



Town Board Regular Meeting
October 6, 2020 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Town of Rolesville Board of Commissioners meetings are livestreamed and may be viewed on the Town of Rolesville YouTube channel:
<https://www.youtube.com/user/townofrolesville>

AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Invocation
3. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.
4. Public Invited to be Heard – Public Invited to be Heard is for comments on **non-agenda items only**. The Town Clerk will compile and read non-agenda item public comments received via electronic submission to ensure they become part of the permanent record. To submit non-agenda item public comments prior to the meeting, complete a [Public Comment Submission Form](#).
5. Town Board Liaison Reports
 - Planning Board – Commissioner Medley
 - Parks & Recreation Advisory Board – Commissioner Vilga
 - Economic Development – Commissioner Sutton
 - Public Safety – Commissioner Wilson

B. CONSENT AGENDA

1. Approval of Minutes of September 1st, September 15th, and September 22nd Town Board Meetings.
2. Adoption of Development Reimbursement Ordinance 2020-O-07.
3. Rolesville-NCDOT Municipal Agreement for Main Street Grant Project.
4. Call for Public Hearing Case: ANX20-03 - Hopper Communities Wheeler Property/Rolesville & Mitchell Mill for November 3, 2020.
5. Reschedule Public Hearing for Case: SP 20-03 to a Date to be Determined.
6. Call for public hearing for Case: MA 20-01 – Hopper Communities for November 3, 2020.

C. ITEMS OF BUSINESS

1. Public Hearing (Legislative): Case ANX20-04 Mitchell Mill Road Investors, LLC (Kalas Falls) Voluntary Annexation. (Cont'd from 9/1).
2. Administrative Approval: Case PR20-05, Kalas Falls, Preliminary Subdivision Plat.
3. Administrative Approval: Case PR20-01: The Point, Phases 1 through 10, Preliminary Subdivision Plat.
4. Review of Schedule of Fees and Charges Study.

D. RECESS TO EXECUTIVE SESSION - Pursuant to N.C.G.S. 143-318.11(a)(3): Consult with the Town Attorney concerning the handling of a claim, judicial action, mediation, arbitration, or administrative procedure.

E. ADJOURN

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.



Town Board Regular Meeting
September 1, 2020 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Minutes

Present:

Mayor Ronnie Currin
Commissioner Jacky Wilson
Commissioner Paul Vilga

Mayor Pro Tem Michelle Medley
Commissioner Sheilah Sutton
Commissioner April Sneed

Also Present:

Town Manager Kelly Arnold
Town Clerk Robin Peyton
Planning Director Danny Johnson
Community & Econ. Dev. Mgr. Mical McFarland

Town Attorney Dave Neill
Finance Director Amy Stevens
Parks & Rec Director J. G. Ferguson

A. CALL TO ORDER

Mayor Currin called the meeting to order at 7:21 p.m. following some technical difficulties with the East Wake TV TriCastor.

1. Pledge of Allegiance

Mayor Currin led the Pledge of Allegiance

2. Invocation

Commissioner Wilson gave the invocation

3. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.

Moved by Commissioner Wilson to approve the agenda as presented; seconded by Commissioner Vilga. Motion carried by unanimous vote.

4. Public Invited to be Heard – Public Invited to be Heard is for comments on **non-agenda items only**. The Town Clerk will compile and read non-agenda item public comments received via electronic submission to ensure they become part of the permanent record. To submit non-agenda item public comments prior to the meeting, complete a [Public Comment Submission Form](#).

Curtis Roerick, 3624 Nether Ridge Rd, Zebulon, NC

Mr. Roerick provided data on the number of spots in parking lots around Rolesville as follow up to his comments in a previous meeting regarding traffic congestion.

Matt Jones, 3532 Nether Ridge Road, Wake Forest, NC

Mr. Jones expanded upon Mr. Roerick's concerns over traffic congestion and added that concerted effort needs to be focused on the residential versus commercial imbalance in Rolesville.

Kevin Litchworth, 3816 Hartland Manor Court, Zebulon, NC

Mr. Litchworth provided information contained in planned unit development documents from surrounding municipalities, information which relates to his concerns regarding density issues in Rolesville's future.

5. Town Board Liaison Reports

- Planning Board – Commissioner Medley

Mayor Pro Tem Medley reported the following:

- The Planning Board unanimously voted for 8,000 square feet UDO text amendment.
- Trees are being planted too close to the sidewalks.
- Planning Board submitted back to staff to submit a recommendation to the Town Board.

- Parks & Recreation Advisory Board – Commissioner Vilga

Commissioner Vilga reported the following:

- Discussed the Rolesville ballfields renaming options.
- Farm 2% construction drawings with a January timeframe for review. Update on status of 30% design.
- Updates regarding current programs being offered under COVID-19 precautions.

- Economic Development – Commissioner Sutton

Commissioner Sutton reported the following:

- Core team met to discuss next steps.
- Waiting on the Governor's mandates regarding COVID-19 before proceeding.

- Public Safety – Commissioner Wilson

Commissioner Wilson reported the following:

- Asked Town Manager Kelly Arnold for an update on the selection of a consultant to conduct Fire Services study.

B. CONSENT AGENDA

Moved by Commissioner Sutton to approve the Consent Agenda minus items 4. and 5. as the orders were not received in time for review, and otherwise consisting of the following:

1. Approval of Minutes of August 4th and August 18th Town Board Meetings.
2. City of Raleigh Utility Customer Assistance Program (UCAP) – New Agreement.
3. Budget Amendment – Rolesville Chamber of Commerce
4. Case: SUP20-01 – Carlton Pointe PUD Special Use Permit Amendment Order Approval. (If received)
5. Case: PR20-03 – The Preserve @ Jones Dairy Road (South) Preliminary Subdivision Plat Order Approval. (If received)

Motion was seconded by Commissioner Sneed and carried by unanimous vote.

C. ITEMS OF BUSINESS

1. Public Hearing (Legislative): Case ANX20-04 Mitchell Mill Road Investors, LLC (Kalas Falls) Voluntary Annexation. Continued to October 6th Town Board meeting.

Moved by Commissioner Wilson to continue Public Hearing Case ANX20-04 Mitchell Mill Road Investors, LLC (Kalas Falls) Voluntary Annexation to the October 6, 2020 Town Board meeting; seconded by Commissioner Sutton. Motion carried by unanimous vote.

2. Public Hearing (Legislative): Case UDO TA20-01 – Unified Development Ordinance Text Amendment, R-3 Zoning District – Add Single-Family Dwelling Units as a Permitted Use.

- Open Public Hearing
Mayor Currin opened the public hearing on Case: UDO TA20-01 – Unified Development Order Text Amendment, R-3 Zoning District at 7:40 p.m.
- Town Staff Presentation

Planning Director Danny Johnson provided background and introductory information on Case: UDO TA20-01 in line with that included in the agenda packet for the meeting and including a recommendation from staff for approval.

- Planning Board Report

Planning Board Chair Mark Powers provided the following report:

- Request reasonable and in the public’s interest and meets the requirements.
- Offered to answer any questions.
- Chairman Powers responded to Mayor Currin’s inquiry stating that the Planning Board fully considered comments from the public made available in both the Planning Board and Town Board’s meetings.

- Public in Favor

Beth Trahos, Land Use and Zoning Attorney/Partner with the law firm of Nelson, Mullins, Riley, & Scarborough, 4140 Parklake Avenue, Suite 200, Raleigh, NC

- Attorney Trahos asked that the board approve the propose text amendment to add single-family homes to the R-3 zoning district.
- Trahos pointed out that this is merely a change to the ordinance and does not apply to any particular development plan or piece of property and it provides an option under the code for single-family homes to be located in the R-3 zoning district.
- The applicant came forward with the amendment request following the board expression its desire to move away from the R&PUD designation going forward and no other option existed. The proposal initially asked for 6,000 sq. ft. lots mimicking that of the R&PUD that the Town is accustomed to. The 6,000 sq. ft. lot minimum has since been increased to 8,000 sq. ft. in the proposal.
- Appropriate lot sq. ft. minimums and acreage are subject to the board's

Bill Harrell, Land Acquisitions and Development Partner with Hopper Communities, 173 Paraggi Court, Clayton, NC

- Mr. Harrell stated that he knows of no other town that only allows single family homes on greater than 15k sq. ft.
- Citing rising real estate prices in Wake County, open space dedication and recreation amenity requirements, and the factor that lot size does not minimize home size; Harrell stated smaller lot sizes are widely accepted and sometimes preferred by home buyers.
- Development brings infrastructure improvements.
- Harrell asked for approval of the text amendment.

Ginny Fowler Wheeler, 7928 Sutterton Court, Raleigh, NC

- Ms. Wheeler expressed her support for the text amendment and asked for its approval.
- Wheeler compared the proposed text amendment to that which allowed Wendell Falls in Wendell, NC, a development Wheeler visited and admired.
- When asked by Wheeler, the salesman at the Wendell Falls model home stated the majority of the buyers showed preference for smaller lot sizes with larger homes and the community's smallest lot size is 6,500 sq. ft./largest 8,700 sq. ft.
- Further development will entice commercial to follow.

Steve Wheeler, 7928 Sutterton Court, Raleigh, NC

- Mr. Wheeler expressed his support for the text amendment and asked for its approval.
- Being a multi-generation farming family in Rolesville, Wheeler stated what happens in Rolesville matters to them.
- Has followed the Planning Board carefully consider the proposed amendment and unanimously recommend it twice.

- The county residents speaking in opposition wish to curtail others use of their property to the county residents’ benefit.
- Public in Opposition
 - Brian Campbell, 3621 Nether Ridge Road, Zebulon, NC*
 - Stated that group has come organized in order to prevent redundancies
 - The group includes residents of all age from new owners to owners who inherited land from family
 - Reminded board they represent all citizens.
 - Stated this is a policy decision that the board does not have to say yes to.
 - Proposal does not have the publics interests in mind, rather that of developers.
 - Wendell recently voted no to a development with similar density.

Minda Sportsman, 3809 Arbor Rose Lane, Zebulon, NC

- Felt some members of the Planning Board favored developer when some comments were made.
- Not all public comments submitted online were read aloud.
- Developer was allowed to remain in the room while the Planning Board deliberated but members of the public were not.
- Developer’s attorney Beth Trahos remained in room for deliberations, passing documents back and forth to Planning Director Danny Johnson.
- Chair Powers cut speakers off while developer was allowed to speak fully.

At this time, Town Attorney Dave Neill stated that a review of the Planning Board meeting would reveal that many of the speakers in opposition had a difficult time separating the proposed text amendment and the potential Hopper Communities development. Planning Board Chairman Mark Powers diligently tried to keep speakers focused with no intent of cutting anyone off.

It was noted that public comment is not required to be taken during the Planning Board (advisory board) meetings. The Planning Board is not a legislative board and does not hold public hearings.

Kristen Wheelis, 3629 Meadow Ridge Road, Zebulon, NC

- Did not feel the Planning Board met the mandates set for it by the Town Board.
- Maximum acreage can be unlimited under the proposed amendment.
- No design standards are being added to the R-3 Zoning District.
- Parking will be a concern.

James Melton, 3700 Nether Ridge Road, Zebulon, NC

- The text amendment would create 8,000 sq. ft. lots and unacceptable density.
- Removal of the 20-acre limitation for townhomes and multi-family would allow unlimited acreage for multi-family (townhomes) development.
- No design, encroachment or parking standards for the new single-family homes.

Mayor Currin reported that subdivision standards exist in the UDO that would apply to any development in the R-3 zoning district.

Michelle Roerick, 3624 Nether Ridge Road, Zebulon, NC

- After reading the Town's UDO, Ms. Roerick alleged the R1 and R2 standards are not in the proposed R3 amendment document.
- The proposed text amendment is an unfair attempt by the developer to turn Rolesville's UDO in to their very own PUD agreement.
- Ms. Roerick proposed the board hold a 2-hour public involvement session on the 1st Saturday in October, November and December to work on updating the text amendment to include the requirements that must exist in a PUD agreement.

Curtis Roerick, 3624 Nether Ridge Road, Zebulon, NC

- Mr. Roerick reported he works for the City of Raleigh as a building inspector in the Developmental Services Department.
- Developers are looking for land and looking to make money.
- Growth is in Rolesville which means careful planning is needed.
- Consider the attributes of a community outside of Rolesville that you admire and consider your vision then base your decisions on that.

Edward Roundtree, 3820 Hartland Manor Court, Zebulon, NC

- Stated he is in opposition of the text amendment.
- Reiterated that the group speaking in opposition is not against growth, they just want carefully considered development.
- Biggest issue is with the proposed density and resulting traffic increase it will bring.

Gail Stallings, 1512 Rolesville Road, Rolesville, NC

- Stated she stands with the speakers in opposition of the text amendment.
- Requested the board vote against it.

Greg Jones, 6141 Robertson Pond Road, Wendell, NC

- Concerned that the proposed modification to the UDO will negatively impact residents' quality of life.
- Represents a large group concerned with the potential high density.
- Referenced the Town's Comprehensive Plan.
- COVID shows an issue with high density.
- As a long time, previous resident and current land owner he felt he must voice his opposition.

Brenda Gould-Owen, 3808 Taviston Court, Wake Forest, NC

- Asked that the board reconsider approving the text amendment.
- Asked for better controlled growth.
- Stated the goal should be to maintain the cohesive sense of community in Rolesville.

- Asked for growth that unifies rather than growth for growth's sake.
- Questioned how a developer could make amendments to the Town's UDO.
- Acknowledgement of Electronically Submitted Public Hearing Comments Received

The Town Clerk read aloud the twenty-nine (29) comments received online.

The board members posed any remaining questions.

- Close Public Hearing
There being no one remaining to speak, Mayor Currin closed the public hearing on UDO TA20-01 at 9:08 p.m.

The board deliberated briefly prior to voting.

Moved by Commissioner Wilson to approve the requested UDO Text Amendment 20-01 with the following changes: 10,000 sq. ft. lot size minimum, 65' minimum lot width, 10' side yard setbacks, maximum 15-acres for multi-family including townhomes total across the subdivision; seconded by Commissioner Sutton. Motion carried by unanimous vote.

D. COMMUNICATIONS

Town Attorney

Town Attorney Dave Neill reported on the following:

NO REPORT

Town Manager

Town Manager Kelly Arnold reported on the following:

- 30 to 40-acres of residential in the pipeline for review
- Mr. Arnold reviewed the future town board meetings schedule with the board.
- Three consulting firms were interviewed and one firm has stood out as the preferred for consulting on the fire department. Further discussion is to be held prior to a recommendation being forwarded to the Town Board.

Town Staff

Parks & Recreation Director J. G. Ferguson provided the following report:

- Ferguson praised his staff for working so well under the COVID-19 constraints.
- Ferguson provided an update following Governor Cooper's most recent order.
- Playgrounds are to open 9/4 at 5PM.
- The next family movie is scheduled to be presented at Rolesville Middle School on 9/12. "Pods" are being made available for the purpose of social distancing.

Community & Economic Development Manager Mical McFarland provided the following report:

- Reviewing potential financial incentive programs.

- Continuing efforts on Cobblestone Development.
- McFarland indicated future virtual events may be scheduled.
- Provided a review of the UDO updates to Rolesville Chamber.
- Working with Stantec on Main Street project.

Finance Director Amy Stevens provided the following report:

NO REPORT

Planning Director Danny Johnson provided the following report:

NO REPORT

Mayor's Report

Mayor Currin provided the following report:

- Mayor Currin provided an overview of Governor Cooper's COVID Phase 2.5 order.

Commissioner Sutton provided the following report:

- Diversity/Equity/Inclusion (DEI) conferenced was hosted by the Raleigh Chamber of Commerce. Sutton expressed appreciation for everyone who attended.
- Sutton commented on the passing of actor Chadwick Boseman and the significant impact his passing had on the black community. The Commissioner gave thanks for the tribute to Mr. Boseman that was recently displayed on the NC401 billboard.

E. ADJOURNMENT

There being no more business before the board it was moved by Commissioner Sutton to adjourn, seconded by Mayor Pro Tem Medley. The meeting adjourned at 10:06 p.m.

Ronnie I. Currin
Mayor

ATTEST:

Robin, E. Peyton
Town Clerk



Town Board Regular Meeting
September 15, 2020 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

A. CALL TO ORDER

Mayor Currin called the meeting to order at 7:00 p.m.

Present:

Mayor Ronnie Currin	Mayor Pro Tem Michelle Medley
Commissioner Jacky Wilson	Commissioner Sheilah Sutton
Commissioner Paul Vilga	Commissioner April Sneed participated via telephone

Also Present:

Town Manager Kelly Arnold	Town Attorney Dave Neill
Town Clerk Robin Peyton	Finance Director Amy Stevens
Planning Director Danny Johnson	Parks & Rec Director J. G. Ferguson
Community & Econ. Dev. Mgr. Mical McFarland	

1. Pledge of Allegiance

Mayor Currin led the Pledge of Allegiance

2. Invocation

Brian Kohaut of Exchange Church gave the invocation.

3. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.

Moved by Commissioner Wilson to approve the agenda as presented; seconded by Mayor Pro Tem Medley. Motion carried by unanimous vote.

4. Proclamation: Suicide Prevention Week

Rather than read the proclamation, Mayor Currin read a letter sent to him by a Rolesville citizen who is both a retired veteran and creator of *22 Saves Hockey Foundation*. The foundation was created to be a vehicle to prevent veteran suicide.

B. CONSENT AGENDA

Moved by Commissioner Wilson to approve the Consent Agenda as presented and consisting of the following:

1. Call for Public Hearing (Quasi-Judicial) for October 20th. PR20-02: The Preserve @ Jones Dairy Rd (North). Preliminary Subdivision Plat.
2. Call for Public Hearing (Quasi-Judicial) for October 20th: PR20-04: The Preserve @ Jones Dairy Rd (Central). Preliminary Subdivision Plat.

3. Call for Public Hearing (Quasi-Judicial) for October 20th: PR20-03: Carolina Legacy Volleyball Site Plan.
4. Call for Public Hearing for October 6, 2020 (Legislative) on Granite Falls Boulevard Extension Agreement.
5. ANX 20-03 Voluntary Annexation Petition for Hopper Communities Subdivision at 1801 Rolesville Road, 6301 Mitchell Mill Road, and consideration of a resolution directing the Town Clerk to Investigate the Sufficiency of the Petition.
6. Case: UDO TA20-1 – R-3 Text Amendment - Add Single-Family Dwellings as permitted use - Ordinance Approval.
7. Case: PR20-03 – The Preserve @ Jones Dairy Road (South) Preliminary Subdivision Plat Order Approval.

The motion was seconded by Commissioner Sutton and carried by unanimous vote.

C. ITEMS OF BUSINESS

1. Public Hearings: Cobblestone Crossing Economic Development Agreements.

Town Manager Kelly Arnold recommended town staff and members of the development company be permitted to present followed by questions from the board members.

Community & Economic Development Manager Mical McFarland

McFarland provided an overview of the timeline of the project as well as an update to time of present public hearings.

Kenyon Burnham, Cobblestone Crossing of Rolesville, LLC, 428 Swans Mill Crossing, Raleigh, NC

Mr. Burnham previewed a proposal to design the existing overflow parking lot at Main Street Park for development as additional parking for both the project and Town events. The construction of the 48-space co-use spot would be developed at the developer's expense yet be available to the Town for overflow parking during its events.

An agreement on several points including the 14' alleyway at Privette Insurance is yet to be finalized.

- A. Public Hearing: The Town intends to designate approximately 11 acres of land currently owned by the Town being held for economic development purposes pursuant to NCGS § 158 -7.1(b)

Mayor Currin opened the public hearing pursuant to NCGS § 158-7.1(b) at 7:34 p.m.

Mayor Currin stated the history of the purchase of the 11 acres and the economic development/municipal purposes intended.

There being no one remaining to speak, the Mayor closed the public hearing pursuant to NCGS § 158-7.1(b) at 7:38 p.m.

- B. Public Hearing: The Town intends to convey a fee simple interest in the Property which is currently owned by the Town, to Cobblestone Crossing LLC (“Cobblestone”) for an economic development project pursuant to NCGS § 158 -7.1(d).

Mayor Currin opened the public hearing pursuant to NCGS § 158 -7.1(d) at 7:39 p.m.

There being no one to speak, Mayor Currin closed the public hearing pursuant to NCGS § 158-7.1(d) at 7:40 p.m.

- C. Public Hearing: The Town proposes to enter into an economic development agreement in which the Town will partner with Cobblestone to build a Town Center Project pursuant to NCGS § 158 -7.1 (h).

Mayor Currin opened the public hearing pursuant to NCGS § 158-7.1(h) at 7:40 p.m.

Teresa Privette Mobley 127 Heritage Lengths Drive, Wake Forest

Co-owner of Privette Insurance and Privette Properties, Ms. Privette stated she is not against the project and identified specific issues still needing to be addressed. Specifically, Privette gave the history and need for the 14’ alleyway adjacent to the Privette Insurance property.

Rodney Privette, 12225 Louisburg Rd, Wake Forest, NC

Not against. Excited about project when first presented. Thanked town staff for working towards a parking solution. Privette provided a more detailed explanation of the history and need for the 14’ alleyway to be deeded back to the Privette Company and the needed 14’ behind the business building.

The Town Clerk read aloud the eight public comments received online prior to the deadline for the meeting.

Kenyon Burnham, Cobblestone Crossing of Rolesville, LLC, 428 Swans Mill Crossing, Raleigh, NC

Mr. Burnham presented his company’s perspective on the issues presented by Ms. Teresa Privette Mobley and Rodney Privette.

There being no one remaining to speak, Mayor Currin closed the public hearing pursuant to NCGS § 158-7.1(h) at 8:07 p.m.

Town Manager Kelly Arnold directed the board members to Section 2 of the development agreement. Section 2 being those items not completed. A schedule of completion of those items, to include the proposed text amendment to the Unified Development Ordinance, will be an item for discussion during the September 22nd Town Board meeting. Also needing action are the following:

- If the text amendment is approved, a rezoning of the parcel will be needed.
- A site plan will go through the review process for adoption.

The subject of an agreement between the developer and the Privette's was raised. The way the Town agreement is currently written is that an agreement need not be reached in order for the Town to sign an economic development agreement with the developer, only that, if an agreement is reached, a copy be provided to the Town.

Following discussion by the board members, Mr. Rodney Privette was asked to re-approach the podium for further clarification of his concerns. Privette clarified that he is satisfied with the 10 parking spaces that the two parties have come to terms on. Mr. Privette stated there is not an easement in the back as being requested by the developer. Lastly, Privette reiterated that he wishes for the deed to the 14' alleyway be conveyed to Privette Insurance. The Town currently owns the alleyway which would be required to be purchased by either Privette Insurance or Cobblestone Crossing of Rolesville, LLC.

Town Manager Kelly Arnold requested a five-minute break due to the fluidity of the issue. The break would enable staff and legal to prepare a motion to adopt the agreement with the board's concerns addressed suitably.

Mayor Currin called the meeting to order following the recess. Town Attorney David Neill explained the outcome of the discussion he had with the developer and Mr. Privette. Neill stated an agreement is likely but that a little time will be needed and a review by each parties' legal council is compulsory. Neill suggested the motion include an amendment to section 2.A. of the agreement so as to require that an agreement be reach and be sent to the Town. Neill has volunteered to help mediate the effort and the Town Board has authorized staff to pursue the amendment.

Mayor Currin closed the public hearings at 7:36 p.m.

Moved by Commissioner Wilson to approve public hearing 2.a. pursuant to NCGS § 158 -7.1(b) for the designation of the 11-acres for economic development; seconded by Commissioner Sutton. Motion carried by unanimous vote.

Moved by Commissioner Sutton to approve the Town conveying a fee simple interest in the Property which is currently owned by the Town, to Cobblestone Crossing LLC ("Cobblestone") for an economic development project pursuant to NCGS § 158 -7.1(d); seconded by Commissioner Vilga. Motion carried by unanimous vote.

Moved by Commissioner Sutton to approve the Town entering into an economic development agreement in which the Town will partner with Cobblestone to build a Town Center Project pursuant to NCGS § 158 -7.1 (h); seconded by Commissioner Wilson. Motion carried by unanimous vote.

2. Fire Services Study Contract

- Consideration of Approval of Contract
- Consideration of Approval of Budget Amendment

Moved by Mayor Pro Tem Medley to hire North Carolina Fire Chief Consulting for Phase I, of the fire services study in the amount of NTE \$11,700, as outlined in their proposal, and authorize the Town Manager to execute a contract and approve the 2020-2021 fiscal year budget ordinance amendment to appropriate funds for this purpose and split the cost of the study with the Rolesville Rural Fire Department; seconded by Commissioner Wilson. Motion carried by unanimous vote.

Mayor Currin supplied the board members with information on the upcoming Triangle J COG Summit to be held virtually and encouraged all to register.

D. CLOSED SESSION PURSUANT TO NCGS 143-318.11(a)(6) Personnel

Moved by Commissioner Wilson to enter into closed session pursuant to NCGS 143-318.11(a)(6) to discuss personnel; seconded by Commissioner Sutton. Motion carried by unanimous vote. The board entered closed session at 9:18 p.m.



Board of Commissioners

Work Session

September 22, 2020

6:00 p.m.

This meeting may be viewed via livestream on the Town of Rolesville YouTube Channel: <https://www.youtube.com/user/townofrolesville>

This meeting is designed as a work session for board members to receive, review and discuss information prepared by staff. Only staff and board members are allowed to speak during this meeting, without express special permission. Citizens are reminded that there is an opportunity during the public comment period of regular board meetings occurring during the first Tuesday of each month for questions and concerns and citizens are welcome to contact the Mayor or board at other times by phone or email.

Minutes

PRESENT: Mayor Ronnie Currin
Commissioner Jacky Wilson
Commissioner Paul Vilga
Town Attorney Dave Neill
Planning Director Danny Johnson
Econ. Dev. Manager Mical McFarland
Planning Dev. Specialist Shelly Raby
Mayor Pro Tem Michelle Medley
Commissioner Sheilah Sutton
Town Manager Kelly Arnold
Town Clerk Robin Peyton
Police Chief Orlando Soto
Planner Julie Spriggs

ABSENT: Commissioner April Sneed

Mayor Currin called the meeting to order at 6:14 p.m.

Item

Presenter

1. Discussion on allowing golf cart usage on Town Streets. *Town Manager Kelly Arnold provided an introduction, prior research and discussion on allowing golf carts on Town streets. Arnold then asked the board to consider if it wished for staff to draft an ordinance for future consideration for adoption allowing golf cart usage. Board consensus was to maintain the current ordinances with no changes.* Kelly Arnold/Chief Soto

2. Development Reimbursement Ordinance Introduction. Dave Neill
Attorney Neill introduced the proposed development reimbursement ordinance for the board's consideration prior to submission to a vote of adoption scheduled for the October 6, 2020 Town Board meeting.

3. Downtown Mixed-Use Text Amendment. Kelly Klepper, Kimley-Horn
Kelly Klepper of Kimley-Horn consultant for the Unified Development Ordinance (UDO) Rewrite presented an update on proposed amendments.

The Board directed staff to present the proposed Amendments to the Planning Board for review.

4. Review of Town Board Priorities for Unified Development Ordinance (UDO) Rewrite. Kelly Klepper, Kimley-Horn
Kelly Klepper presented a matrix that portrays the proposed grouping of the UDO rewrite process schedule. Creation of an 11-member steering committee made up of Town Board members, Planning Board members, citizens, developers, vendors, etc. A schedule for the committee was also discussed. Some revisions were made to the proposed schedule.

5. Adjourn
Moved by Commissioner Sutton to adjourn; seconded by Commissioner Wilson. Motion carried by unanimous vote. The meeting adjourned at 9:00 p.m.

M E M O R A N D U M

TO: Mayor and Town Commissioners
FROM: David J. Neill, Town Attorney
DATE: October 1, 2020
RE: **Amendment to the Town Code – Reimbursement Agreements**

Executive Summary.

North Carolina cities are authorized under a selection of different statutes to provide reimbursement to property owners and developers who enter into contracts with the municipality to construct improvements to public infrastructure beyond what normal development approvals would require. To enable this power, a city or town must first adopt an ordinance enacting this authority and may include procedures for entering into these “reimbursement agreements.” The ordinance enclosed would codify the Town’s power to enter into reimbursement agreements. This ordinance would appear to be an amendment to the Town Code.

Ordinance Highlights:

- The term “public infrastructure” is defined broadly to provide maximum flexibility to the Town.
- The Town Manager or a designee would negotiate reimbursement agreements but approval of a reimbursement agreement would require approval by the Town Board.
- Reimbursement agreements typically require the property owner or developer to comply with public bidding requirements. For roadway projects where the Town’s cost is less than \$250,000, however, no bidding is required per statute.
- While reimbursement may be made from any legal source, reimbursement from credits against impact fees otherwise due is expressly authorized.
- This ordinance would be effective upon its adoption.

Form of Motion:

I move to adopt Ordinance # 2020-O-07 titled “An Ordinance to Invoke Authority and Adopt Procedures for Infrastructure Development Reimbursement Agreements.”

Attachments:

Ordinance # 2020-O-7 (An Ordinance to Invoke Authority and Adopt Procedures for Infrastructure Development Reimbursement Agreements.)

PROPOSAL TO AMEND THE CODE OF ORDINANCES

TOWN OF ROLESVILLE, NORTH CAROLINA

Ordinance No: 2020-O-07

AN ORDINANCE TO INVOKE AUTHORITY AND ADOPT PROCEDURES FOR INFRASTRUCTURE DEVELOPMENT REIMBURSEMENT AGREEMENTS

SECTION 1. Article V -- Public Works.

- Addition
- Deletion
- Alteration

Chapter 52. - REIMBURSEMENT AGREEMENTS

52.01 – Authority.

This Chapter sets forth procedures and terms under which the Town may negotiate and approve reimbursement agreements and intersection and roadway improvement agreements. Additional authority for such agreements may exist elsewhere, and the provisions of this Chapter are intended to be supplementary to such authority. This Chapter is authorized by Chapter 160A, Sections 309 and 499 of the North Carolina General Statutes (hereafter N.C. Gen. Stat.) together with North Carolina Session Law 1987-996 Section 4. Town approval authority for agreements under this Chapter shall be governed by general Town contracting authorizations and delegations.

52.02 - Municipal Infrastructure Reimbursement Agreements

The Town may approve municipal infrastructure reimbursement agreements with private developers and property owners for the design and construction of municipal infrastructure that is included on the Town's capital improvement plan and serves the developer or property owner. For the purpose of this Chapter, “municipal infrastructure” includes, without limitation, public streets, bridges, traffic control devices, greenways, bikeways, water treatment facilities, wastewater treatment facilities, on and off-street surface and underground stormwater drainage devices and lines and culverts, public buildings, water lines and related facilities, and sanitary sewer lines and related facilities. The Town Manager, or designee, may negotiate municipal infrastructure reimbursement agreements with private developers and property owners in accordance with this Chapter and applicable policies and procedures. In negotiating such agreements, the Town shall require the private developer’s or property owner’s compliance with the requirements of N.C. Gen. Stat. §§ 143-128.2 and -129 relating to the public advertising and bidding requirements that would be applicable if the municipal infrastructure construction contract had been awarded by the Town. [Authority: N.C. Gen. Stat. § 160A-499.]

52.03 - Intersection and Roadway Improvement Agreements

The Town may approve intersection and roadway improvement agreements with a developer or property owner, or with a private party who is under contract with the developer or property owner, for public intersection or roadway improvements that are

adjacent or ancillary to a private land development project. The Town Manager, or designee, may negotiate intersection and roadway improvement agreements with a developer or property owner (or private party under contract with the developer or property owner) in accordance with this Section and applicable policies and procedures. In approving such agreements, the Town shall first determine that (a) the public cost will not exceed the estimated cost of providing for such improvements through either eligible force account qualified labor or through a public contract let pursuant to Article 8 of Chapter 143 of the North Carolina General Statutes; and (b) the coordination of separately constructed public intersection or roadway improvements would be impracticable. Notwithstanding the foregoing, such intersection and roadway improvement agreements shall not be subject to the provisions of Article 8 of Chapter 143 if the public cost will not exceed two hundred fifty thousand dollars (\$250,000). [Authority: N.C. Gen. Stat. § 160A-309.]

52.04 – Reimbursement Funding and Impact Fee Credits

Reimbursements under a municipal infrastructure reimbursement agreement or intersection and roadway improvement agreement may be paid from any lawful source. Without limiting the foregoing, the Town may provide reimbursement by fee credits against required fees when a developer or property owner installs improvements of a type that generally would be paid for by the Town out of a capital reserve account funded by impact fees. [Authority: N.C. Gen. Stat. § 160A-309; -499; and S.L. 1987-996 § 4.]

SECTION 2: This amendment to the Code of Ordinances shall be effective upon its adoption.

Adopted this, the 6th day of October 2020 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Robin Peyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this, the 6th day of October 2020.

In witness whereof, I have hereunto set my hand and caused the seal of the town of Rolesville to be affixed this _____ day of October 2020.

Robin E. Peyton
Town of Rolesville Clerk

[Seal]



Memorandum

To: Mayor and Town Board
From: Mical McFarland, Comm. & Econ. Development Manager
Date: October 6, 2020
Re: Agenda Item #B.3. Rolesville-NCDOT Municipal Agreement for the Main Street Grant Project

Background

Last year, the Town applied for funding from the Capital Area Metropolitan Planning Organization's (CAMPO) Locally Administered Projects Program (LAPP) to enhance and revitalize Main Street and to realign the Burlington Mills Road intersection with Main Street. The project includes streetscape improvements, crosswalks, new curb and gutter, sidewalks, and bicycle transportation enhancements from Burlington Mills Road to Young Street.

Earlier this year, the Town was awarded over \$4.8 million in federal funding for the project. This reimbursable grant program provides for 80% of the project costs, while the Town will contribute 20%. The 80% in grant money is allocated by the Federal Highway Administration (FHWA) to the North Carolina Department of Transportation (NCDOT).

As such, NCDOT has agreed to administer the disbursement of said funds on behalf of the FHWA, and it is common practice for municipalities receiving funding under this program to enter into "municipal agreements" with the NCDOT.

The municipal agreement, attached herein, describes the components and general provisions of the LAPP project, and outlines the areas of responsibility of the Town and the NCDOT throughout the project, including contractor procurement and the reimbursement of grant funds to the Town under all appropriate state and federal guidelines.

Federal Funds:	\$4,838,956	(80%)
Local Rolesville Contribution:	\$1,209,739	(20%)
Total Project Funding:	\$6,048,695	(100%)

Relationship to Current Budget/Goals

One key focus area of the 2020-2022 Strategic Plan is *Mindful Growth*, under which is the following goal:

- Implement the Main Street Vision Plan

Recommended Action

Staff recommends authorizing the municipal agreement with NCDOT to continue work on the Main Street grant project.

Attachments:

1. Rolesville-NCDOT Municipal Agreement

NORTH CAROLINA

**LOCALLY ADMINISTERED PROJECT -
FEDERAL**

WAKE COUNTY

DATE: 8/31/2020

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

TIP #: U-6241

AND

WBS Elements: PE _____

ROW _____

TOWN OF ROLESVILLE

CON 49183.3.1

FEDERAL-AID NUMBER: 2051002

CFDA #: 20.205

Total Funds [NCDOT Participation] \$4,838,956

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Rolesville, hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, Fixing America's Surface Transportation (FAST) Act allows for the allocation of federal funds to be available for certain specified transportation activities; and,

WHEREAS, the Municipality has requested federal funding for Main St Corridor Improvements and Burlington Mills Realignment, hereinafter referred to as the Project, in Wake County, North Carolina; and,

WHEREAS, subject to the availability of federal funds, the Municipality has been designated as a recipient to receive funds allocated to the Department by the Federal Highway Administration (FHWA) up to and not to exceed the maximum award amount of \$4,838,956 for the Project; and,

WHEREAS, the Department has agreed to administer the disbursement of said funds on behalf of FHWA to the Municipality for the Project in accordance with the Project scope of work and in accordance with the provisions set out in this Agreement; and,

WHEREAS, the Department has programmed funding in the approved Transportation Improvement Program for the Project; and,

WHEREAS, the governing board of the Municipality has agreed to participate in certain costs and to assume certain responsibilities in the manner and to the extent as hereinafter set out; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly including, but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS) Section 136-66.1, Section 136-71.6, Section 160A-296 and 297, Section 136-18, Section 136-41.3 and Section 20-169, to participate in the planning, construction and/or implementation of the Project approved by the Board of Transportation.

NOW, THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the parties do hereby covenant and agree, each with the other, as follows:

1. GENERAL PROVISIONS

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT

All parties to this Agreement, including contractors, subcontractors, and subsequent workforces, associated with any work under the terms of this Agreement shall provide reports as required by the Federal Funding Accountability and Transparency Act (FFATA) for this Project.

AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all parties by means of a Supplemental Agreement.

LOCAL PUBLIC AGENCY TO PERFORM ALL WORK

The Municipality shall be responsible for administering all work performed and for certifying to the Department that all terms set forth in this Agreement are met and adhered to by the Municipality and/or its contractors and agents. The Department will provide technical oversight to guide the Municipality. The Department must approve any assignment or transfer of the responsibilities of the Municipality set forth in this Agreement to other parties or entities.

PERSON IN RESPONSIBLE CHARGE

The Municipality shall designate a person or persons to be in responsible charge of the Project, in accordance with Title 23 of the Code of Federal Regulations, Part 635.105. The person, or persons, shall be expected to:

- Administer governmental project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;

- Maintain knowledge of day to day project operations and safety issues;
- Make or participate in decisions about changed conditions or scope changes that require change orders or supplemental agreements;
- Visit and review the project in accordance with the project scope and scale;
- Review financial processes, transactions and documentation to reduce the likelihood of fraud, waste, and abuse;
- Direct project staff, agency or consultant, to carry out project administration and contract oversight, including proper documentation; and
- Be aware of the qualifications, assignments and on-the-job performance of the agency and consultant staff at all stages of the project.

The person in responsible charge must be a full-time employee of the Municipality, but the duties may be split among several employees, if necessary.

COMPLIANCE WITH STATE/FEDERAL POLICY

The Municipality, and/or its agent, including all contractors, subcontractors, or sub-recipients shall comply with all applicable Federal and State policies and procedures, stated both in this Agreement and in the Department’s guidelines and procedures, including the *Local Programs Management Handbook*.

FAILURE TO COMPLY - CONSEQUENCES

Failure on the part of the Municipality to comply with any of the provisions of this Agreement will be grounds for the Department to terminate participation in the costs of the Project and, if applicable, seek repayment of any reimbursed funds.

2. SCOPE OF PROJECT

The Project consists of improving Main Street from south of its intersection with Burlington Mills to the intersection of E Young St/W Young St with bike lanes, sidewalks, crosswalks and traffic calming. The project will also reconstruct the intersection of Main Street and Young St to include milling and overlay, striping, new traffic signals, signage, curbing, sidewalk, on street parking and stormwater management upgrades. The intersection at Burlington Mills Road and Main Street will be realigned to improve geometry by redesigning Burlington Mills Road to intersect Main St at right angles and include dedicated turn lanes, signalization, sidewalks, crosswalks, planted median and bike lanes.

The Department's funding participation in the Project shall be restricted to the following eligible items:

- Construction

as further set forth in this Agreement.

3. FUNDING

PROGRAMMING AND AUTHORIZATION OF FEDERAL FUNDS

The funding currently programmed for the project in the State Transportation Improvement Program (STIP) is STP-DA. The funding source may be modified with the coordination and approval of the respective Metropolitan Planning Organization (MPO) and/or the Department prior to authorization of funds. The Department will authorize and reimburse federal funding based on the type of federal funding that is programmed in the STIP at the time of the authorization request. The Department will notify the Municipality of the type of federal funds authorized by issuing a Technical Amendment – Funds Authorization letter. A modification in the source of funds will have no effect on project responsibilities outlined in this agreement.

REIMBURSEMENT FOR ELIGIBLE ACTIVITIES

Subject to compliance by the Municipality with the provisions set forth in this Agreement and the availability of federal funds, the Department shall reimburse 80% of eligible expenses incurred by the Municipality up to a maximum amount of Four Million Eight Hundred Thirty Eight Thousand Nine Hundred Fifty Six Dollars (\$4,838,956), as shown below. The Municipality shall provide the 20% non-federal match, as detailed in the FUNDING TABLE below, and all costs that exceed the total estimated cost.

FUNDING TABLE

Fund Source	Federal Funds Amount	Reimbursement Rate	Non-Federal Match \$	Non-Federal Match Rate
STP-DA	\$4,838,956	80 %	\$1,209,739	20 %
Total Estimated Cost		\$6,048,695		

WORK PERFORMED BY NCDOT

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, during any phase of the delivery of the Project, shall reduce the funding available to the Municipality under this Agreement. The Department will set aside ten

percent (10%) of the total estimated cost, or \$604,869, to use towards the costs related to review and oversight of this Project, including, but not limited to review and approval of plans, environmental documents, contract proposals, engineering estimates, construction engineering and inspection oversight, and other items as needed to ensure the Municipality's appropriate compliance with state and federal regulations.

In the event that the Department does not utilize all the set-aside funding, then those remaining funds will be available for reimbursement to the Municipality at the above reimbursement rate. For all costs of work performed on the Project, whether incurred by the Municipality or by the Department, the Municipality shall provide the non-federal match. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the Total Estimated Cost.

If the Municipality enters into a separate review and oversight agreement with the Department and provides funding with that agreement, then the Department will utilize those funds prior to utilizing the federal funds as noted above.

4. PERIOD OF PERFORMANCE

The Municipality has three (3) years to complete all work outlined in the Agreement from the date of authorization of Federal Construction funds. Completion for this Agreement is defined as completion of all construction activities or implementation activities, acceptance of the project, and submission of a final reimbursement package to the Department.

If additional time is needed to complete the Project, then a supplemental agreement must be executed. The Department and/or FHWA reserves the right to revoke the funds awarded if the Municipality is unable to meet milestone dates included herein.

5. PRELIMINARY ENGINEERING AUTHORIZATION

If Preliminary Engineering is an eligible expense, then upon receipt of an executed agreement, the Department will authorize Preliminary Engineering funds and shall notify the Municipality, in writing, once funds have been authorized and can be expended. The Municipality shall not initiate any work, nor solicit for any professional services prior to receipt of written authorization from the Department to proceed. Any work performed, or contracts executed, prior to receipt of written authorization to proceed will be ineligible for reimbursement.

6. PROFESSIONAL AND ENGINEERING SERVICES

The Municipality shall comply with the policies and procedures of this provision if the Municipality is requesting reimbursement for the Preliminary Engineering contract or the Construction Contract Administration / Construction Engineering and Inspection contract.

PROCUREMENT POLICY

When procuring professional services, the Municipality must adhere to Title 2 Code of Federal Regulations Part 200; Title 23 of the Code of Federal Regulations, Part 172; Title 40 United States Code, Chapter 11, Section 1101-1104; NCGS 143-64, Parts 31 and 32; and the Department's *Policies and Procedures for Major Professional or Specialized Services Contracts*. Said policies and standards are incorporated in this Agreement by reference at www.fhwa.dot.gov/legsregs/legislat.html and www.ncleg.net/gascripts/Statutes/Statutes.asp.

- The Municipality shall ensure that a qualified firm is obtained through an equitable selection process, and that prescribed work is properly accomplished in a timely manner and at a just and reasonable cost.
- All Professional Services Firms shall be pre-qualified by the Department in the Work Codes advertised.
- A pre-negotiation audit will be conducted by the Department's External Audit Branch. The Municipality shall not execute a consultant contract until the Department's review has been completed.

SMALL PROFESSIONAL AND ENGINEERING SERVICES FIRMS REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Small Professional Services Firms (SPSF). This policy conforms with the SPSF Guidelines as approved by the North Carolina Board of Transportation.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.
- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

WORK BY ENTITY

If the Design, Planning, Contract Administration and/or Construction Engineering and Inspection required for this project will be undertaken by the Municipality, and the Municipality requests reimbursement, then the Municipality must submit a request and supporting documentation to the Department for review and approval, prior to any work being initiated by the Municipality.

7. PLANNING / ENVIRONMENTAL DOCUMENTATION

The Municipality shall prepare the environmental and/or planning document, including any environmental permits, needed to construct the Project, in accordance with the National Environmental Policy Act (NEPA) and all other appropriate environmental laws and regulations. All work shall be performed in accordance with Departmental procedures and guidelines. Said documentation shall be submitted to the Department for review and approval.

- The Municipality shall be responsible for preparing and filing with all proper agencies the appropriate planning documents, including notices and applications required to apply for those permits necessary for the construction of the desired improvements. Copies of approved permits should be forwarded to the Department.
- The Municipality shall advertise and conduct any required public hearings.
- If any permit issued requires that action be taken to mitigate impacts associated with the improvements, the Municipality shall design and implement a mitigation plan. The Department will determine if any mitigation costs are eligible for reimbursement. The Municipality shall bear all costs associated with penalties for violations and claims due to delays.
- The Municipality shall be responsible for designing an erosion control plan if required by the North Carolina Sedimentation Pollution Control Act of 1973, NCGS 113A, Article 4, incorporated in this Agreement by reference at www.ncleg.net/gascripts/Statues/Statutes.asp and obtaining those permits required thereby in order to construct the Project. During the construction of the improvements, the Municipality, and its contractors and agents, shall be solely responsible for compliance with the provisions of said Act and the plan adopted in compliance therewith.

8. DESIGN

CONTENT OF PLAN PACKAGE

The Municipality, and/or its agent, shall prepare the Project's plans, specifications, and a professional estimate of costs (PS&E package), in accordance with the Department's guidelines and procedures, and applicable Federal and State standards. All work shall be submitted to the Department for review and approval. The plans shall be completed to show the design, site plans, landscaping, drainage, easements, and utility conflicts.

9. RIGHT OF WAY / UTILITY AUTHORIZATION

If the costs of right of way acquisition or utility relocation are an eligible expense, the Municipality shall submit a letter of request to the Department to authorize and set up right of way and/or utility funding. The acquisition for right of way, construction easements, and/or utility relocation may be undertaken only after the Municipality receives written authorization from the Department to proceed.

10. PROJECT LIMITS AND RIGHT OF WAY (ROW)

The Municipality shall comply with the policies and procedures of this provision regardless of whether the Municipality is requesting reimbursement for the Right of Way phase of the Project.

SPONSOR PROVIDES ROW

The Municipality, at no liability whatsoever to the Department, shall be responsible for providing and/or acquiring any required ROW and/or easements for the Project.

ROW GUIDANCE

The Municipality shall accomplish all ROW activities, including acquisition and relocation, in accordance with the following: Title 23 of the Code of Federal Regulations, Part 710, Subpart B and Title 49 of the Code of Federal Regulations, Part 24, [Uniform Act] incorporated by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm; NCGS, Chapter 133, Article 2, Sections 133-5 through 133-18, Relocation Assistance, incorporated by reference at www.ncleg.net/gascripts/Statutes/Statutes.asp; and the North Carolina Department of Transportation Right of Way Manual.

APPRAISAL

The Municipality shall submit the appraisal to the Department for review and approval in accordance with Departmental policies and procedures.

CLEARANCE OF PROJECT LIMITS / ROW

The Municipality shall remove and dispose of all obstructions and encroachments of any kind or character (including hazardous and contaminated materials) from said ROW, with the exception that the Municipality shall secure an encroachment agreement for any utilities (which shall remain or are) to be installed within the Department's ROW, or follow other applicable approval process, for utilities within the Municipality's ROW. The Municipality shall indemnify and save harmless the Department, Federal Highway Administration, and the State of North Carolina, from any and all damages and claims for damages that might arise on account of said right of way acquisition, drainage, and construction easements for the construction of said Project. The Municipality shall be solely responsible for any damages caused by the existence of said material now and at any time in the future and will save the Department harmless from any legal actions arising as a result of this contaminated and/or hazardous material and shall provide the Department with documentation proving the proper disposal of said material.

RELOCATION ASSISTANCE

The Municipality shall provide relocation assistance services and payments for families, businesses, and non-profit organizations being displaced by the Project in full accordance with the Federal relocation requirements of Title 49 Code of Federal Regulations, Part 24 [Uniform Act], as amended. Relocation assistance services and payments may be accomplished by contract with any other municipal corporation, or State or Federal agency, rendering such services upon approval by the Department and Federal Highway Administration.

11. UTILITIES

The Municipality, and/or its agent, at no liability to the Department, shall relocate, adjust, relay, change or repair all utilities in conflict with the Project, regardless of ownership. All utility work shall be performed in a manner satisfactory to and in conformance with State and Federal rules and regulations, prior to Municipality beginning construction of the project. This Agreement does not modify or supersede any existing Utility Encroachment Agreements that may be in place.

12. RIGHT OF WAY / UTILITY / RAILROAD CERTIFICATION

The Municipality, upon acquisition of all right of way/property necessary for the Project, relocation of utilities, and coordination with the railroad shall provide the Department all required documentation (deeds/leases/easement/plans/agreements) to secure certification. Certification is only issued after all ROW is in public ownership or property is publicly accessible by a legal document; utilities in conflict with the project are relocated, or a plan for their relocation during construction has been approved; and coordination with the railroad (if applicable) has occurred and been documented.

13. CONTRACT PROPOSAL AND ENGINEER'S ESTIMATE

CONTRACT PROPOSAL

The Municipality shall develop a contract proposal that will be advertised for bids. The proposal shall comply with NCDOT Specifications and Standard Drawings as applicable to the Project. The proposal shall also contain provisions, as applicable, per Title 23 Code of Federal Regulations 633 and 635 to include, but not be limited to: FHWA 1273, Buy America, Davis-Bacon Wage Rates, Non-discrimination, DBE Assurances, Contractor Certification regarding suspension and debarment, and other provisions as required by the Department.

ENGINEER'S ESTIMATE

The Municipality shall develop an itemized engineer's estimate to show items referenced to the NCDOT Standard Specifications, if applicable, along with units and unit price. The engineer's estimate will be used as the basis for comparing bids received.

14. CONSTRUCTION AUTHORIZATION

The Municipality shall submit the required environmental and/or planning document, ROW certification, final construction plans, total contract proposal, and an estimate of Project costs (final PS&E package) to the Department for review and approval.

- After approval of all documentation, the Department will request construction authorization from the Federal Highway Administration.
- The Municipality shall not advertise for bids prior to receiving written construction authorization from the Department.

15. CONTRACTOR PROCUREMENT

ADVERTISE FOR BIDS

Upon receipt of written construction authorization from the Department, the Municipality may advertise the Project. The Municipality shall follow applicable Federal and/or State procedures pertaining to the advertisement of the Project, bid opening, and award of the contract, according to Title 2 of the Code of Federal Regulations, Part 200 and Title 23 of the Code of Federal Regulations, Part 633 and Part 635, incorporated by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm; and NCGS, Chapter 143, Article 8 (Public Contracts), incorporated by reference at www.ncleg.net/gascripts/Statutes/Statutes.asp.

CONSTRUCTION CONTRACTOR REQUIREMENTS

All Contractors submitting bids on the project shall be pre-qualified by the Department. All proposed subcontractors must be pre-qualified before construction work begins. Any subcontractors who are proposed to meet the Disadvantaged Business Enterprise goal must be certified by the Department.

CONSTRUCTION SUBCONTRACTOR REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Disadvantaged Business Enterprises (DBEs), or as required and defined in Title 49 of the Code of Federal Regulations, Part 26 and the North Carolina Administrative Code. These provisions are incorporated into this Agreement by reference <https://connect.ncdot.gov/projects/Contracts/Pages/LGA-Projects.aspx>.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.
- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

AWARDING CONTRACT

After the advertisement of the Project for construction bids, the Municipality shall request concurrence from the Department to award the construction contract by submitting a letter along

with tabulated bids received depicting Disadvantaged Business Enterprises (DBE) goals, and a resolution recommending award of the Project to the lowest responsible, responsive bidder. The Department will review the submitted information and provide written approval to the Municipality prior to the contract being awarded by the Municipality.

DELAY IN PROCUREMENT

In the event the Project has not been let to contract within six (6) months after receiving construction authorization from the Department, the Municipality shall be responsible for documenting to the Department justification for project delay and that the Project remains in compliance with the terms of this Agreement, the approved plans and specifications, and current codes.

FORCE ACCOUNT

Force account work is only allowed when there is a finding of cost effectiveness for the work to be performed by some method other than a contract awarded by a competitive bidding process, or there is an emergency. Written approval from the Department is required prior to the use of force account by the Municipality. Federal Highway Administration regulations governing Force Account are contained in Title 23 Code of Federal Regulations, Part 635.201, Subpart B; said policy being incorporated in this Agreement by reference www.fhwa.dot.gov/legsregs/directives/cfr23toc.htm. North Carolina General Statutes governing the use of Force Account, Chapter 143, Article 8 (Public Contracts) can be found at www.ncleg.net/gascripts/Statutes/Statutes.asp.

16. CONSTRUCTION

The Municipality, and/or its agents shall construct the Project in accordance with the plans and specifications of the Project as filed with, and approved by, the Department. During the construction of the Project, the procedures set out below shall be followed:

CONSTRUCTION CONTRACT ADMINISTRATION

The Municipality shall comply with the NCDOT Construction Manual as referenced at <http://www.ncdot.org/doh/operations/dp%5Fchief%5Feng/constructionunit/formsmanuals/construction/>, which outlines the procedures for records and reports that must be adhered to in order to obtain uniformity of contract administration and documentation. This includes, but is not limited to, inspection reports, material test reports, materials certification, documentation of quantities,

project diaries, and pay records. The Municipality, and/or its agent, shall perform the construction engineering, sampling and testing required during construction of the Project, in accordance with Departmental procedures, including the Department's Guide for Process Control and Acceptance Sampling and Testing. The Municipality shall document that said compliance was accomplished in accordance with State and Federal procedures, guidelines, standards and specifications.

RETAINAGE

The Municipality shall not retain any portion of a payment due the contractor.

SIGNAGE

The Municipality shall provide and maintain adequate signage and other warning devices for the protection of the public in accordance with the approved traffic control plans for the Project and the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways, or any subsequent revision of the same, published by the Federal Highway Administration and effective at the time of award of the contract.

SITE LAYOUT

The Municipality shall be responsible for ensuring that all site layout, construction work, and Project documentation are in compliance with applicable city, state and federal permits, guidelines, and regulations, including American Association of State Highway and Transportation Officials (AASHTO) guidelines and Americans with Disabilities Act (ADA) Standards for Accessible Design (www.usdoj.gov/crt/ada/stdspdf.htm).

RIGHT TO INSPECT

The Department and representatives of the Federal Highway Administration shall have the right to inspect, sample or test, and approve or reject, any portion of the work being performed by the Municipality or the Municipality's contractor to ensure compliance with the provisions of this Agreement. Prior to any payment by the Department, any deficiencies inconsistent with approved plans and specifications found during an inspection must be corrected.

CONTRACTOR COMPLIANCE

The Municipality will be responsible for ensuring that the contractor complies with all of the terms of the contract and any instructions issued by the Department or FHWA as a result of any review or inspection made by said representatives.

CHANGE ORDERS

If any changes in the Project plans are necessary, the Department must approve such changes prior to the work being performed.

SHOP DRAWINGS

Shop Drawings shall be submitted in accordance with the approved plans and specifications and may require review by the Designer.

17. CLOSE-OUT

Upon completion of the Project, the Municipality shall be responsible for the following:

FINAL INSPECTION

The Municipality shall arrange for a final inspection by the Department. Any deficiencies determined during the final field inspection must be corrected prior to final payment being made by the Department to the Municipality. Additional inspection by other entities may be necessary in accordance with the Department's guidelines and procedures. The Municipality shall provide the Department with written evidence of approval of completed project prior to requesting final reimbursement.

FINAL PROJECT CERTIFICATION

The Municipality will provide a certification to the Department that all work performed for this Project is in accordance with all applicable standards, guidelines, and regulations.

18. MAINTENANCE

The Municipality, at no expense or liability to the Department, shall assume all maintenance responsibilities for the Main St Corridor Improvements and Burlington Mills Realignment, or as required by an executed encroachment agreement.

19. REIMBURSEMENT

SCOPE OF REIMBURSEMENT

Activities eligible for funding reimbursement for this Project shall include:

- Construction

REIMBURSEMENT GUIDANCE

The Municipality shall adhere to applicable administrative requirements of Title 2 Code of Federal Regulations, Part 200 (www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm) "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards." Reimbursement to the Municipality shall be subject to the policies and procedures contained in Title 23 Code of Federal Regulations, Part 140 and Part 172, which is being incorporated into this Agreement by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm. Reimbursement to the Municipality shall be subject to the guidance contained in Title 2 Code of Federal Regulations, Part 170 (<http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf>) and Office of Management and Budget (OMB) "Federal Funding Accountability and Transparency Act" (FFATA). Said reimbursement shall also be subject to the Department being reimbursed by the Federal Highway Administration and subject to compliance by the Municipality with all applicable federal policy and procedures.

REIMBURSEMENT LIMITS

- **WORK PERFORMED BEFORE NOTIFICATION**

Any costs incurred by the Municipality prior to written notification by the Department to proceed with the work shall not be eligible for reimbursement.

- **NO REIMBURSEMENT IN EXCESS OF APPROVED FUNDING**

At no time shall the Department reimburse the Municipality costs that exceed the total funding per this Agreement and any Supplemental Agreements.

- **UNSUBSTANTIATED COSTS**

The Municipality agrees that it shall bear all costs for which it is unable to substantiate actual costs or any costs that have been deemed unallowable by the Federal Highway Administration and/or the Department's Financial Management Division.

- **WORK PERFORMED BY NCDOT**

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, shall reduce the maximum award amount of \$4,838,956 available to the Municipality under this Agreement. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the Total Estimated Cost.

- **CONSTRUCTION ADMINISTRATION**

Reimbursement for construction contract administration will be made as governed by Departmental policy that limits reimbursement for construction contract administration to no more than fifteen (15%) percent of the actual construction contract of the Project. These costs will also include any cost overruns and charges to the Project by the Department during the Construction Phase.

- **CONSTRUCTION CONTRACT UNIT PRICES**

Reimbursement for construction contract work will be made on the basis of contract unit prices in the construction contract and any approved change orders.

- **RIGHT OF WAY**

Reimbursement will be limited to the value as approved by the Department. Eligible costs for reimbursement of Right of Way Acquisition include: realty appraisals, surveys, closing costs, and the agreed upon just compensation for the property, at the reimbursement rate as shown in the FUNDING TABLE.

- **FORCE ACCOUNT**

Invoices for force account work shall show a summary of labor, labor additives, equipment, materials and other qualifying costs in conformance with the standards for allowable costs set forth in 2 CFR 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards." Reimbursement shall be based on actual eligible costs incurred with the exception of equipment owned by the Municipality or its Project partners. Reimbursement rates for equipment owned by the Municipality or its Project partners cannot exceed the Department's rates in effect for the time period in which the work is performed.

BILLING THE DEPARTMENT

- **PROCEDURE**

The Municipality may bill the Department for eligible Project costs in accordance with the Department's guidelines and procedures. Proper supporting documentation shall accompany each invoice as may be required by the Department. By submittal of each invoice, the Municipality certifies that it has adhered to all applicable state and federal laws and regulations as set forth in this Agreement.

Along with each invoice, the Municipality is responsible for submitting the FFATA Subrecipient Information Form, which is available at <https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx>.

- **INTERNAL APPROVALS**

Reimbursement to the Municipality shall be made upon approval of the invoice by the Department's Financial Management Division.

- **TIMELY SUBMITTAL OF INVOICES**

The Municipality may invoice the Department monthly for work accomplished, but no less than once every six (6) months to keep the Project funds active and available. If the Municipality is unable to invoice the Department, then they must provide an explanation. Failure to submit invoices or explanation may result in de-obligation of funds.

- **FINAL INVOICE**

All invoices associated with the Project must be submitted within six (6) months of the completion of construction and acceptance of the Project to be eligible for reimbursement by the Department. Any invoices submitted after this time will not be eligible for reimbursement.

20. REPORTING REQUIREMENTS AND RECORDS RETENTION

PROJECT EVALUATION REPORTS

The Municipality is responsible for submitting quarterly Project evaluation reports, in accordance with the Department's guidelines and procedures, that detail the progress achieved to date for the Project.

PROJECT RECORDS

The Municipality and its agents shall maintain all books, documents, papers, accounting records, Project records and such other evidence as may be appropriate to substantiate costs incurred under this Agreement. Further, the Municipality shall make such materials available at its office and shall require its agent to make such materials available at its office at all reasonable times during the contract period, and for five (5) years from the date of payment of the final voucher by the Federal Highway Administration, for inspection and audit by the Department's Financial Management Section, the Federal Highway Administration, or any authorized representatives of the Federal Government.

21. OTHER PROVISIONS

REFERENCES

It will be the responsibility of the Municipality to follow the current and/or most recent edition of references, websites, specifications, standards, guidelines, recommendations, regulations and/or general statutes, as stated in this Agreement.

INDEMNIFICATION OF DEPARTMENT

The Municipality agrees to indemnify and hold harmless the Department, FHWA and the State of North Carolina, to the extent allowed by law, for any and all claim for payment, damages and/or liabilities of any nature, asserted against the Department in connection with this Project. The Department shall not be responsible for any damages or claims, which may be initiated by third parties.

DEBARMENT POLICY

It is the policy of the Department not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the Municipality certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

TITLE VI - CIVIL RIGHTS ACT OF 1964

The Municipality shall comply with Title VI of the Civil Rights Act of 1964, (Title 49 CFR, Subtitle A, Part 21). Title VI prohibits discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

OTHER AGREEMENTS

The Municipality is solely responsible for all agreements, contracts, and work orders entered into or issued by the Municipality for this Project. The Department is not responsible for any expenses or obligations incurred for the Project except those specifically eligible for the funds and obligations as approved by the Department under the terms of this Agreement.

AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IMPROPER USE OF FUNDS

Where either the Department or the FHWA determines that the funds paid to the Municipality for this Project are not used in accordance with the terms of this Agreement, the Department will bill the Municipality.

TERMINATION OF PROJECT

If the Municipality decides to terminate the Project without the concurrence of the Department, the Municipality shall reimburse the Department one hundred percent (100%) of all costs expended by the Department and associated with the Project.

AUDITS

In accordance with 2 CFR 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," Subpart F – Audit Requirements, and the Federal Single Audit Act Amendments of 1996, the Municipality shall arrange for an annual independent financial and compliance audit of its fiscal operations. The Municipality shall furnish the Department with a copy of the annual independent audit report within thirty (30) days of completion of the report, but not later than nine (9) months after the Municipality's fiscal year ends.

REIMBURSEMENT BY MUNICIPALITY

For all monies due the Department as referenced in this Agreement, reimbursement shall be made by the Municipality to the Department within sixty (60) days of receiving an invoice. A late payment penalty and interest shall be charged on any unpaid balance due in accordance with NCGS 147-86.23.

USE OF POWELL BILL FUNDS

If the other party to this agreement is a Municipality and fails for any reason to reimburse the Department in accordance with the provisions for payment hereinabove provided, NCGS 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to Municipality by NCGS 136-41.1, until such time as the Department has received payment in full.

ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein.

AUTHORIZATION TO EXECUTE

The parties hereby acknowledge that the individual executing the Agreement on their behalf is authorized to execute this Agreement on their behalf and to bind the respective entities to the terms contained herein and that he has read this Agreement, conferred with his attorney, and fully understands its contents.

FACSIMILE SIGNATURES

A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional,

engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

22. SUNSET PROVISION

All terms and conditions of this Agreement are dependent upon, and subject to, the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IT IS UNDERSTOOD AND AGREED that the approval of the Project by the Department is subject to the conditions of this Agreement, and that no expenditures of funds on the part of the Department will be made until the terms of this Agreement have been complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

:

TOWN OF ROLESVILLE

BY: _____

TITLE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(FINANCE OFFICER)

Federal Tax Identification Number

____56-0787020_____

Town of Rolesville

Remittance Address:

Town of Rolesville

PO Box 250

Rolesville, NC 27571

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____(Date)



Memorandum

To: Mayor and Town Board of Commissioners
From: Robin E. Peyton, Town Clerk
Date: September 25, 2020
Re: Consent Agenda Item #B.4.

As the board directed me to certify to the sufficiency of the voluntary annexation petition(s) put forth for ANX 20-03 Hopper Communities/Wheeler Property for 1801 Rolesville Road and 6301 Mitchell Mill Road, I conducted the necessary research and have included a compulsory certification according to my findings on the properties involved. Provision of this certification allows the board to set a public hearing for November 3, 2020 on the voluntary annexation during its October 6, 2020 Town Board Regular Meeting if it so chooses.

Recommended Action

It is recommended that the board exercise its option to set a public hearing for November 3, 2020 for the voluntary annexation petition of the property by Hopper Communities/Wheeler Property under Case: ANX 20-03.

Attachments: Clerks certification to the sufficiency of the ANX 20-03 voluntary annexation petition

CERTIFICATE OF SUFFICIENCY

ANX 20-03: Hopper Communities/Wheeler Property

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 30th day of September 2020.


Robin Peyton
Town Clerk



Memorandum

TO: Mayor and Town Board of Commissioners
FROM: Julie Spriggs, GISP, CFM, CZO, Planner II
DATE: September 30, 2020
RE: Consent Item B.5, Reschedule public hearing for SP 20-03

A planning case was scheduled for a public hearing by the Town Board of Commissioners on October 20, 2020. The case is:

- **SP 20-03, Carolina Legacy Volleyball, Site Plan and Special Use Permit;** A Special Use Permit and Site Plan quasi-judicial public hearing for Carolina Legacy Volleyball for a one-story commercial building on a total of 2.88 acres, located at 641 and 671 Granite Vista Drive and zoned Office and Professional Special Use District (OP-SUP), Wake County PIN # 1769033076 & 1769022785.

Town Staff Recommendation.

Staff recommends rescheduling the public hearing for the above-listed case to a date later to be determined. The case is still in review with the Technical Review Committee and is not ready for a public hearing.

Suggested Action

I make a motion to reschedule the requested public hearing for case SP 20-03 after the Technical Review Committee has finished their review.



Memorandum

TO: Mayor and Town Board of Commissioners
FROM: Julie Spriggs, GISP, CFM, CZO, Planner II
DATE: September 30, 2020
RE: Consent Item B.6 Call for public hearing for MA 20-01

A planning case is requested to be scheduled for the public hearing by the Town Board of Commissioners on November 3, 2020. The cases are:

- **MA 20-01, Hopper Communities;** Petition by Hopper Communities to rezone 91.39 acres located at 1801 Rolesville Road and 6301 Mitchell Mill Road (Wake County PINs 1767 48 3143 and 1767 58 6083) from Wake County Residential 30 Zoning District (R30) to Rolesville Residential III Conditional Zoning District (R3-CZ).

Town Staff Recommendation.

Staff recommends scheduling the public hearing for the above-listed case.

Suggested Action

I make a motion to schedule the requested public hearing for case MA 20-01 for November 3, 2020.



Memo

To: Mayor and Town Board of Commissioners

From: Danny Johnson, AICP, Planning Director

Date: September 25, 2020

Re: ANX 20-04, Mitchell Mill Road Investors, LLC, Manly Farm Road, Wake County PIN# 1757994300

Summary Information

The Town has received a non-contiguous voluntary annexation petition (Case ANX 20-04) for 66.123 acres located at Manly Farm Road, Wake County PIN# 1757994300 into the Town of Rolesville Town Limits. This location is a portion of the proposed Kalas Falls Subdivision. As provided in G.S. 160A-31, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31. The Town Board of Commissioners accepted the Town Clerks Certification and schedule a public hearing for Tuesday, October 6, 2020 at 7:00 pm in the Board Chambers at Rolesville Town Hall.

Staff Recommendation

Staff recommends holding the public hearing and approval of the annexation ordinance under G.S. 160A-31.

Relationship to Current Budget/Goals

None

Suggested Motion:

Motion to approve the non-contiguous voluntary annexation of Case ANX 20-04, Mitchell Mill Road Investors, LLC into the Rolesville Town Limits to be effective October 6, 2020.

Attachments:

ANX 20-04, Mitchell Mill Road Investors, LLC, Annexation Petition
ANX 20-04, Mitchell Mill Road Investors, LLC, Annexation Location Map
ANX 20-04, Mitchell Mill Road Investors, LLC, Annexation Ordinance
ANX 20-04, Mitchell Mill Road Investors, LLC, Annexation Boundary Map

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 – LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 – VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757.02-99-4300	0074674	DB 5931	PG 93	64.856	\$ 1,389,440.00
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)


 Signature of Owner #1 3-17-2020
 Date Signed

 Signature of Owner #2 _____
 Date Signed

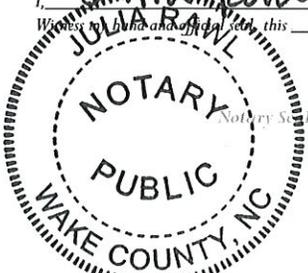
- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

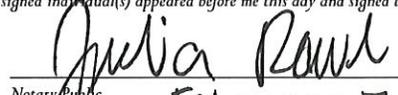
Mitchell Mill Road Investors, LLC
 Name of Corporation

 
 Printed Name of Registered Agent Signature of Registered Agent

105 Weston Estates Way, Cary NC 27513
 Address, State, Zip of Registered Office:

North Carolina, Wake County
 I, Julia Paul, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
 Witness my hand and official seal, this 17th day of March, 2020




 Notary Public
 My commission expires: February 7, 2024

Legal Description
The Watkins Family, LLC.

BEGINNING AT AN IRON PIPE THE SOUTHEAST CORNER OF PROPERTY, SAID IRON PIPE BEING SOUTH 65°44'54" EAST 27,908.94 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) N= 789,627.37, E= 2,134,362.97, THENCE FROM SAID POINT OF BEGINNING SOUTH 85°28'28" WEST 837.76 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 03°13'41" WEST 2297.25 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 42°00'12" EAST 185.54 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°46'42" EAST 653.62 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°30'45" EAST 555.84 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 05°57'55" EAST 259.57 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 05°36'20" EAST 242.19 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87°39'19" EAST 417.90 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 01°02'00" EAST 870.96 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 88°51'34" WEST 855.49 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 00°10'48" EAST 746.47 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2825122 SQ. FT., 64.856 ACRES MORE OR LESS.

Excise Tax: \$ 2,335.00

Real Estate ID No: 0074674

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:

Longleaf Law Partners (DEM)
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607

After Recording: Mail to Grantee

Brief Description for the Index:

0 Manly Farm Road

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20th day of December, 2019, by and between:

GRANTOR	GRANTEE
<p>THE WATKINS FAMILY L.L.C., A North Carolina limited liability company 6528 Wilshire Drive Fuquay-Varina, NC 27526</p>	<p>Mitchell Mill Road Investors LLC, A North Carolina limited liability company 105 Weston Estates Way Cary, NC 27513-2259</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in the Town/City of Wake Forest, Wake County, North Carolina, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 5931, Page 93, Wake County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

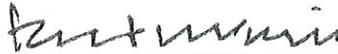
And Grantor covenants with Grantee, that Grantor has done nothing to title to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 12th day of December, 2019 and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

THE WATKINS FAMILY L.L.C.,
A North Carolina limited liability company



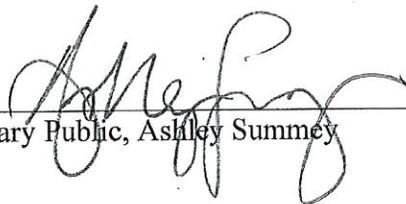
Name: Richard L. Watkins
Title: Manager

Wake County, North Carolina

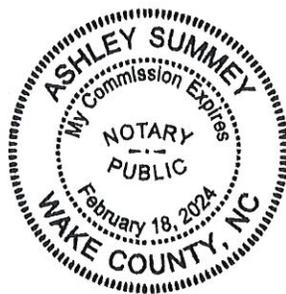
I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Richard L. Watkins as Manager of THE WATKINS FAMILY L.L.C., a North Carolina limited liability company

Date: 12/12/2019

My Commission Expires: 2/18/2024


Notary Public, Ashley Summey

[Affix Notary Stamp or Seal]



**EXHIBIT A
LEGAL DESCRIPTION**

BEING ALL of that tract or parcel of land located in Wake Forest Township, Wake County, State of North Carolina, being more particularly described as follows:

Lot No. 1 "B": BEGINNING at a stake in the line of Sam Moody and corner of lot No. 3; thence West 810 feet to stake; thence North 2300 feet to a stake in the line of W. W. Rogers; thence along W.W. Rogers' line S. 43 deg. E. 200 feet to a stake, corner of W. W. Rogers; thence S. 86 deg. E. 1211 feet to a stone in Rogers' line; thence South 284 feet to a stake; thence S. 1 deg. 45 min. W. to a stake, R. B. Whitley's corner; thence S. 88 deg. E. 455 feet to a stone, Whitley's corner; thence S. 3 deg. 15 min. W. 880 feet to a stake, Sam Moody's corner; thence along Moody's line N. 86 deg. 30 min. W. 856 feet to a stone; thence S. 3 deg. 15 min. W. 700 feet to the beginning, containing sixty six and three quarter (66 3/4) acres, and being lot No. 1B of the division of the lands of the late John M. Watkins, a map of the same is recorded in book of maps in the Register of Deeds office for Wake County.

TOGETHER WITH any and all rights to that right of way described in Book 2201, Page 97, Wake County Registry.

TOGETHER WITH any and all rights of ingress, egress and regress over that 60-foot roadway described in that easement recorded in Book 2189, Page 589, Wake County Registry.



PIN: 1757994300

PIN Ext: 000

Real Estate ID: 0074674

Map Name: 1757 02

Owner: MITCHELL MILL ROAD INVESTORS
LLC

Mail Address 1: 105 WESTON ESTATES WAY

Mail Address 2: CARY NC 27513-8619

Mail Address 3:

Deed Book: 017691

Deed Page: 01859

Deed Acres: 66.8

Deed Date: 12/20/2019

Building Value: \$0

Land Value: \$1,389,440

Total Value: \$1,389,440

Billing Class: Business

Description: POWELL

Heated Area:

Street Name: MANLY FARM RD

Site Address: 0 MANLY FARM RD

City:

Planning Jurisdiction: RO

Township: Wake Forest

Year Built:

Sale Price: \$0

Sale Date:

Use Type:

Design Style:



0 215 430 860 ft
1 inch = 400 feet

Disclaimer

Maps make every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1768-00-2153	0188955	DB 14103	PG 2365	0.297 & 0.097	\$ 39,000.
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Tim Smith
Signature of Owner #1

3-17-2020
Date Signed

Signature of Owner #2

Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Mitchell Mill Road Investors, LLC
Name of Corporation

Tim Smith
Printed Name of Registered Agent

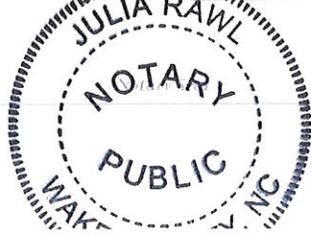
Tim Smith
Signature of Registered Agent

105 Weston Estates Way, Cary NC 27513

Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Julia Rawl, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 17th day of March, 2020.



Julia Rawl
Notary Public
My commission expires: February 7, 2024

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Real Estate ID No. 0188955

Prepared By and Mail to: Longleaf Law Partners (DEM), 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607

Brief description for the Index: 1.25 acre tract near Rolesville Road

THIS DEED made this 12th day of December, 2019, by and between

GRANTOR

The Watkins Family L.L.C.,
a North Carolina limited liability company
6528 Wilshire Drive
Fuquay-Varina, NC 27526

GRANTEE

Mitchell Mill Road Investors LLC,
a North Carolina limited liability company
P. O. Box 3557
Cary, NC 27519

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated near the Town of Rolesville, Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its company name by its duly authorized official, on the date indicated in the acknowledgment of such execution.

The Watkins Family L.L.C.,
a North Carolina limited liability company

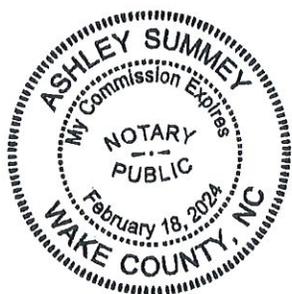
By: *Richard Watkins* (SEAL)
Richard Watkins, Manager

State of North Carolina
County of Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he executed the foregoing instrument in the capacity indicated: Richard Watkins, Manager of The Watkins Family L.L.C.

Date: 12/12/2019

(affix seal or stamp here)



Ashley Summey
Notary Public

Printed/Typed Name: Ashley Summey

My Commission Expires: 2/18/2024

Mitchell Mill Overlap

Annexation Area

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING SOUTH 69°05'38" EAST 27,688.52 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) OF N=789,627.371', E=2,134,362.972', THENCE FROM SAID BEGINNING POINT NORTH 05°36'20" WEST 242.19 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°43'51" EAST 163.13 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 05°27'45" WEST 257.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°36'05" EAST 24.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 06°51'15" EAST 264.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 88°28'45" WEST 165.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°01'29" EAST 231.03 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 87°39'19" WEST 9.67 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 12923 SQ. FT., 0.297 ACRES MORE OR LESS.

0.97 ACRE PARCEL (P.I.N. 1767-00-2153)

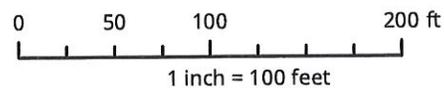
BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING THE FOLLOWING TWO CALLS FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) OF N=789,627.371', E=2,134,362.972', SAID CALLS ARE SOUTH 69°05'38" EAST 27,688.52 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 05°36'20" WEST 242.19 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID BEGINNING POINT THENCE NORTH 05°57'55" WEST 259.57 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°36'05" EAST 165.60 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 05°27'45" EAST 257.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°43'51" WEST 163.13 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 42271 SQ. FT., 0.970 ACRES MORE OR LESS.



PIN: 1768002153
PIN Ext: 000
Real Estate ID: 0188955
Map Name: 1768 03
Owner: MITCHELL MILL ROAD INVESTORS LLC

Mail Address 1: PO BOX 3557
Mail Address 2: CARY NC 27519-3557
Mail Address 3:
Deed Book: 017691
Deed Page: 01867
Deed Acres: 1.25
Deed Date: 12/20/2019
Building Value: \$0
Land Value: \$39,000

Total Value: \$39,000
Billing Class: Business
Description: HOLE BETWEEN
WATKINS&BRADSHER&TENEX PRP
Heated Area:
Street Name: UPCHURCH LN
Site Address: 5030 UPCHURCH LN
City:
Planning Jurisdiction: RO
Township: Wake Forest
Year Built:
Sale Price: \$0
Sale Date:
Use Type:
Design Style:



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



ANX 20-04
Michell Mill Road Investors, LLC

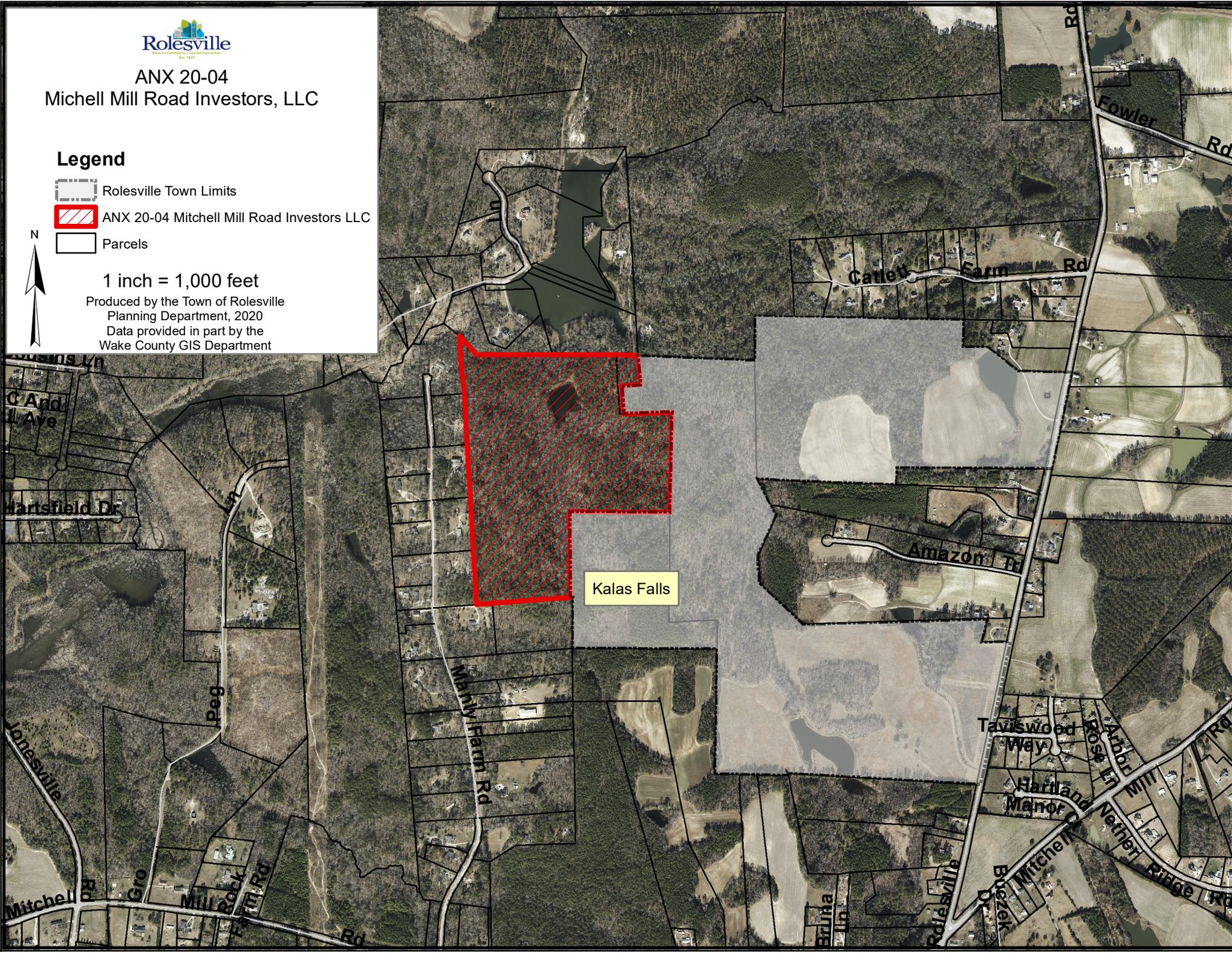
Legend

-  Rolesville Town Limits
-  ANX 20-04 Mitchell Mill Road Investors LLC
-  Parcels



1 inch = 1,000 feet

Produced by the Town of Rolesville
Planning Department, 2020
Data provided in part by the
Wake County GIS Department



Kalas Falls

After Recording Mail to: Town of Rolesville
 P. O. Box 250
 Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF ROLESVILLE UNDER THE
AUTHORITY GRANTED BY PART 1, ARTICLE 4A
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE 2020-O-08
CASE ANX 20-04

WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a public hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 7:00 pm or thereafter on October 6, 2020, after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described non-contiguous property owned by the Mitchell Mill Road Investors, LLC is hereby annexed, made part of the Town of Rolesville effective as of October 6, 2020:

BEGINNING AT AN IRON PIPE THE SOUTHEAST CORNER OF PROPERTY, SAID IRON PIPE BEING SOUTH 65°44'54" EAST 27,908.94 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) N= 789,627.37, E= 2,134,362.97, THENCE FROM SAID POINT OF BEGINNING SOUTH 85°28'28" WEST 837.76 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 03°13'41" WEST 2297.25 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 42°00'12" EAST 185.54 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°46'42" EAST 653.62 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°30'45" EAST 555.84 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°36'05" EAST 189.60 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 06°51'15" EAST 264.00 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 88°28'45" WEST 165.00 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 01°01'29" EAST 231.03 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87°39'19" EAST 408.23 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 01°02'00" EAST 870.96 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 88°51'34" WEST 855.49 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 00°10'48" EAST 746.47 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 66.123 ACRES MORE OR LESS SHOWN ON AN ANNEXATION BOUNDARY MAP, TITLED ANNEXATION MAP FOR TOWN OF ROLESVILLE, PROPERTY OF MITCHELL MILL ROAD INVESTORES, LLC, PREPARED BY WITHERS RAVENEL. RECORDED IN BOOK OF MAPS _____, PAGE _____.

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

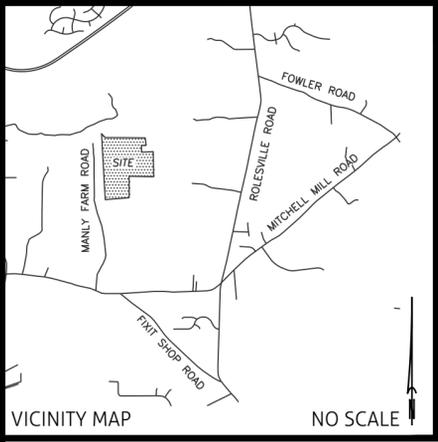
Adopted this 6th day of October 2020

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Robin E. Peyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 6th day of October 2020.

Robin E. Peyton
Town Clerk



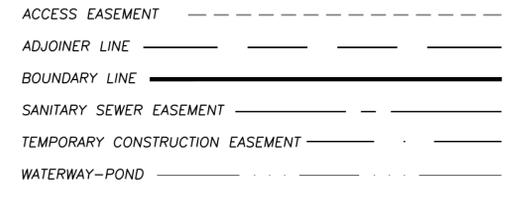
- NOTES:
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARINGS IS NAD 83 (1986) ADJUSTMENT
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. NO MONUMENTATION ESTABLISHED ON EASEMENT BOUNDARIES UNLESS OTHERWISE NOTED
 5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED FLOODPLAIN PER FIRM MAP NUMBER 3720175700J, CID370468, AND WITH AN EFFECTIVE DATE OF MAY 02, 2006.

TOTAL ANNEXATION AREA

PIN: 1757-99-4300	64.856 Acres	2,825,122 Sq. Feet
PIN: 1768-00-2153	1.267 Acres	55,194 Sq. Feet
TOTAL AREA:	66.123 Acres	2,880,316 Sq. Feet

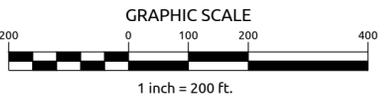
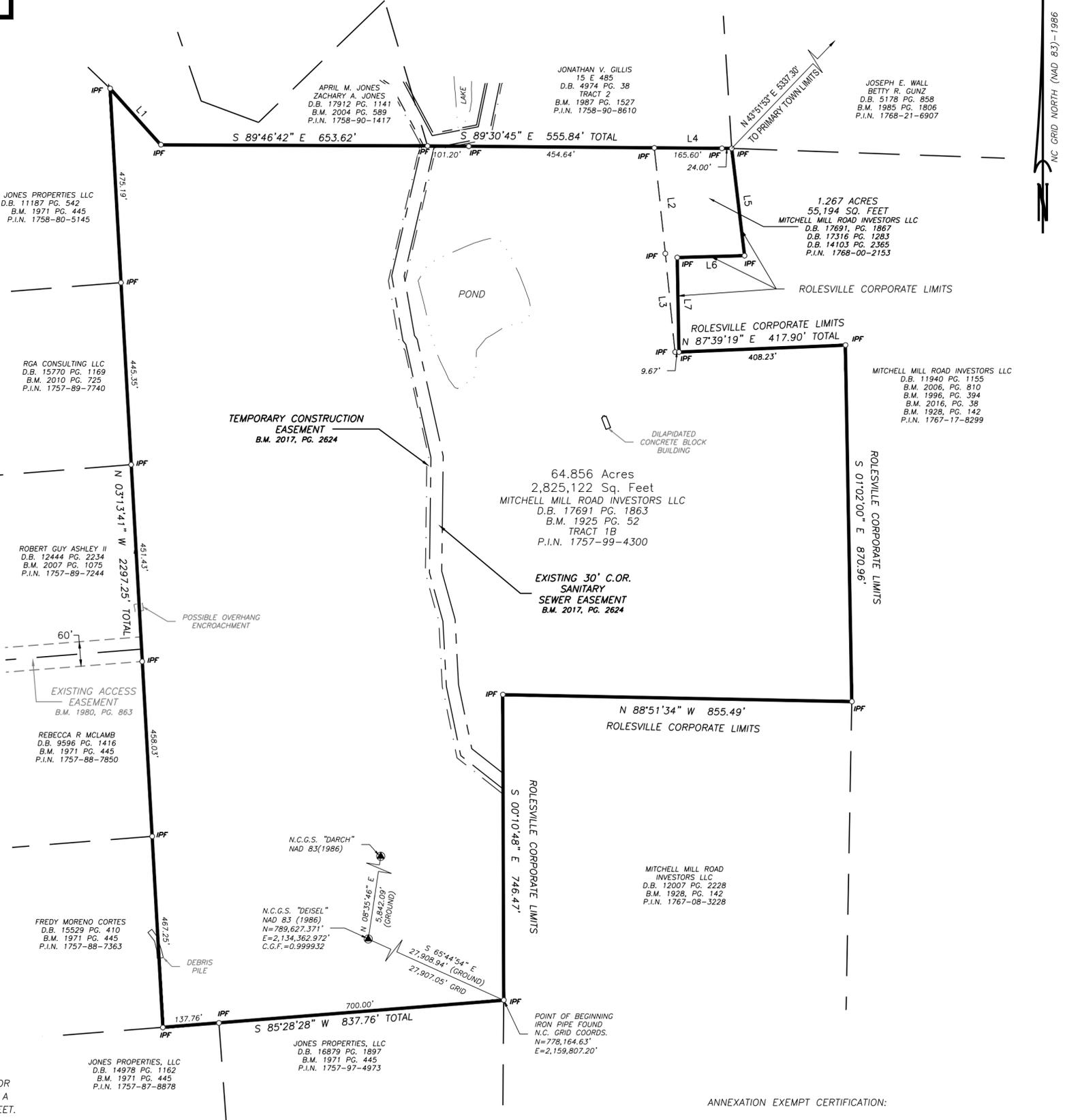
LEGEND (UNLESS OTHERWISE NOTED)

C.O.R. - CITY OF RALEIGH
 ECM - EXISTING CONCRETE MONUMENT
 IPF - IRON PIPE FOUND
 IPS - IRON PIPE SET



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42°00'12" E	185.54'
L2	S 05°57'55" E	259.57'
L3	S 05°36'20" E	242.19'
L4	S 89°36'05" E	189.60'
L5	S 06°51'15" E	264.00'
L6	S 88°28'45" W	165.00'
L7	S 01°01'29" E	231.03'



TYPE OF PLAT

C. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SURVEY CERTIFICATE

I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 5931, PAGE 93, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 36,660±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 11TH DAY OF AUGUST, A.D., 2020.

MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

PRELIMINARY PLAT
 NOT FOR
 CONVEYANCE,
 RECORDATION, OR
 SALES

ANNEXATION EXEMPT CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

----- DATE -----
 SUBDIVISION ADMINISTRATOR

REVIEW OFFICER CERTIFICATION

I, DANNY JOHNSON, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

----- DATE -----
 REVIEW OFFICER

REVISIONS:	DATE: 08-11-2020
	SCALE: 1"=200'
	SURVEYED BY: AM
	DRAWN BY: MT
	CHECK & CLOSURE BY: MT
	CAD FILE: BD_18119 UPDATE 8-11-20.dwg
	PROJECT NO: 5180792

ANNEXATION MAP FOR		
TOWN OF ROLESVILLE		
PROPERTY OF		
MITCHELL MILL ROAD INVESTORS LLC		
TOWNSHIP: WAKE FOREST	COUNTY: WAKE	STATE: NORTH CAROLINA
P.I.N.: 1757-99-4300, 1768-00-2153	ZONING: R&PUD	SHEET: 1 of 1

WithersRavenel
 Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511
 t: 919.469.3340 | license #: C-0832 |
 www.withersravenel.com

K:\Survey\18119-0790\Drawings\BD_18119_UPDATE_8-11-20.dwg - Tuesday, August 11, 2020 3:04:29 PM - TIMBLIN, MAT



Memorandum

To: Mayor and Town Board of Commissioners
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: September 29, 2020
Re: Case PR 20-05, Kalas Falls Preliminary Subdivision Plat

Preliminary Subdivision Plat – Major Subdivision approval for 454 residential single-family lots located at 1832 Rolesville Road on four parcels for a total of 282.71 acres, Wake County PINs # 1797 17 8299, 1797 08 3228, 1768 00 2153, 1767 29 5866.

Background

Applicant and Property Owner

Mitchell Mill Road Investors, LLC, Property Owner/Developer
American Engineering, Professional Engineer

Request

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 454 residential single-family lots located on 282.71 acres zoned Residential Planned Unit Development (R & PUD). On November 19, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 550-lot residential subdivision. The preliminary subdivision plat is following the SUP 19-01 Master Plan Approval for residential single-family lots. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development with proposed public streets, mail kiosk parking, public greenway trail, and required off-street parking for each residential unit.

2002 Thoroughfare Plan and Traffic Impact Analysis (TIA)

The 2002 Thoroughfare Plan calls for Rolesville Road as a three-lane major highway. The applicant has submitted a Traffic Impact Study (TIA) for the SUP Case for PUD Master Plan as required by the Town's Unified Development Ordinance. The TIA report was prepared by Stantec Consulting Services has recommendations for road improvements for the proposed new street intersection with E Young Street/Rolesville Road, at Rolesville Road and Mitchell Mill Road intersection. All the documented conditions in the PUD Master Plan and requirements for implementation stated in the proposed SUP conditions are identified and included in the proposed preliminary subdivision plat.

Technical Review Committee and Planning Staff Recommendations.

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determined that it meets all the requirements of the UDO, City of Raleigh Public Utilities requirements, and reviewed by the Wake County Fire Marshal office with a recommendation from all members of the TRC for approval.

The preliminary plat contains an alternate greenway route for the proposed greenway on sheet 2.12. The alternate is proposed due to the anticipated challenging topographic conditions in the area. During construction drawings when the calculations are finalized, if the greenway trail cannot be constructed as proposed on the preliminary, the alternate route will be used.

The Planning Staff recommendation is the proposed Preliminary Subdivision Plat and alternate greenway alignment meets the standards of the Town's Unified Development Ordinance and recommends approval.

Planning Board Recommendation

The Rolesville Planning Board at their meeting on August 24, 2020, voted unanimously to favorably recommend to the Town Board of Commissioners approval of Preliminary Subdivision Plat for Case PR 20-05, Kalas Falls, as presented.

Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-05, Kalas Falls, as presented.

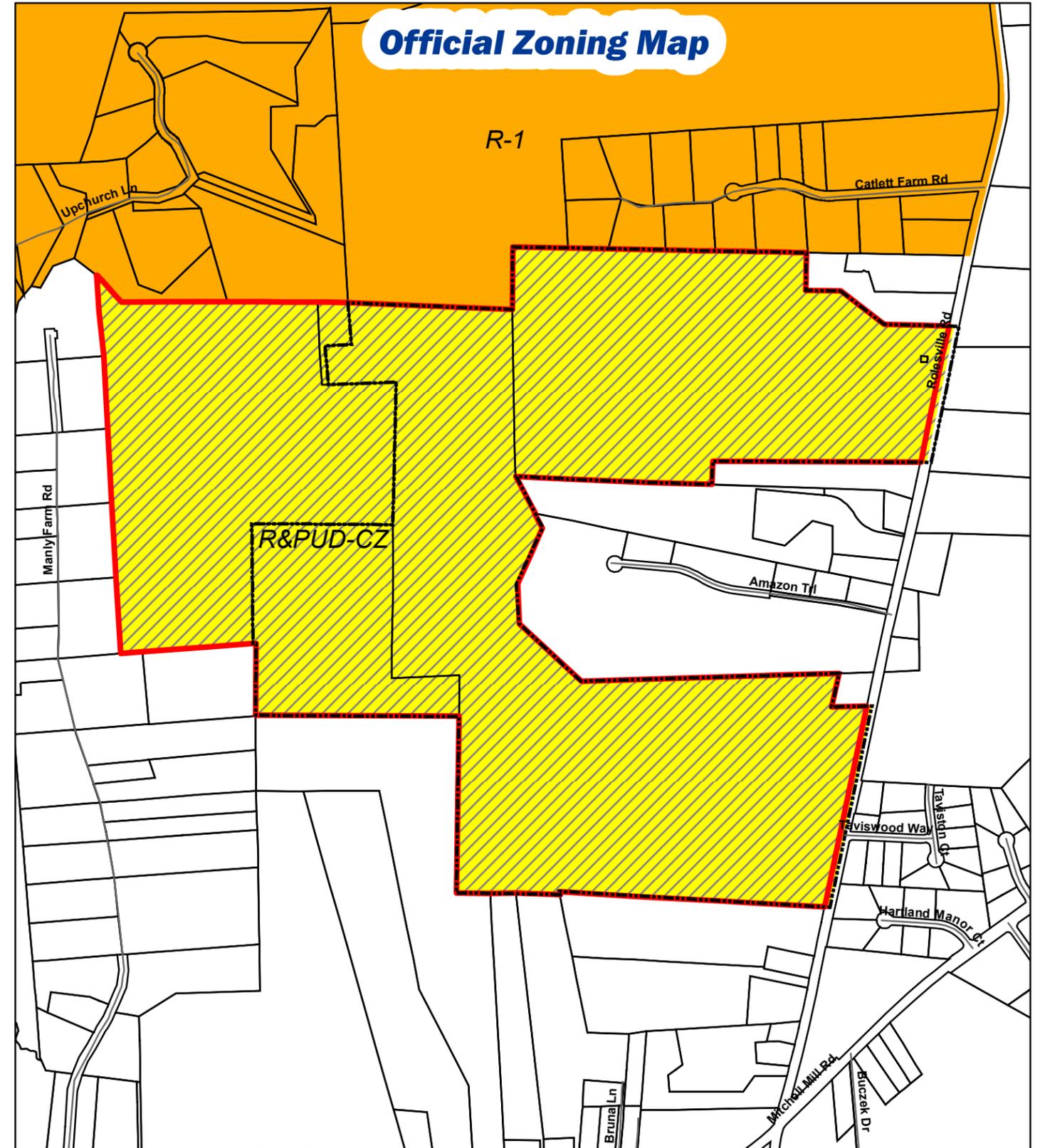
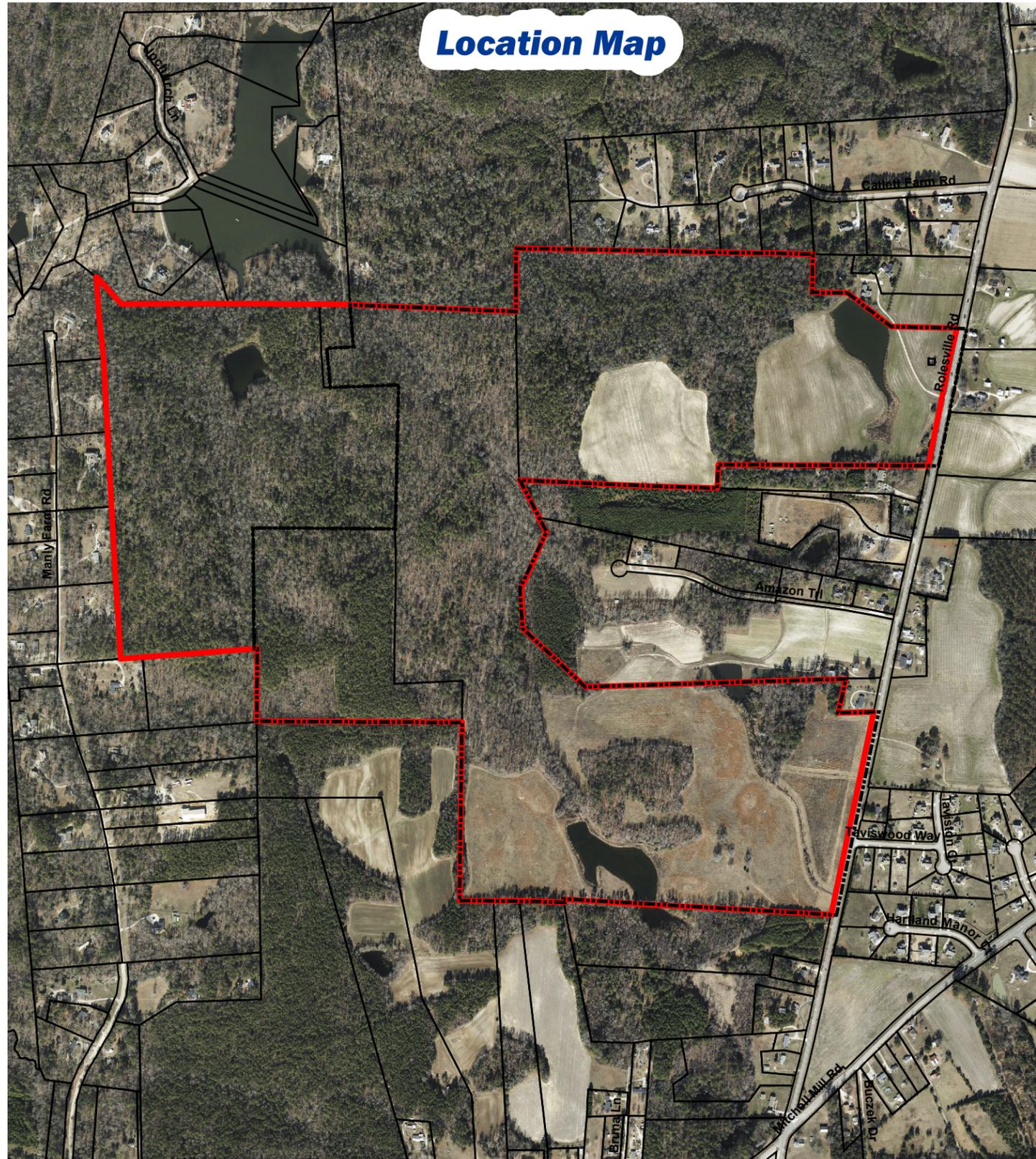
Attachments:

PR 20-05 Location Aerial Map

PR 20-05 Kalas Falls Preliminary Subdivision Plat

PR 20-05 Kalas Falls Preliminary Subdivision Plat Application

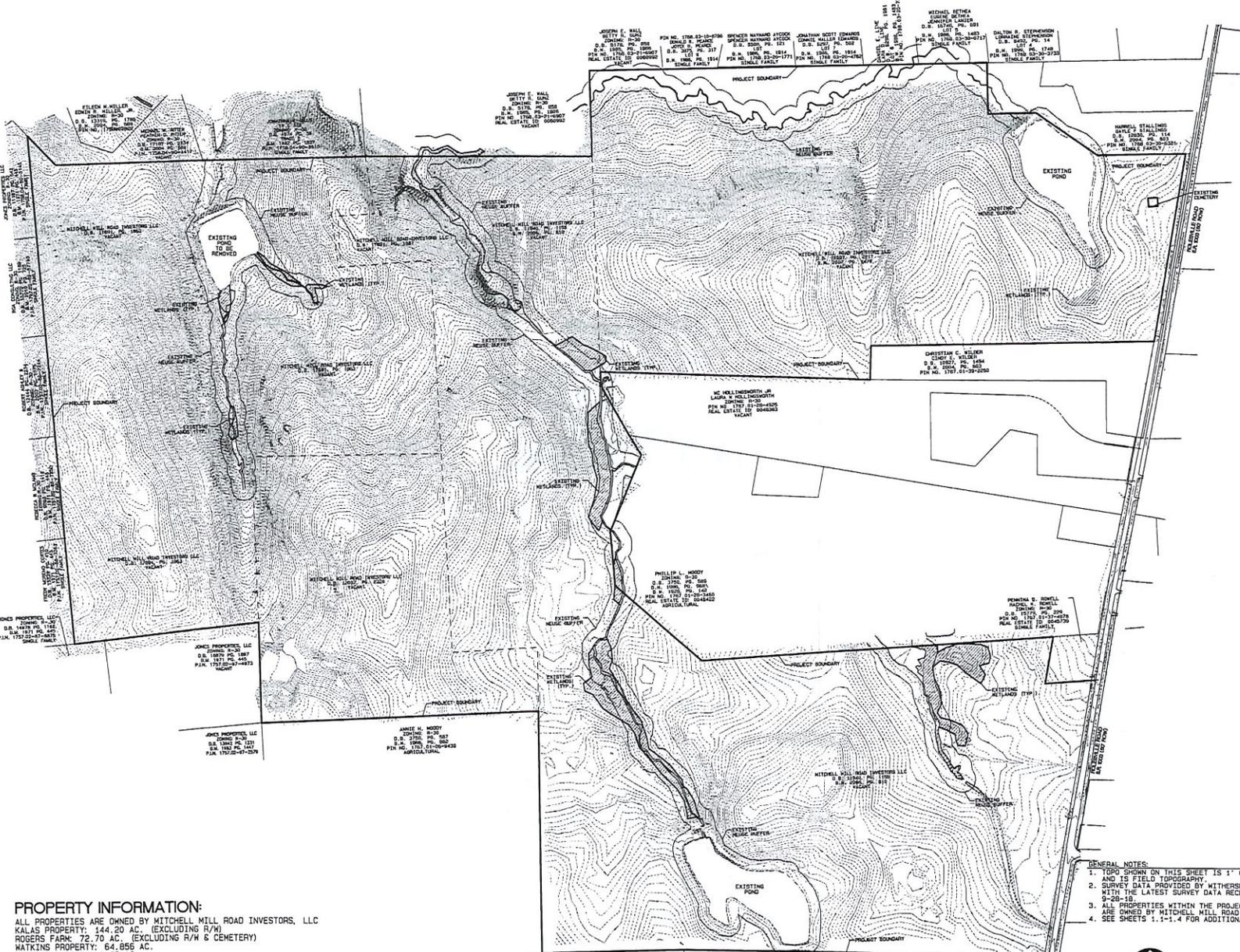
PR 20-05 Kalas Falls Preliminary Subdivision Plat Request



 Preliminary Subdivision Plat Location

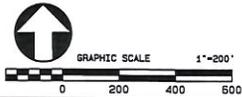


1 in = 800 ft



PROPERTY INFORMATION:
 ALL PROPERTIES ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC
 KALAS PROPERTY: 144.20 AC. (EXCLUDING R/W)
 ROGERS FARM: 72.70 AC. (EXCLUDING R/W & CEMETERY)
 WATKINS PROPERTY: 64,856 AC.
 GILLIS PROPERTY: 0.57 AC.
 TOTAL ACREAGE: 282.726 AC.

- GENERAL NOTES:**
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
 2. SURVEY DATA PROVIDED BY WITHERSRAVENE WITH THE LATEST SURVEY DATA RECEIVED ON 9-28-18.
 3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL MILL ROAD INVESTORS, LLC.
 4. SEE SHEETS 1.1-1.4 FOR ADDITIONAL INFORMATION.



FILE: E:\WORK\2019\KALAS FALLS BUREAU\1.1A1.DWG

EXISTING CONDITION OVERALL FOR KALAS FALLS
 SITUATED AT
1832 ROLLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

DATE	9/19/2019
CHECKED BY	JSM
DRAWN BY	BAH
JOB NUMBER	9900

AMERICAN Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY

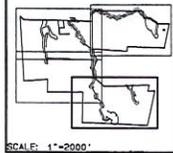
NOT FOR CONSTRUCTION

SHEET NO. **1.0**

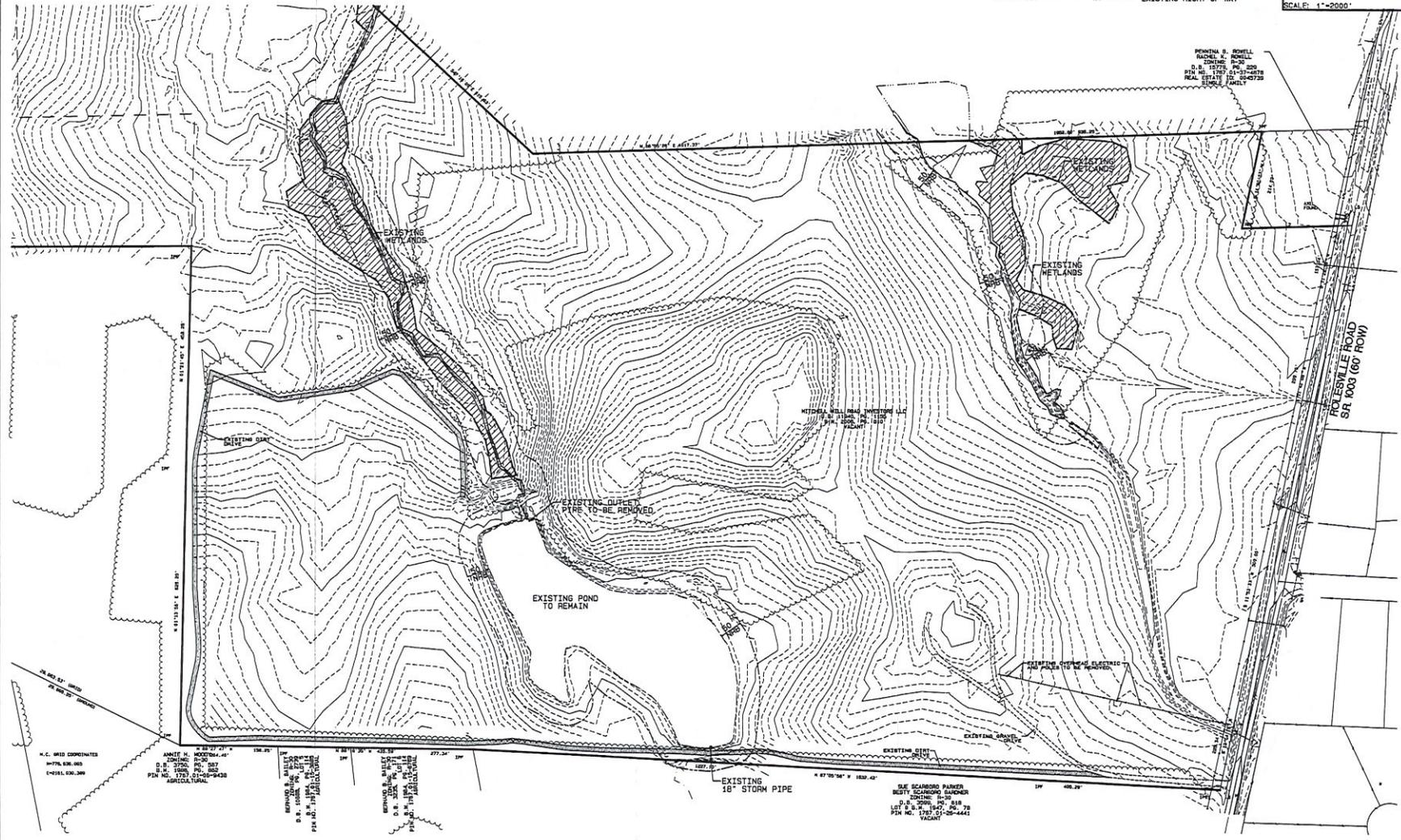
DATE: 07/28/23

EXISTING LINETYPE LEGEND

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING METLAND
	EXISTING 50' NRB
	CENTERLINE OF STREAM
	EXISTING WATER ELEVATION
	EXISTING RIGHT OF WAY



SCALE: 1"=2000'



H.C. 0033 CORRECTIVES
 H=176.636.463
 I=2161.026.389

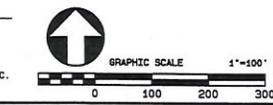
ANTHONY H. NORTON
 LICENSE NO. 1787-01-05-0428
 APPROVED:

KEVIN W. BULLY
 LICENSE NO. 1787-01-05-0428
 APPROVED:

DAVID W. BULLY
 LICENSE NO. 1787-01-05-0428
 APPROVED:

DAVID W. BULLY
 LICENSE NO. 1787-01-05-0444
 APPROVED:

DAVE SCARBORO PARKER
 BETTY SCARBORO GARDNER
 LICENSE NO. 1787-01-05-0444
 APPROVED:



- GENERAL NOTES:
1. TOPO SHOWN ON THIS SHEET IS 1' CONTOURS AND IS FIELD TOPOGRAPHY.
 2. SURVEY DATA PROVIDED BY WITHERSRAVENEL WITH THE LATEST SURVEY DATA RECEIVED ON 8-28-18.
 3. ALL PROPERTIES WITHIN THE PROJECT BOUNDARY ARE OWNED BY MITCHELL HILL ROAD INVESTORS, LLC.

NO.	DATE	BY	REVISION

EXISTING CONDITION FOR
 KALAS FALLS
 SITUATED AT
 1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

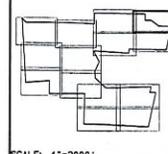
JOB NUMBER: 9900
 CHECKED BY: JRH
 DRAWN BY: SAH
 DATE: 5/12/2019

AMERICAN
 Engineering
 Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

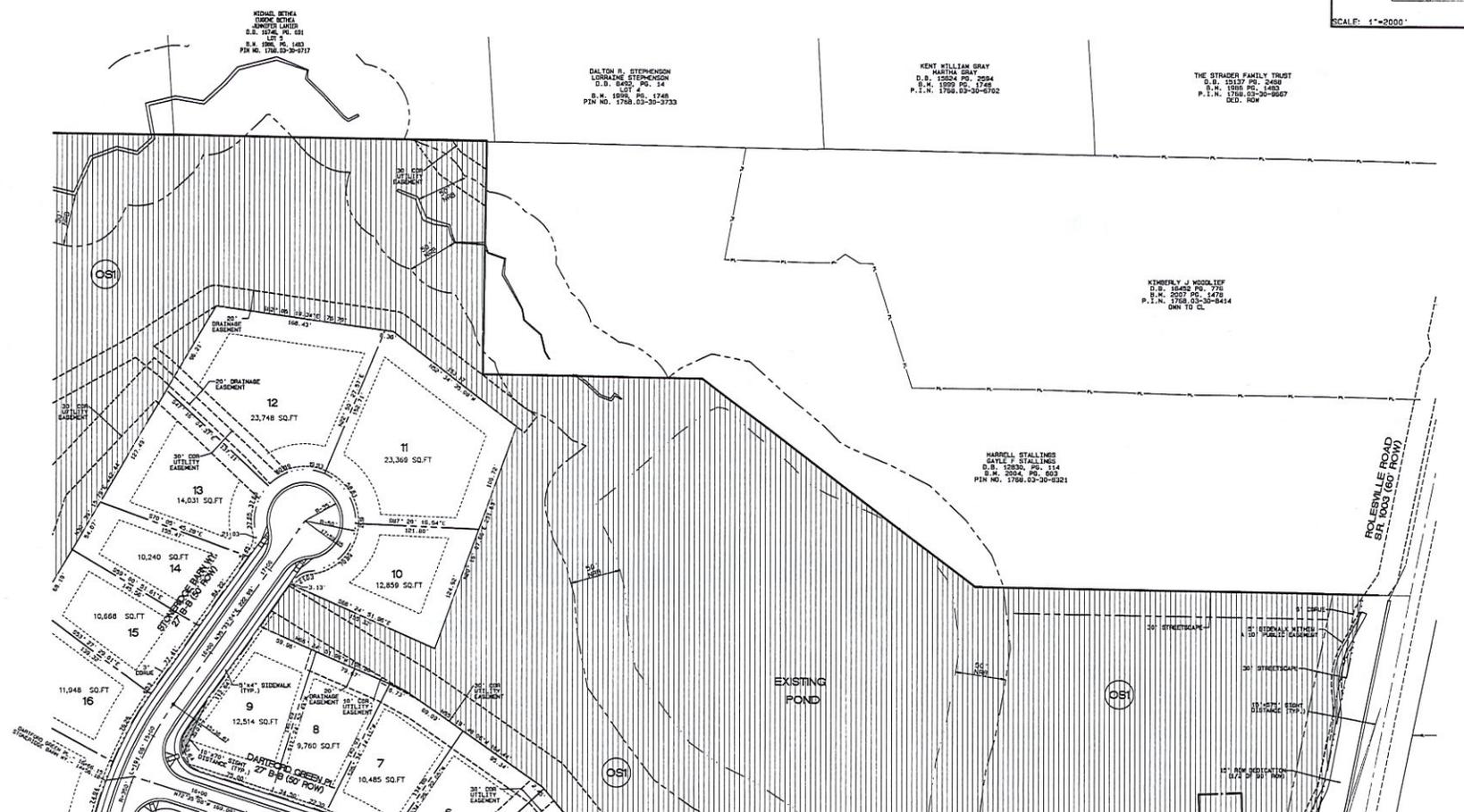


PRELIMINARY
 NOT FOR CONSTRUCTION
 SHEET NO.
1.4

FILE: Z:\Users\p333333\My Documents\Projects\1832R\1832R\1832R.dwg DATE: 5/12/2019 11:52:22AM



SCALE: 1"=2000'



MIGDAL NETKA
ENGINEERING
2000 W. HARRIS
D.B. 1000 PG. 081
S.M. 1000 PG. 1403
P.I.N. 1768-03-30-9177

DALTON R. STEPHENSON
LORNADE STEPHENSON
D.B. 1000 PG. 14
S.M. 1000 PG. 1748
P.I.N. 1768-03-30-3733

KENT WILLIAM GRAY
D.B. 1000 PG. 0554
S.M. 1000 PG. 1749
P.I.N. 1768-03-30-8102

THE STRADER FAMILY TRUST
S.B. 1000 PG. 2408
S.M. 1000 PG. 1403
P.I.N. 1768-03-30-9967
D.C.D. ROW

KIMBERLY J. HODGSON
D.B. 1000 PG. 1478
S.M. 1000 PG. 1478
P.I.N. 1768-03-30-8414
OWN TO CL

MARRELL STALLINGS
D.B. 1000 PG. 114
S.M. 1000 PG. 603
P.I.N. 1768-03-30-9321

ROLESVILLE ROAD
S.R. 1003 (60' ROW)

DATE: 4/24/2020
DRAWN BY: BAH
CHECKED BY: JRH
JOB NUMBER: 9900

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

DATE: 4/24/2020
DRAWN BY: BAH
CHECKED BY: JRH
JOB NUMBER: 9900

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

2.5

ABBREVIATION

NRB- NEUSE RIVER BUFFER
COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT
OPEN SPACE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

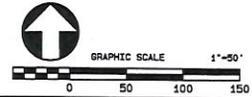
- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

SETBACK TABLE SINGLE FAMILY

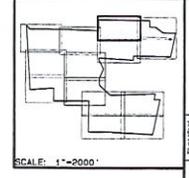
	50'	50'	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000
* AGGREGATE 12" MIN. 5'							
** MIN. 3' AGGREGATE 10'							

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SERVED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENCRUSH ONTO A PRIVATE LOT & SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS:
RESIDENTIAL-RESIDENTIAL- 20'
RESIDENTIAL-COLLECTOR- 30'
COLLECTOR-COLLECTOR- 30'
ENTRANCE AT COL-DE-SAC- 32.5'
ENTRY ROADS-ROLESVILLE RD.- 35'



DATE: 4/24/2020 1:00 PM



SCALE: 1"=2000'

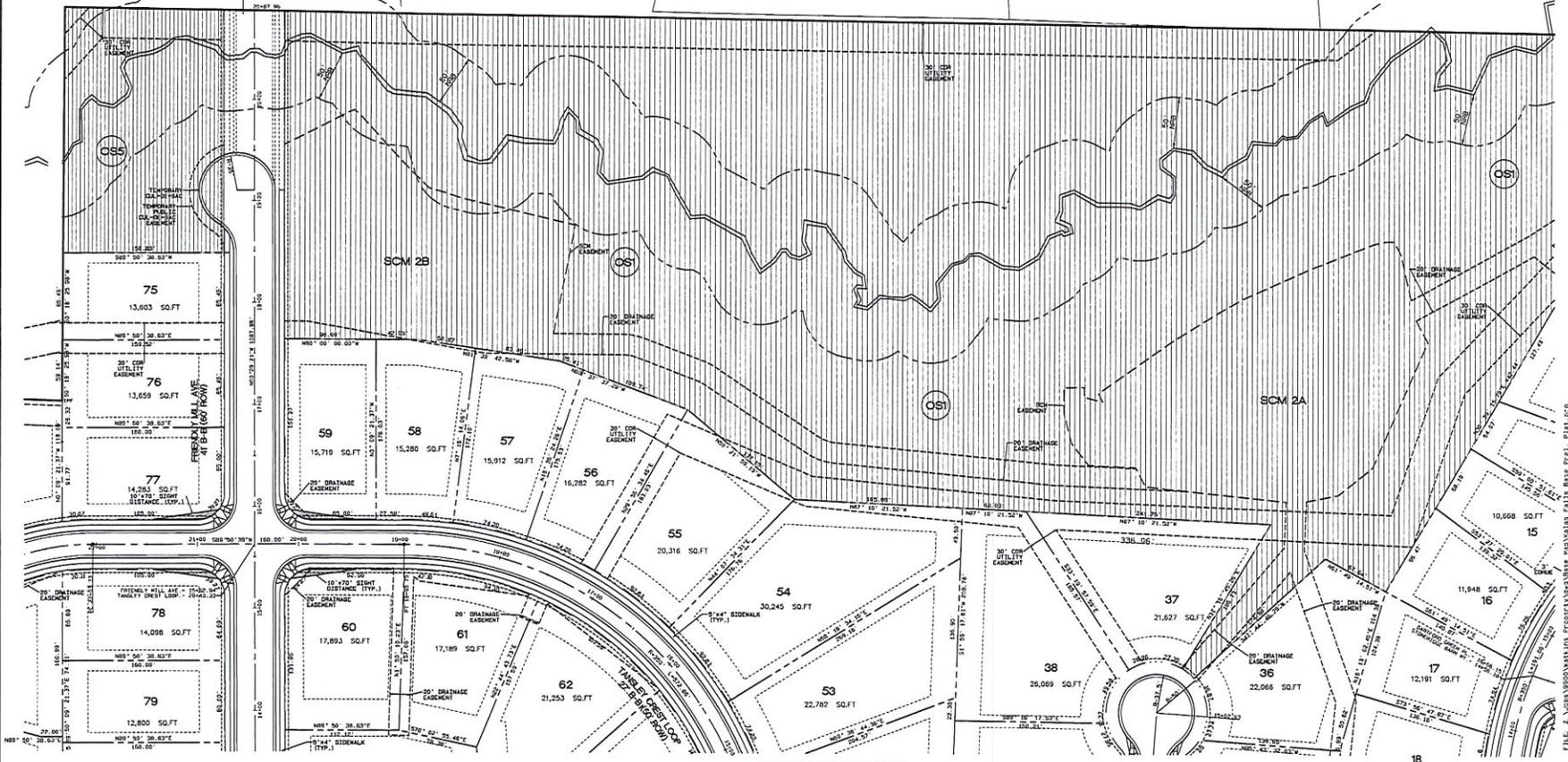
JOSEPH E. WALL
MELBY H. JONES
ZONING: R-30
D.B. 5174, PG. 208
R.H. 1920, PG. 1008
P.N. NO. 1750-03-10007
REAL ESTATE ID: 0000992

RONALD S. PEANZ
MARTIN S. PEANZ
D.B. 3875, PG. 317
LOT 1
R.H. 1908, PG. 1814
P.N. NO. 1706-03-20-075

SPENCER HARVARD AYCOCK
SPENCER HARVARD AYCOCK
D.B. 5068, PG. 121
LOT 1
R.H. 1908, PG. 1814
P.N. NO. 1706-03-20-075

JONATHAN GOTT EDWARDS
DANIEL EDWARDS
D.B. 6217, PG. 302
R.H. 1908, PG. 1814
P.N. NO. 1706-03-20-075

DANIEL E. LING
LAIN D. LING
D.B. 6000, PG. 181
LOT 1
R.H. 1908, PG. 1403
P.N. NO. 1706-03-20-075



DATE	3/19/2019
JOB NUMBER	9900
CHECKED BY	JRH
DRAWN BY	BAH
DATE	3/19/2019

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER	9900
CHECKED BY	JRH
DRAWN BY	BAH
DATE	3/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

EXISTING LINETYPE LEGEND

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING WETLAND
	EXISTING 50' NRB
	CENTERLINE OF STREAM
	EXISTING WATER ELEVATION
	EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

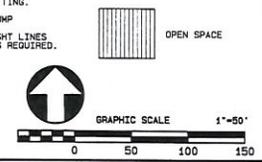
	PROPOSED PROPERTY-LINE
	PROPOSED BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED 3'/5' CURVE
	PROPOSED RIGHT OF WAY
	PROPOSED ROAD CL
	PROPOSED 30' CURB AND GUTTER
	PROPOSED 100 YR.
	PROPOSED 2' BLDG. RESTRICTION LINE

SETBACK TABLE SINGLE FAMILY

	50'	60'	70'	80'	90'	100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	5,000	6,000	6,000	6,800	8,400	10,400	14,000
* AGGREGATE 12', MIN. 5'							
** MIN. 3' AGGREGATE 10'							

- GENERAL NOTE:**
1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SENSITIVE FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
 2. SIGHT DISTANCE TRIANGLES ARE 10'x70', WHERE SIGHT LINES ENDOACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
 3. BACK OF CURB RADII AT INTERSECTIONS:
RESIDENTIAL-RESIDENTIAL - 20'
RESIDENTIAL-COLLECTOR - 30'
COLLECTOR-COLLECTOR - 30'
ENTRANCE AT COLLECTOR-SIDE - 30.5'
ENTRY ROADS-ROLESVILLE RD. - 35'

ABBREVIATION
NRB- NEUSE RIVER BUFFER
COR/CORVE- CITY OF RALEIGH UTILITY EASEMENT



PRELIMINARY

NOT FOR CONSTRUCTION

SHEET NO.
2.7

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3/5' CORNE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

ABBREVIATION

- NRB - NEUSE RIVER BUFFER
- COR/CORNE - CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE SUBLEASER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENCRUSH ONTO A PRIVATE LOT. A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 30' COLLECTOR-COLLECTOR- 30' RESIDENTIAL-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

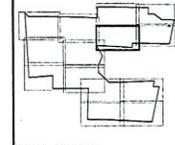
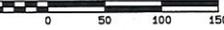
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	**	**	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,500	8,400	10,400	14,000

* AGGREGATE 12', MIN. 5'
 ** MIN. 3' AGGREGATE 10'

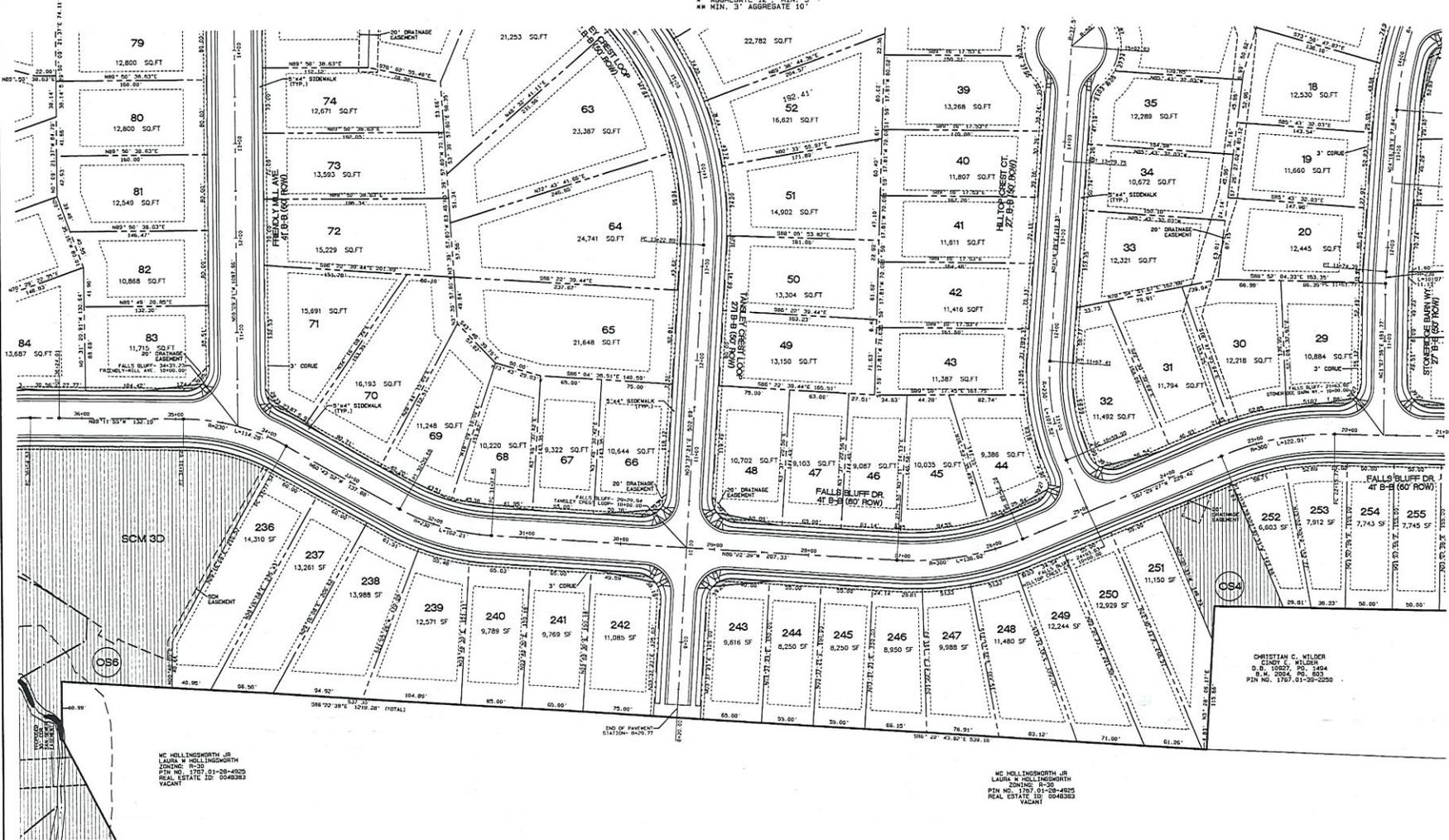
OPEN SPACE



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



MC HOLLINGSWORTH JR
 LAURA W HOLLINGSWORTH
 ZONING: R-30
 PIN NO: 1787-01-08-4828
 REAL ESTATE ID: 0048283
 VACANT

MC HOLLINGSWORTH JR
 LAURA W HOLLINGSWORTH
 ZONING: R-30
 PIN NO: 1787-01-08-4828
 REAL ESTATE ID: 0048283
 VACANT

FILE: E:\PROJECTS\2015\1503\15030001\15030001.dwg
 DATE: 9/19/2015
 TIME: 1:58:00 PM
 USER: JPH
 PLOT DATE: 9/27/2015
 SHEET NO.: 2.8

SITE PLAN FOR KALAS FALLS SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY, NORTH CAROLINA FIRM # C-3981

JOB NUMBER: 9900
 CHECKED BY: JPH
 DRAWN BY: SJM
 DATE: 9/19/2015

AMERICAN Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY
 NORTH CAROLINA SEAL 5810 ENGINEER JOHN R. HARRIS

NOT FOR CONSTRUCTION
 SHEET NO. 2.8

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING METLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/8" CURVE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

SETBACK TABLE SINGLE FAMILY

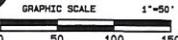
	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	**	**	**	**
CORNER SIDE	10'	10'	10'	10'	10'	15'	10'
MIN. LOT SIZE	6,000	6,000	6,000	6,000	8,400	10,400	14,000
* AGGREGATE 12" WITH 5'							
** MIN. 3' AGGREGATE 10'							

GENERAL NOTE:

- ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
- SIGHT DISTANCE TRIANGLES ARE 10' X 70' WHERE SIGHT LINES ENDOCRASH ONTO A PRIVATE LOT A SIGNET EASEMENT IS REQUIRED.
- BACK OF CURB RADIUS AT INTERSECTIONS:
RESIDENTIAL-COLLECTOR-30'
RESIDENTIAL-COLLECTOR-30'
ENTRANCE AT CUL-DE-SAC-32.5'
ENTRY ROADS-ROLESVILLE RD.-35'

ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

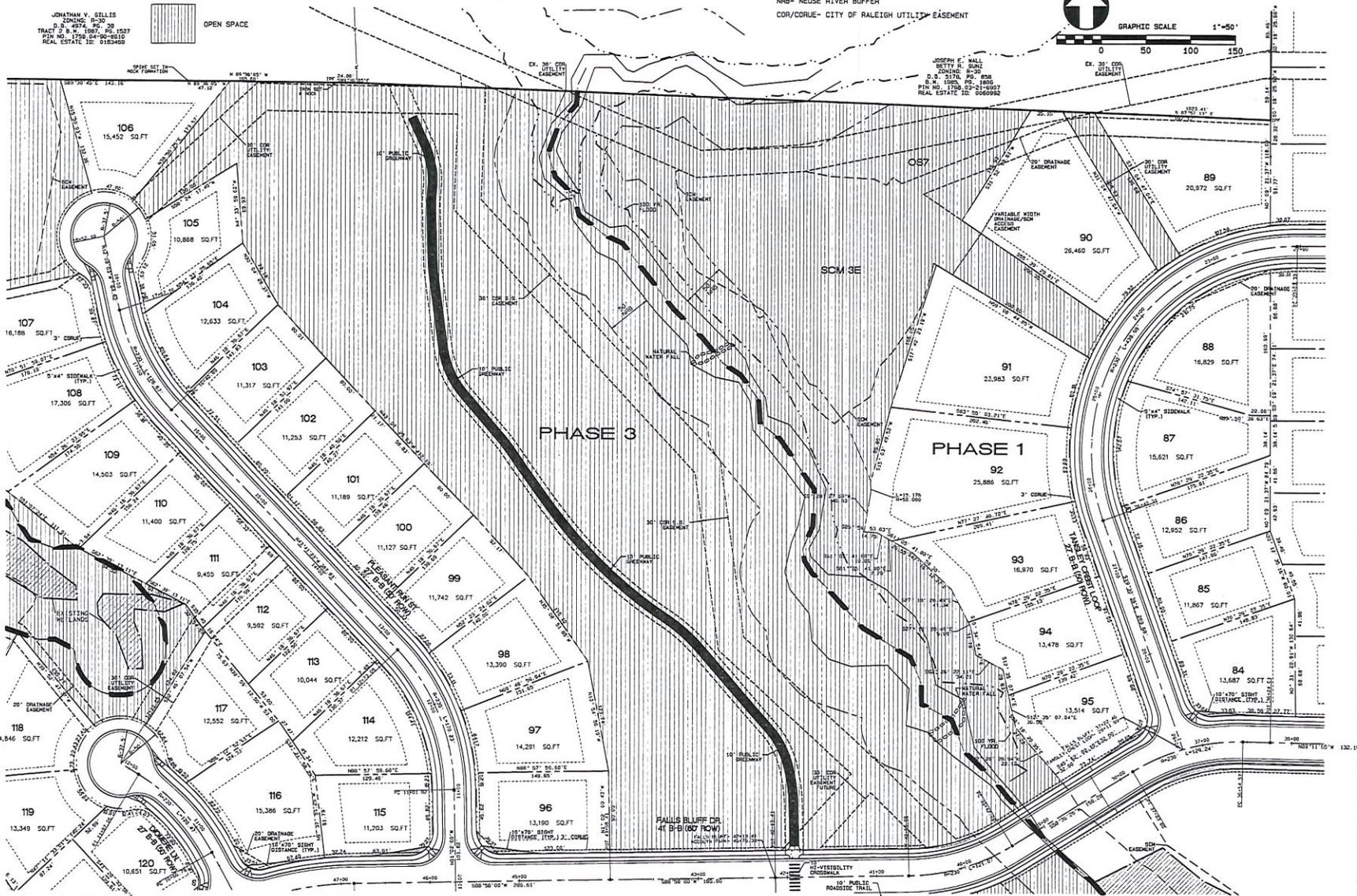


SCALE: 1"=2000'

JONATHAN V. SELLIS
ZONING 50-30
P.O. BOX 4274, RFD 20
TRACT 2 & 4, N. 1867, PG 1527
PIN NO. 1758-04-00-0010
REAL ESTATE ID: 0183469



JOSEPH E. HALL
RETI R. BANC
ZONING 50-30
P.O. BOX 3774, RFD 20
B.W. 1585, PG 1808
PIN NO. 1758-02-01-0097
REAL ESTATE ID: 0060992



DATE: 5/13/2018
 DRAWN BY: BAH
 CHECKED BY: JRH
 JOB NUMBER: 9900
 PRELIMINARY

SITE PLAN FOR KALAS FALLS SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY NORTH CAROLINA FIRM # C-3881

AMERICAN Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

NORTH CAROLINA PROFESSIONAL SEAL 5810 FACILITY JOHN R. HODSON

NOT FOR CONSTRUCTION SHEET NO. 2.9

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER EASEMENT
- EXISTING RIGHT OF WAY

SETBACK TABLE SINGLE FAMILY

	50'	50' W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +
FRONT	50'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	MM	MM	MM	MM	M	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

M * AGGREGATE 12" MIN. 5"
MM * MIN. 3" AGGREGATE 10"

GENERAL NOTE:

- ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
- SIGHT DISTANCE TRIANGLES ARE 10'x70' WHERE SIGHT LINES ENDOACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
- BACK OF CURB RADIUS AT INTERSECTIONS:
RESIDENTIAL-RESIDENTIAL-28'
RESIDENTIAL-COLLECTOR-30'
COLLECTOR-COLLECTOR-30'
ENTRANCE AT COL-OS-34'-32.5'
ENTRY ROADS-ROLESVILLE RD.-35'

ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT



SCALE: 1"=2000'



ROBERT ASHLEY II
P.L.N. 1757-02-06-7244
SINGLE FAMILY

REBECCA R HOLLAND
P.L.N. 1757-02-06-7850
SINGLE FAMILY

DATE: 9/19/2019

SITE PLAN
FOR
KALAS FALLS
SITuated AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FORM # C-3881

JOB NUMBER: 9900
CHECKED BY: JSH
DRAWN BY: BAH
DATE: 9/19/2019

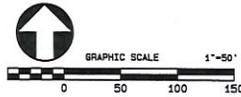
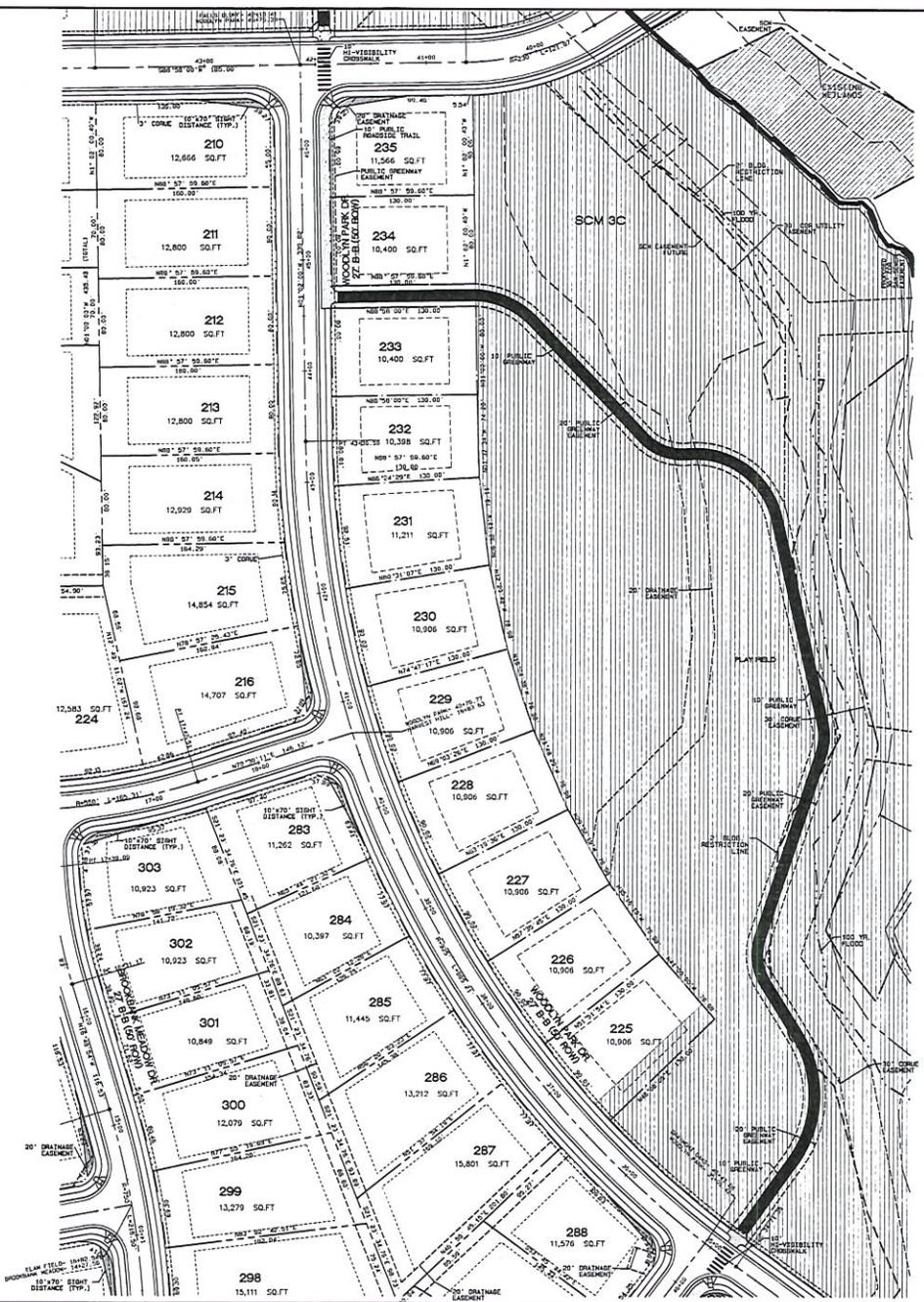
AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION

SHEET NO.
2.11



DATE	9/15/2019
BY	SKN
FOR	AMERICAN ENGINEERING ASSOCIATES-SOUTHEAST, P.A.
PROJECT	GREENWAY ALIGNMENT ALTERNATE FOR KALAS FALLS
LOCATION	SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY, NORTH CAROLINA
PROJECT NO.	9900
DRAWN BY	SKN
CHECKED BY	JRN
DATE	9/15/2019
JOB NUMBER	9900

**GREENWAY ALIGNMENT
ALTERNATE
FOR
KALAS FALLS**
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRN
DRAWN BY: SKN
DATE: 9/15/2019

**AMERICAN
Engineering**
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 350
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
EXB

DATE	9/15/2019
BY	SKN
FOR	AMERICAN ENGINEERING ASSOCIATES-SOUTHEAST, P.A.
PROJECT	GREENWAY ALIGNMENT ALTERNATE FOR KALAS FALLS
LOCATION	SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY, NORTH CAROLINA
PROJECT NO.	9900

FILE C:\Users\skn\Documents\2019\GREENWAY ALIGNMENT ALTERNATE FOR KALAS FALLS\1832 ROLESVILLE ROAD\1832 ROLESVILLE ROAD\1832 ROLESVILLE ROAD.dwg

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

ABBREVIATION

- NRB- NEUSE RIVER BUFFER
- COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

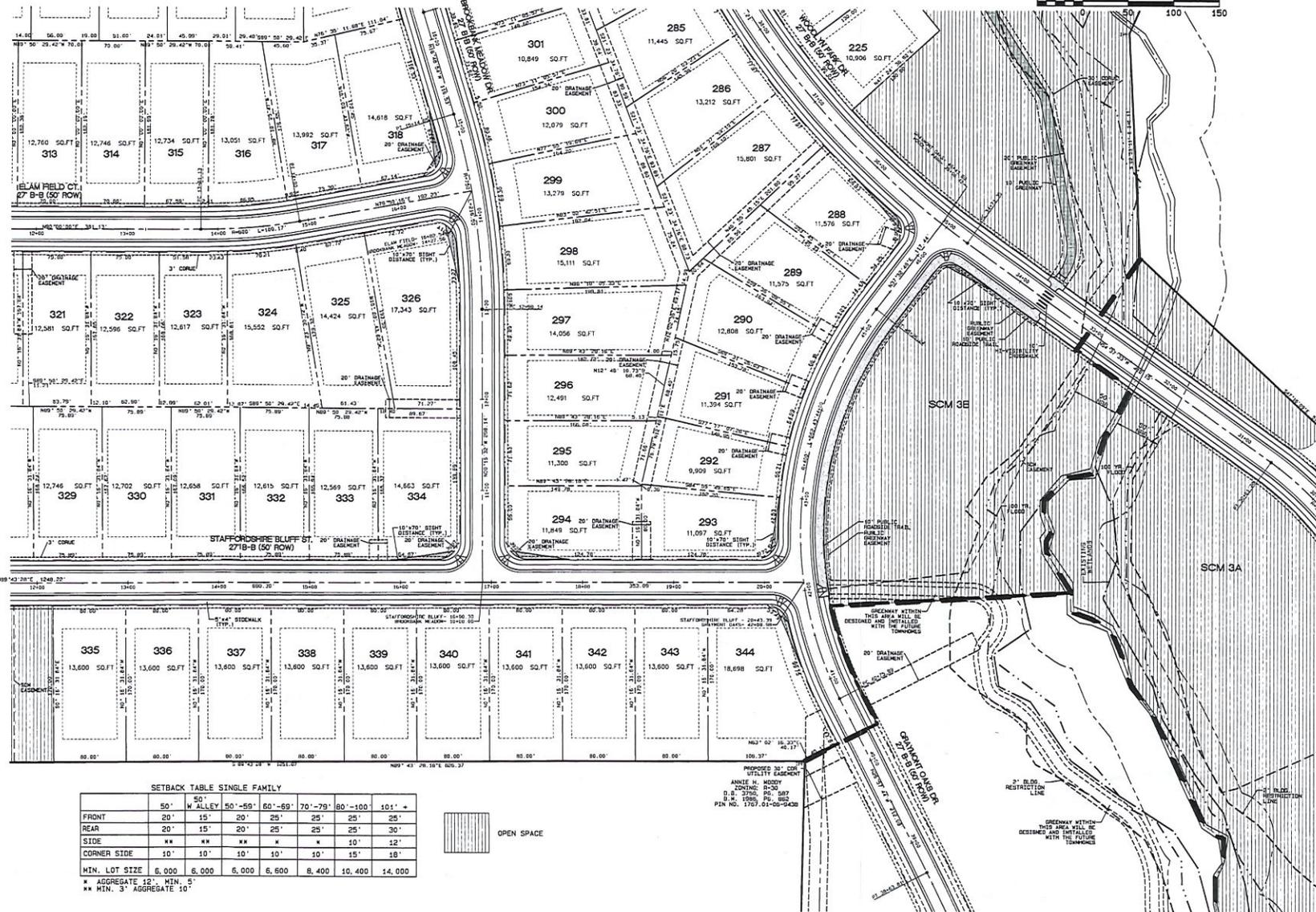
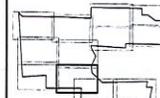
GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A EASEMENT AND ARE SERVED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70', WHERE SIGHT LINES ENDOACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 28' RESIDENTIAL-COLLECTOR- 30' COLLECTOR-COLLECTOR- 30' ENTRANCE AT CUL-DE-SAC- 30.5' ENTRY ROAD-ROLESVILLE RD.- 35'



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



SETBACK TABLE SINGLE FAMILY

	50'	50'	50'-59'	60'-69'	70'-79'	80'-100'	101'+
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'

MIN. LOT SIZE 6,000 6,000 6,000 6,500 8,400 10,400 14,000

* AGGREGATE 12', MIN. 5'

** MIN. 3' AGGREGATE 10'

NO. DATE REVISION

1	10/12/2018	ISSUED FOR PERMIT
2	10/12/2018	REVISED PER LOCAL ORDINANCE

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2018

AMERICAN Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
2.14

FILE: E:\Users\calvin@american-engineering.com\Projects\214_P181.DWG
 11/13/2018 11:33 AM

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

- PROPOSED PROPERTY-LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3/5' CURVE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE
- PHASE-LINE

ABBREVIATION

NRB- NEUSE RIVER BUFFER
COR/CORUE- CITY OF RALEIGH UTILITY EASEMENT

GENERAL NOTE:

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2. SIGHT DISTANCE TRIANGLES ARE 10' X 70' WHERE SIGHT LINES ENDS ON A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS- RESIDENTIAL-RESIDENTIAL- 30' COLLECTOR-COLLECTOR- 20' ENTRANCE AT CUR-DE-SAC- 32.5' ENTRY ROADS-ROLESVILLE RD.- 35'

SETBACK TABLE SINGLE FAMILY

	50'	50'	50'	60'	70'	80'	101'
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	**	**	**	**
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	6,000	6,600	8,400	10,400	14,000

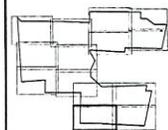
* AGGREGATE 12' MIN. 5'
** MIN. 3' AGGREGATE 10'



OPEN SPACE



GRAPHIC SCALE 1"=50'
0 50 100 150



SCALE: 1"=2000'

GREYMONT OAKS DR. EXTENSION

FUTURE TOWNHOME AREA
7.17 AC.

FUTURE TOWNHOME AREA
9.84 AC.

GREENWAY WITHIN THIS AREA WILL BE DESIGNED AND INSTALLED WITH THE FUTURE TOWNHOMES

EXISTING POND TO REMAIN

KALAS FALLS EX. POND

WATER LEVEL

ANNIE H. MOODY
ZONING: R-30
LOT 5
D.B. 1686, PG. 887
U.M. 1686, PG. 882
PIN NO. 1767-01-06-9408

BERNARD B. BAILLY
ZONING: R-30
LOT 5
D.B. 1686, PG. 887
U.M. 1686, PG. 882
PIN NO. 1767-01-12-3065

BERNARD B. BAILLY
ZONING: R-30
LOT 5
D.B. 1686, PG. 887
U.M. 1686, PG. 882
PIN NO. 1767-01-12-3065

DUE SCARBORO PARKER
REBEY SCARBORO SANDNER
ZONING: R-30
LOT 5
D.B. 1686, PG. 887
U.M. 1686, PG. 882
PIN NO. 1767-01-20-4441

SITE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JHM
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
1875 Walnut Street, Suite 340
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

2.17

FILE: E:\1832 ROLESVILLE FALLS Bldg Per. 1.Plt.rvt
PLOT DATE: 8/27/2023 TIME: 3:29PM

EXISTING LINETYPE LEGEND

	PROPERTY BOUNDARY
	EXISTING TREE LINE
	EXISTING WETLAND
	EXISTING 50' NRB
	CENTERLINE OF STREAM
	EXISTING WATER ELEVATION
	EXISTING RIGHT OF WAY

PROPOSED LINETYPE LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK
	PROPOSED EASEMENT
	PROPOSED 3'/5' CORUE
	PROPOSED RIGHT OF WAY
	PROPOSED ROAD CL
	PROPOSED 30" CURB AND GUTTER
	PROPOSED 100 YR.
	PROPOSED 2' BLDG. RESTRICTION LINE

ABBREVIATION

NRB - NEUSE RIVER BUFFER
 CR/CORVE - CITY OF RALEIGH UTILITY EASEMENT

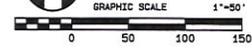
GENERAL NOTE:

1. ANY LOT NUMBER WITH AN * COULD REQUIRE A PRIVATE PUMP TO THE PUBLIC SEWER SERVICE. THIS WILL BE DETERMINED BY THE BUILDER AT THE TIME OF PERMITTING. ANY OF THESE LOTS THAT HAVE A BASEMENT AND ARE SEWERED FROM THE FRONT MAY REQUIRE A PRIVATE PUMP FOR THE LOWEST FLOOR.
2. SIGHT DISTANCE TRIANGLES ARE 10'x70'. WHERE SIGHT LINES ENCRDACH ONTO A PRIVATE LOT A SIGHT EASEMENT IS REQUIRED.
3. BACK OF CURB RADIUS AT INTERSECTIONS - RESIDENTIAL-RESIDENTIAL - 25'
 RESIDENTIAL-COLLECTOR - 30'
 COLLECTOR-COLLECTOR - 30-5'
 ENTRY ROADS-ROLESVILLE RD. - 35'

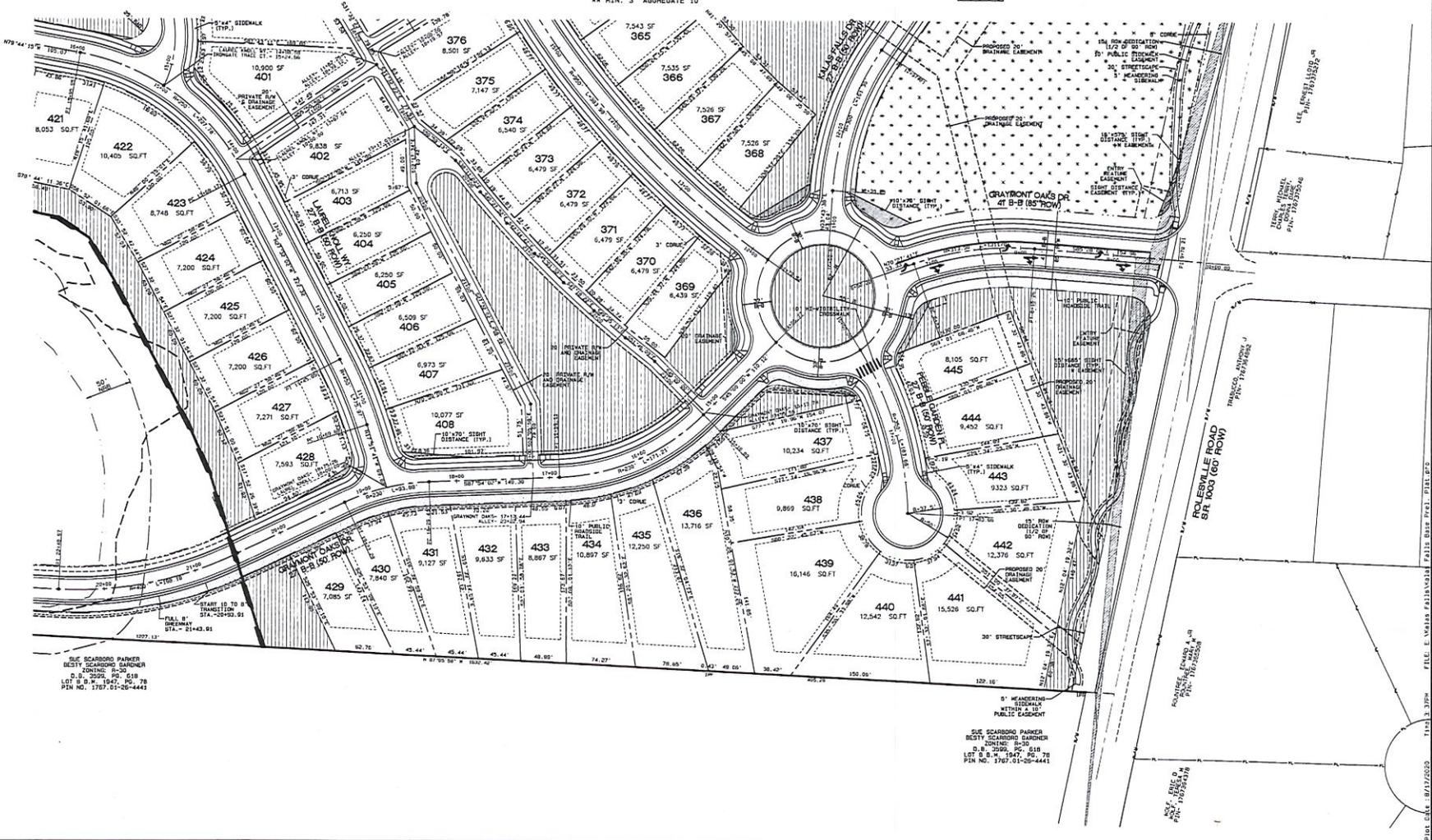
SETBACK TABLE SINGLE FAMILY

	50'	50'	50'	50'	50'	50'	50'
	W ALLEY	50'-59'	60'-69'	70'-79'	80'-100'	101' +	
FRONT	20'	15'	20'	25'	25'	25'	25'
REAR	20'	15'	20'	25'	25'	25'	30'
SIDE	**	**	**	*	*	10'	12'
CORNER SIDE	10'	10'	10'	10'	10'	15'	18'
MIN. LOT SIZE	6,000	6,000	5,000	6,000	8,400	10,400	14,000
* AGGREGATE 12' MIN. 5'							
** MIN. 3' AGGREGATE 10'							

	OPEN SPACE
	RECREATION SITE



SCALE: 1"=2000'



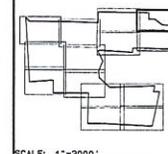
DATE: 9/19/2019
 DRAWN BY: BAH
 CHECKED BY: JRH
 JOB NUMBER: 9900

SITE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

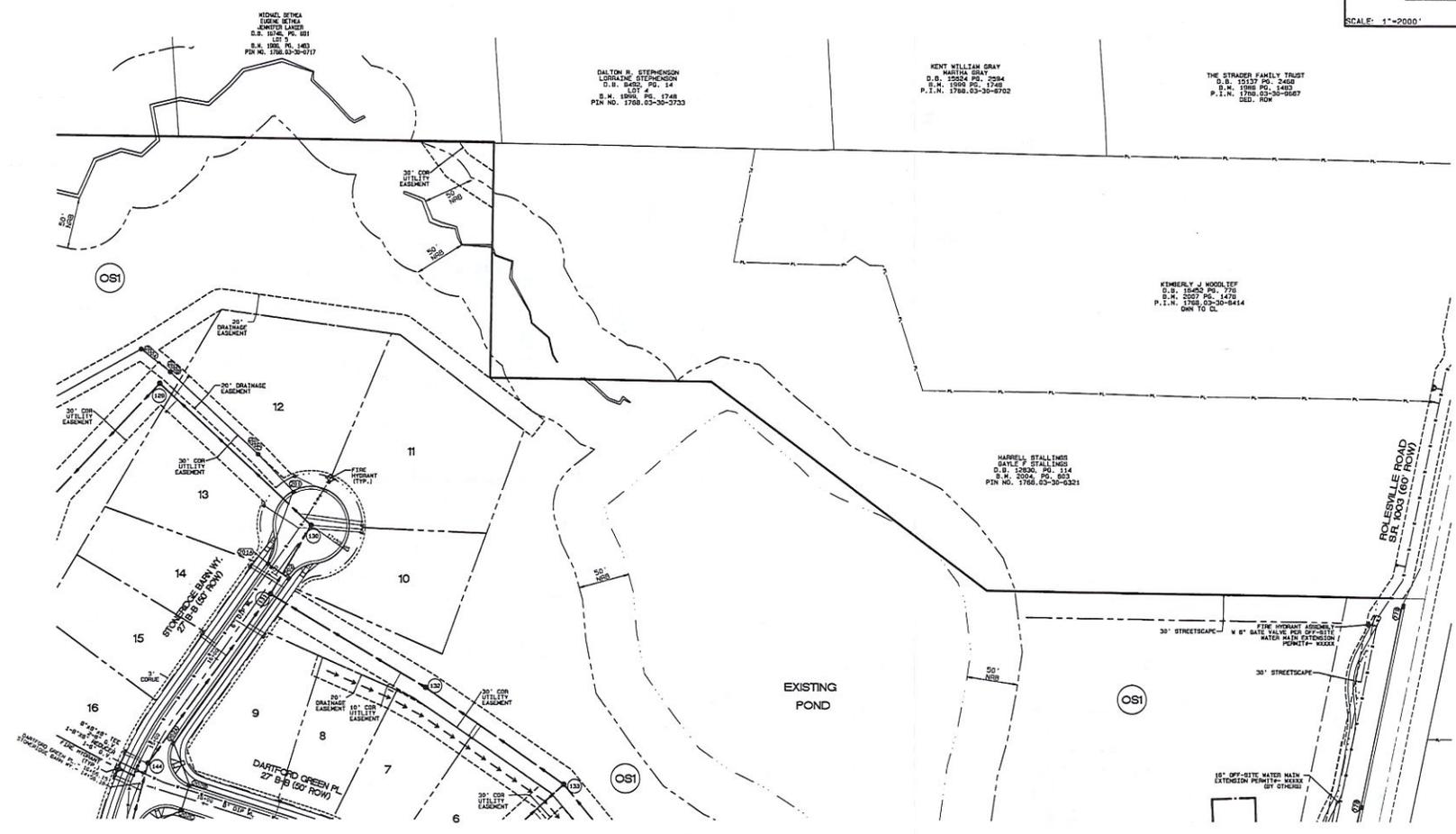
AMERICAN
 Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY
 NORTH CAROLINA
 PROFESSIONAL
 SEAL
 10/18/2019
 JOHN R. HANNAH

NOT FOR CONSTRUCTION
 SHEET NO.
2.18



SCALE: 1"=2000'



PROPOSED LINETYPE LEGEND

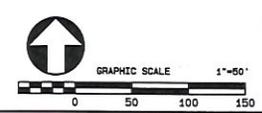
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3/16" CORNUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER SERVICE
- ⊕ PROPOSED WATER VALVE
- ◊ PROPOSED WATERMAIN REDUCER



NO.	DATE	DESCRIPTION
1	5/17/2019	ADDRESS/LEGAL DESCRIPTION REVISION

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

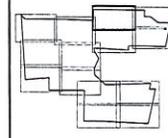
JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	5/15/2019

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Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.1

FILE: Z:\Users\jstevens\Projects\1832 Rolesville Falls Bus Stop Plot 678
PLOT DATE: 1/27/2020
TYPE: I 2024



SCALE: 1"=2000'

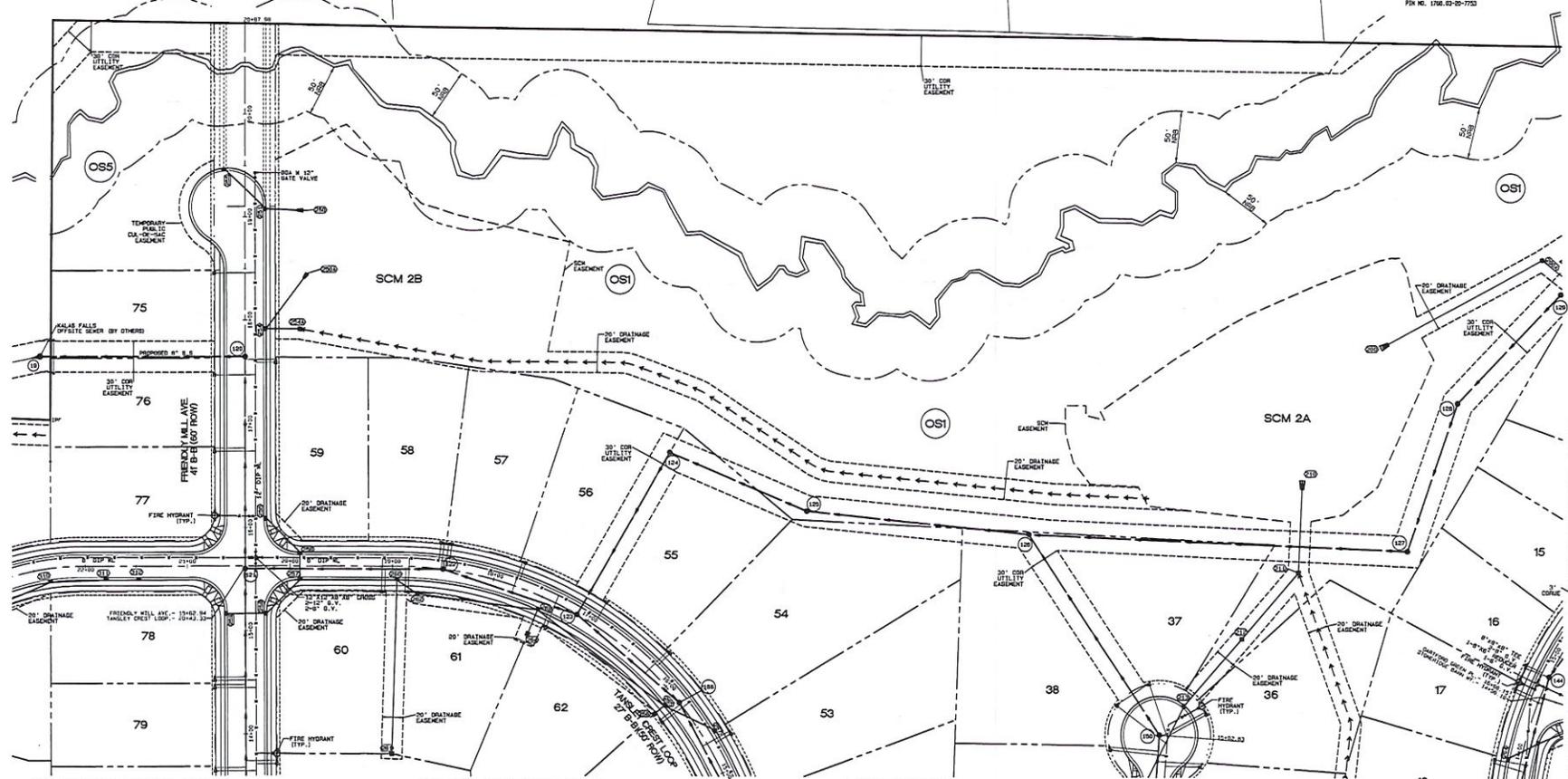
JOSEPH E. WALL
 REALTY & CONSTRUCTION
 100 S. 10TH ST., SUITE 100
 RALEIGH, NC 27601
 P.O. BOX 1000
 P.O. BOX 1000
 P.O. BOX 1000
 REAL ESTATE LIC. 0009952

DONALD B. WANCE
 STATE OF NORTH CAROLINA
 D.B. WANCE, REALTOR
 100 S. 10TH ST., SUITE 100
 RALEIGH, NC 27601
 P.O. BOX 1000
 P.O. BOX 1000
 REAL ESTATE LIC. 0009952

SPICER WAYNE ATTORNEY
 SPICER WAYNE ATTORNEY
 D.B. WANCE, REALTOR
 100 S. 10TH ST., SUITE 100
 RALEIGH, NC 27601
 P.O. BOX 1000
 P.O. BOX 1000
 REAL ESTATE LIC. 0009952

JONATHAN WEST EDWARDS
 CONNIE WALLER EDWARDS
 S.B. EDWARDS, REALTOR
 100 S. 10TH ST., SUITE 100
 RALEIGH, NC 27601
 P.O. BOX 1000
 P.O. BOX 1000
 REAL ESTATE LIC. 0009952

DAVID E. LUK
 LUK & ASSOCIATES
 100 S. 10TH ST., SUITE 100
 RALEIGH, NC 27601
 P.O. BOX 1000
 P.O. BOX 1000
 REAL ESTATE LIC. 0009952



PROPOSED LINETYPE LEGEND

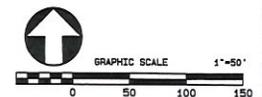
--- (dashed)	PROPOSED BUILDING SETBACK
--- (dotted)	PROPOSED EASEMENT
--- (dash-dot)	PROPOSED 3/4" CORUE
--- (long-dash)	PROPOSED RIGHT OF WAY
--- (short-dash)	PROPOSED ROAD CL
--- (dash-dot-dot)	PROPOSED 30" CURB AND GUTTER
--- (long-dash-dot)	PROPOSED SANITARY SEWER
--- (short-dash-dot)	PROPOSED WATERLINE
--- (dash-dot-dot-dot)	PROPOSED STORM DRAINAGE
--- (dotted)	PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

--- (solid)	PROPERTY BOUNDARY
--- (wavy)	EXISTING TREE LINE
--- (dotted)	EXISTING WETLAND
--- (dash-dot)	EXISTING 50' NRB
--- (short-dash)	CENTERLINE OF STREAM
--- (dash-dot-dot)	EXISTING WATER ELEVATION
--- (long-dash)	EXISTING RIGHT OF WAY
--- (short-dash-dot)	OFF-SITE SENER BY OTHERS

UTILITY LEGEND

●	PROPOSED MANHOLE OR JUNCTION BOX
○	PROPOSED SENER SERVICE
■	PROPOSED CATCH BASIN
□	PROPOSED YARD INLET
▭	PROPOSED FLARED END SECTION
⊙	PROPOSED FIRE HYDRANT
⊕	PROPOSED WATER SERVICE
⊖	PROPOSED WATER VALVE
◁	PROPOSED WATERMAIN REDUCER



NO.	DATE	REVISION
1	02/22/2020	ISSUE FOR PERMITTING
2	03/19/2019	REVISED PER COMMENTS

UTILITY PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAK
DATE:	9/19/2019

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 Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION

SHEET NO.
3.3

FILE: Z:\Users\jwalker\Documents\Projects\1832 Rolesville Road\1832 Rolesville Road.dwg
 DATE: 02/22/2020
 TIME: 11:21AM

UTILITY LEGEND

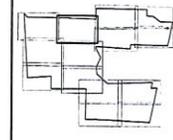
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- ⊕ PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER

EXISTING LINETYPE LEGEND

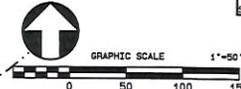
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- OFF-SITE SEWER BY OTHERS

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CURVE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

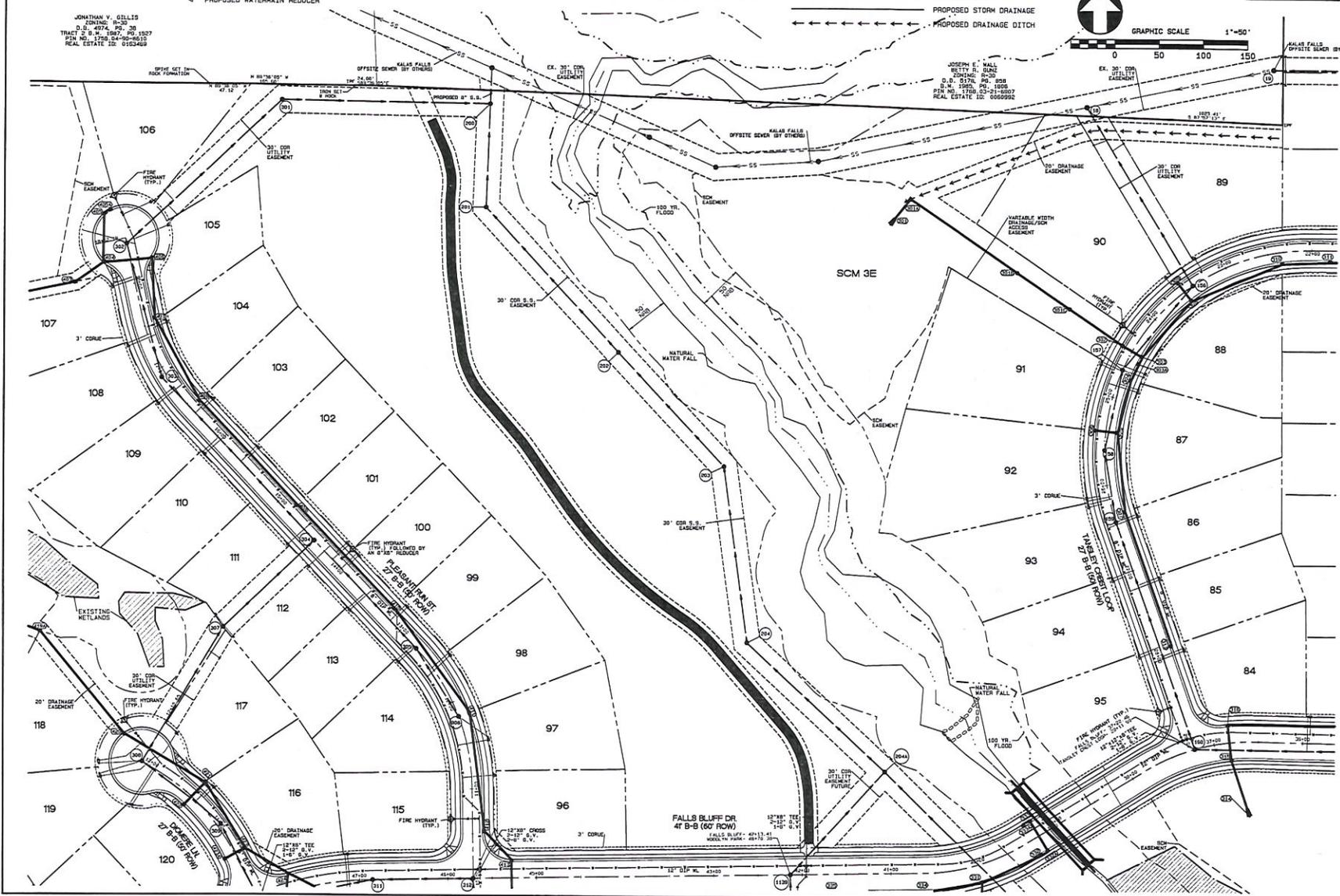


SCALE: 1"=2000'



JONATHAN V. GILLES
 ZONING: R-30
 D.S. 4074, PG. 38
 TRACT 2 & 34, 1847, PG. 1507
 PIN NO. 1726 04-92-8612
 REAL ESTATE ID: 000468

JOSEPH E. WALL
 BETTY R. WALL
 DOMING, RICH
 S.E. 2574, PG. 1028
 S.M. 1990, PG. 1008
 PIN NO. 1726 03-21-8807
 REAL ESTATE ID: 0009992



<p>UTILITY PLAN FOR KALAS FALLS SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY, NORTH CAROLINA FIRM # C-3881</p>	<p>JOB NUMBER: 9900 CHECKED BY: JRH DRAWN BY: BAH DATE: 9/19/2019</p> <p>AMERICAN Engineering American Engineering Associates-Southeast, P.A. 875 Walnut Street, Suite 360 Cary, NC 27511 919-469-1101</p> <p>PRELIMINARY</p> <p>NOT FOR CONSTRUCTION</p> <p>SHEET NO. 3.5</p>
---	--

FILE: E:\V\1832\1832\1832 Falls Bluff E-1.dwg, P:\1832.dwg
 DATE: 09/17/2019 11:28:23 AM

PROPOSED LINETYPE LEGEND

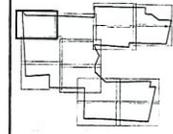
- PROPOSED BUILDING SETBACK
- - - - PROPOSED EASEMENT
- - - - PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

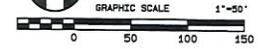
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50" NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY
- OFF-SITE SEWER BY OTHERS

UTILITY LEGEND

- PROPOSED MAN-HOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



ROBERT BALLANCE
ROBIN M. BALLANCE
S.D. 13251 PG. 882
S.N. 20154 PG. 305
P.L.N. NO. 1702901417
REAL ESTATE ID: 0180744

JONATHAN V. OILLS
J. ZONING: R30-18
TRACT 2, D.M. 1987, PG. 1527
P.L.N. NO. 1704049670
REAL ESTATE ID: 0183460

JONES PROPERTIES LLC
ZONING: R30-18
S.D. 11197 PG. 540
S.N. 20154 PG. 305
P.L.N. 1708049670
SINGLE FAMILY

REA CONSULTING LLC
ZONING: R30-18
S.D. 12170 PG. 1180
S.N. 2010 PG. 25740
P.L.N. 1707049670
SINGLE FAMILY

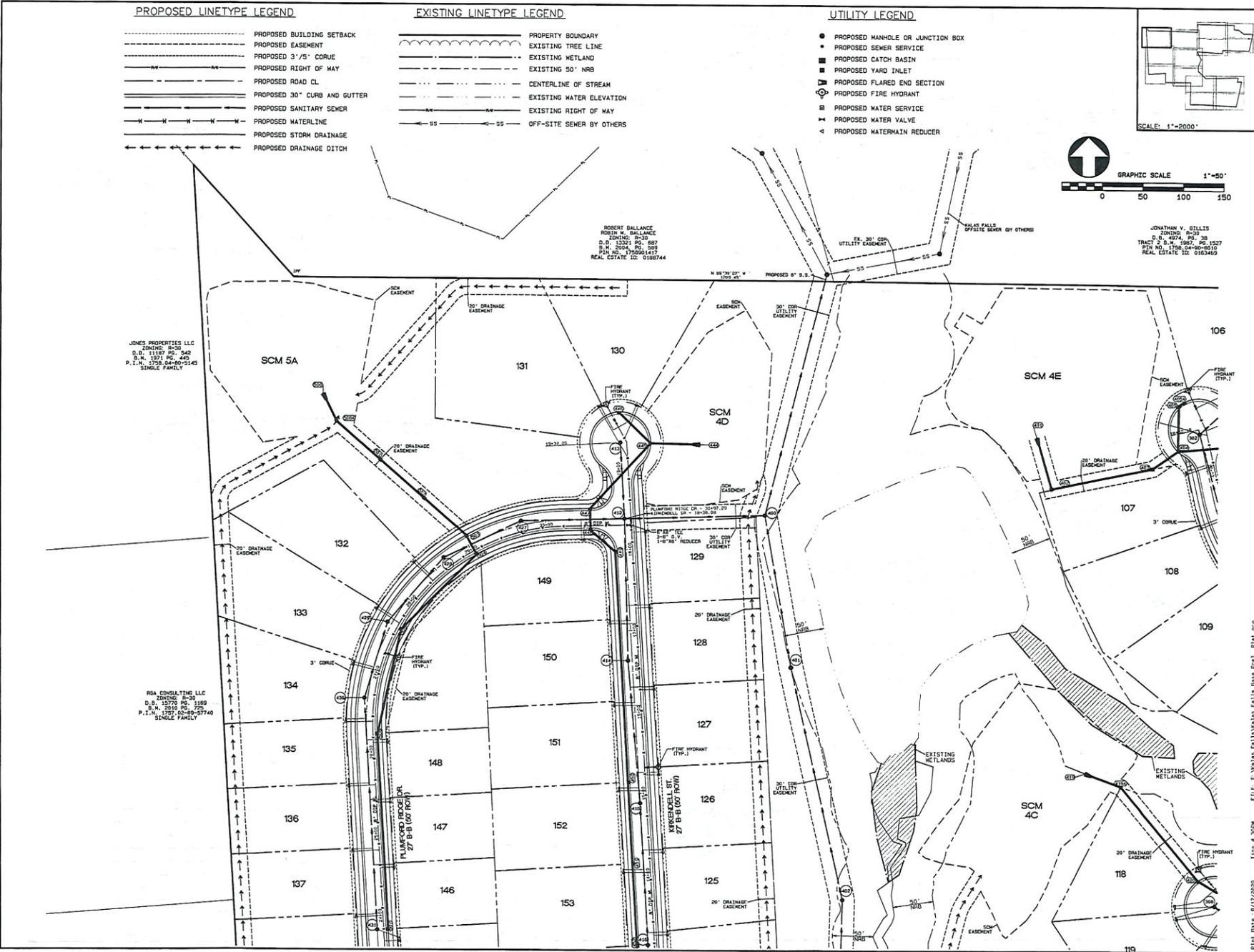
UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3981

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

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American Engineering Associates - Southeast, P.A.
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Cary, NC 27511 919-469-1101

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SHEET NO.
3.6



PROPOSED LINETYPE LEGEND

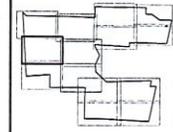
- PROPOSED BUILDING SETBACK
- - - - PROPOSED EASEMENT
- PROPOSED 3' / 5' CORNIE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

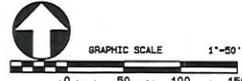
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MAN-HOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ◇ PROPOSED FLARED END SECTION
- ⊕ PROPOSED FIRE HYDRANT
- ⊞ PROPOSED WATER SERVICE
- ⊞ PROPOSED WATER VALVE
- ⊞ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



ROBERT ASHLEY III
D.B. 22444 P.C. 2034
B.W. 2007 P.C. 2025
P.L.N. 1797 02-08-2044
SINGLE FAMILY

REBECCA R HOLLANS
D.B. 2096 P.C. 2416
B.W. 1973 P.C. 420
P.L.N. 1797 02-08-2950
SINGLE FAMILY

DATE: 5/19/2016
DRAWN BY: BAH
CHECKED BY: JRH
JOB NUMBER: 0900

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

DATE: 5/19/2016
DRAWN BY: BAH
CHECKED BY: JRH
JOB NUMBER: 0900

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Engineering
Associates - Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

3.7

FILE: Z:\USERS\BAH\JOB_0900\1832 ROLESVILLE FALLS PER P1R.EGS
DATE: 5/27/2020 TIME: 11:24AM

PROPOSED LINETYPE LEGEND

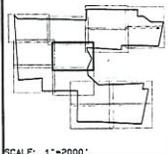
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

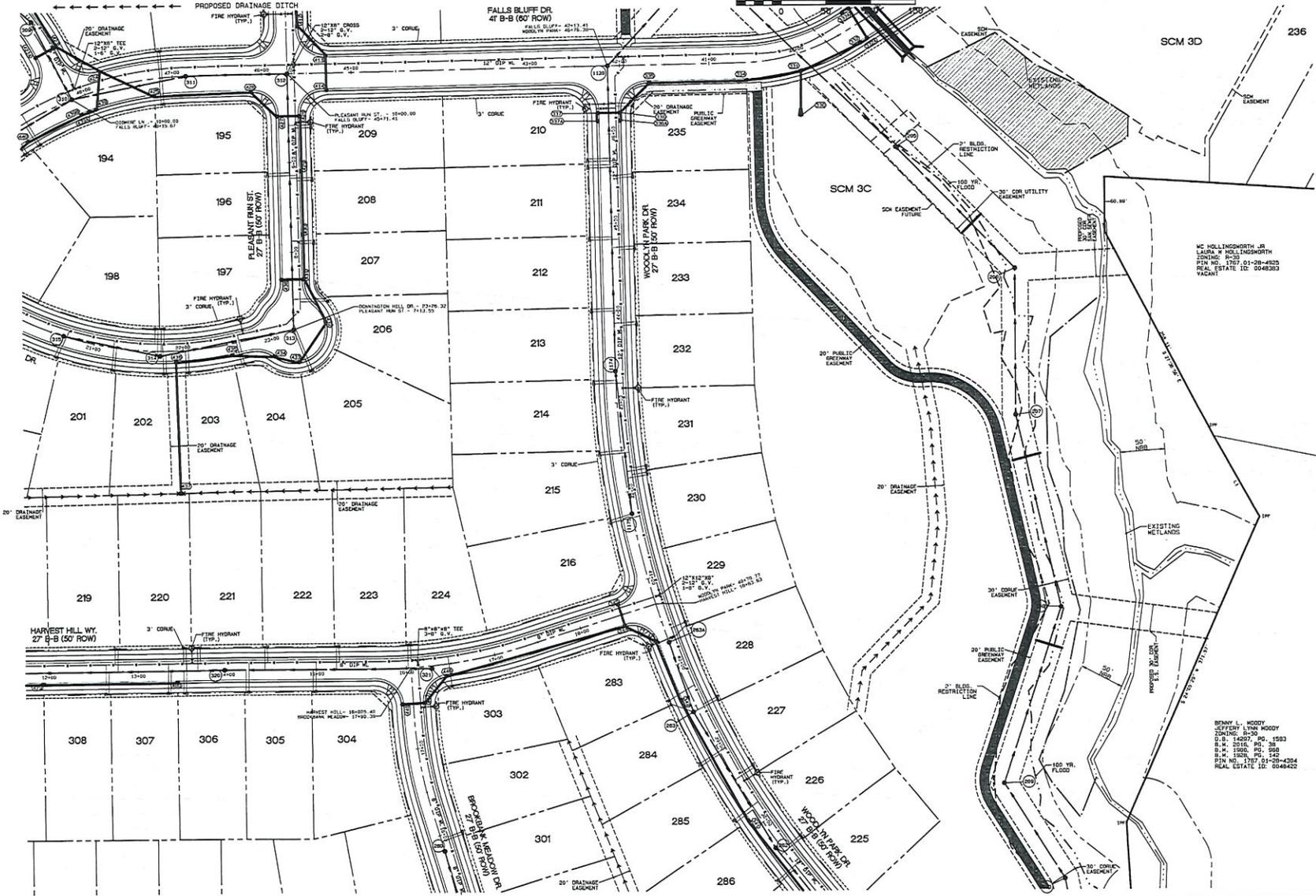
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING METLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



MC HOLLINGSWORTH JR
LAURA W HOLLINGSWORTH
ZONING: R-30
PIN NO: 1767 01-28-4925
REAL ESTATE ID: 0048303
WALNUT

BENNY L. WOODY
JERRY L. WOODY
ZONING: R-30
D. BY: 1407, PD, 1503
B.M. 2046, PD, 588
B.M. 1005, PD, 142
PIN NO: 1767 01-28-4264
REAL ESTATE ID: 0046422

FILE: G:\WORK\2022\1832 ROLESVILLE RD\1832 RD.dwg
DATE: 06/27/2023
TIME: 4:31PM

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
PIRM # C-3881

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-489-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

3.8

PROPOSED LINETYPE LEGEND

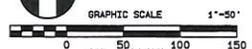
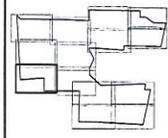
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3/4" CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

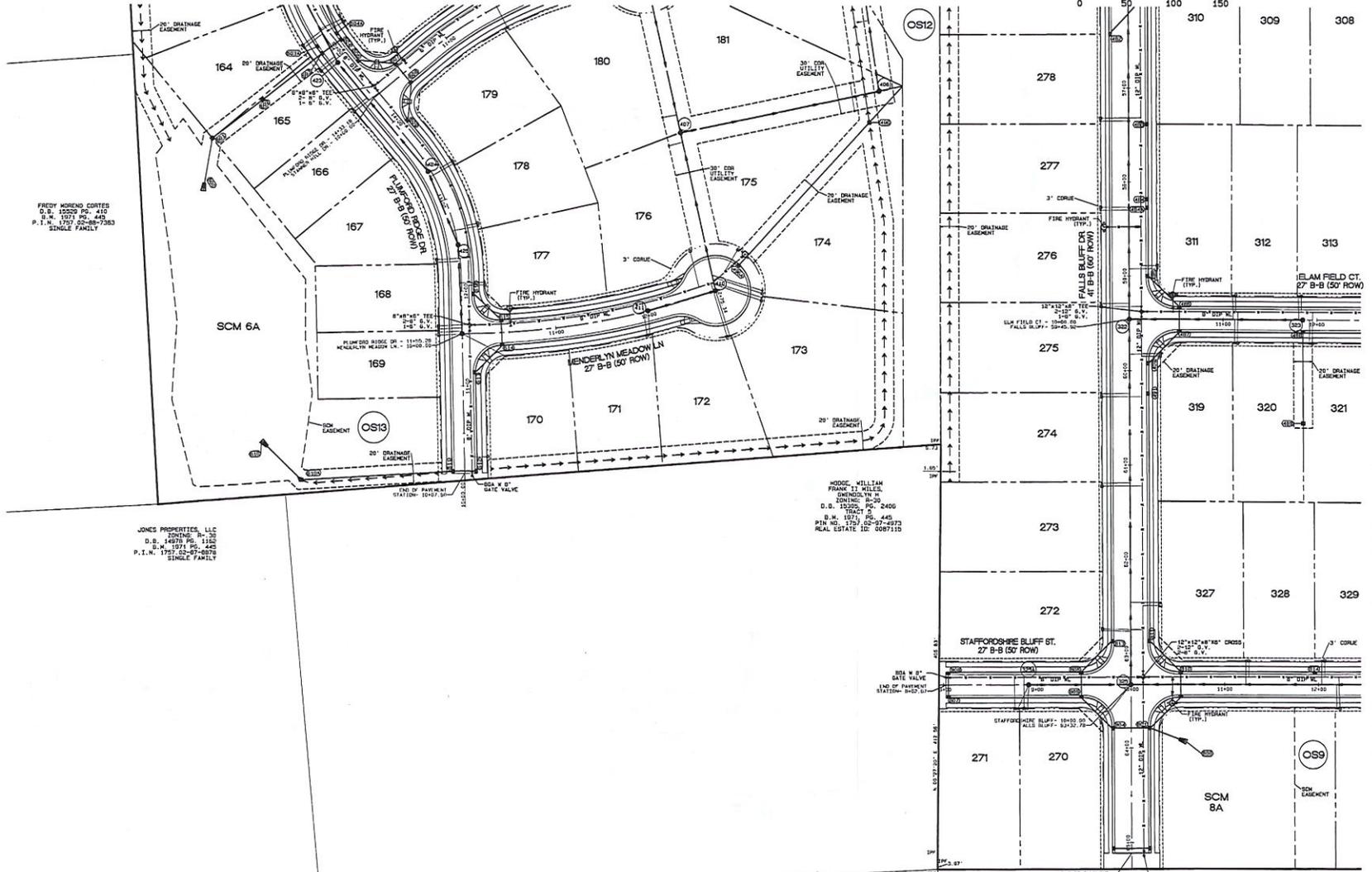
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NFB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▣ PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



FRESH WORKING COATED
D.B. 50029 PG. 410
S.M. 1031 PG. 440
P.I.N. 1702-52-88-7363
SINGLE FAMILY

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 14278 PG. 1150
S.M. 1974 PG. 440
P.I.N. 1702-52-87-0875
SINGLE FAMILY

MOORE WILLIAM
FRANK T. MILLER
ENGINEER
ZONING: R-30
D.B. 50029 PG. 2400
S.M. 1031 PG. 440
P.I.N. 1702-52-88-7363
REAL ESTATE ID: 0087110

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 13862 PG. 1231
S.M. 1803 PG. 1477
P.I.N. 1702-52-88-7363
REAL ESTATE ID: 0087110

NO.	DATE	REVISION
1	9/13/2019	ISSUED FOR PERMITS RECEIVED IN 427259

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-0881

JOB NUMBER: 9900
CHECKED BY: JRM
DRAWN BY: SAH
DATE: 9/13/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

PRELIMINARY



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SHEET NO.

3.9

FILE: Z:\JES\PROJECTS\KALAS FALLS\KALAS FALLS SITE PLAN.DWG

PROPOSED LINETYPE LEGEND

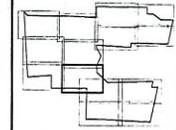
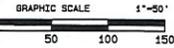
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

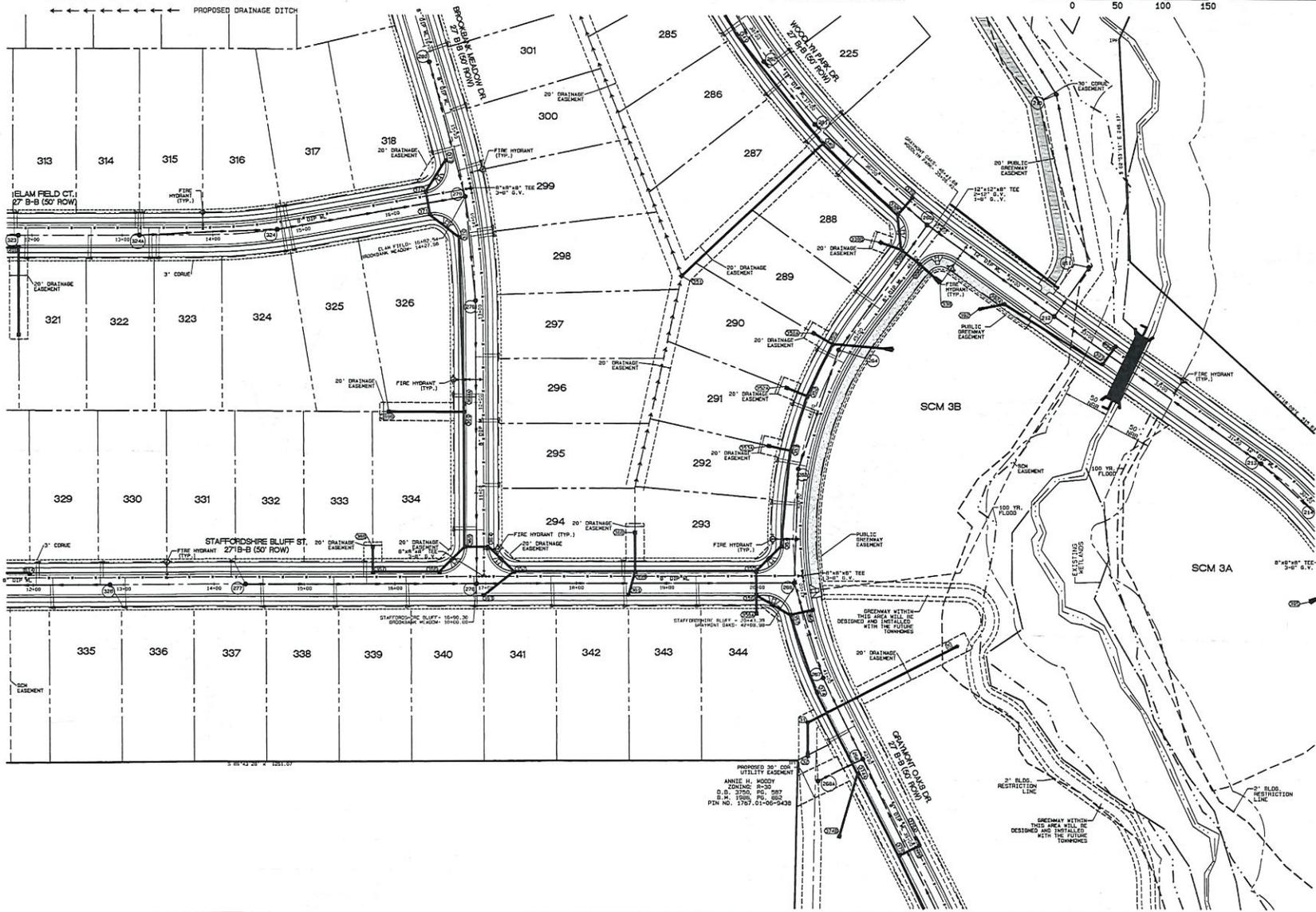
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING METLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED DATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



NO. 1	DATE	BY	DESCRIPTION

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

3.10

FILE: E:\V3133 FALLS\1832 RLS Bldg Proj - Prel.dwg
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EXISTING LINETYPE LEGEND

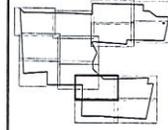
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' R/W
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

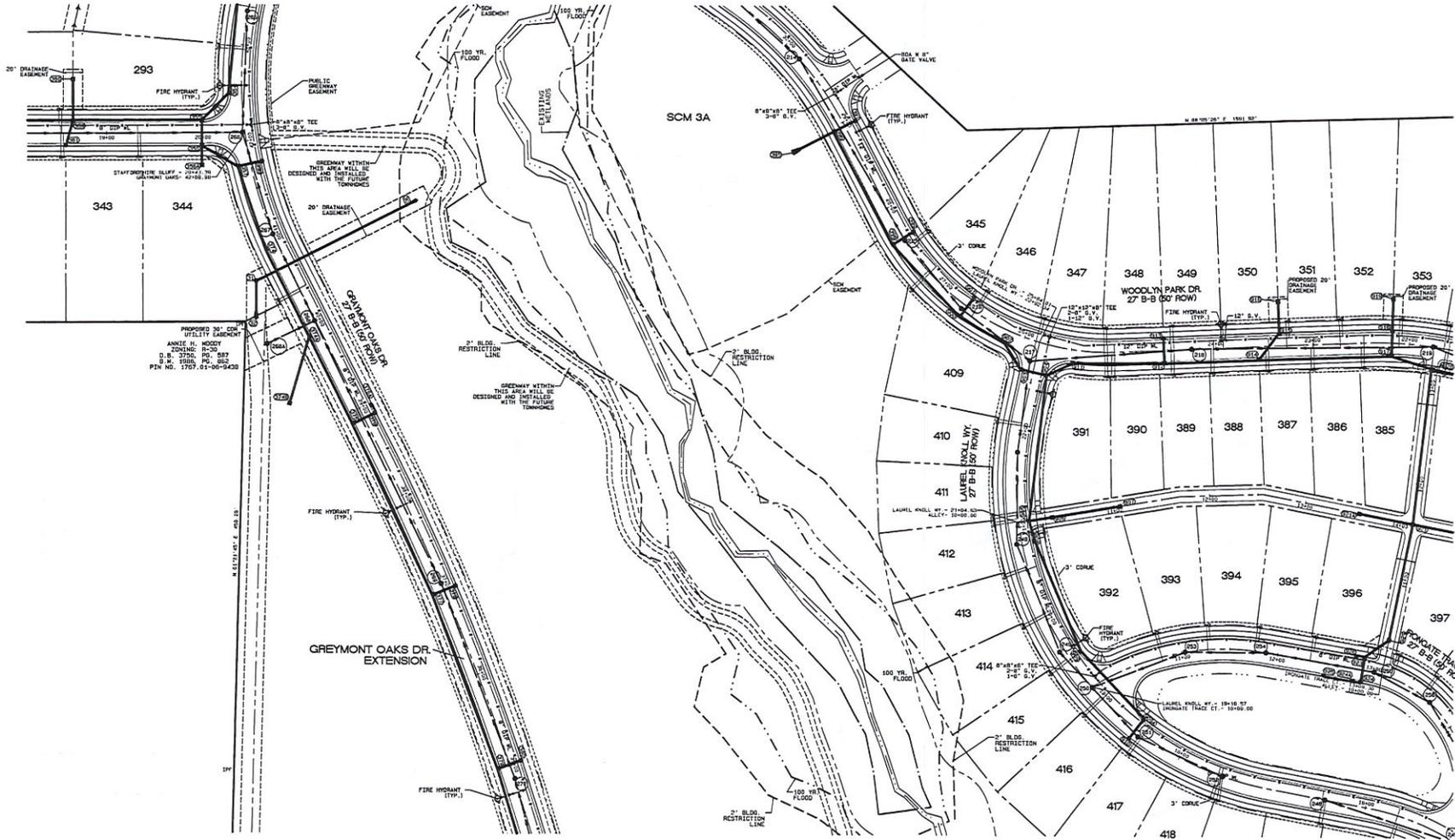
- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED WATERMAIN REDUCER

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH



SCALE: 1"=2000'



ANNIE H. HOODY
ZONING P.C. 582
D.B. 3750, PG. 582
B.M. 5058, PG. 582
P.N. NO. 1707-01-06-9420

GREYMONT WITHIN THIS AREA WILL BE DESIGNED AND INSTALLED WITH THE FUTURE TONGUES

LAUREL KNOLL ALLEY 27' B-B (50' ROW)

PROPOSED TRUCE 27' B-B (50' ROW)

DATE: 3/19/2019
BY: JRH
CHECKED BY: JRH
JOB NUMBER: 9900

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BAH
DATE: 3/19/2019

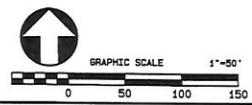
AMERICAN
Engineering
American Engineering Associates—Southeast, P.A.
175 S. W. 10th St., Suite 300
Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

3.11



PROPOSED LINETYPE LEGEND

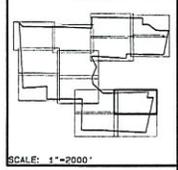
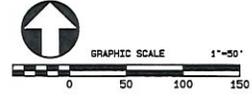
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING METLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

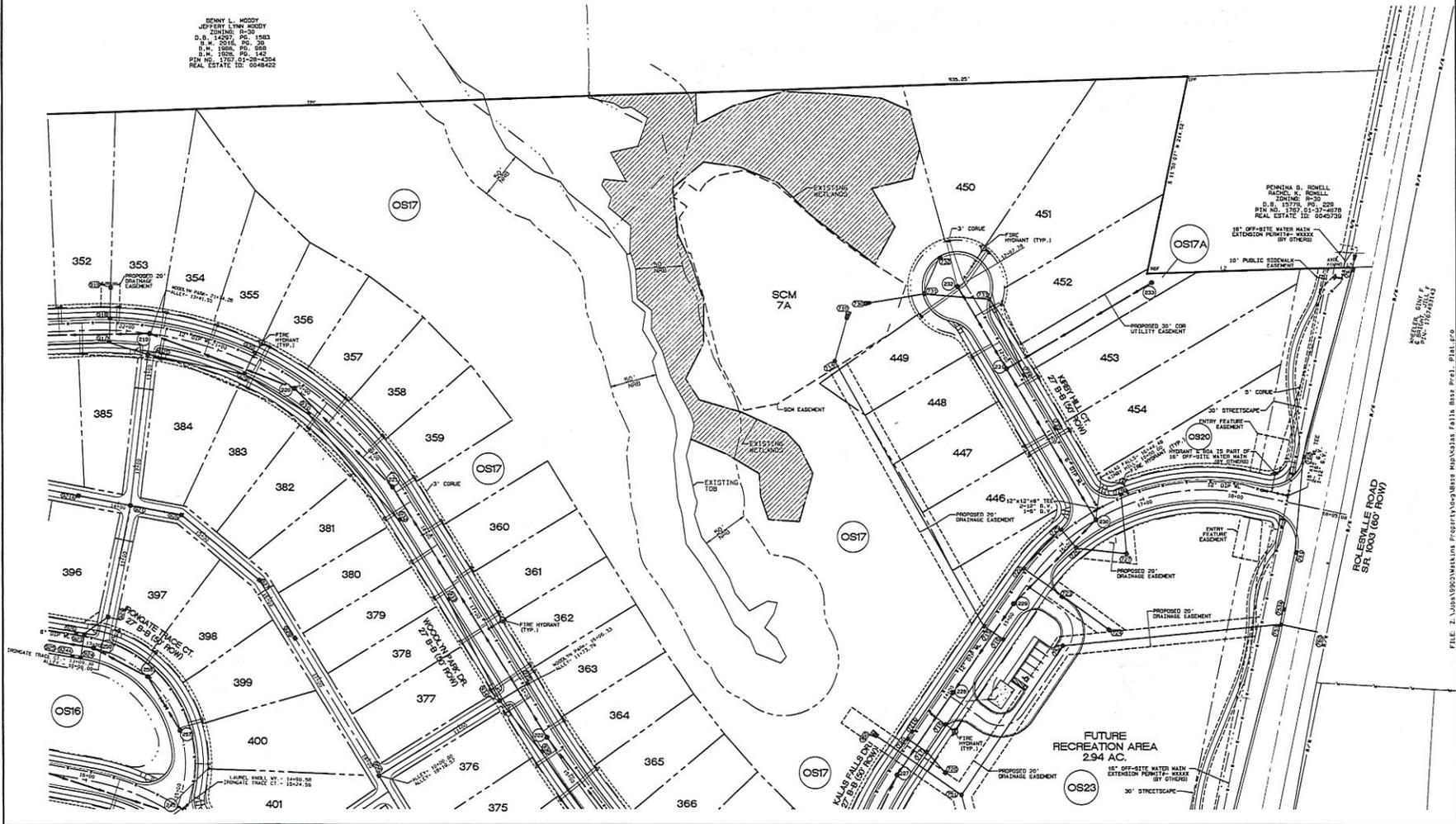
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'

DENNY L. WOODY
 JEFFERY T. WOODY
 ZONING: R-30
 D. S. 14207 PG. 1583
 R. W. 20116 PG. 200
 R. W. 2006 PG. 130
 R. W. 1975 PG. 130
 REAL ESTATE ID: 0048422



<p>UTILITY PLAN FOR KALAS FALLS SITUATED AT 1832 ROLESVILLE ROAD WAKE COUNTY, NORTH CAROLINA FIRM # C-3881</p>	<p>JOB NUMBER: 9900 CHECKED BY: JWH DRAWN BY: BAH DATE: 9/19/2019</p>
<p>AMERICAN Engineering</p> <p>American Engineering Associates-Southeast, P.A. 875 Walnut Street, Suite 360 Cary, NC 27511 919-469-1101</p>	
<p>NORTH CAROLINA PROFESSIONAL SEAL 9810 ENGINEER DENNY L. WOODY</p>	
<p>SHEET NO. 3.12</p>	

PROPOSED LINETYPE LEGEND

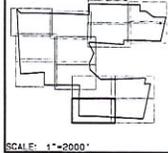
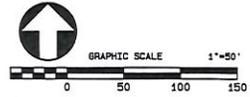
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM DRAINAGE
- PROPOSED DRAINAGE DITCH

EXISTING LINETYPE LEGEND

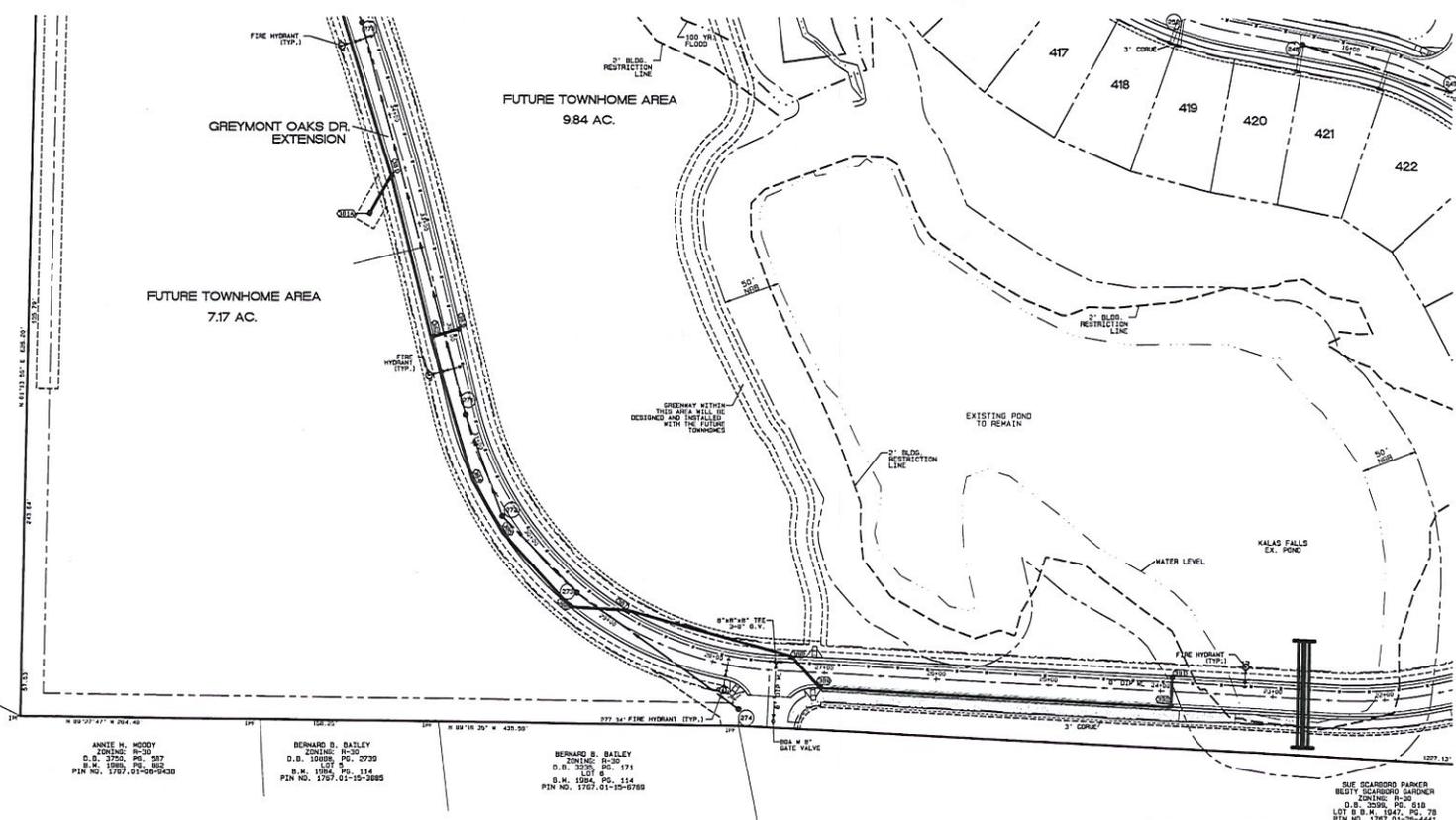
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED SEWER SERVICE
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▢ PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- ◁ PROPOSED WATERMAIN REDUCER



SCALE: 1"=2000'



ANNIE H. HOODY
ENGINEERING
D.B. 17025 PG. 587
B.M. 1888 PG. 803
PIN NO. 1767-01-08-9430

BERNARD B. BATLEY
ENGINEERING
D.B. 14606 PG. 2730
B.M. 1094 PG. 114
PIN NO. 1767-01-10-3885

BERNARD B. BATLEY
ENGINEERING
D.B. 14606 PG. 2730
B.M. 1094 PG. 114
PIN NO. 1767-01-10-3885

GUY SCARDINO PARKER
BETTY SCARDINO GARDNER
ENGINEERING
D.B. 25096 PG. 818
LOT 8 B.M. 1647 PG. 78
PIN NO. 1767-01-08-8441

DATE	9/19/2019
CHECKED BY	JRH
DRAWN BY	BAK
JOB NUMBER	9900

UTILITY PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

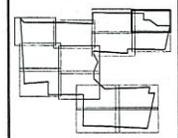
DATE: 9/19/2019
CHECKED BY: JRH
DRAWN BY: BAK

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Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

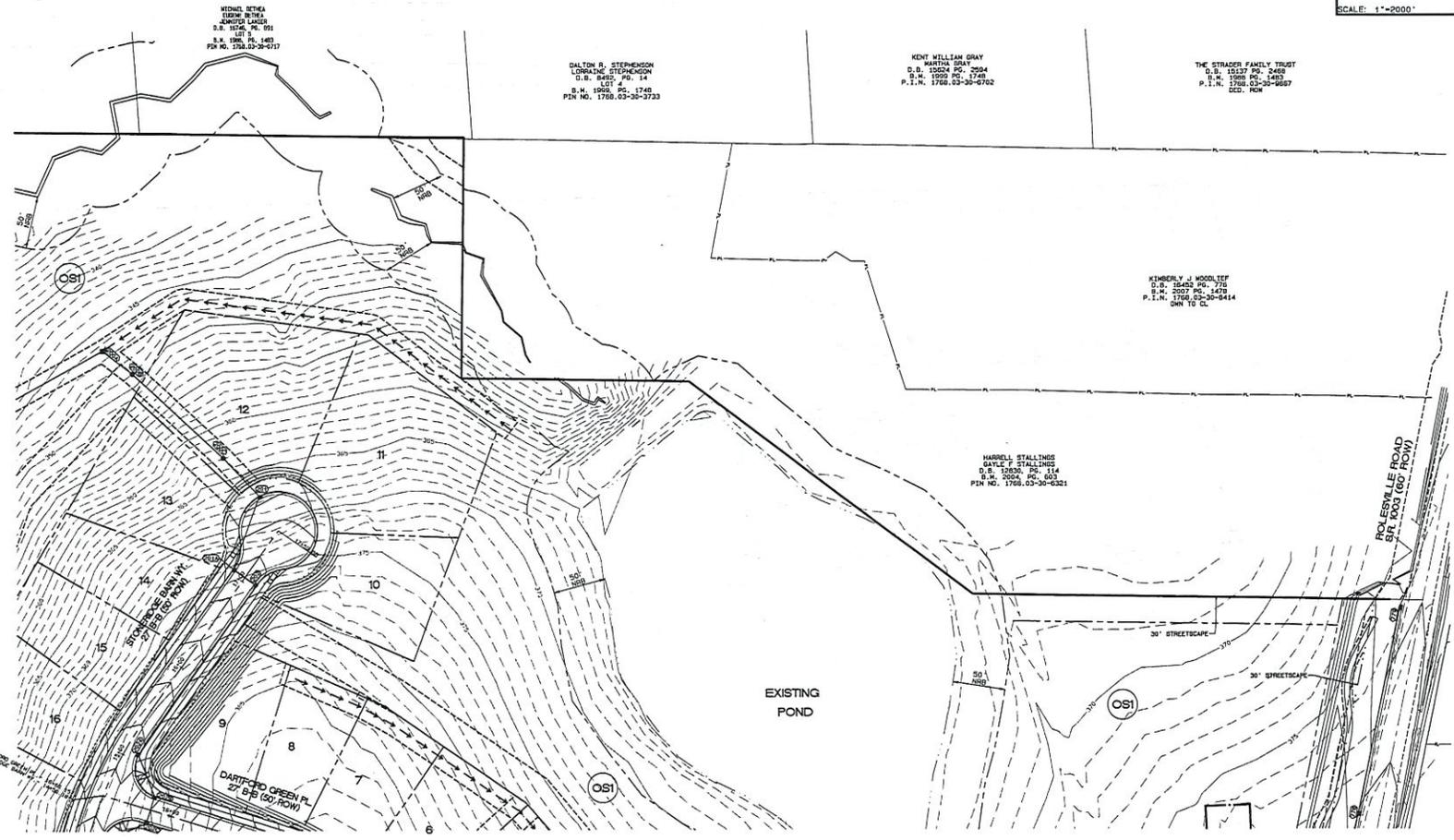
PRELIMINARY

NOT FOR CONSTRUCTION
SHEET NO.
3.13

FILE: E:\WORK\2019\KALAS FALLS\BAK.DWG DATE: 9/19/2019



SCALE: 1"=200'



WIGNAL BETHA
LORRAINE STEPHENSON
D.B. 1876, PG. 091
S.E. 1/4, R. 14E5
P.M. NO. 1768.03-30-3717

DALTON R. STEPHENSON
LORRAINE STEPHENSON
D.B. 1857, PG. 14
S.E. 1/4, R. 14E5
P.M. NO. 1768.03-30-3733

KENT WILLIAM GRAY
D.B. 1804, PG. 2884
S.W. 1/4, R. 14E5
P.I.N. 1768.03-30-6702

THE STRADER FAMILY TRUST
D.B. 1817, PG. 2468
S.W. 1/4, R. 14E5
P.I.N. 1768.03-30-6657
2ED: ROW

KIMBERLY J. WOODLEY
D.B. 1849, PG. 175
S.W. 1/4, R. 14E5
P.I.N. 1768.03-30-6414
SH TO CL

HARRELL STALLINGS
D.B. 1835, PG. 114
S.W. 1/4, R. 14E5
P.M. NO. 1768.03-30-6321

PROPOSED LINETYPE LEGEND

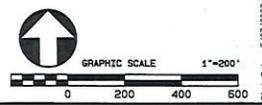
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SMALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▤ PROPOSED FLARED END SECTION



DATE	REVISION	DESCRIPTION

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JKH
DRAWN BY: BAK
DATE: 9/19/2019

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Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

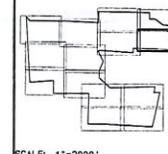
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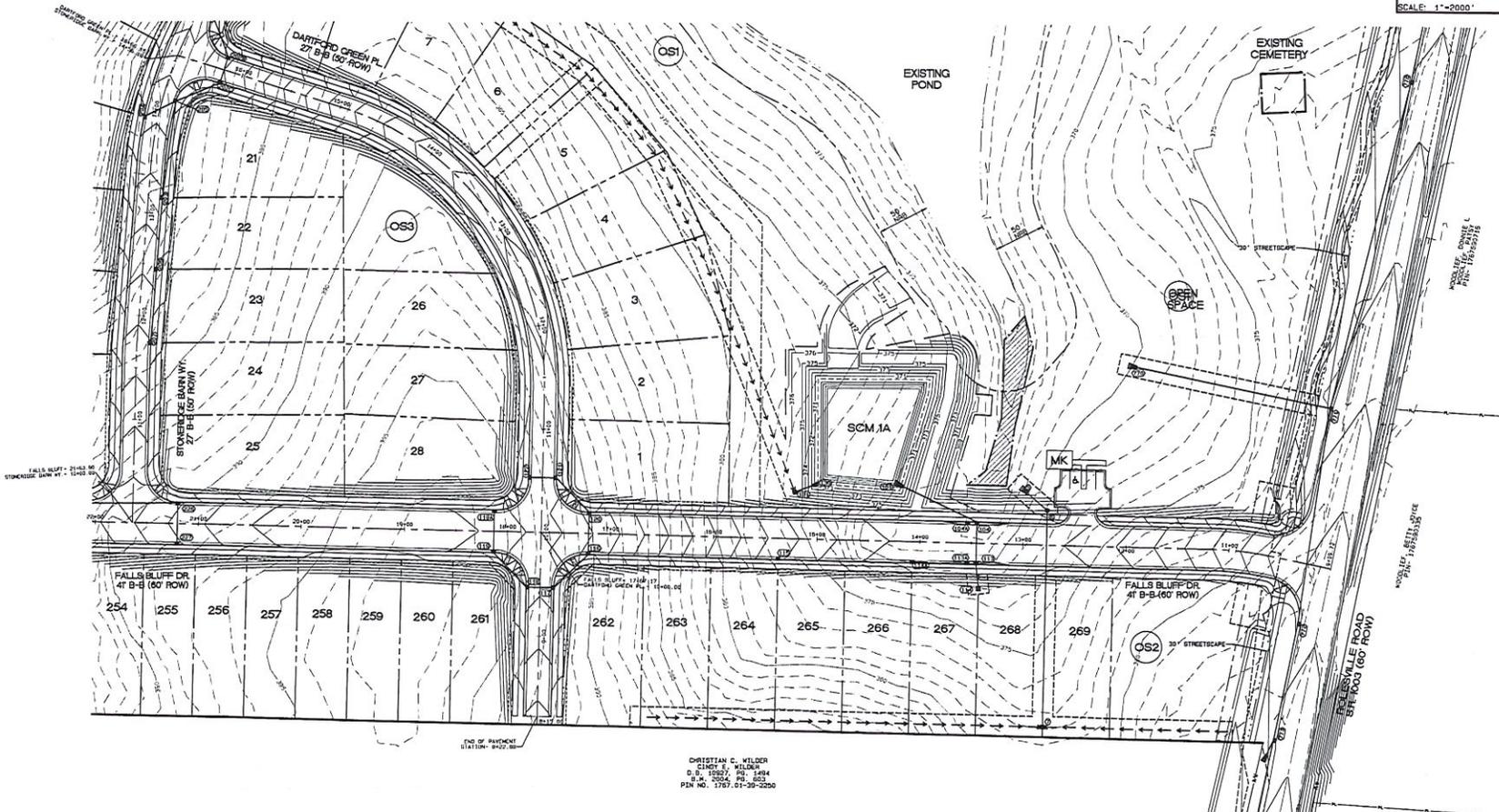
NOT FOR CONSTRUCTION

SHEET NO.
4.1

FILE: E:\2019\2019\WATERS\Projects\1832\1832_Rolesville_Falls_Bldg_Sht_1.dwg, 9/19/2019



SCALE: 1"=2000'



PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORUE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SHALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

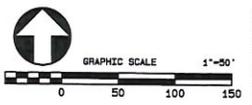
EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▤ PROPOSED FLARED END SECTION

CHRISTIAN C. WILDER
 LICENSED PROFESSIONAL ENGINEER
 P.E. NO. 12824
 P.E. NO. 12894
 P.E. NO. 12804
 P.E. NO. 12811
 PEN NO. 1287-01-26-2220



NO.	DATE	REVISIONS
1	07/12/2019	PRELIMINARY
2	07/12/2019	REVISED PER COMMENTS
3	07/12/2019	REVISED PER COMMENTS
4	07/12/2019	REVISED PER COMMENTS
5	07/12/2019	REVISED PER COMMENTS
6	07/12/2019	REVISED PER COMMENTS
7	07/12/2019	REVISED PER COMMENTS
8	07/12/2019	REVISED PER COMMENTS
9	07/12/2019	REVISED PER COMMENTS
10	07/12/2019	REVISED PER COMMENTS

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER:	9900
CHECKED BY:	JRH
DRAWN BY:	BAH
DATE:	6/12/2019

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 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION

SHEET NO.

4.2

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 DATE: 6/12/2019 11:42:30 AM
 PLOT: 6/12/2019 11:42:30 AM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'-5' CORNIE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

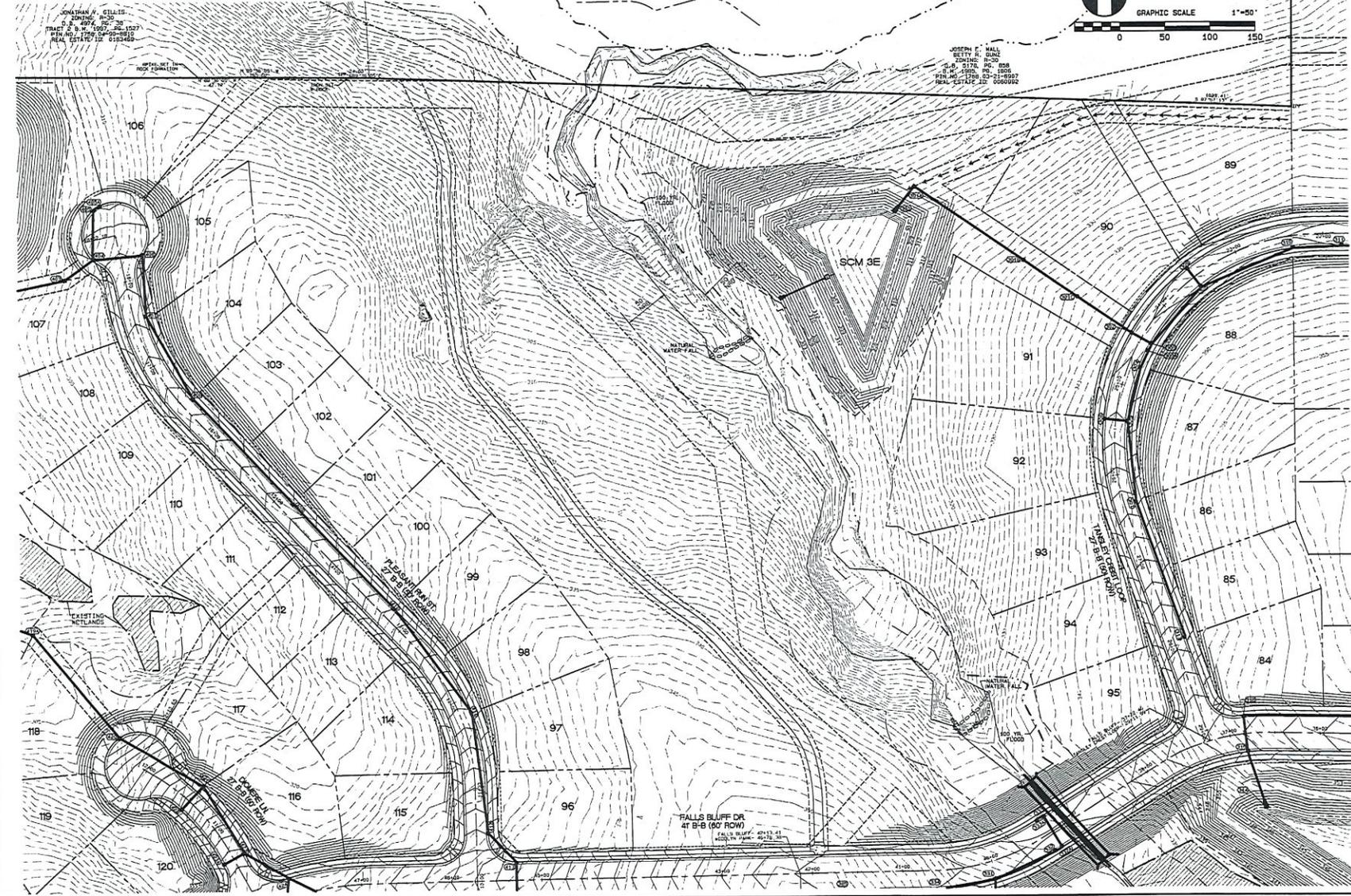
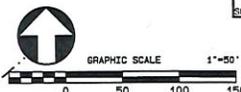
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



NO.	DATE	DESCRIPTION
1	9/17/2019	ISSUED FOR PERMITS
2	9/17/2019	ISSUED FOR PERMITS
3	9/17/2019	ISSUED FOR PERMITS
4	9/17/2019	ISSUED FOR PERMITS
5	9/17/2019	ISSUED FOR PERMITS
6	9/17/2019	ISSUED FOR PERMITS
7	9/17/2019	ISSUED FOR PERMITS
8	9/17/2019	ISSUED FOR PERMITS
9	9/17/2019	ISSUED FOR PERMITS
10	9/17/2019	ISSUED FOR PERMITS

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 PERM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JRM
 DRAWN BY: BAK
 DATE: 9/19/2019

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 Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101



PRELIMINARY

NOT FOR CONSTRUCTION
 SHEET NO.
4.5

FILE: E:\WORK\411\N\318\411318_01318_01318_P131.dwg
 DATE: 9/17/2019
 TIME: 4:52PM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CURVE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SHALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

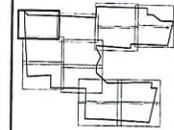
- EXISTING PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION



GRAPHIC SCALE 1"=50'



SCALE: 1"=2000'



JOHN PROPERTIES LLC
 1107 W. 5th St.
 Raleigh, NC 27601
 919-876-4142
 THE HILL FAMILY

SEA CONSULTING LLC
 1107 W. 5th St.
 Raleigh, NC 27601
 919-876-4142
 THE HILL FAMILY

ROBERT BALLANCE
 JOHN M. BALLANCE
 JOSEPH B. BIRD
 D. M. LINDSEY JR.
 1107 W. 5th St.
 Raleigh, NC 27601
 REAL ESTATE CO. 0188744

CONTRACT N. STALLS
 4.0000000000
 TRACT 2 H. 1107 W. 5th St.
 1107 W. 5th St.
 REAL ESTATE CO. 0188744

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3981

JOB NUMBER: 9900
 CHECKED BY: JSH
 DRAWN BY: BAH
 DATE: 9/19/2019

AMERICAN
Engineering
 American Engineering Associates-Southeast, P.A.
 875 W. Hargett Street, Suite 300
 Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
 SHEET NO.

46

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 TIME: 4:40PM

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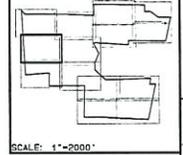
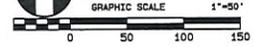
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SMALES
- PROPOSED 100 YR.
- PROPOSED 2" BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRW
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- PROPOSED FLARED END SECTION



SCALE: 1"=2000'



ROBERT J. ADAM, CIVIL ENGINEER
 O.S. 26447, P.E. 224
 2000 W. 10TH ST., SUITE 100
 P.O. BOX 1207, RALEIGH, NC 27602
 P. 919.487.2244
 F. 919.487.2244

REBECCA R. WILLIAMS, CIVIL ENGINEER
 O.S. 9028, P.E. 1416
 800 W. 10TH ST., SUITE 100
 P.O. BOX 1207, RALEIGH, NC 27602
 P. 919.487.2244
 F. 919.487.2244

DATE: 9/19/2019
 DRAWN BY: BAH
 CHECKED BY: BAH
 JOB NUMBER: 9900

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3861

DATE: 9/19/2019
 DRAWN BY: BAH
 CHECKED BY: BAH
 JOB NUMBER: 9900

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 Engineering
 Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101



NOT FOR CONSTRUCTION
 SHEET NO.

4.7

PROPOSED LINETYPE LEGEND

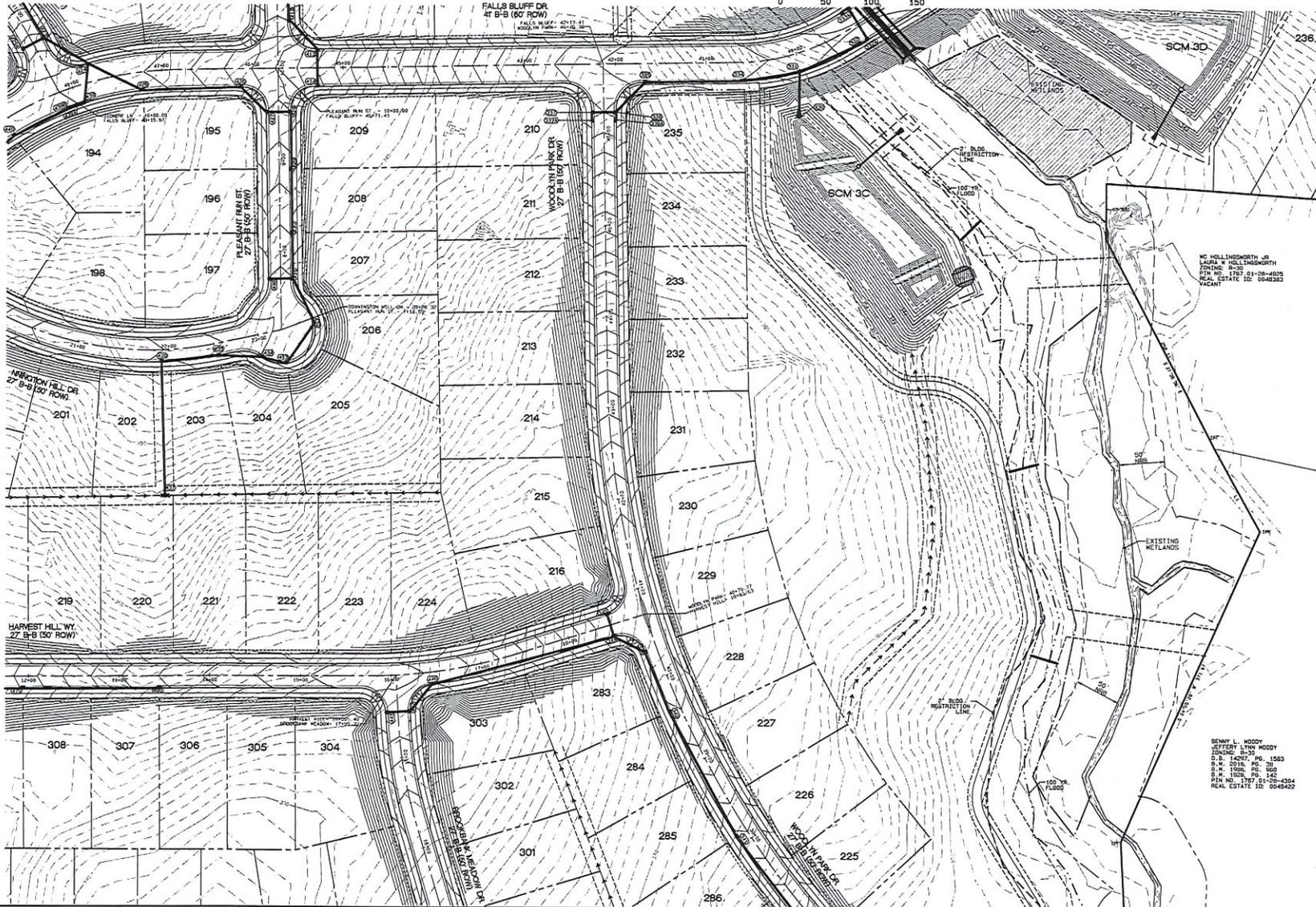
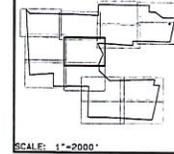
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 8" CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL.
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SHALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▣ PROPOSED FLARED END SECTION



DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER:
 CHECKED BY:
 DRAWN BY:
 DATE:

AMERICAN
 Engineering
 American Engineering Associates-Southeast, P.A.
 875 Walnut Street, Suite 360
 Cary, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
 SHEET NO.

4.8

FILE: E:\A3132\3132\3132.dwg Date: 04/11/01 11:24:42 AM
 PLOT DATE: 6/12/2020 11:24:42 AM

PROPOSED LINETYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CURVE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SHALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50" NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

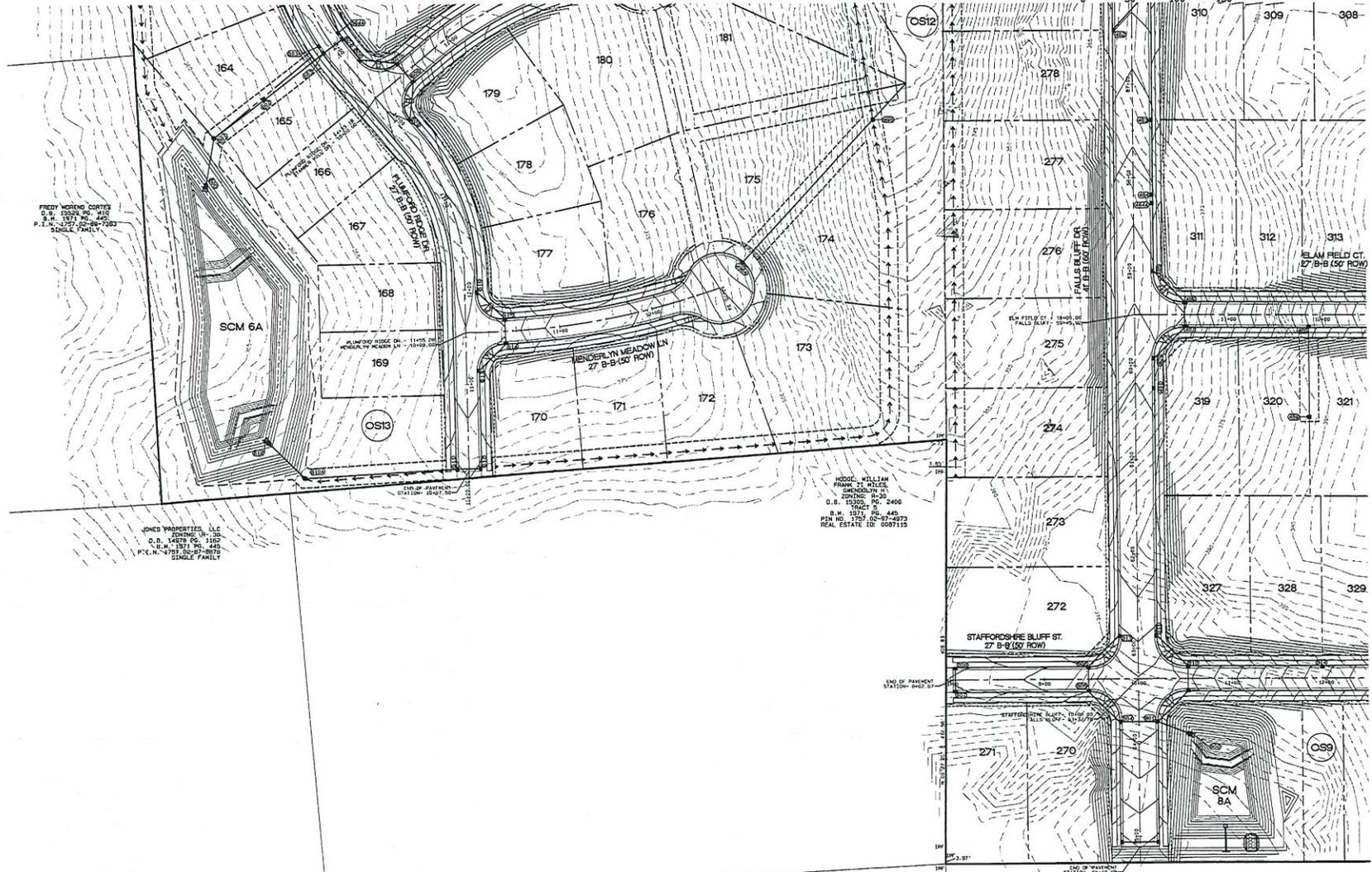
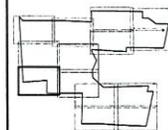
UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▽ PROPOSED FLARED END SECTION



GRAPHIC SCALE 1"=50'

SCALE: 1"=2000'



FREEDY WOODS COTTAGES
P.L.N. 057-000-070
SINGLE FAMILY

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 1478 PG. 312
B.M. 1521 PG. 442
P.L.N. 112-000-070
SINGLE FAMILY

HOOGE, WILLIAM
FRANCIS, JR.
D.B. 1500 PG. 245
D.L. 1500 PG. 245
B.M. 1051 PG. 442
PEN NO. 1729 02-07-4973
REAL ESTATE ID: 0087115

JONES PROPERTIES, LLC
ZONING: R-30
D.B. 1364 PG. 1231
LOT 84
B.M. 1050 PG. 1477
PEN NO. 1729 02-07-7529
REAL ESTATE ID: 0087115

DATE: 5/27/2020
ELEVATION: 100.00
PROJECT: 1832 ROLESVILLE ROAD
SHEET: 4.9

DRAINAGE PLAN
FOR
KALAS FALLS
SITING AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRM
DRAWN BY: BAK
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cary, NC 27511 919-469-1101

PRELIMINARY
NORTH CAROLINA
PROFESSIONAL
ENGINEER
9816
DAVID R. HARRIS

NOT FOR CONSTRUCTION
SHEET NO.
4.9

FILE: E:\WORK\2020\WAKE\PROJECTS\1832\1832\1832.DWG
DATE: 5/27/2020 TIME: 3:41PM

PROPOSED LINTYPE LEGEND

- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3' / 5' CORNIE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SWALES
- PROPOSED 100 YR.
- PROPOSED 2" BLDG. RESTRICTION LINE

EXISTING LINTYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING METLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▭ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



NOTE: H. MOFF
 CONSULTING ENGINEER
 D. O. 11300
 P. E. 8827
 PIN NO. 1707-01-06-06-28

DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

JOB NUMBER: 9900
 CHECKED BY: JHM
 DRAWN BY: BAH
 DATE: 9/19/2019

AMERICAN
 Engineering
 American Engineering Associates - Southeast, P.A.
 875 North Street, Suite 300
 Cary, NC 27511 919-469-1101

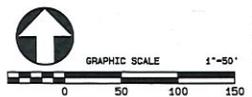
PRELIMINARY



NOT FOR CONSTRUCTION

SHEET NO.

4.11



FILE: 4.433W DATE: 8/17/2020 11:27:25 AM USER: BAH PLOT: 4.433W

PROPOSED LINETYPE LEGEND

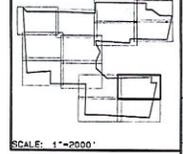
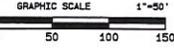
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3/8" CORNER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SMALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50' NRB
- EXISTING 50' ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▤ PROPOSED FLARED END SECTION



SCALE: 1"=2000'

BENNY L. WOODY
 JOFFERY LYNN WOODY
 ZONING: D-30
 D.B. 142074 PG. 1983
 R.L. 10000 PG. 208
 H.W. 19208 PG. 142
 P.M. NO. 1701 07-08-2004
 REAL ESTATE ID: 0548422

MONIKA S. ROWE
 MICHELLE K. ROWE
 ZONING: D-30
 P.M. NO. 15775 PG. 2878
 REAL ESTATE ID: 0480730

FILE: F:\SUBSUBDIVISIONS\PROJECTS\WAKE\WAKE FALLS\BSE\FILE_P141.DWG

DATE: 9/19/2019
 DRAWN BY: BAW
 CHECKED BY: SRH
 JOB NUMBER: 9900

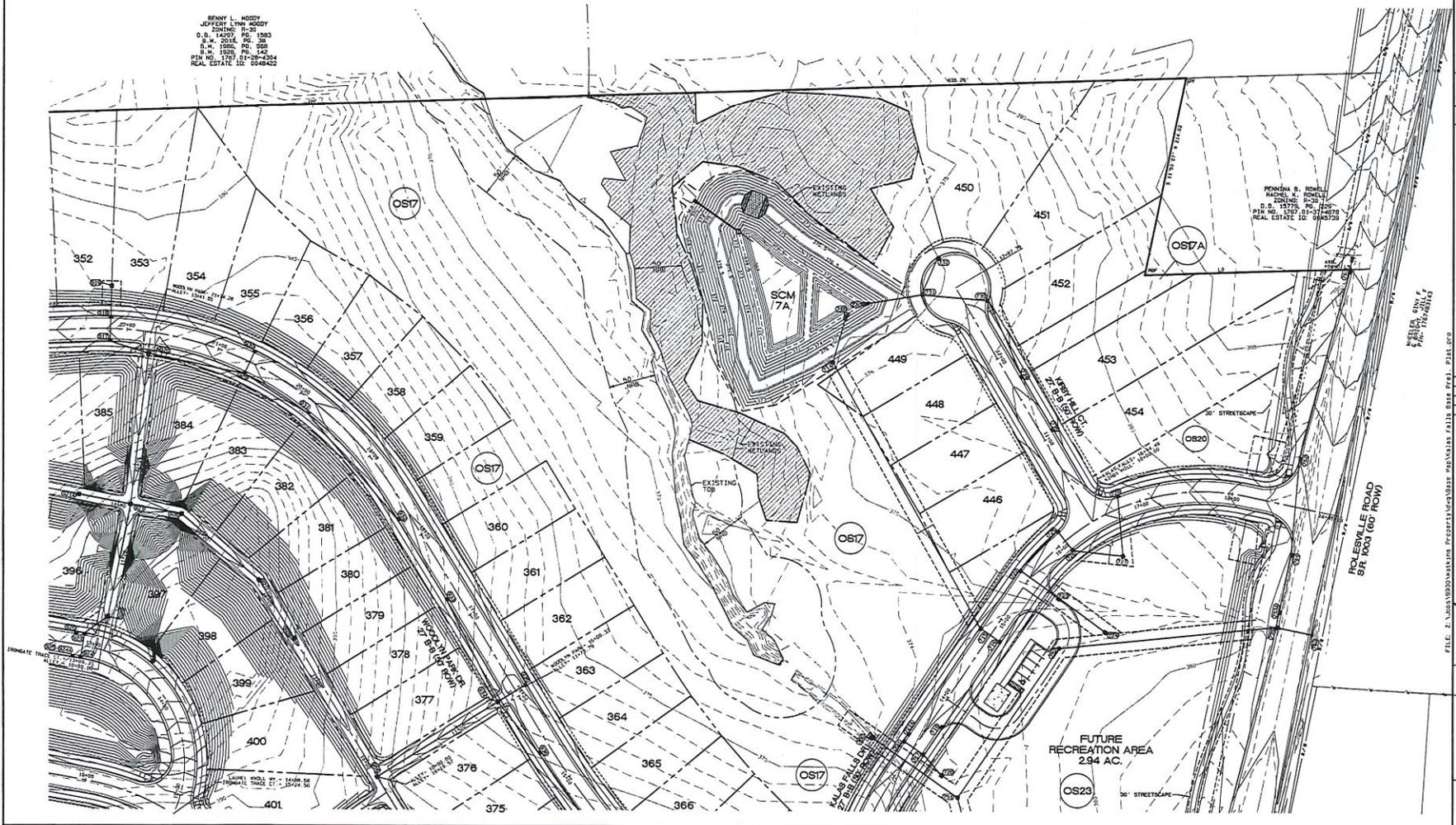
DRAINAGE PLAN
 FOR
KALAS FALLS
 SITUATED AT
1832 ROLESVILLE ROAD
 WAKE COUNTY, NORTH CAROLINA
 FIRM # C-3881

DATE: 9/19/2019
 DRAWN BY: BAW
 CHECKED BY: SRH
 JOB NUMBER: 9900

AMERICAN
 Engineering
 American Engineering Associates - Southeast, P.A.
 8715 Wake Forest St., Suite 300
 Cary, NC 27511 919-469-1101



SHEET NO.
4.12



PROPOSED LINETYPE LEGEND

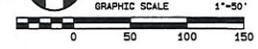
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED 3'/5' CURVE
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CL
- PROPOSED 30" CURB AND GUTTER
- PROPOSED SHALES
- PROPOSED 100 YR.
- PROPOSED 2' BLDG. RESTRICTION LINE

EXISTING LINETYPE LEGEND

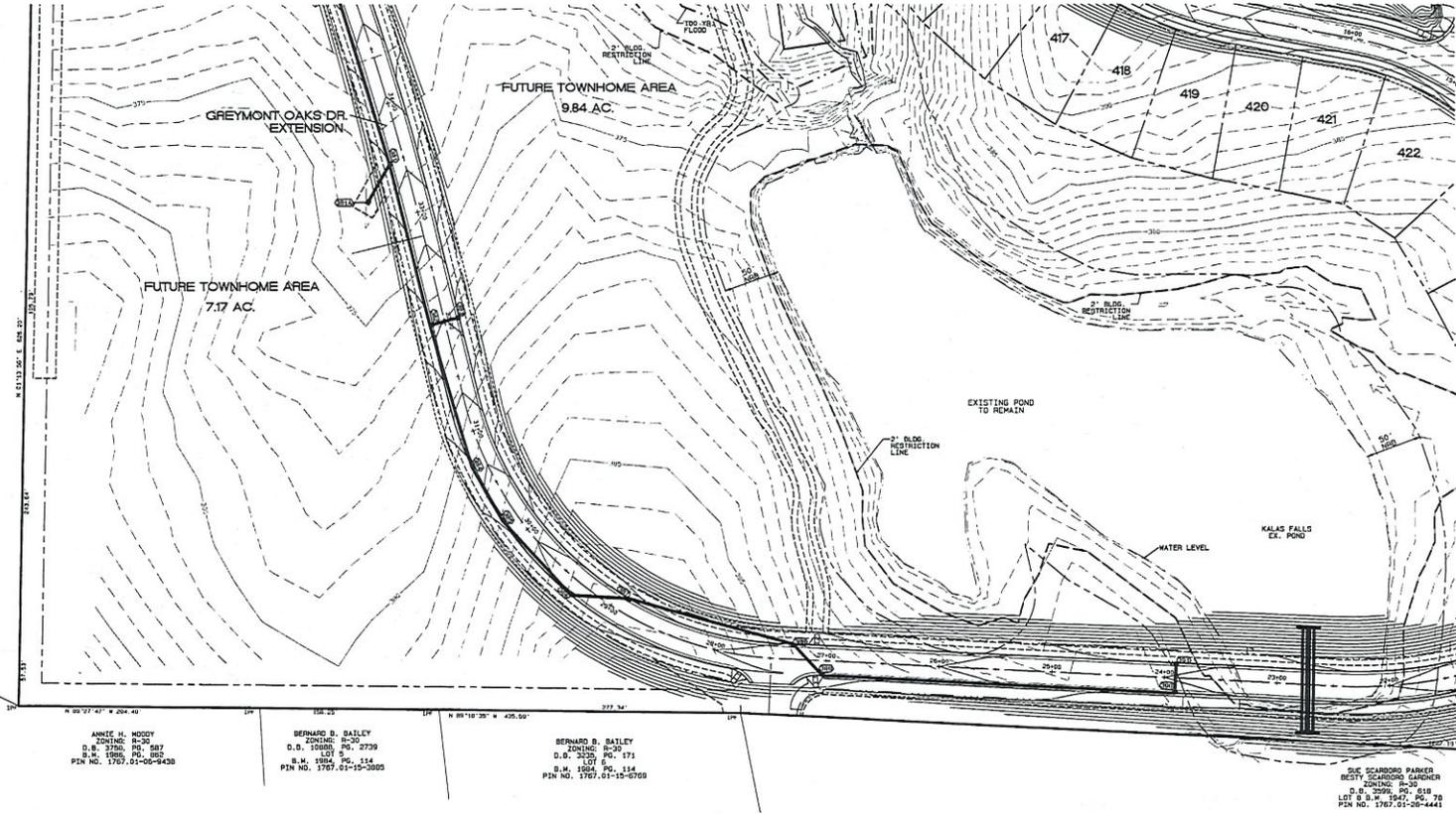
- PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING WETLAND
- EXISTING 50" NRB
- EXISTING 50" ROLESVILLE BUFFER
- CENTERLINE OF STREAM
- EXISTING WATER ELEVATION
- EXISTING RIGHT OF WAY

UTILITY LEGEND

- PROPOSED MANHOLE OR JUNCTION BOX
- PROPOSED CATCH BASIN
- PROPOSED YARD INLET
- ▾ PROPOSED FLARED END SECTION



SCALE: 1"=2000'



ANNIE H. HODDY
ZONING: R-30
D.B. 2786, PG. 187
S.W. 1986, PG. 188
PIN NO. 1767.01-06-9433

BERNARD B. BAILEY
ZONING: R-30
D.B. 2635, PG. 171
LOT 5
S.W. 1984, PG. 114
PIN NO. 1767.01-15-3893

BERNARD B. BAILEY
ZONING: R-30
D.B. 2635, PG. 171
LOT 5
S.W. 1984, PG. 114
PIN NO. 1767.01-15-3893

PIE SCARBORO PARKER
BESTY SCARBORO GARDNER
ZONING: R-30 618
D.B. 2069, PG. 618
LOT 8 D.B. 1947, PG. 78
PIN NO. 1767.01-08-4441

DRAINAGE PLAN
FOR
KALAS FALLS
SITUATED AT
1832 ROLESVILLE ROAD
WAKE COUNTY, NORTH CAROLINA
FIRM # C-3881

JOB NUMBER: 9900
CHECKED BY: JRH
DRAWN BY: BASH
DATE: 9/19/2019

AMERICAN
Engineering
American Engineering Associates-Southeast, P.A.
875 Walnut Street, Suite 360
Cory, NC 27511 919-469-1101

PRELIMINARY



NOT FOR CONSTRUCTION
SHEET NO.

4.13

FILE: E:\WORK\PA18\WALNUT FALLS Base Dwg. 2.dwg, PLOT: 4.dwg
DATE: 10/17/2020 TIME: 4:25PM



Case No. PR-20-04

Date 3/19/2020

Development Plan Review Application

Project/Development Name Kalas Falls

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat

Contact Information

Property Owner Mitchell Mill Road Investors, LLC

Address 105 Weston Estates Way City/State/Zip Cary, NC 27513

Phone (919) 481-3000 Email Karl@prestondev.com

Developer Mitchell Mill Road Investors, LLC

Contact Name Karl Blackley

Address 105 Weston Estates Way City/State/Zip Cary NC 27513

Phone (919) 481-3000 Email karl@prestondev.com

Design Engineering Company American Engineering

Contact Name Brad Haertling

Address 875 Walnut Ste 360 City/State/Zip Cary NC 27511

Phone (919) 469-1101 Email Bhaertling@american-ea.com

Property Information

Wake County PIN(s) 1767178299, 1767083228, 1768002153, 1767295866 Address 1832 Rolesville Rd

Total Property Acreage 282.71 (284.44 to Rd CL) Total Phases 4 Single Family & 1 Townhome Phase

Total Lots 454 Average Lot Size 12,389

Smallest Lot Size 6,024 Largest Lot Size 31,065

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature  Date 3-17-2020

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Memorandum

To: Mayor and Town Board of Commissioners
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: September 29, 2020
Re: Case PR 20-01, The Point, Phases 1-10 & 14

Preliminary Subdivision Plat – Major Subdivision approval for residential planned unit development (R&PUD) located at 900 E Young Street for 804 lots on a total of 264.27 acres, Wake County PINs # 1768 26 6125, 1768 06 8057, 1768 04 4257, and 1758 93 0017.

Background

Property Owner

Byrum Family LLC, Cameron & Beverly Shearon, the Donald F Williams Trust

Developer

Ashton Woods Homes - Raleigh

Design Engineers and Applicant

McAdams

Request

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 485 residential single-family lots located on 264.27 acres zoned Residential Planned Unit Development (R & PUD). On August 20, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 581 single-family homes and 324 townhomes on 317 acres. The proposed Preliminary Subdivision Plat is for Phases 1-10 and 14 and meets all the provisions of the Rolesville Unified Development for preliminary plat review.

The Special Use Permit for The Point (SUP 18-09) was approved with a condition that no construction may begin before September 2021. The preliminary plat may be reviewed and approved, and construction drawings may be submitted for review before September 2021.

2002 Thoroughfare Plan and Traffic Impact Analysis (TIA)

The 2002 Thoroughfare Plan calls for E Young Street/Rolesville Road as a three-lane major highway.

The applicant has submitted a Traffic Impact Study (TIA) as required by the Town's Unified Development Ordinance. The TIA report was prepared by Kimley Horn and has recommendations road improvements for the proposed new street intersection with E Young Street/Rolesville Road, at Rolesville Road and Mitchell Mill Road intersection. All

the documented conditions in the PUD Master Plan and requirements for implementation stated in the proposed SUP conditions are identified and included in the proposed preliminary subdivision plat.

Technical Review Committee and Planning Staff Recommendations.

The Technical Review Committee (TRC) has reviewed the proposed Preliminary Subdivision Plat and recommends approval of PR 20-01.

Planning Board Recommendation

The Rolesville Planning Board at their meeting on September 28, 2020, voted unanimously to favorably recommend to the Town Board of Commissioners approval of the Preliminary Subdivision Plat for Case PR 20-01, The Point Phases 1-10 and 14, with conditions as presented.

Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-01, The Point Phases 1-10 and 14, with conditions as presented.

Attachments:

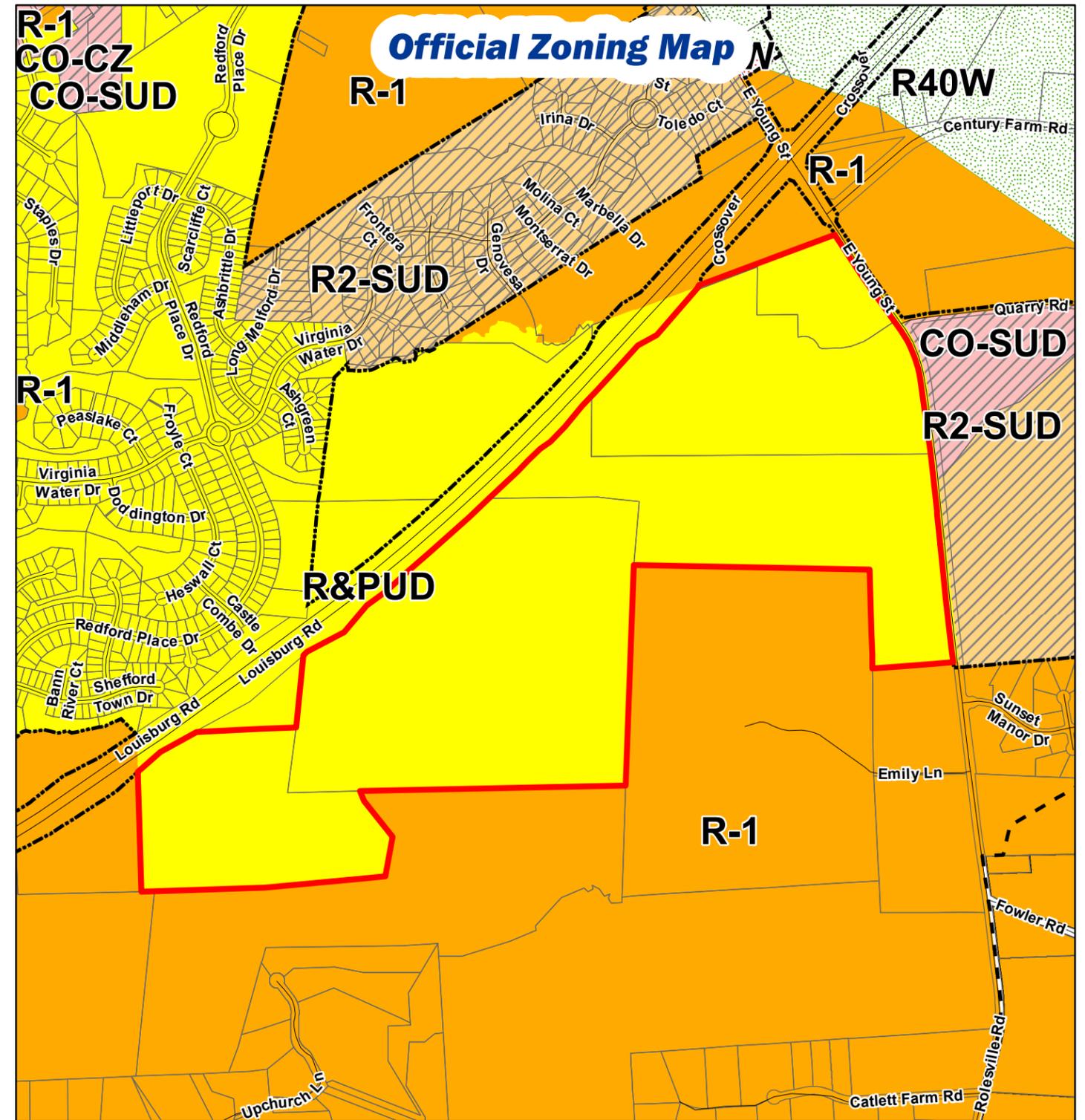
PR 20-01 Location Aerial Map

PR 20-01 The Point Phases 1-10 and 14, Preliminary Subdivision Plat

PR 20-01 The Point Phases 1-10 and 14, Preliminary Subdivision Plat Application

PR 20-01 The Point Phases 1-10 and 14

Preliminary Subdivision Plat Request



Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ



THE POINT - PHASES 1-10 AND 14

EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA

PRELIMINARY PLAT PLANS PROJECT NUMBER: AWH-20000 DATE: JANUARY 28, 2020

STORMWATER SITE DATA

Use	Area (sq ft)	Impervious Area (sq ft)	Total Impervious (sq ft)	Total Impervious (ac)
RF - Pavement	318	1500	47500	1.08
RF - Single Family	82	2900	27300	0.63
RF - Multi-Family	208	2100	14400	3.29
RF - Single Family	218	8000	78000	17.80
RF - Single Family	77	4200	42400	9.62
Local Roads	804	-	204000	46.52

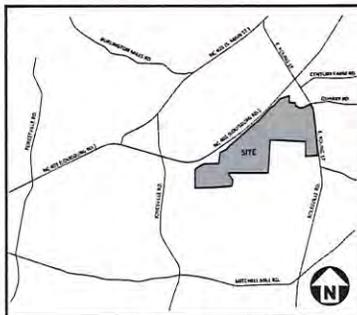
Street	Area (sq ft)	Area (ac)
Donale Road	41420	0.94
Donale Road	112920	25.74
East - Road	111100	25.20
East - Driveway	43140	9.83
East - Driveway	20380	4.61
Total Impervious	388414	88.44

PIN	TRACT #	OWNER	AREA (AC)
1768267208	LOT 1	Shearon, Cameron E & Beverly W Shearon, Stephen Mark	52.8900
1768068057	1, 2, 3 & 5	Byrum Family LLC	104.1900
1768044257	1, 2 & 3	Shearon, Cameron E & Shearon, Beverly W	100.5300
1758930017	1, 2, 3 & 4	Williams, Donald F Trustee & Donald F Williams Revocable Trust, The	38.4300

SURVEY BY:
TITUSMAN SURVEY COMPANY
2424 RELIANCE AVENUE, APT. NC 27533
TOPOGRAPHIC DECEMBER 22, 2019
ACTA SURVEY DECEMBER 12, 2019
STEVEN P. CARSON, PLS
NC LICENSE # 4752
919-537-1061

SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "C" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 3700175400 & 3700175600 DATES 04/25/2006.
2. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED AND ALL BEARINGS ARE BASED ON OBSERVED OR CONTROLLED AND (S) ADJUSTED TO STATE PLANE COORDINATES.
3. SUBJECT PARCEL ZONED B & PUD PER WAKE COUNTY G/L.
4. SURVEY WAS PREPARED BY BATHMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. FIELD WORK WAS COMPLETED DEC 9 - 21, 2019.
5. AREAS COVERED BY COORDINATE METHOD.
6. SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
7. NO CENTER LINES OBSERVED AS A RESULT OF THIS SURVEY.
8. BUILDINGS ARE AS SHOWN ON SURVEY.

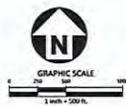
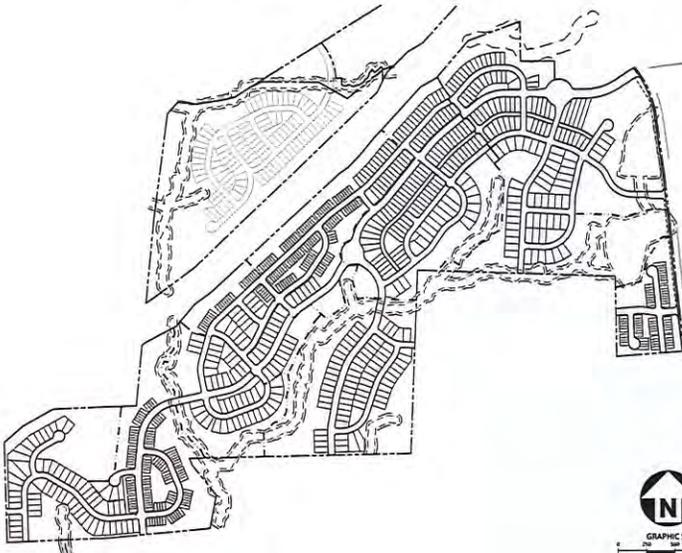


VICINITY MAP
N.T.S.

15.4.5 - Streets

15.4.5.1 Type of Street Required All subdivision lots shall abut at least 20 feet on a public street. All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina as the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. All public streets shall be built to the standards of the ordinance and all other applicable standards of the Town of Rolesville and the North Carolina Department of Transportation. Public streets not dedicated to the Town which are eligible for acceptance into the State Highway System shall be constructed to the standards necessary to be put on the State Highway System or the standards in the ordinance, whichever is stricter, as required for each particular street and shall be put on both systems. Streets not dedicated to the Town which are not eligible to be put on the State Highway System because there are too few lots or roadway width, nevertheless, be dedicated to the public, and shall be in accordance with the standards in the ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular street, so as to be eligible to be put on the system at a later date. A written maintenance agreement with provisions for maintenance of the street used to put on the State System shall be included with the final plat.

15.4.5.2 Subdivision Street Disclosure (Statement) All streets shown on the final plat shall be designated in accordance with G.S. § 130-102.8 and designated as public shall be conclusively presumed an offer of dedication to the public, where streets are dedicated to the public but not accepted into a municipal or the State system, before lots are sold, a statement explaining the status of the street shall be included with the final plat.



SHEET INDEX

- C0.00 PROJECT NOTES AND SITE DETAILS
- C0.01 TYPICAL SECTIONS
- C1.00 OVERALL EXISTING CONDITIONS
- C1.01 EXISTING CONDITIONS AND DEMOLITION PLAN
- C1.02 EXISTING CONDITIONS AND DEMOLITION PLAN
- C1.03 EXISTING CONDITIONS AND DEMOLITION PLAN
- C1.04 EXISTING CONDITIONS AND DEMOLITION PLAN
- C1.05 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.00 OVERALL PRELIMINARY PLAT
- C2.01 PRELIMINARY PLAT - AREA "A"
- C2.02 PRELIMINARY PLAT - AREA "B"
- C2.03 PRELIMINARY PLAT - AREA "C"
- C2.04 PRELIMINARY PLAT - AREA "D"
- C2.05 PRELIMINARY PLAT - AREA "E"
- C2.06 PRELIMINARY PLAT - AREA "F"
- C2.07 PRELIMINARY PLAT - AREA "G"
- C2.08 PRELIMINARY PLAT - AREA "H"
- C2.09 PRELIMINARY PLAT - AREA "I"
- C2.10 PRELIMINARY PLAT - AREA "J"
- C2.11 PRELIMINARY PLAT - AREA "K"
- C2.12 PRELIMINARY PLAT - AREA "L"
- C2.13 PRELIMINARY PLAT - AREA "M"
- C2.14 PRELIMINARY PLAT - AREA "N"
- C2.15 PRELIMINARY PLAT - AREA "O"
- C2.16 PRELIMINARY PLAT - AREA "P"
- C2.17 PRELIMINARY PLAT - AREA "Q"
- C2.18 PRELIMINARY PLAT - AREA "R"
- C3.00 OVERALL GRADING AND STORM DRAINAGE PLAN
- C3.01 GRADING AND STORM DRAINAGE PLAN - AREA "A"
- C3.02 GRADING AND STORM DRAINAGE PLAN - AREA "B"
- C3.03 GRADING AND STORM DRAINAGE PLAN - AREA "C"
- C3.04 GRADING AND STORM DRAINAGE PLAN - AREA "D"
- C3.05 GRADING AND STORM DRAINAGE PLAN - AREA "E"
- C3.06 GRADING AND STORM DRAINAGE PLAN - AREA "F"
- C3.07 GRADING AND STORM DRAINAGE PLAN - AREA "G"
- C3.08 GRADING AND STORM DRAINAGE PLAN - AREA "H"
- C3.09 GRADING AND STORM DRAINAGE PLAN - AREA "I"
- C3.10 GRADING AND STORM DRAINAGE PLAN - AREA "J"
- C3.11 GRADING AND STORM DRAINAGE PLAN - AREA "K"
- C3.12 GRADING AND STORM DRAINAGE PLAN - AREA "L"
- C3.13 GRADING AND STORM DRAINAGE PLAN - AREA "M"
- C3.14 GRADING AND STORM DRAINAGE PLAN - AREA "N"
- C3.15 GRADING AND STORM DRAINAGE PLAN - AREA "O"
- C3.16 GRADING AND STORM DRAINAGE PLAN - AREA "P"
- C3.17 GRADING AND STORM DRAINAGE PLAN - AREA "Q"
- C3.18 GRADING AND STORM DRAINAGE PLAN - AREA "R"
- C4.00 OVERALL UTILITY PLAN
- C4.01 UTILITY PLAN - AREA "A"
- C4.02 UTILITY PLAN - AREA "B"
- C4.03 UTILITY PLAN - AREA "C"
- C4.04 UTILITY PLAN - AREA "D"
- C4.05 UTILITY PLAN - AREA "E"
- C4.06 UTILITY PLAN - AREA "F"
- C4.07 UTILITY PLAN - AREA "G"
- C4.08 UTILITY PLAN - AREA "H"
- C4.09 UTILITY PLAN - AREA "I"
- C4.10 UTILITY PLAN - AREA "J"
- C4.11 UTILITY PLAN - AREA "K"
- C4.12 UTILITY PLAN - AREA "L"
- C4.13 UTILITY PLAN - AREA "M"
- C4.14 UTILITY PLAN - AREA "N"
- C4.15 UTILITY PLAN - AREA "O"
- C4.16 UTILITY PLAN - AREA "P"
- C4.17 UTILITY PLAN - AREA "Q"
- C4.18 UTILITY PLAN - AREA "R"
- C4.19 UTILITY PLAN - SEWER OUTFALL
- C7.00 EAST YOUNG STREET ROAD WIDENING
- C7.01 EAST YOUNG STREET ROAD WIDENING
- C7.02 EAST YOUNG STREET ROAD WIDENING
- C8.00 SITE DETAILS
- C8.01 SITE DETAILS
- C8.02 STORM DRAINAGE DETAILS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2505 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0291, C-187
www.mcadamsco.com

CONTACT
MIKE SANCHEZ
sanchez@mcadamsco.com
PHONE: 919.361.5000

CLIENT
ASHTON RALEIGH RESIDENTIAL, LLC
5713 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919.232.3655
CONTACT: BOB BISHNER



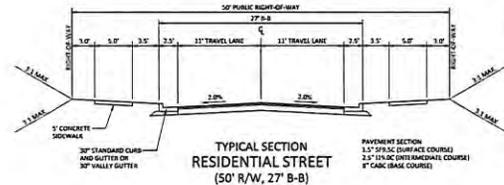
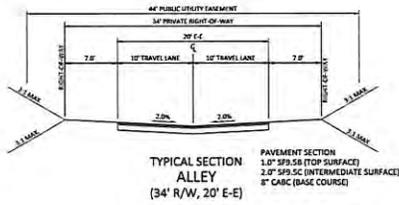
PROJECT DIRECTORY



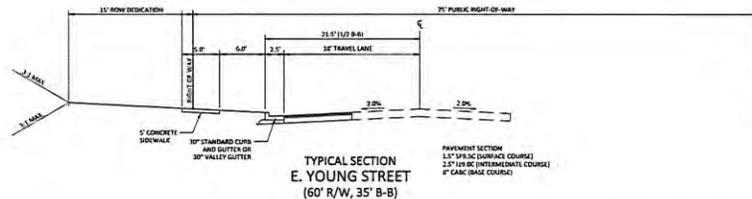
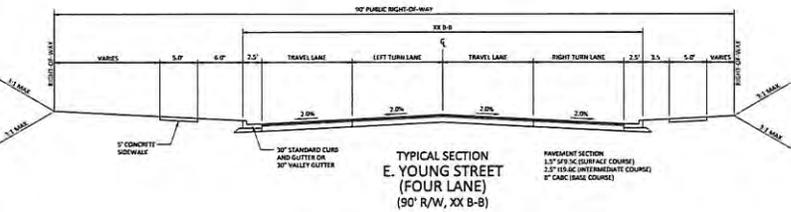
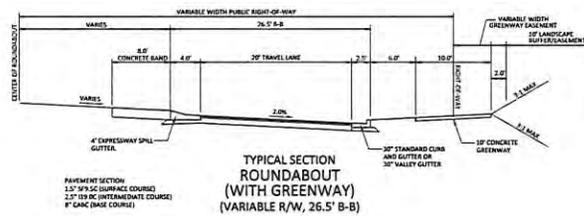
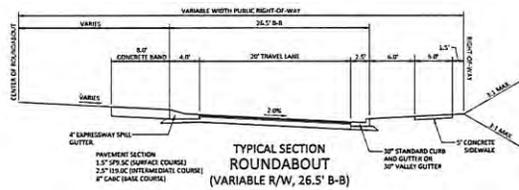
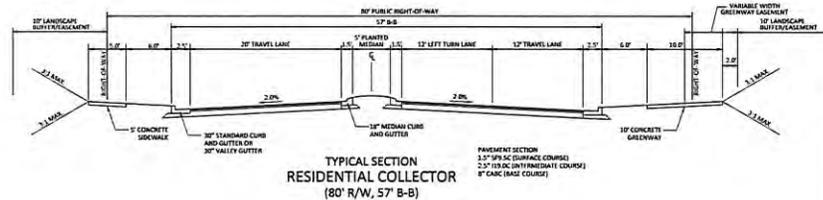
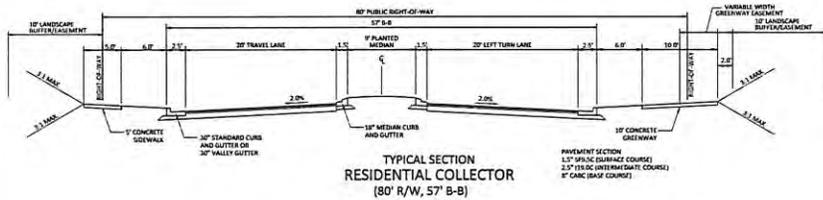
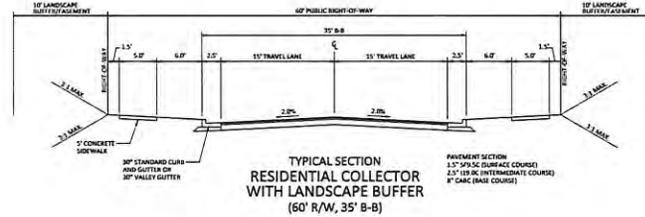
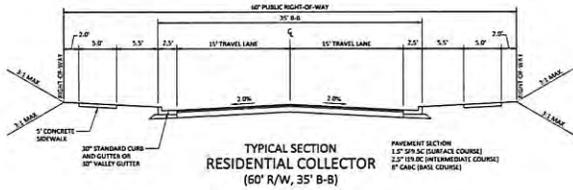
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01.28.2020	SLV	REV PER TOWN COMMENTS
2	01.28.2020	SLV	REV PER WASHINGTON COUNTY
3	01.28.2020	SLV	REV PER WASHINGTON COUNTY

PRELIMINARY PLAT PLANS FOR:
THE POINT
PHASES 1-10 AND 14
EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AWH-20000



PROPOSED QUARRY RD.
 JOINTING STREET TO FITTING PLACE
 60' COLLECTOR
 10' TYPE C ORNAMENTAL LANDSCAPE BUFFER/GREENWAY (S&T NORTHSIDE)
 10' TYPE C ORNAMENTAL LANDSCAPE BUFFER/GREENWAY (S&T SOUTH)
 FITTING PLACE TO YOUNG ST.
 80' COLLECTOR
 20' TYPE C ORNAMENTAL LANDSCAPE BUFFER/GREENWAY (S&T NORTHSIDE)
 10' TYPE C ORNAMENTAL LANDSCAPE BUFFER (SOUTH)
 9' LANDSCAPE MEDIAN ALONG CENTRALINE.



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 RALEIGH, NORTH CAROLINA 27609
 PHONE: 919.232.3895
 CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REVISED BY	REVISION
1	04.08.2020	REV BY TOWNS COMMENTS	
2	06.26.2020	REV PER MUNICIPAL COMMENTS	
2	08.21.2020	REV PER MUNICIPAL COMMENTS	

PLAN INFORMATION

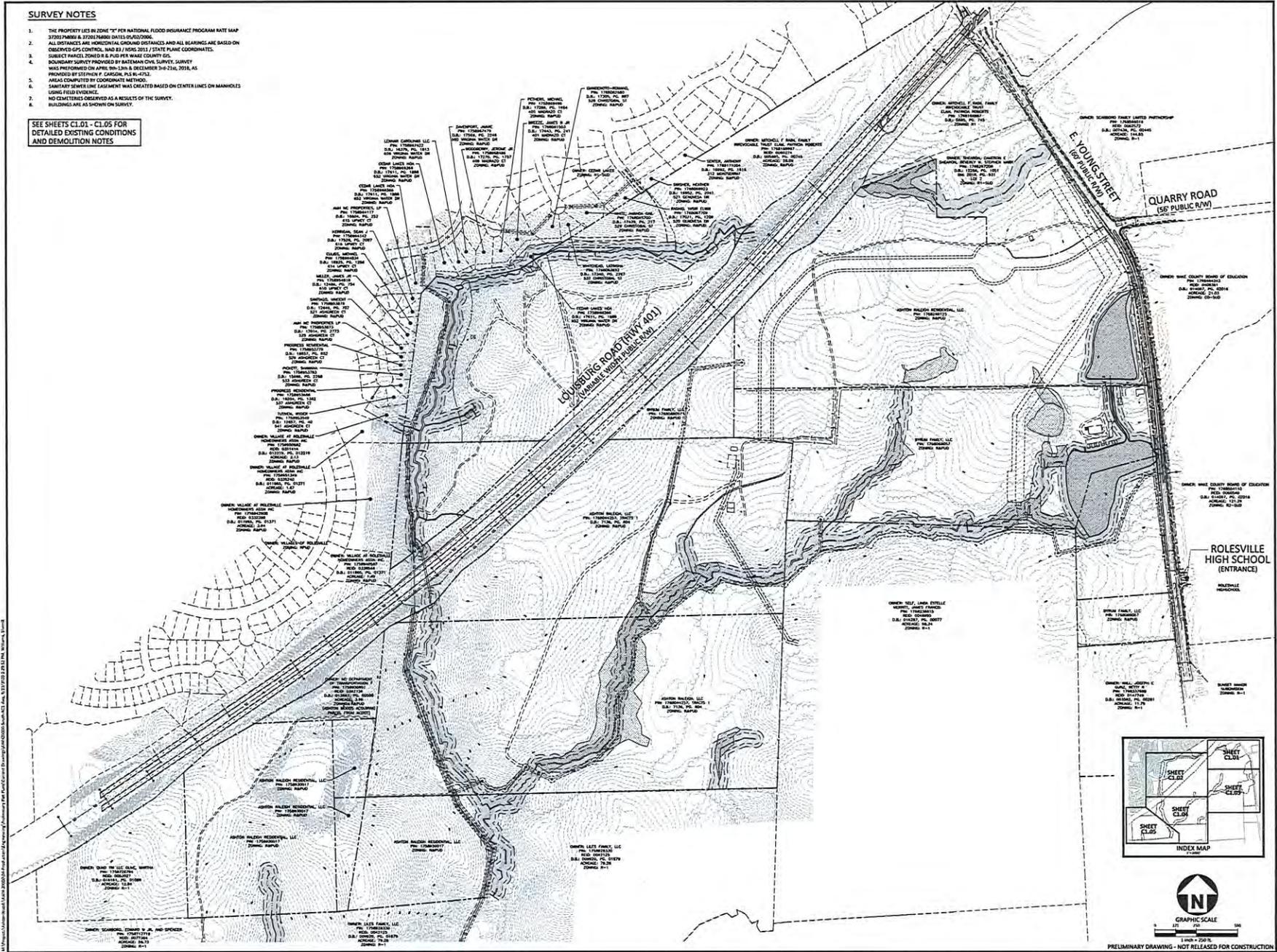
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-N1
CHECKED BY	
DRAWN BY	
SCALE	N.T.S.
DATE	01.28.2020

TYPICAL SECTIONS
C0.01

SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 2020 FIRM & ZONE MAPS DATED 03/2020.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL, WAD 83 / NAD 83 / 2011 STATE PLANE COORDINATE.
3. SUBJECT PARCEL TOWNED & PLAT PER WAKE COUNTY GO.
4. BOUNDARY SURVEY PROVIDED BY BATESMAN CIVIL SURVEY SURVEY WAS PERFORMED ON APRIL 19th-20th & DECEMBER 3rd-21st, 2018, AS PROVIDED BY STEPHEN F. GASKIN, PLS 46-4132.
5. AECAD COMPUTED BY COORDINATE METHOD.
6. SPLITLINE BOUNDARY LAGUMENT WAS CREATED BASED ON CENTER LINES ON MANHOLE USING FIELD EVIDENCE.
7. NO EXEMPTIONS OBSERVED AS A RESULT OF THE SURVEY.
8. BUILDINGS ARE AS SHOWN ON SURVEY.

SEE SHEETS C1.01 - C1.05 FOR DETAILED EXISTING CONDITIONS AND DEMOLITION NOTES



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ASHTON WOODS.

**THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA**



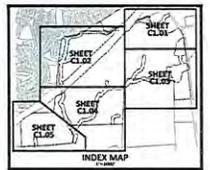
REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
1	04.08.2020	REV PER TOWN COMMENTS
2	06.18.2020	REV PER MUNICIPAL COMMENTS
3	08.21.2020	REV PER MUNICIPAL COMMENTS

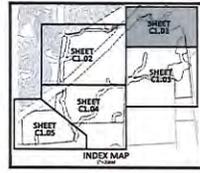
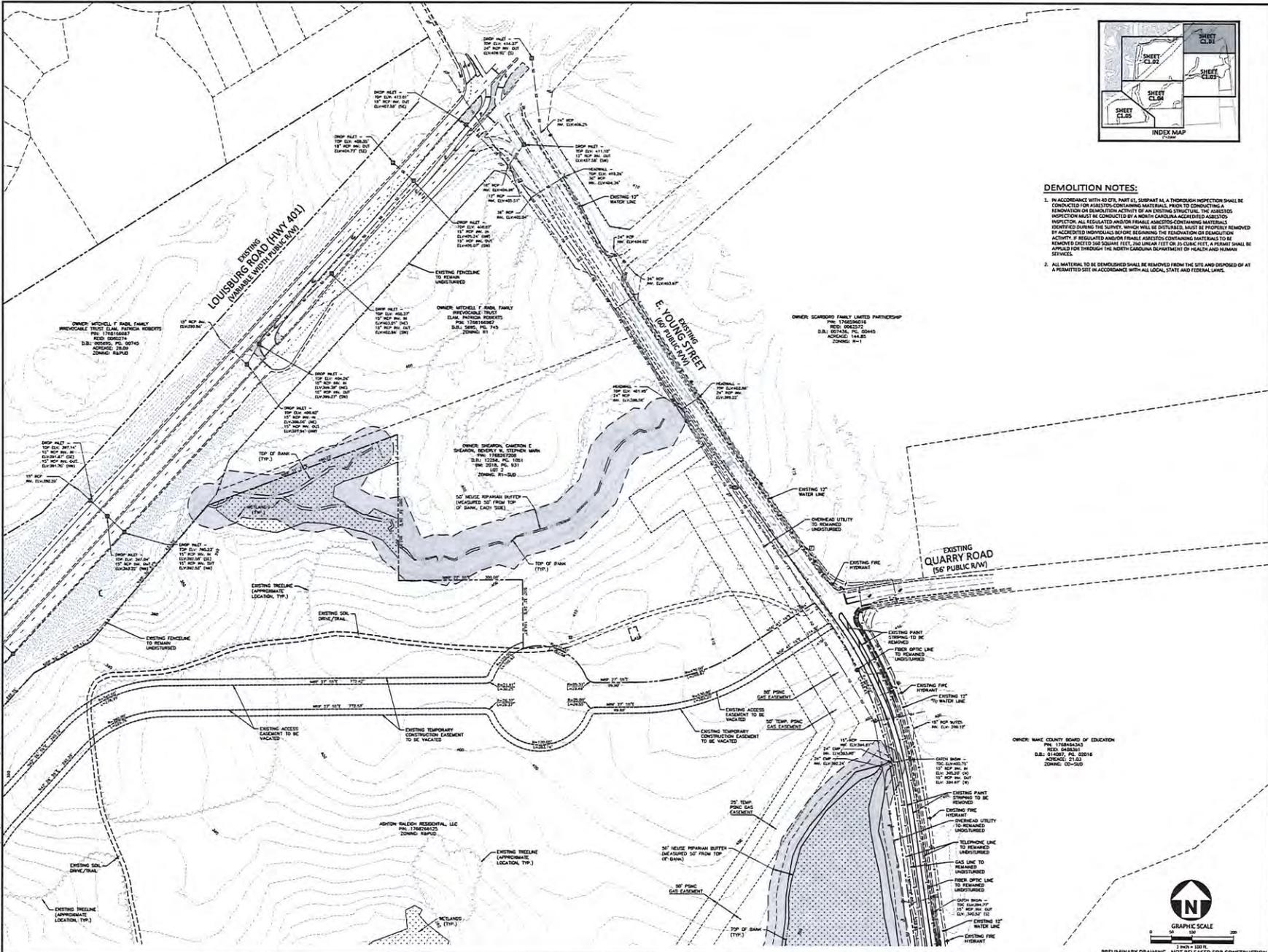
PLAN INFORMATION

PROJECT NO. ANH-20000
FILENAME AWH00000-SOUTH-XCL
CHECKED BY
DRAWN BY
SCALE 1"=250'
DATE 01.28.2020
SHEET

**OVERALL EXISTING CONDITIONS
C1.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



DEMOLITION NOTES:

- IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART A, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS PRIOR TO CONDUCTING A DEMOLITION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA LICENSED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY LICENSED INDIVIDUALS BEFORE BEGINNING THE DEMOLITION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS TO BE REMOVED EXCEED 100 SQUARE FEET, 200 CUBIC FEET OR 35 LINEAL FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
- ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

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ASHTON WOODS

**THE POINT
 PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA**



REVISIONS

NO.	DATE	REV	DESCRIPTION
1	04.08.2020	REV PER TOWN COMMENTS	
2	06.10.2020	REV PER MUNICIPAL COMMENTS	
3	08.23.2020	REV PER MUNICIPAL COMMENTS	

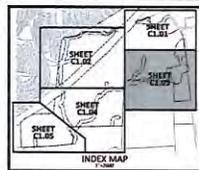
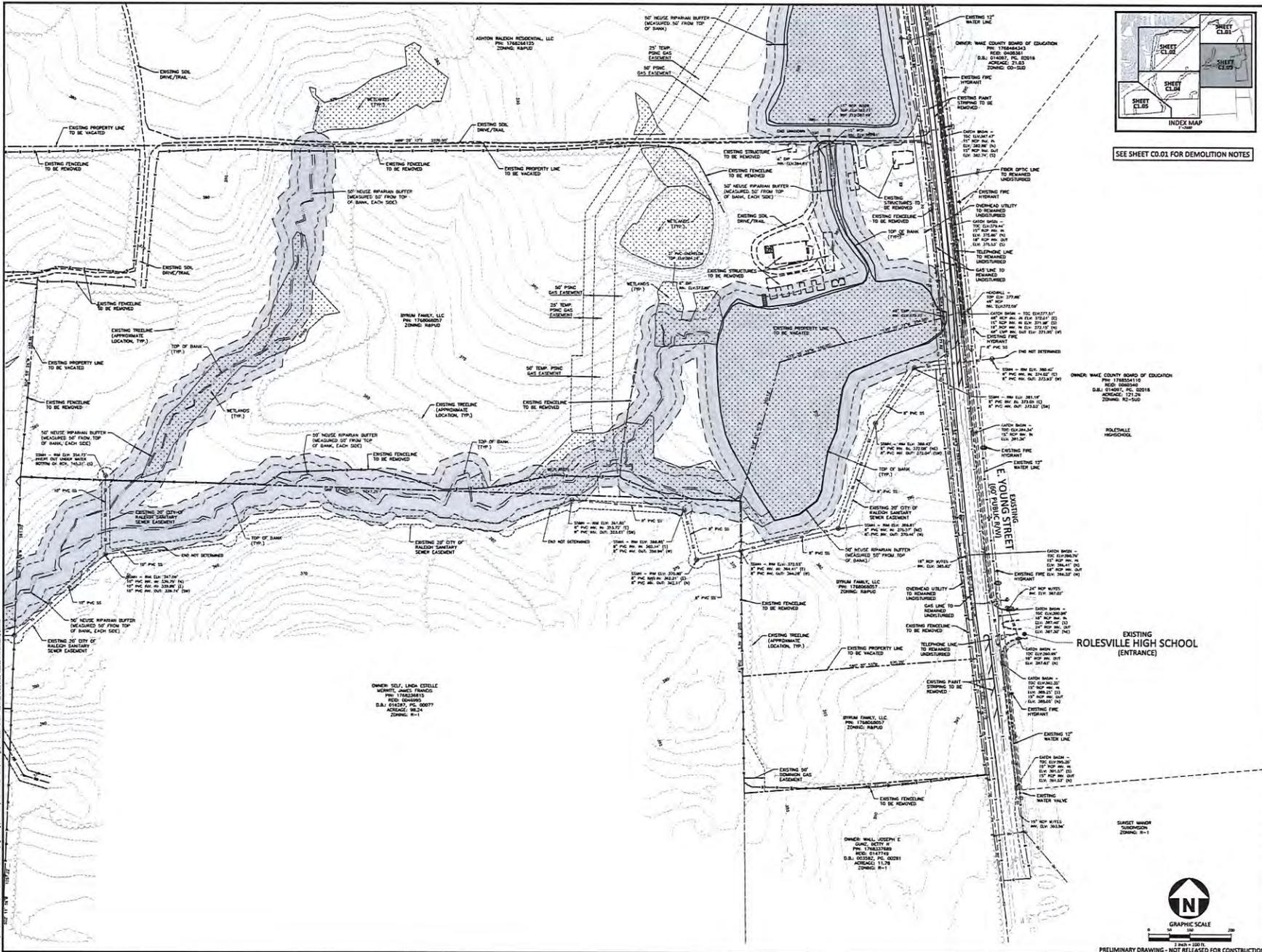
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-XC1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	01.28.2020
SHEET	

**EXISTING CONDITIONS
 AND DEMOLITION PLAN
 C1.01**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C0.D1 FOR DEMOLITION NOTES

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THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1.	04.28.2020	REV PER TOWN COMMENTS
2.	06.24.2020	REV PER MUNICIPAL COMMENTS
3.	08.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

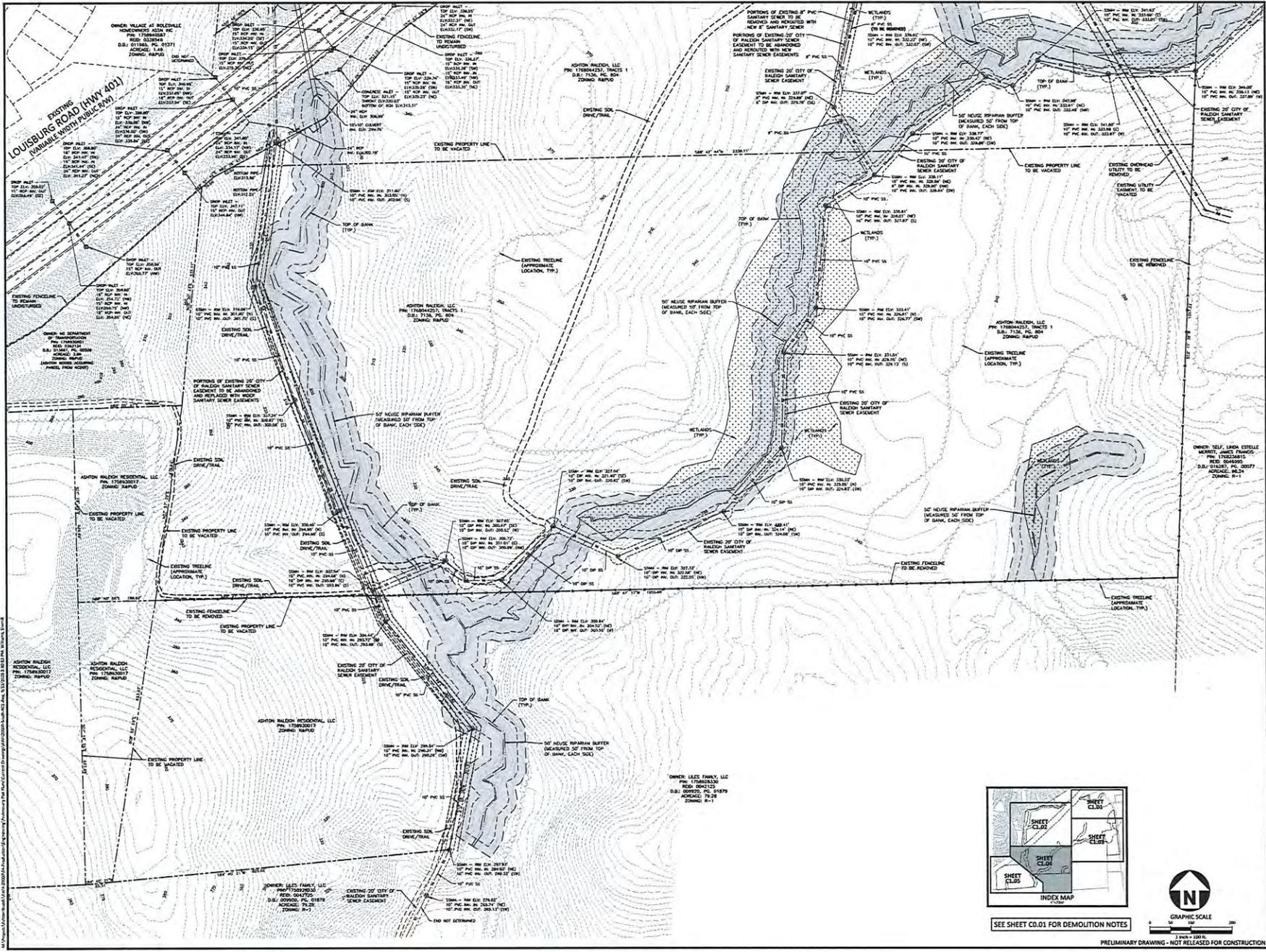
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FILENAME AWH20000-SOUTH-XC1
CHECKED BY
DRAWN BY
SCALE 1"=100'
DATE 01.28.2020
SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.03



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THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



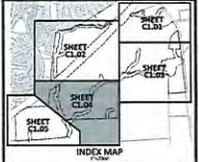
REVISIONS

NO.	DATE	DESCRIPTION
1	06.06.2020	REV PER TOWN COMMENTS
2	06.15.2020	REV PER MUNICIPAL COMMENTS
3	06.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	ANW-20000
FILENAME	ANW20000-SOUTH-X1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	01.28.2020
SHEET	

EXISTING CONDITIONS AND DEMOLITION PLAN
C1.04



SEE SHEET C0.01 FOR DEMOLITION NOTES



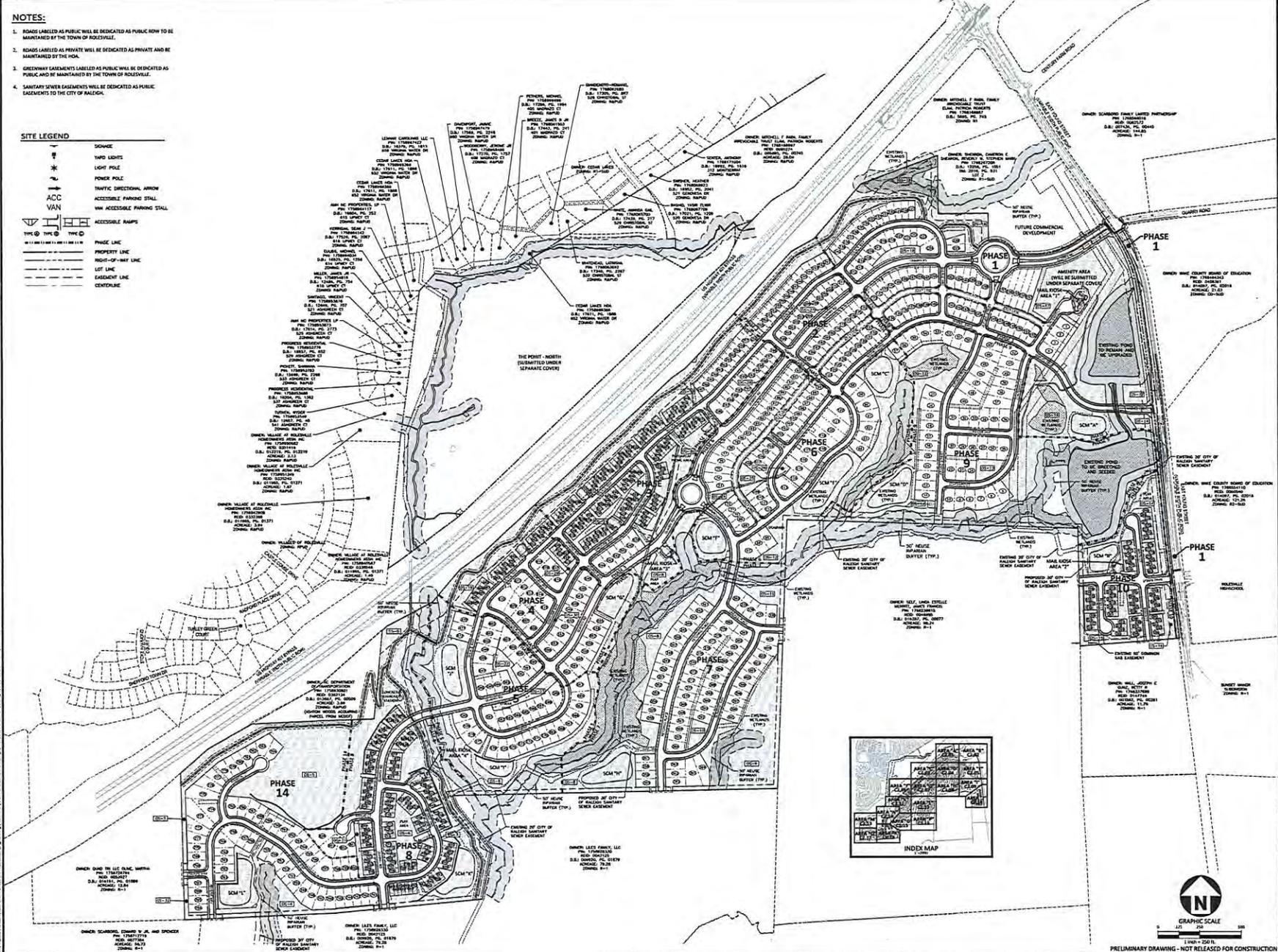
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

NOTES:

1. ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC HOW TO BE MAINTAINED BY THE TOWN OF ROLESVILLE.
2. ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
3. GREENWAY AGREEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BY MAINTAINED BY THE TOWN OF ROLESVILLE.
4. SANITARY SEWER AGREEMENTS WILL BE DEDICATED AS PUBLIC AGREEMENTS TO THE CITY OF RALEGH.

SITE LEGEND

	SOAKWELL
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN
	ACCESSIBLE RAMP
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE



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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	BY	DATE	REVISION
1	06.06.2020	REV BY TOWN COMMENTS		
2	06.16.2020	REV PER MUNICIPAL COMMENTS		
3	08.21.2020	REV BY MUNICIPAL COMMENTS		

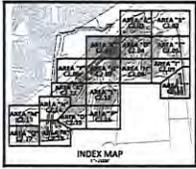
PLAN INFORMATION

PROJECT NO.	ANW-20000
FILENAME	ANW20000-CAS1
CHECKED BY	
DRAWN BY	
SCALE	1"=250'
DATE	01.28.2020
SHEET	

OVERALL
PRELIMINARY PLAT
C2.00



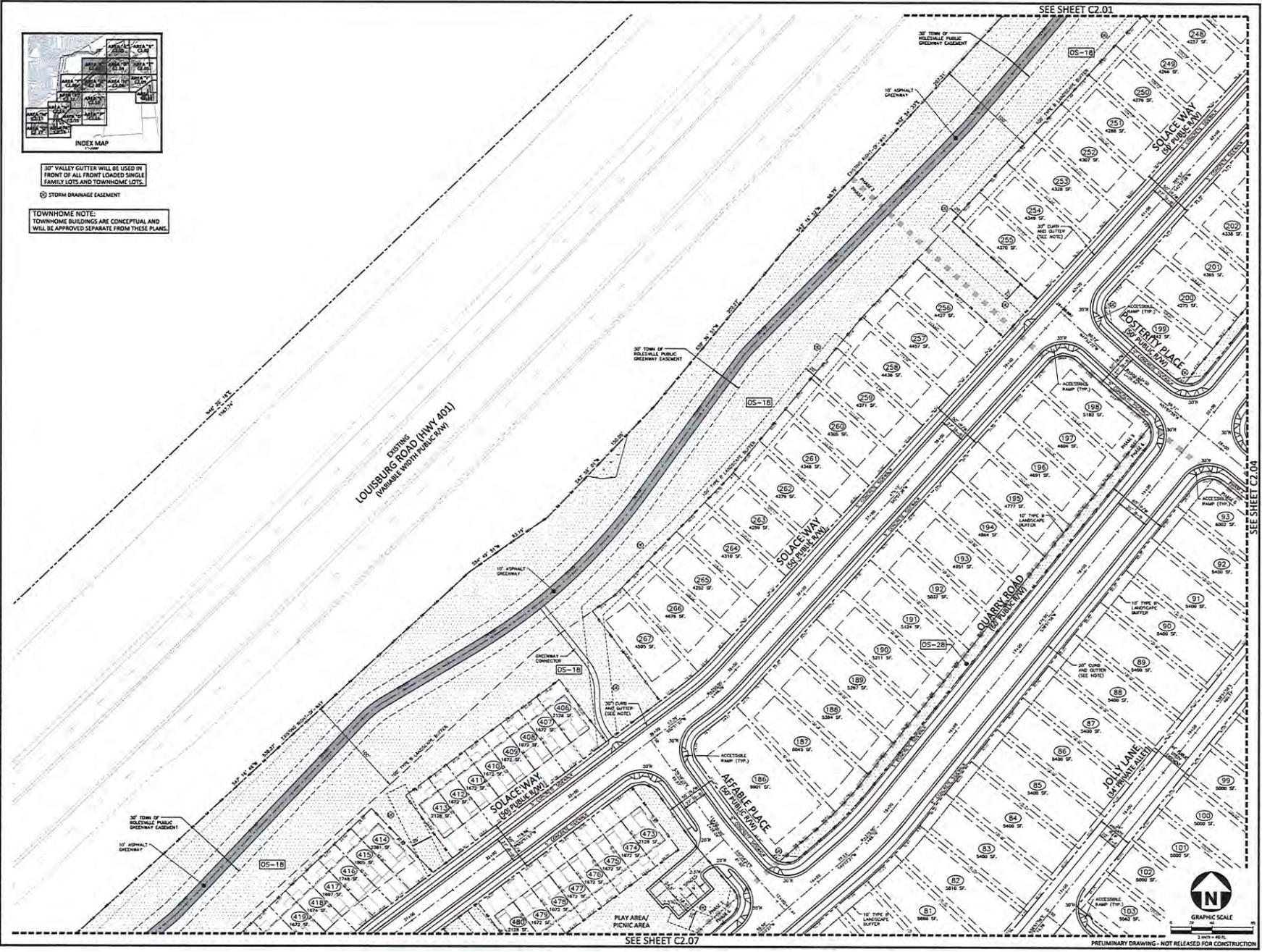
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT-LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

⊙ STORM DRAINAGE EASEMENT

TOWNHOME NOTE:
TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.



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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2020	REV PER TOWN COMMENTS
2	04.29.2020	REV PER MEDICAL COMMENTS
3	05.21.2020	REV PER MEDICAL COMMENTS

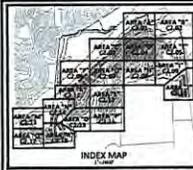
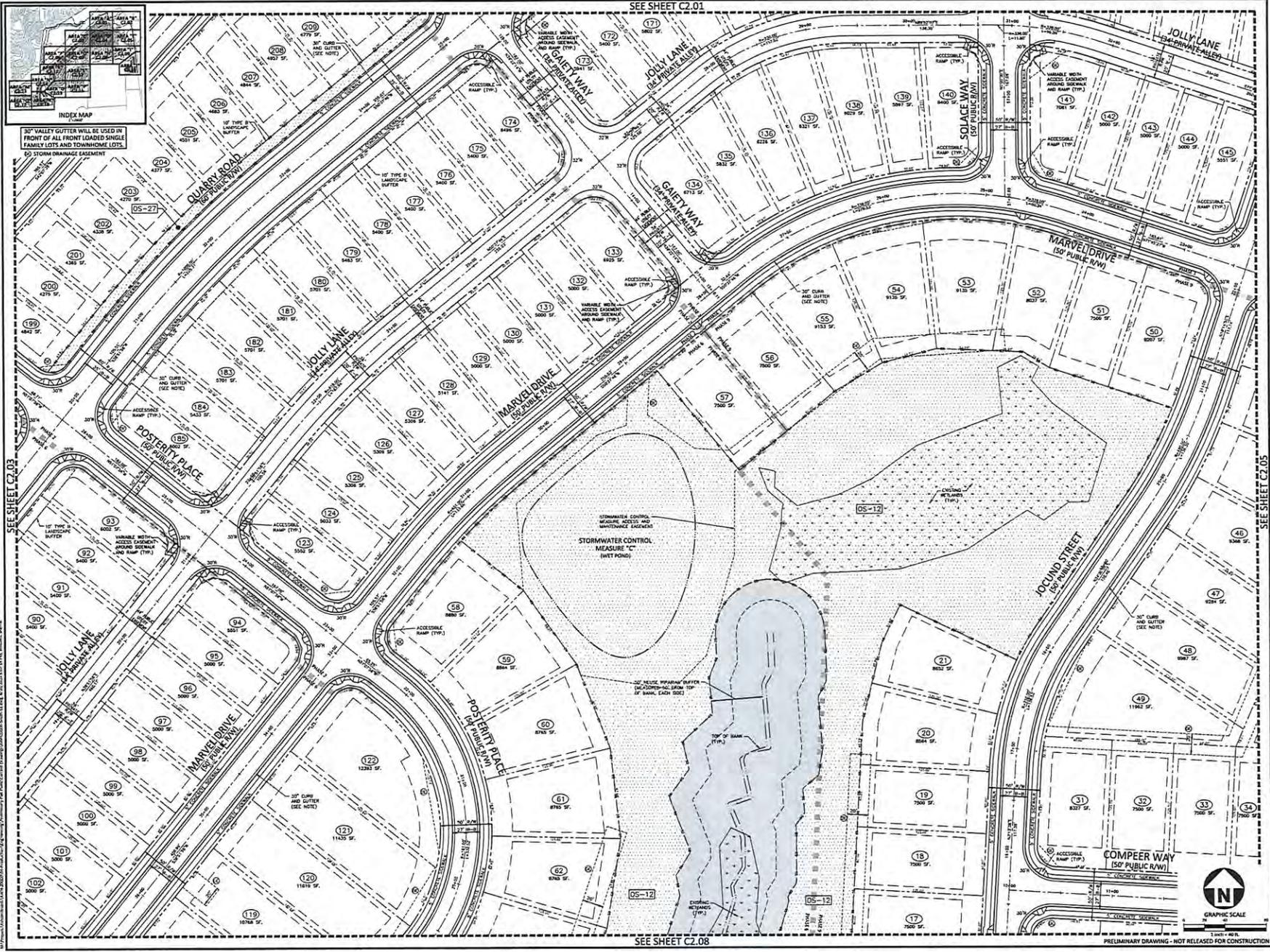
PLAN INFORMATION

PROJECT NO. AWH-20000
FILENAME AWH20000-SOUTH-S1
CHECKED BY
DRAWN BY
SCALE 1"=40'
DATE 01.28.2020
SHEET

PRELIMINARY PLAT AREA "C"
C2.03



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT-LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.
 60" STORM DRAINAGE EASEMENT

SEE SHEET C2.01

SEE SHEET C2.08



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THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	BY	REVISION
1	04.08.2020	AFV	REV TOWN COMMENTS
2	04.28.2020	REV	REV PER MUNICIPAL COMMENTS
3	08.23.2020	REV	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. AWH-20000
 FILENAME AWH20000-SOUTH-51
 CHECKED BY -
 DRAWN BY -
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

PRELIMINARY PLAT AREA "D"
C2.04

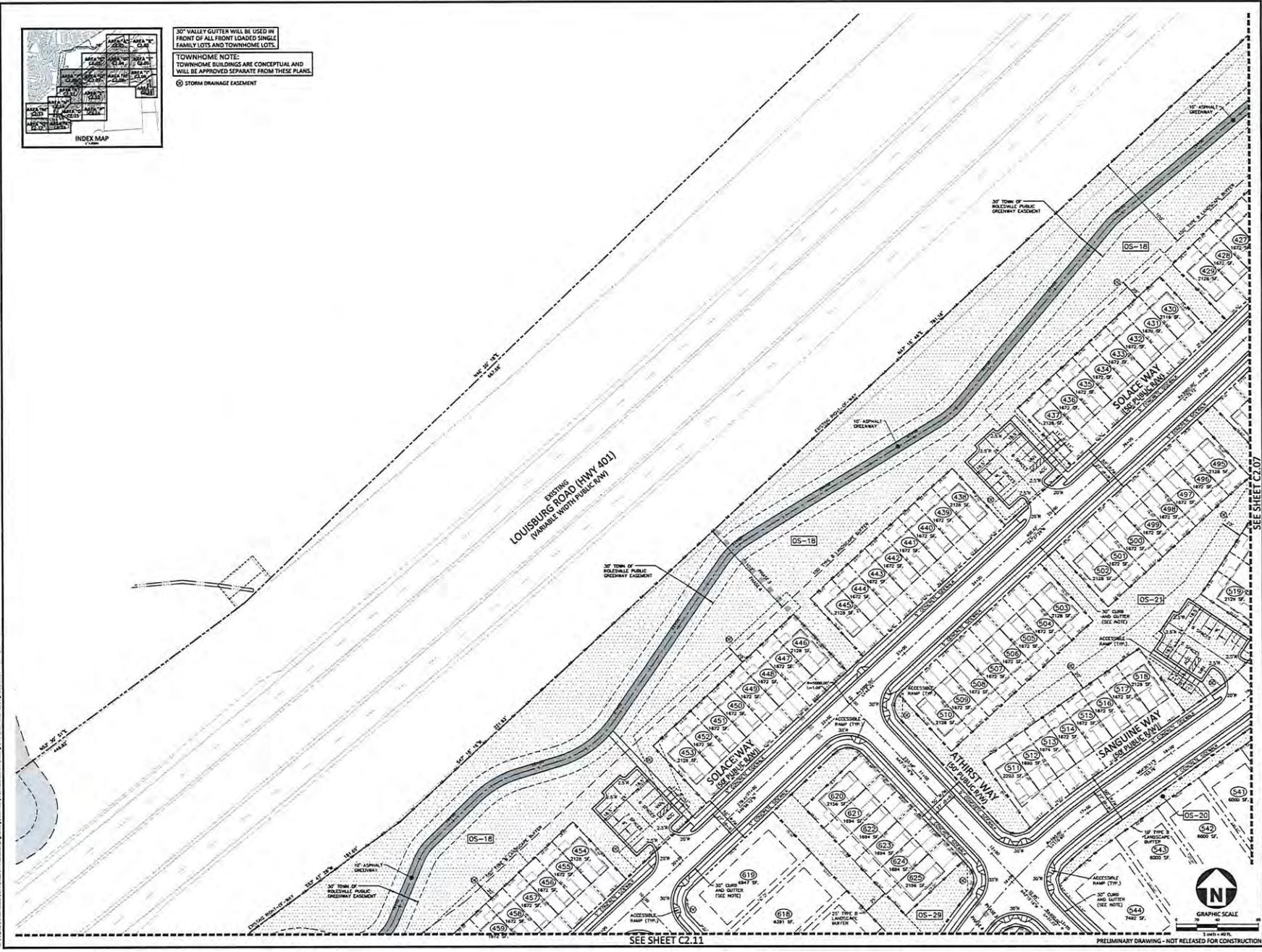
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

TOWNHOME NOTE:
TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.

⊗ STORM DRAINAGE EASEMENT



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THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REV PER COMMENTS
1	04.06.2020	REV PER TOWN COMMENTS
2	04.15.2020	REV PER MUNICIPAL COMMENTS
3	06.23.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO. AWH-20000
FILENAME AWH20000-SOUTH-51
CHECKED BY -
DRAWN BY -
SCALE 1"=40'
DATE 01.28.2020

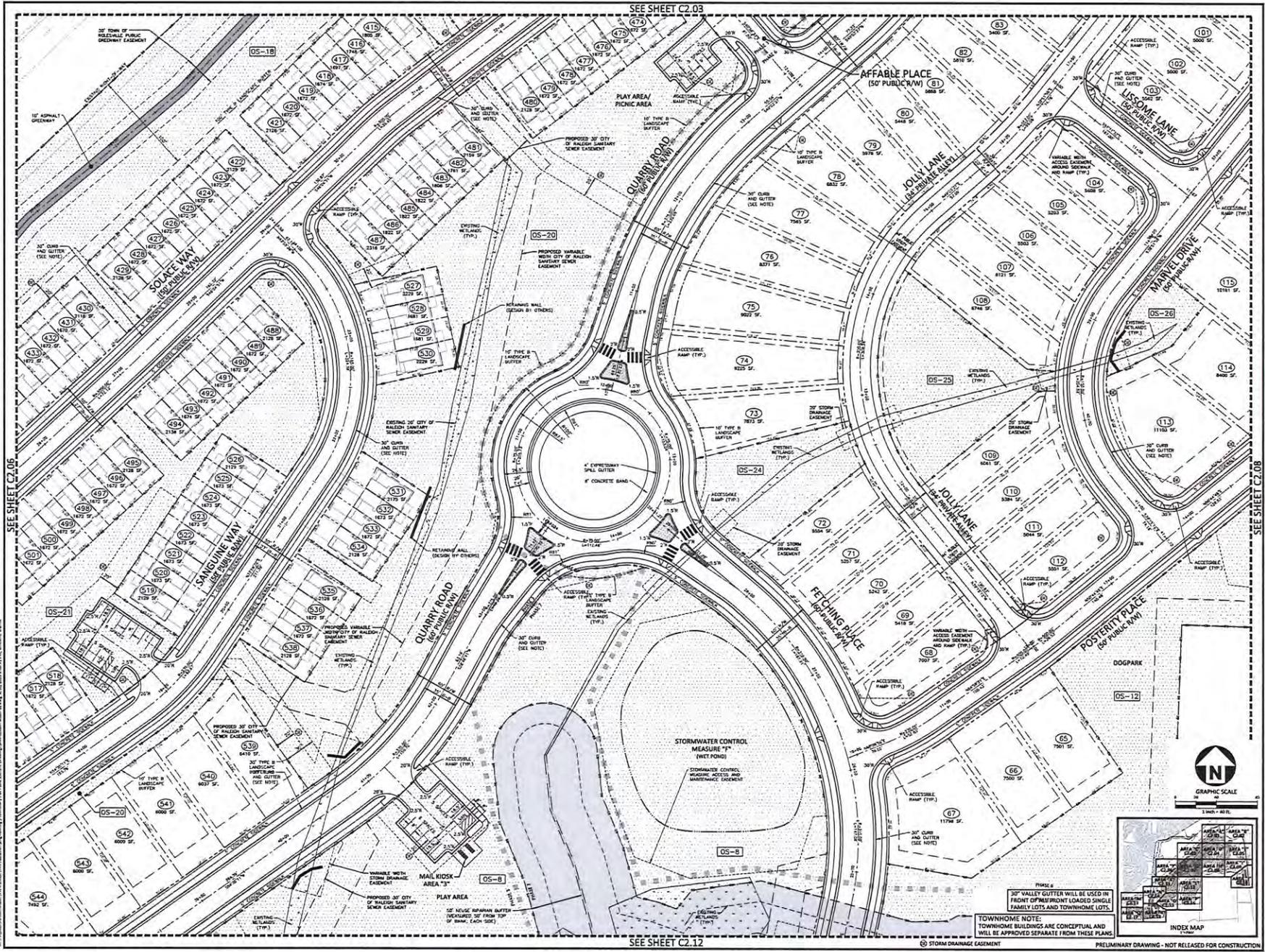
SHEET

PRELIMINARY PLAT
AREA 1"
C2.06



SEE SHEET C2.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.09.2020	REV PER TOWNS COMMENTS
2	04.29.2020	REV PER MUNICIPAL COMMENTS
3	04.29.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-51
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

PRELIMINARY PLAT
AREA "G"
C2.07

30" VALLEY GUTTER WILL BE USED IN FRONT OF REAR FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

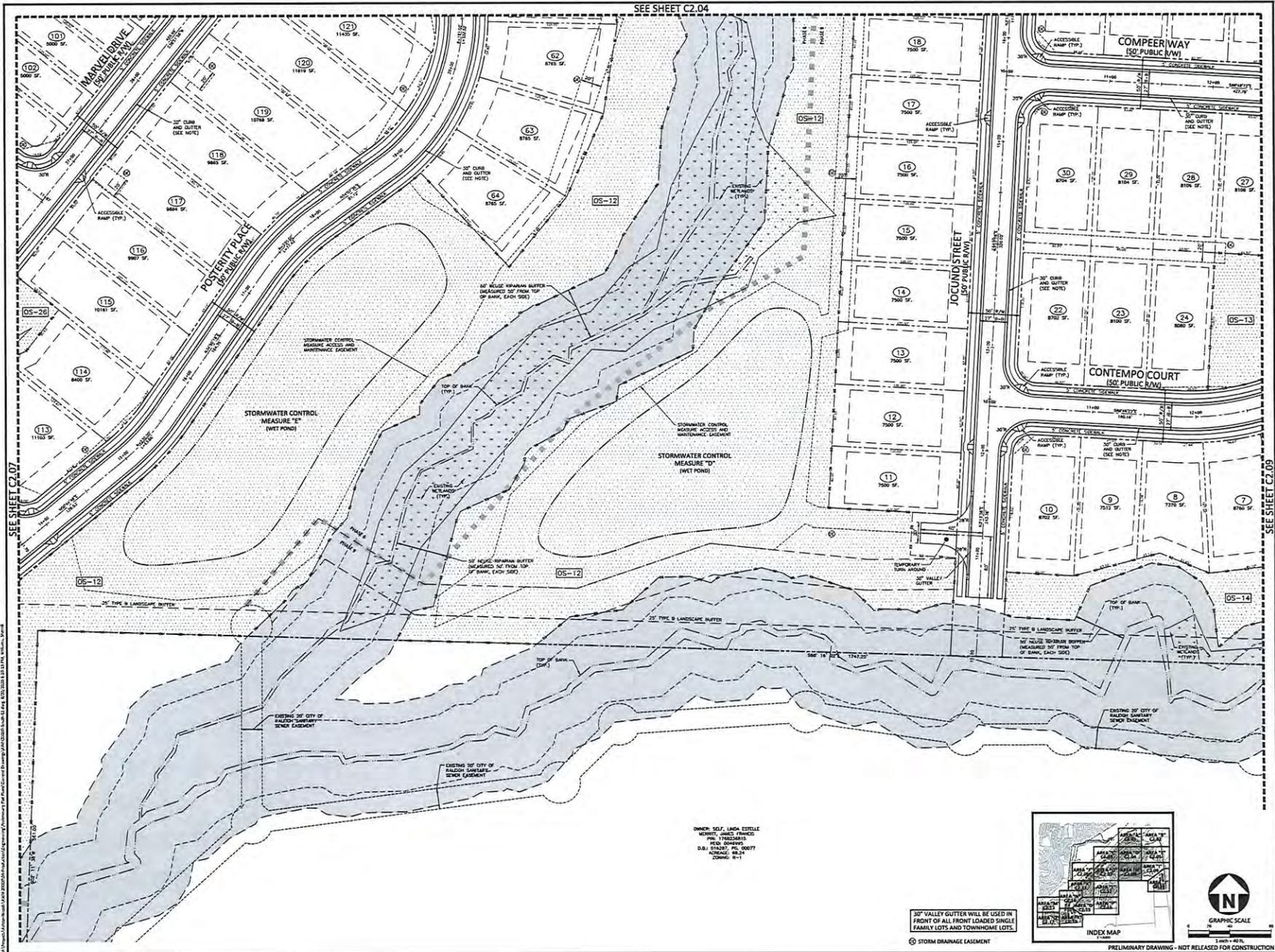
TOWNHOME NOTE:
 TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.

INDEX MAP

SEE SHEET C2.12

© STORM DRAINAGE CASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.04

SEE SHEET C2.07

SEE SHEET C2.09

OWNER: SOLO, LINDA ESTELLE
 MERRITT, JAMES FRANKIE
 11223 SHELBY
 P.O. BOX 90077
 D.B. STONEY, P.C. 06077
 JOHNSON, M.S. 24
 JOHNSON, M.S. 24

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

© STORM DRAINAGE EASEMENT



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THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



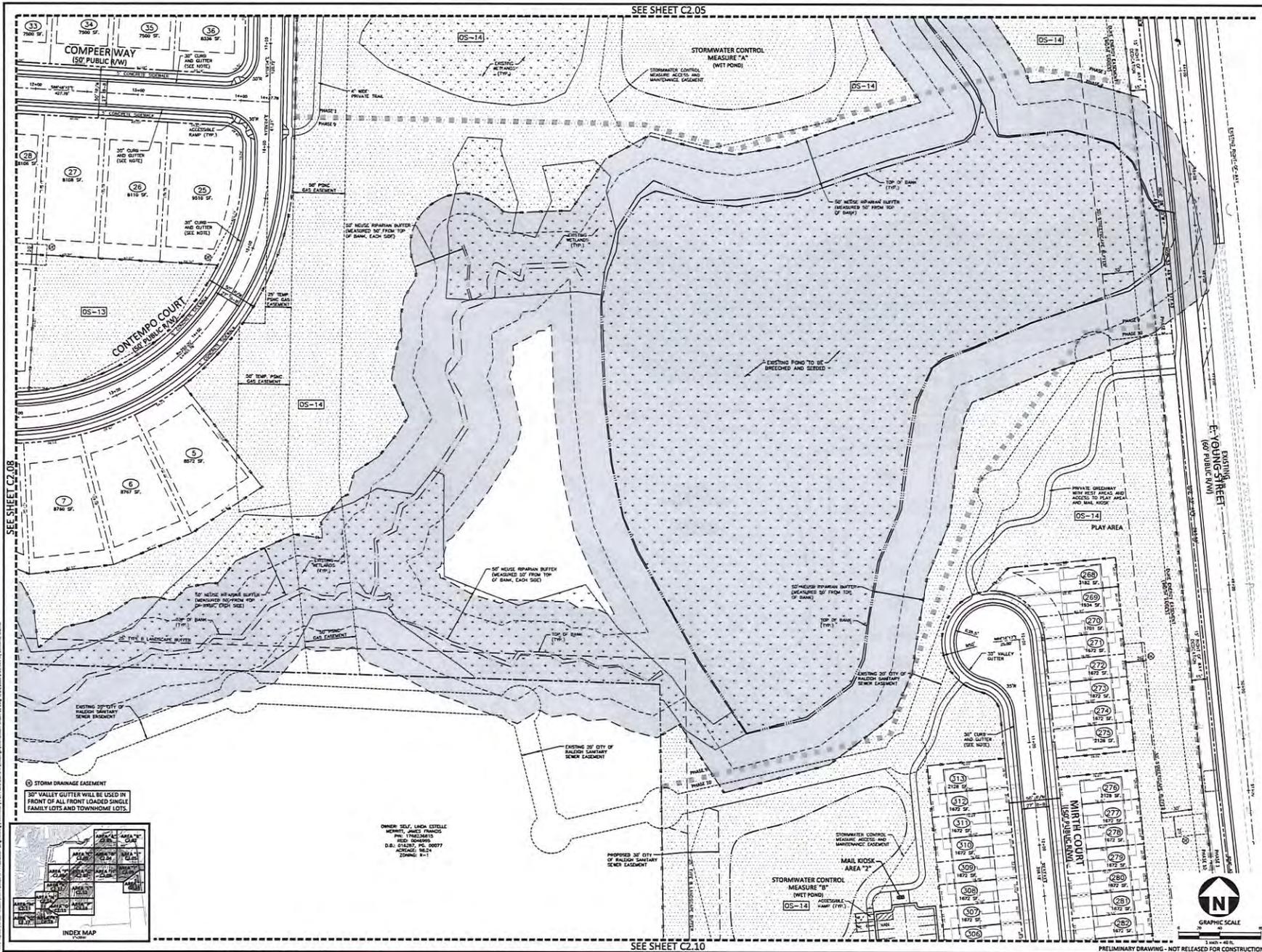
REVISIONS

NO.	DATE	REV PER
1	04.08.2020	REV PER TOWN COMMENTS
2	04.19.2020	REV PER MUNICIPAL COMMENTS
3	04.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. ANH-20000
 FILENAME ANH20000-SOUTH-51
 CHECKED BY -
 DRAWN BY -
 SCALE 1"=40'
 DATE 01.26.2020
 SHEET

PRELIMINARY PLAT AREA "H"
C2.08

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



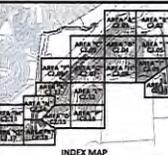
SEE SHEET C2.05

SEE SHEET C2.10

SEE SHEET C2.08

SEE SHEET C2.11

STORM DRAINAGE EASEMENT
 30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.



OWNER: SELF, LINDA ESTELLE
 MERRITT, JAMES FRANCIS
 PROJ. #174284313
 REG. NUMBER
 D.B. #16287, P.C. 00077
 ADDRESS: 86-1
 ZONING: R-1



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 PHONE: 919. 282. 8095
 CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



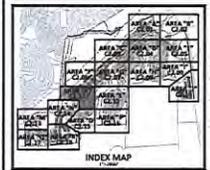
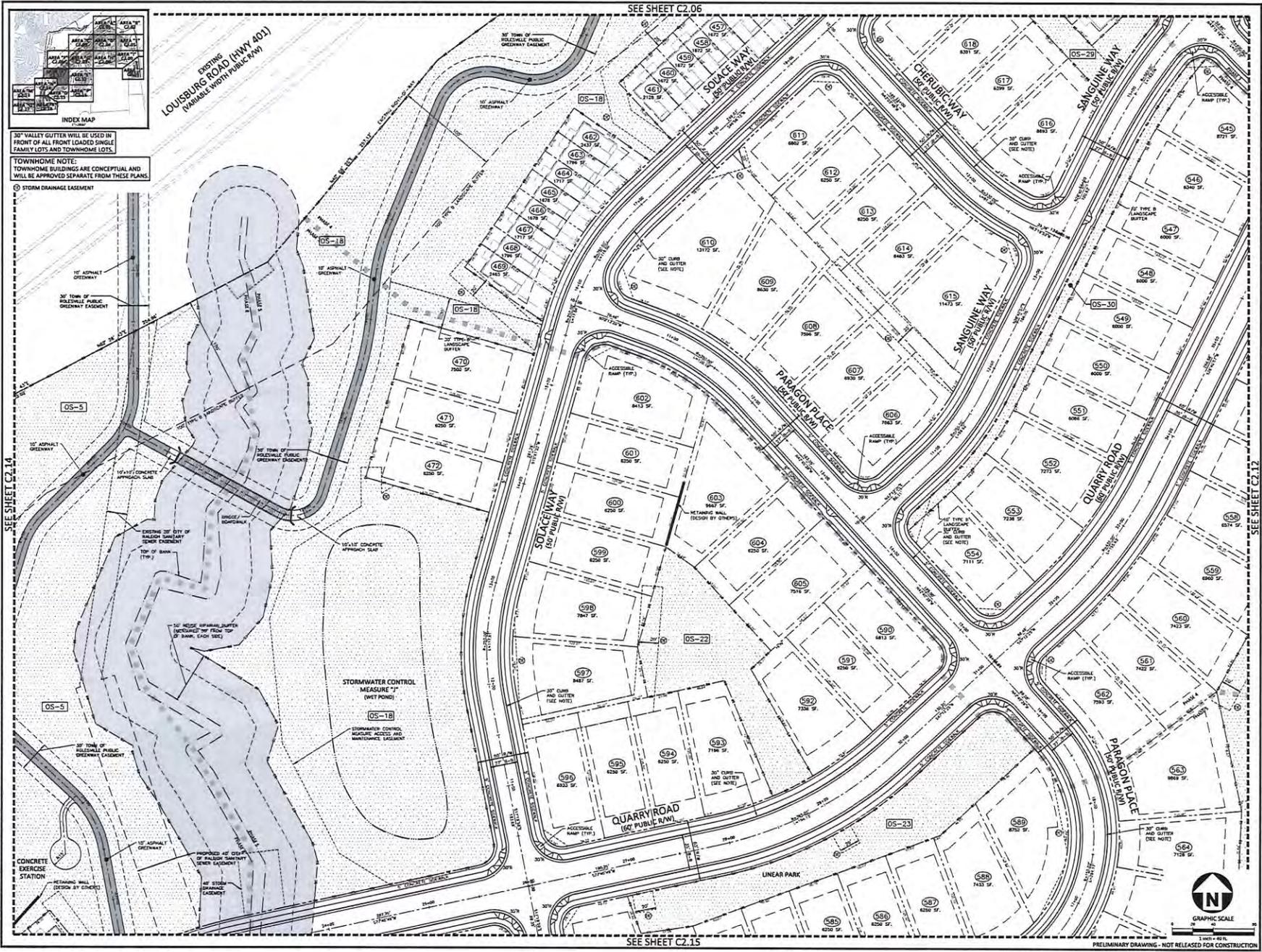
REVISIONS

NO.	DATE	DESCRIPTION
1	04.09.2020	REV PER TOWN COMMENTS
2	06.23.2020	REV PER MUNICIPAL COMMENTS
3	08.23.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. AWH-20000
 FILENAME AWH20000-SOUTH-51
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

PRELIMINARY PLAT
AREA "I"
C2.09

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TOWNHOME NOTE:
TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATELY FROM THESE PLANS.

STORM DRAINAGE EASEMENT

SEE SHEET C2.06

SEE SHEET C2.15

McAdams
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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REV.	DESCRIPTION
1	04.04.2020	REV PER TOWN COMMENTS	
2	06.24.2020	REV PER MUNICIPAL COMMENTS	
3	08.25.2020	REV PER MUNICIPAL COMMENTS	

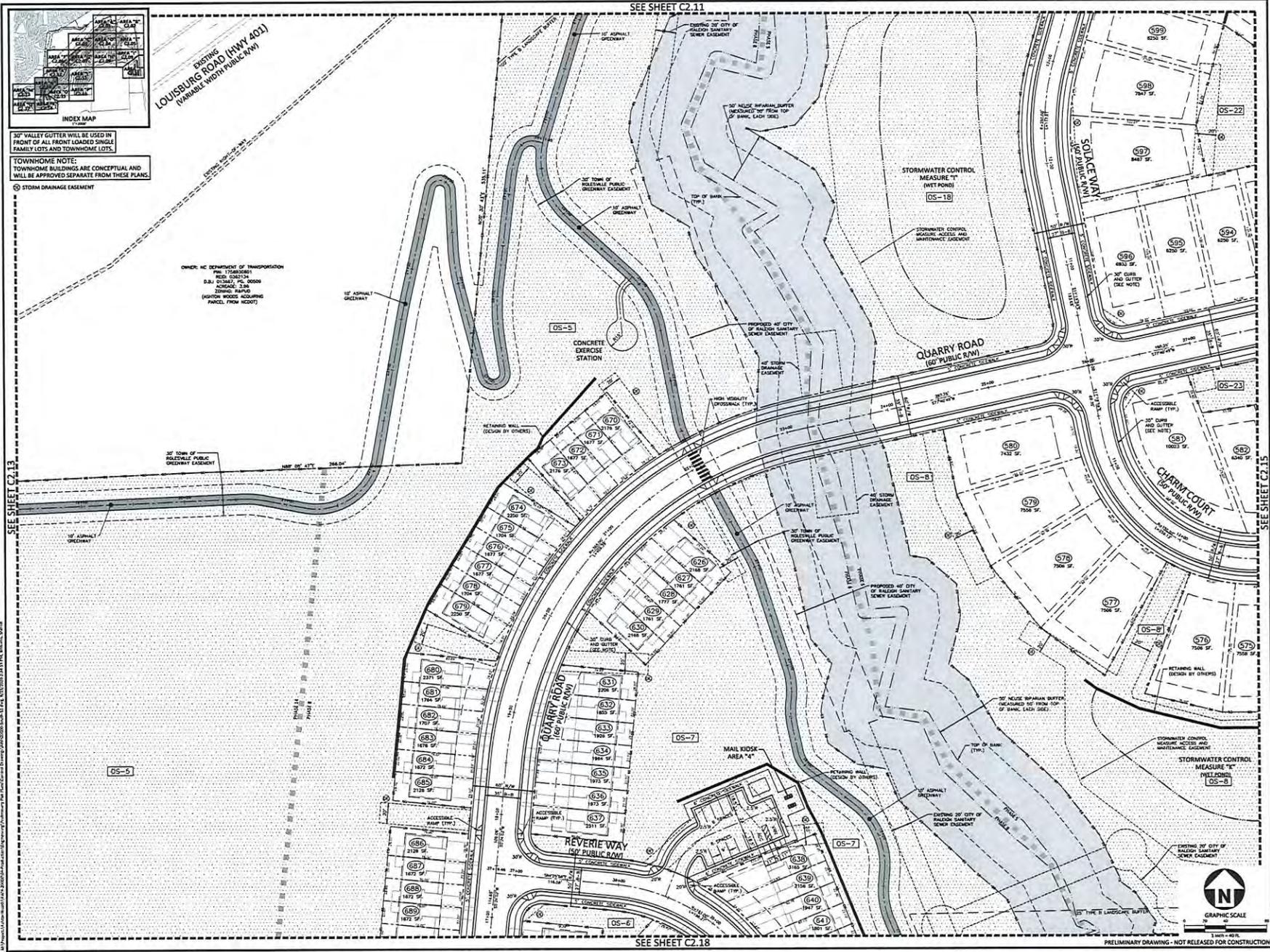
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

PRELIMINARY PLAT
AREA "K"
C2.11



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

TOWNHOME NOTE: TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.

STORM DRAINAGE EASEMENT

LOUPEBURG ROAD (R/W 401')
(VARIABLE WIDTH PUBLIC R/W)

ORDER: NC DEPARTMENT OF TRANSPORTATION
 PLAN: 17548(2019)
 REV: 03/21/24
 D.S.: 01/28/27, P.C.: 02/08/28
 ADDRESS: 2300
 TOWN: ASHTON WOODS
 (LOTION WOODS ACCORDING
 PARCEL FROM NC DOT)

SEE SHEET C2.11

SEE SHEET C2.18

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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



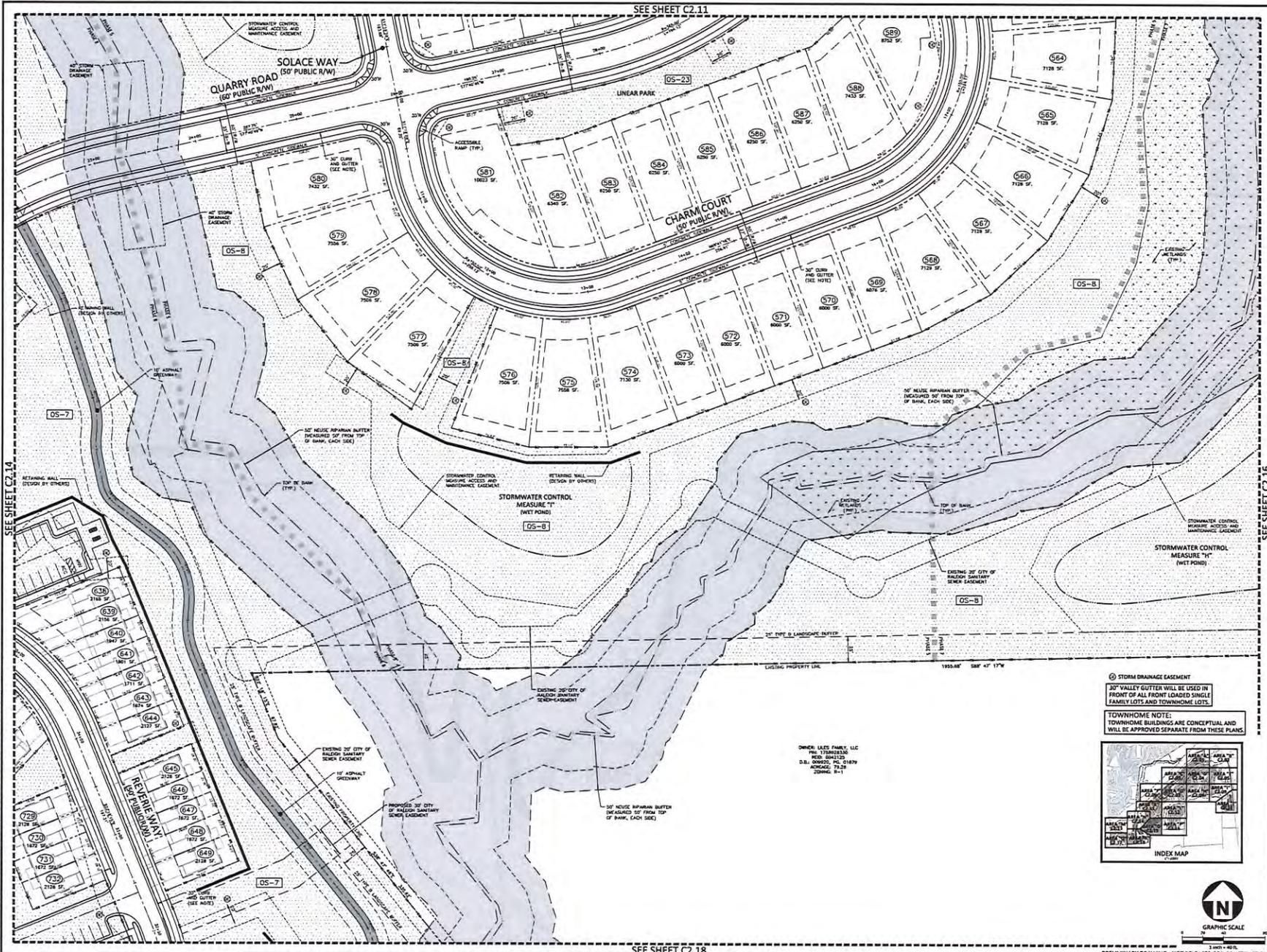
REVISIONS

NO.	DATE	DESCRIPTION
1	04.16.2020	REV FOR TOWN COMMENTS
2	06.18.2020	REV FOR MUNICIPAL COMMENTS
3	08.21.2020	REV FOR MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO.: ANH-20000
 FILENAME: ANH20000-SOUTH-S1
 CHECKED BY: -
 DRAWN BY: -
 SCALE: 1"=40'
 DATE: 01.28.2020
 SHEET

PRELIMINARY PLAT AREA "N"
C2.14

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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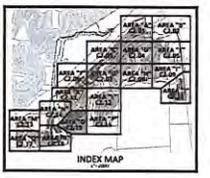


THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



STORM DRAINAGE EASEMENT
 30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

TOWNHOME NOTE:
 TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.



OWNER: LAKE FAMILY, LLC
 PLS. TOWNBOARD
 REG. DATE: 12-15-19
 S.B. NO.: 12-15-19
 ZONING: PL-2
 ZONING: S-1

REVISIONS

NO.	DATE	DESCRIPTION
1	04.09.2020	REV PER TOWNS COMMENTS
2	04.22.2020	REV PER MUNICIPAL COMMENTS
3	06.21.2020	REV PER MUNICIPAL COMMENTS

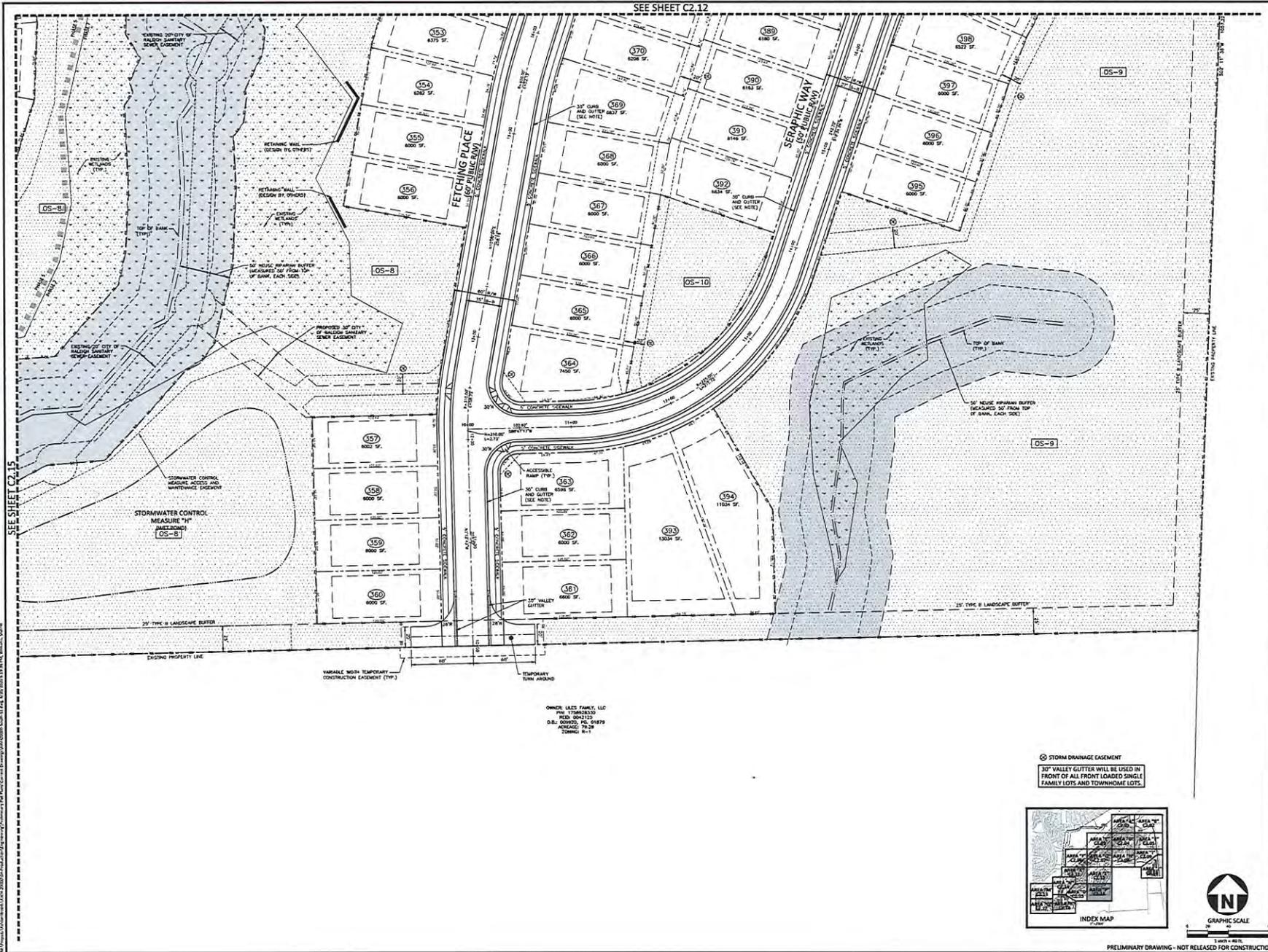
PLAN INFORMATION

PROJECT NO. AWH-20000
 PRENAME: AWH20000-SOUTH-51
 CHECKED BY:
 DRAWN BY:
 SCALE: 1"=40'
 DATE: 01.28.2020
 SHEET



PRELIMINARY PLAT
AREA "O"
C2.15

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THE POINT
PHASES 1-10 AND 14
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 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA

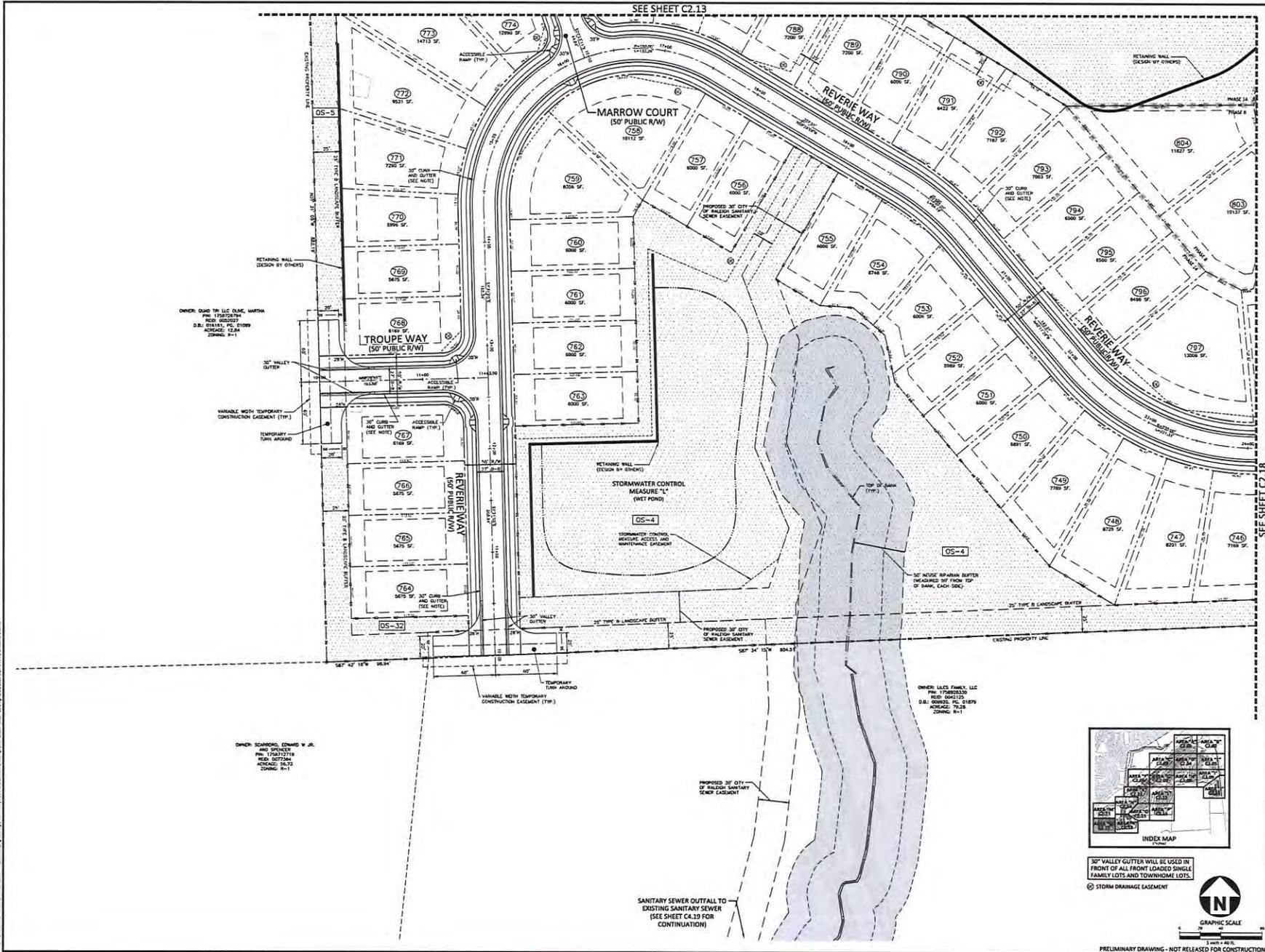


REVISIONS

NO.	DATE	REVISED FOR
1	06.08.2020	REV PER TOWN COMMENTS
2	06.18.2020	REV PER MUNICIPAL COMMENTS
3	08.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. ANH-20000
 FILENAME ANH20000-SOUTH-51
 CHECKED BY :
 DRAWN BY :
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

PRELIMINARY PLAT AREA "P"
C2.16



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THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



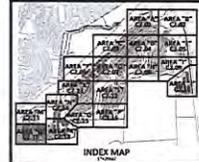
REVISIONS

NO.	DATE	DESCRIPTION
1	04.09.2020	REV PER TOWN ENGINEERS
2	06.29.2020	REV PER MUNICIPAL ENGINEERS
3	08.21.2020	REV PER MUNICIPAL ENGINEERS

PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME AWH\20000-SOUTH-S1
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

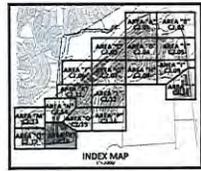
PRELIMINARY PLAT
AREA "Q"
C2.17



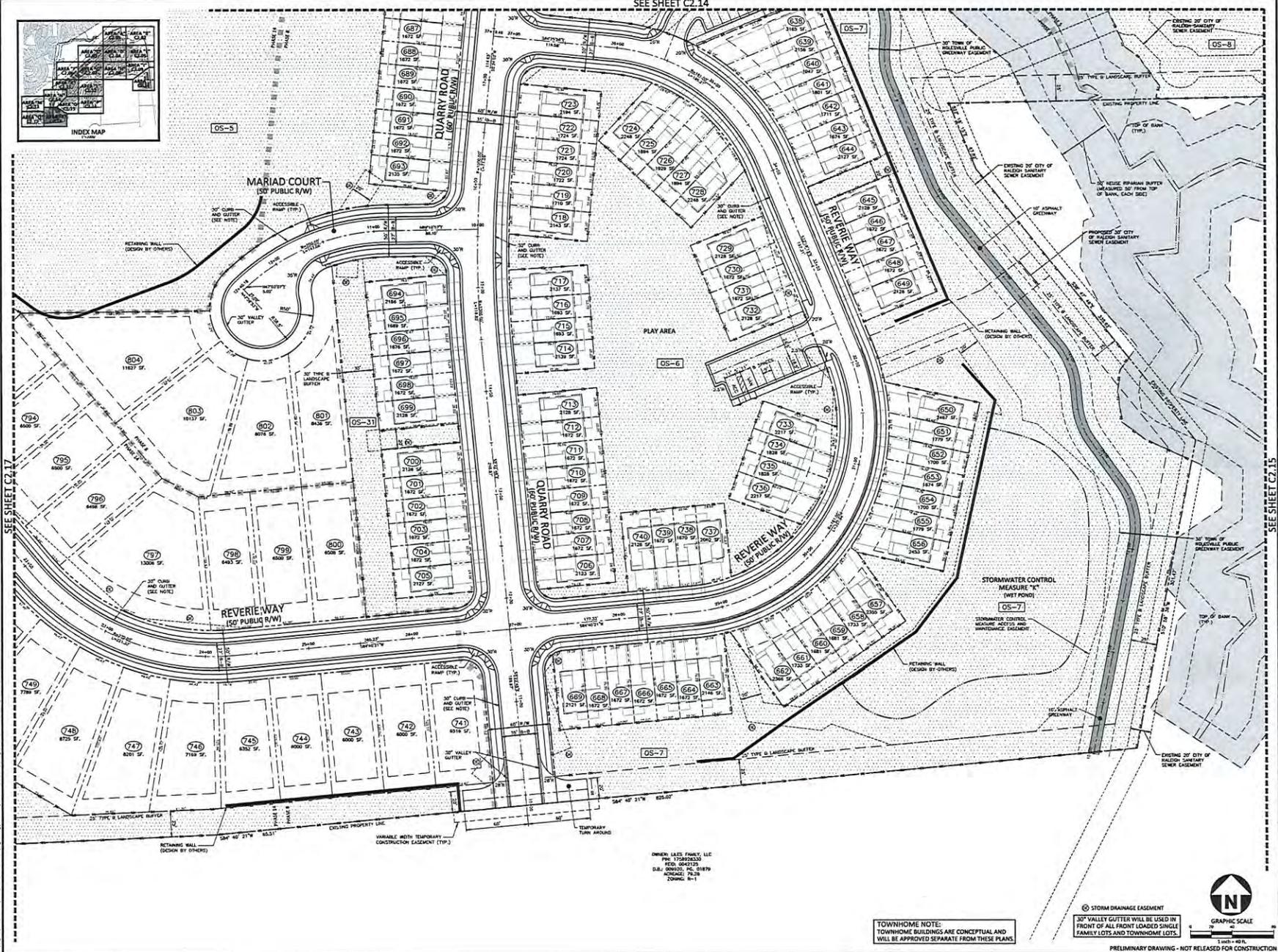
30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.14



SEE SHEET C2.17

SEE SHEET C2.15

OWNER: LEE'S FAMILY, LLC
 PIN: 17080000
 REG: 0043725
 D.B. NUMBER: PL 21879
 APPLICABLE ZONING: R-1

TOWNHOME NOTE:
 TOWNHOME BUILDINGS ARE CONCEPTUAL AND
 WILL BE APPROVED SEPARATE FROM THESE PLANS.

30" VALLEY GUTTER WILL BE USED IN
 FRONT OF ALL FRONT LOADED SINGLE
 FAMILY LOTS AND TOWNHOME LOTS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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 PHONE: 919.232.3055
 CONTACT: BOB MESHLER



THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REVISION
1	04.18.2020	REV PER TOWN COMMENTS
2	04.28.2020	REV PER MUNICIPAL COMMENTS
3	04.21.2020	REV PER MUNICIPAL COMMENTS

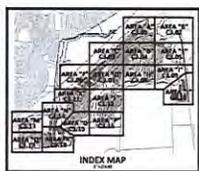
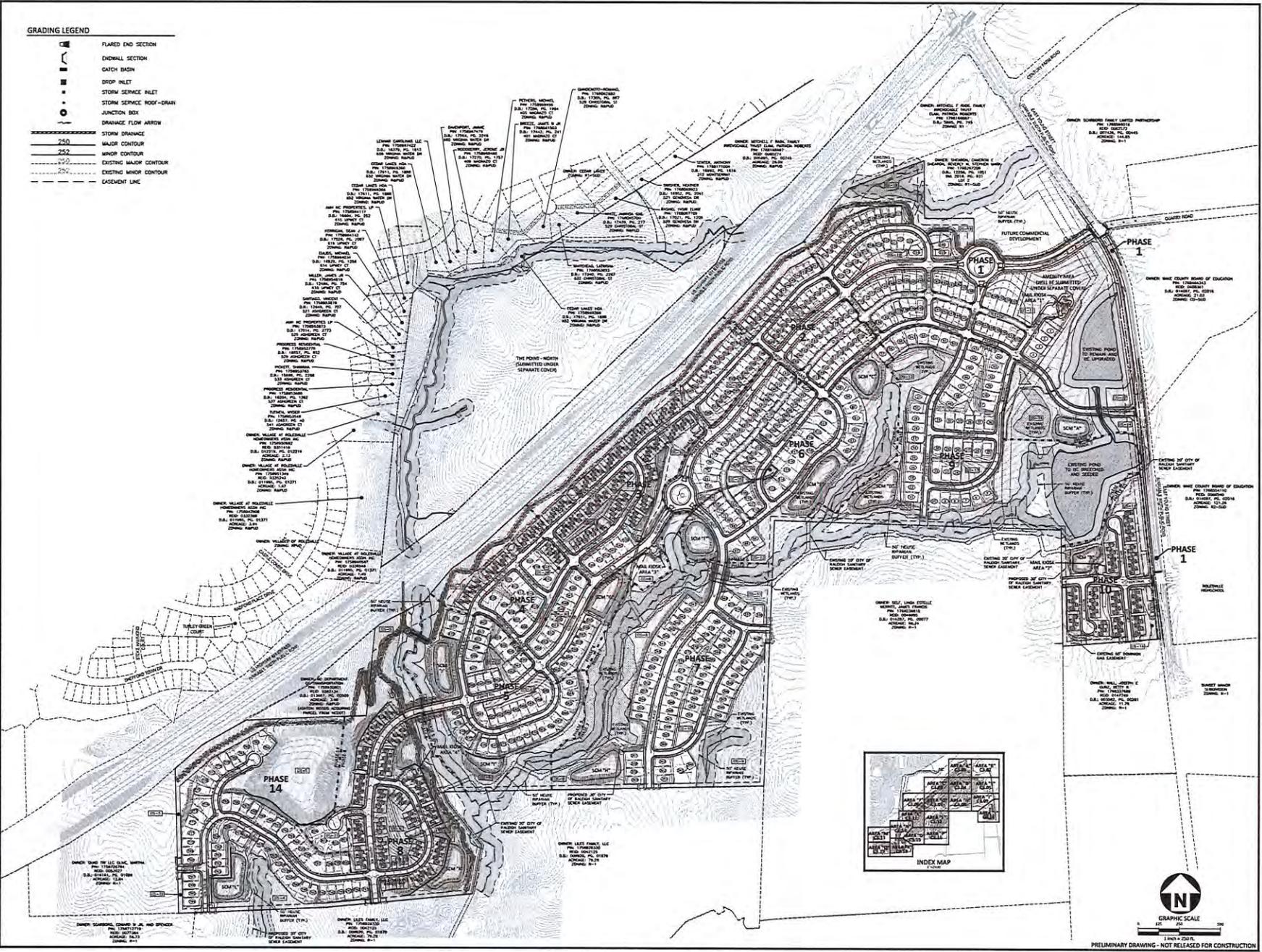
PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME AWH\20000-SOUTH-51
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

**PRELIMINARY PLAT
 AREA "R"
 C2.18**

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-DRUM
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	STORM DRAINAGE
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE



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ASHTON WOODS

**THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA**



REVISIONS

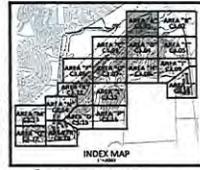
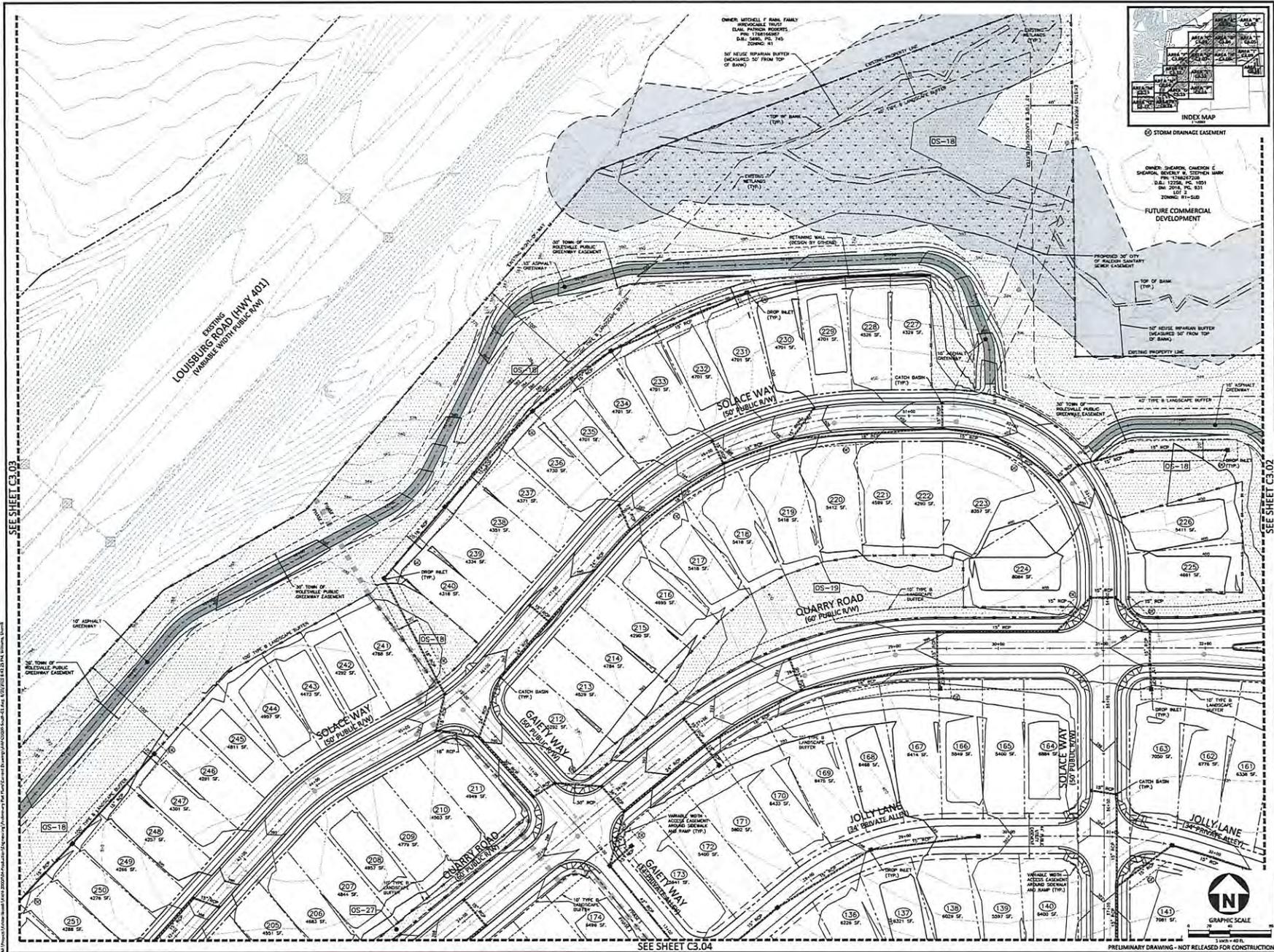
NO.	DATE	DESCRIPTION
1	04.08.2020	REV PER TOWN COMMENTS
2	06.29.2020	REV PER MUNICIPAL COMMENTS
3	08.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
PROJECT NO. AWH-20000
FILENAME AWH20000-0AG1
CHECKED BY [Signature]
DRAWN BY [Signature]
SCALE 1"=250'
DATE 01.28.2020
SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN
C3.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	06.06.2024	REV PER TOWN COMMENTS
2	06.18.2024	REV PER MUNICIPAL COMMENTS
3	06.21.2024	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AHW-20000
FILENAME	AHW\20000-SOUTH-G1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020

SHEET
 GRADING AND
 STORM DRAINAGE PLAN
 AREA "A"
C3.01

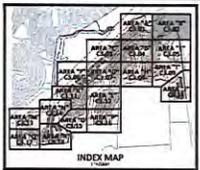
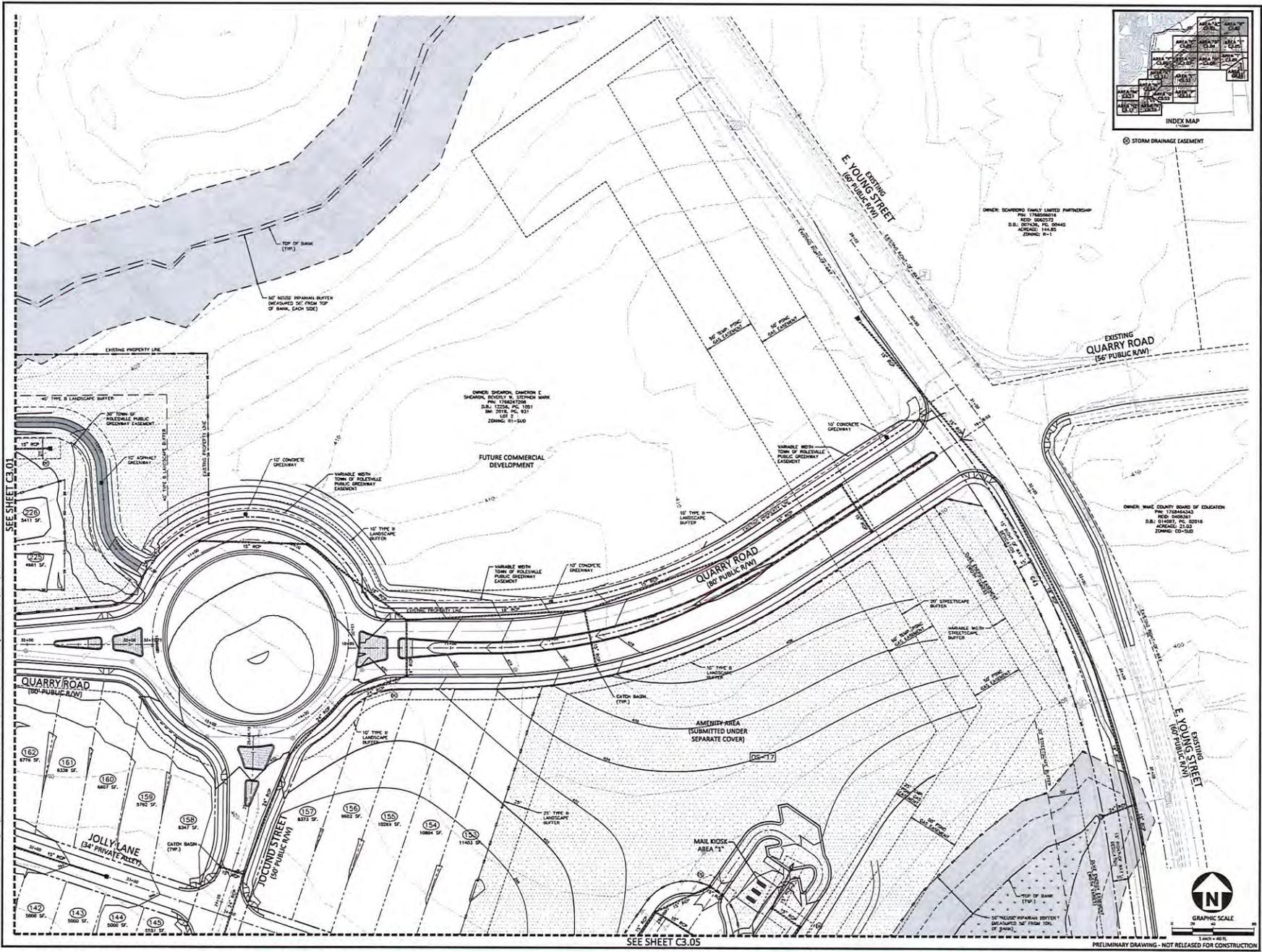


SEE SHEET C3.03

SEE SHEET C3.02

SEE SHEET C3.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



STORM DRAINAGE EASEMENT

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ASHTON WOODS

THE POINT
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 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REV PER TOWN COMMENTS
1	04.09.2020	REV PER TOWN COMMENTS
2	01.28.2020	REV PER MUNICIPAL COMMENTS

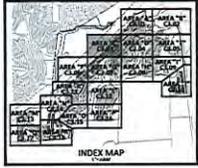
PLAN INFORMATION

PROJECT NO.	AWH-20000
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CHECKED BY	SS AL 2000
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020

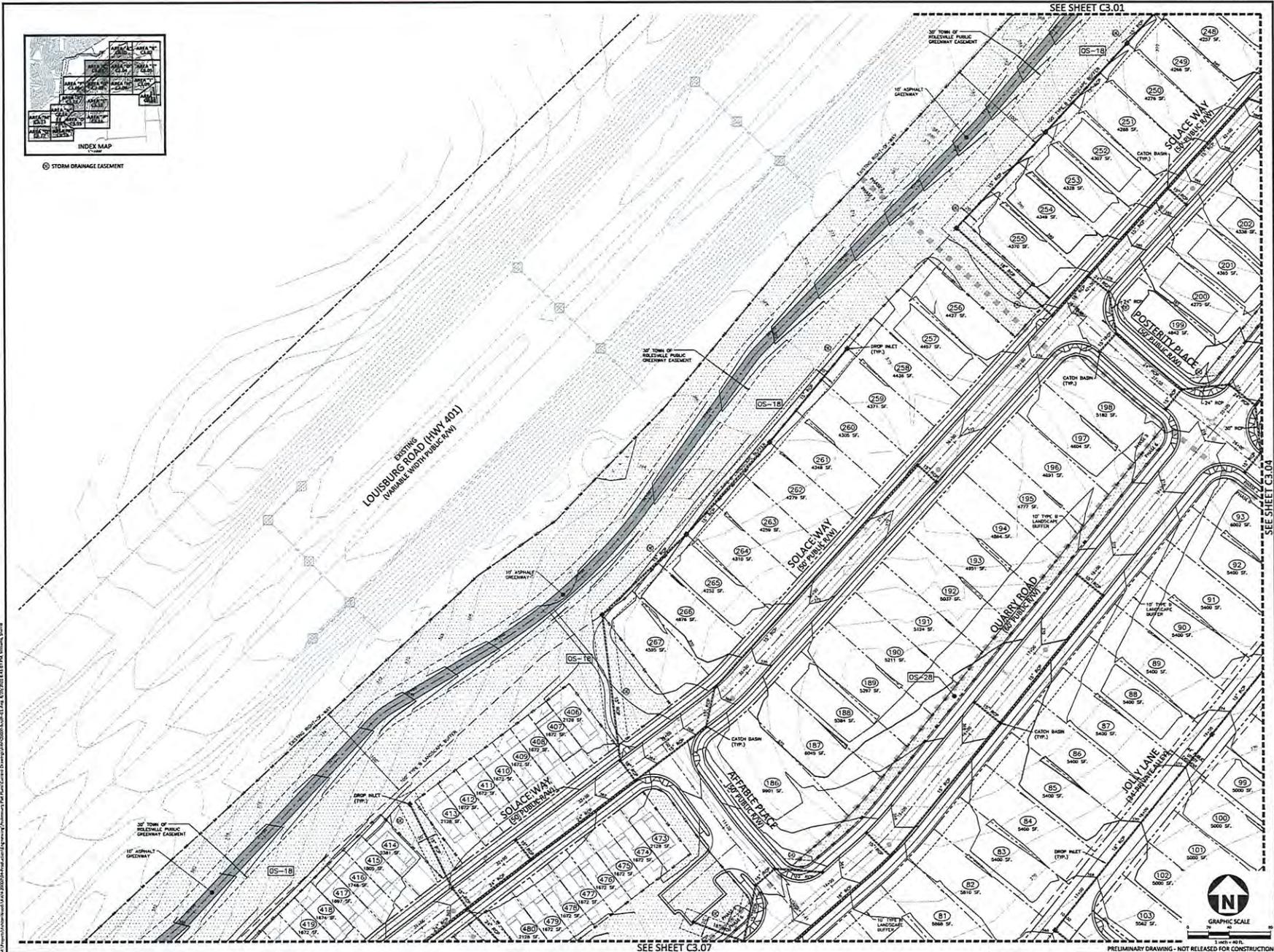


GRADING AND STORM DRAINAGE PLAN
AREA "B"
C3.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



INDEX MAP
C-3.03
© STORM DRAINAGE EASEMENT



SEE SHEET C3.01

SEE SHEET C3.07

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THE POINT
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
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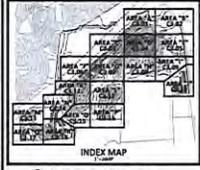
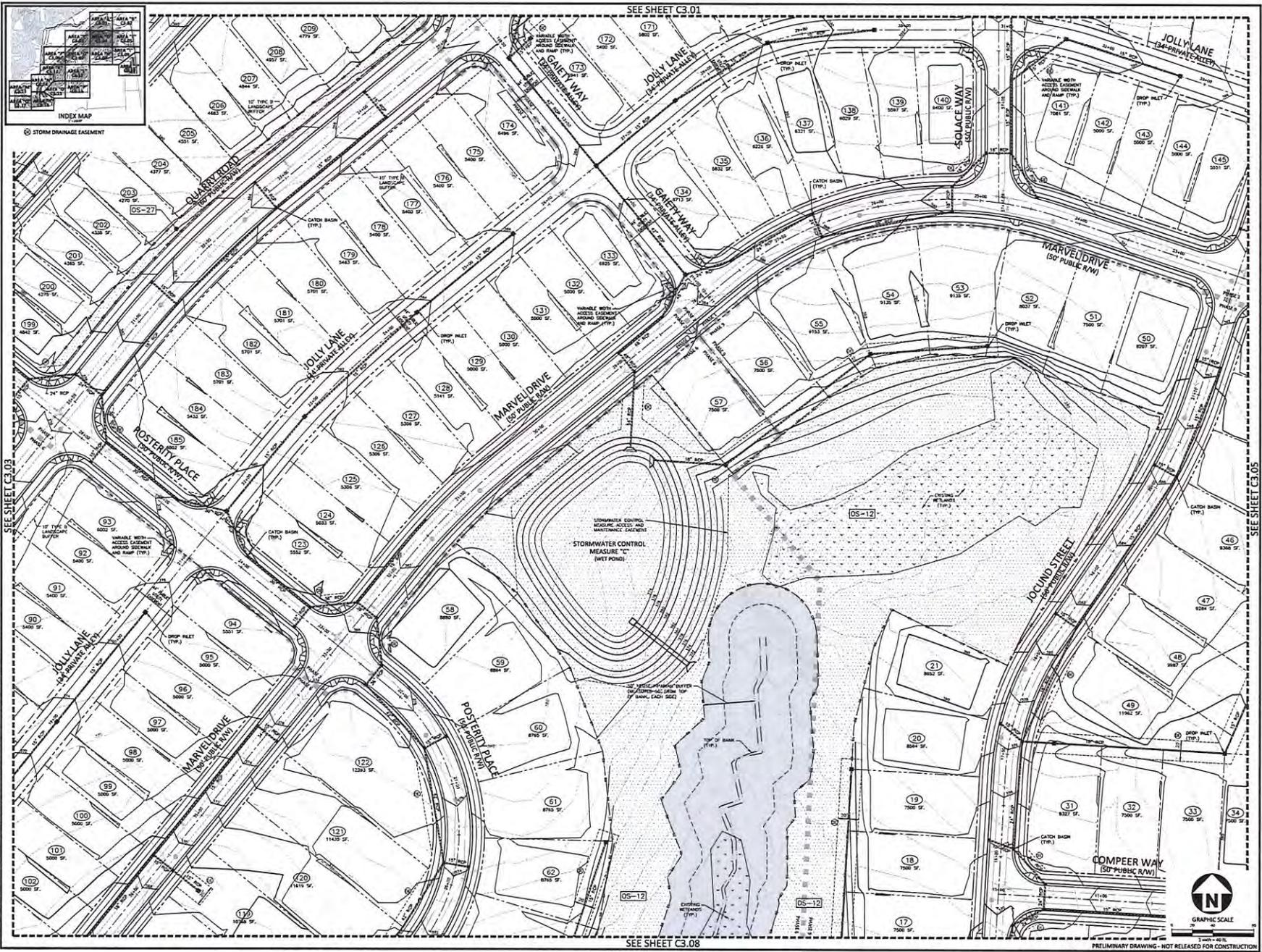


REVISIONS

NO.	DATE	REV FOR COMMENTS
1	04.08.2020	REV FOR TOWN COMMENTS
2	04.28.2020	REV FOR MUNICIPAL COMMENTS
3	08.21.2020	REV FOR MUNICIPAL COMMENTS

PLAN INFORMATION
PROJECT NO.: ANW-20000
FILENAME: ANW20000-SOUTH-G3
CHECKED BY:
DRAWN BY:
SCALE: 1"=40'
DATE: 01.28.2020
SHEET

GRADING AND STORM DRAINAGE PLAN AREA "C"
C3.03



SEE SHEET C3.01

SEE SHEET C3.03

SEE SHEET C3.05

SEE SHEET C3.08



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REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2020	REV PER TOWN COMMENTS
2	08.23.2020	REV PER MUNICIPAL COMMENTS
3	08.23.2020	REV PER MUNICIPAL COMMENTS

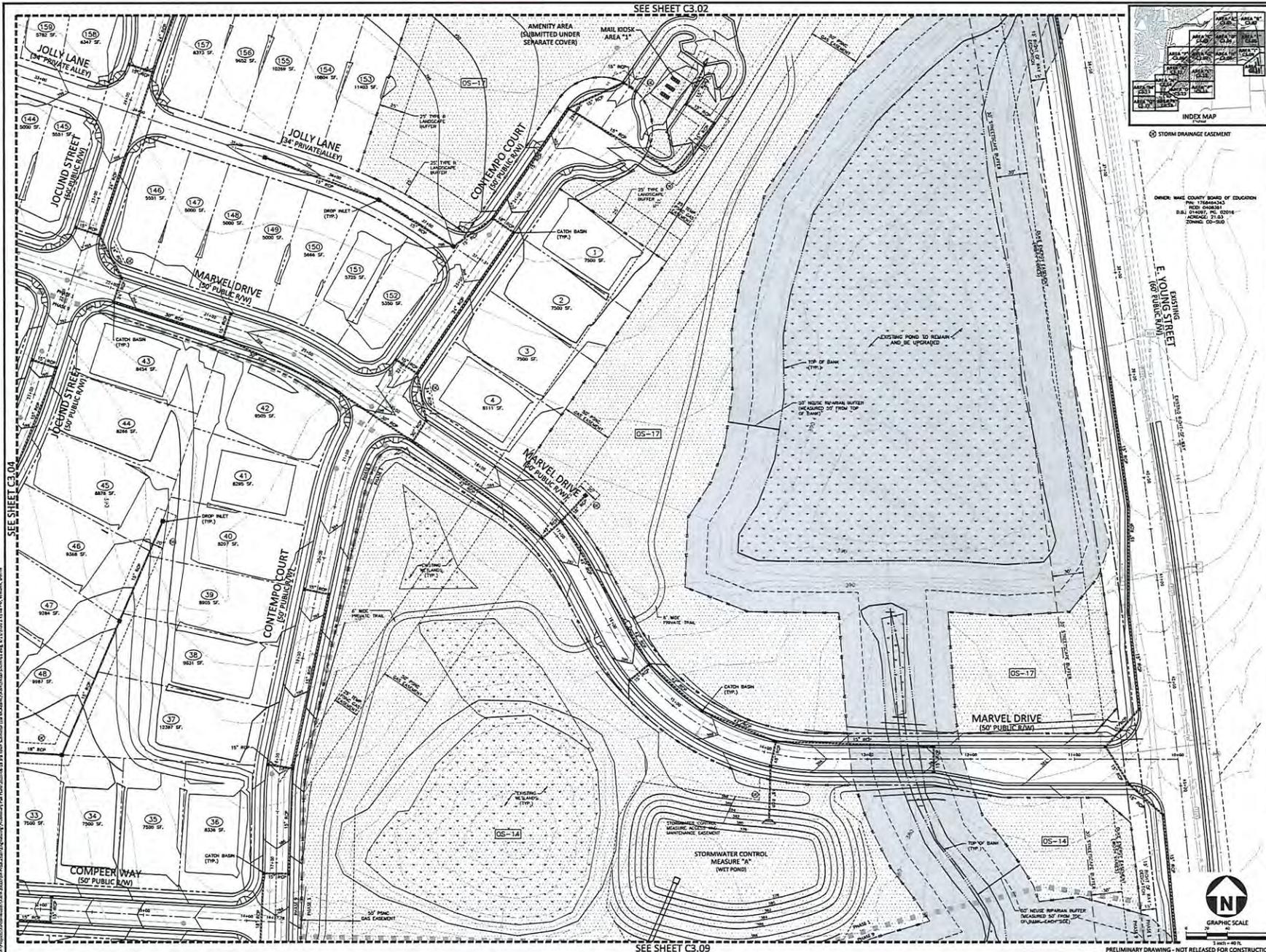
PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME AWH20000-SOUTH-G1
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET



GRADING AND STORM DRAINAGE PLAN
 AREA "D"
C3.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C3.02

SEE SHEET C3.09



STORM DRAINAGE EASEMENT

ORDER: WAKE COUNTY BOARD OF EDUCATION
 PROJ. #19-00000001
 D.D. #19-00000001
 ADDRESS: 7143
 PHONE: 919-361-2269

E. YOUNG STREET
 EXISTING
 (50' PUBLIC R/W)



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**THE POINT
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 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA**



REVISIONS

NO.	DATE	BY	FOR TOWN COMMENTS
1	04.08.2020	RTV	FOR TOWN COMMENTS
2	05.28.2020	RTV	FOR TOWN COMMENTS

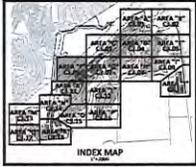
PLAN INFORMATION

PROJECT NO. AWH-20000
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 CHECKED BY
 DRAWN BY
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 DATE 01.28.2020
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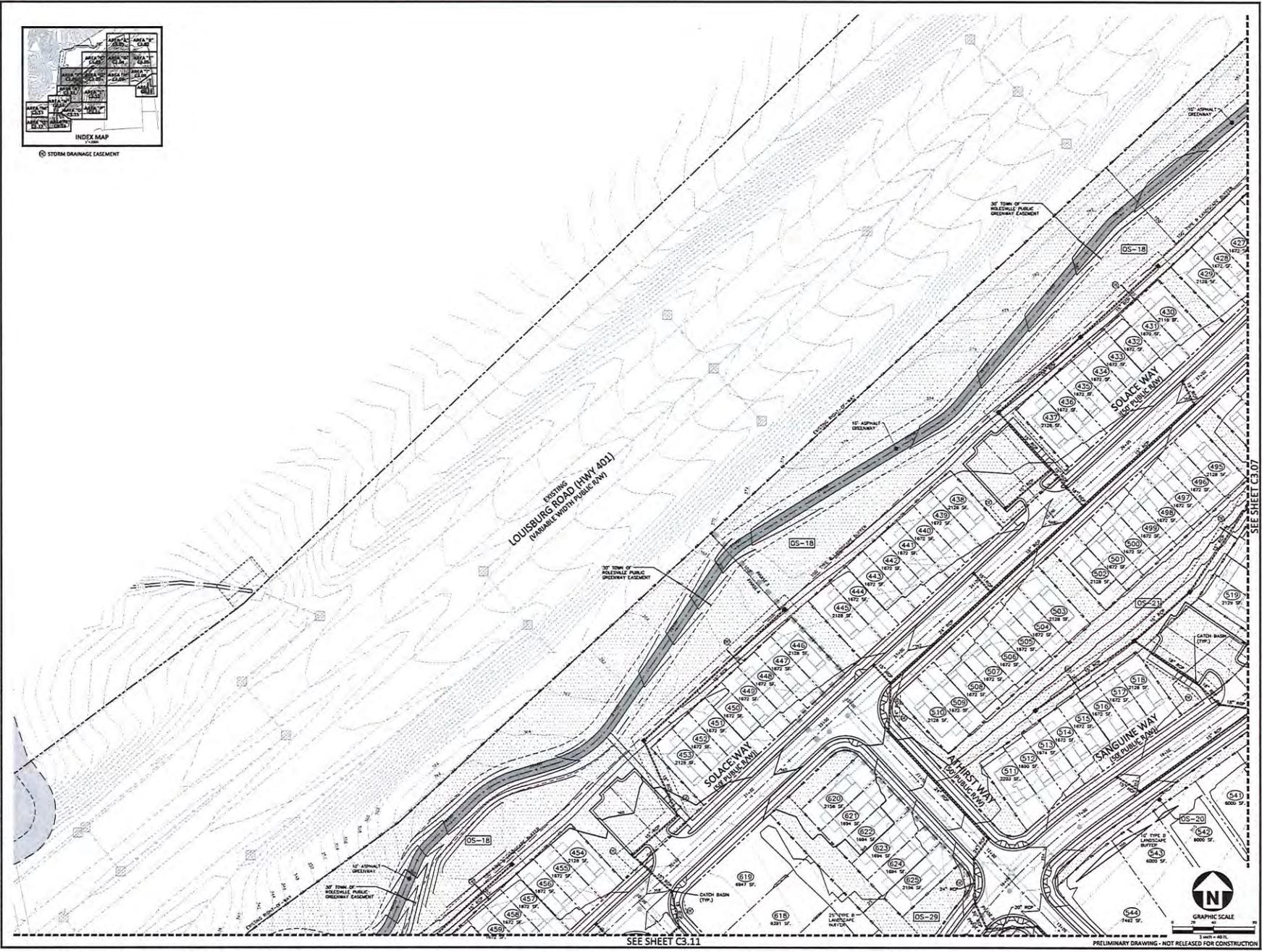
**GRADING AND
 STORM DRAINAGE PLAN
 AREA "E"**

C3.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



© STORM DRAINAGE EASEMENT



SEE SHEET C3.11

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 PHONE: 919.232.3000
 CONTACT: BOB MISHLER



ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

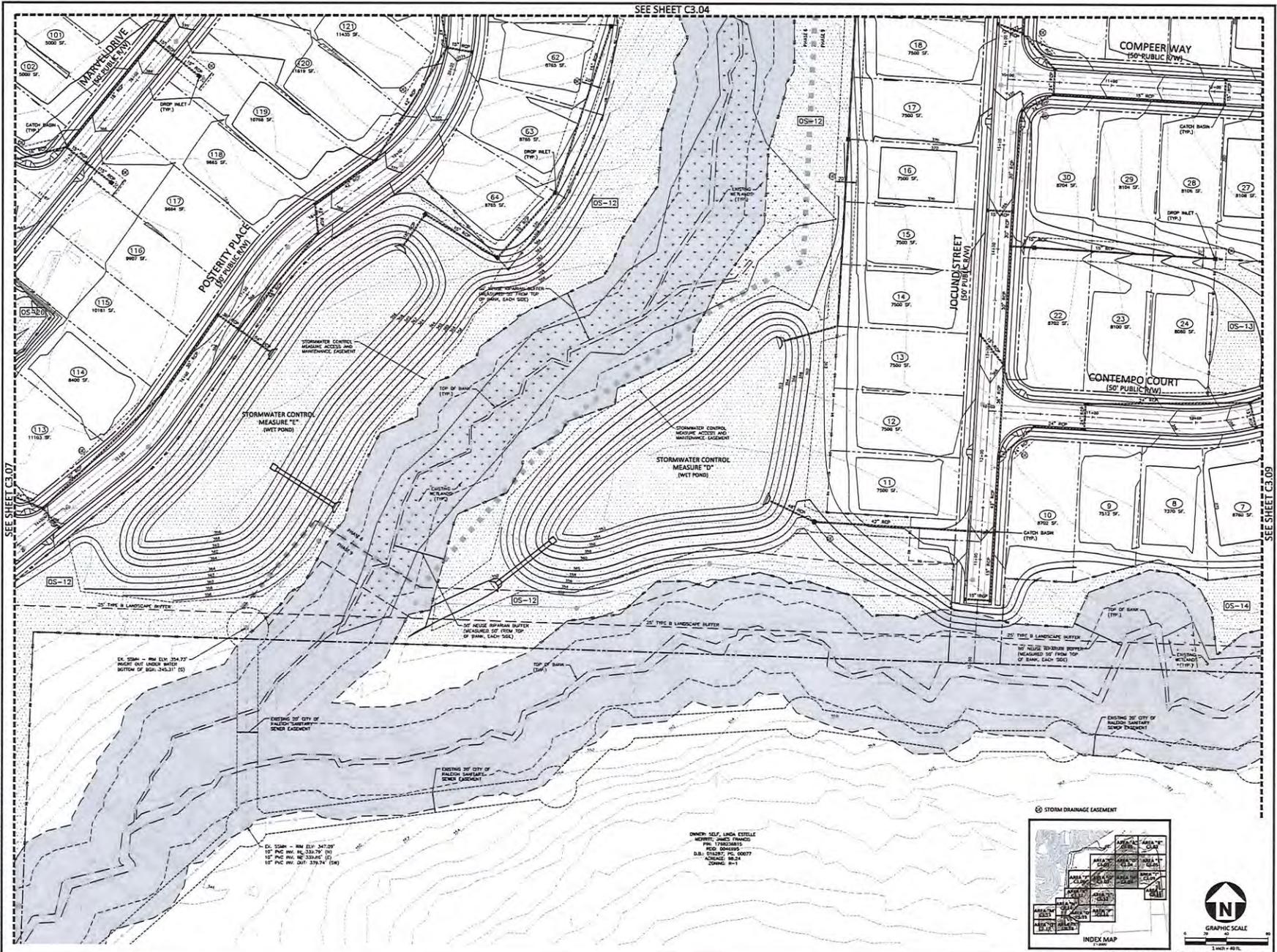
NO.	DATE	REVISED FOR
1	04.09.2020	REV FOR TOWN COMMENTS
2	04.29.2020	REV FOR MUNICIPAL COMMENTS
3	08.21.2020	REV FOR MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME AWH20000-SOUTH-G1
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020



SHEET
 GRADING AND
 STORM DRAINAGE PLAN
 AREA "E"
C3.06



SEE SHEET C3.04

SEE SHEET C3.07

SEE SHEET C3.09



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 fax 919.361.2269
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 www.mcadamsco.com

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 PHONE: 919.252.2655
 CONTACT: BOB MSHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA

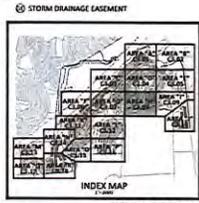


REVISIONS

NO.	DATE	DESCRIPTION
1	04.09.2020	REV FOR TOWN COMMENTS
2	04.29.2020	REV FOR MUNICIPAL COMMENTS
3	08.21.2020	REV FOR MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. AWH-20000
 FILENAME AWH20000-SOUTH-G1
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

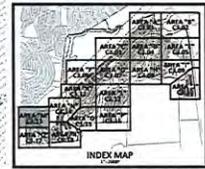
GRADING AND STORM DRAINAGE PLAN AREA "H"
C3.08



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DL 2204 - RM 214 124.72
 RIGHT OUT UNDER WATER
 BOTTOM OF 200-343.31' (E)

DRAWN BY: LINDA ESTELLE
 CHECKED BY: JAMES FRANKS
 PLOT NUMBER: 17000018
 REVISIONS: 00000005
 DATE CHECKED: 05.09.2017
 AVERAGE: 98.24
 DRAWING: 001



© STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
 P.W. 178858881
 D.B. 0504 0483234
 D.B. 0504 0483234
 ZONING: R-1
 (ASHTON WOODS ACQUIRING PARCELS FROM NC DOT)

30' TOWN OF WAKEVILLE PUBLIC DRAINAGE EASEMENT

OWNER: QUAD TR LLC CLARK, MARTIN
 P.W. 178470724
 P.W. 060257289
 D.B. 040404 040404
 ZONING: R-1

RETAINING WALL (DESIGN BY OTHERS)



SEE SHEET C3.17

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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 CONTACT: BOB MISHLER

ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



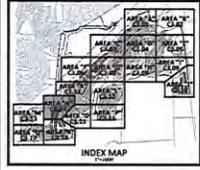
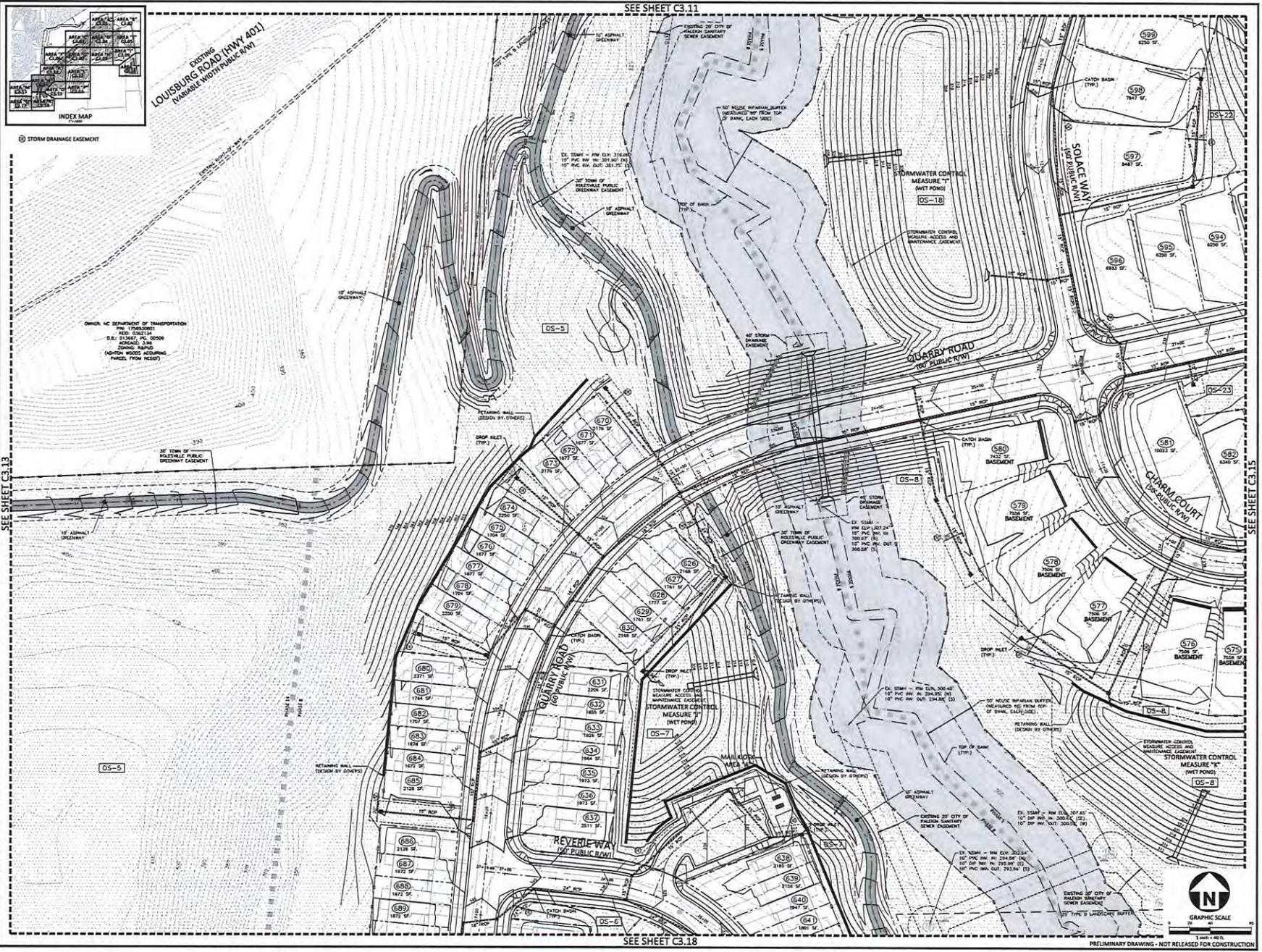
REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2020	REV PER TOWN COMMENTS
2	04.28.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-C1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020

SHEET
GRADING AND STORM DRAINAGE PLAN
AREA "M"
C3.13



EXISTING
LOUISBURG ROAD (HWY 401)
VARIOUS 100% PUBLIC R/W

STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
PROJECT: 2009-10-01
DATE: 03/20/14
SCALE: 1"=40'
CONTACT: BOB MISHLER

30' TOWN OF ROLESVILLE PUBLIC DRAINAGE EASEMENT

SEE SHEET C3.11

SEE SHEET C3.18

SEE SHEET C3.13

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CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

1	16	SITE
2	08.18.2010	REV PER TOWN COMMENTS
3	08.18.2010	REV PER MUNICIPAL COMMENTS

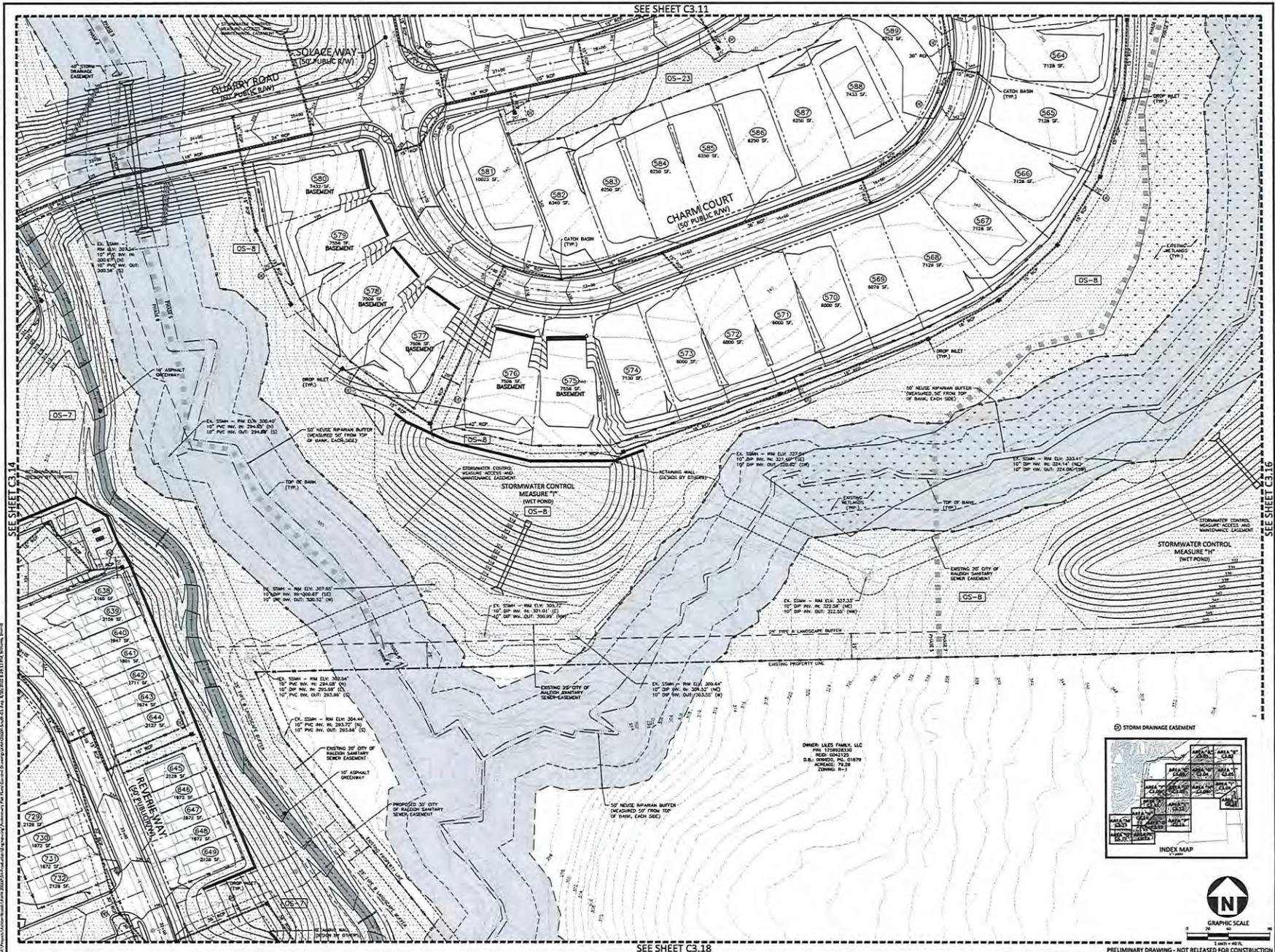
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-G1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2010



SEE SHEET
GRADING AND STORM DRAINAGE PLAN AREA "N"
C3.14

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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 CONTACT: BOB MISHLER



THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



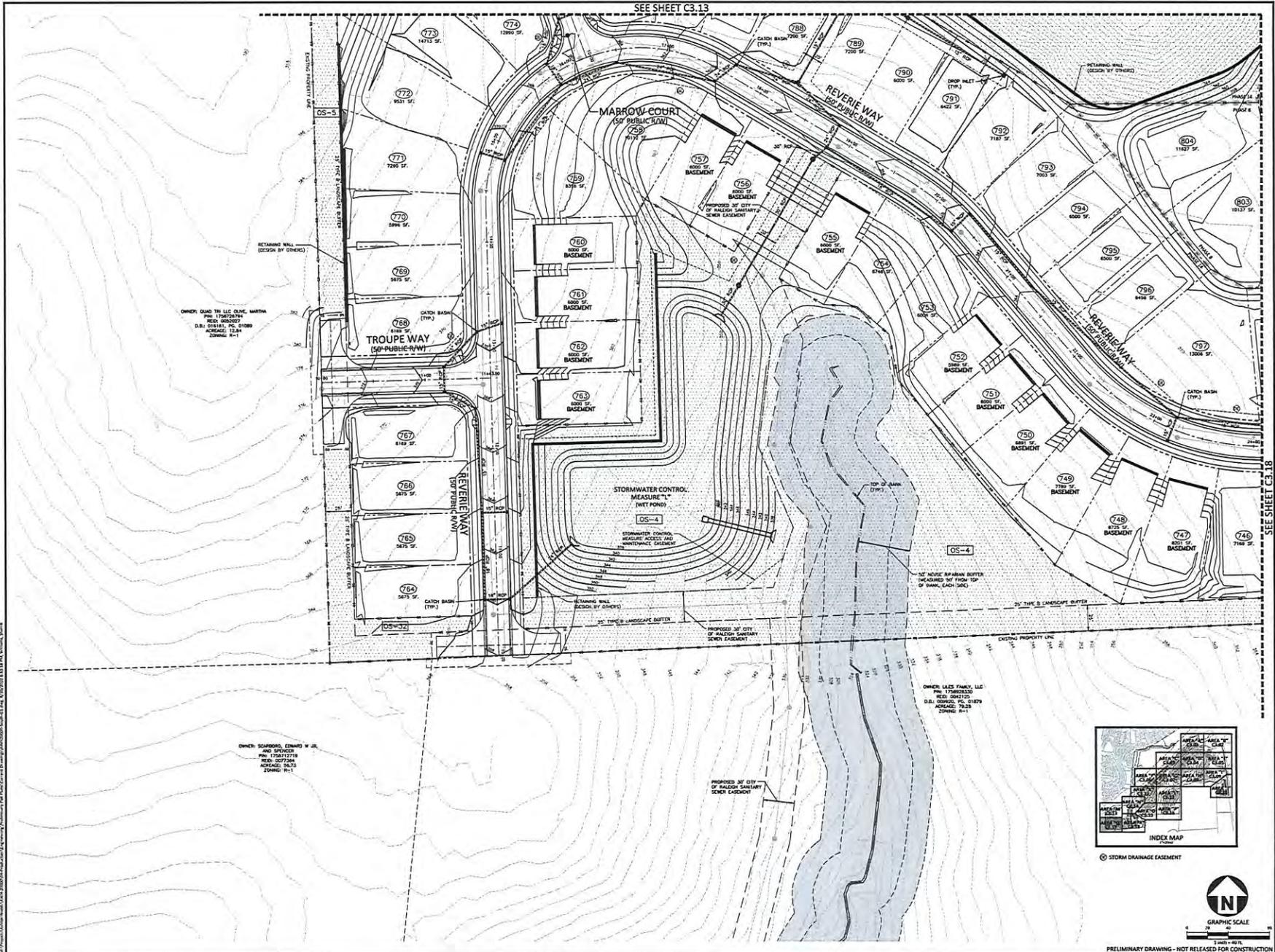
REVISIONS

NO.	DATE	REVISED BY	REVISION
1	04.09.2020	REV PER TOWN COMMENTS	
2	06.28.2020	REV PER MUNICIPAL COMMENTS	
3	08.21.2020	REV PER MUNICIPAL COMMENTS	

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-C3
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020

SHEET
 GRADING AND
 STORM DRAINAGE PLAN
 AREA "O"
C3.15



SEE SHEET C3.13

SEE SHEET C3.18



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 5711 SIX FORKS ROAD, SUITE 300
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 PHONE: 919.312.2025
 CONTACT: BOB MISHLER

AW
 ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA

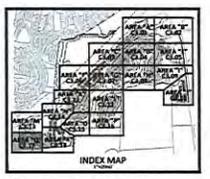


REVISIONS

NO.	DATE	REVISION
1	04.04.2020	REV PER TOWN COMMENTS
2	06.28.2020	REV PER MUNICIPAL COMMENTS
3	08.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. AWH-20000
 FILENAME: AWH\20000-SOUTH-C1
 CHECKED BY:
 DRAWN BY:
 SCALE: 1"=40'
 DATE: 01.28.2020
SHEET

GRADING AND STORM DRAINAGE PLAN AREA "Q"
C3.17

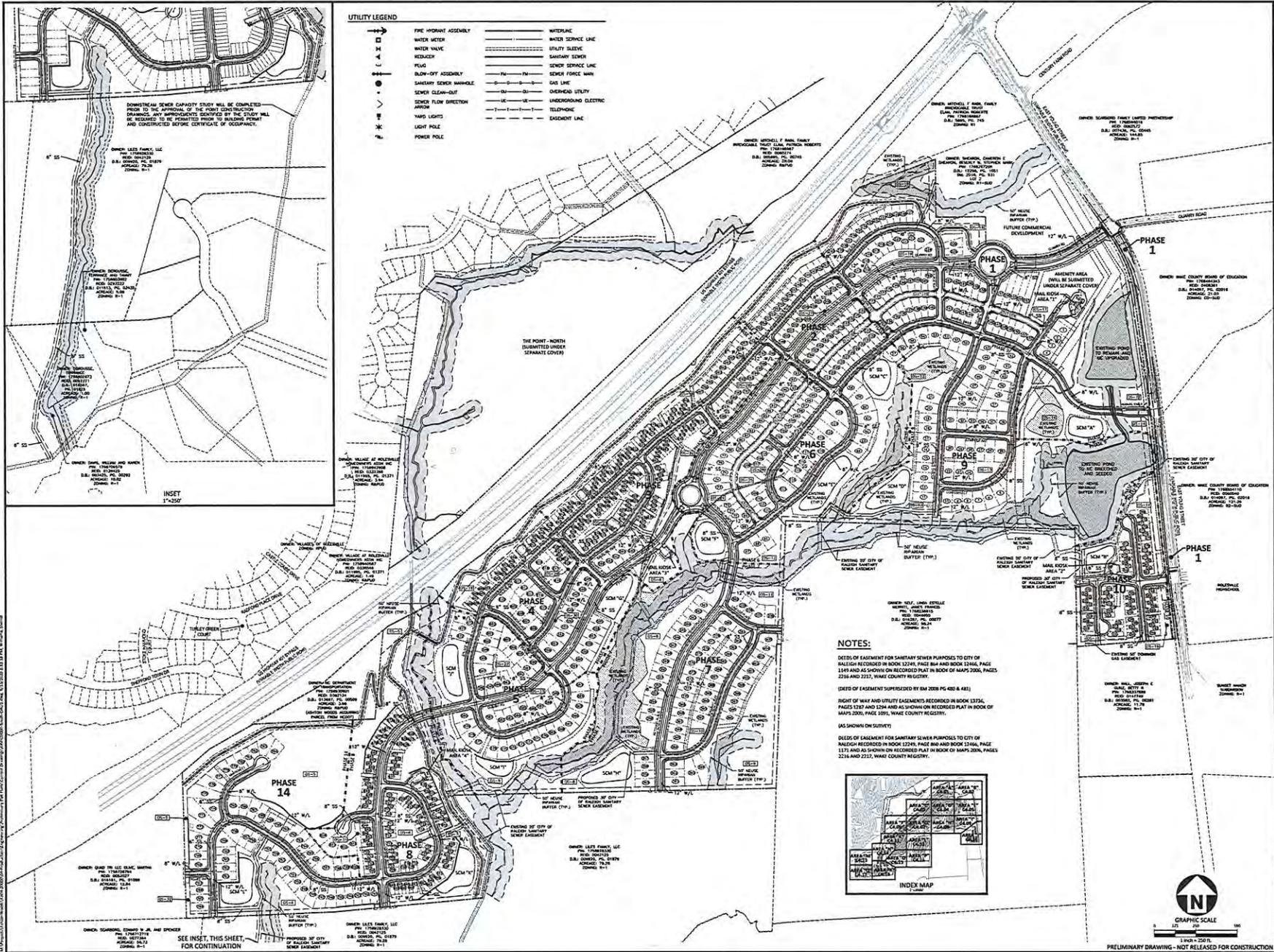


STORM DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams is a registered provider of continuing education for landscape architects. This drawing is intended for informational purposes only and is not to be used for construction.



UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY		WATER SERVICE LINE
	WATER METER		UTILITY SLEEVE
	WATER VALVE		SANITARY SEWER
	RAINWATER		SEWER SERVICE LINE
	PLUG		SEWER FORCE MAIN
	BLOW-OFF ASSEMBLY		GAS LINE
	SANITARY SEWER MANHOLE		OVERHEAD UTILITY
	SEWER CLEAN-OUT		UNDERGROUND ELECTRIC
	SEWER FLOW DIRECTION ARROW		TELEPHONE
	TMS LIGHTS		EASEMENT LINE
	LIGHT POLE		

NOTES:

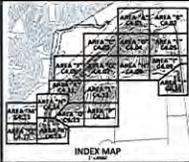
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12345, PAGE 88 AND BOOK 12346, PAGE 1454 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 225 AND 223, WAKE COUNTY REGISTRY.

DEEDS OF EASEMENT SUPERSEDED BY 08-2006 PG 402 & 401.

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 12345, PAGES 1287 AND 1284 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 1035, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12345, PAGE 88 AND BOOK 12346, PAGE 1454 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 225 AND 223, WAKE COUNTY REGISTRY.



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 ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REVISED FOR
1	01.28.2020	REV PER TOWN COMMENTS
2	01.28.2020	REV PER MUNICIPAL COMMENTS
3	01.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME AWH\20000-CAU1
 CHECKED BY
 DRAWN BY
 SCALE 1"=250'
 DATE 01.28.2020
 SHEET

OVERALL UTILITY PLAN
C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12349, PAGE 866 AND BOOK 12446, PAGE 1348 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 1214 AND 1215, WAKE COUNTY REGISTRY.

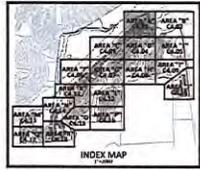
(DEEDS OF EASEMENT SUPPLEMENTED BY 04/28/09 PG. 493 & 494)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 12376, PAGES 1287 AND 1284 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 1094, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12349, PAGE 866 AND BOOK 12446, PAGE 1371 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 1216 AND 1215, WAKE COUNTY REGISTRY.

OWNER: MITCHELL F. RABE FAMILY
 HYDROLOGICAL STUDY
 ELAN, PETERSON, ROBERTS
 PWS, 1204 W. STATE ST.
 DURHAM, NC 27706, 919
 307 NEVUE BRUNNAN BUFFER
 (INCLUDES 50' FROM TOP
 OF BANK)



STORM DRAINAGE EASEMENT

SANITARY SEWER CONNECTION POINT FOR FUTURE COMMERCIAL DEVELOPMENT

OWNER: BRADMAN CAMERON C
 SHERMAN, ROBERTLY B. STEPHEN HARRIS
 PWS, 1748 FORTUNE
 B.B. LITTLE, INC. 1001
 801 2912, NC 27713
 ZONING: R-1-SID

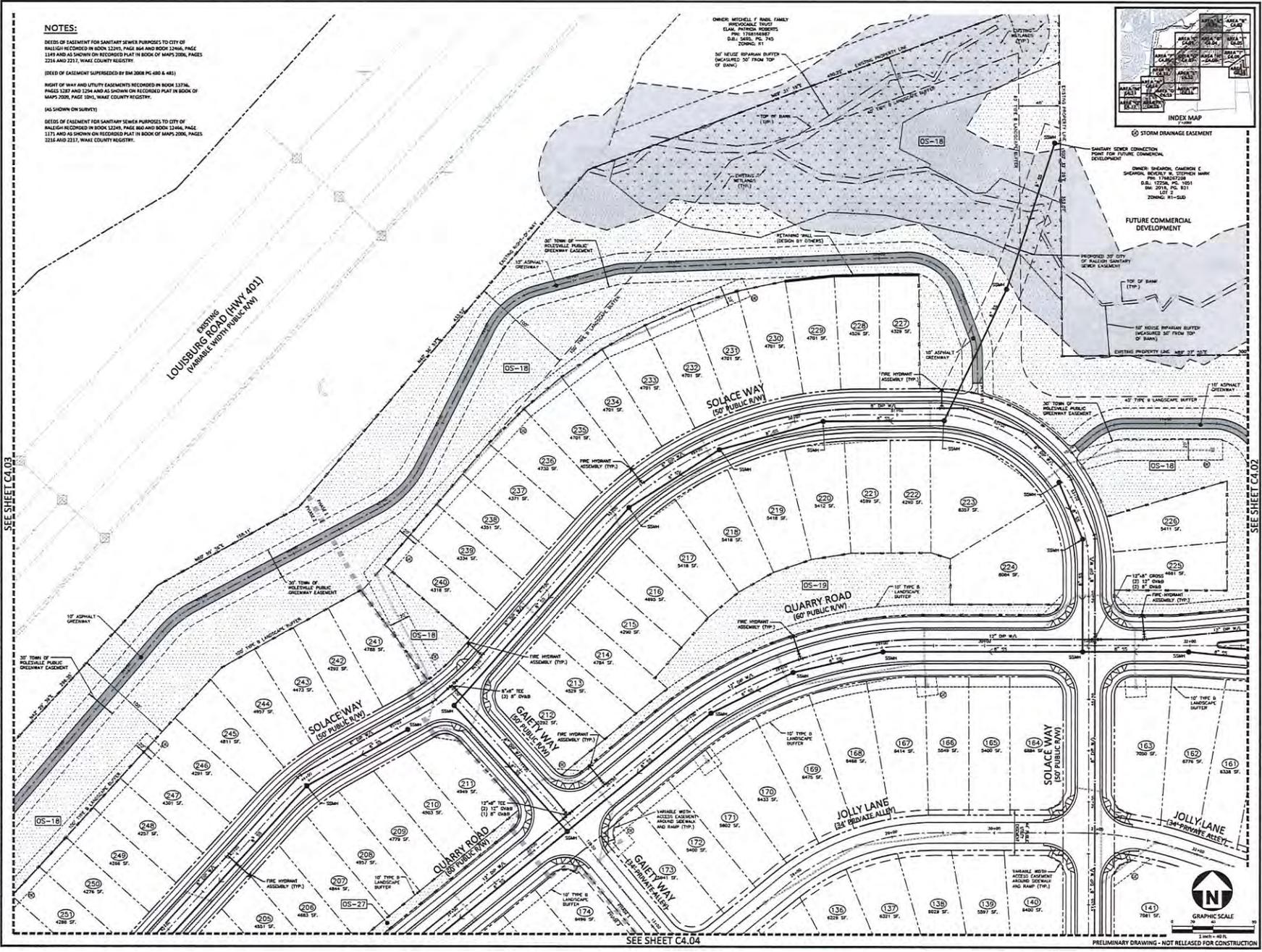
FUTURE COMMERCIAL DEVELOPMENT

PROPOSED BY CITY OF RALEIGH SANITARY SEWER EASEMENT

TOP OF BANK (TYP.)

10' NEVUE BRUNNAN BUFFER (INCLUDES 50' FROM TOP OF BANK)

EXISTING PROPERTY LINE (NEP 37' 00")



SEE SHEET C4.03

SEE SHEET C4.02

SEE SHEET C4.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



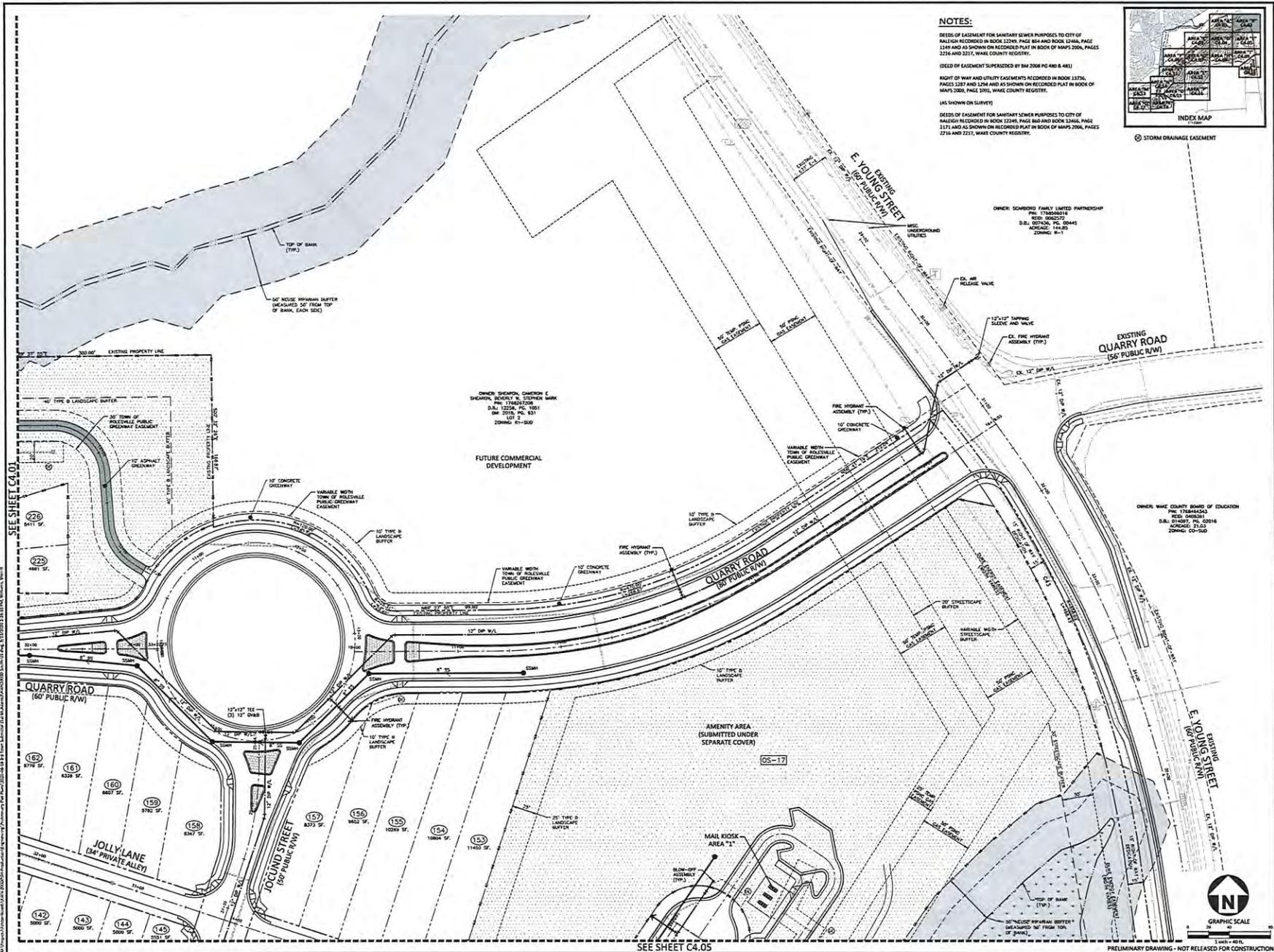
REVISIONS

NO.	DATE	REVISION
1	04.09.2020	REV PER TOWN COMMENTS
2	04.28.2020	REV PER MUNICIPAL COMMENTS
3	04.28.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME: AWH20000-SOUTH-U1
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 SCALE: 1"=40'
 DATE: 01.28.2020
 SHEET

UTILITY PLAN
 AREA "A"
C4.01



NOTES:

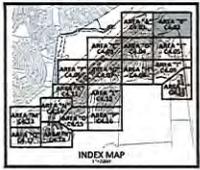
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 22748, PAGE 864 AND BOOK 22746, PAGE 1241 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

(DEED OF EASEMENT SUPERSEDED BY BM 2008 PG AND 8 481)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13776, PAGES 128 AND 129 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 1591, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 22748, PAGE 864 AND BOOK 22746, PAGE 1241 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.



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 CONTACT: BOB MESHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04.08.2020	RPV	FOR TOWN COMMENTS
2	06.26.2020	RPV	FOR PLANNING COMMENTS

PLAN INFORMATION

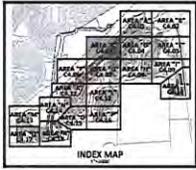
PROJECT NO. AWH-20000
 FILENAME: AWH20000-SOUTH-01
 CHECKED BY:
 DRAWN BY:
 SCALE: 1"=40'
 DATE: 01.28.2020
 SHEET

UTILITY PLAN
AREA "B"
C4.02

SEE SHEET C4.01
 SEE SHEET C4.05
 SEE SHEET C4.06
 SEE SHEET C4.07
 SEE SHEET C4.08
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 SEE SHEET C4.94
 SEE SHEET C4.95
 SEE SHEET C4.96
 SEE SHEET C4.97
 SEE SHEET C4.98
 SEE SHEET C4.99
 SEE SHEET C4.100

SEE SHEET C4.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



© STORM DRAINAGE EASEMENT

NOTES:

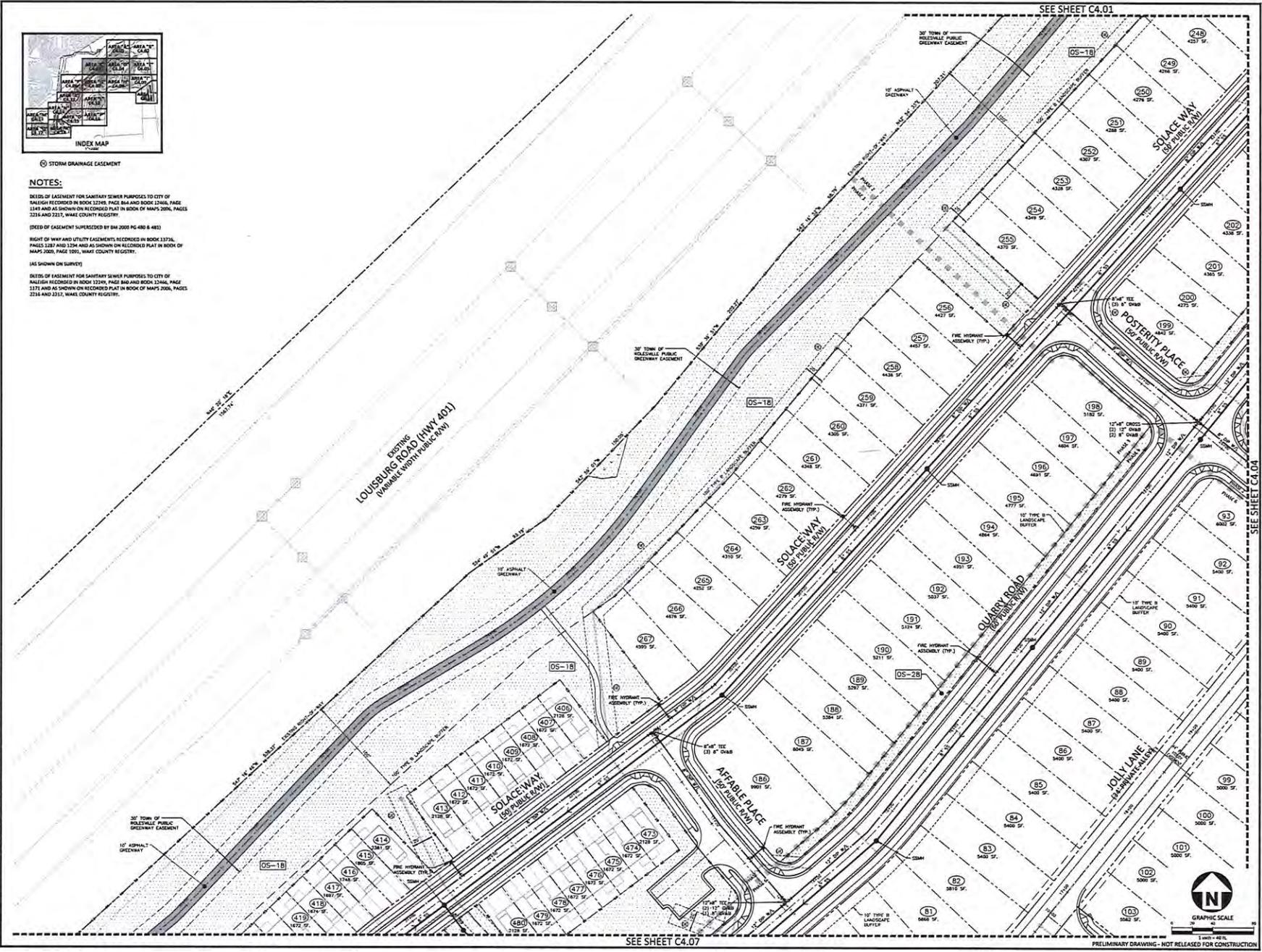
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 32749, PAGE 884 AND BOOK 32846, PAGE 1348 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTER.

(DEED OF EASEMENT SUPERSEDED BY BNA 2006 PG 480 & 481)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13736, PAGES 1287 AND 1288 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 1051, WAKE COUNTY REGISTER.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 32749, PAGE 884 AND BOOK 32846, PAGE 1348 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTER.



SEE SHEET C4.01

SEE SHEET C4.07

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PHONE: 919.252.3095
CONTACT: BOB MISHLER



THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2020	REV PER TOWN COMMENTS
2	04.29.2020	REV PER MUNICIPAL COMMENTS
3	06.23.2020	REV PER MUNICIPAL COMMENTS

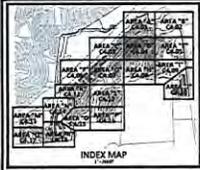
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	



UTILITY PLAN
AREA "C"
C4.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C4.01

SEE SHEET C4.03

SEE SHEET C4.05

SEE SHEET C4.08



McADAMS
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 www.mcadamsco.com

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 5731 FOX FORKS ROAD, SUITE 300
 RALEIGH, NORTH CAROLINA 27609
 PHONE: 919.232.3099
 CONTACT: BOB MESHLER



THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

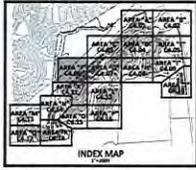
NO.	DATE	BY	DESCRIPTION
1	04.04.2020	REV PER TOWN COMMENTS	
2	04.28.2020	REV PER MUNICIPAL COMMENTS	
3	04.28.2020	REV PER MUNICIPAL COMMENTS	

PLAN INFORMATION

PROJECT NO.	AWM-20000
FILENAME	AWM20000-SOUTH-01
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

UTILITY PLAN
AREA "D"
C4.04

1:00 P.M. 2020
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



INDEX MAP
TOWN OF ROLESVILLE
STORM DRAINAGE EASEMENT

NOTES:

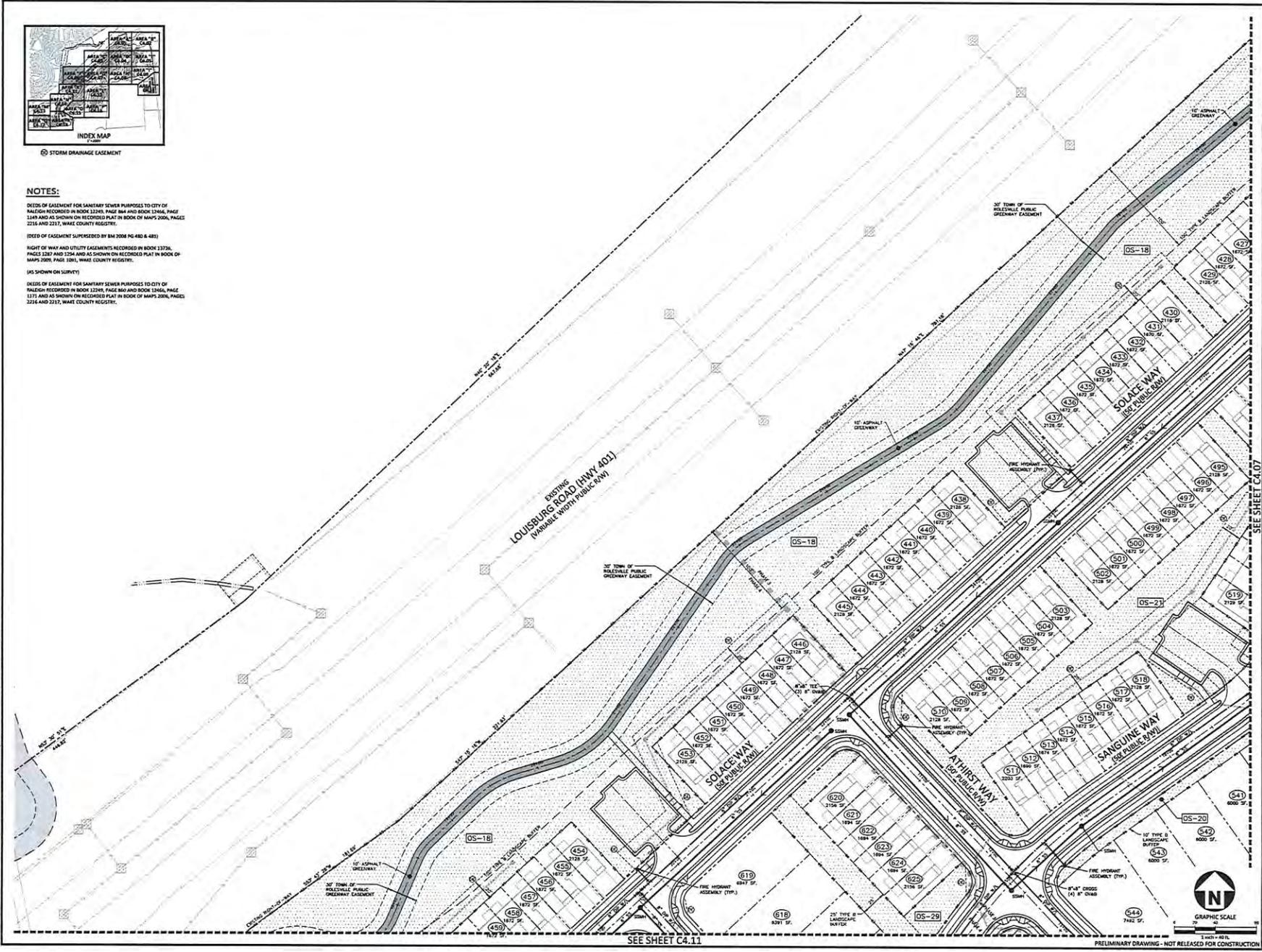
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12166, PAGE 88 AND BOOK 12661, PAGE 1149 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

DEED OF EASEMENT SUPERSEDED BY BM 2006 PG 480 & 481)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13706, PAGES 237 AND 238 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2009, PAGE 1091, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12166, PAGE 88 AND BOOK 12661, PAGE 1171 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.



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CONTACT: BOB MESHER

ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.08.2009	REV FOR TOWN COMMENTS
2	06.19.2009	REV FOR MUNICIPAL COMMENTS
3	06.21.2009	REV FOR MUNICIPAL COMMENTS

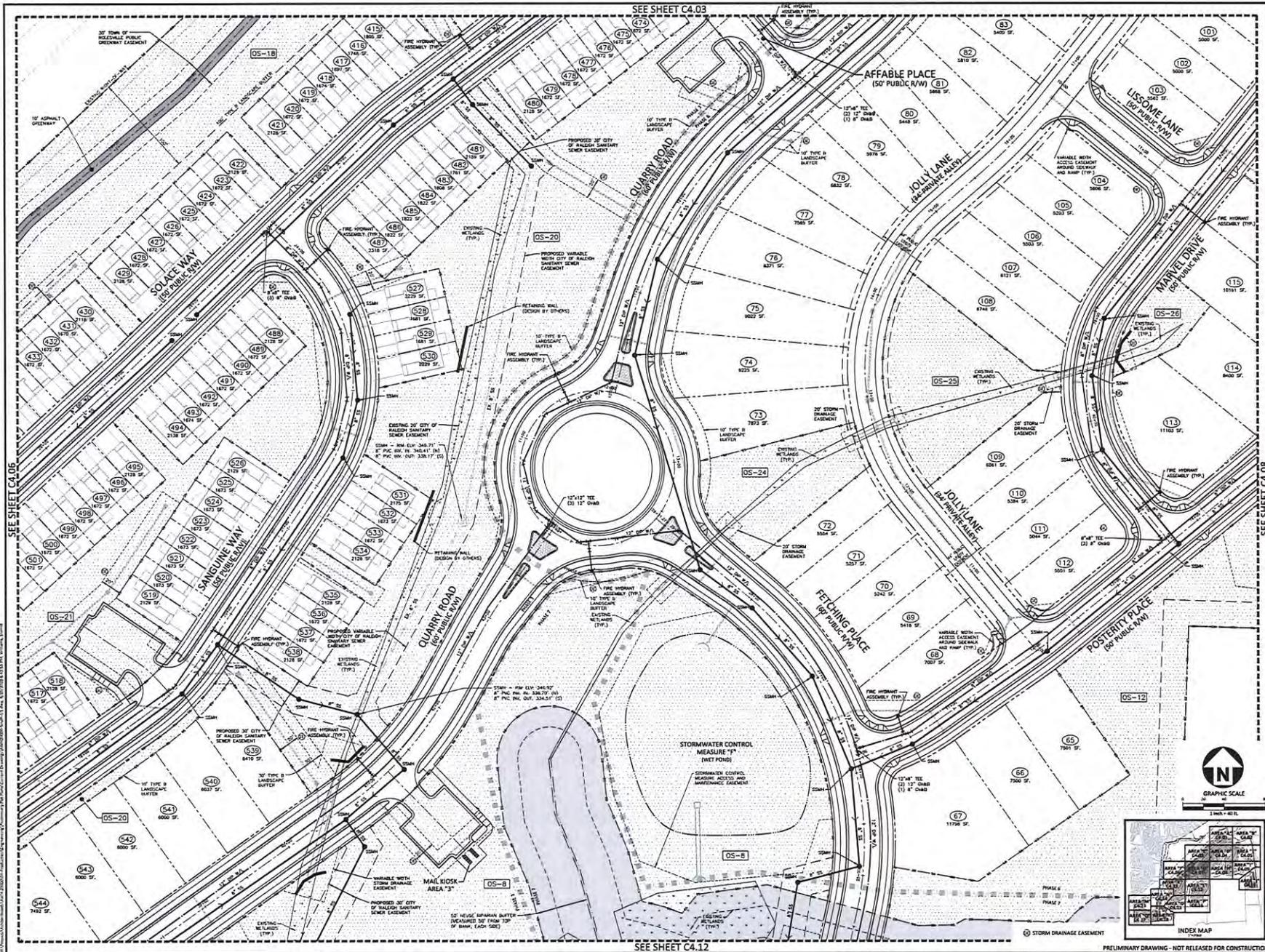
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CREATED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

UTILITY PLAN
AREA "F"
C4.06

SEE SHEET C4.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



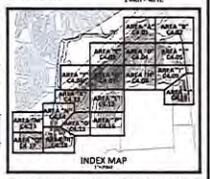
REVISIONS

NO.	DATE	BY	DESCRIPTION
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2	06.29.2020	REV PER MUNICIPAL COMMENTS	
3	08.25.2020	REV PER MUNICIPAL COMMENTS	

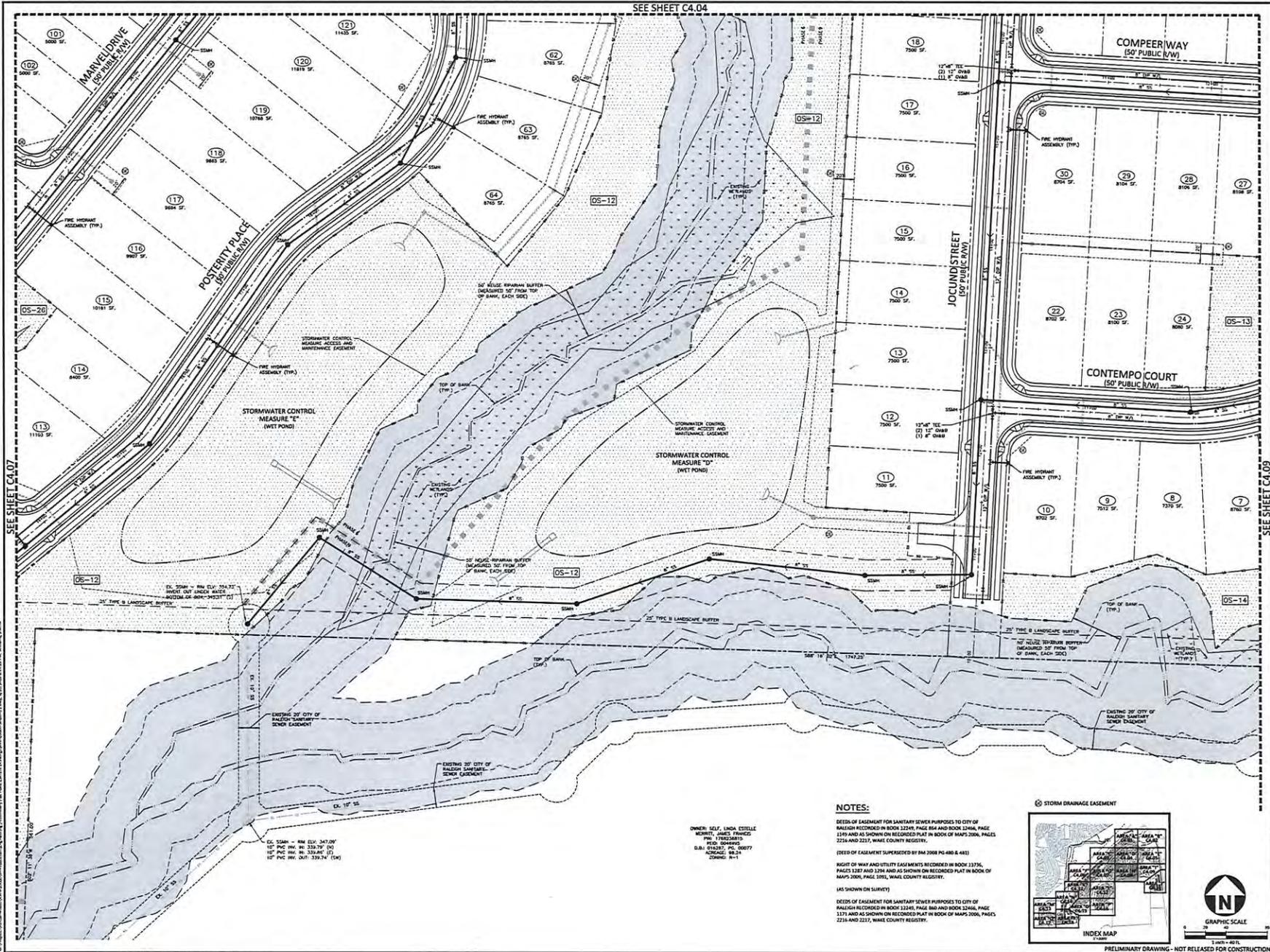
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-01
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

UTILITY PLAN
AREA "G"
C4.07



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C4.04

SEE SHEET C4.07

SEE SHEET C4.09

OWNER: LINDA ESTELLE
 MERRITT, JAMES FRANKIE
 TRUSTEES
 PLOD SPONSORS
 D.B. STUBBS, P.C. 0077
 DRAWING: 01-21
 DRAWING: 01-21

NOTES:
 DEEDS OF EASEMENT FOR SANITARY SEWER PURPURSES TO CITY OF RALEIGH RECORDED IN BOOK 2238, PAGE 854 AND BOOK 2346, PAGES 1149 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2238 AND 2237, WAKE COUNTY REGISTRY.
 (DEED OF EASEMENT SUPERSEDED BY BM 2008 PG 480 & 483)
 RIGHT OF WAY AND UTILITY EASEMENTS INCORPORATED IN BOOK 1376, PAGES 1387 AND 1388 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 2095, WAKE COUNTY REGISTRY.
 (AS SHOWN ON SURVEY)
 DEEDS OF EASEMENT FOR SANITARY SEWER PURPURSES TO CITY OF RALEIGH RECORDED IN BOOK 2238, PAGE 854 AND BOOK 2346, PAGE 1171 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2238 AND 2237, WAKE COUNTY REGISTRY.



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ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



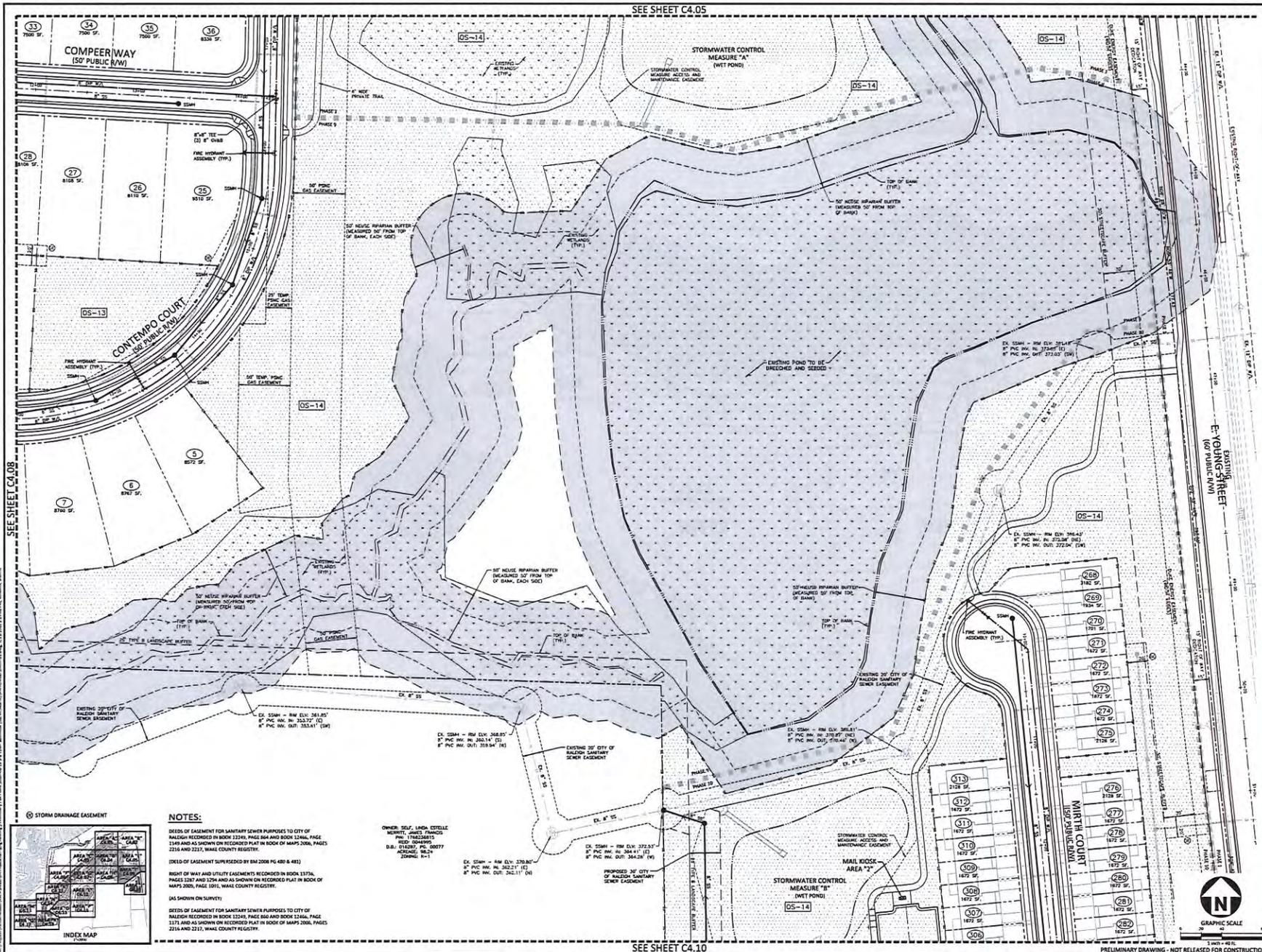
REVISIONS

NO.	DATE	DESCRIPTION
1	01.08.2020	REV PER TOWN COMMENTS
2	01.21.2020	REV PER MUNICIPAL COMMENTS
3	01.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
 PROJECT NO. AWH-20000
 FILENAME AWH20000-SOUTH-02
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 01.28.2020
 SHEET

UTILITY PLAN
AREA "H"
C4.08

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SEE SHEET C4.05

SEE SHEET C4.10

SEE SHEET C4.08

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THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

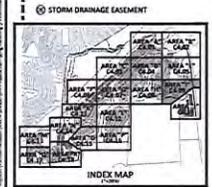
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2	01.28.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION
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FILENAME AWH20000-SOUTH-11
CHECKED BY -
DRAWN BY -
SCALE 1"=40'
DATE 01.28.2020

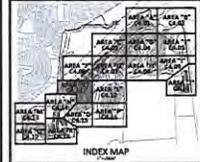
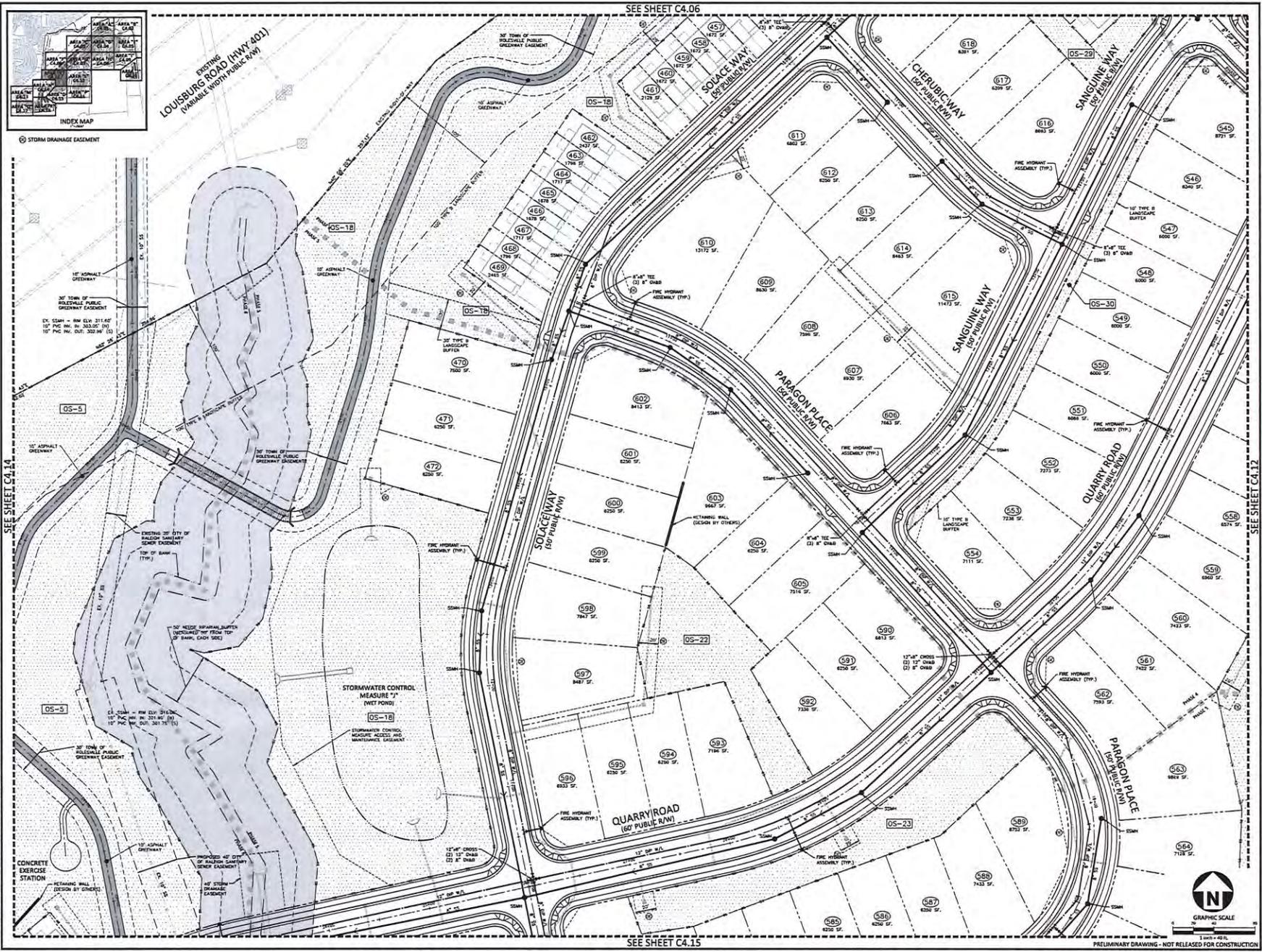
SHEET
UTILITY PLAN
AREA "I"
C4.09

NOTES:
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 22269, PAGE 66A AND BOOK 22661, PAGE 1449 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 200A, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.
[DEED OF EASEMENT SUPERSEDED BY BM 2008 PG 480 & 481]
RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 1379A, PAGES 1372 AND 1374 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 200S, PAGE 1011, WAKE COUNTY REGISTRY.
(AS SHOWN ON SURVEY)
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 22269, PAGE 66A AND BOOK 22661, PAGE 1449 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 200A, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

OWNER: TONY LUNA, ESTELLE HUNT, JAMES JENNINGS, TRISTRAN TROTTEN
RECORD: 02/04/2020 09:07
D.B. 01/28/2020 PG. 00077
ACORD: 9824
200000-1-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PROPOSED
LOUISBURG ROAD (HWY 401)
(MAINTAIN WITH PUBLIC R/W)

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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

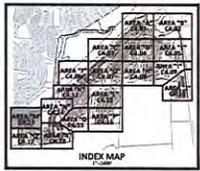
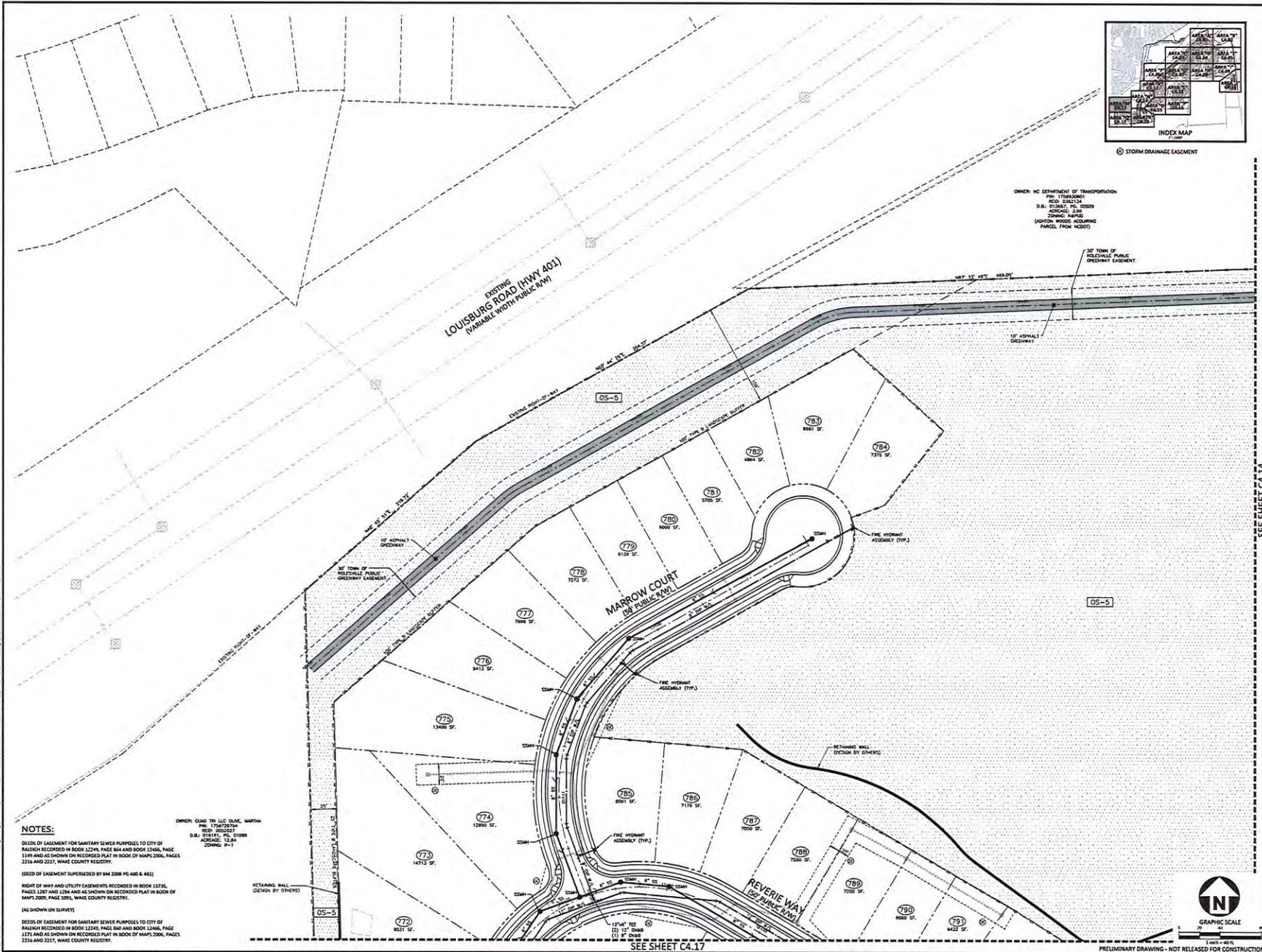
NO.	DATE	BY	DESCRIPTION
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2	04.29.2020	REV PER MUNICIPAL COMMENTS	
3	08.22.2020	REV PER MUNICIPAL COMMENTS	

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

UTILITY PLAN
AREA "K"
C4.11

1 INCH = 40 FEET
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
 FILE: 175820801
 REV: 13/21/14
 D.B.: 813267, P.S. 02509
 ZONING: 2.04
 (ASHTON WOODS ACCORDING
 PARCEL FROM NCSDOT)

EXISTING
 LOUISBURG ROAD (HWY 401)
 (VARIABLE WIDTH PUBLIC R/W)

MARROW COURT
 (BY PUBLIC R/W)

REVERIE WAY
 (BY PUBLIC R/W)

NOTES:
 DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12314, PAGE 864 AND BOOK 12464, PAGE 1149 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.
 DEED OF EASEMENT SUPPLEMENTED BY 844 2008 PG 405 & 411.
 RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 12314, PAGES 1287 AND 1294 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2009, PAGE 1071, WAKE COUNTY REGISTRY.
 (AS SHOWN ON SURVEY)
 DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12314, PAGE 864 AND BOOK 12464, PAGE 1171 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

OWNER: QUAD TR II LLC, CLARK, MARTHA
 P.S. 175820704
 REV: 06/20/17
 D.B.: 813267, P.S. 01089
 ZONING: 2.04
 (ASHTON WOODS ACCORDING
 PARCEL FROM NCSDOT)

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 CONTACT: BOB MISHLER

ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REV. PER (TOWN COMMENTS)
1	04.09.2020	REV PER TOWN COMMENTS
2	04.24.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

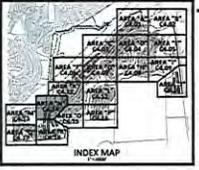
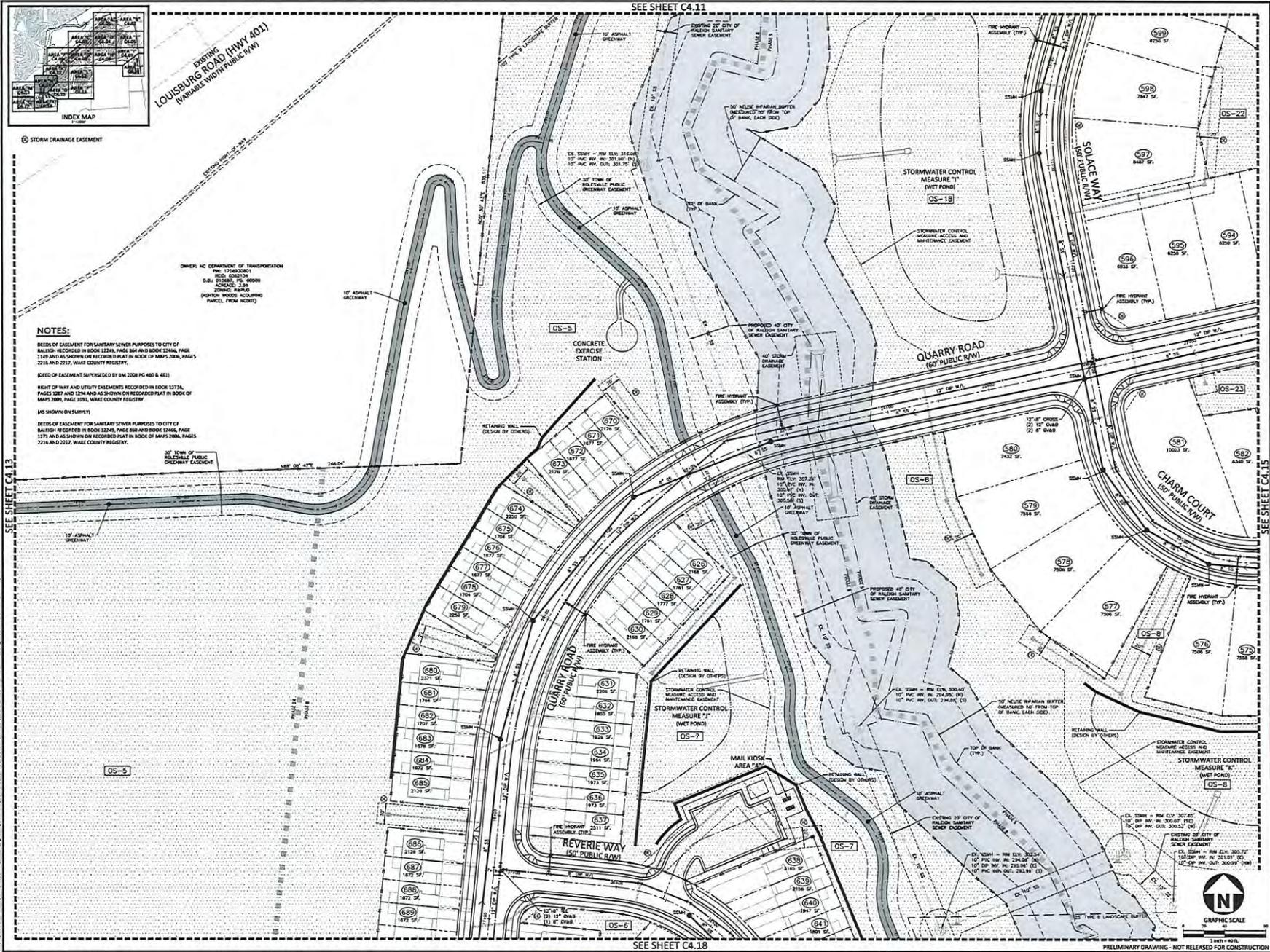
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FILENAME	AWH20000-SOUTH-U1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

UTILITY PLAN
AREA "M"
C4.13



SEE SHEET C4.17

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EXISTING
LOUISBURG ROAD (HWY 401)
(VARIABLE WIDTH PUBLIC R/W)

SEE SHEET C4.11

STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
FILE: 173400001
REID: 03/21/14
D.A.L. 01/08/14, P.L. 00/00
CROSSAGE: 2.88
(NORTHWOODS ACCOUNTING
PARCEL, PLO# 10207)

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12316, PAGE 814 AND BOOK 12316, PAGE 1319 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTER.

DEEDS OF EASEMENT SUPERSEDED BY IN 2008 PG 488 & 421

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 1371A, PAGES 1287 AND 1294 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 2216, WAKE COUNTY REGISTER.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12316, PAGE 814 AND BOOK 12316, PAGE 1371 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTER.

SEE SHEET C4.13

SEE SHEET C4.15

SEE SHEET C4.18

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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

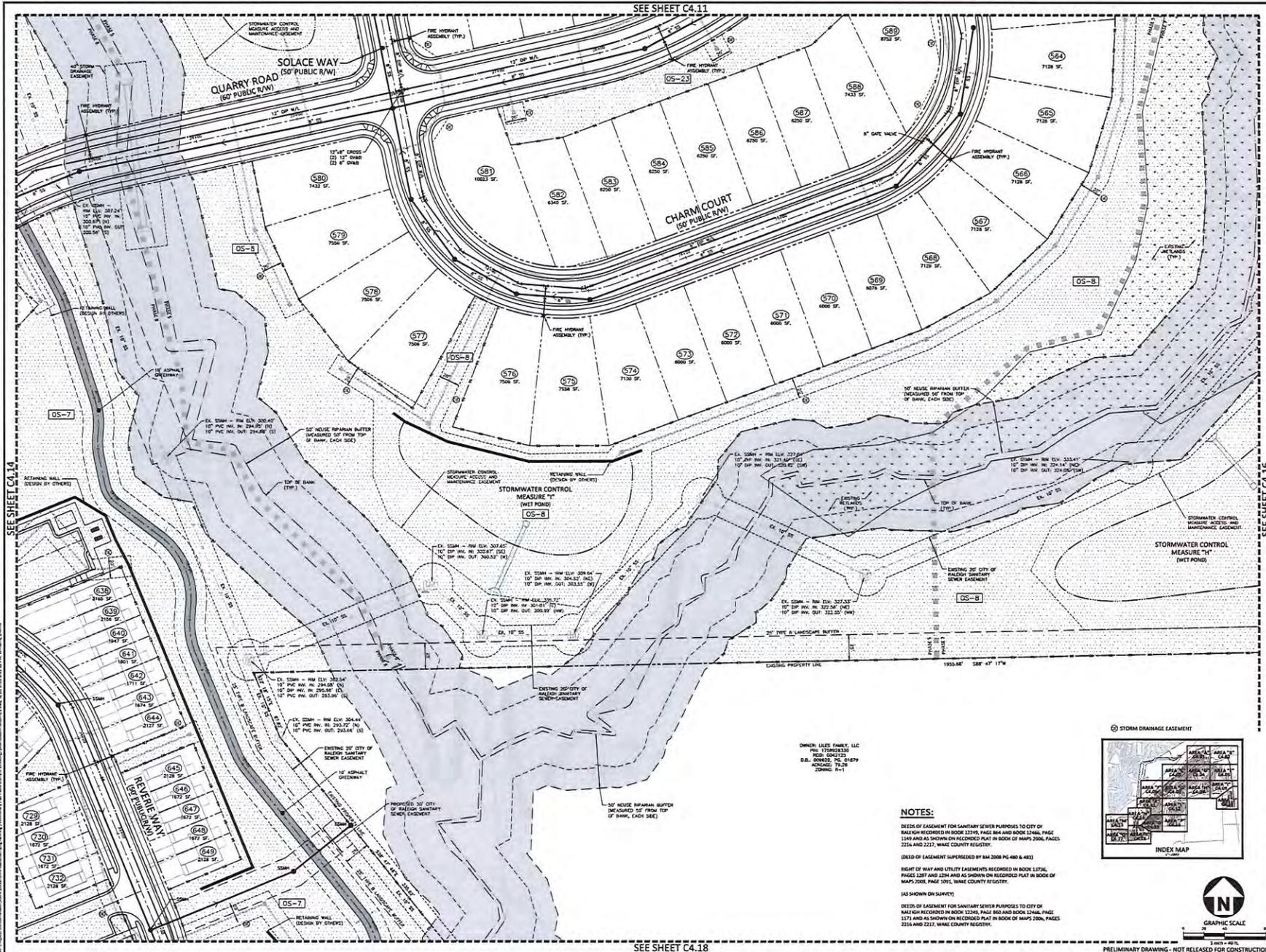
NO.	DATE	BY	REVISION
1	04-08-2020	REV PER TOWN COMMENTS	
2	04-18-2020	REV PER MUNICIPAL COMMENTS	

PLAN INFORMATION

PROJECT NO.	ANW-20000
FILENAME	ANW20000-SOUTH-14
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	



UTILITY PLAN
AREA "N"
C4.14



SEE SHEET C4.14

SEE SHEET C4.11

SEE SHEET C4.16

SEE SHEET C4.18



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 CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



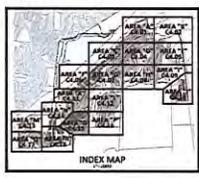
REVISIONS

NO.	DATE	DESCRIPTION
1	04.06.2020	REV PER TOWN COMMENTS
2	04.28.2020	REV PER MUNICIPAL COMMENTS
3	08.23.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-1/1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	01.28.2020
SHEET	

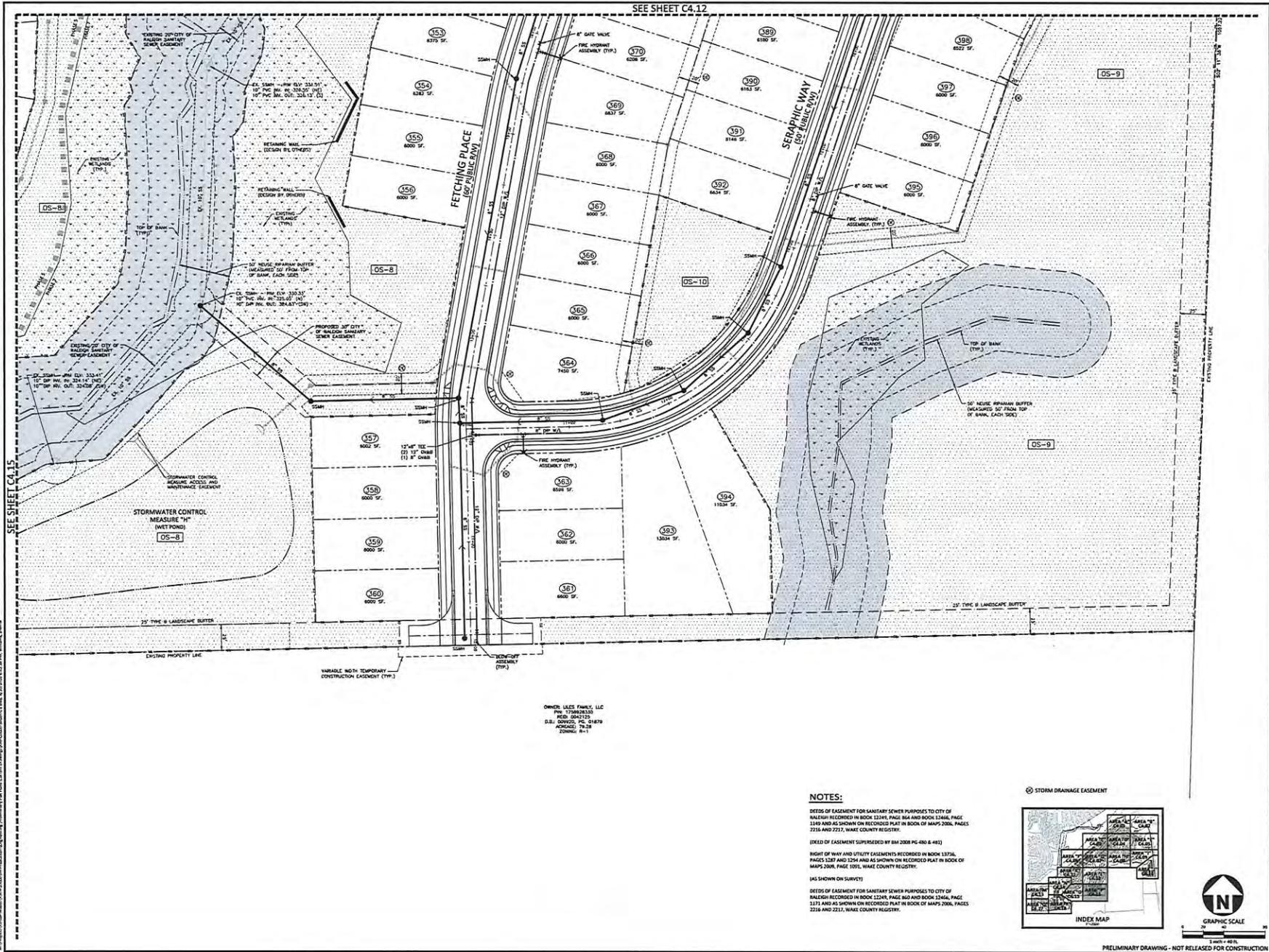
UTILITY PLAN
AREA "O"
C4.15



NOTES:
 DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 13746, PAGE 884 AND BOOK 12466, PAGE 1249 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTER.
 (DEED OF EASEMENT SUPERSEDED BY BA 2008 PG 4 AND 481)
 RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13746, PAGES 1287 AND 1294 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGE 1201, WAKE COUNTY REGISTER.
 (AS SHOWN ON SURVEY)
 DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 13240, PAGE 862 AND BOOK 12466, PAGE 1273 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTER.

OWNER: LILES PARK, LLC
 FILE # 1704828330
 BOOK 5042728
 D.B. 000002, PG. 01879
 RECORDED: 7/28/20
 ZONING: R-1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



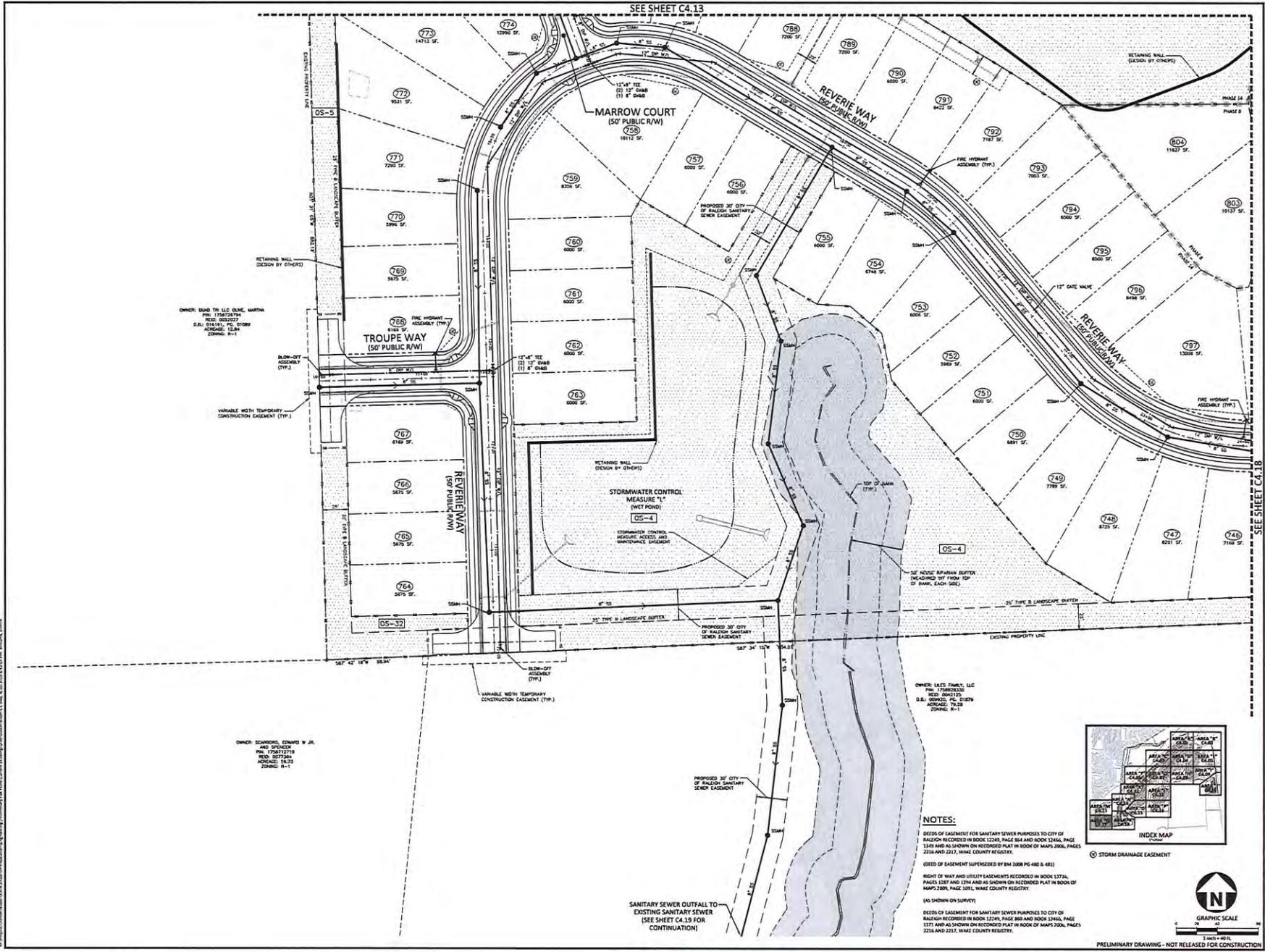
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1	06.06.2009	REV PER TOWN COMMENTS
2	06.15.2009	REV PER MUNICIPAL COMMENTS
3	06.21.2009	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.: ANW-20080
 FILE NAME: ANW20080-SOUTH-12
 CHECKED BY: .
 DRAWN BY: .
 SCALE: 1"=40'
 DATE: 01.28.2020
 SHEET

UTILITY PLAN
AREA "P"
C4.16



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 CONTACT: BOB MESHLER

ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	DESCRIPTION
1	04.16.2020	REV PER TOWN COMMENTS
2	06.24.2020	REV PER MUNICIPAL COMMENTS
3	08.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME: AWH00000-SOUTH-U1
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 SCALE: 1"=40'
 DATE: 01.28.2020
 SHEET

UTILITY PLAN AREA "Q"
C4.17

NOTES:

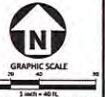
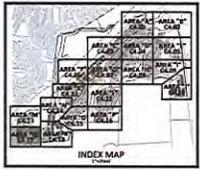
DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12464, PAGE 1348 ARE AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2004, PAGES 2314 AND 2317, WAKE COUNTY REGISTRY.

(DEED OF EASEMENT SUPERSEDED BY BM 3008 PG 482 & 481)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 1377A, PAGES 1387 AND 1394 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2004, PAGE 1041, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12464, PAGE 1337 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2004, PAGES 2314 AND 2317, WAKE COUNTY REGISTRY.



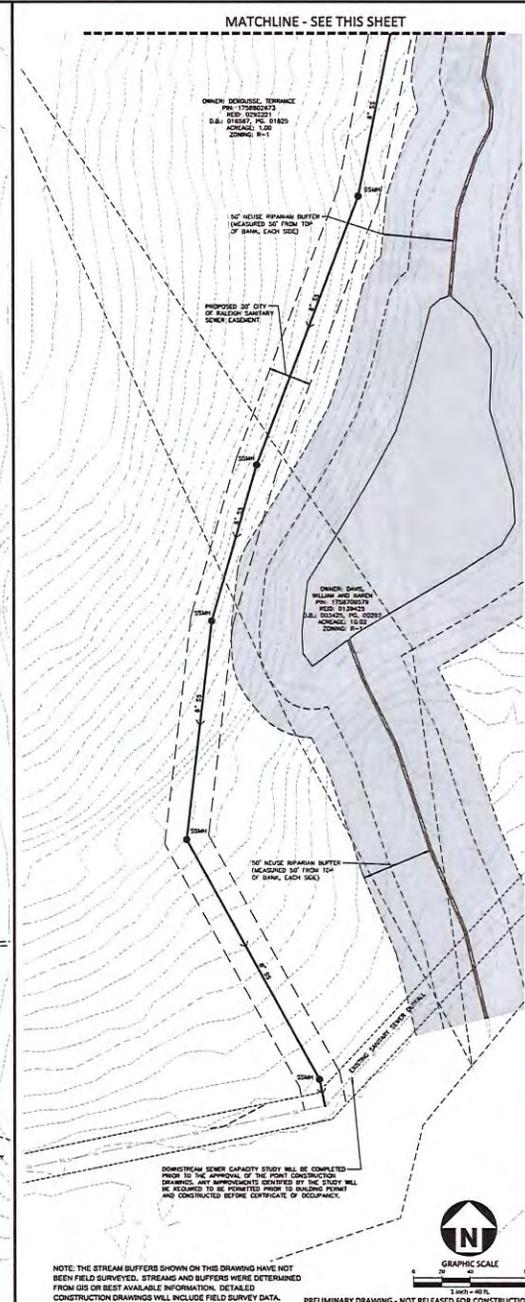
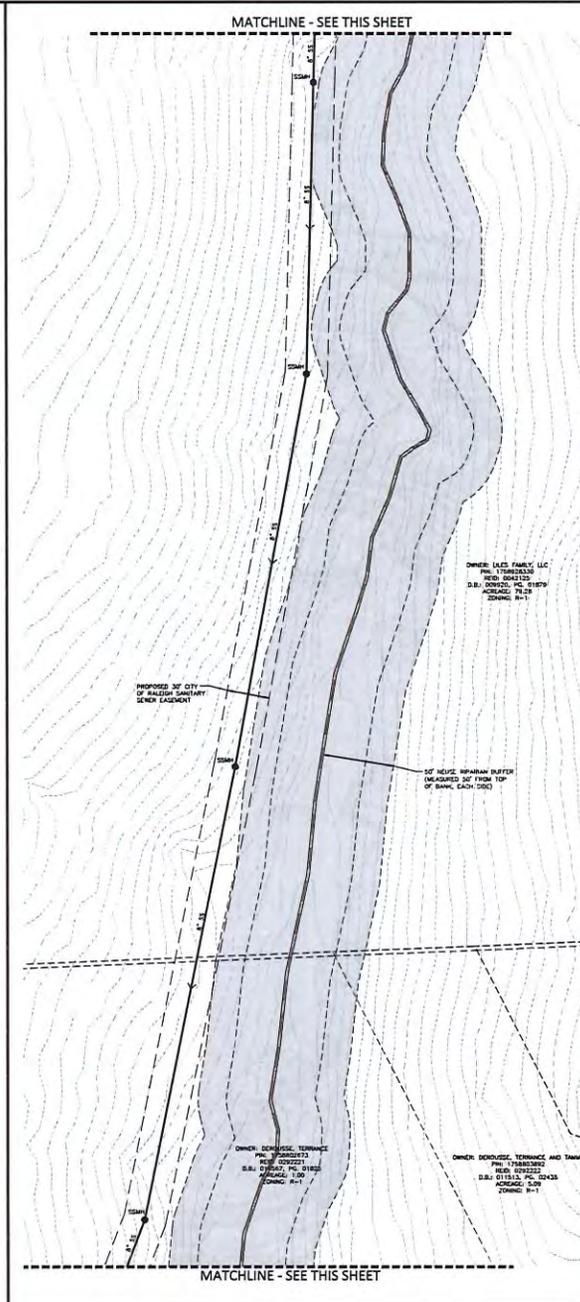
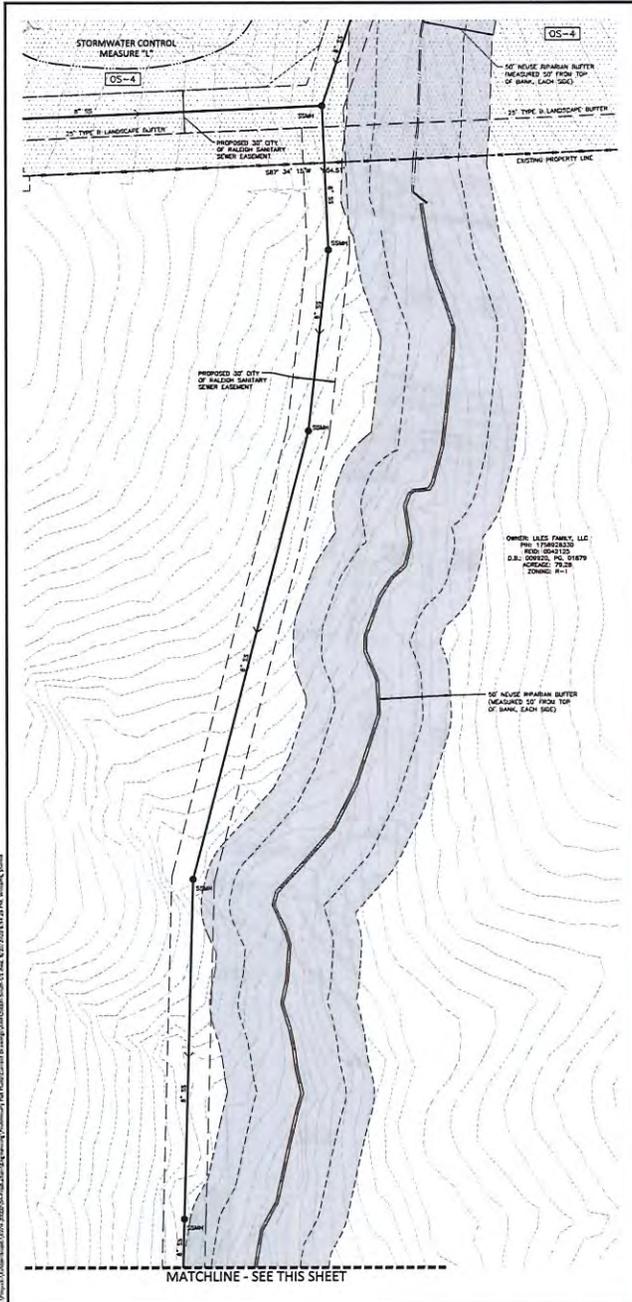
SANITARY SEWER OUTFALL TO EXISTING SANITARY SEWER (SEE SHEET C4.19 FOR CONTINUATION)

OWNER: DARD TRS LLC, CLARK, WORTH
 P.O. 17527474
 REC: 0322017
 D.B.L. 018140, P.C. 01099
 ACRES: 12.84
 ZONING: R-1

OWNER: SCHEIDT, EDWARD W JR.
 AND SPOUSE
 P.O. 17512118
 REC: 0377264
 ACRES: 56.73
 ZONING: R-1

OWNER: LOTS FAMILY, LLC
 P.O. 174963330
 REC: 040110
 D.B.L. 009020, P.C. 01079
 ACRES: 79.33
 ZONING: R-1

A:\Projects\14-00000\14-00000-SOUTH-U1\14-00000-SOUTH-U1.dwg, 01/28/2020, 11:55:04 AM, William T. O'Connell, P.E.



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CLIENT
 ASHTON WOODS RESIDENTIAL, LLC
 5711 SIX FORKS ROAD, SUITE 300
 RALEIGH, NORTH CAROLINA 27609
 PHONE: 919.252.3895
 CONTACT: BOB MISHLER

ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



REVISIONS

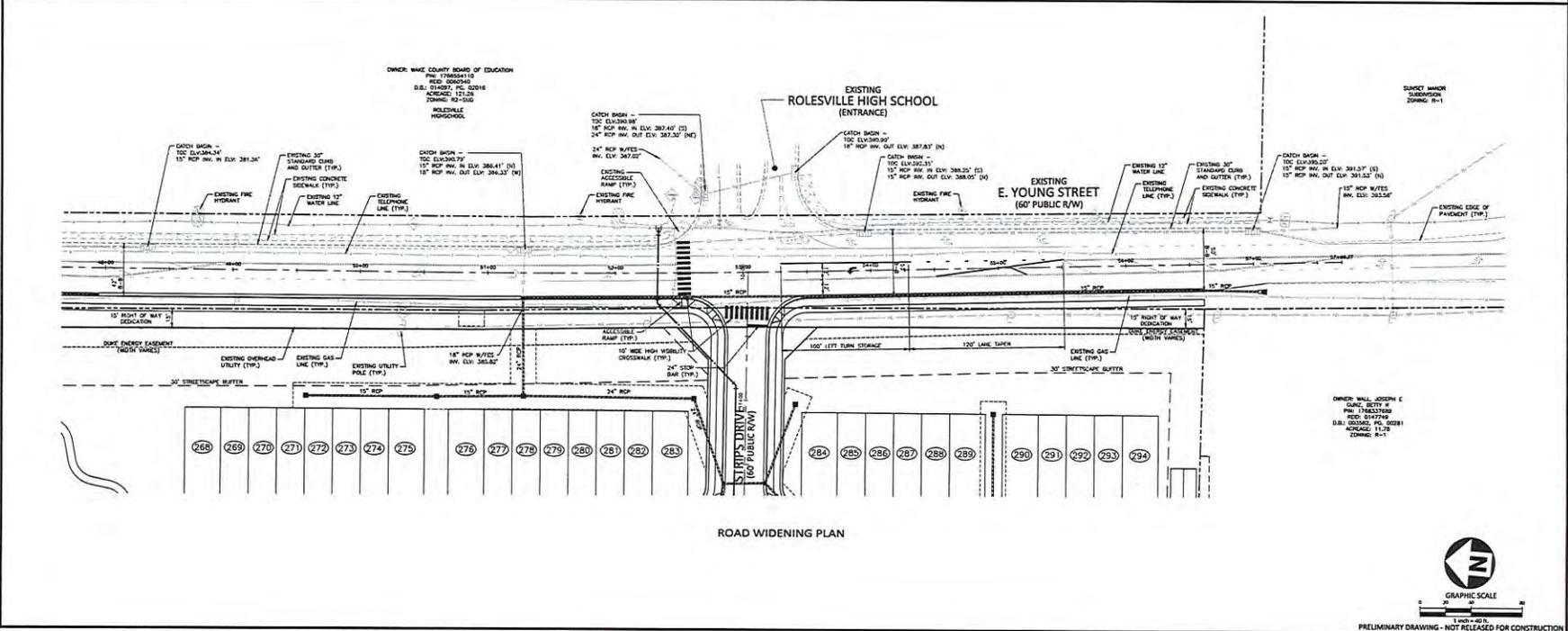
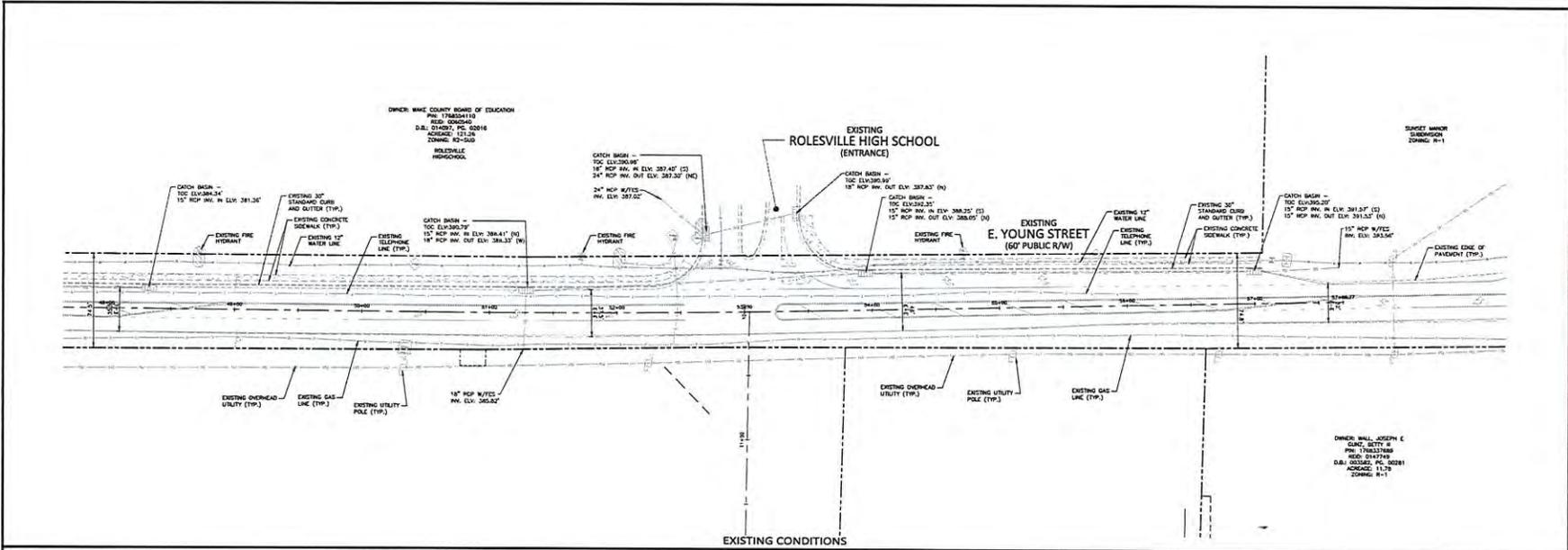
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2	08.24.2009	REV PER MUNICIPAL COMMENTS
3	08.24.2009	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

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 FILENAME: AWH20000-SOUTH-U1
 CHECKED BY: [blank]
 DRAWN BY: [blank]
 SCALE: 1"=40'
 DATE: 01.28.2010
 SHEET

**UTILITY PLAN
 SEWER OUTFALL
 C4.19**





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 PHONE: 919.232.3095
 CONTACT: BOB MESHLER



THE POINT
PHASES 1-10 AND 14
 PRELIMINARY PLAT PLANS
 EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA



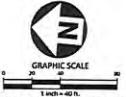
REVISIONS

NO.	DATE	REVISION
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3	08.21.2020	REV BY MUNICIPAL COMMENTS

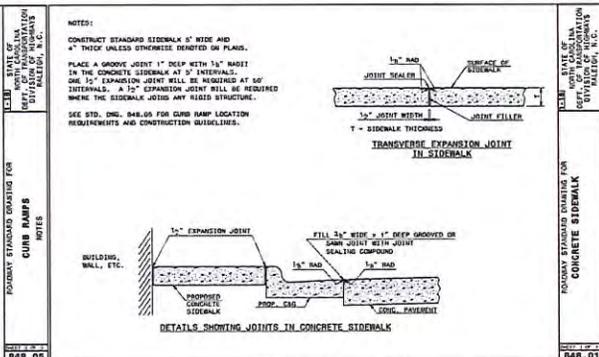
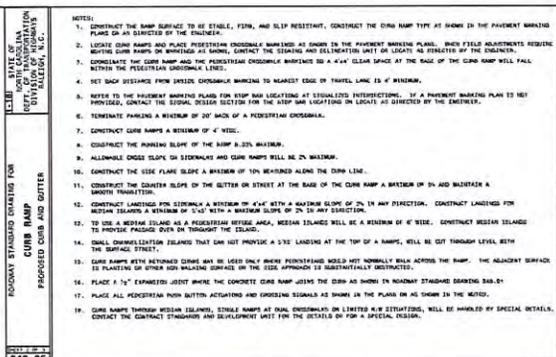
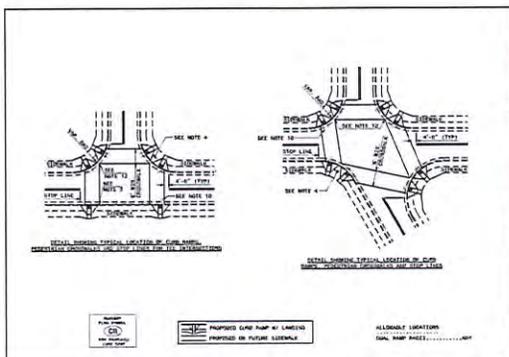
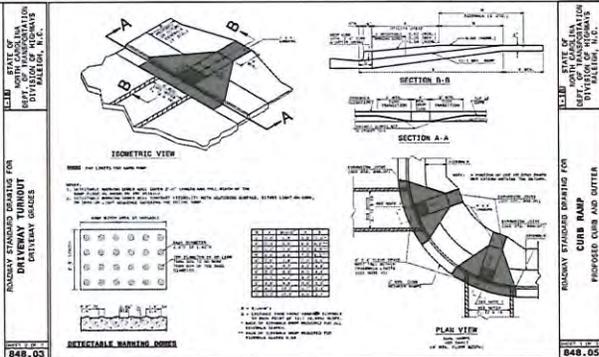
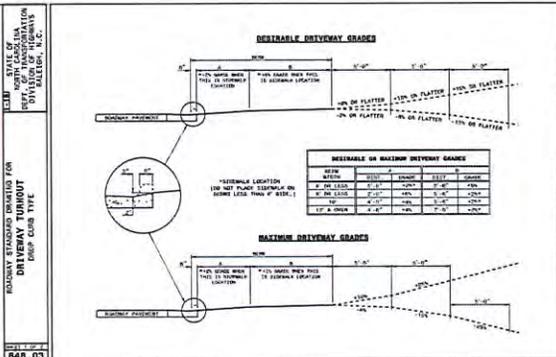
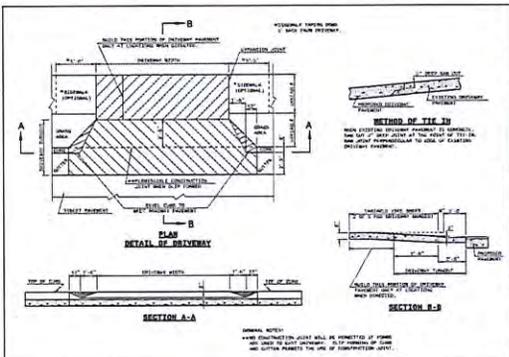
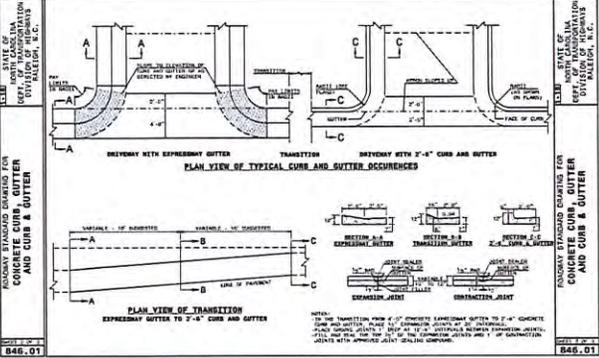
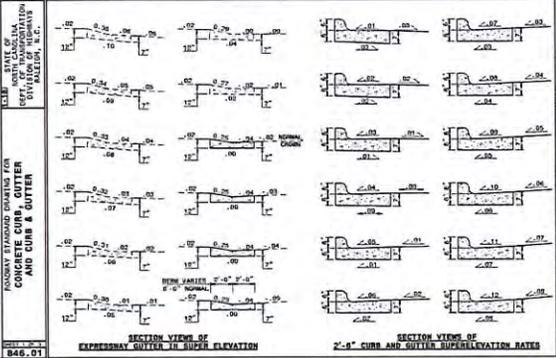
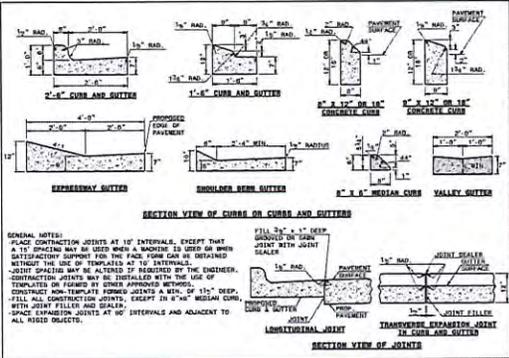
PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME: AWH\20000-SOUTH-RWT
 CHECKED BY:
 DRAWN BY:
 SCALE: 1"=40'
 DATE: 01.28.2020

SHEET
 EAST YOUNG STREET
 ROAD WIDENING
C7.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO	DATE	BY	DESCRIPTION
1	04.29.2020	REV PER TOWN COMMENTS	
2	08.26.2020	REV PER MUNICIPAL COMMENTS	
3	08.28.2020	REV PER MUNICIPAL COMMENTS	

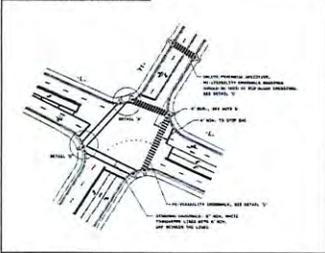
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CHECKED BY: -
DRAWN BY: -
SCALE: N/A
DATE: 01.28.2020

SHEET

SITE DETAILS

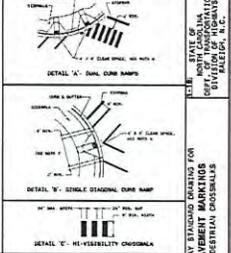
C8.00

CROSSWALK PLACEMENT GUIDANCE



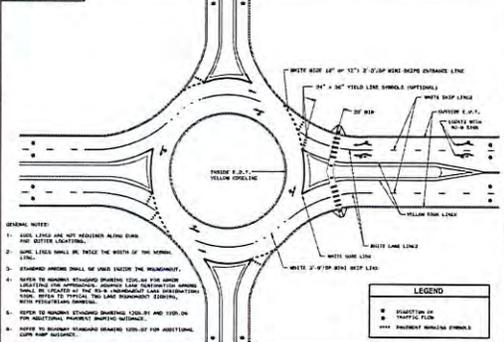
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 2. THE CROSSWALK SHALL BE PLACED TO THE LEFT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.
 3. THE CROSSWALK SHALL BE PLACED TO THE RIGHT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.
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 5. THE CROSSWALK SHALL BE PLACED TO THE RIGHT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.
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 7. THE CROSSWALK SHALL BE PLACED TO THE RIGHT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.
 8. THE CROSSWALK SHALL BE PLACED TO THE LEFT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.

PAVEMENT MARKINGS FOR INTERSECTION CROSSINGS



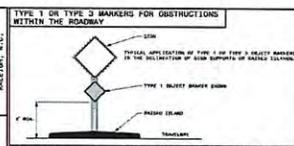
- GENERAL NOTES:**
1. ALL LINES ARE NOT NECESSARILY ALONG CURB AND BOTTLE NECKS.
 2. PAVE LINES SHALL BE PLACED TO THE WIDTH OF THE MARKING LINE.
 3. STAGGING PAVEMENT SHALL BE USED UNDER THE MARKING.
 4. MARKS TO BE PLACED TO THE RIGHT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.
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MULTI-LANE ROUNDABOUT

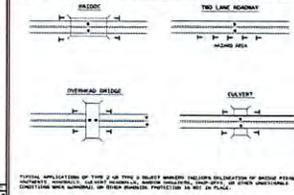


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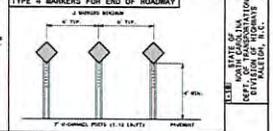
ROADWAY STANDARD MARKINGS FOR OBSTRUCTIONS WITHIN THE ROADWAY



TYPE 2 OR TYPE 3 MARKERS FOR OBSTRUCTIONS ADJACENT TO THE ROADWAY



TYPE 4 MARKERS FOR END OF ROADWAY



- GENERAL NOTES:**
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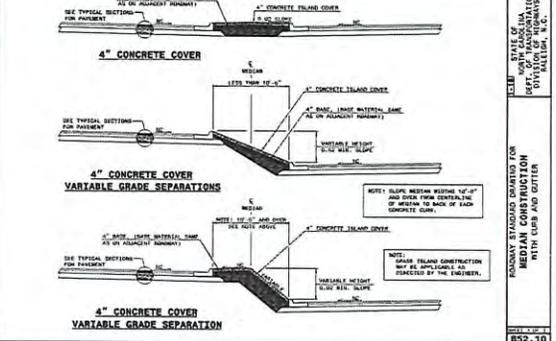
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 7. MARKS TO BE PLACED TO THE LEFT OF THE TRAVELING TRAFFIC APPROACHING THE INTERSECTION FROM THE APPROACHING ROADWAY.

1205.07

1205.14

1284.02

ROADWAY STANDARD MARKINGS FOR VARIABLE GRADE SEPARATIONS



852.10

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ASHTON WOODS.

THE POINT
PHASES 1-10 AND 14
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REV PER TOWN/CONTRACT
1	04.06.2020	REV PER TOWN/CONTRACT
2	05.28.2020	REV PER MUNICIPAL COMMENTS
3	08.21.2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO. ANH-20000
FILENAME ANH20000-04-01
CHECKED BY
DRAWN BY
SCALE N/A
DATE 01.28.2020

SHEET

SITE DETAILS

C8.01



RECEIVED
1/28/2020
RMS

Case No. PR 20-01
Date 12/05/2019

Development Plan Review Application

Project/Development Name The Point

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat

Contact Information

Property Owner Byrum Family LLC, Cameron & Beverly Shearon, The Donald F Williams Trust

Address 823 Amanda Dr, 4325 Galax Rd, 617 Bakersdale City/State/Zip Matthews NC 28104; Raleigh NC 27612; Raleigh NC 27604

Phone _____ Email bob.mishler@ashtonwoods.com

Developer Ashton Woods Homes - Raleigh

Contact Name Mr. Bob Mishler, Land Entitlement Manager

Address 5711 Six Forks Road, Suite 300 City/State/Zip Raleigh, NC, 27609

Phone 919-232-3695 Email bob.mishler@ashtonwoods.com

Design Engineering Company WithersRavenel

Contact Name Shayne Leathers

Address 5 MacKenan Drive City/State/Zip Cary, NC, 27511

Phone 919-238-0343 Email sleathers@withersravenel.com

Property Information

Wake County PIN(s) 1768267208, 1768068057, 1768044257, & 1758930017 Address 900 East Young Street, Rolesville, NC

Total Property Acreage 316.8 acres Total Phases 14

Total Lots 807 Average Lot Size 6250 sf

Smallest Lot Size 2310 sf Largest Lot Size 7500 sf

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature  Date 12/9/19

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Memorandum

To: Mayor and Town Board
From: Amy Stevens, Finance Director
Date: October 1, 2020
Re: Schedule of Fees & Charges Study, Agenda Item #C.4.

Background

Over the summer of 2020, the Town's MPA intern, Valencia Wagner, began a project to evaluate the Town's Schedule of Fees & Charges. She examined the fees charged by multiple North Carolina communities and compared them to Rolesville. The memo summarizing her findings is attached, and she is scheduled to attend the meeting on October 6 to review the results.

Relationship to Current Budget/Goals

This fee study supports Goal 13 of the Strategic Plan which is to "maintain and increase the Town's financial strength." It is noted as a specific action item on the Staff Progress Report as item 13.3.

Staff Recommendation

No formal action is requested tonight, but staff will be seeking general direction for the next steps in this effort.

The results of this study have been discussed with the relevant department heads. Based upon the research collected to date, staff has the following recommendations:

- Have further conversation with the Town Board to refresh and clarify the Town's cost recovery policy regarding parks and recreation fees. This cost recovery policy will aid staff in recommending which fees to charge and the appropriate amounts for Rolesville.
- Expand the UDO Update project to include a comprehensive review of the Town's planning and development fees. Given the updates expected in the code, it makes sense to coordinate these efforts so that they complement each other.
- Conduct further study regarding the administrative impacts of the new police-related fees. Evaluate how they might be addressed through the Town's new financial software, as that project proceeds.

Staff recommend continued work on these items noted above, with the goal of implementing changes to the Schedule of Fees & Charges in coordination with the FY2021-22 budget process.

Board Options

Alternatively, the Town Board may direct staff to 1) accelerate the fee review for earlier implementation or 2) retain the current schedule of fees and make no further adjustments.

Attachments:

- Memorandum "Schedule of Fees and Charges Comprehensive Review"

Memorandum

To: Kelly Arnold
From: Valencia Wagner
Date: July 30, 2020
Re: Schedule of Fees and Charges Comprehensive Review

Purpose

Town of Rolesville staff conducted a comprehensive review of the Town's Schedule of Fees and Charges. This study evaluated how Rolesville's fee rates compare to the fee rates of other local governments in North Carolina.

Background

The study benchmarked Rolesville's fees with regional and comparatively sized municipalities. Cities and towns compared are listed below:

- Regional- Apex, Cary, Fuquay-Varina, Garner, Knightdale, Morrisville, Raleigh, Wake Forest, Wendell, Zebulon
- Comparatively sized- Hillsborough, Pinehurst, Pittsboro

Methodology

The analysis compared fees in two different ways. The primary method was a direct comparison of the amount charged for a fee. The secondary method involved assessing how a fee was charged, for example, hourly vs. half-day rates; this technique was used less frequently.

In addition to the price comparisons, there is a list of fees charged in other towns but not in Rolesville and a list of fees to be considered by the Rolesville Town Board. Generally, a fee was added to the consideration list if recommended by a department head, or if at least two of the compared municipalities charged for a service Rolesville does not charge. Fees were also included on the consideration list if Rolesville charged less for a service than other local governments.

Collected information helped to identify trends. Trends revealed through the study include Rolesville not charging for common services, undercharging for services, or unusually structured fees. The board may choose to address the trends through introducing new fees, increasing fee rates, or restructuring fee schedule categories.

Recommendations

The board may consider the fees below in the future:

PARKS AND RECREATION

FEES TO INCREASE	ROLESVILLE PRICE	PRICE RANGE
Holiday, weekend, and after-hours rate for facility rentals	\$15/hr	150% of regular rate

NEW FEES	RECOMMENDED PRICE
Cancellation fee for facility rentals (rate increases closer to rental date)	<ul style="list-style-type: none"> • 30 days or less 25% retained • 31 days or more 10% retained
Cleaning rates after facility use	Event without alcohol: <100 guests- \$125 >101 guests- \$175 Event serving alcohol: \$250
Special event alcohol vendor permit with town facility rental	\$400
Special event permits	
<ul style="list-style-type: none"> • Public and private events on private property • Public and private events on public property • Street greenway events • Street closure 	\$20 \$35 \$50 \$50 per barricade point

PLANNING*

FEES TO INCREASE	ROLESVILLE PRICE	PRICE RANGE
Appeal to Zoning Administrator’s interpretation	\$300	\$400- \$1,000
Comprehensive plan amendment	\$285	\$300- \$1,000
Construction plan reviews (usually includes 2-3 initial reviews)	\$120 plus actual cost incurred from the review by the Town Inspection representative	\$300- \$750 plus \$30/acre
Recombination	\$50	\$100- \$350
Sketch plan reviews	\$120	\$150-\$2,900
Special use permits	\$300 plus \$8/lot	\$400 - \$1,000 plus \$30/acre
UDO text amendment	\$285	\$300- \$1,266
Verification letters	\$25	\$75-\$100
Zoning map amendments	General Use District:\$385	\$450 plus \$10/acre- \$1400
	Conditional or Special Use District: \$385	\$450 plus \$10/acre- \$1,900
Zoning permits	\$150	\$175 - \$1,800

NEW FEES	PRICE RANGE
Annexation petition- fee to petition for voluntary annexation to the Town of Rolesville of a land area by 100% of owners of said property	\$200-\$390
Food truck or mobile restaurant permit (annual renewal or valid as long as permit holder timely files Food & Beverage tax receipts and reports)	\$50-\$200
Signs (expanded options other than permanent and temporary)	Examples: wall mounted, free standing, sandwich board

*In an effort to make data-driven decisions, the Planning Department recommends an evaluation of its departmental operating costs in January 2021. The department collects weekly reports of employee time spent providing specific services. There are too few weekly reports to make an informed decision. Additional data will allow staff to identify which services the department does not recover enough of its expenses through the current fee amounts. In the next six months, the Planning Department will continue to evaluate its operational costs before recommending a specific price increase for fees.

POLICE

NEW FEES	RECOMMENDED PRICE
False alarm- fee to be charged after a specific number of Police responses to a security system false alarm (at the same address) within a year.	3- 5 consecutive: \$100.00 6 - 8 consecutive:\$150.00 9 - 10 consecutive: \$200.00 > 10 consecutive: \$300.00
Off-duty officer needed for an event- to cover the cost of Workers Compensation and vehicle usage *Not including the off-duty officer hourly pay rate	\$10/hr per officer
Soliciting or peddling permit (text addition, fee is already in Town Code) *three day solicitation limit per permit	\$10

OTHER

FEE	RECOMMENDED PRICE
Public Records	<ul style="list-style-type: none"> • Set per page rate for printed documents (Rolesville currently only charges a price per document) <ul style="list-style-type: none"> ○ 8.5 x 11- \$0.15 ○ 8.5 x 14- \$0.25 ○ 11 x 17- \$0.25 • Fee for afterhours employee time (per hour) changed to actual overtime cost when fulfilling requests
Consultation	Actual price to reimburse the town plus \$100 base fee



FUTURE TOWN BOARD MEETINGS
(Please note this schedule is subject to change)

- October 20, 2020 Town Board Regular Meeting – 7:00 pm
- Public Hearing (Quasi-Judicial). Case: PR 20-02. The Preserve @ Jones Dairy Rd (North) Preliminary Subdivision Plat.
 - Public Hearing (Quasi-Judicial). Case: PR 20-04. The Preserve @ Jones Dairy Rd (Central) Preliminary Subdivision Plat.
- October 27, 2020 Town Board Work Session – 6:00 pm
- Rolesville/Wake Forest Transit Study
 - Main Street LAPP Grant Project Update
 - Feasibility Update of Public Works Facility on NCDOT Land
- November 3, 2020 Town Board Regular Meeting – 7:00 pm
- Public Comment
 - Advisory Boards Liaison Reports
 - Consent: Approval of Minutes from October 6th, 20th and 27th Town Board Meetings
 - Public Hearing (Legislative) Case: ANX20-03 – Hopper Comm. / Wheeler Prop. Mitchell Mill (pending call for it by TB on 10/6).
 - Public Hearing Case: MA20-01 – Hopper Comm. (pending call for it by TB on 10/6).
 - Downtown Mixed-Use Text Amendment Adoption.
- November 17, 2020 Town Board Meeting – 7:00 pm
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- December 1, 2020 Town Board Meeting – 7:00 pm (Tree Lighting prior to meeting?)
- Public Comment
 - Advisory Boards Liaison Reports
 - Consent: Approval of Minutes.
- Future Board Meetings – Not Scheduled
- Public Hearing (Quasi-Judicial). Case: SP 20-03 Carolina Legacy Volleyball Site Plan
 - Public Hearing (Legislative) Case: MA 20-02 C4 Investments LLC.
 - Public Hearing (Quasi-Judicial) Case: SP 20-01 Elizabeth Springs Amenity Site Plan.
 - Planning Board Candidate Appointment – TBD following interviews