

Administrative Site Plan

South Main

Town of Rolesville Wake County, North Carolina

Please submit a public sanitary sewer permit application with the next submittal.



VICINITY MAP
SCALE 1"=400'

SITE DATA:	
SITE ADDRESS:	503 SOUTH MAIN
PIN:	0753971338
SITE AREA	1.80 AC (78,408 SF)
IMPERVIOUS PROPOSED	1.37 ACRES (59,677 SF)
IMPERVIOUS PERCENT (%)	76%
WATERSHED:	MILBURNIE LAKE - NEUSE
HUC:	0302020107
LATITUDE:	35.916120
LONGITUDE:	-78.468430
ZONING DISTRICT	GC
FUTURE LAND USE	COMMERCIAL
OPEN SPACE SIZE REQD:	3920 SF (5%)
OPEN SPACE SIZE PROVIDED:	4150 SF (5%)
OPEN AREA SUMMARY:	ACTIVE OPEN AREA 1 = 2042 SF ACTIVE OPEN AREA 2 = 1172 SF ACTIVE OPEN AREA 3 = 936
BUILDING SETBACKS	20' (FRONT) 15' (SIDE) 35' (REAR)
BUILDING HEIGHT (MAX)	35'
PARKING SUMMARY:	
RESIDENTIAL UPPER STORY: MIN 1 / UNIT	11/1 = 11 SPACES
COMMERCIAL: MIN 2.5 SPACE / 1000 SF	13,500 / 1000 * 2.5 = 34 SPACES
PARKING MIN REQUIRED:	45 SPACES
PARKING PROVIDED:	63 SPACES
BIKE PARKING (REQUIRED / PROVIDED)	1 PER BLDG
TOTAL DENUDED AREA	87,654 SF (2.01 ACRES)

PROJECT INFORMATION:

PROJECT:	MAIN STREET COMMERCIAL
OWNER / DEVELOPER:	TOY STORAGE, LLC 2700 GRESHAM LAKE RD. RALEIGH, NC 27615 (919) 604-0505
PHONE:	(919) 210-3934
CONTACT:	ALLEN MASSEY
EMAIL:	STORIT@AOL.COM
ENGINEER:	KEITH P. GETTLE, PE GETTLE ENGINEERING AND DESIGN, PLLC 3616 WAXWING CT. WAKE FOREST, NC 27587
PHONE:	(919) 210-3934
EMAIL:	KPGETTLE@GMAIL.COM
SURVEYOR:	CAWTHORNE MOSS AND PANCIERA P.C. 333 SOUTH WHITE STREET WAKE FOREST NORTH CAROLINA 27588 (919) 556-3148
PHONE:	(919) 556-3148
PROJECT ADDRESS:	503 SOUTH MAIN STREET, ROLESVILLE NC
PIN:	1758784708
ZONING:	GC
EXIST USE:	VACANT
OVERLAY:	NONE
FLOOD ZONE:	NO FLOOD HAZARDS AREAS PER FEMA FIRM 3720175800K
IMPERVIOUS:	EXISTING: 4195 SF (.1 ACRES)

SHEET

C1
C2
C3
C4
C5
C6
C7
C8
D-1
D-2
D-3
D-4
D-5
EC1
EC2
EC3
EC4
EC5
EC6
EC7

DESCRIPTION

Cover Sheet
Existing Conditions Survey
Standard Notes
Existing Conditions & Demolition Plan
Site Plan
Grading Plan
Utility Plan
Utility Plan - SS Extension
Landscape Plan
Lighting Plan (TBD)
Standard Site Details
Site and Stormwater Details
BMP Device Detail
Sanitary Sewer Details
Water Details
Phase 1 - Erosion Control Plan
Phase 2 - Erosion Control Plan
Phase 3 - Erosion Control Plan
Phase 4 - Erosion Control Plan
Erosion Control Details
Erosion Control Details
NCG01 Requirements

GENERAL NOTES

- BOUNDARY AND TOPO INFORMATION TAKEN FROM CAWTHORNE, MOSS & PANCIERA, P.C., SURVEYING, TITLED TOPOGRAPHIC SURVEY FOR TOY STORAGE LLC, DATED MARCH 3, 2022.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL CONSTRUCTION WILL BE IN STRICT CONFORMANCE TO THE TOWN OF ROLESVILLE, CITY OF RALEIGH, WAKE COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
- NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.

	NEW	EXISTING
DRAINAGE STRUCTURE	□ □ □ □ □	□ □ □ □ □
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEANOUT	— C.O.	— C.O.
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
OVERHEAD UTILITY LINE	— OH	— OH
UNDERGROUND ELECTRIC LINE	— E	— E
UNDERGROUND TELECOM/DATA LINE	— TD	— TD
FIBER OPTIC CABLE	— FO	— FO
GAS LINE	— G	— G
STORM DRAINAGE PIPE	— SD	— SD
SANITARY SEWER LINE	— SS	— SS
WATER LINE	— W	— W
SURFACE ELEVATION CONTOUR	400	400
SURFACE SPOT ELEVATION	308.44	308.44
CLEARING LIMIT/TREE LINE	~ ~ ~ ~ ~	~ ~ ~ ~ ~
LIMIT OF DISTURBANCE	— — — — —	— — — — —
ELECTRICAL TRANSFORMER PAD	T	T
TOWNHOME PARKING (NUMBER)	71	

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER(S)	PHASE 1
NUMBER OF LOT (S)	1
LOT NUMBERS BY PHASE	1
NUMBER OF UNITS	1
LIVABLE OF UNITS	11 UNITS
OPEN SPACE (YES/NO)	YES
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
WATER SERVICE ABANDONED	2
SEWER SERVICE STUBS (NEW)	1
SEWER SERVICE REMOVED	0

This site plan will require a public sewer extension.



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)
The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

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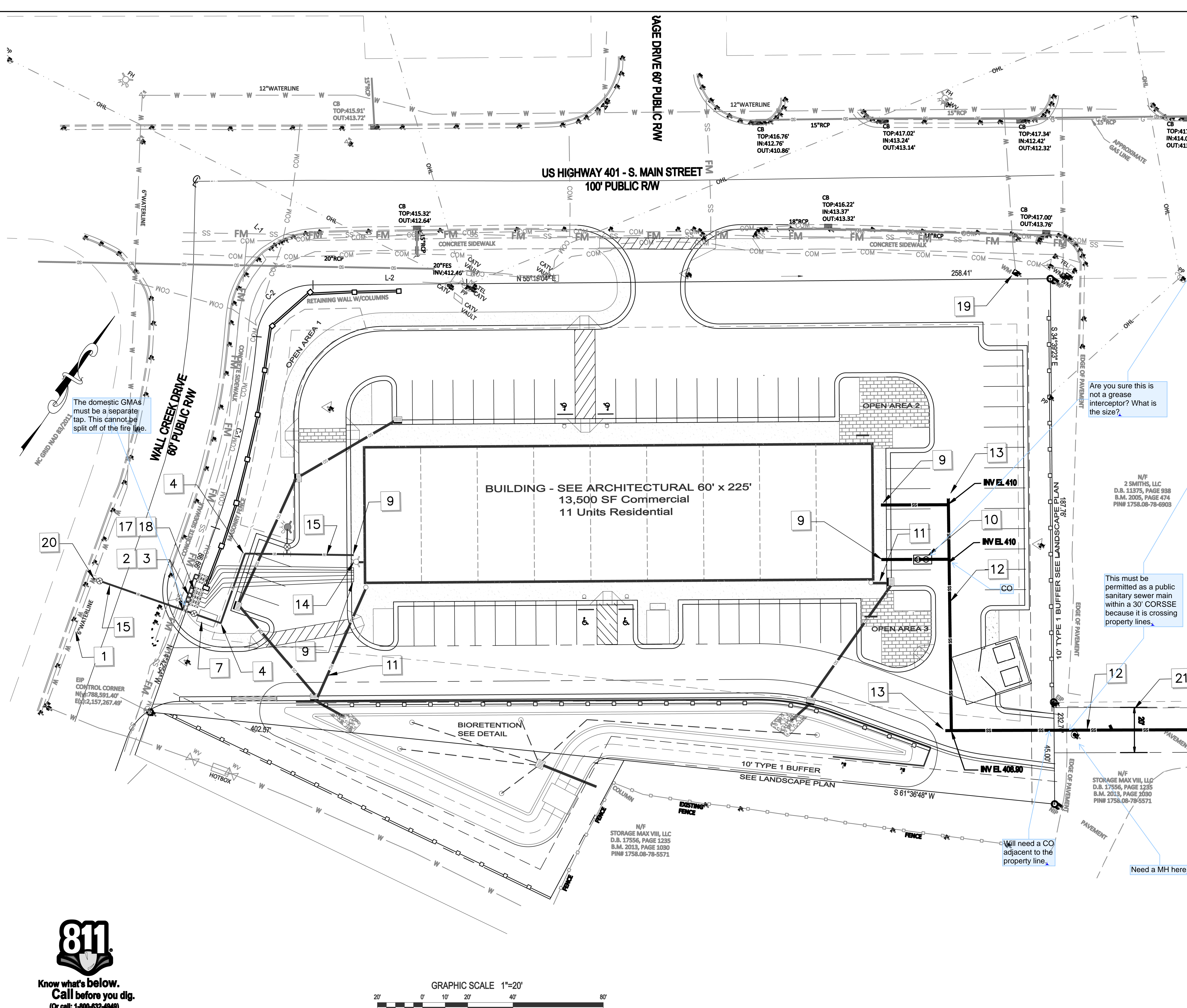
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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction, is not to be considered as approval or endorsement of the project or the City's Public Utilities Department. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Laws. All construction must be in accordance with all local, State, and Federal rules and regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be relied upon if any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____
City of Raleigh Review Officer _____



- KEY**
- EXISTING WATER LINE LOCATION SHOWN IS APPROXIMATE. COORDINATE WITH CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO STARTING WATERLINE CONSTRUCTION. CONFORM TO ALL WATER AUTHORITY STANDARDS AND REQUIREMENTS, AND TO ALL RIGHT-OF-WAY ENCROACHMENT CONDITIONS. VERIFY EXISTING PIPE SIZE AND MATERIAL, AND NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
 - CORPORATION STOP.
 - COPPER SERVICE LINE.
 - 90 DEGREE, OR 45 DEGREE, OR 22.5 DEGREE 1/2 BEND AND RESTRAINT.
 - UNDERGROUND ELECTRIC SERVICE LINE AND PAD-MOUNTED TRANSFORMER (SHOWN SCHEMATICALLY). CONTRACTOR SHALL HAVE APPLICATION FOR ELECTRIC SERVICE, COORDINATE INSTALLATION, AND PROVIDE ALL MATERIALS AND WORK NOT PROVIDED BY THE ELECTRIC COMPANY. VERIFY ROUTE AND LOCATIONS WITH ARCHITECT AND SERVICE PROVIDER.
 - ELECTRIC METER LOCATION ON BUILDING (SHOWN SCHEMATICALLY). VERIFY EXACT LOCATION WITH ARCHITECT AND SERVICE PROVIDER.
 - BACKFLOW PREVENTER DEVICE (BFD) LOCATED IN AN "ABOVE GROUND" HEATED ENCLOSURE.
 - INSTALL SITE LIGHTING CIRCUIT IN BUILDING ELECTRICAL PANEL AND ROUTE TO SITE LIGHTING FIXTURES. PROVIDE AND INSTALL CONDUIT AS NEEDED. VERIFY DETAILS WITH OWNER AND ARCHITECT, AND SERVICE PROVIDER. EXTEND SITE UTILITIES TO A POINT WITHIN 6 FEET OF THE BUILDING WALLS. BUILDING PLUMBER SHALL MAKE ALL UTILITY CONNECTIONS.
 - OIL/WATER SEPARATOR OF TRAFFIC RATED ACCESS LIDS.
 - DOWNSPOUT PIPE HEADER. TIE INTO STORM DRAIN STRUCTURE. FIELD VERIFY LOCATION / ELEVATION.
 - 1" PVC, 80% SLOPE, PRIVATE SANITARY SEWER MAIN WITH CLEANOUTS AT ALL BENDS AND A MAX SPACING OF 75 FEET-MIN 2% SLOPE.
 - SANITARY SEWER CLEANOUT (SEE DETAIL AND NOTES). USE TRAFFIC BEARING CLEANOUT IN PAVEMENT AREAS.
 - FIRE DEPARTMENT CONNECTION TYPE SHALL BE 6 INCH STOVE, WITH 1/2" FITTINGS AS NEEDED.
 - DUCTILE IRON PIPE WATER LINE, 3/4" BELOW FINISH GRADE.
 - FIRE HYDRANT ASSEMBLY WITH 1/2" VALVE AND BOX. SEE COR DETAIL W4.
 - 1" GWS METER ASSEMBLY - SEE COR DETAIL W28.
 - 1" RP BACKFLOW ASSEMBLY BY WATTS OR APPROVED EQUAL.
 - EXISTING WATER METER TO BE REMOVED / ABANDONED.
 - 1/2" TAPPING SLEEVE AND 1/2" GATE VALVE.
 - PRIVATE SANITARY SEWER ASSEMBLY.

KEYED NOTES UTILITY PLAN

Are you sure this is not a grease interceptor? What is the size?

This must be permitted as a public sanitary sewer main within a 30' CORSSSE because it is crossing property lines.

Will need a CO adjacent to the property line.

Need a MH here.

The offsite 30' CORSSSE must be recorded by deed with Raleigh's deed template. This document must be submitted to Raleigh for review, signed and recorded with Wake Co prior to CD approval.

NO.	DATE	BY	REVISION/DESCRIPTION
1	07-26-2022	BY	INITIAL SUBMITTAL
2	DATE	BY	COMMENT
3	DATE	BY	COMMENT
4	DATE	BY	COMMENT
5	DATE	BY	COMMENT
6	DATE	BY	COMMENT
7	DATE	BY	COMMENT
8	DATE	BY	COMMENT

NOTES

- SEE SHEET C1 FOR STANDARD AND UTILITY NOTES.

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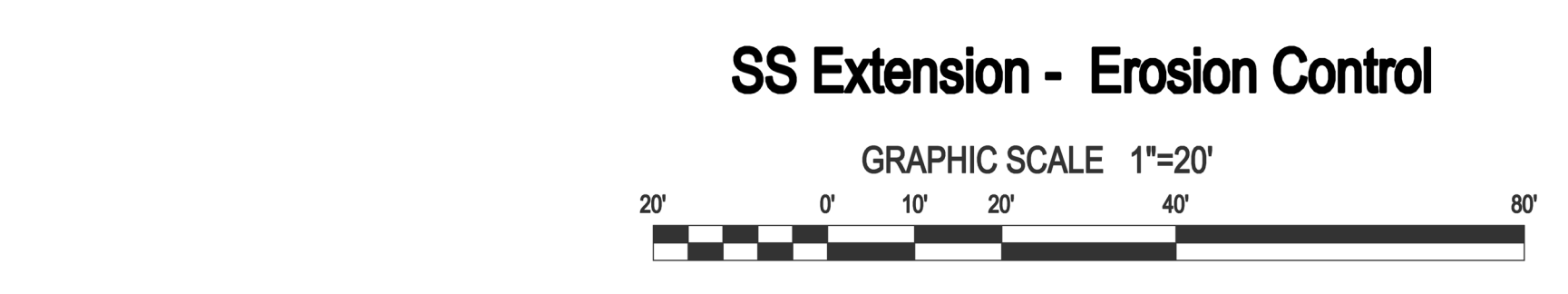
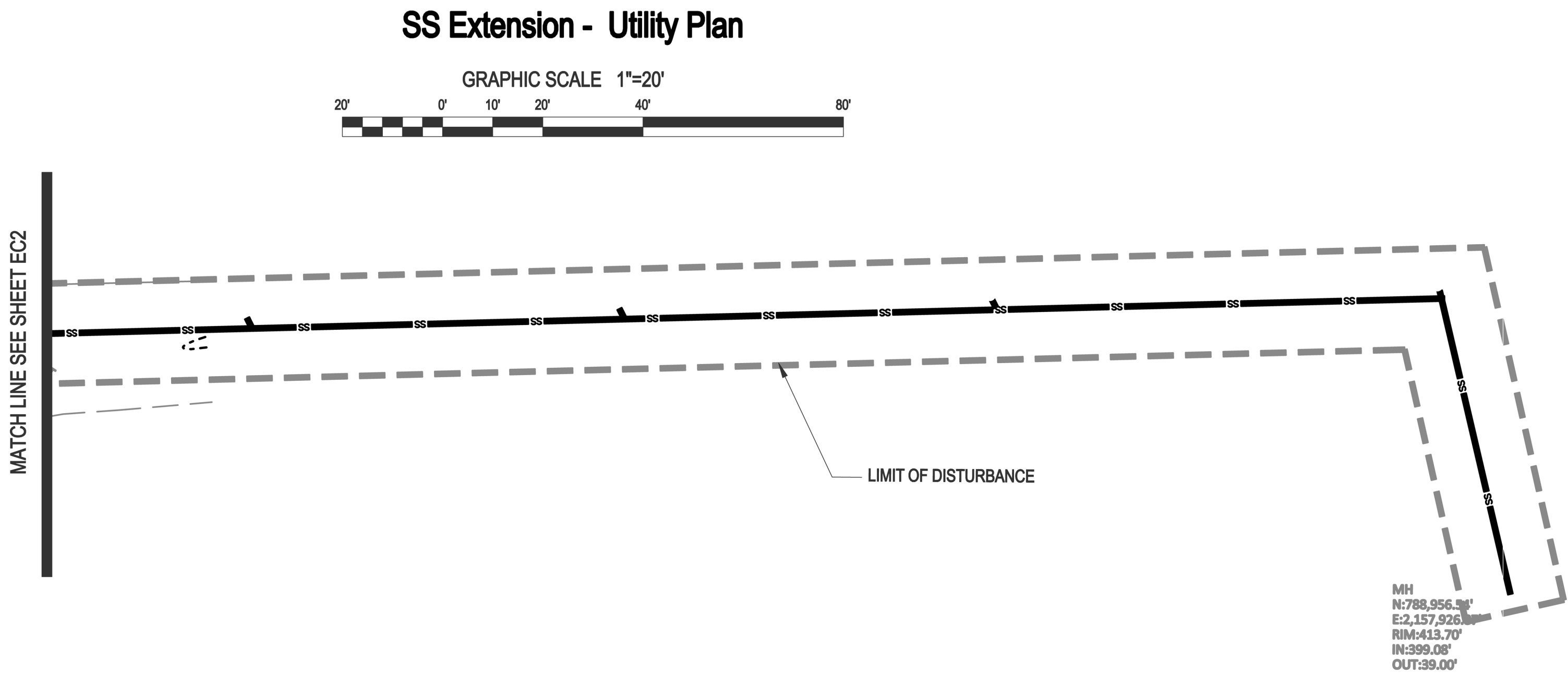
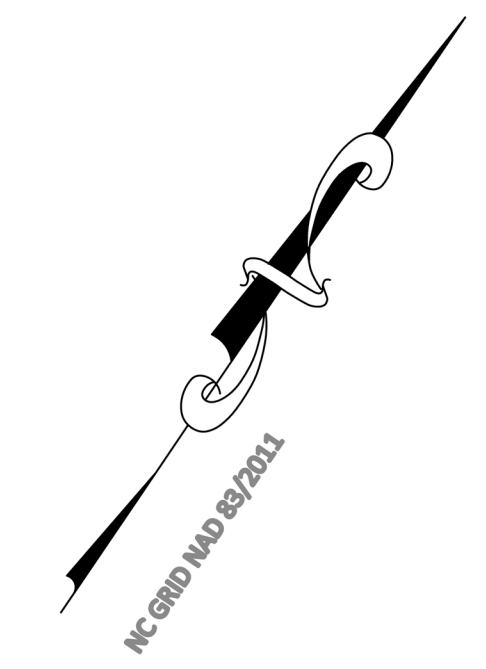
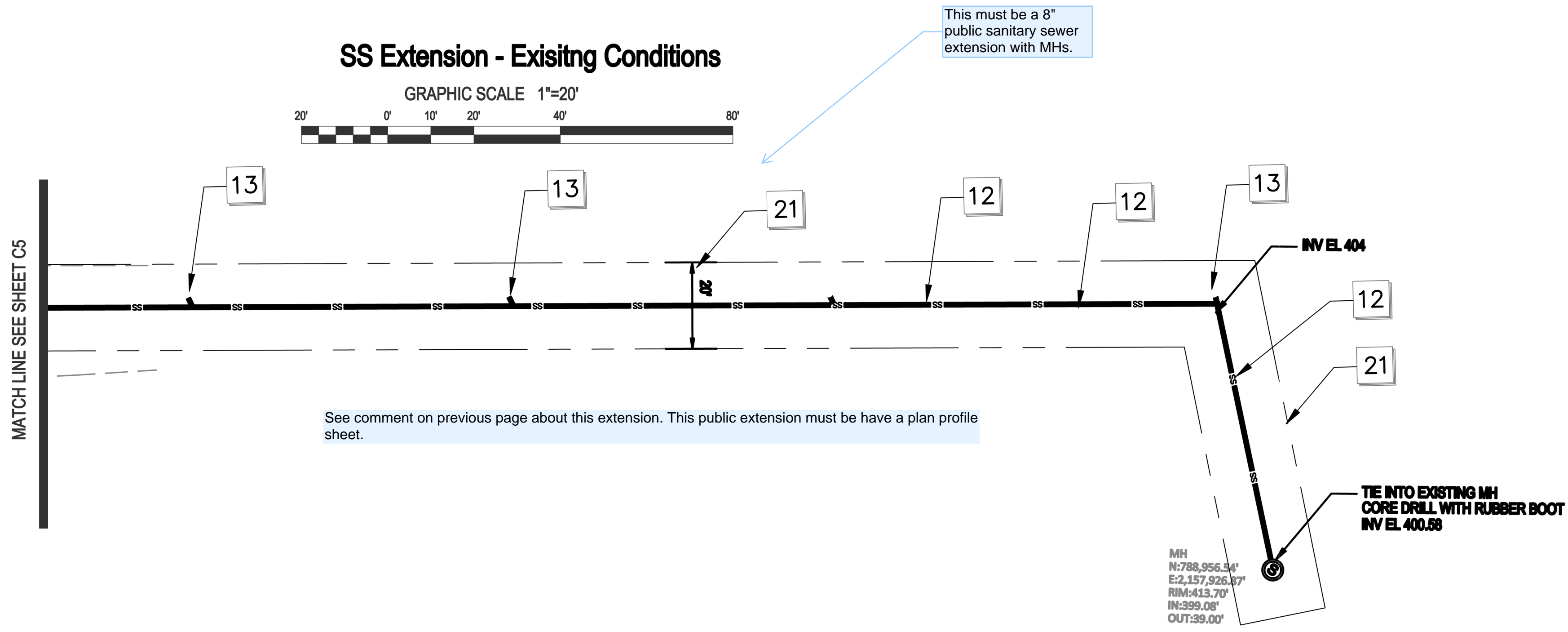
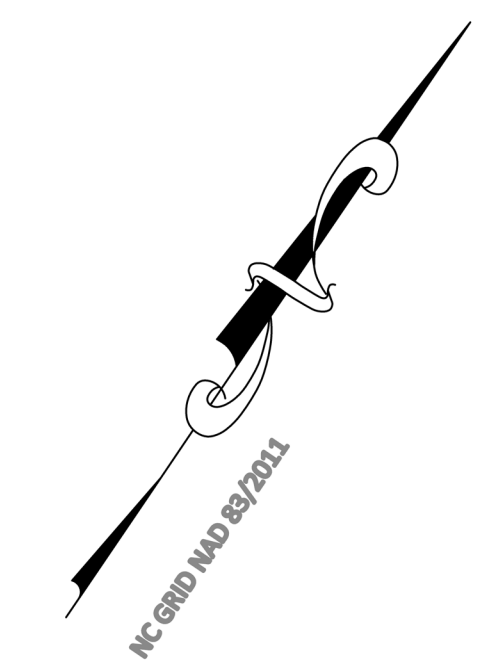
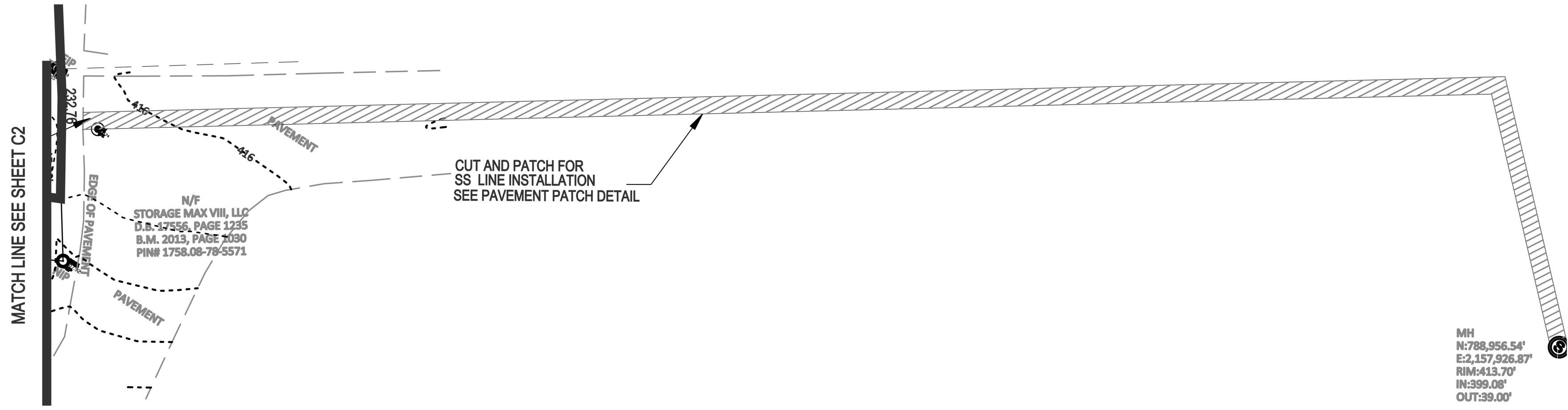
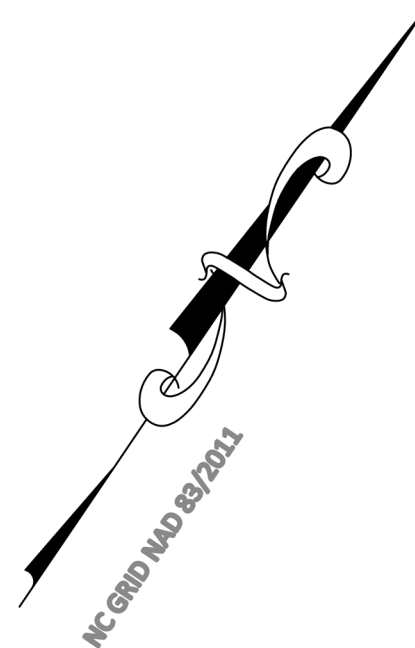
Utility Plan
South Main Street
 503 South Main Street
 Rolesville, Wake County, North Carolina

Project No. XXXXX
 Dwg No. **C5**



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

Gettle Engineering and Design, PLLC
 3616 Waxwing Court,
 Wake Forest, North Carolina 27587
 Firm License P-2536
 (919) 210-3934



- KEY**
- KEYED NOTES UTILITY PLAN**
- 1 IF EXISTING WATER LINE LOCATION SHOWN IS APPROXIMATE, COORDINATE WITH CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO STARTING WATERLINE CONSTRUCTION. CONFORM TO ALL WATER AUTHORITY STANDARDS AND REQUIREMENTS, AND TO ALL RIGHT-OF-WAY ENCROACHMENT CONDITIONS. VERIFY EXISTING PIPE SIZE AND MATERIAL, AND NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
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 - 14 PIPE DEPARTMENT CONNECTION TYPE SHALL BE 8 INCH STONZ, WITH MJ FITTINGS AS NEEDED.
 - 15 6" DUCTILE IRON PIPE WATER LINE, 6" BELOW FINISH GRADE.
 - 16 FIRE HYDRANT ASSEMBLY WITH 6" VALVE AND BOX. SEE OUR DETAIL W/.
 - 17 6" GAND METER ASSEMBLY - SEE OUR DETAIL W/.
 - 18 6" RP BACKFLOW ASSEMBLY BY WATTS OR APPROVED EQUAL.
 - 19 EXISTING WATER METER TO BE REMOVED / ABANDONED.
 - 20 6" TAPPING SLEEVE AND 6" GATE VALVE.
 - 21 20" PRIVATE SANITARY SEWER BASINMENT.

NOTES

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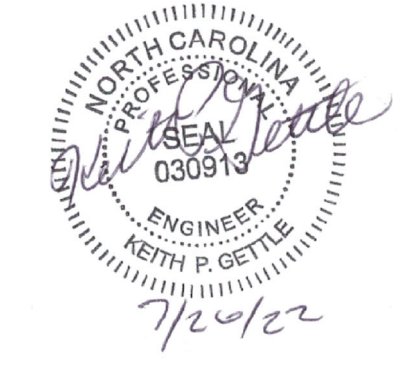
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City of Raleigh Development Approval: _____
City of Raleigh Review Officer: _____

Gettle Engineering and Design, PLLC
 3616 Waxwing Court,
 Wake Forest, North Carolina 27587
 (919) 210-3334 Firm License P-2538

NO.	DATE	BY	COMMENT	NO.	DATE	BY	COMMENT
1	07-28-2022	INITIAL SUBMITTAL		1			
2		BY		2			
3		BY		3			
4		BY		4			
5		BY		5			
6		BY		6			
7		BY		7			
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15		BY		15			
16		BY		16			
17		BY		17			
18		BY		18			
19		BY		19			
20		BY		20			
21		BY		21			



Utility Plan - SS Extension
 South Main
 503 South Main Street
 Rolesville, Wake County, North Carolina

Project No. XXXXX
 Dwg No. **C6**



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