

Vicinity Map  
NOT TO SCALE

# MASS GRADING / PUBLIC SEWER EXTENSION WALLBROOK - LOT 12

S. Main St. / US 401 BUS & Burlington Mills Rd ~ Town of Rolesville ~ Wake County ~ North Carolina

Rolesville Project No. CID 25-04

## Site Data

PIN NUMBER: 1758-57-4837  
REAL ESTATE ID: 0224145  
CURRENT ZONING: GC-CZ  
ACREAGE IN PARCEL: 5.13±  
ACREAGE IN PUBLIC R/W: 0  
DISTURBED ACREAGE: 4.65±  
WATERSHED: LOWER NEUSE  
RIVER BASIN: NEUSE  
CURRENT USE: VACANT WOODED  
EXISTING IMPERVIOUS AREA: 770 SF  
PROPOSED IMPERVIOUS AREA: 0 SF  
REFERENCES: D.B. 17801, PG. 1550  
M.B. 2025, PG. 984

## Owner / Developer

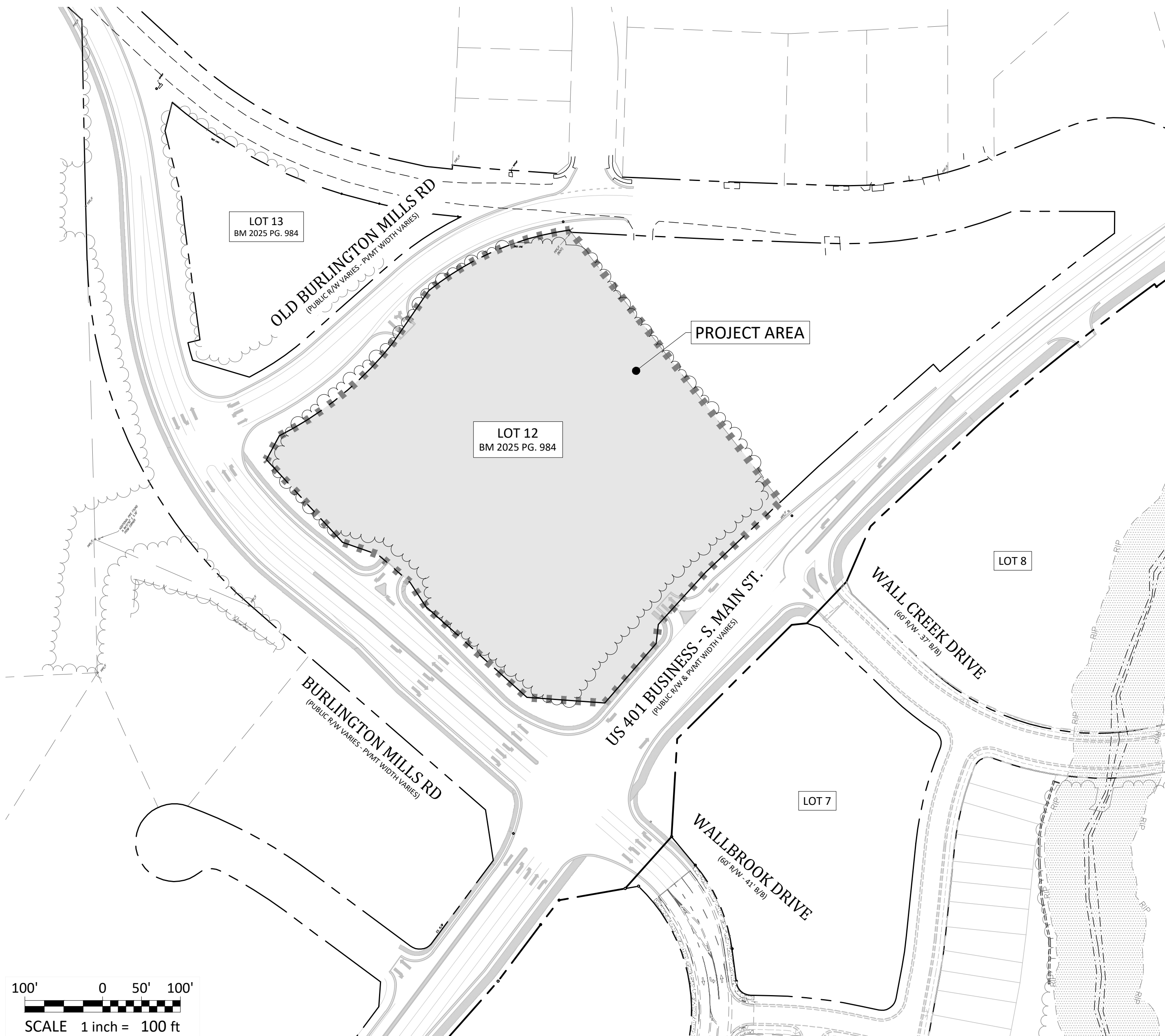
Wallbrook Landco, LLC  
3 Keel St. Ste 2  
Wrightsville Beach, NC

Contact: Austin Williams  
awilliams@csere.com

## Engineer

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

Contact: Bryan Fagundus, PE  
bryan@arkconsultinggroup.com



## Sheet Index

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REF	Tree Preservation Plan - PR-21-04 REVISED (1 Sheet)	△

## 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 919-998-3245 or <https://cityworks.raleighnc.gov/pucontractors> and schedule a Pre-construction meeting prior to beginning any construction. Raleigh Water must be contacted at (919) 998-4540 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.

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)				
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3	
Number of Lot (s)				
Number of Units				
Public Water (LF)				
Public Sewer (LF)	687			
Public Force Main (LF)				
Private Sewer* (LF)				
Water Service Stubs (Quantity)				
Sewer Service Stubs (Quantity)				
Average Daily Flow per phase**				
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE				
Fire Service (Size)				
Domestic Meter Size				
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)				

## RALEIGH WATER

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT  
APPROVED  
EROSION CONTROL ☐ S-  
STORMWATER MGMT. ☐ S-  
FLOOD STUDY ☐ S-  
DATE  
ENVIRONMENTAL CONSULTANT SIGNATURE

## Town of Rolesville Development Applications

SUP 20-02 SPECIAL USE PERMIT  
ANX 21-06 ANNEXATION  
PR 21-04 REV PRELIMINARY SUBDIVISION PLAT (REVISED)  
CID 25-04 LOT 12 CONSTRUCTION INFRASTRUCTURE DRAWING (CURRENT DRAWING)



Project Manager: BCF  
Drawn By: DLC  
Checked By: BCF  
Project Number: 25086  
Drawing Number: D-1601

C0.1

Date: August 1, 2025



COVER  
WALLBROOK - LOT 12  
MASS GRADING / PUBLIC SEWER EXTENSION  
Town of Rolesville Project No. CID 25-04

S Main St. / US-401 Business & Burlington Mills Rd  
Rolesville, Wake County, North Carolina



REVISIONS:

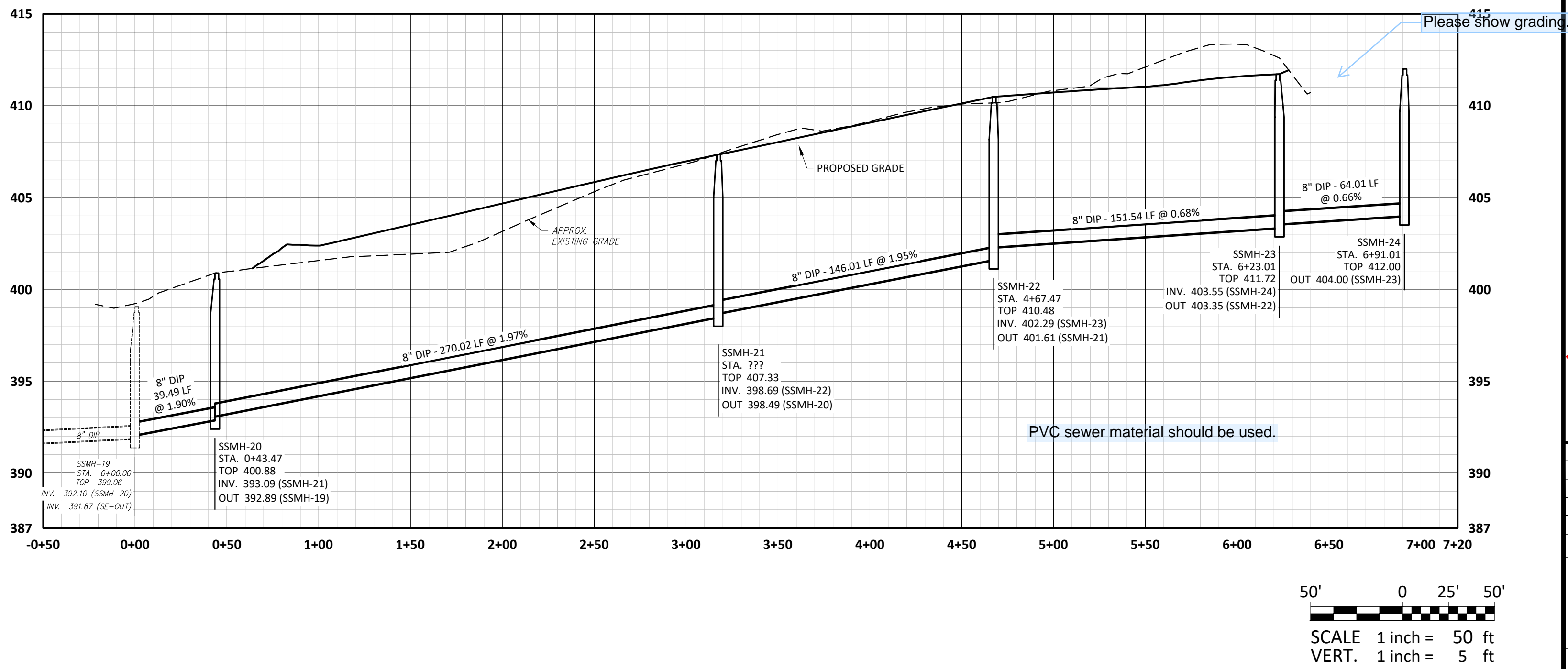
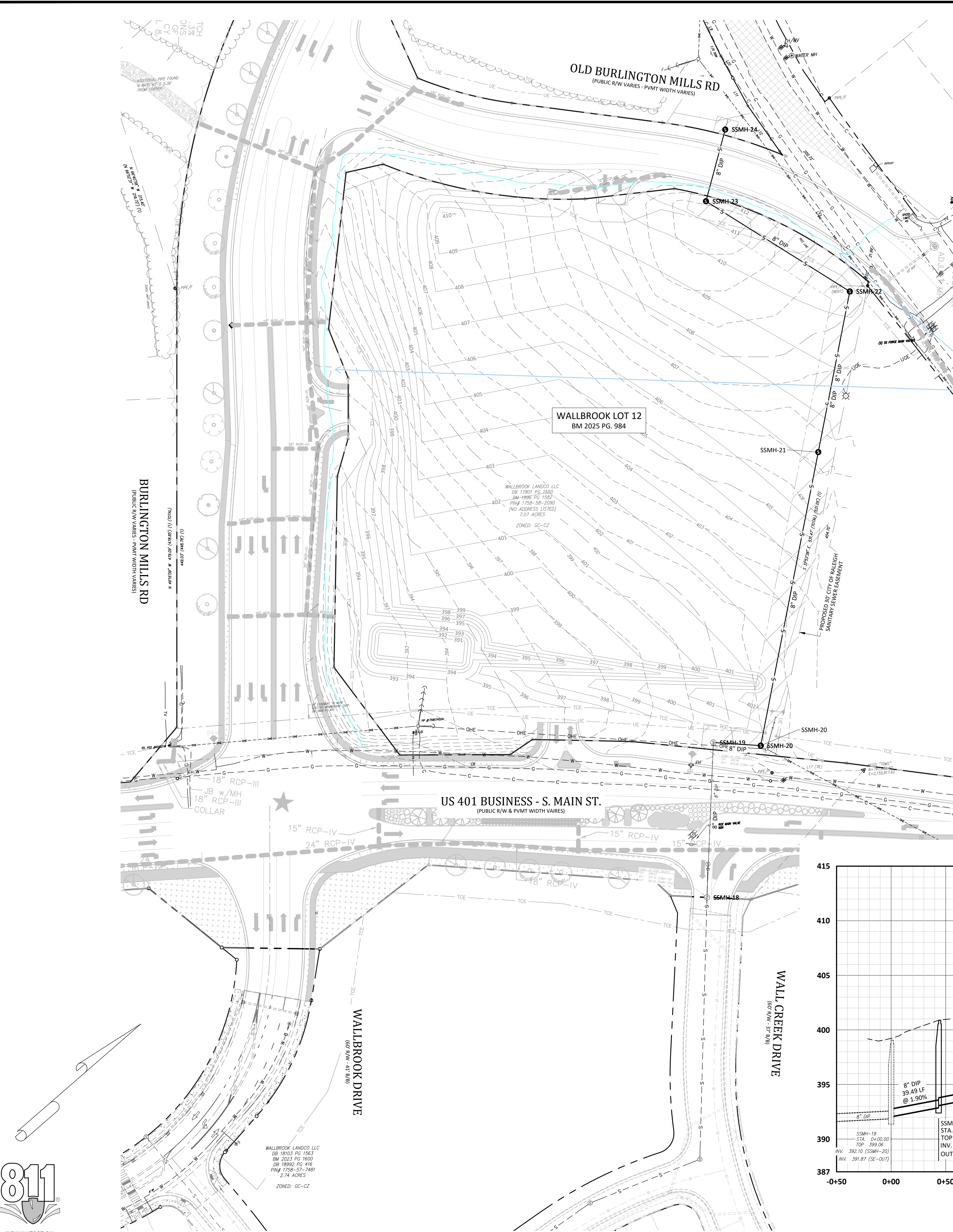
#	DATE	DESCRIPTION
1	1-AUG-25	ISSUED FOR PERMIT REVIEW



CORPUD Standard Utility Notes:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- 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 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.
  - 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.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT 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 WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN 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 THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 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.
- SEWER BYPASS PUMPING – A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & 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.
- INSTALL 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.
- INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
- PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
- ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
- INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
- 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 (RESPECTIVELY) 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A – GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
- PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

The developer shall extend water lines along the public road frontage of the tract to the periphery of the development unless otherwise approved by the Raleigh Public Utilities Director.



REVISIONS:

#	DATE	DESCRIPTION
1	1-AUG-25	ISSUED FOR PERMIT REVIEW

**CROSLAND SOUTHEAST**

**SANITARY SEWER MAIN EXTENSION - PLAN/PROFILE**

**WALLBROOK - LOT 12**

**MASS GRADING / PUBLIC SEWER EXTENSION**

Town of Rolesville Project No. CID 25-04

Rolesville, Wake County, North Carolina

S Main St. / US-401 Business & Burlington Mills Rd

NC License: P-1129

**ARK CONSULTING GROUP PLLC**

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**Professional Engineer Seal:** NORTH CAROLINA, State of North Carolina, No. 25066, Exp. 12/31/2026

Project Manager: BCF  
Drawn By: DLC  
Checked By: BCF  
Project Number: 25066  
Drawing Number: D-1601

**C2.0**

Date: August 1, 2025