

# Construction / Site Plan SUB - XXXX - 2022

## Rolesville, Wake County, North Carolina

V1 -  
SDP-23-06

# Vineyard Pine Commercial

## 4502 Vineyard Pine Lane

March 2023

**SITE DATA:**

SITE ADDRESS: 4502 VINEYARD PINE LANE  
 PIN: 1758453022  
 SITE AREA: 1.45 AC (63,259 SF)  
 ZONING DISTRICT: OP-CZ (OFFICE AND PROFESSIONAL)  
 OVERLAY: NONE  
 EXISTING USE: VACANT  
 IMPERVIOUS EXISTING: 0 ACRES (0 SF)  
 IMPERVIOUS PROPOSED: 1.09 ACRES (47,652 SF)  
 IMPERVIOUS PERCENT (%): 75%  
 WATERSHED: MILBURNIE LAKE - NEUSE  
 HUC: 0302020107  
 LATITUDE: 35.906033  
 LONGITUDE: -79.688333  
 FLOOD ZONE: NONE PER FEMA FIRM

OPEN SPACE SIZE REQ'D: 3163 SF (5%)  
 OPEN SPACE SIZE PROVIDED: 10,029 SF (16%)  
 SUMMARY OPEN SPACE:  
 ACTIVE OPEN AREA 1 = 1834 SF  
 ACTIVE OPEN AREA 2 = 950 SF  
 TOTAL ACTIVE = 2784 SF (2784 / 3163 = 88%)  
 PASSIVE OPEN AREA = 7245 SF  
 TOTAL OPEN SPACE = 10,029 SF

BUILDING SETBACKS: 20' (FRONT - VINEYARD PINE)  
 15' (SIDE)  
 35' (REAR)

BUILDING COMMERCIAL (SF): 18,150 SF

BUILDING HEIGHT (MAX): 35'  
 BUILDING HEIGHT (PROVIDED): 35'

PARKING SUMMARY:  
 RETAIL SALES: MIN 2.5 / 1000 SF 18,184 / 1000 \* 2.5 = 45 SPACES'  
 RETAIL SALES: MAX 7.5 / 1000 SF 18,184 / 1000 \* 7.5 = 136 SPACES'  
 PARKING PROVIDED: 56 SPACES

BIKE PARKING (REQUIRED): 1 PER 5000 SF BLDG (18,184 / 5000=4)  
 BIKE PARKING (PROVIDED): 4  
 TOTAL DENUDED AREA: 60,361 SF (1.39 ACRES)

**PEDESTRAIN AMENITIES - 4 REQUIRED**

PATIO SEATING IN OPEN AREA 1  
 PATIO SEATING IN OPEN AREA 2  
 PAVERS IN OPEN AREA 1 AND 2  
 DECORATIVE PLANTERS IN OPEN AREAS 1 AND 2

SHEET	DESCRIPTION
C0	Cover Sheet
C1	Existing Conditions and Demolition Plan
C2	Site Plan
C3	Grading and Stormwater Plan
C4	Utility Plan
C5	Landscaping Plan
SL1	Site Lighting Plan
SL2	Site Lighting Fixtures
D1	Site Details
D2	Storm Drainage Details
D3	Storm Filter Details
D4	Storm Filter Details
EC1	Erosion Control Plan Phase 1
EC2	Erosion Control Plan Phase 2
EC3	Erosion Control Plan Phase 3
EC4	Erosion Control Plan Phase 4
EC5	Erosion Control Details
EC6	Erosion Control Details
EC7	NCG01 Requirements

**PROJECT INFORMATION:**

PROJECT: VINEYARD PINE ROAD COMMERCIAL

OWNER / DEVELOPER: MRR DEVELOPMENT, LLC  
 10121 CAPITOL BLVD, SUITE 105  
 WAKE FOREST, NC 27587  
 (330) 573-4030

PHONE: OMAR EL-KAISSI  
 CONTACT: OMAR@MEINEKENC.COM  
 EMAIL: OMAR@MEINEKENC.COM

ENGINEER: KEITH P. GETTLE, PE  
 GETTLE ENGINEERING AND DESIGN, PLLC  
 LICENSE: P-2538  
 3616 WAXWING CT.  
 WAKE FOREST, NC 27587  
 (919) 210-3934  
 KPGETTLE@GMAIL.COM

PHONE: KEITH P. GETTLE, PE  
 CONTACT: KEITH P. GETTLE  
 EMAIL: KPGETTLE@GMAIL.COM

SURVEYOR: CAWTHORNE MOSS AND PANCIERA P.C.  
 333 SOUTH WHITE STREET  
 WAKE FOREST NORTH CAROLINA 27588  
 (919) 556- 3148

This is not needed because there are no public main extensions. This can be removed from all of the sheets.

**PUBLIC IMPROVEMENT QUANTITIES**

PHASE NUMBER(S)	PHASE 1
NUMBER OF LOT (S)	1
LOT NUMBERS BY PHASE	1
NUMBER OF UNITS	1
RESIDENTIAL UNITS	0
OPEN SPACE (YES/NO)	YES
PUBLIC WATER (LF)	0
PUBLIC 8" PVC SEWER	0
WATER SERVICE STUBS	1
WATER SERVICE ABANDONED	0
SEWER SERVICE STUBS (NEW)	1
SEWER SERVICE REMOVED	0

If the ex. sanitary stub is not used and abandoned.

**EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT**

APPROVED

EROSION CONTROL  S- \_\_\_\_\_

STORMWATER MGMT.  S- \_\_\_\_\_

FLOOD STUDY  S- \_\_\_\_\_

DATE \_\_\_\_\_

ENVIRONMENTAL CONSULTANT SIGNATURE \_\_\_\_\_

**SITE PERMITTING APPROVAL**

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Form # \_\_\_\_\_

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City of Raleigh Public Utilities Department Form # \_\_\_\_\_

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all local, State, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of this approval plan. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval \_\_\_\_\_  
 City of Raleigh Review Officer \_\_\_\_\_

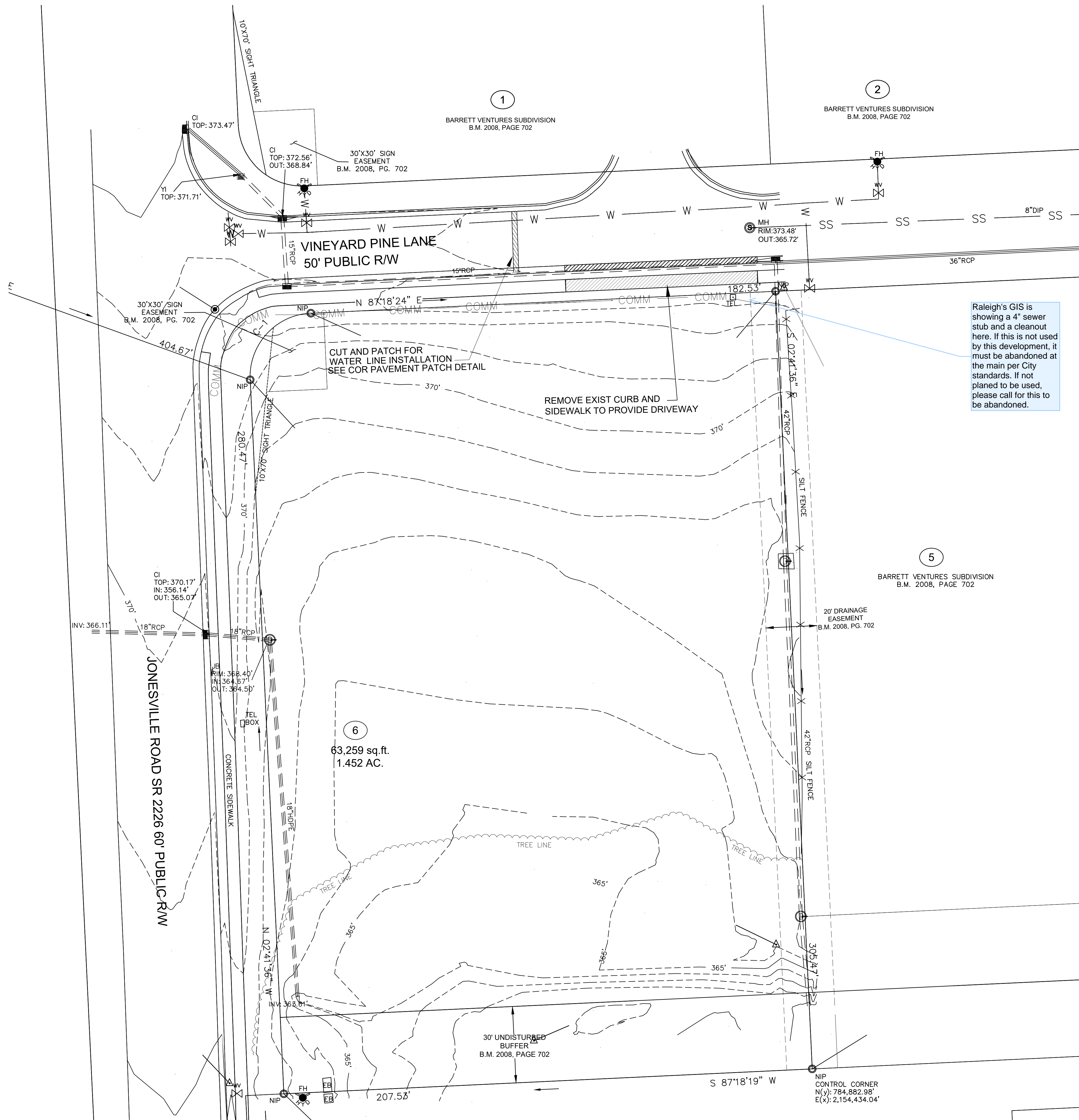
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Gettle Engineering and Design, PLLC  
 3616 Waxwing Court,  
 Wake Forest, North Carolina 27587  
 (919) 210-3934 Firm License P-2538

Cover Sheet  
 Vineyard Pine Commercial  
 MRR Development, LLC  
 Rolesville, Wake County, North Carolina

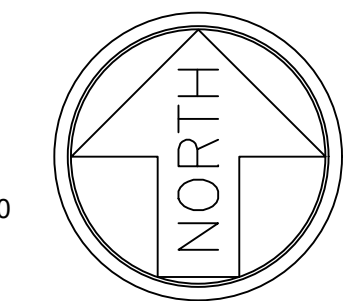
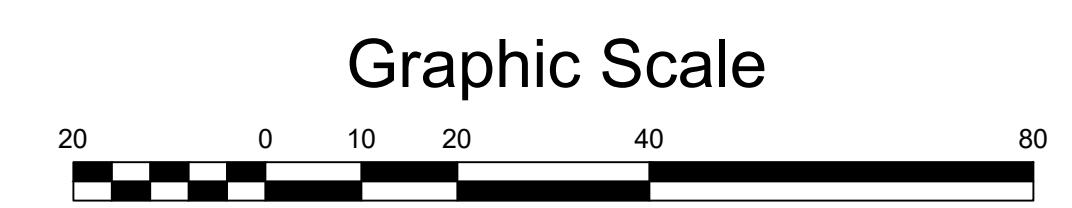
Project No. 23005  
 Dwg No. CO



**SITE NOTES**

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "LOT 6, BARRETT VENTURES, 4502 VINEYARD PINE LANE."
2. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 3720174700J.
3. ALL EXISTING ELEVATIONS, FEATURES, AND UTILITIES TO BE FIELD VERIFIED.

Raleigh's GIS is showing a 4" sewer stub and a cleanout here. If this is not used by this development, it must be abandoned at the main per City standards. If not planned to be used, please call for this to be abandoned.



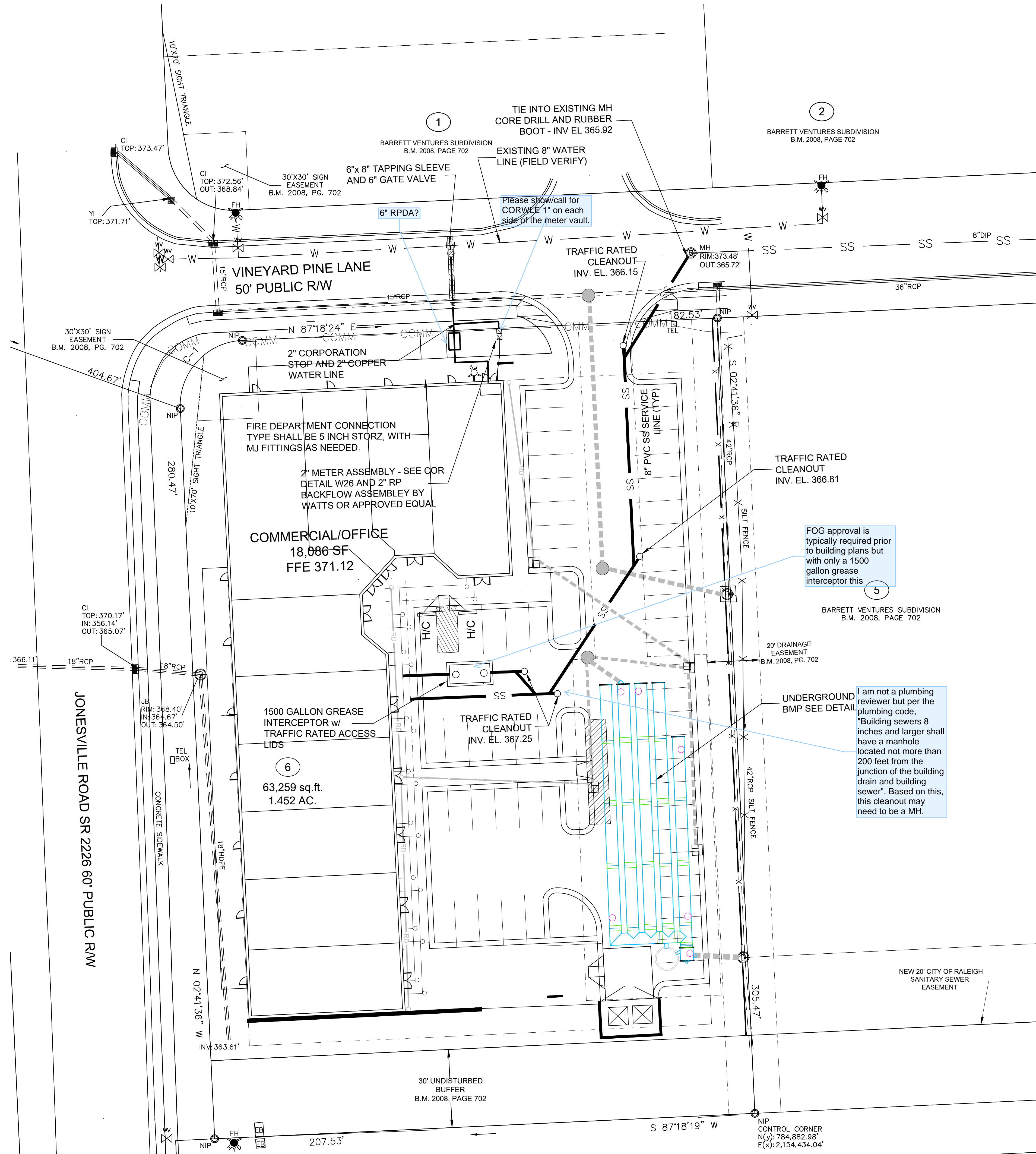
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**Exist. Conditions & Demo Plan**  
 Vineyard Pine Commercial  
 MRR Development, LLC  
 Rolesville, Wake County, North Carolina

Project No. 23005  
 Dwg No. **C1**



**CITY OF RALEIGH UTILITY NOTES:**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - a) A DISTANCE OF 10' 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 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. 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS 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 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. (NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE).
8. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND 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 NCDM, 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 AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919)996-2324 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) 212-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**SEPARATION NOTES:**

1. MINIMUM SEPARATION BETWEEN STORM DRAINAGE AND SANITARY SEWER IS 24 INCHES.
2. MINIMUM SEPARATION BETWEEN WATER AND STORM DRAINAGE IS 18 INCHES.
3. MINIMUM SEPARATION BETWEEN WATER AND SANITARY SEWER IS 18 INCHES.

**HYDRANT, METER, AND CLEAN-OUT NOTES:**

ALL HYDRANTS, METERS, AND SEWER SERVICES ARE SHOWN AT APPROXIMATE LOCATIONS. HYDRANTS, AND METERS, ARE TO BE PLACED WITHIN THE RIGHT-OF-WAY AS INDICATED ON CITY OF RALEIGH DETAIL. SEWER SERVICE SHALL BE PLACED INSIDE LOT AS SHOWN ON CITY OF RALEIGH DETAIL. CONTRACTOR SHALL VERIFY AND CONFIRM PROPER LOCATION ACCORDING TO MUNICIPALITY REQUIREMENTS PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY PROPER LOCATION WITH MUNICIPALITY INSPECTOR PRIOR TO INSTALLATION.

FOG approval is typically required prior to building plans but with only a 1500 gallon grease interceptor this

I am not a plumbing reviewer but per the plumbing code, "Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and building sewer". Based on this, this cleanout may need to be a MH.

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

**SITE PERMITTING APPROVAL**

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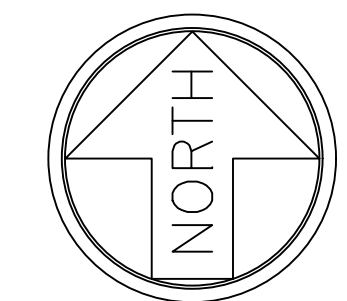
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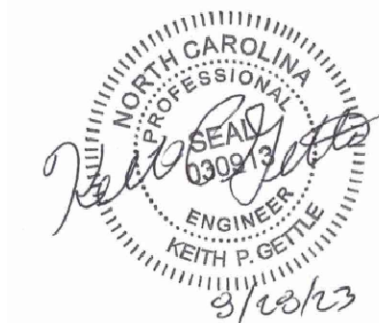


Graphic Scale



**Gettle Engineering and Design, PLLC**  
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**Utility Plan**  
 Vineyard Pine Commercial  
 MRR Development, LLC  
 Rolesville, Wake County, North Carolina

Project No.  
 Dwg No.  
**C4**

City of Raleigh Development Approval \_\_\_\_\_  
 City of Raleigh Review Officer \_\_\_\_\_