

REVISION HISTORY

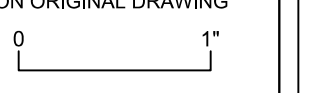
REV #	DESCRIPTION	DATE	BY

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  
  
 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**

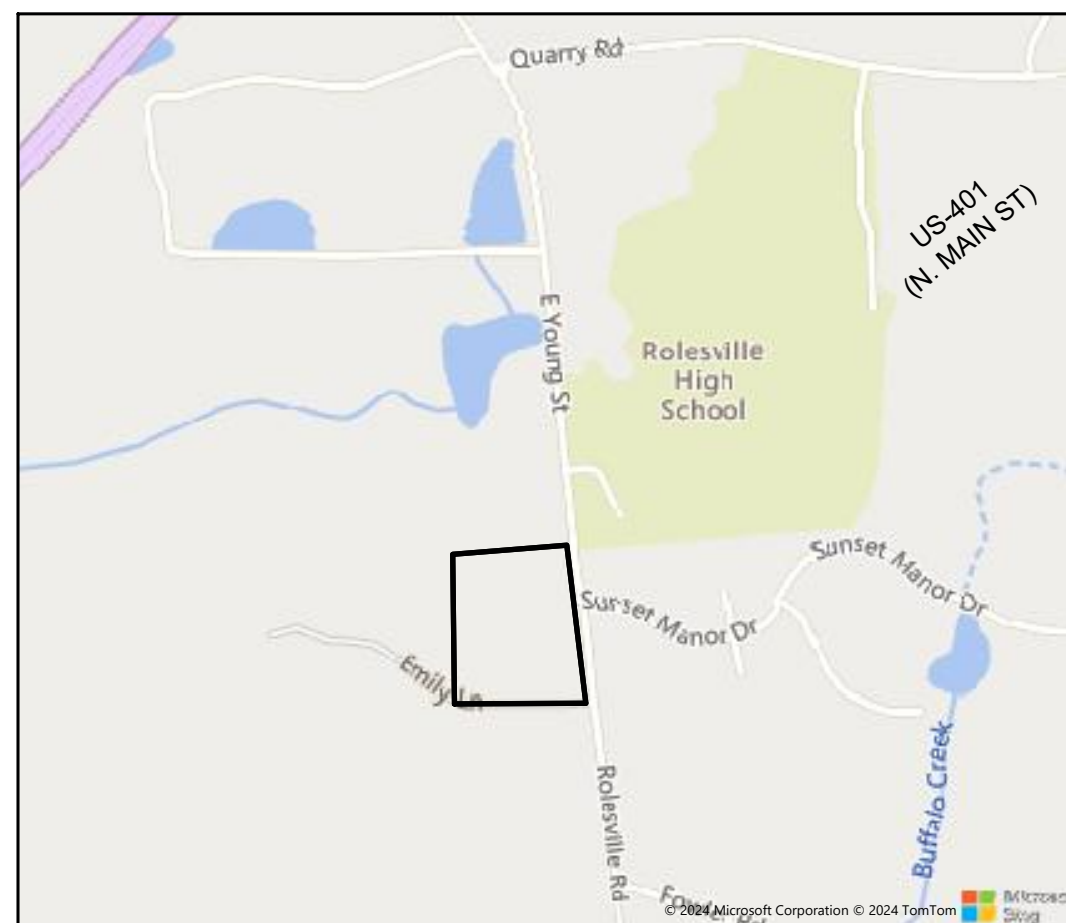
SHEET 1 OF 6

# PRELIMINARY SUBDIVISION PLAT FOR

# ROLESVILLE RD MIXED USE

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

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



**VICINITY MAP**  
1" = 1000'

**SITE DATA TABLE**

**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

**OWNER/DEVELOPER:**

OPTIMAL DEVELOPMENT LLC  
CONTACT: ROBERT SHAAAR  
924 EVENING SNOW ST  
WAKE FOREST, NC 27587  
610.295.3699  
SHAAAR@MYOPTIMALEQUITY.COM

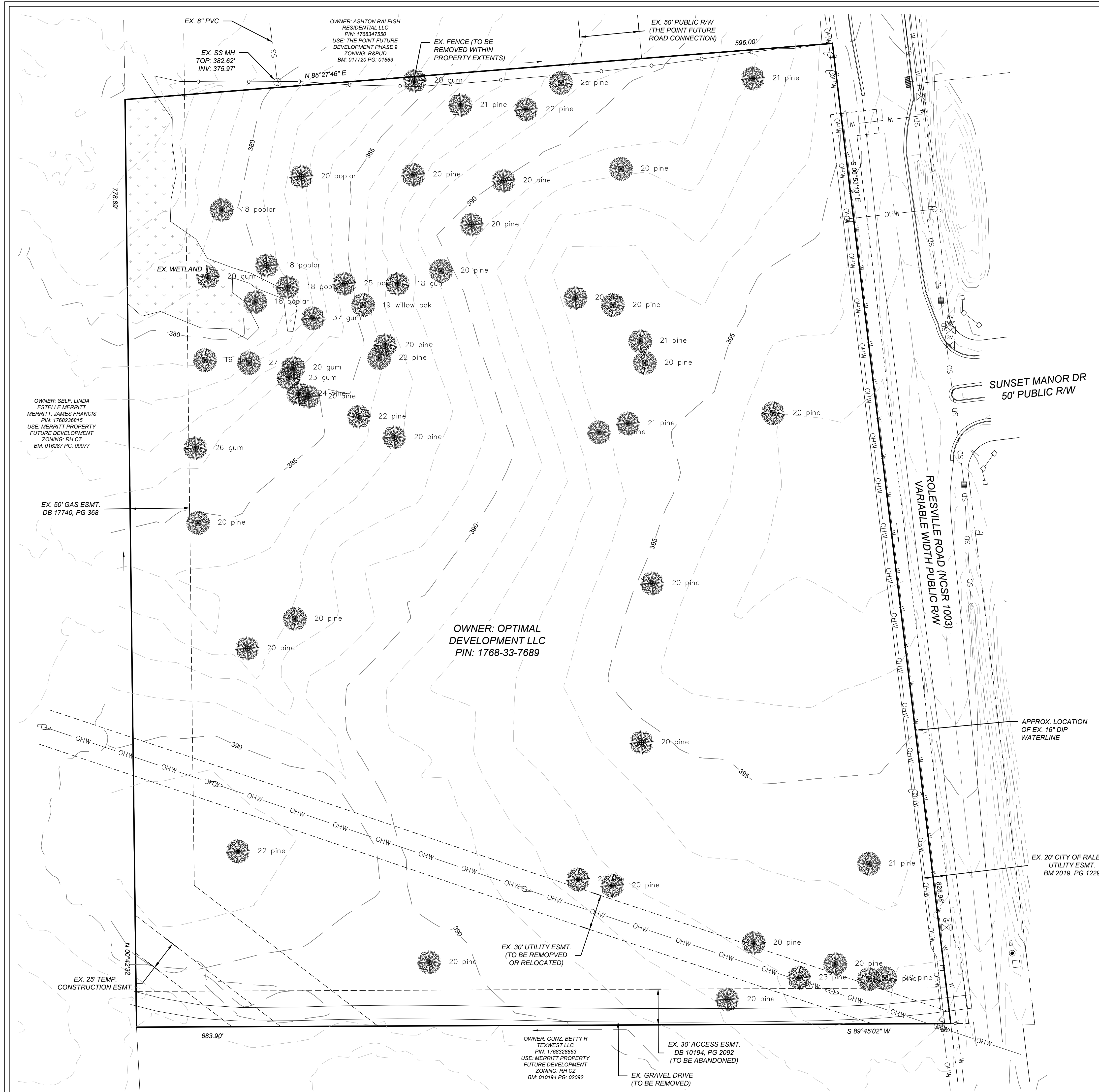
**ENGINEER OF RECORD:**

FLM ENGINEERING, INC  
CONTACT: JON FRAZIER, PE  
PO BOX 91727  
RALEIGH, NC 27675  
919.610.1051  
JFRAZIER@FLMENGINEERING.COM

SPACE RESERVED FOR  
TOWN OF ROLESVILLE  
SIGNATURE BLOCK

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH ALL TOWN OF  
ROLESVILLE, CITY OF RALEIGH AND WAKE  
COUNTY STANDARDS AND SPECIFICATIONS





**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.



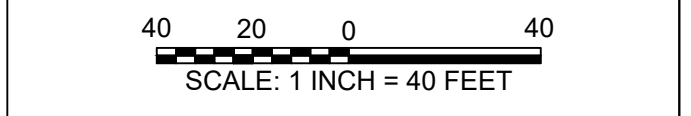
POST OFFICE BOX 91727  
 RALEIGH, NORTH CAROLINA 27675  
 PHONE: 919.610.1051  
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

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**OPTIMAL DEVELOPMENT LLC**

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EXISTING CONDITIONS PLAN

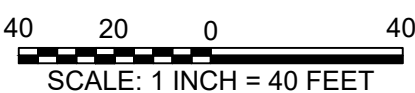
**C-2**  
 SHEET 2 OF 6

REVISION HISTORY

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0	1"

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PSP-25-01

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SITE PLAN

**C-3**  
SHEET 3 OF 6

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- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. FENCE
- EX. WETLAND
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
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- PROP. TREE PROTECTION FENCE
- EX. QUALIFYING EVERGREEN/DECIDUOUS TREE TO REMAIN
- PROP. STREET LIGHT

**NOTES**

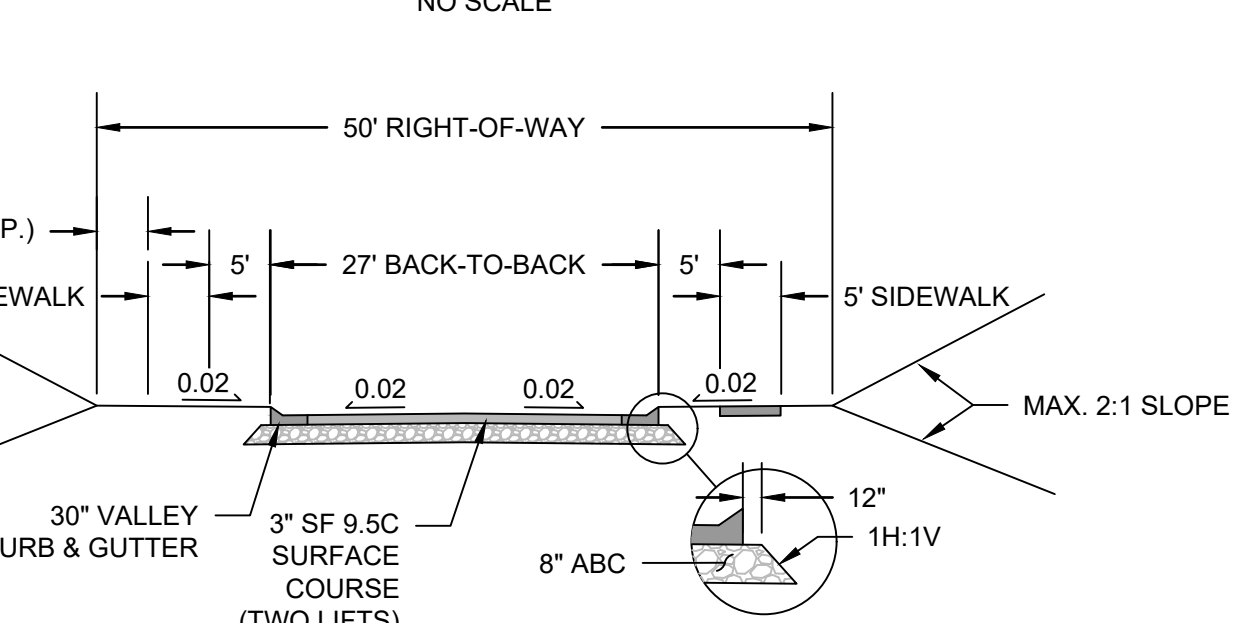
- PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
- PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY "ADA" AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
- DIMENSIONS SHOWN ARE TO BACK OF CURB.
- RADII ARE 4.5' (BACK OF CURB) UNLESS OTHERWISE NOTED.

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

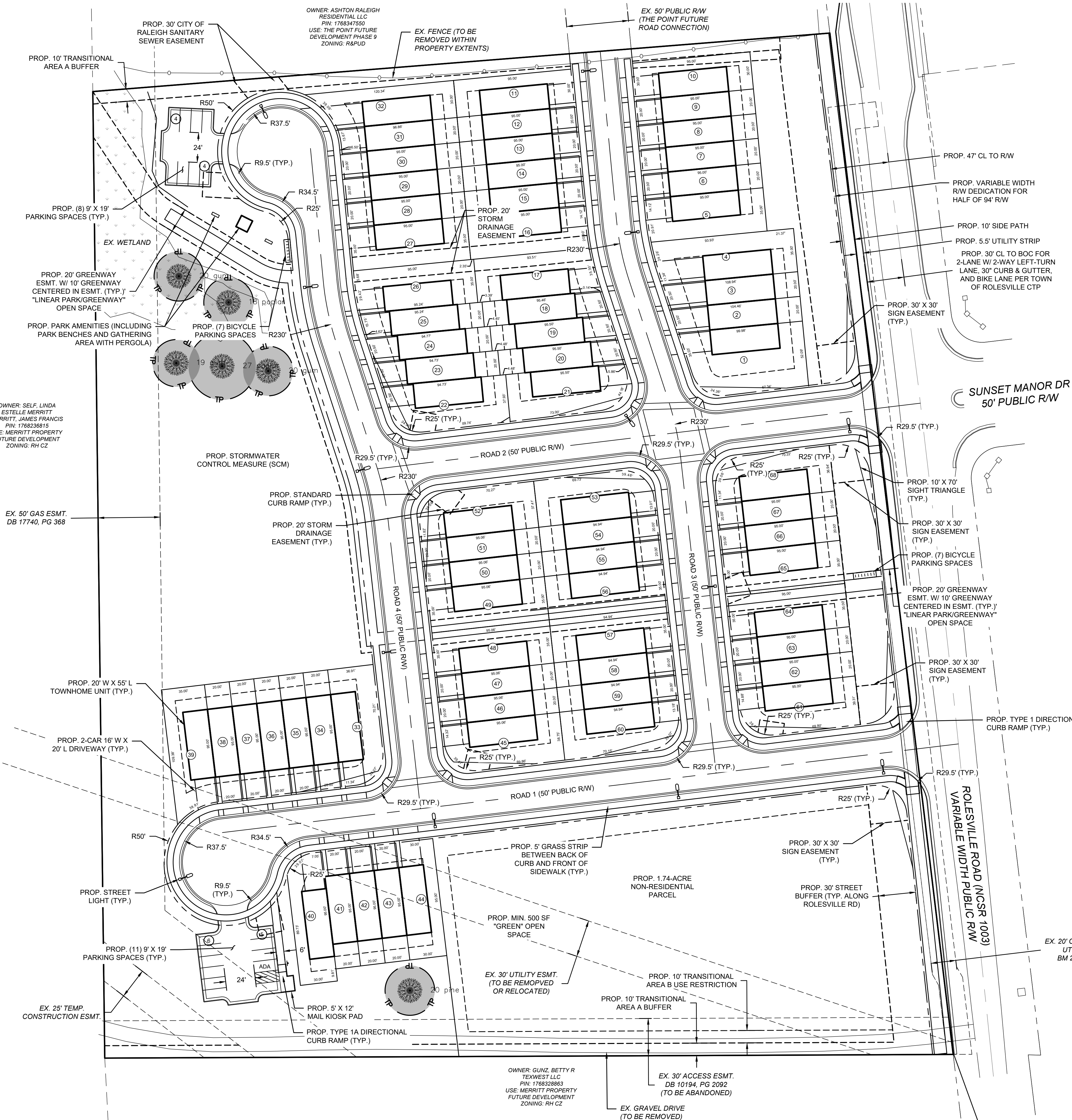


MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT (LBS)	PRICE EACH	COLOR	IN STOCK
H28P2BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	Black	1

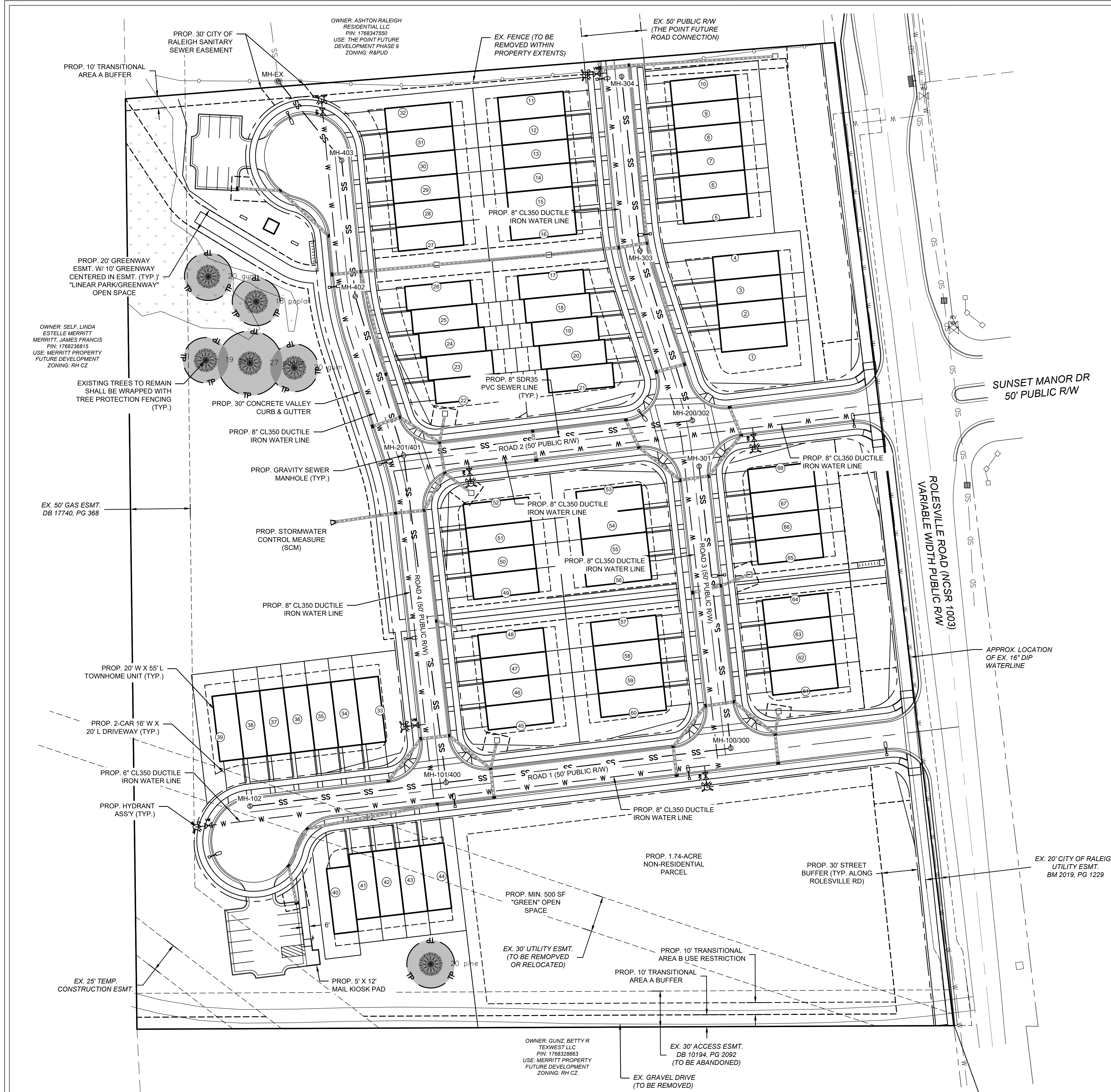
**BIKE RACK DETAIL**



**TYPICAL INTERIOR ROADWAY CROSS-SECTION**



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- 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**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - a. 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.
  - b. 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.
  - c. 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.
  - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. 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)
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT 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.
7. 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.
8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. 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.
10. 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.
11. NCDOT /RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. 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.
13. 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**

1. WATER AND SANITARY SEWER SERVICES TO BE COORDINATED WITH HOUSE PLUMBING PLANS.
2. THERE SHALL BE NO INTERCONNECTION BETWEEN CITY SUPPLIED WATER AND WATER FROM OTHER SOURCES INCLUDING WELLS.
5. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
6. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
9. 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.



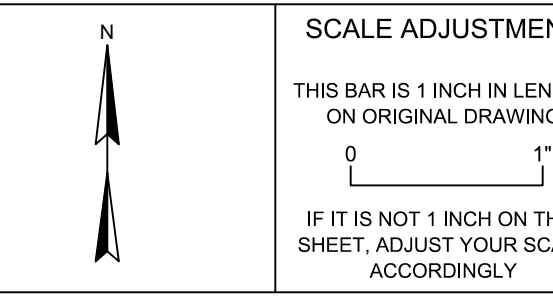
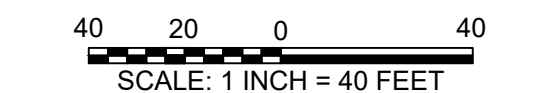
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**UTILITY PLAN**

**C-4**  
 SHEET 4 OF 6

**KEY**

- FES = FLARED END SECTION
- JB = JUNCTION BOX
- YI = YARD INLET
- TC = TOP OF CURB
- BC = BOTTOM OF CURB

**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
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- PROP. CONCRETE
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- PROP. MAJOR CONTOUR (5')
- PROP. MINOR CONTOUR (1')
- PROP. LIMIT OF DISTURBANCE
- PROP. TREE PROTECTION FENCE
- EX. QUALIFYING EVERGREEN/DECIDUOUS TREE TO REMAIN
- PROP. STREET LIGHT

**NOTES**

1. PROPOSED CONTOURS REPRESENT FINISHED GRADE ELEVATIONS.
2. CUT AND FILL SLOPES ARE 2H:1V UNLESS OTHERWISE NOTED.
3. PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
4. PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
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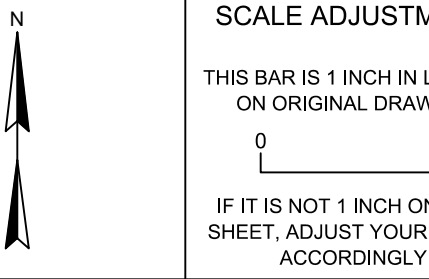
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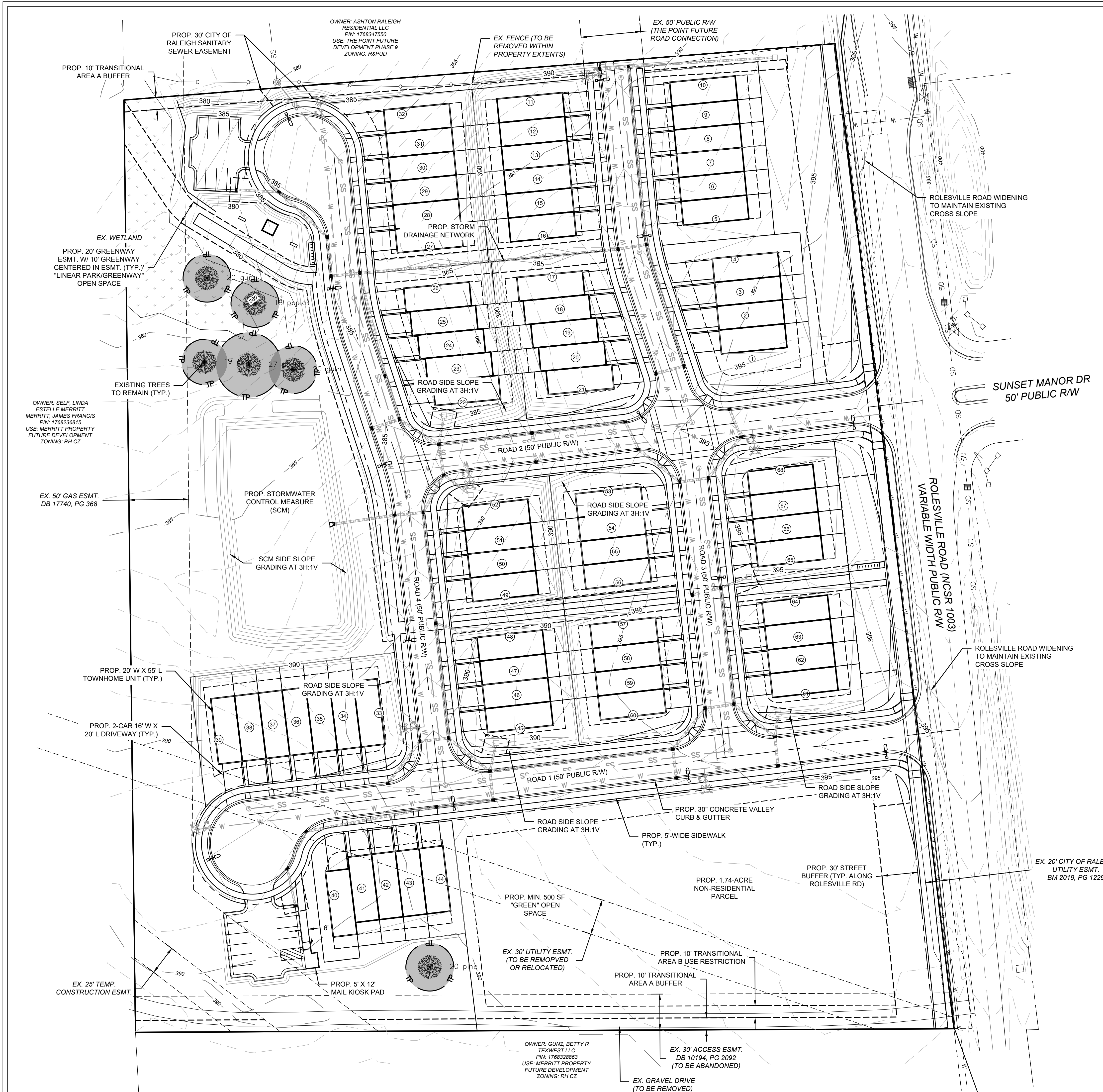
**C-6**  
SHEET 6 OF 6

**LEGEND**

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	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
	PROP. WATER LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER
	PROP. MAJOR CONTOUR (5')
	PROP. MINOR CONTOUR (1')
	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



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