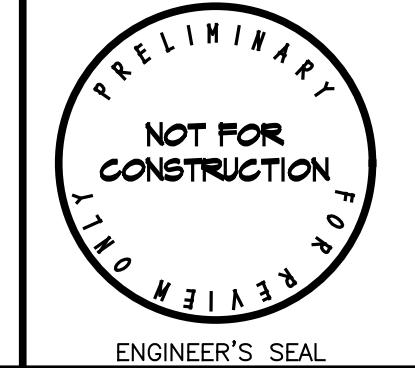
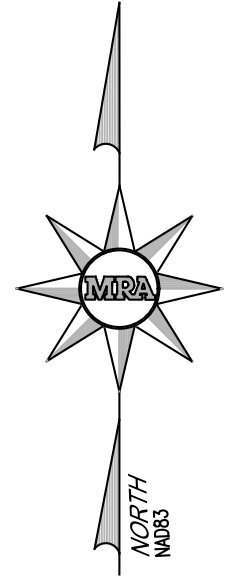
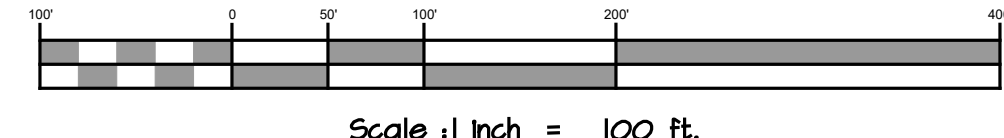
TYPICAL CROSS SECTION



N.T.S.

REQUIRED PARKING

REQUIRED:	2.0/DWELLING UNIT PLUS 0.25 GUEST SPACES/DWELLING UNIT 81 UNITS X 2.25 = 183 SPOTS REQUIRED
PROVIDED:	81 UNITS X 1 (DRIVEWAY) = 81 SPOTS PARKING LOTS = 116 SPOTS (1 HANDICAP) TOTAL PROVIDED = 197 SPOTS



OVERALL SITE PLAN FOR JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

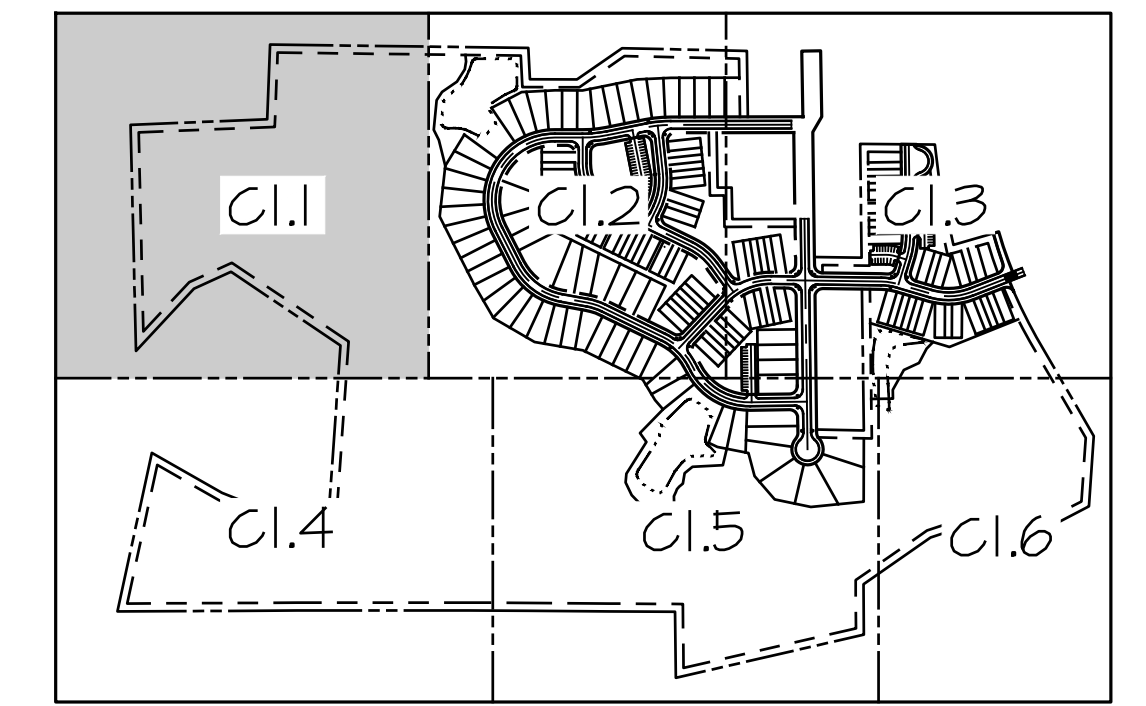
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No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

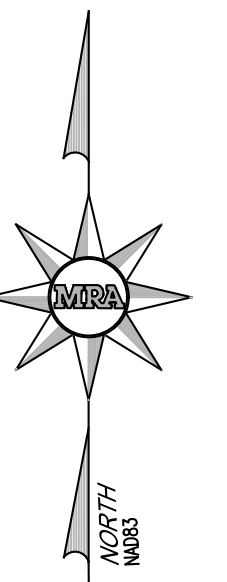
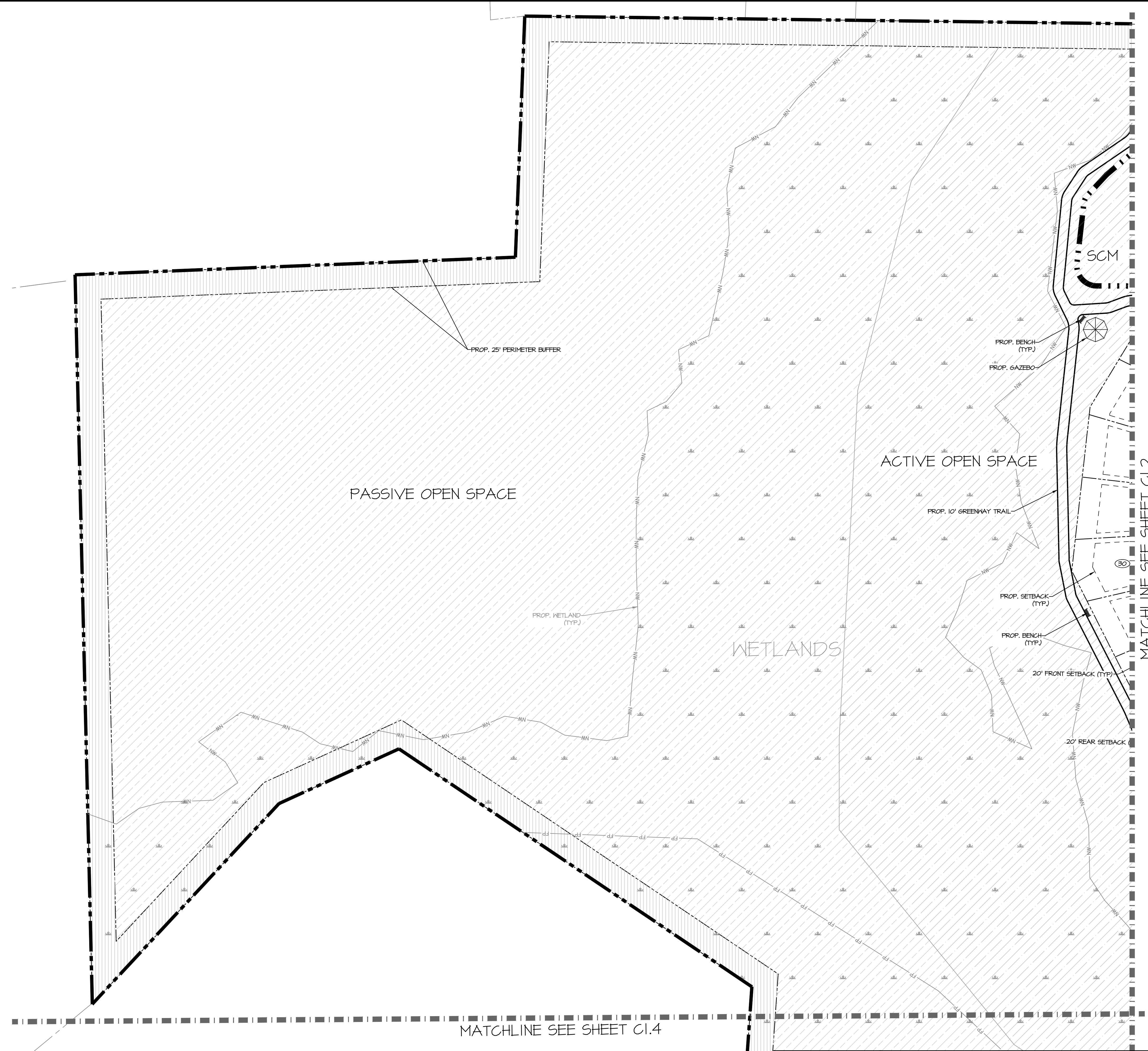


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 REVISION: A
 SHEET: C1.0





KEY PLAN
NOT TO SCALE

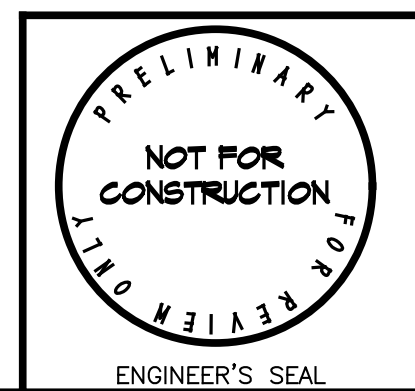


LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. ROAD CENTER LINE
- PR. RETAINING WALL
- PR. CURB & GUTTER
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCH ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPACE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. OPEN SPACE COUNT
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. TREELINE
- PR. I' CONTOUR
- EX. I' CONTOUR
- EX. 5' CONTOUR
- EX. 10' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. FLOORPLAN
- EX. NON-TIDAL WETLAND
- EX. STREAM BUFFER
- EX. GARB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. HALK
- EX. STREAMFORD
- EX. TREELINE
- EX. TREE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATERLINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EXISTING PROPOSED
- FIRE HYDRANT
- WATER VALVE
- RESERVOIR
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH

MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.4



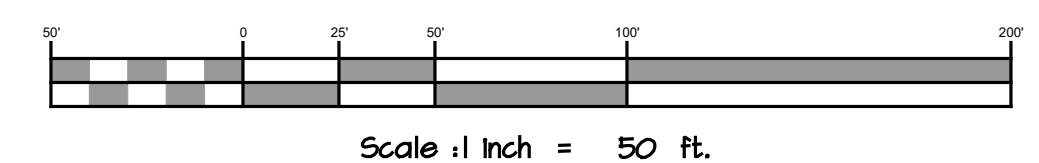
SITE PLAN - SHEET 1 OF 6
FOR
JONESVILLE ROAD
TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

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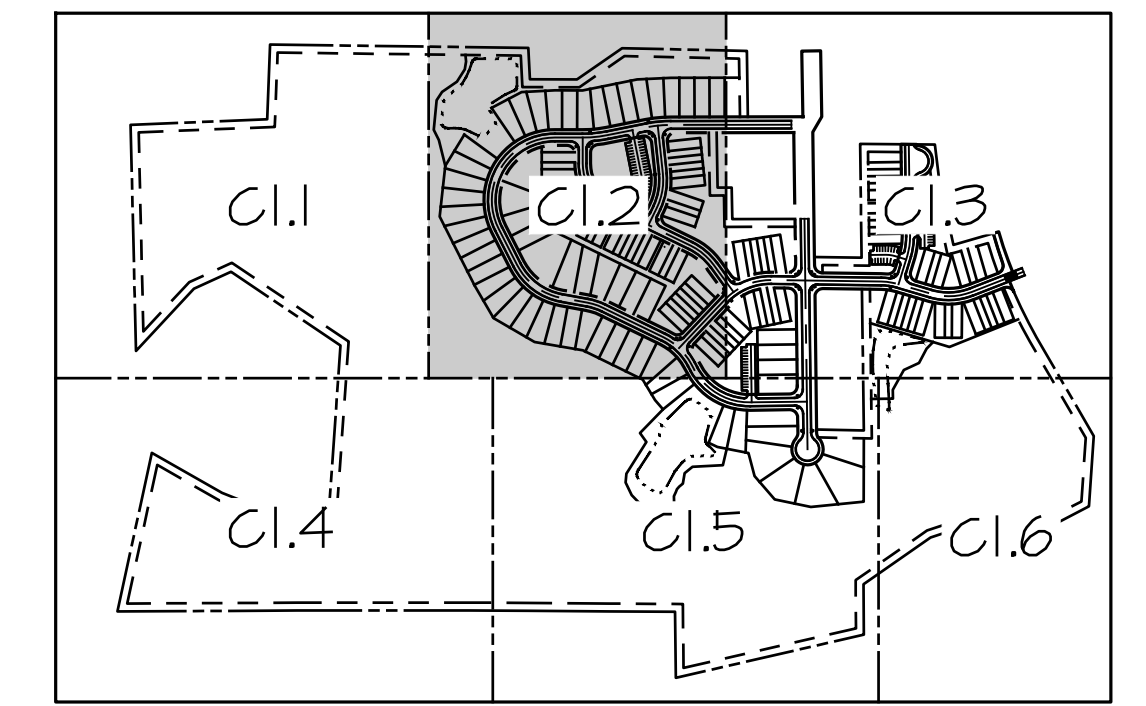
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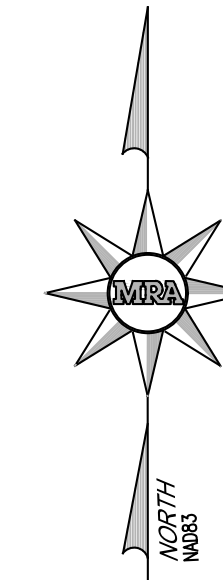
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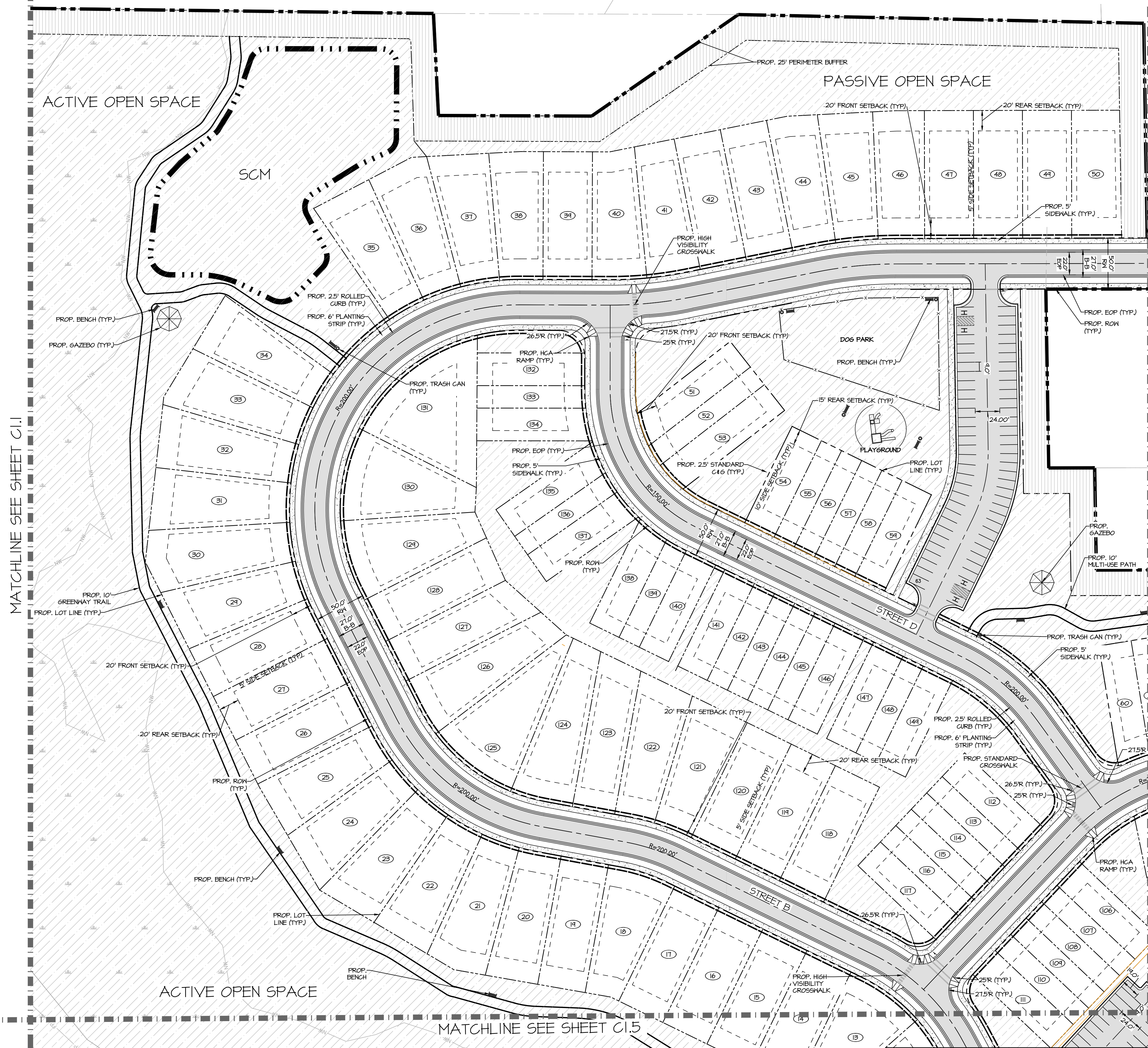


KEY PLAN
NOT TO SCALE



MATCHLINE SEE SHEET C1.1

MATCHLINE SEE SHEET C1.3



LEGEND

- PR, RIGHT OF WAY
- PR, LOT LINE/PARCEL LINE
- PR, EASEMENT
- PR, BUILDING
- PR, CURB & GUTTER
- PR, RETAINING WALL
- PR, ROAD CONTROL LINE
- PR, HEAVY DUTY PAVEMENT
- PR, LIGHT DUTY PAVEMENT
- PR, 20' FRONT SETBACK
- PR, SCM ACCESS EASEMENT
- PR, OPEN SPACE
- PR, IMPROVED OPEN SPACE
- PR, ACTIVE OPEN SPACE
- PR, FENCE
- PR, HANDICAP PARKING
- PR, HANDICAP RAMP
- PR, LOT NUMBER
- PR, PARKING SPACE COUNT
- PR, OPEN SPACE
- PR, LIMIT OF DISTURBANCE
- PR, TREE PROTECTION FENCE
- PR, TREELINE
- PR, F' CONTOUR
- PR, 5' CONTOUR
- EX, F' CONTOUR
- EX, 5' CONTOUR
- EX, PROPERTY LINE
- EX, RIGHT-OF-WAY
- EX, ADJACENT PROPERTY LINE
- EX, EASEMENT
- EX, FLOORPLAN
- EX, NON-TIDAL WETLAND
- EX, STREAM BUFFER
- EX, BLDG
- EX, GARB
- EX, PAVEMENT/EDGE OF GUTTER
- EX, WALK
- EX, STREAM/POND
- EX, TREELINE
- EX, TREE
- SD, STORM DRAIN
- SW, SANITARY LINE
- W, WATERLINE
- EX, GAS LINE
- EX, UNDERGROUND ELECTRIC
- EX, OVERHEAD ELECTRIC
- EXISTING PROPOSED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- LIGHT POLE
- PROP. TRASH CAN
- PROP. BENCH



SITE PLAN - SHEET 2 OF 6
FOR
JONESVILLE ROAD
TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

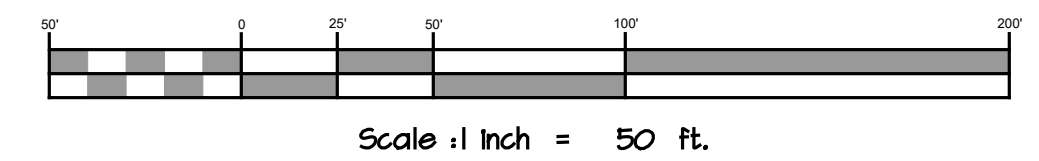


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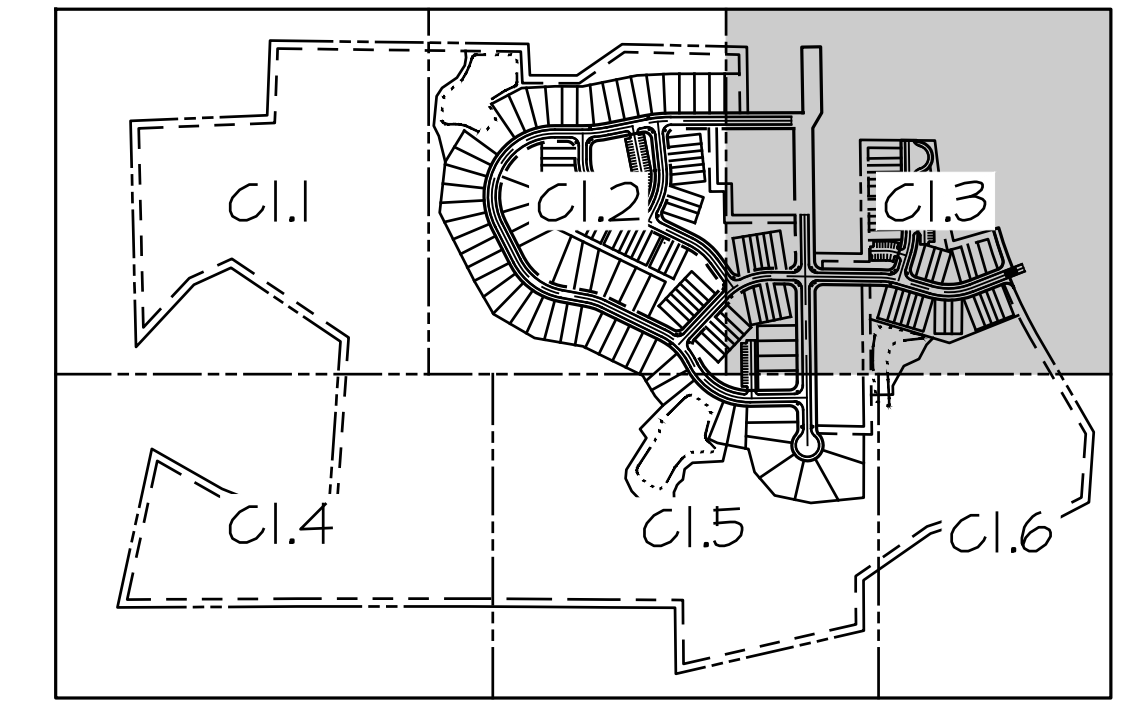
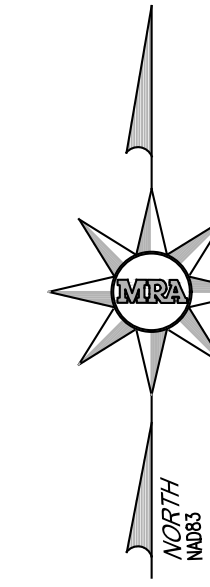
No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS

JOB NO. 21790
SCALE: AS SHOWN
DATE: 6/1/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: DC
REVIEW BY: JMK

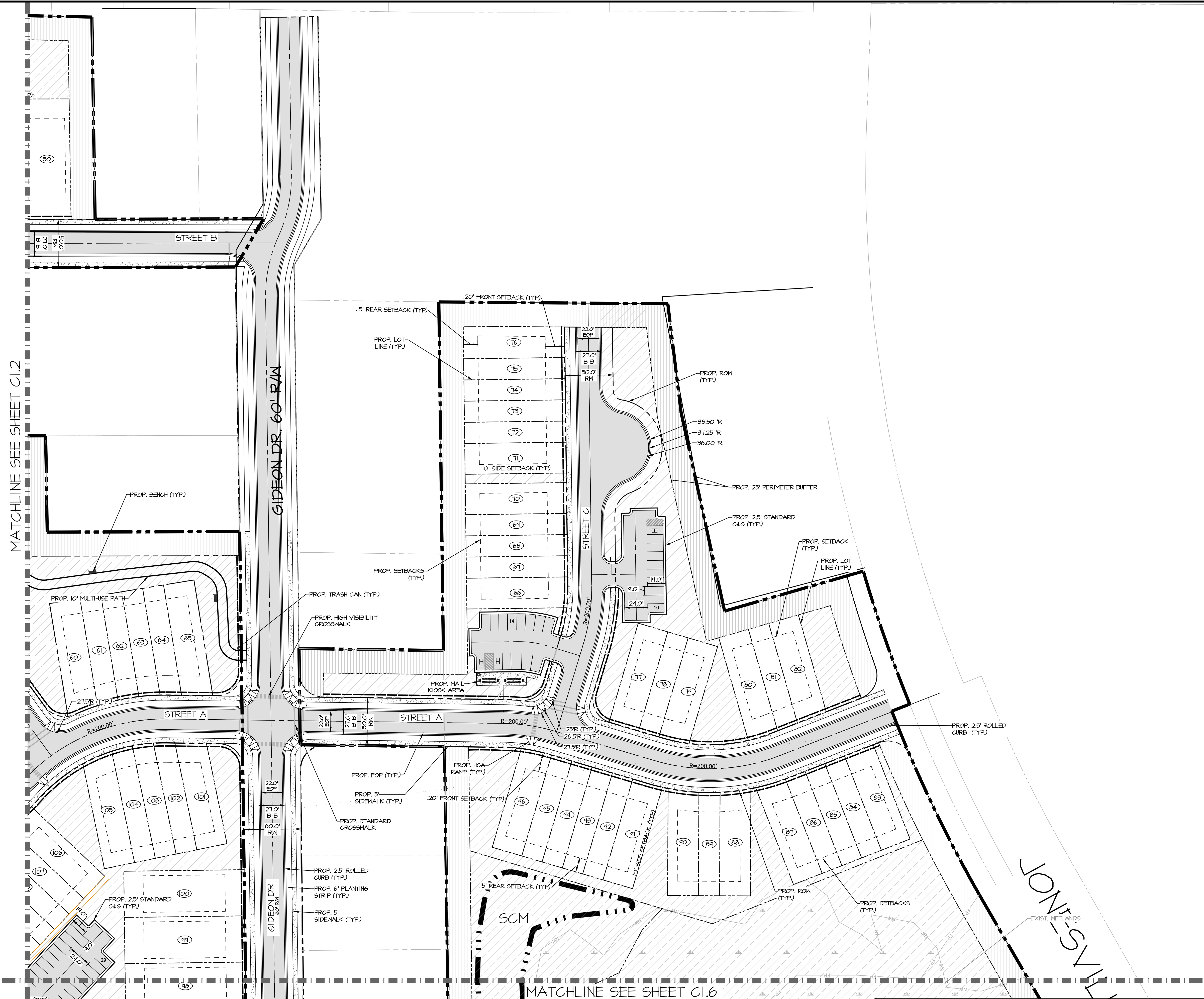
STATUS: PRELIMINARY NOT FOR CONSTRUCTION REVISION A SHEET: C1.2



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KEY PLAN
NOT TO SCALE

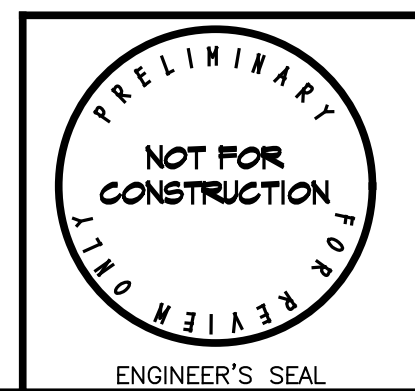


MATCHLINE SEE SHEET C1.2

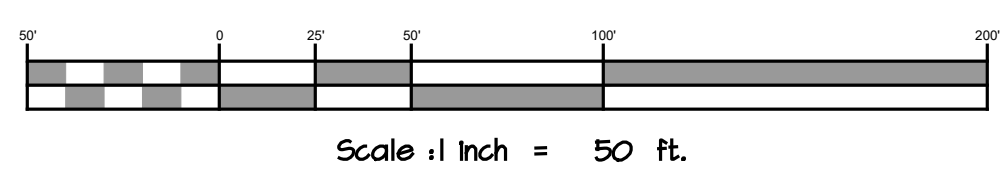
MATCHLINE SEE SHEET C1.6

LEGEND

	PR. RIGHT OF WAY
	PR. LOT LINE/PERMITS LINE
	PR. EASEMENT
	PR. BUILDING
	PR. CURB & GUTTER
	PR. RETAINING WALL
	PR. ROAD CENTER LINE
	PR. HEAVY DUTY PAVEMENT
	PR. LIGHT DUTY PAVEMENT
	20' PERIMETER BUFFER
	PR. 25' ACCESS EASEMENT
	PR. OPEN SPACE
	PR. PROPOSED OPEN SPACE
	PR. ACTIVE OPEN SPACE
	PR. FENCE
	PR. HANDICAP PARKING
	PR. HANDICAP RAMP
	PR. LOT NUMBER
	PR. OPEN SPACE COUNT
	PR. LIMIT OF DISTURBANCE
	PR. TREE PROTECTION FENCE
	PR. TREE LINE
	PR. 1' CONTOUR
	EX. 5' CONTOUR
	EX. 10' CONTOUR
	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT
	EX. FLOODPLAIN
	EX. NON-TIDAL WETLAND
	EX. STREAM BUFFER
	EX. BUILDING
	EX. STREAM
	EX. PAVEMENT EDGE OF GUTTER
	EX. HALK
	EX. STREAMFORD
	EX. TREE
	EX. STORM DRAIN
	EX. SANITARY LINE
	EX. WATERLINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC
	EX. OVERHEAD ELECTRIC
	EXISTING PROPOSED FIRE HYDRANT
	EXISTING PROPOSED WATER VALVE
	EXISTING PROPOSED METER
	EXISTING PROPOSED POWER POLE
	EXISTING PROPOSED LIGHT POLE
	EXISTING PROPOSED PROP. TRASH CAN
	EXISTING PROPOSED PROP. BENCH



SITE PLAN - SHEET 3 OF 6
FOR
JONESVILLE ROAD
TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA



No.	DATE	REVISIONS
A	9/30/2022	REVISED PER TOWN OF ROLESVILLE COMMENTS



MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
LICENSE # C-4182
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MATCHLINE SEE SHEET C1.1

ACTIVE OPEN SPACE

PASSIVE OPEN SPACE

PROP. 25' PERIMETER BUFFER

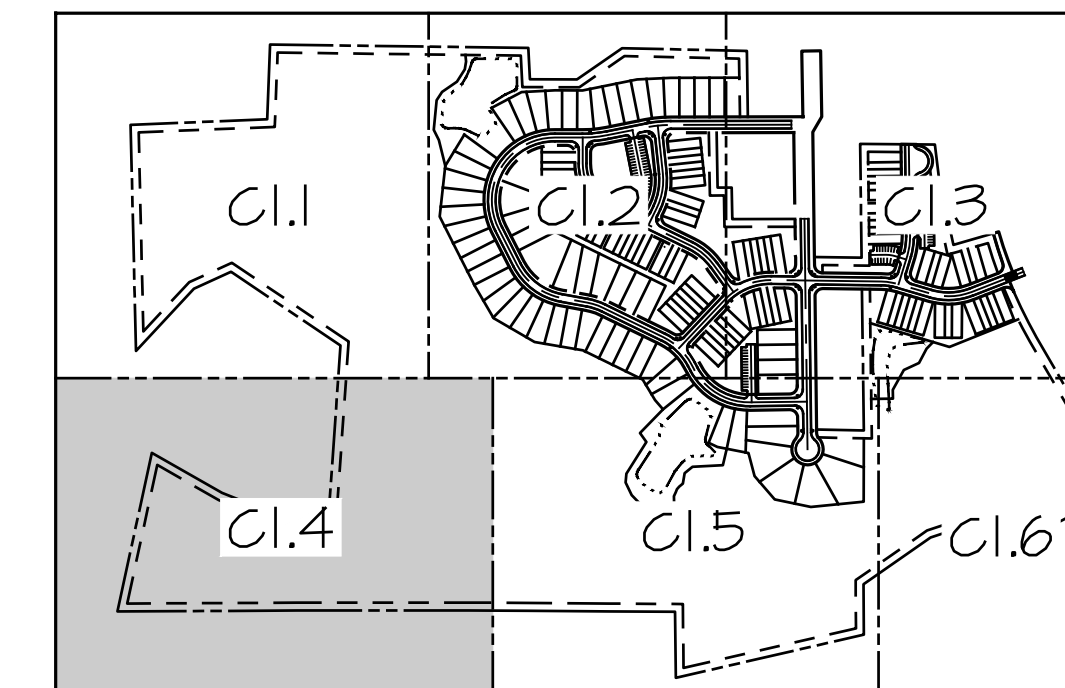
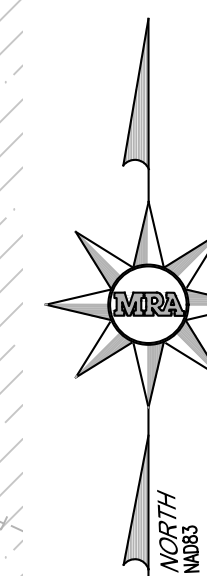
EXIST. WETLANDS (TYP.)

EXIST. SEWER (TYP.)
EXIST. SEWER EASEMENT (TYP.)

PROP. 30' GREENWAY EASEMENT (TYP.)
AND
PROP. 10' MULTI-USE PATH (TYP.)

PROP. 25' PERIMETER BUFFER

ADJACENT
PROPERTY OWNER
(TYP.)

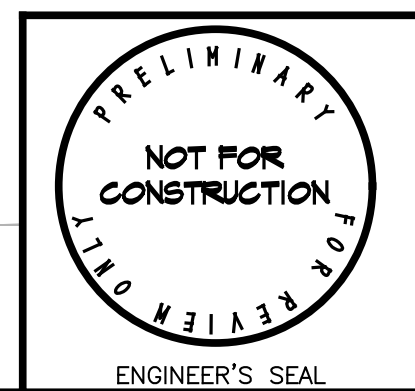


KEY PLAN
NOT TO SCALE

MATCHLINE SEE SHEET C1.5

LEGEND

- PR, RIGHT OF WAY
- PR, LOT LINE/PARCEL LINE
- PR, EASEMENT
- PR, BUILDING
- PR, CURB & GUTTER
- PR, RETAINING WALL
- PR, ROAD CONTROL LINE
- PR, HEAVY DUTY PAVEMENT
- PR, LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR, SCH ACCESS EASEMENT
- PR, OPEN SPACE
- PR, IMPROVED OPEN SPACE
- PR, ACTIVE OPEN SPACE
- PR, FENCE
- PR, HANDICAP PARKING
- PR, LOT NUMBER
- PR, PARKING SPACE COUNT
- PR, OPEN SPACE
- PR, LIMIT OF DISTURBANCE
- PR, TREE PROTECTION FENCE
- PR, TRELLIS
- PR, 1' CONTOUR
- PR, 5' CONTOUR
- EX, 1' CONTOUR
- EX, 5' CONTOUR
- EX, PROPERTY LINE
- EX, RIGHT-OF-WAY
- EX, ADJACENT PROPERTY LINE
- EX, EASEMENT
- EX, FLOOR PLAN
- EX, NON-TIDAL WETLAND
- EX, STREAM BUFFER
- EX, GARB
- EX, PAVEMENT/EDGE OF GUTTER
- EX, HALK
- EX, STREAM/POND
- EX, TRELLIS
- EX, TREE
- EX, STORM DRAIN
- EX, SANITARY LINE
- EX, WATERLINE
- EX, GAS LINE
- EX, UNDERGROUND ELECTRIC
- EX, OVERHEAD ELECTRIC



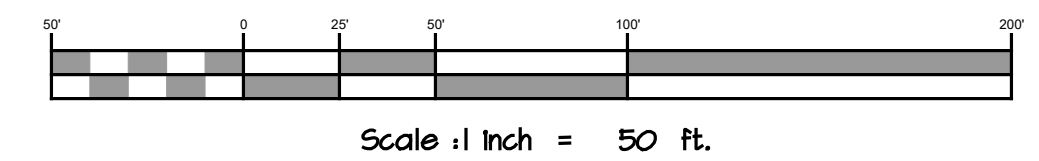
SITE PLAN - SHEET 4 OF 6
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

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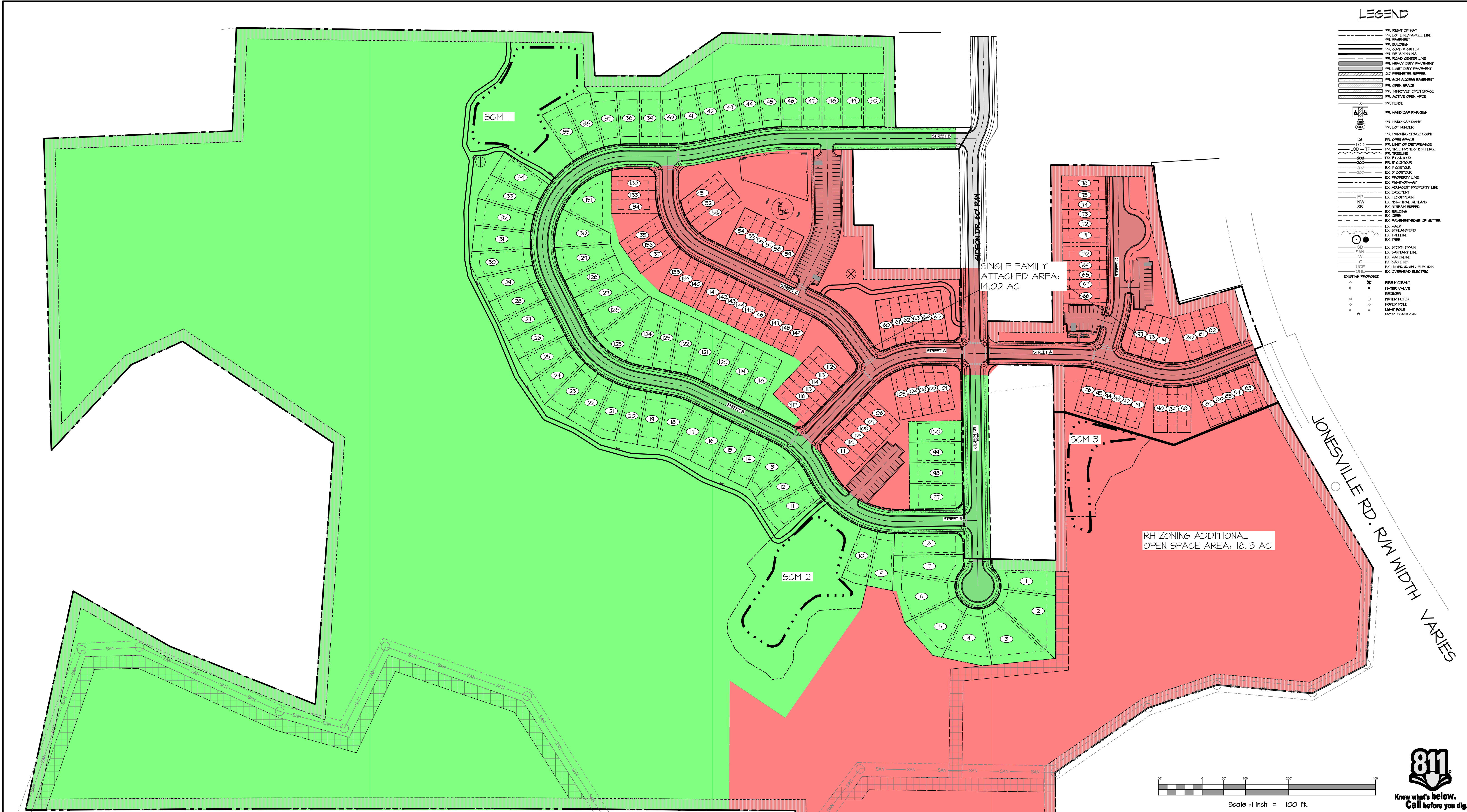
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LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROW CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN SPACE
- PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- PR. LOT NUMBER
- PR. PARKING SPACE COUNT
- PR. OPEN SPACE
- PR. LIMIT OF DISTURBANCE
- PR. TREE PROTECTION FENCE
- PR. TREE LINE
- PR. 1' CONTOUR
- PR. 5' CONTOUR
- PR. 10' CONTOUR
- PR. 20' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. FLOODPLAIN
- EX. NON-TIDAL WETLAND
- EX. STREAM BUFFER
- EX. BUILDING
- EX. CARE
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALL
- EX. DRIVE/DRIVEWAY
- EX. TREE LINE
- EX. TREE
- EX. STORM DRAIN
- EX. SANITARY LINE
- EX. WATER LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EXISTING PROPOSED
- FIRE HYDRANT
- WATER VALVE
- REDUCER
- WATER METER
- POWER POLE
- LIGHT POLE
- DEAD END SIGN / A



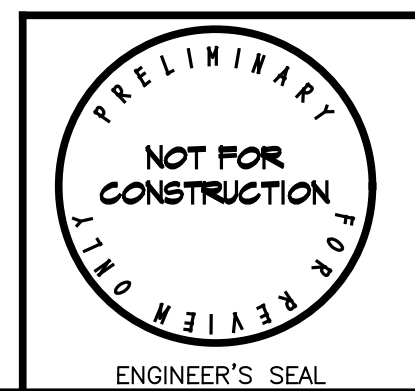
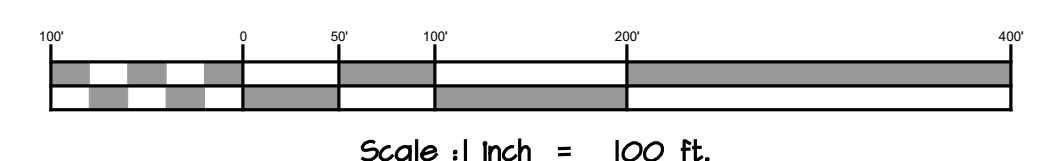
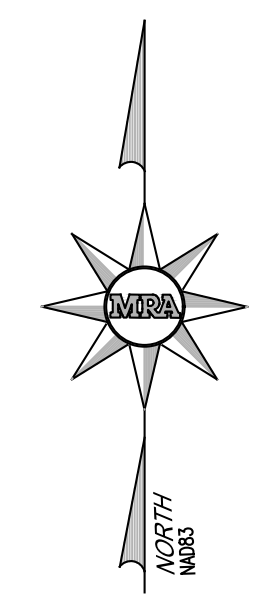
LEGEND



RESIDENTIAL MEDIUM DENSITY:
RESIDENTIAL HIGH DENSITY:

AREA: 61.08 ACRES
UNITS: 68 SF UNITS
DENSITY: 64/61.08 = 1.11 UNITS/ACRE

AREA: 14.02 ACRES (32.15 ACRES TOTAL)
UNITS: 81 TH UNITS
DENSITY: 81/14.02 = 5.77 UNITS/ACRE



OVERALL ZONING PLAN
FOR
JONESVILLE ROAD

TOWN OF ROLESVILLE WAKE COUNTY, NORTH CAROLINA

RESIDENTIAL MEDIUM DENSITY OPEN SPACE	REQUIRED: 4.10 AC PROVIDED: 44.09 AC
RESIDENTIAL HIGH DENSITY OPEN SPACE	REQUIRED: 2.10 AC PROVIDED: 3.13 AC (18.13 ADDITIONAL ACRES)

No.	DATE	REVISIONS
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MRA

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SHEET: C1.7

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