

SITE DATA TABLE	
OWNER	
ENGINEER:	
DEVELOPER	
ENVIRONMENTAL CONSULTANT	
SURVEYOR:	
SITE ADDRESS(ES)	
PIN(S)	
DEED BOOK/ PAGE	
PLAT BOOK/ PAGE	
TOTAL SITE AREA:	
TOTAL SITE AREA TO BE BUILT UPON:	
EXISTING ZONING:	
CURRENT USE:	
PROPOSED USE:	
RIVER BASIN:	
SUB WATERSHED:	
FEMA FIRM PANEL #	
RESIDENTIAL DENSITY CALCULATIONS	
MAXIMUM DENSITY ALLOWED	
PROPOSED DENSITY	
LOTS	
MINIMUM LOT WIDTH	
MINIMUM LOT AREA	
SF MINIMUM BUILDING SETBACKS	
TH MINIMUM BUILDING SETBACKS	
OPENSOURCE	
OPEN SPACE REQUIRED (%)	
OPEN SPACE PROPOSED	
PASSIVE REQUIRED	
PASSIVE PROPOSED	
PASSIVE (NOT IN SCH OR ENVIRONMENTAL AREAS)	
ACTIVE REQUIRED	
ACTIVE PROPOSED	
ACTIVE SPACES REQUIRED	
ACTIVE SPACED PROVIDED	
TREE SAVE SUMMARY	
EXISTING QUALIFIED TREES	
REQUIRED TREES SAVE	
PROPOSED TREES SAVE	
STREET DATA	
STREET A	XX LF/ XX' PRW
STREET B	XX LF/ XX' PRIVATE
DEDICATED ROAD R.O.W.	XX ACRES
IMPERVIOUS AREA	
EXISTING GRAVEL ROADS	
PROPOSED ROADS	
PROPOSED PARKING LOTS	
PROPOSED SIDEWALKS	
PROPOSED GREENWAYS	
ALLOWABLE LOTS	

PARKING CALCULATIONS									
WEST SIDE				DRIVEWAY	GUEST	OFFSITE	TOTAL		TOTAL
STREET	# UNITS	SINGLE DW	DOUBLE DW	PROVIDED	REQD	REQD	REQD	PROVIDED	
TREE MOSS CT	38	24	14	52	10	34	86	90	
ALLEY 2	8	0	8	16	3	2	18	19	
ALLEY 3	9	0	9	18	7	3	21	25	
EAST SIDE									
CARVED STONE CT	13	7	6	19	4	11	30	31	
ALLEY 4	12	0	12	24	3	3	27	27	
ALLEY 1	20	0	20	40	5	5	45	45	
GRANITE KNOOLL CT	14	8	6	20	4	12	32	32	
FUTURE CLUBHOUSE*							6	6	
TOTAL				189	36	70	265	275	

PARKING REQUIRED IS 2/DU + 0.25 GUEST SPACES /DU
*PROPOSED CLUBHOUSE IS 1,000 SF & MINIMUM PARKING IS 5 + 1/1000 SF FOR OUTDOOR RECREATION ROUNDED UP.

STREET NAMES	PROPOSED ROW	PAVEMENT WIDTH	LINEAR FEET
BOULDER MILL DRIVE	50-70 Ft	24-32 Ft	2,558
SLATE SPRINGS STREET	50 Ft	24 Ft	1,249
PLUTON RIDGE DRIVE	50-60 Ft	24-32 Ft	1,687.62
IGNEOUS STREET	50 Ft	24 Ft	1,072.02
MILLPOND BLUFF DRIVE	50 Ft	24 Ft	1,047.13
FLATROCK RIDGE STREET	62 Ft	36 Ft	849.40
MAGMA CHAMBER WAY	50 Ft	24 Ft	1,154.99
LAVA STREET	50 Ft	24 Ft	324.52
LIMESTONE WALL LANE	50 Ft	24 Ft	2,271.75
PRIVATE OFF-SITE DRIVEWAY 1	20 Ft	13 Ft	213.11
PRIVATE OFF-SITE DRIVEWAY 2	20 Ft	13 Ft	191.35

PRELIMINARY SUBDIVISION PLAT
FOR PHASE X
XXX SUBDIVISION/ PROJECT
211 SOUTH MAIN STREET
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
CASE NUMBER PSP-XX-XX
DATE: SEPTEMBER 18, 2025



THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, TOWN OF ROLESVILLE, AND NCDOT.

CONDITIONS OF APPROVAL:
1. UTILITIES CONSTRUCTED BY OTHERS MUST BE INSTALLED, INSPECTED, AND ACCEPTED BY RALEIGH PRIOR TO RECORDATION OF THE LOTS WITHIN THIS PROJECT. IF THESE UTILITIES ARE NOT CONSTRUCTED BY OTHERS, THIS PROJECT IS RESPONSIBLE FOR THE EXTENSIONS TO SUPPORT THIS PROJECT'S DEVELOPMENT.
2. A WATER MODEL IS REQUIRED TO BE COMPLETED BY THE PROJECT ENGINEER TO DEMONSTRATE THAT THE PROPOSED WATER LINE EXTENSION WILL PROVIDE ADEQUATE FIRE FLOW AND PRESSURE FOR THE PROPOSED DEVELOPMENT.
3. THIS DEVELOPMENT IS CONTINGENT UPON THE COMPLETION OF THE "HARRIS CREEK SANITARY SEWER REPLACEMENT S-5037" PERMIT. THE SEWER REPLACEMENT IMPROVEMENTS SHALL BE INSTALLED, INSPECTED, AND ACCEPTED BY CITY OF RALEIGH PRIOR TO RECORDATION OF LOTS FOR THIS DEVELOPMENT.
4. ALL OFFSITE SEWER EASEMENTS MUST BE APPROVED, SIGNED AND RECORDED WITH RALEIGH DEED TEMPLATE PRIOR TO CD APPROVAL.

NOTES:
1. SEE SHEET C-1.1 FOR ZONING CONDITIONS.
2. THIS SUBDIVISION SHALL BE DEVELOPED AND RECORDED IN A SINGLE PHASE; THERE IS NO PHASING PLAN.



PSP- / Preliminary Subdivision Plat /

APPROVED
Date: December 22, 2023

[Signature]

Town of Rolesville Planning Department

THIS PLANSET AND ANY ASSOCIATED DOCUMENTS ARE PRELIMINARY AND NOT AUTHORIZED FOR CONSTRUCTION UNTIL SIGNED, DATED, AND OFFICIALLY RELEASED FOR CONSTRUCTION BY THE ENGINEER OF RECORD.

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48	Jonesville Rd Waterline 0+00 to 30+00
49	Jonesville Rd Waterline 30+00 to 20+00
50	Jonesville Rd Waterline 20+00 to 30+00

AGENCY CONTACTS
Town of Rolesville Planning Department 502 Southtown Circle Rolesville, NC 27511
Wake County Watershed Management Waverly F. Atkins Building 337 S. Salisbury St Raleigh, NC 27601 Contact: Karen Pageeau Phone: (919) 796-8769 Email: karyn.pageeau@wakegov.com
City of Raleigh Public Utilities Dept. One Exchange Plaza Suite 620 Raleigh, NC 27602 Phone: (919) 996-3245 Email: publicutilityinfo@raleighnc.gov
NCDOT Division 5, District 1 Office 4009 District Drive Raleigh, NC 27607



Developer Information

Engineer Information

Surveyor Information

Other Consultants Information

Previous Entitlements
ANX-XX-XX APPROVED XX-XX-2025
REZ-XX-XX APPROVED XX-XX-2025
SUP/DA/APP APPROVED XX-XX-2025

Professional Engineer Seal

Project:

Issued for:
PRELIMINARY PLANS
DO NOT USE FOR
CONSTRUCTION

REVISIONS

No. Date Description

1.
2.
3.

Sheet Title:

COVER

Sheet #

01/xx