

#### **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.

| PROPOSED INFRASTRUCTURE QUANTITIES |           |                         |     |
|------------------------------------|-----------|-------------------------|-----|
| ITEM                               | OWNERSHIP | DIAMETER / MATERIAL LE  |     |
| WATER                              | PRIVATE   | 1" TYPE 'K' SOFT COPPER | 11' |
| SEWER                              | PRIVATE   | 4" SCHED 40 PVC         | 83' |



MCARN REALTY, LLC CONTACT: MARK MCARN 403 N CHEATHAM ST FRANKLINTON, NC 27525 919.632.5374

MCARN@BRASSFIELDCOMMERCIAL.COM

EDDINS FAMILY LLC 6105 HOPE FARM LN WAKE FOREST, NC 27587



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## SITE PLANS FOR

# ROLESVILLE CROSSFIT SP 22-07

| 105 E YOUNG ST             |    |
|----------------------------|----|
| ROLESVILLE, NORTH CAROLINA | 2. |
| PIN: 1769-01-8387          | 3. |
|                            | 4. |

SHEET C-1 C-2 C-3 C-4

## **DEVELOPER**:

## OWNER:

### ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

|                                                                                                                                            | POST OFFICE BOX 91727<br>RALEIGH, NORTH CAROLINA 27675<br>PHONE: 919.610.1051                                                               |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
|                                                                                                                                            | FIRM NC LICENSE NUMBER C-4222                                                                                                               |  |  |  |
|                                                                                                                                            |                                                                                                                                             |  |  |  |
|                                                                                                                                            | REVISION HISTORY       REV<br>#     DESCRIPTION     DATE     BY       1     TOR COMMENTS     8/18/2022     FLM                              |  |  |  |
|                                                                                                                                            |                                                                                                                                             |  |  |  |
| T BE PERMITTED.                                                                                                                            |                                                                                                                                             |  |  |  |
| LL BE 35.                                                                                                                                  |                                                                                                                                             |  |  |  |
| "INDOOR FITNESS FACILITY."                                                                                                                 |                                                                                                                                             |  |  |  |
| N (APP) WITH MINIMUM 22 SPACES IS                                                                                                          | ORIGINAL PLAN SIZE: 24" X 36"                                                                                                               |  |  |  |
| & SITE PLAN                                                                                                                                | SCALE ADJUSTMENT<br>THIS BAR IS 1 INCH IN LENGTH                                                                                            |  |  |  |
|                                                                                                                                            | IF IS BAR IS TINCH IN LENGTH<br>ON ORIGINAL DRAWING<br>0 1"<br>LJ<br>IF IT IS NOT 1 INCH ON THIS<br>SHEET, ADJUST YOUR SCALE<br>ACCORDINGLY |  |  |  |
|                                                                                                                                            | SITE PLANS                                                                                                                                  |  |  |  |
|                                                                                                                                            | ROLESVILLE CROSSFIT<br>100 E YOUNG ST<br>ROLESVILLE, NC 27571                                                                               |  |  |  |
| SP 22-07 Rolesville Crossfit                                                                                                               | MCARN REALTY LLC                                                                                                                            |  |  |  |
| Date: September 6, 2022<br>Meredith Stuber                                                                                                 | DATE:08-05-2022SCALE:AS SHOWNDESIGNED BY:FLMAPPROVED BY:FLM                                                                                 |  |  |  |
| own of Rolesville Planning<br>Department                                                                                                   | PROJECT NO.: 22041                                                                                                                          |  |  |  |
| ALL CONSTRUCTION SHALL BE IN<br>ACCORDANCE WITH ALL TOWN OF<br>ROLESVILLE, CITY OF RALEIGH AND WAKE<br>COUNTY STANDARDS AND SPECIFICATIONS | C-1                                                                                                                                         |  |  |  |

#### **SUP 22-07 CONDITIONS**

OUTSIDE SPEAKERS SHALL NO

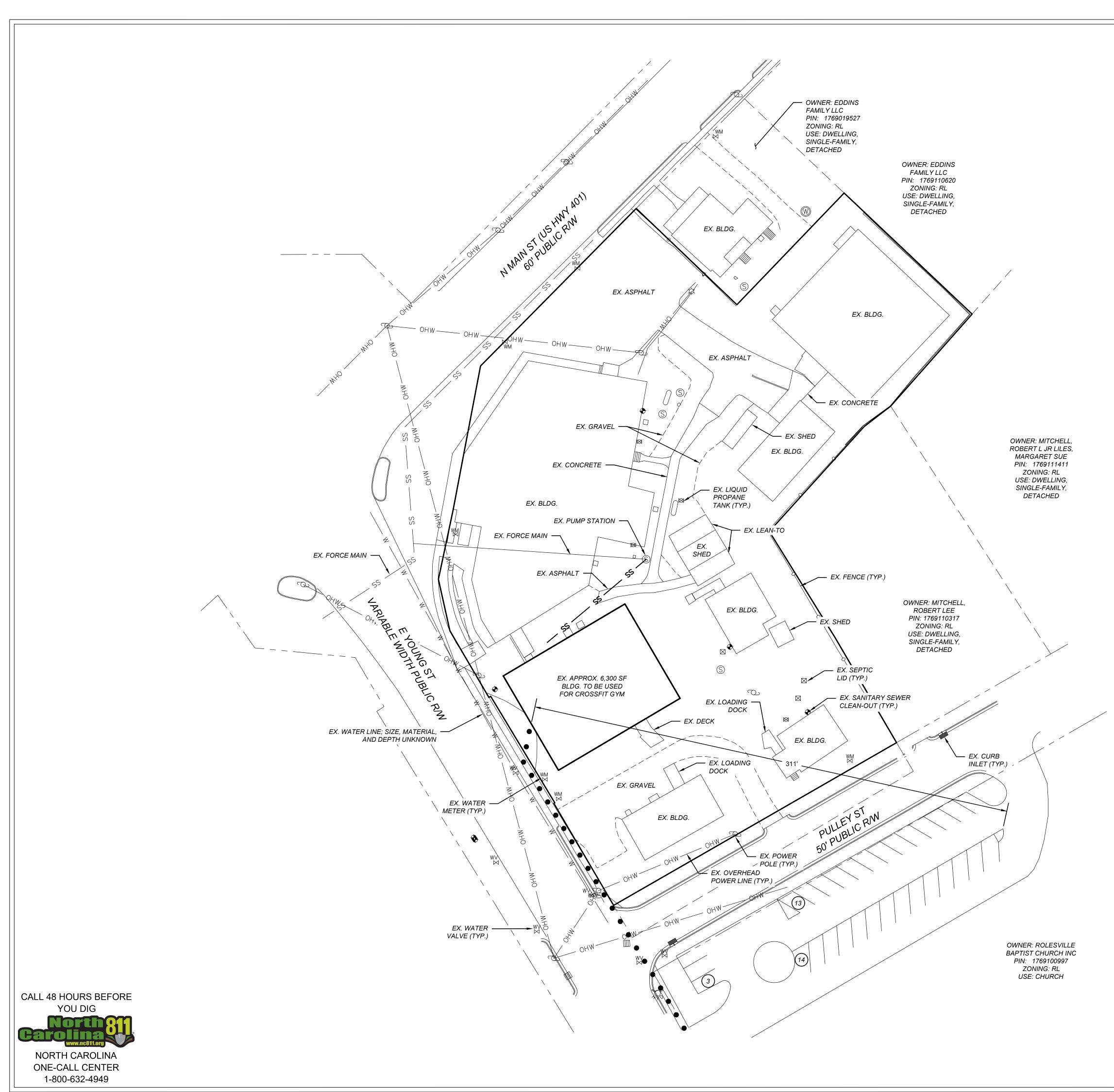
THE MAXIMUM CLASS SIZE SHA

THE PERMITTED USE SHALL B

AN ALTERNATIVE PARKING PL REQUIRED.

#### TITLE

COVER **EXISTING CONDITIONS** UTILITY PLAN DETAILS



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#### SUMMARY INFORMATION DEVELOPMENT NAME: ROLESVILLE CROSSFIT

SITE ADDRESS: 105 E YOUNG ST, ROLESVILLE, NC 27571

PIN NUMBER(S): 1769-01-8387

TOTAL ACREAGE: 2.10 AC

SUBJECT BUILDING EXISTING USE: STORAGE SUBJECT BUILDING PROPOSED USE: INDOOR RECREATION

JURISDICTION: TOWN OF ROLESVILLE CURRENT ZONING DISTRICT: GC, GENERAL COMMERCIAL

PROPOSED INDOOR RECREATION BUILDING AREA: 6,300 SF

**REQUIRED PARKING:** 4 SPACES PER 1,000 SF (MIN.) = 5,445 SF USABLE AREA / 4 SPACES PER 1,000 SF = 22 SPACES **PROPOSED PARKING:** OFFSITE PARKING AS ALTERNATIVE PARKING PLAN (APP)

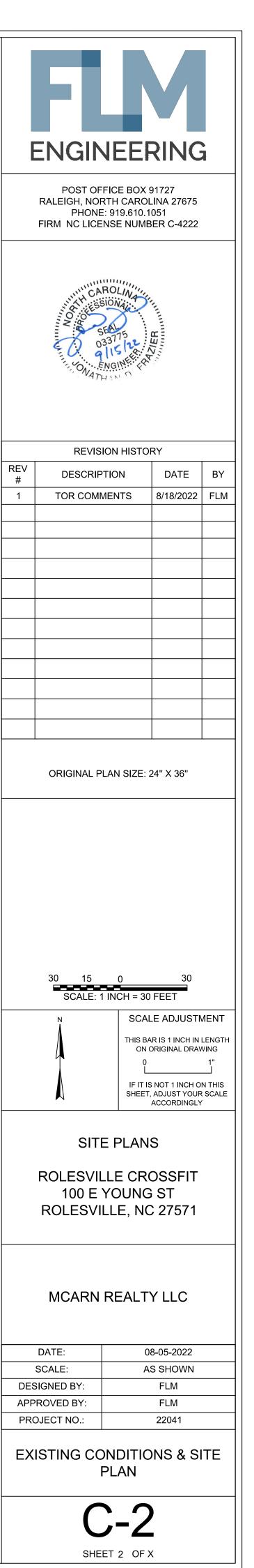
PROPOSED CHANGE IN IMPERVIOUS AREA: 0 SF (0 AC)

#### LEGEND

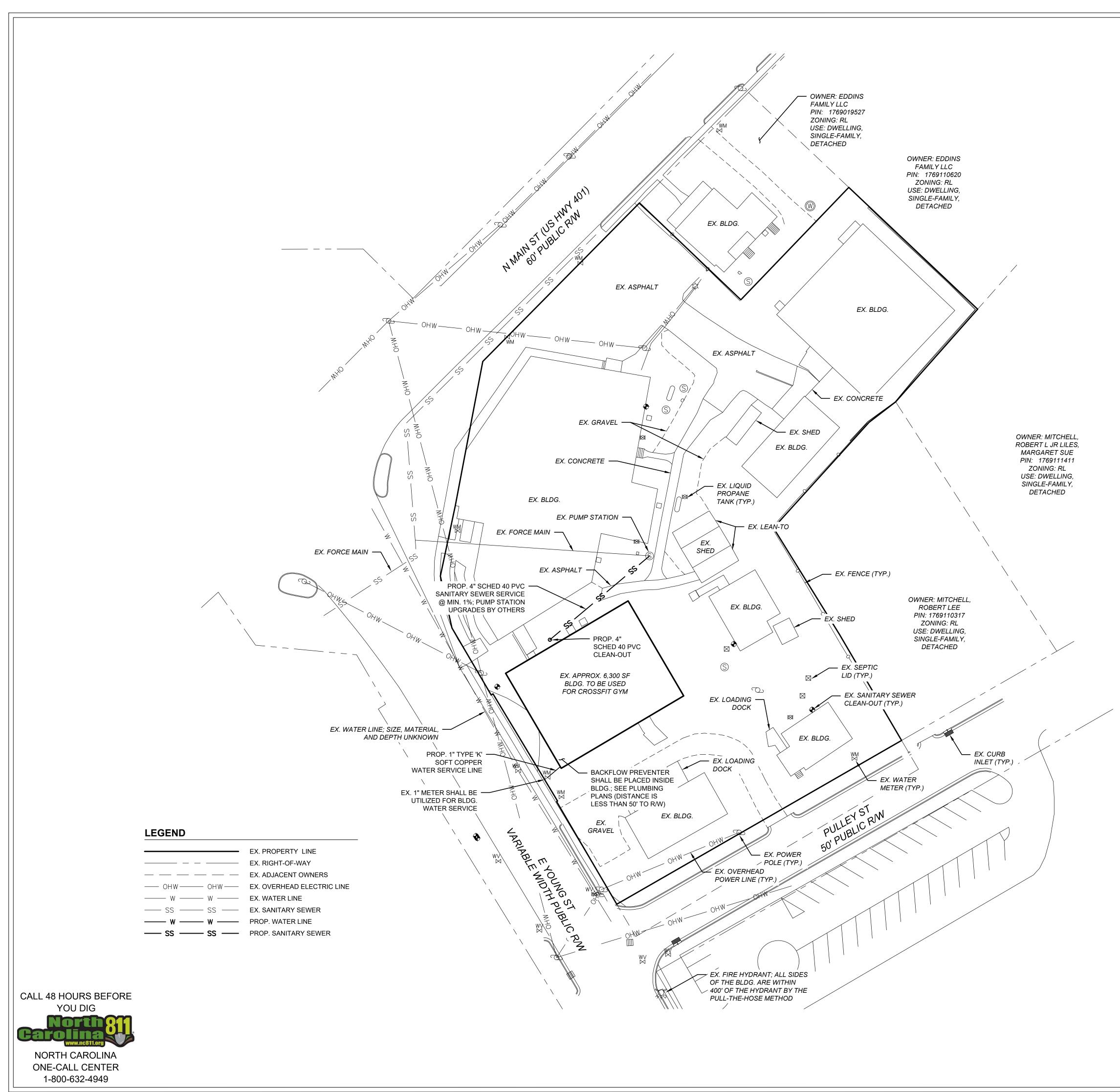
|                  | EX. PROPERTY LINE          |
|------------------|----------------------------|
|                  | EX. RIGHT-OF-WAY           |
|                  | EX. ADJACENT OWNERS        |
| —— OHW —— OHW —— | EX. OVERHEAD ELECTRIC LINE |
| W W              | EX. WATER LINE             |
| SS SS            | EX. SANITARY SEWER         |
| • • • • • • •    | PROP. PEDESTRIAN PATH      |

#### NOTES

- 1. THIS SITE IS EXEMPT FROM PERIMETER BUFFER REQUIREMENTS PER SECTION 6.2.2.1.B OF THE UDO THAT SPECIFICALLY EXEMPTS REPAIRS OR RENOVATIONS AND CHANGES OF USE.
- 2. SOLID WASTE COLLECTION SHALL BE BY ROLL-OUT CARTS CONTRACTED PRIVATELY. ROLL-OUT CARTS WILL BE COLLECTED ONSITE AND NOT AT THE ROAD.



| ALL CONSTRUCTION SHALL BE IN         |
|--------------------------------------|
| ACCORDANCE WITH ALL TOWN OF          |
| ROLESVILLE, CITY OF RALEIGH AND WAKE |
| COUNTY STANDARDS AND SPECIFICATIONS  |



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#### CITY OF RALEIGH 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)
- UTILITY SEPARATION REQUIREMENTS:

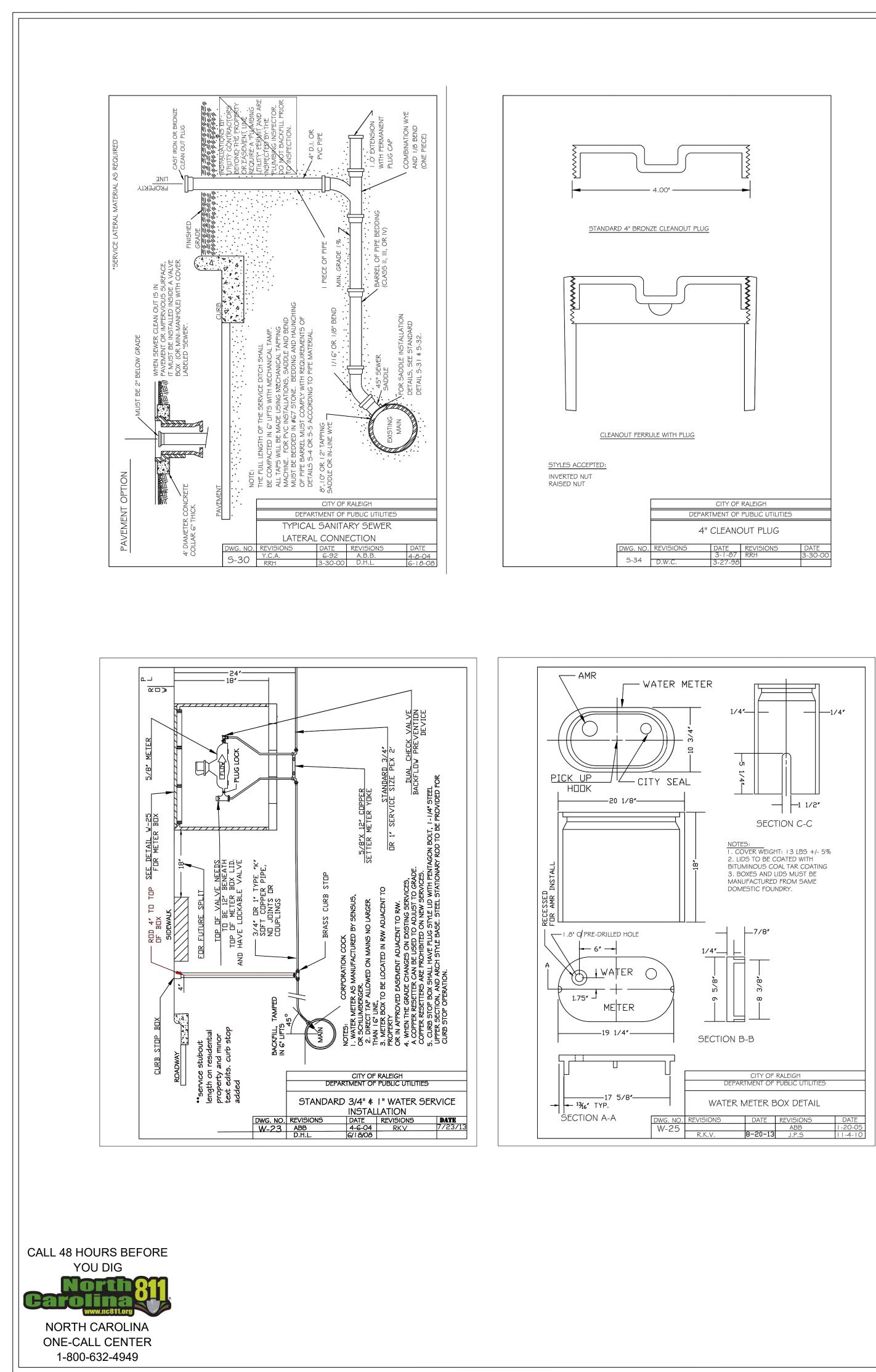
   A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
- 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. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 7. 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
- 8. INSTALL ¾" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC\* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 10. 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
- 11. 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
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

#### NOTES

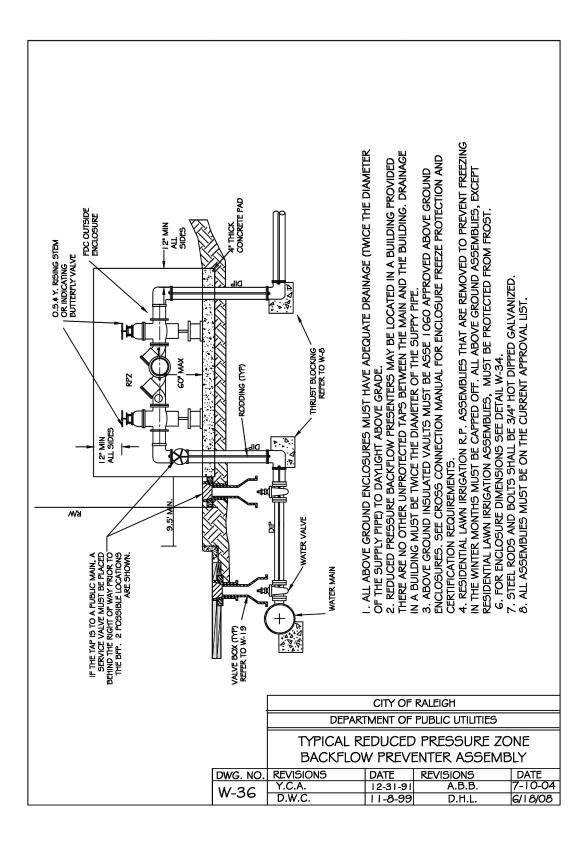
- 1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 2. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- 3. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- 4. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- 5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

| ENGINEERING                                                   |                                                             |                     |                                             |       |
|---------------------------------------------------------------|-------------------------------------------------------------|---------------------|---------------------------------------------|-------|
|                                                               | POST OFFIC<br>RALEIGH, NORTH<br>PHONE: 9'<br>FIRM NC LICENS | I CAROL<br>19.610.1 | INA 27675-<br>051                           |       |
|                                                               | SEA<br>SEA<br>SEA<br>SEA<br>SEA<br>SEA<br>SEA<br>SEA        |                     |                                             |       |
|                                                               | REVISION                                                    |                     |                                             |       |
| REV                                                           | REVISION                                                    |                     |                                             |       |
| #                                                             |                                                             |                     | DATE                                        | BY    |
| 1                                                             | TOR COMMEN                                                  | NTS                 | 8/18/2022                                   | FLM   |
|                                                               |                                                             |                     |                                             |       |
|                                                               |                                                             |                     |                                             |       |
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|                                                               |                                                             |                     |                                             |       |
|                                                               |                                                             |                     |                                             |       |
|                                                               |                                                             |                     |                                             |       |
|                                                               | ORIGINAL PLAN                                               | N SIZE: 2           | 24" X 36"                                   |       |
| 30 15 0 30<br>SCALE: 1 INCH = 30 FEET                         |                                                             |                     |                                             |       |
|                                                               | N                                                           | SCAL                | .E ADJUSTN                                  | 1ENT  |
|                                                               |                                                             |                     | R IS 1 INCH IN I<br>DRIGINAL DRAV           | /ING  |
|                                                               |                                                             |                     |                                             | 1"    |
|                                                               |                                                             | SHEET,              | NOT 1 INCH OI<br>ADJUST YOUR<br>ACCORDINGLY | SCALE |
|                                                               | SITE                                                        |                     |                                             |       |
| ROLESVILLE CROSSFIT<br>100 E YOUNG ST<br>ROLESVILLE, NC 27571 |                                                             |                     |                                             |       |
| MCARN REALTY LLC                                              |                                                             |                     |                                             |       |
|                                                               | DATE:                                                       | 08                  | 8-05-2022                                   |       |
| SCALE: AS SHOWN                                               |                                                             |                     |                                             |       |
|                                                               | SIGNED BY:                                                  |                     | FLM<br>FLM                                  |       |
|                                                               | DJECT NO.:                                                  |                     | 22041                                       |       |
| UTILITY PLAN                                                  |                                                             |                     |                                             |       |
|                                                               | $\widehat{}$                                                | <b>つ</b>            | )                                           |       |
| C-J<br>SHEET 3 OF X                                           |                                                             |                     |                                             |       |

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH AND WAKE COUNTY STANDARDS AND SPECIFICATIONS



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| 1                                                                        |                                                                        |                                   |        |
|--------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------|--------|
| ENGINEERING                                                              |                                                                        |                                   |        |
| POST OFFIC<br>RALEIGH, NORTH<br>PHONE: 9 <sup>7</sup><br>FIRM NC LICENSI | CAROL<br>19.610.1                                                      | INA 27675-<br>051                 |        |
| FIRM NC LICENSE NUMBER C-4222                                            |                                                                        |                                   |        |
|                                                                          |                                                                        |                                   |        |
| REVISION                                                                 |                                                                        |                                   | _      |
| # DESCRIPTIO                                                             | N                                                                      | DATE                              | BY     |
| 1 TOR COMMEN                                                             | ITS                                                                    | 8/18/2022                         | FLM    |
|                                                                          |                                                                        |                                   |        |
|                                                                          | SCAL                                                                   | E ADJUSTN                         | /IENT  |
|                                                                          | ON C                                                                   | R IS 1 INCH IN I<br>DRIGINAL DRAV | VING   |
|                                                                          |                                                                        |                                   | 1"<br> |
|                                                                          | IF IT IS NOT 1 INCH ON THIS<br>SHEET, ADJUST YOUR SCALE<br>ACCORDINGLY |                                   |        |
|                                                                          |                                                                        | <b>C</b>                          |        |
| SITE F                                                                   | -LAN                                                                   | 3                                 |        |
| ROLESVILLE CROSSFIT                                                      |                                                                        |                                   |        |
| 100 E YOUNG ST                                                           |                                                                        |                                   |        |
| ROLESVILLE, NC 27571                                                     |                                                                        |                                   |        |
|                                                                          |                                                                        |                                   |        |
|                                                                          |                                                                        |                                   |        |
| MCARN REALTY LLC                                                         |                                                                        |                                   |        |
|                                                                          |                                                                        |                                   |        |
| DATE:                                                                    | 0                                                                      | 8-05-2022                         |        |
| SCALE: AS SHOWN                                                          |                                                                        |                                   |        |
| DESIGNED BY: FLM                                                         |                                                                        |                                   |        |
| APPROVED BY:FLMPROJECT NO.:22041                                         |                                                                        |                                   |        |
| DETAILS                                                                  |                                                                        |                                   |        |
|                                                                          |                                                                        |                                   |        |
| C-4                                                                      |                                                                        |                                   |        |
| SHEET 4 OF X                                                             |                                                                        |                                   |        |

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH AND WAKE COUNTY STANDARDS AND SPECIFICATIONS