

PRELIMINARY SUBDIVISION / CONSTRUCTION INFRASTRUCTURE DRAWINGS

SUBMITTAL #1
Rolesville Town Campus

408 E. Young Street
Rolesville, NC, 27571

TOWN OF ROLESVILLE

August 25, 2025

Please include
Raleigh Plan Case
MRCP-0066-2025

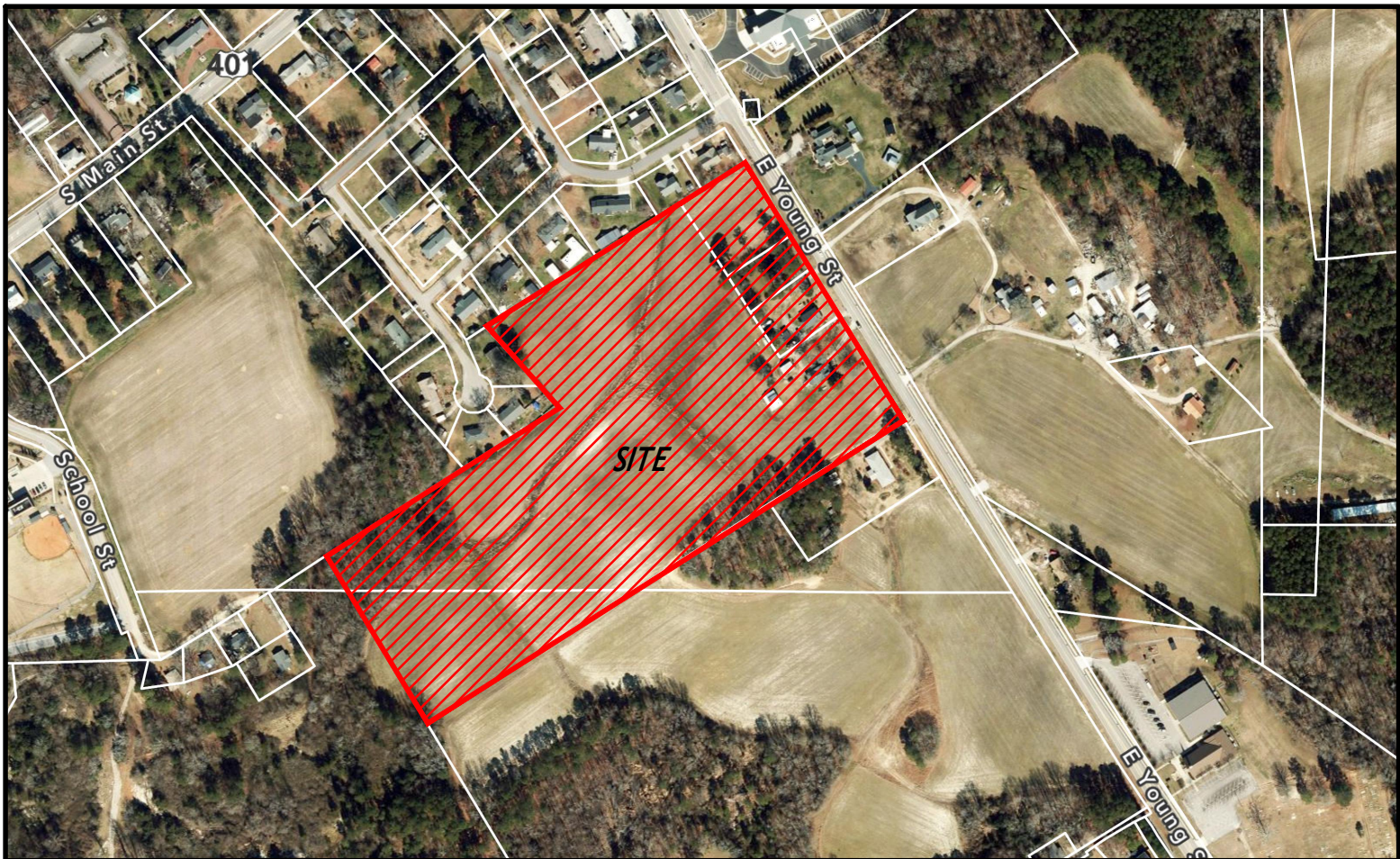


**CLH
DESIGN**

CLH design, p.a.
400 Regency Forest Dr.
Suite 120
Cary, NC 27518
Phone: 919.319.6716
LA: C-106, PE: C-1595

PRELIMINARY PLANS
FOR REVIEW ONLY

VICINITY MAP



0 200-FT 400-FT

SITE DATA

OWNER: TOWN OF ROLESVILLE
OWNER CONTACT: P.O. BOX 250
ROLESVILLE, NC 27571
MEDHAT BASELIOUS, PE, PMP
CAPITAL PROJECT MANAGER, TOWN OF ROLESVILLE
984-251-2368
MEDHAT.BASELIOUS@ROLESVILLE.NC.GOV

LANDSCAPE ARCHITECT: CLH DESIGN, P.A.
DESIGNER CONTACT: RACHEL WATSON, PLA
919-319-6716
400 REGENCY FOREST DRIVE, STE. 120
CARY, NC 27511
RWATSON@CLHDESIGNPA.COM

CIVIL ENGINEER: CLH DESIGN, P.A.
DESIGNER CONTACT: KEN KLORING, PE
919-319-6716
400 REGENCY FOREST DRIVE, STE. 120
CARY, NC 27511
KLORING@CLHDESIGNPA.COM

PROJECT ADDRESS: 408 E. YOUNG STREET & 0 E. YOUNG STREET
ROLESVILLE, NC 27571

PLANNING JURISD: TOWN OF ROLESVILLE
PIN: 1768098727, 1768094465, 1769101402, 1769101390, 1769102240
REAL ID: 0012313, 0106105, 0012316, 0041554, 0006343
DEEDED ACREAGE: (13.39 + 2.32 + 0.81 + 0.37 + 0.50) = 17.39 AC
ZONING: RL - RESIDENTIAL LOW DENSITY
EXISTING USE: SINGLE FAMILY
PROPOSED USE: BUSINESS, INDUSTRY, AND TECHNOLOGY (ZONE - BT)

DISTURBED AREA: ±18.6 ACRES (±809,513 SF)
PROPOSED FIRE LANE: N/A
BUILDING AREA SF: N/A NO BUILDING IMPROVEMENTS ARE PROPOSED

PREDOMINATE BUILDING FACADE HEIGHT: 35' MAX

RIVER BASIN: NEUSE RIVER
FLOODZONE: PANEL 3720176800J
FEMA MAP: PANEL 3720176800K

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C-0.00 COVER	C-8.02 STAKING DETAILS
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C-1.02 STAKING PLAN AREA B	C-9.03 UTILITY DETAILS
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C-2.01 EXISTING CONDITIONS & DEMOLITION PLAN AREA A	C-9.05 UTILITY DETAILS
C-2.02 EXISTING CONDITIONS & DEMOLITION PLAN AREA B	C-9.06 UTILITY DETAILS
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C-4.02 INITIAL EROSION CONTROL PLAN AREA B	C-10.20 CONNECTOR ROAD CROSS-SECTIONS
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C-6.02 LANDSCAPE PLAN AREA B	

Please include the public improvements
quantities table for merger towns found in the
Raleigh Water Public Utilities Design Manual.

These can be
removed. While
Raeigh will be
permitting public water
and sewer, we are no
longer using these
permit blocks.

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.

RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY 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.

PUBLIC

WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER 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 PERMIT # _____

PUBLIC

SEWER COLLECTION / EXTENSION SYSTEM

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TOWN OF ROLESVILLE
SIGNATURE BLOCK

Rolesville Town Campus
Infrastructure Package
408 EAST YOUNG STREET, ROLESVILLE NC
CONSTRUCTION DOCUMENTS
Town of Rolesville
PSP-25-03, CID-25-07

NO.	DATE	DESCRIPTION

DESIGNED BY: KL, RW
DRAWN BY: PH, LM
DATE: 25-AUGUST-2025
PROJECT NO: 22-205



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	DATE	

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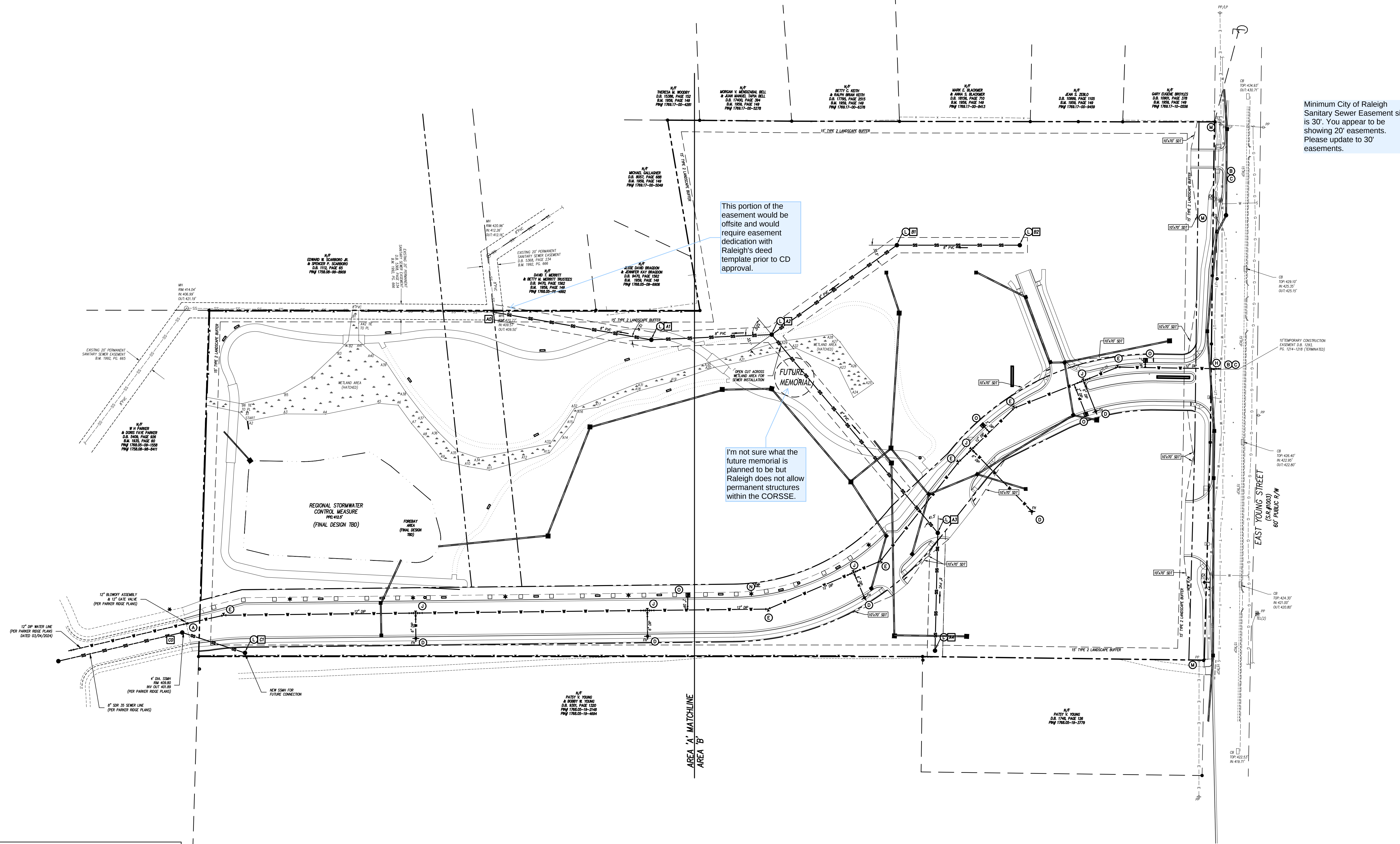
OVERALL
UTILITY PLAN

C-5.00

Minimum City of Raleigh
Sanitary Sewer Easement size
is 30'. You appear to be
showing 20' easements.
Please update to 30'
easements.

This portion of the easement would be
offsite and would
require easement
dedication with
Raleigh's deed
template prior to CD
approval.

I'm not sure what the
future memorial is
planned to be but
Raleigh does not allow
permanent structures
within the CORSE.



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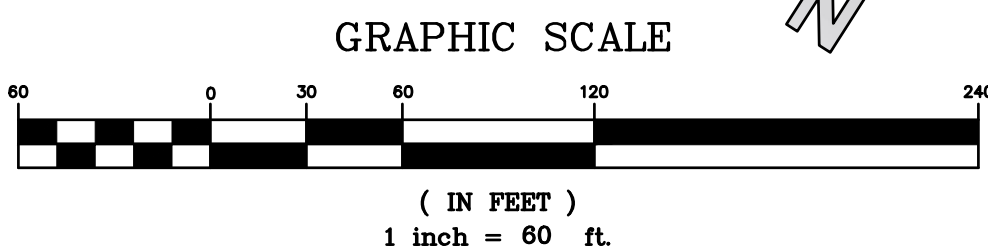
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UTILITY LEGEND

	EXISTING	PROPOSED
CHILLED WATER	-----CW-----	CW
ELECTRICAL (OVERHEAD)	-----E-----	E
ELECTRICAL (UNDERGROUND)	-----UE-----	UE
FOUNDATION DRAIN	-----FD-----	FD
GAS	-----G-----	G
SANITARY SEWER	-----SS-----	SS
TELEPHONE (OVERHEAD)	-----T-----	T
TELEPHONE (UNDERGROUND)	-----UT-----	UT
WATER	-----W-----	W
ROOF DRAIN	-----RD-----	RD
FIRE PROTECTION	-----FP-----	FP
STORM DRAIN	=====SD=====	SD
TREE PROTECTION FENCING, SEE EROSION CONTROL PLANS		
LIGHT POLE	☆ LP	★
UTILITY POLE	PP	
MANHOLE	○ MH	●
CLEAN OUT	⊙ CO	⊙
DROP INLET, CATCH BASIN	□ DI, CB	■
FIRE HYDRANT	⋈ FH	⋈
WATER VALVE	⊙ WV	⊙
POST INDICATOR VALVE (PIV)		⋈
FIRE DEPARTMENT CONNECTION (FDC)		⋈
THRUST BLOCKING		⋈
SANITARY SEWER STRUCTURE IDENTIFICATION		1

GENERAL NOTES-UTILITY

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
- INSTALL WATERMANS WITH A COVER OF NO LESS THAN 3'-FT.
- INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3'-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4'-FT TO FINISH GRADE IN TRAFFIC AREAS.
- INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
- WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10'-FT.
- SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24"-IN TO STORM DRAINAGE PIPES.
- COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
- VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION, SEE SPECS FOR ALL AS-BUILT REQUIREMENTS.
- CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
- SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
- ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24"-IN.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 0.104% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24"-IN.
- ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM.
- NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

KEY NOTES

- (A) REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT 12-IN WATER MAIN TO EXISTING 12-IN WATER MAIN. CONTRACTOR TO TIE TO EXISTING WATER LINE.
- (B) SIZE & LOCATION OF EXISTING MAIN TO BE FIELD VERIFIED.
- (C) TAPPING SLEEVE, VALVE AND BLOCKING ASSEMBLY SEE SPECIFICATIONS.
- (D) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET ____.
- (E) THRUST BLOCKING, TYP, SEE DETAIL SHEET ____.
- (F) 6-IN DOMESTIC WATER METER, SEE DETAIL SHEET ____.
- (G) 6-IN ZURN-WILKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET ____.
- (H) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET ____.
- (I) FIRE HYDRANT LINE CONNECTION
(=1x 12"x6" TEE + 2x 12" GATE VALVES + 1x 6" GATE VALVE + 1x THRUST BLOCK)
- (J) TEMPORARY 6-IN BLOW-OFF ASSEMBLY, SEE DETAIL SHEET ____.
- (K) SANITARY SEWER MANHOLE, SEE DETAIL SHEET ____.
- (L) NEW/RELOCATED UTILITY POLE BY LOCAL UTILITY COMPANY. COORDINATE SCHEDULE, LOCATION, AND INSTALLATION WITH LOCAL UTILITY COMPANY. LOCATION SHOWN OF NEW POLE IS APPROXIMATE.
- (M) SITE LIGHT POLE BY DUKE ENERGY (APPROXIMATE LOCATION). COORDINATE INSTALLATION & SCHEDULE WITH DUKE ENERGY.
- (N) 2-IN DOMESTIC WATER METER, SEE DETAIL SHEET ____.



PRELIMINARY PLANS
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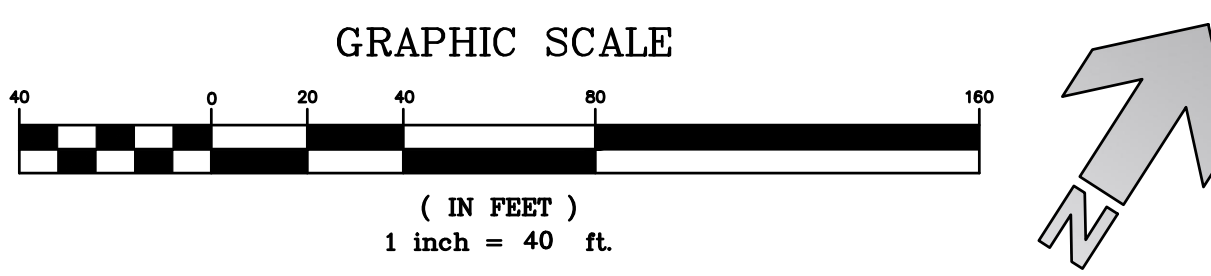
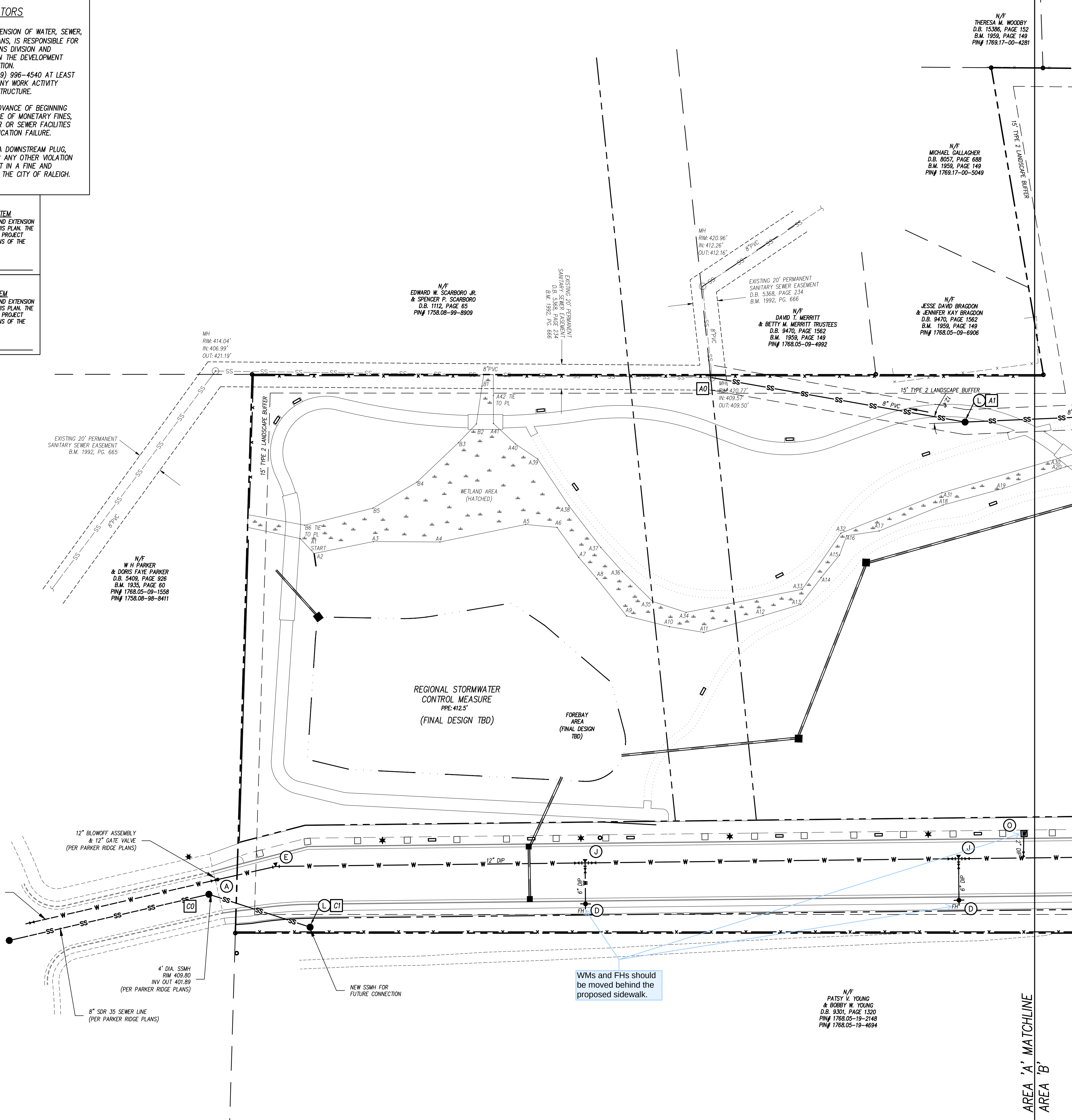
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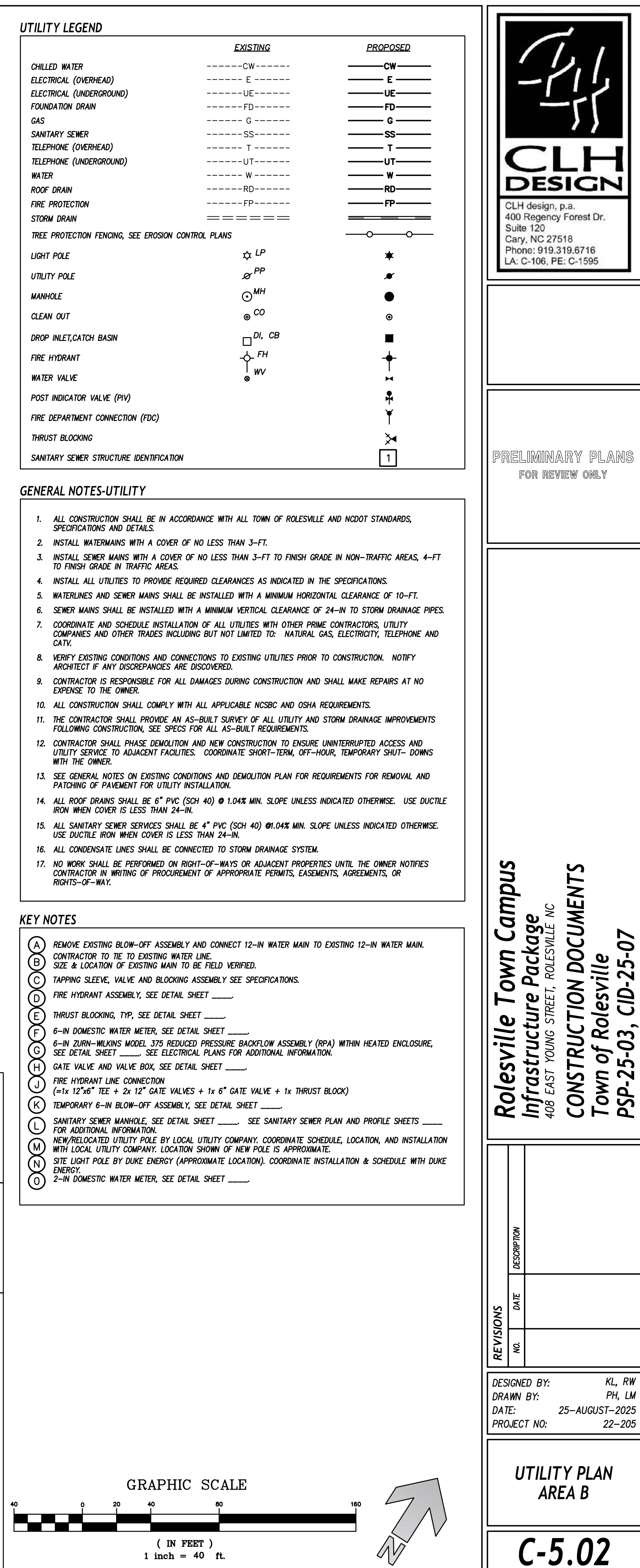
REVISIONS	DESCRIPTION	
	DATE	
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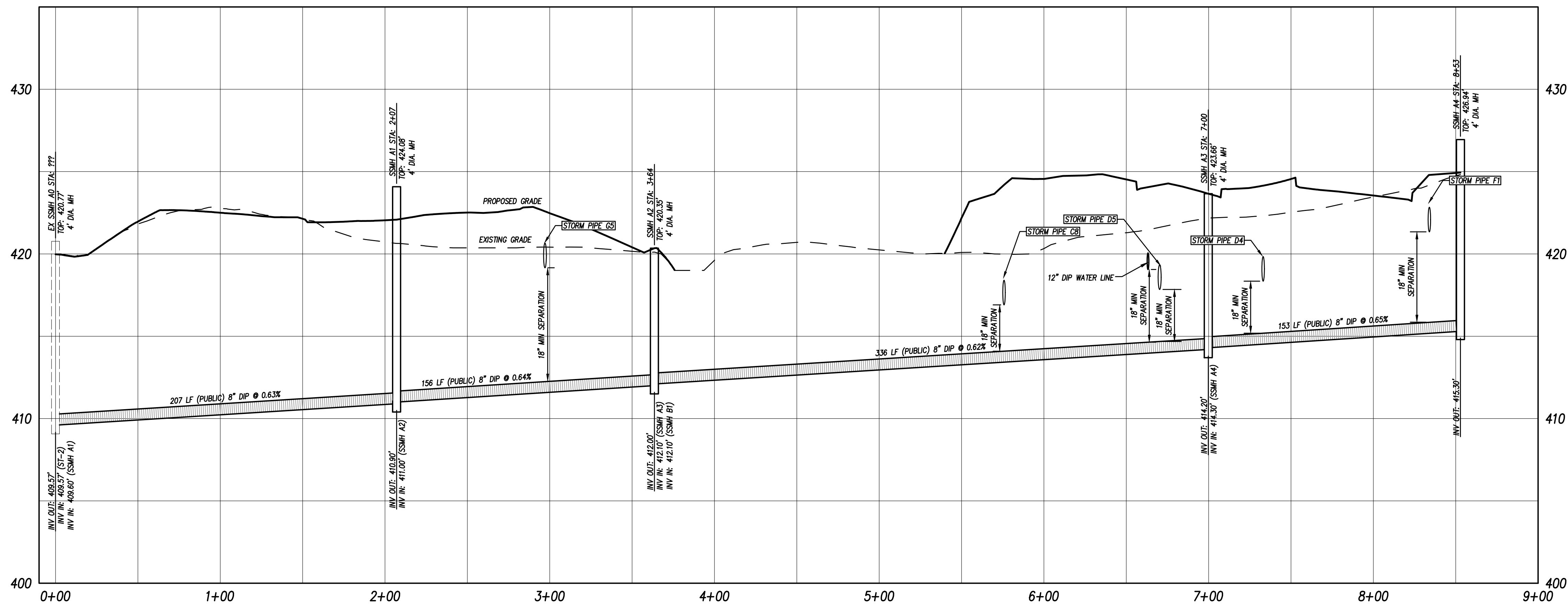
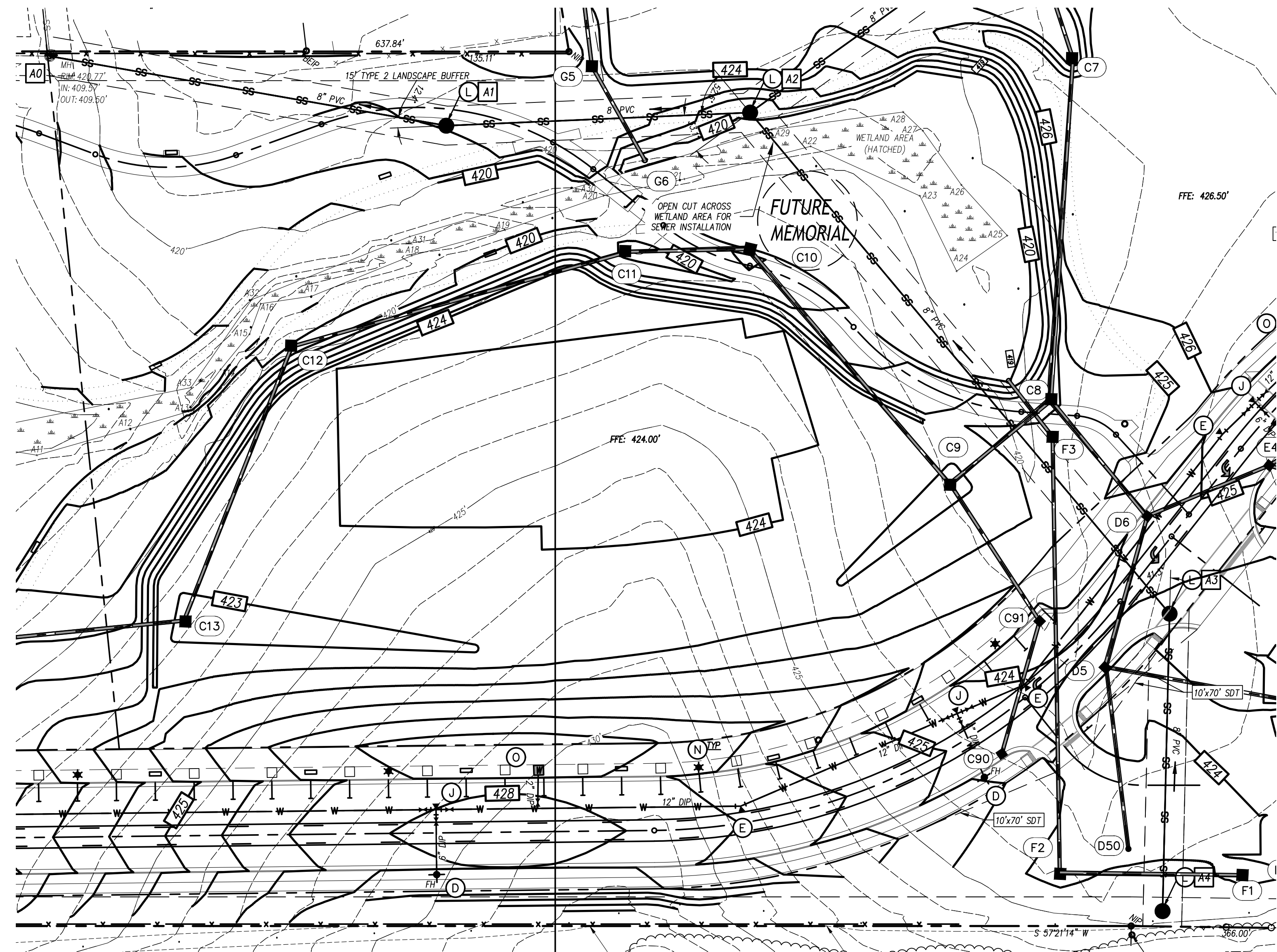
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UTILITY PLAN
AREA A

C-5.01

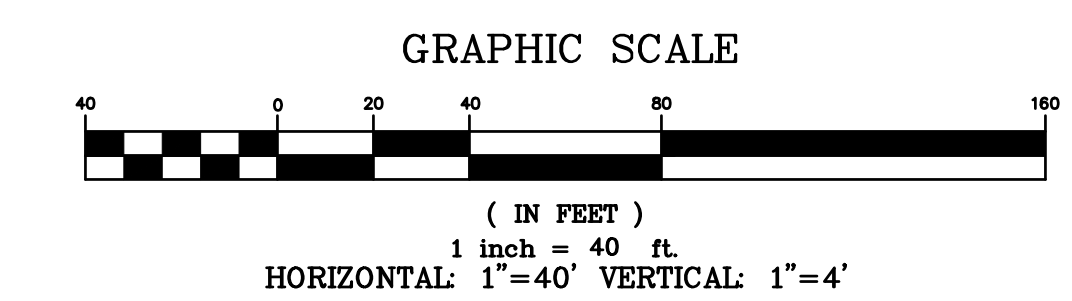






Sewer material should be SDR 35 PVC if 5'-12' of cover, SDR 26 if 12'-20' of cover.

Please provide 2/10 drop between inverts.



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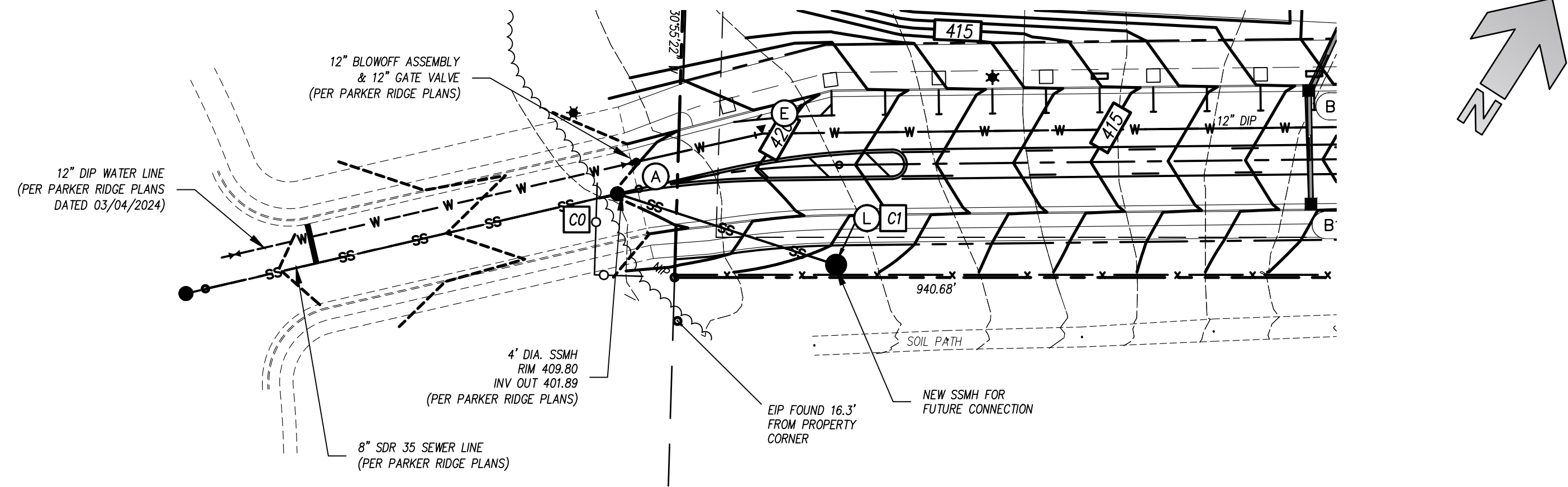
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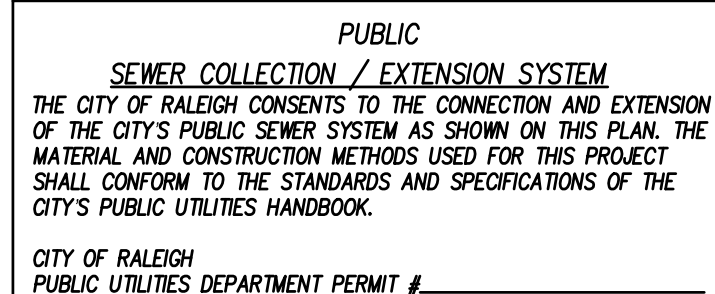
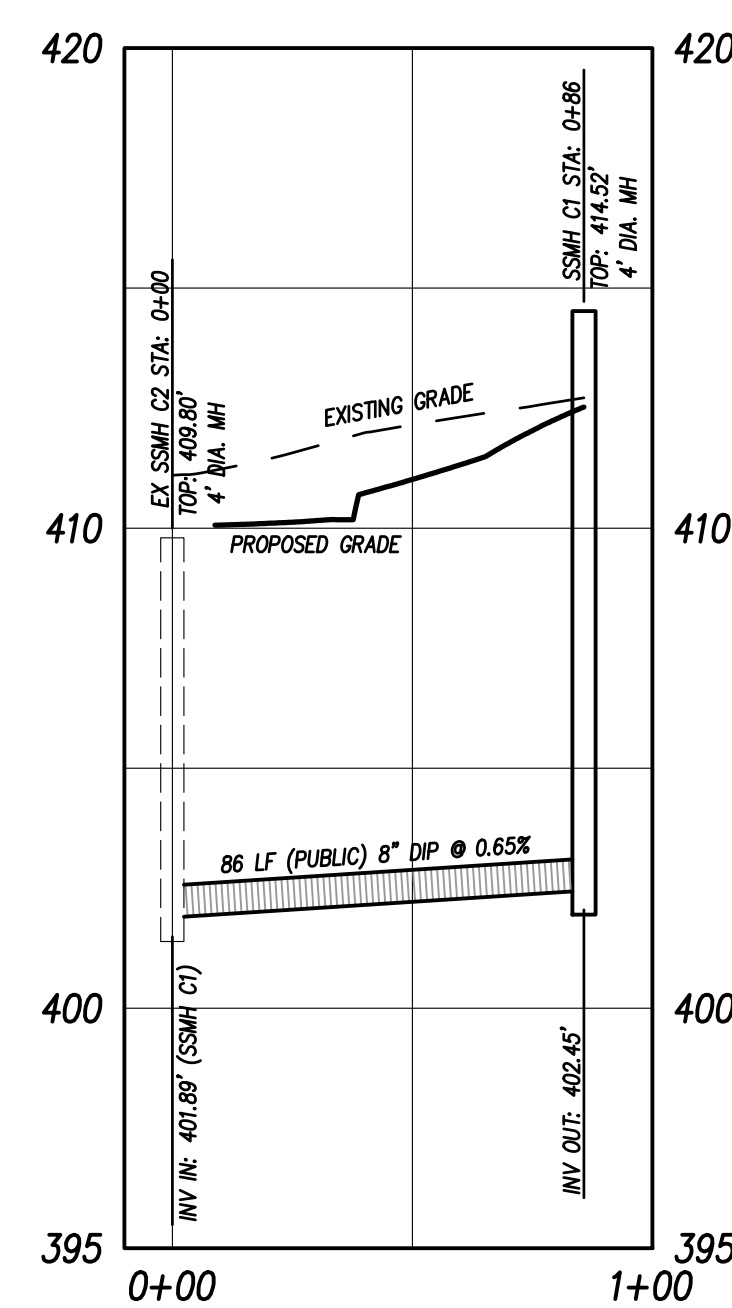
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**SANITARY SEWER
PLAN & PROFILE
LINE A**

C-5.20



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[illegible]

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**SANITARY SEWER
PLAN & PROFILE
LINES B&C**

C-5.21