

Comments on #PSP-26-0004 - Planning & Zoning: Preliminary Subdivision Plat

Application Number: #PSP-26-0004
Application Type: Preliminary Subdivision Plat
Date: September 14, 2026
Address: 408 E YOUNG ST, ROLESVILLE, NC 27571
Parcel: 1768098727



THIS DOCUMENT IS NOT AN APPROVAL.

The Town of Rolesville Technical Review Committee has reviewed your Preliminary Subdivision Plat Application and provided a set of comments requiring your attention. These comments must be addressed in full before approval is issued.

Reviewing this document on the GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be addressed before approval is granted.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/3f8bf66f-8474-4077-8e65-610643256c2d>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Updates Requested

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Repeat Comment(s)

Elizabeth Powell
Wake County Watershed Mgmt

elizabeth.powell@wake.gov

Updates Requested

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Updates Requested

Michael Elabarger
Assistant Planning Director

melabarger@rolesvillenc.gov

Repeat Comment(s)

Michele Raby
Planner II

mraby@rolesvillenc.gov

Updates Requested

Scott Miles
Town Engineer PE

smiles@rolesvillenc.gov

Approved

Stephen Wensman
Planning Director

swensman@rolesvillenc.gov

Updates Requested

Stephen Wolf
Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Approved

Tanner Hayslette
Planner I

thayslette@rolesvillenc.gov

Updates Requested

Wyat Hamilton
NCDOT

wrhamilton@ncdot.gov

No Comment

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1



Michael Elabarger
Assistant Planning Director

please remove "permit set".

C-0.00 COVER SHEET - REVISED 2026-08-28.pdf · Page 1 · September 4, 2026, 10:05am

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Michael Elabarger
Assistant Planning Director

This line is better placed in a/the table(s) below as other entitlements earned, not up here in the Title block - please move TY.

C-0.00 COVER SHEET - REVISED 2026-08-28.pdf · Page 1 · September 4, 2026, 10:06am

3



Elizabeth Powell
Wake County Watershed Mgmt

Erosion control to be reviewed by NCDEQ. There has been no stormwater submittal to Wake County as of 9/3/26.

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Austin Bain
City of Raleigh Engineer

Submit to Energov for COR review.

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Michael Elabarger
Assistant Planning Director

Obviously, update ADDRESSes once attained from WC GIS/911.

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Michele Raby
Planner II

Please add REZ-26-0003, approved 2026.06.16. to reflect current not proposed BT zoning.

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Michael Elabarger
Assistant Planning Director

Revise the "zoning" and "proposed zoning" Rows per Michele's comment - There should just be a Row for "Zoning" that states "Business, Industry & Technology (BT) District per REZ-26-0003". TY.

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Michael Elabarger
Assistant Planning Director

Revise the 'Existing Use' Row to "Vacant" as that is the current state.

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Michael Elabarger
Assistant Planning Director

a cursory addition of the 5 separate PINs total 17.39 acres - explain how 19.0+ is being disturbed, does that include off sites?

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Michael Elabarger
Assistant Planning Director

you can remove these Rows that are "N/A" as staff agrees, they are not appropriate for PSP.

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Jacqueline Thompson
On-Call Civil Engineer

Please include pre and post impervious and pervious numbers.

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Michele Raby
Planner II

Please correct the typo in the previous entitlements table- REZ was approved on 6.16. TY

C-0.00 COVER SHEET - REVISED 2026-08-28.pdf · Page 1 · September 4, 2026, 9:34am

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Stephen Wensman
Planning Director

LDO Text Amendments are not entitlements. Please delete

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Michele Raby
Planner II

Will there be 6 lots or 7 lots? COR table shows 6. Please note what will be located in the 7th lot.

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Stephen Wensman
Planning Director

For this submittal (preliminary subdivision plat), please remove "Permit Set", "CID-25-07", CID 26-0003/ Raleigh Plan..." - Everything before Rolesville Town Campus.

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Stephen Wensman
Planning Director

General Note: It appears as though the PSP submittal could be 2-3 pages at most. All the other sheets belong to the CID submittal.

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Stephen Wensman
Planning Director

The site was already rezoned. Zoning should be BT. Remove proposed zoning.

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Stephen Wensman
Planning Director

Text amendments are not entitlements. Please remove.

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19



Michele Raby
Planner II

Please review the PSP checklist and add missing information. https://www.rolesvillenc.gov/sites/default/files/uploads/prelim-subdivision-plat-checklist_2026.08.24.pdf

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Jacqueline Thompson
On-Call Civil Engineer

Provide metes and bounds along entire property

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Jacqueline Thompson
On-Call Civil Engineer

Please verify the distance between this entrance and the road intersection provides sufficient spacing.

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Stephen Wensman
Planning Director

Is the trail part of the public infrastructure of the preliminary plat or to be installed with individual site development plans? If to be constructed with the future buildings then it should be greyed out for this submittal.

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Stephen Wensman
Planning Director

Why isn't the proposed road shown all the way to the property line?

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Jacqueline Thompson
On-Call Civil Engineer

Please show sight distance triangles.

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Stephen Wensman
Planning Director

Parking lot should be greyed-out along with other site development plan features.

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26



Jacqueline Thompson
On-Call Civil Engineer

Label all radii.

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Jacqueline Thompson
On-Call Civil Engineer

Please provide ROW width.

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Stephen Wensman
Planning Director

Signs are permitted separately.

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Jacqueline Thompson
On-Call Civil Engineer

Label sidewalk width and material throughout site.

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Jacqueline Thompson
On-Call Civil Engineer

Please consider pedestrian crossing location - It may make more sense to shift the crossing to an intersection, and could better align with the pedestrian entrance at the fire station for efficient pedestrian access, mobility, and convenience.

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Stephen Wensman
Planning Director

The green Fire Truck route detail layer should be turned off for this submittal.

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Jacqueline Thompson
On-Call Civil Engineer

Please confirm light pole locations with Town staff - in most neighborhoods, it has been required/encouraged to place light poles behind the sidewalk to help illuminate walk and street.

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Jacqueline Thompson
On-Call Civil Engineer

Consider a pedestrian crossing at this intersection.

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Stephen Wensman
Planning Director

Title block should reference Town Campus Preliminary Plat, not Infrastructure package...Permit Set...

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Stephen Wensman
Planning Director

Remove Add Alts from this plan set that pertain to the individual site development plans (SDPs)

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Tanner Hayslette
Planner I

Are greenway easements needed in case the property changes ownership? To that point, is the Library site completely owned by the Town and would it need an easement?

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Stephen Wensman
Planning Director

SDP information should be greyed out - All Sheets.

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Stephen Wensman
Planning Director

Permanent Easements are essential information on the PSP submittal. The Easement should be shown on C-1 with lot lines, etc.

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Stephen Wensman
Planning Director

Temporary Easements should not be on the PSP - turn layer off or grey it out.

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Jacqueline Thompson
On-Call Civil Engineer

Indicate with labels or notes there are separate areas / zoomed in sheets to clarify demolition. Example, shade/ outline and label "Area A" and "Area B"

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Jacqueline Thompson
On-Call Civil Engineer

Please confirm/label what these dots represent.

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Jacqueline Thompson
On-Call Civil Engineer

Please confirm all proposed labels are tying into existing.

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Jacqueline Thompson
On-Call Civil Engineer

Is this dumper proposed with this phase? Please review and clarify.

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Jacqueline Thompson
On-Call Civil Engineer

Label greenway width

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45



Jacqueline Thompson
On-Call Civil Engineer

The Town Standards Manual requires a 2' shoulder for the greenway section. Please ensure the shoulder is reflected in the grading plan.

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Jacqueline Thompson
On-Call Civil Engineer

There doesn't appear to be a typical roadway or greenway section(s) included in the plans. Please add typical sections.

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Jacqueline Thompson
On-Call Civil Engineer

Is this dumpster to be constructed with this phase? Please review and adjust accordingly.

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Jacqueline Thompson
On-Call Civil Engineer

Please clarify what is being installed first - This drawing makes it appear the fire and police stations will be existing - if that is the case, proposed grading should be tying in. If this grading will be occurring first and the fire and police after, then they should not be shown on this drawing.

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Jacqueline Thompson
On-Call Civil Engineer

Please clarify what the dots are - If it represents a retaining wall, no retaining wall (or parts of the wall) shall be located within public ROW.

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Jacqueline Thompson
On-Call Civil Engineer

Please label what this rectangle is - there is another grey rectangle under it and both intersect with a contour line so it doesn't appear to be a contour.

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Jacqueline Thompson
On-Call Civil Engineer

Please clarify if dumpster is being installed with this project - if not, revise accordingly.

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Jacqueline Thompson
On-Call Civil Engineer

Confirm label placement matches what they are labeling.

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Michael Elabarger
Assistant Planning Director

Light Pole, Utility Pole - that is usually CID level information Not PSP - also, the energy Provider typically dictates and provides Plans for those at or even after the CID phase.....this project may know this information due to the advancement of the CID before this PSP, so if that is the case, no harm if it remains. But normally this would be cart/horse info on a PSP.

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Michael Elabarger
Assistant Planning Director

Kind of Ditto with these other construction oriented specifics like individual manholes etc. that is CID level.

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Michael Elabarger
Assistant Planning Director

Again, these notes are level of detail of CID.

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Stephen Wensman
Planning Director

Again, differentiate the public infrastructure requirements from the SDP. Are buffers going to be installed with the infrastructure?

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Michael Elabarger
Assistant Planning Director

Landscape Plan and individual trees is CID level information Not PSP - remove but answer SW's question.

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Jacqueline Thompson
On-Call Civil Engineer

In subdivision, the Town has enforced not having trees between the curb and sidewalk, and has instead encouraged placement behind the sidewalks. According to the Standards Manual, the space between the curb and walk is to be left as a utility strip - not a planting strip.

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Tanner Hayslette
Planner I

Keep in mind that Scarboro is dedicating one acre of parkland in this general area.

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60



Eddie Henderson
Parks & Recreation

Please revise the landscape plan to remove *Ulmus parvifolia*, which is considered by the state to be an invasive – https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf

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Michael Elabarger
Assistant Planning Director

Remove this sheet and next - landscaping is CID level information. The previous sheet, showing Tree Preservation AREAS and teh extents of LDO Open spaces and Perimeter and/or Street bufferyard AREAS, that is appropriate.

V1-PSP-26-0004 ROLESVILLE TOWN CAMPUS - PSP SUB 1 REVISED 2026-08-28.pdf · Page 15 · September 4, 2026, 10:18am

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Michael Elabarger
Assistant Planning Director

this is a Recordable Final PLat - remove, not appropriate within a PSP plan set.

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Stephen Wensman
Planning Director

Final plat should not be submitted with PSP.

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Stephen Wensman
Planning Director

On future FSP, show maximum impervious per lot in a table.

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Michael Elabarger
Assistant Planning Director

Remove this sheet see other Comment about a recordable Final Plat

V1-PSP-26-0004 ROLESVILLE TOWN CAMPUS - PSP SUB 1 REVISED 2026-08-28.pdf · Page 18 · September 4, 2026, 10:17am

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Stephen Wensman
Planning Director

Is access easement shown on the PSP?

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COVER

C-0.00

C-0.00 COVER SHEET - REVISED 2026-08-28.pdf · Page 1

14 Michele Raby

Will there be 6 lots or 7 lots? COR table shows 6. Please note what will be located in the 7th lot.

PERMIT SET

CID-25-07, CID 26-0003 / Raleigh Plan Case # MRCP-0066-2025, PSP-26-0004

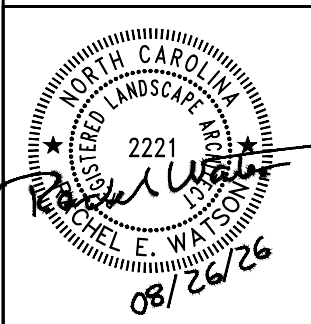
Rolesville Town Campus

PRELIMINARY SUBDIVISION PLAT - SUBMITTAL #1

Rolesville, NC, 27571

TOWN OF ROLESVILLE

AUGUST 28, 2026



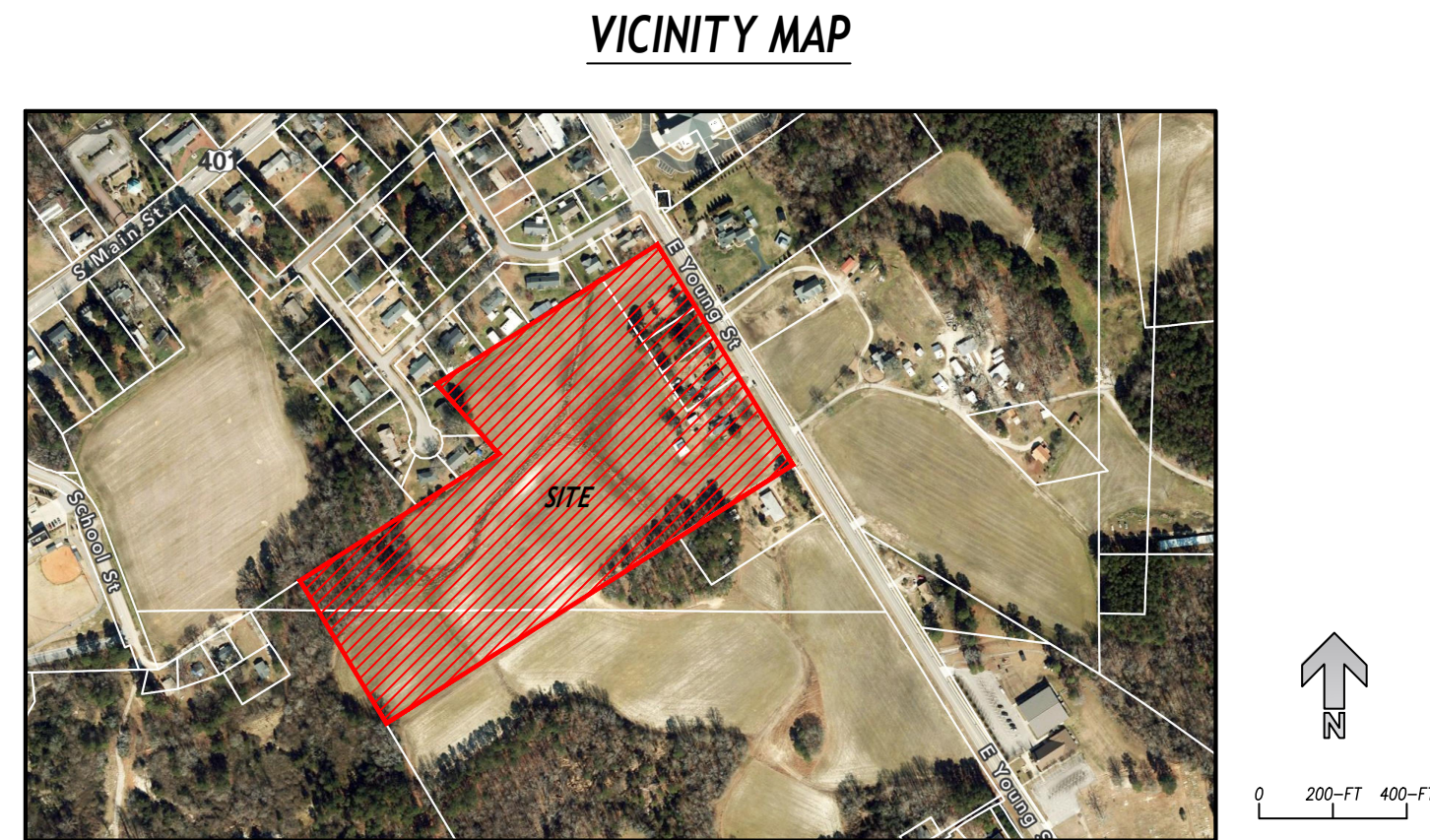
Rolesville Town Campus
Infrastructure Package
EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC
PERMIT SET
Town of Rolesville
CID-25-07, CID-26-0003

REVIEWS	DATE	DESCRIPTION
NO.		

DESIGNED BY: KL, RW
DRAWN BY: JP, LM
DATE: 21-AUGUST-2026
PROJECT NO: 22-205

COVER

C-0.00



SITE DATA

OWNER: TOWN OF ROLESVILLE
OWNER CONTACT: P.O. BOX 250
ROLESVILLE, NC 27571
MEHMET BASILAKIS, PE, PMP
CAPITAL PROJECT MANAGER, TOWN OF ROLESVILLE
984-251-2368
MBASILAK@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@CLHDESIGN.PA.COM

CIVIL ENGINEER: CLH DESIGN, P.A.
DESIGNER CONTACT: DAN LOVERA, PE
919-319-6716
400 REGENCY FOREST DRIVE, STE. 120
CARY, NC 27511
DLOVERA@CLHDESIGN.PA.COM

PROJECT ADDRESS: ADDRESSING PLAN IN PROGRESS (LOTS 1-7)
ROLESVILLE, NC 27571

PLANNING JURISDICTION: TOWN OF ROLESVILLE
PIN: 1769080727, 17690804465, 1769101402, 1769101390, 1769102240
REAL ID: 0016213, 0108165, 0012316, 0041554, 0006343
DEEDED ACREAGE: (13.39 + 2.32 + 0.81 + 0.37 + 0.50) = 17.39 AC
ZONING: RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING: BT - BUSINESS, INDUSTRIAL AND TECHNOLOGY
EXISTING USE: SINGLE FAMILY
GOVERNMENT FACILITIES
DISTURBED AREA: 19.04 ACRES (822,640. SF)
PROPOSED FIRE LANE: N/A
BUILDING AREA SF: N/A NO BUILDING IMPROVEMENTS ARE PROPOSED
PREDOMINATE: N/A NO BUILDINGS PROPOSED WITH THIS PLAN SET
BUILDING FACADE HEIGHT: N/A NO BUILDINGS PROPOSED WITH THIS PLAN SET
RIVER BASIN: NEUSE RIVER
FLOODZONE: PANEL 3720176800J
FEMA MAP: PANEL 3720176800J

SHEET INDEX

CIVIL
C-0.00 COVER
C-1.00 OVERALL SITE PLAN
C-1.00A OVERALL EASEMENT PLAN
C-2.00 OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C-2.01 EXISTING CONDITIONS & DEMOLITION PLAN AREA A
C-2.02 EXISTING CONDITIONS & DEMOLITION PLAN AREA B
C-3.00 OVERALL GRADING PLAN
C-3.01 GRADING PLAN AREA A
C-3.02 GRADING PLAN AREA B
C-5.00 OVERALL UTILITY PLAN
C-5.01 UTILITY PLAN AREA A
C-5.02 UTILITY PLAN AREA B
C-6.00 OVERALL LANDSCAPE PLAN
C-6.00A OVERALL TREE PRESERVATION AND OPEN SPACE PLAN
C-6.01 LANDSCAPE PLAN AREA A
C-6.02 LANDSCAPE PLAN AREA B

PRELIMINARY PLAT (BY CAP PROFESSIONAL LAND SURVEYORS, PC)

PREVIOUS ENTITLEMENTS	
CASE	APPROVAL DATE
ANK-25-02	09/02/2025
REZ-26-003	06/06/2026
LDO TEXT AMENDMENTS - TA-26-0005	05/19/2026
SUP/DIA APP	N/A
PSP-26-004	TBD
CID 25-07, 26-0003	TBD

LOT ADDRESSING - TO BE COORDINATED WITH WAKE COUNTY GIS/IT, REFER TO PRELIMINARY PLAT FOR LOT DIMENSIONS				
LOT #	STREET #	STREET NAME	SID / TH	MAX IMP. PER LOT
1				
2				
3				
4				
5				
6				
7				

TOWN OF ROLESVILLE PSP SUBMITTALS	
SUBMITTAL #	DATE
1	08/24/2026 REVISED 08/28/2026

EROSION CONTROL, STORMWATER
AND FLOOD DAMAGE MANAGEMENT

APPROVED

EROSION CONTROL ☐ SEC.

STORMWATER MGMT. DESIG. ☐ SWF.

FLOOD STUDY ☐ SWF.

DATE: _____

BY: _____

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS & SITE PLANS)	
NUMBER OF LOTS	6
NUMBER OF UNITS	N/A
PUBLIC WATER (LF)	2023
PUBLIC SEWER (LF)	950
PUBLIC FORCE MAIN (LF)	N/A
PRIVATE SEWER (LF)	360
WATER SERVICE STUBS (OTY)	6
SEWER SERVICE STUBS (OTY)	0
AVERAGE DAILY FLOW PER PHASE	TBD

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.

TOWN OF ROLESVILLE
SIGNATURE BLOCK

- 15 Stephen Wensman

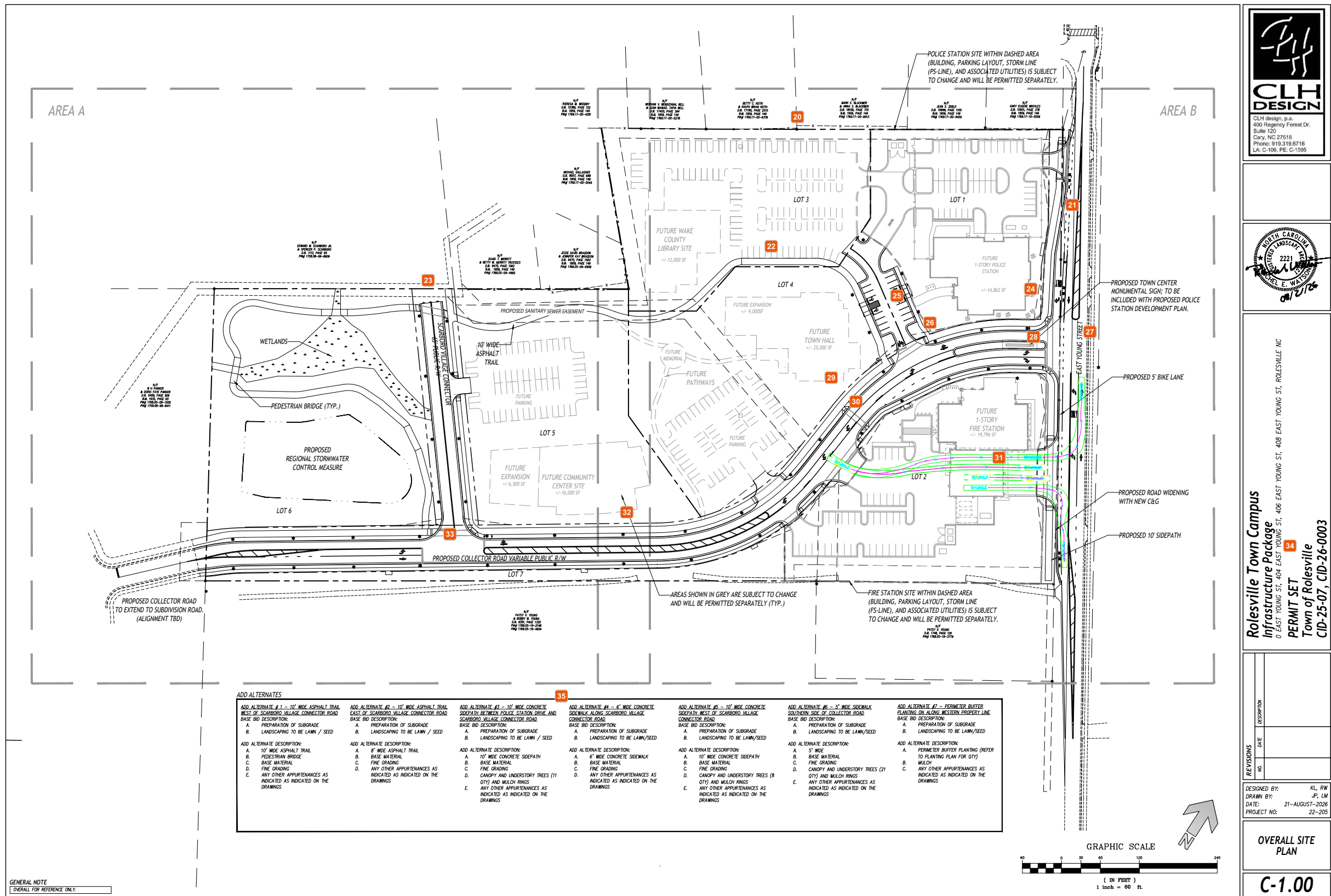
For this submittal (preliminary subdivison plat), please remove "Permit Set", "CID-25-07", CID 26-0003/ Raleigh Plan..." - Everything before Rolesville Town Campus.
- 16 Stephen Wensman

General Note: It appears as though the PSP submittal could be 2-3 pages at most. All the other sheets belong to the CID submittal.
- 17 Stephen Wensman

The site was already rezoned. Zoning should be BT. Remove proposed zoning.
- 18 Stephen Wensman

Text amendments are not entitlements. Please remove.
- 19 Michele Raby

Please review the PSP checklist and add missing information. https://www.rolesvillenc.gov/sites/default/files/uploads/prelim-subdivision-plat-checklist_2026.08.24.pdf



V1-PSP-26-0004 ROLESVILLE TOWN CAMPUS - PSP SUB 1 REVISED 2026-08-28.pdf · Page 2

- 20

Jacqueline Thompson

Provide metes and bounds along entire property
- 21

Jacqueline Thompson

Please verify the distance between this entrance and the road intersection provides sufficient spacing.
- 22

Stephen Wensman

Is the trail part of the public infrastructure of the preliminary plat or to be installed with individual site development plans? If to be constructed with the future buildings then it should be greyed out for this submittal.
- 23

Stephen Wensman

Why isn't the proposed road shown all the way to the property line?
- 24

Jacqueline Thompson

Please show sight distance triangles.
- 25

Stephen Wensman

Parking lot should be greyed-out along with other site development plan features.
- 26

Jacqueline Thompson

Label all radii.
- 27

Jacqueline Thompson

Please provide ROW width.
- 28

Stephen Wensman

Signs are permitted separately.
- 29

Jacqueline Thompson

Label sidewalk width and material throughout site.
- 30

Jacqueline Thompson

Please consider pedestrian crossing location - It may make more sense to shift the crossing to an intersection, and could better align with the pedestrian entrance at the fire station for efficient pedestrian access, mobility, and convenience.
- 31

Stephen Wensman

The green Fire Truck route detail layer should be turned off for this submittal.
- 32

Jacqueline Thompson

Please confirm light pole locations with Town staff - in most neighborhoods, it has been required/encouraged to place light poles behind the sidewalk to help illuminate walk and street.
- 33

Jacqueline Thompson

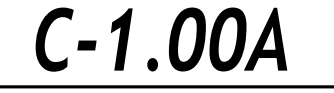
Consider a pedestrian crossing at this intersection.
- 34

Stephen Wensman

Title block should reference Town Campus Preliminary Plat, not Infrastrucure package...Permit Set...
- 35

Stephen Wensman

Remove Add Alts from this plan set that pertain to the individual site development plans (SDPs)



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

Rolesville Town Campus
Infrastructure Package
0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC

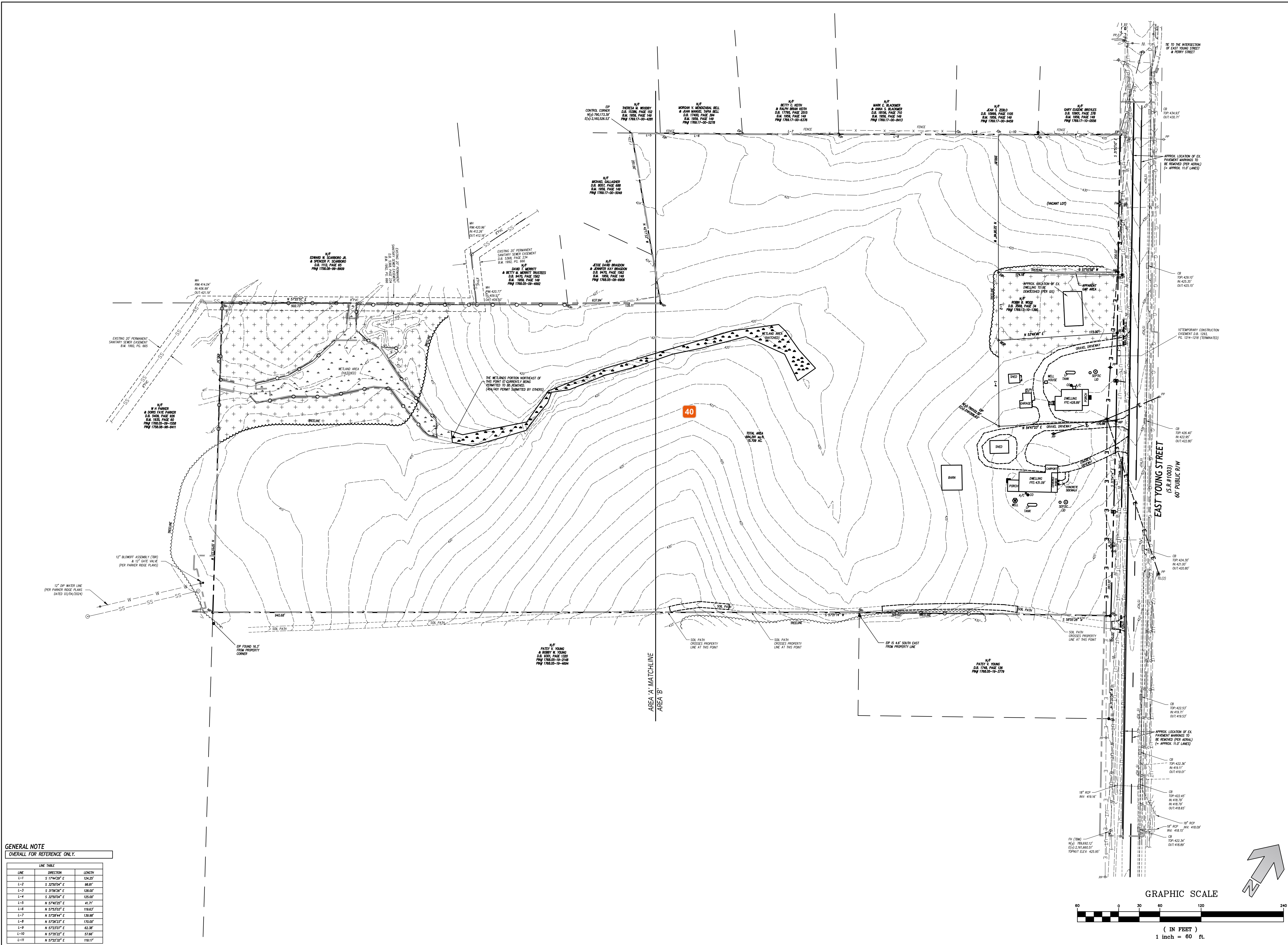
PERMIT SET
Town of Rolesville
CID-25-07, CID-26-0003

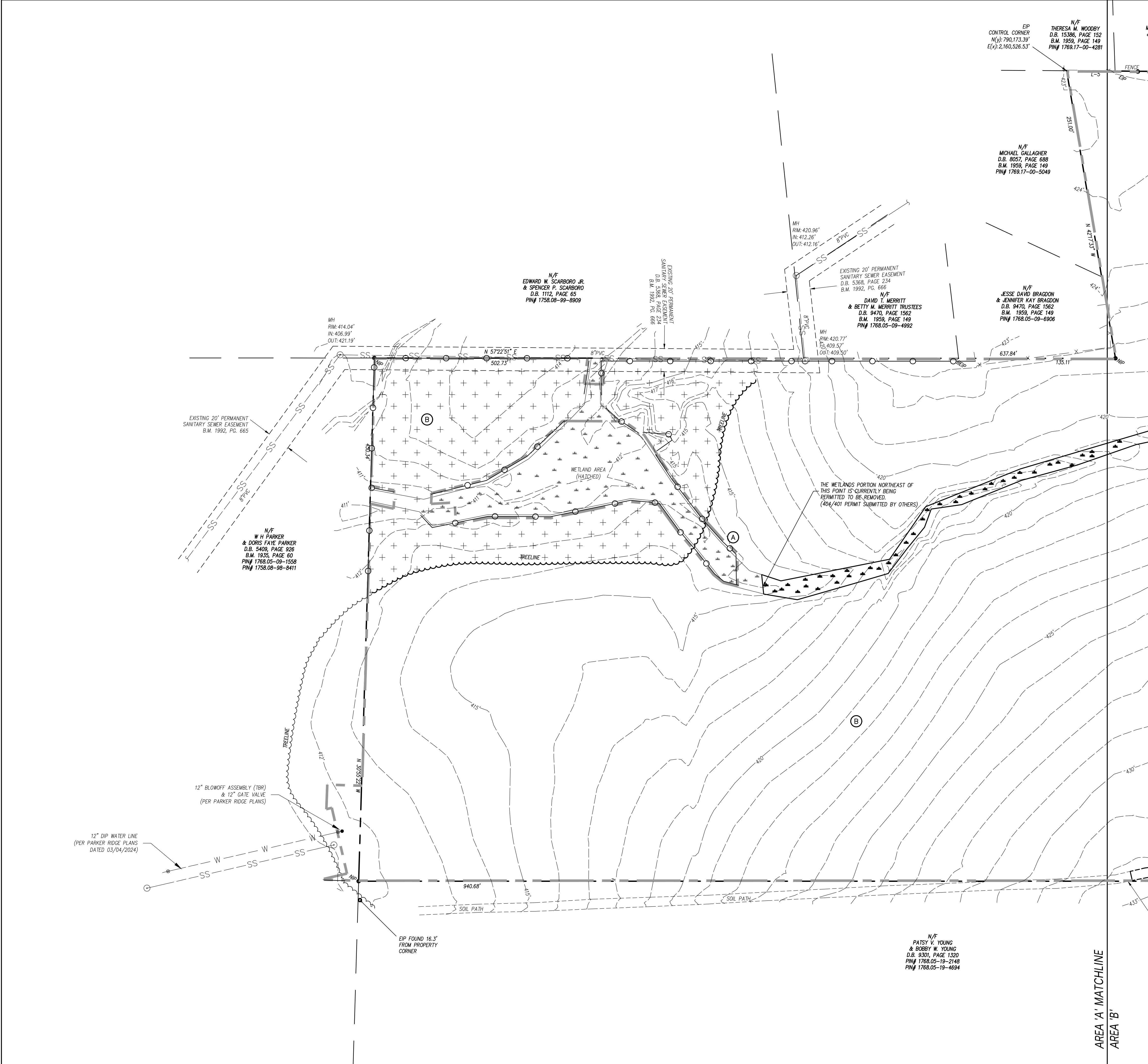
REVIEWS	NO.	DESCRIPTION	
		DATE	

DESIGNED BY: KL, RW
DRAWN BY: JP, LM
DATE: 21-AUGUST-2026
PROJECT NO: 22-205

OVERALL EXISTING
CONDITIONS &
DEMOLITION PLAN

C-2.00

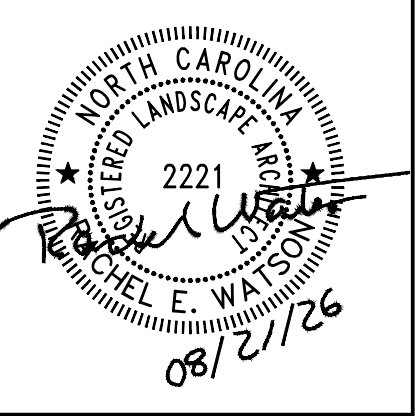
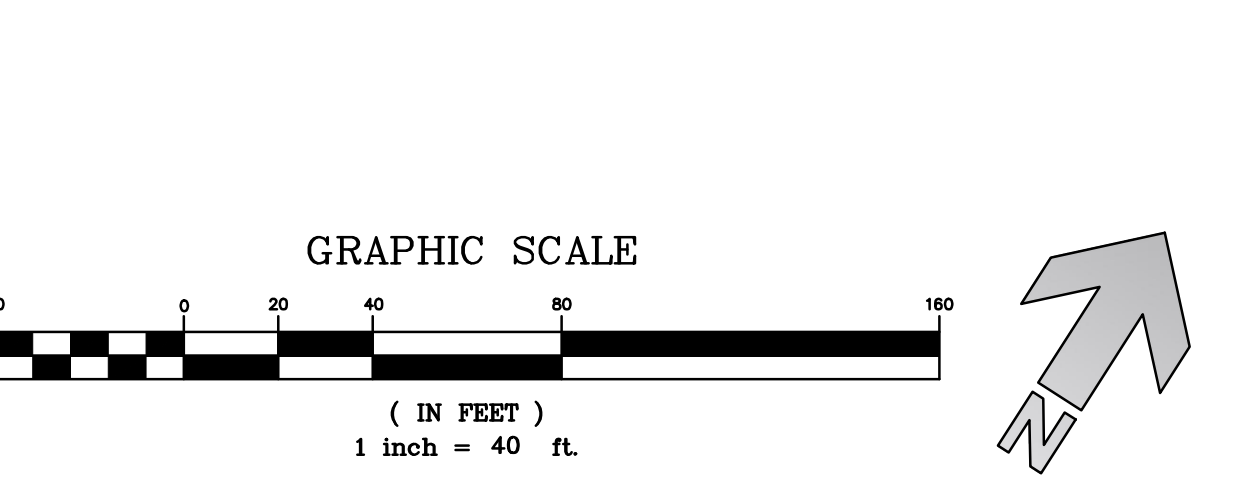




LEGEND	
STRUCTURES/UTILITIES TO BE REMOVED	STRUCTURES/UTILITIES TO REMAIN
OVERHEAD ELECTRICAL	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
GAS	GAS
SANITARY SEWER	SANITARY SEWER
TELEPHONE	TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC	FIBER OPTIC
WATER	WATER
FORCE MAIN	FORCE MAIN
STORM DRAIN	STORM DRAIN
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UTILITY POLE	UTILITY POLE
MANHOLE	MANHOLE
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CONSTR./CLEARING LIMITS	PAVEMENT, S/W, C&G TO BE REMOVED
TREE PROTECTION FENCE	BUILDING/STRUCTURE TO BE REMOVED - SEE ARCHITECTURAL PLANS
FORESTED AREA TO BE CLEARED	

- GENERAL NOTES**
- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE REMOVED AS NEEDED TO ALLOW NEW CONSTRUCTION. IN GENERAL, FEATURES INDICATED IN BOLD ON THIS PLAN SHALL BE REMOVED.
 - ALL ASPHALT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT FOR NEW PAVEMENT, SIDEWALK, OR CURB AND GUTTER, ETC. SIDEWALK TO BE REMOVED TO NEAREST EXISTING JOINT. ANY EXISTING PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH PRE-CONSTRUCTION CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED).
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 - ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM SURVEY BY CMP, PERFORMED 03/18/2021. THESE PLANS DO NOT ASSUME ANY LIABILITY FOR ANY EXISTING INFORMATION BOTH SHOWN AND NOT SHOWN ON THE SURVEY AND ANY CHANGES TO THE EXISTING CONDITIONS THAT MAY HAVE OCCURRED AFTER THE SURVEY WAS ISSUED. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
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Rolesville Town Campus Infrastructure Package

0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, ROLESVILLE NC

PERMIT SET

Town of Rolesville

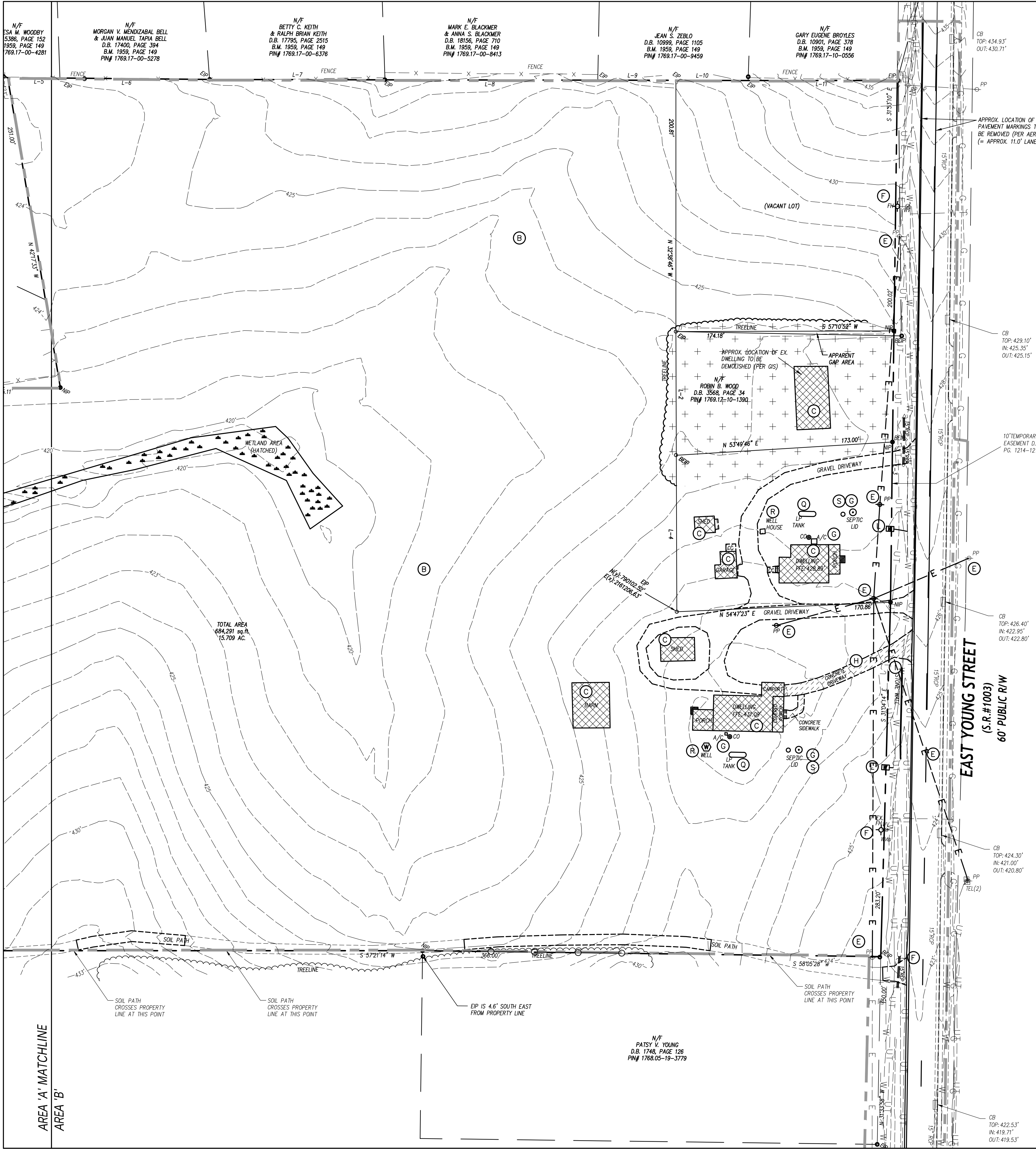
CID-25-07, CID-26-0003

REVISONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: KL, RW
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EXISTING CONDITIONS & DEMOLITION PLAN AREA A

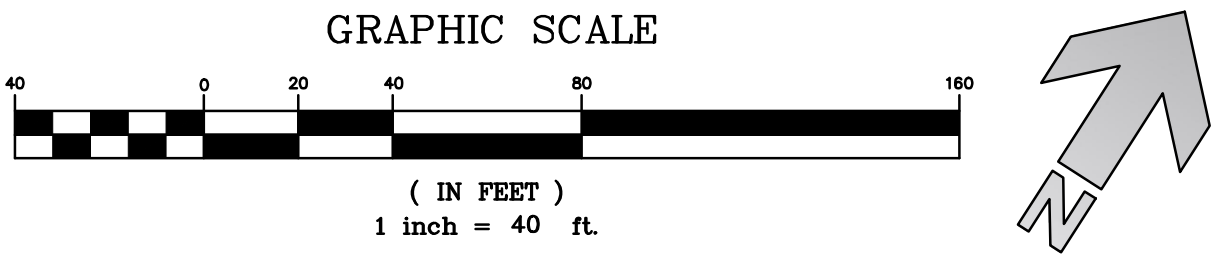
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Rolesville Town Campus
Infrastructure Package
0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, ROLESVILLE NC

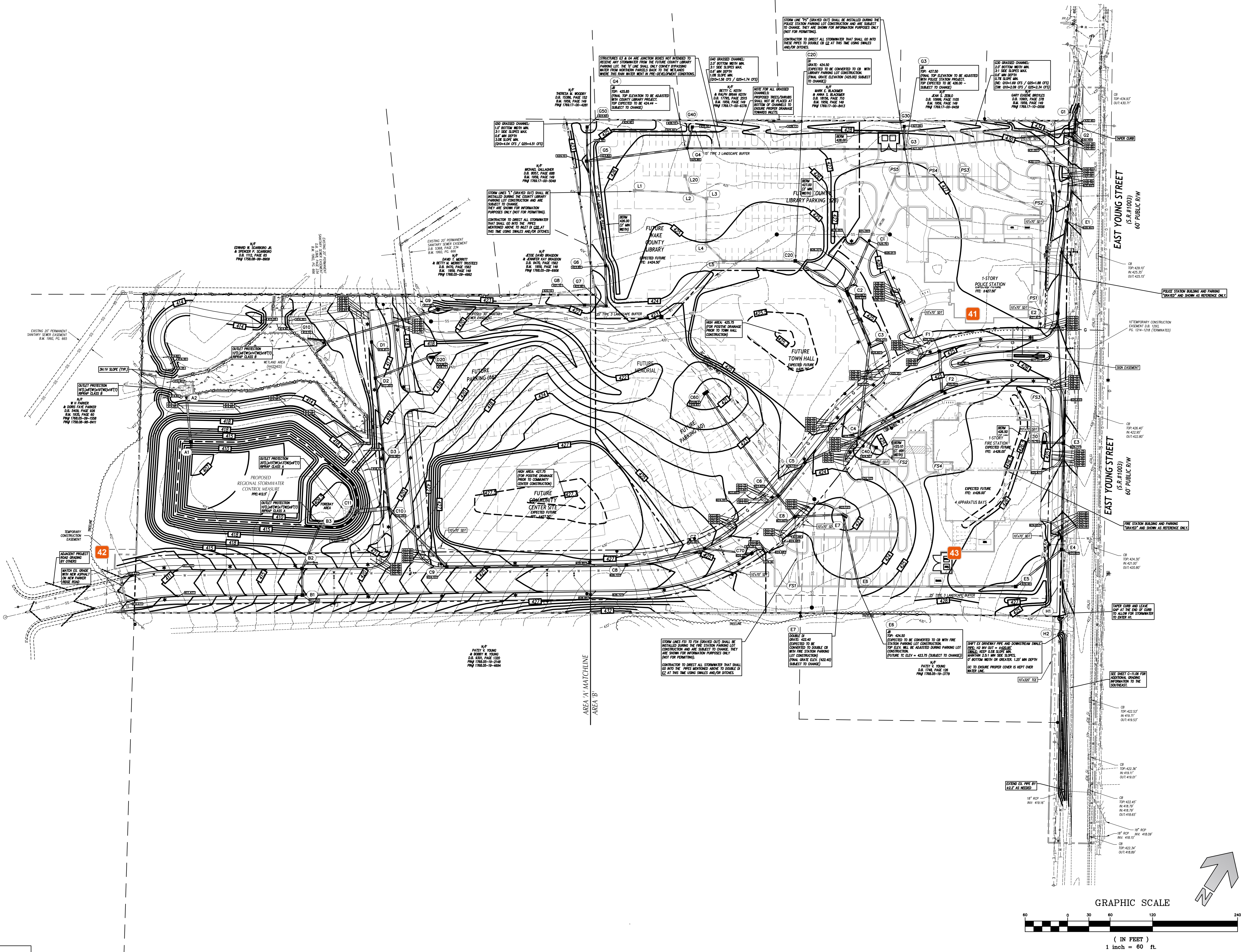
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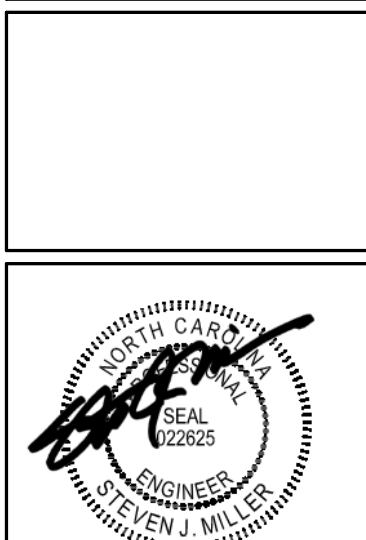
EXISTING
CONDITIONS &
DEMOLITION PLAN
AREA B

C-2.02





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



Steven J. Miller
PE
Digitally signed by Steven Miller
Date: 2026.08.21 16:02:26-04'00'

**Rolesville Town Campus
Infrastructure Package**
0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC

PERMIT SET
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REVISIONS	DESCRIPTION	
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OVERALL
GRADING PLAN

C-3.00

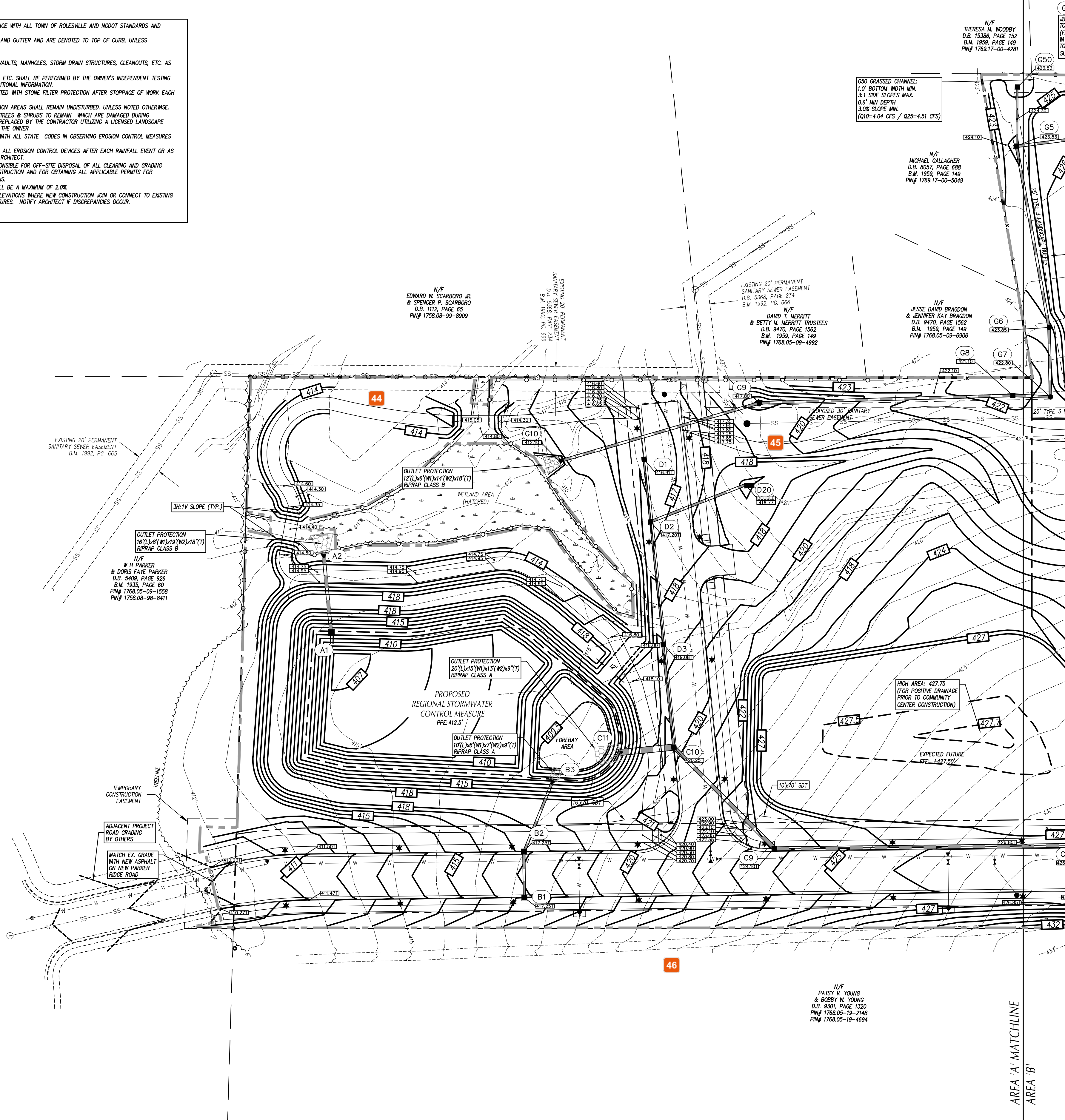
41 Jacqueline Thompson
Please confirm/label what these dots represent.

42 Jacqueline Thompson
Please confirm all proposed labels are tying into existing.

43 Jacqueline Thompson
Is this dumper proposed with this phase? Please review and clarify.

GENERAL GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SPOT ELEVATIONS INDICATED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
3. TOTAL DISTURBED AREA = 19 AC.
4. CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
5. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
6. ALL STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY. SEE DETAIL ON SHEET C-7.02.
7. EXISTING VEGETATION WITHIN TREE PROTECTION AREAS SHALL REMAIN UNDISTURBED, UNLESS NOTED OTHERWISE.
8. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN, WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE.
10. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY STATE AUTHORITIES OR THE ARCHITECT.
11. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS WHERE NEW CONSTRUCTION JOIN OR CONNECT TO EXISTING PAVEMENT, CURB AND OTHER ROAD STRUCTURES. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR.



GRADING LEGEND

- EXISTING CONTOURS
- FINAL CONTOURS
- EXISTING SURVEY SPOT ELEVATION
- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED GROUND/PAVEMENT ELEVATION
- STORM STRUCTURE NUMBER
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- PROPOSED FOUNDATION DRAIN DISCHARGE LINE. SEE ARCH. PLANS FOR DRAIN PIPE LOCATIONS ALONG BUILDING WALLS.
- PROPOSED ROOF DRAIN
- TREE PROTECTION FENCE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NO.		PIPE DIA.	PIPE SLOPE	PIPE LENGTH	PIPE MATERIAL	UPPER INV.	LOWER INV.	TOP ELEV.	DEPTH	UPSTREAM STRUCTURE DATA	
UP STRM	DN STRM	(IN)	(%)	(FT)		(FT)	(FT)	(FT)	(FT)	TYPE	NOTES
A1	A2	1.47%	30	68	RCP	412.00	411.00	415.50	3.50	MH	OCS 3, 4
B1	B2	1.08%	18	37	PP	413.40	413.00	417.25	3.85	CB	4
B2	B3	0.83%	24	63	PP	412.90	412.50	417.25	4.35	CB	4, 5
C1	C2	0.80%	30	79	PP	417.97	417.50	425.70	7.73	JB	4
C2	C3	0.80%	30	80	PP	417.50	417.02	425.03	7.53	CB	4, 7
C3	C4	0.80%	36	133	PP	417.02	416.22	425.12	8.10	CB	4
C4	C5	0.80%	36	83	PP	416.22	415.72	425.25	9.03	CB	4
C5	C6	0.80%	36	80	PP	415.72	415.36	424.13	8.41	CB	4
C6	C7	0.80%	36	128	PP	415.36	414.59	423.60	7.72	CB	4
C7	C8	0.80%	36	113	PP	414.59	413.91	423.20	10.61	CB	4
C8	C9	0.80%	36	254	PP	413.91	412.39	428.72	12.81	CB	4
C9	C10	0.80%	42	118	PP	412.39	411.69	424.10	11.71	CB	4
C10	C11	1.02%	60	44	PP	411.69	411.00	420.25	8.80	CB	4, 5
C20	C2	0.61%	30	85	PP	416.02	417.50	424.50	6.48	DI	4
C40	C4	1.50%	15	28	PP	418.64	418.22	424.50	5.86	DI	4
C80	C8	0.80%	24	178	PP	416.50	415.44	421.00	4.50	DI	4, 7
C70	C7	1.49%	15	67	PP	420.00	419.00	424.20	4.20	CB	4
D1	D2	0.59%	18	51	PP	413.50	413.20	416.91	3.41	CB	4
D2	D3	0.59%	24	101	PP	413.20	412.60	417.20	4.00	CB	4
D3	C10	0.80%	30	85	PP	413.60	412.99	419.08	6.48	CB	4
D20	D2	0.80%	24	83	PP	413.70	413.20	416.77	5.07	DI	4, 7
E1	E2	1.50%	18	131	RCP	424.77	422.80	429.45	4.68	CB	4
E2	E3	0.96%	18	184	RCP	422.80	421.21	427.41	4.61	CB	4
E3	E4	0.80%	18	160	RCP	421.21	420.31	425.77	4.96	CB	4
E4	E5	0.80%	18	83	PP	420.31	419.81	423.80	3.49	CB	4
E5	E6	0.80%	24	222	PP	419.81	418.48	424.40	4.99	DI	4
E6	E7	0.81%	24	104	PP	418.48	417.85	424.50	6.02	JB	4
E7	E8	0.80%	24	68	PP	417.85	417.44	422.40	4.55	DI	4, 7
E8	C8	0.98%	24	38	PP	417.44	417.22	423.60	6.16	CB	4
E30	E3	0.59%	18	27	PP	421.37	421.21	424.75	3.38	DI	4
F1	F2	1.00%	30	56	PP	420.04	419.48	425.20	5.16	CB	4
F2	C4	1.00%	30	135	PP	419.48	418.13	425.00	5.52	CB	4
G1	G2	9.82%	18	28	RCP	432.60	429.85	434.66	2.06	HW	
G2	G3	1.96%	18	242	PP	427.14	422.40	432.70	5.56	CB	4
G3	G4	0.80%	18	398	PP	422.40	420.57	427.50	5.10	JB	4
G4	G5	1.00%	24	143	PP	420.57	419.14	425.90	5.33	JB	4
G5	G6	1.01%	24	150	PP	419.14	417.63	423.83	4.69	DI	4
G6	G7	1.00%	24	58	PP	417.63	417.07	423.85	5.22	JB	4
G7	G8	0.97%	24	31	PP	417.07	416.77	422.80	5.73	JB	4
G8	G9	1.33%	24	207	PP	416.77	414.02	421.10	4.33	DI	4
G9	C10	0.80%	24	170	PP	414.02	413.00	417.80	3.78	DI	4, 5
G30	G3	1.90%	18	32	PP	422.93	422.45	427.00	4.07	DI	4
G40	G4	1.00%	18	31	PP	421.15	420.84	425.00	3.85	DI	4
G50	G5	1.00%	18	48	PP	420.54	420.06	423.83	3.29	DI	4
H1	H2	0.50%	15	22	RCP	421.06	420.95	423.96	2.90	HW	5
Future pipes (Subject to change. Permitted separately):											
P01	P02	0.80%	15	131	PP	422.96	422.16	425.30	3.34	DI	4
P02	P03	0.80%	15	118	PP	422.16	421.47	425.00	3.82	CB	4
P03	P04	0.59%	15	54	PP	421.47	421.15	426.30	4.83	CB	4
P04	P05	0.59%	24	44	PP	421.15	420.89	425.50	4.35	CB	4
P05	C1	0.80%	24	98	PP	420.89	420.30	425.65	4.76	CB	4
F01	E8	0.81%	18	99	PP	418.80	418.20	422.75	3.95	CB	7
F02	C40	1.19%	18	31	PP	419.00	418.64	425.10	6.10	CB	4
F03	E3	0.80%	15	65	PP	421.70	421.37	424.50	2.80	DI	4
F04	E7	0.96%	12	145	PP	419.42	417.98	425.80	6.38	DI	4
L1	L2	0.80%	15	79	PP	419.62	419.35	424.27	4.45	CB	4
L2	L3	0.80%	18	24	PP	419.35	418.50	424.03	8.38	DI	4
L3	L4	0.59%	24	63	PP	419.20	418.63	424.06	4.96	CB	4
L4	L5	0.80%	24	35	PP	418.63	418.62	423.89	5.06	CB	4
L5	C10	0.80%	30	101	PP	418.62	418.02	423.84	3.22	CB	4
L20	L2	1.00%	15	25	PP	420.35	420.10	423.69	3.34	CB	4

LEGEND

CB

CATCH BASIN (SEE DETAIL ON C-0.05)

DI

DROP INLET (SEE DETAIL ON C-0.50)

FES

FRESH FEED DRAIN SECTION (CONC.) (SEE DETAIL ON C-0.57)

JB

JB JUNCTION BOX (SEE DETAIL ON C-0.24)

PP

PIPE

PP

PIPE (POLYPROPYLENE PIPE)

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PIPE (POLYPROPYLENE PIPE)

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PIPE (POLYPROPYLENE PIPE)</

- LEGEND
- CB CATCH BASIN (SEE DETAIL ON C-8.05)
 - DI DROP INLET (SEE DETAIL ON C-8.06)
 - FES FLARED END SECTION (CONC.) (SEE DETAIL ON C-8.07)
 - JB JUNCTION BOX (SEE DETAIL ON C-8.04)
 - HW HEADWALL (SEE DETAIL ON C-8.06)
 - PP POLYPROPYLENE PIPE
 RCP REINFORCED CONC. PIPE (CL. IV) | DI STRUCTURE NUMBER |

- NOTES
1. TOP ELEV. IS TOP OF CURB FOR CATCH BASINS, TOP OF HW FOR MANHOLES, TOP OF GRATE FOR DROP INLETS, FINISH GRADE FOR CLEANOUTS, AND TOP OF GRATE IN TRENCH DRAIN.
 2. ALL PIPES SHALL BE POLYPROPYLENE UNLESS OTHERWISE NOTED.
 3. DOWNSTREAM STRUCTURE FROM OUTLET CONTROL STRUCTURE IS A HW.
 4. USE C-8.04.
 5. DOWNSTREAM STRUCTURE IS A FES.
 6. ALL PIPE LENGTHS LISTED ARE HORIZONTAL LENGTHS BETWEEN CENTER OF GRATES, MANHOLES, OR TO THE END OF THE FES.
 7. DOUBLE INLET

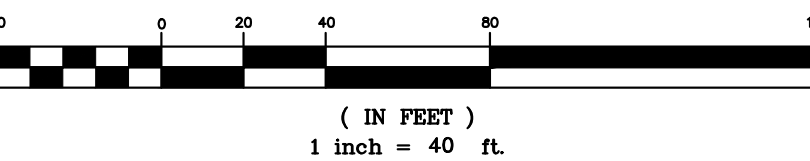
AS-BUILT SURVEY

1. CONTRACTOR TO PROVIDE AN AS-BUILT TOPOGRAPHIC SURVEY AT THE COMPLETION OF THIS PROJECT.

GENERAL GRADING NOTES

1. REFER TO SHEET C-3.01 FOR GENERAL GRADING NOTES.

GRAPHIC SCALE



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



Digitally signed by Steven Miller
Date: 2026.08.21 16:04:16-0400

**Rolesville Town Campus
Infrastructure Package**
0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC
PERMIT SET
Town of Rolesville
CID-25-07, CID-26-0003

REVISIONS	NO.	DATE	DESCRIPTION
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DESIGNED BY: KL, RW
DRAWN BY: JP, LM
DATE: 21-AUGUST-2026
PROJECT NO: 22-205

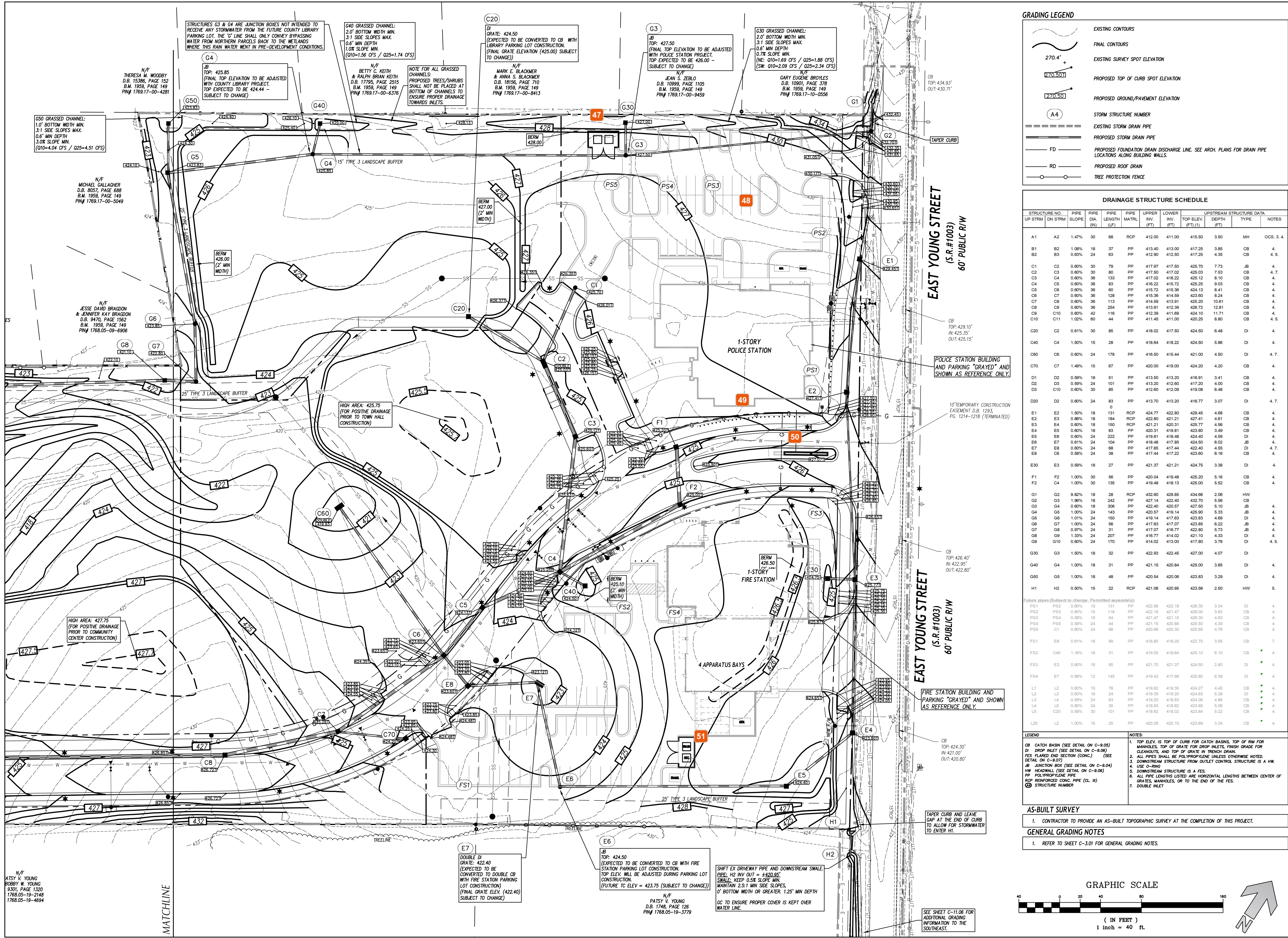
GRADING PLAN
AREA A

C-3.01

44 Jacqueline Thompson
Label greenway width

45 Jacqueline Thompson
The Town Standards Manual requires a 2' shoulder for the greenway section. Please ensure the shoulder is reflected in the grading plan.

46 Jacqueline Thompson
There doesn't appear to be a typical roadway or greenway section(s) included in the plans. Please add typical sections.



GRADING LEGEND

EXISTING CONTOURS
FINAL CONTOURS
EXISTING SURVEY SPOT ELEVATION
PROPOSED TOP OF CURB SPOT ELEVATION
PROPOSED GROUND/PAVEMENT ELEVATION
STORM STRUCTURE NUMBER
EXISTING STORM DRAIN PIPE
PROPOSED STORM DRAIN PIPE
PROPOSED FOUNDATION DRAIN DISCHARGE LINE. SEE ARCH. PLANS FOR DRAIN PIPE LOCATIONS ALONG BUILDING WALLS.
PROPOSED ROOF DRAIN
TREE PROTECTION FENCE

DRAINAGE STRUCTURE SCHEDULE											
STRUCTURE NO.	PIPE STRM	PIPE DIA. (IN)	PIPE SLOPE	PIPE LENGTH (LFT)	PIPE MATERIAL	UPPER INV. (FT)	LOWER INV. (FT)	TOP ELEV. (FT) (1)	DEPTH (FT)	TYPE	NOTES
A1	A2	1.47%	30	68	RCP	412.00	411.00	415.50	3.50	MH	DCS-3.4
B1	B2	1.08%	18	37	PP	413.40	413.00	417.25	3.85	CB	4
B2	B3	0.83%	24	63	PP	412.90	412.50	417.25	4.35	CB	4.5
C1	C2	0.80%	30	79	PP	417.87	417.50	425.70	7.73	JB	4
C2	C3	0.80%	30	80	PP	417.80	417.02	425.03	7.83	CB	4.7
C3	C4	0.80%	36	133	PP	417.02	416.22	425.12	8.10	CB	4
C4	C5	0.80%	36	83	PP	416.22	415.72	425.25	9.03	CB	4
C5	C6	0.80%	36	60	PP	415.72	415.36	424.13	8.41	CB	4
C6	C7	0.80%	36	128	PP	415.36	414.59	423.60	8.24	CB	4
C7	C8	0.80%	36	113	PP	414.59	413.91	425.20	10.61	CB	4
C8	C9	0.80%	36	254	PP	413.91	412.39	426.72	12.81	CB	4
C9	C10	0.80%	42	118	PP	412.39	411.89	424.10	11.71	CB	4
C10	C11	1.02%	60	44	PP	411.45	411.00	420.25	8.80	CB	4.5
C20	C2	0.81%	30	85	PP	418.02	417.50	424.50	6.48	DI	4
C40	C4	1.50%	15	28	PP	418.84	418.22	424.50	5.86	DI	4
C80	C8	0.80%	24	178	PP	416.50	415.44	421.00	4.50	DI	4.7
C70	C7	1.48%	15	67	PP	420.00	419.00	424.20	4.20	CB	4
D1	D2	0.98%	18	51	PP	413.50	413.20	416.91	3.41	CB	4
D2	D3	0.89%	24	101	PP	413.20	412.60	417.20	4.00	CB	4
D3	D10	0.80%	30	85	PP	412.80	412.09	419.08	6.48	CB	4
D20	D2	0.80%	24	83	PP	413.70	413.30	416.77	3.07	DI	4.7
E1	E2	1.00%	18	131	RCP	424.77	422.80	429.45	4.88	CB	4
E2	E3	0.80%	18	184	RCP	422.80	421.21	427.41	4.61	DI	4
E3	E4	0.80%	18	150	RCP	421.21	420.31	425.77	4.96	CB	4
E4	E5	0.80%	18	83	PP	420.31	419.81	423.80	3.49	CB	4
E5	E6	0.80%	24	222	PP	419.81	418.48	424.40	4.99	DI	4
E6	E7	0.81%	24	104	PP	418.48	417.85	424.30	6.02	JB	4
E7	E8	0.80%	24	68	PP	417.85	417.44	425.40	4.55	DI	4.7
E8	C6	0.98%	24	38	PP	417.44	417.22	423.60	6.16	CB	4
E30	E3	0.98%	18	27	PP	421.37	421.21	424.75	3.38	DI	4
F1	F2	1.00%	30	56	PP	420.04	419.48	425.20	5.16	CB	4
F2	C4	1.00%	30	135	PP	419.48	418.13	425.00	5.52	CB	4
G1	G2	9.82%	18	28	RCP	420.90	420.85	424.66	2.06	HW	
G2	G3	1.96%	18	242	PP	427.14	422.40	432.70	5.96	CB	4
G3	G4	0.80%	18	308	PP	422.40	420.87	427.60	5.10	JB	4
G4	G5	1.00%	24	143	PP	420.87	419.14	425.90	5.33	JB	4
G5	G6	1.01%	24	155	PP	419.14	417.63	423.80	4.69	DI	4
G6	G7	1.00%	24	56	PP	417.63	417.07	423.85	6.22	JB	4
G7	G8	0.87%	24	31	PP	417.07	416.77	422.80	5.73	JB	4
G8	G9	1.33%	24	207	PP	416.77	414.02	421.10	4.33	DI	4
G9	G10	0.80%	24	170	PP	414.02	413.00	417.80	3.78	DI	4.5
G30	G3	1.50%	18	32	PP	422.93	422.45	427.00	4.07	DI	
G40	G4	1.00%	18	31	PP	421.15	420.84	425.00	3.85	DI	4
G50	G5	1.00%	18	48	PP	420.54	420.06	423.83	3.29	DI	
H1	H2	0.90%	15	22	RCP	421.06	420.65	423.98	2.50	HW	5
P51	P52	0.80%	15	131	PP	422.96	422.18	426.30	3.34	DI	4
P52	P53	0.80%	15	118	PP	422.18	421.47	426.00	3.82	DI	4
P53	P54	0.80%	15	54	PP	421.47	421.15	425.30	4.83	CB	4
P54	P55	0.80%	14	44	PP	421.15	420.88	423.60	4.38	CB	4
P55	C1	0.80%	24	88	PP	420.89	420.30	425.65	4.75	CB	4
P51	E8	0.81%	18	95	PP	418.80	418.20	422.75	3.95	CB	7
P52	C40	1.98%	18	31	PP	419.00	418.84	425.10	6.10	CB	4
P53	E3	0.80%	15	55	PP	421.70	421.37	424.50	2.80	DI	4
P54	E7	0.98%	12	145	PP	419.42	417.98	423.60	6.38	DI	4
L1	L2	0.80%	15	79	PP	419.82	419.35	424.27	4.45	CB	4
L2	L3	0.80%	18	63	PP	419.35	418.83	424.08	4.86	CB	4
L3	L4	0.80%	24	26	PP	418.83	418.82	423.98	5.09	CB	4
L4	C20	0.80%	30	101	PP	418.82	418.02	423.84	5.22	CB	4
L20	L2	1.00%	15	25	PP	420.35	420.10	423.89	3.34	CB	4

LEGEND

CB CATCH BASIN (SEE DETAIL ON C-8-04)
DI DROP INLET (SEE DETAIL ON C-8-06)
FES FLARED END SECTION (CONC.) (SEE DETAIL ON C-8-07)
JB JUNCTION BOX (SEE DETAIL ON C-8-04)
MH MANHOLE (SEE DETAIL ON C-8-04)
PP POLYPROPYLENE PIPE
RCP REINFORCED CONCRETE PIPE (CL #)
SD STRUCTURE NUMBER

NOTES

1. TOP ELEV. IS TOP OF CURB FOR CATCH BASINS, TOP OF RIM FOR MANHOLES, TOP OF GRATE FOR DROP INLETS, FINISH GRADE FOR CLEANSIDE, AND TOP OF GRATE IN TRINCH DRAIN.
2. ALL PIPES SHALL BE POLYPROPYLENE UNLESS OTHERWISE NOTED.
3. DOWNSTREAM STRUCTURE FROM OUTLET CONTROL STRUCTURE IS A HUB.
4. USE G-RING.
5. DOWNSTREAM STRUCTURE IS A FES.
6. ALL PIPE LENGTHS LISTED ARE HORIZONTAL LENGTHS BETWEEN CENTER OF GRATES, MANHOLES, OR TO THE END OF THE FES.
7. DOUBLE INLET.

AS-BUILT SURVEY

1. CONTRACTOR TO PROVIDE AN AS-BUILT TOPOGRAPHIC SURVEY AT THE COMPLETION OF THIS PROJECT.

GENERAL GRADING NOTES

1. REFER TO SHEET C-3.01 FOR GENERAL GRADING NOTES.

GRAPHIC SCALE

0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

- 47

Jacqueline Thompson

Is this dumpster to be constructed with this phase? Please review and adjust accordingly.
- 48

Jacqueline Thompson

Please clarify what is being installed first - This drawing makes it appear the fire and police stations will be existing - if that is the case, proposed grading should be tying in. If this grading will be occurring first and the fire and police after, then they should not be shown on this drawing.
- 49

Jacqueline Thompson

Please clarify what the dots are - If it represents a retaining wall, no retaining wall (or parts of the wall) shall be located within public ROW.
- 50

Jacqueline Thompson

Please label what this rectangle is - there is another grey rectangle under it and both intersect with a contour line so it doesn't appear to be a contour.
- 51

Jacqueline Thompson

Please clarify if dumpster is being installed with this project - if not, revise accordingly.

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

Steven J. Miller
Professional Engineer
Digitally signed by Steven Miller
Date: 2026.08.21 16:04:20-04'00'

Rolesville Town Campus
Infrastructure Package
0 EAST YOUNG ST, 404 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC

PERMIT SET
Town of Rolesville
CID-25-07, CID-26-0003

REVISIONS		NO.	DATE	DESCRIPTION
DESIGNED BY:	KL, RW			
DRAWN BY:	JP, LM			
DATE:	21-AUGUST-2026			
PROJECT NO:	22-205			

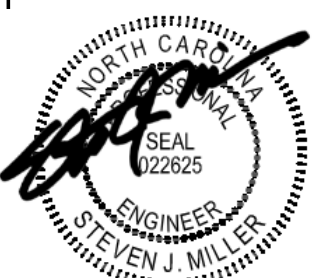
GRADING PLAN
AREA B

C-3.02



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



STEVEN J. MILLER
ENGINEER
No. 222925

Digitally signed by Steven Miller
Date: 2026.08.21 16:06:22-04'00'

Rolesville Town Campus
Infrastructure Package
0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC

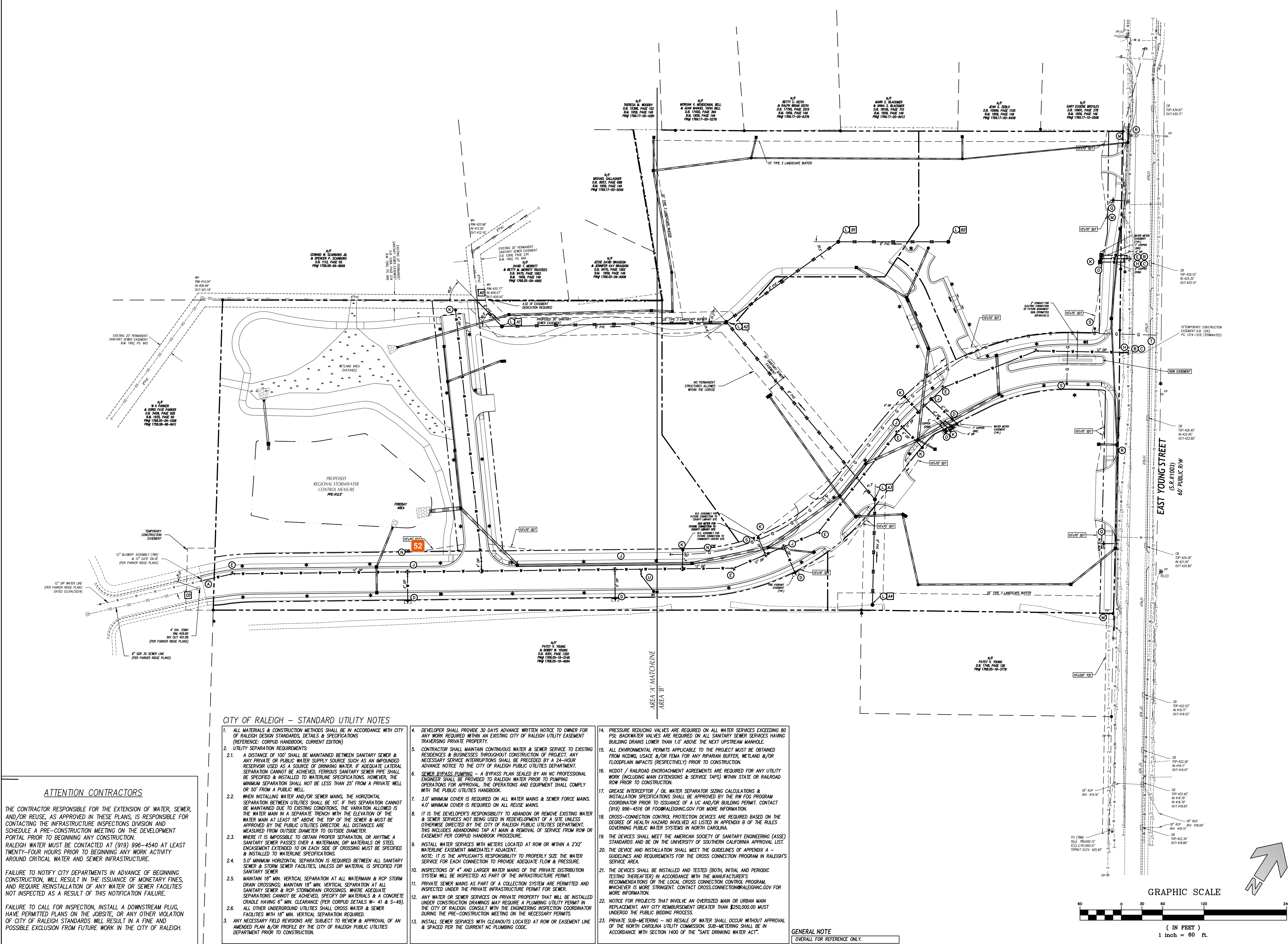
PERMIT SET
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REVIEWS	DESCRIPTION	
	DATE	NO.

DESIGNED BY: KL, RW
DRAWN BY: JP, LM
DATE: 21-AUGUST-2026
PROJECT NO: 22-205

OVERALL
UTILITY PLAN

C-5.00



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.

CITY OF RALEIGH – STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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 AND/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 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 WATERMAIN & ROP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE ORADLE HAVING 6" MIN. CLEARANCE (PER CORPUS 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 SCALED 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 CORPUS 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 NCDDM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDOT / RAILROAD ENDOACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / W. WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE PW FPD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FPD@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".

GENERAL NOTE
OVERALL FOR REFERENCE ONLY.

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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	☆ LP
UTILITY POLE	PP	PP
MANHOLE	○ MH	● MH
CLEAN OUT	○ CO	○ CO
DROP INLET/CATCH BASIN	□ DI, CB	■ DI, CB
FIRE HYDRANT	⊕ FH	⊕ FH
WATER VALVE	⊙ WV	⊕ WV
POST INDICATOR VALVE (PIV)		⊕ PIV
FIRE DEPARTMENT CONNECTION (FDC)		⊕ FDC
THRUST BLOCKING		⊕ TB
SANITARY SEWER STRUCTURE IDENTIFICATION		1

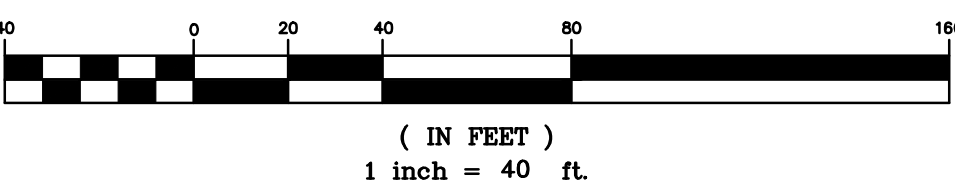
GENERAL NOTES-UTILITY

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, 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 SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @ 0.04% 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 C-9.01.
- (E) THRUST BLOCKING, TYP, SEE DETAIL SHEET C-9.01.
- (F) 6"-IN DOMESTIC WATER METER, SEE DETAIL SHEET C-9.03.
- (G) 6"-IN ZURN-MULKINS MODEL 375 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET C-9.03. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- (H) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C-9.02.
- (J) FIRE HYDRANT LINE CONNECTION (=1x 12"x6" TEE + 1x 6" GATE VALVE + 1x THRUST BLOCK)
- (K) TEMPORARY 6"-IN BLOW-OFF ASSEMBLY, SEE DETAIL SHEET C-9.02.
- (L) SANITARY SEWER MANHOLE, SEE DETAIL SHEET C-9.03. SEE SANITARY SEWER PLAN AND PROFILE SHEETS C-5.20 & C-5.21 FOR ADDITIONAL INFORMATION.
- (M) NEW/RELOCATED UTILITY POLE BY LOCAL UTILITY COMPANY. COORDINATE SCHEDULE, LOCATION, AND INSTALLATION WITH LOCAL UTILITY COMPANY. LOCATION SHOWN OF NEW POLE IS APPROXIMATE.
- (N) SITE LIGHT POLE BY DUKE ENERGY (APPROXIMATE LOCATION). COORDINATE INSTALLATION & SCHEDULE WITH DUKE ENERGY.
- (O) 2"-IN DOMESTIC WATER METER, SEE DETAIL SHEETS C-9.02 & C-9.03.
- (P) CONTRACTOR TO ENSURE PROPER VERTICAL SEPARATION BETWEEN EX. WATER LINE AND PROPOSED STORM LINE.
- (Q) GC TO RELOCATE EXISTING FIRE HYDRANT ASSEMBLY BEHIND PROPOSED SIDEWALK.
- (R) GC TO RELOCATE UTILITY BOX AND/OR LINE. GC TO COORDINATE WITH APPROPRIATE UTILITY PROVIDER.
- (S) APPROXIMATE LOCATION OF GAS METER AND GAS SERVICE LINES. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- (T) PROPOSED GAS LINE. GC TO COORDINATE WITH GAS COMPANY.
- (U) AIR RELEASE VALVE, SEE DETAIL SHEET C-9.02.

GRAPHIC SCALE



Digitally signed by Steven Miller
Date: 2026.08.21 16:06:25-04'00'

**Rolesville Town Campus
Infrastructure Package**
0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC

PERMIT SET

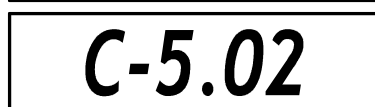
Town of Rolesville
CID-25-07, CID-26-0003

REVISIONS	NO.	DATE	DESCRIPTION

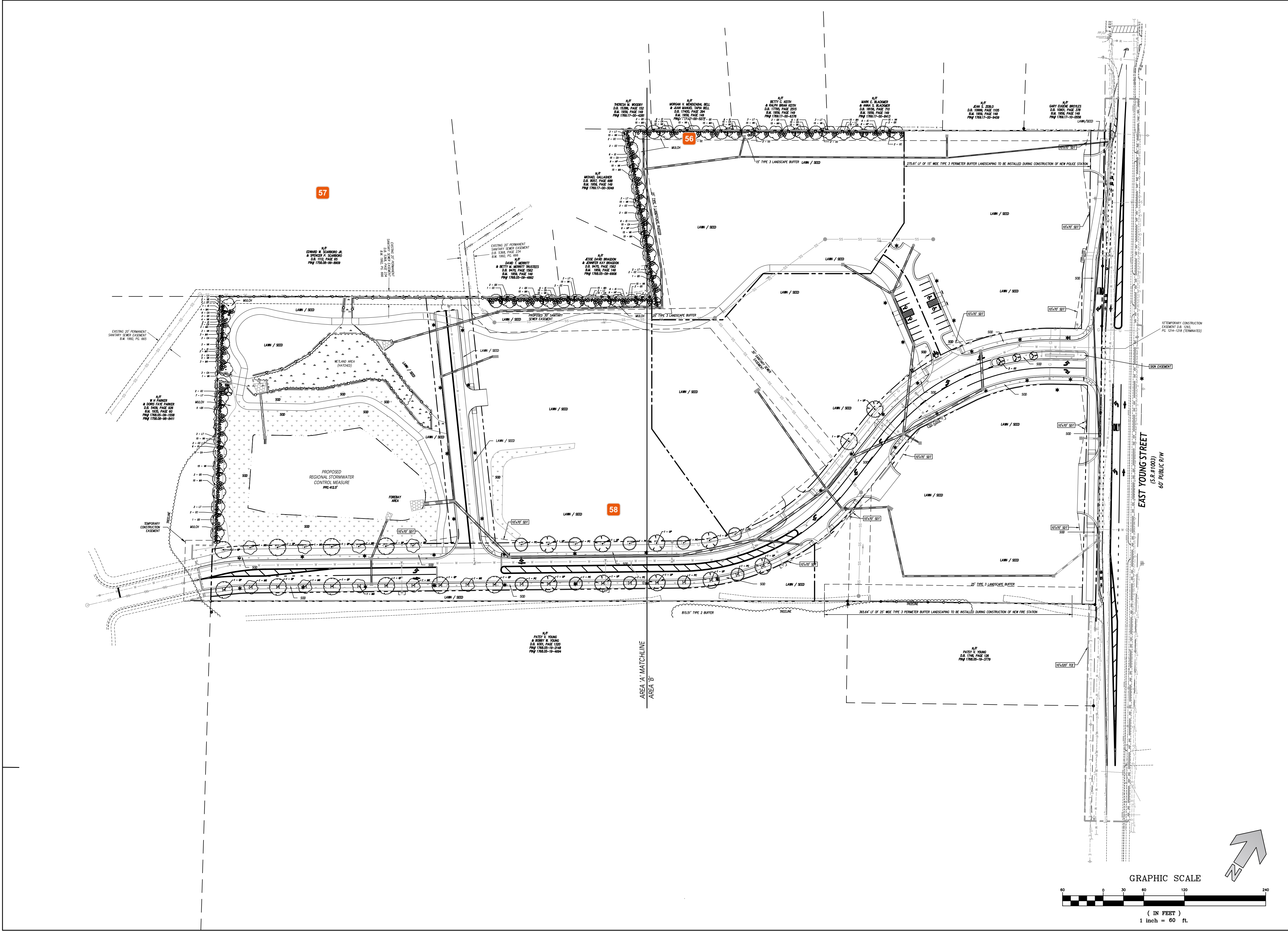
DESIGNED BY: KL, RW
DRAWN BY: JP, LM
DATE: 21-AUGUST-2026
PROJECT NO: 22-205

**UTILITY PLAN
AREA A**

C-5.01

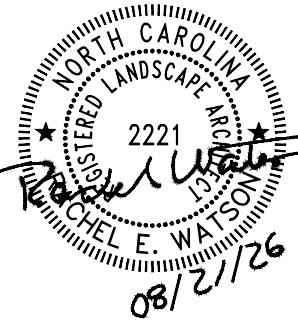


55 Michael Elabarger
Again, these notes are level of detail of CID





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



2221
08/21/26

Rousesville Town Campus
Infrastructure Package
PERMIT SET
Town of Rousesville
CID-25-07, CID-26-0003

REVISIONS	
NO.	DATE

DESIGNED BY: KL, RW
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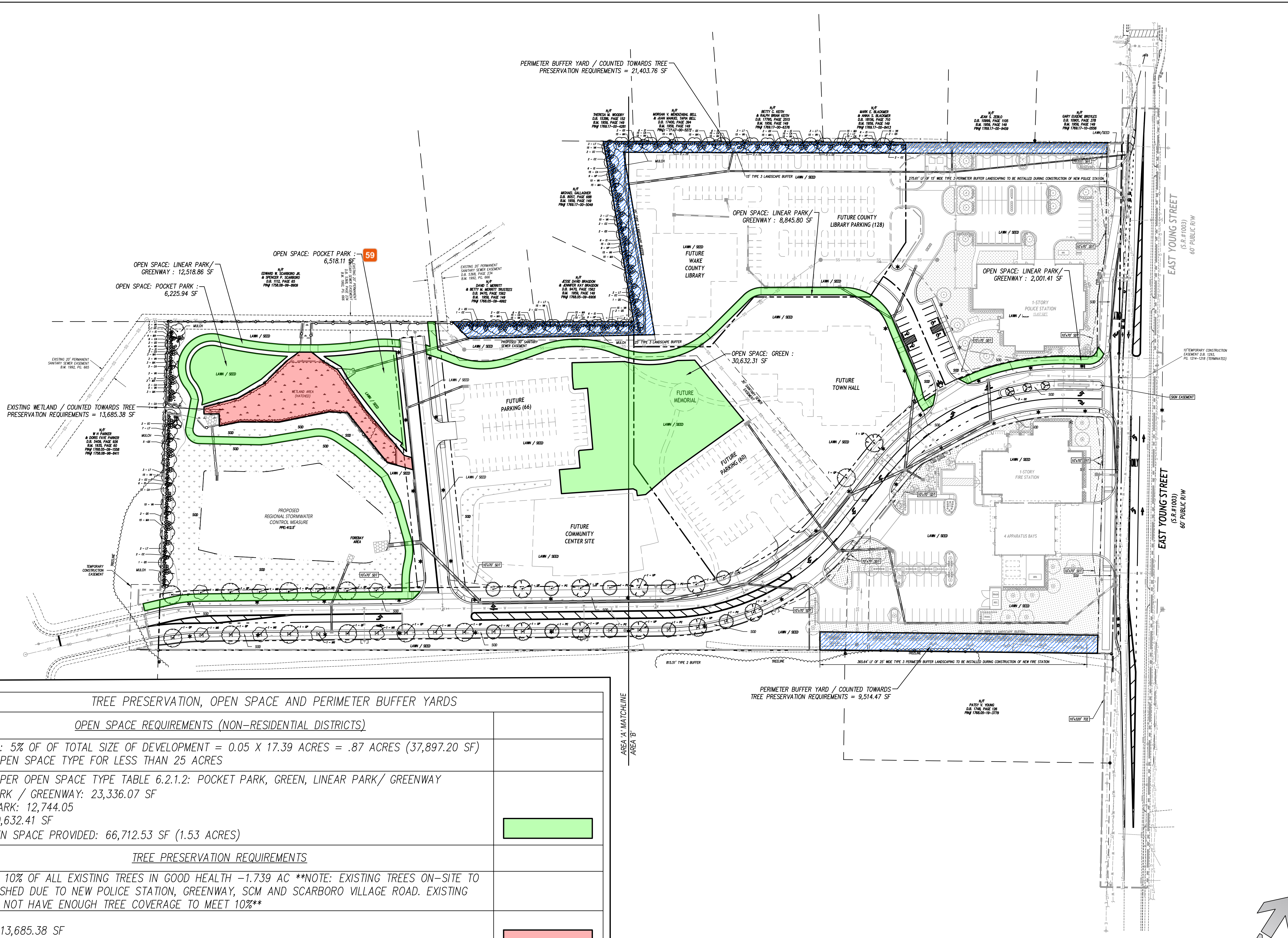
OVERALL
LANDSCAPE PLAN

C-6.00

56 Stephen Wensman
Again, differentiate the public infrastructure requirements from the SDP. Are buffers going to be installed with the infrastructure?

57 Michael Elabarger
Landscape Plan and individual trees is CID level information Not PSP - remove but answer SW's question.

58 Jacqueline Thompson
In subdivision, the Town has enforced not having trees between the curb and sidewalk, and has instead encouraged placement behind the sidewalks. According to the Standards Manual, the space between the curb and walk is to be left as a utility strip - not a planting strip.



TREE PRESERVATION, OPEN SPACE AND PERIMETER BUFFER YARDS	
OPEN SPACE REQUIREMENTS (NON-RESIDENTIAL DISTRICTS)	
REQUIRED : 5% OF OF TOTAL SIZE OF DEVELOPMENT = 0.05 X 17.39 ACRES = .87 ACRES (37,897.20 SF) 1 SMALL OPEN SPACE TYPE FOR LESS THAN 25 ACRES	
PROVIDED PER OPEN SPACE TYPE TABLE 6.2.1.2: POCKET PARK, GREEN, LINEAR PARK/ GREENWAY LINEAR PARK / GREENWAY: 23,336.07 SF POCKET PARK: 12,744.05 GREEN: 30,632.41 SF TOTAL OPEN SPACE PROVIDED: 66,712.53 SF (1.53 ACRES)	
TREE PRESERVATION REQUIREMENTS	
REQUIRED: 10% OF ALL EXISTING TREES IN GOOD HEALTH -1.739 AC **NOTE: EXISTING TREES ON-SITE TO BE DEMOLISHED DUE TO NEW POLICE STATION, GREENWAY, SCM AND SCARBORO VILLAGE ROAD. EXISTING SITE DOES NOT HAVE ENOUGH TREE COVERAGE TO MEET 10%** PROVIDED: WETLAND: 13,685.38 SF PERIMETER BUFFER YARD:30,918.23 SF TOTAL TREE PRESERVATION PROVIDED: 44,603.61 SF (1.02 ACRES) = 5.87%	
PERIMETER BUFFER YARD - 25' WIDE TYPE 3	

CLH design, p.a.
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Suite 120
Cary, NC 27518
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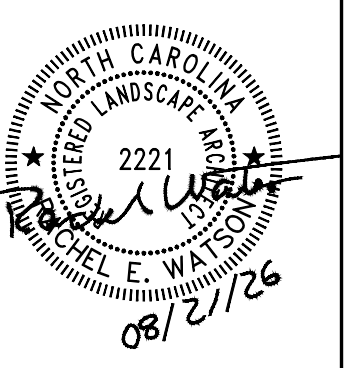
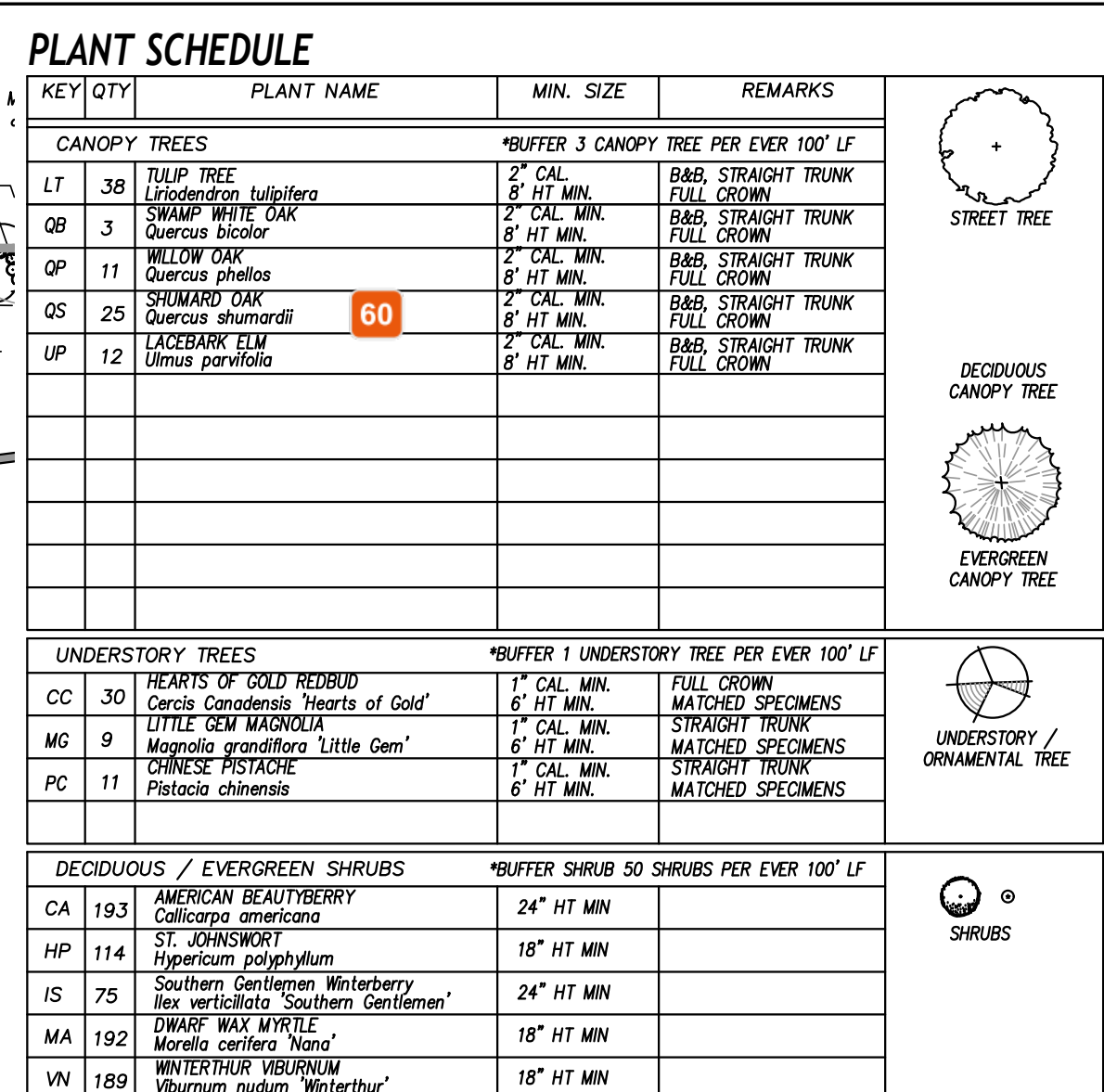
Rolesville Town Campus
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PERMIT SET
Town of Rolesville
CID-25-07, CID-26-0003

REV	NO.	DATE	DESCRIPTION

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OVERALL TREE PRESERVATION AND OPEN SPACE PLAN

C-6.00A



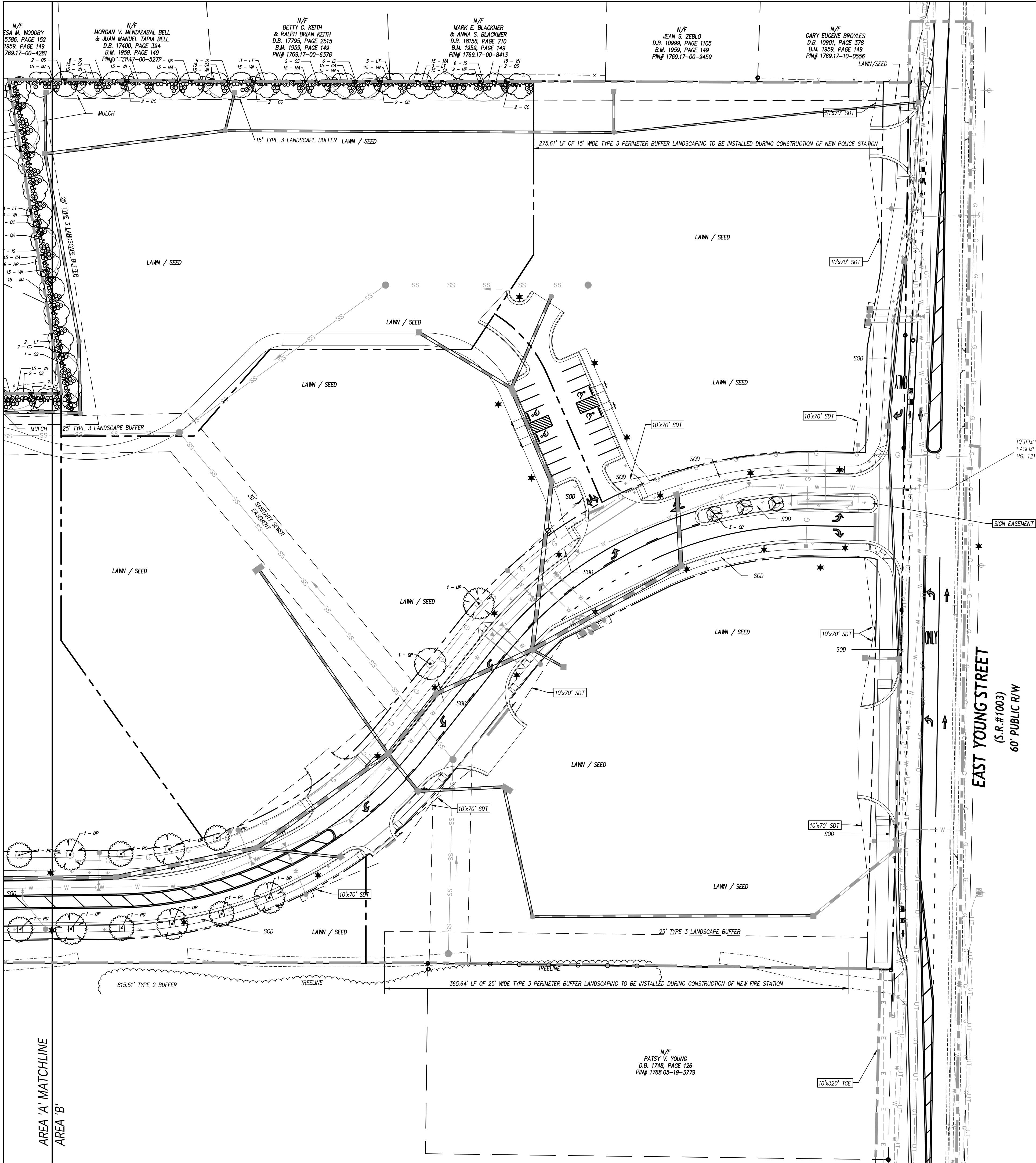
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LANDSCAPE PLAN
AREA A

C-6.01

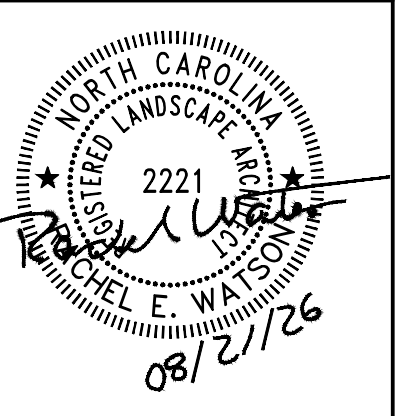


PLANT SCHEDULE

KEY	QTY	PLANT NAME	MIN. SIZE	REMARKS
CANOPY TREES				
			*BUFFER 3 CANOPY TREE PER EVER 100' LF	
LT	38	TULIP TREE <i>Liriodendron tulipifera</i>	2" CAL. MIN. 8' HT MIN.	B&B, STRAIGHT TRUNK FULL CROWN
OB	3	SWAMP WHITE OAK <i>Quercus bicolor</i>	2" CAL. MIN. 8' HT MIN.	B&B, STRAIGHT TRUNK FULL CROWN
OP	11	MULDOCK OAK <i>Quercus phellos</i>	2" CAL. MIN. 8' HT MIN.	B&B, STRAIGHT TRUNK FULL CROWN
OS	25	SHUMARD OAK <i>Quercus shumardii</i>	2" CAL. MIN. 8' HT MIN.	B&B, STRAIGHT TRUNK FULL CROWN
UP	12	LACEBARK elm <i>Ulmus parvifolia</i>	2" CAL. MIN. 8' HT MIN.	B&B, STRAIGHT TRUNK FULL CROWN
UNDERSTORY TREES				
			*BUFFER 1 UNDERSTORY TREE PER EVER 100' LF	
CC	30	HEARTS OF GOLD REDBUD <i>Cercis canadensis 'Hearts of Gold'</i>	1" CAL. MIN. 6' HT MIN.	FULL CROWN MATCHED SPECIMENS
MG	9	LITTLE OCK MAGNOLIA <i>Magnolia grandiflora 'Little Gem'</i>	1" CAL. MIN. 6' HT MIN.	STRAIGHT TRUNK MATCHED SPECIMENS
PC	11	CHINESE PISTACHE <i>Pistacia chinensis</i>	1" CAL. MIN. 6' HT MIN.	STRAIGHT TRUNK MATCHED SPECIMENS
DECIDUOUS / EVERGREEN SHRUBS				
			*BUFFER SHRUB 50 SHRUBS PER EVER 100' LF	
CA	193	AMERICAN BEAUTYBERRY <i>Callicarpa americana</i>	24" HT MIN.	
HP	114	ST. JOHN'SWORT <i>Hypericum polyphyllum</i>	18" HT MIN.	
IS	75	Southern Gentlemen Winterberry <i>Ilex verticillata 'Southern Gentlemen'</i>	24" HT MIN.	
MA	192	DWARF WAX MYRTLE <i>Morella cerifera 'Nano'</i>	18" HT MIN.	
VN	189	WINTERHUR VIBURNUM <i>Viburnum nudum 'Winterthur'</i>	18" HT MIN.	



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



Rolesville Town Campus
Infrastructure Package

0 EAST YOUNG ST, 404 EAST YOUNG ST, 406 EAST YOUNG ST, 408 EAST YOUNG ST, ROLESVILLE NC

PERMIT SET

Town of Rolesville

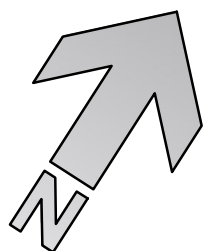
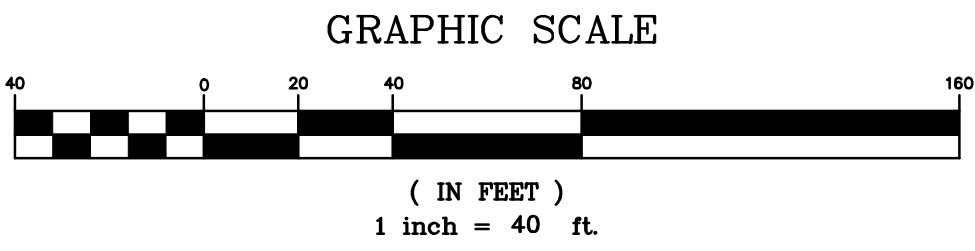
CID-25-07, CID-26-0003

REVISONS	DESCRIPTION	
	DATE	
NO.		

DESIGNED BY: KL, RW
DRAWN BY: JP, LM
DATE: 21-AUGUST-2026
PROJECT NO: 22-205

LANDSCAPE PLAN
AREA B

C-6.02



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS _____ DAY OF _____, A.D. 2026.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF WAKE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REQUIRES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONCENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER [TOWN OF ROLESVILLE] DATE

OWNER(S) DATE
[EDDIE C. HENDERSON & PATRICIA A. HENDERSON]

ROLESVILLE, NORTH CAROLINA

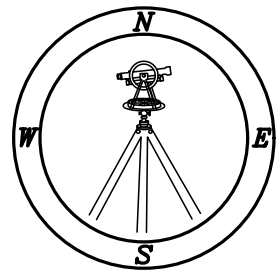
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

DATE SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA



CMP

I, _____, HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF ROLESVILLE HAS BEEN RECEIVED AND THAT THE FILING FEES FOR THIS PLAT, IN THE AMOUNT OF \$ _____, HAS BEEN PAID.

DATE SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

62

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 17°44'29" E	124.25'
L-2	S 31°56'26" E	128.00'
L-3	S 31°04'14" E	283.20'
L-4	N 57°40'25" E	41.71'
L-5	N 57°53'03" E	119.63'
L-6	N 57°28'44" E	139.98'
L-7	N 57°26'23" E	170.00'
L-8	N 57°23'07" E	62.38'
L-9	N 57°45'22" E	57.66'
L-10	N 57°22'32" E	119.17'
L-11	N 52°52'05" E	13.31'
L-12	N 32°38'46" W	84.24'
L-13	N 05°39'01" E	100.07'
L-14	N 31°01'33" E	93.38'
L-15	N 58°15'45" E	43.33'
L-16	S 31°04'14" E	283.34'
L-17	S 31°53'10" E	147.47'
L-18	S 22°49'02" E	63.44'
L-19	S 31°53'10" E	82.33'
L-20	S 58°15'45" W	40.04'
L-21	S 05°39'01" W	100.07'
L-22	S 32°38'46" E	136.80'
L-23	S 00°43'15" W	55.96'
L-24	S 00°43'15" W	33.58'
L-25	S 57°21'14" W	158.85'
L-26	S 08°33'38" W	90.69'
L-27	S 57°21'14" W	104.81'
L-28	S 32°38'46" E	34.17'
L-29	S 32°38'46" E	161.14'
L-30	S 68°14'15" E	191.63'
L-31	S 55°55'13" E	109.24'

SCM ESMT LINE TABLE		
LINE	BEARING	DISTANCE
EL-4	N 08°14'52" E	80.39'
EL-5	N 28°41'01" W	105.57'
EL-6	N 58°31'43" E	72.30'
EL-7	S 88°25'40" E	25.79'
EL-8	S 82°04'15" E	77.97'
EL-9	S 47°28'55" E	10.66'
EL-10	S 60°17'33" W	185.19'
EL-11	S 70°54'31" W	33.49'
EL-12	N 81°29'27" E	83.11'

SCM EASEMENT CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
EC-2	4.57'	3.00'	4.14'	N 14°55'21" E
EC-3	19.06'	96.00'	19.03'	N 52°50'25" E
EC-4	63.99'	2204.16'	63.98'	N 47°59'01" E
EC-5	2.24'	3.00'	2.19'	N 70°11'38" E
EC-6	2.66'	24.00'	2.66'	S 85°14'57" E
EC-7	16.90'	28.00'	16.65'	S 64°46'35" E
EC-8	67.72'	36.00'	58.17'	S 06°24'19" W
EC-9	7.04'	38.00'	7.03'	S 65°36'02" W

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FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 3720-1768-00K WITH AN EFFECTIVE DATE OF 07/19/2022 AND PANEL NUMBER 3720-1769-00J WITH AN EFFECTIVE DATE OF 05/02/2006.

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-1	48.52'	320.00'	48.47' N 52°21'45" E
C-2	210.04'	340.00'	206.72' N 39°00'50" E
C-3	92.93'	340.00'	92.64' N 13°28'50" E
C-4	23.26'	280.00'	23.26' N 08°01'50" E
C-5	11.28'	280.00'	11.27' N 11°33'51" E
C-6	5.91'	18.50'	5.88' N 21°52'01" E
C-7	115.68'	267.00'	114.78' N 45°51'01" E
C-8	7.17'	19.00'	7.13' N 69°04'43" E
C-9	174.36'	350.00'	172.57' S 43°58'26" W
C-10	147.02'	350.00'	145.95' S 17°41'04" W
C-11	171.66'	270.00'	168.79' S 23°51'52" W
C-12	68.93'	270.00'	68.74' S 49°23'33" W
C-13	58.94'	390.00'	58.88' S 52°22'37" W
C-14	64.58'	105.00'	63.57' S 73°32'26" E

UTILITY ESMT TIE LINE TABLE		
LINE	BEARING	DISTANCE
EL-1	S 31°01'33" W	54.13'
EL-2	S 56°42'22" W	107.22'
EL-3	N 56°42'22" E	215.62'

UTILITY EASEMENT TIE CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
EC-1	46.49'	340.00'	46.46' S 25°58'56" W

LINE TABLE		
LINE	BEARING	DISTANCE
EL-27	N 55°55'13" W	10.71'
EL-28	N 00°43'15" E	15.01'
EL-29	N 00°43'15" E	15.01'
EL-30	S 55°55'13" E	108.42'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
EC-11	55.85'	90.00'	54.98' N 73°41'50" W
EC-12	73.31'	120.00'	72.18' S 73°28'22" E
EC-13	15.07'	350.00'	15.02' S 30°58'54" W
EC-14	15.07'	350.00'	15.07' S 28°29'05" W

SANITARY SEWER ESMT LINE TABLE		
LINE	BEARING	DISTANCE
EL-13	N 57°45'23" E	23.84'
EL-14	N 39°11'13" W	12.68'
EL-15	N 39°11'13" W	8.64'
EL-16	S 76°52'46" E	11.98'
EL-17	S 57°22'51" W	7.37'
EL-18	S 76°52'46" E	32.06'
EL-19	N 56°11'03" E	326.35'
EL-20	S 72°34'55" E	275.09'
EL-21	S 31°17'16" E	170.53'
EL-22	N 31°17'16" W	132.04'
EL-23	N 72°34'55" W	266.95'
EL-24	S 56°11'03" W	324.99'
EL-25	N 76°52'46" W	56.94'
EL-26	N 05°37'27" E	15.84'

SANITARY SEWER EASEMENT TIE CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
EC-10	21.53'	340.00'	21.53' N 07°27'52" E

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- FIELD VISIT CONDUCTED ON NOVEMBER 9, 2023.
- FIELD SURVEY WAS COMPLETED ON MARCH 4, 2021. REVISION DATE OF JULY 27, 2026 IS SOLELY FOR PLAT PREPARATION. NO ADDITIONAL FIELD WORK, SITE VISITS, OR OBSERVATIONS HAVE BEEN CONDUCTED SINCE THE ORIGINAL FIELD SURVEY DATE.

LINE TYPE LEGEND

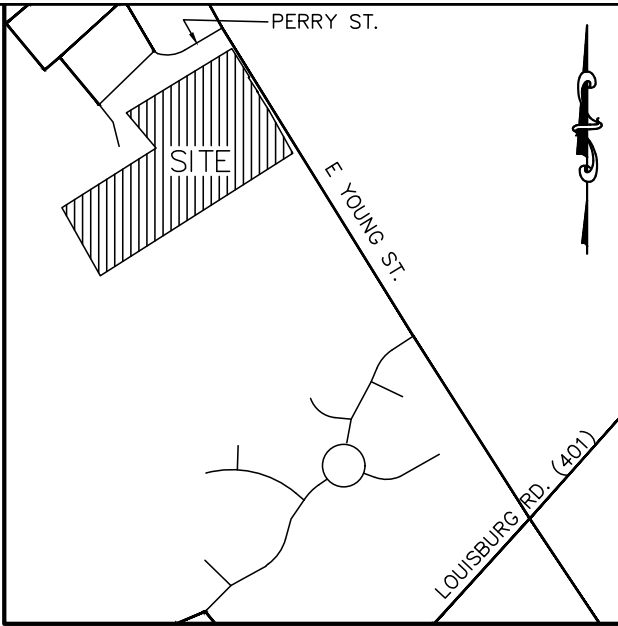
---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

OWNER CONTACT:

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

PIN# REFERENCE:

PIN #1769.17-10-2240
PIN #1768.05-09-8727
PIN #1768.05-09-4465
PIN #1769.17-10-1402
PIN #1769.17-10-1390



VICINITY MAP
[N.T.S.]

SITE SUMMARY

OWNER:
TOWN OF ROLESVILLE
P.O. BOX 250
ROLESVILLE, NC, 27571-0250

ADDRESS: 404, 406, 408 & 0 EAST YOUNG STREET
ROLESVILLE, NC 27571

ZONING DISTRICT: RL - RESIDENTIAL LOW DENSITY

PLANNING JURISDICTION: TOWN OF ROLESVILLE

PIN: 1769.17-10-2240, 1768.05-09-8727,

1768.05-09-4465, 1769.17-10-1402, 1769.17-10-1390

REAL ID: 0012313, 0106105, 0012316, 0041554, 0006343

EXISTING USE: VACANT

PROPOSED USE: BUSINESS, INDUSTRY, AND TECHNOLOGY
(ZONE - BT)

TOTAL AREA = 17.388 AC.

(TO BE SUBDIVIDED)

LESS COLLECTOR ROAD R/W = 2.677 AC.

LESS FUTURE COLLECTOR ROAD R/W = 0.546 AC.

NET AREA = 14.165 AC.

TOTAL LOTS = 7

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
ERB - EXISTING RE-BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
NR - NAIL & RIBBON
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
NPK - NEW PK NAIL
SPK - SET PK NAIL
EMN - EXISTING MASON NAIL
NIP - NEW IRON PIPE
O - NEW IRON PIPE
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
SW - SIDEWALK
MH - MANHOLE
FH - FIRE HYDRANT
DI - DROP INLET
YI - YARD INLET
FOM - FIBER-OPTIC MARKER
NTS - NOT TO SCALE
N/F - NOW/FORMERLY
S.T. - SIGHT TRIANGLE
C.O.R. - CITY OF RALEIGH
[XXXX] - ADDRESS

FINAL SUBDIVISION, RIGHT-OF-WAY
AND EASEMENT DEDICATION PLAT FOR

ROLESVILLE TOWN CAMPUS

404, 406, 408 & 0 EAST YOUNG STREET

OWNERS: TOWN OF ROLESVILLE

REF: D.B. 18568, PAGE 660

REF: B.M. 2008, PAGE 651

TOWN OF ROLESVILLE

WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

MARCH 4, 2021

REVISED JULY 27, 2026

ZONED RL

SHEET 1 OF 2

FSP-__-__

(X:\PROJECTS\WOODLIEF-ROLESVILLE - JC)

62 Michael Elabarger

this is a Recordable Final PLat - remove, not appropriate within a PSP plan set.

63 Stephen Wensman

Final plat should not be submitted with PSP.

64 Stephen Wensman

On future FSP, show maximum impervious per lot in a table.

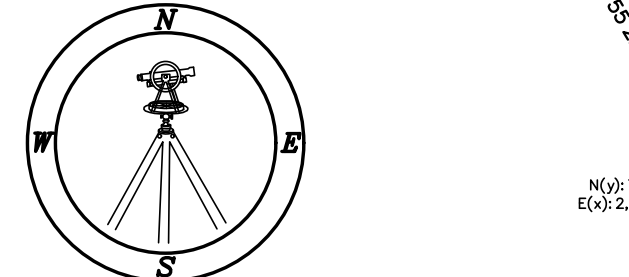
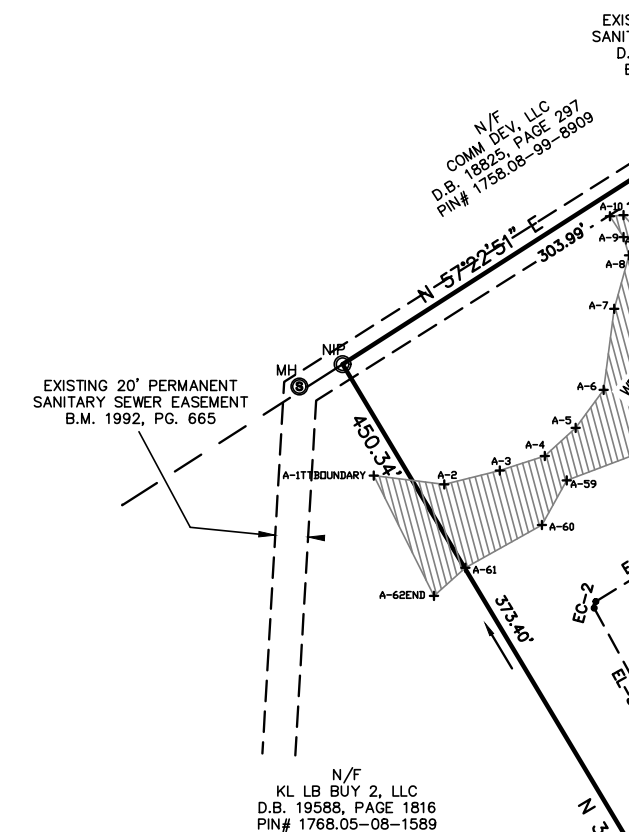
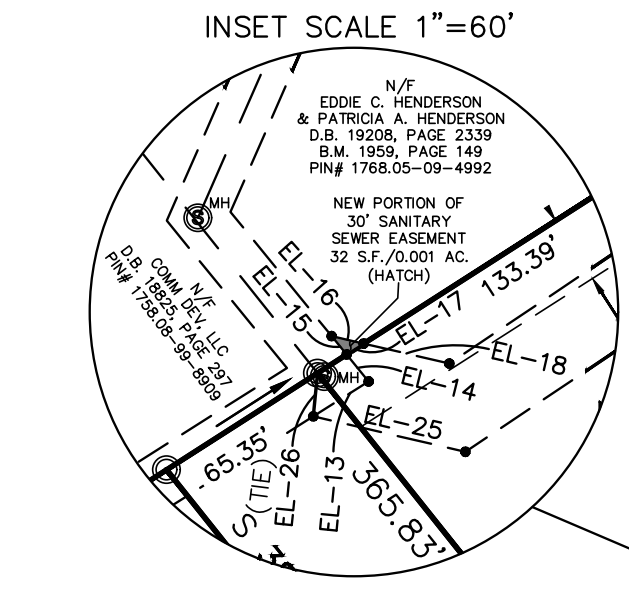
I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS _____ DAY OF _____ A.D. 2026.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

THAT THE SURVEYOR CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

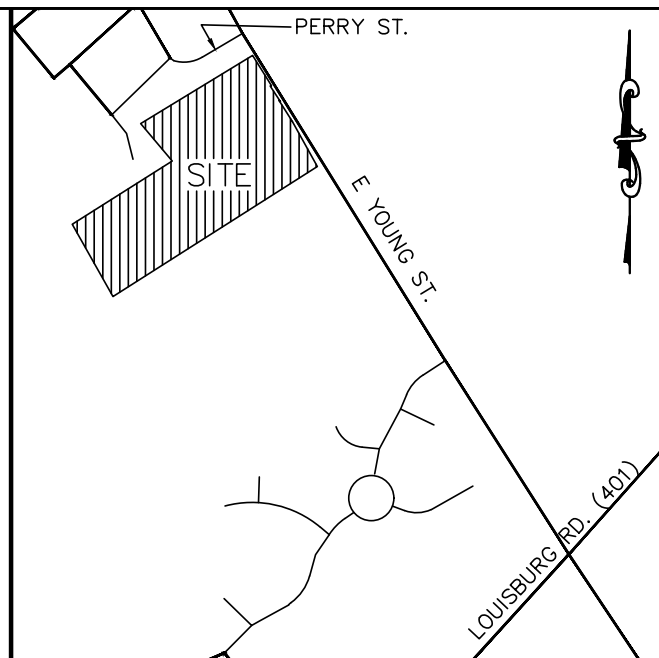


CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

65

66



VICINITY MAP
[N.T.S.]

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- ERB - EXISTING RE-BAR
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- XXXX - ADDRESS

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY - LINE NOT SURVEYED
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

SITE SUMMARY

OWNER:
TOWN OF ROLESVILLE
P.O. BOX 250
ROLESVILLE, NC 27571

ADDRESS: 404, 406, 408 & 0 EAST YOUNG STREET
ROLESVILLE, NC 27571

ZONING DISTRICT: RL - RESIDENTIAL LOW DENSITY

PLANNING JURISDICTION: TOWN OF ROLESVILLE

PIN: 1769.17-10-2240, 1768.05-09-8727,
1768.05-09-4465, 1769.17-10-1402, 1769.17-10-1390

REAL ID: 0012313, 0106105, 0012316, 0041554, 0006343

EXISTING USE: VACANT

PROPOSED USE: BUSINESS, INDUSTRY, AND TECHNOLOGY
(ZONE - BT)

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LESS COLLECTOR ROAD R/W =	2.677 AC.
LESS FUTURE COLLECTOR ROAD R/W =	0.546 AC.
NET AREA =	14.165 AC.
TOTAL LOTS = 7	

OWNER CONTACT:

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

PIN# REFERENCE:

PIN #1769.17-10-2240
PIN #1768.05-09-8727
PIN #1768.05-09-4465
PIN #1769.17-10-1402
PIN #1769.17-10-1390

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NC GS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) FIELD VISIT CONDUCTED ON NOVEMBER 9, 2023.
- 5) FIELD SURVEY WAS COMPLETED ON MARCH 4, 2021. REVISION DATE OF JULY 27, 2026 IS SOLELY FOR PLAT PREPARATION. NO ADDITIONAL FIELD WORK, SITE VISITS, OR OBSERVATIONS HAVE BEEN CONDUCTED SINCE THE ORIGINAL FIELD SURVEY DATE.

FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 3720-1768-00K WITH AN EFFECTIVE DATE OF 07/19/2022 AND PANEL NUMBER 3720-1769-00J WITH AN EFFECTIVE DATE OF 05/02/2006.

FINAL SUBDIVISION, RIGHT-OF-WAY
AND EASEMENT DEDICATION PLAT FOR

ROLESVILLE TOWN CAMPUS

404, 406, 408 & 0 EAST YOUNG STREET

OWNERS: TOWN OF ROLESVILLE

REF: D.B. 18568, PAGE 660

REF: B.M. 2008, PAGE 651

TOWN OF ROLESVILLE

WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

MARCH 4, 2021

REVISED JULY 27, 2026

ZONED RL

SHEET 2 OF 2

FSP-_-_-

(X) PROJECT'S WOODLIEF-ROLESVILLE - (J)

65 Michael Elabarger
Remove this sheet see other Comment about a recordable Final Plat

66 Stephen Wensman
Is access easement shown on the PSP?