

1' is not enough space for the WMs, COs and FHs behind the sidewalk. Please show a 3' City of Raleigh Utility Easement strip easement along each lot frontage.

Once design is complete, please email me for the water and sewer permit numbers and the development fees associated with this project.

MITCHELL MILL ROAD INVESTORS LLC
ZONING: RPUD C2
D.B. 037891, PG. 03263
PIN NO. 1767275368

ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767-01-06-9438

ANNIE H. MOODY
ZONING: R-30
D.B. 3750, PG. 587
B.M. 1986, PG. 862
PIN NO. 1767-01-06-9438

BERNARD B. BAILEY
ZONING: R-30
D.B. 10986, PG. 2739
PIN NO. 1767-01-15-3885

BERNARD B. BAILEY
ZONING: R-30
D.B. 3235, PG. 171
PIN NO. 1767-01-15-6769

SUE SCARBORO PARKER & BESTY SCARBORO
ZONING: R-30
D.B. 3558, PG. 618

ATTENTION CONTRACTORS

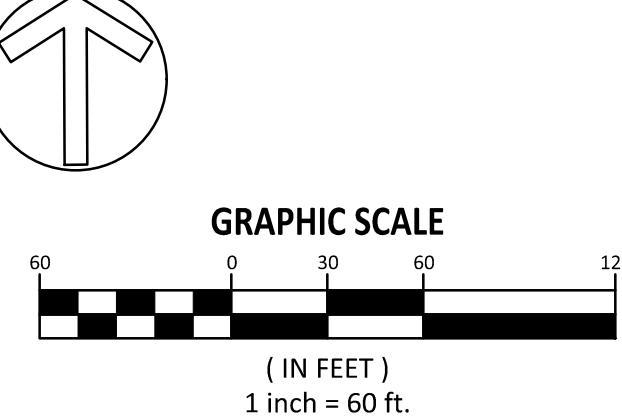
The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or <https://cityworks.raleighnc.gov/nucontractors/New> and schedule a Pre-construction meeting prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure. Failure to notify the Divisions 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.

Public Sewer Collection / Extension System
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- STANDARD CITY OF RALEIGH UTILITY NOTES:**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
 - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
 - SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of services from ROW or easement per CORPUD Handbook procedure.
 - Install 3/4" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 - Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
 - Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
 - Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
 - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
 - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
 - Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
 - The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
 - The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
 - 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.
 - NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.
 - Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".

	100 YR FLOODLINE
	PROPERTY BOUNDARY/PHASE LINE
	2' BUILDING RESTRICTION LINE
	50' NEUSE RIVER BUFFER
	PROPOSED SURFACE WATER LEVEL
	RIGHT-OF-WAY
	LIMITS OF DISTURBANCE
	LOT LINE
	WETLANDS
	AMENITY AREA
	CONCRETE
	10' CURB TRANSITION



AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

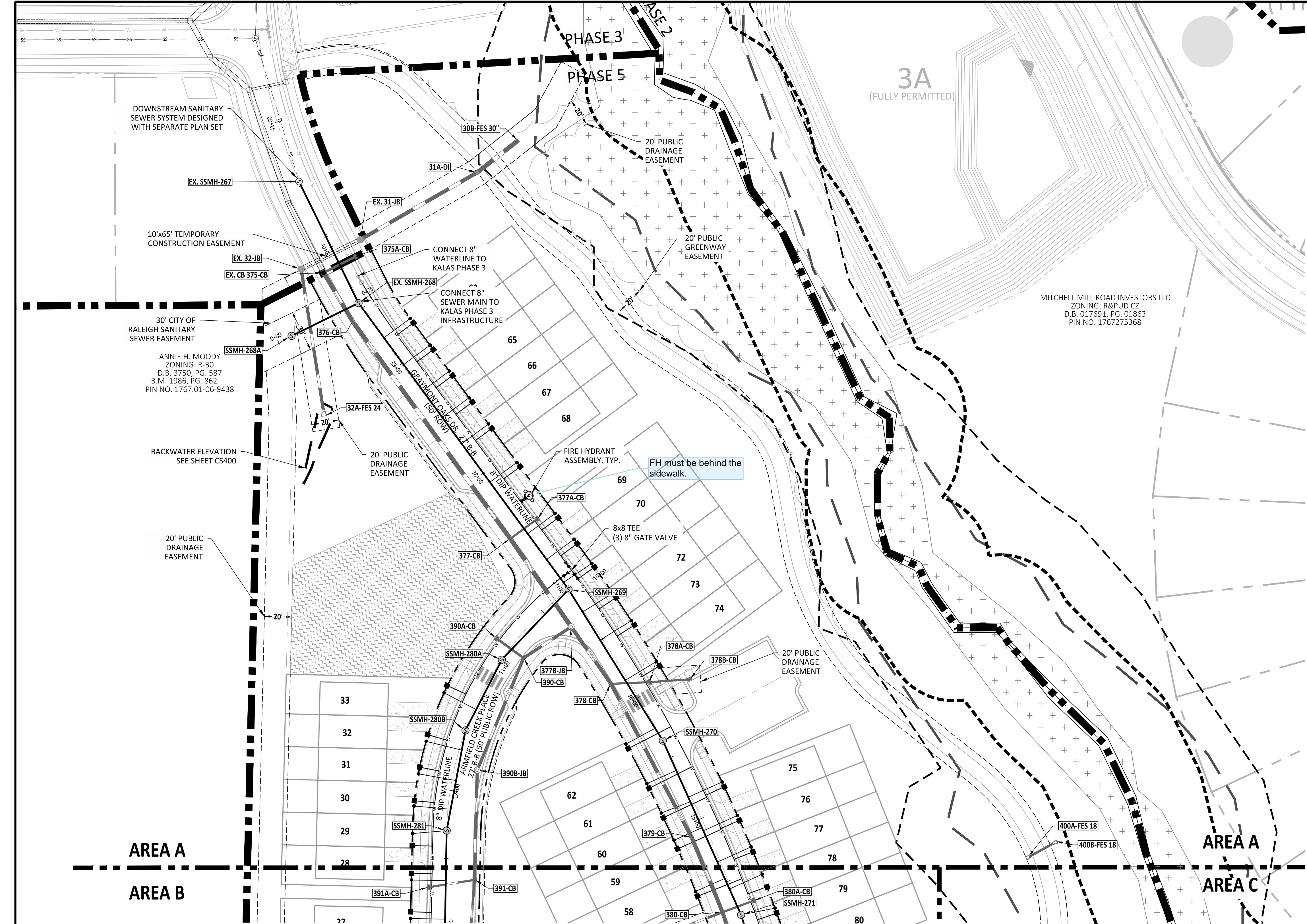


NO.	DATE	REVISION

STIPULATION FOR REUSE
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KALAS FALLS
PHASE 5
CONSTRUCTION DOCUMENTS
TOWN OF ROLESVILLE,
WAKE COUNTY, NC

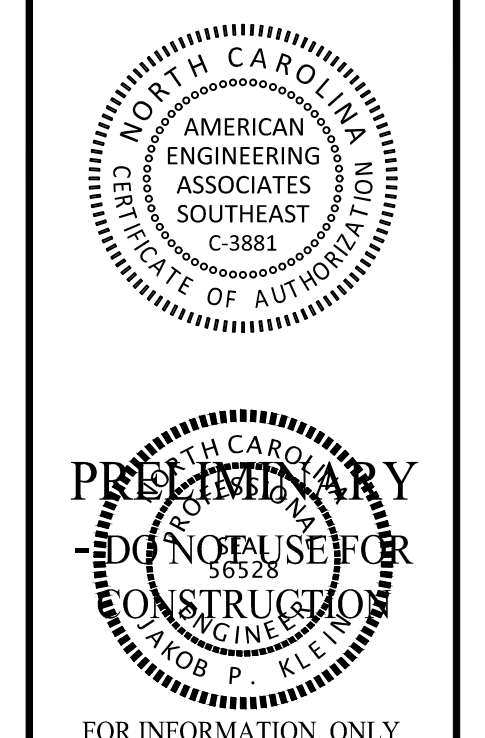
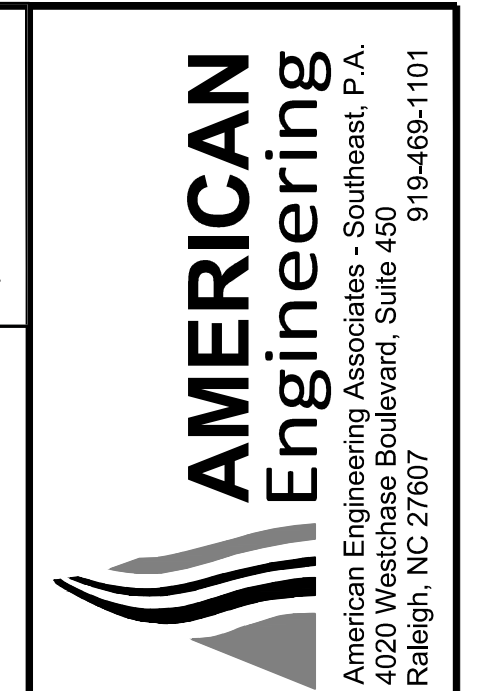
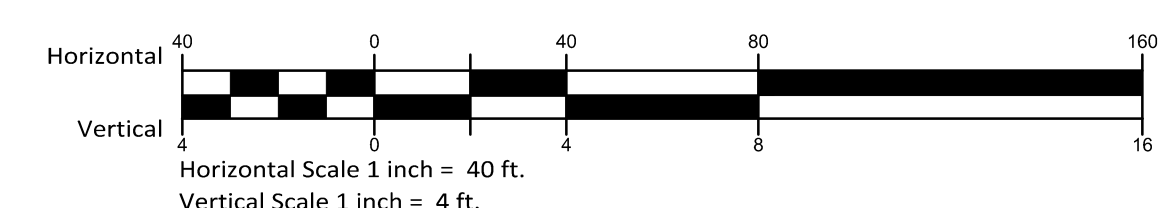
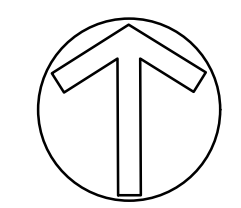
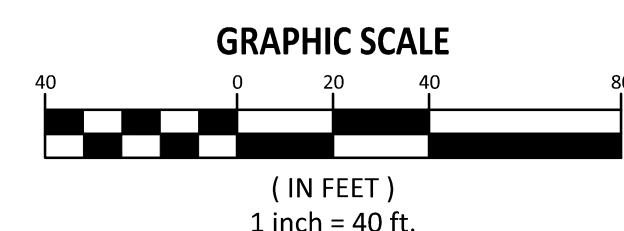
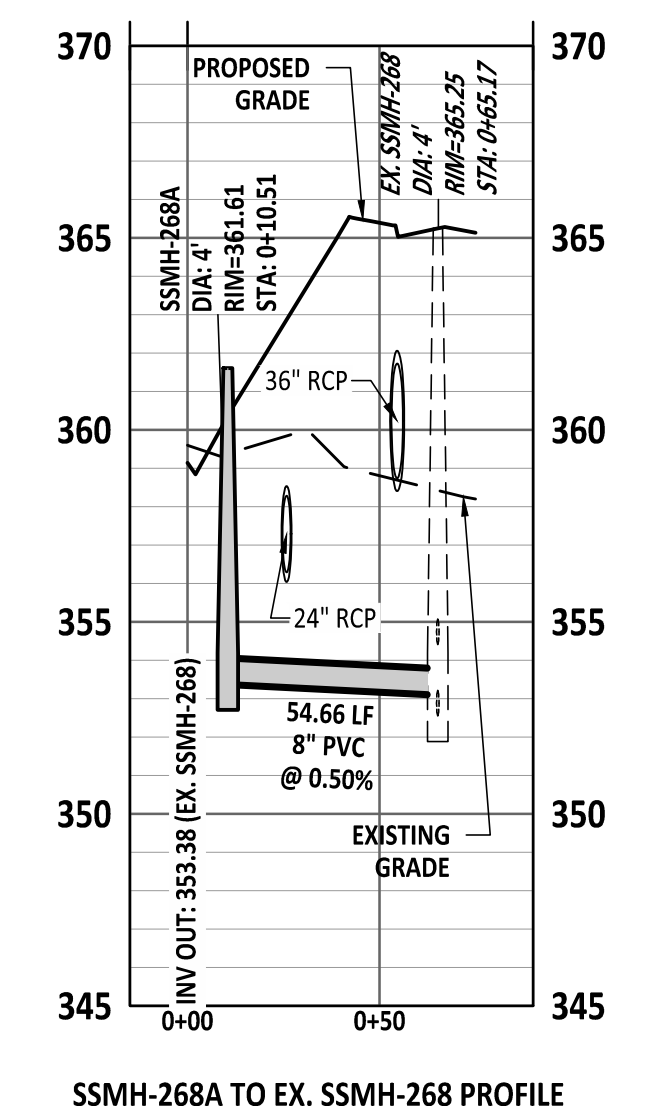
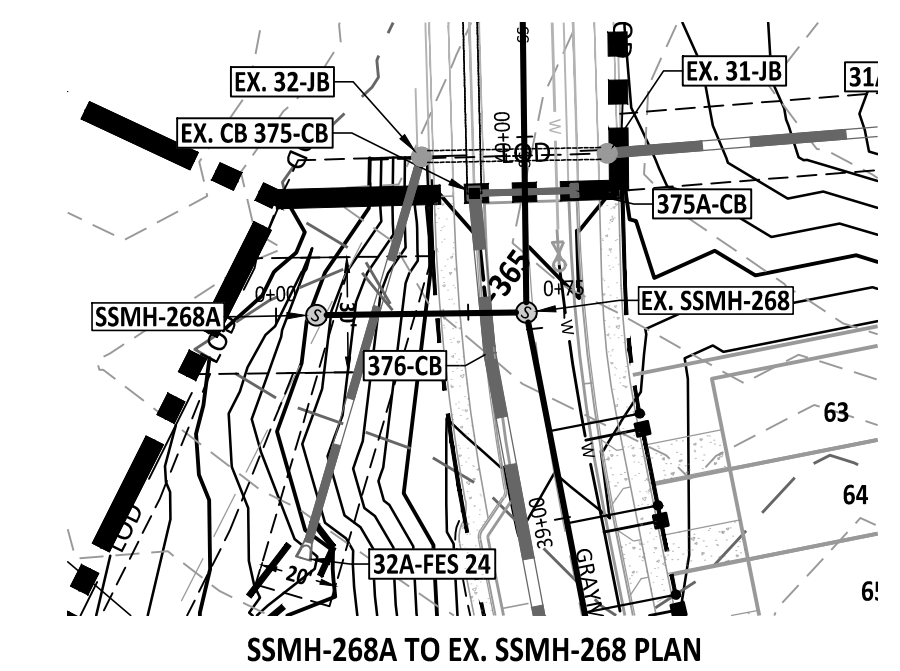
JOB NUMBER: R180115
CHECKED BY: JK
DRAWN BY: GE, RC
DATE: 12-23-2024
SHEET TITLE: UTILITY PLAN OVERALL
SHEET NO.: CU100



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SITE LEGEND	
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KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024

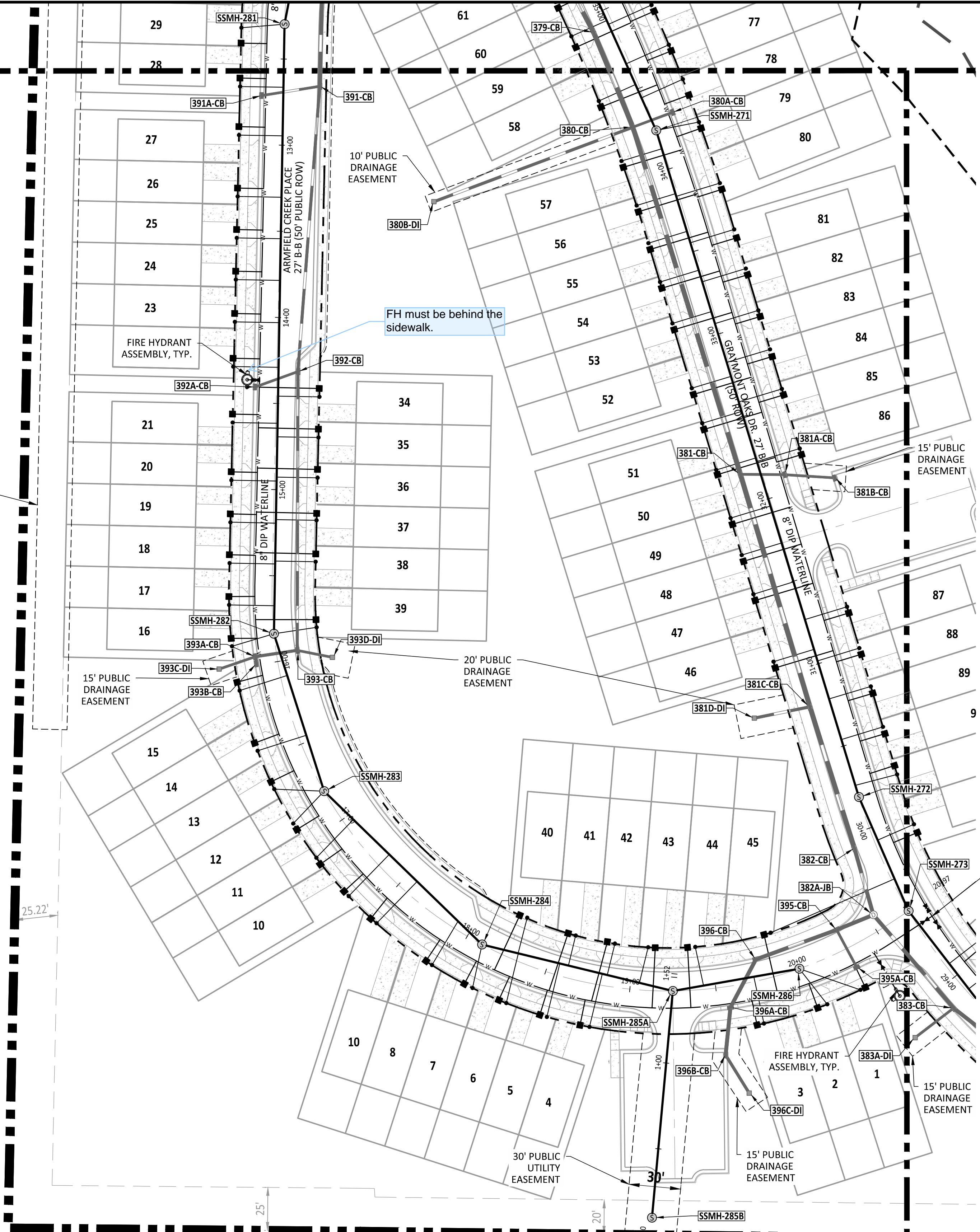
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UTILITY PLAN AREA A

SHEET NO.:
CU401



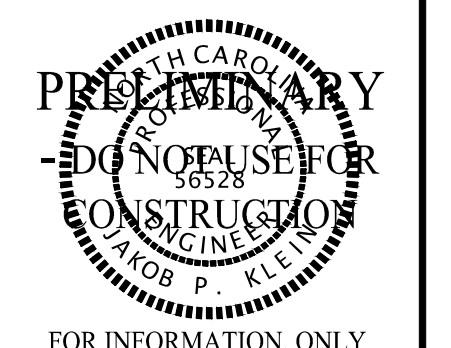
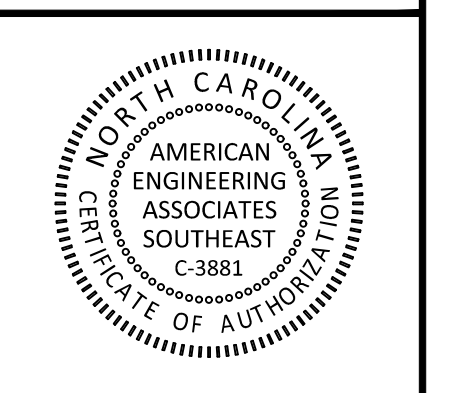
AREA A

AREA B

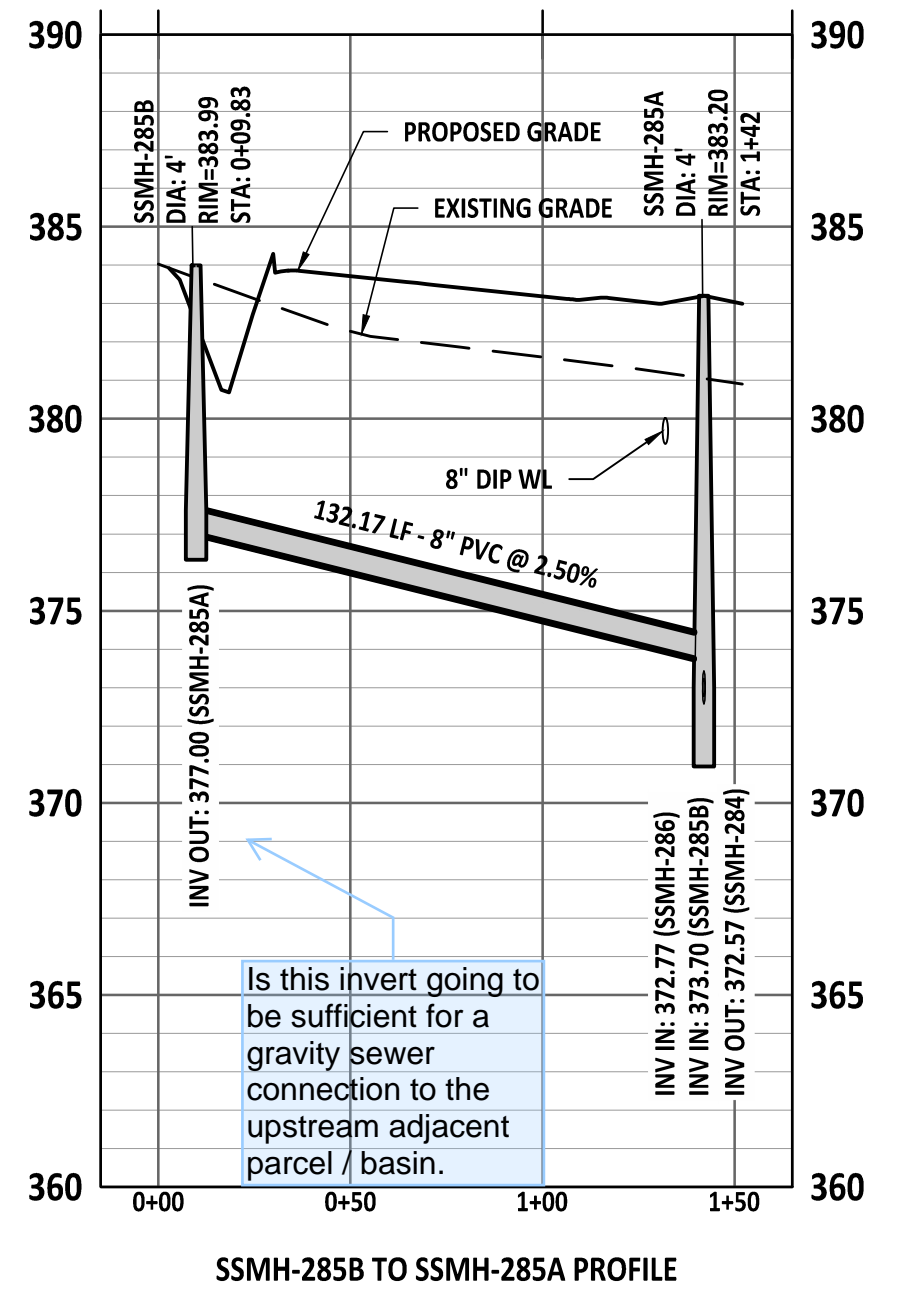
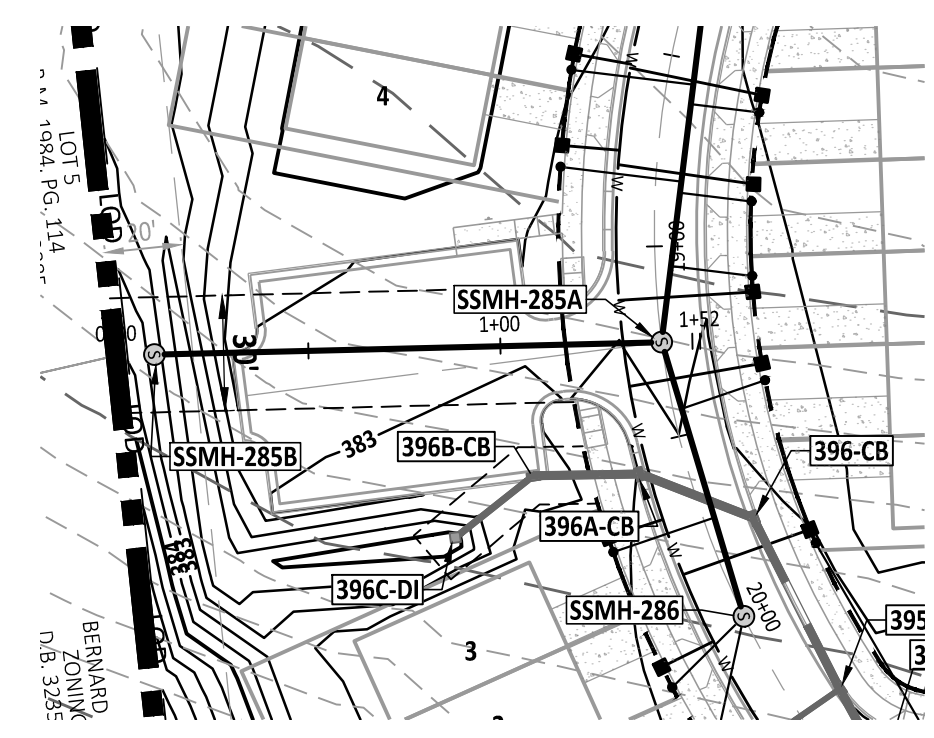


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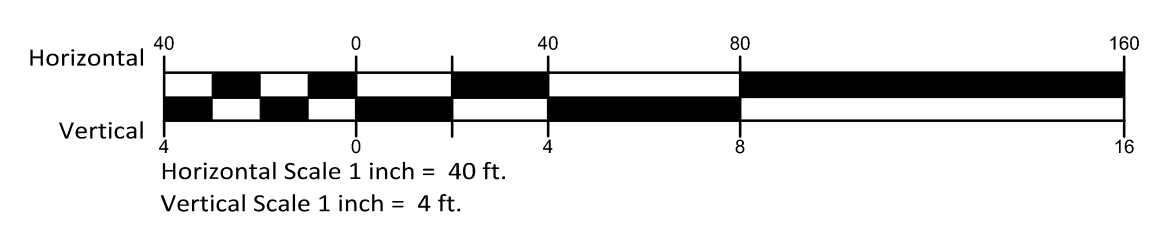
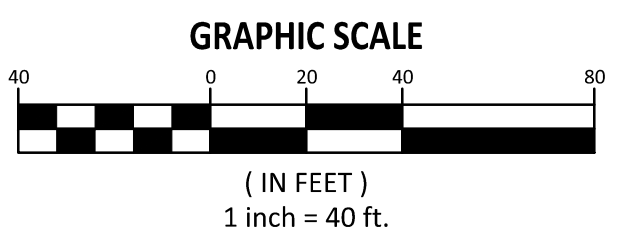
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ANNIE H. MOODY
 ZONING: R-30
 D.B. 3750, PG. 587
 B.M. 1986, PG. 862
 PIN NO. 1767.01-06-9438

BERNARD B. BAILEY LOT 5
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 D.B. 10888, PG. 2739 PIN NO. 1767.01-15-3885

BERNARD B. BAILEY LOT 6
 ZONING: R-30 B.M. 1984, PG. 114
 D.B. 3235, PG. 171 PIN NO. 1767.01-15-6769



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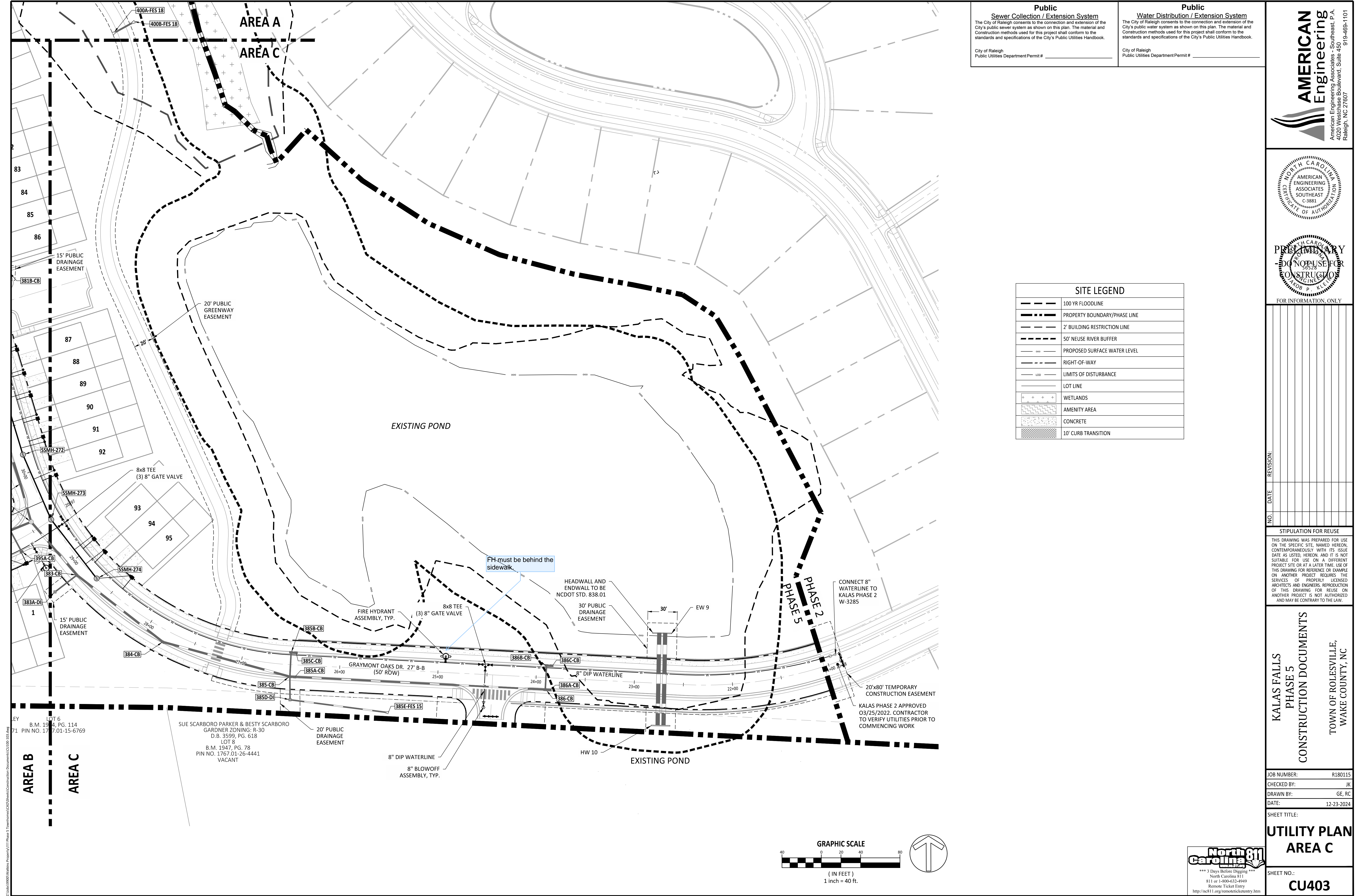
KALAS FALLS PHASE 5 CONSTRUCTION DOCUMENTS
 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE:

UTILITY PLAN AREA B
 SHEET NO.: **CU402**

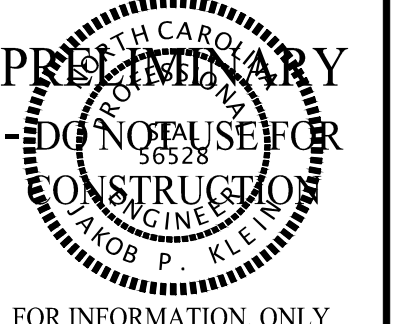
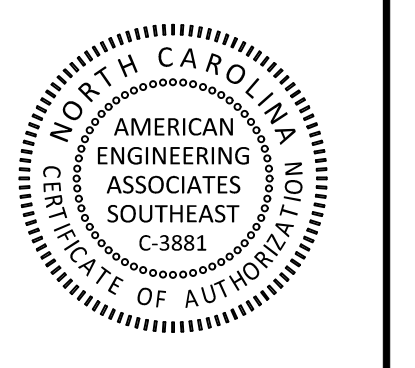
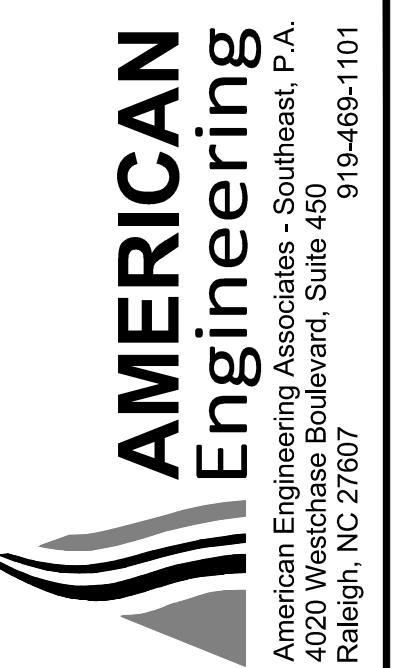


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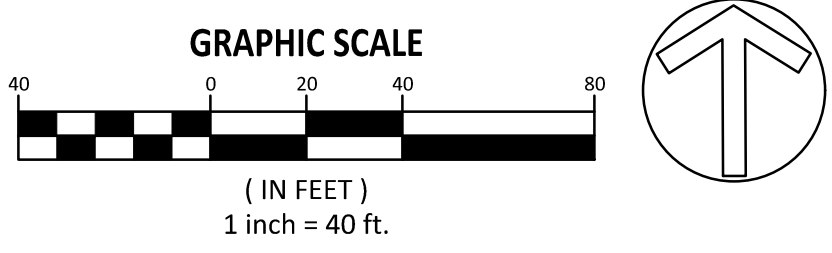
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 TOWN OF ROLESVILLE, WAKE COUNTY, NC

JOB NUMBER: R180115
 CHECKED BY: JK
 DRAWN BY: GE, RC
 DATE: 12-23-2024
 SHEET TITLE: **UTILITY PLAN AREA C**
 SHEET NO.: **CU403**



LOT 6
 B.M. 1914, PG. 114
 PIN NO. 177.01-15-6769

SUE SCARBORO PARKER & BESTY SCARBORO
 GARDNER ZONING: R-30
 D.B. 3559, PG. 618
 LOT 3
 B.M. 1947, PG. 78
 PIN NO. 1767.01-26-4441
 VACANT

AREA B
AREA C