

Comments on #SDP-26-0001 - Planning & Zoning: Site Development Plan

Application Number: #SDP-26-0001
Application Type: Site Development Plan
Date: May 26, 2026
Address: 851 S MAIN ST, ROLESVILLE
Parcel: 1758453676



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Site Development Plan 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/f2c63d66-1825-4fce-8c04-b049d71096f1>.

Contacts

Austin Bain

City of Raleigh Engineer

(919) 996-3468

austin.bain@raleighnc.gov

Approved

Jacqueline Thompson

On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

No Comment

Elizabeth Powell

Wake County Watershed Mgmt

elizabeth.powell@wake.gov

Updates Requested

Meredith Gruber

Senior Planner

mgruber@rolesvillenc.gov

Repeat Comment(s)

Michael Elabarger


Assistant Planning Director

melabarger@rolesvillenc.gov

Approved

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  Elizabeth Powell
Wake County Watershed Mgmt

More detailed comments provided by Wake County when the erosion control and stormwater plan is submitted to our portal

V3_SDP_Kiddie Academy Lot 4 at Wallbrook.pdf · Page 1 • May 21, 2026, 9:06am

2  Meredith Gruber
Senior Planner

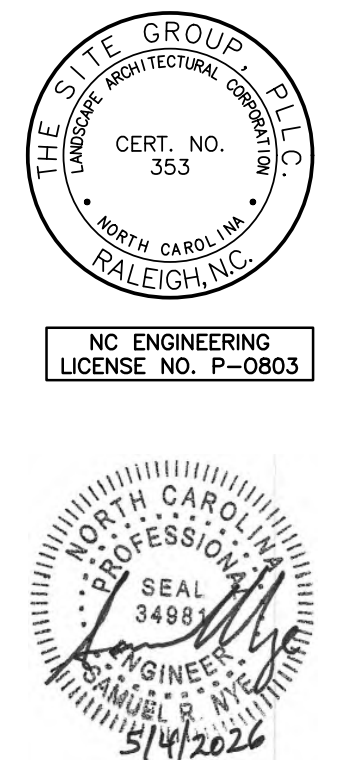
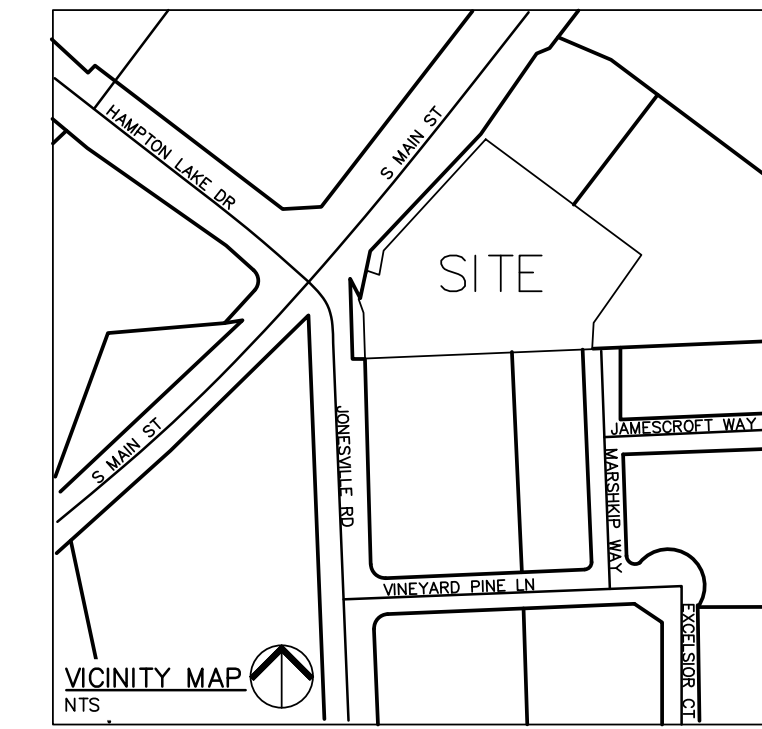
Thank you for the added notations about compliance with LDO Section 6.8.2. Please update the Architectural Drawings section in the SDP checklist.

V3_SDP_Kiddie Academy Lot 4 at Wallbrook.pdf · Page 18 • May 26, 2026, 8:05am

KIDDIE ACADEMY LOT 4 AT WALLBROOK

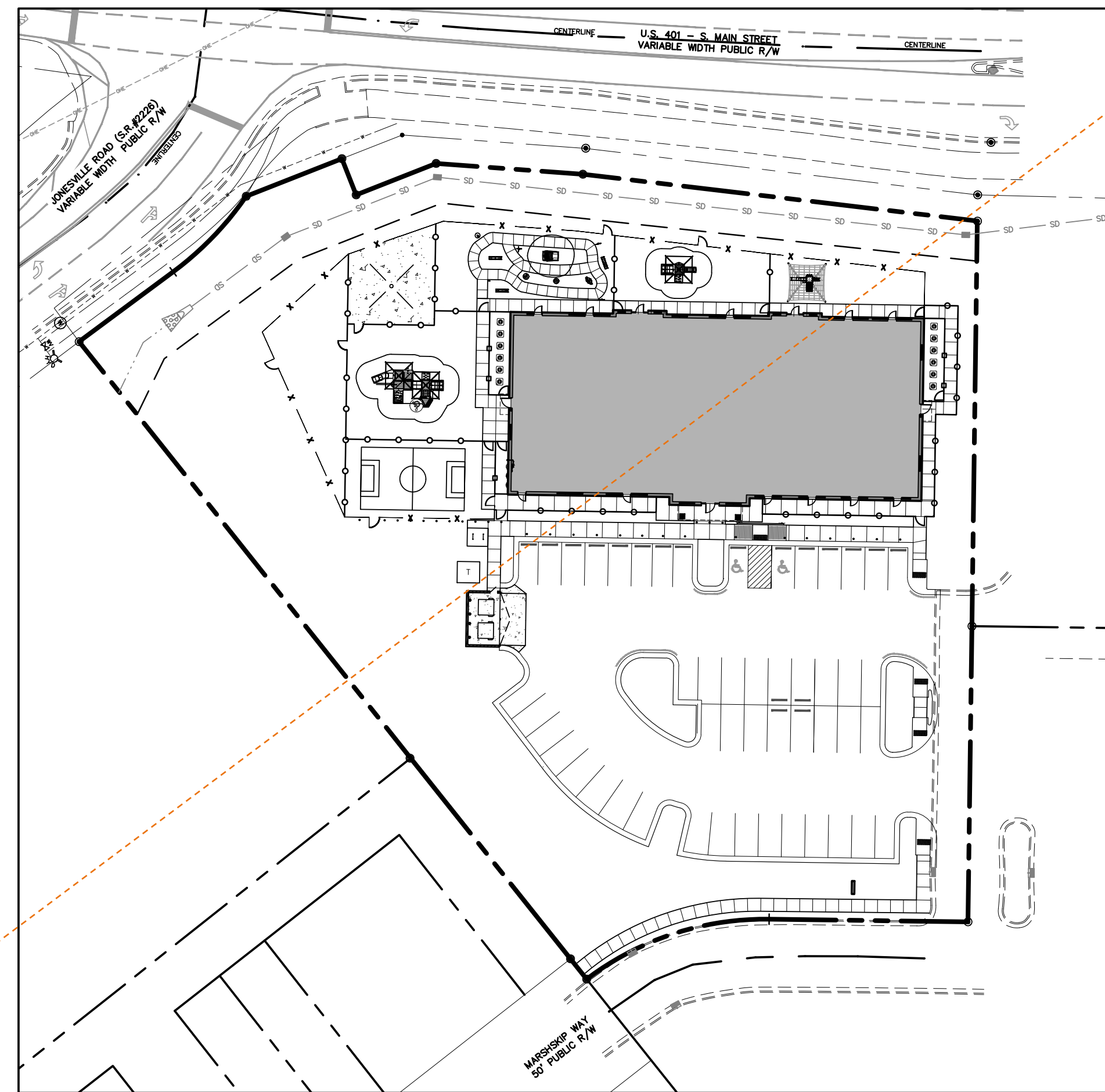
851 S MAIN ST
 Rolesville, North Carolina

SITE DEVELOPMENT PLAN
 SDP-26-0001 | PIN: 1758-45-3676 | 27 JAN 2026



DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)
SITE 200	SITE LAYOUT PLAN
SITE 201	FIRE ACCESS PLAN
SITE 300	GRADING & DRAINAGE PLAN
SITE 301	INITIAL EROSION CONTROL PLAN
SITE 302	FINAL EROSION CONTROL PLAN
SITE 303	NPDES SHEET
SITE 304	STORM DRAINAGE PROFILES
SITE 400	UTILITY PLAN
SITE 401	LIGHTING PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
SITE 602	SITE DETAILS
SITE 603	SITE DETAILS
SITE 604	SITE DETAILS
SITE 605	SITE DETAILS
SITE 606	SITE DETAILS
SITE 607	SITE DETAILS
SK 1.1	BUILDING FLOORPLANS (BY OTHERS)
SK 1.2	BUILDING ELEVATIONS (BY OTHERS)



△ SITE DATA SUMMARY

PROJECT NAME:	KIDDIE ACADEMY LOT 4 AT WALLBROOK
PARCEL ID(S):	1758-45-3676
SITE ADDRESS:	851 S MAIN ST
JURISDICTION:	RO - ROLESVILLE
EXISTING ZONING:	CC-CZ
COUNTY:	WAKE
RIVER BASIN:	NEUSE
WATERSHED:	LOWER NEUSE
GROSS SITE AREA:	76,124 SF, 1.75 ACRES
CURRENT USE:	VACANT
PROPOSED USE:	DAYCARE
BUILDING AREA:	11,112 SF
BUILDING HEIGHT:	24' 1-1/2"
SETBACKS & DIMENSIONS (PER LDO SEC. 3.2.1):	
FRONT BUILDING SETBACK (MIN):	20'
SIDE BUILDING SETBACK (MIN):	15'
REAR BUILDING SETBACK (MIN):	35'
CORNER BUILDING SETBACK (MIN):	25'
LOT WIDTH (MIN):	100'
LOT AREA (MIN):	20,000 SF
PRIMARY STREET PARKING SETBACK:	10'
SIDE LOT PARKING SETBACK:	10'
REAR LOT PARKING SETBACK:	0' OR 3'
VEHICLE PARKING MINIMUM (PER LDO SEC. 6.4.3.G.):	2.5 SPACES/1,000 SF = 28 SPACES (INCL. 2 H/C)
VEHICLE PARKING MAXIMUM (PER LDO SEC. 6.4.3.G.):	5 SPACES/1,000 SF = 56 SPACES (INCL. 2 H/C)
PROVIDED VEHICLE PARKING:	49 SPACES (INCL. 2 H/C)
BICYCLE PARKING REQUIRED (MIN.): (PER LDO SEC. 6.4.7.A.6.)	1 SPACE/5,000 SF = 2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
EXISTING IMPERVIOUS AREA:	0 SF
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	64,705 SF, 1.49 AC (85%)
PROPOSED IMPERVIOUS AREA:	37,378 SF, 0.86 AC (49%)
TREE COVERAGE:	0 SF
TOTAL DISTURBED AREA:	75,240 SF/1.73 AC
OPEN SPACE REQUIRED (MIN.): (PER LDO SEC. 6.2.1.B.3.)	5% OF GROSS SITE AREA = 3,806 SF
OPEN SPACE PROVIDED:	12,328 SF OF ACTIVE USE AREA

PARKING REQUIREMENTS:

PARKING REQUIRED: DAY CARE	
MINIMUM: 2.5/1,000 SF = 11,112/1,000*2.5	28 SPACES
MAXIMUM: 5/1,000 SF = 11,112/1,000*5	56 SPACES
TOTAL REQUIRED PARKING:	36 SPACES
REQUIRED HANDICAP PARKING:	2 SPACES
PARKING PROVIDED:	49 SPACES (INCL. 2 H/C)

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
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CITY OF RALEIGH — FATS, OILS, AND GREASE APPROVAL

851 S Main St, Rolesville Kiddie Academy FOG Permit Submittal

From FOG <FatOG.FOG@raleighnc.gov>
 Date Mon 4/27/2026 2:02 PM
 To SAMUEL NYE <SRN@thesitegroup.net>
 Cc LIAN FARRUGGIO <LLF@thesitegroup.net>; FOG <FatOG.FOG@raleighnc.gov>; Chavis, Bryan <Bryan.Chavis@raleighnc.gov>

1 attachment (2 MB)
 SSRCC_FOG EXHIBIT-EX 1.0.pdf

Sam,

Raleigh Water Fats, Oil, and Grease offer no objection to **Kiddie Academy located at 851 S. Main St, Rolesville, NC 27571** installing a 1,000-gallon single use grease interceptor. The grease interceptor shall conform to S40.41 and 25 detail. All grease interceptors shall be completely pumped out at a minimum frequency of once per thirty (30) calendar days, unless a variance issued by Raleigh Water is allowed for less frequent pumping or a pretreatment discharge permit has been issued specifically for these devices.

C. DeCarlo Sanders
 Fats, Oil, & Grease
 Supervisor – Water Quality
 Public Utilities | Raleigh Water
 Raleigh, NC 27604
 919-996-2334 (office) | 919-280-1300 (mobile)
 Courtney.Sanders@raleighnc.gov
 FOG Approval Requirements

SPECIAL USE STANDARDS: DAY CARE (LDO SEC. 5.1.3.F)

- A. AREAS DEDICATED FOR DROP OFF AND PICK UP MUST BE INCLUDED FOR ANY SITE PLAN OR PERMIT REQUEST FOR A DAY CARE.
- COMPLIANCE: PARKING SPOTS ADJACENT TO BUILDING ARE TO BE RESERVED FOR DROP OFF AND PICK UP. PARENTS ARE REQUIRED TO PARK IN ORDER TO CHECK IN THEIR CHILDREN INSIDE.
- B. OUTDOOR PLAY AREAS AND PLAYGROUNDS SHALL BE FENCED WITH A MINIMUM SIX (6) FOOT FENCE.
- COMPLIANCE: PROPOSED EXTERIOR FENCING IS SIX (6) FOOT HIGH. PROPOSED INTERIOR FENCING IS FOUR (4) FOOT HIGH.

FLOODPLAIN NOTE:

1. THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN).

FEMA REFERENCE DATA:
 FEMA FIRM PANEL No.: 3720175800K
 EFFECTIVE DATE: JULY 19, 2022

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720175800K DATED JULY 19, 2022.

RALEIGH WATER
 MRCP-0043-2026

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED

EROSION CONTROL S-
 STORMWATER MGMT. S-
 FLOOD STUDY S-
 DATE _____

ENVIRONMENTAL CONSULTANT SIGNATURE _____

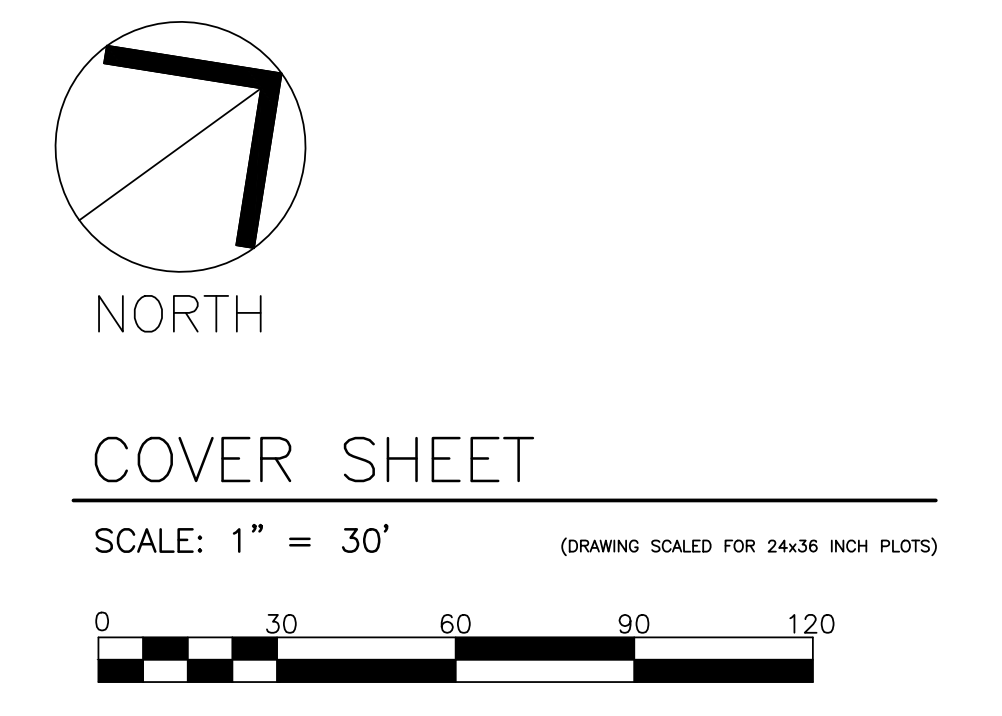
ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

- CIVIL ENGINEER (PRIMARY CONTACT):**
 SAMUEL R. NYE, PE
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605
 PHONE: (919) 835-4787
 EMAIL: SRN@THESITEGROUP.NET
- LANDSCAPE ARCHITECT:**
 BRANDON D. MOORE, RLA
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605
 PHONE: (919) 835-4787
 EMAIL: BDM@THESITEGROUP.NET
- SURVEYOR:**
 L. JORDAN PARKER, PLS
 CMP PROFESSIONAL LAND SURVEYORS, PC
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 PHONE: (919) 556-3148
 EMAIL: JORDAN@CMPPLS.COM
- OWNER/DEVELOPER:**
 SANJAY SHARMA
 2111 WINTERBORNE DRIVE
 CARY, NC 27519
 PHONE: (216) 334-6615
 EMAIL: sanjay.sharma@kiddieacademy.net



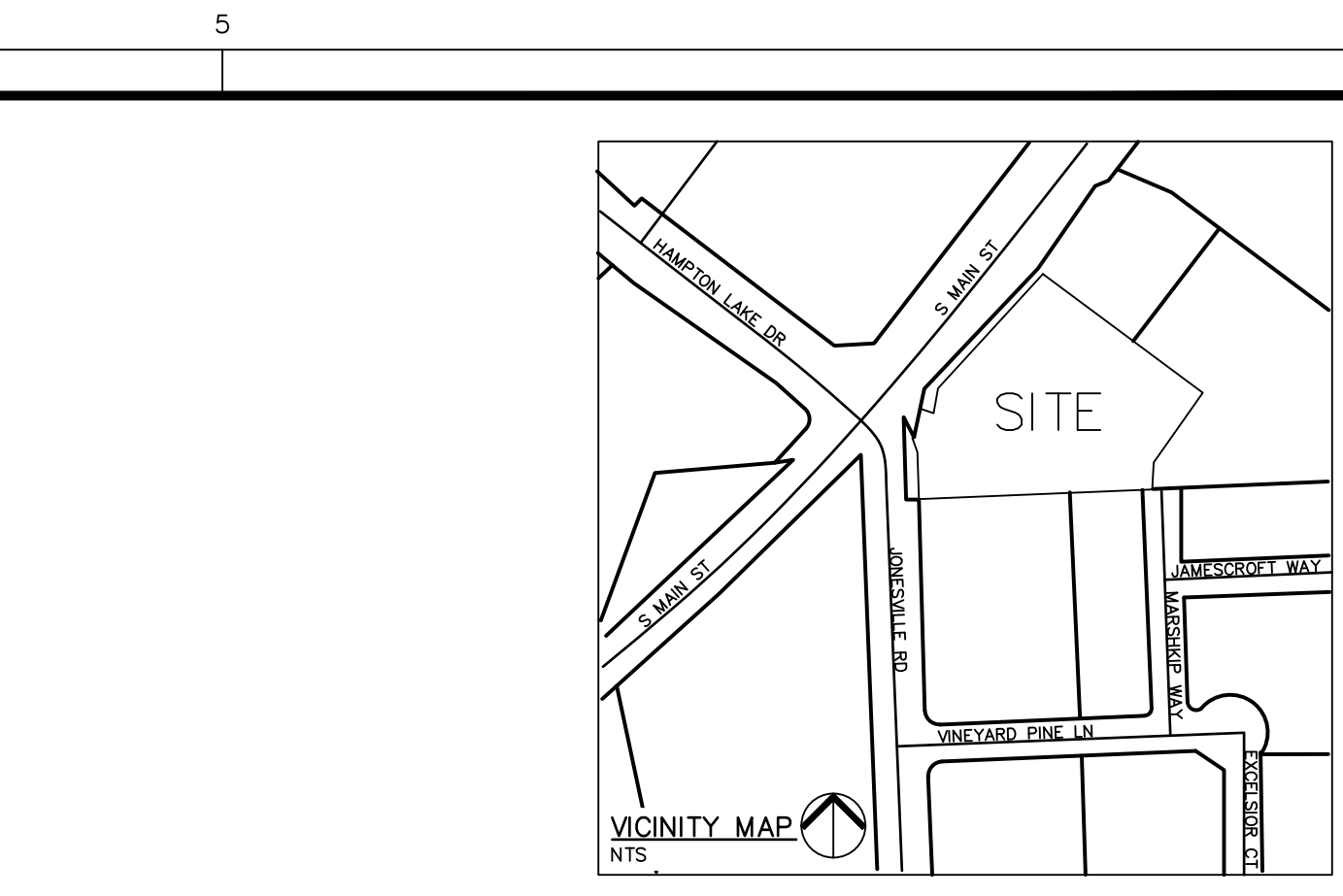
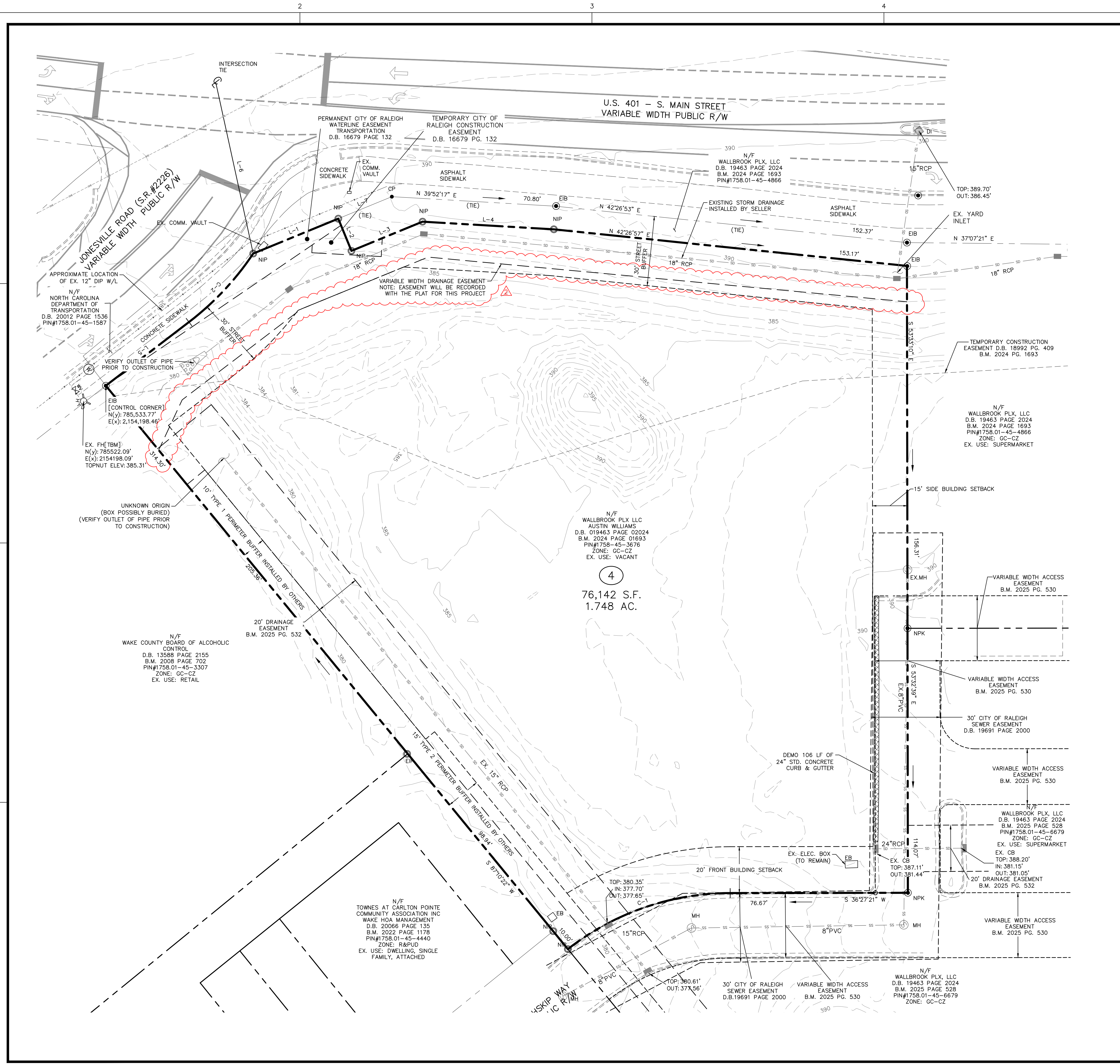
THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.835.2255
 E-Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
 LOT 4 AT WALLBROOK**
 851 S MAIN ST
 ROLESVILLE, NORTH CAROLINA

Drawn By: L.F.
 Checked By: SRN

DATE:
 30 JAN 2026
 REVISED:
 27 MAR 2026
 4 MAY 2026

SITE DEVELOP. PLAN
 COVER SHEET
 Job Code: SSRCC
 Dwg No. SITE 001



LINE LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT BOUNDARY
---	EXISTING R/W
---	FUTURE R/W
---	POND/CREEK
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING STORMWATER
---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY
---	EXISTING COMMUNICATION
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING TOPO MAJOR
---	EXISTING TOPO MINOR
---	PROPOSED TOPO MAJOR
---	PROPOSED TOPO MINOR
---	EXISTING CENTERLINE
---	EXISTING RIPARIAN BUFFER
---	EXISTING FLOOD HAZARD AREA
---	EXISTING WETLAND AREA
---	EXISTING FENCE
---	PROPOSED STORM DRAIN LINE
---	LIMITS OF DISTURBANCE
---	SILT/TREE PROTECTION FENCE

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 141°3'53" E	39.66'
L-2	S 75°46'07" E	15.00'
L-3	N 141°3'53" E	33.14'
L-4	N 39°52'17" E	56.74'
L-5	N 00°52'59" W	45.18'
L-6	N 65°49'01" W	75.66'
L-7	N 141°3'53" E	24.99'

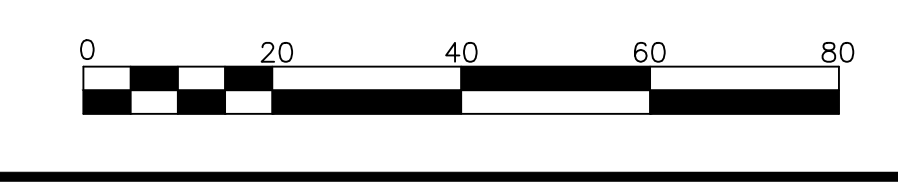
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	75.45'	114.00'	74.08'	S 17°29'39" W
C-2	40.68'	123.92'	40.50'	N 10°17'16" W

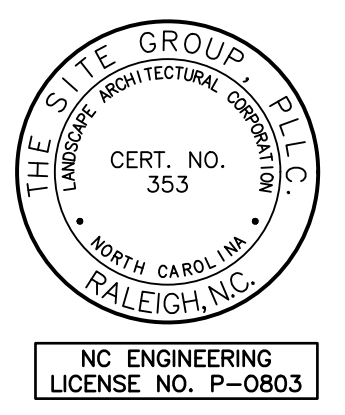
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NORTH
EXISTING CONDITIONS
& DEMO PLAN

SCALE: 1" = 20'
 (DRAWING SCALED FOR 24x36 INCH PLOTS)



4
 76,142 S.F.
 1.748 AC.



THE SITE GROUP
 CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

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 Raleigh, NC 27605-1136 USA
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 Cell: 919.839.2257
 E Mail: SRN@thesitegroup.net

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Drawn By **BRK**
 Checked By **SRN**

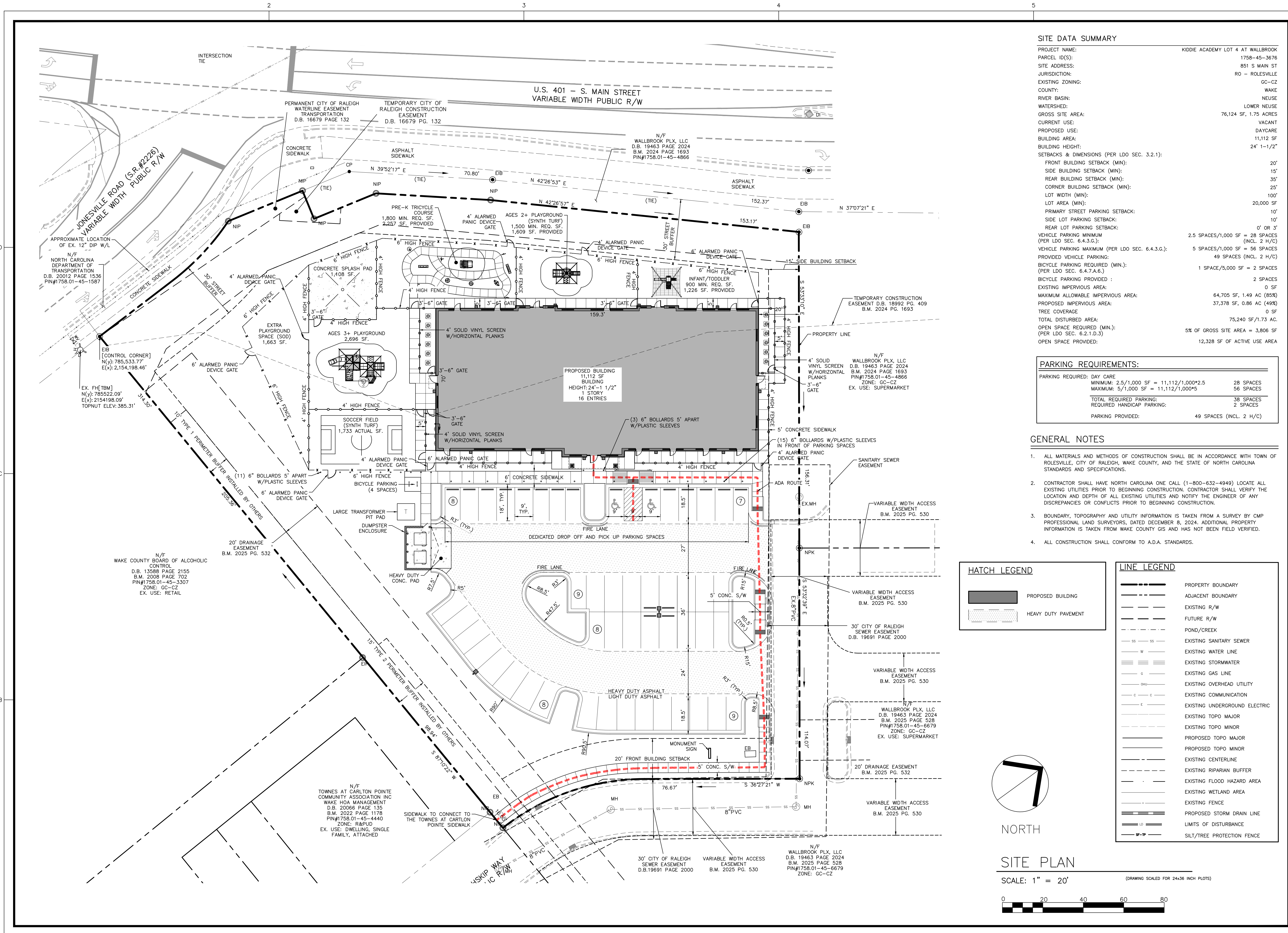
DATE:
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CONSTRUCTION DOCUMENT

EXISTING CONDITIONS & DEMO PLAN

Job Code **SSRCC**

Dwg No.
SITE 100



SITE DATA SUMMARY

PROJECT NAME:	KIDDIE ACADEMY LOT 4 AT WALLBROOK
PARCEL ID(S):	1758-45-3676
SITE ADDRESS:	851 S MAIN ST
JURISDICTION:	RO - ROLESVILLE
EXISTING ZONING:	GC-CZ
COUNTY:	WAKE
RIVER BASIN:	NEUSE
WATERSHED:	LOWER NEUSE
GROSS SITE AREA:	76,124 SF, 1.75 ACRES
CURRENT USE:	VACANT
PROPOSED USE:	DAYCARE
BUILDING AREA:	11,112 SF
BUILDING HEIGHT:	24' 1-1/2"
SETBACKS & DIMENSIONS (PER LDO SEC. 3.2.1):	
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REAR BUILDING SETBACK (MIN):	35'
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PRIMARY STREET PARKING SETBACK:	10'
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VEHICLE PARKING MINIMUM (PER LDO SEC. 6.4.3.G.):	2.5 SPACES/1,000 SF = 28 SPACES (INCL. 2 H/C)
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PROVIDED VEHICLE PARKING:	49 SPACES (INCL. 2 H/C)
BICYCLE PARKING REQUIRED (MIN.): (PER LDO SEC. 6.4.7.A.6.)	1 SPACE/5,000 SF = 2 SPACES
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EXISTING IMPERVIOUS AREA:	0 SF
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TOTAL DISTURBED AREA:	75,240 SF/1.73 AC
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OPEN SPACE PROVIDED:	12,328 SF OF ACTIVE USE AREA

PARKING REQUIREMENTS:

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MINIMUM: 2.5/1,000 SF = 11,112/1,000*2.5	28 SPACES
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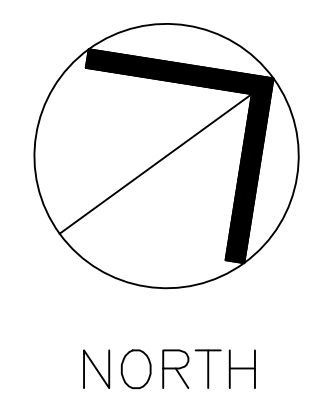
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HATCH LEGEND

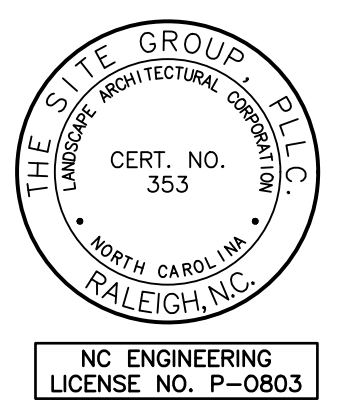
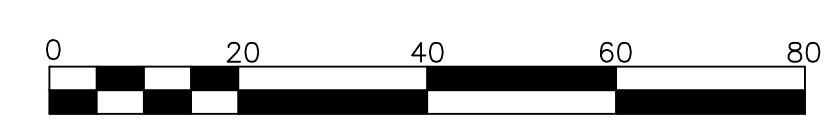
[Solid Grey]	PROPOSED BUILDING
[Diagonal Lines]	HEAVY DUTY PAVEMENT

LINE LEGEND

[Dashed Line]	PROPERTY BOUNDARY
[Dotted Line]	ADJACENT BOUNDARY
[Long Dash]	EXISTING R/W
[Short Dash]	FUTURE R/W
[Dashed with 'SS']	POND/CREEK
[Dashed with 'SS']	EXISTING SANITARY SEWER
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SITE PLAN
SCALE: 1" = 20'
(DRAWING SCALED FOR 24x36 INCH PLOTS)



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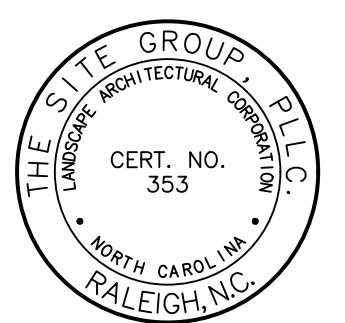
SITE PLAN

Job Code: **SSRCC**

Dwg No. **SITE 200**

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NC ENGINEERING LICENSE NO. P-0803



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Drawn By: **BRK**
 Checked By: **SRN**

DATE:
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 27 MAR 2026
 27 APR 2026

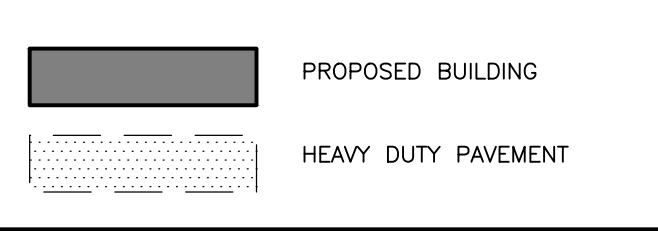
CONSTRUCTION DOCUMENT

FIRE ACCESS PLAN

Job Code: **SSRCC**

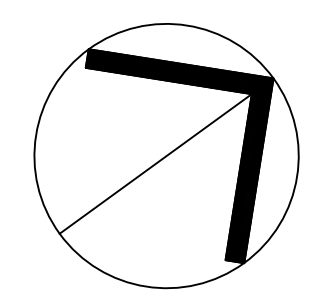
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**SITE
 201**

HATCH LEGEND



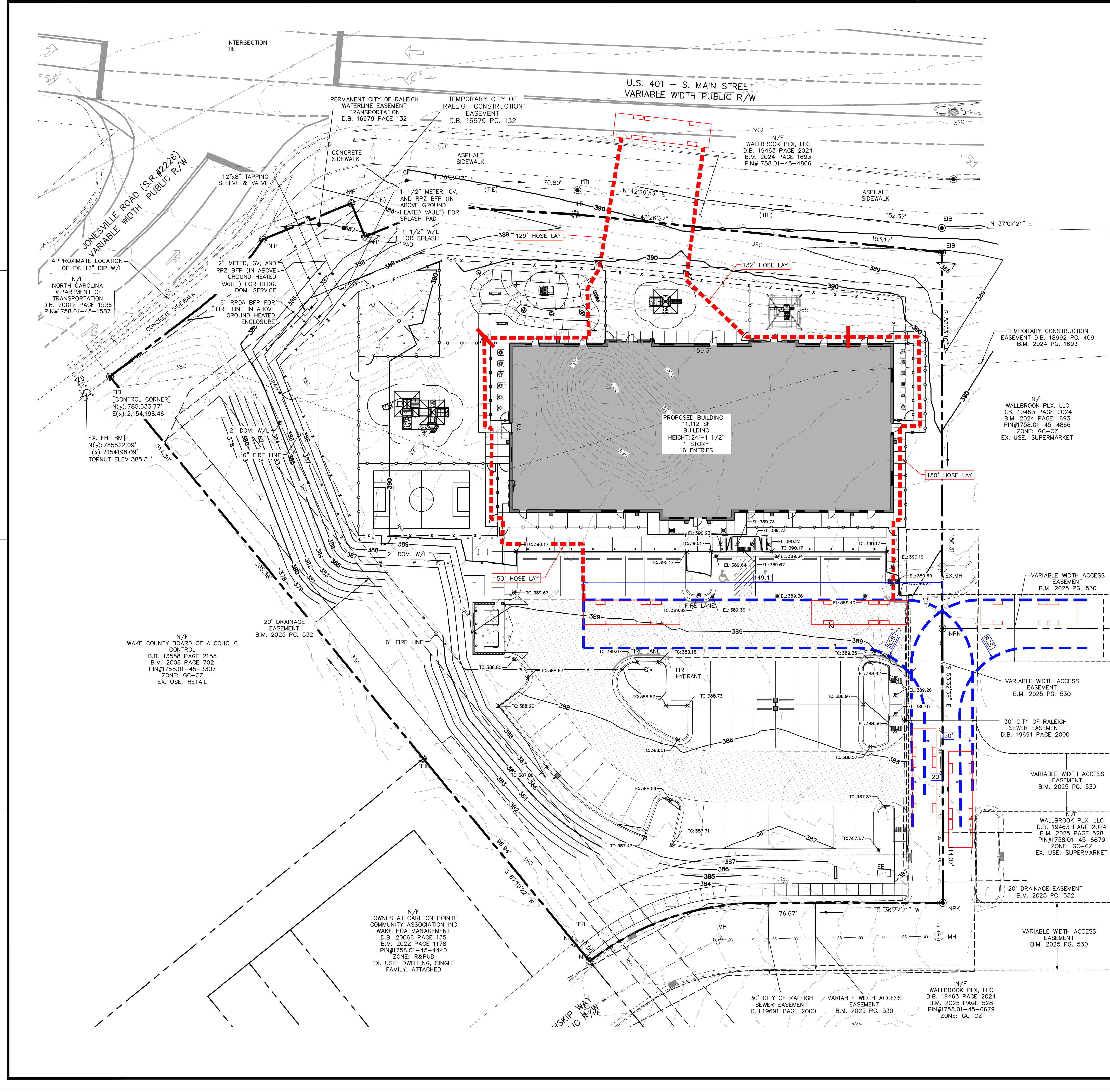
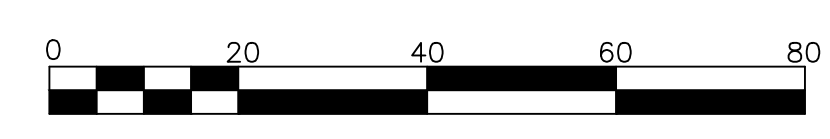
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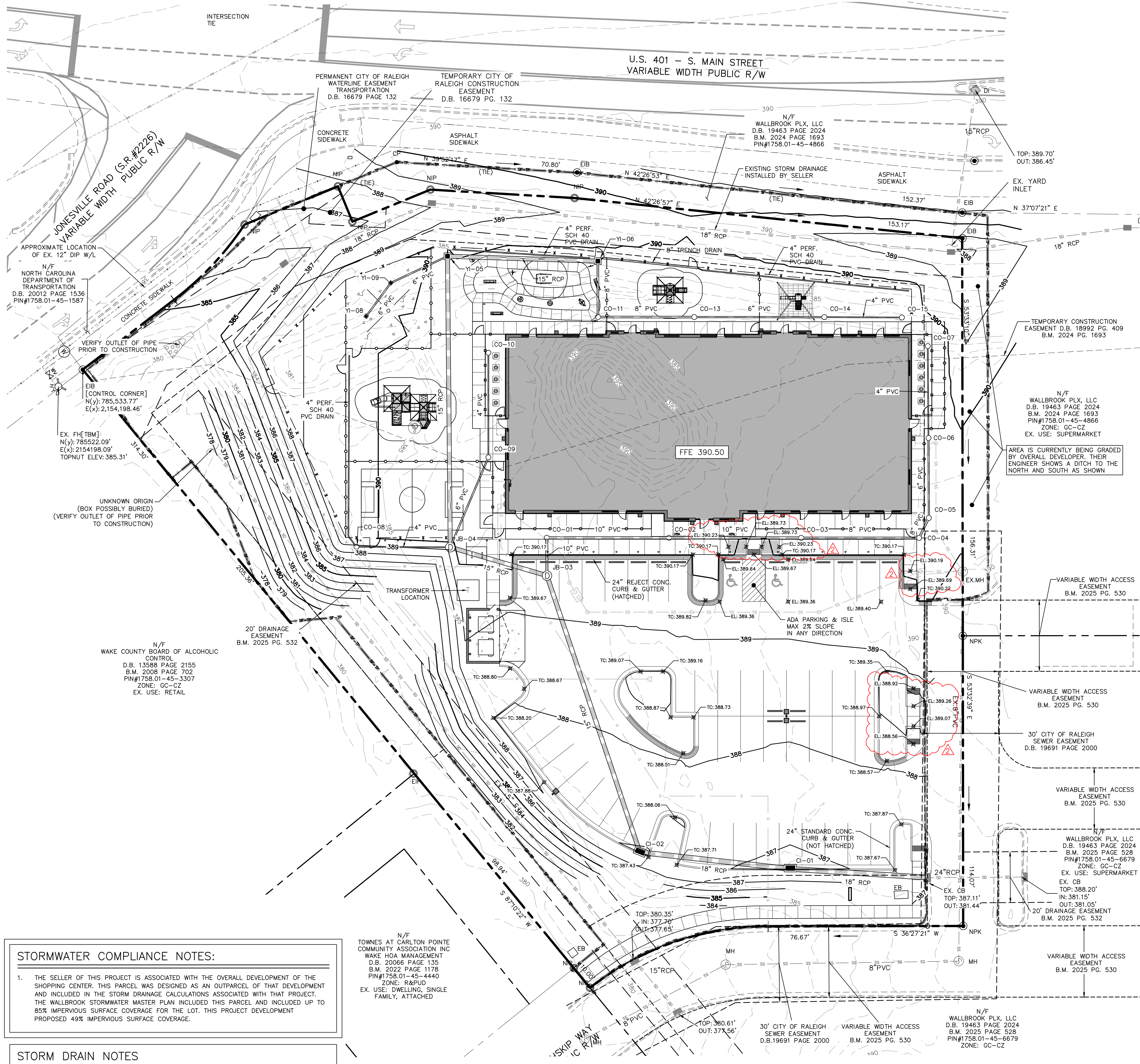
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---	ADJACENT BOUNDARY
---	EXISTING R/W
---	FUTURE R/W
---	POND/CREEK
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING STORMWATER
---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY
---	EXISTING COMMUNICATION
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING TOPO MAJOR
---	EXISTING TOPO MINOR
---	PROPOSED TOPO MAJOR
---	PROPOSED TOPO MINOR
---	EXISTING CENTERLINE
---	EXISTING RIPARIAN BUFFER
---	EXISTING FLOOD HAZARD AREA
---	EXISTING WETLAND AREA
---	EXISTING FENCE
---	PROPOSED STORM DRAIN LINE
---	LIMITS OF DISTURBANCE
---	SILT/TREE PROTECTION FENCE



**NORTH
 FIRE ACCESS
 PLAN**

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)





STORMWATER COMPLIANCE NOTES:

- THE SELLER OF THIS PROJECT IS ASSOCIATED WITH THE OVERALL DEVELOPMENT OF THE SHOPPING CENTER. THIS PARCEL WAS DESIGNED AS AN OUTPARCEL OF THAT DEVELOPMENT AND INCLUDED IN THE STORM DRAINAGE CALCULATIONS ASSOCIATED WITH THAT PROJECT. THE WALLBROOK STORMWATER MASTER PLAN INCLUDED THIS PARCEL AND INCLUDED UP TO 85% IMPERVIOUS SURFACE COVERAGE FOR THE LOT. THIS PROJECT DEVELOPMENT PROPOSED 49% IMPERVIOUS SURFACE COVERAGE.

STORM DRAIN NOTES

- STORM DRAINAGE PIPING LABELED "PVC" SHALL BE SCHEDULE 40 PVC.

N/F
TOWNS AT CARLTON POINTE
COMMUNITY ASSOCIATION INC
WAKE HOA MANAGEMENT
D.B. 2006 PAGE 135
B.M. 2022 PAGE 1178
PIN#1758.01-45-4440
ZONE: R&PD
EX. USE: DWELLING, SINGLE
FAMILY, ATTACHED

N/F
WAKE COUNTY BOARD OF ALCOHOLIC
CONTROL
D.B. 13588 PAGE 2155
B.M. 2008 PAGE 702
PIN#1758.01-45-3307
ZONE: GC-CZ
EX. USE: RETAIL

N/F
WALLBROOK PLX, LLC
D.B. 19463 PAGE 2024
B.M. 2024 PAGE 1693
PIN#1758.01-45-4866
ZONE: GC-CZ
EX. USE: SUPERMARKET

N/F
WALLBROOK PLX, LLC
D.B. 19463 PAGE 2024
B.M. 2024 PAGE 1693
PIN#1758.01-45-4866
ZONE: GC-CZ
EX. USE: SUPERMARKET

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B.M. 2024 PAGE 1693
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ZONE: GC-CZ
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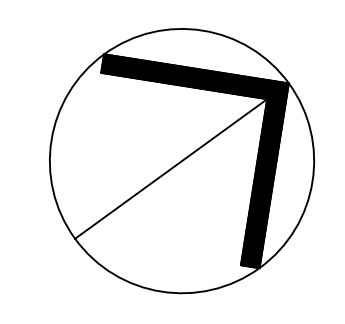
DISTURBED AREA = 75,240 SF. (1.73 AC.)

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 8, 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

- GRADING NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS 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.
 - 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
 - IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 - THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
 - THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
 - A TEMPORARY CONSTRUCTION EASEMENT WILL BE REQUIRED FROM THE ADJACENT OWNER, SONAL PATEL, 734-259-9289 PRIOR TO CONSTRUCTION. THIS DRIVEWAY IS BEING BUILT TO SERVE BOTH PROPERTY OWNERS, WHO HAVE MET AND AGREED ON THE SHARED LOCATION.

LINE LEGEND

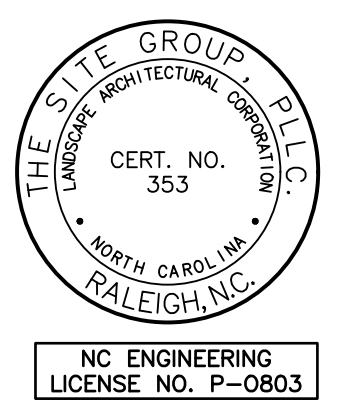
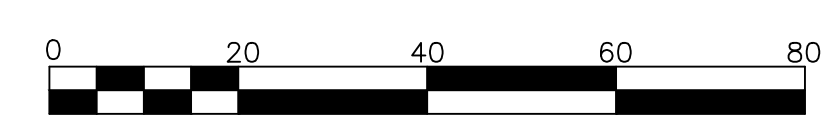
---	PROPERTY BOUNDARY
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---	EXISTING R/W
---	FUTURE R/W
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---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
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---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY
---	EXISTING COMMUNICATION
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING TOPO MAJOR
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---	PROPOSED TOPO MAJOR
---	PROPOSED TOPO MINOR
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---	EXISTING FLOOD HAZARD AREA
---	EXISTING WETLAND AREA
---	EXISTING FENCE
---	PROPOSED STORM DRAIN LINE
---	LIMITS OF DISTURBANCE
---	SILT/TREE PROTECTION FENCE



NORTH

GRADING PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS
THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.839.2257
E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
LOT 4 AT WALLBROOK**
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By **BRK**
Checked By **SRN**

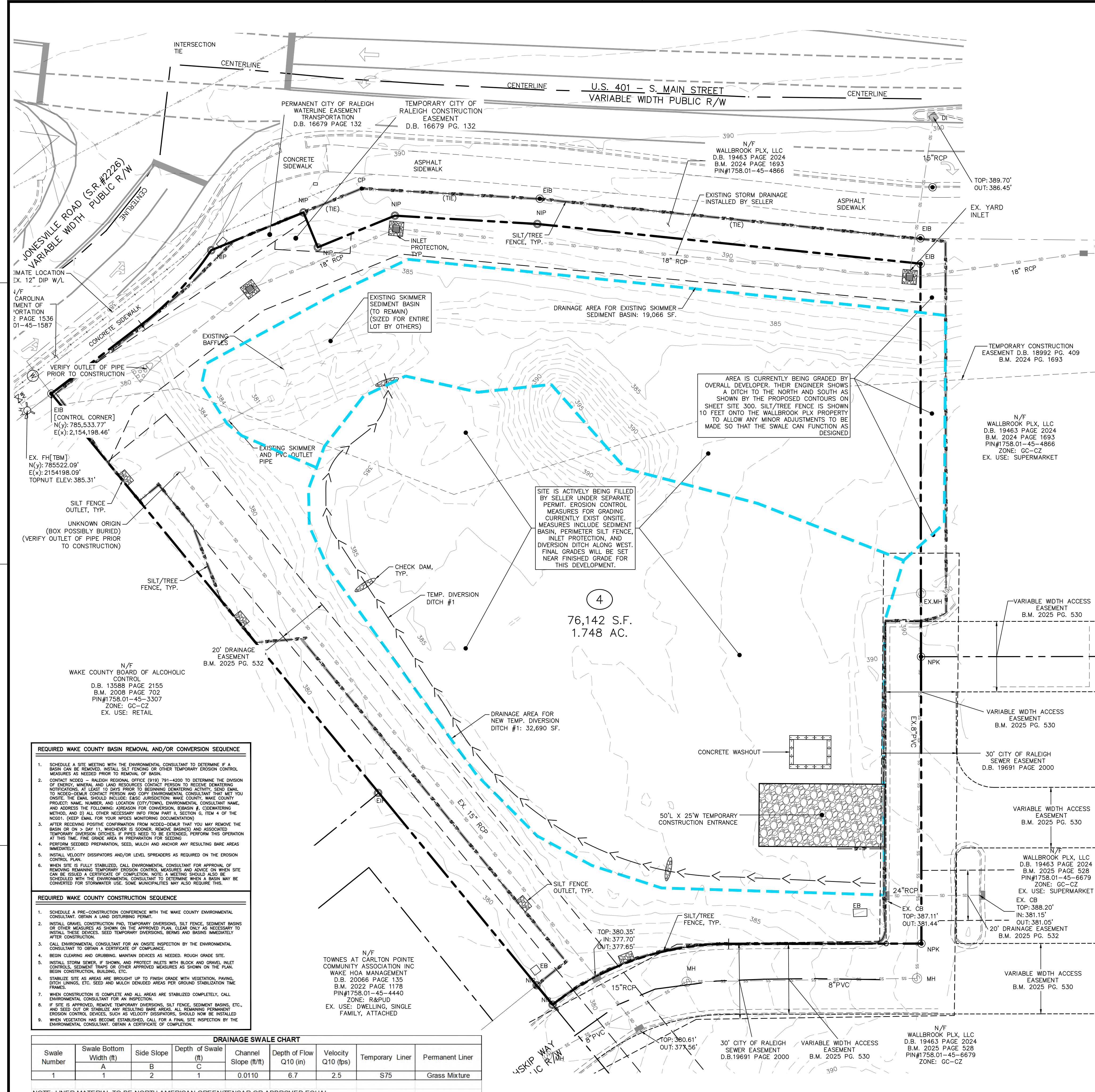
DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

CONSTRUCTION DOCUMENT

GRADING PLAN

Job Code **SSRCC**

Dwg No.
**SITE
300**



GENERAL NOTES

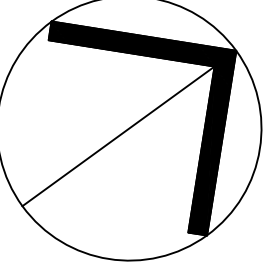
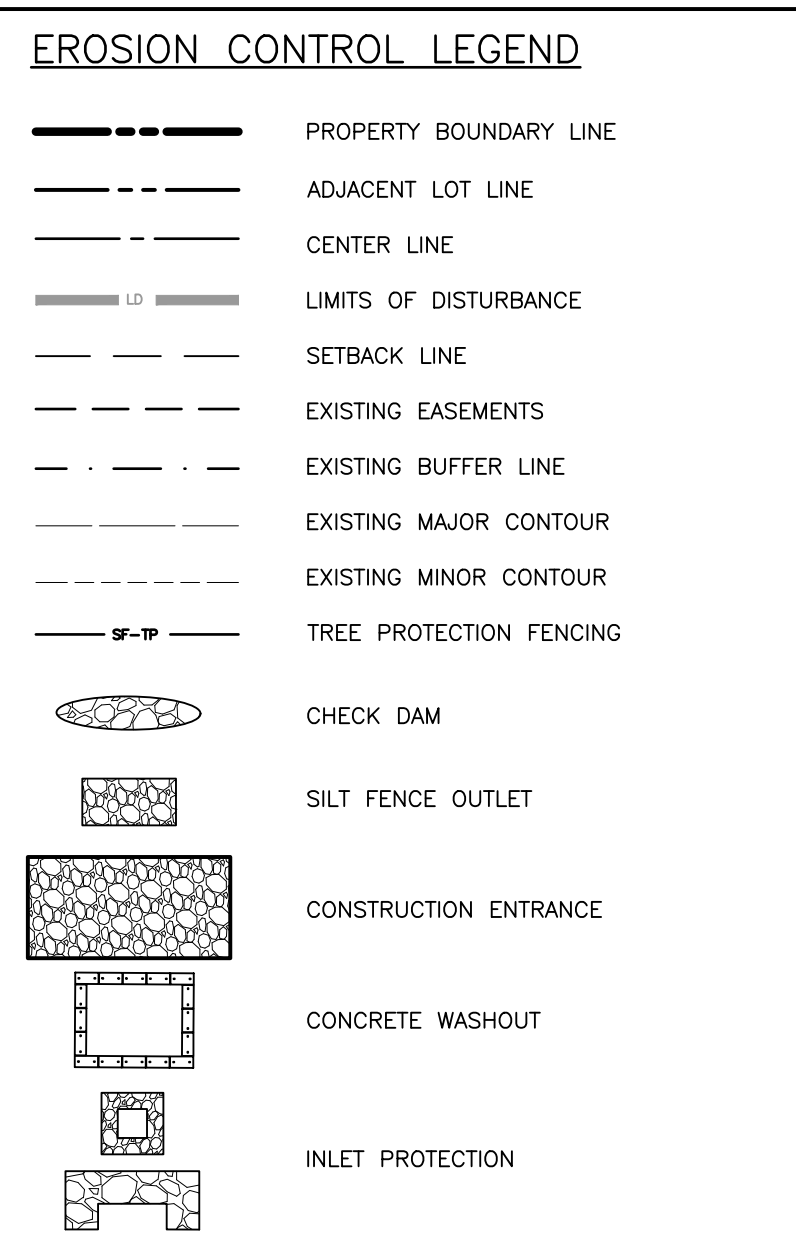
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- BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 8, 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

EROSION CONTROL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH WAKE COUNTY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING CONSTRUCTION. DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OR ANY DISCREPANCIES OR CONFLICTS.
- PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES ASSOCIATED WITH THIS PROJECT, ALL EXISTING EROSION CONTROL DEVICES SHALL BE INSPECTED TO VERIFY PROPER INSTALLATION AND FUNCTIONALITY. ANY DEFICIENCIES IDENTIFIED DURING INITIAL INSPECTION SHALL BE REPAIRED OR REPLACED AS NECESSARY TO ENSURE COMPLIANCE WITH WAKE COUNTY AND NCEQ STANDARDS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
- THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO). THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE SITE.
- TREE PROTECTION FENCING SHALL NOT BE MOVED AND THERE SHALL BE NO ENCROACHMENT INTO SUCH PROTECTED AREA(S) WITHOUT WRITTEN AUTHORIZATION OF THE TOWN'S ZONING COMPLIANCE STAFF. ANY ACTIVITY (LANDSCAPING, FENCING, OR UTILITY INSTALLATION) SHOWN ON THE APPROVED PLANS IN A TREE PROTECTION AREA, SHALL ALSO NOT OCCUR WITHOUT WRITTEN AUTHORIZATION FROM THE TOWN'S ZONING COMPLIANCE STAFF. ANY UNAUTHORIZED ENCROACHMENT OR DISTURBANCE WITHIN THE BOUNDARIES OF A TREE PROTECTION AREA SHALL AUTOMATICALLY RESULT IN FINES AND THE REPLACEMENT OF ANY DAMAGED VEGETATION IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.

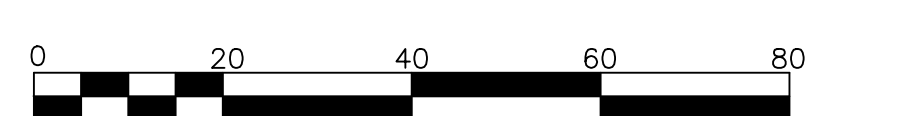
CONSTRUCTION SEQUENCE (INITIAL PHASE):

- OBTAIN A LAND DISTURBING PERMIT.
- PRIOR TO BEGINNING CONSTRUCTION, CALL THE STORMWATER INSPECTOR TO SCHEDULE AN ON-SITE PRECONSTRUCTION MEETING.
- CLEAR ONLY AS NECESSARY TO INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE INITIAL EROSION CONTROL PLAN:
 - INSTALL CONSTRUCTION ENTRANCE.
 - INSTALL SILT FENCING AND SILT FENCE OUTLETS.
 - INSTALL DIVERSION DITCH.
 - INSTALL INLET PROTECTION ON EXISTING SD STRUCTURES.
- VERIFY EXISTING BASIN MEETINGS MINIMUM DIMENSIONS SHOWN ON PLANS, BAFFLES ARE WELL MAINTAINED, AND SKIMMER IS CLEAR AND PLACED ON EXISTING STONE BED.
- SCHEDULE A SITE INSPECTION THROUGH WAKE COUNTY.
- UPON APPROVAL OF THE STORMWATER SITE INSPECTION, BEGIN GRADING AND UTILITY SCOPE. INSTALL U/G UTILITIES, STORMWATER PIPES, INLETS, ROAD BEDS, CURB AND GUTTER AND BEGIN BUILDING CONSTRUCTION. AS STORMDRAIN INLETS AND PIPING ARE INSTALLED, PROVIDE INLET PROTECTION. [NOTE THAT OFFSITE SEDIMENT THROUGH THE SD NETWORK WILL GO DIRECTLY TO EXISTING WET DETENTION BASIN THAT IS INSTALLED AND CONVERTED. TAKE EXTRA CARE TO AVOID SEDIMENT GETTING INTO THE EXISTING STORM DRAINAGE SYSTEM.]
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER. SILT FENCE, INLET PROTECTION AND OTHER SIMILAR MEASURES MUST BE CLEANED OUT BEFORE THEY ARE HALF FULL. CLOGGED STONE FILTERS MUST BE REFRESHED/REPLACED. SILT FENCE CAN NOT HAVE HOLES OR TEARS.
- STABILIZATION IS REQUIRED WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING OR INACTIVITY ON PROJECT SITE.
- SUBMIT DOCUMENTATION REQUIRED UNDER THE SITE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NCG010000) TO STORMWATER INSPECTIONS THROUGHOUT THE PROJECT.
- WHEN PROJECT CONSTRUCTION HAS BEEN COMPLETED TO THE POINT WHERE THE EXISTING SKIMMER BASIN MUST BE REMOVED TO CONTINUE, SCHEDULE A SITE INSPECTION THROUGH WAKE COUNTY.
- UPON APPROVAL OF THE STORMWATER SITE INSPECTION, REMOVE THE EXISTING SEDIMENT SKIMMER BASIN AND STABILIZE BASIN AREA.
- PROCEED TO FINAL EROSION CONTROL PLAN SCOPE OF WORK. SEE SITE 303.



**NORTH
INITIAL EROSION
CONTROL PLAN**

SCALE: 1" = 20'



DISTURBED AREA = 75,240 SF. (1.73 AC.)

REQUIRED WAKE COUNTY BASIN REMOVAL AND/OR CONVERSION SEQUENCE

- SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE IF A BASIN CAN BE REMOVED. INSTALL SILT FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OF BASIN.
- CONTRACTOR SHALL - RALEIGH REGIONAL OFFICE (919) 791-4200 TO DETERMINE THE DIVISION OF ENERGY, MINERAL AND LAND RESOURCES CONTACT PERSON TO RECEIVE DEMOLITION NOTIFICATION. AT LEAST 10 DAYS PRIOR TO BEGINNING DEMOLITION ACTIVITY, SEND EMAIL TO NCEQ-DEMOL CONTACT PERSON AND COPY ENVIRONMENTAL CONSULTANT THAT MEET YOU ON SITE. THE EMAIL SHOULD INCLUDE: EXISTING JURISDICTION, WAKE COUNTY, WAKE COUNTY PROJECT: NAME, NUMBER, AND LOCATION (CITY/TOWN), ENVIRONMENTAL CONSULTANT NAME, AND ADDRESS THE FOLLOWING ADDRESS FOR CONVERSION, BASIN #, COORDINATING METHOD, AND (D) ALL OTHER NECESSARY INFO FROM PART II, SECTION G, ITEM 4 OF THE NPDES. (KEEP EMAIL FOR YOUR FILES MONITORING DOCUMENTATION)
- AFTER RECEIVING POSITIVE CONFIRMATION FROM NCEQ-DEMOL THAT YOU MAY REMOVE THE BASIN OR ON 10 DAY 11, REMOVE OR SOONER, REMOVE BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARATION FOR SEEDING.
- PERFORM SEEDING PREPARATION, SEED, MULCH AND ANCHOR ANY RESULTING BARE AREAS IMMEDIATELY.
- INSTALL VELOCITY DISPENSERS AND/OR LEVEL SPREADERS AS REQUIRED ON THE EROSION CONTROL PLAN.
- WHEN SITE IS FULLY STABILIZED, CALL ENVIRONMENTAL CONSULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVISE ON WHEN SITE CAN BE REUSED. A CERTIFICATE OF COMPLETION NOTE, A MEETING SHOULD ALSO BE SCHEDULED WITH THE ENVIRONMENTAL CONSULTANT TO BE DETERMINED WHEN A BASIN MAY BE CONVERTED FOR STORMWATER USE. SOME MUNICIPALITIES MAY ALSO REQUIRE THIS.

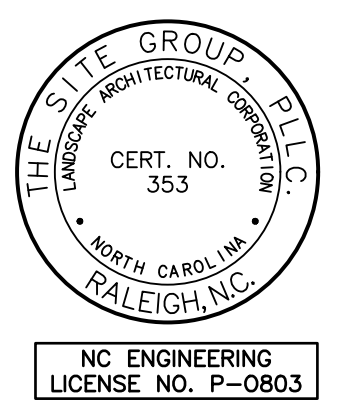
REQUIRED WAKE COUNTY CONSTRUCTION SEQUENCE

- SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE WAKE COUNTY ENVIRONMENTAL CONSULTANT. OBTAIN A LAND DISTURBING PERMIT.
- INSTALL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BENS, AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
- CALL ENVIRONMENTAL CONSULTANT FOR AN ON-SITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT TO OBTAIN A CERTIFICATE OF COMPLIANCE.
- BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
- INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL. INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LINES, ETC. SEED AND MULCH DENuded AREAS PER GROUND STABILIZATION TIME FRAME.
- WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL ENVIRONMENTAL CONSULTANT FOR AN INSPECTION.
- IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC. AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING TEMPORARY EROSION CONTROL DEVICES, SUCH AS VELOCITY DISPENSERS, SHOULD NOW BE INSTALLED. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT. OBTAIN A CERTIFICATE OF COMPLETION.

DRAINAGE SWALE CHART

Swale Number	Swale Bottom			Channel Slope (ft/ft)	Depth of Flow Q10 (in)	Velocity Q10 (fps)	Temporary Liner	Permanent Liner
	Width (ft)	Side Slope	Depth (ft)					
1	1	2	1	0.0110	6.7	2.5	S75	Grass Mixture

NOTE: LINER MATERIAL TO BE NORTH AMERICAN GREEN/TENSAR OR APPROVED EQUAL



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1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.859.2257
Cell: 919.859.2257
E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
LOT 4 AT WALLBROOK**
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By: **CJB**
Checked By: **BDM**

DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

**SITE DEVELOP.
PLAN**

**INITIAL
EROSION
CONTROL
PLAN**

Job Code: **SSRCC**

Dwg No.
**SITE
301**

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF APEX, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY PENNONI ASSOCIATES, DATED JUNE 20, 2023. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM APPROVED PLANS FOR ARDEN AT SUMMIT PINES PUD. ADDITIONAL OFFSITE INFORMATION TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

EROSION CONTROL NOTES

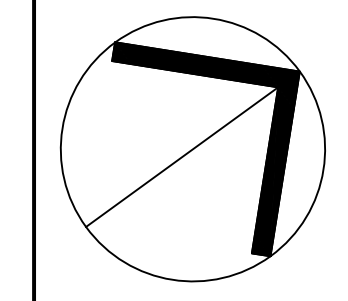
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6. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
7. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
8. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO). THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE SITE.
9. TREE PROTECTION FENCING SHALL NOT BE MOVED AND THERE SHALL BE NO ENCROACHMENT INTO SUCH PROTECTED AREA(S) WITHOUT WRITTEN AUTHORIZATION OF THE TOWN'S ZONING COMPLIANCE STAFF. ANY ACTIVITY (LANDSCAPING, FENCING, OR UTILITY INSTALLATION) SHOWN ON THE APPROVED PLANS IN A TREE PROTECTION AREA, SHALL ALSO NOT OCCUR WITHOUT WRITTEN AUTHORIZATION FROM THE TOWN'S ZONING COMPLIANCE STAFF. ANY UNAUTHORIZED ENCROACHMENT OR DISTURBANCE WITHIN THE BOUNDARIES OF A TREE PROTECTION AREA SHALL AUTOMATICALLY RESULT IN FINES AND THE REPLACEMENT OF ANY DAMAGED VEGETATION IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.

CONSTRUCTION SEQUENCE (FINAL PHASE):

- CONTINUED FROM SHEET SITE 301
1. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER. SILT FENCE, INLET PROTECTION AND OTHER SIMILAR MEASURES MUST BE CLEANED OUT BEFORE THEY ARE HALF FULL. CLOGGED STONE FILTERS MUST BE REFRESHED/REPLACED. SILT FENCE CAN NOT HAVE HOLES OR TEARS.
 2. CALL SAM NYE AT 919-835-4787 FOR SITE INSPECTION A MINIMUM TWO WEEKS PRIOR TO REQUESTING TOWN FINAL INSPECTION.
 3. ONCE APPROVED, SURVEY EXISTING SCM TOPO AND STRUCTURE ELEVATIONS.
 4. AS-BUILTS MUST BE COMPLETED AND SUBMITTED ONE WEEK PRIOR TO FINAL INSPECTION.
 5. STABILIZATION IS REQUIRED WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING OR INACTIVITY ON PROJECT SITE.
 6. SCHEDULE THE FINAL SITE INSPECTION THROUGH WAKE COUNTY.
 7. SUBMIT DOCUMENTATION REQUIRED UNDER THE SITE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NCG010000) TO STORMWATER INSPECTIONS THROUGHOUT THE PROJECT.

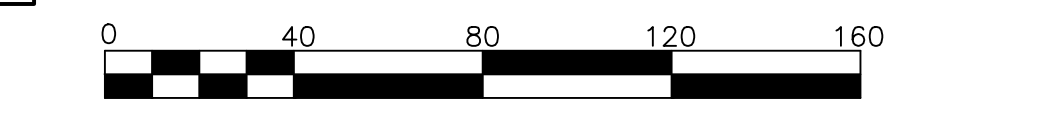
EROSION CONTROL LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	CENTER LINE
	LIMITS OF DISTURBANCE
	SETBACK LINE
	EXISTING EASEMENTS
	EXISTING BUFFER LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TREE PROTECTION FENCING
	CHECK DAM
	SILT FENCE OUTLET
	CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	INLET PROTECTION

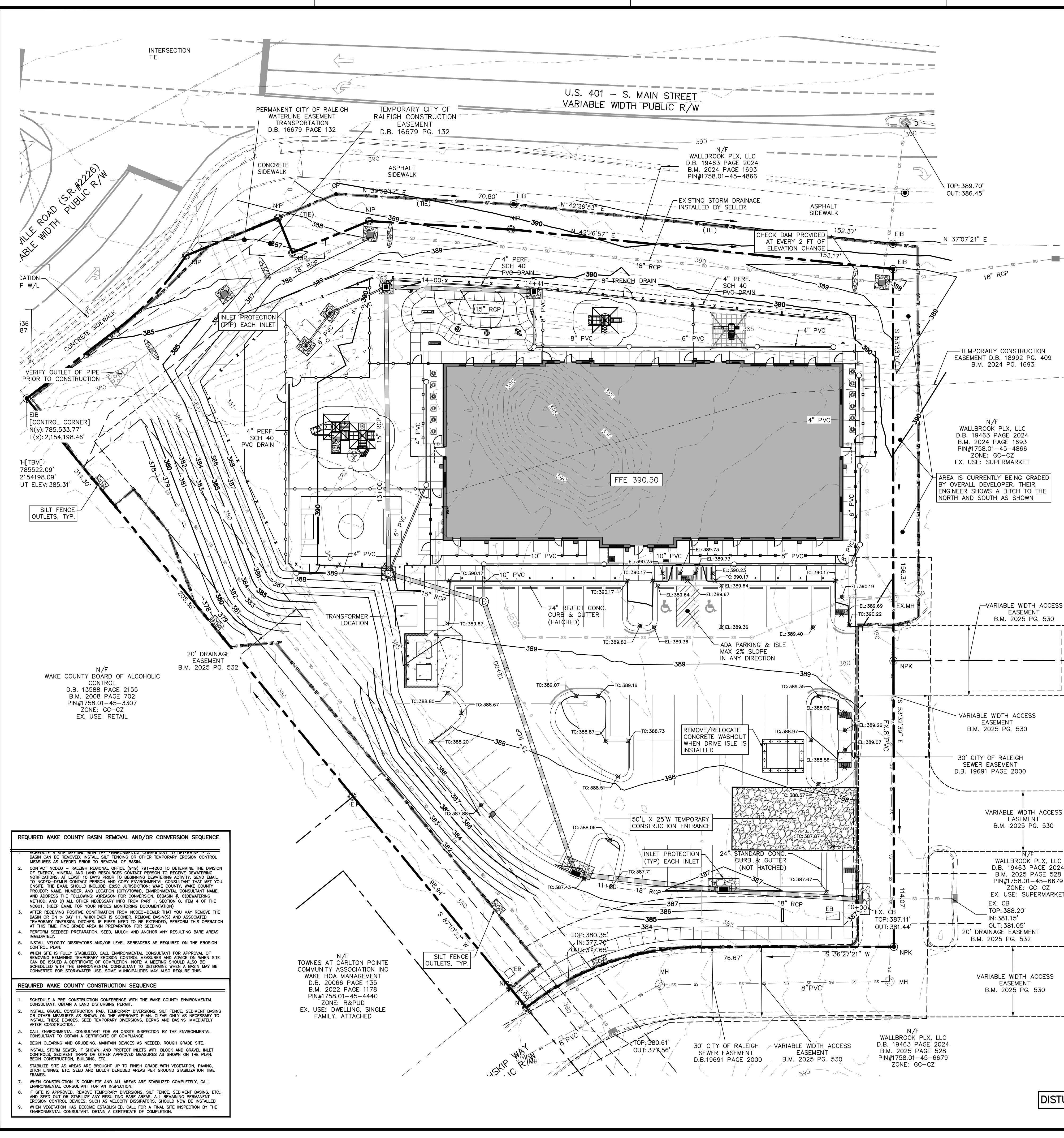


NORTH
FINAL EROSION
CONTROL PLAN

SCALE: 1" = 40' (DRAWING SCALED FOR 24x36 INCH PLOTS)



DISTURBED AREA = 75,240 SF. (1.73 AC.)



REQUIRED WAKE COUNTY BASIN REMOVAL AND/OR CONVERSION SEQUENCE

1. SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE IF A BASIN CAN BE REMOVED. INSTALL SILT FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OF BASIN.
2. CONTACT NCEM - RALEIGH REGIONAL OFFICE (919) 791-4200 TO DETERMINE THE DIVISION OF ENERGY, MINERAL AND RESOURCES CONTACT PERSON TO RECEIVE DEMOLITION NOTIFICATIONS. AT LEAST 10 DAYS PRIOR TO BEGINNING DEMOLITION ACTIVITY, SEND EMAIL TO NCEM-SEMI-CRIP AND RRRSAS AND CITY ENVIRONMENTAL CONSULTANT THAT YOU ON SITE. THE EMAIL SHOULD INCLUDE: EASE JURISDICTIONS, WAKE COUNTY, WAKE COUNTY PROJECT NAME, NUMBER, AND LOCATION (CITY/TOWN), ENVIRONMENTAL CONSULTANT NAME, AND ADDRESS THE FOLLOWING: REASON FOR CONVERSION, BASIN #, CATCHMENT AREA, AND ALL OTHER NECESSARY INFO FROM PART II, SECTION 6, ITEM 4 OF THE NCEM. (KEEP EMAIL FOR YOUR NPDES MONITORING DOCUMENTATION)
3. AFTER RECEIVING POSITIVE CONFIRMATION FROM NCEM-SEMI-CRIP THAT YOU MAY REMOVE THE BASIN OR ON > DAY 11, WHICHEVER IS SOONER, REMOVE BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. THE GRASS AREA IN PREPARATION FOR SEEDING.
4. PERFORM SEEDBED PREPARATION, SEED, MULCH AND ANCHOR ANY RESULTING BARE AREAS IMMEDIATELY.
5. INSTALL VELOCITY DISSIPATORS AND/OR LEVEL SPREADERS AS REQUIRED ON THE EROSION CONTROL PLAN.
6. WHEN SITE IS FULLY STABILIZED, CALL ENVIRONMENTAL CONSULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVISE ON WHEN SITE CAN BE ISSUED A CERTIFICATE OF COMPLETION. NOTE: A MEETING SHOULD ALSO BE SCHEDULED WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE WHEN A BASIN MAY BE CONVERTED FOR STORMWATER USE. SOME MUNICIPALITIES MAY ALSO REQUIRE THIS.

REQUIRED WAKE COUNTY CONSTRUCTION SEQUENCE

1. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE WAKE COUNTY ENVIRONMENTAL CONSULTANT, OBTAIN A LAND DISTURBANCE PERMIT.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
3. CALL ENVIRONMENTAL CONSULTANT FOR AN ON-SITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT TO OBTAIN A CERTIFICATE OF COMPLIANCE.
4. BEGIN CLEANING AND GRADING. MAINTAIN DIVERSIONS AS NEEDED. ROUGH GRADE SITE.
5. INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL. INLET CONSTRUCTION SHALL BE OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
6. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH CLEANUP, ETC. SEED AND MULCH DENuded AREAS FOR GROUND STABILIZATION TIME FRAMES.
7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL ENVIRONMENTAL CONSULTANT FOR AN INSPECTION.
8. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC. AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATORS, SHOULD NOW BE INSTALLED.
9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT. OBTAIN A CERTIFICATE OF COMPLETION.



NC ENGINEERING LICENSE NO. P-0803



THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919-835-2257
Cell: 919-835-2257
E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
LOT 4 AT WALLBROOK**
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By: **CJB**
Checked By: **BDM**

DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

**SITE DEVELOP.
PLAN**

**FINAL EROSION
CONTROL PLAN**

Job Code: **SSRCC**

Dwg No.
**SITE
302**

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Table with 3 columns: Site Area Description, Stabilize within this many calendar days after ceasing land disturbance, and Timeframe variations. Rows include Perimeter dikes, High Quality Water (HQW) Zones, Slopes steeper than 3:1, Slopes 3:1 to 4:1, and Areas with slopes flatter than 4:1.

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Table comparing Temporary Stabilization (e.g., grass seed, mulch, hydroseeding) and Permanent Stabilization (e.g., permanent grass seed, geotextile fabrics, erosion control products).

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- 1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- 1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- 1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

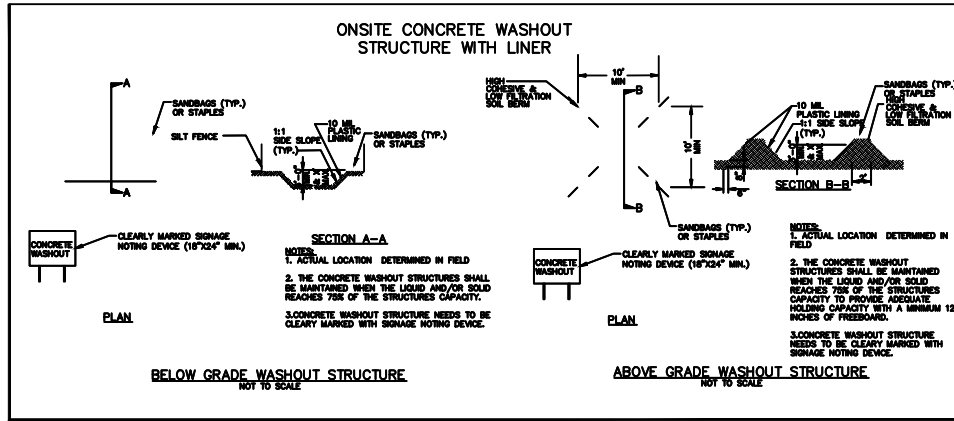
- 1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- 1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- 1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access points when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- 1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- 1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials on-site.

HAZARDOUS AND TOXIC WASTE

- 1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NPDES GROUND STABILIZATION SCHEDULE

Table with 4 columns: SITE AREA DESCRIPTION, STABILIZATION TIME FRAME, STABILIZATION TIME FRAME EXCEPTIONS, and AREAS ON THIS SITE. Rows include Perimeter Dikes, Swales, Ditches and Slopes, High Quality Water (HQW) Zones, Slopes Steeper Than 3:1, Slopes 3:1 or Flatter, and All Other Areas with Slopes Flatter Than 4:1.



THE SITE GROUP ARCHITECTS
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS
THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.839.2257
Fax: 919.839.2257
E Mail: SRN@thesitegroup.net

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION
Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Table with 3 columns: Inspect, Frequency (during normal business hours), and Inspection records must include. Rows include Rain gauge maintenance, E&SC Measures, Stormwater discharge outfalls (SDOs), Perimeter of site, Streams or wetlands onsite or offsite, and Ground stabilization measures.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING
1. E&SC Plan Documentation
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Table with 2 columns: Item to Document and Documentation Requirements. Rows include E&SC plan documentation, Phase of grading, Ground cover, Maintenance and repair requirements, and Corrective actions.

2. Additional Documentation to be Kept on Site
In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- (a) This General Permit as well as the Certificate of Coverage, after it is received.
(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years
All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING
1. Occurrences That Must be Reported
Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).
(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 111.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
(d) Anticipated bypasses and unanticipated bypasses.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Table with 2 columns: Occurrence and Reporting Timeframes (After Discovery) and Other Requirements. Rows include Visible sediment deposition, Oil spills, Anticipated bypasses, and Unanticipated bypasses.

PART II, SECTION G, ITEM (4) DRAIN DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING EFFECTIVE: 04/01/19

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
KIDDIE ACADEMY
LOT 4 AT WALLBROOK
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By: CUB
Checked By: BDM

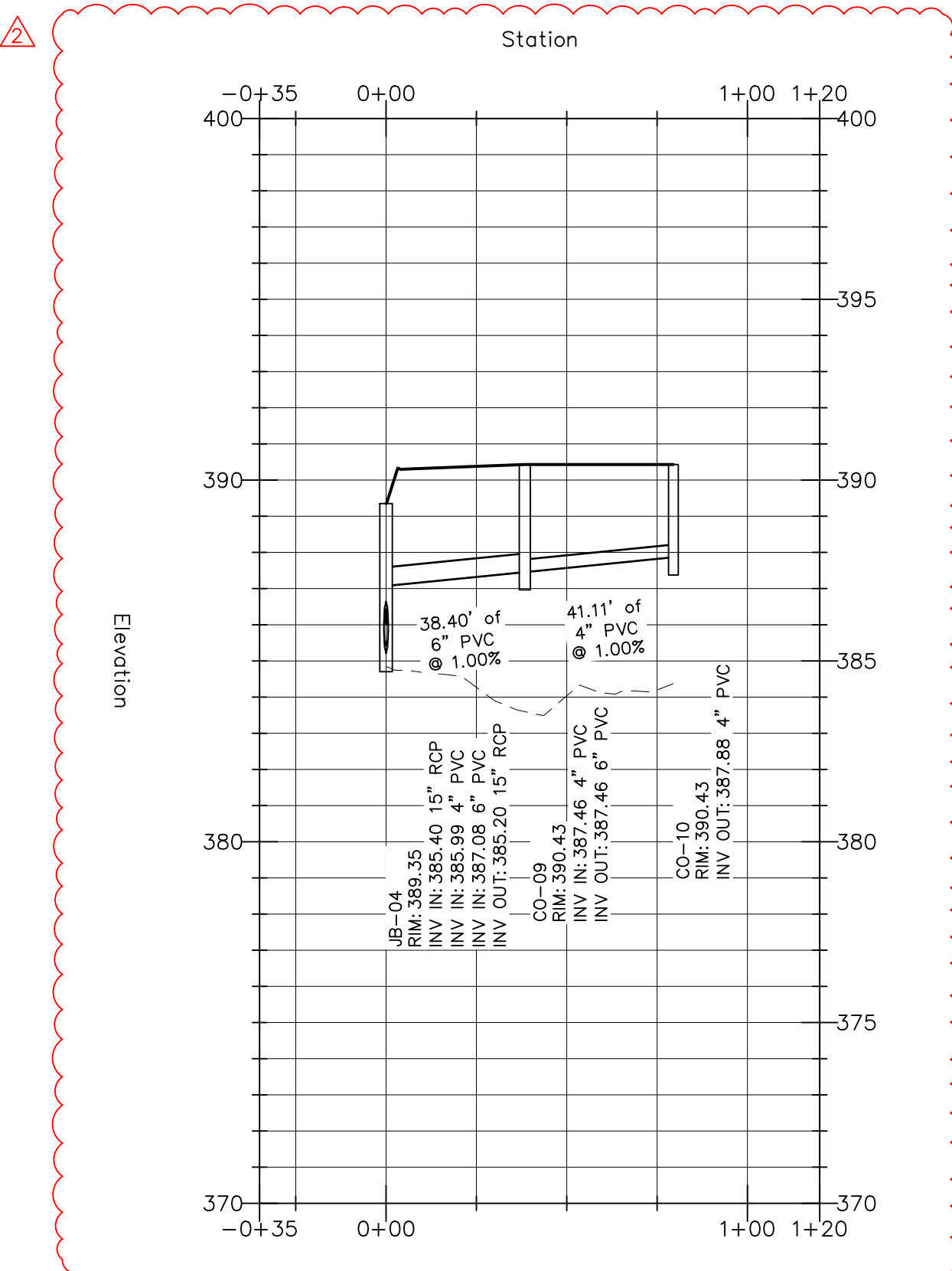
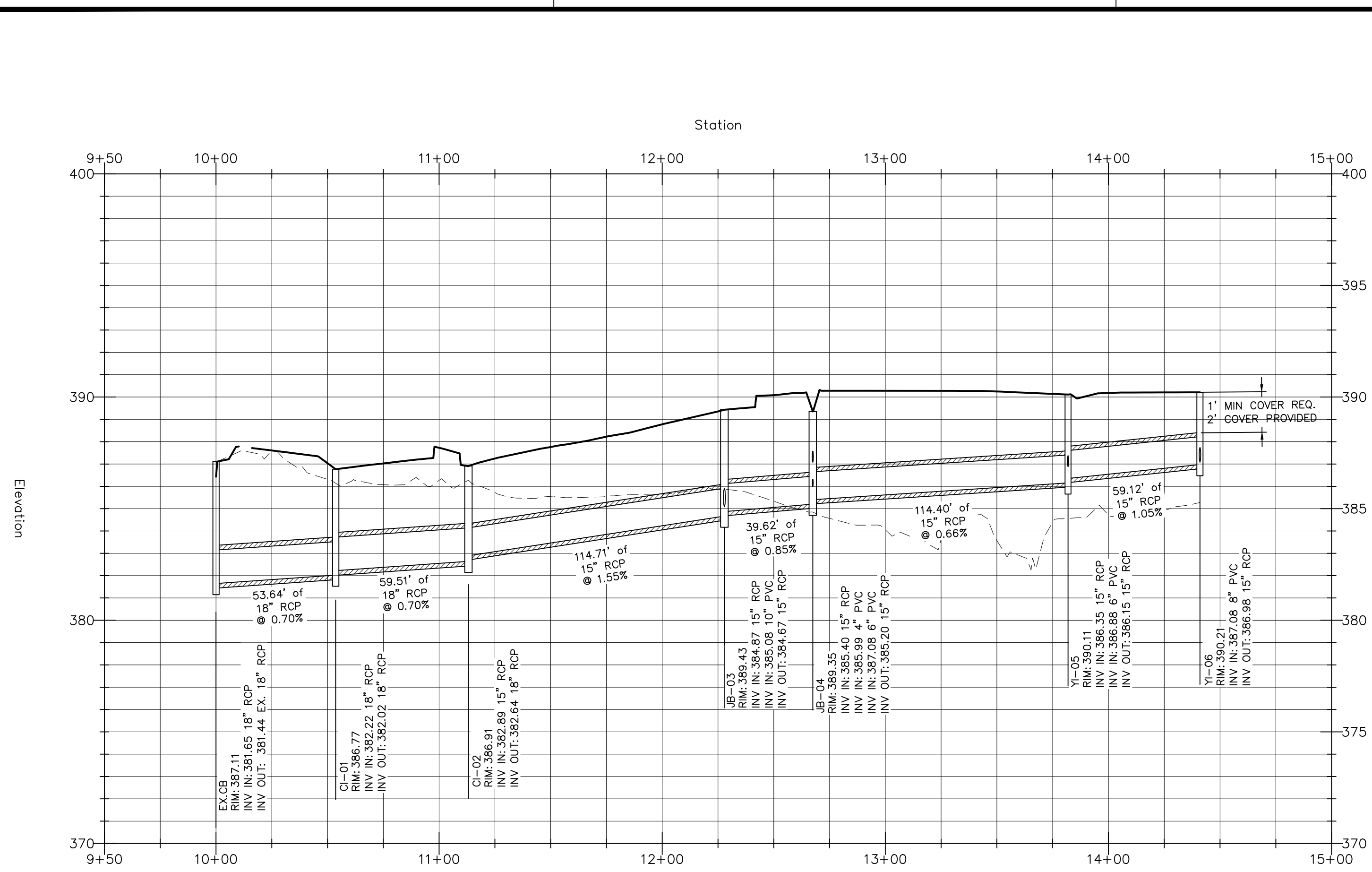
DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

SITE DEVELOP. PLAN

NPDES PLAN

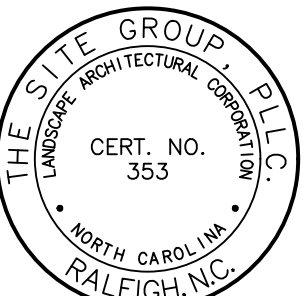
Job Code: SSRCC

Dwg No.
SITE
303

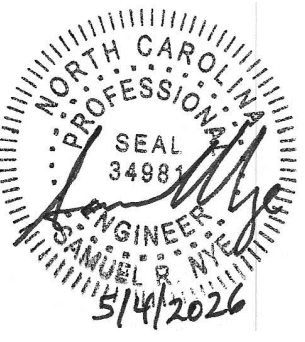


GENERAL NOTES

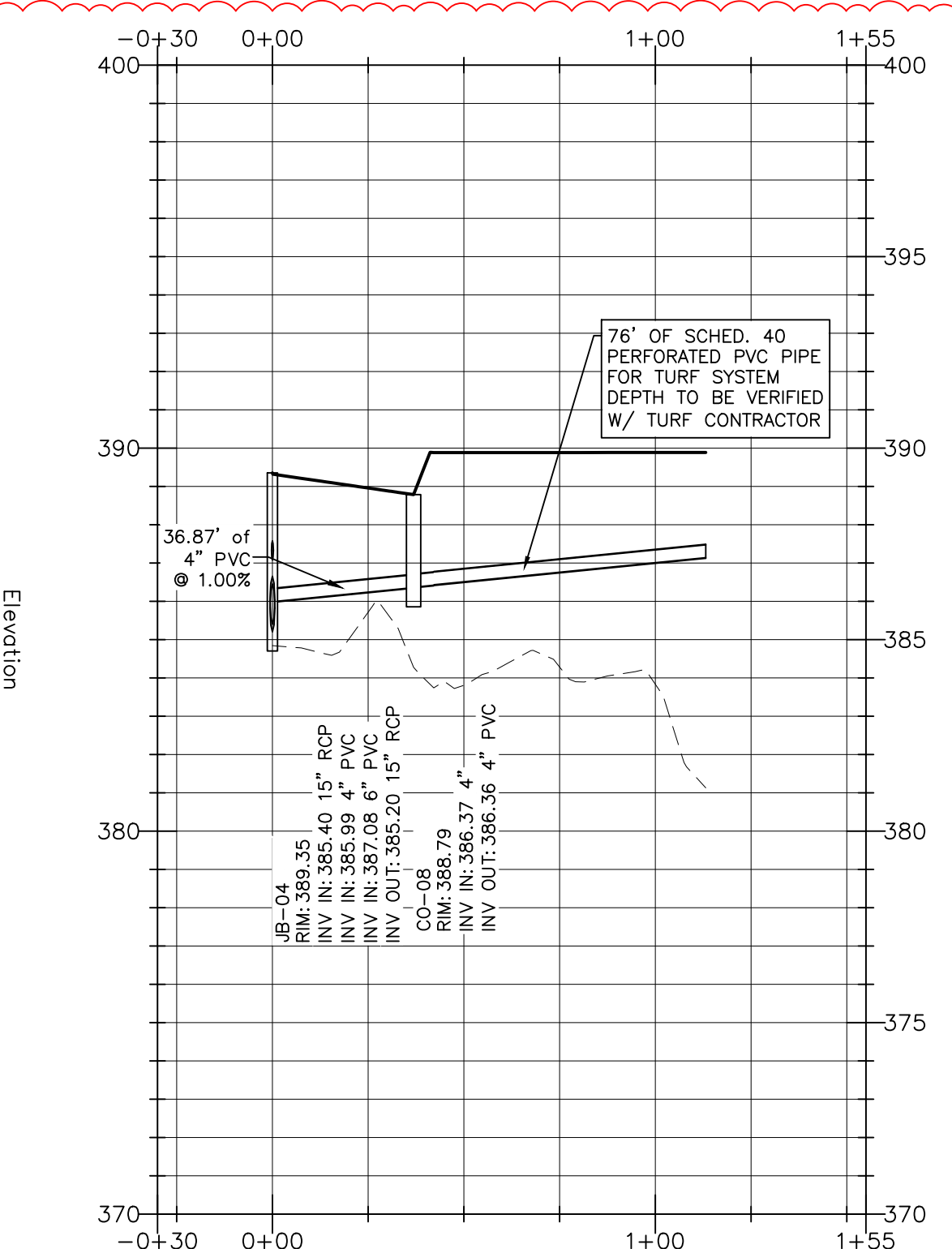
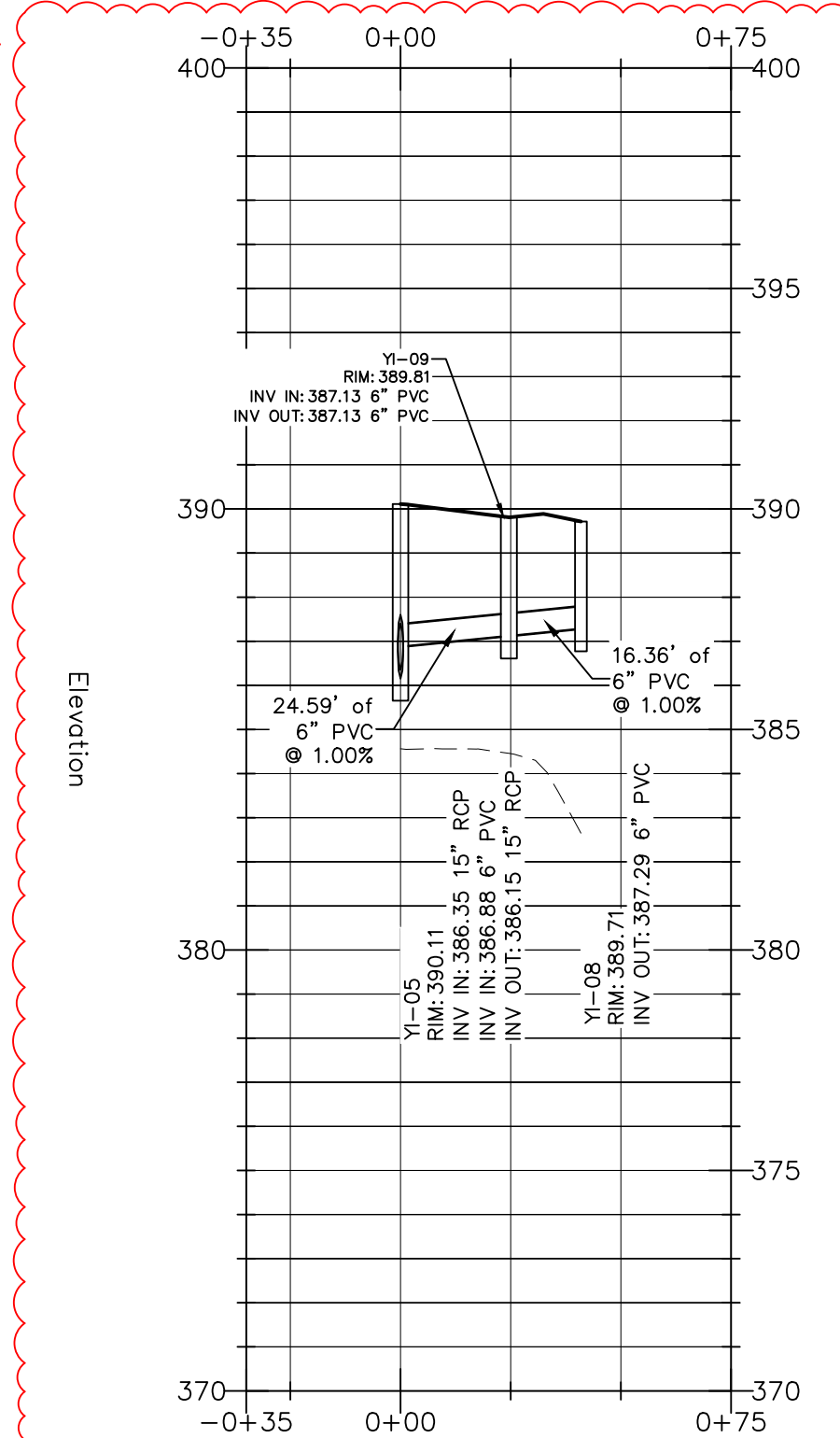
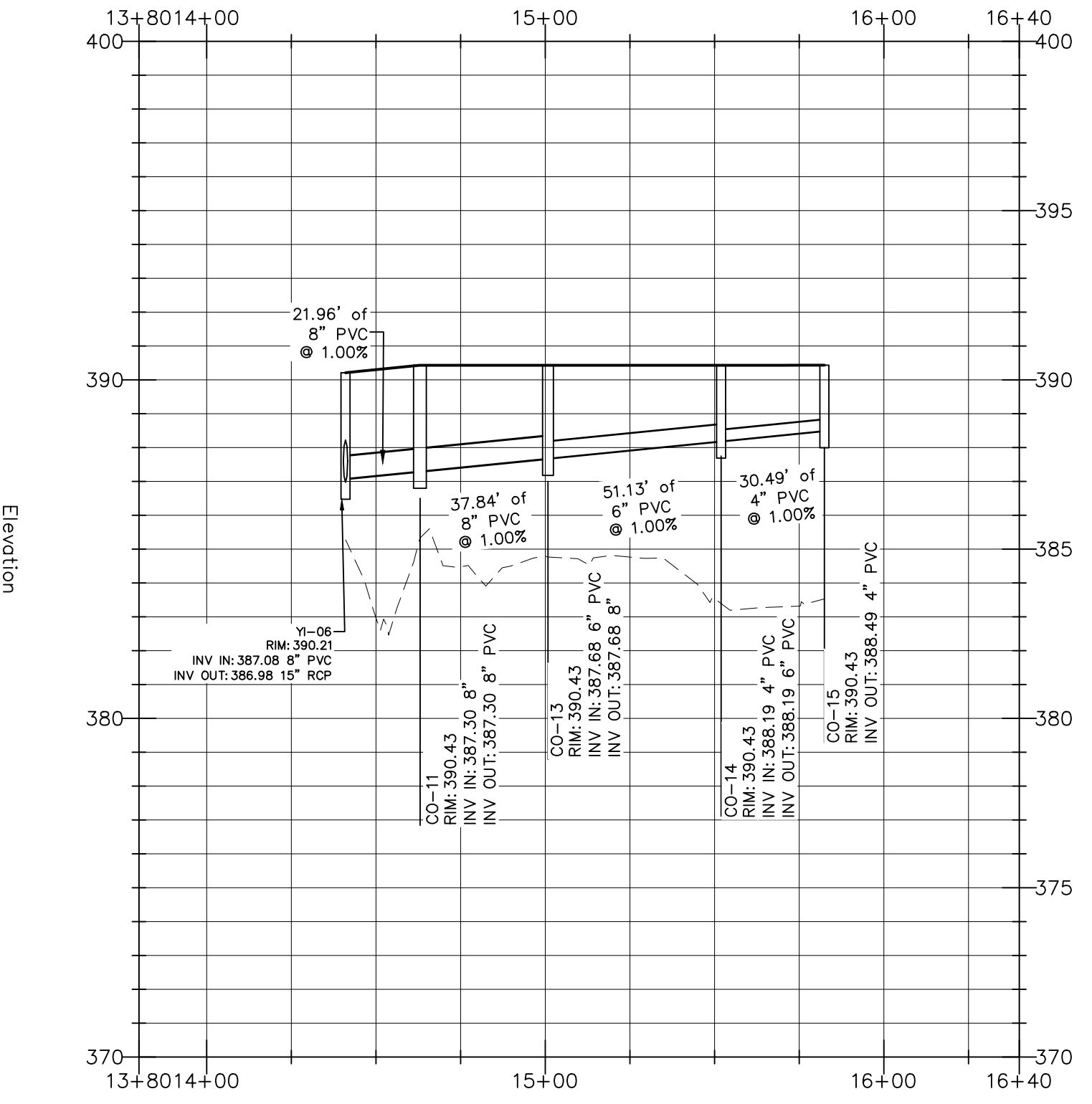
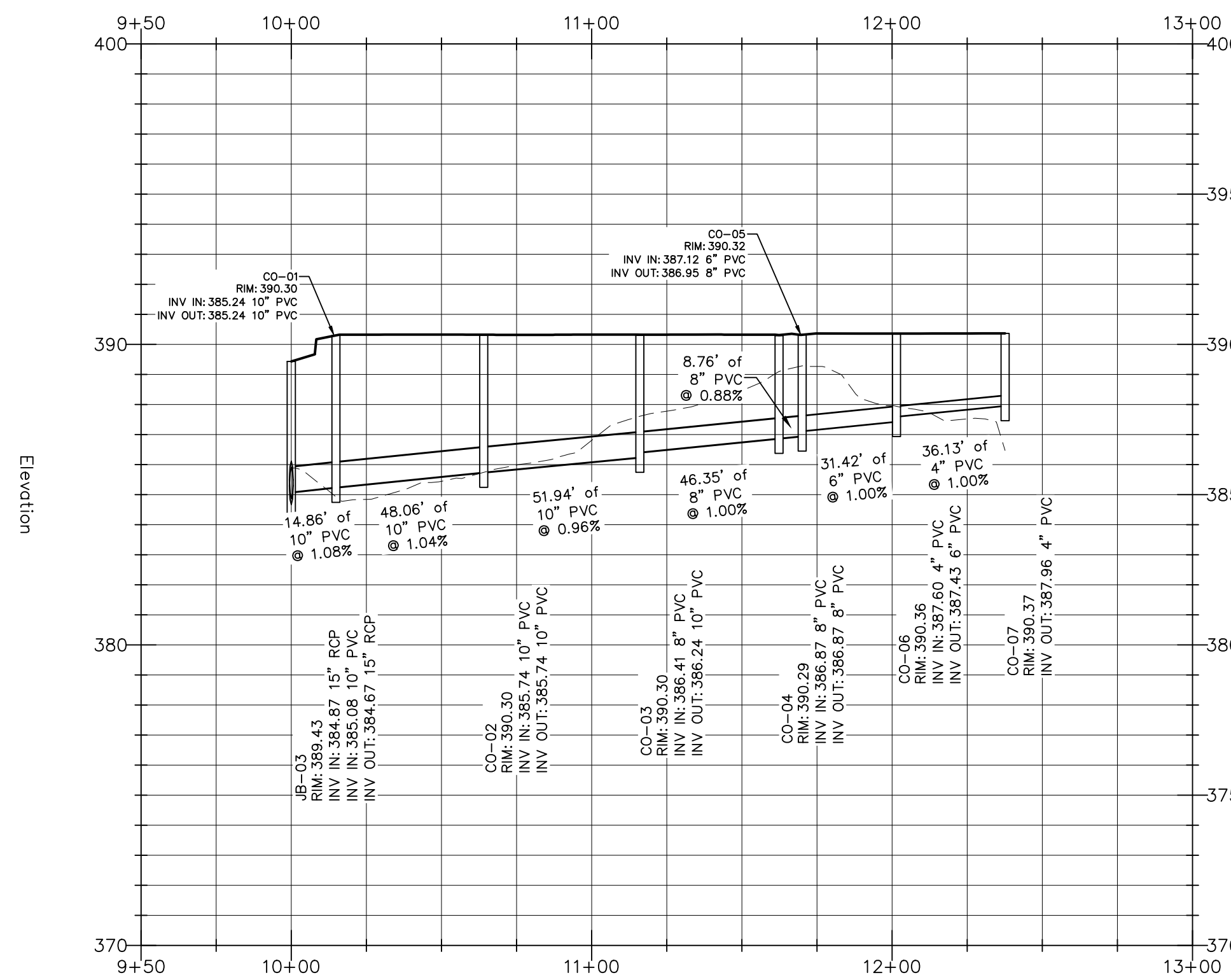
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 6, 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



NC ENGINEERING LICENSE NO. P-8003



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 THE SITE GROUP, P.L.L.C.
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SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
 LOT 4 AT WALLBROOK**
 851 S MAIN ST
 ROLESVILLE, NORTH CAROLINA

Drawn By: **CJB**
 Checked By: **BDM**

DATE:
 30 JAN 2026
 REVISED:
 27 MAR 2026
 4 MAY 2026

SITE DEVELOP. PLAN

STORM DRAINAGE PROFILES

Job Code: **SSRCC**

Dwg No.
**SITE
 304**

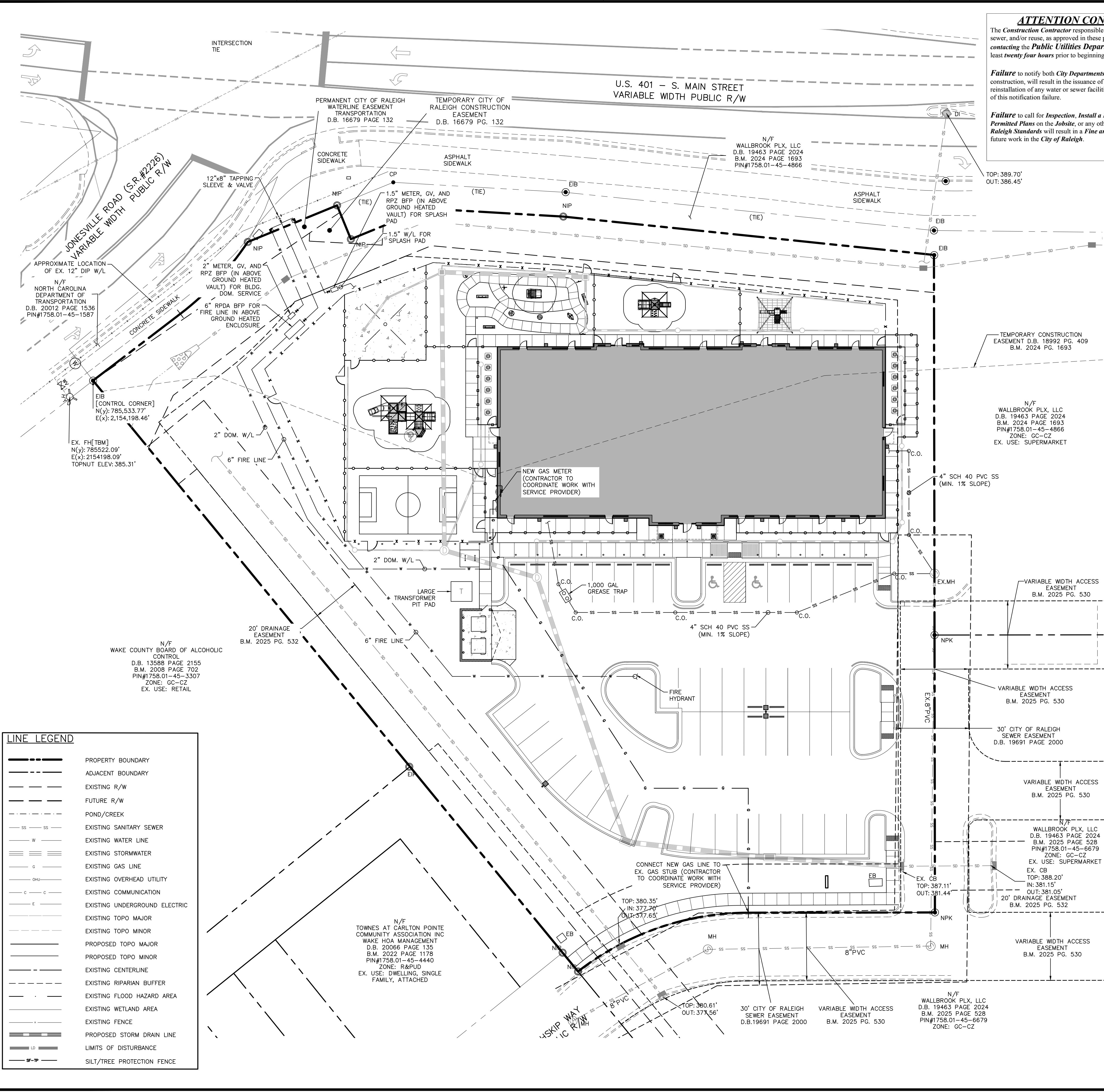
ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 8, 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 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).
 f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. 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.
5. 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.
6. 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.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. 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.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. 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.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. 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.
15. 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.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. 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.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. 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.
23. 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".



LINE LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT BOUNDARY
---	EXISTING R/W
---	FUTURE R/W
---	POND/CREEK
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING STORMWATER
---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY
---	EXISTING COMMUNICATION
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING TOPO MAJOR
---	EXISTING TOPO MINOR
---	PROPOSED TOPO MAJOR
---	PROPOSED TOPO MINOR
---	EXISTING CENTERLINE
---	EXISTING RIPARIAN BUFFER
---	EXISTING FLOOD HAZARD AREA
---	EXISTING WETLAND AREA
---	EXISTING FENCE
---	PROPOSED STORM DRAIN LINE
---	LIMITS OF DISTURBANCE
---	SILT/TREE PROTECTION FENCE



NC ENGINEERING LICENSE NO. P-0803



THE SITE GROUP
 CIVIL ENGINEERS + LANDSCAPE ARCHITECTS
 THE SITE GROUP, P.L.L.C.
 1111 Oberlin Road
 Raleigh, NC 27605-1136 USA
 Office: 919.839.2257
 Cell: 919.839.2257
 E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
KIDDIE ACADEMY LOT 4 AT WALLBROOK
 851 S MAIN ST
 ROLESVILLE, NORTH CAROLINA

Drawn By **BRK**
 Checked By **SRN**

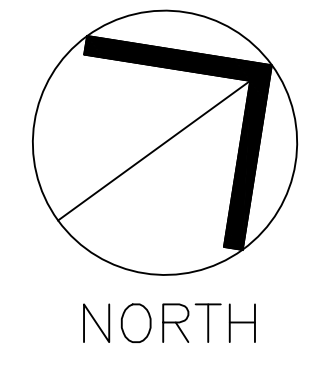
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 30 JAN 2026
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 27 MAR 2026
 4 MAY 2026

SITE DEVELOPMENT PLAN

UTILITY PLAN

Job Code **SSRCC**

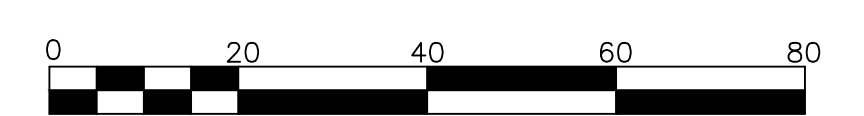
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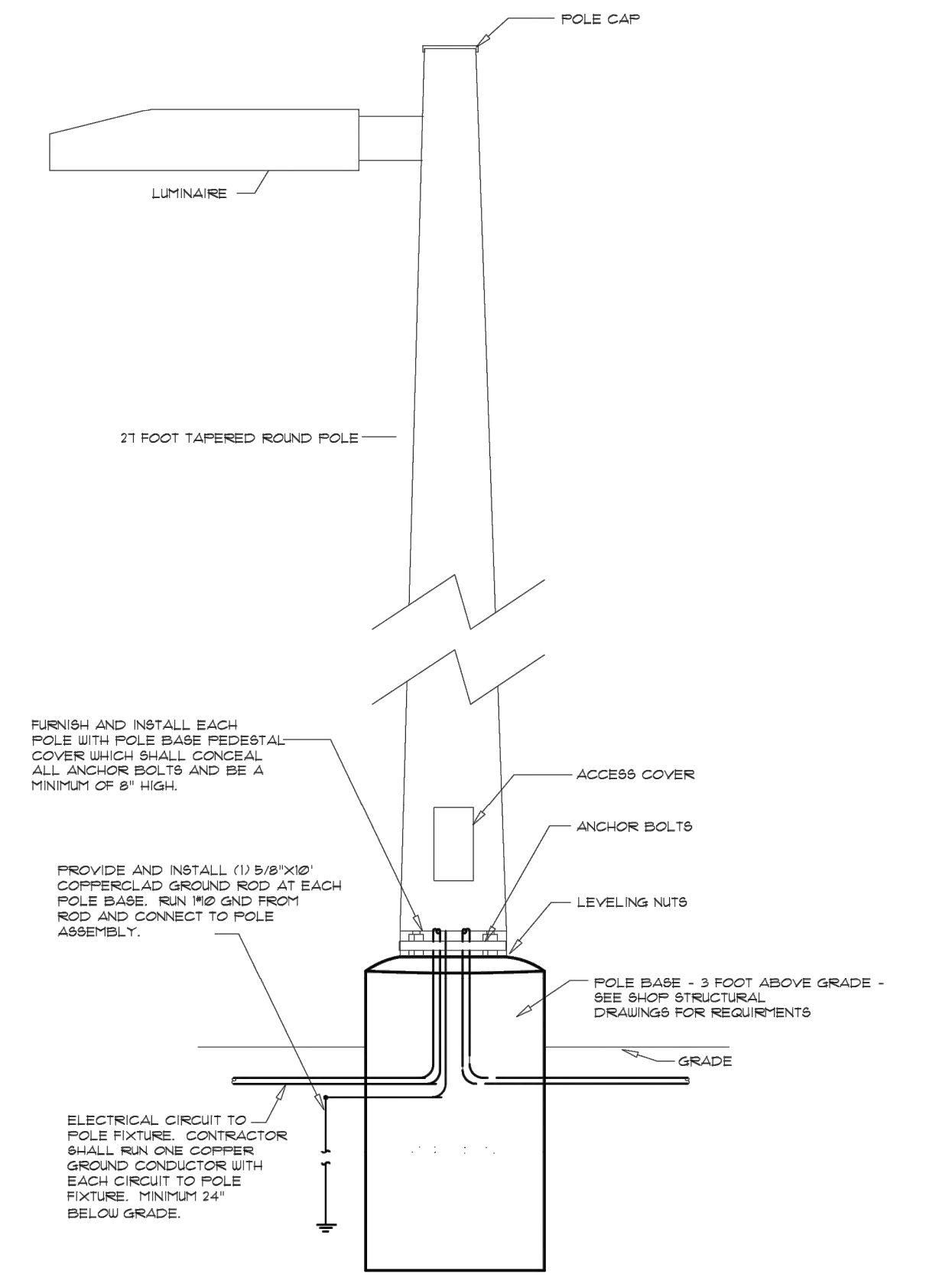
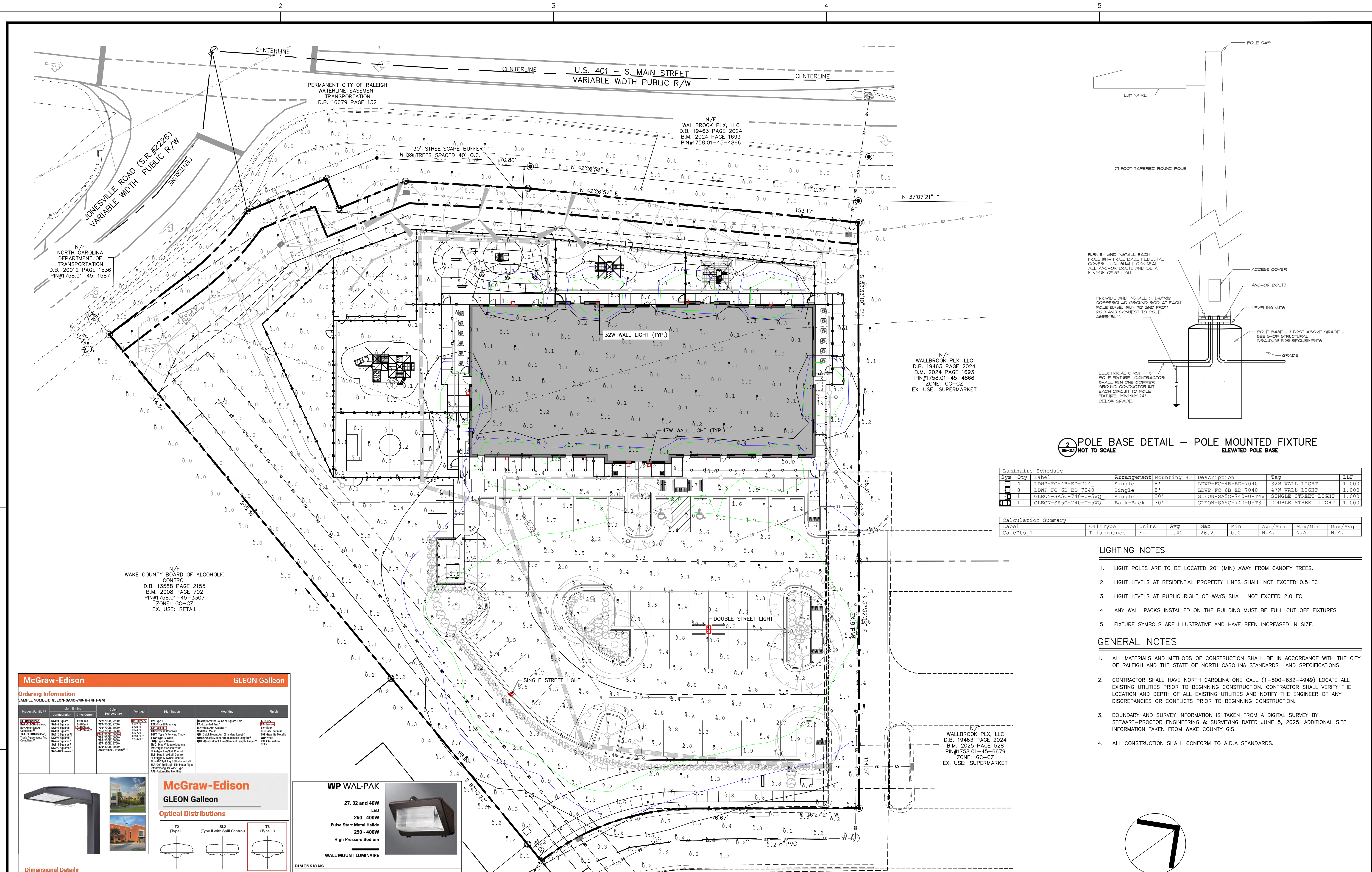


NORTH

UTILITY PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)





2 POLE BASE DETAIL - POLE MOUNTED FIXTURE
ELEVATED POLE BASE
NOT TO SCALE

Symbol	Qty	Label	Arrangement	Mounting HT	Description	Tag	LLF
□	4	LDWP-FC-4B-ED-704 1	Single	8'	LDWP-FC-4B-ED-7040	32W WALL LIGHT	1.000
□	8	LDWP-FC-6B-ED-7040	Single	8'	LDWP-FC-6B-ED-7040	47W WALL LIGHT	1.000
□	1	GLEON-SA5C-740-U-5WQ 1	Single	30'	GLEON-SA5C-740-U-74W	SINGLE STREET LIGHT	1.000
□	1	GLEON-SA5C-740-U-5WQ 2	Back-Back	30'	GLEON-SA5C-740-U-T3	DOUBLE STREET LIGHT	1.000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CalcPts: 1	Illuminance	Fc	1.40	26.2	0.0	N.A.	N.A.	N.A.

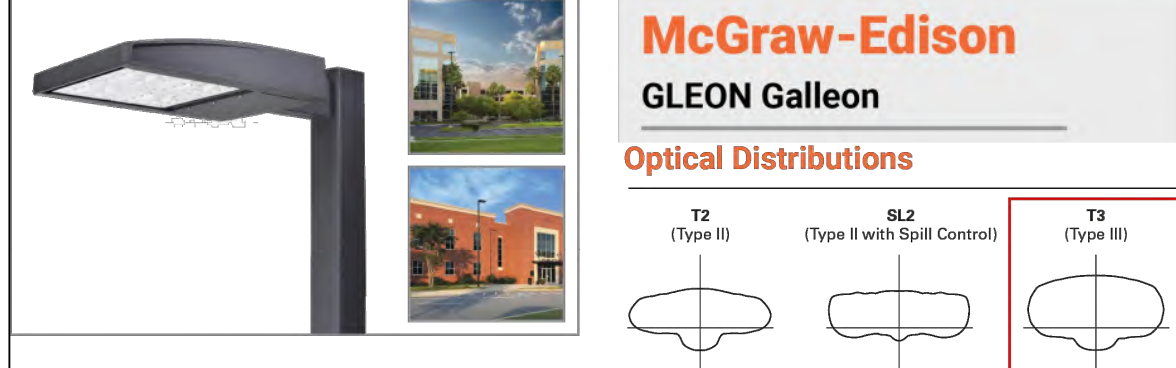
- LIGHTING NOTES**
- LIGHT POLES ARE TO BE LOCATED 20' (MIN) AWAY FROM CANOPY TREES.
 - LIGHT LEVELS AT RESIDENTIAL PROPERTY LINES SHALL NOT EXCEED 0.5 FC
 - LIGHT LEVELS AT PUBLIC RIGHT OF WAYS SHALL NOT EXCEED 2.0 FC
 - ANY WALL PACKS INSTALLED ON THE BUILDING MUST BE FULL CUT OFF FIXTURES.
 - FIXTURE SYMBOLS ARE ILLUSTRATIVE AND HAVE BEEN INCREASED IN SIZE.

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY STEWART-PROCTOR ENGINEERING & SURVEYING DATED JUNE 5, 2025. ADDITIONAL SITE INFORMATION TAKEN FROM WAKE COUNTY GIS.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

McGraw-Edison **GLEON Galleon**

Ordering Information
SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family	Light Engine	Color Temperature	Package	Distribution	Mounting	Finish
AA-LED-0000	AA-LED-0000	4000K	AA-LED-0000	AA-LED-0000	AA-LED-0000	AA-LED-0000



Dimensional Details

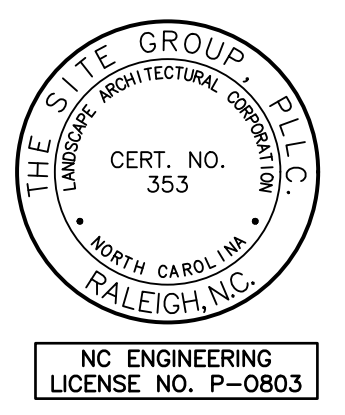
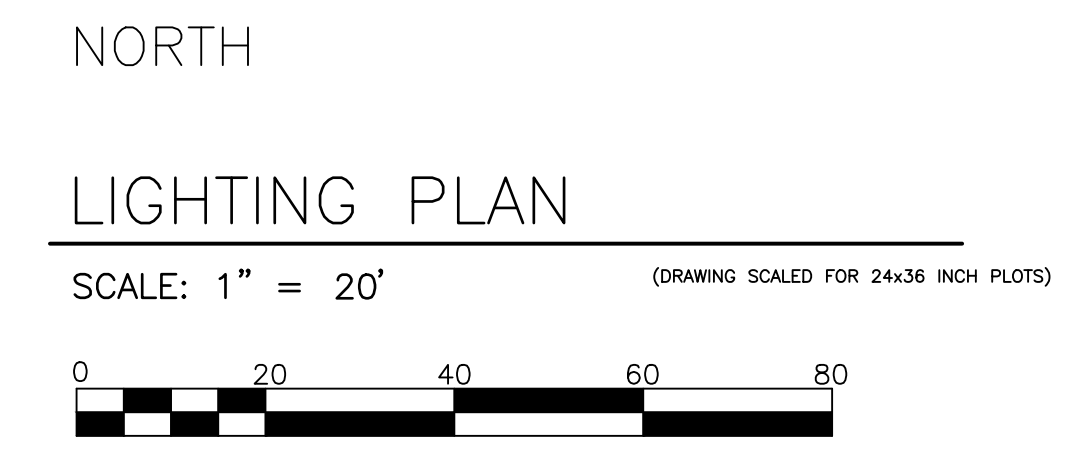
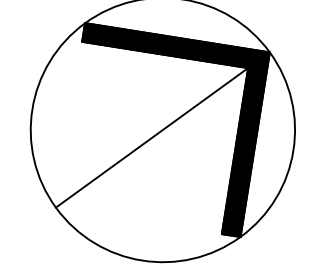
Number of Light Sources	'X' WWD	'Y' Standard Arm Length	'Z' Extended Arm Length	GLL Length	OSL Length
1-4	16-1/2"	7"	10"	10-5/8"	16-9/16"
5-8	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-6/16"
9-10	33-3/4"	7"	16"	10-5/8"	10-6/16"



POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	BLU-G Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
LDWPF-3B-ED-7040	1,884	27W	B1-L0-G1	4000K	72
LDWPF-4B-ED-7040	2,239	32W	B1-L0-G1	4000K	73
LDWPF-6B-ED-7040	3,137	47W	B1-L0-G1	4000K	73

Product Family	Lamp Type	Door Type	Lamp Wattage	Voltage
WP-Wal-Pak, Bwy	LED	GL-Borosilicate Glass Door Full-Cut-Off (FC)	27W-47W	208V-277V
AA-Wal-Pak, Bwy	MP-High Pressure Sodium	GL-Borosilicate Glass Door Full-Cut-Off (FC)	27W-47W	240V-240V
AA-Wal-Pak, Trade	MP-Pulse Start Metal Halide	GL-Borosilicate Glass Door Full-Cut-Off (FC)	27W-47W	277V-277V
TAA-Wal-Pak, Trade	MP-Pulse Start Metal Halide	GL-Borosilicate Glass Door Full-Cut-Off (FC)	347W-347W	480V-480V
Compliant			250-250W	480V-480V



THE SITE GROUP
ARCHITECTS
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.839.2257
Fax: 919.839.2257
E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
LOT 4 AT WALLBROOK**
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

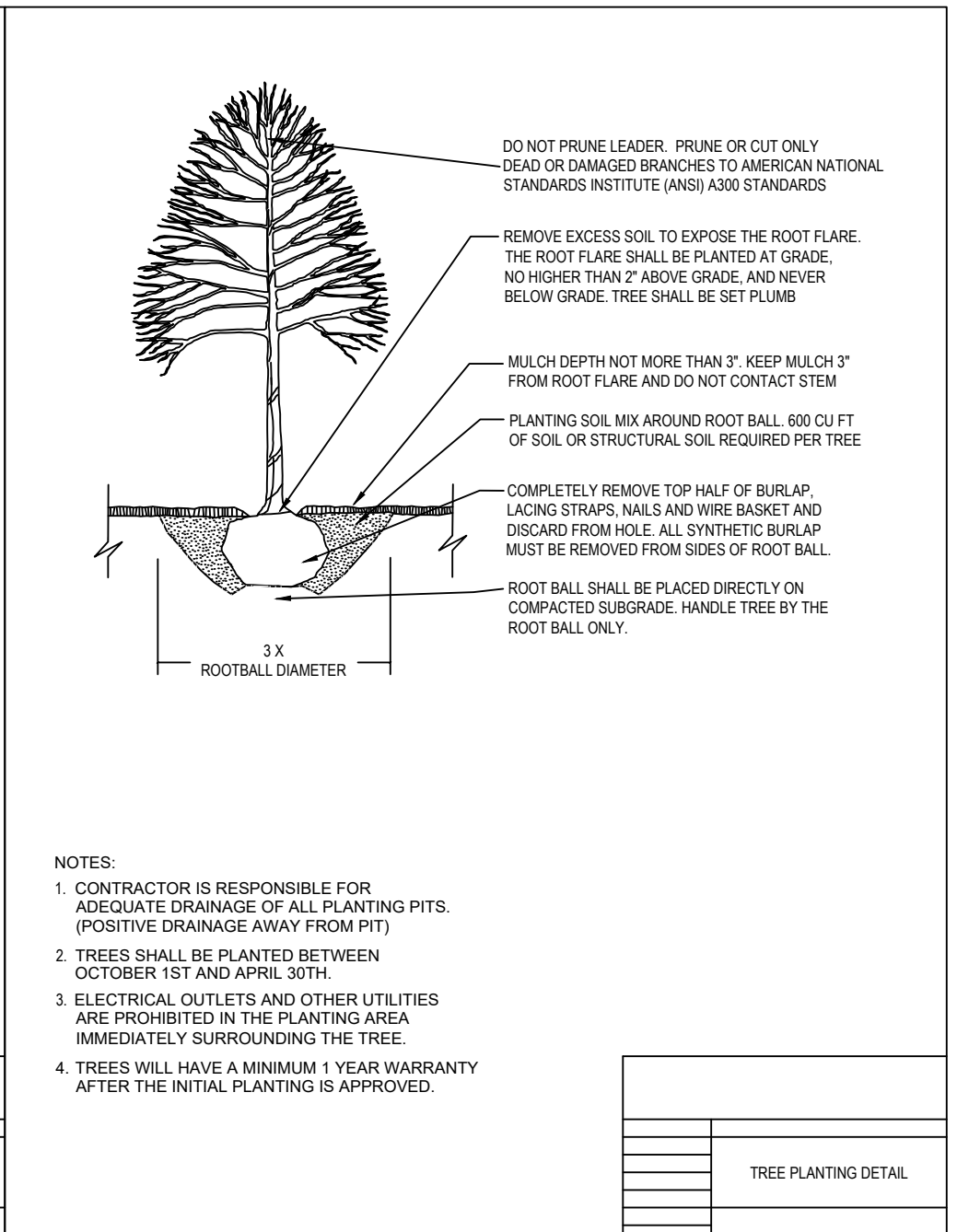
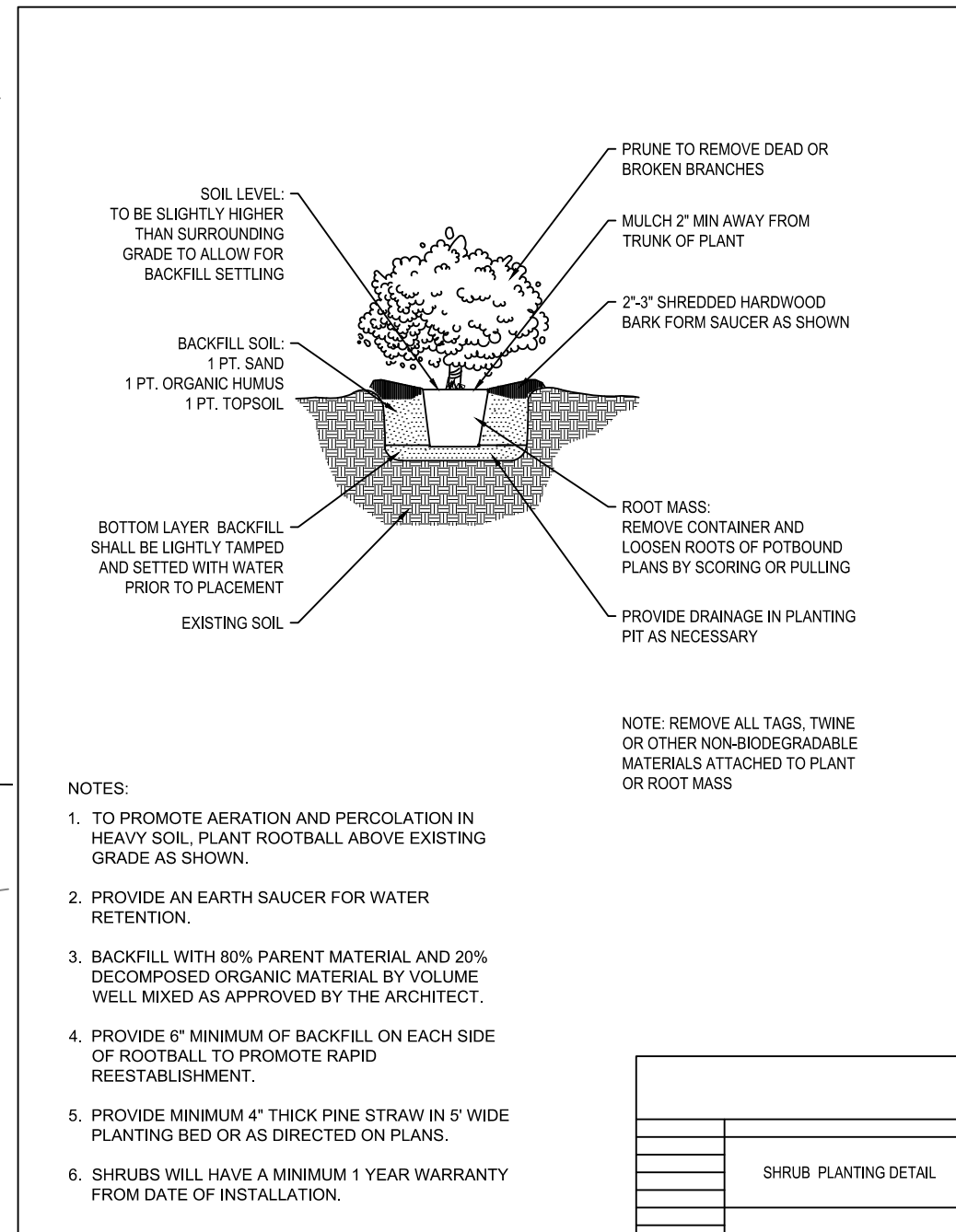
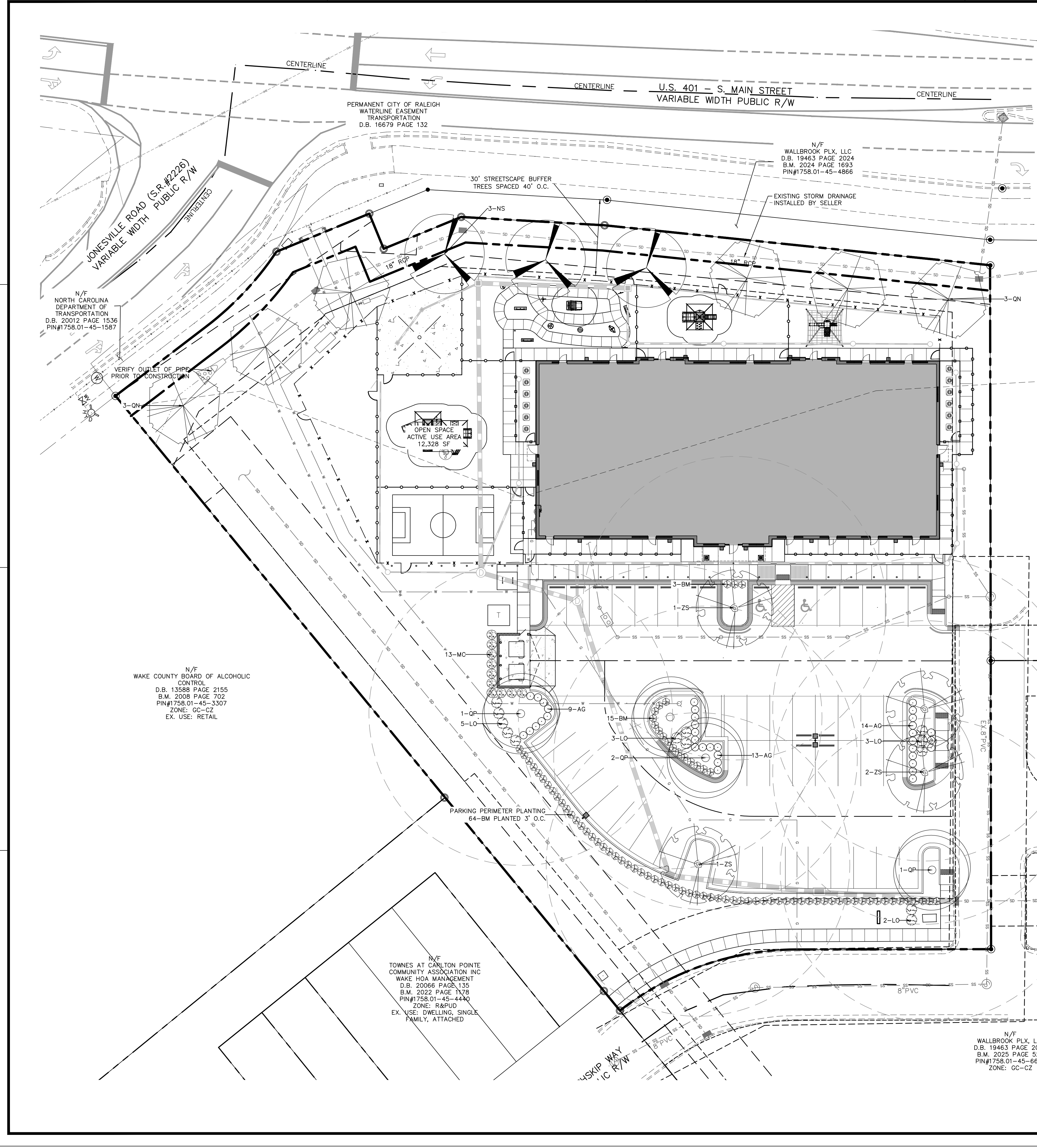
Drawn By: **LLF**
Checked By: **SRN**

DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

SITE DEVELOPMENT PLAN

LIGHTING PLAN

Job Code: **SSRCC**
Dwg No.: **401**

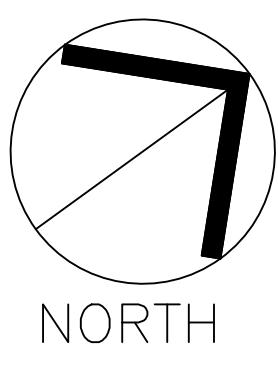


PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	SPACING	NATIVE STATUS	MATURE HT./SPRD
CANOPY TREES									
OL	3	NYSSA SYLVATICA 'WILDFIRE'	BLACK GUM	12' HT. MIN.	3" CAL.	B&B	40' MAX	NATIVE	50'/40'
ON	6	QUERCUS NUTTALLII	NUTTALL OAK	12' HT. MIN.	3" CAL.	B&B	40' MAX	NATIVE	60'/40'
OP	4	QUERCUS PHELLOS	WILLOW OAK	12' HT. MIN.	3" CAL.	B&B	AS SHOWN	NATIVE	60'/40'
ZS	4	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	12' HT. MIN.	3" CAL.	B&B	AS SHOWN	NON-NATIVE	50'/40'
SHRUBS									
AG	36	ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	24" HT. MIN.		CONT.	AS SHOWN	NON-NATIVE	3'/4'
BM	82	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	WINTERGEM BOXWOOD	24" HT. MIN.		CONT.	3" O.C.	NON-NATIVE	5'/5'
IVS	17	ILEX VOMITORIA 'SCHILLINGS'	DWARF YAUPON HOLLY	24" HT. MIN.		CONT.	4" O.C.	NATIVE	3'/4'
LO	13	LOROPETALUM CHINENSIS 'RUBY'	CHINESE FRINGE FLOWER	24" HT. MIN.		CONT.	AS SHOWN	NON-NATIVE	5'/5'
MC	10	MYRTICA CERIFERA	SOUTHERN WAX MYRTLE	36" HT. MIN.		CONT.	AS SHOWN	NATIVE	15'/10'

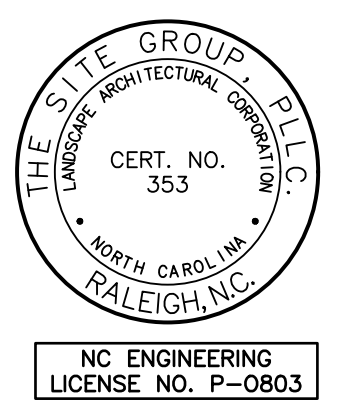
- PLANTING NOTES:**
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
- SYMBOLS:** B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN
- MULCH:** MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3".
- NOTE:**
 1. NO PORTION OF ANY PARKING SPACE SHALL BE LOCATED MORE THAN SIXTY (60) FEET FROM AN ON-SITE LARGE (CANOPY) TREE. FOR PURPOSES OF THIS SECTION, THE MEASUREMENT SHALL BE FROM THE CLOSEST EDGE OF THE SUBJECT AREA TO THE CENTER OF THE BASE OF THE CLOSEST QUALIFYING TREE IN ACCORDANCE WITH SEC 6.2.4.4 OF THE LDO.
 2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.
 3. MINIMUM PLANT SIZES SHALL BE IN ACCORDANCE WITH THE SECTION 6.2.4.3 OF THE LDO AS FOLLOWS:
- | PLANTING MATERIAL TYPE | MINIMUM PLANTING SIZE |
|--|-----------------------|
| DECIDUOUS CANOPY TREE (≥ 35' HT, ≥ 30' SPREAD) | 3" CALIPER, 12' HT |
| EVERGREEN SHRUB | 24" HT |
4. DUMPSTER SHALL BE ENCLOSED ON 3 SIDES IN ACCORDANCE WITH SECTION 6.2.4.6.
 5. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN SANITARY SEWER, WATERLINE, OR ELECTRIC EASEMENTS WITHOUT THE TOWN AND EASEMENT HOLDER APPROVAL.
 6. LANDSCAPING SHALL BE COMPLIANT WITH SECTION 6.2.4.
 7. MINIMUM 3 FEET CLEARANCE MUST BE MAINTAINED AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE BUILDING CODE.

- LANDSCAPE REQUIREMENTS:**
- THE SITE SHALL BE STABILIZED AND SEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
 - ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
 - THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
 - NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT OF WAY OR WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING LOCATION.
 - ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
 - WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE CITY OF RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
 - UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT.
 - THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN



LANDSCAPE PLAN

SCALE: 1" = 20'
 (DRAWING SCALED FOR 24x36 INCH PLOTS)



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SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
 LOT 4 AT WALLBROOK**
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Drawn By: LFF
 Checked By: BDM

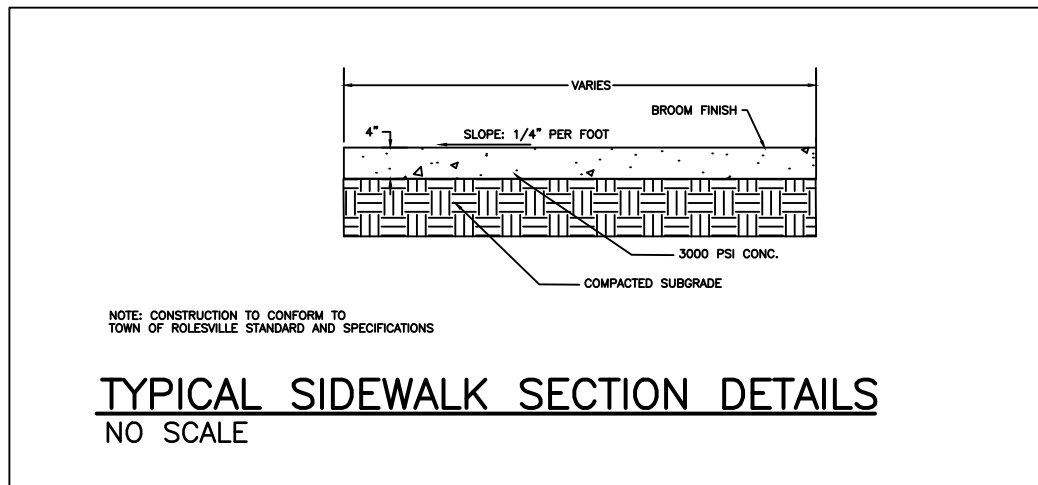
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SITE DEVELOP. PLAN

LANDSCAPE PLAN

Job Code: SSRCC

Dwg No. **SITE 500**



PROJECT NAME: _____ FILE # TS_PS_SIN_CHANNEL_KIT-864

NDS
We put water in its place!

TECHNICAL SPECIFICATION

39-3/8\"/>

Bottom Outlets on both ends of the

Knockout side outlets on both ends of the channel

Interlocking male & female channel-to-channel clips

End Outlet

Ring

End Cap

5-1/2\"/>

4-3/4\"/>

4-1/2\"/>

3/4\"/>

4-3/8\"/>

PART NUMBER	SIZE	MATERIAL	WEIGHT
864	5-1/2" X 4-3/4" X 39-3/8"	POLYPROPYLENE W/ UV INHIBITORS	3.03LBS

SPECIFICATION:

- 5" WIDE DEEP PROFILE CHANNEL DRAIN WITH MECHANICAL INTERLOCKING JOINTS.
- INTEGRATED KNOCKOUT BOTTOM OUTLETS THAT FIT 3" AND 4" SEWER AND DRAIN FITTINGS
- SIDE OUTLET KNOCKOUTS THAT FIT 3" SEWER AND DRAIN PIPE
- MOLDED REBAR CLIPS TO FIT #4 (1/2") REBAR

KIT INCLUDES:

- CHANNEL #800 (QTY. 1)
- LIGHT GRAY PLASTIC GRATE #814 (QTY. 2)
- END CAP #812 (QTY. 1)
- END OUTLET WITH RING #813 (QTY. 1)
- GRATE SCREWS #829 (QTY. 8)

5" PRO SERIES CHANNEL DRAIN KIT
WITH PLASTIC GRATE—#864

FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com. DESIGN ASSISTANCE: designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994

Rev—07/26/2022

6" CONCRETE CURB

SIDEWALK AREA

SIDEWALK WIDTH 5'MIN.

2'-6" CURB @ GUTTER

NO-WALK SURFACE/UTILITY STRIP

DEPRESSED CONCRETE CURB FLUSH WITH ROAD SURFACE

DETECTABLE WARNING SURFACE (SEE RSD 848.05)

4" X 4" MIN LANDING BEHIND BACK OF CURB

TYPE 2A MOD

TYPE 2A

TYPE 2B

TYPE 1A

TYPE 1B

TYPE 1 Modified

TYPE 1

1 8.33% (12:1) MAX RAMP SLOPE

2 CROSS SLOPE: 2.00%

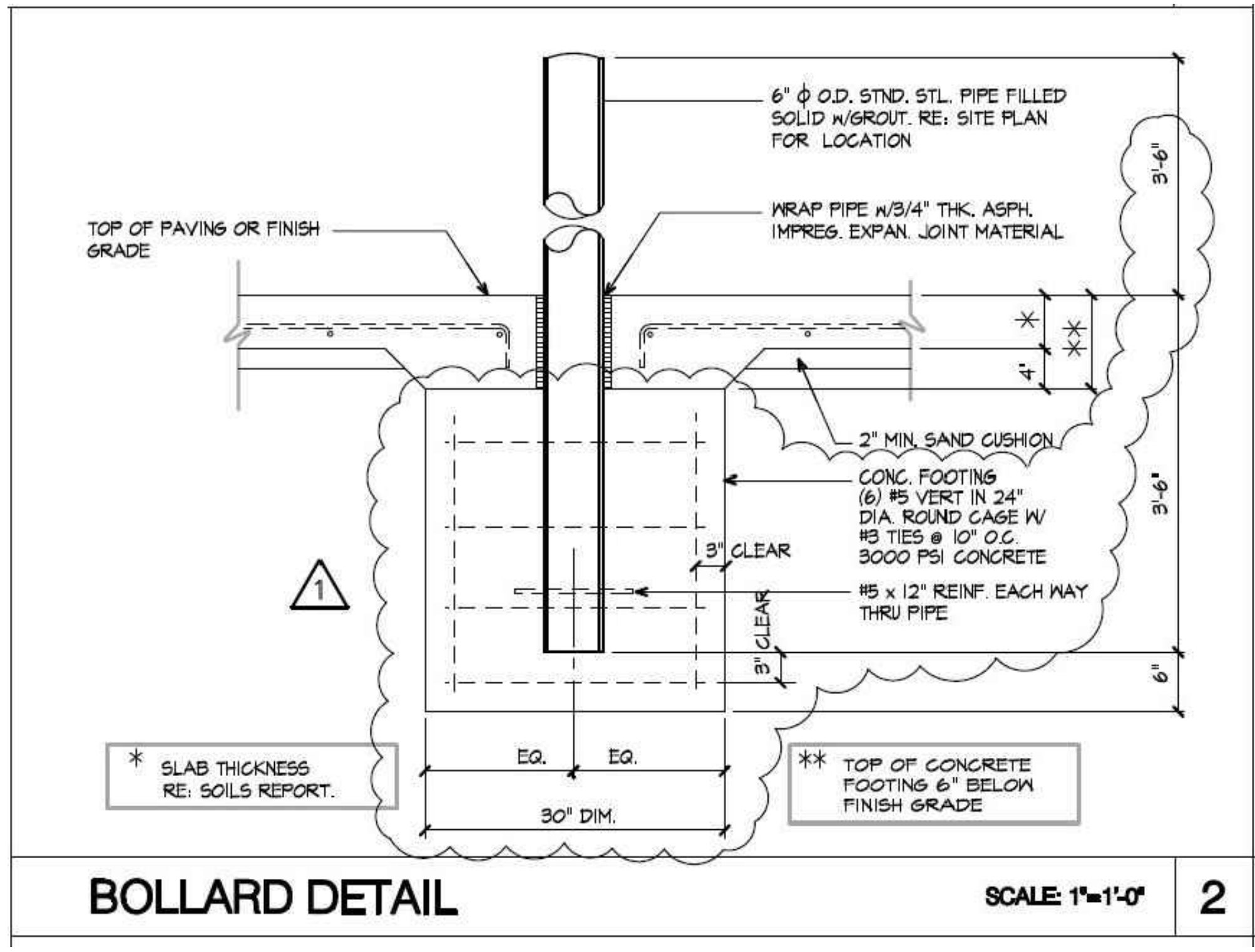
3 CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.

PAY LIMITS FOR 1 CURB RAMP

CONTRACT STANDARDS AND DEVELOPMENT UNIT
Office 919-707-6950 FAX 919-250-4119

CURB RAMPS

ORIGINAL BY: J.S. HOBERTON DATE: 7/7/11
MODIFIED BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____
FILE SPEC: 3169/2018CurRamp/CurbRampDetail1.dwg



NON-WALK SURFACE

DETECTABLE WARNING SURFACE SEE R.S.D.N. 848.05

LANDING WIDTH 5'MIN.

2'-6" CURB @ GUTTER

SIDEWALK WIDTH 5'MIN.

6" x 12" CONCRETE CURB

DETECTABLE WARNING SURFACE SEE R.S.D.N. 848.05

TYPE 1A

TYPE 1B

TYPE 1 Modified

TYPE 1

1 8.33% (12:1) MAX RAMP SLOPE

2 CROSS SLOPE: 2.00%

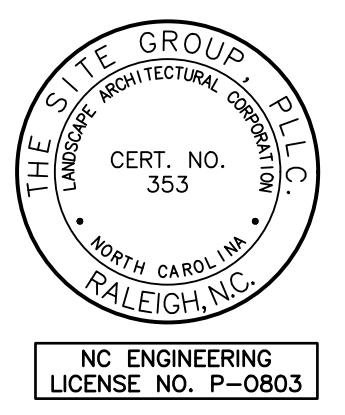
3 CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.

PAY LIMITS FOR 1 CURB RAMP

CONTRACT STANDARDS AND DEVELOPMENT UNIT
Office 919-707-6950 FAX 919-250-4119

CURB RAMPS
Directional Ramps

ORIGINAL BY: J.S. HOBERTON DATE: 7/7/11
MODIFIED BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____
FILE SPEC: 3169/2018CurRamp/CurbRampDetail1.dwg



THE SITE GROUP
ARCHITECTS

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919-839-2257
Fax: 919-839-2257
E-Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
KIDDIE ACADEMY
LOT 4 AT WALLBROOK
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By: LLF
Checked By: SRN

DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

SITE DEVEL.
PLAN

SITE
DETAILS

Job Code: SSRCC

Dwg No.
SITE
601

NOTES: MORTAR JOINTS 1/2" +/- 1/8" THICK.
 USE CLASS "B" CONCRETE THROUGHOUT.
 USE FORMS FOR CONSTRUCTION OF THE BOTTOM SLAB.
 DEDUCT FOR PIPE(S) FROM TOTAL CU. YDS. OF BRICK MASONRY.
 USE #4 BAR DOWELS AT 12" CENTERS FOR ALL PIPE SIZES.
 PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
 USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
 USE BRICK OR CONCRETE BLOCK WHICH COMPLIES WITH THE REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.
 IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
 FOR 8'-0" IN HEIGHT OR LESS, USE 8" WALL. OVER 8'-0" IN HEIGHT, USE 12" WALL TO 6'-0" FROM TOP OF WALL AND 8" WALL FOR THE REMAINING 6'-0". QUANTITIES TO BE ADJUSTED ACCORDINGLY.
 MAXIMUM DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12'-0". STD. NO. 840.45 CONTROLS MAXIMUM DEPTH OF PRECAST BOX IF USED.
 CONSTRUCT WITH PIPE CROWNS MATCHING.
 CHAMFER ALL EXPOSED CORNERS 1".
 DRAWING NOT TO SCALE.

DETAIL SHOWING METHOD OF RISER CONSTRUCTION

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.

ROADWAY STANDARD DRAWING FOR
BRICK CATCH BASIN
 12" THRU 54" PIPE

SHEET 1 OF 2
840.01

GENERAL NOTES:
 USE CLASS "B" CONCRETE THROUGHOUT.
 PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
 OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
 USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
 IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
 USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
 FOR 8'-0" IN HEIGHT OR LESS USE 8" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
 MAXIMUM DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 16'-0". STD. NO. 840.45 CONTROLS MAXIMUM DEPTH IF PRECAST BOX IS USED.
 CONSTRUCT WITH PIPE CROWNS MATCHING.
 CHAMFER ALL EXPOSED CORNERS 1".
 DRAWING NOT TO SCALE.

DETAIL SHOWING METHOD OF RISER CONSTRUCTION

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
 12" THRU 54" PIPE

SHEET 1 OF 2
840.02

MINIMUM DIMENSIONS AND QUANTITIES FOR BRICK CATCH BASIN (BASED ON MIN. HEIGHT, H, WITH NO RISER) *

PIPE	DIMENSIONS OF BOX AND PIPE				TOP SLAB DIMENSIONS				BARS - U				BARS - V				BARS - W				TOTAL LBS.	TOP SLAB CONC.	BOTTOM SLAB CONC.	BRICK MASONRY CONC.	TOTAL CONC. IN BOX	DEDUCTIONS ONE PIPE
	D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH								
12"	3'-0"	2'-2"	-	-	2'-9"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.281	0.281	0.883	1.164	0.020	0.042		
15"	3'-0"	2'-2"	-	-	3'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.281	0.281	0.963	1.244	0.031	0.047		
18"	3'-0"	2'-2"	-	-	3'-3"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.281	0.281	1.043	1.324	0.044	0.065		
24"	3'-0"	2'-2"	-	-	3'-9"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.281	0.281	1.204	1.485	0.078	0.121		
30"	3'-0"	2'-2"	3'-4"	-	4'-3"	1'-2"	4'-4"	4	1'-6"	3	4'-11"	3	4'-11"	45	0.147	0.374	0.521	1.608	2.217	0.122	0.184	0.020	0.042			
36"	3'-0"	2'-2"	3'-10"	-	4'-9"	1'-8"	4'-4"	4	2'-0"	4	4'-11"	3	4'-11"	49	0.187	0.415	0.602	1.914	2.518	0.178	0.261	0.031	0.047			
42"	3'-0"	2'-2"	-	-	4'-5"	5'-3"	3'-6"	4	1'-9"	3	3'-3"	3	3'-3"	38	0.135	0.373	0.508	2.152	2.660	0.240	0.371	0.044	0.065			
48"	3'-0"	2'-2"	-	-	5'-0"	5'-9"	2'-0"	3'-6"	4	2'-6"	4	3'-3"	3	3'-3"	41	0.173	0.410	0.583	2.415	2.998	0.313	0.477	0.065	0.096		
54"	3'-0"	2'-2"	-	-	5'-7"	6'-3"	2'-7"	3'-6"	4	3'-0"	6	3'-3"	3	3'-3"	47	0.211	0.448	0.659	2.806	3.465	0.396	0.595	0.096	0.121		

* RISER HAS .321 CUBIC YARDS OF BRICK MASONRY PER FOOT HEIGHT

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.

ROADWAY STANDARD DRAWING FOR
BRICK CATCH BASIN
 12" THRU 54" PIPE

SHEET 2 OF 2
840.01

MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN (BASED ON MIN. HEIGHT, H, WITH NO RISER) *

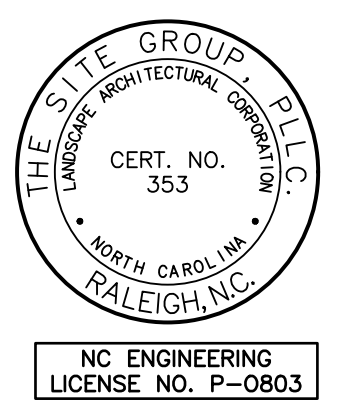
PIPE	DIMENSIONS OF BOX AND PIPE				COVER DIMENSION				BARS - U				BARS - V				BARS - W				TOTAL LBS.	TOP SLAB CONC.	BOTTOM SLAB CONC.	TOTAL CONC. IN BOX	DEDUCTIONS ONE PIPE
	D	A	B	C	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH								
12"	3'-0"	2'-2"	-	-	2'-9"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.235	0.272	0.015	0.026			
15"	3'-0"	2'-2"	-	-	3'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.235	0.289	0.023	0.036			
18"	3'-0"	2'-2"	-	-	3'-3"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.235	0.347	0.033	0.049			
24"	3'-0"	2'-2"	-	-	3'-9"	-	-	-	-	-	-	-	-	-	-	-	-	-	0.235	0.431	0.058	0.085			
30"	3'-0"	2'-2"	3'-4"	-	4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	0.433	0.992	1.277	0.122	0.184				
36"	3'-0"	2'-2"	3'-10"	-	4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	0.474	1.132	1.478	0.178	0.261				
42"	3'-0"	2'-2"	-	-	4'-5"	5'-3"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	0.433	0.992	1.277	0.122	0.184				
48"	3'-0"	2'-2"	-	-	5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	0.462	1.035	1.371	0.137	0.200			
54"	3'-0"	2'-2"	-	-	5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	0.507	1.177	1.513	0.190	0.273			

* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N. C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
 12" THRU 54" PIPE

SHEET 2 OF 2
840.02



THE SITE GROUP
 CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
 1111 Oberlin Road
 Raleigh, NC 27605-1136 USA
 Office: 919.839.2257
 Fax: 919.839.2257
 E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
KIDDIE ACADEMY
LOT 4 AT WALLBROOK
 851 S MAIN ST
 ROLESVILLE, NORTH CAROLINA

Drawn By **LLF**
 Checked By **SRN**

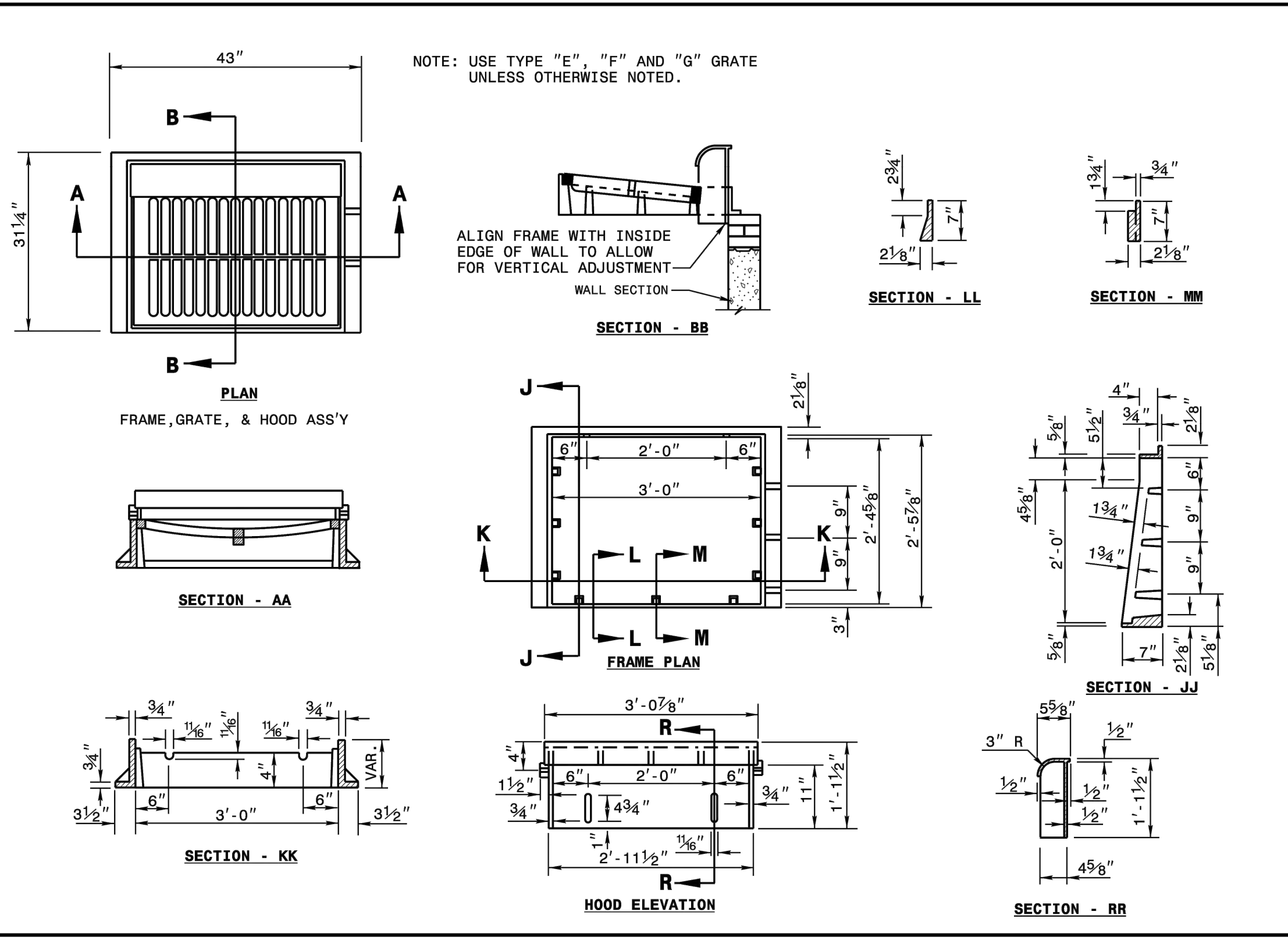
DATE:
 30 JAN 2026
 REVISED:
 27 MAR 2026
 4 MAY 2026

SITE DEVELOPMENT PLAN

SITE DETAILS

Job Code **SSRCC**

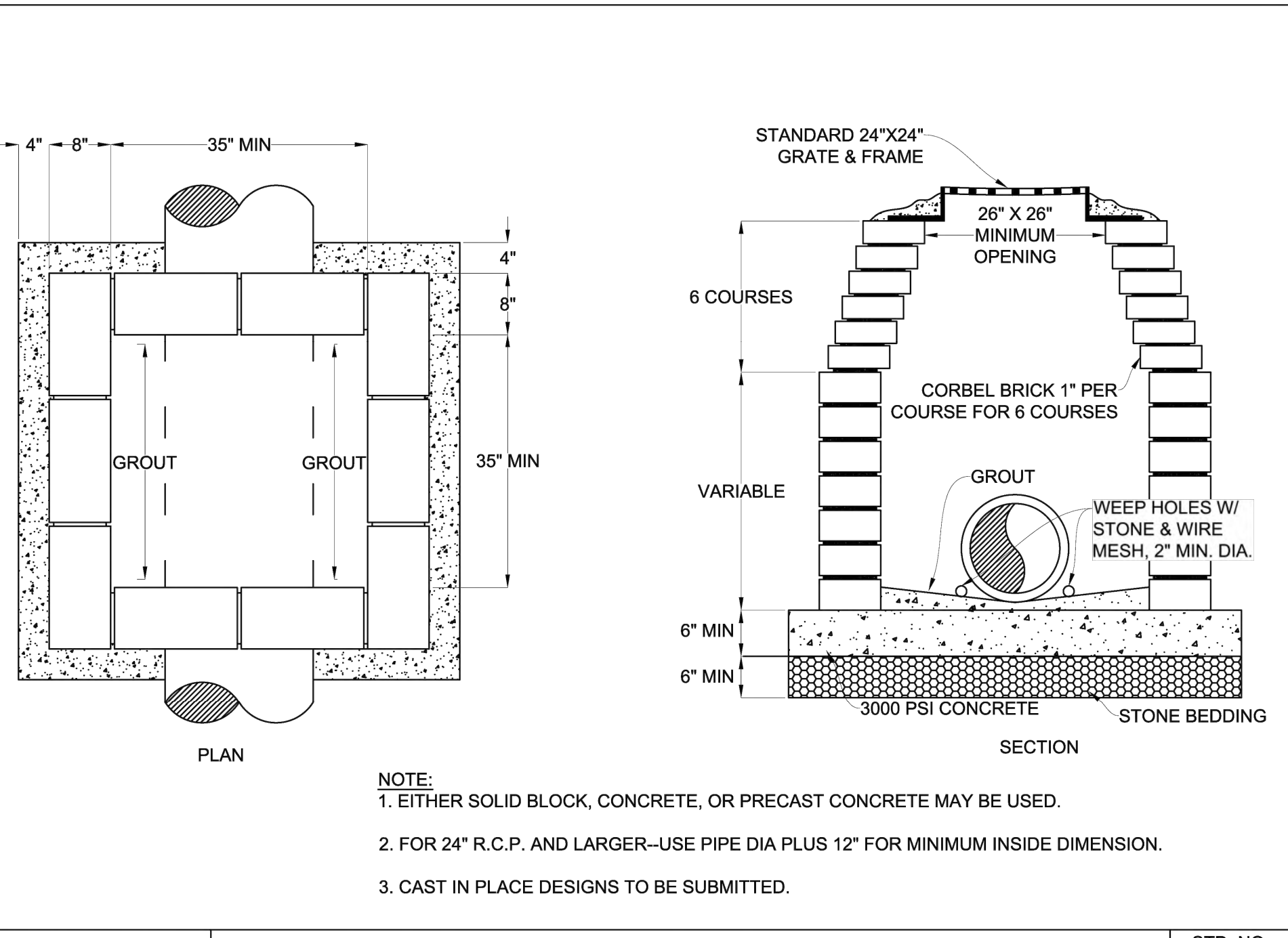
Dwg No.
SITE 602



STATE OF NORTH CAROLINA
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DIVISION OF HIGHWAYS
RALEIGH, N. C.

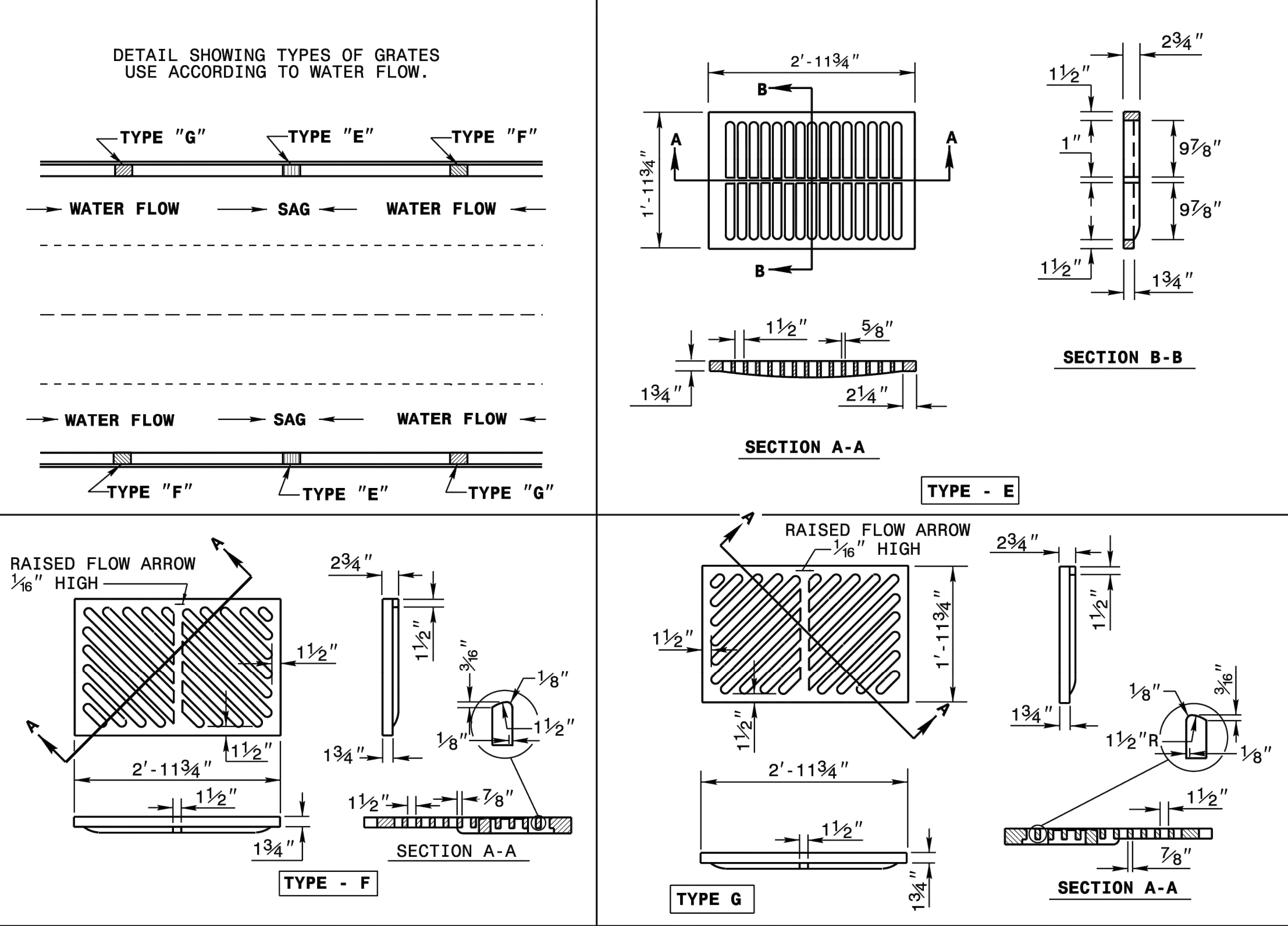
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2
840.03



YARD INLET W/ GRATE & FRAME

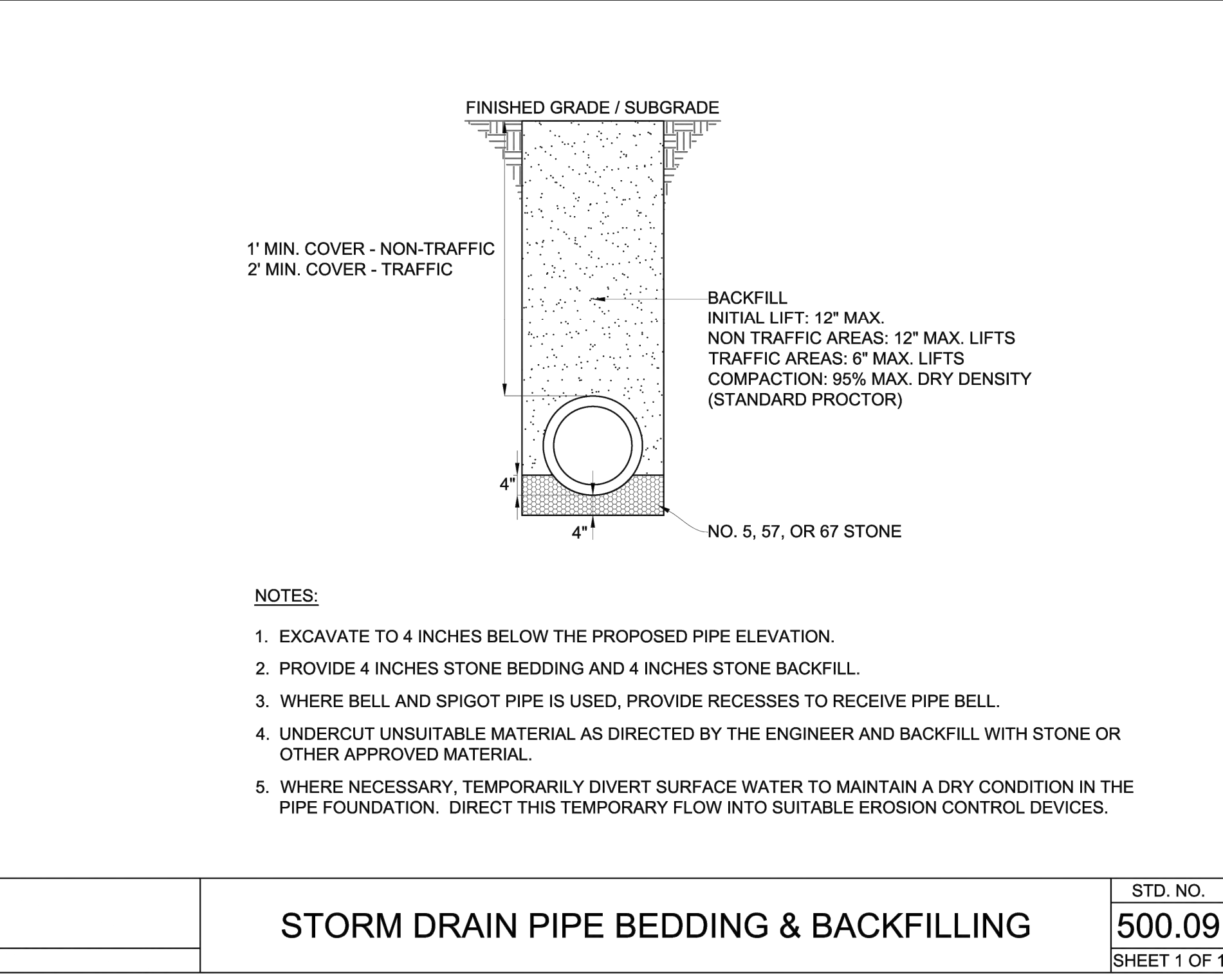
STD. NO. **500.02**
SHEET 1 OF 1



STATE OF NORTH CAROLINA
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RALEIGH, N. C.

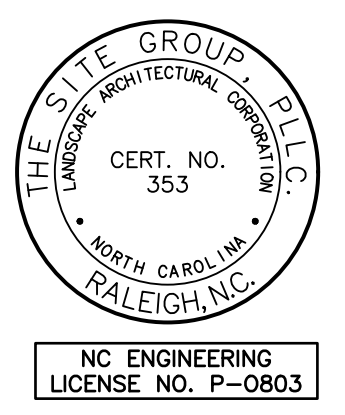
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2
840.03



STORM DRAIN PIPE BEDDING & BACKFILLING

STD. NO. **500.09**
SHEET 1 OF 1



THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.839.2257
Fax: 919.839.2257
E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
**KIDDIE ACADEMY
LOT 4 AT WALLBROOK**
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By **LLF**
Checked By **SRN**

DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

SITE DEVELOPMENT PLAN

SITE DETAILS

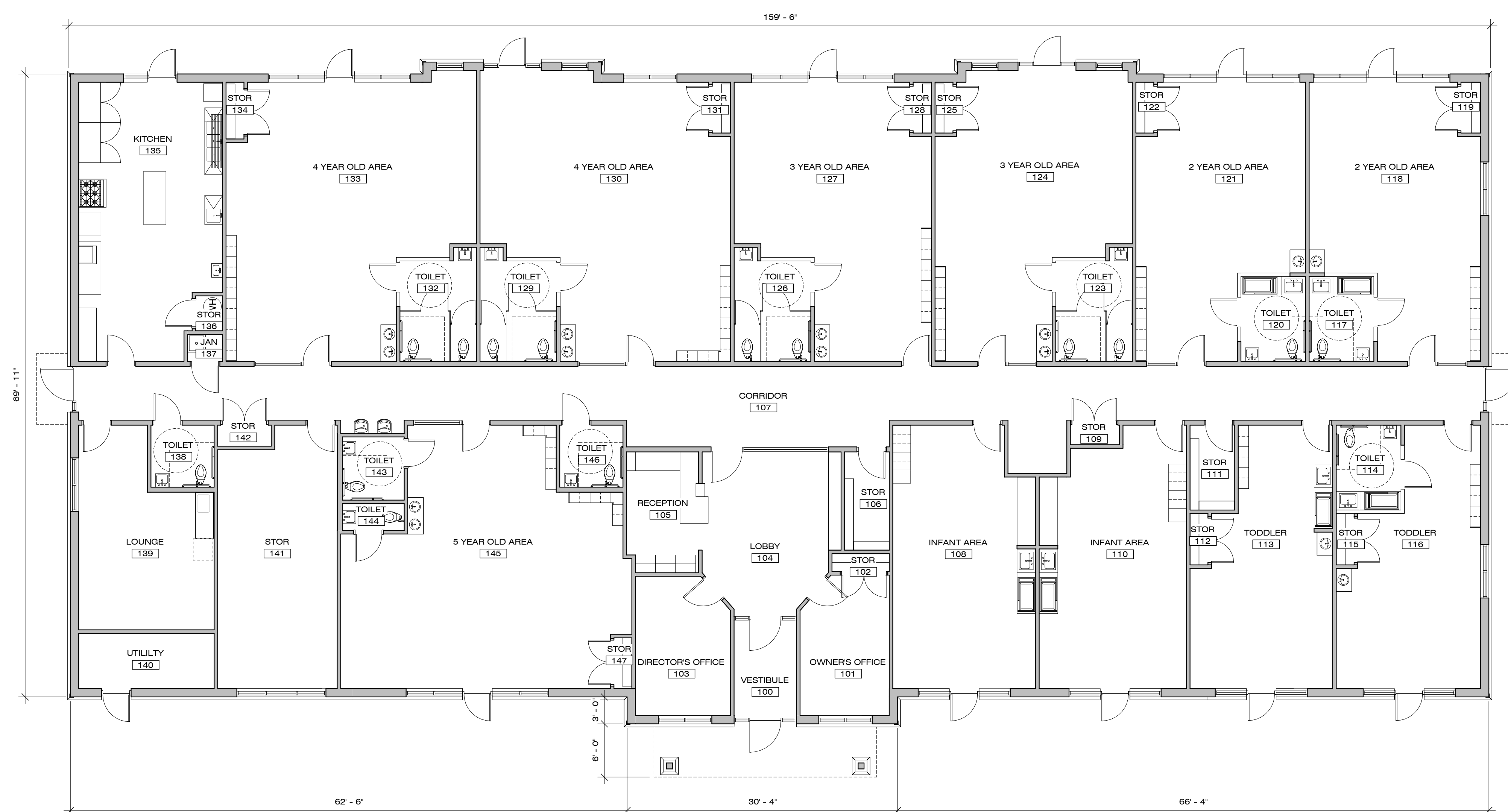
Job Code **SSRCC**

Dwg No. **SITE 603**



REDLINE

6601 Six Forks Rd.
Suite 130
Raleigh, NC 27615
919.878.1660
www.redlinedg.com



1 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

KIDDIE ACADEMY @ WALLBROOK

851 S MAIN ST.
ROLLESVILLE, NC 27571

#	DESCRIPTION	DATE
1	SITE SUBMISSION	03.27.26
2		
3		
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ARCH. PROJECT # RDU 25-167

CONSTRUCTION PLAN

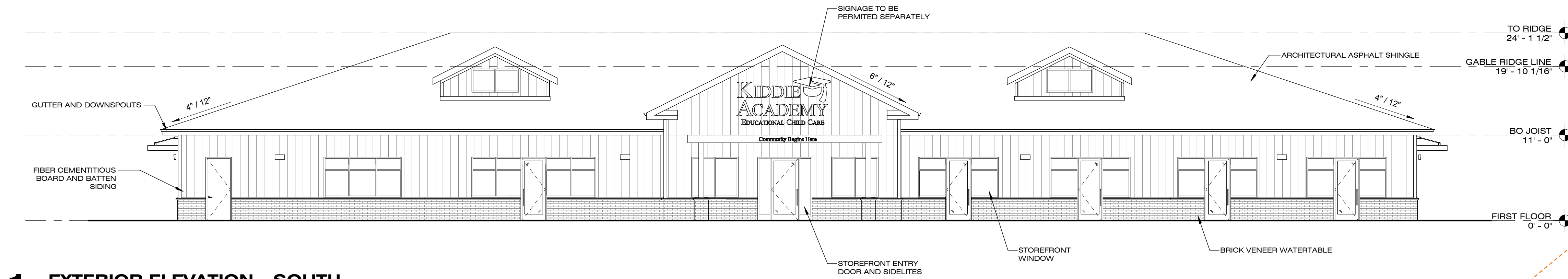
SCALE: 1/8" = 1'-0"

SHEET # **SK1.1**

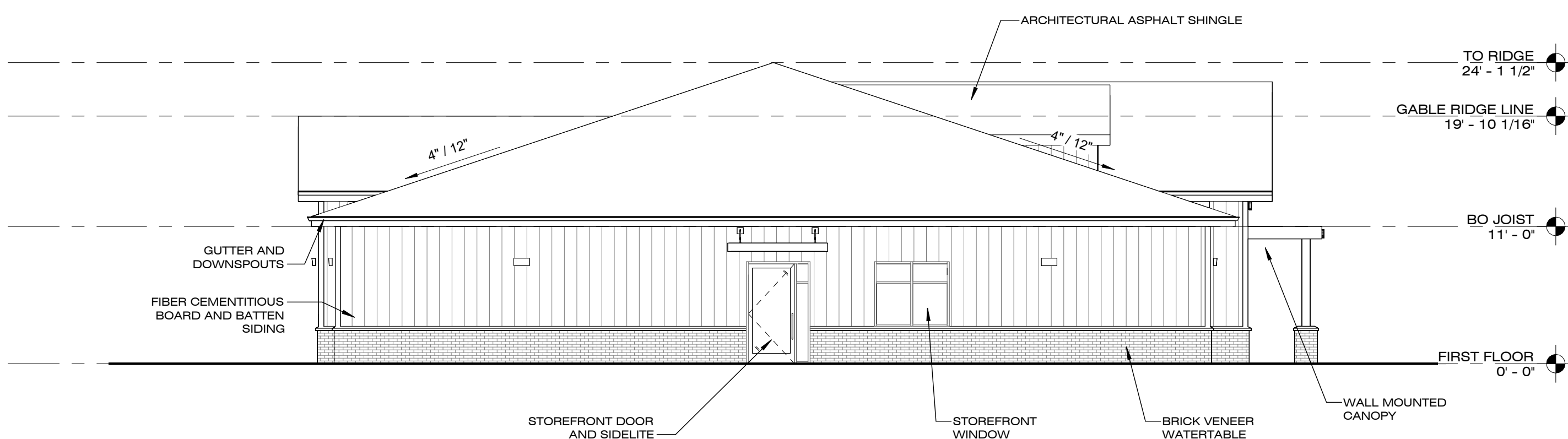


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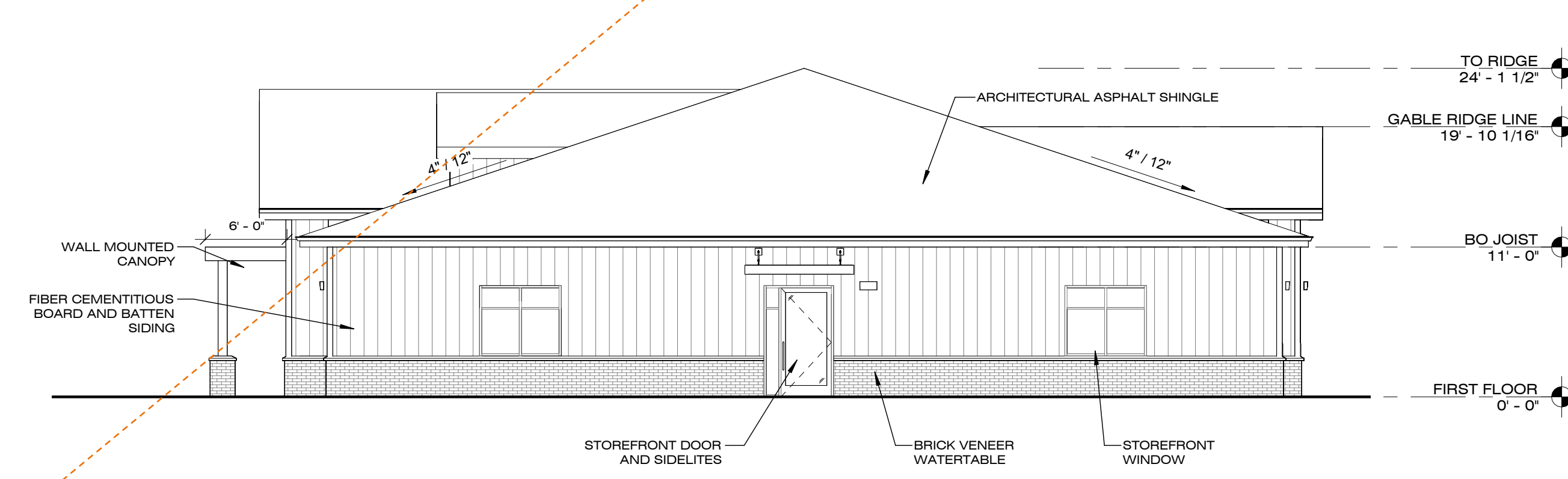
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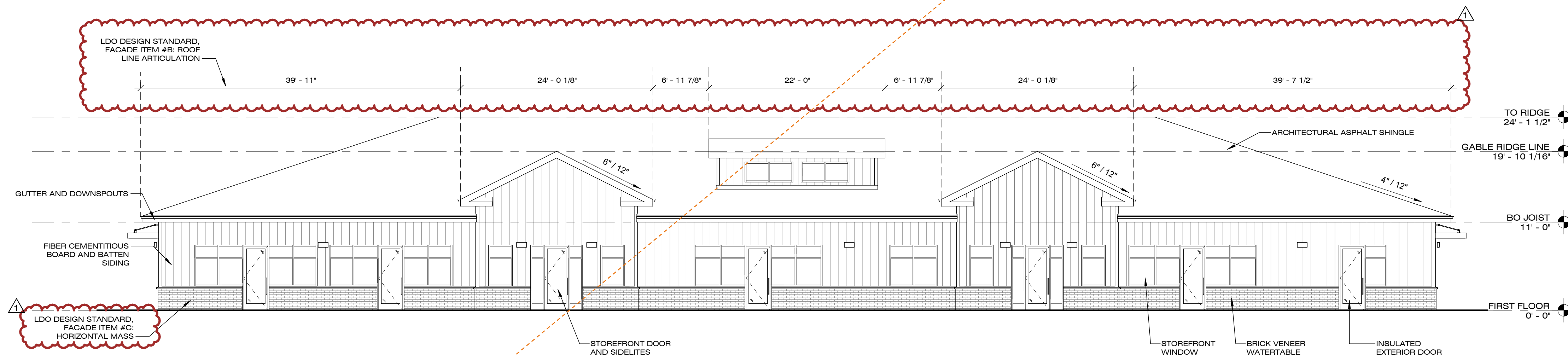
1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



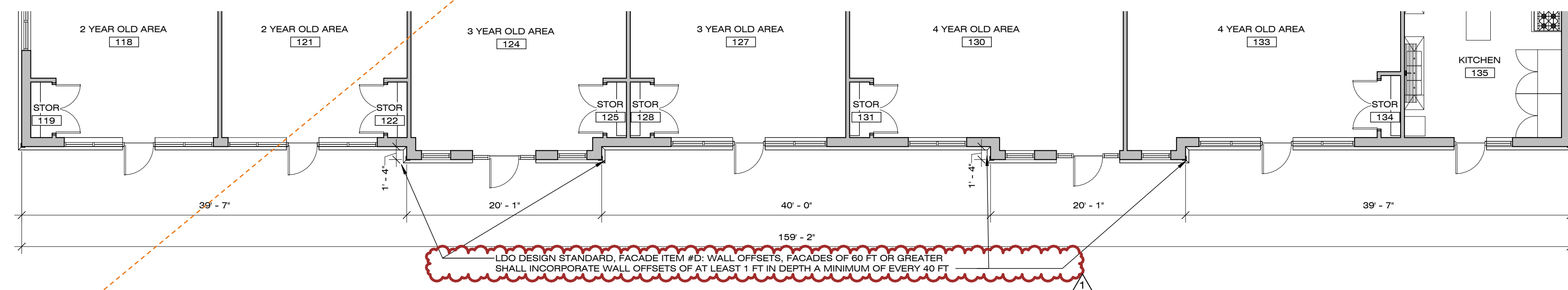
2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



4A CONSTRUCTION PLAN - ENLARGED NORTH FACADE
SCALE: 1/8" = 1'-0"

LDO STANDARDS

APPLICABILITY: NON-RESIDENTIAL BUILDING DESIGN STANDARDS APPLY TO THE NORTH FACADE
FACADES:
A. VERTICAL MASS: THIS DESIGN STANDARD IS NOT APPLICABLE BECAUSE THIS IS A SINGLE STORY BUILDING
B. ROOF LINES: THE BUILDING ROOF INCORPORATES DIFFERING PLANES AND DISTINCT FORMS WITHIN THE LENGTH OF THE FACADE SUCH THAT NO SECTION EXCEEDS 100 FT WITHOUT ARTICULATION
C. HORIZONTAL MASS: THE FACADE INCORPORATES A BRICK WATER TABLE WHICH MEETS THE REQUIREMENTS FOR PHYSICAL ARTICULATION OF NO LESS THAN 1 FT WIDE EXTENDING IN THE HORIZONTAL DIRECTION ALONG THE BUILDING FACADE
D. WALL OFFSETS: FACADE ARTICULATION IS ILLUSTRATED IN 4A CONSTRUCTION PLAN - ENLARGED NORTH FACADE. 4A ILLUSTRATES ARTICULATION ON THE FACADE OF A MINIMUM OF 1 FT DEEP A MIN. OF EVERY 40 FT ALONG THE FACADE.
E. REPEATING DESIGN PATTERNS: REPEATING CONSISTENT PATTERN OF CHANGE IN COLOR/TXTURE/MATERIAL IS ILLUSTRATED IN THE REPTITION OF THE SIDING AND TRIM ALONG THE FACADE, AND ARTICULATION OF ELEMENTS ON THE PROTRUDING GABLE ELEMENTS.

TRANSPARENCY CALCULATIONS

	WALL	TRANSPARENCY	REQUIRED	PROVIDED
NORTH	1,754 SF	604 SF	30 %	34 %
EAST	N/A	N/A	N/A	N/A
WEST	N/A	N/A	N/A	N/A
SOUTH	1,754 SF	518 SF	30 %	30 %

KIDDIE ACADEMY @ WALLBROOK

851 S MAIN ST.
ROLLESVILLE, NC 27571

#	DESCRIPTION	DATE
1	SITE SUBMISSION	03.27.26
2	SITE REV. 1	05.04.26
3		
4		
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6		
7		
8		
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10		
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ARCH. PROJECT # RDU 25-167

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

SHEET # SK1.2

Development Plan Review Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

Planning Department Home Page: [Official Town Webpage](#)

PROJECT & PLAN INFORMATION:

<input type="checkbox"/> Preliminary Subdivision Plat (PSP)	<input checked="" type="checkbox"/> Site Development Plan (SDP)
<input type="checkbox"/> Construction Infrastructure Drawings (CID)	<input type="checkbox"/> Final Subdivision Plat (FSP)
Submittal #: <input type="checkbox"/> Original <input type="checkbox"/> 2 nd <input checked="" type="checkbox"/> 3 rd <input type="checkbox"/> Other _____ OR <input type="checkbox"/> Revision to Previously Approved (_____)	
If a resubmittal, revisions to the plan must be clouded and a comment response letter must be provided for the resubmittal to be complete.	
Legal Description (Book of Maps if platted, or Register of Deeds Bk/Pg if not):	
Proposed Project Name: <u>Kiddie Academy (Lot 4 at Wallbrook)</u>	Site Address: <u>851 South Main Street</u>
PIN(s) or REID(s): <u>1758-45-3676</u>	Site Area (in acres): <u>1.75 Acres</u>
Associated Previous Case Number(s):	Current Use(s): <u>Vacant</u>
Zoning District(s): <u>GC-CZ</u>	Zoning and/or Watershed Overlay(s): <u>Lower Neuse Watershed</u>
Proposed # of New Lots (Residential or Nonresidential): <u>Nonresidential</u>	Proposed Residential Dwelling Units: Proposed Residential Density:
Summary Description of Proposed Use / Project: <u>11,112 SF Daycare</u>	

APPLICATION REQUIREMENTS - the following documents by the submittal deadline to be considered complete and ready for review. Additional supporting documents may be requested by the TRC Staff case by case.

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

Financially Responsible Party

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 2111 Winterborne Dr City/State/Zip Cary, NC 27519
Phone (216) 334-6615 Email sanjay.sharma@kiddieacademy.net

Property Owner (PRINT) Sanjay Sharma (if more than 1 use separate sheet)

Property Owner (Signature) _____

Mailing Address 2111 Winterborne Dr City/State/Zip Cary, NC 27519
Phone (216) 334-6615 Email sanjay.sharma@kiddieacademy.net

Applicant / Engineer / Architect / Attorney / Agents

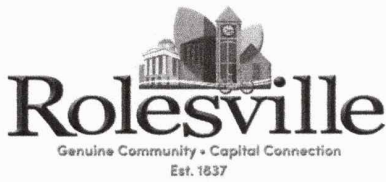
Name: Samuel Nye Phone: (919) 835-4787

Email: SRN@thesitegroup.net

Name: _____ Phone: _____ Email: _____

Name: _____ Phone: _____ Email: _____

SS



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, an individual form must be completed for each owner. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Kiddie Academy (Lot 4 at Wallbrook)
Site Address: 851 South Main Street
Parcel ID: 1758-45-3676 Deed Reference: Book #019463, Page #02024

Financially Responsible Party *This field is required.
Name: Sanjay Sharma Signature: [Signature]
Company Name: Title:
Mailing Address: 2111 Winterborne Drive City/State/Zip: Cary, NC 27519
Phone: (216) 334-6615 Email: sanjay.sharma@kiddieacademy.net

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
1). Name: Sanjay Sharma Signature: [Signature]
Mailing Address: 2111 Winterborne Drive City/State/Zip: Cary, NC 27519
Phone: (216) 334-6615 Email: sanjay.sharma@kiddieacademy.net
2). Name: Signature:
Mailing Address: City/State/Zip:
Phone: Email:

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements, and I consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.

https://rolesvillenc-my.sharepoint.com/personal/mraby_rolesvillenc_gov/Documents/Desktop/Master Forms/Property Owner Consent Form/Property Owner Consent Form.docx

KIDDIE ACADEMY LOT 4 AT WALLBROOK

851 S MAIN ST
Rolesville, North Carolina

SITE DEVELOPMENT PLAN
SDP-26-0001 | PIN: 1758-45-3676 | 27 JAN 2026

DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)
SITE 200	SITE LAYOUT PLAN
SITE 201	FIRE ACCESS PLAN
SITE 300	GRADING & DRAINAGE PLAN
SITE 301	INITIAL EROSION CONTROL PLAN
SITE 302	FINAL EROSION CONTROL PLAN
SITE 303	NPDES SHEET
SITE 304	STORM DRAINAGE PROFILES
SITE 400	UTILITY PLAN
SITE 401	LIGHTING PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	SITE DETAILS
SITE 601	SITE DETAILS
SITE 602	SITE DETAILS
SITE 603	SITE DETAILS
SITE 604	SITE DETAILS
SITE 605	SITE DETAILS
SITE 606	SITE DETAILS
SITE 607	SITE DETAILS
SK 1.1	BUILDING FLOORPLANS (BY OTHERS)
SK 1.2	BUILDING ELEVATIONS (BY OTHERS)

CITY OF RALEIGH – FATS, OILS, AND GREASE APPROVAL

851 S Main St, Rolesville Kiddie Academy FOG Permit Submittal

From FOG <FatOG.FOG@raleighnc.gov>
Date Mon 4/27/2026 2:02 PM
To SAMUEL NYE <SRN@thesitegroup.net>
Cc LIAN FARRUGGIO <LLF@thesitegroup.net>; FOG <FatOG.FOG@raleighnc.gov>; Chavis, Bryan <Bryan.Chavis@raleighnc.gov>

1 attachment (2 MB)
SSRCC_FOG EXHIBIT-EX 1.0.pdf

Sam,

Raleigh Water Fats, Oil, and Grease offer no objection to **Kiddie Academy located at 851 S. Main St, Rolesville, NC 27571** installing a 1,000-gallon single use grease interceptor. The grease interceptor shall conform to S40.41 and 25 detail. All grease interceptors shall be completely pumped out at a minimum frequency of once per thirty (30) calendar days, unless a variance issued by Raleigh Water is allowed for less frequent pumping or a pretreatment discharge permit has been issued specifically for these devices.

C. DeCarlo Sanders
Fats, Oil, & Grease
Supervisor – Water Quality
Public Utilities | Raleigh Water
Raleigh, NC 27604
919-996-2334 (office) | 919-280-1300 (mobile)
Courtney.Sanders@raleighnc.gov
[FOG Approval Requirements](#)

SPECIAL USE STANDARDS: DAY CARE (LDO SEC. 5.1.3.F)

A. AREAS DEDICATED FOR DROP OFF AND PICK UP MUST BE INCLUDED FOR ANY SITE PLAN OR PERMIT REQUEST FOR A DAY CARE.

COMPLIANCE: PARKING SPOTS ADJACENT TO BUILDING ARE TO BE RESERVED FOR DROP OFF AND PICK UP. PARENTS ARE REQUIRED TO PARK IN ORDER TO CHECK IN THEIR CHILDREN INSIDE.

B. OUTDOOR PLAY AREAS AND PLAYGROUNDS SHALL BE FENCED WITH A MINIMUM SIX (6) FOOT FENCE.

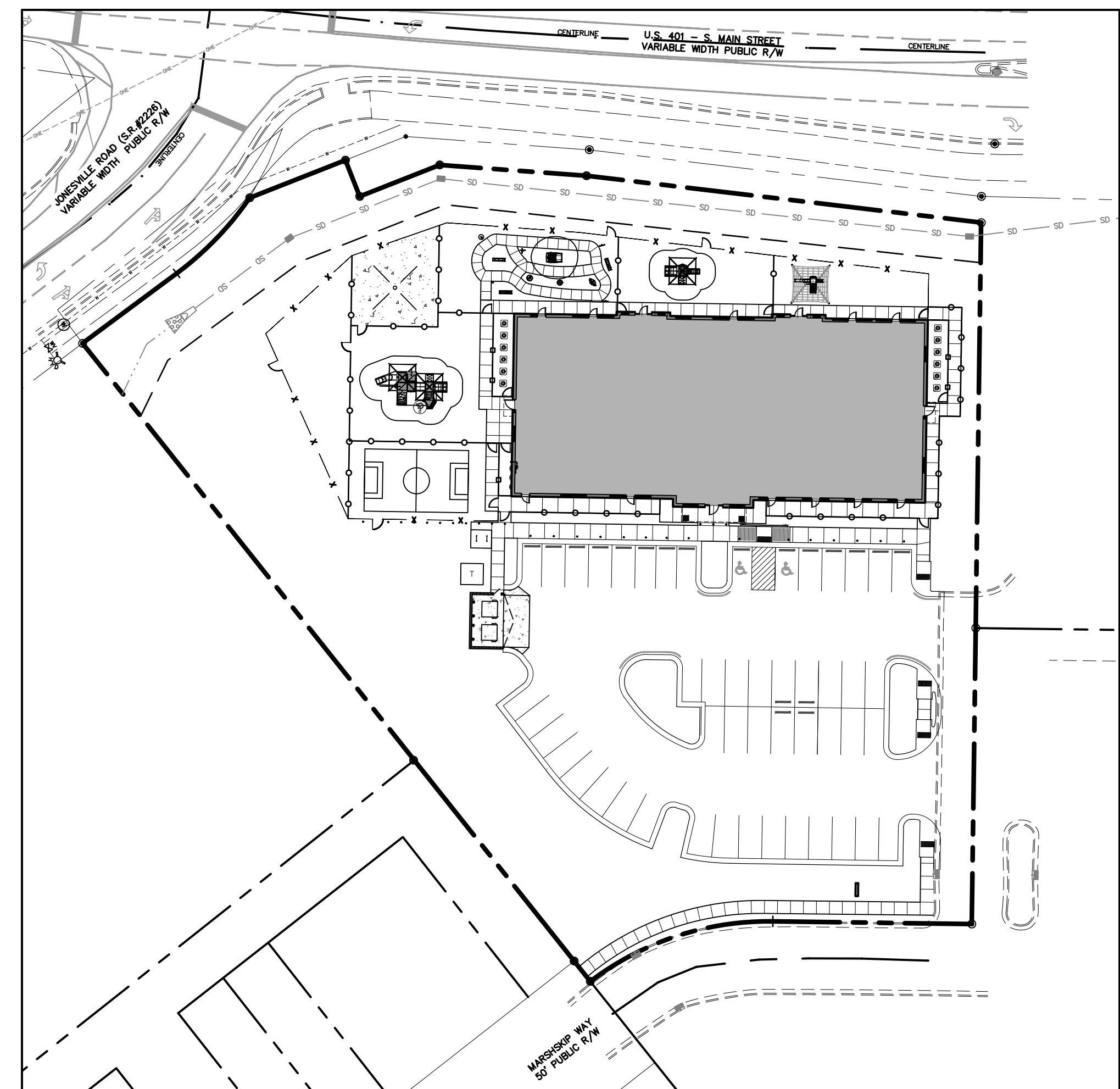
COMPLIANCE: PROPOSED EXTERIOR FENCING IS SIX (6) FOOT HIGH. PROPOSED INTERIOR FENCING IS FOUR (4) FOOT HIGH.

FLOODPLAIN NOTE:

1. THIS PROPERTY IS LOCATED OUTSIDE THE WAKE COUNTY 100 YEAR FUTURE CONDITIONS FLOODPLAIN (1% FUTURE CONDITIONS FLOODPLAIN).

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3720175800K
EFFECTIVE DATE: JULY 19, 2022

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720175800K DATED JULY 19, 2022



△ SITE DATA SUMMARY

PROJECT NAME:	KIDDIE ACADEMY LOT 4 AT WALLBROOK
PARCEL ID(S):	1758-45-3676
SITE ADDRESS:	851 S MAIN ST
JURISDICTION:	RO - ROLESVILLE
EXISTING ZONING:	GC-CZ
COUNTY:	WAKE
RIVER BASIN:	NEUSE
WATERSHED:	LOWER NEUSE
GROSS SITE AREA:	76,124 SF, 1.75 ACRES
CURRENT USE:	VACANT
PROPOSED USE:	DAYCARE
BUILDING AREA:	11,112 SF
BUILDING HEIGHT:	24' 1-1/2"
SETBACKS & DIMENSIONS (PER LDO SEC. 3.2.1):	
FRONT BUILDING SETBACK (MIN):	20'
SIDE BUILDING SETBACK (MIN):	15'
REAR BUILDING SETBACK (MIN):	35'
CORNER BUILDING SETBACK (MIN):	25'
LOT WIDTH (MIN):	100'
LOT AREA (MIN):	20,000 SF
PRIMARY STREET PARKING SETBACK:	10'
SIDE LOT PARKING SETBACK:	10'
REAR LOT PARKING SETBACK:	0' OR 3'
VEHICLE PARKING MINIMUM (PER LDO SEC. 6.4.3.G.):	2.5 SPACES/1,000 SF = 28 SPACES (INCL. 2 H/C)
VEHICLE PARKING MAXIMUM (PER LDO SEC. 6.4.3.G.):	5 SPACES/1,000 SF = 56 SPACES (INCL. 2 H/C)
PROVIDED VEHICLE PARKING:	49 SPACES (INCL. 2 H/C)
BICYCLE PARKING REQUIRED (MIN.): (PER LDO SEC. 6.4.7.A.6.):	1 SPACE/5,000 SF = 2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
EXISTING IMPERVIOUS AREA:	0 SF
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	64,705 SF, 1.49 AC (85%)
PROPOSED IMPERVIOUS AREA:	37,378 SF, 0.86 AC (49%)
TREE COVERAGE:	0 SF
TOTAL DISTURBED AREA:	75,240 SF/1.73 AC
OPEN SPACE REQUIRED (MIN.): (PER LDO SEC. 6.2.1.D.3.):	5% OF GROSS SITE AREA = 3,806 SF
OPEN SPACE PROVIDED:	12,328 SF OF ACTIVE USE AREA

PARKING REQUIREMENTS:

PARKING REQUIRED:	DAY CARE	
MINIMUM:	2.5/1,000 SF = 11,112/1,000*2.5	28 SPACES
MAXIMUM:	5/1,000 SF = 11,112/1,000*5	56 SPACES
TOTAL REQUIRED PARKING:		38 SPACES
REQUIRED HANDICAP PARKING:		2 SPACES
PARKING PROVIDED:		49 SPACES (INCL. 2 H/C)

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 8, 2024. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

RALEIGH WATER
MRCP-0043-2026

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL S-
STORMWATER MGMT. S-
FLOOD STUDY S-
DATE _____

ENVIRONMENTAL CONSULTANT SIGNATURE

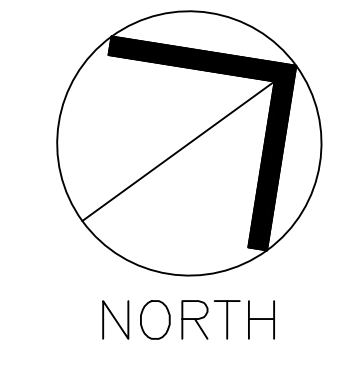


CIVIL ENGINEER (PRIMARY CONTACT):
SAMUEL R. NYE, PE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
EMAIL: SRN@THESITEGROUP.NET

LANDSCAPE ARCHITECT:
BRANDON D. MOORE, RLA
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
EMAIL: BDW@THESITEGROUP.NET

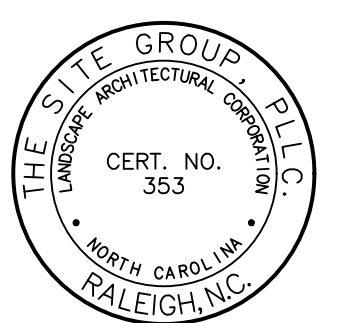
SURVEYOR:
L. JORDAN PARKER, PLS
CMP PROFESSIONAL LAND SURVEYORS, PC
333 S. WHITE STREET
WAKE FOREST, NC 27587
PHONE: (919) 556-3148
EMAIL: JORDAN@CMPPLS.COM

OWNER/DEVELOPER:
SANJAY SHARMA
2111 WINTERBORNE DRIVE
CARY, NC 27519
PHONE: (216) 334-6615
EMAIL: sanjay.sharma@kiddieacademy.net



COVER SHEET

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NC ENGINEERING LICENSE NO. P-0803



THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.2257
Cell: 919.835.2257
E Mail: SRN@thesitegroup.net

SITE DEVELOPMENT PLAN (SDP-26-0001) FOR:
KIDDIE ACADEMY
LOT 4 AT WALLBROOK
851 S MAIN ST
ROLESVILLE, NORTH CAROLINA

Drawn By **LLF**
Checked By **SRN**

DATE:
30 JAN 2026
REVISED:
27 MAR 2026
4 MAY 2026

SITE DEVELOP. PLAN

COVER SHEET

Job Code **SSRCC**
Dwg No. **SITE 001**