

# Comments on #PSP-25-0002 - Planning & Zoning: Preliminary Subdivision Plat

Application Number: #PSP-25-0002  
Application Type: Preliminary Subdivision Plat  
Date: February 4, 2026  
Address: 6521 Mitchell Mill Road



## THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Preliminary Subdivision Plat Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on 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 acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/4b4157b6-0d72-4b39-90c1-481f929109a2>.

## Contacts

**Austin Bain**

City of Raleigh Engineer

(919) 996-3468

[austin.bain@raleighnc.gov](mailto:austin.bain@raleighnc.gov)

Updates Requested

**Eddie Henderson**

Parks & Recreation

[ehenderson@rolesvillenc.gov](mailto:ehenderson@rolesvillenc.gov)

Updates Requested

**Jacqueline Thompson**

On-Call Civil Engineer

[jacqueline.thompson@bolton-menk.com](mailto:jacqueline.thompson@bolton-menk.com)

Updates Requested

**Joshua Zhang**

NC DOT

[jpzhang@ncdot.gov](mailto:jpzhang@ncdot.gov)

Updates Requested

**Meredith Gruber**

Senior Planner

mgruber@rolesvillenc.gov

Updates Requested

**Michael Elabarger**

Assistant Planning Director

melabarger@rolesvillenc.gov

Updates Requested

**Michele Raby**

Planner II

mraby@rolesvillenc.gov

Updates Requested

**Stephen Wolf**

Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Updates Requested

**Tanner Hayslette**

Planner I

thayslette@rolesvillenc.gov

Updates Requested

**Tim Beasley**

City of Raleigh - Public Utilities

timothy.beasley@raleighnc.gov

Updates Requested

## Comments on Plan

1



Michael Elabarger

Assistant Planning Director

NCDOT - Joshua Zhang is no longer there, replacement is [tddeaveiro@ncdot.gov](mailto:tddeaveiro@ncdot.gov) Thomas Deaveiro. The note seems sufficient for Lot 30 Driveway but the DOT must approve. I will select Requires Resubmit for DOT so that Thomas can review this on V3.

Page 1 • February 4, 2026, 3:52pm

2



Joshua Zhang

NC DOT

Thomas Deaveiro will review in place of Joshua Zhang.

Page 1 • February 4, 2026, 3:52pm

3



Jacqueline Thompson

On-Call Civil Engineer

Watershed is included but appears to have a typo.

Page 1 • January 14, 2026, 4:58pm

4



Michele Raby

Planner II

Friendly reminder to obtain a WC demolition permit.

Page 2 • January 13, 2026, 8:48am

5



Michele Raby  
Planner II

Please obtain amenity center addresses for permitting before CID.

Page 7 • January 13, 2026, 8:50am

6



Stephen Wolf  
Wake County Deputy Fire Marshal

\*\* Plans are preliminary only and not for construction.

1. Cul-de-sacs shall have a paved diameter of 96'(radius 48')

Page 7 • January 28, 2026, 7:16am

7



Jacqueline Thompson  
On-Call Civil Engineer

Per the Town's Standards Manual, geotextile fabric should be included in the greenway typical section.

Page 7 • January 14, 2026, 4:59pm

8



Tanner Hayslette  
Planner I

Per the Town's Bike Plan, please show bike lanes on Fowler Road.

Page 8 • January 29, 2026, 2:48pm

9



Jacqueline Thompson  
On-Call Civil Engineer

Per the Town's Bike Plan and the Town's Greenway Plan, improvements to the frontage along Fowler Road should be provided. There should be enough pavement to provide a future bike lane. The sidepath is being provided which meets the requirement for the Greenway Plan, but the bike plan requirements appear to be missing, unless the existing pavement width provides adequate room. Please label the existing pavement width if this is the case.

Page 8 • January 27, 2026, 10:49am

10



Tanner Hayslette  
Planner I

Please provide a larger taper from the multi use path to the sidewalk.

Page 8 • January 29, 2026, 2:56pm

11



Eddie Henderson  
Parks & Recreation

Please confirm what is the size of the parkland to be dedicated to the Town.

Page 10 • January 29, 2026, 3:51pm

12



Tanner Hayslette  
Planner I

REPEAT: In the Rezoning Conditions, Condition 7 says that the Parkland Dedication shall be addressed at the PSP stage, not CD's. Please narrow down to a more exact location of the parkland.

Page 10 • January 22, 2026, 9:05am

13



Michele Raby  
Planner II

Please obtain addresses for sign easement before permit application.

Page 11 • January 13, 2026, 8:52am

14



Tanner Hayslette  
Planner I

Please provide a larger taper from the multi use path to the sidewalk.

Page 11 • January 29, 2026, 2:56pm

15



Tanner Hayslette  
Planner I

Per the Town's Bike Plan, please show bike lanes on Mitchell Mill Road.

Page 11 • January 29, 2026, 2:54pm

16



Jacqueline Thompson  
On-Call Civil Engineer

Per the Town's CTP, Mitchell Mill Road will be a 4-lane divided road with a raised narrow median, curb and gutter, bike lanes, and a sidewalk. Frontage improvements need to be built to match this for your half of the roadway; while it doesn't need to be striped, the infrastructure (pavement, curb, sidewalk, etc.) needs to be installed at the time of construction for this project.

Page 11 • January 27, 2026, 11:00am

17



Michele Raby  
Planner II

Will this be used as a phasing plan?

Page 13 • January 13, 2026, 8:53am

18



Austin Bain  
City of Raleigh Engineer

Show a 3' COR water and SS strip easement along property frontage of every lot. There are areas where there is no ROW behind sidewalk for hydrant, meters, or SSCO.

Page 13 • January 14, 2026, 2:29pm

19



Michele Raby  
Planner II

8- Well abandonment requires a WC permit.

Page 13 • January 13, 2026, 8:54am

20



Jacqueline Thompson  
On-Call Civil Engineer

REPEAT: Please review the Town's Community Transportation Plan for frontage requirements on Mitchell Mill Road and Fowler Road.

Page 13 • January 14, 2026, 5:00pm

21



Austin Bain  
City of Raleigh Engineer

The two hydrants at Fowler entrance can be moved into the ROW or placed in the strip easement mentioned in my previous comment. The strip easement should resolve the issue with all proposed hydrants.

Page 14 • January 14, 2026, 2:31pm

22



Austin Bain  
City of Raleigh Engineer

Downsize the main to 6" to prevent potential water quality issues.

Page 14 • January 14, 2026, 2:35pm

23



Austin Bain  
City of Raleigh Engineer

The main and blowoff are too close to the stormwater piping. Move behind sidewalk and dedicate an easement.

Page 17 • January 14, 2026, 2:34pm

24



Jacqueline Thompson  
On-Call Civil Engineer

Please label the contours. While the final grading will be approved during CIDs, during PSP please review the grading to ensure the following requirements are met to confirm the proposed grading of the site fits within the property/project limits, or easements may be required: (1) Slopes are 3:1 or flatter (2) Sidewalks and greenways are able to meet ADA compliance; if road grades are steeper and ADA compliance cannot be met on adjacent sidewalks, the Town has a signage policy that will need to be implemented (3) if any retaining walls are needed, top and bottom of wall elevations will need to be provided during CIDs (4) we ask that rough building pad elevations are graded in during CID so the grading between/around homes are understood and can be confirmed they are not creating low points or steeper grades (5) and drainage swales that cross 2 or more lots will be required to have a drainage easement; backyard drainage systems may be necessary to ensure all drainage is being captured before leaving the site (6) all proposed contours are tying into existing contours and all contours are labeled (existing and proposed).

Page 19 • January 27, 2026, 11:05am

# ROLESVILLE ESTATES

## PRELIMINARY SUBDIVISION PLAT

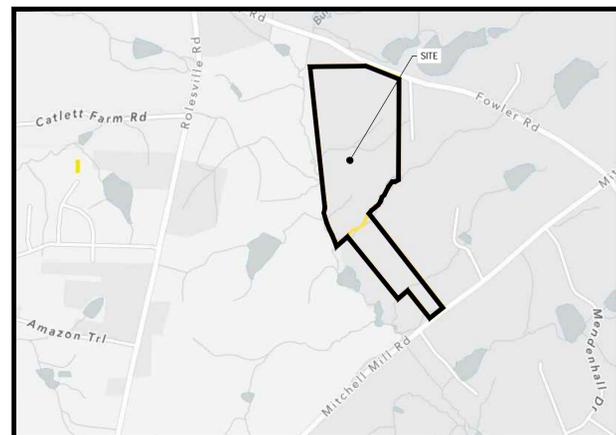
PSP-25-04 (PSP-25-0002)

SUBMITTAL 1: 10.01.25

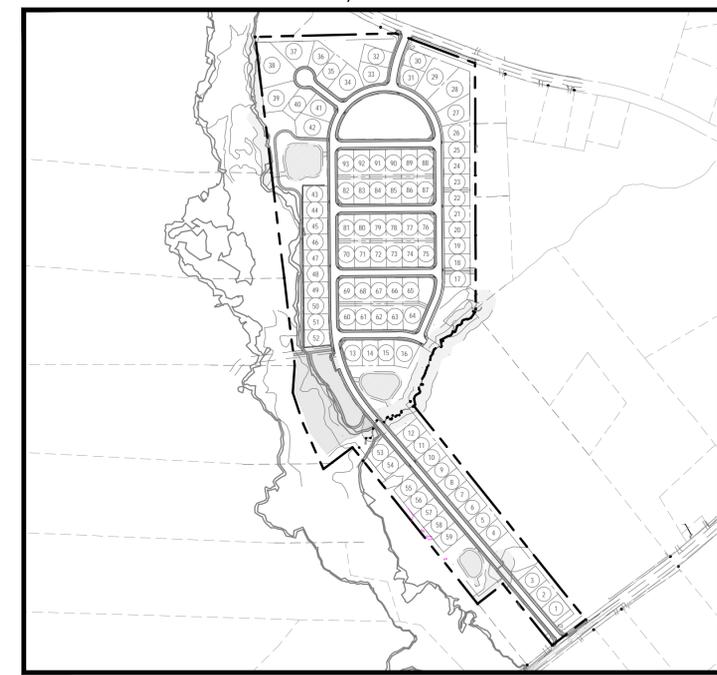
SUBMITTAL 2: 01.05.26

6520 FOWLER ROAD & 6521 MITCHELL MILL ROAD  
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA

PERMITS AND APPROVALS		
TYPE	PERMIT NUMBER	DATE
TOWN OF ROLESVILLE - REZONING	REZ-24-04	5-Aug-25
TOWN OF ROLESVILLE - ANNEXATION	ANX-25-01	5-Aug-25
TOWN OF ROLESVILLE - PSP		
TOWN OF ROLESVILLE - STORMWATER		
TOWN OF ROLESVILLE - EROSION CONTROL		
CITY OF RALEIGH - SEWER		
CITY OF RALEIGH - WATER		
TOWN OF ROLESVILLE - CID		
NCDOT - DRIVEWAY		
NCDOT - ENCROACHMENT		
NCDEQ 401		
USACE 404		



VICINITY MAP  
SCALE: 1" = 1,000'



PROJECT PLAN  
SCALE: 1" = 400'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	OVERALL EXISTING CONDITIONS
C101	EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS
C104	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C204	SITE PLAN
C300	TREE PRESERVATION PLAN
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C404	UTILITY PLAN
C500	OVERALL GRADING PLAN
C501	GRADING PLAN
C502	GRADING PLAN
C503	GRADING PLAN
C504	GRADING PLAN
C700	OVERALL EROSION CONTROL STAGE 1
C701	EROSION CONTROL STAGE 1
C702	EROSION CONTROL STAGE 1
C703	EROSION CONTROL STAGE 1
C704	EROSION CONTROL STAGE 1
C705	OVERALL EROSION CONTROL STAGE 2
C706	EROSION CONTROL STAGE 2
C707	EROSION CONTROL STAGE 2
C708	EROSION CONTROL STAGE 2
C709	EROSION CONTROL STAGE 2

SITE DATA	
OWNER	RICHARDS, BARBARA ANN JONES
SITE ADDRESS	7925 STONY HILL RD WAKE FOREST NC 27587-7514
DEED BOOK / PAGE	1730 / 526
PIN	1768602816
REAL ID	37538
OWNER	RICHARDS, BARBARA ANN JONES
SITE ADDRESS	7925 STONY HILL RD WAKE FOREST NC 27587-7514
DEED BOOK / PAGE	1386 / 356
PIN	1767696199
REAL ID	59680
ACREAGE	46.11 AC
EXISTING USE	VACANT
ZONING	RH-CZ
JURISDICTION	TOWN OF ROLESVILLE
RIVER BASIN	NEUSE
WATERSHED	BUFFALO CREEK
FEMA MAP	MAP# 3720176800K, 3720176600K DATED 07/19/2022
DEVELOPMENT TYPE - RESIDENTIAL	
JURISDICTION	TOWN OF ROLESVILLE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY ALLOWED	6 DU/AC
PROPOSED MAXIMUM DENSITY	2.2 DU/AC
MAXIMUM NUMBER OF LOTS ALLOWED	100 UNITS
NUMBER OF LOTS PROPOSED	94 UNITS
MIN. LOT AREA REQUIRED	7,500 SF
MIN. SED LOT AREA PROPOSED	9,000 SF
PROPOSED LOT WIDTH	75'
BUILDING SETBACKS - TYPE OF USE	
PRIMARY STREET	15'
SIDE STREET	15'
SIDE LOT LINE	10'
REAR LOT LINE	15'
PARKING	
PARKING CALCS.	1 SPACE / 20 MAILBOXES
PARKING REQUIRED	5 SPACES
PARKING PROVIDED	7 SPACES
ADA PARKING CALCS.	1 TO 25 = 1
ADA PARKING REQUIRED	1 SPACE
ADA PARKING PROVIDED	1 SPACE
IMPERVIOUS	
NET TRACT AREA	46.11 AC (2,008,357 SF)
ROW DEDICATION	16,468 SF
NEW TRACT AREA	45.73 AC
EXISTING IMPERVIOUS	0.086 AC (3,765 SF)
TREE PROTECTION AREA	5.16 AC
OPEN SPACE	
OPEN SPACE REQUIRED	6.92 AC (15%)
OPEN SPACE PROVIDED	15.46 AC (35.87%)
ACTIVE OPEN SPACE	MINIMUM 3.46 AC (7.5%)

**EXHIBIT B**  
Fowler Road Rezoning Conditions  
July 16, 2025

- The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
- The following uses shall be prohibited:
  - Dwelling, single-family attached;
  - Dwelling, double family;
  - Dwelling, multiple family;
  - Boarding House/Dormitory;
  - Family Care Facility;
  - Live-work unit;
  - Residential Care; and
  - Telecommunications tower.
- There shall be a maximum of 100 single-family detached units.
- All single-family detached dwellings shall adhere to the following conditions:
  - Siding Material:**
    - If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
    - Vinyl material is prohibited except for soffits, fascia, and corner boards;
    - No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side or directly across the street.
  - Garages:** A minimum 2-car side-by-side (not tandem) garage shall be provided;

**EXHIBIT B**  
Fowler Road Rezoning Conditions  
July 16, 2025

- Roofs:** Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
- Building Foundations:**
  - Building foundations along the front facade shall have an exposed height above finished grade of at least 18" and must be finished with masonry product such as brick veneer or faux stone product.
  - Any foundation facing a public street must be finished with masonry product such as brick veneer or faux stone product.
- Rear Yard Amenity:** An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
- Pollinator Garden:** The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the 75<sup>th</sup> residential building permit.
- Community Amenities:** The development shall include one tot-lot and one dog park. Locations will be determined at subsequent stages of approval and will be identified on the construction drawings. The tot-lot and dog park shall be constructed prior to the issuance of the 75<sup>th</sup> residential building permit.
- During the preliminary subdivision stage, the developer shall offer to the Town of Roleville approximately 0.8 acres generally located and oriented in the area labeled as "Dedicated Park Land" in the attached Exhibit 1, with the final location to be determined in the Construction Drawing process, for use as a public park. The Town of Roleville may accept or reject the offer of dedication in its sole discretion. If the Town of Roleville accepts dedication of the Dedicated Park Land:
  - the area dedicated to the Town of Roleville shall be credited to this project as active open space;
  - the area dedicated to the Town of Roleville shall count toward the Town's recreation open space dedication requirements; and
  - the developer shall be relieved of the obligation to construct any improvements within the Dedicated Park Land that are shown on the Concept Plan.

[SIGNATURE PAGE FOLLOWS]

**OWNER:**  
BARBARA ANN JONES RICHARDS  
7925 STONY HILL ROAD  
WAKE FOREST, NC 17587

**DEVELOPER:**  
HOPPER COMMUNITIES  
CONTACT: BILL HARRRELL  
2403 MEDWAY DRIVE  
RALEIGH, NC 27608  
P: 919.618.9929

**ENGINEER:**  
BATEMAN CIVIL SURVEY COMPANY  
EVA KING, PE  
2524 RELIANCE AVE.  
APEX, NC 27539  
P: 919.557.1080 #144

**PROPERTY OWNER SIGNATURE BLOCK**

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 CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINE AND DECARE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLISH OR PRIVATE USE AS NOTED, FURTHERMORE, I HEREBY DECIDE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER: \_\_\_\_\_  
DATE: \_\_\_\_\_  
WAKE COUNTY, NORTH CAROLINA  
I, \_\_\_\_\_, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND OFFICIAL STAMPED OR SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

**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 ADMINISTRATION OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE  
DATE: \_\_\_\_\_  
ROLESVILLE, NORTH CAROLINA  
I, \_\_\_\_\_, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
DATE: \_\_\_\_\_ REVIEW OFFICER



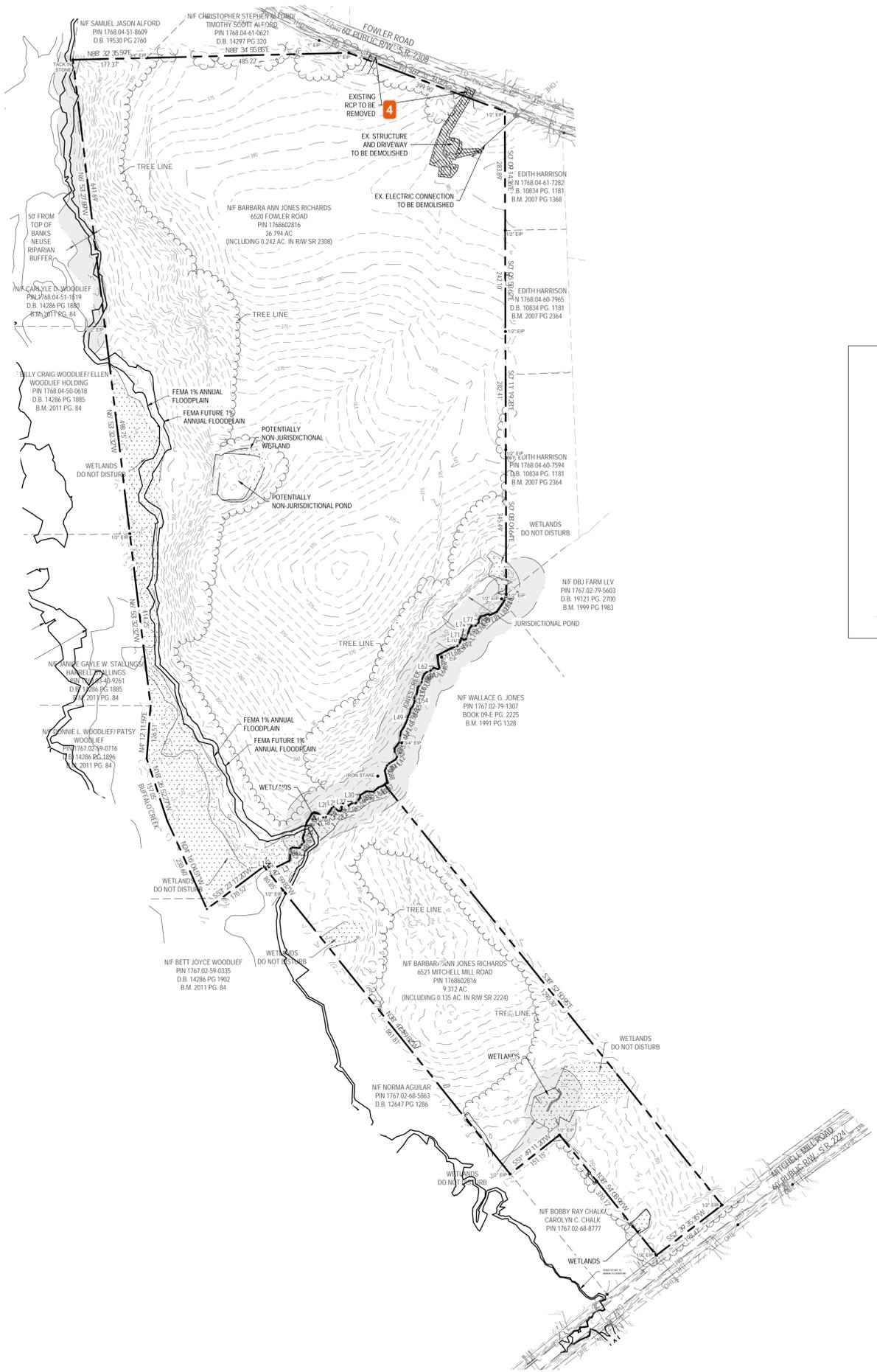
Date:	10/01/2025
Project #:	P250897
SHEET	C000

**SOURCES OF INFORMATION:**

- EXISTING SURVEY OF SITE PROVIDED BY ROBINSON & PLANTE, P.C., 970 TRINITY ROAD, RALEIGH, NC 27506, DATED 10/14/2024
- EXISTING CONTOURS ONSITE AND OUTSIDE OF SITE FROM BATEMAN CIVIL SURVEY COMPANY DATED 12/08/2025.
- PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM WAKE COUNTY IMAPS DATED 2025
- PRELIMINARY WETLAND INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANS, INC, 8412 FALLS OF NEUSE ROAD, SUITE 104, RALEIGH, NC 27615, DATED 8/9/2024

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS

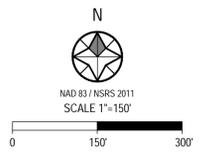
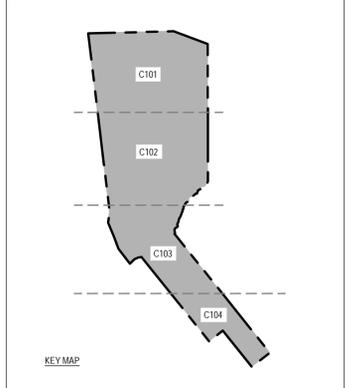
- GENERAL NOTES:**
1. SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM PANELS 132017400K AND 132017400K, DATED 07/19/2002.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
  3. SURVEY INFORMATION PROVIDED BY OTHERS. ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF WORK PROVIDED BY OTHERS. THIS MAP SHALL NOT BE CONSIDERED A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
  4. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
  5. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
  6. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS.
  7. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS) TO BE REMOVED. UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OR PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
  8. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY THE ENGINEER IMMEDIATELY.
  9. THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE AND FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
  10. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
  11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
  12. EXISTING DAMPNESS, SHADE HOLES, WALLS, CEMENTISTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED PROPOSED GRADES (WHETHER INDICATED OR NOT TO BE MODIFIED).
  13. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING, ETC. WITH OWNER.
  14. DISCUSSION AND PATCHING OF PAVEMENT AND OTHER EXISTING IMPROVEMENTS IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS NECESSARY TO CONSTRUCT AND/OR INSTALL NEW WORK.
  15. ALL VALVES AND HYDRANTS ARE TO REMAIN ACCESSIBLE AND IN SERVICE THROUGH CONSTRUCTION.
  16. CONTRACTOR SHALL RESPECT ALL EXISTING SIDEWALK AND SHALL REPLACE OR REPAIR ANY BROKEN OR DAMAGED SECTIONS.
  17. CONTRACTOR SHALL COMPLY WITH TOWN OF ROLESVILLE AND WAKE COUNTY CONSTRUCTION STANDARDS AND SPECS.



**LEGEND**

EXISTING

PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
OVERHEAD POWERLINE	---OHE---
POWER POLE	○
GUY WIRE	---
TREE PROTECTION FENCE	---TPF---
TREE TO REMAIN	○
EXISTING TREE TO BE REMOVED	○



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1000 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**ROLESVILLE ESTATES**  
**PRELIMINARY SUBDIVISION PLAT**  
**PSP-25-04 (PSP-25-0002)**  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

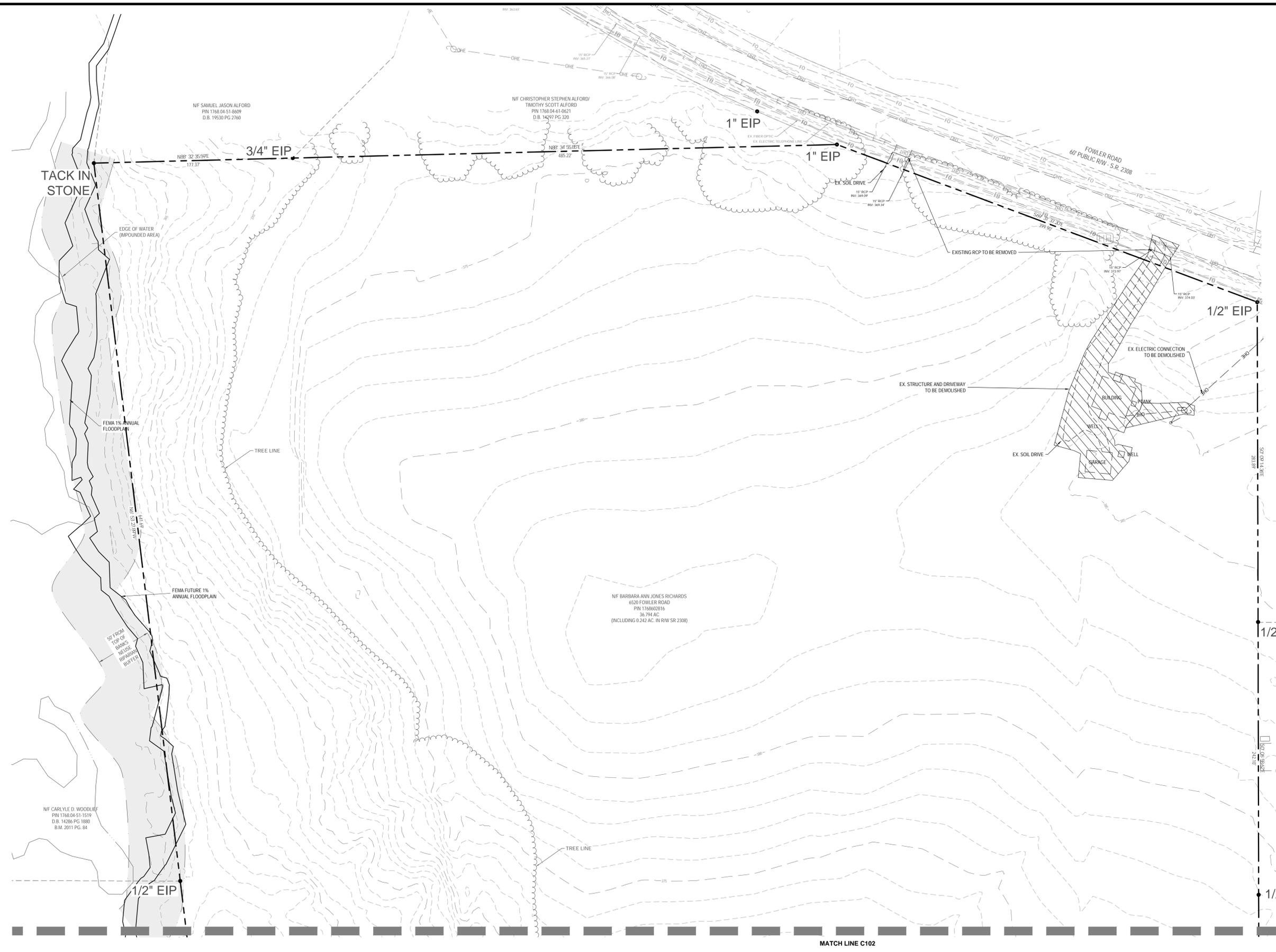
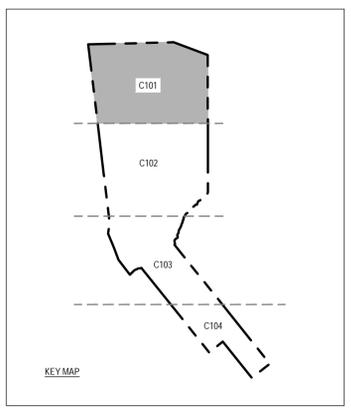
**OVERALL EXISTING CONDITIONS**

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C100

LEGEND	
EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	296
MINOR CONTOUR	294
OVERHEAD POWERLINE	OHE
POWER POLE	⊕
GUY WIRE	⋈

SEE SHEET C100 FOR GENERAL NOTES.



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1000 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAT  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS

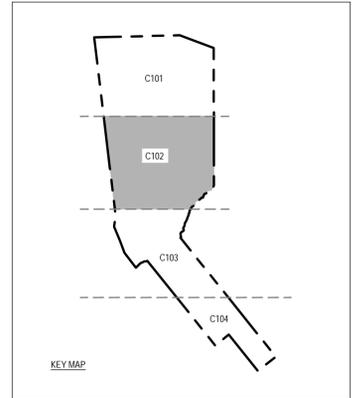
Design By: SSD	SHEET
Date: 10.01.25	C101
Project #: P250897	

MATCH LINE C101

MATCH LINE C103

LEGEND	
EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---295---
MINOR CONTOUR	---294---
OVERHEAD POWERLINE	—OHE—
POWER POLE	⊙
GUY WIRE	⋈

SEE SHEET C100 FOR GENERAL NOTES.



NF BILLY CRAIG WOODLIEFF ELLEN  
WOODLIEFF HOLDING  
PIN 1768.04.50.0618  
D.B. 14286 PG 1805  
B.M. 2011 PG. 84

FEMA 1% ANNUAL FLOODPLAIN  
FEMA FUTURE 1% ANNUAL FLOODPLAIN

POTENTIALLY NON-JURISDICTIONAL POND

POTENTIALLY NON-JURISDICTIONAL WETLAND

WETLANDS DO NOT DISTURB

1/2" EIR

NF BARBARA ANN JONES RICHARDS  
6520 FOWLER ROAD  
PIN 17686.02016  
36.794 AC  
(INCLUDING 0.242 AC. IN RW SR 2308)

NF JANEE GAYLE W. STALLINGS/  
HARRELL STALLINGS  
PIN 1768.03.40.9261  
D.B. 14286 PG 1805  
B.M. 2011 PG. 84

JURISDICTIONAL POND

POND BUFFER

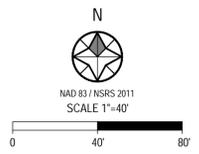
1/2" EIP

1/2" E

TREE LINE

1" EIP

NF WALLACE G. JONES  
PIN 1767.02.79.1307  
BOOK 09-E PG. 225  
B.M. 1991 PG 1328



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAT  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2008	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C102

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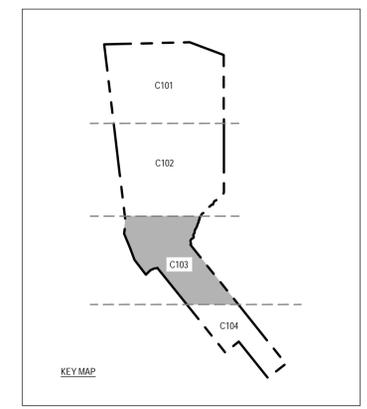
REV#	DATE	DESCRIPTION
1	01/05/2008	PER ROLESVILLE COMMENTS

Design By:	SSD	SHEET
Date:	10.01.25	C103
Project #:	P250897	

EXISTING CONDITIONS

LEGEND	
EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---295---
MINOR CONTOUR	---294---
OVERHEAD POWERLINE	—OHE—
POWER POLE	⊙
GUY WIRE	∧

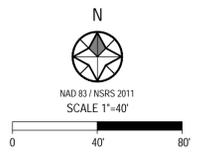
SEE SHEET C100 FOR GENERAL NOTES.



NF DONNIE L. WOODLIEF/PATSY WOODLIEF  
PIN 176102-59-0716  
D.B. 14286 PG 1896  
B.M. 2011 PG. 84

NF BETT JOYCE WOODLIEF  
PIN 176102-59-0305  
D.B. 14286 PG 1902  
B.M. 2011 PG. 84

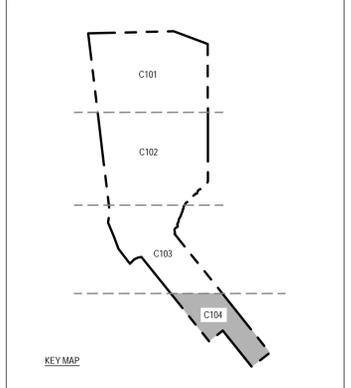
NF BARBARA ANN JONES-RICHARDS  
6521 MITCHELL MILL ROAD  
PIN 1768602816  
9.312 AC  
(INCLUDING 0.135 AC IN ROW SR 2224)





LEGEND	
EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---295---
MINOR CONTOUR	---294---
OVERHEAD POWERLINE	---OHE---
POWER POLE	⊙
GUY WIRE	⋈

SEE SHEET C100 FOR GENERAL NOTES.



PRELIMINARY  
NOT FOR CONSTRUCTION

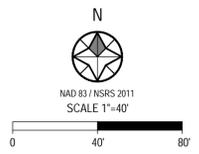
**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1000 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAT  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

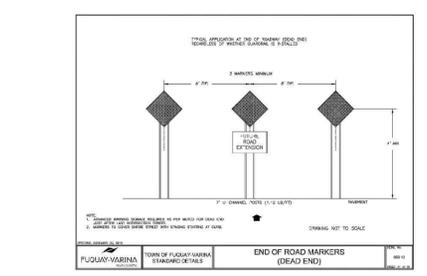
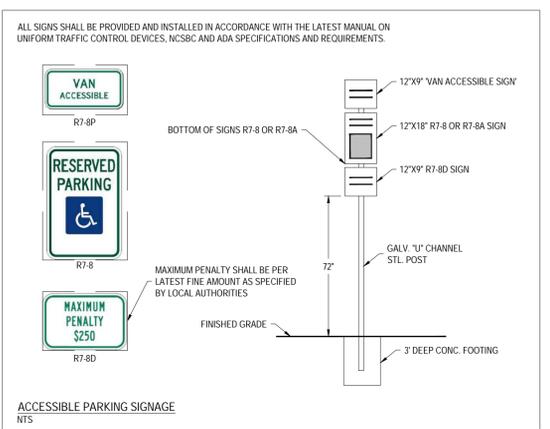
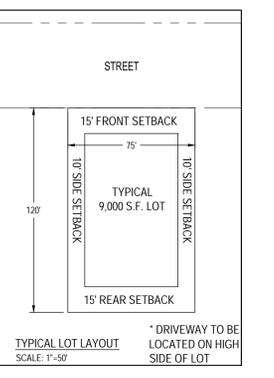
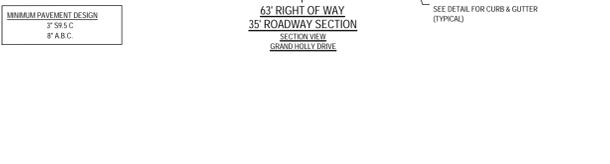
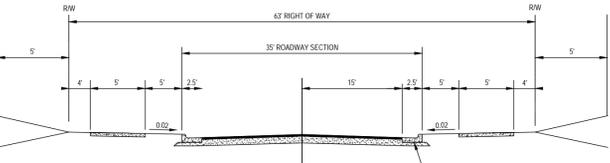
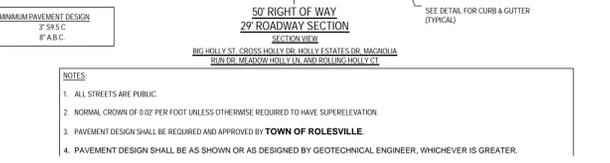
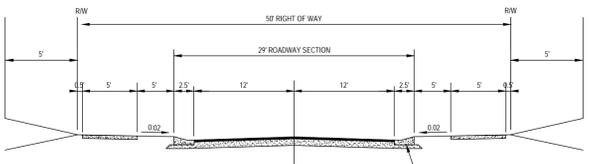
REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS	Design By: SSD	SHEET
	Date: 10.01.25	C104
	Project #: P250897	

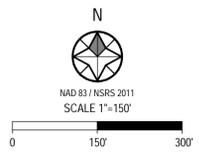
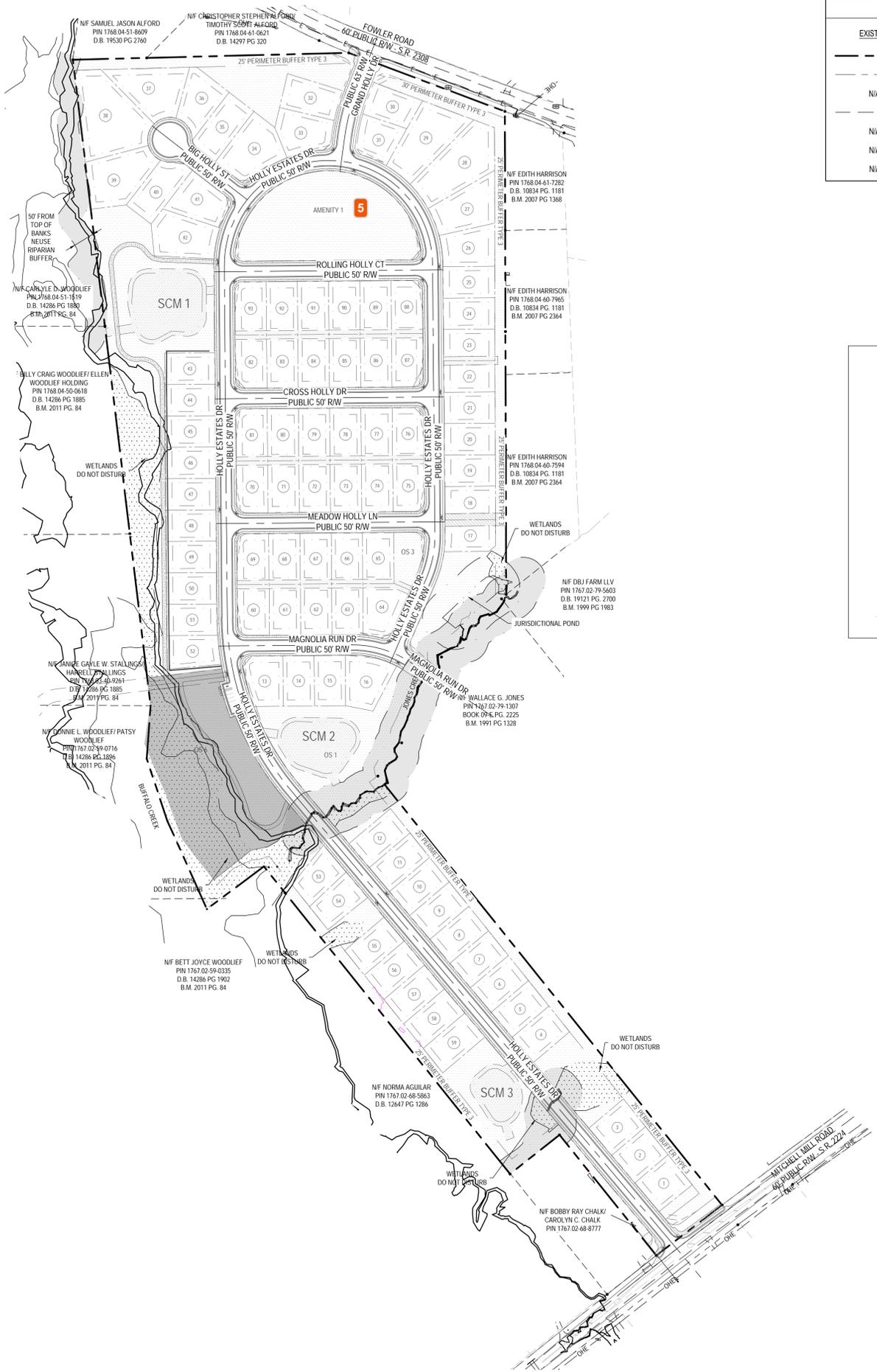
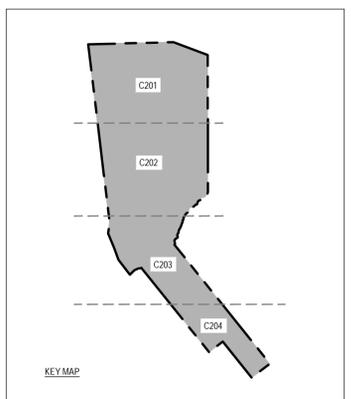


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- PROJECT NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEQ, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES, INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL THE UTILITIES BEING LOCATED.
  3. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
  4. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
  6. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
  7. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
  10. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
  11. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
  12. THE TYPICAL ROAD SECTIONS ABOVE ARE MINIMUM REQUIREMENTS AND MAY NEED TO BE ADJUSTED DUE TO CBR TESTING RESULTS.
  13. CONTRACTOR TO CONSULT GEOTECH ENGINEER TO INVESTIGATE THE PARKING AREA AND PROVIDE A PAVEMENT STRUCTURE BASED ON SOIL CONDITIONS.
  14. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT TESTING IN ACCORDANCE WITH NCOT STANDARDS.
  15. CONTRACTOR TO ENSURE THAT ADA SPACE AND AISLE AS WELL AS CROSSWALK DO NOT EXCEED 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION.
  16. CONTRACTOR TO ENSURE DRIVEWAY ON LOT 30 LOCATED AS FAR SOUTH AS POSSIBLE TO MAXIMIZE THE DISTANCE BETWEEN STREET A AND FOWLER ROAD ENTRANCE.



LEGEND	
EXISTING	PROPOSED
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N/A	---



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAN  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

OVERALL SITE PLAN

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C200



REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

DESIGN BY	DATE	SHEET
SSD	10.01.25	C201

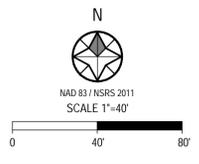
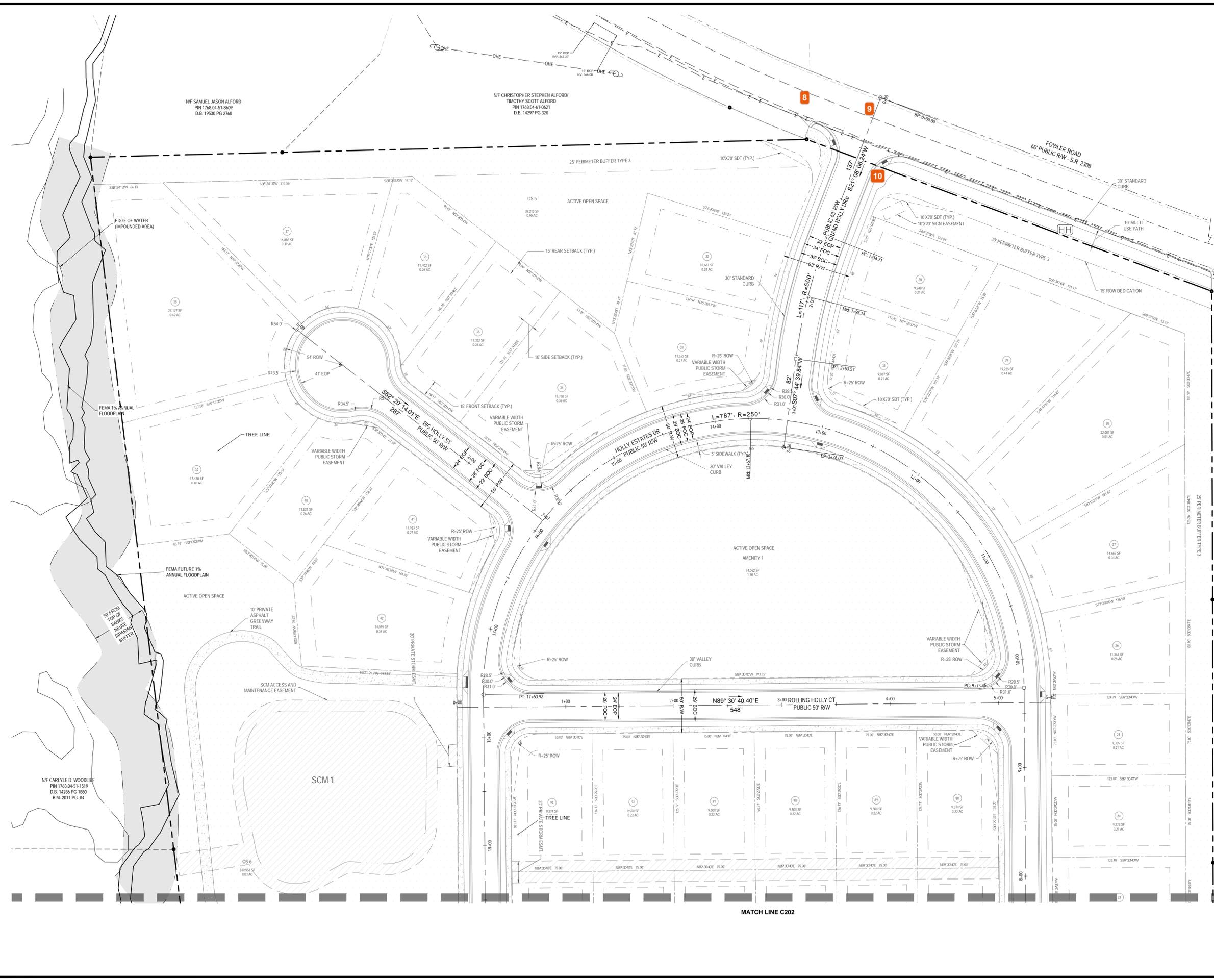
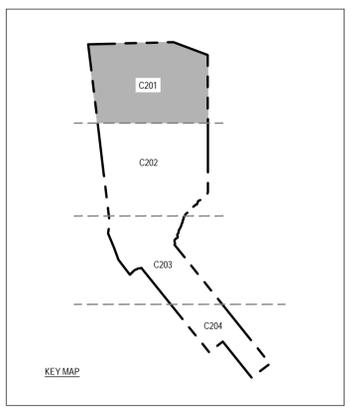
Project #: P250897

SITE PLAN

LEGEND

EXISTING	PROPOSED
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SEE SHEET C200 FOR PROJECT NOTES.





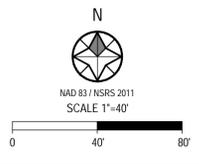
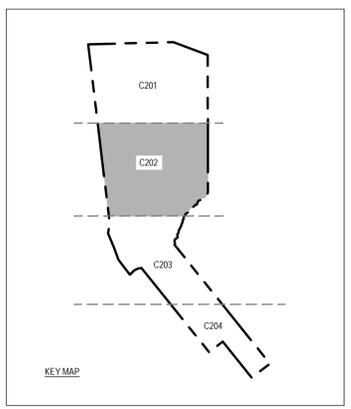
REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

DESIGN BY	DATE	SHEET
SSD	10.01.25	C202

**LEGEND**

EXISTING	PROPOSED
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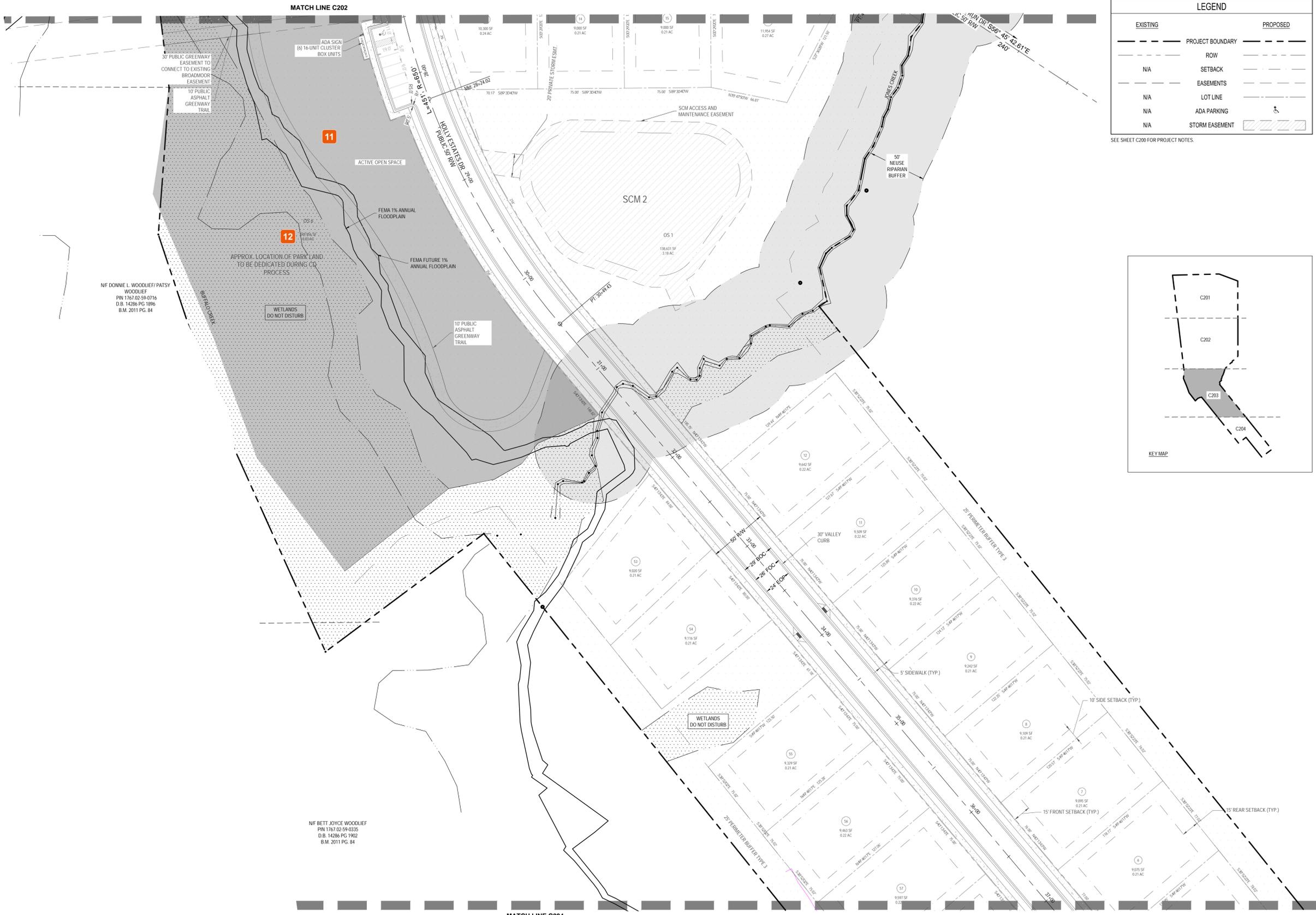
SEE SHEET C200 FOR PROJECT NOTES.



NF BILLY CRAIG WOODLIEFF ELLEN  
WOODLIEFF HOLDING  
PIN 1768.04 50-0618  
D.B. 14286 PG 1885  
B.M. 2011 PG. 84

NF JAMIE GAYLE W. STALLINGS/  
HARRELL STALLINGS  
PIN 1768.03 40-9261  
D.B. 14286 PG 1885  
B.M. 2011 PG. 84

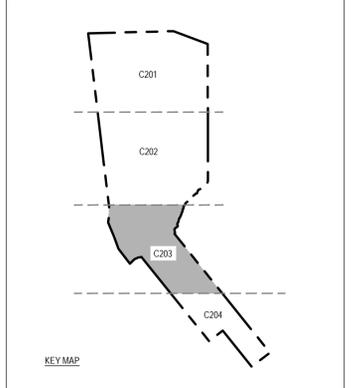
NF WALLACE G. JONES  
PIN 1767.02 79-1307  
BOOK 09-E PG. 2225  
B.M. 1991 PG 1328



**LEGEND**

EXISTING	PROPOSED
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SEE SHEET C200 FOR PROJECT NOTES.



NF DONNIE L. WOODLIEF/PATSY WOODLIEF  
PIN 1767 02-59-0716  
D.B. 14286 PG 1896  
B.M. 2011 PG. 84

NF BETT JOYCE WOODLIEF  
PIN 1767 02-59-0335  
D.B. 14286 PG 1902  
B.M. 2011 PG. 84

**Bateman Civil Survey Company**  
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2524 Rollins Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



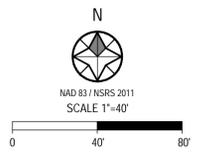
**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAT  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

**SITE PLAN**

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C203



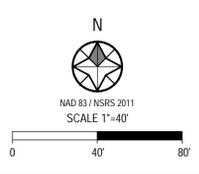
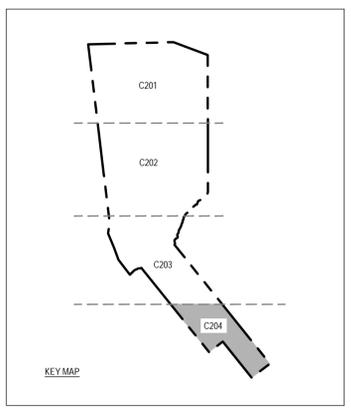
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**LEGEND**

EXISTING	PROPOSED
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SEE SHEET C200 FOR PROJECT NOTES.



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378



**ROLESVILLE ESTATES**  
**PRELIMINARY SUBDIVISION PLAN**  
**PSP-25-04 (PSP-25-0002)**  
 TOWN OF ROLESVILLE | HAYES COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

**SITE PLAN**

Design By: SSD  
 Date: 10.01.25  
 Project #: P250897

**SHEET**  
**C204**

**TREE PRESERVATION NOTES:**

- EXISTING TREE LINE TAKEN FROM AERIAL.
  - EXISTING TREE CONDITION SURVEY WAS PERFORMED BY CERTIFIED ARBORIST LEAF & LIMB, 511 NOWELL ROAD, RALEIGH, NC 27607, DATED DECEMBER 2025.
  - LIMITS OF DISTURBANCE DOUBLES AS TREE PROTECTION FENCE
  - THE CRZ SHALL REMAIN FREE OF ALL BUILDINGS, MATERIALS, REFUSE, AND DEBRIS.
  - DISTURBANCE OF CRZ SHALL NOT EXCEED 25% OF ANY TREE.
  - CRZ AREAS WILL BE MARKED WITH TEMPORARY SIGNS ON SITE.
  - HATCHED AREA SHOWS PRESERVED TREE AREA. TREES COUNTING TOWARDS TPA ARE SHOWN WITH RED CIRCLE INDICATING CRITICAL ROOT ZONE.
- TREES COUNTING TOWARDS TPA: 65  
 TOTAL TREES COUNTED: 490  
 % OF TREES PROTECTED: 65/490= 13%

Tree ID	Common Name	Scientific Name	DBH (in Inches)	Notes	36	Red Maple	Acer rubrum	36	75	Tulip Poplar	Liriodendron tulipifera	22	114	Sweetgum	Liquidambar styraciflua	28
0	White Oak	Quercus alba	48	Multi-stem	37	Red Maple	Acer rubrum	31	79	White Oak	Quercus alba	36	122	Sweetgum	Liquidambar styraciflua	28
1	Sweetgum	Liquidambar styraciflua	22		38	Red Maple	Acer rubrum	27	77	Sweetgum	Liquidambar styraciflua	18	116	Tulip Poplar	Liriodendron tulipifera	26
2	Loblolly Pine	Pinus taeda	23		39	Red Maple	Acer rubrum	21	78	Loblolly Pine	Pinus taeda	20	117	Northern Red Oak	Quercus rubra	26
3	Loblolly Pine	Pinus taeda	29		40	White Oak	Quercus alba	31	79	Willow Oak	Quercus phellos	23	118	Sweetgum	Liquidambar styraciflua	25
4	Loblolly Pine	Pinus taeda	33		41	White Oak	Quercus alba	24	80	Loblolly Pine	Pinus taeda	23	119	Sweetgum	Liquidambar styraciflua	19
5	Loblolly Pine	Pinus taeda	30		42	White Oak	Quercus alba	26	81	Tulip Poplar	Liriodendron tulipifera	23	120	Tulip Poplar	Liriodendron tulipifera	19
6	Post Oak	Quercus stellata	31		43	Tulip Poplar	Liriodendron tulipifera	36	82	White Oak	Quercus alba	26	121	Sweetgum	Liquidambar styraciflua	19
7	White Oak	Quercus alba	48		44	White Oak	Quercus alba	19	83	White Oak	Quercus alba	21	122	Sweetgum	Liquidambar styraciflua	22
8	Post Oak	Quercus stellata	40		45	Tulip Poplar	Liriodendron tulipifera	21	84	White Oak	Quercus alba	31	123	Post Oak	Quercus stellata	22
9	Willow Oak	Quercus phellos	26		46	White Oak	Quercus alba	26	85	Water Oak	Quercus nigra	26	124	Sweetgum	Liquidambar styraciflua	19
10	Sweetgum	Liquidambar styraciflua	28		47	Tulip Poplar	Liriodendron tulipifera	26	86	White Oak	Quercus alba	23	125	Sweetgum	Liquidambar styraciflua	26
11	Loblolly Pine	Pinus taeda	21		48	Tulip Poplar	Liriodendron tulipifera	24	87	White Oak	Quercus alba	27	126	Sweetgum	Liquidambar styraciflua	23
12	American Holly	Ilex opaca	20		49	Red Maple	Acer rubrum	21	88	Willow Oak	Quercus phellos	25	127	Willow Oak	Quercus phellos	21
13	Tulip Poplar	Liriodendron tulipifera	32		50	Tulip Poplar	Liriodendron tulipifera	26	89	White Oak	Quercus alba	19	128	Sweetgum	Liquidambar styraciflua	20
14	Willow Oak	Quercus phellos	26		51	White Oak	Quercus alba	23	90	White Oak	Quercus alba	22	129	Loblolly Pine	Pinus taeda	31
15	Sweetgum	Liquidambar styraciflua	22		52	Tulip Poplar	Liriodendron tulipifera	21	91	White Oak	Quercus alba	38	130	Loblolly Pine	Pinus taeda	24
16	Sweetgum	Liquidambar styraciflua	21		53	Tulip Poplar	Liriodendron tulipifera	26	92	White Oak	Quercus alba	24	131	Loblolly Pine	Pinus taeda	22
17	Tulip Poplar	Liriodendron tulipifera	19		54	Tulip Poplar	Liriodendron tulipifera	23	93	Sweetgum	Liquidambar styraciflua	20	132	Loblolly Pine	Pinus taeda	26
18	Tulip Poplar	Liriodendron tulipifera	27		55	Sweetgum	Liquidambar styraciflua	22	94	White Oak	Quercus alba	33	133	Loblolly Pine	Pinus taeda	24
19	Tulip Poplar	Liriodendron tulipifera	33		56	Loblolly Pine	Pinus taeda	21	95	Loblolly Pine	Pinus taeda	26	134	Sweetgum	Liquidambar styraciflua	22
20	Sweetgum	Liquidambar styraciflua	32	Double-stem	57	Tulip Poplar	Liriodendron tulipifera	34	96	Southern Red Oak	Quercus falcata	31	135	Loblolly Pine	Pinus taeda	20
21	Tulip Poplar	Liriodendron tulipifera	23	Double-stem	58	Tulip Poplar	Liriodendron tulipifera	23	97	Tulip Poplar	Liriodendron tulipifera	21	136	Loblolly Pine	Pinus taeda	21
22	Tulip Poplar	Liriodendron tulipifera	36		59	Tulip Poplar	Liriodendron tulipifera	20	98	White Oak	Quercus alba	30	137	Loblolly Pine	Pinus taeda	23
23	Loblolly Pine	Pinus taeda	21		60	Tulip Poplar	Liriodendron tulipifera	32	99	Sweetgum	Liquidambar styraciflua	19	138	Sweetgum	Liquidambar styraciflua	22
24	Tulip Poplar	Liriodendron tulipifera	26		61	Tulip Poplar	Liriodendron tulipifera	31	100	Tulip Poplar	Liriodendron tulipifera	21	139	Sweetgum	Liquidambar styraciflua	18
25	Liriodendron tulipifera	Liriodendron tulipifera	38		62	Sweetgum	Liquidambar styraciflua	22	101	Tulip Poplar	Liriodendron tulipifera	22	140	Willow Oak	Quercus phellos	32
26	Sweetgum	Liquidambar styraciflua	20		63	Sweetgum	Liquidambar styraciflua	20	102	Water Oak	Quercus nigra	18	141	Sweetgum	Liquidambar styraciflua	19
27	Tulip Poplar	Liriodendron tulipifera	22		64	Sweetgum	Liquidambar styraciflua	29	103	Tulip Poplar	Liriodendron tulipifera	30	142	Sweetgum	Liquidambar styraciflua	19
28	Tulip Poplar	Liriodendron tulipifera	26		65	Tulip Poplar	Liriodendron tulipifera	21	104	Tulip Poplar	Liriodendron tulipifera	24	143	Loblolly Pine	Pinus taeda	23
29	Sweetgum	Liquidambar styraciflua	20		66	Tulip Poplar	Liriodendron tulipifera	22	105	Willow Oak	Quercus phellos	23	144	Sweetgum	Liquidambar styraciflua	27
30	Tulip Poplar	Liriodendron tulipifera	30		67	Sweetgum	Liquidambar styraciflua	22	106	Sweetgum	Liquidambar styraciflua	19	145	Sweetgum	Liquidambar styraciflua	20
31	Red Maple	Acer rubrum	21		68	Red Maple	Acer rubrum	24	107	Sugar Maple	Acer saccharum	19	146	Loblolly Pine	Pinus taeda	28
32	Sweetgum	Liquidambar styraciflua	21		69	Loblolly Pine	Pinus taeda	30	108	Red Maple	Acer rubrum	25	147	Loblolly Pine	Pinus taeda	23
33	Red Maple	Acer rubrum	22		70	Southern Red Oak	Quercus falcata	19	109	Sweetgum	Liquidambar styraciflua	20	148	Southern Red Oak	Quercus falcata	25
34	Red Maple	Acer rubrum	22		71	Tulip Poplar	Liriodendron tulipifera	24	110	Sugar Maple	Acer saccharum	22	149	Loblolly Pine	Pinus taeda	20
35	Red Maple	Acer rubrum	24		72	Loblolly Pine	Pinus taeda	29	111	Sugar Maple	Acer saccharum	21	150	Loblolly Pine	Pinus taeda	24
73	White Oak	Quercus alba	21		73	White Oak	Quercus alba	21	112	Tulip Poplar	Liriodendron tulipifera	26	151	Loblolly Pine	Pinus taeda	24
74	Sweetgum	Liquidambar styraciflua	25		74	Sweetgum	Liquidambar styraciflua	25	113	Tulip Poplar	Liriodendron tulipifera	18	152	Loblolly Pine	Pinus taeda	22

153	Loblolly Pine	Pinus taeda	27		180	Slippery Elm	Ulmus rubra	18	231	Sweetgum	Liquidambar styraciflua	24	270	Loblolly Pine	Pinus taeda	24
154	Loblolly Pine	Pinus taeda	24		181	Black Tupelo	Nyssa sylvatica	25	232	Red Maple	Acer rubrum	24	271	Red Maple	Acer rubrum	24
155	Loblolly Pine	Pinus taeda	30		184	Northern Red Oak	Quercus rubra	27	233	Tulip Poplar	Liriodendron tulipifera	20	272	Loblolly Pine	Pinus taeda	28
156	Loblolly Pine	Pinus taeda	20		195	Willow Oak	Quercus phellos	26	234	Willow Oak	Quercus phellos	38	273	Loblolly Pine	Pinus taeda	27
157	Sweetgum	Liquidambar styraciflua	20	Double-stem	196	Loblolly Pine	Pinus taeda	28	235	Sugar Maple	Acer saccharum	28	274	Sweetgum	Liquidambar styraciflua	20
158	Sweetgum	Liquidambar styraciflua	20		197	White Oak	Quercus alba	20	236	Loblolly Pine	Pinus taeda	27	275	Loblolly Pine	Pinus taeda	24
159	Loblolly Pine	Pinus taeda	20		198	Loblolly Pine	Pinus taeda	26	237	Loblolly Pine	Pinus taeda	23	276	Sweetgum	Liquidambar styraciflua	18
160	Tulip Poplar	Liriodendron tulipifera	26		199	Loblolly Pine	Pinus taeda	28	238	Willow Oak	Quercus phellos	20	277	Tulip Poplar	Liriodendron tulipifera	24
161	Tulip Poplar	Liriodendron tulipifera	20		200	Loblolly Pine	Pinus taeda	28	239	Southern Red Oak	Quercus falcata	25	278	Southern Red Oak	Quercus falcata	25
162	Sweetgum	Liquidambar styraciflua	18		201	Loblolly Pine	Pinus taeda	21	240	Sweetgum	Liquidambar styraciflua	18	279	Willow Oak	Quercus phellos	25
163	American Elm	Ulmus americana	18		202	Loblolly Pine	Pinus taeda	28	241	Sweetgum	Liquidambar styraciflua	19	280	Southern Red Oak	Quercus falcata	25
164	American Elm	Ulmus americana	19		203	Loblolly Pine	Pinus taeda	25	242	Loblolly Pine	Pinus taeda	25	281	Sweetgum	Liquidambar styraciflua	32
165	Sweetgum	Liquidambar styraciflua	21		204	Loblolly Pine	Pinus taeda	21	243	American Holly	Ilex opaca	28	282	Sweetgum	Liquidambar styraciflua	21
166	Black Tupelo	Nyssa sylvatica	21		205	Loblolly Pine	Pinus taeda	22	244	Red Maple	Acer rubrum	19	283	Sweetgum	Liquidambar styraciflua	19
167	Willow Oak	Quercus phellos	23		206	Loblolly Pine	Pinus taeda	30	245	Red Maple	Acer rubrum	25	284	Loblolly Pine	Pinus taeda	21
168	Tulip Poplar	Liriodendron tulipifera	34		207	Tulip Poplar	Liriodendron tulipifera	28	246	Sweetgum	Liquidambar styraciflua	25	285	Sweetgum	Liquidambar styraciflua	25
169	Tulip Poplar	Liriodendron tulipifera	25		208	Loblolly Pine	Pinus taeda	20	247	Sweetgum	Liquidambar styraciflua	21	286	Loblolly Pine	Pinus taeda	21
170	Loblolly Pine	Pinus taeda	25		209	Tulip Poplar	Liriodendron tulipifera	23	248	Sweetgum	Liquidambar styraciflua	24	287	Sweetgum	Liquidambar styraciflua	22
171	Sweetgum	Liquidambar styraciflua	20		210	Tulip Poplar	Liriodendron tulipifera	20	249	Loblolly Pine	Pinus taeda	24	288	Red Maple	Acer rubrum	23
172	Sweetgum	Liquidambar styraciflua	19		211	Loblolly Pine	Pinus taeda	20	250	Willow Oak	Quercus phellos	25	289	Tulip Poplar	Liriodendron tulipifera	25
173	Loblolly Pine	Pinus taeda	30		212	Slippery Elm	Ulmus rubra	23	251	Loblolly Pine	Pinus taeda	25	290	Red Maple	Acer rubrum	20
174	Sweetgum	Liquidambar styraciflua	19		213	Tulip Poplar	Liriodendron tulipifera	29	252	Loblolly Pine	Pinus taeda	20	291	Loblolly Pine	Pinus taeda	31
175	Loblolly Pine	Pinus taeda	28		214	Sweetgum	Liquidambar styraciflua	23	253	Loblolly Pine	Pinus taeda	25	292	Loblolly Pine	Pinus taeda	25
176	Loblolly Pine	Pinus taeda	21		215	Sweetgum	Liquidambar styraciflua	27	254	Loblolly Pine	Pinus taeda	21	293	Sweetgum	Liquidambar styraciflua	20
177	Loblolly Pine	Pinus taeda	22		216	Willow Oak	Quercus phellos	21	255	Tulip Poplar	Liriodendron tulipifera	30	294	Loblolly Pine	Pinus taeda	22
178	Sweetgum	Liquidambar styraciflua	21		217	Sweetgum	Liquidambar styraciflua	19	256	Red Maple	Acer rubrum	18	295	Loblolly Pine	Pinus taeda	32
179	Loblolly Pine	Pinus taeda	27		218	Sweetgum	Liquidambar styraciflua	19	257	Tulip Poplar	Liriodendron tulipifera	20	296	Loblolly Pine	Pinus taeda	23
180	Loblolly Pine	Pinus taeda	28		219	Tulip Poplar	Liriodendron tulipifera	31	258	Loblolly Pine	Pinus taeda	21	297	Red Maple	Acer rubrum	28
181	Loblolly Pine	Pinus taeda	21		220	Sweetgum	Liquidambar styraciflua	23	259	Red Maple	Acer rubrum	22	298	Tulip Poplar	Liriodendron tulipifera	32
182	Northern Red Oak	Quercus rubra	19		221	Red Maple	Acer rubrum	24	260	Loblolly Pine	Pinus taeda	25	299	Sweetgum	Liquidambar styraciflua	18
183	Loblolly Pine	Pinus taeda	28		222	Sweetgum	Liquidambar styraciflua	22	261	Loblolly Pine	Pinus taeda	25	300	Red Maple	Acer rubrum	24
184	Loblolly Pine	Pinus taeda	25		223	Sweetgum	Liquidambar styraciflua	18	262	Loblolly Pine	Pinus taeda	21	301	Loblolly Pine	Pinus taeda	24
185	Loblolly Pine	Pinus taeda	22		224	Sweetgum	Liquidambar styraciflua	20	263	Loblolly Pine	Pinus taeda	23	302	Loblolly Pine	Pinus taeda	24
186	Loblolly Pine	Pinus taeda	26		225	Sweetgum	Liquidambar styraciflua	22	264	Sweetgum	Liquidambar styraciflua	20	303	Sweetgum	Liquidambar styraciflua	20
187	Tulip Poplar	Liriodendron tulipifera	34		226	Water Oak	Quercus nigra	23	265	Tulip Poplar	Liriodendron tulipifera	29	304	Loblolly Pine	Pinus taeda	30
188	Tulip Poplar	Liriodendron tulipifera	32		227	Sweetgum	Liquidambar styraciflua									

**UTILITY NOTES:**

- REFER TO SHEET C100 FOR GENERAL NOTES
- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
- THE CONTRACTOR SHALL NOT REUSE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
- ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITY SHOWN IN PROFILES VARY ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE, AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED THEIR LOCATIONS AND ELEVATION SHALL BE REPORTED TO THE ENGINEER.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREAS, DRIVES, CURBS AND GUTTER, OR CONCRETE WALKPADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT/CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE UTILITY" INSTALLATION.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS PREPARED AND SEALED BY PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.
- FILL SECTIONS FOR UTILITY INSTALLATION NEED TO BE TESTED BY A GEOTECHNICAL FIRM AND TEST RESULTS PROVIDED TO THE REQUIRED LOCAL JURISDICTION.
- HYDRANTS TO HAVE STORZ CONNECTION PER CITY OF RALEIGH STANDARDS.

**PROPOSED UTILITY SEPARATION:**

- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
  - A THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
  - B THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- CROSSING A WATER MAIN OVER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION. IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
- CROSSING A WATER MAIN UNDER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

**SEPARATION OF SANITARY SEWERS AND STORM SEWERS:**

- A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

**WATER NOTES:**

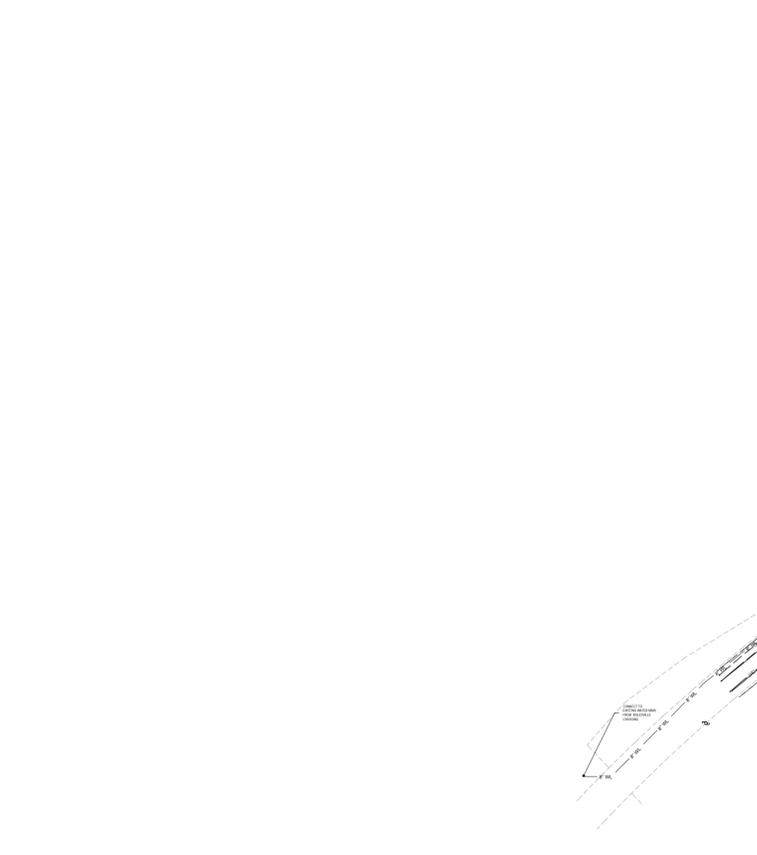
- AS INDICATED, ALL WATERLINES SHALL BE PVC WATERLINE AS INDICATED ON THE PLANS. IT SHALL MEET THE REQUIREMENTS OF AWWA C-900 CLASS 200 WHERE DIP PIPE IS SPECIFIED AT CROSSINGS, DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C-151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE, OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFF SITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.
- SERVICE METERS SHALL BE WHEN INDIVIDUALLY TAPPED, GANGED METERS IN PAIRS SHALL TAP WITH A "T" SERVICE AND SPLIT TO (2) "T" SERVICES AT ROW.

**TESTING NOTES:**

- PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 400. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
- BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

**SEWER NOTES:**

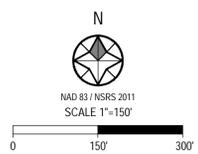
- ALL PVC SEWER PIPES ARE TO BE 30R-35 SPEC. UNLESS SPECIFIED OTHERWISE.
- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA. UNLESS OTHERWISE NOTED.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
  - 4" SEWER SERVICE - 2.00% SLOPE
  - 6" SEWER SERVICE - 1.00% SLOPE
  - 8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE THE SAME MATERIAL AS MAIN.
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.



LEGEND	
EXISTING	PROPOSED
---	PROJECT BOUNDARY
---	ROW
---	SETBACK
---	EASEMENTS
---	LOT LINE
---	6" WATERLINE
---	HYDRANT
---	WATER METER
---	VALVE
---	REDUCER
---	BLOWOFF
---	SEWER PIPE
---	MANHOLE
---	CLEANOUT
---	STORM PIPE
---	STORM EASEMENT

**STANDARD UTILITY NOTES**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer main passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specification.
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water Prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This included abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
- Private sewer mains as part of a collection system are permitted and inspected under the private infrastructure permit for sewer.
- Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
- Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing Code.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 998-4516 or fog@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements of the Cross Connection Program in Raleigh's Service Area.
- The devices shall be installed & tested (both, initial & periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact ccs@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 the approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1000 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAN  
PSP-25-04 (PSP-25-0002)

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

OVERALL UTILITY PLAN

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C400

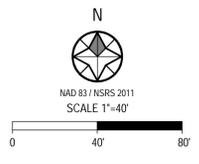
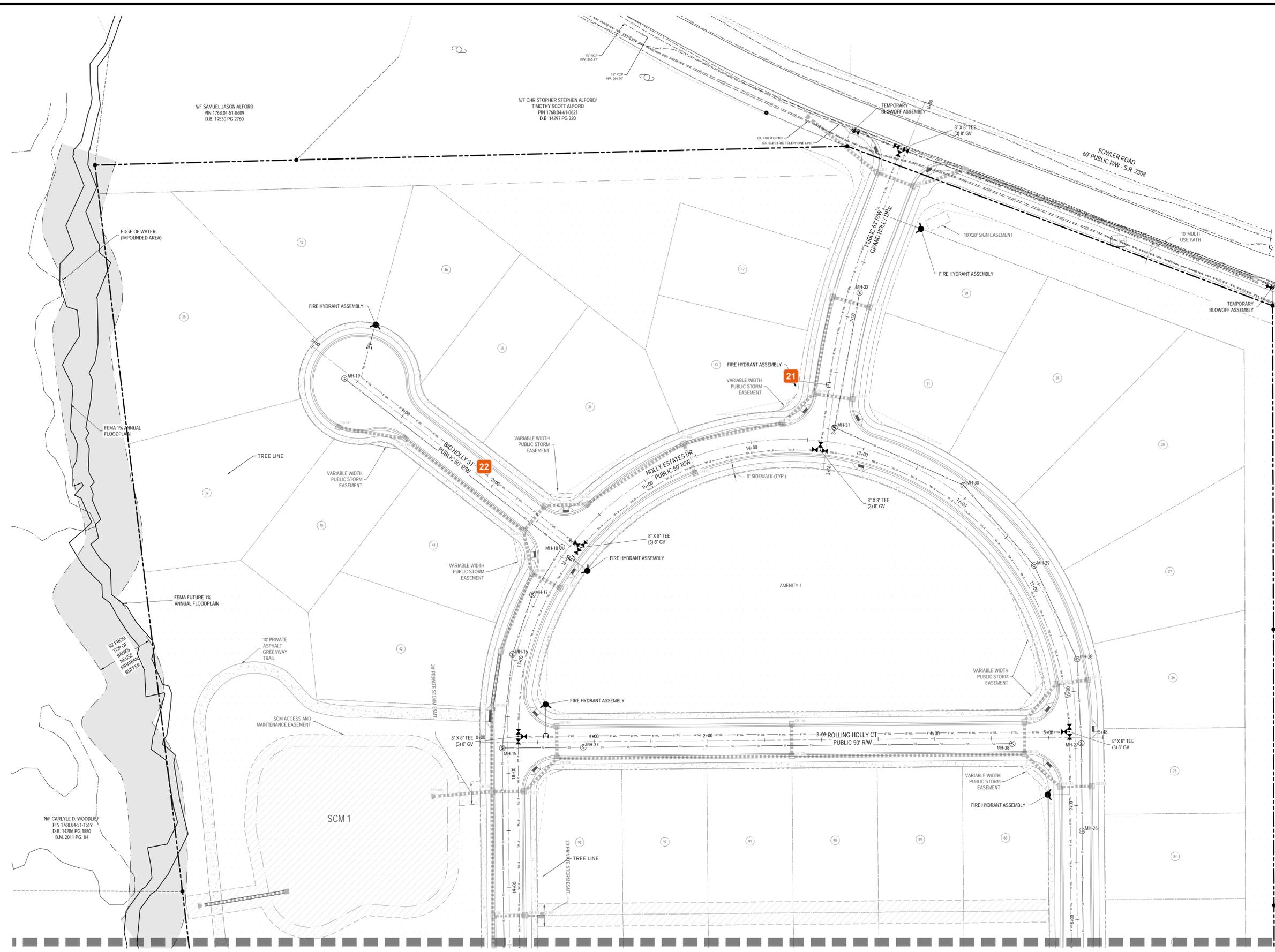
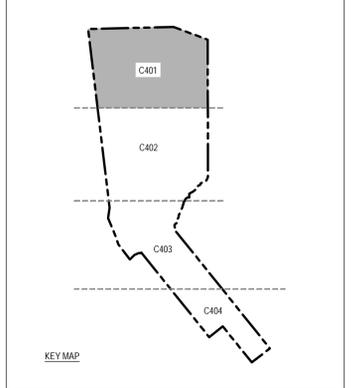


REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

Design By:	SSD	SHEET
Date:	10.01.25	C401
Project #:	P250897	

UTILITY PLAN

LEGEND	
EXISTING	PROPOSED
---	---
N/A	PROJECT BOUNDARY
N/A	ROW
N/A	SETBACK
N/A	EASEMENTS
N/A	LOT LINE
N/A	6" WATERLINE
N/A	HYDRANT
N/A	WATER METER
N/A	VALVE
N/A	REDUCER
N/A	BLOWOFF
N/A	SEWER PIPE
N/A	MANHOLE
N/A	CLEANOUT
N/A	STORM PIPE
N/A	STORM EASEMENT







REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

Design By: SSD	SHEET C403
Date: 10.01.25	
Project #: P250897	



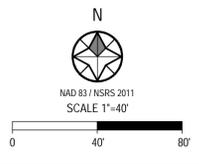
**LEGEND**

EXISTING	PROPOSED
PROJECT BOUNDARY	PROJECT BOUNDARY
ROW	ROW
SETBACK	SETBACK
EASEMENTS	EASEMENTS
LOT LINE	LOT LINE
6" WATERLINE	6" WATERLINE
HYDRANT	HYDRANT
WATER METER	WATER METER
VALVE	VALVE
REDUCER	REDUCER
BLOWOFF	BLOWOFF
SEWER PIPE	SEWER PIPE
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
STORM PIPE	STORM PIPE
STORM EASEMENT	STORM EASEMENT



NF DONNIE L. WOODLIEF/PATSY WOODLIEF  
PIN 1767 02-59-0716  
D.B. 14286 PG 1896  
B.M. 2011 PG. 84

NF BETT JOYCE WOODLIEF  
PIN 1767 02-59-0335  
D.B. 14286 PG 1902  
B.M. 2011 PG. 84







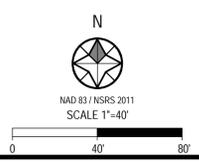
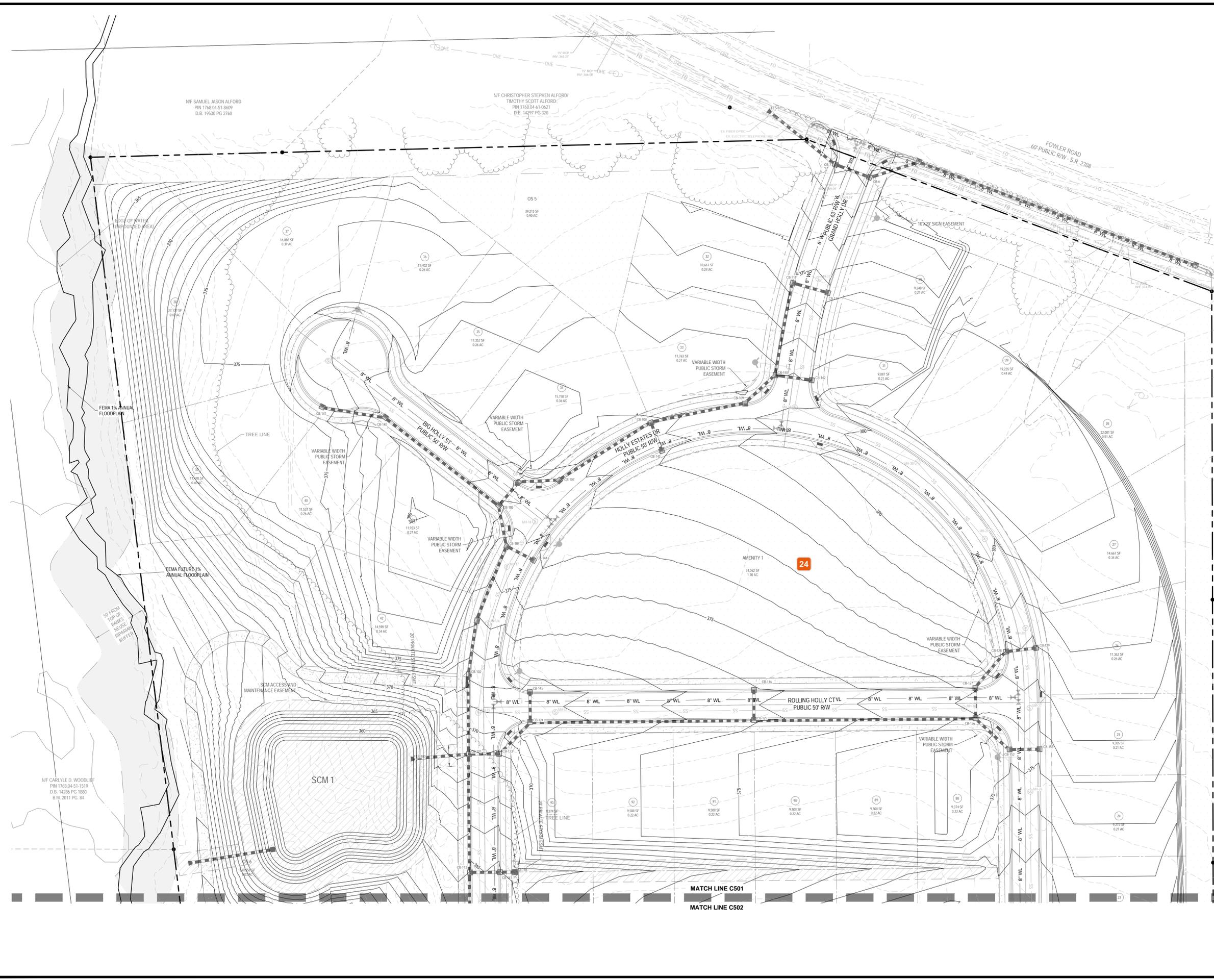
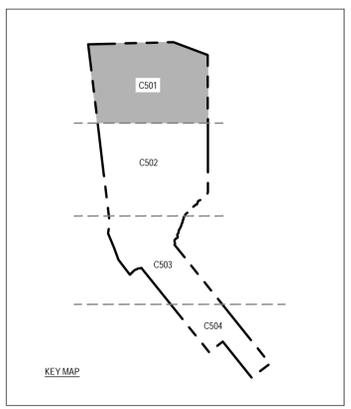


REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

DESIGN BY	DATE	SHEET
SSD	10.01.25	C501
PROJECT #	P250897	

LEGEND	
EXISTING	PROPOSED
---	---
N/A	PROJECT BOUNDARY
N/A	ROW
N/A	EASEMENTS
N/A	LOT LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
N/A	STORM PIPE
N/A	FLARED END SECTION
N/A	DROP INLET
N/A	CURB INLET
N/A	STORM EASEMENT

SEE SHEET C500 FOR GRADING AND STORM NOTES.









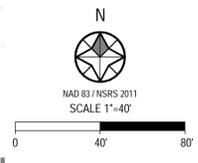
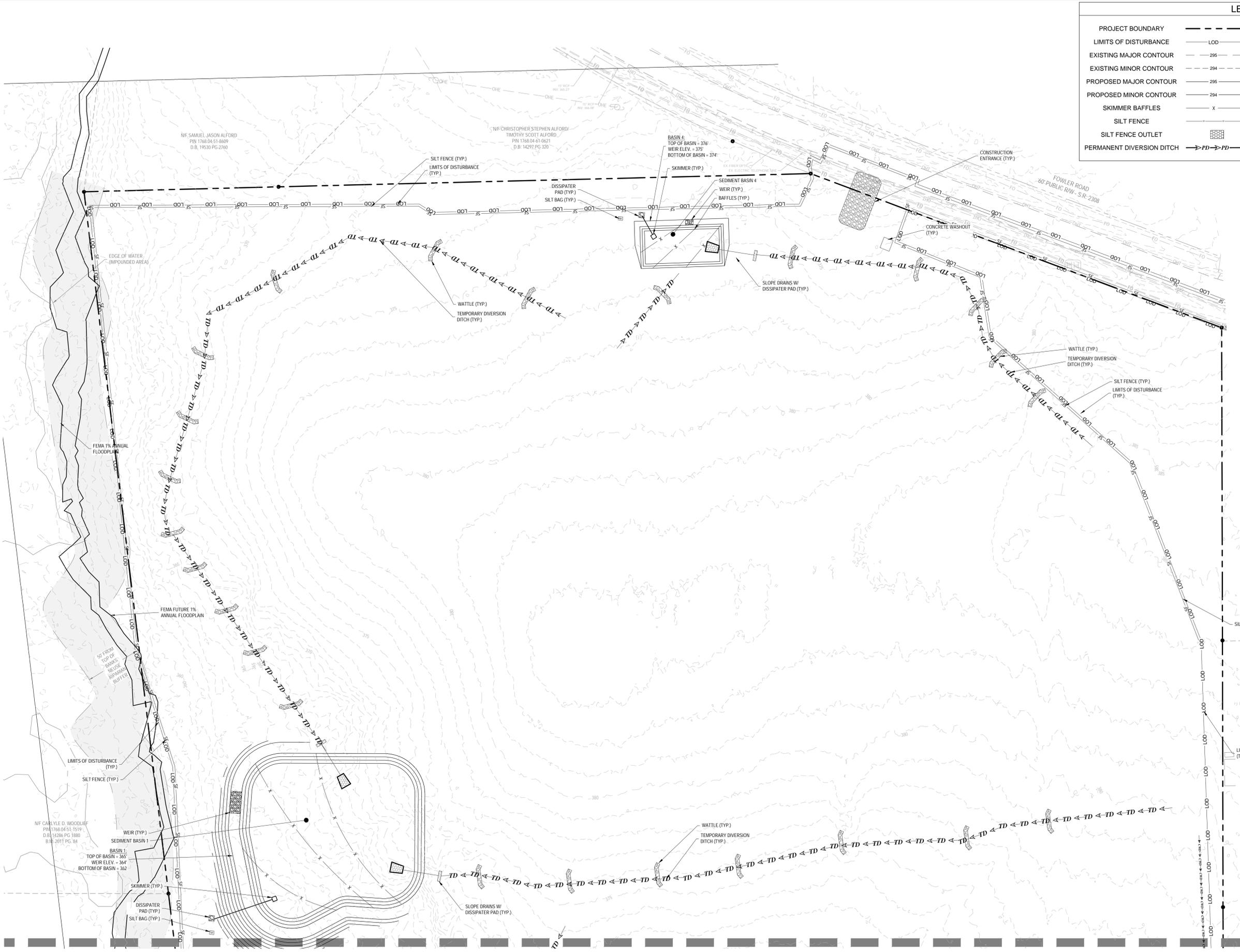
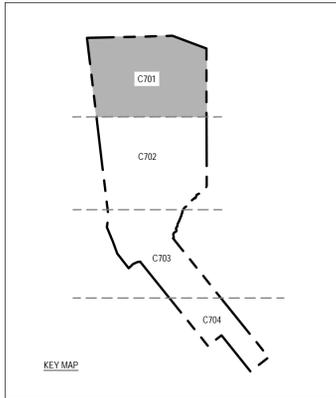




REV/#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

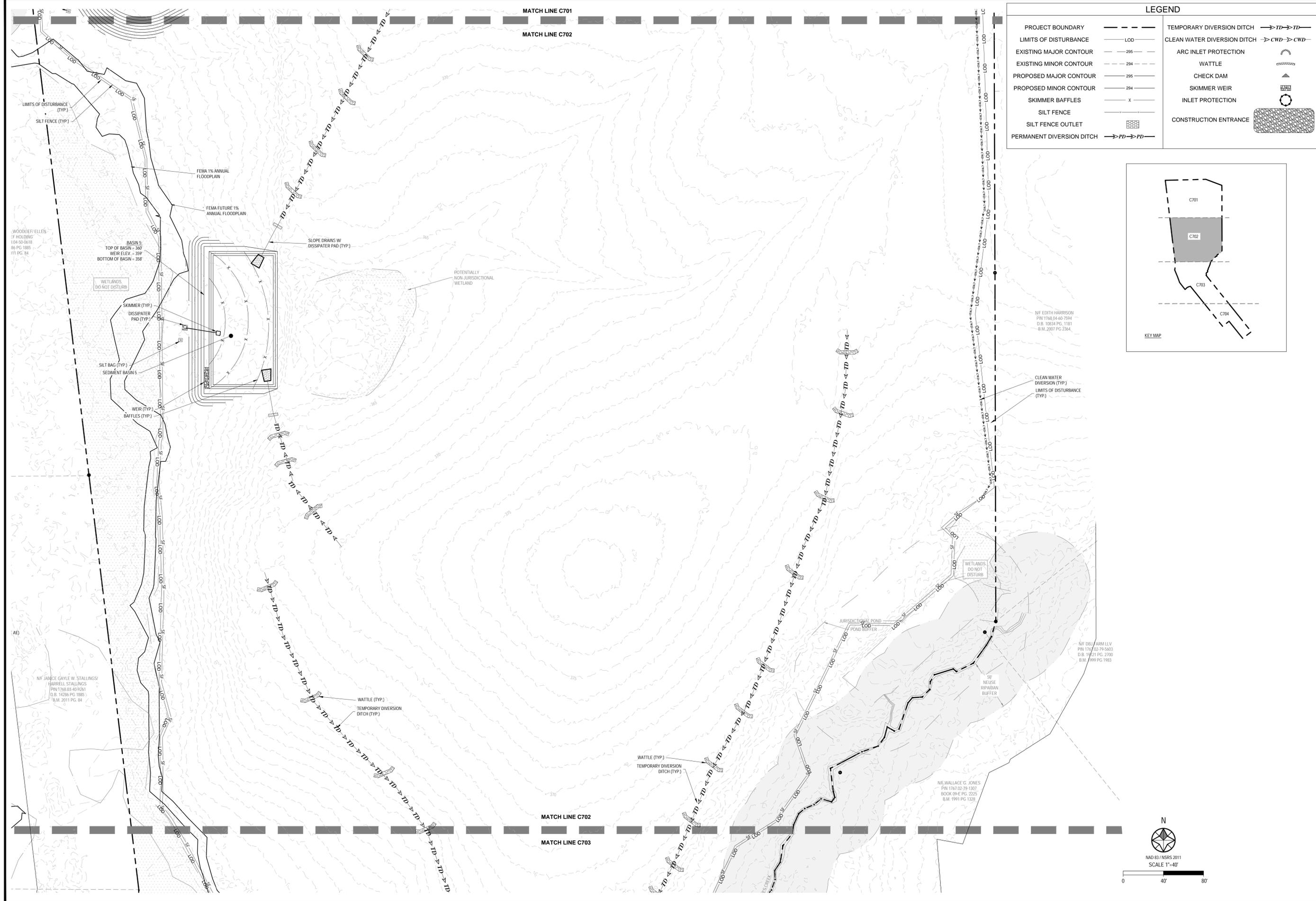
**LEGEND**

PROJECT BOUNDARY	---	TEMPORARY DIVERSION DITCH	→ TD → TD →
LIMITS OF DISTURBANCE	---	CLEAN WATER DIVERSION DITCH	→ CWD → CWD →
EXISTING MAJOR CONTOUR	---	ARC INLET PROTECTION	⌒
EXISTING MINOR CONTOUR	---	WATTLE	⌒
PROPOSED MAJOR CONTOUR	---	CHECK DAM	▲
PROPOSED MINOR CONTOUR	---	SKIMMER WEIR	⊠
SKIMMER BAFFLES	X	INLET PROTECTION	⊠
SILT FENCE	---	CONSTRUCTION ENTRANCE	▨
SILT FENCE OUTLET	---		
PERMANENT DIVERSION DITCH	→ PD → PD →		

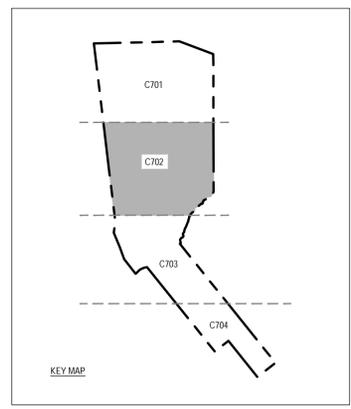


MATCH LINE C702

P:\2025 Projects\250897 - Rolesville Estates\250897 - Rolesville Estates - Erosion Control\250897 - Rolesville Estates - Erosion Control - Stage 1 - C701.dwg



LEGEND			
PROJECT BOUNDARY	--- --	TEMPORARY DIVERSION DITCH	→ TD → TD ←
LIMITS OF DISTURBANCE	— LOD —	CLEAN WATER DIVERSION DITCH	→ CWD → CWD ←
EXISTING MAJOR CONTOUR	--- 295 ---	ARC INLET PROTECTION	⌢
EXISTING MINOR CONTOUR	--- 294 ---	WATTLE	⌢
PROPOSED MAJOR CONTOUR	--- 295 ---	CHECK DAM	▲
PROPOSED MINOR CONTOUR	--- 294 ---	SKIMMER WEIR	⊗
SKIMMER BAFFLES	— X —	INLET PROTECTION	⊗
SILT FENCE	— —	CONSTRUCTION ENTRANCE	▨
SILT FENCE OUTLET	⊗		
PERMANENT DIVERSION DITCH	→ PD → PD ←		



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

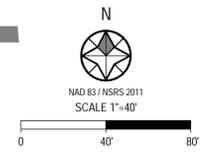
**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAN  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE / HAYES COUNTY / NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1

Design By: SSD  
Date: 10.01.25  
Project #: P250897

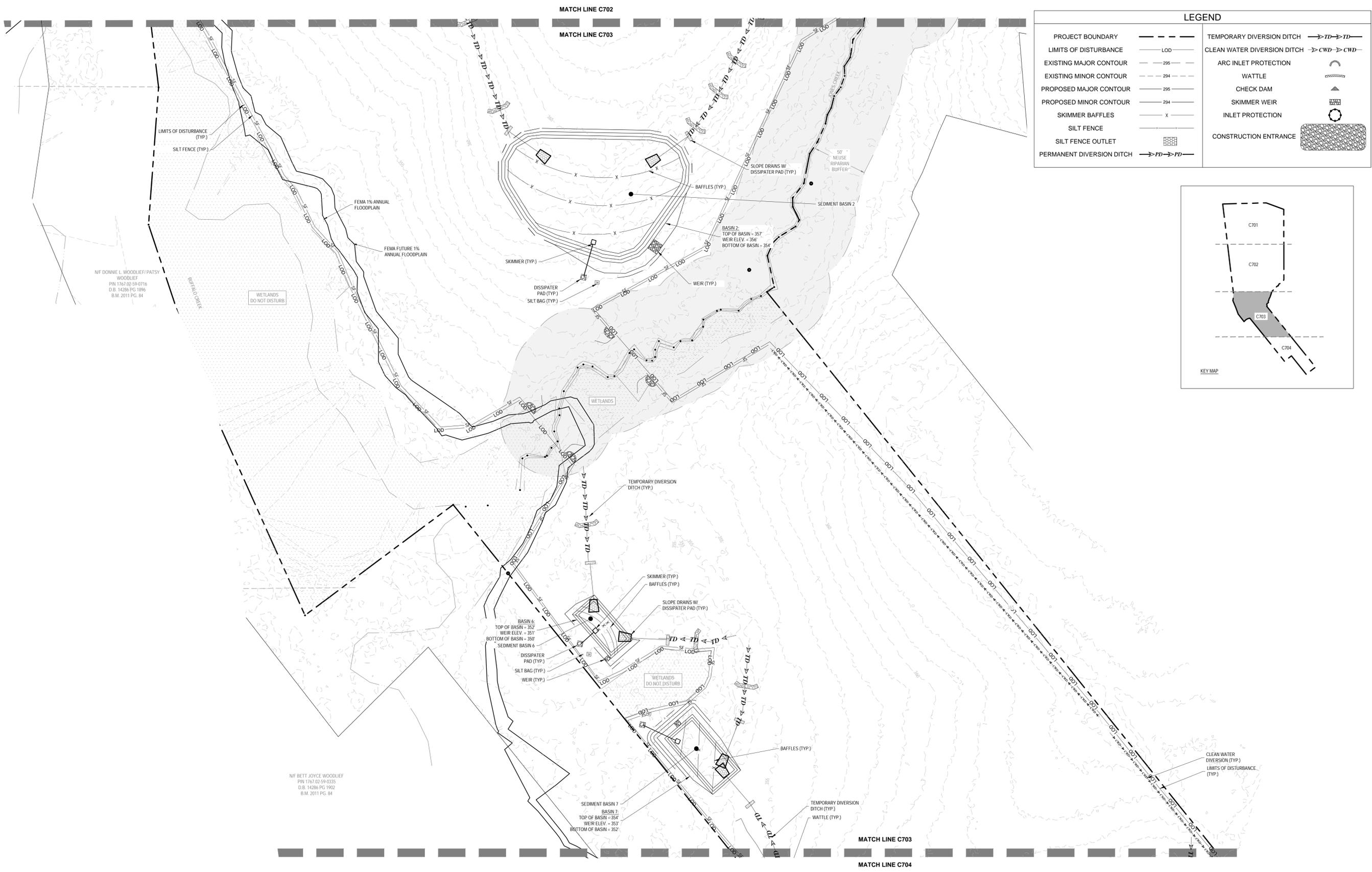
SHEET  
C702



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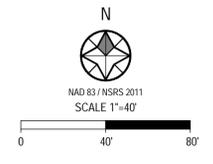
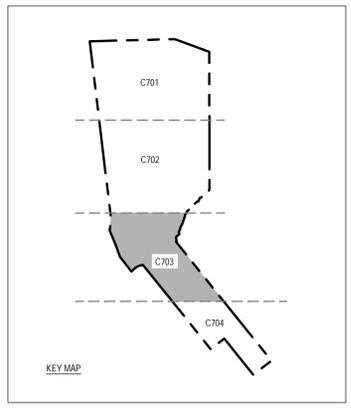


REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS



**LEGEND**

PROJECT BOUNDARY	---	TEMPORARY DIVERSION DITCH	→ TD → TD →
LIMITS OF DISTURBANCE	---	CLEAN WATER DIVERSION DITCH	→ CWD → CWD →
EXISTING MAJOR CONTOUR	---	ARC INLET PROTECTION	⌒
EXISTING MINOR CONTOUR	---	WATTLE	⊘
PROPOSED MAJOR CONTOUR	---	CHECK DAM	▲
PROPOSED MINOR CONTOUR	---	SKIMMER WEIR	⊠
SKIMMER BAFFLES	X	INLET PROTECTION	⊙
SILT FENCE	---	CONSTRUCTION ENTRANCE	⊞
SILT FENCE OUTLET	---		
PERMANENT DIVERSION DITCH	→ PD → PD →		



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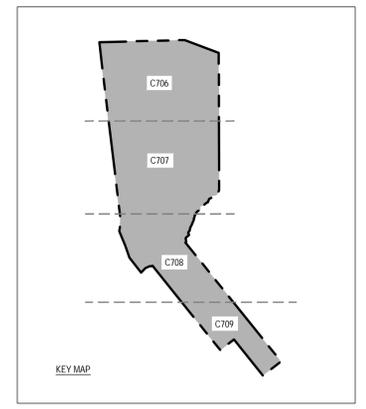


REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

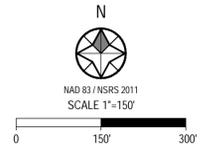
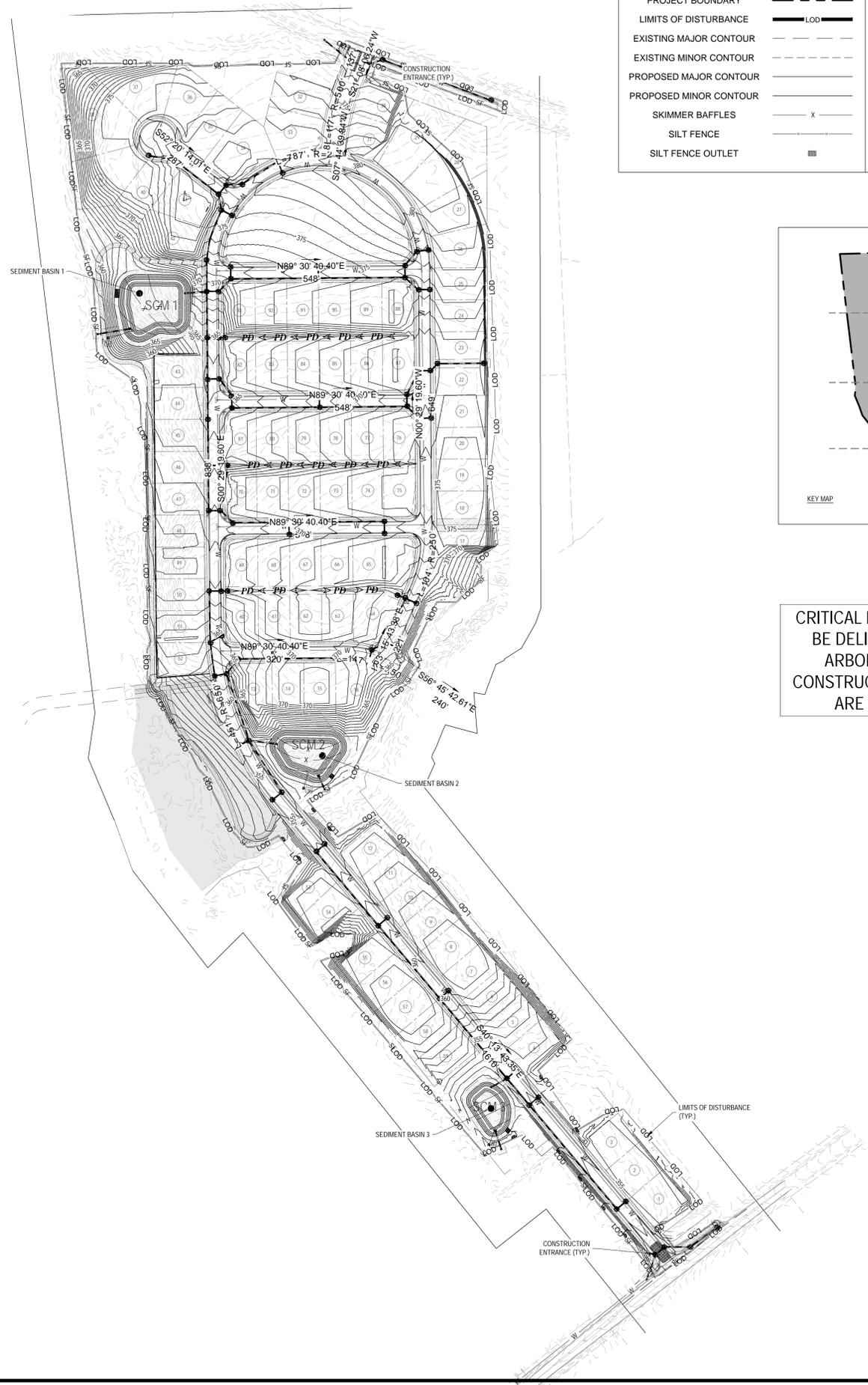
Design By: SSD	SHEET
Date: 10.01.25	C705
Project #: P250897	

**LEGEND**

PROJECT BOUNDARY	--- --	PERMANENT DIVERSION DITCH	→ PD → PD →
LIMITS OF DISTURBANCE	— LOD —	CLEAN WATER DIVERSION DITCH	→ CWD → CWD →
EXISTING MAJOR CONTOUR	- - - -	TEMPORARY DIVERSION DITCH	→ TD → TD →
EXISTING MINOR CONTOUR	- - - -	ARC INLET PROTECTION	⌋
PROPOSED MAJOR CONTOUR	— — — —	WATTLE	
PROPOSED MINOR CONTOUR	— — — —	CHECK DAM	▲
SKIMMER BAFFLES	— X —	SKIMMER WEIR	⊥
SILT FENCE	— — — —	INLET PROTECTION	○
SILT FENCE OUTLET	■	CONSTRUCTION ENTRANCE	■



CRITICAL ROOT ZONE WILL BE DELINEATED BY AN ARBORIST BEFORE CONSTRUCTION DRAWINGS ARE SUBMITTED



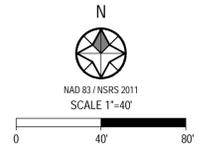
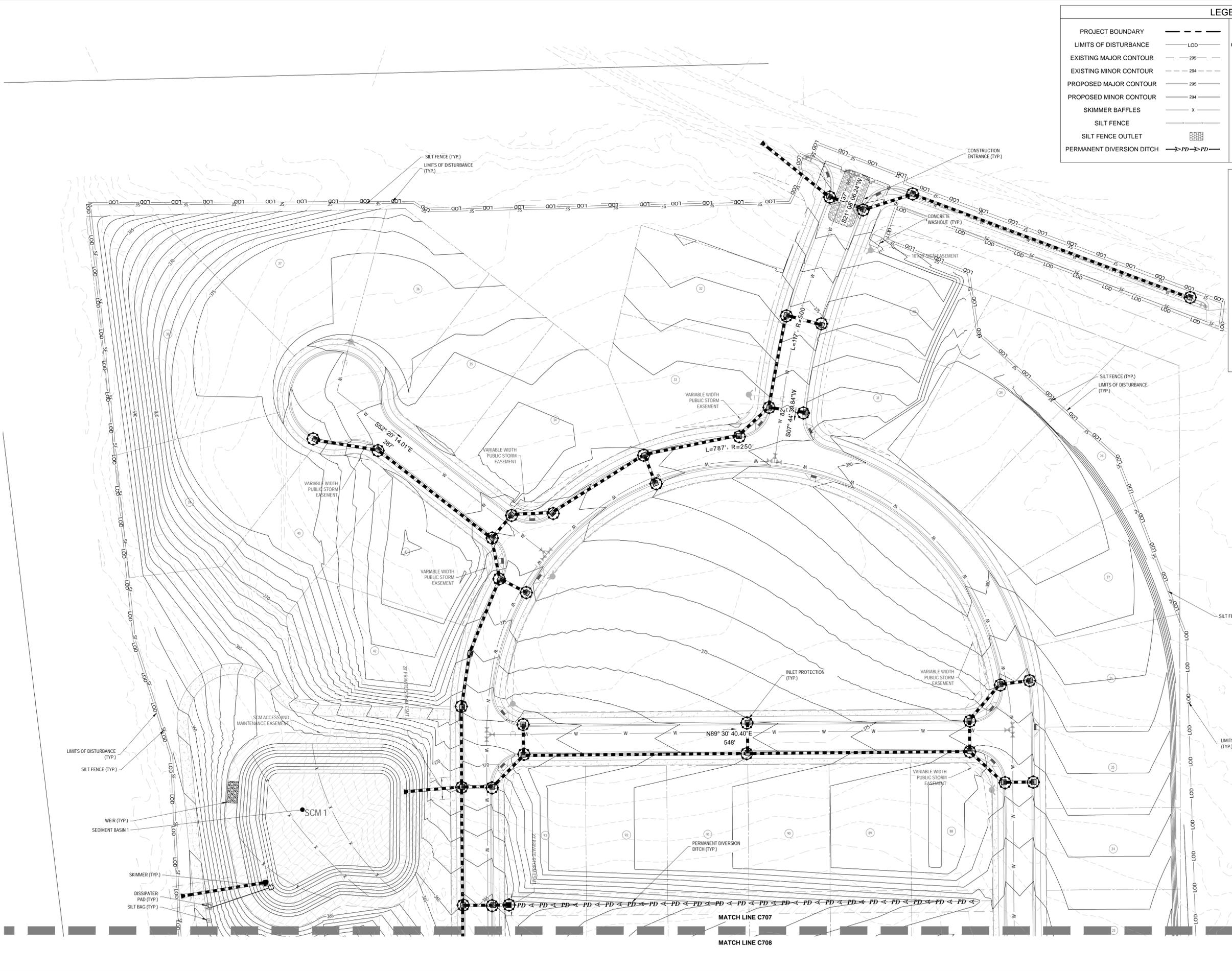
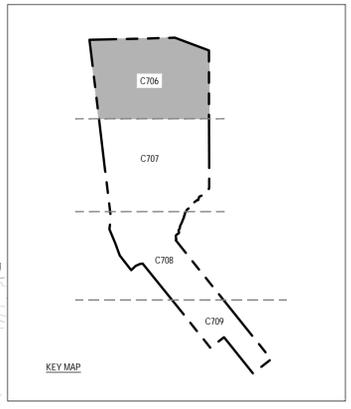


REV/#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

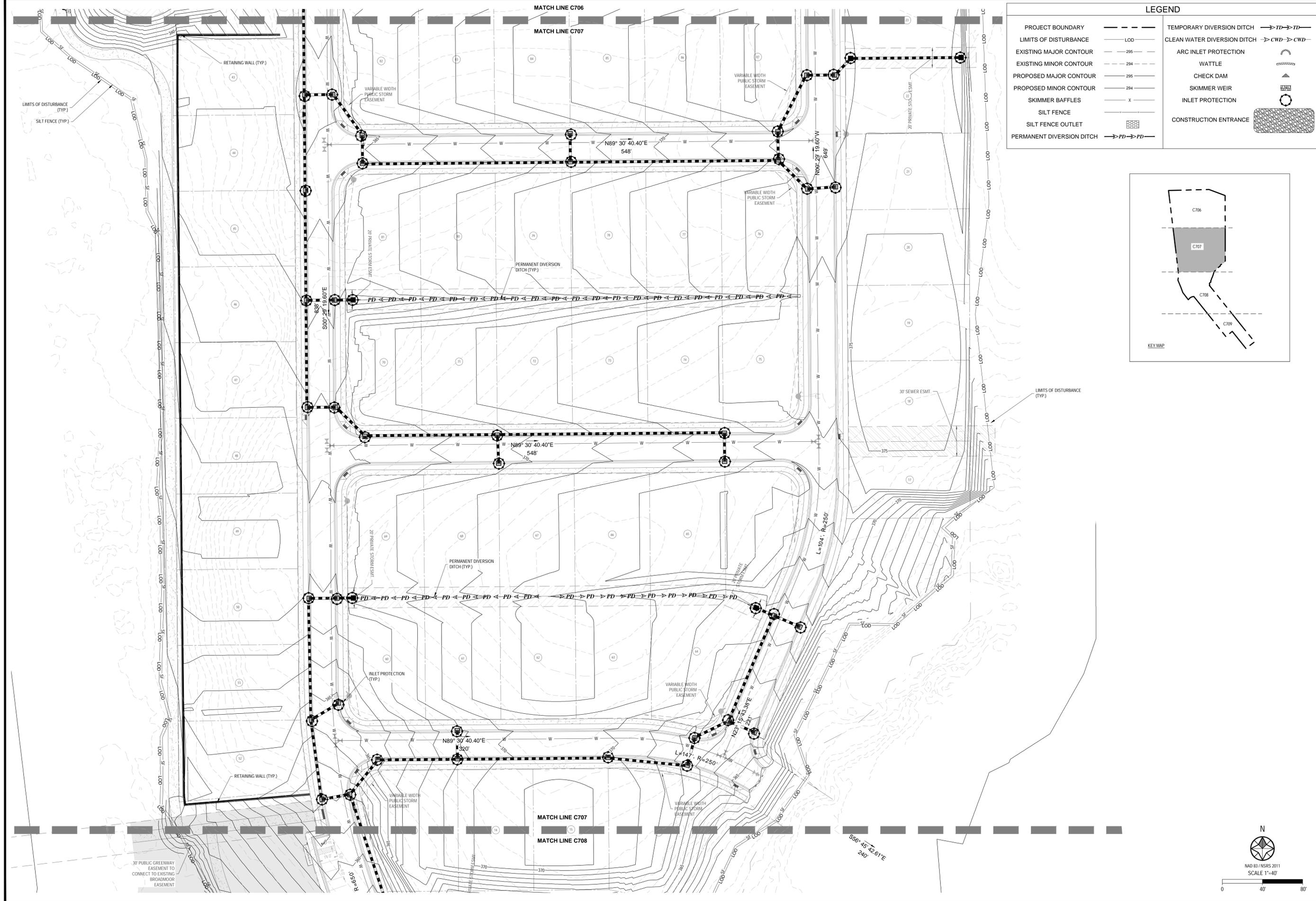
<b>EROSION CONTROL STAGE 2</b>	Design By: SSD	SHEET
	Date: 10.01.25	C706
	Project #: P250897	

**LEGEND**

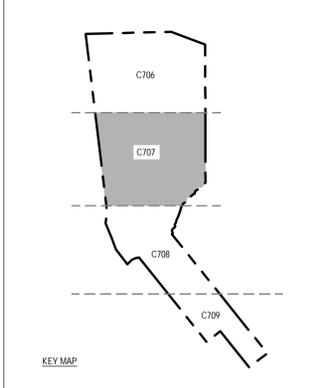
PROJECT BOUNDARY	---	TEMPORARY DIVERSION DITCH	→ TD → TD →
LIMITS OF DISTURBANCE	---	CLEAN WATER DIVERSION DITCH	→ CWD → CWD →
EXISTING MAJOR CONTOUR	---	ARC INLET PROTECTION	⌒
EXISTING MINOR CONTOUR	---	WATTLE	⊘
PROPOSED MAJOR CONTOUR	---	CHECK DAM	▲
PROPOSED MINOR CONTOUR	---	SKIMMER WEIR	⊞
SKIMMER BAFFLES	X	INLET PROTECTION	⊞
SILT FENCE	---	CONSTRUCTION ENTRANCE	⊞
SILT FENCE OUTLET	⊞		
PERMANENT DIVERSION DITCH	→ PD → PD →		



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LEGEND	
PROJECT BOUNDARY	--- (dashed line)
LIMITS OF DISTURBANCE	LOD (line with 'LOD' label)
EXISTING MAJOR CONTOUR	-295 (solid line)
EXISTING MINOR CONTOUR	-294 (dashed line)
PROPOSED MAJOR CONTOUR	-295 (solid line)
PROPOSED MINOR CONTOUR	-294 (dashed line)
SKIMMER BAFFLES	X (line with 'X' symbol)
SILT FENCE	--- (line with cross-hatch pattern)
SILT FENCE OUTLET	--- (line with cross-hatch pattern and arrow)
PERMANENT DIVERSION DITCH	PD (line with arrow)
TEMPORARY DIVERSION DITCH	TD (line with arrow)
CLEAN WATER DIVERSION DITCH	CWD (line with arrow)
ARC INLET PROTECTION	(arc symbol)
WATTLE	(wattle symbol)
CHECK DAM	(check dam symbol)
SKIMMER WEIR	(skimmer weir symbol)
INLET PROTECTION	(inlet protection symbol)
CONSTRUCTION ENTRANCE	(construction entrance symbol)



PRELIMINARY  
NOT FOR CONSTRUCTION

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1000 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



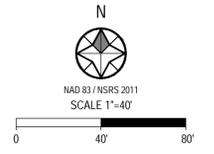
**ROLESVILLE ESTATES**  
PRELIMINARY SUBDIVISION PLAT  
PSP-25-04 (PSP-25-0002)  
TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 2

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C707

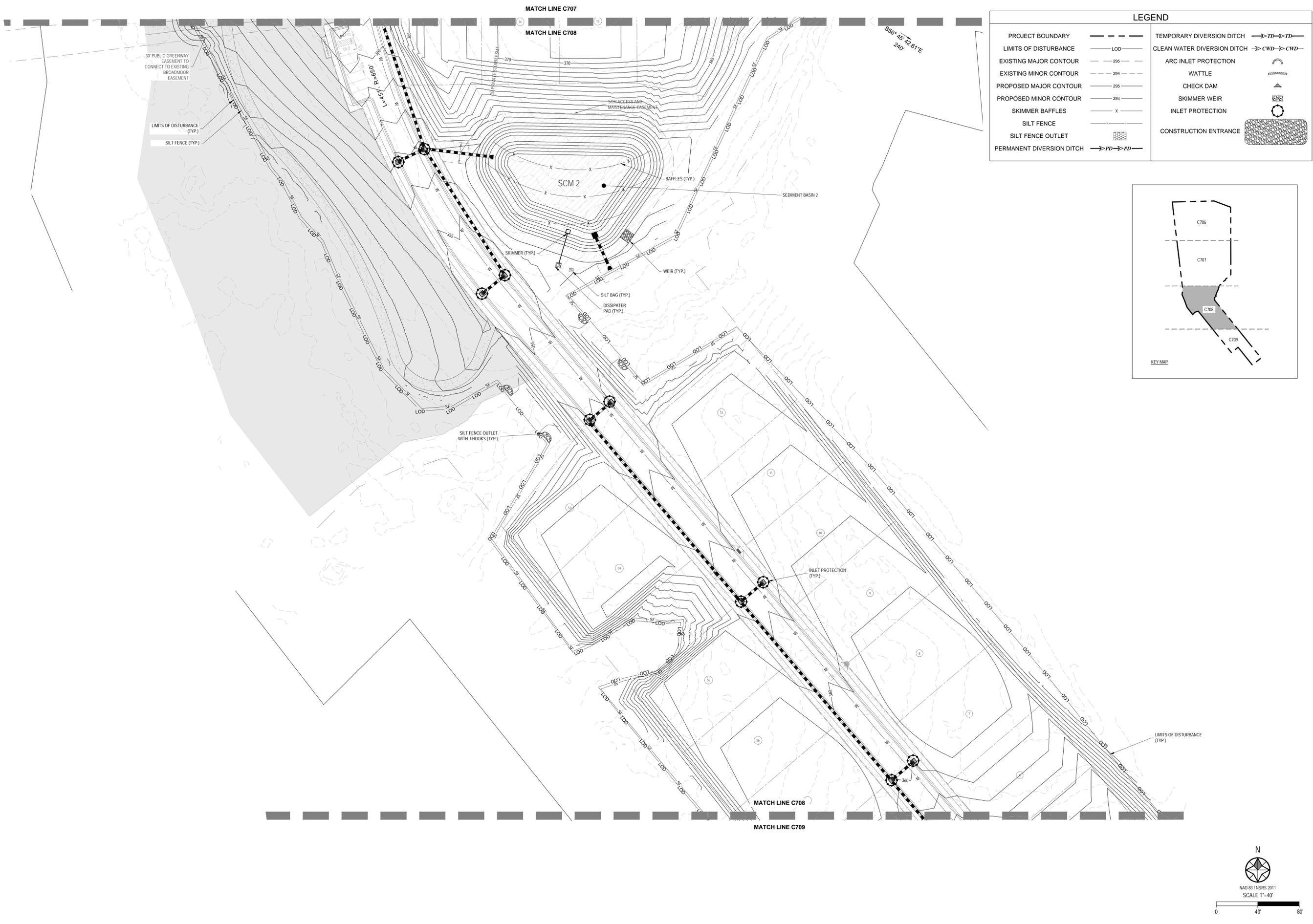


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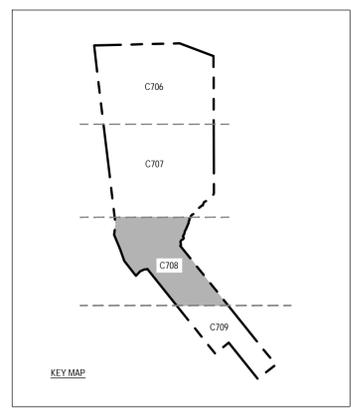
REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

<b>EROSION CONTROL STAGE 2</b>	
Design By: SSD	SHEET
Date: 10.01.25	C708
Project #: P250897	

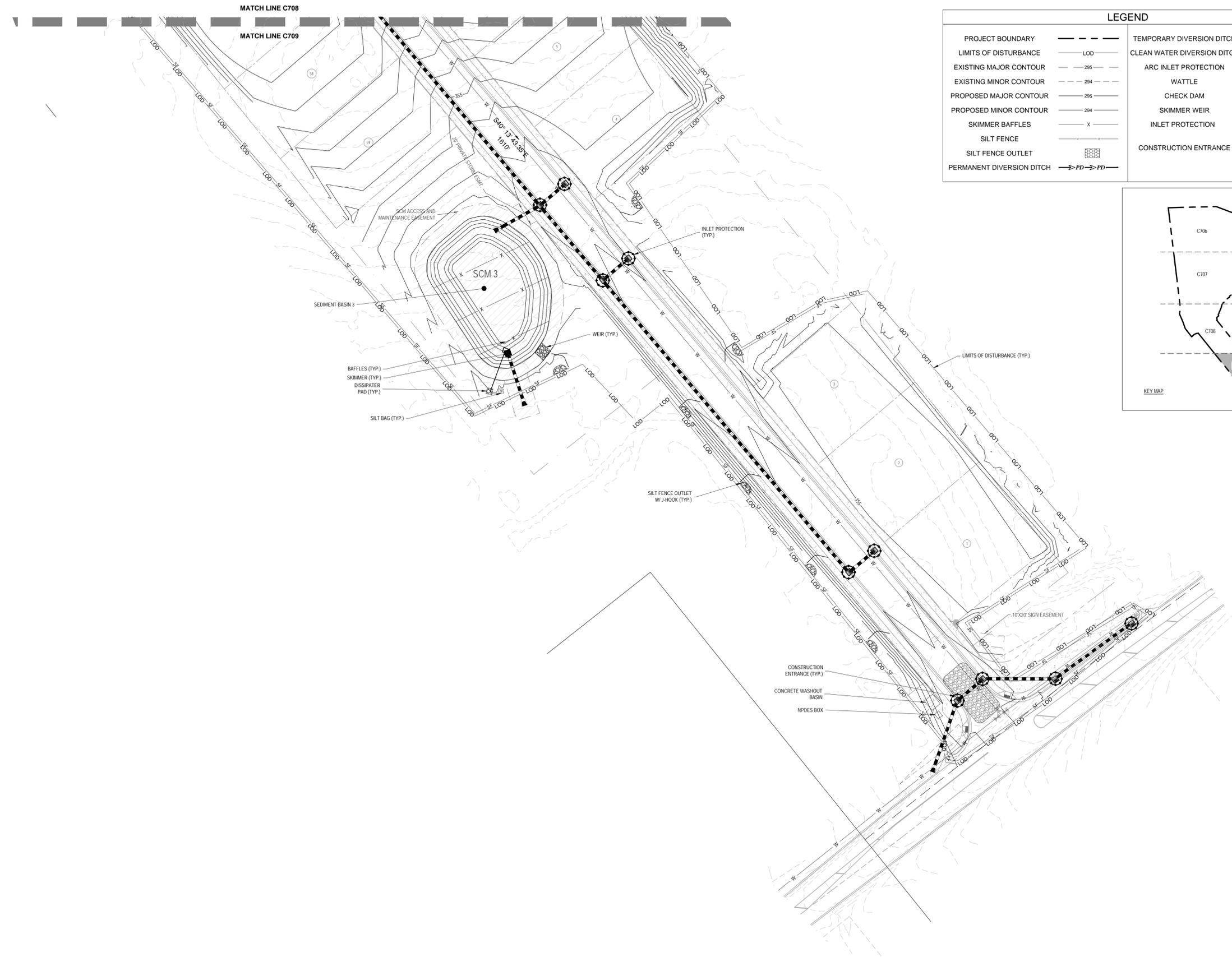


**LEGEND**

PROJECT BOUNDARY	--- --	TEMPORARY DIVERSION DITCH	→ TD → TD
LIMITS OF DISTURBANCE	LOD	CLEAN WATER DIVERSION DITCH	→ CWD → CWD
EXISTING MAJOR CONTOUR	--- 295 ---	ARC INLET PROTECTION	⤿
EXISTING MINOR CONTOUR	--- 294 ---	WATTLE	⋯⋯⋯
PROPOSED MAJOR CONTOUR	--- 295 ---	CHECK DAM	▲
PROPOSED MINOR CONTOUR	--- 294 ---	SKIMMER WEIR	⊠
SKIMMER BAFFLES	X	INLET PROTECTION	⊙
SILT FENCE	—	CONSTRUCTION ENTRANCE	⊞
SILT FENCE OUTLET	⊞		
PERMANENT DIVERSION DITCH	→ PD → PD		

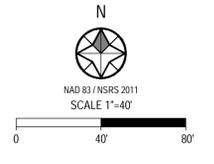
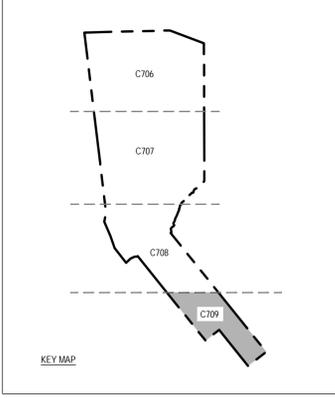


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**LEGEND**

PROJECT BOUNDARY	---	TEMPORARY DIVERSION DITCH	→ TD → TD →
LIMITS OF DISTURBANCE	---	CLEAN WATER DIVERSION DITCH	→ CWD → CWD →
EXISTING MAJOR CONTOUR	---	ARC INLET PROTECTION	⌒
EXISTING MINOR CONTOUR	---	WATTLE	⌒
PROPOSED MAJOR CONTOUR	---	CHECK DAM	⌒
PROPOSED MINOR CONTOUR	---	SKIMMER WEIR	⌒
SKIMMER BAFFLES	X	INLET PROTECTION	⊙
SILT FENCE	---	CONSTRUCTION ENTRANCE	▨
SILT FENCE OUTLET	---		
PERMANENT DIVERSION DITCH	→ PD → PD →		



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**ROLESVILLE ESTATES  
PRELIMINARY SUBDIVISION PLAT  
PSP-25-04 (PSP-25-0002)**  
TOWN OF ROLESVILLE | HAME COUNTY | NORTH CAROLINA

REV#	DATE	DESCRIPTION
1	01/05/2025	PER ROLESVILLE COMMENTS

**EROSION CONTROL STAGE 2**

Design By: SSD  
Date: 10.01.25  
Project #: P250897

SHEET  
C709

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# ROLESVILLE ESTATES

## PRELIMINARY SUBDIVISION PLAT

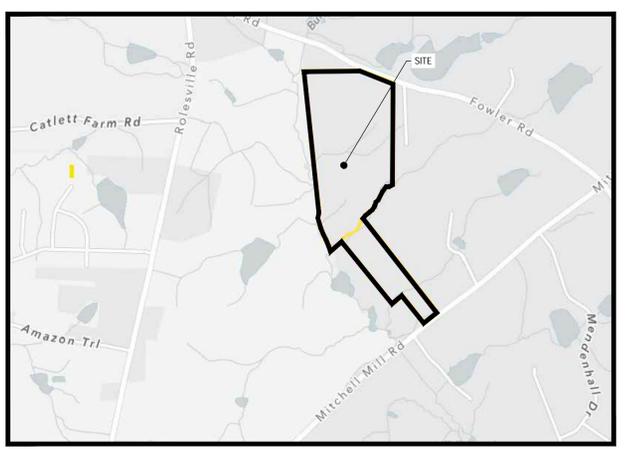
PSP-25-04 (PSP-25-0002)

SUBMITTAL 1: 10.01.25

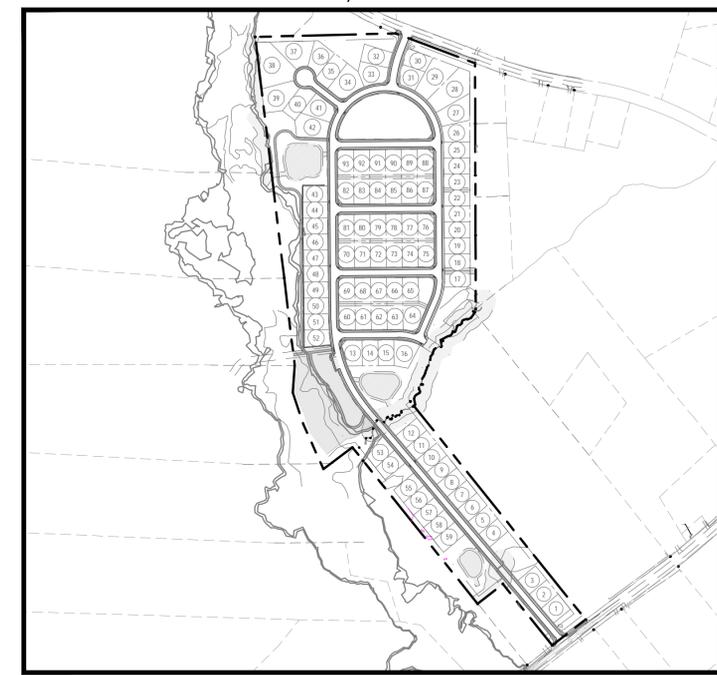
SUBMITTAL 2: 01.05.26

6520 FOWLER ROAD & 6521 MITCHELL MILL ROAD  
TOWN OF ROLESVILLE  
WAKE COUNTY, NORTH CAROLINA

PERMITS AND APPROVALS		
TYPE	PERMIT NUMBER	DATE
TOWN OF ROLESVILLE - REZONING	REZ-24-04	5-Aug-25
TOWN OF ROLESVILLE - ANNEXATION	ANX-25-01	5-Aug-25
TOWN OF ROLESVILLE - PSP		
TOWN OF ROLESVILLE - STORMWATER		
TOWN OF ROLESVILLE - EROSION CONTROL		
CITY OF RALEIGH - SEWER		
CITY OF RALEIGH - WATER		
TOWN OF ROLESVILLE - CID		
NCDOT - DRIVEWAY		
NCDOT - ENCROACHMENT		
NCDEQ 401		
USACE 404		



VICINITY MAP  
SCALE: 1" = 1,000'



PROJECT PLAN  
SCALE: 1" = 400'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	OVERALL EXISTING CONDITIONS
C101	EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS
C104	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C204	SITE PLAN
C300	TREE PRESERVATION PLAN
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C404	UTILITY PLAN
C500	OVERALL GRADING PLAN
C501	GRADING PLAN
C502	GRADING PLAN
C503	GRADING PLAN
C504	GRADING PLAN
C700	OVERALL EROSION CONTROL STAGE 1
C701	EROSION CONTROL STAGE 1
C702	EROSION CONTROL STAGE 1
C703	EROSION CONTROL STAGE 1
C704	EROSION CONTROL STAGE 1
C705	OVERALL EROSION CONTROL STAGE 2
C706	EROSION CONTROL STAGE 2
C707	EROSION CONTROL STAGE 2
C708	EROSION CONTROL STAGE 2
C709	EROSION CONTROL STAGE 2

SITE DATA	
OWNER	RICHARDS, BARBARA ANN JONES
SITE ADDRESS	7925 STONY HILL RD
DEED BOOK / PAGE	WAKE FOREST NC 27587-7514
PIN	1768602816
REAL ID	37538
OWNER	RICHARDS, BARBARA ANN JONES
SITE ADDRESS	7925 STONY HILL RD
DEED BOOK / PAGE	WAKE FOREST NC 27587-7514
PIN	1386 / 356
REAL ID	1767696199
REAL ID	59680
ACREAGE	46.11 AC
EXISTING USE	VACANT
ZONING	RH-CZ
JURISDICTION	TOWN OF ROLESVILLE
RIVER BASIN	NEUSE
WATERSHED	BUFFALO CREEK
FEMA MAP	MAP# 3720176800K, 3720176600K DATED 07/19/2022
DEVELOPMENT TYPE - RESIDENTIAL	
JURISDICTION	TOWN OF ROLESVILLE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY ALLOWED	6 DU/AC
PROPOSED MAXIMUM DENSITY	2.2 DU/AC
MAXIMUM NUMBER OF LOTS ALLOWED	100 UNITS
NUMBER OF LOTS PROPOSED	94 UNITS
MIN. LOT AREA REQUIRED	7,500 SF
MIN. SED LOT AREA PROPOSED	9,000 SF
PROPOSED LOT WIDTH	75'
BUILDING SETBACKS - TYPE OF USE	
PRIMARY STREET	15'
SIDE STREET	15'
SIDE LOT LINE	10'
REAR LOT LINE	15'
PARKING	
PARKING CALCS.	1 SPACE / 20 MAILBOXES
PARKING REQUIRED	5 SPACES
PARKING PROVIDED	7 SPACES
ADA PARKING CALCS.	1 TO 25 = 1
ADA PARKING REQUIRED	1 SPACE
ADA PARKING PROVIDED	1 SPACE
IMPERVIOUS	
NET TRACT AREA	46.11 AC (2,008,357 SF)
ROW DEDICATION	16,468 SF
NEW TRACT AREA	45.73 AC
EXISTING IMPERVIOUS	0.086 AC (3,765 SF)
TREE PROTECTION AREA	5.16 AC
OPEN SPACE	
OPEN SPACE REQUIRED	6.92 AC (15%)
OPEN SPACE PROVIDED	15.46 AC (35.87%)
ACTIVE OPEN SPACE	MINIMUM 3.46 AC (7.5%)

EXHIBIT B  
Fowler Road Rezoning Conditions  
July 16, 2025

- The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
- The following uses shall be prohibited:
  - Dwelling, single-family attached;
  - Dwelling, double family;
  - Dwelling, multiple family;
  - Boarding House/Dormitory;
  - Family Care Facility;
  - Live-work unit;
  - Residential Care; and
  - Telecommunications tower.
- There shall be a maximum of 100 single-family detached units.
- All single-family detached dwellings shall adhere to the following conditions:
  - Siding Material:**
    - If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
    - Vinyl material is prohibited except for soffits, fascia, and corner boards;
    - No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side or directly across the street.
  - Garages:** A minimum 2-car side-by-side (not tandem) garage shall be provided;

EXHIBIT B  
Fowler Road Rezoning Conditions  
July 16, 2025

- Roofs:** Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
- Building Foundations:**
  - Building foundations along the front facade shall have an exposed height above finished grade of at least 18" and must be finished with masonry product such as brick veneer or faux stone product.
  - Any foundation facing a public street must be finished with masonry product such as brick veneer or faux stone product.
- Rear Yard Amenity:** An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
- Pollinator Garden:** The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the 75<sup>th</sup> residential building permit.
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- During the preliminary subdivision stage, the developer shall offer to the Town of Rolesville approximately 0.8 acres generally located and oriented in the area labeled as "Dedicated Park Land" in the attached Exhibit 1, with the final location to be determined in the Construction Drawing process, for use as a public park. The Town of Rolesville may accept or reject the offer of dedication in its sole discretion. If the Town of Rolesville accepts dedication of the Dedicated Park Land:
  - the area dedicated to the Town of Rolesville shall be credited to this project as active open space;
  - the area dedicated to the Town of Rolesville shall count toward the Town's recreation open space dedication requirements; and
  - the developer shall be relieved of the obligation to construct any improvements within the Dedicated Park Land that are shown on the Concept Plan.

[SIGNATURE PAGE FOLLOWS]

**OWNER:**  
BARBARA ANN JONES RICHARDS  
7925 STONY HILL ROAD  
WAKE FOREST, NC 17587

**DEVELOPER:**  
HOPPER COMMUNITIES  
CONTACT: BILL HARRRELL  
2403 MEDWAY DRIVE  
RALEIGH, NC 27608  
P: 919.618.9929

**ENGINEER:**  
BATEMAN CIVIL SURVEY COMPANY  
EVA KING, PE  
2524 RELIANCE AVE.  
APEX, NC 27539  
P: 919.557.1080 #144

**PROPERTY OWNER SIGNATURE BLOCK**

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 CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINE AND DECARE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLISH OR PRIVATE USE AS NOTED, FURTHERMORE, I HEREBY DECIDE ALL SANITARY SEWER, STORM SEWER, AND WATER LINES TO THE TOWN OF ROLESVILLE.

OWNER: \_\_\_\_\_  
DATE: \_\_\_\_\_  
WAKE COUNTY, NORTH CAROLINA  
I, \_\_\_\_\_, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND OFFICALLY STAMPED OR SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

**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 ADMINISTRATION OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE  
DATE: \_\_\_\_\_  
ROLESVILLE, NORTH CAROLINA  
I, \_\_\_\_\_, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
DATE: \_\_\_\_\_ REVIEW OFFICER



Date: 10/01/2025  
Project #: P250897  
SHEET  
C000

**SOURCES OF INFORMATION:**

- EXISTING SURVEY OF SITE PROVIDED BY ROBINSON & PLANTE, P.C., 970 TRINITY ROAD, RALEIGH, NC 27506, DATED 10/14/2024
- EXISTING CONTOURS ONSITE AND OUTSIDE OF SITE FROM BATEMAN CIVIL SURVEY COMPANY DATED 12/08/2025.
- PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM WAKE COUNTY IMAPS DATED 2025
- PRELIMINARY WETLAND INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANS, INC, 8412 FALLS OF NEUSE ROAD, SUITE 104, RALEIGH, NC 27615, DATED 8/9/2024

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS

# Preliminary Subdivision Plat (PSP) Checklist

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | [planning@rolesvillenc.gov](mailto:planning@rolesvillenc.gov)

**Disclaimer:** This checklist does not cover all codified requirements, but is intended to provide guidance based on best practices. Where applicable, requirements are referenced within the [Town of Rolesville Land Development Ordinance](#) and/or other State Ordinances. **For items marked “YES”, instead of a “Check”, please place the sheet number where the requirement is shown.**

## APPLICATION REQUIREMENTS

The application shall include the following documents by the submittal deadline to be considered complete and ready for review. Additional supporting documents may be requested by the Case Planner or provided by the applicant.

<input type="checkbox"/> Completed Application & Specific application checklist.	<input type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner
<input type="checkbox"/> PDFs (Flattened, < than 100MB) of any/all documents	<input type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).
<input type="checkbox"/> FIRM panel, USGS, and Soil Survey Maps, as applicable.	<input type="checkbox"/> Any approved/recorded Special Use Permits, Variances, etc.
<input type="checkbox"/> <i>Note: An invoice is issued for the application fee payment during the completeness check or following application review.</i>	<input type="checkbox"/> Traffic Impact Analysis, ITE Traffic Generation Letter, or a Letter/Email from Planning staff confirming that one is <u>not</u> required.

#	TO BE COMPLETED BY APPLICANT	YES	N/A
<b>COVER SHEET</b>			
1.	Please confirm that the required items on the cover sheet example are demonstrated in the submission.		
2.	Project name / Title		
3.	Project number and submittal type ( <i>will be given at first review; place PSP-YR-XX as a placeholder on cover sheet</i> )		
4.	Date (original submittal and space for at least three re-submittals located in a table) – ideal location is the center of the sheet		
5.	Location (Address if available) and/or Vicinity map with north arrow and scale (min. 1"=1,000').		
6.	Sheet Index – include Column numerically numbering sheets (1,2,3...); spreads of like sheets permitted (ie, 5-12).		
7.	Overall development map (if part of larger project) with project area identified as a sub-part of (larger project)		
8.	Site Data Table including: Property Identification Numbers (PIN) for all properties, Book of Maps/Deed reference, Jurisdiction (Town limits or ETJ), Zoning/Overlay Districts, Watershed / River Basin, Current Use(s), Proposed Use (if known), Current Impervious, Proposed Impervious (if known), Tree Coverage Data; Open Space calculations Passive/Active; IF residential – lot density and unit data per housing type. Building Setbacks (min/max). Application references of previous approvals/entitlements; if Rezoning, Special Use Permit, or Variance conditions, etc., list them verbatim by reference in the title text box or superimpose on an additional sheet.		
9.	If located in a floodplain, provide the correct Flood Insurance Rate Map (FIRM) panel number and date.	X	
10.	Text Box of Contact information for the Owner, Applicant, and all consultants		
11.	Signature Block space – approx. 3"x4" for Town of Rolesville only		
<b>ALL OTHER SHEETS</b>			
1.	PSP-YR-XX reference in a common, visible spot, font size sufficient to be easily observed.		
2.	Include the numerical Sheet number per Cover Sheet Index (i.e., 5 of 80).		
3.	Title of project / Dimensions / Scale/north arrow		
4.	Professional seal		
5.	Revision Dates in an orderly Date table with side banner bar or other common location on all sheets.	X	
<b>EXISTING CONDITIONS AND/OR DEMOLITION PLAN SHEET(S) **RECENT SURVEY RECOMMENDED**</b>			
1.	Site size, metes & bounds of property boundary, Location Map (showing context of area of disturbance)		

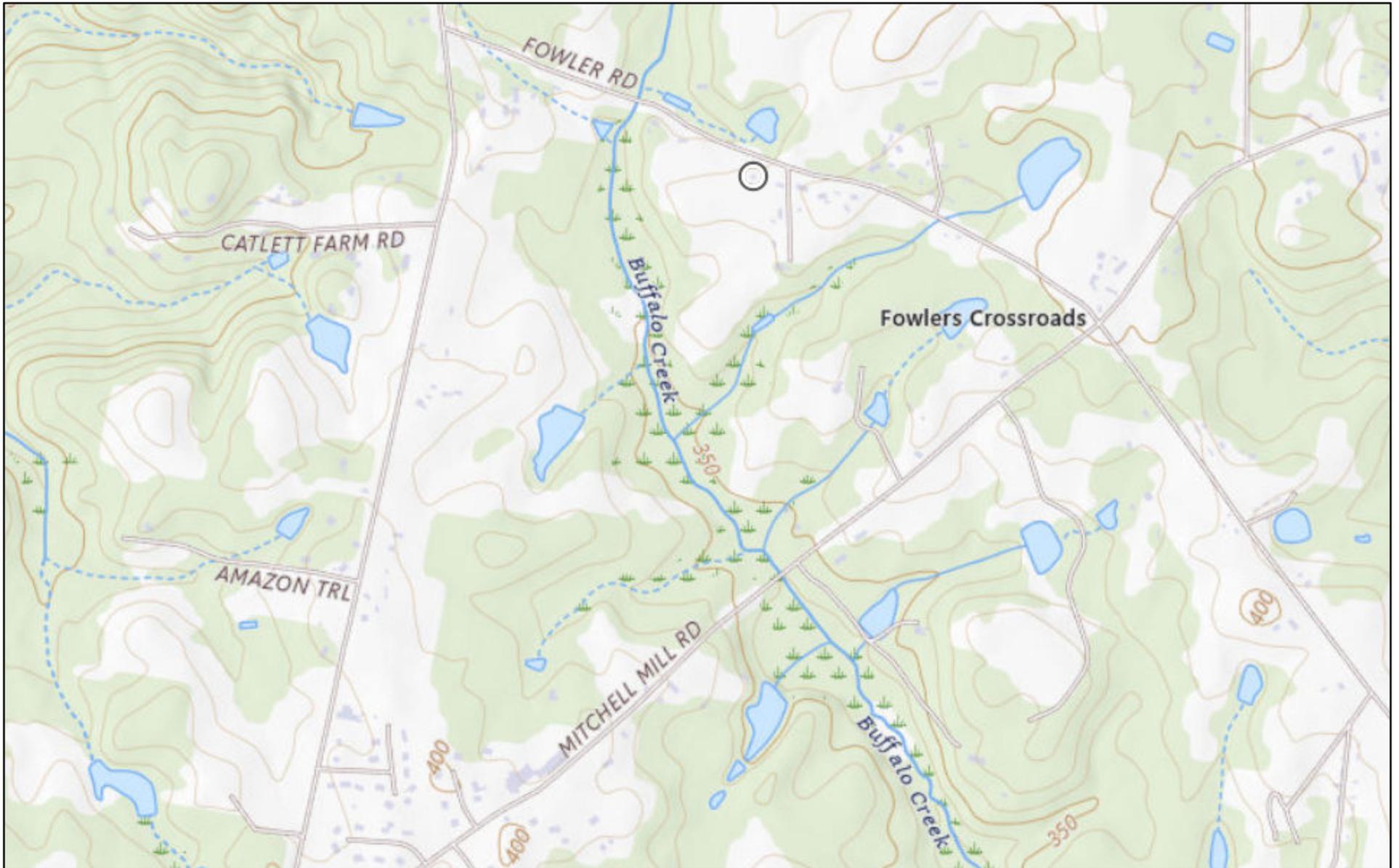
2.	Site property information – Property Lines, Owner, PIN/REID, BM/, PG or Db/Pg, Zoning, acres, existing land use including recorded open space or common areas (including easements),		
3.	Adjacent property information – Owner, PIN/REID, BM/PG or Db/Pg, Zoning, acres, existing building footprints (within 20' of property boundary), existing land use.		
4.	Existing Site infrastructure: building footprints, loading areas, parking, driveways, alleys, streets (names & right-of-way widths), sidewalks, dumpsters, lighting, septic tanks, drain fields, wells, hydrants (within 500 feet of site), water meters, culverts (other subsurface features), utility or other easements (type, size, and whether public or private), railroads, cemeteries, etc. Include dimensions for all the above as applicable.		
5.	Topographic contours shall extend 100' past property limits.		
6.	Water features (name and location), stream buffers, drainage ways, wetlands, and other environmental features		
7.	Existing vegetation (with general description and location)		
8.	Demolition proposed (on this sheet or separate if existing conditions under demolition are illegible)		
<b>SITE LAYOUT SHEET(S)</b>			
1.	Title of project / Dimensions / Scale/north arrow		
2.	Existing information to remain (clearly distinguish between existing and proposed conditions)		
3.	Lot Numbers (1,2,3) for every buildable lot to be created.		
4.	Open Space lots shall be labeled 'OS #'; Passive/Active calculations shall be shown in the Site Data Table.		
5.	Residential Amenity Center locations shall be labeled, i.e., 'Amenity #'.		
6.	Building Setback minimum dimensions per the zoning district [LDO Section 3]		
7.	Flood protection zones (if applicable)		
8.	IF Single-family detached/attached - Provide lot typicals, including drive location		
9.	Building separation dimensions for Single-family Attached dwelling buildings [LDO Section 3]		N/A
10.	If Single-family Attached (townhomes) - Parking calculations (vehicle, handicapped, guests, and bicycle) – LDO Section 6.4. <i>All non-residential development will detail parking on later Site Development Plans.</i>		N/A
11.	On street and off-street parking locations (customer, visitor, guest, amenity parking, etc., as applicable)		
12.	If applicable - Handicap aisles, spaces, signage, and accessible routes to the main entrance - labeled and dimensioned		
13.	Sight distance triangles – LDO Section 9.2 (10' x70' on all Collector roads and NCDOT required driveway permits)		
14.	Greenway Easement - lines and dimension call-outs; if Sidepath or Sidewalks NOT within right-of-ways, detail Easements. [LDO Section 6.2, Standard Engineering Manual]		
15.	Site layout shall comply with the Fire Code for access, as applicable.		
16.	Utility Easements – lines and dimension call-outs; note as “existing” or “proposed”; note as public or private – LDO Section 9.2.4		
17.	Per CORPUD – Call out water and sewer line easements as “New XX’ [width] City of Raleigh Sanitary Sewer Easement and New City of Raleigh Water Line Easement”		N/A
18.	ROW and streets are labeled, dimensioned, public or private clearly defined – LDO Section 9.2		
19.	Public street centerlines should include bearing and distance information, including curve radii (minimum centerline radii are defined by terrain classifications per NCDOT Subdivision Roads Minimum Construction Standards) - LDO Sec. 9, Standard Engineering Manual		
20.	Radii labeled for all intersections, or a typical label included.		
21.	Stream buffers, drainage ways, wetlands, and wetland buffers with necessary setbacks – LDO Section 4.2.9		
22.	Perimeter Landscape buffers – lines and dimension call-outs – LDO Section 6.2.2.1		
23.	Street Buffers – lines and dimension call-outs – LDO Section 6.2.2.2		
24.	Location of Proposed Easement for future monument or ground signs – LDO Section 6.1.2		
25.	Other site features are unique to the proposed use and/or property.		N/A

#	TO BE COMPLETED BY APPLICANT	YES	N/A
<b># EROSION CONTROL PLAN SHEET(S)</b>			
1.	Title of project / Dimensions / Scale/north arrow		
2.	Limits of land disturbance		
3.	Grading (contours at 2-foot intervals w/in 100 feet of developed area). Clearly distinguish between existing & proposed contours; Label Contours regularly enough to follow drainage patterns.		
4.	Impervious surfaces (label and provide calculations)		

5.	Areas of existing vegetation (types and locations) – LDO Section 6.2.4.5		
6.	General locations of Retaining walls (full details at Construction Infrastructure Drawings)		
7.	General locations of Stormwater ponds, bioretention facilities, etc.		
8.	Preliminary storm drainage features / drainage easements		
9.	Erosion control features are defined by notes and/or a legend.		
11.	Label critical root zones – LDO Section 6.2.4		
12.	Erosion Control design shall meet Wake County standards. Please refer to the Wake County Sediment and Erosion Control Construction Checklist.		
<b>#</b>	<b>GRADING AND DRAINAGE PLAN SHEET(S)</b>		
1	Title of project / Dimensions / Scale/north arrow		
2.	Grading (contours at 2-foot intervals); Clearly distinguish between existing and proposed contours; Contours should be labeled regularly enough to follow drainage patterns		
3.	Proposed infrastructure including streets, sidewalks, greenways, retaining walls (labeled with top and bottom elevations), ponds, storm sewer, and utilities		
4.	Utility or other easements (type, size, and whether public or private); 20' PDE shall be required around the outfall from the ROW		
5.	Existing vegetation (types and locations) – LDO Section 6.2.4.5		
<b>#</b>	<b>UTILITY PLAN SHEET(S)</b>		
1.	Title of project / Dimensions / Scale/north arrow		
2.	All utilities (shown underground); Storm sewer should be clearly depicted separately from sewer and water – LDO Section 4.1.2		
3.	Above-ground utilities and equipment (screened and with details) – LDO Section 6.2.4 and 9.2.6		
4.	Tree protection fencing (TPF) location (reference detail location if on separate sheet)		
5.	Sewer and water design are to meet the City of Raleigh Public Utility Department standards.		
6.	Per CORPUD – Call out water and sewer line easements as “New XX’ [width] City of Raleigh Sanitary Sewer Easement and New City of Raleigh Water Line Easement”		N/A
7.	FYI – While Full and Complete Lighting Plan demonstrating compliance with LDO Section 6.6 is reviewed as part of Construction Infrastructure Drawings, it is helpful if the general location of Street Light Poles can be shown to at least allow Town Staff the opportunity to discuss location, spacing, and number before the energy company has committed to a layout.		

<b>#</b>	<b>TO BE COMPLETED BY APPLICANT</b>	<b>YES</b>	<b>N/A</b>
	<b>PRESERVATION PLAN SHEET(S)</b>		
1	Before a Vegetative Preservation Plan can be created, a tree and/or vegetative survey, as per LDO 6.2.4.2.A.12, must be performed to identify the areas and specific Trees that are to be preserved or retained. Vegetative Preservation (LDO 6.2.4.5) compliance shall be demonstrated on a Sheet(s). The Plan Sheet/drawing shall include and/or show/demonstrate at a minimum:		
2.	Title of project / Dimensions / Scale/north arrow		
3.	A (existing condition) tree and/or vegetative survey <b>preferred to be prepared by a Certified Arborist</b> (LDO 6.2.4.2.A.12).		
4.	Tree protection fencing (TPF) location via icon/key/legend (LDO 6.2.4.5.B.8.- 10.)		
5.	Critical Root Zones (CRZ) of all Preserved Trees are clearly noted (measured dashed circumference)		
6.	Graphics and Calculations of maximum 25% disturbance of any trees CRZ (LDO 6.2.4.5.B.11.)		
7.	Add note: “The CRZ shall remain free of all building materials, refuse, and debris” (LDO 6.2.4.5.B.12).		
8.	All vegetation preservation standards of LDO Section 6.2.4.5. C. (Preservation Plan) clearly identify where trees, vegetation, and soils are to be protected and preserved / to be removed or modified. (ie, Preserved area vs. Removed area). LDO 6.2.4.5.C.7.)		
9.	Tabular calculations/demonstration of Preserved and Removed/Disturbed areas in square feet, acres, and percentage. ( LDO 6.2.4.5.C.8.)		
10	Critical Root Zones (CRZ) of all Preserved Trees are clearly noted (measured dashed circumference)		
11	Graphic demonstration of CRZ protection from encroachment and damage; preferred method is to restrict access via a physical barrier; provide a typical example of such a barrier; on the drawing, indicate the intention of each CRZ Barrier via icon/key/legend. (LDO 6.2.4.5.C.2.)		
12	Barriers shall be accompanied by temporary Signs labeling the CRZ; provide a typical exhibit/example. (LDO 6.2.4.5.C.2.)		

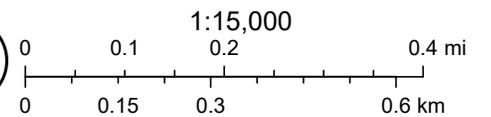
# Letter ANSI A Landscape



9/26/2025

Layers

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

## EXHIBIT B

### Fowler Road Rezoning Conditions July 16, 2025

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## EXHIBIT B

### Fowler Road Rezoning Conditions July 16, 2025

- c. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
  - d. Building Foundations:
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  - e. Rear Yard Amenity: An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
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- a. the area dedicated to the Town of Rolesville shall be credited to this project as active open space;
  - b. the area dedicated to the Town of Rolesville shall count toward the Town’s recreation open space dedication requirements; and
  - c. the developer shall be relieved of the obligation to construct any improvements within the Dedicated Park Land that are shown on the Concept Plan.

[SIGNATURE PAGE FOLLOWS]

**EXHIBIT B**

**Fowler Road Rezoning Conditions  
July 16, 2025**

**Property Owner Authorization**

Property Addresses: 6520 Fowler Road and 6521 Mitchell Mill Road

PINs: 1768-60-2816 and 1767-69-6199

*Barbara Richards*  
By *Samuel Albert Richards* AS AIF 8-12-2025  
Barbara J. Richards Date  
By Samuel Albert Richards, as her attorney in fact

*Barbara J. Richards*  
By: *Amy R. Harrison*, AIF, 8-12-2025  
Barbara J. Richards Date  
By Amy R. Harrison, as her attorney in fact



2524 Reliance Avenue  
Apex, North Carolina 27539

Phone: 919.577.1080  
info@batemancivilsurvey.com

FOR: Town of Rolesville Planning Department  
PO Box 250  
Rolesville, NC 27571

DATE: January 5, 2026

**RE: *Rolesville Estates Preliminary Subdivision – Comment Response #1  
Rolesville (PSP-25-0002)***

To Whom It May Concern:

Comments:

Town Staff has identified the following review comments to be addressed for the above-referenced plans. Staff reserves the right to identify additional review comments necessary for compliance with the Land Development Ordinance and the Standard Specifications and Construction Details based on plan resubmittal.

***Preliminary Subdivision Plat Comments with our responses in red.***

1. Update submittal (PSP-25-0002)
    - *PSP-25-0002 added to the cover sheet.*
  2. Add ANX-25-01 with approval date to the previous entitlement table.
    - *Added to cover sheet approval table as requested.*
  3. Change Site Data under Jurisdiction from ETJ.
    - *ETJ has been removed from site data table.*
  4. This is being referred to as both PSP-25-04 and PSP-25-0002 (GovWell) please add both.
    - *Both are added to cover sheet as requested.*
  5. Please include the watershed the project is located within.
    - *Watershed is added to Site Data Sheet on cover as requested.*
  6. NCDOT Driveway Permit/Encroachment Approvals Needed
    - *Noted. Will apply for these during CDs.*
  7. Please update the required parking
    - *Parking requirements have been updated.*
  8. Contact GIS/911 to start street naming and address attainment - ideally those are all on the PSP, allowing that info to flow swiftly onto CID and FSP w/o a further thought.
    - *Road names have been added.*
  9. Update submittal number on the title block for all sheets
    - *Updated as requested.*
  10. Checklist Site Layout Sheets item 24: Will there be a proposed easement for a monument sign or ground sign? (Repeat for other entrance into Rolesville Estates.)
    - *10'x20' sign easement added at both entrances.*
  11. Please provide cul-de-sac detail
    - *Cul-de-sac detail added, see sheet C200*
  12. Checklist Site Layout Sheets items 4 & 5: label open space lots and provide active/passive calculations; label amenity center area(s).
    - *Calcs have been added, see site data on the cover sheet.*
-

13. Please include a typical section for the greenway - See the Town's Standards Manual for Town requirements
    - Greenway typical section added to sheet C200
  14. Please include sight triangles.
    - Sight Distance Triangles are labeled on site sheets as requested.
  15. Revise to show bike line per the Town's 2022 Bike plan.
    - 10' multiuse path has been added as requested.
  16. While we recognize the typical section shows dimensions, please also label sidewalk widths and materials on the site plan. EX) 5' CONCRETE WALK
    - Label is added to site sheets as requested.
  17. On all streets, please label ROW as public vs. private.
    - Right of ways have been labeled as requested.
  18. Please label cul-de-sac dimensions, including ROW dimensions
    - Cul-de-sac dimensions have been labeled as requested, see sheet C201
  19. While we recognize the typical section shows the curb style, please label the curb style on the site plan. As a reminder, for local residential streets, standard valley curb is required due to the driveways and reducing the "cuts"; residential collector streets should have standard raised curb. See the Town's Standards Manual for reference.
    - Curbs have been labeled in the site sheet plans as requested.
  20. Street centerlines should include bearing and distance information, including curve radii; minimum centerline radii are defined by NCDOT Terrain Classifications per the Subdivision Road Minimum Construction Standards.
    - Bearing and distance information has been added to the centerlines.
  21. Label curb radii. Radii must meet fire requirements.
    - Curb radii has been added to Site sheets as requested.
  22. Label the greenway dimensions and material.
    - Greenway typical section added to sheet C200.
  23. The original parkland location was not in this area and was not wetlands. Confirm if the proposed parkland is all wetlands as the Town has interest to build a pocket park. Is the active open space also included in this parkland?
    - Parkland area has been increased from conversations with the town and is now shown on the plans. See sheet C203.
  24. In the Rezoning Conditions, Condition 7 says that the Parkland Dedication shall be addressed at the PSP stage, not CD's. Please narrow down to a more exact location of the parkland.
    - Parkland location has been updated per conversations with the town. See sheet C203
  25. Revise to show bike line per the Town's 2022 Bike plan.
    - 10' multiuse Path has been added as requested.
  26. Checklist Preservation Plan items 1, 3, 5, 6, & 8-12: Complete Tree Survey and Vegetation Preservation Plan as per PSP checklist. Include Critical Root Zone compliance.
    - Tree protection fence is shown on plans and the amount of trees saved is following Rolesville's tree protection plan.
  27. You will also need a FH at this intersection with Fowler Rd.
    - Fire hydrant added to entrance to at Fowler Road.
  28. Again this would need a tee with 3 gate valves.
    - Gate valves added.
  29. The waterline must be extended along the Fowler Rd frontage of the dev and end with BOAs.
    - Waterlines extended along frontage along Fowler road.
  30. Please submit all future submittals through Raleigh's Permit and Development Portal.
    - Noted.
  31. Sanitary sewer must be extended to the upstream adjacent parcels.
    - Sewer has been extended to property line between lots 17 and 18.
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32. Prior to CD approval, the project engineer must evaluate the sewer capacity within the Rolesville Crossing PS considering this dev's flow, Rolesville Crossing and Broadmoor to assure there is adequate capacity within the PS.
  - Noted. Will coordinate with other engineers and developers on this.
33. Please include the Raleigh Water standard utility notes.
  - Raleigh water notes added, see sheet C400.
34. Please show full water and sewer extensions.
  - C400 has been updated to show full water and sewer extensions as requested.
35. This intersection would need a tee with 3 gate valves.
  - Water tee has been added to the intersection.
36. The waterline would need to be a minimum of 8".
  - Waterline is now shown as 8 inch waterline.
37. Water must be extended along the dev frontage of Mitchell Mill Rd and end with a blow off assembly.
  - Water has been extended along the frontage of Mitchell Mill Road with blow off assemblies.
38. Lot 31 needs to have its driveway located as far south as possible to maximize the internally protected stem.
  - Note added to Project Notes, see note 16 on sheet C200. Note lot numbers have changed since last submittal.
39. Ensure minimum separation is being provided between sanitary and storm.
  - Noted.
40. Ensure minimum requirements are being provided between storm and water (hydrant).
  - Noted. Hydrant has been moved.
41. Depending on location of the parkland this greenway and easement should be labeled as private
  - Green way labels have been updated.
42. Consider shifting catch basin to allow for the pedestrian ramp to be constructed and the curb transition to occur without conflict.
  - Noted. Will adjust in final CDs when road grading is finalized.
43. Checklist Grading item 5: Label existing areas of vegetation.
  - Treeline has been added to the grading sheets. See sheets C500-C504.
44. Grading will be finalized during CID review, but please ensure the entire site (including sidewalk and greenways) are considering ADA compliance.
  - Noted.
45. While grading will be finalized during CIDs, please include top and bottom of wall elevations.
  - Wall elevations are called out on the grading sheets now as requested.
46. During CDs, it will be expected to see building pads graded and FFE provided for reference. At this time, please just keep that in mind and ensure that grading fits within the site with 3:1 or flatter slopes (or retaining walls).
  - Noted.
47. Checklist Erosion Control items 5 & 11: Label existing areas of vegetation and Critical Root Zones.
  - Critical root zone is now shown on sheet C300.
48. Please adjust the text to fit
  - Text has been adjusted as requested
49. Correct text on title block
  - Text has been adjusted as requested

Kind Regards,

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