

Comments on #SDP-26-0003 - Planning & Zoning: Site Development Plan

Application Number: #SDP-26-0003
Application Type: Site Development Plan
Date: July 26, 2026
Address: 748 S MAIN ST, ROLESVILLE, NC 27571
Parcel: 1758465891



THIS DOCUMENT IS NOT AN APPROVAL.

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

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

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/89352cf7-cca5-40b1-ba4d-9e0c3f44c0a0>.

Contacts

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City of Raleigh Engineer

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Updates Requested

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Updates Requested

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Approved

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Updates Requested

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Approved

Scott Miles
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Approved

Stephen Wensman

Planning Director

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Repeat Comment(s)

Stephen Wolf

Wake County Deputy Fire Marshal

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Approved

Wyat Hamilton

NCDOT

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No Comment

Comments on Plan

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

1



Michael Elabarger

Assistant Planning Director

Can you please add "Site Development Plan" above PNC Bank. "Issued for Permit Review" does not really mesh with this plan set bc this is NOT a "Permit" per se. We reserve the term "Permit" for Building Permits and other "permits" like Signs, and not land development (Nor Subdivision).

V2_SDP_PNC Bank Rolesville.pdf · Page 1 · July 17, 2026, 9:40am

2



Austin Bain

City of Raleigh Engineer

I am not seeing a new review submitted to Energov for this review. Please reach out to me at Austin.bain@raleighnc.gov so we can get this squared away.

V2_SDP_PNC Bank Rolesville.pdf · Page 1 · July 26, 2026, 10:11pm

3



Austin Bain

City of Raleigh Engineer

Add Energov to the coversheet for cross reference.

V2_SDP_PNC Bank Rolesville.pdf · Page 1 · July 26, 2026, 10:11pm

4



Michael Elabarger

Assistant Planning Director

Check to see if this needs updated to reflect either/both property descriptions / property lines created in BM2026/pg1244.

V2_SDP_PNC Bank Rolesville.pdf · Page 1 · July 17, 2026, 9:57am

5



Michael Elabarger

Assistant Planning Director

REvise the Legal description to: LO9B WALLBROOK PARIS TR SUB BM2026 -01244 - this was just recorded (by the master developer) on 7/13/26.

V2_SDP_PNC Bank Rolesville.pdf · Page 1 · July 17, 2026, 9:43am

6



Michael Elabarger
Assistant Planning Director

Because this is a corner lot - can you add references for "FRONT" and "CORNER" - either Virginia Water or S. Main as those are the 2 street frontages and one of them is "Front" and the other would be the "corner". Do this by adding " - Virginia Water" at the end of the reference.

V2_SDP_PNC Bank Rolesville.pdf · Page 1 · July 17, 2026, 9:45am

7



Michael Elabarger
Assistant Planning Director

REVISE this reference per BM2026/pg1244-46 - you need to vet everything in relation to this plat because you submitted this SDP before the lot was created, which was a risk taken and now this plan set needs QC'd.

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 10:31am

8



Stephen Wolf
Wake County Deputy Fire Marshal

**** Address has been updated. No fire service issues with initial site plan.**

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 24, 2026, 8:30am

9



Michael Elabarger
Assistant Planning Director

add the Bm/Pg reference for Virginia Water Drive

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 10:31am

10



Michael Elabarger
Assistant Planning Director

REvise this relative to BM2026/pg1244-46

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 10:32am

11



Michael Elabarger
Assistant Planning Director

30' Electric.....easement? IF so, reference it as an Easement and include the Bk/pg or BM/pg reference.

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 10:33am

12



Michael Elabarger
Assistant Planning Director

this is technically a "Street Buffer" per LDO 6.2.2.2, which differentiates from Perimeter buffers (which align on the private property sides of a lot). Yes, they are all "landscape" as the intent is for landscaping to be placed within the buffer spaces...please revise to "Street Buffer"

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 2:19pm

13



Michael Elabarger
Assistant Planning Director

BM2026/pg1244-46 does not show a 30' electric easement - contact ARK Engineering or JMT surveyors who created that plat and ask.

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 10:34am

14



Michael Elabarger
Assistant Planning Director

S Main Street was not dedicated in 2023....please double check this reference. The Wallbrook developers TMK did donate significant ROW on the Publix side for the widening of the road, but I'm not sure if that was via a particular Final Plat or via a Deed; recollection is that it happened well prior to the development of Wallbrook because the LAPP project was formulated in advance of Wallbrook's land plans.

V2_SDP_PNC Bank Rolesville.pdf · Page 4 · July 17, 2026, 2:29pm

15



Jacqueline Thompson
On-Call Civil Engineer

Please submit a stormwater report including the HGLs and drainage calcs for the pipes, as well as any riprap calculations and drainage areas.

V2_SDP_PNC Bank Rolesville.pdf · Page 5 · July 21, 2026, 9:35am

16



Michael Elabarger
Assistant Planning Director

Please list the Max Permitted first, and then the proposed. Please add the SF'age to the % so that both figures can be compared and clearly observed and understood. TY.

V2_SDP_PNC Bank Rolesville.pdf · Page 6 · July 17, 2026, 2:32pm

17



Michael Elabarger
Assistant Planning Director

Revise reference to match BM2026/Pg1244 which calls it a Cross Access Easement (not a Private Street - there are differences between those 2 things). TY.

V2_SDP_PNC Bank Rolesville.pdf · Page 9 · July 17, 2026, 2:34pm

18



Stephen Wensman
Planning Director

General note: Provide pole and light fixture details for wall and parking lot lighting.

V2_SDP_PNC Bank Rolesville.pdf · Page 16 · July 6, 2026, 12:07pm

19



Stephen Wensman
Planning Director

General Comment: Confirm that the proposed site lighting will not conflict with proposed landscaping.

V2_SDP_PNC Bank Rolesville.pdf · Page 16 · July 6, 2026, 11:46am

20



Stephen Wensman
Planning Director

Provide pole height and light fixture details for wall and parking lot lighting in conformance with LDO, Section 6.6

V2_SDP_PNC Bank Rolesville.pdf · Page 22 · July 6, 2026, 12:06pm

GENERAL NOTES

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER IMMEDIATELY.
- EXISTING SITE INFORMATION AND TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, DATED JANUARY, 2026 AND FUTURE SITE INFORMATION FROM ARK CONSULTING GROUP. ANY SITE CHANGES/MODIFICATIONS MADE AFTER THIS SURVEY ARE NOT REFLECTED IN THESE PLANS. CONTRACTOR TO NOTIFY WOOLPERT, INC. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ITEMS INDICATED AS PER RECORDS AND OUTSIDE THE SURVEY LIMITS ARE BASED ON VARIOUS RECORD DRAWINGS PROVIDED BY THE OWNER. WOOLPERT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORDS) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- PRIOR TO COMMENCEMENT OF DIGGING, CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE NORTH CAROLINA UTILITY PROTECTION SERVICES #11, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS AND ARE NON-MEMBERS OF NORTH CAROLINA UNDERGROUND PROTECTION SERVICES.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. FOR ACCESSIBILITY ITEMS AND REFERENCES TO THE AMERICAN WITH DISABILITIES ACT, THE APPLICABLE ACCESSIBILITY CODE FOR THIS PROJECT IS THE 2021 IBC AND THE ICC A117.1-2017 BY REFERENCE.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL CLAIMS AND DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO COMMENCING WORK.
- ANY WORK PERFORMED IN WAKE COUNTY RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE WAKE COUNTY REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE NORTH CAROLINA ENVIRONMENTAL PROTECTION AGENCY FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNER'S REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN NPDES PERMIT.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE TOWN OF ROLESVILLE AND THE NORTH CAROLINA EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
- ITEM NUMBERS REFER TO THE NORTH CAROLINA CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE TOWN OF ROLESVILLE WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER, ELECTRICAL CONDUIT, WATERLINE OR ANY OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS. THE DESIGN ENGINEER SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ADJUST OR RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO MEET PROPOSED GRADE AS REQUIRED.
- CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVED SURFACES.
- SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS B (4000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALK, CURB, LANDSCAPING, UTILITIES, AND ANY OTHER ITEMS TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, BUILDING, WALL, EDGE OF PAVEMENT, OR COLUMN LINE UNLESS OTHERWISE NOTED.
- COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALLS, CENTERS OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURES PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE TOWN OF ROLESVILLE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO: INCREASED IMPERVIOUS PAVEMENT, ADDITION/DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
- SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

DEMOLITION NOTES

- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE SPECIFIED WITHIN THIS CONSTRUCTION SET AND/OR PROJECT MANUAL. THIS INCLUDES WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. ALL DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY. LOCAL UTILITY CONTACTS ARE PROVIDED ON THIS SHEET.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR LEGAL WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTIONING PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
- ASBESTOS OR HAZARDOUS MATERIAL ARE NOT EXPECTED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS, FAA REGULATIONS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- PROVIDE STRAIGHT, FULL DEPTH, AND NEAT SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT NOT LIMITED TO WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDY CONDUCTED FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEYS. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA THAT ARE INDICATED TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

SITE EARTHWORK NOTES

- ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT PREPARED FOR THIS PROJECT BY TERRACON TITLED "PNC BANK - ROLESVILLE GEOTECHNICAL ENGINEERING REPORT" AND DATED 09/29/2025.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING AND REMOVAL OF UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT AND COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTRIBUTED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (4" MINIMUM).
- PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

STORM DRAINAGE NOTES

- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- FOR EXACT LOCATION OF DOWNSPOUTS AND ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ALL STORM STRUCTURES ARE NORTH CAROLINA DOT TYPES UNLESS OTHERWISE INDICATED.
- ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4 FEET SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF NORTH CAROLINA DOT SPECIFICATION.
- STORM SEWER PIPE LABELED "SD" SHALL BE ONE OF THE FOLLOWING: HIGH DENSITY POLYETHYLENE PER NORTH CAROLINA DOT, OR REINFORCED CONCRETE PIPE, NORTH CAROLINA DOT. ALL STORM SEWER TO BE SMOOTH WALLED, WITH A MANNINGS COEFFICIENT OF 0.012-0.013. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, NORTH CAROLINA DOT. ALL STORM SEWER IS TO BE INSTALLED PER NORTH CAROLINA DOT.
- STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.

UTILITY NOTES

- ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.
- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
- SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL, (CONFORMING TO TOWN OF ROLESVILLE SPECIFICATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE-HALF PERCENT (0.50%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE, UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER/ARCHITECT/ENGINEER/OWNER.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10" HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- ALL WATER SERVICE PIPE SIZES 3" THRU 12" SHALL BE DUCTILE IRON PIPE CLASS, PVC C-900 OR PVC C909 PIPE PER LOCAL JURISDICTION, FROM WATERMAIN THRU METER SETTING(S) INCLUDING THE METER BYPASS.
- ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER.
- ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP. K SOFT COPPER OR TOWN OF ROLESVILLE APPROVED POLYTUBING FROM CURB STOP THRU METER SETTING IN BUILDING.
- WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH RALEIGH WATER DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: RALEIGH WATER HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE RALEIGH WATER DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER OUTSIDE DIAMETER.
 - WHERE IS IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

- 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWERS.
- 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 SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER RALEIGH WATER DETAILS W-41 & S-29).
- 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 RALEIGH WATER 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 INTERRUPTION SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO RALEIGH WATER.
- 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 RALEIGH WATER 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 RALEIGH WATER. THIS INCLUDES ABANDONING TAP AT MAIN REMOVAL OF SERVICE FROM ROW OR EASEMENT PER RALEIGH WATER HANDBOOK PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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.
- INSPECTION 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 & SPACE PER THE CURRENT NC PLUMBING CODE.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICE 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-SECTION REQUIREMENTS:
 - CROSS-SECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
 - THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
 - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
 - THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TEST THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTIONS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT, ANY CITY REIMBURSEMENT GREATER THAT \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
- PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

CONTACTS:

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1520 SOUTH BLVD., SUITE 200
CHARLOTTE, NC 28203
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WATER AND SEWER
CITY OF RALEIGH
CHRIS WORTHY
CHRISTOPHER.WORTHY@RALEIGHNC.GOV
919.998.2311

ELECTRIC
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CAROLINA.SSEWCONSTRUCTION@DUKE-ENERGY.COM
800.636.0581

STORMWATER
WAKE COUNTY
WAYNE.MILES@RALEIGHNC.GOV
919.554.6517

SITE INFO:

TOTAL PROJECT AREA: 1.09 ACRES
PARCEL ID: 1758465891
ZONING CLASSIFICATION: GL-C2: GENERAL INDUSTRIAL, COMMERCIAL ZONE
LAND USE: BANKS/CREDIT UNIONS, FINANCIAL SERVICES (INCLUDING DRIVE-THROUGH)
DISTURBED AREA: 0.76 ACRES

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F-0493 * C-28

WOOLPERT

PNC BANK

PROJECT TITLE:
PNC NC ROLESVILLE
APPLICATION REF. NO.
SDP-26-0003

PROJECT ADDRESS:
800 S. MAIN ST.
ROLESVILLE, NC 27571

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 04/30/2026
REVIEWED BY: ANR
DRAWN BY: MEH
DESIGNED BY: JFH

PROJECT NUMBER:
10020503.29
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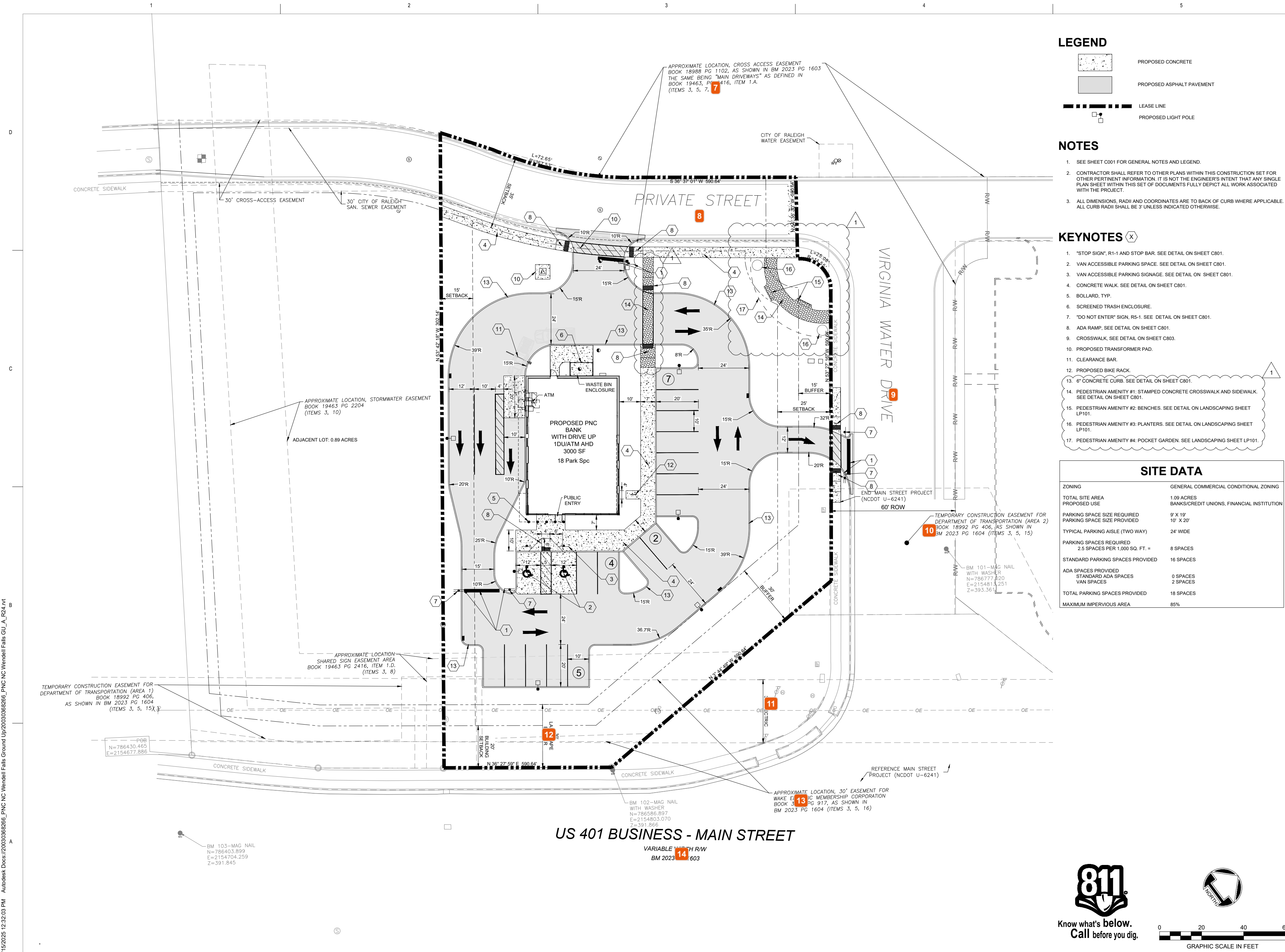
SHEET TITLE:

GENERAL NOTES AND LEGEND

SHEET ID:

C001

PROJECT STATUS:
100% DESIGN DOCUMENTS



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F-0493 * C-28

PROJECT TITLE:
PNC NC ROLESVILLE

APPLICATION REF. NO.
SDP-26-0003

PROJECT ADDRESS:
800 S. MAIN ST.
ROLESVILLE, NC 27571

REVISIONS		
NO.	DESCRIPTION	DATE
1	TURN COMMENTS	07/02/2025

DATE ISSUED: 04/30/2026
REVIEWED BY: ANR
DRAWN BY: MEH
DESIGNED BY: JFH

PROJECT NUMBER:
10020503.29
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SEAL:

SHEET TITLE:

SITE PLAN

SHEET ID:
C201

PROJECT STATUS:
100% DESIGN
DOCUMENTS

7 Michael Elabarger
REVISE this reference per BM2026/pg1244-46 - you need to vet everything in relation to this plat because you submitted this SDP before the lot was created, which was a risk taken and now this plan set needs QC'd.

8 Stephen Wolf
** Address has been updated. No fire service issues with initial site plan.

9 Michael Elabarger
add the Bm/Pg reference for Virginia Water Drive

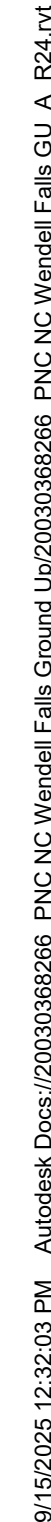
10 Michael Elabarger
REvise this relative to BM2026/pg1244-46

11 Michael Elabarger
30' Electric.....easement? IF so, reference it as an Easement and include the Bk/pg or BM/pg reference.

12 Michael Elabarger
this is technically a "Street Buffer" per LDO 6.2.2.2, which differentiates from Perimeter buffers (which align on the private property sides of a lot). Yes, they are all "landscape" as the intent is for landscaping to be placed within the buffer spaces...please revise to "Street Buffer"

13 Michael Elabarger
BM2026/pg1244-46 does not show a 30' electric easement - contact ARK Engineering or JMT surveyors who created that plat and ask.

14 Michael Elabarger
S Main Street was not dedicated in 2023....please double check this reference. The Wallbrook developers TMK did donate significant ROW on the Publix side for the widening of the road, but I'm not sure if that was via a particular Final Plat or via a Deed; recollection is that it happened well prior to the development of Wallbrook because the LAPP project was formulated in advance of Wallbrook's land plans.



Please submit a stormwater report including the HGLs and drainage calcs for the pipes, as well as any riprap calculations and drainage areas



2

3

4

5

16

0 20 40 60

GRAPHIC SCALE IN FEET

DATE:

PAGE:

CONSIDERATIONS FOR CONSTRUCTION SCHEDULING

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
CONSTRUCTION ACCESS: Construction entrance, construction routes, equipment parking areas.	First land-disturbing activity- Stabilize bare areas immediately with gravel and temporary vegetation as construction takes place.
SEDIMENT TRAPS AND BARRIERS: Basin traps, sediment fences, and outlet protection.	Install principal basins after construction site is accessed. Install additional traps and barriers as needed during grading.
RUNOFF CONTROL: Diversions, perimeter dikes, water bars, and outlet protection.	Install key practices after principal sediment traps and before land grading. Install additional runoff-control measures during grading.
RUNOFF CONVEYANCE SYSTEM: Stabilize streambanks, storm drains, channels, inlet and outlet protection, and slope drains.	Where necessary, stabilize streambanks as early as possible. Install principal runoff conveyance system with runoff-control measures. Install remainder of system after grading.
LANDING CLEARING AND GRADING: Site preparation- cutting, filling and grading, sediment traps, barriers, diversions, drains, and surface roughening.	Begin major clearing and grading AFTER principal sediment and key runoff-control measures are installed. Clear borrow and disposal areas only as needed. Install additional control measures as grading progresses. Mark trees and buffer areas for preservation.
SURFACE STABILIZATION: Temporary and permanent seeding, mulching, sodding and riprap.	Apply temporary or permanent stabilization measures immediately on all disturbed areas where work is delayed or complete.
BUILDING CONSTRUCTION: Buildings, utilities, and paving.	Install necessary additional erosion and sedimentation control practices as work takes place.
LANDSCAPE AND FINAL STABILIZATION: Topsoiling, trees and shrubs, permanent seeding, mulching, sodding, and riprap.	Last construction phase: Stabilize all open areas, including borrow and spoil areas. Remove and stabilize all temporary control areas.

NOTE: The above are the main aspects of a typical construction sequence in general terms. A detailed Construction Sequence should be site specific based on your project and site needs. As a minimum, the construction sequence schedule should show the following:

The erosion and sedimentation control practices to be installed,

Principal development activities,

What measures should be in place before other activities are begun, and

Compatibility with the general construction schedule of the contract.

Many timely construction techniques can reduce the erosion potential of a site, such as (1) shaping earthen fills daily to prevent overflows and (2) constructing temporary diversions ahead of anticipated storms. These types of activities cannot be put on the construction sequence schedule, but should be used whenever possible.

DEQ

CONSTRUCTION SEQUENCING

Effective Date: 9/1/2023
In accordance with the 2013
Design Manual Updates

DATE:

PAGE:

50' MIN.
BUT SUFFICIENT TO KEEP
SEDIMENT ON SITE

2"-3" STONE TO BE USED
(SURGE STONE OR RAILROAD
BALLAST)

25' OR WIDTH OF
PROPOSED STREET,
WHICHEVER IS
GREATER.

EXISTING
ROADWAY

PLAN VIEW

EXISTING ROADWAY

35' MIN.

15' MIN.

NEW CONSTRUCTION

6" MIN.

12" MIN.

FABRIC UNDER STONE

CROSS SECTION

STANDARD CONSTRUCTION ENTRANCE

EFFECTIVE: 01/31/08

NOTES:

1. INSTALL SILT FENCE OR TREE PROTECTION FENCE TO ENSURE CONSTRUCTION ENTRANCE IS USED BY VEHICLES.

2. IF MUD IS NOT REMOVED FROM TIRES AFTER VEHICLE TRAVELS OVER STONE, THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING PUBLIC ROADS.i

Maintenance NOTES:

1. THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAYS.

2. REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY.

3. REPLENISHMENT OF STONE MAY BE NECESSARY.

4. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED.

5. ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY.

DATE:

PAGE:

SPACING GUIDE FOR SLOPE BREAKS

	SLOPE	SPACING (FT)
Steep Slopes	2:1	20
	3:1	35
	4:1	45
Long Slopes	15-25%	50
	10-15%	80
	6-10%	125
	3-6%	200
	<3%	300

Use slope breaks, such as diversions, wattles, or benches, as appropriate, to reduce the length of cut-and-fill slope to limit sheet and rill erosion and prevent gullying.

Maintenance:

1. Periodically check all graded areas and the supporting erosion and sedimentation control practices, especially after heavy rainfalls.

2. Promptly remove all sediment from diversions and other water-disposal practices.

3. If washouts or breaks occur, repair immediately.

4. Prompt maintenance of small eroded areas before they become significant gullies is an essential part of an effective erosion and sedimentation control plan.

NOTES:

1. Construct and maintain all erosion and sediment control practices and measures in accordance with the approved sedimentation control plan and construction schedule.

2. Remove good topsoil from areas to be graded and filled, and preserve it for use in finishing the grading of all critical areas. Scarify areas to be topsoiled to a minimum depth of 2 inches before placing topsoil.

3. Clear and grub areas to be filled by removing trees, vegetation, roots, or other objectionable material that would affect the planned stability of the fill.

4. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills.

5. Place all fill in layers not to exceed 9 inches in thickness, and compact the layers as required to reduce erosion, slippage, settlement, or other related problems.

6. Do not incorporate frozen, soft, mucky, or highly compressible materials into fill slopes.

7. Do not place fill on a frozen foundation, due to possible subsidence and slippage.

8. Keep diversions and other water conveyance measures free of sediment during all phases of development.

9. Handle seeps or springs encountered during construction in accordance with approved methods (subsurface drain).

10. Permanently stabilize all graded areas immediately after final grading is completed on each area in the grading plan. Apply temporary stabilization measures on all graded areas when work is to be interrupted or delayed for 30 days or longer.

11. Show topsoil, stockpiles, borrow areas, and spoil areas on the plans, and make sure they are adequately protected from erosion. Include final stabilization of these areas in the plan.

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LAND GRADING

Effective Date: 9/1/2023
In accordance with the 2013
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PAGE:

TEMPORARY SEEDING RECOMMENDATIONS
FOR LATE WINTER AND EARLY SPRING

Seeding Mixture

Species

Rye (grain)

Annual lespedeza (Kobe in
Piedmont and Coastal Plain,
Korean in Mountains)

Omit annual lespedeza when duration of temporary cover is not to
extend beyond June.

Seeding Dates

Mountains—Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1

Piedmont—Jan. 1 - May 1
Coastal Plain—Dec. 1 - Apr. 15

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting,
or a mulch anchoring tool. A disk with blades set nearly straight can be
used as a mulch anchoring tool.

Maintenance

Refertilize if growth is not fully adequate. Reseed, refertilize and mulch
immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

Seeding Mixture

Species

German millet

In the Piedmont and Mountains, a small-stemmed Sudangrass may be
substituted at a rate of 50 lb/acre.

Seeding Dates

Mountains — May 15 - Aug. 15
Piedmont — May 1 - Aug. 15
Coastal Plain — Apr. 15 - Aug. 15

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt,
netting, or a mulch anchoring tool. A disk with blades set nearly
straight can be used as a mulch anchoring tool.

Maintenance

Refertilize if growth is not fully adequate. Reseed, refertilize and mulch
immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

Seeding Mixture

Species

Rye (grain)

Seeding Dates

Mountains — Aug. 15 - Dec. 15
Coastal Plain and Piedmont — Aug. 15 - Dec. 31

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt,
netting, or a mulch anchoring tool. A disk with blades set nearly
straight can be used as a mulch anchoring tool.

Maintenance

Repair and refertilize damaged areas immediately. Topdress with 50
lb/acre of nitrogen in March. If it is necessary to extend temporary
cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and
Coastal Plain) or Korean (Mountains) lespedeza in late February or
early March.

SEED BED PREPARATION:

LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1-1½
tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil.
Soils with a pH of 6 or higher need not be limed.

FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700 - 1,000 lb/acre. Both fertilizer and lime should be
incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.

SURFACE ROUGHENING- If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall
causes the surface to become sealed or crusted, loosen it just prior to seeding by raking, harrowing, or other suitable methods for fine grading. The finished grade shall
be a smooth even soil surface with a loosen uniformly fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage.
Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

DEQ

TEMPORARY SEEDING

Effective Date: 9/1/2023
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Design Manual Updates

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North Carolina License Nos. 50073 *
F-0493 * C-28

PROJECT TITLE:
PNC NC ROLESVILLE
APPLICATION REF. NO.
SDP-26-0003
PROJECT ADDRESS:
800 S. MAIN ST.
ROLESVILLE, NC 27571

REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: 04/30/2026
REVIEWED BY: ANR
DRAWN BY: MEH
DESIGNED BY: JFH
PROJECT NUMBER:
10020503.29
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SHEET TITLE:

EROSION CONTROL
DETAILS

SHEET ID:

C303

PROJECT STATUS:
100% DESIGN
DOCUMENTS

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V2_SDP_PNC Bank Rolesville.pdf · Page 7



CONCRETE WASHOUT

N.T.S.



- NOTES:
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH $\frac{1}{2}$ INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
 3. EXCAVATE AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
 4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, **NEVER** BLOCK THE CURB INLET.



EFFECTIVE: 10/15/2025

STANDARD GRAVEL BAG CURB INLET PROTECTION



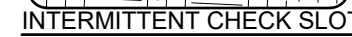
STANDARD TEMPORARY SILT FENCE

- MAINTENANCE NOTES:

1. INSPECT BACK AFTER EACH SIGNIFICANT RAINFALL OF 1 INCHES OR GREATER, OVER A 24-HOUR PERIOD. LAY ANY REPAIRS IMMEDIATELY.
2. INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTILE IS KEPT IN PROPERLY.
3. AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE HEIGHT OF THE GEOTEXTILE. DO NOT UNDERMINE THE FENCE DURING CLEANOUT.
4. DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERMITTER PROTECTION.
5. REMOVE AND REPLACE DETERIORATED OR CLOGGED SILT FENCE.
6. REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAYS OPERATION.
7. INSTALL ADDITIONAL POSTS OR WIRE BACING IF FENCE IS SAGGING.



EFFECTIVE: 10/15/2025



- NOTES:

1. Lime, fertilize and seed before installation. Planting of shrubs, trees, etc. should occur after installation.
2. Slope surface shall be smooth before placement for proper soil contact.
3. Design velocities exceeding 2 feet/second require temporary blankets, mats or similar liners to protect seed and soil until vegetation becomes established.
4. Terminal anchor trenches are required at RECP ends and intermittent check slots must be constructed across channels at 25 foot intervals.
5. Terminal anchor trenches should be a minimum of 12 inches in depth and 6 inches in width. Intermittent check slots should be 6 inches deep and 6 inches wide.
6. For installation on a slope, place RECP 2-3 feet over the top of the slope and into an excavated end trench measuring approximately 12 inches deep by 6 inches wide. Pin the RECP at 1 foot intervals along the bottom of the trench, backfill and compact. Unroll the RECP down the slope maintaining direct contact between the soil and RECP. Secure using staples or pins in a 3 foot center-to-center pattern.
7. 11 gauge, at least 6 inch by 1 inch staples or 12 inch minimum length wooden stakes are recommended for anchoring.
8. Grass-lined channels with design velocities exceeding 6 feet/second should include turf reinforcement mats
9. Check slots to be constructed per manufacturers specifications.
10. Staking or staping layout per manufacturers specification.
11. If there is a berm at the top of slope, anchor up-slope of the berm.
12. Do not stretch blankets/mating tight, allow the rolls to conform to any irregularities.
13. For slopes less than 3H:1V, rolls may be placed in horizontal strips.

- MAINTENANCE:

1. Inspect Rolled Erosion Control Products at least weekly and after each rainfall of 1.0 inch or greater; repair immediately.
2. Good contact with the ground must be maintained, and erosion must not occur beneath the RECP.
3. Any areas of the RECP that are damaged or not in close contact with the ground shall be repaired and stapled.
4. If erosion occurs due to poorly controlled drainage, the problem shall be fixed and the eroded area protected.
5. Monitor and repair the RECP as necessary until ground cover is established.



ROLLED EROSION CONTROL PRODUCTS

Effective Date: 9/1/2023 In accordance with the 2013 Design Manual Updates
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[illegible]

DATE ISSUED: 04/30/2021

REVIEWED BY: ANR

DRAWN BY: MEH

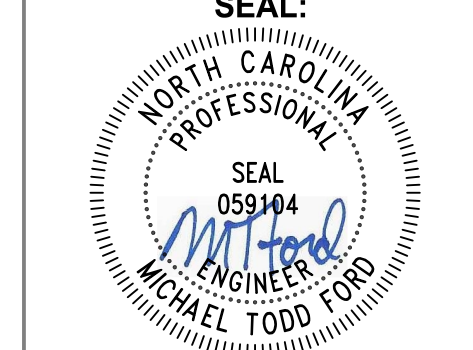
DESIGNED BY: JFH

PROJECT NUMBER:

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25A1



SHEET TITLE:

EROSION CONTROL
DETAILS

SHEET ID:

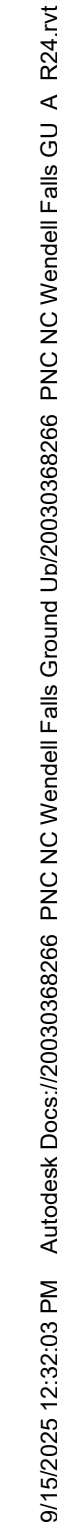
C304

PROJECT STATUS:

100% DESIGN
DOCUMENTS



Know what's below.
Call before you dig.



Revise reference to match BM2026/Pg1244 which calls it a Cross Access Easement (not a Private Street - there are differences between those 2 things). TY

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NOTE
STREET & CANOPY TREES							
1	MV	Magnolia virginiana	Sweetbay Magnolia	2 1/2" Caliper, 12' Ht	As shown	Strong Central Leader-Symmetrical	Native
2	NS	Nyssa sylvatica	Black Tupelo	2 1/2" Caliper, 12' Ht	As shown	Strong Central Leader-Symmetrical	Native
1	QP	Quercus phellos	Willow Oak	2 1/2" Caliper, 12' Ht	As shown	Strong Central Leader-Symmetrical	Native
1	QV	Quercus virginiana	Live Oak	2 1/2" Caliper, 12' Ht	As shown	Strong Central Leader-Symmetrical	Native
2	UA	Ulmus americana	Princeton American Elm	2 1/2" Caliper, 12' Ht	As shown	Strong Central Leader-Symmetrical	Native
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NOTE
UNDERSTORY ORNAMENTAL TREES							
4	AC	Amelanchier canadensis	Serviceberry	1" Caliper, 8' Ht,	As shown	Multi-3 Stem Minimum	Native
2	CC	Carpinus caroliniana	American Hornbeam	1 1/2" Caliper, 8' Ht,	As shown	Multi-3 Stem Minimum	Native
5	CV	Chionanthus virginicus	American Fringetree	1 1/2" Caliper, 8' Ht,	As shown	Multi-3 Stem Minimum	Native
5	VR	Viburnum rufidulum	Rusty Blackhaw Viburnum	1 1/2" Caliper, 8' Ht,	As shown	Multi-3 Stem Minimum	Native
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NOTE
SHRUBS, ORNAMENTAL GRASSES & GROUNDCOVERS							
116	ILE	Ilex vomitoria	Yaupon Holly	No. 5 Cont	36" o.c.	Full	Native
54	PAN	Panicum virgatum	Switch Grass	No. 3 Cont	36" o.c.	Full	Native
194	MUH	Muhlenbergia capillaris	Muhly Grass	No. 3 Cont	30" o.c.	Full	Native
361	MUC	Muhlenbergia capillaris 'White Cloud'	'White Cloud' Muhly Grass	No. 3 Cont	30" o.c.	Full	Native
70	SCH	Schizachyrium scoparium	Little Blue Stem Grass	No. 3 Cont	24" o.c.	Full	Native
449	ERA	Eragrostis spectabilis	Purple Lovegrass	No. 3 Cont	20" o.c.	Full	Native
680	CAR	Carex pensylvanica	Pennsylvania Sedge	No. 1 Cont	15" o.c.	Full	Native
922	LIR	Liriope muscari	Lily Turf	No. 1 Cont	15" o.c.	Full	

Lawn: All lawn areas to receive Elite Tall Fescue Sod as supplied by Super-Sod Pro
1900 N Carolina 55 Cary, NC 27519 919-836-0492 supersod.com/cary
Installation guidelines are to be followed as supplied by Super-Sod Pro.
Avoid planting in summer. Overseed annually to biannually in early fall.

Irrigation: All plantings and lawn are to be 100% irrigated utilizing WaterSense
approved irrigation controllers, meeting EPA criteria standards

NOTE: INITIAL AND LONG TERM CARE OF THE INSTALLED TREES WITH REGARD TO MULCH RINGS SHALL NOT HAVE MOUNDING AROUND THE TREE BASE AND ROOT FLARE AREA. THIS TYPE OF MOUNDING IS OFTEN REFERRED TO AS "VOLCANO MULCH". ROOT FLARE AREA SHALL REMAIN EXPOSED.



PROJECT STATUS:
100%

NC 811.ORG

	6.2. Buffering, Compatibility, Landscaping & Trees	Required	Provided
6.2.1.	D. Minimum Open Space 3. General Commercial - Conditional Zoning	GC-CZ O.S. Not Required	
6.2.2.1.	Perimeter Buffers A. Between land uses. B. Applicability. 4. Change in Use. Shall not require compliance with this section. Similar Commercial Use Adjacent to Site.	Similar Commercial Use Perimeter Not Required.	
6.2.2.2.	Street Buffers A. Provide areas for vegetation and fauna. B. All thoroughfares and local streets C. Private drives not required. D. 1'. 30" streetscape buffer for thoroughfares, and 10' for local streets, from the right-of-way line. 2. 1 Street Tree (or only with overhead utility lines) 2 Understory Ornamental Trees per 40 LF of thoroughfares, 60 LF of local street. 3. Trees no less than 10' from the r-o-w, may be in clusters. Spacing 35' large, 25' medium, 15' small, except as designed by landscape architect.	216 LF Main Street r-o-w = 6 Street or 12 Ornamental Trees (overhead utility) 163 LF Virginia Water Dr = 3 Street Trees	2 Street Trees, 10 Ornamental Trees Provided along Main St due to utility lines 3 Street Trees along Virginia Water Dr
6.2.2.2.	6. Streetscaping shall provide a semi-opaque screen between the r-o-w and the vehicular use area, may consist of plants and a. shall occupy the entire 100% of the vehicular use area except for sidewalks and driveways. Plant material must be 2' in height and reach 3' within 3 years.		Provided
6.2.4.1.	Promote water conservation and allow for greater environmental stewardship.		Provided
6.2.4.2.	Landscape plan shall include a Preservation plan and a Tree / vegetative survey.	Site Previously Cleared No Existing Trees	
6.2.4.3.	A. Canopy Trees min. 8" height 2" caliper, Understory Trees min. 8" height 1" caliper. Shrubs min. 30" height and spread within 1 year. 21-50 Trees required min. 2 genera max 60% any genera. C. Nothing shall be planted or installed within a utility or drainage easement without town and easement holder approval. D. Irrigation systems shall be controlled with WaterSense approved irrigation controllers, meeting EPA criteria standards.	No Trees in Easement Required Parking Planting	Provided Trees Irrigation
6.2.4.4.	C. All parking spaces within 60' of the trunk of a canopy tree, defined in chart as achieving 35' mature height. D. Terminal islands require 1 large or medium canopy tree. 2 understory trees may be used to meet requirement. Terminal islands shall not include sod. E. Interior islands require one large or medium canopy tree. G. Parking perimeter plantings shall consist of a single row of shrubs 36" o.c. within 5' of parking lot edge, minimum height 30" within 3 years of planting, shall not exceed 48" height and shall be pruned and maintained. 4. Where parking lots are adjacent on different lots, parking perimeter plantings or other forms of screening are not required along the common boundary between the two parking lots.	6 Canopy Trees or 12 Understory Trees Perimeter Plantings Island Plantings	4 Canopy Trees 4 Understory Trees = 2 Canopy Trees Total 6 Canopy Trees Plantings Provided
6.2.4.7.	B. Plant Palette. Must include 4 different tree species none greater than 35%, C. to promote diverse habitats, fungus, and disease control. E. The planting of trees not allowed in any easement unless permitted by the town and easement holder. Shrubs may be planted within town owned easements but shall be replaced at the property's owner liability.	Easement Approval Required - Holder Shrubs Allowed - Town	Provided Species Diversity

IRRIGATION TO BE INSTALLED ACCORDING TO LOCAL CODES AND TO THE REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS.

IRRIGATION CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. ANY ITEMS DAMAGED BY THE IRRIGATION INSTALL IS TO BE REPLACED/REPAIRED AT THE COST OF THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS IN REGARDS TO SLEEVE LOCATIONS FOR UNDER WALLS, ROADWAYS, OR PAVED AREAS.

ALL PIPING SHOWN IS SCHEMATIC AND IS TO BE ADJUSTED AS NEEDED IN THE FIELD. PIPING IS DESIGNED TO HAVE WATER FLOW VELOCITIES OF 5'/SECOND OR LESS IN ORDER TO LIMIT FRICTION LOSS WITHIN THE SYSTEM. SMALLER PIPE SHALL NOT BE SUBSTITUTED, BUT LARGER PIPE UPGRADES ARE ALLOWED. MAINLINE PIPE TO BE SCHEDULE 40, AND ALL LATERAL LINE PIPE IS TO BE CLASS 200. FITTINGS ARE TO BE SCH. 40 PVC. WHEN APPLICABLE, KEEP ALL PIPE WITHIN GRASS AREAS AND AWAY FROM PROPOSED TREES. ANY PIPE INSTALLED AGAINST WALLS/HARDSCAPES ARE TO HAVE SUFFICIENT CLEARANCE TO ALLOW FOR FUTURE MAINTENANCE/REPAIRS. PIPE TO BE CEMENTED WITH GLUE AND PRIMER. GLUE TO BE GREY WELD-ON 711 AND PRIMER TO BE PURPLE WELD-ON P70, OR EQUALS.

CONTROLLER ELECTRIC TO BE 120V, 20 AMP. ALL ELECTRIC CONNECTIONS MADE ARE TO MEET NATIONAL ELECTRICAL CODE AND ARE TO BE INSTALLED BY A LICENSED ELECTRICIAN. CONTROLLER TO BE HARDWIRED TO POWER SOURCE AND ALL WIRES TO CONTROLLER ARE TO BE HOUSED WITHIN CONDUIT WITH CONNECTIONS MADE IN A JUNCTION BOX. EACH CONTROL WIRE IS TO BE LABELED WITH ZONE NUMBER AT THE CONTROLLER, JUNCTION BOX, EACH VALVE LOCATION, OR AT ANY SPLICE LOCATIONS. ANY SPLICES MADE TO THE WIRE PATH ARE TO BE HOUSED WITHIN A VALVE BOX AND MARKED ON SITE MAP. ALL WIRE CONNECTIONS ARE TO BE MADE WITH 3M-DBY OR DBR CONNECTORS.

ALL SPRAY EMITTERS SHALL BE PLACED TO AVOID OVER SPRAYING ONTO WALLS, ROADS, SIDEWALKS, OR OTHER STRUCTURES. SPRAY HEADS TO BE INSTALLED A MINIMUM OF 4" OFF CURBED ROADS OR SIDEWALKS, AND 12" OFF WALLS OR CURBLESS ROADS. INSTALL ALL HEADS LEVEL WITH GRADE WHEN IN GRASS/TURF AREAS. INSTALL 12" SPRAY HEADS AND STANDPIPES SO THEY SPRAY A MIN. 3" ABOVE THE PROPOSED SHRUB MATERIAL'S MAINTAINED HEIGHT. STANDPIPES ARE TO USE $\frac{3}{4}$ " SCHEDULE 40 PIPE. ANY PVC PIPE ABOVE GROUND TO BE PAINTED BLACK OR DARK GREEN. DESIGN IS BASED ON 100% HEAD TO HEAD COVERAGE AND THE CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER COVERAGE OCCURS. STAKE OUT HEADS PRIOR TO INSTALL AND ADJUST LAYOUT/NOZZLE TYPE TO FIELD CONDITIONS AS NEEDED TO PROVIDE PROPER COVERAGE. FLUSH LINES A MIN. OF 10 MINUTES PRIOR TO INSTALLING FILTERS/NOZZLES.

A HUNTER P2C-400

- 1 MINIMUM CLEARANCE FOR DOOR OPENING
- 2 MODEL P2C-400
- 3 CONTROL WIRE IN ELECTRICAL CONDUIT, SIZE AND TYPE PER LOCAL CODE
- 4 ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, J BOX INSIDE CONTROLLER.

10" EXTERIOR WALL

B RPZ BACKFLOW

REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED.

12" MIN.

FINISH GRADE

GALVANIZED RISERS.

GALVANIZED ELL AND NIPPLE, TYPICAL E.A. SIDE.

PVC COUPLER AND SCHEDULE 80 TEE NIPPLE, TYPICAL EACH SIDE.

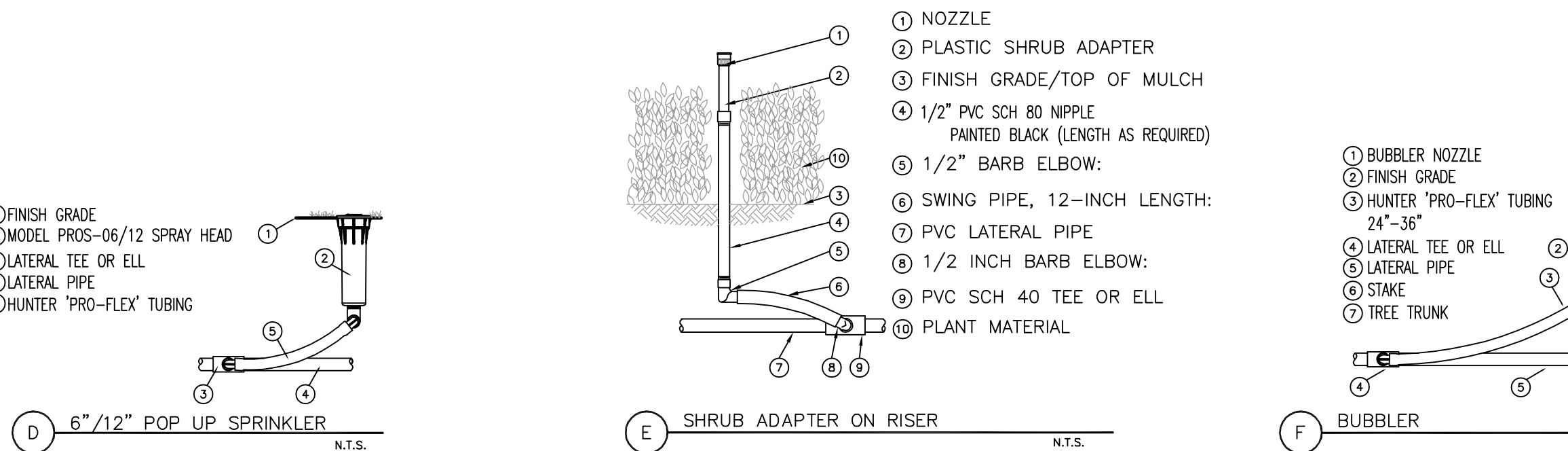
1.25" MAIN LINE

SERVICE SIDE.

C REMOTE CONTROL VALVE

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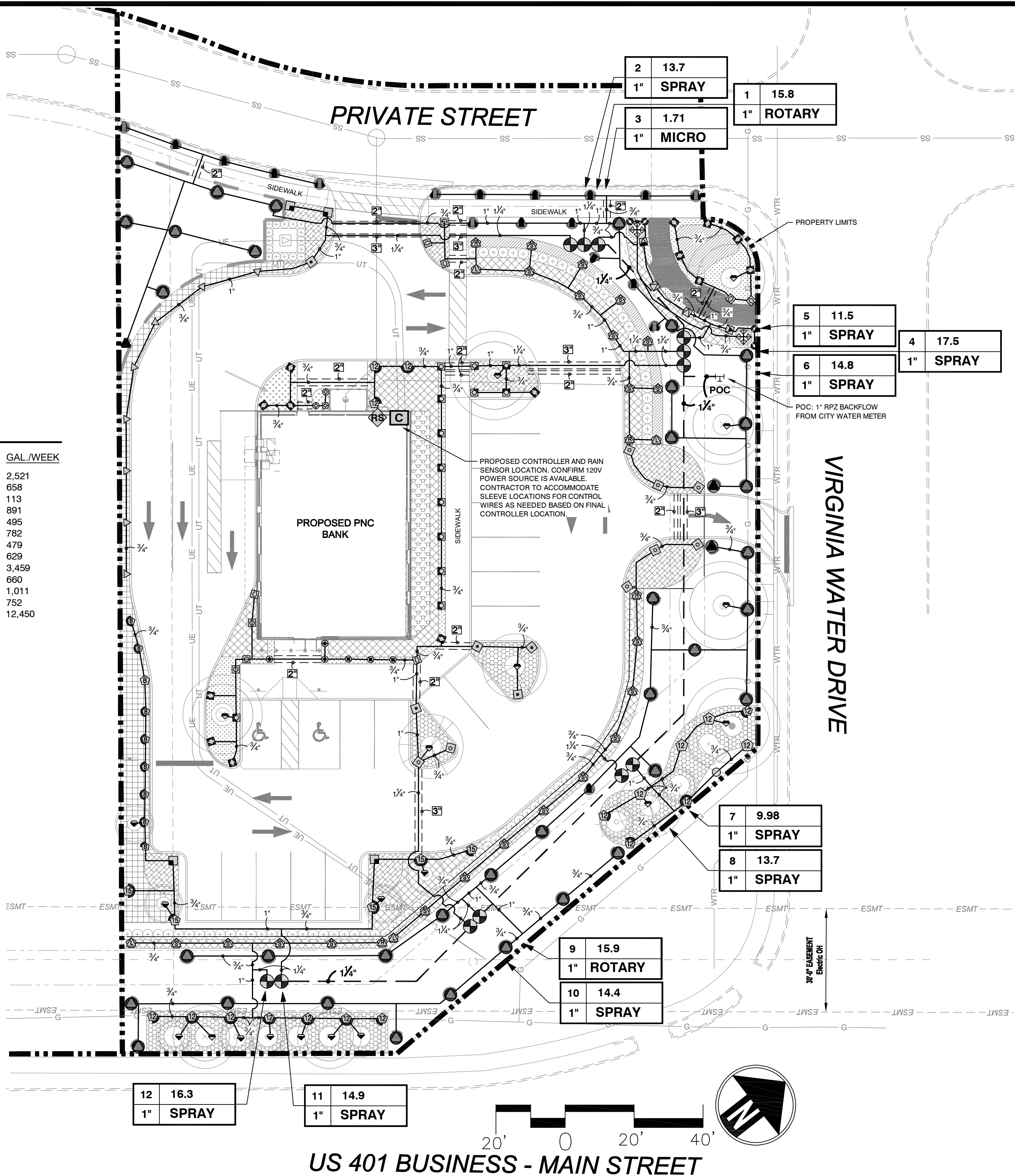
3" MIN.



FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	19.62 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Flow Velocity:	4 Ft.sec.
Maximum Station Flow:	17.46 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	19.62 GPM

Critical Station:	9
Design Pressure:	40 PSI
Friction Loss:	2.1 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5 PSI
Pressure Req. at Critical Station:	47.3 PSI
Loss for Fittings:	0.3 PSI
Loss for Main Line:	3.04 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	50.7 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	9.35 PSI

NUMBER	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK
1	Turf Rotary	0.38 in/h	1	160	2,521
2	Shrub Spray	1.25 in/h	1	48	658
3	Drip Emmitter	0.91 in/h	1	66	113
4	Shrub Spray	1.18 in/h	1	51	891
5	Shrub Spray	1.42 in/h	1	53	495
6	Shrub Spray	1.14 in/h	1	53	782
7	Shrub Spray	1.27 in/h	1	48	479
8	Shrub Spray	1.31 in/h	1	46	629
9	Turf Rotary	0.28 in/h	1	217	3,459
10	Shrub Spray	1.31 in/h	1	46	660
11	Shrub Spray	0.89 in/h	1	68	1,011
12	Shrub Spray	1.33 in/h	1	46	752
TOTALS:				892	12,450



S Y M B O L	M A N U F A C T U R E R / M O D E L	Q T Y	S Y M B O L	M A N U F A C T U R E R / M O D E L	Q T Y	S Y M B O L	M A N U F A C T U R E R / M O D E L	Q T Y
	Hunter PROS-06 Strip Series	8		Hunter PROS-00 15 Series	5		Hunter PGV-101G 1" Valve	12
	Hunter PROS-06 12 Series	1		Hunter PROS-00 Adj Series	5		Hunter P2C-400 Controller w/ (03) PCM-300 Modules	1
	Hunter PROS-06 Adj Series	4		Hunter MP Corner PROS-06-PRS40-CV	1		Hunter WR-CLIK Rain Sensor	1
	Hunter PROS-12 Strip Series	4		Hunter MP Strip PROS-06-PRS40-CV	18		Irrigation Lateral Line: PVC Class 200 SDR 21	-
	Hunter PROS-12 8 Series	4		Hunter MP1000 PROS-06-PRS40-CV	2		Irrigation Mainline: PVC Schedule 40 1 1/4"	320 ft
	Hunter PROS-12 10 Series	13		Hunter MP2000 PROS-06-PRS40-CV	36		Pipe Sleeve: PVC Schedule 40 2"	164 ft
	Hunter PROS-12 15 Series	4		Hunter PCN Bubbler	20		Pipe Sleeve: PVC Schedule 40 3"	95 ft
	Hunter PROS-12 15 Series	4						
	Hunter PROS-12 Adj Series	42		Maxijet 180 Half Circle 180° Half Circle Winged Jet. Flat spray pattern. Blue has .04in. orifice.	8		Valve Callout	
	Hunter PROS-00 Strip Series	29						
	Hunter PROS-00 8 Series	8						
	Hunter PROS-00 12 Series	14						



SHEET:

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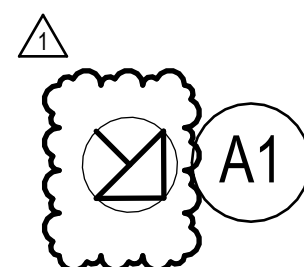


SCALE: 1" = 10'-0"

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SCALE: 1" = 10'-0"

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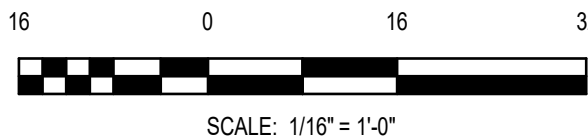


ELECTRICAL SITE PHOTOMETRICS - FOR REFERENCE

SCALE: 1" = 10'-0"

VIRGINIA WATER DRIVE

Private Street



RS&H
1520 South Blvd., Suite 200
Charlotte, NC 28203
Phone: 704-752-0610, Fax: 704-949-2672
www.rsandh.com
North Carolina License Nos. 50073 *
F-0493 * C-28

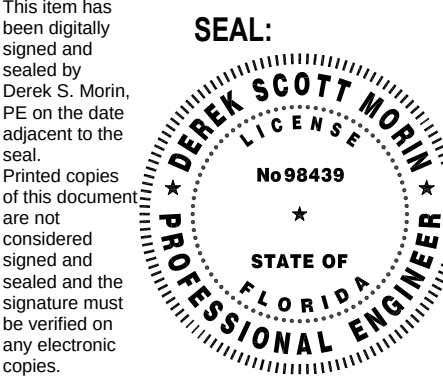


PROJECT TITLE:
PNC NC WALLBROOK
APPLICATION REF. NO SDP-26-0003

PROJECT ADDRESS:
748 S. MAIN ST
ROLESVILLE, NC 27571

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/01/2026

DATE ISSUED: 02/19/2026
REVIEWED BY: DGM
DRAWN BY: ELP
DESIGNED BY: RS&H
PROJECT NUMBER:
20030368312
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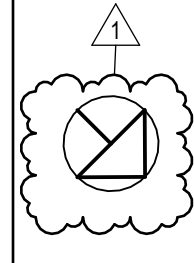
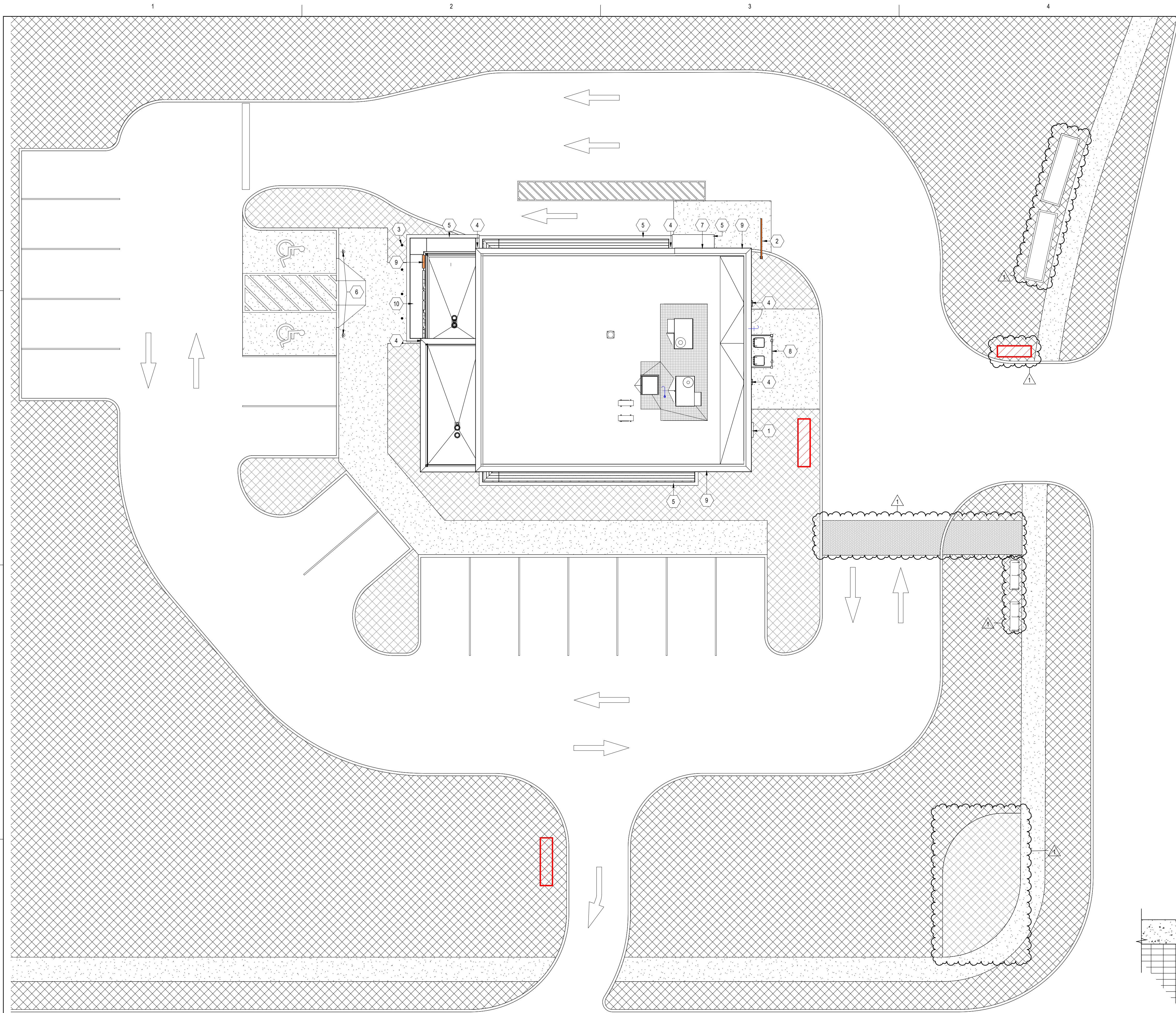
SHEET TITLE:
ELECTRICAL SITE
PHOTOMETRICS (FOR
REFERENCE ONLY)

SHEET ID:

E601

PROJECT STATUS:
100% CONSTRUCTION
DOCUMENTS

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A1

ARCHITECTURAL SITE PLAN

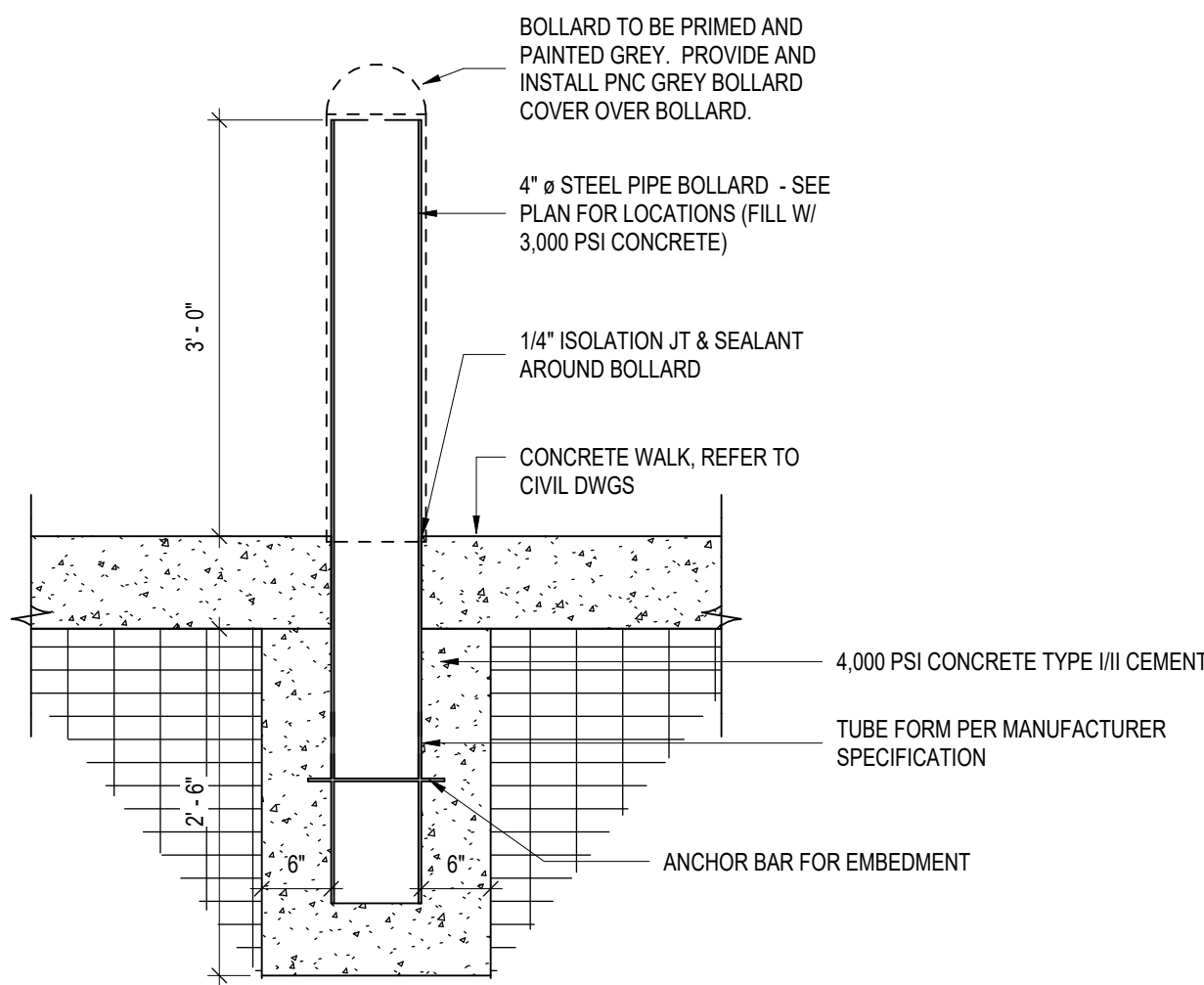
SCALE: 1" = 10'-0"

VIRGINIA WATER DRIVE

A4

BOLLARD DETAIL

SCALE: 3/4" = 1'-0"



SITE PLAN LEGEND

- DIRECTIONAL PAVEMENT MARKING
- ADA PARKING MARKER
- BOLLARDS
- SIGNAGE
- LANDSCAPED AREA
- CONCRETE AREA

SITE GENERAL NOTES

- THIS PLAN IS PROVIDED FOR REFERENCE ONLY AND WAS DRAWN USING CIVIL SITE SURVEY. GC SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND SHALL IDENTIFY AND REVIEW AREAS OF DISTURBANCE WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- ALL SITE PLAN FEATURES SHOWN ARE TO BE COORDINATED WITH CIVIL ENGINEER AND LANDSCAPING PLAN AND PROVIDED ONLY FOR THE PURPOSES OF COORDINATION, U.N.O. CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT.
- ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT. VERIFY JOINT LAYOUT WITH ARCHITECT IN FIELD PRIOR TO FORMING. JOINTS ARE TO BE CAULKED, NO WOOD STRIPS ALLOWED.
- SAW CUT PAVING AS REQUIRED TO PROVIDE A CLEAN BREAK FROM PAVINGWALK TO REMAIN FROM PAVINGWALK TO BE REMOVED.
- ALL PAVING DIMENSIONS ARE TO EDGE OF WALK, PAVING, FRONT OF CURB, FACE OF BUILDING, OR PROPERTY LINES, U.N.O. ON PLANS.
- EXISTING UTILITY LINES SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT NEW TIE-INS CAN BE MADE OPERATIONAL. BIDDER SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES IMMEDIATELY TO INSURE NO INTERRUPTION IN UTILITY SERVICE. VERIFY PIER LAYOUT WITH EXISTING UTILITIES ON SITE AND NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR PRIOR TO DRILLING.
- ALL NEW CONCRETE IMMEDIATELY OUTSIDE OF ALL EXTERIOR DOORS AND FOR A DISTANCE OF 5'-0" MIN. SHALL NOT EXCEED A SLOPE OF 2% (1/4"=1').
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF ALL NEW AREA DRAINS TO EXISTING LINES, RE: MEP DRAWINGS.
- PROVIDE EXPANSION JOINTS AT THE PROPERTY LINE AT ALL NEW DRIVES.
- CONTRACTOR SHALL ADJUST EXISTING MANHOLES, HYDRANTS, VALVE AND METER BOXES, ETC. TO NEW FINISHED GRADES AND PAVING AS NECESSARY. CONSTRUCTION TO BE PER GOVERNING AUTHORITIES REQUIREMENTS.
- REFER TO CIVIL DOCUMENTS FOR PAVING, SITE UTILITIES, SITE RETAINING WALLS, ALL SITE GRADING AND SUBSURFACE DRAINAGE SYSTEM AND MODIFICATIONS OF EXISTING SYSTEM.
- REFER TO ELECTRICAL DOCUMENTS FOR SITE ELECTRICAL SERVICE REQUIREMENTS AND/OR SERVICE CONNECTION LOCATION.
- REFER TO LANDSCAPE DOCUMENTS FOR HARDSCAPE, LANDSCAPE AND SITE IRRIGATION REQUIREMENTS.
- REFER TO PLUMBING DOCUMENTS FOR PLUMBING UTILITY CONNECTION LOCATIONS.
- REFER TO THE EXISTING SURVEY FOR TOPOGRAPHIC AND UTILITY INFORMATION.

SITE PLAN KEYNOTES

- PROPOSED ELECTRICAL EQUIPMENT LOCATION, RE: ELEC
- DRIVE THROUGH CLEARANCE BAR. SEE CIVIL AND STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.
- PROTECTION BOLLARDS W/ BLACK COVER, RE: DETAIL A4 / AS101
- DOWNSPOUT TIED INTO STORM SEWER SYSTEM.
- CANOPY SYSTEM
- PARKING SIGNAGE
- DRIVE-UP ATM & NIGHT DEPOSITORY LOCATION
- 6' H x 7' W x 5' D VINYL FENCING TRASH ENCLOSURE WITH 4' - 0" WIDE GATE. B.O.D. - BARRETT FREEDOM OUTDOOR LIVING, BOLTON VINYL FENCING, WHITE FINISH.
- EXTERIOR BUILDING SIGNAGE, RE: SIGNAGE VENDOR
- PRIMARY BUILDING ENTRY

RS&H

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Charlotte, NC 28203
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www.rsandh.com
North Carolina License Nos. 50073 *
F-0493 * C-28

PNC BANK

PROJECT TITLE:
PNC NC WALLBROOK
APPLICATION REF. NO SDP-26-0003

PROJECT ADDRESS:
748 S. MAIN ST
ROLESVILLE, NC 27571

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/01/2026

DATE ISSUED: 03/20/2026

REVIEWED BY: NB

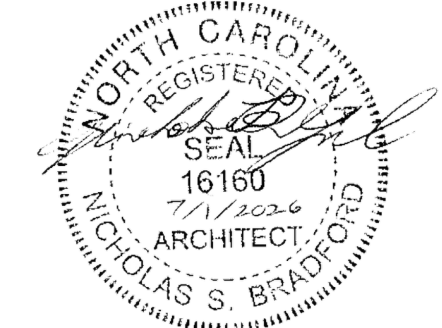
DRAWN BY: KO

DESIGNED BY: RS&H

PROJECT NUMBER:

20030368312
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SEAL:

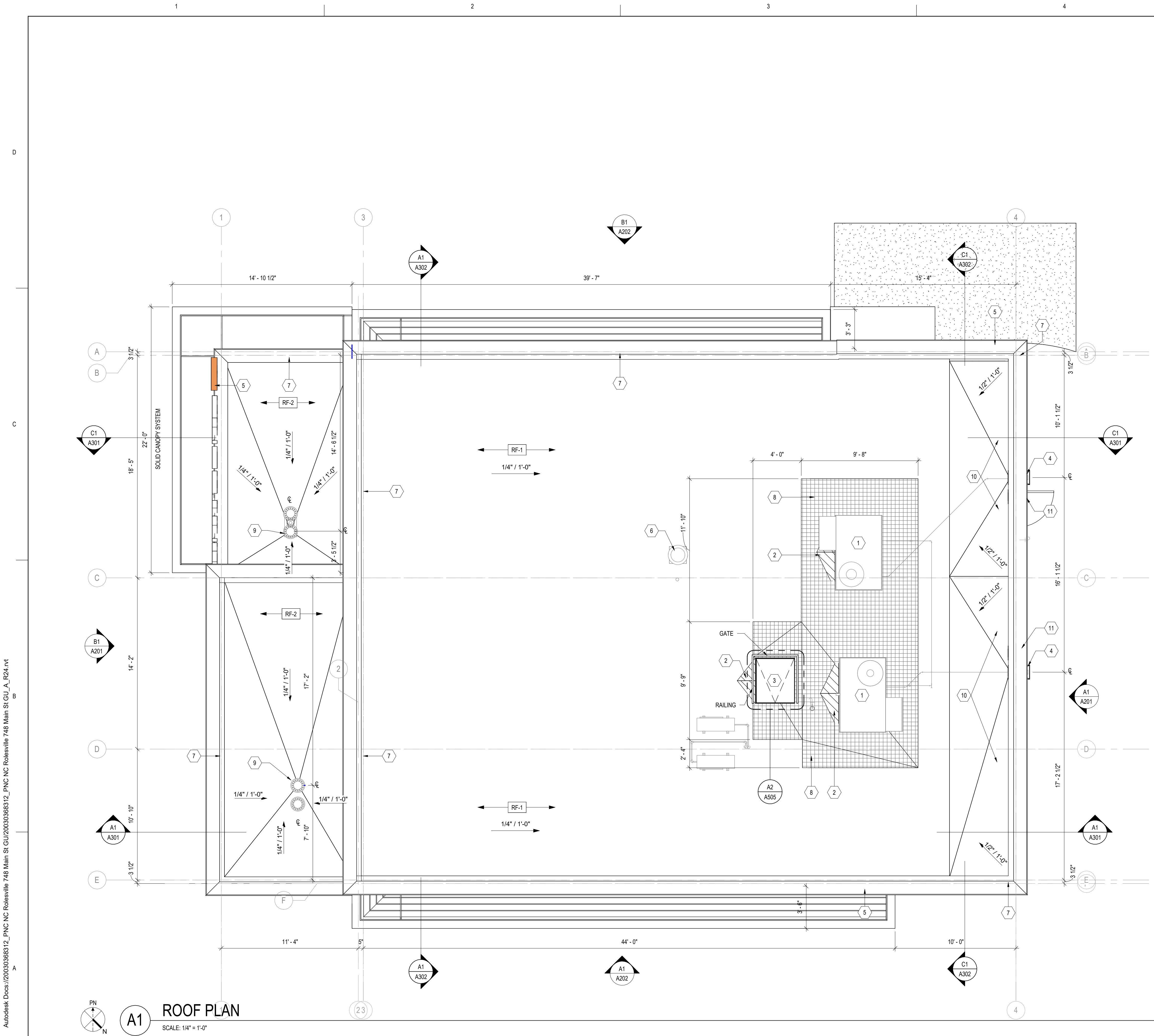


SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET ID:

AS101

PROJECT STATUS:
100% CONSTRUCTION DOCUMENTS



A1 ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN LEGEND & SHEET NOTES

ROOF PLAN LEGEND

ROOF CRICKETS

ROOF WALK-OFF MAT

ROOF PLAN GENERAL NOTES

1. ALL ROOF PENETRATIONS REQUIRED FOR INSTALLATION OF MECHANICAL UNITS, EQUIPMENT CURBS, VENTS, ETC. MUST BE DONE PER MANUFACTURER'S RECOMMENDATIONS TO ENSURE ALL WARRANTIES ARE MAINTAINED. PROVIDE FLASHING, COUNTERFLASHING, SEALANT, ETC. AS REQUIRED TO PROVIDE WATERPROOF CONDITION, TYPICAL AT ALL ROOF PENETRATIONS.

2. ROOFING DETAILS SHALL NOT AT ANY TIME OR IN ANY WAY COMPROMISE THE WARRANTY PROVIDED BY THE ROOFING MANUFACTURER.

3. ALL ROOFS SHALL BE SLOPED EITHER BY STRUCTURAL DESIGN OR BY TAPERED INSULATION IN ORDER TO PROMOTE POSITIVE DRAINAGE AT ALL TIMES.

4. PROVIDE PRE-MANUFACTURED ROOF PENETRATIONS FOR ALL PIPING & MECHANICAL PENETRATIONS. FIELD FABRICATED PENETRATIONS ARE NOT PERMITTED

ROOF PLAN KEYNOTES

1

ROOF TOP UNIT (SEE MECHANICAL CURB DETAIL SHEET A3/A506)

2

CRICKETS ON TAPERED INSULATION TYPICAL.

3

ROOF HATCH, 30x36". RE: A2/A505 & C2/A505

4

TPO COATED METAL THRU-WALL SCUPPER W/ OVERFLOW TO DOWNSPOUT RE: B3/A503 & A2/A507

5

G.C. TO COORDINATE PENETRATIONS FOR SIGNAGE WITH SIGNAGE VENDOR AS REQUIRED.

6

EF-1 REFER TO MECHANICAL DRAWINGS.

7

METAL COPING SYSTEM, AS SCHEDULED. SLOPE MIN. 1/4" / 12" AWAY FROM OUTSIDE PERIMETER EDGE.

8

ROOF WALKPAD, MINIMUM 3' - 0" WALKWAY. RE: MECHANICAL FOR RTU MAINTENANCE CLEARANCES WHERE A GREATER THAN 3' - 0" WALKWAY IS DEEMED NECESSARY

9

ROOF DRAIN. REFER TO PLUMBING DRAWINGS. RE: A1/A506

10

TAPERED INSULATION TO SCUPPER & DOWNSPOUT

11

OVERFLOW SCUPPER

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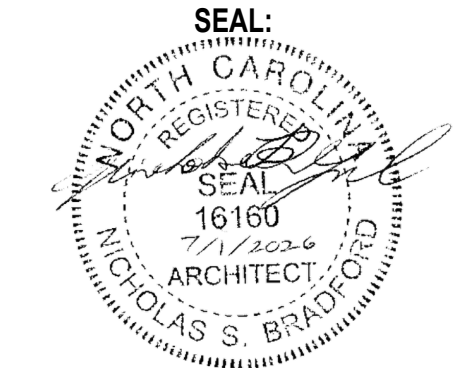


PROJECT TITLE:
PNC NC WALLBROOK
APPLICATION REF. NO SDP-26-0003

PROJECT ADDRESS:
748 S. MAIN ST
ROLESVILLE, NC 27571

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	07/01/2026

DATE ISSUED: 03/20/2026
REVIEWED BY: NB
DRAWN BY: KO
DESIGNED BY: RS&H
PROJECT NUMBER:
20030368312
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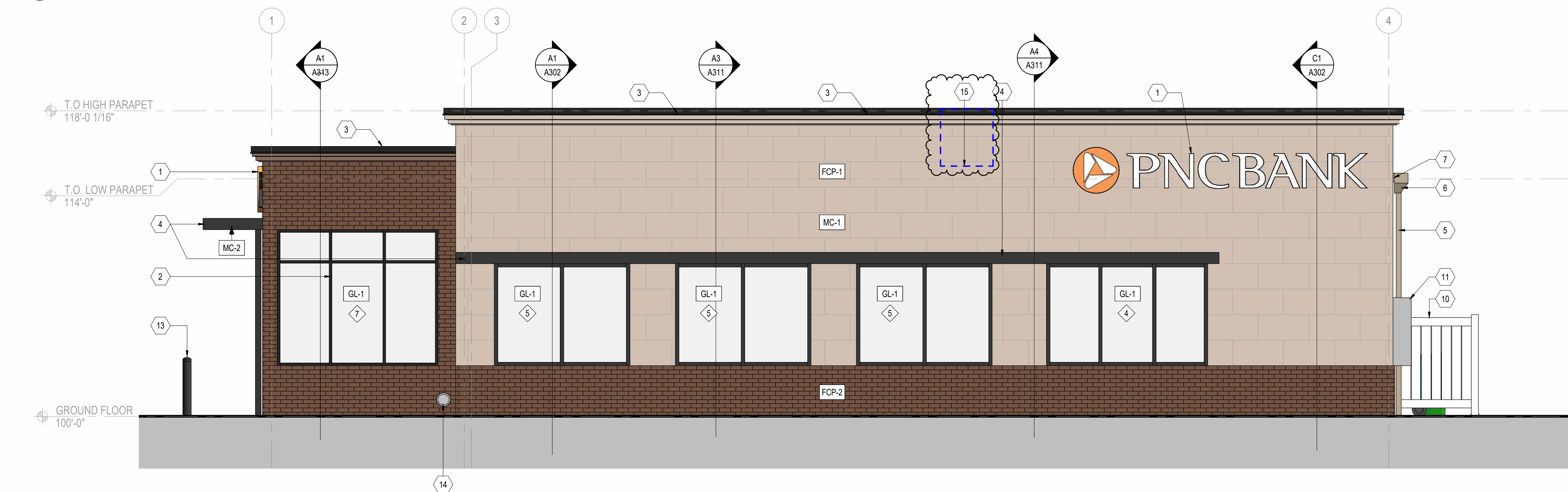


SHEET TITLE:
ROOF PLAN

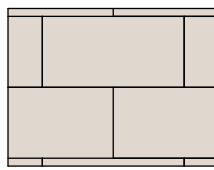
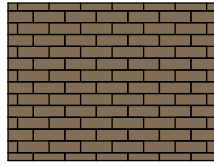
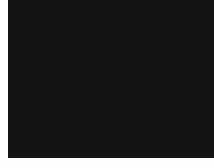
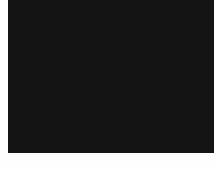
SHEET ID:
A121

PROJECT STATUS:
100% CONSTRUCTION
DOCUMENTS

Provide pole height and light fixture details for wall and parking lot lighting in conformance with LDO, Section 6.6



A1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
	FIBER CEMENT PANEL (SANDSTONE): MATERIAL: FIBER CEMENT PANEL, AWP 1818 FINISH: INTEGRATED FINISH MANUFACTURER: NICHHA SANDSTONE MASONRY SERIES COLOR: DESERT BEIGE SIZE: 18" x 72" (NOMINAL), 18" x 36" (APPEARANCE)
	FIBER CEMENT PANEL (BRICK): MATERIAL: FIBER CEMENT PANEL FINISH: INTEGRATED FINISH MANUFACTURER: NICHHA VINTAGEBRICK SERIES COLOR: ALEXANDRIA BUFF
	METAL PANEL SYSTEM AT CANOPY (BLACK): MANUFACTURER: LAMINATORS, INC.; OMEGA LITE; 1 PIECE. TIGHT-FIT MOLDING INSTALLATION SYSTEM FINISH: INTEGRATED FINISH COLOR: KYMAR 500 BLACK
	METAL LOUVERED CANOPY (BLACK): MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: ECOSHADE ALUMINUM LOUVERED SUNSHADE SYSTEM COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED
	METAL SOLID CANOPY (BLACK): MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: EXTRUDED ALUMINUM FLAT SOFFIT SYSTEM COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED AND INTEGRAL DRAINAGE
	GLAZING: MATERIAL: GLAZING FINISH BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS COLOR: SOLARBAN 90 LOW-E STARCHIRE ULTRA-CLEAR GLASS

- A. NICHOES PANELS SHALL BE FIELD CUT TO TERMINATE AT 2" ABOVE FINISHED GRADE AND FOLLOW FINISHED GRADING.
- B. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER AND SIGNAGE VENDOR. SIGNAGE VENDOR TO DETERMINE EXACT MOUNTING LOCATIONS. PROVIDE IN-WALL BLOCKING OR STRAPPING PER SIGNAGE VENDOR REQUIREMENTS.
- C. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, CONDUIT, GAS METER OR OTHER BUILDING MOUNTED ELECTRICAL TO MATCH THE SURFACE BEHIND. SUBMIT COLOR MATCHED PAINT TO ARCHITECT FOR APPROVAL.
- D. G.C. TO PROVIDE FIELD MOCK-UP OF STONE & FIBER CEMENT PANEL SYSTEMS WITH ALL CONDITIONS PRESENT ON THE PROJECT INCLUDING BUT NOT LIMITED TO INSIDE CORNERS, OUTSIDE CORNERS, HORIZONTAL TERMINATIONS, ETC.

- 1 24" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDOR(S). ALL CONNECTIONS, STRUCTURAL ENGINEERING, DETAILS, ETC., ARE SUPPLIED BY VENDOR.
- 2 BLACK ANODIZED STOREFRONT SYSTEM.
- 3 METAL COPING SYSTEM, COLOR TO MATCH MP-1.
- 4 METAL CANOPY AS SPECIFIED. SEE ELECTRICAL SHEETS FOR COORDINATION OF CANOPY LIGHTING.
- 5 4" X 4" PREFINISHED METAL DOWNSPOUT, CONNECT TO STORM UNDERGROUND. COLOR MATCH TO FCP-1.
- 6 PREFINISHED METAL CONDUCTOR BOX SMACNA DESIGN FIGURE 1-25F. COLOR MATCH TO FPC-1.
- 7 PREFINISHED METAL OVERFLOW SCUPPER PER SMACNA, OPENING SIZE 8"X8" WITH 2" TRIM. COLOR MATCH TO FCP-1.
- 8 INSULATED HOLLOW METAL DOOR AND THERMALLY BROKEN FRAME TO BE PAINTED TO MATCH FCP-1.
- 9 DRIVE UP ATM & NIGHT DEPOSITORY SURROUND PROVIDED BY BANK EQUIPMENT VENDOR
- 10 6' H X 7' W X 5' D VINYL FENCING TRASH ENCLOSURE WITH 4' - 0" WIDE GATE. B.O.D. - BARRETT FREEDOM OUTDOOR LIVING, BOLTON VINYL FENCING, WHITE FINISH.
- 11 MTS PANEL RE: ELECTRICAL
- 12 ATM ILLUMINATED SIGNAGE BY OTHERS
- 13 BOLLARD, SEE A4/A5101
- 14 DOWNSPOUT NOZZLE. SEE PLUMBING DRAWINGS
- 15 RTU SCREENED BY PARAPET

6.8.2 NONRESIDENTIAL BUILDING DESIGN STANDARDS

D.2 - TRANSPARENCY - SOUTH ELEVATION 46% TRANSPARENCY - FRONTING LOUISBURG RD
WEST ELEVATION 30% TRANSPARENCY - FRONTING VIRGINIA WATER DR

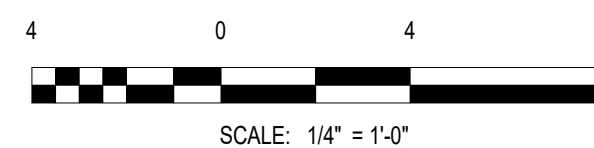
D.4 - MATERIALS AND COLORS

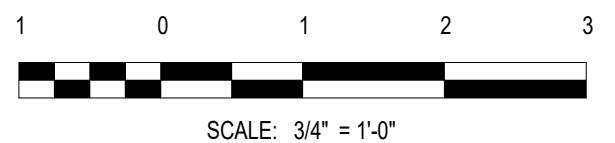
A. MATERIALS - SEE FINISH LEGEND ON A201

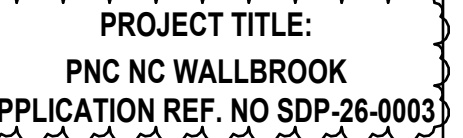
D.5 - COLORS - SEE FINISH LEGEND ON A201

D.6 - MINIMUM DESIGN ITEMS - ITEMS FULFILLED: A. CHANGE IN PLANE, B. DESIGN FEATURES (WINDOWS) C. ARCHITECTURAL DETAILS (CORNICE), E. COMPLEMENTARY CHANGE IN MATERIAL/TEXTURE

D.7 - ROOF DESIGN STANDARDS - SEE KEYNOTE 15



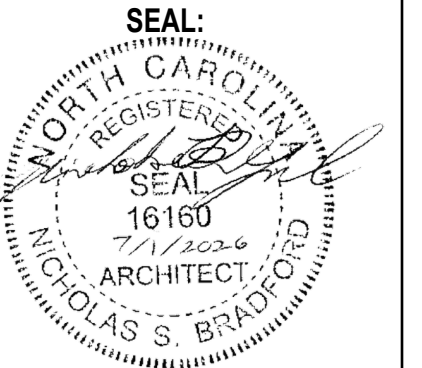




PROJECT ADDRESS:
748 S. MAIN ST
BOLESVILLE, NC 27571

[illegible]

DATE ISSUED:	03/20/2026
VIEWED BY:	KCC
RAWN BY:	BO/AV
ESIGNED BY:	RS&H
PROJECT NUMBER:	
20030368312	
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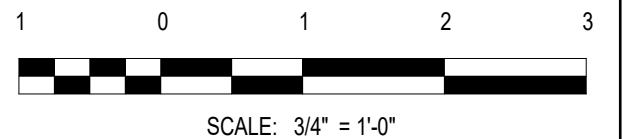


SHEET TITLE:
WALL SECTIONS

SHEET ID:

A313

PROJECT STATUS:
00% CONSTRUCTION
DOCUMENTS





July 2, 2026

Town of Rolesville Department of Planning
502 Southtown Circle
Rolesville, NC 27571

RE: PNC Bank – 800 S. Main Street, Rolesville, NC 27571
Woolpert Project No. 10020503.29
County Project No. SDP-26-0003

In reference to the above-mentioned project, we have received your review comments and have worked to address the concerns. The following are your comments for ease of reference followed by our response in italics.

I. Plan Review Comments

C000 – COVER SHEET

1. Please follow the example Cover sheet here - it will alleviate many of the comments you receive if you just follow this example - <https://www.rolesvillenc.gov/sites/default/files/uploads/site-development-plans-sdp-non-res-cover-sheet-example.pdf>
Cover Sheet revised. Added space for Town of Rolesville and Wake County approval stamps.
2. Submit to Energov for COR review.
Revised documents to be submitted to COR and Wake County.
3. ADD SDP-26-0003
Included in titleblock.
4. ADD ADDRESS
Address included.
5. Please provide Owner information
Owner information included.
6. Please include township, county, and state
Information included.
7. Zoning is General Commercial Zoning District (GC-CZ); please correct/update.
Zoning updated.
8. Please add architectural elevations to sheet index.
Sheet index updated.

13860 Ballantyne Corporate Place | Charlotte, NC 28277
407.381.2192 | WOOLPERT.COM

9. Since this project is located within a larger development, please provide an overall development map with project location clearly identified. Labeling the adjacent property information.
Development map included.

10. Please clarify if this project is located within a flood plain.
Information provided in Site Info.

C001 – GENERAL NOTES AND LEGEND

1. add SDP-26-0003 somewhere on every sheet, in the same consistent location.
Included in titleblock.

C101 – EXISTING CONDITIONS PLAN

1. Please clean this up and remove the extra "sheet" that is overlayed.
Overlay removed.
2. Please provide current existing contours - This road has been built so these contours do not appear to reflect the existing conditions.
Surveyed contours are shown. Developer provided contours are shown as Future. Please refer to note F for more detail.
3. This lot has been recorded - please provide the current adjacent property information for all adjacent properties to this site.
Information included.
4. Please provide existing ROW width information
Information included.
5. Include adjacent zoning for each property.
Information included.
6. Please show the adjacent existing conditions since this roadway has been constructed and is "existing", including existing curb and gutter, sidewalk, drainage, etc.
Linework for roadway has been revised to existing.
7. Label existing easements (including book and page information).
Easement information included.
8. Label all existing utilities for size and type; it appears the water just ends - please confirm or show the full extent within these properties.
Information included. Information provided is the extent required for this project site.

C201 – SITE PLAN

1. ** Address listed on plans is incorrect. It appears that the address is 800 S Main St. The next submittal needs to have the correct address.
** No fire service issues with initial site plan.
Address updated.

2. Show and label the existing ROW.
Information included.
3. Confirm radii are acceptable by emergency response. A minimum of 28' radii is usually required for fire.
No fire service issues per previous comment.
4. Please label curb style being used; if there are different styles, please show/label transitions. Include relevant details for the curb style.
Information included. Please see Keynote 13.
5. See LDO Section 6.8.4.2. Pedestrian Amenities and note which amenities are included.
Information included. Please see Keynotes 14-17.
6. what is the maximum impervious on this lot?
85%.
7. Include utility owner
Information included.
8. Label all easements and state whether private or public - There was a water line shown on the existing conditions sheet but no demo shown. If there is existing water remaining, is there an easement? Is there a gas easement?
Information included. No underground utilities should be shown on the site plan.

C301 – GRADING & DRAINAGE PLAN

1. Clean up this sheet overlay.
Overlay removed.
2. Please confirm if there are pedestrian ramps to be located here. If so, please show truncated domes. Also confirm all grades meet ADA compliance.
Yes, truncated domes included.
3. Please clarify what the plan for this basin is. It appears a temporary construction easement may be needed. If the basin is filled in partially, will it remain large enough to manage the water coming into it from the northwest? If the skimmer is removed, how will water exit the basin? Please clarify the management of the drainage with this proposed construction.
Basin is for conveyance to storm system on US 401. Developer has confirmed it is ok to partially fill in.
4. Please review your grades to ensure ADA compliance of maximum 2% grades in all directions for accessible spaces.
Noted.
5. Please confirm if any demo is occurring. There is a skimmer and PVC pipe in this area.
No demo required. Skimmer and pipe have been removed and/or replaced with revised existing per the developer.

C302 – EROSION CONTROL PLAN

1. Clean up the overlay.
Overlay removed.
2. Please confirm how drainage will be managed with the fill of the basin, including the existing infrastructure.
Basin is for conveyance to storm system on US 401. Developer has confirmed it is ok to partially fill in.
3. Consider extending the silt fence to ensure potential erosion is managed during construction, prior to established finished ground.
Silt fence extended.

C401 – UTILITY PLAN

1. How will this site be served by trash? Shared dumpster?
Standard roll-up bins serviced by private company.
2. There needs to be additional provisions to keep drivers from entering the site here. Add signage. A concrete median may be required in Virginia Waters Dr.
DO NOT ENTER signs added.
3. Confirm underground utility crossing elevations.
Storm has 4'+ of cover in this area.
4. Address how the existing utilities are being managed.
No demo required. Skimmer and pipe have been removed and/or replaced with revised existing per the developer.

C802 – DETAILS

1. Please include storm details for pipe and structures.
Details added.

LP101 – LANDSCAPE PLAN

1. Please Zoning is General Commercial Conditional Zoning District (GC-CZ). Please update column.
Zoning revised.
2. why is this standard not being met?
Please see revised table for 6.2.4.4.

E100 – ELECTRICAL SITE PLAN

1. Provide North arrow and label Virginia water drive - this orientation needs those to explain.
Label and north arrow added.

E601 – ELECTRICAL SITE PHOTOMETRICS

1. Add north arrow and label Va Water Drive
Label and north arrow added.

AS101 – ARCHITECTURAL SITE PLAN

1. Add north arrow and label Va Water Drive
Label and north arrow added.

A101 – DIMENSIONED FLOOR PLAN

1. FYI - interior plans are NOT being reviewed in this SDP.
Plan removed.

A121 – ROOF PLAN

1. RTU's require screening as required by Applicability standards and visibility which is case by case and dependent upon architecture. line of sight exhibits ensure screening will occur.
Noted.

A201 – BUILDING ELEVATIONS

1. Verify compliance with LDO Section 6.8.2.D. Architectural Design Standards by adding notations and/or a table noting required and provided items. Design Standards include Facades, Transparency, Blank Wall Area, Materials, Colors, etc.
Notes added for compliance.
2. Add a graphic scale to facilitate review of the architectural elevations.
Graphic scale added.

Sincerely,
Todd Ford, PE
Discipline Leader, Buildings
D: 513.527.2525
Todd.ford@woolpert.com