

# 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)

**BICYLCE 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:** 

**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

# CONSTRUCTION DRAWINGS ROLESVILLE RD MIXED USE Please include the public improvements quantities table found on page 341 of the Raleigh Water PU CID-25-XX

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

ORIGINAL SUBMITTAL DATE: 8/1/2025

# **EROSION AND SEDIMENT CONTROL**

**SHEET** 

C-2 & C-3

C-21 & C-22

C-24 & C-25

25-0322A

C-27

TITLE

COVER

SITE PLAN

UTILITY PLAN

STORMWATER CALCULATIONS

GRADING AND DRAINAGE PLAN

**ROAD 1 PLAN & PROFILE** 

**ROAD 2 PLAN & PROFILE** 

ROAD 3 PLAN & PROFILE

**ROAD 4 PLAN & PROFILE** 

STORM DRAINAGE DETAILS

DUKE ENERGY LIGHTING PLAN

LANDSCAPE PLAN

SITE DETAILS

WATER DETAILS

SEWER DETAILS

STORMWATER WETLAND DETAILS

EROSION & SEDIMENT CONTROL PLAN - PHASE

**EROSION & SEDIMENT CONTROL PLAN - PHASE 2** 

**EROSION & SEDIMENT CONTROL PLAN - PHASE 3** 

ROAD WIDENING PLANS FOR ROLESVILLE ROAD ROAD WIDENING DETAILS FOR ROLESVILLE ROAD

SELF-INSPECTION RECORDKEEPING & REPORTING

OWNER/DEVELOPER:

OPTIMAL DEVELOPMENT LLC

CONTACT: ROBERT SHAAR

924 EVENING SNOW ST

WAKE FOREST, NC 27587

610.295.3699

SHAAR@MYOPTIMALEQUITY.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC

CONTACT: T. CHASE MASSEY, PE

PO BOX 91727

RALEIGH, NC 27675

919.423.8975

CMASSEY@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** 

**GROUND STABILIZATION & MATERIALS HANDLING** 

**EROSION & SEDIMENT CONTROL DETAILS** 

**EROSION & SEDIMENT CONTROL BASIN DETAIL** 

**EXISTING CONDITIONS PLAN** 

**EROSION CONTROL CALCULATIONS** 

# APPROVED PLAN

PERMIT NO. SEC-

Wake County Environmental Services Sedimentation & Erosion Control

919-856-7400

WAKE

ENVIRONMENTAL CONSULTANT SIGNATURE

# **Conditions of Approva** Revised November 14, 202

1. To the extent compliant with the further requirements of the LDO and TRC, the subject property shall be developed in accordance with that certain plan titled "Sketch Plan" most recently dated 02/27/2023 and prepared by FLM Engineering, Inc. Notwithstanding the foregoing:

a. The illustrated location of the Two-Story Non-Residential Building shall not be binding

MA-22-05

- but shall instead be determined as part of the Preliminary Subdivision Plat and/or Site Development Plan submittal, review, and approval process. b. The minimum heated square footage for the proposed Two-Story Non-Residentia
- Building shall be 20,000 square feet. c. In addition to the illustrated northern and southern connectivity, at the time of the Preliminary Subdivision Plat submittal, review, and approval process, a public right-ofway street stub shall be constructed to the western property line adjoining PIN 1768-23 6815. The right-of-way width and construction details of this public street shall be

warranted by a Traffic Impact Analysis, the Community Transportation Plan, and Land Development Ordinance based on the expected traffic volumes of this public street.

- 2. The Single-Family Attached dwelling Units (townhomes) shall adhere to the following
- a. All elevations of the dwelling units visible to public rights-of-way shall have trim around
- b. Front elevations of dwelling units visible from public rights-of-way, shall contain at least
- three of the following Bay Window

After submittal through

Raleigh's portal, you'll

receive a MRCP #.

This # will need to be

included on the cover.

- Recessed Window Decorative Window
- Decorative Shake
- Porch or Stoop Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as
- allowed in the LDO. d. A varied color palette shall be utilized on residential dwelling unit buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color
- e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smoothfaced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way.
- f. Roof lines to match architectural building style. Building rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of

# continuous dwelling units within a building without a roof-line break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12.

3. The developer shall construct offsite road improvements as recommended by NCDOT in their 1216 Rolesville Road Traffic Impact Analysis Review Report dated March 21, 2023.

g. Front stoops or porches, if provided, shall be a minimum of 4' in depth.

4. No fewer than one (1) townhome dwelling unit(s) shall be designated on the preliminary subdivision plat and conveyed without consideration to a charitable non-profit organization that provides homes to veterans, public school teachers, and/or persons with specialized training as first responders (e.g. law enforcement officers, firefighters, paramedics, and emergency medical technicians). A townhome dwelling unit conveyed as provided by this paragraph shall entitle the subdivision to a credit equal to the following Town fees: Recreation Development Fee, Transportation Development Fee, and Residential Permit processing fees. Wake County and/or City of Raleigh Utility fees shall not be waived, reimbursed, credited, etc. by the Town of

# **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 # W-

# **PUBLIC** SEWER COLLECTION / EXTENSION SYSTEM

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.

CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # S-

# **ATTENTION CONTRACTORS**

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER,

WATER WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE VORK IN THE CITY OF RALEIGH

# **ENGINEERING**

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



**REVISION HISTORY** 

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

ISSUED FOR PERMITTING

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

CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE: 07-31-2025 SCALE: AS SHOWN **DESIGNED BY:** FLM **APPROVED BY** FLM PROJECT NO .: 21029

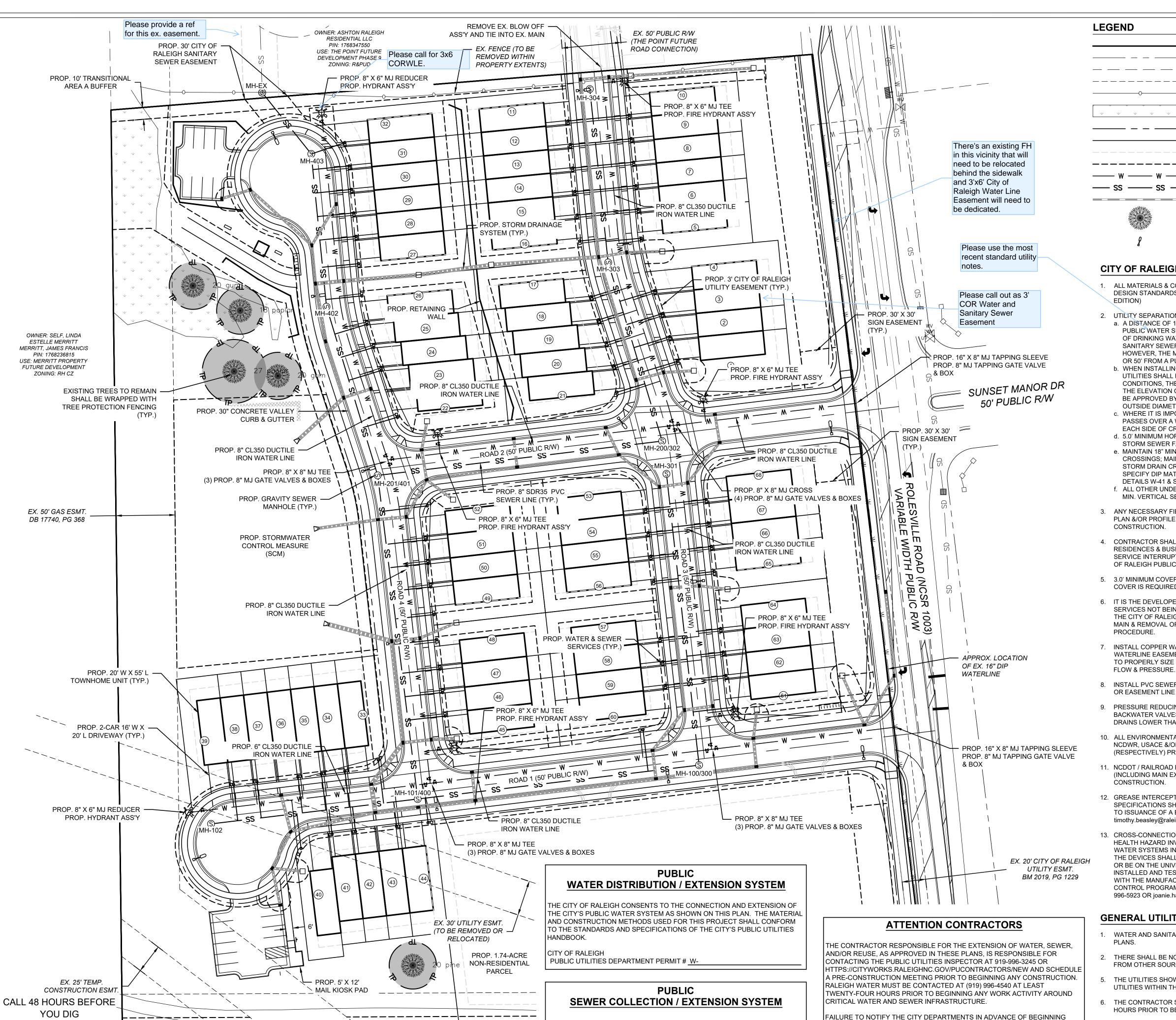
COVER

SHEET 1 OF 30

NORTH CAROLINA **ONE-CALL CENTER** 1-800-632-4949

**CALL 48 HOURS BEFORE** 

© 2025 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN



THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF

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 # S-

OWNER: GUNZ, BETTY R TEXWEST LLC

PIN: 1768328863

USE: MERRITT PROPERTY

ZONING: RH CZ

FUTURE DEVELOPMENT

- EX. GRAVEL DRIVE

(TO BE REMOVED)

THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL

FAILURE TO NOTIFY THE 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 WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
0	EX. FENCE
\(\frac{1}{2}\)	EX. WETLAND
	PROP. RIGHT-OF-WAY
	PROP. LOT LINES
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
—— w ——— w ——	PROP. WATER LINE
— ss — ss —	PROP. SANITARY SEWER
	PROP. STORM SEWER
	EX. QUALIFYING EVERGREEN/DECIDUOUS TRI
g	PROP. STREET LIGHT

## **CITY OF RALEIGH UTILITY NOTES**

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT

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 WELI 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.
- z. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWE 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
- 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.
- 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 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 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
- 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.goc FOR MORE INFORMATION

# **GENERAL UTILITY NOTES**

- WATER AND SANITARY SEWER SERVICES TO BE COORDINATED WITH HOUSE PLUMBING
- 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.
- 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.
- 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.



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



**REVISION HISTORY** 

	#	DESCRIPTION	DATE	BY
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L				
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R				
S.				
)				

ORIGINAL PLAN SIZE: 24" X 36"

ISSUED FOR PERMITTING

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 40 FEET **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

CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD **ROLESVILLE, NC 27571** 

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

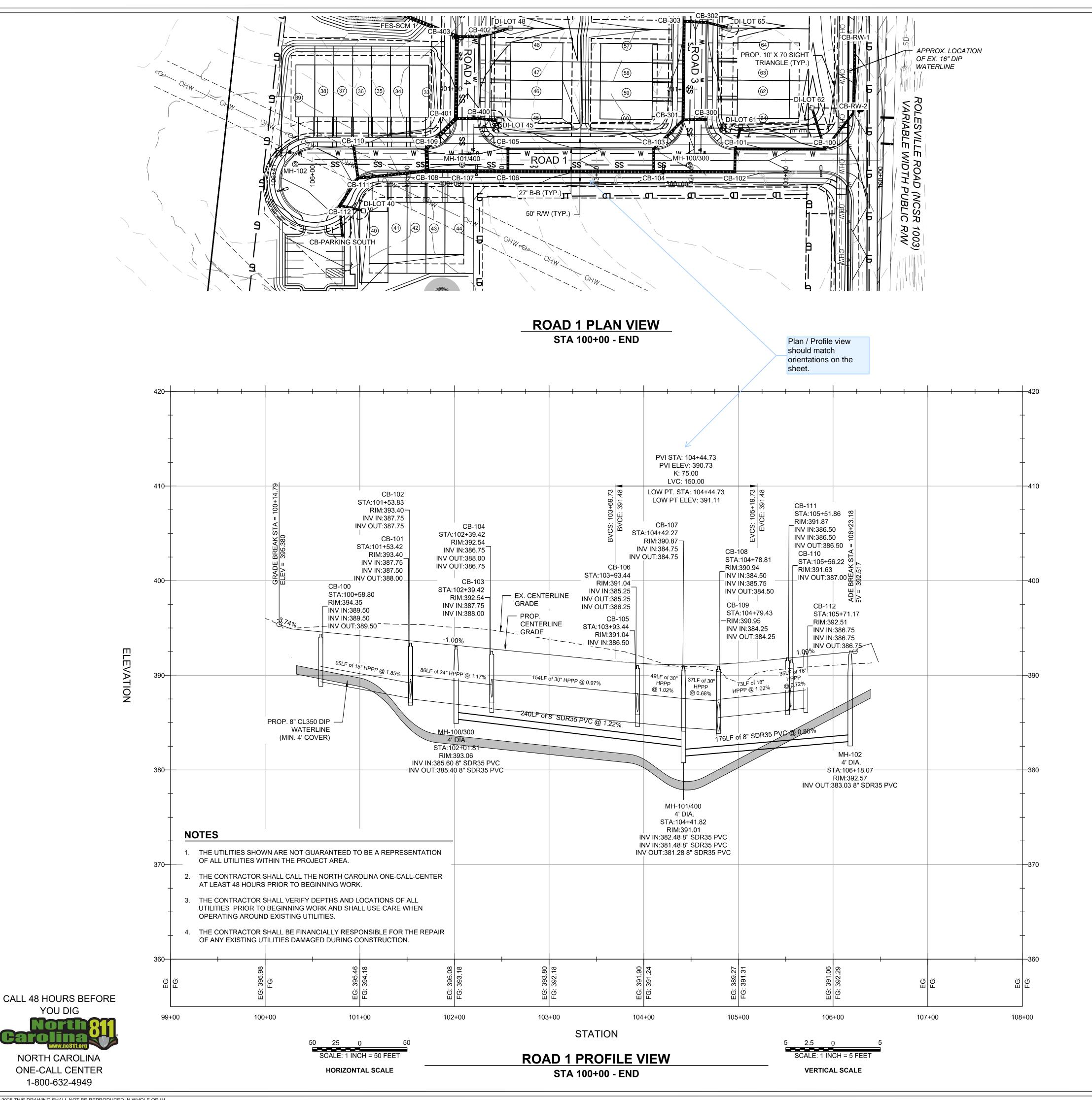
UTILITY PLAN

SHEET 7 OF 30

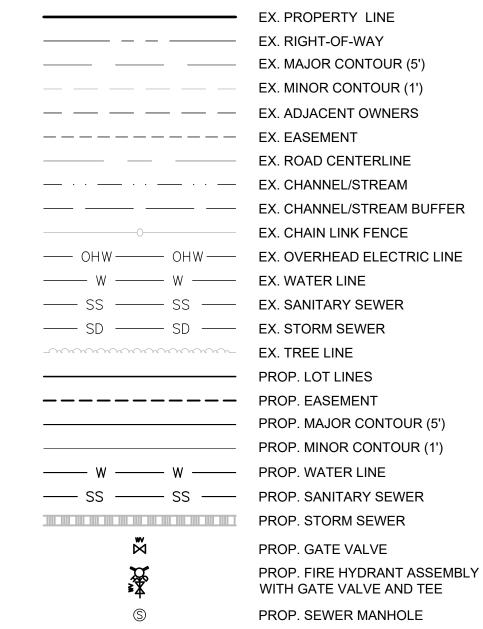
NORTH CAROLINA

**ONE-CALL CENTER** 

1-800-632-4949



## **LEGEND**



## WATER DISTRIBUTION AND SANITARY SEWER NOTES

- ALL WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDEQ STANDARDS AND SPECIFICATIONS.
- 2. SEE UTILITY PLANS (SHEET C-7) FOR CITY OF RALEIGH UTILITY NOTES & WATER/SEWER SERVICE CONNECTION LOCATIONS.

# ENGINEERING

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



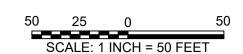
REVISION HISTORY

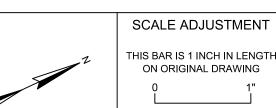
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ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD

ROLESVILLE, NC 27571

CONSTRUCTION

INFRASTRUCTURE DRAWINGS

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

ROAD 1 PLAN & PROFILE

C-14
SHEET 14 OF 30

# PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM

**ATTENTION CONTRACTORS** 

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER,

HTTPS://CITYWORKS.RALEIGHNC.GOV/PUCONTRACTORS/NEW AND SCHEDULE

A PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING ANY CONSTRUCTION.

TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND

FAILURE TO NOTIFY THE CITY DEPARTMENTS IN ADVANCE OF BEGINNING

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE

WATER WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE

PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF RALEIGH

REQUIRE RE-INSTALLATION OF ANY WATER OR SEWER FACILITIES NOT

CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND

AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR

CONTACTING THE PUBLIC UTILITIES INSPECTOR AT 919-996-3245 OR

RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST

CRITICAL WATER AND SEWER INFRASTRUCTURE.

INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

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

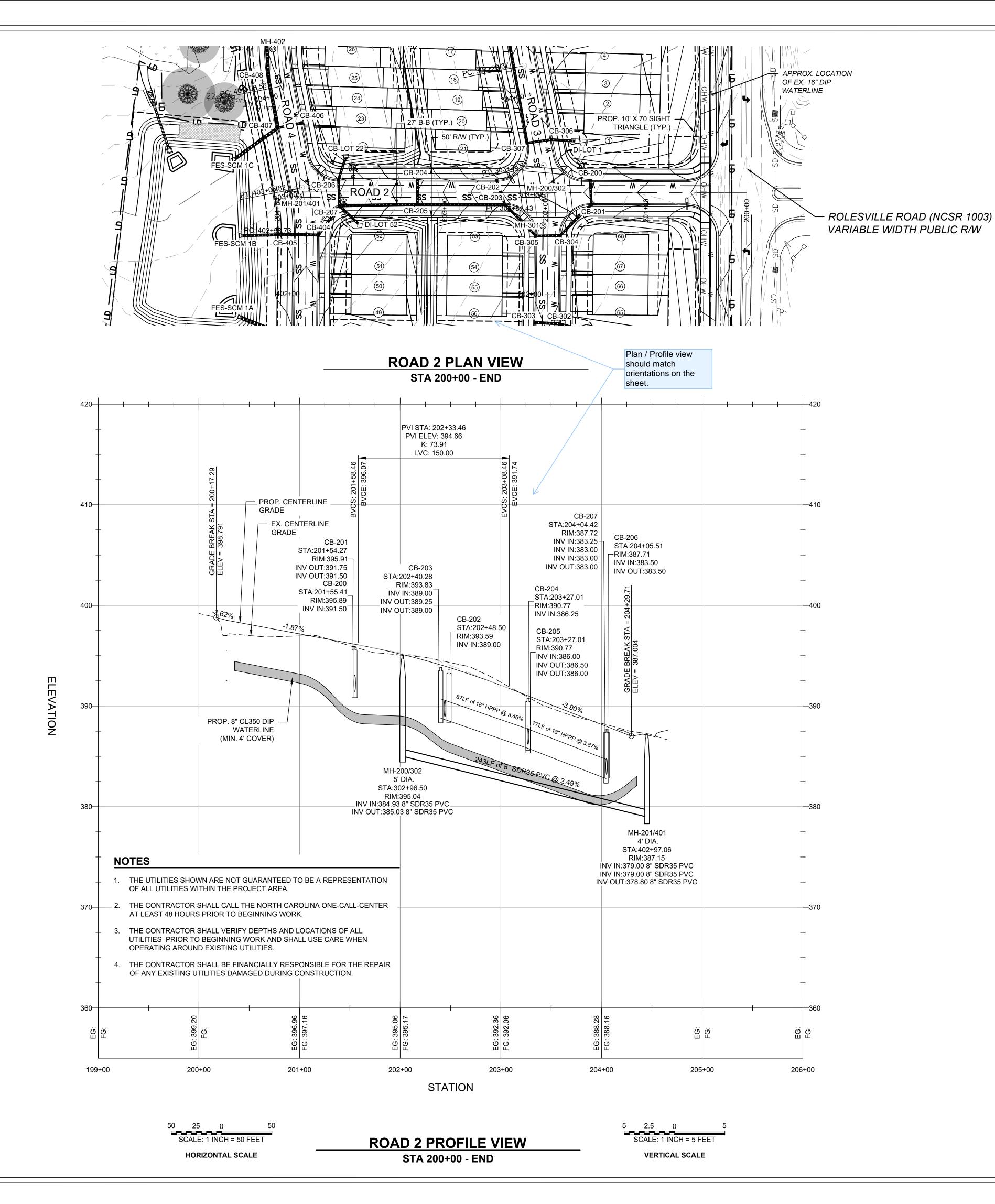
CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # <u>W</u>

WORK IN THE CITY OF RALEIGH.

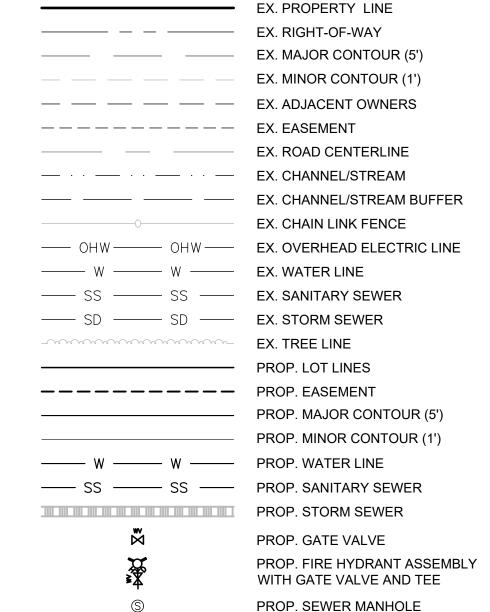
# PUBLIC SEWER COLLECTION / EXTENSION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # S-



## **LEGEND**



## WATER DISTRIBUTION AND SANITARY SEWER NOTES

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- 2. SEE UTILITY PLANS (SHEET C-7) FOR CITY OF RALEIGH UTILITY NOTES & WATER/SEWER SERVICE CONNECTION LOCATIONS.

# ENGINEERING

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



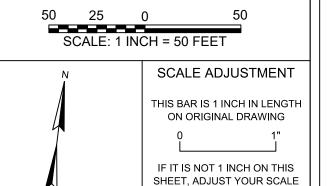
REVISION HISTORY

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ORIGINAL PLAN SIZE: 24" X 36"

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ACCORDINGLY

CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
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APPROVED BY:	FLM
PROJECT NO.:	21029

ROAD 2 PLAN & PROFILE

C-15
SHEET 15 OF 30

# ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES INSPECTOR AT 919-996-3245 OR HTTPS://CITYWORKS.RALEIGHNC.GOV/PUCONTRACTORS/NEW 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 THE 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.

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# PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM

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CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMEN

PUBLIC UTILITIES DEPARTMENT PERMIT # W-

# PUBLIC SEWER COLLECTION / EXTENSION SYSTEM

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 PERMIT # S-

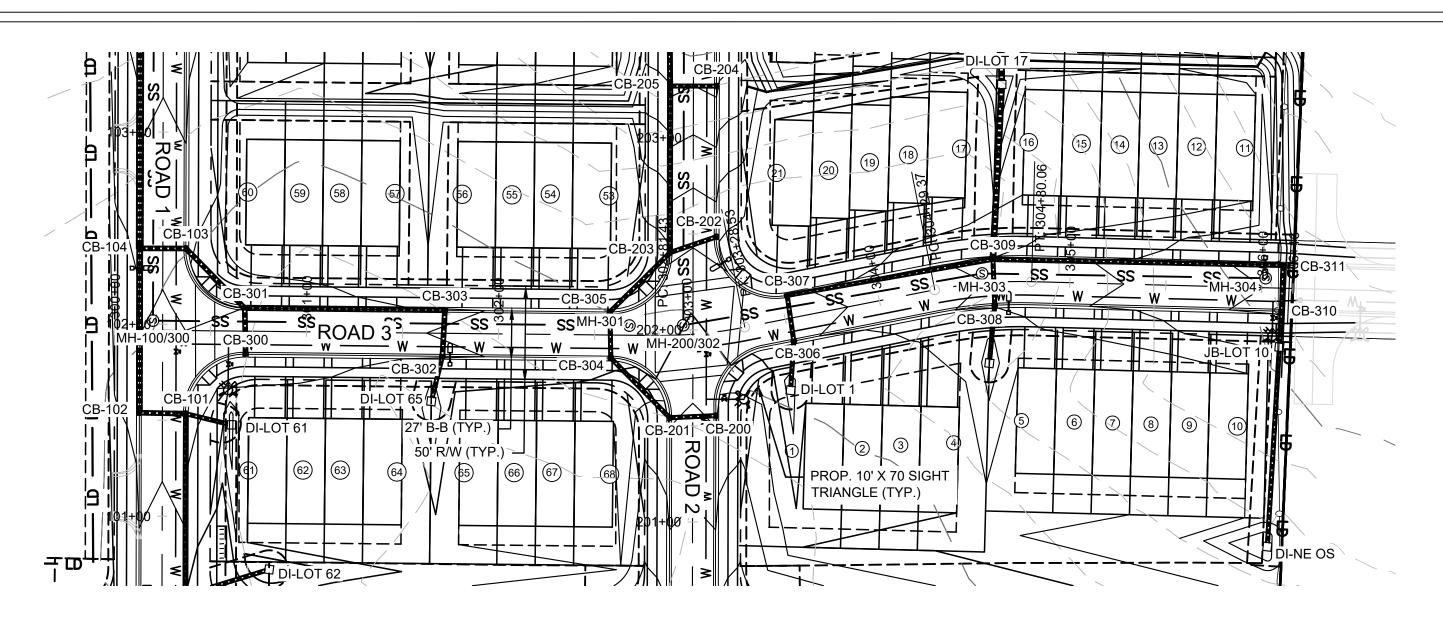
CALL 48 HOURS BEFORE

YOU DIG

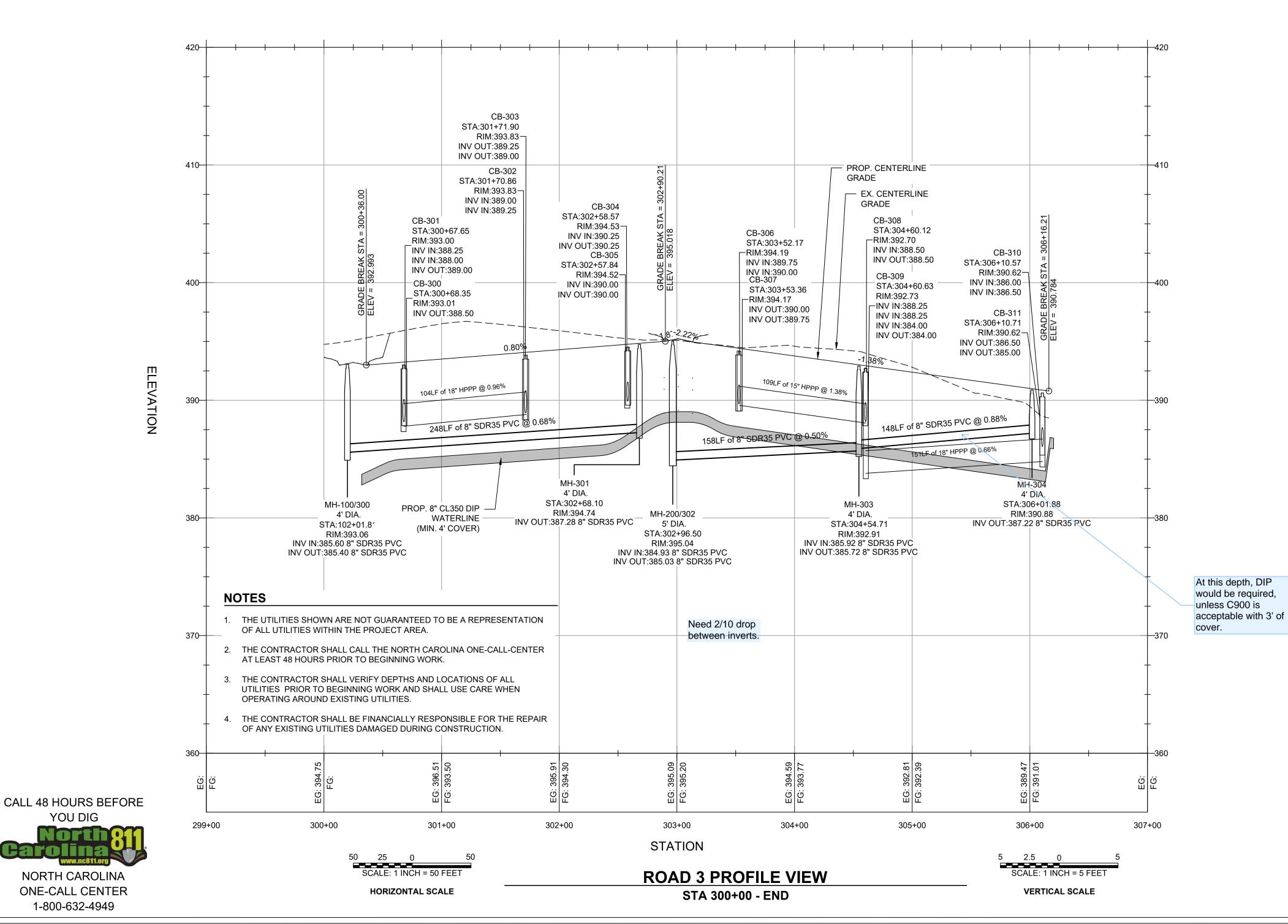
NORTH CAROLINA

ONE-CALL CENTER

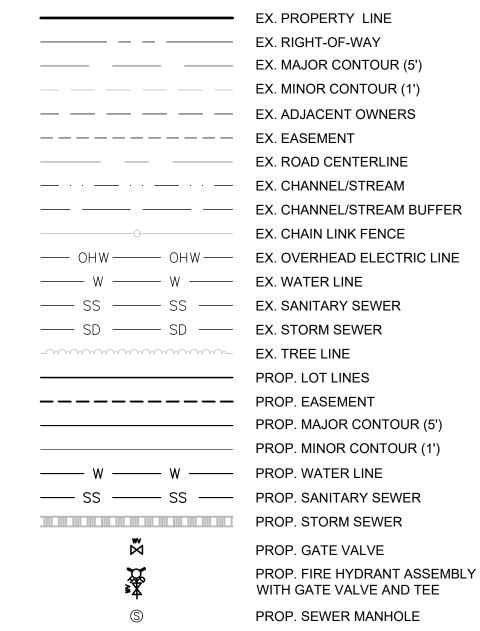
1-800-632-4949



**ROAD 3 PLAN VIEW STA 300+00 - END** 



# **LEGEND**



# WATER DISTRIBUTION AND SANITARY SEWER NOTES

- 1. ALL WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDEQ STANDARDS AND SPECIFICATIONS.
- 2. SEE UTILITY PLANS (SHEET C-7) FOR CITY OF RALEIGH UTILITY NOTES & WATER/SEWER SERVICE CONNECTION LOCATIONS.

# **ENGINEERING**

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



REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

# ISSUED FOR PERMITTING

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 50 FEET

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

CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

ROAD 3 PLAN & PROFILE

SHEET 16 OF 30

# **ATTENTION CONTRACTORS**

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES INSPECTOR AT 919-996-3245 OR HTTPS://CITYWORKS.RALEIGHNC.GOV/PUCONTRACTORS/NEW 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 THE 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 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

CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # W

# **PUBLIC** SEWER COLLECTION / EXTENSION SYSTEM

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CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # S-

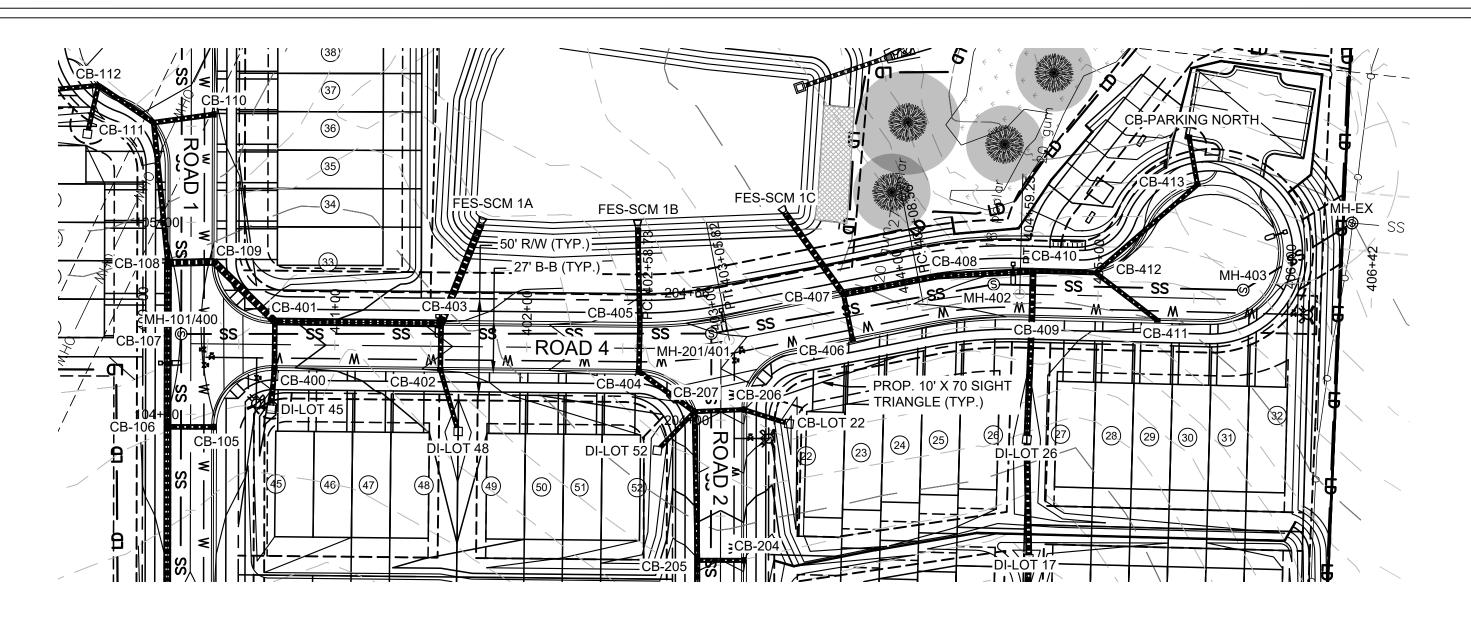
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NORTH CAROLINA

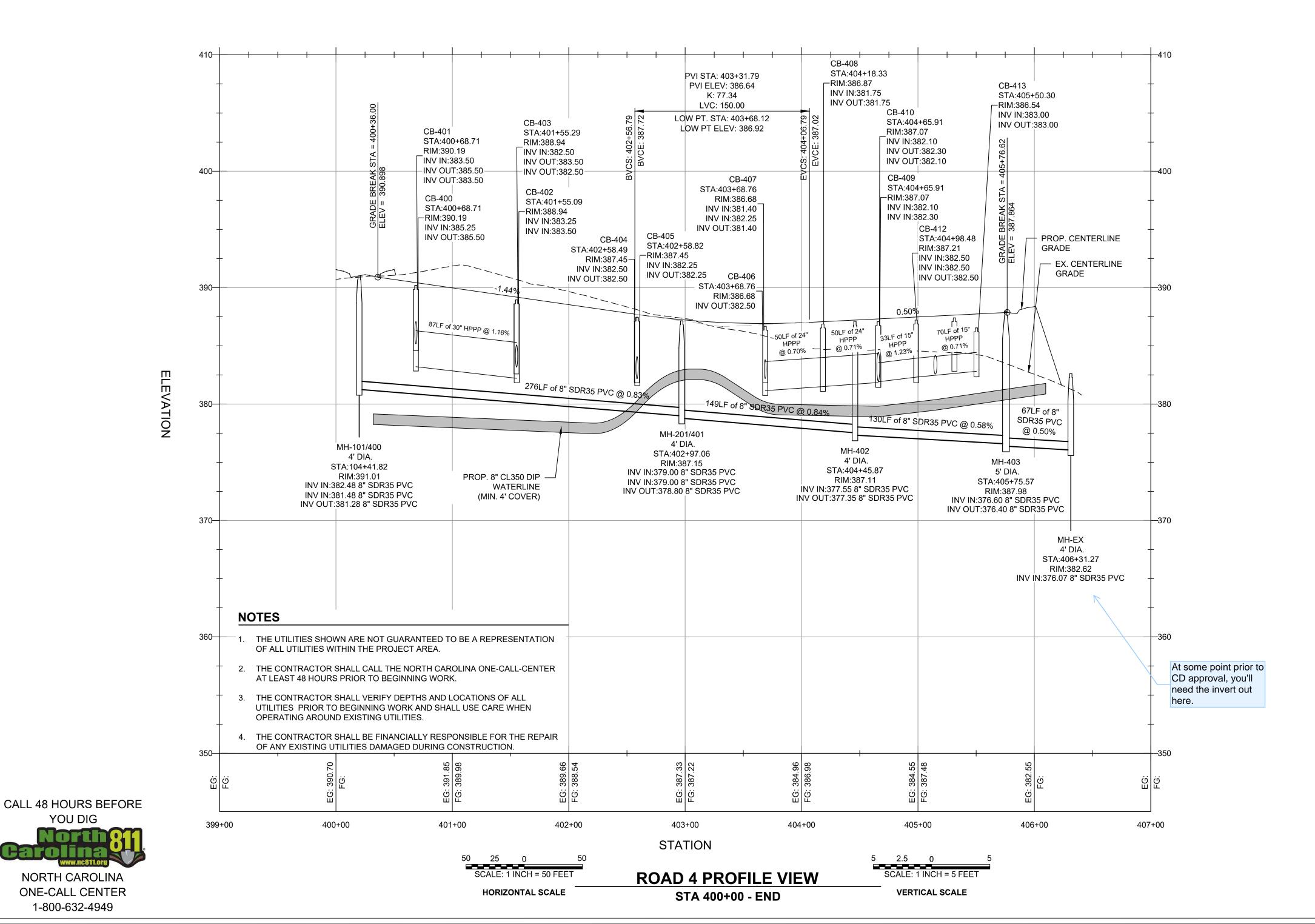
**ONE-CALL CENTER** 

1-800-632-4949

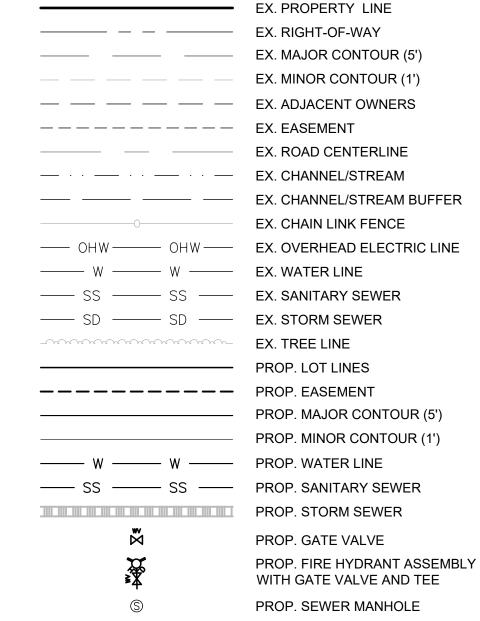
iorin



# **ROAD 4 PLAN VIEW STA 400+00 - END**



# **LEGEND**



### WATER DISTRIBUTION AND SANITARY SEWER NOTES

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# **ENGINEERING**

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



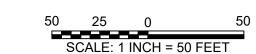
REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
		· · · · · · · · · · · · · · · · · · ·	

ORIGINAL PLAN SIZE: 24" X 36"

# ISSUED FOR PERMITTING

DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH

Z

ACCORDINGLY CONSTRUCTION

ON ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS

SHEET, ADJUST YOUR SCALE

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD

ROLESVILLE, NC 27571

INFRASTRUCTURE DRAWINGS

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21029

ROAD 4 PLAN & PROFILE

SHEET 17 OF 30

# **ATTENTION CONTRACTORS**

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CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # W

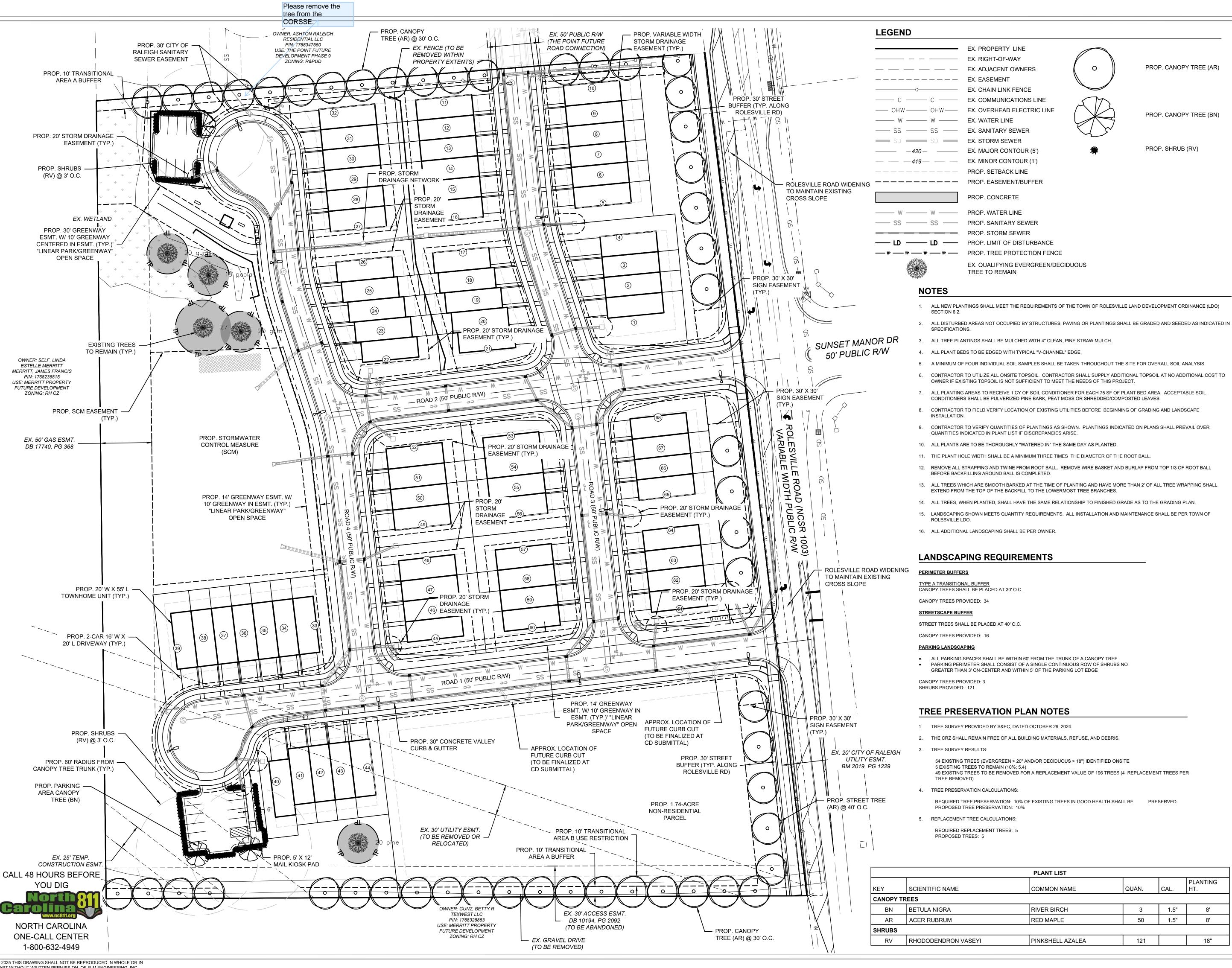
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CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT # S-

YOU DIG

1-800-632-4949



**ENGINEERING** 

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



#	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

ISSUED FOR PERMITTING

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 40 FEET SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

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CONSTRUCTION INFRASTRUCTURE DRAWINGS

ROLESVILLE RD MIXED USE 1216 ROLESVILLE RD ROLESVILLE, NC 27571

OPTIMAL DEVELOPMENT LLC

DATE:	07-31-2025	
SCALE:	AS SHOWN	
DESIGNED BY:	FLM	
APPROVED BY:	FLM	
PROJECT NO.:	21029	

LANDSCAPE PLAN

SHEET 18 OF 30