

### Vicinity Map

SCALE: 1" = 1000'

### General Notes:

- CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (NC ONE-CALL) AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE AND THE TOWN OF ROLESVILLE DEVELOPMENT STANDARDS.
- CONTRACTOR SHALL NOTIFY NCDOT AND TOWN OF ROLESVILLE PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM RATE MAP (FIRM) 3720175800K, EFFECTIVE DATE JULY 19, 2022.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND MAY NOT INCLUDE ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- REFER TO M.E.P. PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.
- THIS PROJECT DISTURBS MORE THAN 1/2 ACRE FOR PURPOSES OF A COMMERCIAL DEVELOPMENT. PROJECT IS SUBJECT TO THE TOWN OF ROLESVILLE STORMWATER MANAGEMENT ORDINANCE. STORMWATER MANAGEMENT PLAN APPROVAL BY THE TOWN OF ROLESVILLE IS REQUIRED.
- THIS PROJECT DISTURBS MORE THAN 1 ACRE. EROSION & SEDIMENTATION CONTROL PLAN APPROVAL IS REQUIRED.
- NCDOT DRIVEWAY PERMIT APPROVAL IS COMPLETED FOR THIS PROJECT. REFERENCE NCDOT PERMIT NUMBER D051-092-22-00049.
- REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE FOR COMMERCIAL DEVELOPMENT.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SITE SHALL MEET ALL RELATED ACCESSIBILITY CODE REQUIREMENTS.
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY JOHNSON, MIRMIRAN & THOMPSON. REFERENCE IS MADE TO THE SURVEY ENTITLED ALTA/NSPS LAND TITLE SURVEY PREPARED FOR WALLBROOK LANDCO, LLC DATED 3/28/2020, AND ATTACHED TO THIS DRAWING SET FOR REFERENCE.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND IN PART FROM RECORD DATA. ACTUAL LOCATIONS MAY VARY. SURVEYOR AND ENGINEER CANNOT PROVIDE ACCURACY OF INFORMATION TAKEN FROM RECORD DATA. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) BY DIALING 811 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
- REFER TO "WALLBROOK PRELIMINARY PLAT" PR 21-04 REV FOR OPEN SPACE CALCULATIONS AND REQUIREMENTS FOR THE WALLBROOK DEVELOPMENT

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)	1		
Number of Units	1		
Public Water (LF)	0		
Public Sewer (LF)	280		
Public Force Main (LF)	0		
Private Sewer* (LF)	0		
Water Service Stubs (Quantity)	0		
Sewer Service Stubs (Quantity)	0		
Average Daily Flow per phase**	---		
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
Fire Service (Size)	N/A		
Domestic Meter Size	1-1/2"		
Irrigation Meter Size	---		
Average Daily Flow per phase**	---		
*Sewer mains and manholes as part of a collection system			
**Entire Project Flow, Based on 75gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T.0114 Wastewater Design Flow Rates for Commercial and Industrial.			
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)			

### ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Raleigh Water Inspector at 919-996-3245 or <https://cityworks.raleighnc.gov/contractors> and schedule a Pre-construction meeting 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 re-installation 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 Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.



KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG!  
1-800-432-4469  
WWW.811.ORG

### Private Sewer Collection / Extension System

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection 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

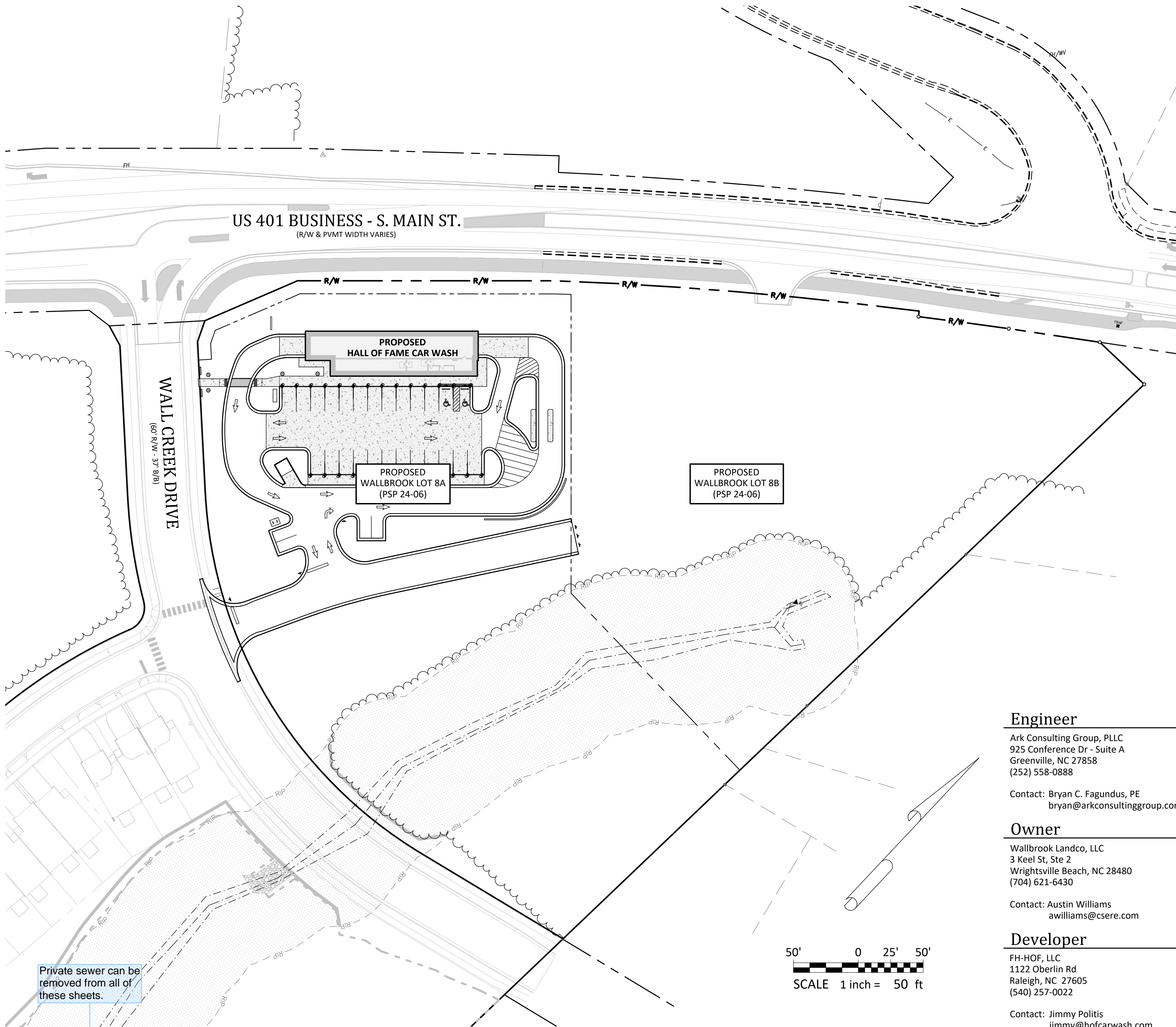
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Please provide the ADF.

Private sewer can be removed from all of these sheets.

2 sewer stubs.



50' 0 25' 50'  
SCALE 1 inch = 50 ft

### Engineer

Ark Consulting Group, PLLC  
925 Conference Dr - Suite A  
Greenville, NC 27858  
(252) 558-0888

Contact: Bryan C. Fagundus, PE  
bryan@arkconsultinggroup.com

### Owner

Wallbrook Landco, LLC  
3 Keel St, Ste 2  
Wrightsville Beach, NC 28480  
(704) 621-6430

Contact: Austin Williams  
awilliams@csere.com

### Developer

FH-HOF, LLC  
1122 Oberlin Rd  
Raleigh, NC 27605  
(540) 257-0022

Contact: Jimmy Politis  
jimmy@hofcarwash.com

### EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

#### APPROVED

EROSION CONTROL ☒ S-EC- -2025

STORMWATER MGMT. ☒ S-WF- -2025

FLOOD STUDY ☐ S-

DATE \_\_\_\_\_

ENVIRONMENTAL CONSULTANT SIGNATURE

### Site Data

WAKE COUNTY PIN: 1758-67-1871  
REAL ESTATE ID: 509438  
CURRENT ZONING: GC-CZ  
TOTAL ACREAGE IN SITE: 2.93 AC (PROPOSED LOT 8A) (LOT 8 = 5.35 AC)  
TOTAL ACREAGE IN PROJECT LIMITS: 1.81 AC (8A) / 3.64 AC (TOTAL)  
DISTURBED ACREAGE: 1.81 AC (8A) / 3.1 AC (TOTAL)  
WATERSHED: Lower Neuse  
RIVER BASIN: Neuse  
CURRENT USE: VACANT / WOODED  
PROPOSED USE: NON-RESIDENTIAL / CAR WASH / RETAIL  
REQUIRED BUILDING SETBACKS: 35' (REAR), 25' (CORNER), 20' (FRONT), 15' (SIDE)  
BUILDING FLOOR AREA: 4,383 SF  
BUILDING LOT COVERAGE: 0% EXIST., 3.4% PROPOSED  
BUILDING HEIGHT: 28'-8" (1 STORY)  
TOTAL NUMBER OF PARKING SPACES REQUIRED: 10 SPACES (INCL. 1 H/C) + 1 BICYCLE SPACE  
TOTAL NUMBER OF PROPOSED PARKING SPACES: 29 SPACES (INCL. 2 H/C) + 4 BICYCLE SPACES  
TOTAL SQ. FEET OF EXIST. IMPERVIOUS AREA: 0 SF  
TOTAL SQ. FEET OF PROP. IMPERVIOUS AREA: 41,161 SF (32% - LOT 8A)  
DEVELOPMENT STANDARDS: LDO  
REFERENCES: DB 18103, PG 1563  
BM 2023, PG 1602  
BM 1995, PG 2034  
S. MAIN STREET

### Parking Requirements:

PARKING REQUIRED:	RETAIL SALES AND SERVICES	
	BICYCLE PARKING: 1 / 5000 SF = 3746 / 5000	1 SPACE
	MINIMUM: 2.5 / 1000 SF = 3960 / 1000 * 2.5	10 SPACES
	MAXIMUM: 7.5 / 1000 SF = 3960 / 1000 * 7.5	30 SPACES
TOTAL REQUIRED PARKING:		10 SPACES
		+ 1 BICYCLE PARKING
REQUIRED HANDICAP PARKING:		1 SPACES
PARKING PROVIDED:		27 SPACES (INCL. 2 H/C)
		4 BICYCLE PARKS

### Pedestrian Amenity Legend

- PA #1 MULT-USE PATH / GREENWAY  
295 LF MUP/GREENWAY  
MAIN ST PROJECT
- PA #2 BENCHES  
SEE DETAIL SHEET C6.2
- PA #3 PUBLIC SIDEWALK CONNECTION  
DECORATIVE STAMPED ASPHALT PAVING.  
SEE DETAIL SHEET C6.2
- PA #4 LARGE PLANTED POTS  
SEE DETAIL SHEET C6.2

### Sheet Index

#	Title	
C0.1	COVER	△△
C0.2	EXISTING CONDITIONS	△
C1.0	EROSION CONTROL NOTES	△
C1.1	EROSION CONTROL PLAN - PHASE 1	△△
C1.2	EROSION CONTROL PLAN - PHASE 2	△
C1.3	EROSION CONTROL DETAILS	△
C2.0	SITE PLAN	△△
C3.0	UTILITY PLAN	△△
C3.1	PLAN-PROFILE - PUBLIC SEWER EXTENSION	△
C3.2	PLAN-PROFILE - PRIVATE SEWER - 6" SERVICE	△
C4.0	GRADING & DRAINAGE PLAN	△△
C5.0	REQUIRED VEGETATION PLAN	△△
C6.1	MISC. DETAILS	△△
C6.2	MISC. DETAILS	△△
C6.3	MISC. DETAILS	△△
C6.4	MISC. DETAILS	△△
REF	Survey - Johnson, Mirmiran & Thompson (3 Sheets)	△
REF	Tree Preservation Plan - PR 21-04 REVISED (1 Sheet)	△

### Town of Rolesville Development Applications

ANX 23-03	ANNEXATION
MA 21-09	REZONING
PR 21-04 REV	PRELIMINARY SUBDIVISION PLAT (REVISED)
FSP 23-09	INTERMEDIATE SUBDIVISION PLAT
PSP 24-06	PRELIMINARY SUBDIVISION PLAT (LOT 8)
CID 24-03	WALLBROOK LOT 8 - MASS GRADING / EROSION CONTROL
SDP 25-01	SITE DEVELOPMENT PLAN (CURRENT APPLICATION)



Project Manager: BCF  
Drawn By: DLC  
Checked By: TGN  
Project Number: 24137  
Drawing Number: D-1525

# C0.1

Date: January 2, 2025

COVER

HALL OF FAME CAR WASH  
WALLBROOK - LOT 8

Town of Rolesville Project No. SDP 25-01  
US 401 Business / S. Main Street & Wall Creek Drive  
Wake Forest Township, Town of Rolesville, Wake County, North Carolina

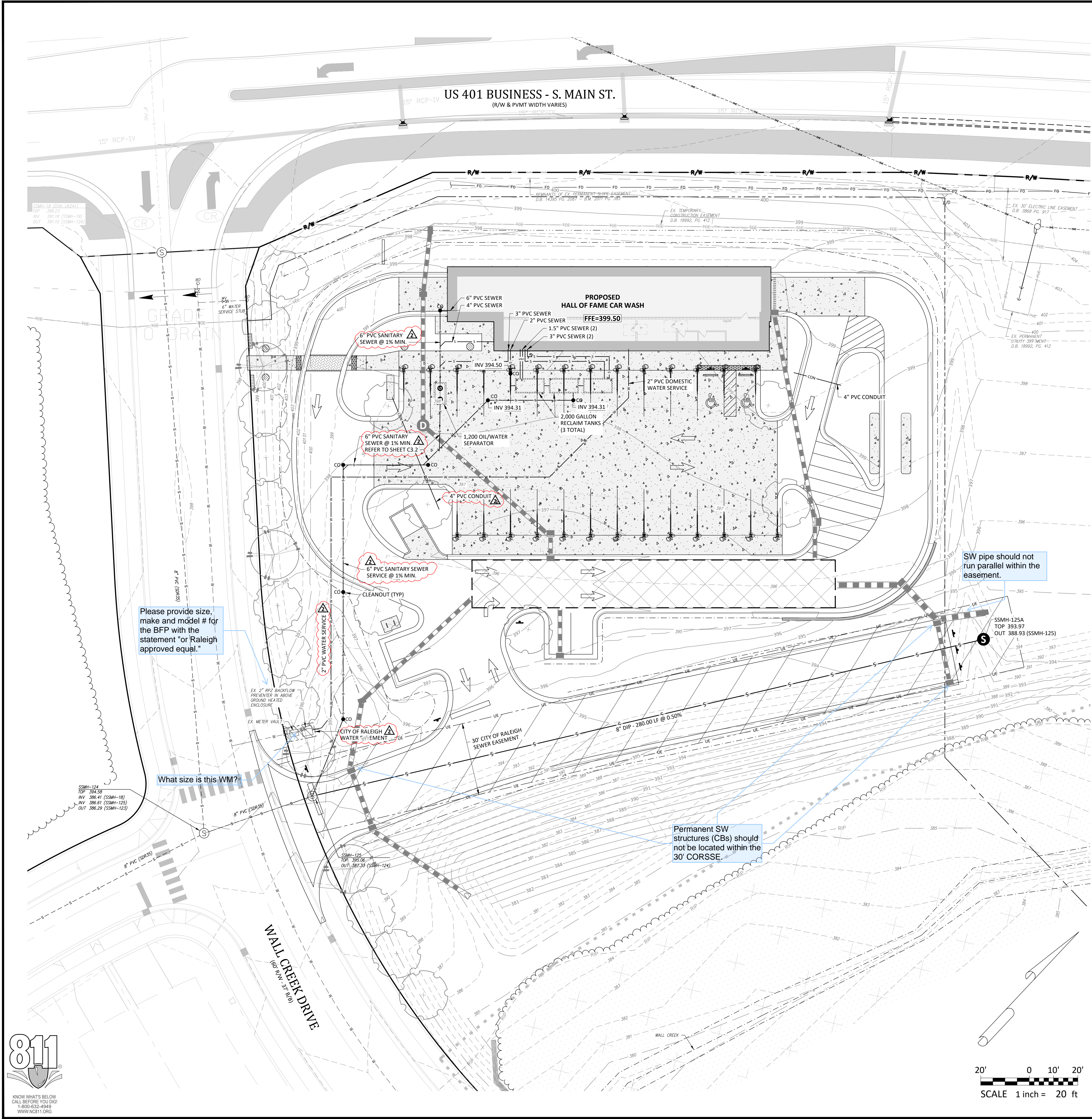


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**CORPUD Standard Utility Notes:**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK)
- UTILITY SEPARATION REQUIREMENTS:
  - 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 LATER 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.
  - 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.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & 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).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY CORPUD PRIOR TO CONSTRUCTION.
- 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 CORPUD.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY CORPUD. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 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.
- 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 NC. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY 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 MANUFACTURERS 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.

Please use the most recent standard utility notes (Public Utility Design Manual Appendix D).

Once design is complete, please email me for the public sewer permit number and the development fees associated with this project. These fees should be paid prior to signatures.

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Please remove.

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UTILITY PLAN

**HALL OF FAME CAR WASH**  
WALLBROOK - LOT 8

Town of Rolesville Project No. SDP 25-01  
US 401 Business / S. Main Street & Wall Creek Drive  
Wake Forest Township, Town of Rolesville, Wake County, North Carolina

NC License: P-1199

**ARK CONSULTING GROUP PLLC**  
ENGINEERS & SURVEYORS

925-A Conference Drive  
Raleigh, NC 27606  
(919) 558-9888  
[www.arkconsultinggroup.com](http://www.arkconsultinggroup.com)

**Professional Engineer Seal**  
JOANIE HARTLEY  
P.E. 1199  
2/3/2025

Project Manager: BCF  
Drawn By: DLC  
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**C3.0**

Date: January 2, 2025