Planning Board Regular Meeting
Monday September 28, 2020 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Notice:

The public hearings set for this evening's agenda may draw a level of public attendance above what the Town can reasonably accommodate given current COVID-19 constraints. The Town will continue to follow current public meeting policy with the following additional precautions:

• The Community Center has a safety capacity of 18 persons.

• Speakers for each of the public hearings will be limited to a maximum of ten (10) speakers in favor and ten (10) speakers in opposition. Each speaker will have a time limit of three (3) minutes.

• Admission to the Community Center (and sign-ups to speak during the public hearings) will begin at 6:45 p.m. Seating and meeting sign-up will be on a first-come first-served basis. Adhere to social distancing if waiting for meeting sign-up.

• If you are signed-up to speak, you may be required to wait outside of the Community Center. Staff will call for speakers waiting within the Community Center or outside to ensure a safe and orderly hearing.

• The public is invited to submit public hearing comments in advance of the meeting utilizing the Town's online submission form https://www.cognitoforms.com/TownOfRolesville/townofrolesvillepubliccommentsubmissionform. Please indicate for which hearing the comment is being made. Online comments will be accepted until 5:00 p.m. on Monday September 28, 2020.

Town of Rolesville Planning Board 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. Approve the August 24, 2020, Planning Board meeting minutes

4. Approve the August 25, 2020 Special Joint Work Session meeting minutes

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.

5. MA 20-01 Hopper Communities, UDO Map Amendment to zone 91.39 acres located at 1801 Rolesville Road and 6301 Mitchel Mill Road from Wake county residential 30 Zoning District (R30) to Rolesville Residential 3 Conditional Zoning District (R3-CZ).

6. PR 20-01 The Point – Phases 1-10, & 14 Preliminary Subdivision Plat review for at 900 E Young Street for 804 residential lots on a total of 264.27 acres.

7. PR 20-04 The Preserve at Jones Dairy (Central) Preliminary Subdivision Plat review at Jones Dairy Road and Averette Road for 255 residential single-family lots on four parcels for a total of 89.02 acres.

8. PR 20-02 The Preserve at Jones Dairy (North) Preliminary Subdivision Plat review at off of Averette Road, between of Perry Farms and Elizabeth Springs subdivision for 136 residential single-family lots on two parcels for a total of 4917 acres.

9. Planning Director's report

   a. Consider scheduling a special meeting for review and recommendation for the proposed Town Center (TC) Zoning Text Amendment

   b. Request for two Planning Board members for the UDO Update Steering Committee.

   c. UDO Text Amendment 20-01 Residential 3 Zoning District adding single-family dwellings as permitted use, approved on September 15, 2020.

   d. Development Activity Report

10. Town Attorney's report

11. Other business

12. Adjournment

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Planning Board Regular Meeting
August 24, 2020- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Frank Pearce, Board Member
Davion Cross, Board Member
Mike Moss, Vice Chairman
Jim Schwartz, Board Member
Michelle Medley, Town Commissioner/ Planning Board Liaison

Danny Johnson, Planning Director
Julie Spriggs, Planner II
Town Attorney Dave Neill
Shelly Raby, Development Specialist

ABSENT: Donnie Lawrence, Board Member

CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

INVOCATION

Board Member Moss gave the invocation.

APPROVAL OF MINUTES

Moved by Board Member Frank Pearce and second by Board Member Mike Moss the motion to approve the minutes of July 27, 2020, carried by unanimous vote.

Important to note, Chairman of the Board Mark Powers reminded the board he will be asking those who have signed up to speak to keep their comments to three minutes to allow everyone who wishes to speak the same opportunity.

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PR 20-05 Kalas Falls Preliminary Subdivision Plat

Julie Spriggs Town of Rolesville Planner II presented a slide show with maps, with the addition of a greenway alternate route.

- Approval of the plat with an alternate in case the greenway is unable to be connected as shown due to the slope and safety for the pedestrians.
- TRC and Staff recommend approval. It meets regulations of the ordinance and the special use permit.

Planning Board Chairman Mark Powers asked when will the developer decide on a final greenway path?

Ms. Spriggs replied on the construction drawing when the planning profiles can be done with the topography to make sure the slopes could be graphed and not too dangerous for pedestrians to walk on.

Planning Board member Jim Schwartz raised the following concerns:

- If the bridge is built now, or will it stop just before the creek; and who is responsible to build and pay for it?
- Traffic safety, back-ups, congestion, and a stoplight.

Reply from **Jay Gileece (Engineer) and Brad Haertling Head Design Engineer with American Engineers**: Whoever purchases and builds on the abutting land would have to make that connection.

A traffic impact analysis study was conducted and they did not see any concern. At 150 homes, they have to do a warrant study with DOT, and if it is not warranted at that time, they will do another at 300, and again at 450. Phase 1 will consist of roughly 125 homes, Off-site water, and off-site sewer, which must go in first at the time of the road improvements, all need to be done upfront.

Planning Board Chairman Mark Powers asked what is the schedule or the proposed schedule on the phases. Mr. Gileece responded the northern section on ~~Rogers~~ Rolesville Road is phase one.

Vice-Chairman Mike Moss asked if they had applied for the DOT driveway permits yet. Response from both engineers was no, they could not apply yet until they get the construction drawings. Everything has gone through DOT, and DOT has approved everything from design to layouts so far. Mike asked if this design is what will be on the final regarding turn lanes. Both engineers replied yes.

Planning Board member Davion Cross had the following concerns:

- Does the greenway go through any one's yard, and what is so tricky about the proposal of the greenway, clarity of the map shown?

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Mr. Gileece replied no it would not, and the map section of government use is greenways and open space, also noting they have included more space that is open then what is required.

Ms. Spriggs explained the topography is the issue due to the placement between the stormwater pond and the sanitary sewer and the reasonable slope for the safety of our pedestrians so they offered another potential location.

Planning Director Danny Johnson noted this follows the previously approved master plan, including lot sizes and zoning.

Michelle Roerick 3624 Nether Ridge Rd. Zebulon, NC asked about the mail kiosks

Mr. Johnson replied:

- This is just a preliminary plat, this is not the construction drawings.
- The construction drawings are where they will ensure the numbers match with what the town requires. The preliminary is just that, preliminary.
- When they submit the construction drawings, they are locked into the number of spaces. However, on the preliminary, which is what this is, they are not locked in, because they may move the location multiple times.

Chairman Powers asked Mr. Johnson if it is normal for a check to make sure everything is correct, to which Mr. Johnson replied yes, but not until the construction drawings. Mr. Gileece also stated that whatever is required in the code would be on the construction drawings.

Upon a motion by Board Member Mike Moss and second by Board Member Frank Pearce, the Kalas Falls Preliminary Subdivision Plat with conditions for the optional greenway if needed and verification of the kiosk parking approved by unanimous vote.

UDO TA 20-01 Residential III Zoning District Text Amendment

Planning Director Danny Johnson reviewed the text amendment information.

- The amendment has been returned to the planning board at the request of the town board, as the applicant has now amended their proposal.
- The comprehensive plan encourages revision to the UDO and current standards to meet demand and the needs of the community and the proposed text amendment will address such an addition in the UDO and will serve in the publics' interest. The change is consistent with the comprehensive plan to allow provisions to revise the UDO RIII single-family dwellings and allow lot size dimensions that are similar to the surrounding communities.
- Staff recommendation to TA 20-01 is the same as it was previously, and recommends approval and advises the board to do the steps necessary to send this to the town board of commissioners.

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Planning Board member Jim Schwartz asked the following:

- Could an applicant apply for a special use permit for a smaller lot size or could they apply for an RPUD?
  Mr. Johnson replied no. This is just for the RIII district and reminded him the town board is discouraging PUDS at this time.

Planning Board member Mike Moss asked:

- Will the RIII district allow for the smallest residential lot sizes in Rolesville?
  Mr. Johnson replied yes. It would also remove the cap on acreage because there will be sites that are greater than twenty (20) acres. This amendment would have a cap of five (5) dwellings per unit acre and realistically that is going to be tough to do because of environmental conditions, stream buffers and roads, etc.

Chairman Mark Powers stated after the comments heard at the ~~July~~ June 22th Planning Board meeting, moving forward would give the public further opportunity for comment at the September 1st meeting. Mr. Johnson confirmed the town board will hold a public hearing.

Attorney Beth Trahos with Nelson Mullins stated the following on behalf of Hopper Communities:

- The text amendment was brought forth because they heard from staff and saw the policy adopted by the town board discouraging PUDS, which is what they had originally intended to use.
- This text amendment intended to mirror the PUD with a six (6) thousand square foot minimum, and add it to the RIII as an option.
- Heard concerns of the public and the board regarding lot size. Increased the minimum sizes of the standards and included a density cap.
- This text change would allow you to reach your goals of the comprehensive plan. She reminded us that existing developments all have multiple lots with six (6) thousand square feet minimums. This text change in their opinion is providing you with what the town said it wants to do in the comprehensive plan, in a fashion that does not require a quasi-judicial element.

Chairman Mark Powers reminded the board that tonight's focus is on the text amendment to allow single-family dwelling in the RIII zoning district. Not its potential applicability to any property or project.

Planning Board member Davion Cross stated the following:

- Asked for clarification on what questions the public can they ask.
- Where is Hoppers Communities located?
- Why was eight (8) thousand square foot lots chosen instead of nine (9) thousand square feet, etc. and will this property, be a mixed-use development?

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- Noting as well that while density is a concern, he also wants to encourage development, and while a small lot size is not what he desires, someone else might.
  Mr. Johnson replied this is a text amendment to add the use of single-family dwellings and the standards associated with it. Questions with anything particular will come with an actual application in either a zoning case, etc. That is not what we are discussing tonight. This is just about adding single-family dwellings to the RIII zoning district, and it will apply to any application in this RIII district. We are not dealing with site-specific. This is just about the text amendment only. Chairman Mark Powers stated this amendment would affect the entire town for the future of those looking for that type of density.

  Attorney Beth Trahos replied RIII only allows residential, so there will be no retail, office or mixed-use. They started with the minimum lot size of six (6) thousand based off the R PUD requirements already developed in town and increased to eight (8) thousand after hearing concerns about small lot sizes from residents that do not actually live in town but live in the county, particularly those that live adjacent to this site. The developer then increased the lot size to roughly a third (.33%) larger, from six (6) thousand to eight (8) thousand square feet as a minimum lot size. Additionally, they looked at surrounding jurisdictions, many with smaller lot sizes, and tried to hit a compromise.

Planning Board Liaison Michelle Medley asked the following:

- Are apartments included in this amendment?
- Clarification requested on how people are supposed to frame their questions?
  Mr. Johnson replied apartments are already included in the RIII district. Mr. Powers pointed out this has townhomes and apartments, adding the single-family homes would space things out more. Mr. Schwartz addressed Ms. Medley's question stating he had the same confusion a few meetings back and Attorney Dave Neill clarified. If this was a Quasi-judicial hearing, the public would not be allowed to speak unless they were subject matter experts. This meeting tonight being Legislative gives them the opportunity. Mr. Neill stated it would be a consequence of making a change like this in the event we were to continue to discourage Residential PUDS without a significant commercial or governmental function, there would now be another sort of proposal out there for single-family detached uses in that 3-5 units per acre range. We currently do not have that in our ordinance in any district other than a PUD. This puts it out there as a way to accomplish what the comp plan says. The unintended consequence is that matters will now come to the town board as zoning cases in which case those are legislative decisions rather than quasi-judicial decisions which means interested parties can have conversations with their neighbors and planning board members, elected officials and folks can openly discuss and haggle as they will. Chairman Powers suggested posting something on the town website as to the process of these meetings and hearings for the public to understand how things work.

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For the record-, Attorney Dave Neill clarified advice he made earlier. Section 3.9.8 withdrawal or amendment of the petition while likely to apply solely to zoning petitions rather than text amendments, can be reasonably read as Ms. Roerick has interpreted it, and given that it could be read that way, my job is to take the least risky approach. I would have the board consider all the options of square footage because the concern raised by the speaker of not being able to amend the petition is resolved before the commissioners. Where the provision goes on to say that at the hearing, the town board can adopt whatever it likes and the petitioner can also bring forward changes also the planning boards considerations can also be brought forward at that hearing. As a technical matter, let us keep our ears open to all sorts of square footage without linking ourselves to six or eight thousand and know that when we get to the public hearing before the board of commissioners most anything will be appropriate.

Bill Harrell with Nelson Mullins noted the following:

- While a text amendment may be out of the norm for the board, however as a former planner he can tell you they are quite common.
- After the approval of The Point and Kalas Falls, the use of the RPUD zoning district was actively discouraged and taken away from us. With the RPUD district being taken off the table, they had to turn to the remaining districts in the Rolesville UDO of RI, RII, and RIII.
- The RIII is best suited to create housing for our teachers and first responders who serve in the community. Smaller lot sizes do not mean smaller homes, especially now with so many people working from home.
- The owners of this property simply want the same opportunity afforded to them as the Shearon family owners of The Point also the owners of Kalas Falls.

COMMENTS FROM PUBLIC IN FAVOR (in person)

-Ginny Fowler Wheeler 7928 Sutterton Ct Raleigh, NC shared an article she read over the weekend titled Lot Size no longer matters as much. Ms. Fowler Wheeler stated she would send the link to this article as requested by Planning Board member Jim Schwartz.
-Steve Wheeler 7928 Sutterton Ct Raleigh, NC this is amendment is consistent and superior to the current zoning districts currently offered and makes Rolesville more attractive to millennials, young families, and essential workers.

COMMENTS FROM PUBLIC IN OPPOSITION (in person)

-Michelle Roerick 3624 Nether Ridge Rd Zebulon, NC,27597 questioned the amendment change of the increased lot size and standards. Mr. Powers asked Mr. Johnson and Mr. Neill if they had any comments, Mr. Neil stated they should continue to move forward with the public notice. His understanding is the notice went out as addition of single-family to the RIII district. The actual square footage that the town might change it to, he was not sure if that was part of the notice. Therefore, the last time we discussed a variety of square footage was thrown out, different side yard setbacks

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were discussed because at the end of the day a text change is purely at the discretion of the board of commissioners. The board of commissioners does not have had to of had anyone make an application for a text change. The board can conceive of that concept on its own, and that is actually what the statute anticipates will occur. Let us move forward and consider what the appropriate change is if any to the RIII district and a recommendation could come out of this board either to not make a change or to make some other change. Any recommendation would be something for the board of commissioners to determine. That gives him some time to make sure that appropriate notice has been made under our ordinance and if there is a problem there, we can continue the board of commissioners meeting to provide that amount of time to solve it.
- Curtis Roerick 3624 Nether Ridge Rd Zebulon, NC 27597 restated his concerns voiced at the meeting on June 22.
-Matthew Jones 3624 Nether Ridge Rd Zebulon, NC 27597 changing this text amendment creates more density and more traffic.
-Derek Willits 3701 Nether Ridge Rd Zebulon, NC 27597 opposed the amendment.
-Minda Sportsman 3809 Arbor Rose Ln Zebulon, NC 27597 - no comments directly related to the text amendment.
-Gayle Stallings 1512 Rolesville Rd Wake Forest, NC 27587- no comments directly related to the text amendment.

COMMENTS FROM PUBLIC IN OPPOSITION (received through email)

-Lesley & Gary Klinker 3509 Taviswood Way Wake Forest, NC 27587- no comments directly related to the text amendment, however, high-density neighborhood concerns were raised.
-Harrell Stalling 1512 Rolesville Rd Wake Forest, NC 27587- asked the board vote no for UDO TA 20-01 Text Amendment.
-Anthony & Kathleen Trabucco 3500 Traviswood Way Wake Forest, NC 27587- asked the board vote no for UDO TA 20-01 Text Amendment.
-Susan & Tony Swift 3504 Traviswood Way Wake Forest, NC 27587- asked the board vote no for UDO TA 20-01 Text Amendment.
-Kristen Wheless 3629 Nether Ridge Rd Zebulon, NC 27597- asked the board vote no for UDO TA 20-01 Text Amendment with concerns of high density.
-Kimberly Woodlief Eddins 1504 Rolesville Rd Wake Forest, NC 27587 - asked the board vote no for UDO TA 20-01 Text Amendment with concerns of high density.
-Lorin Wiandt 4209 Lassiter Rd. Wake Forest, NC 27587 - asked the board vote no for UDO TA 20-01 Text Amendment with concerns of density and traffic.
-Patrick Jensen 3733 Nether Ridge Rd Zebulon, NC 27597 - asked the board vote no for UDO TA 20-01 Text Amendment.

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Public Comments received through email not related to TA 20-01

-Karen and Shawn Washburn 3600 Nether Ridge Rd Zebulon, NC 27597- no comments directly related to the text amendment.
-Lorraine Stephenson 3532 Catlett Farm Rd Wake Forest, NC 27587- no comments directly related to the text amendment.
-Agnes Tyborowski 6612 Fowler Rd Zebulon, NC 27597- no comments directly related to the text amendment.
-Lynn Thomas 3813 Tavison Ct Wake Forest, NC 27587- no comments directly related to the text amendment.
-Lee Jones 3533 Nether Ridge Rd Zebulon, NC- no comments directly related to the text amendment.

After these discussions, **Planning Board member Frank Pearce** stated he probably holds seniority to everyone in the room as to the years he has grown up/lived here and has seen all the changes come to Rolesville, some good, and some bad. We have to appreciate this land used to be farmland and he was a farm boy. The surviving farm children have decided they want another way of life, and for them to get some benefit for what used to be their farm, they are putting it up for sale. We have people who are opposing this type of event that is happening around us because they do not want someone moving in next to them because they are used to the farmland. But the farmland is going away and we can't stop that, it's just human nature. Being realistic, not everyone wants to crank up a lawnmower on Saturday morning, and I think we are overlooking some of this stuff that has been said. I agree with some of the speakers that have said a small lot is not for everyone, nor is a big lot for everybody. The only reason Rolesville did not grow at a faster rate is because the soil depth on top of this granite rock is not deep enough to support a septic tank and the septic tank lines so when we got the water sewer, Rolesville started growing and this was in 1993. We are having a lot of discussion about lot sizes and density, but I believe some of the people who are opposing this when it comes the day for them to pass it on to their children, the children will do the same thing of what has been happening before.

Upon a motion by Board Member Frank Pearce and second by Board Member Mike Moss to favorably recommend, the UDO TA 20-01 Amendment Article 5 use and dimensional standards and Article 6 supplementary district standards, Section 6.5 RIII residential district. The request is reasonable and in the public interest, the change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's RIII zoning district to add single-family dwellings with minimum lot dimensional standards that are similar to surrounding communities.

Mr. Johnson asked Mr. Pearce if his motion included the applicant's proposed change to minimum lot sizes of 8,000 square feet and the amended dimensional standards. Mr. Pearce along with Mr. Moss clarified the motion. Mr. Pearce also added he has been educated over the years serving on this board that the board

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cannot pick and choose who can and cannot sell their land when the time comes. We are merely an advisory board to the town board, and the town board has the final say and it is their decision to make. Chairman Powers called again for another vote with the clarifications and the motion approved by unanimous vote.

Planning Board member Jim Schwartz made a motion requesting Town Manager Kelly Arnold look for a venue large enough to accommodate the public; second by Planning Board member Davion Cross, the motion approved by unanimous vote.

PLANNING DIRECTOR'S REPORT

July Development Activity Report

a) Town Board/Planning Board Virtual Special Meeting at 6 pm on Tuesday, August 25, 2020

TOWN ATTORNEY'S REPORT: None at this time

OTHER BUSINESS:

Planning Board member Frank Pearce brought attention to some concerns raised about the trees in town.

- Safety concern: South Main Street- two trees by the park protruding onto the street, big/box trucks hit the branches with mirrors. Crepe Myrtles on Rogers coming to South Main, trucks and school buses cannot stay in the lane because of the mirrors.
- Request to ask the town board to change the trees to behind the sidewalk, not between the street and the sidewalk.DOT states you must maintain a vertical clearance.
- Included a handout with the state rules and regulations of what DOT recommends for review.

Planning Board Member Jim Schwartz asked if we have anything in our current ordinance dealing with the trees. **Planning Director Danny Johnson** replied no.

Planning Board member Jim Schwartz made a motion requesting town staff review the information presented to come up with a solution to the above-mentioned concern; second by **Planning Board member Mike Moss**, the motion approved by unanimous vote.

ADJOURN

There being no more business before the board, upon a motion by Board Member Frank Peace and second by Board Member Mike Moss, the motion to adjourn carried by unanimous vote. The meeting adjourned at 9:38 p.m.

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ATTEST:

_____

Mark Powers, Chairman

_____

Shelly Raby, Development Specialist

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Rolesville
Genuine Community • Capital Connection
Est. 1837

Board of Commissioners
// Planning Board
Special Meeting (Virtual)
August 25, 2020
6:00 PM

MINUTES

This meeting is designed as a special work session for the Town Board of Commissioners and Planning Board members to receive, review and discuss information prepared by staff. Only staff and members of both boards 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.

The public is welcome to view the livestream of the meeting on the Town of Rolesville YouTube Channel: https://www.youtube.com/user/townofrolesville

PRESENT:	Mayor Ronnie Currin	Mayor Pro Tem Michelle Medley
	Commissioner Jacky Wilson	Commissioner Sheilah Sutton
	Commissioner Paul Vilga	Town Manager Kelly Arnold
	Town Clerk Robin Peyton	Planning Director Danny Johnson
	Econ. Dev. Manager Mical McFarland	Planner Julie Spriggs
ALSO PRESENT:	Planning Board Chair Mark Powers	Planning Board Member Mike Moss
	Planning Board Member Frank Pearce	Planning Board Member Davion Cross
	Planning Board Member Donnie Lawrence	Planning Board Member Jim Schwartz

Item	Presenter
1. Welcome/Introduction. *Town Manager Kelly Arnold introduced consultants Allison Fluitt and Kelly Klepper. Fluitt and Klepper are with Kimley-Horn, mixed-use development and transportation planning and engineering consultant. Fluitt and Klepper were presenting from their*	Kelly Arnold

office in Sarasota, Florida via Zoom.

2. Rolesville Moves: Community Transportation Plan (Status Update and Recommendations Overview) — Allison Fluitt, Kimley-Horn
   Allison Fluitt Senior Transportation Planner with Kimley-Horn provided an overview of the progress made on the "Rolesville Moves" Community Transportation Plan. Fluitt presented the planning process, survey results, existing conditions, draft recommendations and next steps of the project.

3. Rolesville Next: Unified Development Ordinance (Status Update and Next Steps) — Kelly Klepper, Kimley-Horn
   Kelly Klepper, Senior Planner and Project Manager with Kimley-Horn provided a UDO rewrite update which included a proposed and condensed table of contents; proposed use and use definitions table; proposed parking table; and proposed buffering table.

4. Town Center Mixed-Use Zoning District (Overview and Discussion) — Kelly Klepper, Kimley-Horn
   Klepper shared the proposed Town Center amendments broken down into standards; uses; open space; buffers; compatibility; transparency bland walls; build-to-zone building frontage; building height and illustrative images and concepts. Also included was a presentation on parking.

   Town Manager Kelly Arnold advised the board members that they would be receiving further communication from staff on how to submit comments and questions on what was presented in the meeting.

5. Adjourn
   There being no additional business before the board and no objections voiced, Mayor Currin adjourned the meeting at 8:05 p.m.

Memo

To: Rolesville Planning Board

From: Julie Spriggs, GISP, CFM, CZO, Planner II

Date: September 23, 2020

Re: Item 5. Map Amendment 20-01, Hopper Communities

Item

MA 20-01 – 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).

Summary Information

Property Address:	1801 Rolesville Road and 6301 Mitchell Mill Road
PINs:	1767 48 3143 and 1767 58 6083
Applicant:	Hopper Communities
Deeded Acreage:	91.39
Current Zoning:	Wake County Residential 30 Zoning District (R30)
Proposed Zoning:	Rolesville Residential III Conditional Zoning District (R3-CZ).

Current Land Use and Existing Conditions

Parcel 1767 48 3143 has frontage along Rolesville Road while parcel 1767 58 6083 has frontage on Mitchell Mill Road. The parcels are currently single-family and agricultural uses, located outside the extraterritorial jurisdiction (ETJ), and county-zoned Residential (R30). Adjacent parcels to the north, south, and east are county-zoned Residential (R30). Parcels to the west is Rolesville Residential and Planned Unit Development Conditional Zoning District (R&PUD-CZ).

The Unified Development Ordinance states the intent for the R-III (Residential 3) District is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the

development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

Public water and sewer services are unavailable to the site currently. Public utilities will be extended with the development of the property.

Neighborhood Meeting
The developer held a neighborhood meeting on February 17, 2020. Thirty-three property owners attended the meeting. Concerns raised included landscaping buffers, the type of development of housing styles and lot sizes, and traffic concerns when considered with other proposed or approved developments in the area.

A virtual neighborhood meeting is scheduled for September 23, 2020, at 6 PM.

2017 Rolesville Comprehensive Plan and Consistency Statement
The Future Land Use Map identifies these parcels along with all adjoining parcels in the area as Medium Density Residential.

The plan defines medium density residential as single-family residential uses with portions of duplexes, townhouses, or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

The proposal is consistent with the Comprehensive Plan and Future Land Use Map by havinga mix of single family residential and townhomes with less than five dwelling units per gross acre.

Town Approved Plans
The 2002 Thoroughfare Plan calls for three lane road improvement for Rolesville Road and a new collector street to connect from Rolesville Road to Mitchel Mill Road through the parcels.

The Comprehensive Bicycle Plan did not include any recommendations for this area.

Traffic Impact Analysis (TIA)
The Traffic Impact Analysis prepared by Ramey Kemp & Associates recommends monitoring the Rolesville Road and Mitchell Mill Road intersection for signalization, a full access intersection on Rolesville Road with a southbound left-turn with at least 100 feet of storage and appropriate taper, and a full-access intersection on Mitchell Mill Road with stop controls.

Congestion Management from the State of North Carolina Department of Transportations has performed a preliminary review of the traffic impact analysis. The findings were the analysis met the criteria for further review and analysis as the site develops.

Proposed condition #4 addresses transportation improvements on Rolesville Road and Mitchell Mill Road that are consistent with the recommendations in the TIA and also includes additional conditions of turn-lanes with appropriate deceleration tapers at both site drives.

Planning Staff Recommendation

A Conditional Zoning District allows for the consideration of certain uses that because of their nature or scale have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined and controlled by general district type regulations. Circumstances often arise when a general zoning district designation would not be appropriate for a certain property, but a specific use permitted under the district would be consistent with the objectives of this section. A conditional zoning district is not intended for securing early zoning for a proposal but rather is based on a firm development proposal.

The Planning Board and Board of Commissioners may impose reasonable conditions on conditional zoning petitions. The applicant has proposed conditions to accompany this zoning request, which are attached to this memo.

Annexation of these properties is running concurrently with this zoning request. The annexation must be approved before the Town may apply zoning regulations to these parcels. The Town Board must apply Rolesville zoning regulations within a limited timeframe once a parcel is annexed. This request is directly related to the annexation petition.

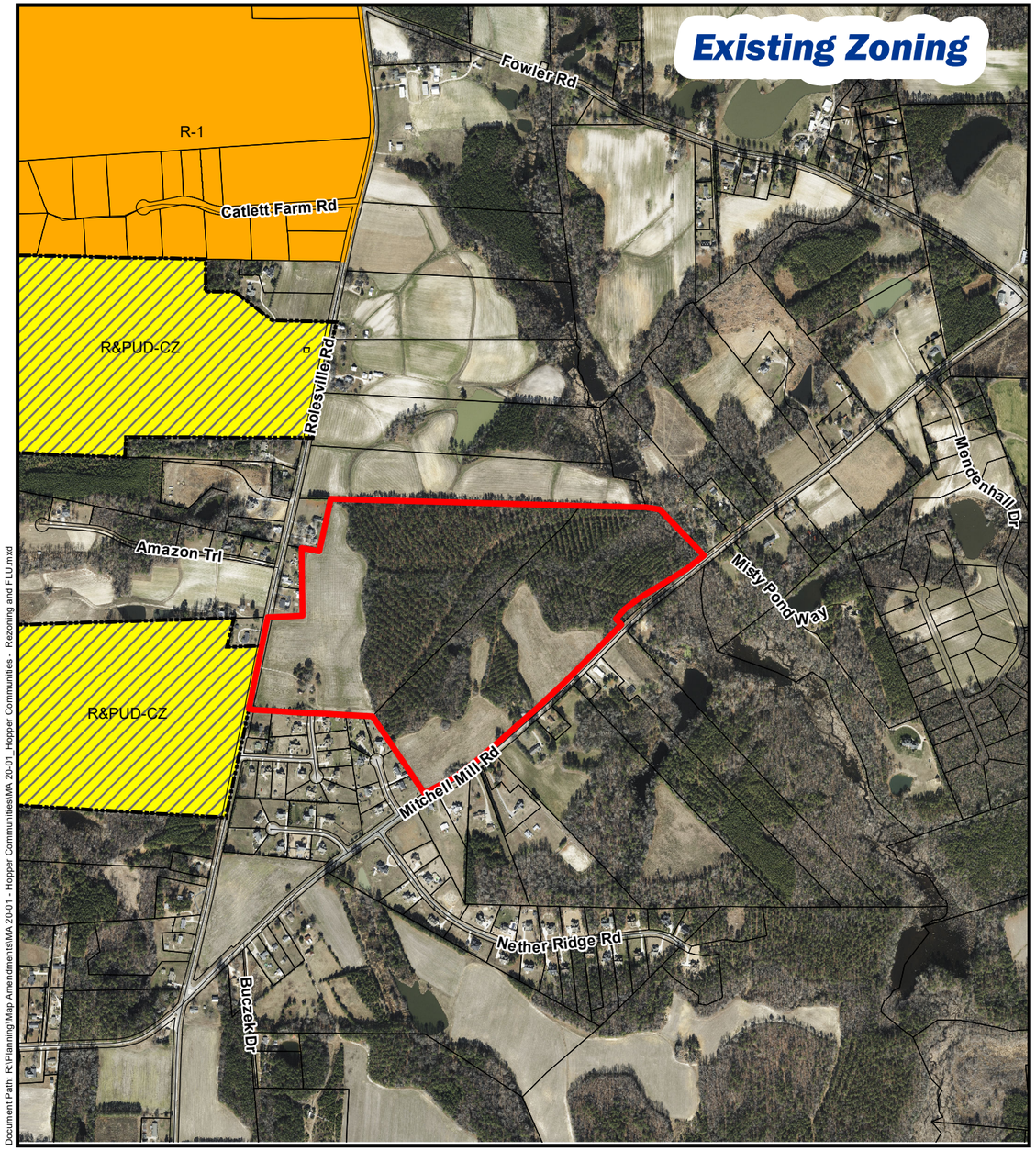
Staff finds the request reasonable, in the public interest, is consistent with the Comprehensive Plan and Future Land Use Plan and recommends approval of MA 20-01 with conditions as presented.

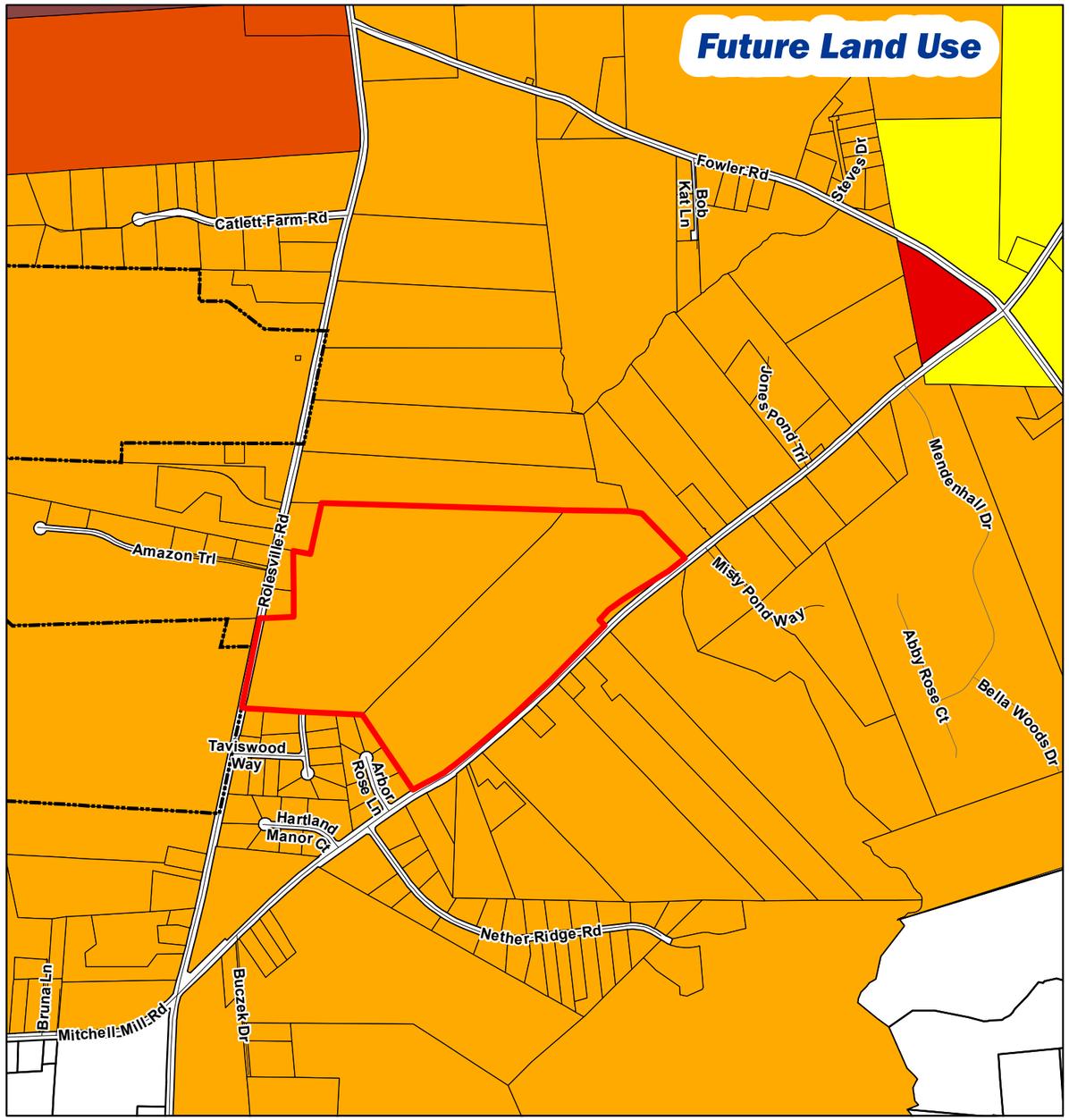
Suggested Motion: I move we recommend approval of MA 20-01 to the Town Board of Commissioners to rezone 1801 Rolesville Road and 6301 Mitchell Mill Road from Wake County Residential 30 Zoning District to Rolesville Residential III Conditional Zoning District with conditions as presented. The petition is reasonable and in the public interest and consistent with the Town's Comphrehensive Plan and Future Land Use Map, which identifies this area as medium density residential.

Attachments

MA 20-01 Existing Zoning and Future Land Use Map
MA 20-01 Rezoning Request Application with Draft Conditions
MA 20-01 Neighborhood Meeting Minutes, Attendance, Correspondence

MA 20-01 - 1801 Rolesville Road & 6301 Mitchell Mill Road





Document Path: R:\Planning\Map Amendments\MA 20-01 - Hopper Communities\MA 20-01_Hopper Communites - Rezoning and FLU.mxd

Rolesville
Genuine Community • Capital Connection
Est. 1837

Planning Department

Legend

- MA 20-01 - Zone R2_CZ & R3-CZ
- Rolesville_Town_Limits
- Low Density Residential
- Medium Density Residential
- Mixed Use Neighborhood
- Commercial
- Business Park

N
W E
S

1 inch = 1,000 feet

0 500 1,000 2,000 Feet

Rolesville
Genuine Community • Capital Connection
Est. 1837

Case No. MA 20-01
Date _____

Map Amendment Application

Contact Information

Property Owner See attached Exhibit A
Address _____ City/State/Zip _____
Phone _____ Email _____

Developer Hopper Communities
Contact Name Beth Trahos - Nelson Mullins
Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612
Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road
Wake County PIN(s) 1767 58 6083 and 1767 48 3143
Current Zoning District R-30 Requested Zoning District R3 CZ
Total Acreage 90± acres

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature _____ Date 4-23-2020

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that Gina Wheeler *personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the* 23rd *day of* April *20* 20.

My commission expires 10-25-2021.

Signature _____ Seal

ELIZABETH C. [illegible] NOTARY PUBLIC WAKE COUNTY, NC

Case No. MA 20-01

Date _____

Rolesville
Genuine Community • Capitol Connection
Est. 1837

Map Amendment Application

Contact Information

Property Owner See attached Exhibit A

Address _____ City/State/Zip _____

Phone _____ Email _____

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Stephen Wheeler Date 4/23/20

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Stephen Wheeler *personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the* 23rd *day of* April 20 20.

My commission expires 10-25-2021.

Signature Elizabeth C. [illegible] Seal

NOTARY PUBLIC WAKE COUNTY, NC ELIZABETH C. [illegible]

Rolesville
Genuine Community • Capitol Connection
Est. 1837

Case No. MA-20-01
Date _____

Map Amendment Application

Contact Information

Property Owner See attached Exhibit A

Address _____ City/State/Zip _____

Phone _____ Email _____

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Leigh Fowler Date 4-22-2020

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that Leigh Fowler *personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the* 22nd *day of* April 20 20.

My commission expires 10-25-2021.

Signature Elizabeth C. Seal

PUBLIC WAKE COUNTY, NC NOTARY ELIZABETH C.

Rolesville
Genuine Community • Capitol Connection
Est. 1837

Case No. MA 20-01
Date _____

Map Amendment Application

Contact Information

Property Owner See attached Exhibit A

Address _____ City/State/Zip _____

Phone _____ Email _____

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature _____ Date 4-27-2020

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that James Robert Fowler *personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the* 23rd *day of* April *20* 20.

My commission expires 10-25-2021.

Signature _____ Seal

ELIZABETH C. TRAHOS NOTARY PUBLIC WAKE COUNTY, NC

Rolesville
Genuine Community • Capitol Connection
Est. 1837

Case No. MA 20-01
Date _____

Map Amendment Application

Contact Information

Property Owner See attached Exhibit A
Address _____ City/State/Zip _____
Phone _____ Email _____

Developer Hopper Communities
Contact Name Beth Trahos - Nelson Mullins
Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612
Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road
Wake County PIN(s) 1767 58 6083 and 1767 48 3143
Current Zoning District R-30 Requested Zoning District R3 CZ
Total Acreage 90± acres

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Randy Bright Date 4-22-2020

STATE OF NORTH CAROLINA
COUNTY OF Wake
I, a Notary Public, do hereby certify that Randy Bright
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 22nd *day of* April 20 20.
My commission expires 10-25-2021.

Signature _____ Seal

ELIZABETH C. NELSON NOTARY PUBLIC WAKE COUNTY, NC

Rolesville
Genuine Community • Capitol Connection
Est. 1837

Case No. MA 20-01
Date _____

Map Amendment Application

Contact Information

Property Owner See attached Exhibit A

Address _____ City/State/Zip _____

Phone _____ Email _____

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Dana Bright Date 4-22-2020

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that Dana Bright *personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the* 22nd *day of* April 20 20.

My commission expires 10-25-2021.

Signature Elizabeth C. [illegible] Seal

ELIZABETH C. [illegible] NOTARY PUBLIC WAKE COUNTY

EXHIBIT A

	PIN: 1767 58 6083	PIN: 1767 48 3143
Contact Information:	Dana and Randy Bright Giny and Stephen Wheeler Leigh and James Robert Fowler III 7928 Sutterton Court Raleigh, NC 27615	Giny Wheeler Dana Bright James Robert Fowler III 7400 Fowler Road Zebulon, NC 27597
Property Address:	6301 Mitchell Mill Road	1801 Rolesville Road
Current Zoning District:	R-30	R-30
Requested Zoning District:	R-3 CZ	R-3 CZ
Total Acreage:	44.59	46.8

Rolesville
Genuine Community • Capital Connection
Est. 1837

Map Amendment Application

Metes and Bounds Description of Property

See attached Exhibit B

EXHIBIT B

PIN: 1767 58 6083 Property Description

BEING all of that tract or parcel of land containing 44.5919 acres as shown on a survey by Precision Surveys, Inc. Entitled "Boundary Survey for: County of Wake" dated September 20, 1998 and recorded in Book of Maps 1998, Page 1776, Wake County Registry, and being all of that tract of land conveyed to Mildred F. Matheny by a deed dated April 3, 1952, recorded in Deed Book 1098, Page 86, said registry.

PIN: 1767 48 3143 Property Description

TRACT ONE: BEING that certain parcel described in the deed recorded in Book 1091, Page 438, Wake County Registry, reference to which is made for a more particular description.

TRACT TWO: BEING that certain parcel described in the deed recorded in Book 1065, Page 392, Wake County Registry, reference to which is made for a more particular description.

TRACT THREE: BEING those parcels described in the deed recorded in Book 1424, Page 149, Wake County Registry, reference to which is made for a more particular description.

TRACT FOUR: BEING that certain parcel described in the deed recorded in Book 561, Page 255, Wake County Registry and further described as "Second Tract" in the instrument recorded in Book 2162, Page 217, Wake County Registry, reference to those instruments is made for a more particular description.

Rolesville
Genuine Community • Capital Connection
Est. 1837

Map Amendment Application

Rezoning Justification

Please see attached Exhibit C for a brief in support of the rezoning and Exhibit D for zoning conditions.

Exhibit C

STATE OF NORTH CAROLINA

BEFORE THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS AND PLANNING BOARD

COUNTY OF WAKE

ZONING MAP AMENDMENT

In support of a petition to zone the subject property R-3 CZ, the applicant offers the following information:

The subject property is approximately 90± acres with frontage on Rolesville Road and Mitchell Mill Road. The properties are currently zoned R-30 by Wake County, a rural holding district. These properties are planned to come into the Town of Rolesville and to be development as a part of the town in a more urban fashion.

This area is changing significantly with the development of Kalas Falls directly across Rolesville Road from the subject property for 500+ homes. In addition, The Point to the north of the property at Rolesville Road and the 401 Bypass is planned for 900+ homes. The long-term owners of these properties, the Fowler Family, desire to be included in the changes coming to this area.

The proposed community conforms with the Comprehensive Plan. The Future Land Use Map designates the subject property for Medium Density Residential. Medium Density Residential is described as "[p]redominanty single family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open spaces areas along with limited non-residential uses under planned unit development or form base code provisions." The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

In addition, the zoning includes commitments for a community pool, playground, dog park, and a public greenway connection as shown on the Town's Open Space and Greenway Plan. Further, street infrastructure improvements are proposed including a connection between Rolesville Road and Mitchell Mill Road.

The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed rezoning.

Exhibit D
Conditional Zoning District Zoning Conditions

1. The total number of dwelling units on the subject property shall not exceed 297 dwelling units and not more than 120 of these dwelling units are permitted to be townhomes. No apartments (multi-family units) shall be permitted.

2. A twenty feet (20') wide Type A landscape buffer shall be installed along the subject property's frontage on Rolesville Road and along Mitchell Mill Road. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

3. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to and maintained by the Homeowners Association for the proposed subdivision except for the public greenway which shall be dedicated as such to the Town of Rolesville:

- A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150th building permit;
- At least one fenced playground shall be constructed prior to the issuance of the 150th building permit;
- At least one fenced dog park shall be constructed prior to the issuance of the 150th building permit;
- Public greenway on a greenway easement at least 25' wide with paved trails at least ten feet wide (10') shall be constructed generally as shown on the attached Exhibit 1 and dedicated to the Town of Rolesville; and

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright — Print Name: Dana Bright

Date: 9-21-2020

Signature: Randy Bright — Print Name: Randy Bright

Date: 9-21-2020

Signature: [signature] — Print Name: Giny Wheeler

Date: 9-21-2020

Signature: Stephen Wheeler — Print Name: Stephen Wheeler

Date: 9/21/2020

Signature: Leigh Fowler — Print Name: Leigh Fowler

Date: 9/21/2020

Signature: [signature] — Print Name: James Robert Fowler III

Date: 9/21/2020

- A private Multi-purpose Trail at least ten feet (10') shall be provided generally as shown on the attached Exhibit 1 and dedicated to and maintained by the Homeowners Association for the proposed subdivision.

4. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the following road improvements shall be installed as recommended by the Traffic Impact Analysis for the Wheeler Tract, prepared by Ramey Kemp & Associates and dated May 2019, a copy of which is on file with the Town of Rolesville, together with the comments made by the North Carolina Department of Transportation in their Traffic Impact Analysis Review Report dated July 26, 2019:

- Rolesville Road and Site Drive 1:
  - Provide site access via full movement intersection with one ingress and one egress lane
  - Provide stop control for westbound drive approach;
  - Construct a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper;
  - Provide a designated northbound right-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

- Mitchel Mill and Site Drive 2:
  - Provide access via full movement intersection with one ingress lane and one egress lane;
  - Provide stop control for southbound site drive approach; and
  - Provide a designated eastbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright Print Name: Dana Bright

Date: 9-21-2020

Signature: Randy Bright Print Name: Randy Bright

Date: 9-21-2020

Signature: Giny Wheeler Print Name: Giny Wheeler

Date: 9-21-2020

Signature: Stephen Wheeler Print Name: Stephen Wheeler

Date: 9/21/2020

Signature: Leigh Fowler Print Name: Leigh Fowler

Date: 9/21/2020

Signature: James Robert Fowler III Print Name: James Robert Fowler III

Date: 9-21-2020

- Rolesville Road and Mitchell Mill Road: prior to the issuance of a building permit for the 150th dwelling unit, the property owner shall contribute Fifty Thousand Dollars ($50,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of Mitchell Mill and Rolesville Road.

Conditions Applicable to single-family homes only:

5. All homes shall include either crawl space foundations or stem wall foundations. Any stem wall foundations shall have a brick or stone veneer on all sides facing a public street.

6. The minimum square footage for two-story homes shall be 2,200 square feet. The minimum square footage for one-story homes shall be 1,600 square feet.

7. A twenty-five foot (25') wide Type A landscape buffer shall be installed adjacent the properties to the north currently owned by Dwight and Carolyn Woodlief and more particularly described as Lot 6 on Book Maps 2011, Page 84, Wake County Registry (Wake County PIN 1767 58 09384.) This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

8. A twenty foot (20') wide Type A landscape buffer shall be installed along the common boundary line with the following properties. This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

- 1809 Rolesville Road, Wake Forest, Wake County PIN # 1767375272, Book 12777, Page 1559;
- 3813 Taviston Court, Wake Forest, Wake County PIN # 1767377282, Book 12779, Page 2611;

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright — Print Name: Dana Bright

Date: 9-21-2020

Signature: Randy Bright — Print Name: Randy Bright

Date: 9-21-2020

Signature: — Print Name: Giny Wheeler

Date: 9-21-2020

Signature: Stephen W Wheeler — Print Name: Stephen Wheeler

Date: 9/21/2020

Signature: Leigh Fowler — Print Name: Leigh Fowler

Date: 9/21/2020

Signature: — Print Name: James Robert Fowler III

Date: 9/21/2020

- 3820 Taviston Court, Wake Forest, Wake County PIN # 1767470283, Book 17687, Page 672;
- 3813 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767472196, Book 9496, Page 2630;
- 3816 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767474134, Book 16324, Page 1810;
- 3812 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767465953, Book 11390, Page 1138;
- 3804 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767466746, Book 11327, Page 1152;
- 1725 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 7170, Book 17107, Page 582;
- 1727 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 8313; Book 3750, Page 591; and
- 1709 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 9615; Book 4572, Page 246.

Conditions Applicable to townhomes only:

9. No townhome building shall exceed six (6) units.

10. The minimum square footage for townhomes shall be 1,200 square feet.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright — Print Name: Dana Bright

Date: 9-21-2020

Signature: Randy Bright — Print Name: Randy Bright

Date: 9-21-2020

Signature: [signature] — Print Name: Giny Wheeler

Date: 9-21-2020

Signature: [signature] — Print Name: Stephen Wheeler

Date: 9/21/2020

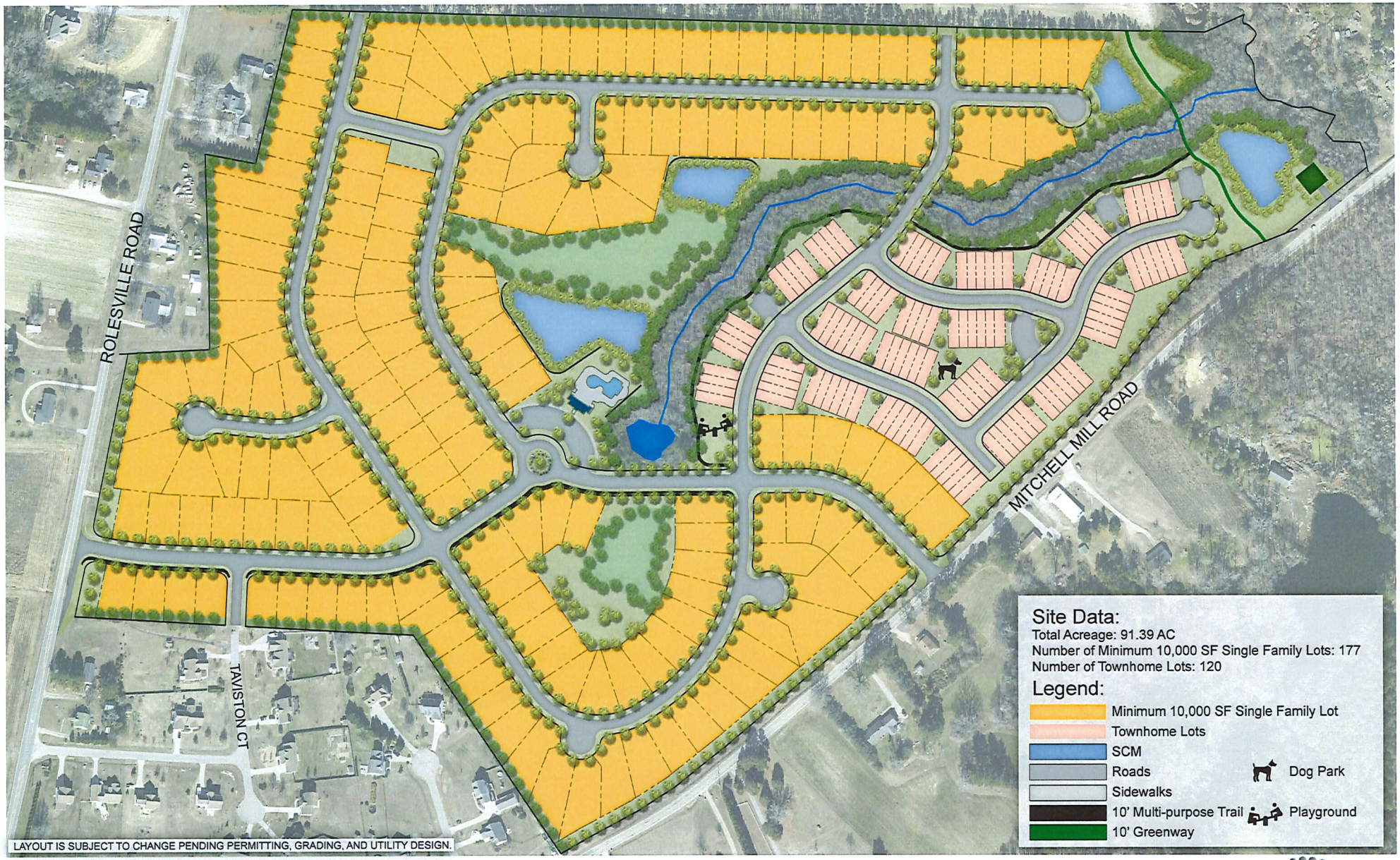
Signature: [signature] — Print Name: Leigh Fowler

Date: 9/21/2020

Signature: [signature] — Print Name: James Robert Fowler III

Date: 9/21-2020

Exhibit 1



WHEELER TRACT - ROLESVILLE, NC
Conceptual Master Plan - September 16, 2020

SCALE 1"=100'
0 100' 200'

HOPPER COMMUNITIES

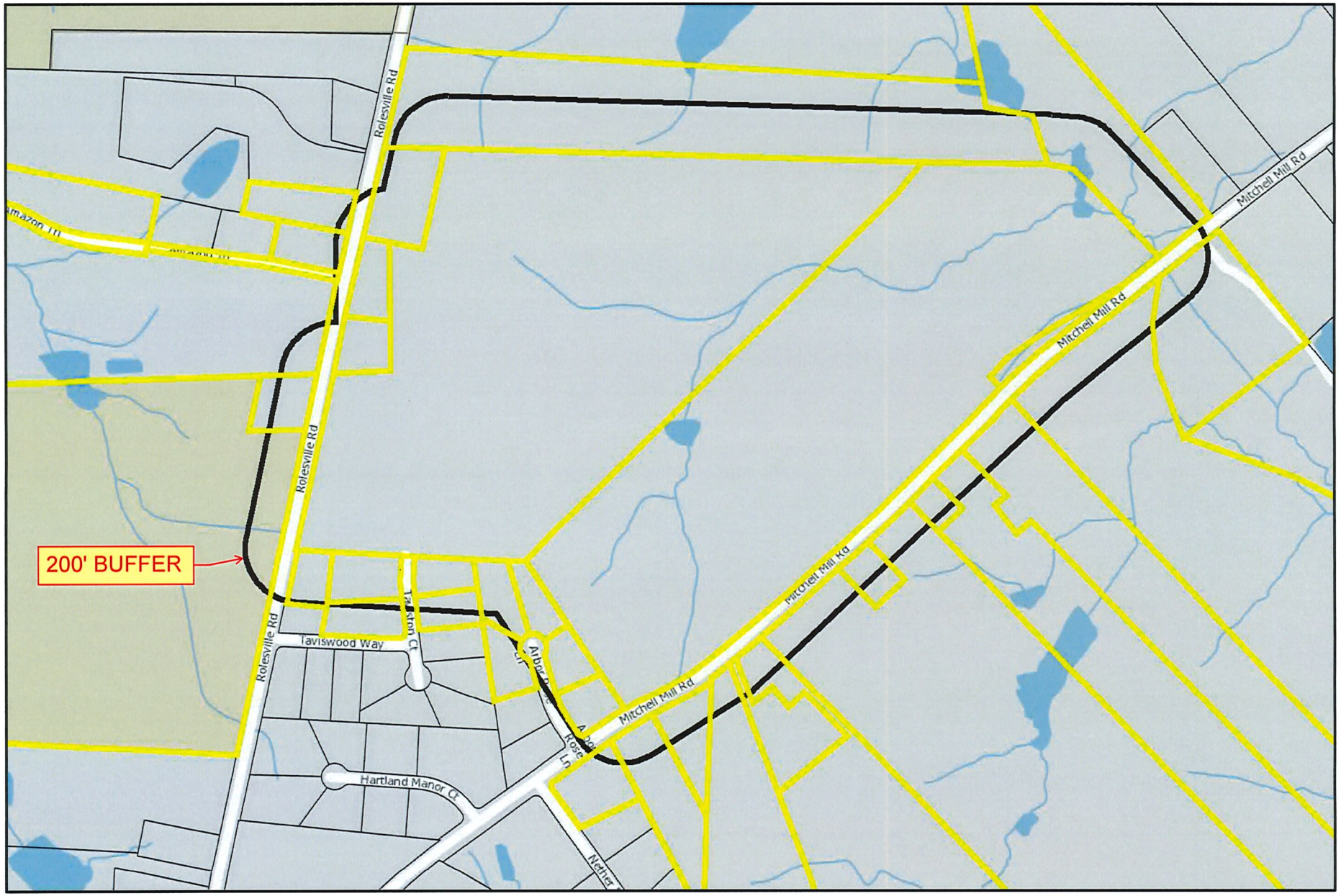
TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Rolesville
Genuine Community • Capital Connection
Est. 1837

Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
Please see attached Exhibit E.			



BUFFALO CREEK

N

0 265 530 1,060 ft

1 inch = 500 feet

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.*

EXHIBIT E

	PIN	Real Estate	Owner	Mail Address 1	Mail Address 2
1	1767178299	7593	MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
2	1767284304	48422	MOODY, BENNY LAWRENCE MOODY, JEFFREY LYNN	1716 ROLESVILLE RD	WAKE FOREST NC 27587-9677
3	1767374878	45739	ROWELL, PENNINA ROWELL, RACHEL	1756 ROLESVILLE RD	WAKE FOREST NC 27587-9677
4	1767375272	32998	LEE, ERNEST LLOYD JR	4001 SHADY BOTTOM LN	WAKE FOREST NC 27587-5609
5	1767377076	345656	KLINKER, GARY F KLINKER, LESLEY P	3509 TAVISWOOD WAY	WAKE FOREST NC 27587-5654
6	1767377282	345655	THOMAS, ALFRED C THOMAS, LYNN L	3813 TAVISTON CT	WAKE FOREST NC 27587-5652
7	1767383432	120762	MOODY, MILDRED B	1725 ROLESVILLE RD	WAKE FOREST NC 27587-6965
8	1767385477	120761	MOODY, BENNY L MOODY, CONNIE G	1716 ROLESVILLE RD	WAKE FOREST NC 27587-9677
9	1767385643	462138	MOODY, LYDA SUE HEIRS MELODEE M STOKES EXE(	2900 WATKINS TOWN RD	RALEIGH NC 27616-8581
10	1767387170	48416	MOODY, MILDRED B MOODY, RACHEL ELIZABETH	1725 ROLESVILLE RD	WAKE FOREST NC 27587-6965
11	1767388313	159105	MOODY, ELMO R	5717 MITCHELL MILL RD	WAKE FOREST NC 27587-7257
12	1767389615	141607	CLARK, CHARLES T CLARK, PATRICIA H	1709 ROLESVILLE RD	WAKE FOREST NC 27587-6965
13	1767470190	345653	READ, ELIZABETH READ, GEORGE	3816 TAVISTON CT	WAKE FOREST NC 27587-5652
14	1767470283	345654	ELLIS, JOSHUA J ELLIS, HEATHER L	3820 TAVISTON CT	WAKE FOREST NC 27587-5652
15	1767472196	290542	HOPKINS, REGINALD HOPKINS, CONNIE	3813 ARBOR ROSE LN	ZEBULON NC 27597-8917
16	1767474134	290543	WATKINS, DONNA	3816 ARBOR ROSE LN	ZEBULON NC 27597-8917
17	1767483143	23177	WHEELER, GINY F BRIGHT, JILL F	7400 FOWLER RD	ZEBULON NC 27597-8318
18	1767580938	404532	WOODLIEF, DWIGHT THOMAS WOODLIEF, CAROLYI	6608 FOWLER RD	ZEBULON NC 27597-8302
19	1767586083	44832	BRIGHT, DANA F BRIGHT, RANDY L	7928 SUTTERTON CT	RALEIGH NC 27615-2534
20	1767463931	290541	SPORTSMAN, DANIEL S SPORTSMAN, MINDA J	3809 ARBOR ROSE LN	ZEBULON NC 27597-8917
21	1767465953	290544	SAULS, WATER DEAN SAULS, MELISSA L	3812 ARBOR ROSE LN	ZEBULON NC 27597-8917
22	1767466454	379075	BRIDGES, JOSHUA BRIDGES, BRANDY	3736 NETHER RIDGE RD	ZEBULON NC 27597-9019
23	1767466746	290545	PEARCE, SCOTT	3804 ARBOR ROSE LN	ZEBULON NC 27597-8917
24	1767469337	270666	WOODLIEF, DONNIE L WOODLIEF, PATSY E	6609 FOWLER RD	ZEBULON NC 27597-8303
25	1767560612	405937	WEATHERS, MARTY W	6228 MITCHELL MILL RD	ZEBULON NC 27597-8405
26	1767562300	121811	HAKES, JOHN P HAKES, REGINA A	6300 MITCHELL MILL RD	ZEBULON NC 27597-8407
27	1767563654	193167	PITTMAN, JAMES GARY PITTMAN, BELLE MARIE	6302 MITCHELL MILL RD	ZEBULON NC 27597-8407
28	1767566385	33140	PITTMAN, JAMES GARY PITTMAN, BELLE MARIE	6302 MITCHELL MILL RD	ZEBULON NC 27597-8407
29	1767576274	224479	WATKINS, WILLIAM WAYNE	903 W SOUTH ST	RALEIGH NC 27603-2159
30	1767579520	38432	BOGGS, KAYLA M	6400 MITCHELL MILL RD	ZEBULON NC 27597-8409
31	1767662603	74503	WATKINS, ELAINE T	6308 MITCHELL MILL RD	ZEBULON NC 27597-8407
32	1767666852	173484	HARRIS, JUSTIN THOMAS	6624 FOWLER RD	ZEBULON NC 27597-8302
33	1767669917	74553	JOHNSON, GRADEN M JR JOHNSON, BETTIE W	PO BOX 926	WENDELL NC 27591-0926

EXHIBIT E

34	1767685863	12608	AGUILAR, NORMA	6509 MITCHELL MILL RD	ZEBULON NC 27597-8412
35	1767689148	54687	PATTON, RICK L PATTON, RENEE A	3925 MISTY POND WAY	ZEBULON NC 27597-8921
36	1767773114	74576	WATKINS, WILLIAM WAYNE	903 W SOUTH ST	RALEIGH NC 27603-2159

EXHIBIT E

NELSON MULLINS

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Elizabeth C. Trahos
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February 3, 2020

Dear Sir or Madam:

You are invited to attend a neighborhood meeting on Monday, February 17th at 6:30 p.m. at the Rolesville Community Center, 514 Southtown Circle, Rolesville, North Carolina.

The purpose of this meeting is to discuss a potential rezoning of properties totaling 91.39± acres and located at 6301 Mitchell Mill Road and 1801 Rolesville Road in Rolesville. The properties are currently zoned R-30 by Wake County. The landowners are considering bringing the property into the Town of Rolesville and rezoning it to R-2 and R-3 to allow for single-family homes and townhomes.

Please join us to discuss the proposal in more detail on Monday, February 17th at 6:30 p.m. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at beth.trahos@nelsonmullins.com

Thank you in advance for your time!

Very truly yours,

Elizabeth C. Trahos

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

T

MEETING MEMORANDUM

PROJECT:	Wheeler Tract	**JOB NUMBER:**	43398
REPORT BY:	R. Wingate	**CLIENT:**	Hopper Communities
DATE/TIME:	February 19, 2020 @ 6:30PM	**LOCATION:**	Rolesville Community Center 514 Southtown Cir Rolesville NC

ATTENDANCE

Total Attendance: Neighbors (Please see attendance list); 1 Town of Rolesville Staff; 5 Members from Project Team

Town of Rolesville Staff:

Danny Johnson

Project Team Members:

Bill Harrell	Hopper Communities
Beth Trahos	Nelson Mullins
Josh Reinke	Ramey Kemp
Patrick Barbeau Robert Wingate	Timmons Group

MEETING NOTES

Welcome and Introduction: Beth Trahos

Purpose of meeting to introduce the Wheeler Tract Project and Project staff to neighbors. We want feedback and thoughts from neighbor on proposed rezoning. There was an ad hoc meeting with several neighbors on Friday February 14, 2020 at the request of residents of Lonely Oaks and Woods Crossing subdivisions.

Project Overview:
90-acre parcel currently within Wake County that is zoned R-30 (30,000 SF residential lots). Proposed annexation to Rolesville. Currently proposed as R2-CZ (Single Family lots)

and R3-CZ (Townhomes). Amenities included in zoning are a community pool, cabana, tot lot, dog park, public greenway.

Total number of lots are 370, with a maximum of 130 townhomes, and no apartments.

Buffers have been added by zoning condition to Rolesville Rd and Mitchell Mill Rd frontages, as well as along the northern property line shared with an agricultural use.

A conceptual plan was displayed.

Neighbors at Friday's meeting mentioned a buffer along adjoining properties within the Lonely Oaks and Woods Crossing subdivisions. This was reiterated at this evening's meeting.

Rezoning Information: Beth Trahos, Bill Harrell, Patrick Barbeau

Since Kalas Falls has been annexed, this would be a contiguous annexation to Town of Rolesville. There is a 25' rear setback for the single-family lots.

Traffic: Josh Reinke

Brief introduction of how a traffic impact analysis ("TIA") is conducted.

5 intersections were included in study area. Counts used to ascertain existing traffic at worst 2-hours anticipated for proposed development (7-9am; 4-6pm). Future traffic for 2026 build out was added. Approved developments (including Kalas Falls and The Pointe) was added. Projected impacts from Wheeler Tract development were added. With consultation from NCDOT and Town of Rolesville, the TIA recommended that turn lanes be added along Rolesville Rd and Mitchell Mill Rd, as well as a contribution towards a stop light at the intersection of Rolesville Rd and Mitchell Mill Rd

Recommended turn lanes would be constructed within the existing rights-of-way or within right-of-way dedication from the proposed project.

TIA did not show a traffic signal warranted at the proposed intersection of Rolesville Rd and Wheeler Tract/Kalas Falls connection points.

Internal roads and intersections would be designed to accommodate fire trucks and school buses. Wake County Public Schools ("WCPSS") would be notified of this development during planning phase. WCPSS would assign bus stops based on their criteria.

Neighbors mentioned the proposed fire station at the intersection of Mitchell Mill Rd and Fowler Rd.

The proposed connection on Rolesville Rd was aligned with the proposed connection from Kalas Falls.

Neighbors mentioned there are several other residential and commercial projects approved and proposed that would increase traffic on the existing road network.

A few neighbors stated they feel that the proposed density is too intense and would prefer the property to develop under the existing county zoning. Neighbors were concerned that the development be not consistent with the rural/semi-rural area they moved to.

The project team stated that building at the current zoning is unlikely and not in accordance with town plans. There was discussion of Rolesville's Future Land Use Map designation of Medium Density Residential (defined as predominately single-family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.).

Project Team confirmed that the rezoning was planned to be heard at the Planning board on March 23rd.

Project Infrastructure: Patrick Barbeau

Project Team stated that the infrastructure (turn lanes, internal roads, sanitary sewer pump station/force main, gravity sanitary sewer, internal potable water network, and storm sewer network and stormwater control measures would be installed by Hopper Communities. The completed lots will be sold to builders.

A pump station will be installed to direct wastewater to the gravity system proposed in Kalas Falls. Pump station would have an automatic onsite backup generator and odor controls. Potable water will be extended through the site from the proposed 16" water main extension down Rolesville Rd. All sanitary sewer and water would be owned and maintained by the City of Raleigh Public Utilities after construction.

Neighbors asked if public water and sewer would be extended to existing subdivisions. Project team shared that utility stubs would likely be required to adjacent properties.

Erosion and Sedimentation Control measure would be applied for construction per County and State Code in order to limit offsite impacts.

Stormwater would not be redirected to a different basin. It would be slowed to current rates and treated per Wake County regulations. The stormwater runoff would continue to flow to Buffalo Creek.

Project Team mentioned the desire to have the whole project addressed with Rolesville addresses.

Project Team stated that no properties other than the two parcels included in the Project are to be annexed with this project. This is a voluntary annexation.

Current Project schedule would anticipate start of construction no sooner than a year from now. Neighbor stated this is a similar timeline to Kalas Falls.

Neighbors wondered about home types. Project team stated that all homes in R-2 CZ will have crawl space or stem wall foundations. A stem wall is structure that connects the foundation to the walls that rises above the ground level.

Neighbors stated there is a gas pipeline proposed through the property.

Close of formal meeting: 7:21PM

Additional question and answer session with Project Team.

Community Meeting 2/17/2020

Name	Address	Email
Laine Watkins	6308 Mitchell Mill Rd Zebulon NC 27597	lainetwatkins@gmail.com
Donna + Carl Watkins	3816 Arbor Rose Ln Zebulon NC 27597	dKoKay@aol.com
Tara Houper	3801 Taviston Ct	bklyntara@yahoo.com
Otis Houper	3801 Taviston Ct	routemate@yahoo.com
Lynn Thomas	3813 Taviston Ct.	lynnthomas17@yahoo.com
Al Thomas	" "	Althomas50@yahoo.com
Jose Landeros	3820 Taviston Ct.	Jcarloscaballero2573@gmail.
Anthony Trabucco	3500 Tavistwood Way	TTrabucco@centurylink.net
Kathleen Trabucco	" "	"
Regina Hakes	6300 Mitchell Mill	rjsssh@nc.rr.com
Grady + Bettie Johnson	6408 mm Rd.	RTR Brown@aol.com Wendell
Tim & Brenda Owen	3808 Taviston Ct. Wake Forest NC	Beg919@gmail.com
Tiffany + Rico Glover	1632 Rolesville Rd	tiffany1344@yahoo.com
Betty J. Woodlief	150 Rolesville Rd	woodliefbj@aol.com
Gayle Woodlief Stallings	152 Rolesville Rd	WF stallingsgw@aol.com
Darrell Stallings	152 Rolesville Rd WF	" "
Charles Clark	109 Rolesville Rd	Wake Forest, NC.
Barbara Richards	6721 M.M.R.	Zebulon, NC 27597
RICK PATTON	3925 Misty Pond Way, Zeb	rick@rfctv.com
Annette Shaw	1636 Rolesville Rd	Wake Forest, NC ASHOREFLOSS2@aol.com
Dennis + Patsy Woodlief	6609 Fowler Rd Zeb	27597
Lesley + Gary Klinker	3509 Taviswood Way	Wake Forest 27587

Address	Email
Minda & DAN Sportsman 3807 Arbor Rose LN	mindasportsman@yahoo.com
Marty Weathers 6228 Mitchell Mill Rd.	Woodliefm@gmail.com
DEAN SAULS 3812 ARBOR ROSE LN	
Shiree Long 3801 Arbor Rose LN	~~5 boys~~ 2 girls 1 boy
D. G 3805 ~~Arbor~~ Rose Ln	

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March 16, 2020

Dear Sir or Madam:

I write to provide an update on our zoning case for property located at 6301 Mitchell Mill Road and 1801 Rolesville Road in Rolesville.

We heard community comments at our meeting on February 17th and have revised our plan to reduce the total number of homes (density) and increase lot sizes and provide a landscaped buffer adjacent to existing homes the along southern and western property lines. We have requested that the town consider changes to the R3 zoning district and will pursue our zoning under a modified R3 zoning district with conditions that address the commitments unique to this property.

We also heard community concerns related to the impact of development on nearby wells. We will provide the same commitments you received from the developer of Kalas Falls on this issue, as you requested.

We are hesitant to call for a neighborhood meeting given the level of concern over COVID-19 in our community, the nation and the world. We expect to be able to call for a follow up meeting in mid to late April and will do so by letter just like this.

In addition, we have asked that our zoning case be scheduled for the April 27th Planning Board meeting rather than the March 23rd Planning Board meeting as originally planned. We do not have confirmation from the town that this has been done but we expect it will be.

You will receive another letter from me in the coming weeks calling for a follow up meeting. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at beth.trahos@nelsonmullins.com Stay healthy!

Very truly yours,

Elizabeth C. Trahos

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Elizabeth C. Trahos
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beth.trahos@nelsonmullins.com

April 24, 2020

Dear Sir or Madam:

I write to provide an update on our zoning case for property located at 6301 Mitchell Mill Road and 1801 Rolesville Road in Rolesville. In a letter dated March 16, 2020, we indicated that we planned to host another neighborhood meeting. Given the extent of COVID-19, we have determined that an in-person neighborhood meeting is not appropriate.

Instead, we have decided to provide more detailed information about the changes we have made to our plan as a result of your comments by letter. We will also make ourselves available for comment and discussion by telephone and email.

Comments at our February 17th neighborhood meeting requested that we consider decreasing the proposed density, providing buffers and transitions adjacent to existing neighborhoods, and protecting the safety of existing area wells. Specifically, we have made the changes detailed on the attached Exhibit A.

We understand that the April 27th Planning Board meeting has been cancelled. We are hopeful that our case will be heard at the May Planning Board meeting but we do not know for certain that the Planning Board will meet in May.

Please reach out to me with comments or questions at 919.329.3884 or at beth.trahos@nelsonmullins.com Thank you, and stay healthy!

Very truly yours,

Elizabeth C. Trahos

Exhibit A

Changes to Zoning Request in Response to Community Comments

- **Reduced density by 35 homes.**
    - The total number of permitted homes has been reduced from 370 to 335, an almost 10% reduction.
- **Increased lot sizes for single-family homes.**
    - Lots must be at least 10,000 square feet in size adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and existing homes along Rolesville Road.
    - Minimum lot size for single-family homes overall:
        - Increased minimum lot size from 6,000 to 6,250 square feet; and
        - Provided that no more than 50 lots shall be less than 7,500 square feet.
- **Added buffers adjacent to existing homes.**
    - Required a Type A buffer at least 20’ wide adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and homes along Rolesville Road
- **Agreed to Well Protections.**
    - Hopper Communities has agreed to provide the same commitments as Kalas Falls to protect existing residential wells.
- **Taviston Court extension not needed.**
    - We do not need access to Taviston Court.
    - Extension/interconnection is the Town of Rolesville’s decision, and we will encourage them to not require extension of Taviston Court.

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June 3, 2020

Dear Neighbors:

I contact you to provide an update on the zoning case for property located at 6301 Mitchell Mill Road and 1802 Rolesville Road. We included a summary of changes made to the zoning petition in our letter to you dated April 24, 2020 but have had little comment or response to the changes made. We would like to continue a two-way dialogue with you.

You are invited to attend a virtual neighborhood meeting on Wednesday, June 17, 2020 at 7 p.m. You can access the meeting from your computer, tablet or smartphone at: https://global.gotomeeting.com/join/236878149 Alternatively, you can also dial-in using your telephone to 1 877 309 2073 and entering Access Code 236-878-149# when prompted to do so.

I attach a written summary of the changes as Exhibit A and a letter from Hopper Communities confirming their commitment to protect existing residential wells as Exhibit B.

We are told that our zoning case will be heard at the June 22nd meeting of the Planning Board.

Please do not hesitate to contact me at 919.329.3884 or at beth.trahos@nelsonmullins.com Thank you, and stay healthy!

Very truly yours,

Elizabeth C. Trahos

Exhibit A

Changes to Zoning Request in Response to Community Comments

- **Reduced density by 35 homes.**
    - The total number of permitted homes has been reduced from 370 to 335, an almost 10% reduction.
- **Increased lot sizes for single-family homes.**
    - Lots must be at least 10,000 square feet in size adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and existing homes along Rolesville Road.
    - Minimum lot size for single-family homes overall:
        - Increased minimum lot size from 6,000 to 6,250 square feet; and
        - Provided that no more than 50 lots shall be less than 7,500 square feet.
- **Added buffers adjacent to existing homes.**
    - Required a Type A buffer at least 20’ wide adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and homes along Rolesville Road
- **Agreed to Well Protections.**
    - Hopper Communities has agreed to provide the same commitments as Kalas Falls to protect existing residential wells.
- **Taviston Court extension not needed.**
    - We do not need access to Taviston Court.
    - Extension/interconnection is the Town of Rolesville’s decision, and we will encourage them to not require extension of Taviston Court.

Exhibit B

[Letter from Hopper Communities on the following page]

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Elizabeth C. Trahos
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September 11, 2020

Dear Neighbors:

I contact you to provide an update on the zoning case for property located at 6301 Mitchell Mill Road and 1802 Rolesville Road. We continue to pursue annexation into the Town of Rolesville and zoning under the R3 district with a mix of single-family homes and townhomes.

The revised R3 zoning district requires that single-family homes be located on lots at least 10,000 square feet in size. In addition, townhomes may not exceed a total of fifteen (15) acres. We are in the process of revising our plan to comply with the newly adopted ordinance. These changes will further reduce the number of homes proposed on the subject property.

We want to share the changes with you. You are invited to attend a virtual neighborhood meeting on Wednesday, September 23, 2020 from 6 p.m. to 7 p.m. You can access the meeting from your computer, tablet or smartphone at: https://global.gotomeeting.com/join/344004205 Alternatively, you can also dial-in using your telephone at: 1 866 899 4679 and entering Access Code # 344-004-205 when prompted to do so.

Please do not hesitate to contact me at 919.329.3884 or at beth.trahos@nelsonmullins.com Thank you, and stay healthy!

Very truly yours,

Elizabeth C. Trahos

Memorandum

To: Rolesville Planning Board
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: September 23, 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.

Technical Review Committee and Planning Staff Recommendations.

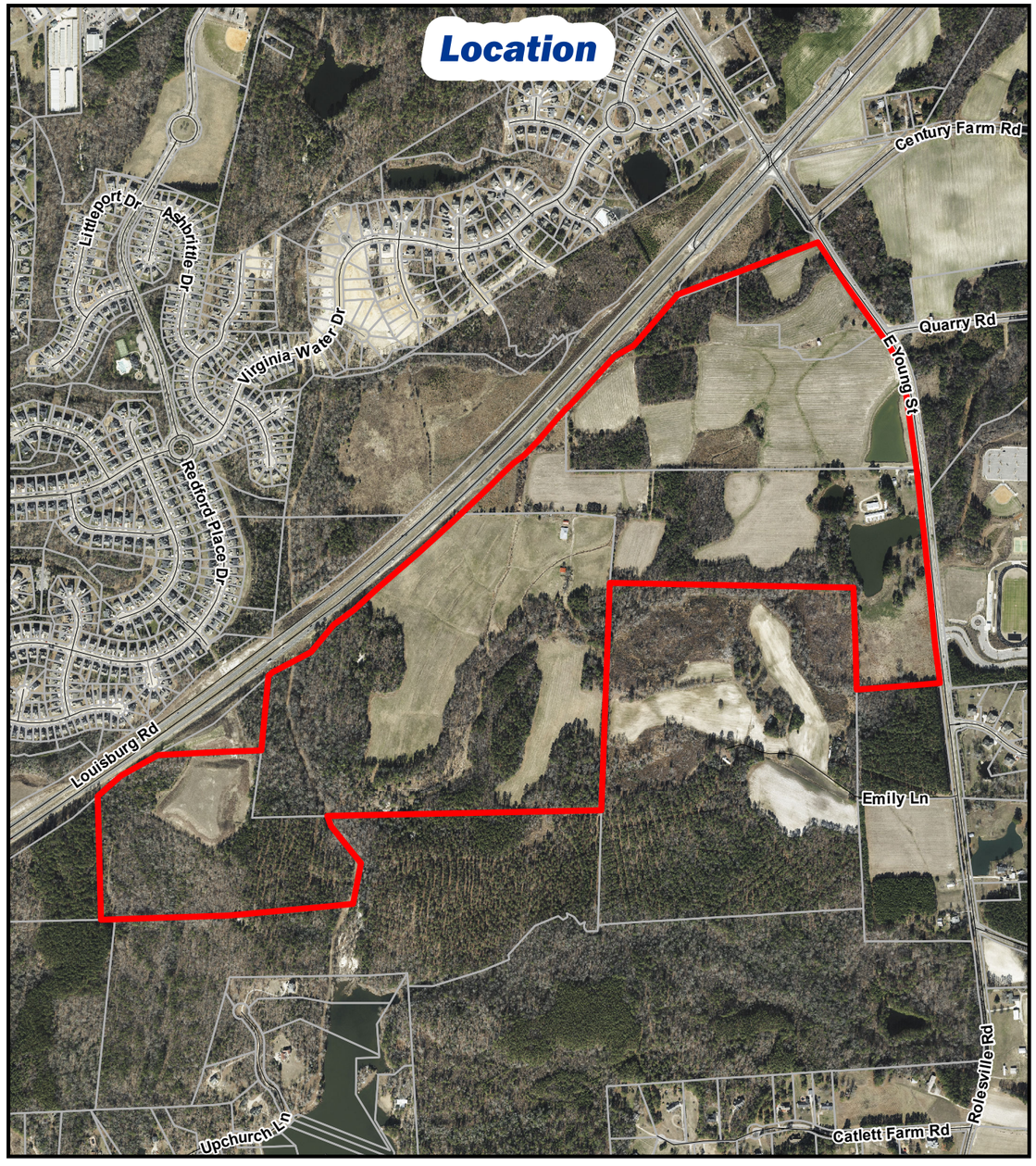
The Technical Review Committee (TRC) has reviewed the proposed Preliminary Subdivision Plat and recommends approval of PR 20-01.

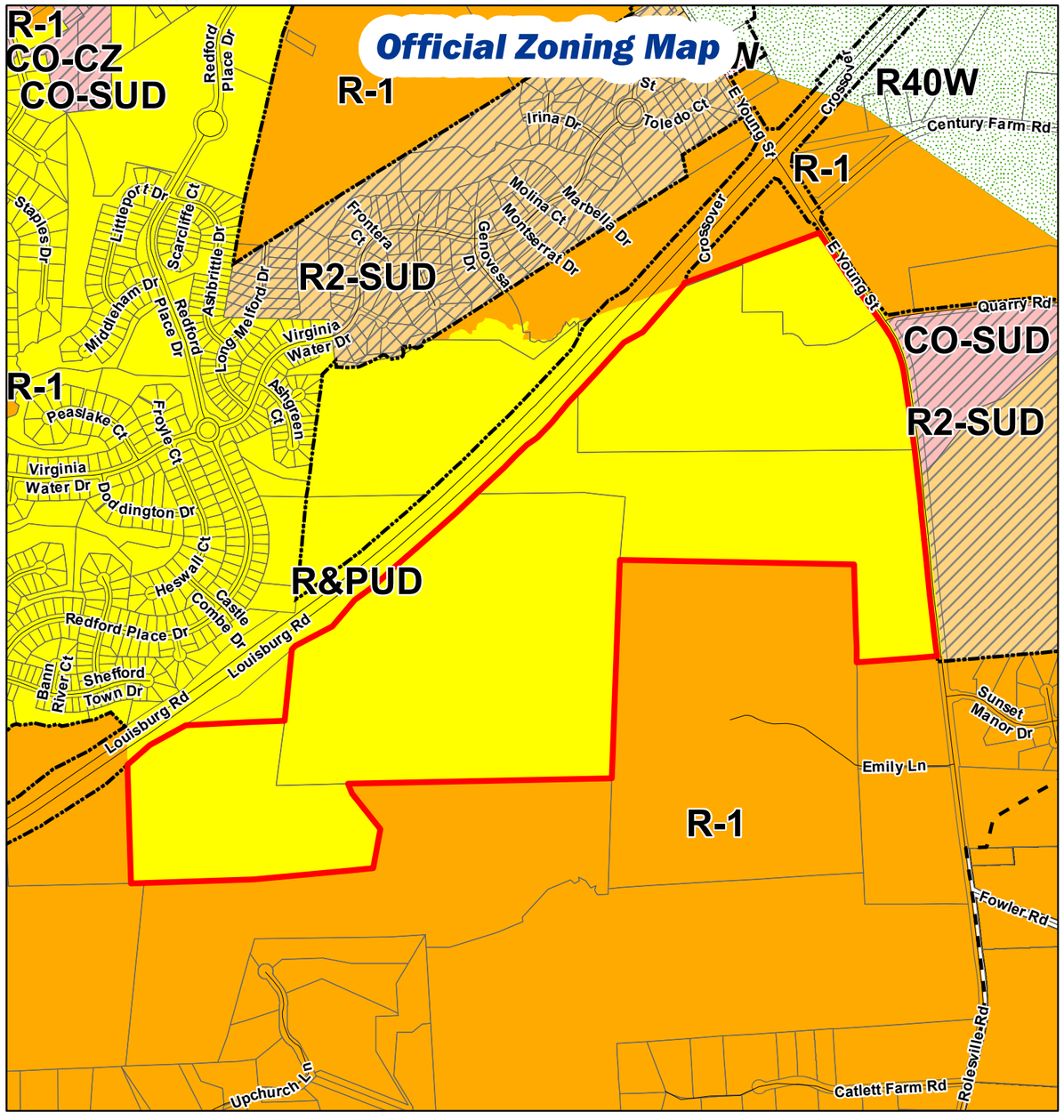
Recommended Action

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





Rolesville
Genuine Community • Capital Connection
Est. 1837

Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ

Data provided in part by Wake County GIS

N
W E
S

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

	# of Lots	Max. Impervious Assumption (sf)	Total Impervious (sf)	Total Impervious (ac)
22' Townhome	319	1500	478500	10.98
39' Single Family	82	2900	237800	5.46
40' Single Family	108	3100	334800	7.69
50' Single Family	218	3600	784800	18.02
60' Single Family	77	4200	323400	7.42
Total Units	**804**	-	**2159300**	**49.57**

	Area (sf)	Area (ac)
Onsite Sidewalk	413421	9.49
Onsite Road	1122952	25.78
Lot - Roof	1511510	34.70
Lot - Driveway	431860	9.91
Lot - Sidewalk	215930	4.96
Total Impervious	**3695674**	**84.84**

PARCEL OWNER LIST

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

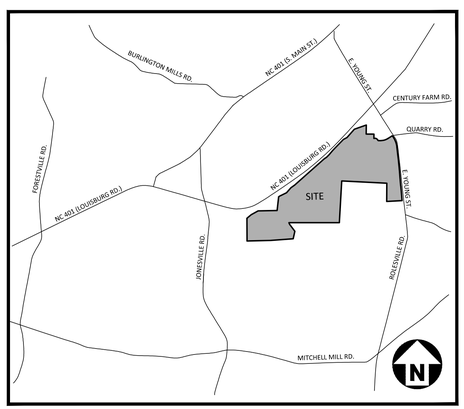
SURVEY BY:
BATEMAN CIVIL SURVEY COMPANY
2424 RELIANCE AVENUE, APEX, NC 27539

TOPOGRAPHIC DECEMBER 22, 2019
ALTA SURVEY DECEMBER 12, 2019

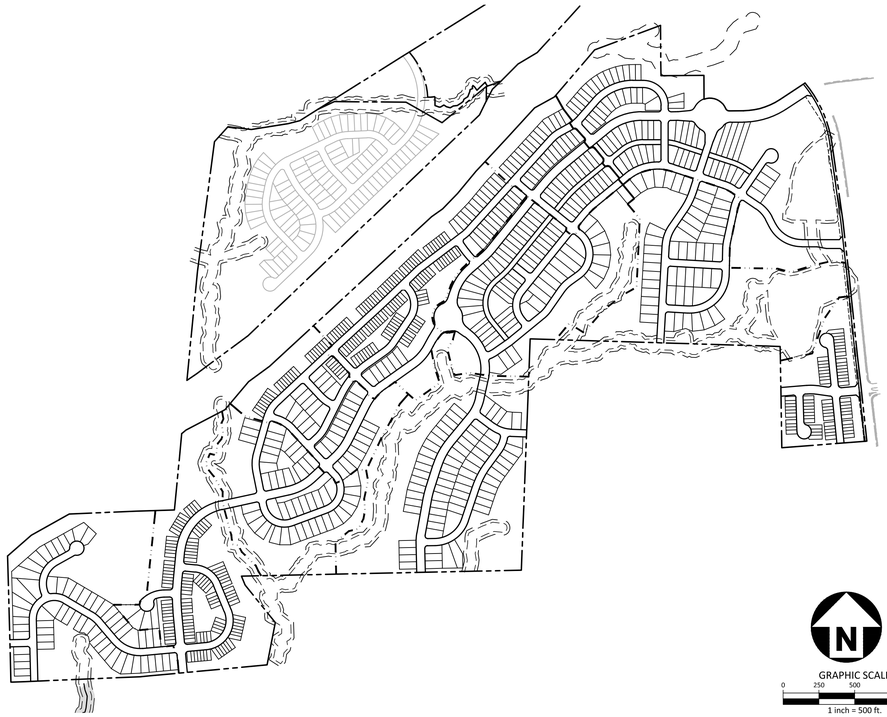
STEVEN P CARSON, PLS
NC LICENSE # 4752
919-577-1081

SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 3720175800J & 3720176800J DATES 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL. NAD 83 / NSRS 2011 / STATE PLANE COORDINATES.
3. SUBJECT PARCEL ZONED R & PUD PER WAKE COUNTY GIS.
4. SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. FIELD WORK WAS COMPLETED DEC 3 - 21, 2018.
5. AREAS COMPUTER BY COORDINATE METHOD.
6. SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
7. NO CEMETERIES OBSERVED AS A RESULTS OF THE SURVEY.
8. BUILDING 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 or 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 this 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 this ordinance, whichever is stricter, in regard to each particular item and shall be put on such system. 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 residences shall, nevertheless, be dedicated to the public and shall be in accordance with the standards in this ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular item, 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 until it is 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. § 136-102.6 and designation 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.

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C1.02	EXISTING CONDITIONS AND DEMOLITION PLAN
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C1.04	EXISTING CONDITIONS AND DEMOLITION PLAN
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C2.04	PRELIMINARY PLAT - AREA "D"
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C2.07	PRELIMINARY PLAT - AREA "G"
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C2.11	PRELIMINARY PLAT - AREA "K"
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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

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CONTACT: BOB MISHLER

ASHTON WOODS

PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

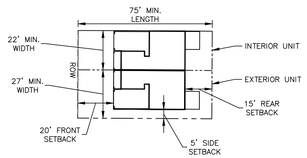
PRELIMINARY PLAT PLANS FOR:

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

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH-20000-South-CS1.dwg, 8/20/2020 4:37:00 PM, Williams, Sherrill

TYPICAL LOT DIMENSIONS
SCALE 1" = 40'

TOWNHOMES 22' INTERIOR LOT (R3)

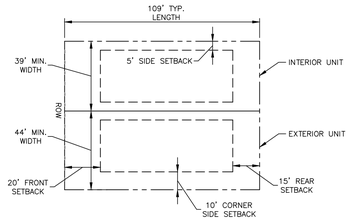


UNITS:
267–325
405–537
619–739

SETBACKS:
15' REAR
20' FRONT
5' SIDE

MIN LOT AREA: 1645 SF
REFERENCE SHOWN FOR PRELIMINARY PLAN PURPOSES ONLY. TOWNHOME PLANS TO BE REMOVED UNDER SEPARATE SITE PLAN

SINGLE FAMILY 39' MIN WIDTH (R2)

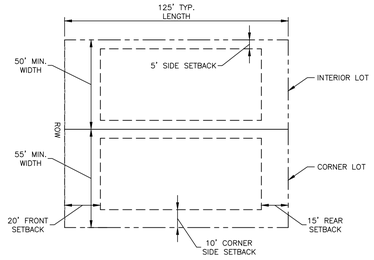


UNITS:
67–112
123–185
227–266

SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 4,250 SF

SINGLE FAMILY 50' MIN WIDTH (R1)

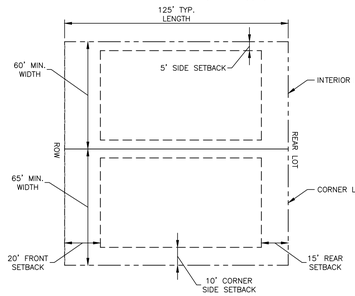


UNITS:
326–404
538–618
740–802

SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 6,000 SF

SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)

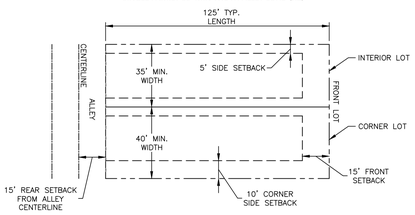


UNITS:
1–67
113–122

SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 6,000 SF

SINGLE FAMILY 35' MIN WIDTH ALLEY LOAD (R2)



UNITS:
186–226

SETBACKS:
15' FRONT
15' REAR FROM ALLEY CENTERLINE
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 4,225 SF

OPEN SPACE REQUIREMENTS

OPEN SPACE	AREA (AC) APPROXIMATE ACTIVE	PASSIVE	TOTAL	USE DESCRIPTION
OS-4		3.61	157,160 SF (3.61 AC)	
OS-5	2.38	10.74	571,471 SF (13.12 AC)	PUBLIC GREENWAY, EXERCISE STATION
OS-6	0.82	0.54	59,307 SF (1.36 AC)	PLAY AREA
OS-7	1.00	4.18	225,677 SF (5.18 AC)	PUBLIC GREENWAY WITH PRIVATE GREENWAY ACCESS
OS-8	1.60	12.94	633,331 SF (14.54 AC)	PUBLIC/PRIVATE GREENWAY WITH ACCESS TO PUBLIC GREENWAY, PLAY AREA, MAIL KIOSK
OS-9		5.52	240,571 SF (5.52 AC)	
OS-10		0.35	15,257 SF (0.35 AC)	
OS-11		0.71	30,965 SF (0.71 AC)	
OS-12	0.25	9.24	413,585 SF (9.49 AC)	DOG PARK
OS-13		0.37	16,056 SF (0.37 AC)	
OS-14	0.74	8.38	397,331 SF (9.12 AC)	PRIVATE GREENWAY TRAIL, PLAYGROUND, MAIL KIOSK
OS-15		1.14	49,771 SF (1.14 AC)	
OS-16		0.57	24,881 SF (0.57 AC)	
OS-17	3.13	2.91	263,131 SF (6.04 AC)	AMENITY WITH POOL, CLUBHOUSE, MAIL KIOSK, PRIVATE TRAIL CONNECTION
OS-18	4.88	11.01	692,094 SF (15.89 AC)	PUBLIC GREENWAY, STREET SIDE GREENWAY CONNECTION
OS-19		0.44	19,221 SF (0.44 AC)	
OS-20	0.77	1.59	102,892 SF (2.36 AC)	PLAYGROUND, PICNIC AREA
OS-21		0.94	40,830 SF (0.94 AC)	
OS-22		0.35	15,164 SF (0.35 AC)	
OS-23	0.19	0.24	18,826 SF (0.43 AC)	LINEAR PARK
OS-24		0.29	12,492 SF (0.29 AC)	
OS-25		0.43	18,907 SF (0.43 AC)	
OS-26		0.11	4,603 SF (0.11 AC)	
OS-27		0.12	5,072 SF (0.12 AC)	
OS-28		0.13	5,491 SF (0.13 AC)	
OS-29		0.20	8,566 SF (0.20 AC)	
OS-30		0.12	5,391 SF (0.12 AC)	
OS-31		0.33	14,304 SF (0.33 AC)	
OS-32		0.20	8,761 SF (0.20 AC)	
TOTAL	15.76	77.70	4,071,167 SF (93.46 AC)	SOUTH OF 401 BYPASS

SEETBACKS (SOUTH OF 401 BYPASS)

R1 PUD	
FRONT (FRONT LOAD)	20 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR	15 FT
MIN LOT WIDTH	50 FT
MIN LOT AREA	6,000 FT
R2 PUD	
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	35 FT
R3 PUD	
FRONT	20 FT
SIDE	5 FT (END UNIT)
REAR	15 FT
MIN WIDTH	20 FT

SITE AND OPEN SPACE AREAS

TOTAL SITE AREA	264.27 AC
RETAIL	12.28 AC
RESIDENTIAL	251.99 AC
R3	319 PROPOSED TOWNHOMES
R1	295 SINGLE FAMILY DETACHED
R2	190 SINGLE FAMILY DETACHED
TOTAL UNITS	804
OVERALL DENSITY	3.20 DU/AC
TOWNHOME AREA	46.79 AC
TOWNHOME DENSITY	6.9 DU/AC
ALLOWED DENSITY	6 DU/AC (ENTIRE SITE) 10 DU/AC (TOWNHOME)
OPEN SPACE REQUIRED: SINGLE FAMILY 10% SFD AREA (205.2 AC)	20.52 AC REQUIRED
TOWNHOMES 15% TH AREA (46.79 AC) 35% ACTIVE OS AREA (7.02 AC)	7.02 ACRE REQUIRED 2.46 ACRE REQUIRED
TOTAL OPEN SPACE REQUIRED:	27.54 AC
TOTAL OPEN SPACE PROVIDED:	15.76 AC ACTIVE OPEN SPACE 77.70 AC PASSIVE OPEN SPACE 93.46 TOTAL OPEN SPACE PROVIDED

REQUIRED TOWNHOME PARKING

AREA 1	LOTS 626-740		
AREA 2	LOTS 406-469, 473-538		
AREA 3	LOTS 268-335		
	AREA 1	AREA 2	AREA 3
TOTAL UNITS	115	136	68
TOTAL 3 BEDROOM HOMES	86	102	51
TOTAL 2 BEDROOM HOMES	29	34	17
VISITOR PARKING NEEDED	73	85	43
MAIL KIOSK PARKING	5	6	3
TOTAL REQUIRED PARKING	302	357	179
TOTAL END UNITS (END UNITS HAVE 2 SPACES FOR DRIVEWAY PARKING)	40	38	22
PROVIDED PARKING:			
GARAGE PARKING	115	136	68
DRIVEWAY PARKING	155	174	90
STREET PARKING	54	63	31
MAIL KIOSK PARKING	5	6	3
PARKING LOT SPACES	17	49	6
TOTAL PROVIDED PARKING	346	428	198

MAIL KIOSK CALCULATIONS

NUMBER OF MAIL BOXES(UNITS)	REQUIRED PARKING SPACES
52 OR LESS	2
53-78	3
79-104	4
105 OR MORE	4 PLUS 1 PER EACH ADDITIONAL 26 MAILBOXES

MAIL KIOSK AREA 1
MAIL KIOSK CALCULATION:
PHASES 1, 2, 6, 7, AND 9 (312 UNITS)
312 UNITS @ 16 UNITS/KIOSK (CBU) = 21 KIOSKS (CBUs)

MAIL KIOSK PARKING: 312 UNITS
REQUIRED: 12 SPACES
PROVIDED: 12 SPACES (1 ACCESSIBLE)

MAIL KIOSK AREA 2
MAIL KIOSK CALCULATION:
PHASE 10 (68 UNITS)
68 UNITS @ 16 UNITS/KIOSK (CBU) = 5 KIOSKS (CBUs)

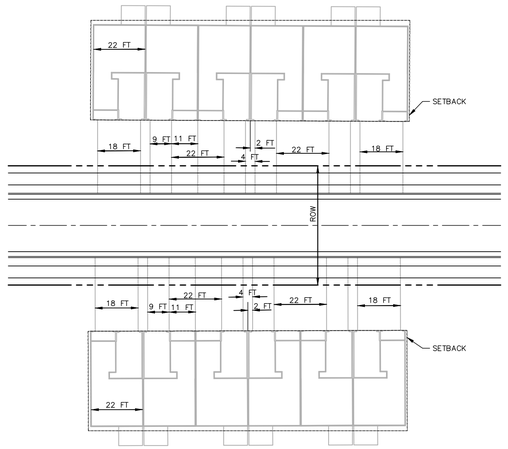
MAIL KIOSK PARKING: 68 UNITS
REQUIRED: 3 SPACES
PROVIDED: 9 SPACES (1 ACCESSIBLE)

MAIL KIOSK AREA 3
MAIL KIOSK CALCULATION:
PHASES 3, 4, AND 5 (245 UNITS)
245 UNITS @ 16 UNITS/KIOSK (CBU) = 16 KIOSKS (CBUs)

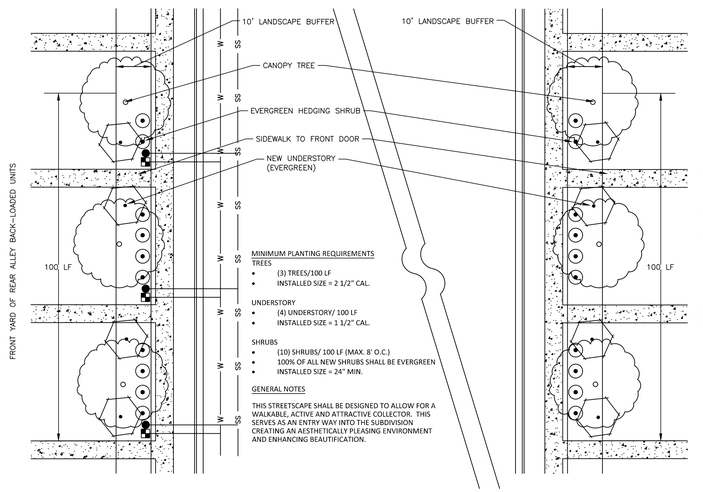
MAIL KIOSK PARKING: 245 UNITS
REQUIRED: 10 SPACES
PROVIDED: 11 SPACES (1 ACCESSIBLE)

MAIL KIOSK AREA 4
MAIL KIOSK CALCULATION:
PHASE 8 AND 14 (179 UNITS)
179 UNITS @ 16 UNITS/KIOSK (CBU) = 12 KIOSKS (CBUs)

MAIL KIOSK PARKING: 179 UNITS
REQUIRED: 7 SPACES
PROVIDED: 14 SPACES (2 ACCESSIBLE)



TYPICAL TOWNHOME DRIVEWAY
SCALE 1"=30



QUARREY ROAD STREETSCAPE
NTS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 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

SHEET

PROJECT NOTES AND SITE DETAILS

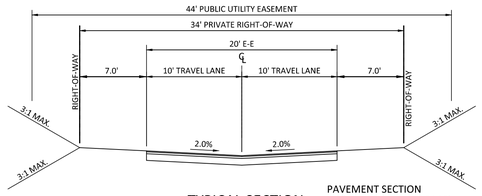
C0.00

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-N1.dwg, 8/20/2020 4:33:27 PM, Williams, Sherrill

PROPOSED QUARRY RD.

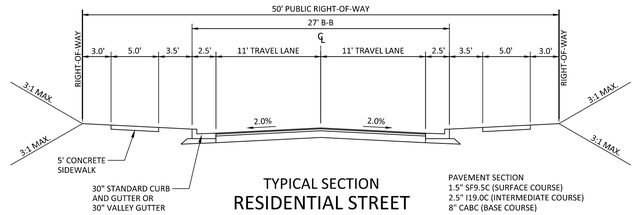
JOCUND STREET TO FETCHING PLACE
60' COLLECTOR
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE

FETCHING PLACE TO E. YOUNG ST.
80' COLLECTOR
20' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE.
9' LANDSCAPE MEDIAN ALONG CENTERLINE.



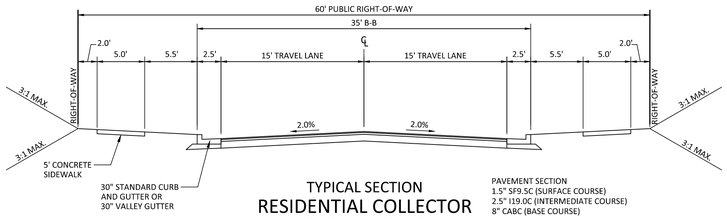
TYPICAL SECTION
ALLEY
(34' R/W, 20' E-E)

PAVEMENT SECTION
1.0" SF9.5B (TOP SURFACE)
2.0" SF9.5C (INTERMEDIATE SURFACE)
8" CABC (BASE COURSE)



TYPICAL SECTION
RESIDENTIAL STREET
(50' R/W, 27' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



TYPICAL SECTION
RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)

PAVEMENT SECTION
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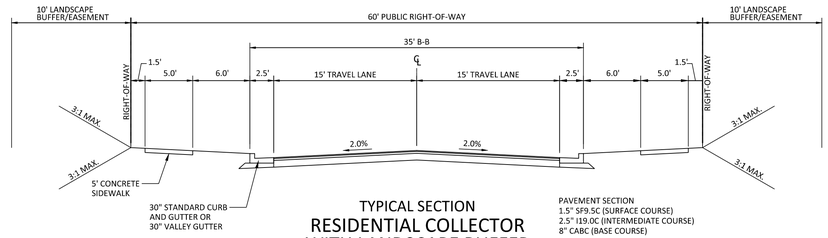
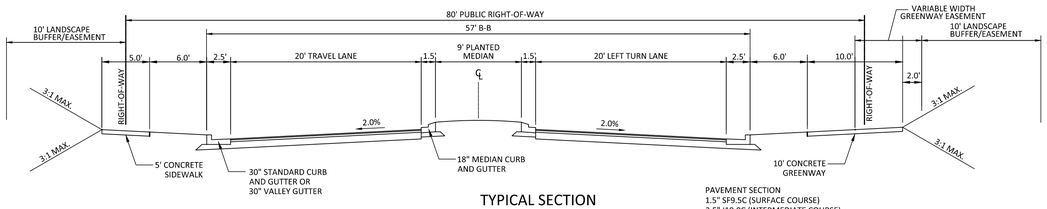
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



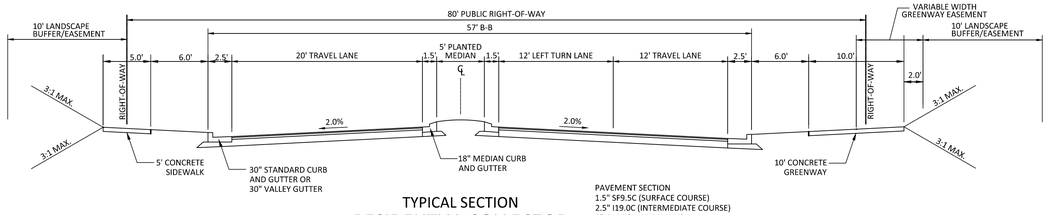
TYPICAL SECTION
RESIDENTIAL COLLECTOR
WITH LANDSCAPE BUFFER
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



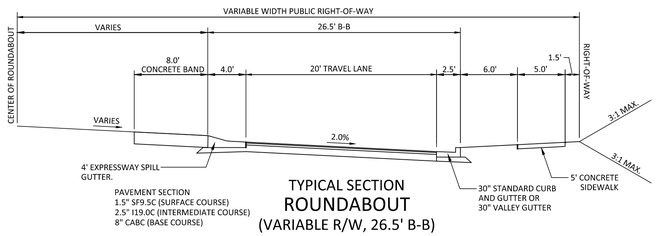
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



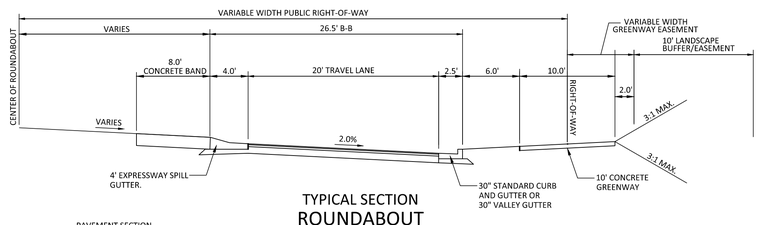
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



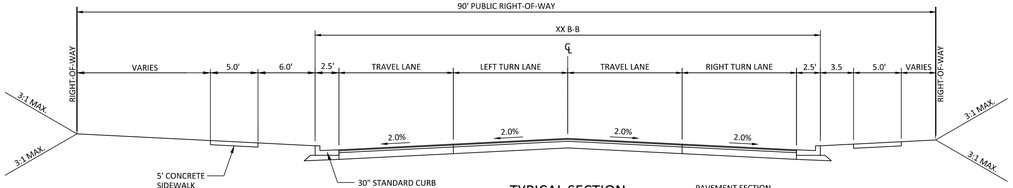
TYPICAL SECTION
ROUNDABOUT
(VARIABLE R/W, 26.5' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



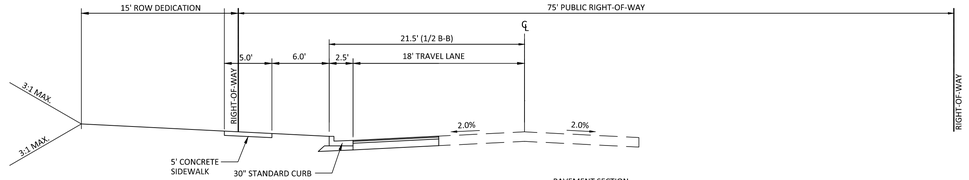
TYPICAL SECTION
ROUNDABOUT
(WITH GREENWAY)
(VARIABLE R/W, 26.5' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



TYPICAL SECTION
E. YOUNG STREET
(FOUR LANE)
(90' R/W, XX B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



TYPICAL SECTION
E. YOUNG STREET
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

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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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	01. 28. 2020

SHEET

TYPICAL SECTIONS

C0.01

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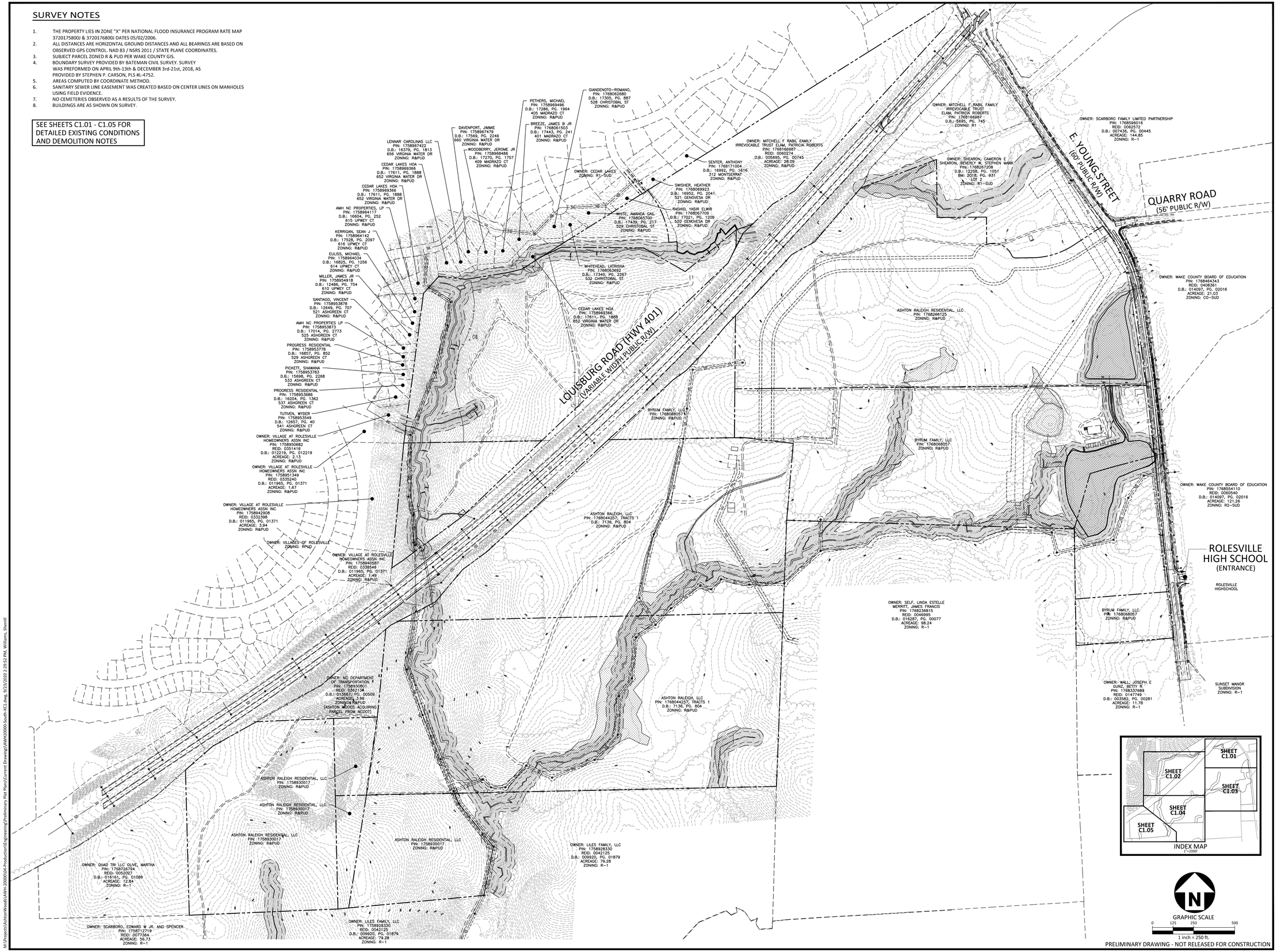
SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 3720175800J & 3720176800J DATES 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL. NAD 83 / NSRS 2011 / STATE PLANE COORDINATES.
3. SUBJECT PARCEL ZONED R & PUD PER WAKE COUNTY GIS.
4. BOUNDARY SURVEY PROVIDED BY BATEMAN CIVIL SURVEY. SURVEY WAS PREFORMED ON APRIL 9th-13th & DECEMBER 3rd-21st, 2018, AS PROVIDED BY STEPHEN P. CARSON, PLS #L-4752.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
7. NO CEMETERIES OBSERVED AS A RESULTS 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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PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
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REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

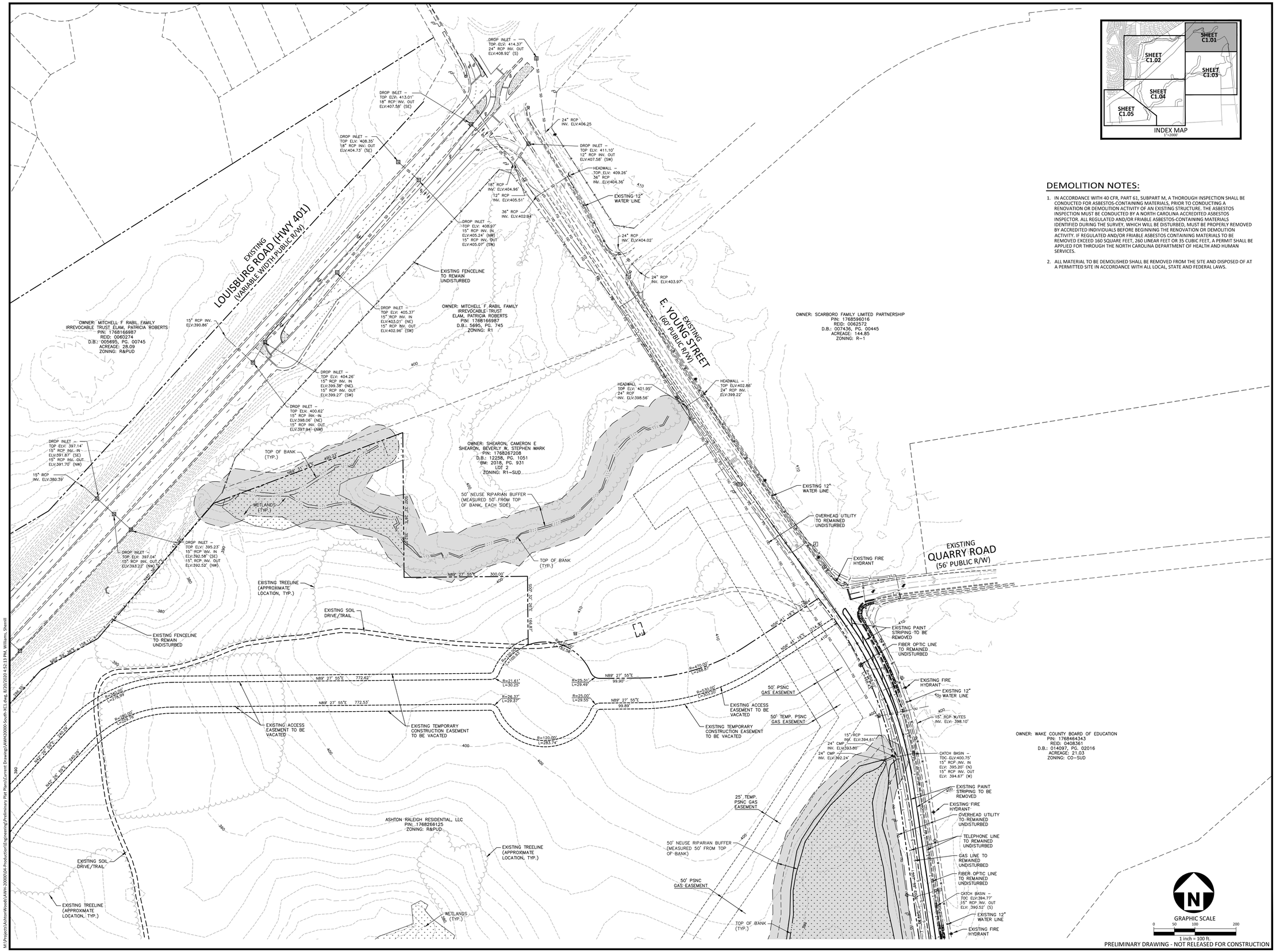
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	01. 28. 2020

SHEET

OVERALL EXISTING CONDITIONS

C1.00



DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. 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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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-XC1
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DRAWN BY	.
SCALE	1"=100'
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EXISTING CONDITIONS AND DEMOLITION PLAN

C1.01

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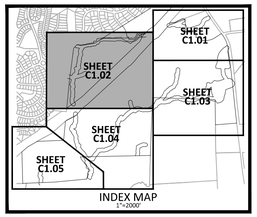

SEE SHEET C0.01 FOR DEMOLITION NOTES

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EXISTING CONDITIONS AND DEMOLITION PLAN
C1.02

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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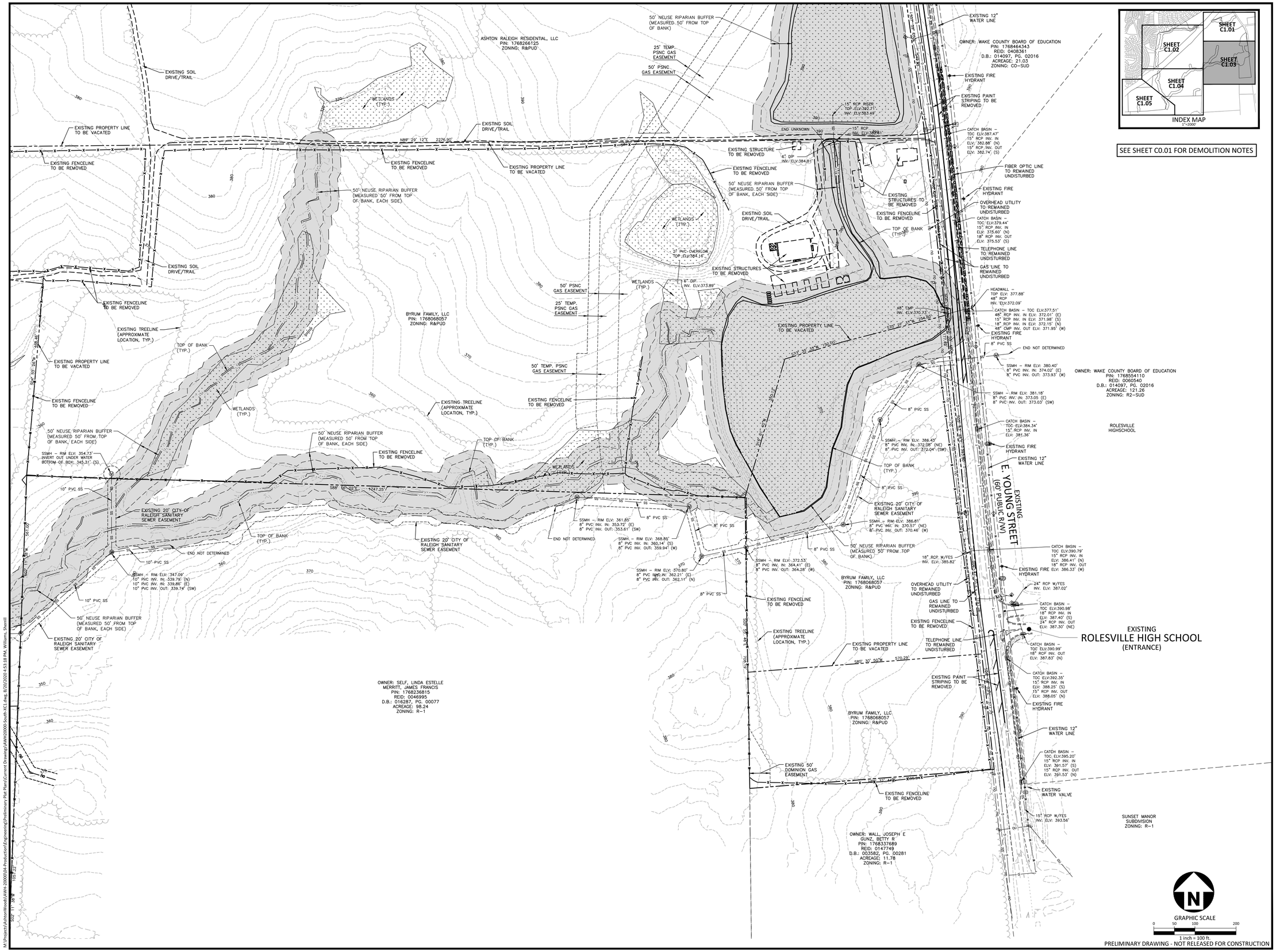

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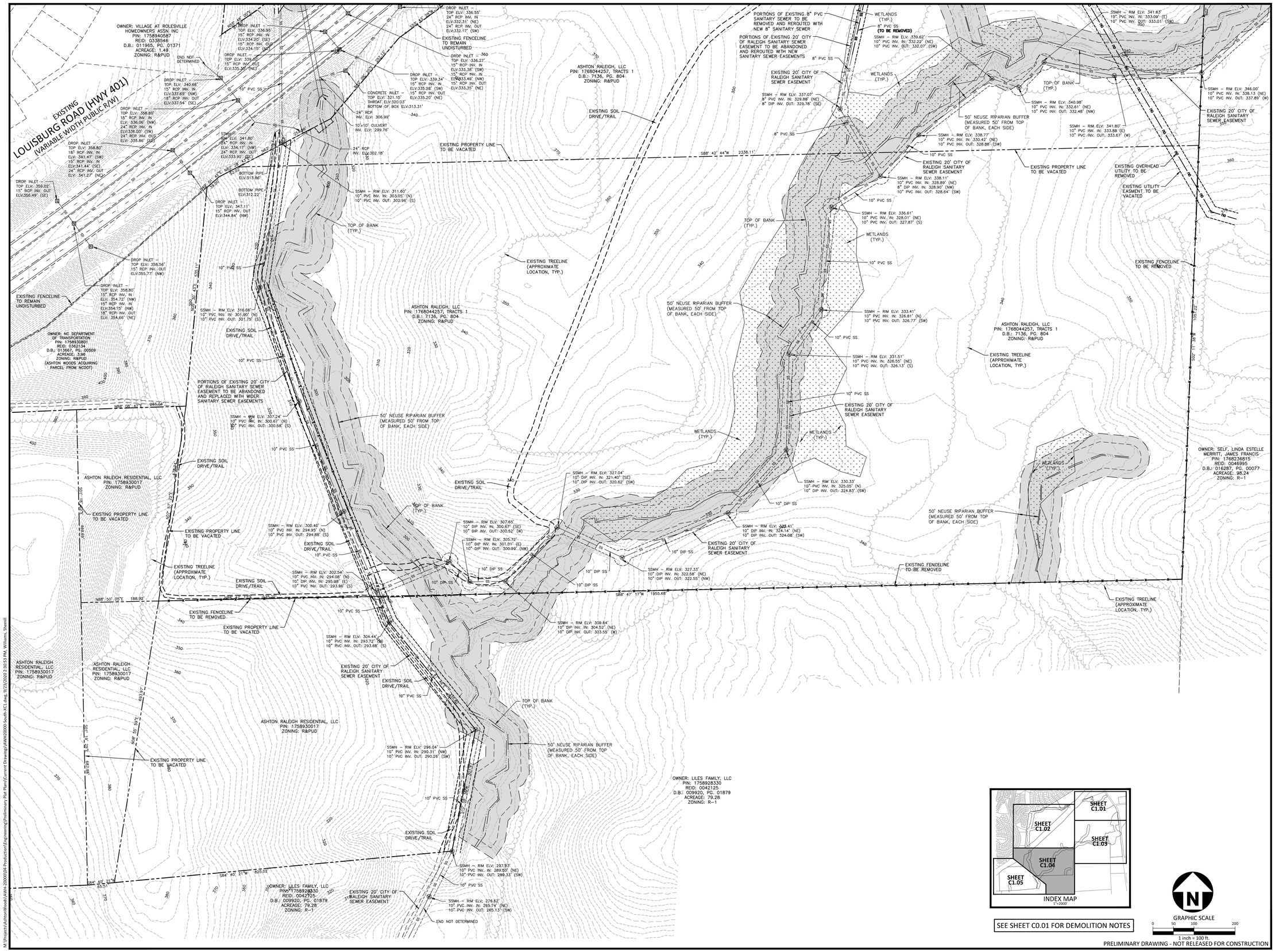
EXISTING CONDITIONS AND DEMOLITION PLAN

C1.03



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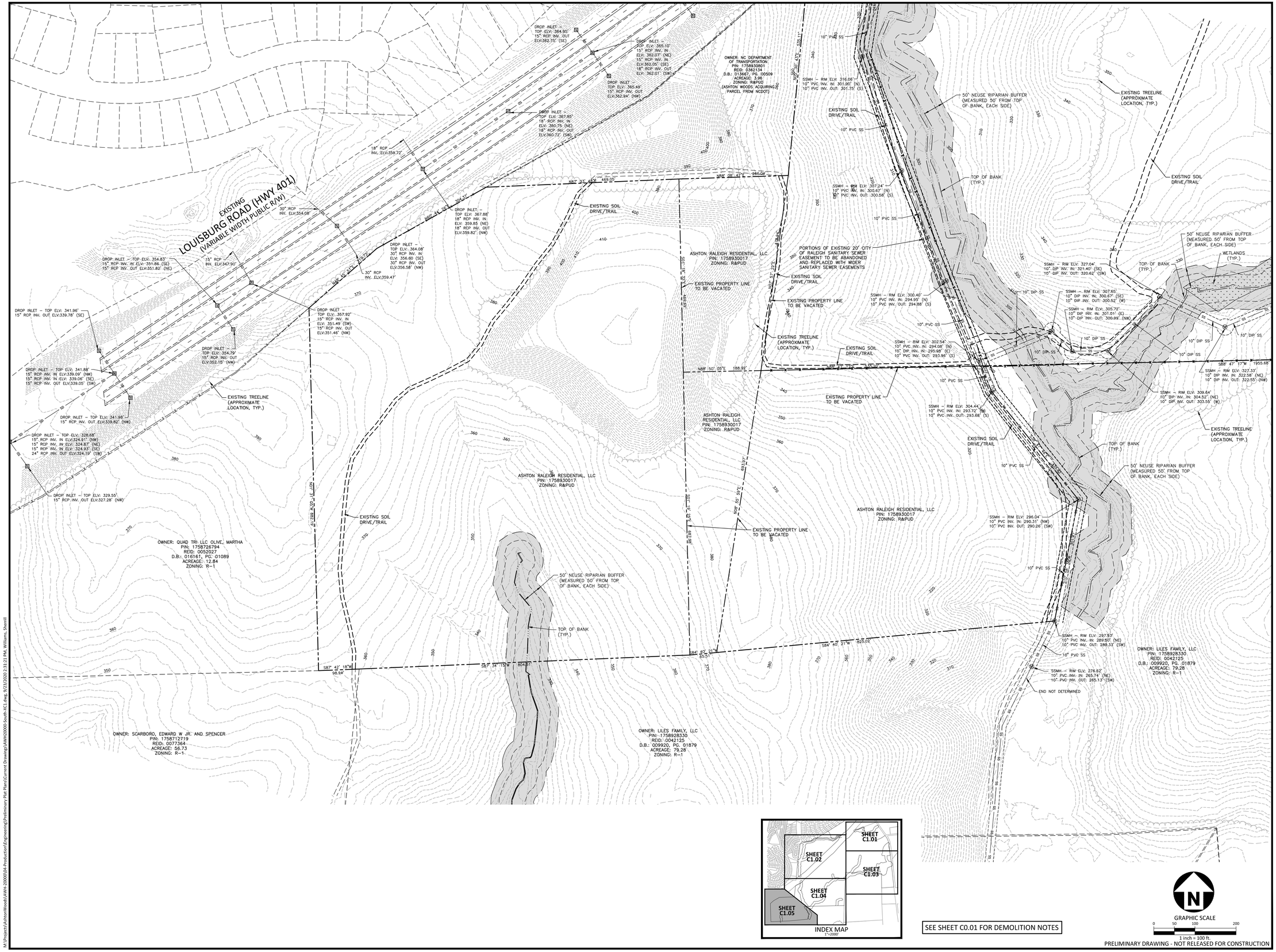
EXISTING CONDITIONS AND DEMOLITION PLAN

C1.04



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EXISTING CONDITIONS AND DEMOLITION PLAN

C1.05

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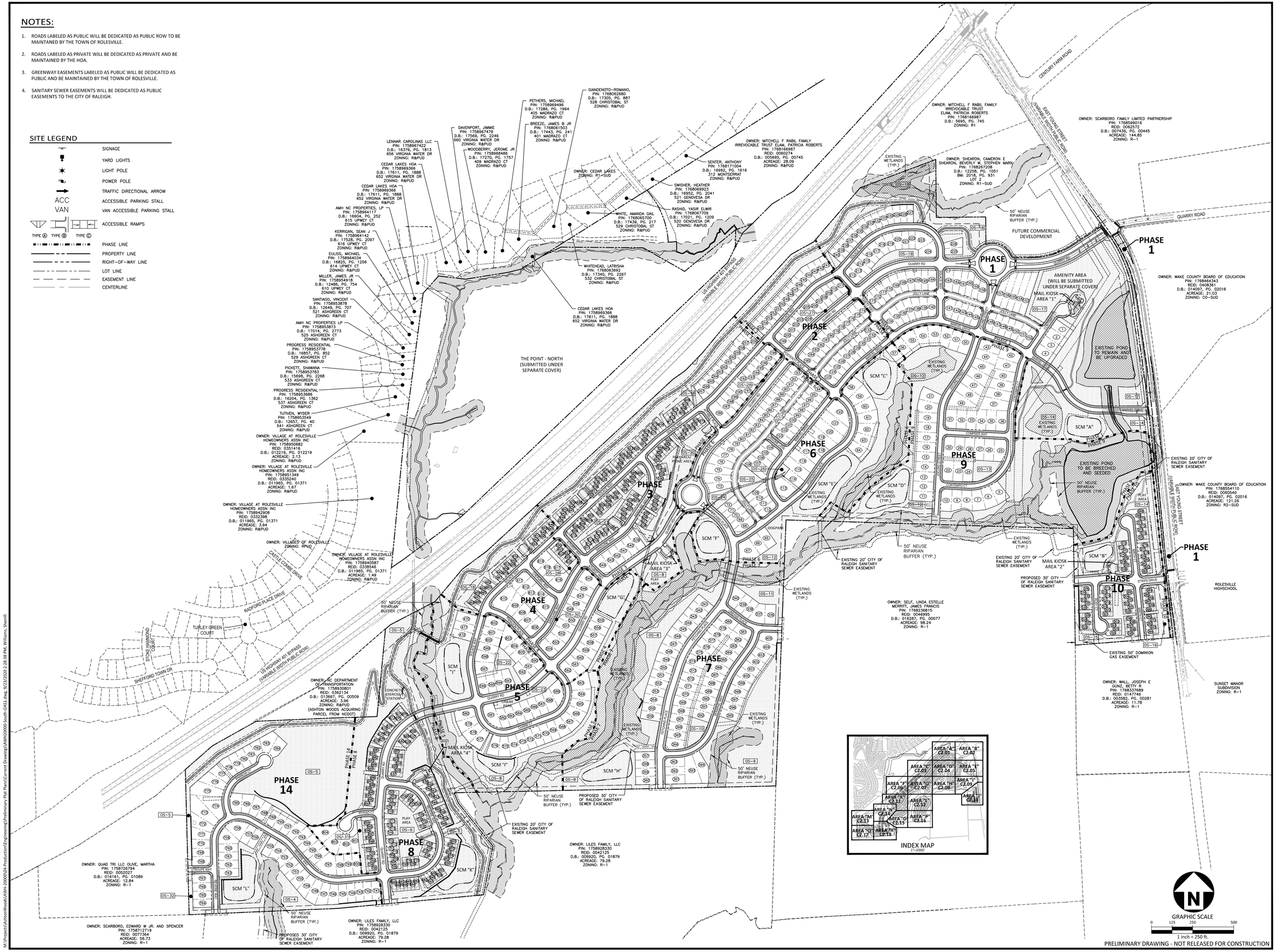
NOTES:

1. ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW TO BE MAINTANED BY THE TOWN OF ROLESVILLE.
2. ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
3. GREENWAY EASEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
4. SANITARY SEWER EASEMENTS WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE



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DATE	01. 28. 2020

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OVERALL PRELIMINARY PLAT
C2.00

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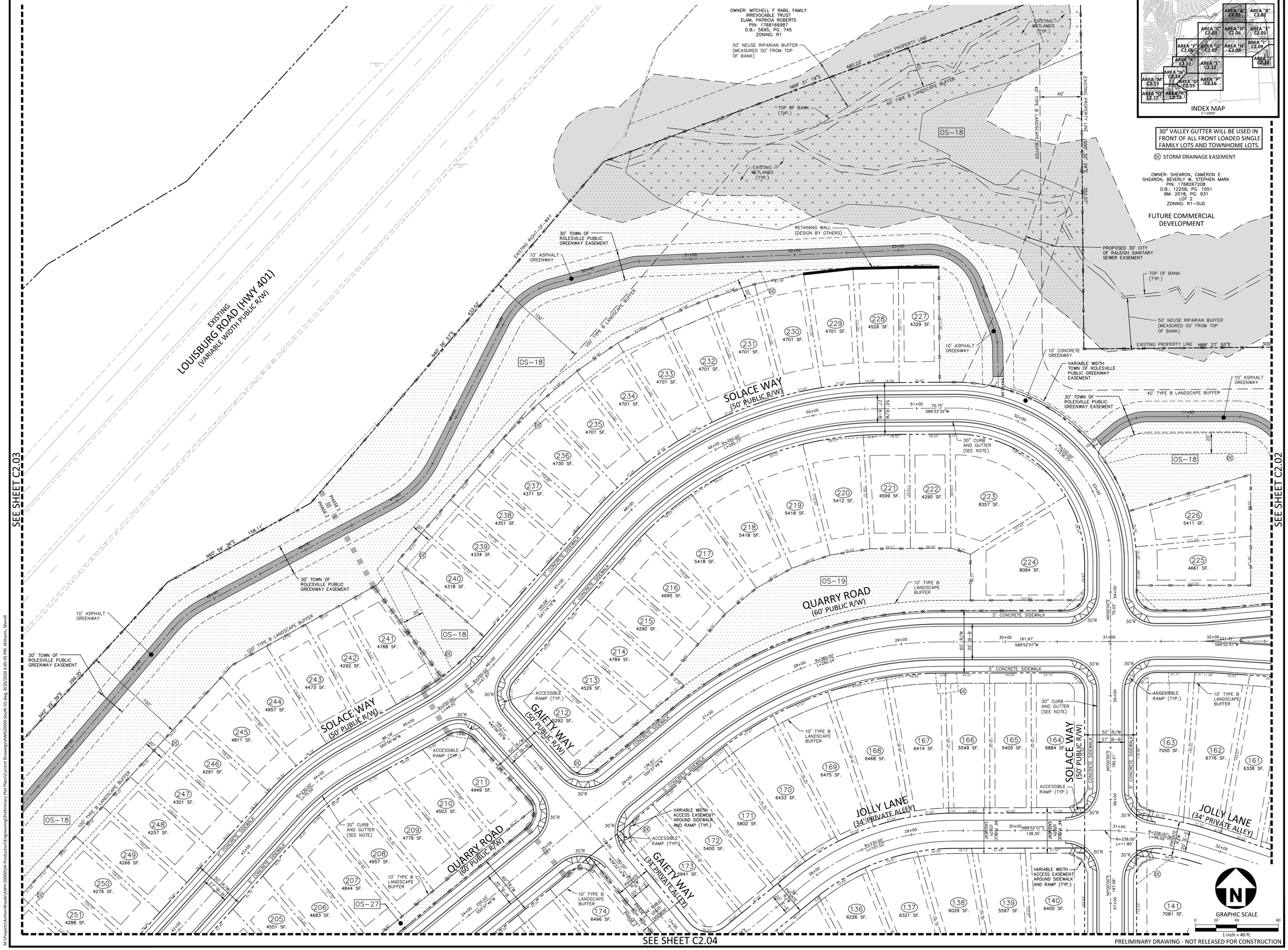

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
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DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT AREA "A"

C2.01

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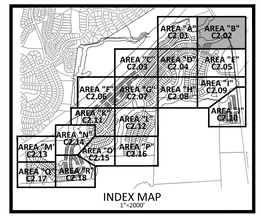
30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

DE STORM DRAINAGE EASEMENT



INDEX MAP
1"=2000'

OWNER: SCARBORO FAMILY LIMITED PARTNERSHIP
PIN: 1768596016
REID: 0062572
D.B.: 007436, PG. 00445
ACREAGE: 144.85
ZONING: R-1

OWNER: SHEARON, CAMERON E
SHEARON, BEVERLY W, STEPHEN MARK
PIN: 1768267208
D.B.: 12258, PG. 1051
BM: 2018, PG. 931
LOT 2
ZONING: R1-SUD

FUTURE COMMERCIAL DEVELOPMENT

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768464343
REID: 0408361
D.B.: 014097, PG. 02016
ACREAGE: 21.03
ZONING: CO-SUD

AMENITY AREA
(WILL BE SUBMITTED UNDER SEPARATE COVER)

OS-17

SEE SHEET C2.01

SEE SHEET C2.05

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EXPIRATION 12/31/2020
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SHEET

PRELIMINARY PLAT
AREA "B"
C2.02

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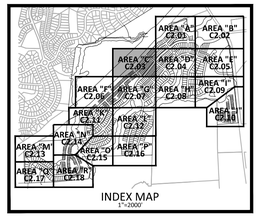

INDEX MAP
1"=1000'

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

(DE) STORM DRAINAGE EASEMENT

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

SEE SHEET C2.01

SEE SHEET C2.04

SEE SHEET C2.07

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

SOLACE WAY (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

AFFABLE PLACE (50' PUBLIC R/W)

JOLLY LANE (34' PRIVATE ALLEY)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

EXISTING RIGHT-OF-WAY

100' TYPE B LANDSCAPE BUFFER

10' TYPE B LANDSCAPE BUFFER

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

GREENWAY CONNECTOR

PLAY AREA/ PICNIC AREA

OS-18

OS-28

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SHEET

PRELIMINARY PLAT AREA "C"

C2.03

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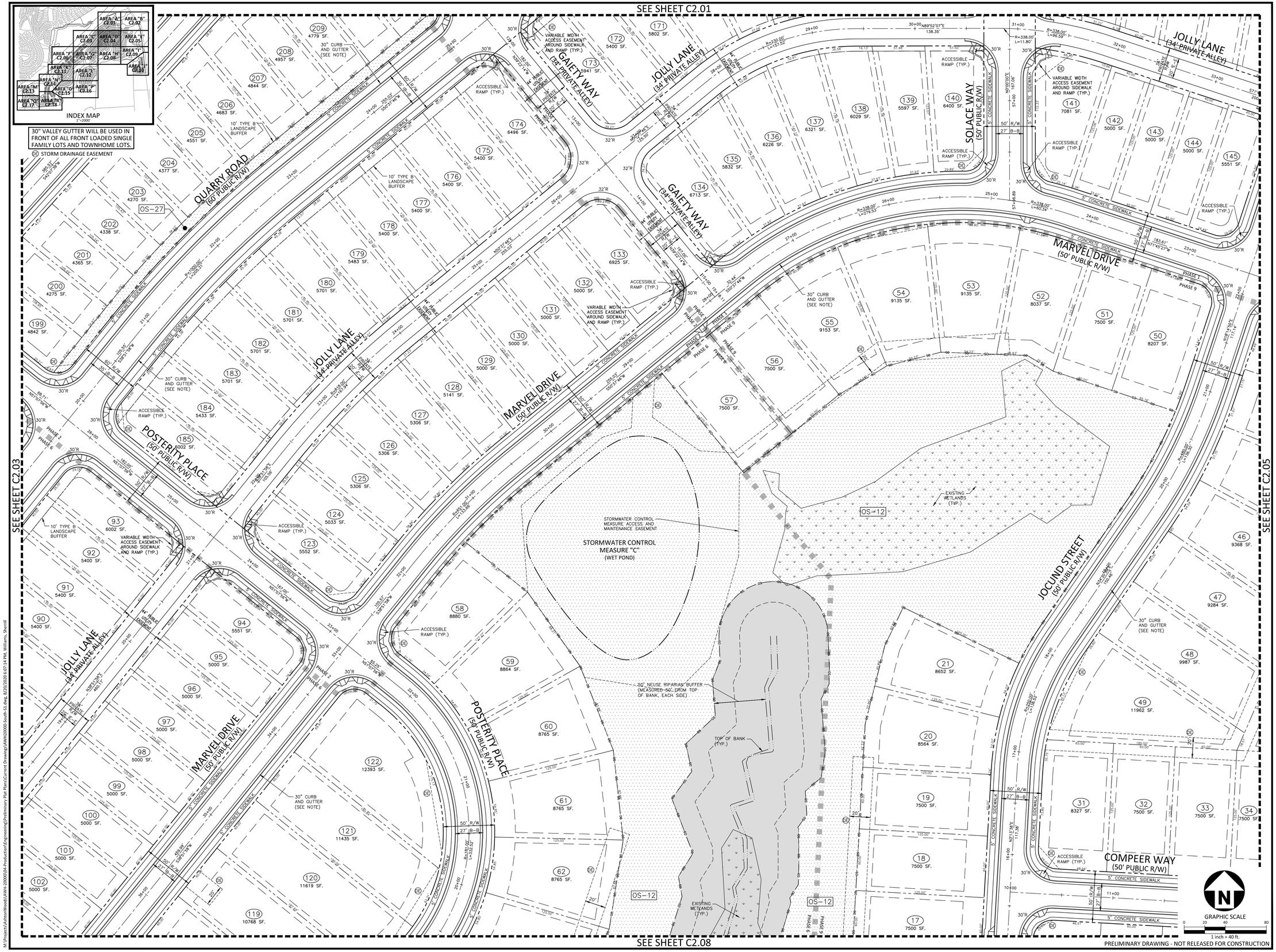

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PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

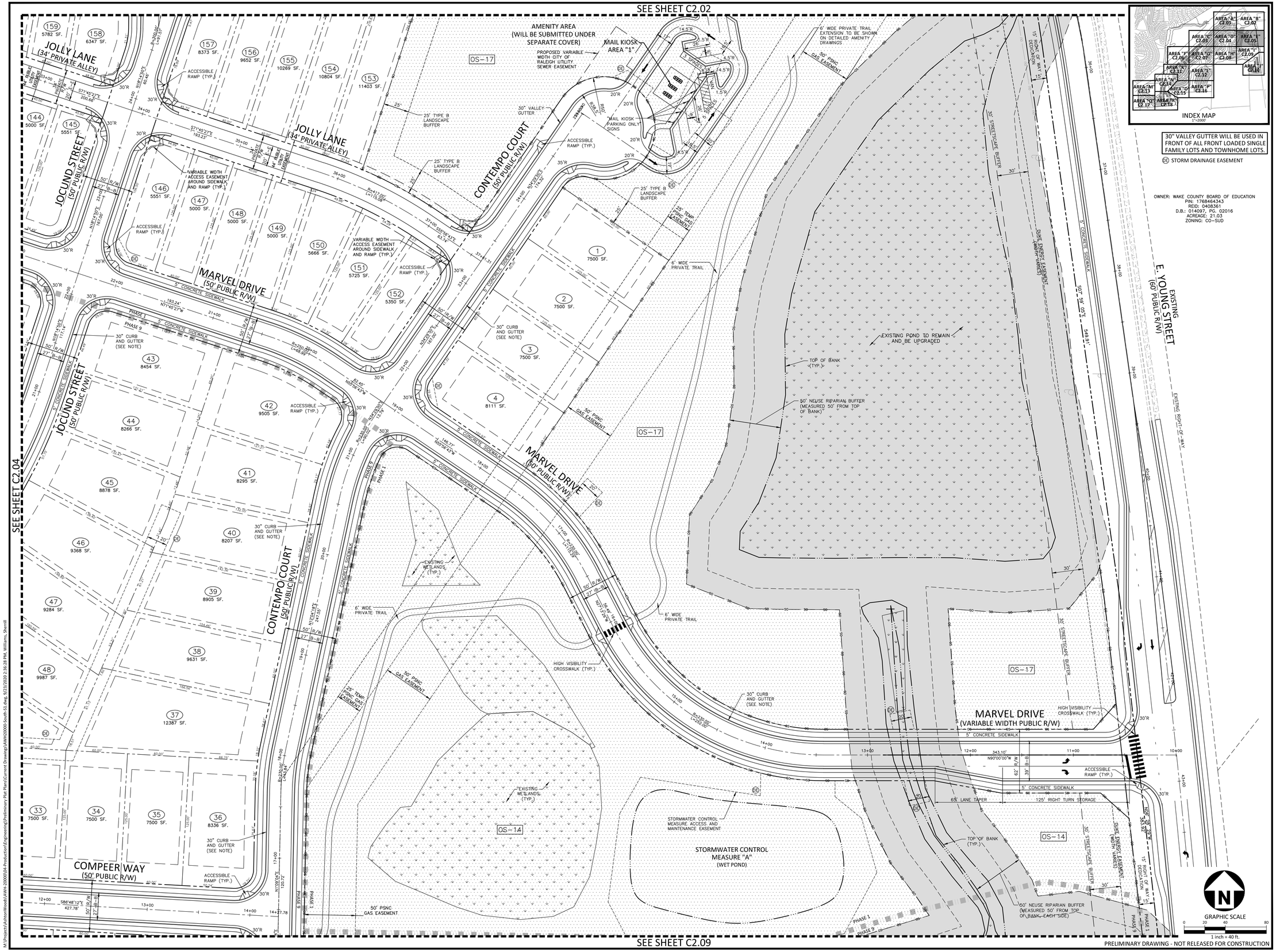
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT AREA "D"

C2.04

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-S1.dwg, 8/20/2020 6:07:14 PM, Williams, Sherrill



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

(DE) STORM DRAINAGE EASEMENT

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768464343
REID: 0408361
D.B.: 014097, PG. 02016
ACREAGE: 21.03
ZONING: CO-SUD

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

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3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

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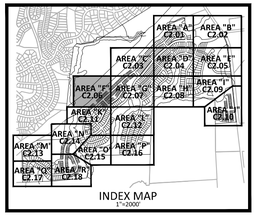
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT AREA "E"

C2.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



INDEX MAP
1"=2000'

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.

DE STORM DRAINAGE EASEMENT

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

SEE SHEET C2.11

SEE SHEET C2.07

SOLACE WAY (50' PUBLIC R/W)

SANGUINE WAY (50' PUBLIC R/W)

ATHIRST WAY (50' PUBLIC R/W)

OS-18 OS-21 OS-20 OS-29

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

PHASE 3

PHASE 4

PHASE 5

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SHEET

PRELIMINARY PLAT
AREA "F"
C2.06

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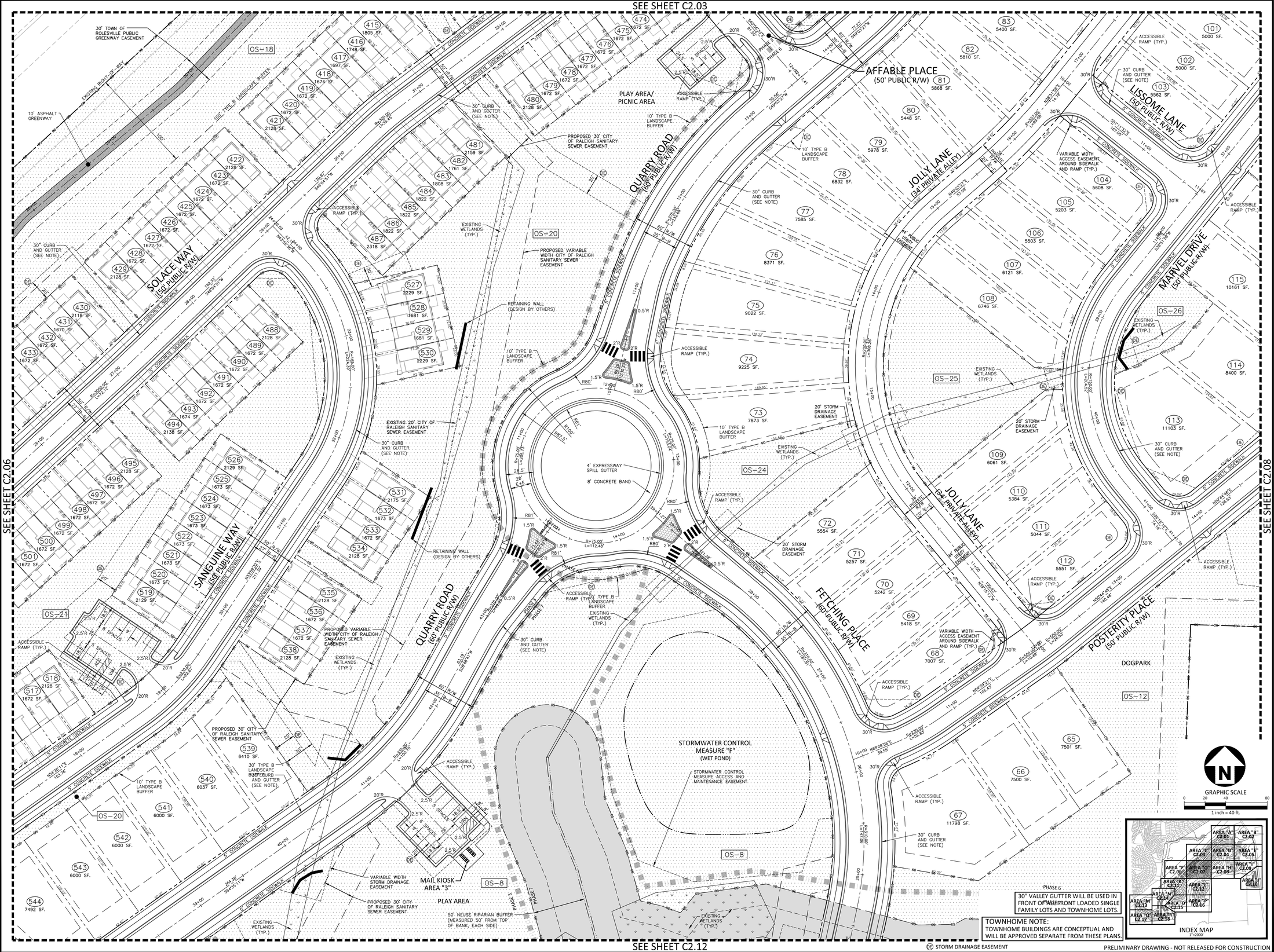
SEE SHEET C2.03



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

INDEX MAP
1"=2000'

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WAKE COUNTY, NORTH CAROLINA

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SHEET

PRELIMINARY PLAT AREA "G"

C2.07

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SEE SHEET C2.04

SEE SHEET C2.07

SEE SHEET C2.09

MARVEL DRIVE (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

JOCUND STREET (50' PUBLIC R/W)

COMPEER WAY (50' PUBLIC R/W)

CONTEMPO COURT (50' PUBLIC R/W)

101 5000 SF.
102 5000 SF.
113 11103 SF.
114 8400 SF.
115 10161 SF.
116 9907 SF.
117 9664 SF.
118 9865 SF.
119 10768 SF.
120 11619 SF.
121 11435 SF.
62 8765 SF.
63 8765 SF.
64 8765 SF.
7 8760 SF.
8 7370 SF.
9 7512 SF.
10 8702 SF.
11 7500 SF.
12 7500 SF.
13 7500 SF.
14 7500 SF.
15 7500 SF.
16 7500 SF.
17 7500 SF.
18 7500 SF.
22 8702 SF.
23 8100 SF.
24 8080 SF.
27 8108 SF.
28 8106 SF.
29 8104 SF.
30 8704 SF.

OS-12
OS-13
OS-14
OS-26

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

5' CONCRETE SIDEWALK

STORMWATER CONTROL MEASURE "E" (WET POND)

STORMWATER CONTROL MEASURE "D" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

25' TYPE B LANDSCAPE BUFFER

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

TEMPORARY TURN AROUND

30" VALLEY GUTTER

PHASE 6

PHASE 9

S88° 16' 02"E 1747.25'

OWNER: SELF, LINDA ESTELLE
MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

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

(DE) STORM DRAINAGE EASEMENT

INDEX MAP
1"=2000'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
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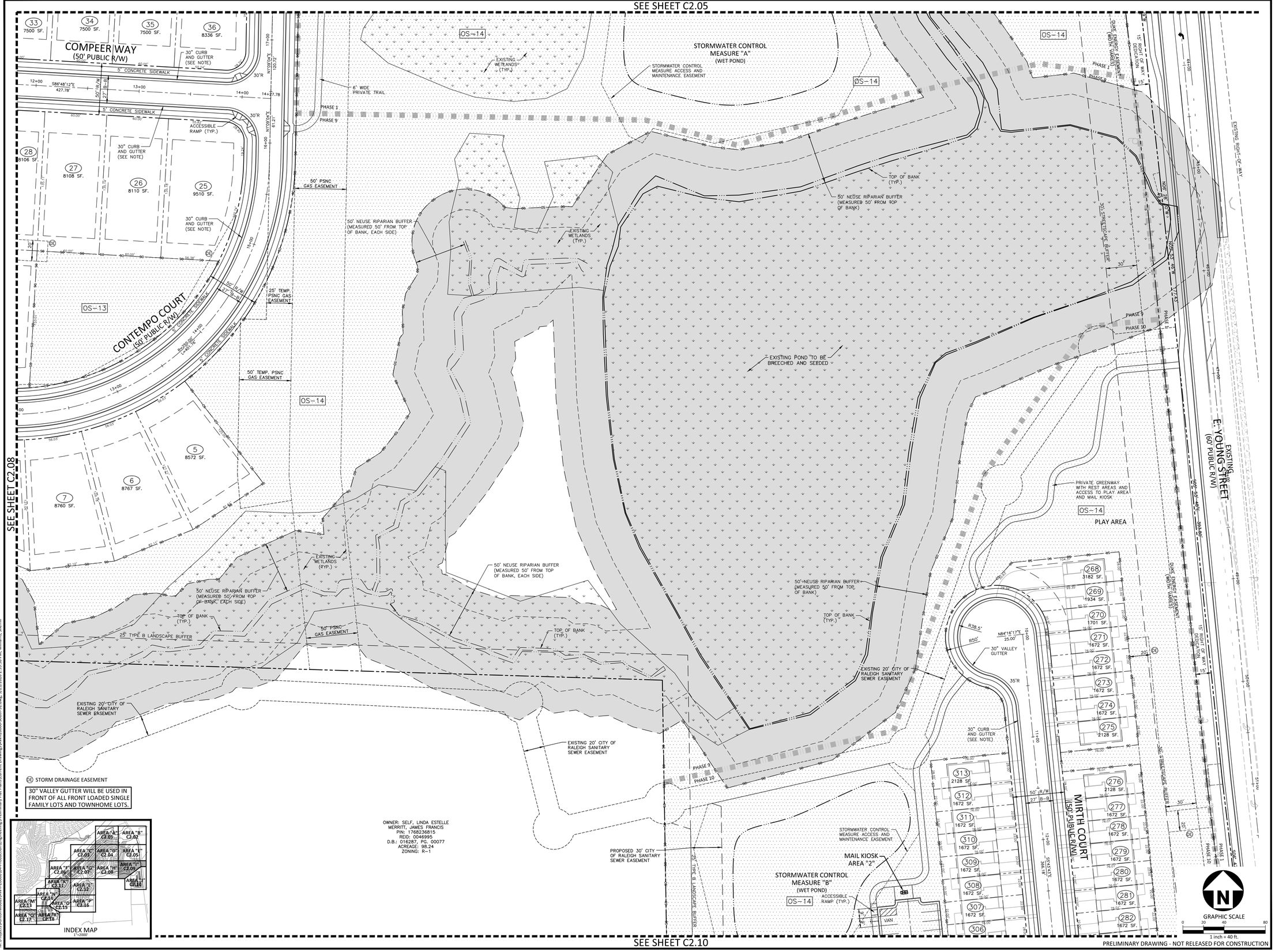
SCALE	1"=40'
DATE	01. 28. 2020

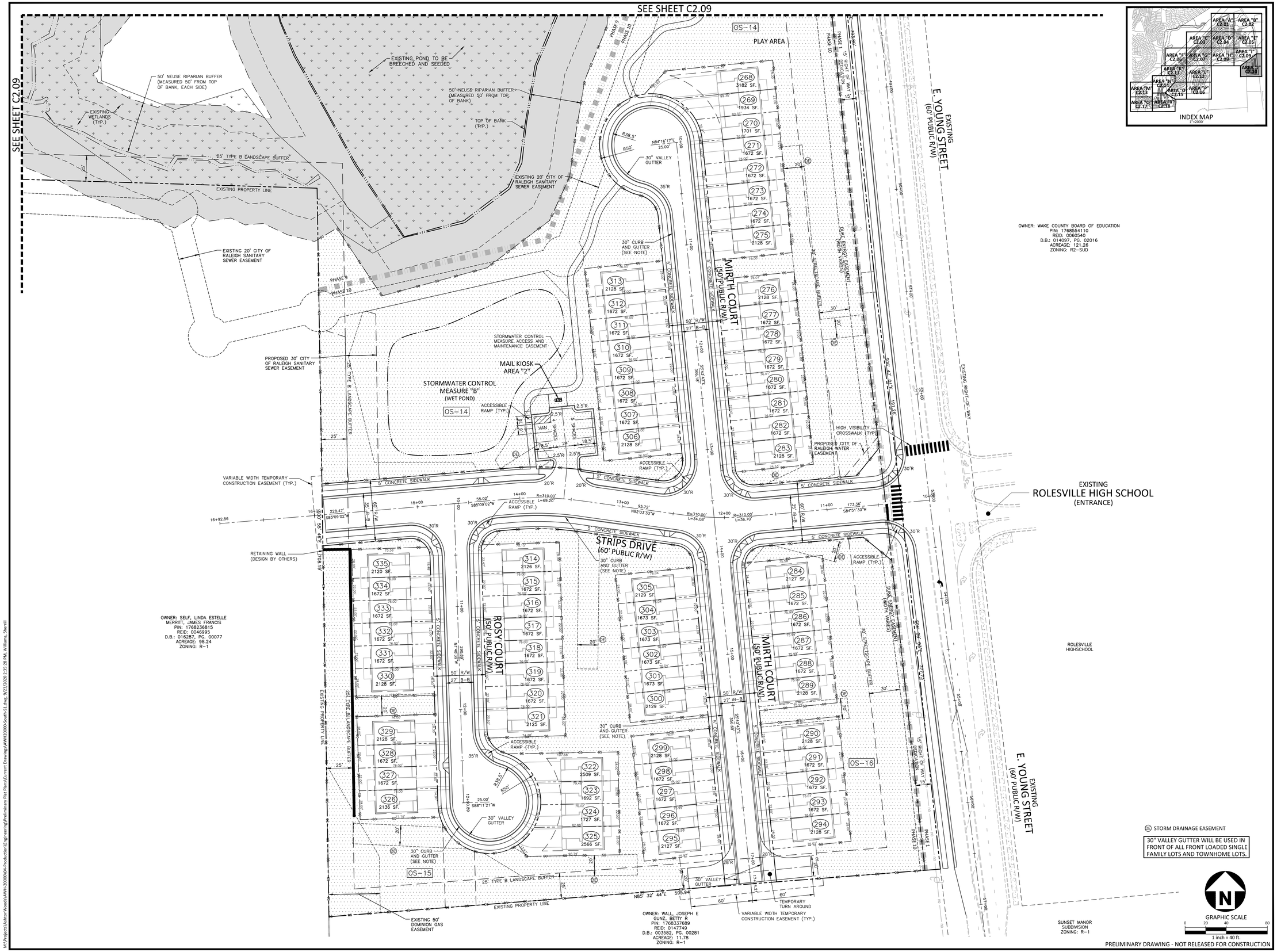
SHEET

PRELIMINARY PLAT AREA "H"

C2.08

SEE SHEET C2.05


COMPEER WAY
(50' PUBLIC R/W)
CONTEMPO COURT
(50' PUBLIC R/W)
E-YOUNG STREET
(60' PUBLIC R/W)
EXISTING E-YOUNG STREET (60' PUBLIC R/W)
MIRTH COURT
(50' PUBLIC R/W)
OS-13
OS-14
33 7500 SF.
34 7500 SF.
35 7500 SF.
36 8336 SF.
28 8106 SF.
27 8108 SF.
26 8110 SF.
25 9510 SF.
5 8572 SF.
6 8767 SF.
7 8760 SF.
268 3182 SF.
269 1934 SF.
270 1701 SF.
271 1672 SF.
272 1672 SF.
273 1672 SF.
274 1672 SF.
275 2128 SF.
276 2128 SF.
277 1672 SF.
278 1672 SF.
279 1672 SF.
280 1672 SF.
281 1672 SF.
282 1672 SF.
313 2128 SF.
312 1672 SF.
311 1672 SF.
310 1672 SF.
309 1672 SF.
308 1672 SF.
307 1672 SF.
306 1672 SF.
STORMWATER CONTROL MEASURE "A" (WET POND)
STORMWATER CONTROL MEASURE "B" (WET POND)
STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT
EXISTING WETLANDS (TYP.)
6' WIDE PRIVATE TRAIL
PHASE 1
PHASE 9
PHASE 10
50' PSNC GAS EASEMENT
50' TEMP. PSNC GAS EASEMENT
25' TEMP. PSNC GAS EASEMENT
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
25' TYPE B LANDSCAPE BUFFER
EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
EXISTING POND TO BE BREECHED AND SEEDED
PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT
30' STREETSCAPE BUFFER
DUKE ENERGY EASEMENT (WIDTH VARIES)
15' RIGHT-OF-WAY DEDICATION
EXISTING RIGHT-OF-WAY
30" CURB AND GUTTER (SEE NOTE)
ACCESSIBLE RAMP (TYP.)
5' CONCRETE SIDEWALK
30" VALLEY GUTTER
PRIVATE GREENWAY WITH REST AREAS AND ACCESS TO PLAY AREA AND MAIL KIOSK
PLAY AREA
MAIL KIOSK AREA "2"
ACCESSIBLE RAMP (TYP.)
VAN
S86°48'12"E 427.78'
N84°16'17"E 25.00'
N84°16'17"W 1771.43'
R50'
R38.5'
35'R
30'R
50' R/W
27' B-B
L=141.78'
L=39.27'
L=114.00'
L=120.72'
L=61.21'
L=369.18'
L=545.43'
L=545.43'
L=545.43



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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

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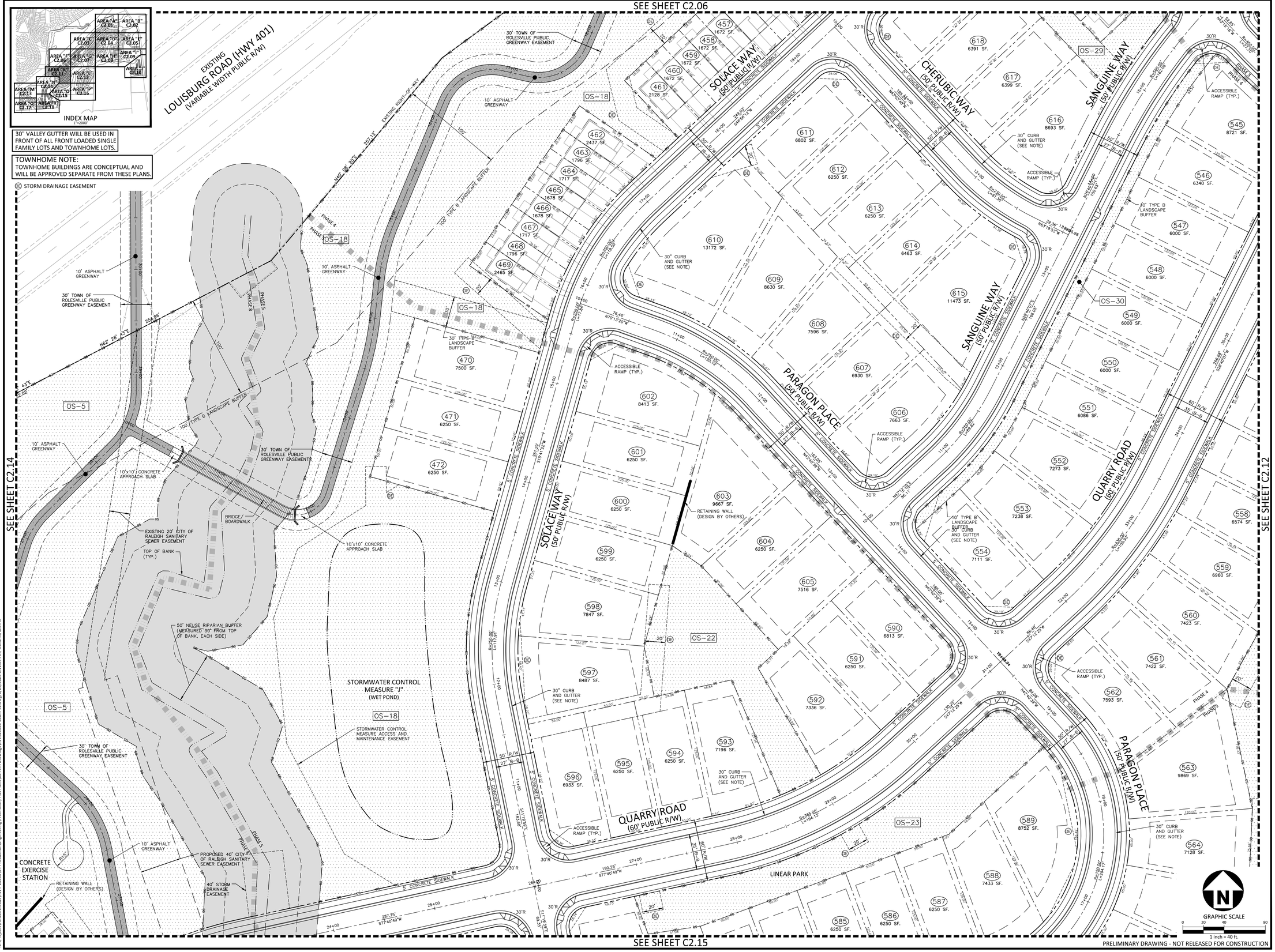
SHEET

PRELIMINARY PLAT AREA "J"

C2.10



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
EXPIRATION DATE: 12/31/2020
NOT VALID WITHOUT ORIGINAL SIGNATURE

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SHEET

PRELIMINARY PLAT AREA "K"

C2.11

I:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-S1.dwg, 8/20/2020 6:11:59 PM, Williams, Sherrill

SEE SHEET C2.07

SEE SHEET C2.11

SEE SHEET C2.08

SEE SHEET C2.16

ATHIRST WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

FETCHING PLACE (60' PUBLIC R/W)

LINEAGE PLACE (50' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

PLAY AREA

STORMWATER CONTROL MEASURE "G" (WET-POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

EXISTING WETLANDS (TYP.)

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

30" CURB AND GUTTER (SEE NOTE)

40' STORM DRAINAGE EASEMENT

25' TYPE B LANDSCAPE BUFFER

5' CONCRETE SIDEWALK

ACCESSIBLE RAMP (TYP.)

30" VALLEY GUTTER

RETAINING WALL (DESIGN BY OTHERS)

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

TEMPORARY TURN AROUND

OS-8

OS-9

OS-11

OS-12

545 8721 SF.
544 7492 SF.
555 6250 SF.
556 6250 SF.
557 6250 SF.
558 6574 SF.
340 8272 SF.
339 6000 SF.
338 5993 SF.
337 8736 SF.
336 7800 SF.
341 6000 SF.
342 6000 SF.
343 6000 SF.
344 6000 SF.
345 6194 SF.
346 6457 SF.
347 6471 SF.
348 6487 SF.
349 6355 SF.
350 6000 SF.
351 6000 SF.
352 6000 SF.
353 6375 SF.
354 6282 SF.
355 6000 SF.
380 6756 SF.
379 6058 SF.
381 6503 SF. ACCESSIBLE RAMP (TYP.)
378 6115 SF.
377 6173 SF.
376 6413 SF.
375 7084 SF.
374 7085 SF.
373 6660 SF.
372 6258 SF.
371 6233 SF.
370 6208 SF.
369 6837 SF.
382 6044 SF.
383 6150 SF.
384 6353 SF.
385 7120 SF.
386 6832 SF.
387 6860 SF.
388 6586 SF.
389 6180 SF.
390 6163 SF.
391 6146 SF.
405 7155 SF.
404 7273 SF.
403 6648 SF.
402 6000 SF.
401 6000 SF.
400 6448 SF.
399 6591 SF.
398 6522 SF.
397 6000 SF.
396 6000 SF.

OWNER: SELF, LINDA ESTELLE MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046905
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

INDEX MAP
1"=2000'

AREA "A" C2.01 | AREA "B" C2.02
AREA "C" C2.03 | AREA "D" C2.04 | AREA "E" C2.05
AREA "F" C2.06 | AREA "G" C2.07 | AREA "H" C2.08 | AREA "I" C2.09
AREA "J" C2.10 | AREA "K" C2.11 | AREA "L" C2.12
AREA "M" C2.13 | AREA "N" C2.14 | AREA "O" C2.15 | AREA "P" C2.16
AREA "Q" C2.17 | AREA "R" C2.18

DE STORM DRAINAGE EASEMENT

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

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NOT FOR CONSTRUCTION PRELIMINARY

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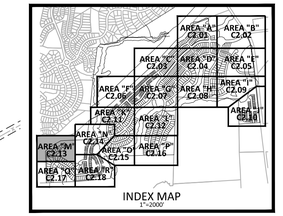
SHEET

PRELIMINARY PLAT AREA "L"

C2.12



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

(DE) STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

N87° 33' 48"E 469.05'

N46° 45' 51"E 219.22'

N60° 44' 28"E 304.37'

EXISTING RIGHT-OF-WAY

100' TYPE B LANDSCAPE BUFFER

OS-5

MARROW COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

30" VALLEY GUTTER

ACCESSIBLE RAMP (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

772	9531 SF.
773	14713 SF.
774	12990 SF.
775	13400 SF.
776	9413 SF.
777	7698 SF.
778	7272 SF.
779	6139 SF.
780	6000 SF.
781	5705 SF.
782	4864 SF.
783	8981 SF.
784	7375 SF.
785	8091 SF.
786	7176 SF.
787	7050 SF.
788	7200 SF.
789	7200 SF.
790	6000 SF.
791	6422 SF.

OWNER: QUAD TRI LLC OLIVE, MARTHA
PIN: 1758726794
REID: 0052027
D.B.: 016161, PG. 01089
ACREAGE: 12.84
ZONING: R-1

SEE SHEET C2.14

SEE SHEET C2.17

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-S1.dwg, 9/23/2020 2:33:42 PM, Williams, Sherrill

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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

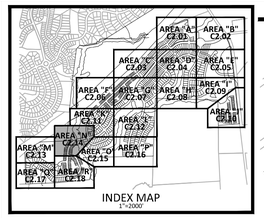
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT
AREA "M"
C2.13

SEE SHEET C2.11



INDEX MAP
1"=2000'

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.

DE STORM DRAINAGE EASEMENT

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

EXISTING RIGHT-OF-WAY

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

100' TYPE B LANDSCAPE BUFFER

10' ASPHALT GREENWAY

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

TOP OF BANK (TYP.)

STORMWATER CONTROL MEASURE "I" (WET POND)
OS-18

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

40' STORM DRAINAGE EASEMENT

OS-5

CONCRETE EXERCISE STATION

QUARRY ROAD (60' PUBLIC R/W)

SOLACE WAY (50' PUBLIC R/W)

CHARM COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

HIGH VISIBILITY CROSSWALK (TYP.)

ACCESSIBLE RAMP (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

MAIL KIOSK AREA "4"

OS-6 OS-7 OS-8 OS-8' OS-22 OS-23

599 6250 SF.
598 7847 SF.
597 8487 SF.
596 6933 SF.
595 6250 SF.
594 6250 SF.
580 7432 SF.
581 10023 SF.
582 6340 SF.
579 7556 SF.
578 7506 SF.
577 7506 SF.
576 7506 SF.
575 7558 SF.
670 2176 SF.
671 1677 SF.
672 1677 SF.
673 2176 SF.
674 2250 SF.
675 1704 SF.
676 1677 SF.
677 1677 SF.
678 1704 SF.
679 2250 SF.
680 2371 SF.
681 1764 SF.
682 1707 SF.
683 1678 SF.
684 1672 SF.
685 2128 SF.
686 2128 SF.
687 1672 SF.
688 1672 SF.
689 1672 SF.
626 2168 SF.
627 1761 SF.
628 1777 SF.
629 1761 SF.
630 2168 SF.
631 2206 SF.
632 1855 SF.
633 1926 SF.
634 1964 SF.
635 1973 SF.
636 1973 SF.
637 2511 SF.
638 3165 SF.
639 2156 SF.
640 1947 SF.
641 1801 SF.

PHASE 14
PHASE 8
PHASE 5

SEE SHEET C2.13

SEE SHEET C2.15

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DONNELL
NOT VALID WITHOUT ORIGINAL SIGNATURE

REVISIONS

NO.	DATE	
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2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
3	08. 21. 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 "N"

C2.14

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-S1.dwg, 9/23/2020 2:34:19 PM, Williams, Sherrill

SEE SHEET C2.11

SEE SHEET C2.14

SEE SHEET C2.16

SEE SHEET C2.18

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

CHARM COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

LINEAR PARK

OS-23

OS-8

OS-7

STORMWATER CONTROL MEASURE "I" (WET POND)

STORMWATER CONTROL MEASURE "H" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

40' STORM DRAINAGE EASEMENT

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

10' ASPHALT GREENWAY

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

TOP OF BANK (TYP.)

EXISTING WETLANDS (TYP.)

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

VAN ACC.

580	7432 SF.	
581	10023 SF.	
582	6340 SF.	
583	6250 SF.	
584	6250 SF.	
585	6250 SF.	
586	6250 SF.	
587	6250 SF.	
588	7433 SF.	
589	8752 SF.	
564	7128 SF.	
565	7128 SF.	
566	7128 SF.	
567	7128 SF.	
568	7129 SF.	
569	6076 SF.	
570	6000 SF.	
571	6000 SF.	
572	6000 SF.	
573	6000 SF.	
574	7130 SF.	
575	7558 SF.	
576	7506 SF.	
577	7506 SF.	
578	7506 SF.	
579	7556 SF.	
638	3165 SF.	
639	2156 SF.	
640	1947 SF.	
641	1801 SF.	
642	1711 SF.	
643	1674 SF.	
644	2127 SF.	
645	2128 SF.	
646	1672 SF.	
647	1672 SF.	
648	1672 SF.	
649	2128 SF.	
729	2128 SF.	
730	1672 SF.	
731	1672 SF.	
732	2128 SF.	

S22° 18' 57"E 67.26'

S38° 42' 46"E 339.62'

S88° 47' 17"W 1955.68'

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

DE 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.

INDEX MAP
1"=2000'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: BOB MISHLER

ASHTON WOODS

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

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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 "O"
C2.15

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-S1.dwg, 8/20/2020 6:19:08 PM, Williams, Sherrill

SEE SHEET C2.12

SEE SHEET C2.15

FETCHING PLACE (60' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

353 6375 SF. | 354 6282 SF. | 355 6000 SF. | 356 6000 SF. | 357 6002 SF. | 358 6000 SF. | 359 6000 SF. | 360 6000 SF. | 361 6600 SF. | 362 6000 SF. | 363 6596 SF. | 364 7450 SF. | 365 6000 SF. | 366 6000 SF. | 367 6000 SF. | 368 6000 SF. | 369 6837 SF. | 370 6208 SF. | 389 6180 SF. | 390 6163 SF. | 391 6146 SF. | 392 6634 SF. | 393 13034 SF. | 394 11034 SF. | 395 6000 SF. | 396 6000 SF. | 397 6000 SF. | 398 6522 SF.

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING WETLANDS (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

RETAINING WALL (DESIGN BY OTHERS)

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "H" (WET POND) OS-8

30" CURB AND GUTTER (SEE NOTE)

30" CURB AND GUTTER (SEE NOTE)

30" CURB AND GUTTER (SEE NOTE)

30" VALLEY GUTTER

ACCESSIBLE RAMP (TYP.)

5' CONCRETE SIDEWALK

60' R/W

35' B-B

50' R/W

37' B-B

R=310.00' L=2.73' S88°47'17"W 102.92'

R=310.00' L=86.49'

R=228.00' L=235.72'

R=270.00' L=242.76' S14°34'34"W

N15°58'05"E 258.16'

N07°41'48"E 104.01'

N02°11'38"E 1057.22'

OS-8 | OS-9 | OS-10

20' DE

30'R

28'R

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

60'

TEMPORARY TURN AROUND

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

DE STORM DRAINAGE EASEMENT

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

INDEX MAP
1"=1000'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

NOT FOR CONSTRUCTION

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PLAN INFORMATION

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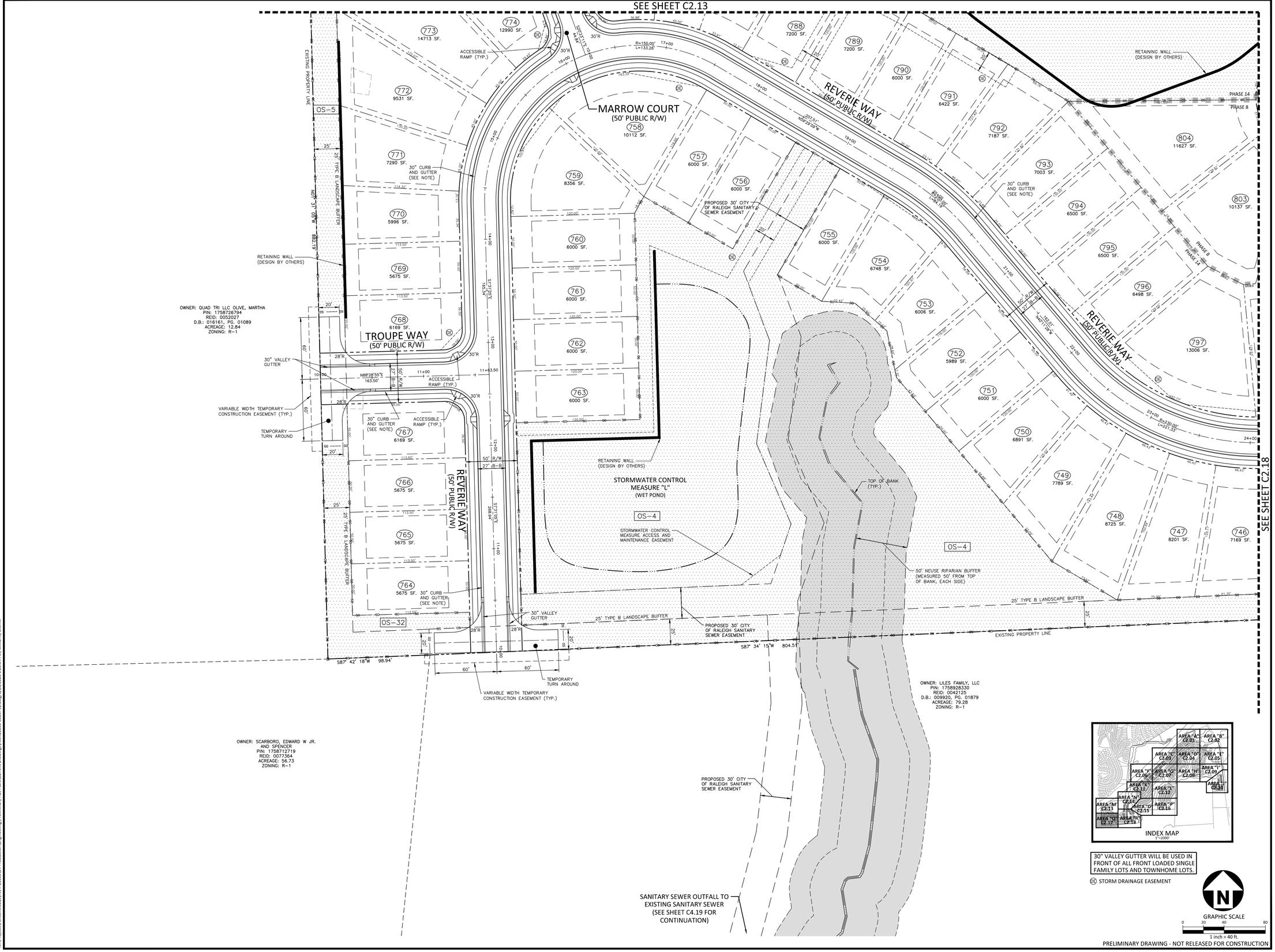
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT AREA "P"

C2.16

SEE SHEET C2.13



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(SE) STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
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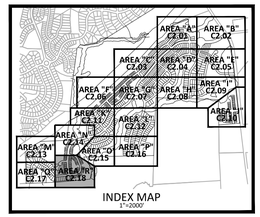
SHEET

PRELIMINARY PLAT
AREA "Q"
C2.17

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-S1.dwg, 8/20/2020 6:20:04 PM, Williams, Sherrill

SEE SHEET C2.14



INDEX MAP
1"=2000'

SEE SHEET C2.17

SEE SHEET C2.15

MARIAD COURT
(50' PUBLIC R/W)

QUARRY ROAD
(60' PUBLIC R/W)

REVERIE WAY
(50' PUBLIC R/W)

PLAY AREA

OS-5 OS-6 OS-7 OS-8 OS-31

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

30" VALLEY GUTTER

RETAINING WALL (DESIGN BY OTHERS)

30' TYPE B LANDSCAPE BUFFER

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

PHASE 14

PHASE 8

35' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

10' ASPHALT GREENWAY

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

TOP OF BANK (TYP.)

STORMWATER CONTROL MEASURE "K" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

ACCESSIBLE PARKING SPACES

TEMPORARY TURN AROUND

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

TOWNHOME NOTE:
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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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–DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- STORM DRAINAGE
- 250 MAJOR CONTOUR
- 252 MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE

LENNAR CAROLINAS LLC PIN: 1758967422 D.B.: 16379, PG. 1813 656 VIRGINIA WATER DR ZONING: R&PUD

CEDAR LAKES HOA PIN: 1758969356 D.B.: 17611, PG. 1888 652 VIRGINIA WATER DR ZONING: R&PUD

CEDAR LAKES HOA PIN: 1758969366 D.B.: 17611, PG. 1888 652 VIRGINIA WATER DR ZONING: R&PUD

AMH NC PROPERTIES, LP PIN: 1758964117 D.B.: 16604, PG. 252 615 UPWEY CT ZONING: R&PUD

KERRIGAN, SEAN J PIN: 1758964142 D.B.: 17528, PG. 2097 616 UPWEY CT ZONING: R&PUD

EULISS, MICHAEL PIN: 1758964034 D.B.: 16825, PG. 1256 614 UPWEY CT ZONING: R&PUD

MILLER, JAMES JR PIN: 1759954918 D.B.: 12486, PG. 754 610 UPWEY CT ZONING: R&PUD

SANTIAGO, VINCENT PIN: 1758953878 D.B.: 12649, PG. 707 521 ASHGREEN CT ZONING: R&PUD

AMH NC PROPERTIES LP PIN: 1758953873 D.B.: 17014, PG. 2773 525 ASHGREEN CT ZONING: R&PUD

PROGRESS RESIDENTIAL PIN: 1758953778 D.B.: 16857, PG. 852 529 ASHGREEN CT ZONING: R&PUD

PICKETT, SHAWNA PIN: 1758953783 D.B.: 15698, PG. 2268 533 ASHGREEN CT ZONING: R&PUD

PROGRESS RESIDENTIAL PIN: 1758953686 D.B.: 16204, PG. 1362 537 ASHGREEN CT ZONING: R&PUD

TUTIVEN, WYDER PIN: 1758953549 D.B.: 12657, PG. 40 541 ASHGREEN CT ZONING: R&PUD

OWNER: VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC PIN: 1758950682 REID: 0351416 D.B.: 012219, PG. 012219 ACREAGE: 2.13 ZONING: R&PUD

OWNER: VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC PIN: 1758951349 REID: 0335240 D.B.: 011965, PG. 01371 ACREAGE: 1.67 ZONING: R&PUD

OWNER: VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC PIN: 1758942908 REID: 0332398 D.B.: 011965, PG. 01371 ACREAGE: 3.94 ZONING: R&PUD

OWNER: VILLAGES OF ROLESVILLE ZONING: RPUD

OWNER: VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC PIN: 1758942587 REID: 0338546 D.B.: 011965, PG. 01371 ACREAGE: 1.48 ZONING: R&PUD

DAVENPORT, JIMMIE PIN: 1758967479 D.B.: 17569, PG. 2246 660 VIRGINIA WATER DR ZONING: R&PUD

WOODBERRY, JEROME JR PIN: 1758968486 D.B.: 17270, PG. 1757 409 MADRAZO CT ZONING: R&PUD

PETHERS, MICHAEL PIN: 1758969496 D.B.: 17286, PG. 1964 405 MADRAZO CT ZONING: R&PUD

BREEZE, JAMES B JR PIN: 1768061503 D.B.: 17443, PG. 241 401 MADRAZO CT ZONING: R&PUD

GIANDENOTO–ROMANO, PIN: 1768062680 D.B.: 17305, PG. 887 528 CHRISTOBAL ST ZONING: R&PUD

OWNER: CEDAR LAKES ZONING: R1–SUD

SENTER, ANTHONY PIN: 1768171004 D.B.: 16992, PG. 1616 312 MONTSERRAT ZONING: R&PUD

SWISHER, HEATHER PIN: 1768069923 D.B.: 16952, PG. 2041 521 GENOVESA DR ZONING: R&PUD

RASHID, YASIR ELWR PIN: 1768067709 D.B.: 17021, PG. 1209 520 GENOVESA DR ZONING: R&PUD

WHITE, AMANDA GAIL PIN: 1768065700 D.B.: 17439, PG. 217 529 CHRISTOBAL ST ZONING: R&PUD

WHITEHEAD, LATRISHA PIN: 1768063692 D.B.: 17340, PG. 2267 532 CHRISTOBAL ST ZONING: R&PUD

CEDAR LAKES HOA PIN: 1758969366 D.B.: 17611, PG. 1888 652 VIRGINIA WATER DR ZONING: R&PUD

OWNER: MITCHELL F RABIL FAMILY IRREVOCABLE TRUST ELAM, PATRICIA ROBERTS PIN: 1768166987 REID: 0060274 D.B.: 005695, PG. 00745 ACREAGE: 28.09 ZONING: R&PUD

OWNER: MITCHELL F RABIL FAMILY IRREVOCABLE TRUST ELAM, PATRICIA ROBERTS PIN: 1768166987 D.B.: 5695, PG. 745 ZONING: R1

OWNER: SHEARON, CAMERON E SHEARON, BEVERLY W, STEPHEN MARK PIN: 1768267208 D.B.: 12258, PG. 1051 BM: 2018, PG. 931 LOT 2 ZONING: RT–SUD

OWNER: SCARBORO FAMILY LIMITED PARTNERSHIP PIN: 1768596016 REID: 0062572 D.B.: 007436, PG. 00445 ACREAGE: 144.85 ZONING: R–1

OWNER: SELF, LINDA ESTELLE MERRITT, JAMES FRANCIS PIN: 1768236815 REID: 0046995 D.B.: 016287, PG. 00077 ACREAGE: 98.24 ZONING: R–1

OWNER: WALL, JOSEPH E GUNZ., BETTY R PIN: 1768337689 REID: 0147749 D.B.: 003582, PG. 00281 ACREAGE: 11.78 ZONING: R–1

OWNER: WAKE COUNTY BOARD OF EDUCATION PIN: 1768464343 REID: 0408361 D.B.: 014097, PG. 02016 ACREAGE: 21.03 ZONING: CO–SUD

OWNER: WAKE COUNTY BOARD OF EDUCATION PIN: 1768554110 REID: 0060540 D.B.: 014097, PG. 02016 ACREAGE: 121.26 ZONING: R2–SUD

OWNER: QUAD TRI LLC OLIVE, MARTHA PIN: 1758726794 REID: 0052027 D.B.: 014161, PG. 01089 ACREAGE: 12.84 ZONING: R–1

OWNER: SCARBORO, EDWARD W JR. AND SPENCER PIN: 1758712719 REID: 0077364 ACREAGE: 56.73 ZONING: R–1

OWNER: LILES FAMILY, LLC PIN: 1758928330 REID: 0042125 D.B.: 009920, PG. 01879 ACREAGE: 79.28 ZONING: R–1

OWNER: NC DEPARTMENT OF TRANSPORTATION PIN: 1758930801 REID: 0362134 D.B.: 013667, PG. 00509 ACREAGE: 3.96 ZONING: R&PUD (ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

THE POINT–NORTH (SUBMITTED UNDER SEPARATE COVER)

FUTURE COMMERCIAL DEVELOPMENT

EXISTING POND TO BE BREECHED AND SEEDED

EXISTING POND TO BE UPGRADED

AMENITY AREA (WILL BE SUBMITTED UNDER SEPARATE COVER)

MAIL KIOSK AREA "1"

MAIL KIOSK AREA "2"

MAIL KIOSK AREA "3"

MAIL KIOSK AREA "4"

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 14

SCM "A"
SCM "B"
SCM "C"
SCM "D"
SCM "E"
SCM "F"
SCM "G"
SCM "H"
SCM "I"
SCM "J"
SCM "K"
SCM "L"

50' NEUSE RIPARIAN BUFFER (TYP.)

EXISTING WETLANDS (TYP.)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 50' DOMINION GAS EASEMENT

CENTURY FARM ROAD

BARY YOUNG STREET (VARIABLE WIDTH PUBLIC ROW)

QUARRY ROAD

ROLESVILLE HIGHSCHOOL

SUNSET MANOR SUBDIVISION ZONING: R–1

US HIGHWAY 64 BYPASS (VARIABLE WIDTH PUBLIC ROW)

CASTLE COMBS DRIVE

RADFORD PLACE DRIVE

TURLEY GREEN COURT

STONECHAMPIONS COURT

SHEFFORD TOWN DR

INDEX MAP
1"=2000'

GRAPHIC SCALE
0 125 250 500
1 inch = 250 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000 South-OAG1.dwg, 9/23/2020 2:27:22 PM, Williams, Sherrill

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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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

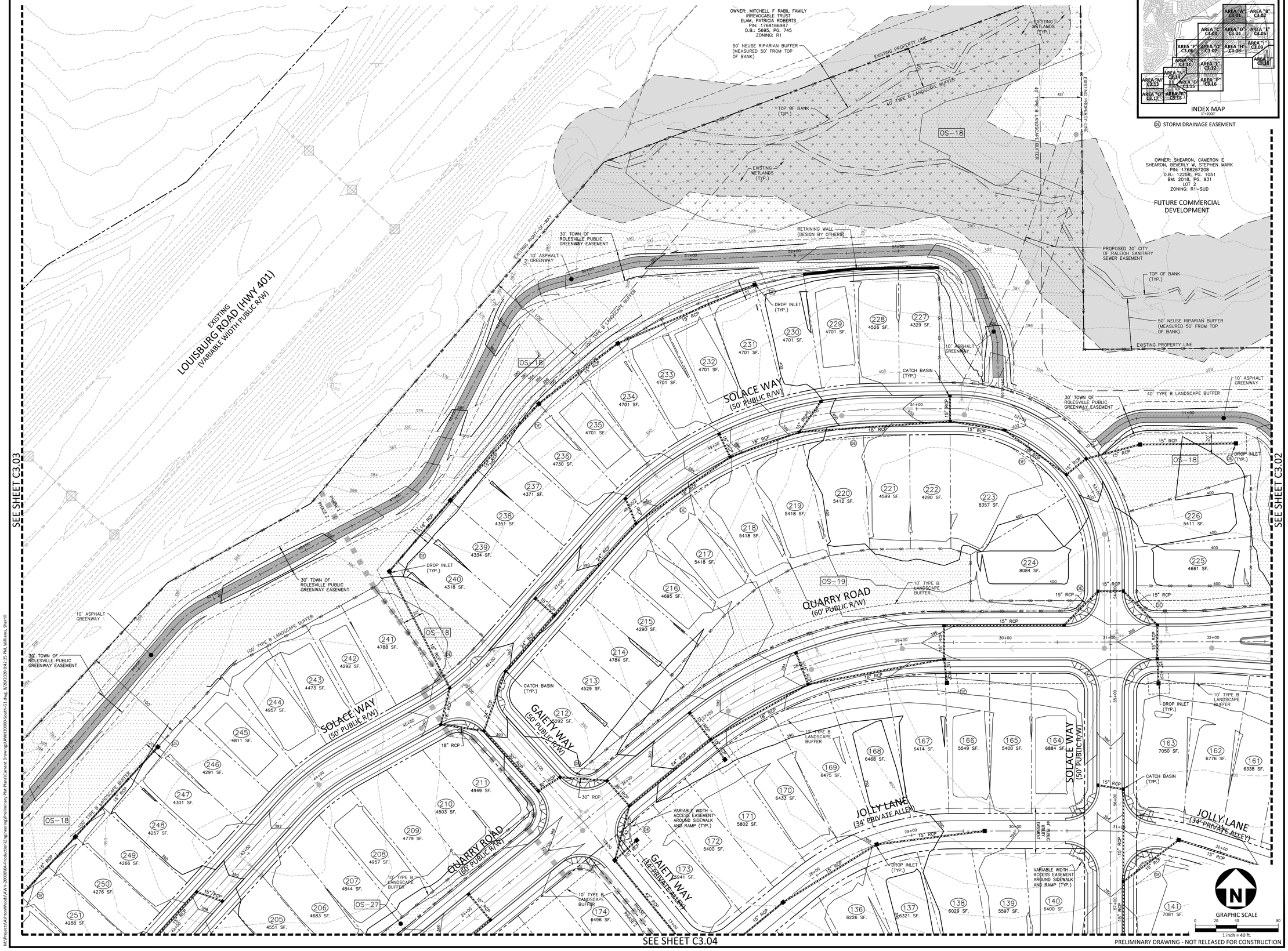
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAG1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	01. 28. 2020

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00



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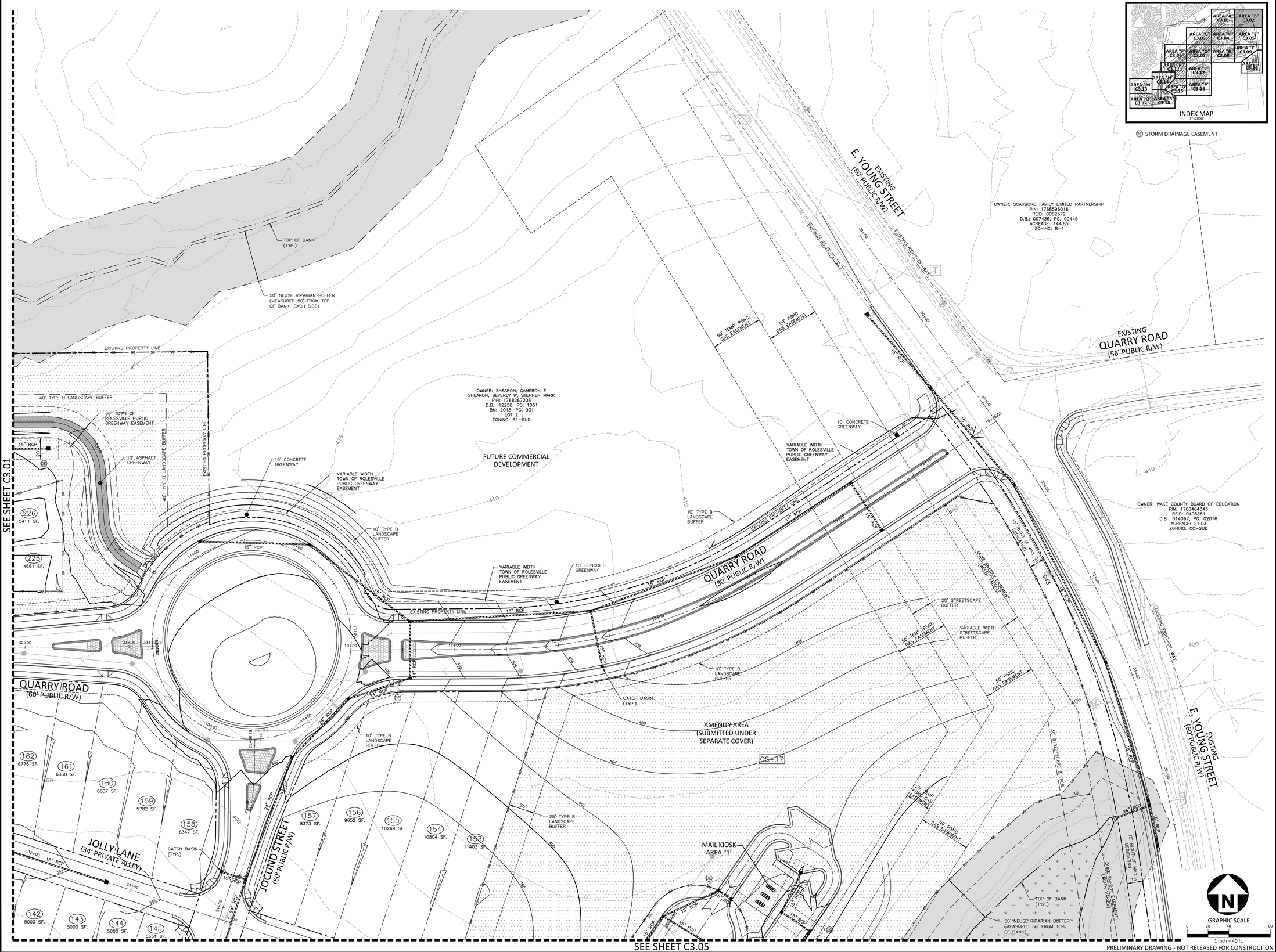
PLAN INFORMATION

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 "A"

C3.01



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THE POINT
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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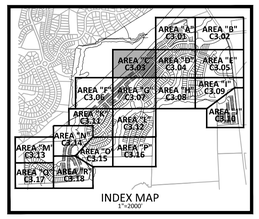
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02



INDEX MAP
1"=1000'

SD STORM DRAINAGE EASEMENT

SEE SHEET C3.01

SEE SHEET C3.04

SEE SHEET C3.07

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

EXISTING RIGHT-OF-WAY

100' TYPE B LANDSCAPE BUFFER

OS-18

OS-28

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

JOLLY LANE (24' PRIVATE ALLEY)

AFFABLE PLACE (50' PUBLIC R/W)

DROP INLET (TYP.)

CATCH BASIN (TYP.)

10' TYPE B LANDSCAPE BUFFER

10' TYPE C LANDSCAPE BUFFER

PHASE 2

PHASE 3

PHASE 6

248 4257 SF.
249 4266 SF.
250 4276 SF.
251 4288 SF.
252 4307 SF.
253 4328 SF.
254 4349 SF.
255 4370 SF.
256 4427 SF.
257 4457 SF.
258 4436 SF.
259 4371 SF.
260 4305 SF.
261 4348 SF.
262 4279 SF.
263 4259 SF.
264 4310 SF.
265 4252 SF.
266 4676 SF.
267 4595 SF.
202 4336 SF.
201 4365 SF.
200 4275 SF.
199 4842 SF.
198 5182 SF.
197 4604 SF.
196 4691 SF.
195 4777 SF.
194 4864 SF.
193 4951 SF.
192 5037 SF.
191 5124 SF.
190 5211 SF.
189 5297 SF.
188 5384 SF.
187 6045 SF.
186 9901 SF.
406 2128 SF.
407 1672 SF.
408 672 SF.
409 1672 SF.
410 1672 SF.
411 1672 SF.
412 1672 SF.
413 2128 SF.
414 2381 SF.
415 1805 SF.
416 1748 SF.
417 1697 SF.
418 1674 SF.
419 1672 SF.
473 2128 SF.
474 1672 SF.
475 1672 SF.
476 1672 SF.
477 1672 SF.
478 1672 SF.
479 1672 SF.
480 2128 SF.
93 6002 SF.
92 5400 SF.
91 5400 SF.
90 5400 SF.
89 5400 SF.
88 5400 SF.
87 5400 SF.
86 5400 SF.
85 5400 SF.
84 5400 SF.
83 5400 SF.
82 5810 SF.
81 5868 SF.
99 5000 SF.
100 5000 SF.
101 5000 SF.
102 5000 SF.
103 5562 SF.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

N

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

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2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

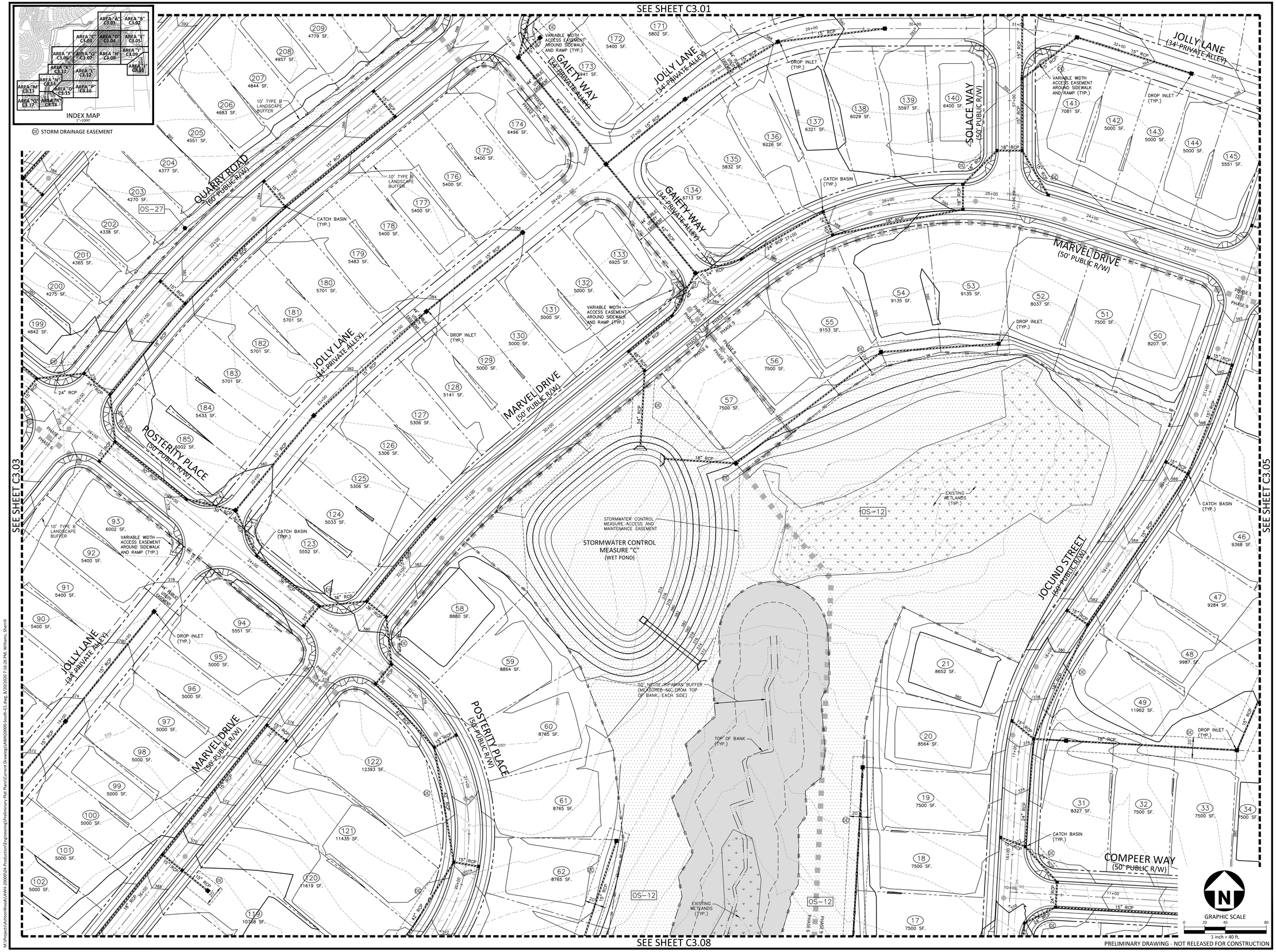
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

I:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-G1.dwg, 8/20/2020 8:45:07 PM, Williams, Sherrill



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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

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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

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SEE SHEET C3.02

SEE SHEET C3.04

SEE SHEET C3.09

AMENITY AREA (SUBMITTED UNDER SEPARATE COVER)

MAIL KIOSK AREA "1"

JOLLY LANE (34' PRIVATE ALLEY)

JOCUND STREET (50' PUBLIC R/W)

CONTEMPO COURT (50' PUBLIC R/W)

MARVEL DRIVE (50' PUBLIC R/W)

COMPEER WAY (50' PUBLIC R/W)

EXISTING E. YOUNG STREET (60' PUBLIC R/W)

MARVEL DRIVE (50' PUBLIC R/W)

159 5782 SF. | 158 6347 SF. | 157 8373 SF. | 156 9652 SF. | 155 10269 SF. | 154 10804 SF. | 153 11403 SF.

144 5000 SF. | 145 5551 SF. | 146 5551 SF. | 147 5000 SF. | 148 5000 SF. | 149 5000 SF. | 150 5666 SF. | 151 5725 SF. | 152 5350 SF.

1 7500 SF. | 2 7500 SF. | 3 7500 SF. | 4 8111 SF.

43 8454 SF. | 44 8266 SF. | 42 9505 SF. | 41 8295 SF. | 40 8207 SF. | 39 8905 SF. | 38 9631 SF. | 37 12387 SF.

45 8878 SF. | 46 9368 SF. | 47 9284 SF. | 48 9987 SF.

33 7500 SF. | 34 7500 SF. | 35 7500 SF. | 36 8336 SF.

OS-17 | OS-14

25' TYPE B LANDSCAPE BUFFER

DROP INLET (TYP.)

CATCH BASIN (TYP.)

50' PSNC GAS EASEMENT

25' TEMP. PSNC GAS EASEMENT

EXISTING POND TO REMAIN AND BE UPGRADED

TOP OF BANK (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

EXISTING WETLANDS (TYP.)

6' WIDE PRIVATE TRAIL

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "A" (WET POND)

50' STREETSCAPE BUFFER

DUKE ENERGY EASEMENT (WIDTH VARIES)

15' RIGHT OF WAY DEDICATION

EXISTING RIGHT OF WAY

PHASE 1

PHASE 9

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768464343
REID: 0408361
D.B.: 014097, PG. 02016
ACREAGE: 21.03
ZONING: CO-SUD

INDEX MAP
1"=2000'

AREA "A" C3.01 | AREA "B" C3.02 | AREA "C" C3.03 | AREA "D" C3.04 | AREA "E" C3.05 | AREA "F" C3.06 | AREA "G" C3.07 | AREA "H" C3.08 | AREA "I" C3.09 | AREA "J" C3.10 | AREA "K" C3.11 | AREA "L" C3.12 | AREA "M" C3.13 | AREA "N" C3.14 | AREA "O" C3.15 | AREA "P" C3.16 | AREA "Q" C3.17 | AREA "R" C3.18

SE STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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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"

C3.05

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SE STORM DRAINAGE EASEMENT

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "F"

C3.06

SEE SHEET C3.03

SEE SHEET C3.06

SEE SHEET C3.08

SEE SHEET C3.12

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

EXISTING RIGHT-OF-WAY

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

SOLACE WAY (50' PUBLIC R/W)

SANGUINE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

AFFABLE PLACE (50' PUBLIC R/W)

JOLLY LANE (24' PRIVATE ALLEY)

LISSOME LANE (50' PUBLIC R/W)

MARVEL DRIVE (50' PUBLIC R/W)

FETCHING PLACE (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED VARIABLE WIDTH CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT (S)

SSMH — RIM ELEV: 349.77'
8" PVC INV. IN: 340.41' (N)
8" PVC INV. OUT: 338.17' (S)

SSMH — RIM ELEV: 346.92'
8" PVC INV. IN: 336.70' (N)
8" PVC INV. OUT: 334.51' (S)

10' TYPE B LANDSCAPE BUFFER

30' TYPE B LANDSCAPE BUFFER

EXISTING WETLANDS (TYP.)

CATCH BASIN (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

VARIABLE WIDTH ACCESS EASEMENT AROUND SIDEWALK AND RAMP (TYP.)

20' STORM DRAINAGE EASEMENT

VARIABLE WIDTH STORM DRAINAGE EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

STORMWATER CONTROL MEASURE "F" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

MAIL KIOSK AREA "3"

PHASE 1 – PHASE 7

OS-8 · OS-12 · OS-18 · OS-20 · OS-21 · OS-24 · OS-25 · OS-26

STORM DRAINAGE EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

INDEX MAP
1"=200'

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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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2.	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-G1
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DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "G"

C3.07

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SEE SHEET C3.04

SEE SHEET C3.07

SEE SHEET C3.09

MARVELDRIVE (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

JOCUND STREET (50' PUBLIC R/W)

COMPEER WAY (50' PUBLIC R/W)

CONTEMPO COURT (50' PUBLIC R/W)

101 5000 SF.
102 5000 SF.
113 11103 SF.
114 8400 SF.
115 10161 SF.
116 9907 SF.
117 9664 SF.
118 9865 SF.
119 10768 SF.
120 11619 SF.
121 11435 SF.
62 8765 SF.
63 8765 SF.
64 8765 SF.
11 7500 SF.
12 7500 SF.
13 7500 SF.
14 7500 SF.
15 7500 SF.
16 7500 SF.
17 7500 SF.
18 7500 SF.
7 8760 SF.
8 7370 SF.
9 7512 SF.
10 8702 SF.
22 8702 SF.
23 8100 SF.
24 8080 SF.
27 8108 SF.
28 8106 SF.
29 8104 SF.
30 8704 SF.

OS-12
OS-13
OS-14

STORMWATER CONTROL MEASURE "E" (WET POND)

STORMWATER CONTROL MEASURE "D" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

TOP OF BANK (TYP.)

EXISTING WETLANDS (TYP.)

PHASE 6

PHASE 9

25' TYPE B LANDSCAPE BUFFER

EX. SSMH – RIM ELV: 354.73'
INVERT OUT UNDER WATER
BOTTOM OF BOX: 345.31' (S)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

EX. SSMH – RIM ELV: 347.09'
10" PVC INV. IN: 339.79' (N)
10" PVC INV. IN: 339.86' (E)
10" PVC INV. OUT: 339.74' (SW)

OWNER: SELF, LINDA ESTELLE
MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

DE STORM DRAINAGE EASEMENT

INDEX MAP
1"=200'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
PRELIMINARY PLAT NOT FOR CONSTRUCTION

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DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "H"

C3.08

SEE SHEET C3.05

SEE SHEET C3.08

COMPEER WAY (50' PUBLIC R/W)

CONTEMPO COURT (50' PUBLIC R/W)

STORMWATER CONTROL MEASURE "A" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

EXISTING WETLANDS (TYP.)

6' WIDE PRIVATE TRAIL

PHASE 1
PHASE 9

50' PSNC GAS EASEMENT

CATCH BASIN (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

25' TEMP. PSNC GAS EASEMENT

TOP OF BANK (TYP.)

EXISTING POND TO BE BREECHED AND SEEDED

DUKE ENERGY EASEMENT (WIDTH VARIES)

15' SLOPE EASEMENT

30' STREETSCAPE BUFFER

EXISTING RIGHT-OF-WAY

EAST YOUNG STREET (60' PUBLIC R/W)

EX. SSMH – RIM ELV: 381.18'
8" PVC INV. IN: 373.05' (E)
8" PVC INV. OUT: 373.03' (SW)

EX. SSMH – RIM ELV: 366.43'
8" PVC INV. IN: 372.06' (NE)
8" PVC INV. OUT: 372.04' (SW)

EX. SSMH – RIM ELV: 361.85'
8" PVC INV. IN: 353.72' (E)
8" PVC INV. OUT: 353.61' (SW)

EX. SSMH – RIM ELV: 368.85'
8" PVC INV. IN: 360.14' (S)
8" PVC INV. OUT: 359.94' (W)

EX. SSMH – RIM ELV: 366.81'
8" PVC INV. IN: 370.87' (NE)
8" PVC INV. OUT: 370.46' (W)

EX. SSMH – RIM ELV: 372.53'
8" PVC INV. IN: 364.41' (E)
8" PVC INV. OUT: 364.28' (W)

EX. SSMH – RIM ELV: 370.80'
8" PVC INV. IN: 362.21' (E)
8" PVC INV. OUT: 362.11' (N)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

OWNER: SELF, LINDA ESTELLE
MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

MAIL KIOSK AREA "2"

STORMWATER CONTROL MEASURE "B" (WET POND)

MIRTH COURT (50' PUBLIC R/W)

DROP INLET (TYP.)

CATCH BASIN (TYP.)

33	7500 SF.	
34	7500 SF.	
35	7500 SF.	
36	8336 SF.	
28	8106 SF.	
27	8108 SF.	
26	8110 SF.	
25	9510 SF.	
7	8760 SF.	
6	8767 SF.	
5	8572 SF.	
268	3182 SF.	
269	1934 SF.	
270	1701 SF.	
271	1672 SF.	
272	1672 SF.	
273	1672 SF.	
274	1672 SF.	
275	2128 SF.	
276	2128 SF.	
277	1672 SF.	
278	1672 SF.	
279	1672 SF.	
280	1672 SF.	
281	1672 SF.	
282	1672 SF.	
313	2128 SF.	
312	1672 SF.	
311	1672 SF.	
310	1672 SF.	
309	1672 SF.	
308	1672 SF.	
307	1672 SF.	
306		

OS-13

OS-14

PHASE 1
PHASE 9
PHASE 10

STORM DRAINAGE EASEMENT

INDEX MAP
1"=2000'

SEE SHEET C3.10

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

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FILENAME	AWH20000-SOUTH-G1
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DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "I"

C3.09

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DATE	01. 28. 2020

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GRADING AND STORM DRAINAGE PLAN AREA "J"

C3.10

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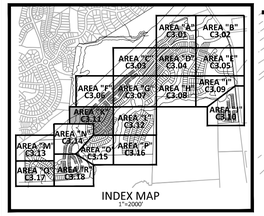

SEE SHEET C3.06

SEE SHEET C3.14

SEE SHEET C3.12

SEE SHEET C3.15

DE STORM DRAINAGE EASEMENT

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

EXISTING RIGHT-OF-WAY

100' TYPE B LANDSCAPE BUFFER

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

EX. SSMH – RIM ELV: 311.60'
10" PVC INV. IN: 303.05' (N)
10" PVC INV. OUT: 302.96' (S)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

TOP OF BANK (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 99' FROM TOP OF BANK, EACH SIDE)

STORMWATER CONTROL MEASURE "J" (WET POND)

EX. SSMH – RIM ELV: 316.05'
10" PVC INV. IN: 301.90' (N)
10" PVC INV. OUT: 301.75' (S)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

40' STORM DRAINAGE EASEMENT

RETAINING WALL (DESIGN BY OTHERS)

SOLACE WAY (50' PUBLIC R/W)

CHERUBIC WAY (50' PUBLIC R/W)

SANGUINE WAY (50' PUBLIC R/W)

PARAGON PLACE (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

25' TYPE B LANDSCAPE BUFFER

10' TYPE B LANDSCAPE BUFFER

20' TYPE B LANDSCAPE BUFFER

CATCH BASIN (TYP.)

DROP INLET (TYP.)

OS-5 OS-18 OS-22 OS-23 OS-29 OS-30

PHASE 4 PHASE 5 PHASE 8

457 1672 SF. | 458 1672 SF. | 459 1672 SF. | 460 1672 SF. | 461 2128 SF.
462 2437 SF. | 463 1796 SF. | 464 1717 SF. | 465 1678 SF. | 466 1678 SF. | 467 1717 SF. | 468 1796 SF. | 469 2465 SF.
470 7500 SF. | 471 6250 SF. | 472 6250 SF.
602 8413 SF. | 601 6250 SF. | 600 6250 SF. | 599 6250 SF. | 598 7847 SF. | 597 8487 SF. | 596 6933 SF. | 595 6250 SF. | 594 6250 SF. | 593 7196 SF.
603 9667 SF. | 604 6250 SF. | 605 7516 SF. | 590 6813 SF. | 591 6250 SF. | 592 7336 SF.
610 13172 SF. | 609 8630 SF. | 608 7596 SF. | 607 6930 SF. | 606 7663 SF.
611 6802 SF. | 612 6250 SF. | 613 6250 SF. | 614 6463 SF. | 615 11473 SF.
618 6391 SF. | 617 6399 SF. | 616 8693 SF.
545 8721 SF. | 546 6340 SF. | 547 6000 SF. | 548 6000 SF. | 549 6000 SF. | 550 6000 SF. | 551 6086 SF. | 552 7273 SF. | 553 7238 SF. | 554 7111 SF.
558 6974 SF. BASEMENT | 559 6960 SF. BASEMENT | 560 7425 SF. BASEMENT | 561 7422 SF. BASEMENT | 562 7593 SF. BASEMENT | 563 9869 SF. | 564 7128 SF.
589 8752 SF. | 588 7433 SF. | 587 6250 SF. | 586 6250 SF. | 585 6250 SF.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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SCALE	1"=40'
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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "K"

C3.11

SEE SHEET C3.07

SEE SHEET C3.11

SEE SHEET C3.08

SEE SHEET C3.16

ATHIRST WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

FETCHING PLACE (60' PUBLIC R/W)

LINEAGE PLACE (50' PUBLIC R/W)

FETCHING PLACE (50' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

STORMWATER CONTROL MEASURE "G" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

40' STORM DRAINAGE EASEMENT

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

EXISTING WETLANDS (TYP.)

25' TYPE B LANDSCAPE BUFFER

RETAINING WALL (DESIGN BY OTHERS)

OS-8

OS-9

OS-11

OS-12

544 7492 SF.

545 8721 SF.

555 6250 SF. BASEMENT

556 6260 SF. BASEMENT

557 8250 SF. BASEMENT

558 6574 SF. BASEMENT

340 8272 SF.

341 6000 SF.

342 6000 SF.

343 6000 SF.

344 6000 SF.

345 6194 SF.

346 6457 SF.

347 6471 SF.

348 6487 SF.

349 6355 SF.

350 6000 SF.

351 6000 SF.

352 6000 SF.

353 6375 SF.

354 6282 SF.

355 6000 SF.

339 6000 SF.

338 5993 SF.

337 8736 SF.

336 7800 SF.

380 6756 SF.

379 6058 SF.

381 6503 SF.

378 6115 SF.

377 6173 SF.

382 6044 SF.

405 7155 SF.

376 6413 SF.

383 6150 SF.

404 7273 SF.

375 7084 SF.

384 6353 SF.

403 6648 SF.

374 7085 SF.

385 7120 SF.

402 6000 SF.

373 6660 SF.

386 6832 SF.

401 6000 SF.

372 6258 SF.

387 6860 SF.

400 6448 SF.

371 6233 SF.

388 6586 SF.

399 6591 SF.

370 6208 SF.

389 6180 SF.

398 6522 SF.

369 6837 SF.

390 6163 SF.

397 6000 SF.

391 6146 SF.

396 6000 SF.

INDEX MAP

AREA "A" C3.01 | AREA "B" C3.02 | AREA "C" C3.03 | AREA "D" C3.04 | AREA "E" C3.05 | AREA "F" C3.06 | AREA "G" C3.07 | AREA "H" C3.08 | AREA "I" C3.09 | AREA "J" C3.10 | AREA "K" C3.11 | AREA "L" C3.12 | AREA "M" C3.13 | AREA "N" C3.14 | AREA "O" C3.15 | AREA "P" C3.16 | AREA "Q" C3.17 | AREA "R" C3.18

1"=2000'

STORM DRAINAGE EASEMENT

GRAPHIC SCALE 0 20 40 80 — 1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

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SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "L"

C3.12

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

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DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "M"

C3.13

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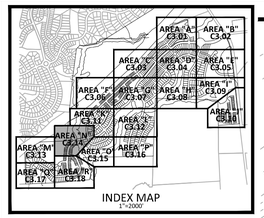

SEE SHEET C3.11

SEE SHEET C3.13

SEE SHEET C3.15

SEE SHEET C3.18

DE STORM DRAINAGE EASEMENT

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

EXISTING RIGHT-OF-WAY

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758920801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.98
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

100' TYPE B LANDSCAPE BUFFER

10' ASPHALT GREENWAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

EX. SSMH – RIM ELV: 316.05'
10" PVC INV. IN: 301.90' (N)
10" PVC INV. OUT: 301.75' (S)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

TOP OF BANK (TYP.)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PHASE 8

PHASE 5

STORMWATER CONTROL MEASURE "I" (WET POND)

OS-18

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

SOLACE WAY (50' PUBLIC R/W)

CATCH BASIN (TYP.)

599 6250 SF.
598 7847 SF.
597 8487 SF.
596 6933 SF.
595 6250 SF.
594 6250 SF.

OS-22

OS-23

OS-5

40' STORM DRAINAGE EASEMENT

QUARRY ROAD (60' PUBLIC R/W)

RETAINING WALL (DESIGN BY OTHERS)

DROP INLET (TYP.)

670 2176 SF.
671 1677 SF.
672 1677 SF.
673 2176 SF.
674 2250 SF.
675 1704 SF.
676 1677 SF.
677 1677 SF.
678 1704 SF.
679 2250 SF.
680 2371 SF.
681 1764 SF.
682 1707 SF.
683 1678 SF.
684 1672 SF.
685 2128 SF.
686 2128 SF.
687 1672 SF.
688 1672 SF.
689 1672 SF.

626 2168 SF.
627 1761 SF.
628 1777 SF.
629 1761 SF.
630 2168 SF.
631 2206 SF.
632 1855 SF.
633 1926 SF.
634 1964 SF.
635 1973 SF.
636 1973 SF.
637 2511 SF.
638 3165 SF.
639 2156 SF.
640 1947 SF.
641 1801 SF.

OS-7

OS-8

OS-6

REVERIE WAY (50' PUBLIC R/W)

MAIL KIOSK AREA "M"

CHARM COURT (50' PUBLIC R/W)

579 7556 SF. BASEMENT
580 7432 SF. BASEMENT
578 7506 SF. BASEMENT
577 7506 SF. BASEMENT
576 7506 SF. BASEMENT
575 7558 SF. BASEMENT
581 10023 SF.
582 6340 SF.

EX. SSMH – RIM ELV: 307.24'
10" PVC INV. IN: 300.67' (N)
10" PVC INV. OUT: 300.58' (S)

EX. SSMH – RIM ELV: 300.40'
10" PVC INV. IN: 294.95' (N)
10" PVC INV. OUT: 294.88' (S)

EX. SSMH – RIM ELV: 307.65'
10" DIP INV. IN: 300.63' (SE)
10" DIP INV. OUT: 300.53' (W)

EX. SSMH – RIM ELV: 302.54'
10" PVC INV. IN: 294.08' (N)
10" DIP INV. IN: 295.98' (E)
10" PVC INV. OUT: 293.96' (S)

25' TYPE B LANDSCAPE BUFFER

PHASE 14

PHASE 8

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\20200-06-19 3rd Town Submittal (1st MCAdams)\AWH20000-South-G1.dwg, 9/23/2020 2:41:52 PM, Williams, Sherrill

MCADAMS
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license number: C-0293, C-187

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5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 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 "N"

C3.14

SEE SHEET C3.11

SEE SHEET C3.14

SEE SHEET C3.16

SEE SHEET C3.18

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

CHARM COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

STORMWATER CONTROL MEASURE "I" (WET POND)

STORMWATER CONTROL MEASURE "H" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

40' STORM DRAINAGE EASEMENT

OS-23

OS-8

OS-7

580 7472 SF. BASEMENT

579 7506 SF. BASEMENT

578 7506 SF. BASEMENT

577 7506 SF. BASEMENT

576 7506 SF. BASEMENT

575 7538 SF. BASEMENT

574 7130 SF.

573 6000 SF.

572 6000 SF.

571 6000 SF.

570 6000 SF.

569 6076 SF.

568 7129 SF.

567 7128 SF.

566 7128 SF.

565 7128 SF.

564 7128 SF.

589 8752 SF.

588 7433 SF.

587 6250 SF.

586 6250 SF.

585 6250 SF.

584 6250 SF.

583 6250 SF.

582 6340 SF.

581 10023 SF.

638 3165 SF.

639 2156 SF.

640 1947 SF.

641 1801 SF.

642 1711 SF.

643 1674 SF.

644 2127 SF.

645 2128 SF.

646 1672 SF.

647 1672 SF.

648 1672 SF.

649 2128 SF.

729 2128 SF.

730 1672 SF.

731 1672 SF.

732 2128 SF.

CATCH BASIN (TYP.)

DROP INLET (TYP.)

EX. SSMH RIM ELV. 307.24' 10" PVC INV. IN: 300.67' (N) 10" PVC INV. OUT: 300.58' (S)

EX. SSMH – RIM ELV. 300.40' 10" PVC INV. IN: 294.95' (N) 10" PVC INV. OUT: 294.88' (S)

EX. SSMH – RIM ELV: 307.65' 10" DIP INV. IN: 300.67' (SE) 10" DIP INV. OUT: 300.52' (W)

EX. SSMH – RIM ELV: 305.72' 10" DIP INV. IN: 301.01' (E) 10" DIP INV. OUT: 300.99' (NW)

EX. SSMH – RIM ELV: 302.54' 10" PVC INV. IN: 294.08' (N) 10" DIP INV. IN: 295.98' (S) 10" PVC INV. OUT: 293.96' (S)

EX. SSMH – RIM ELV: 304.44' 10" PVC INV. IN: 293.72' (N) 10" PVC INV. OUT: 293.68' (S)

EX. SSMH – RIM ELV: 327.04' 10" DIP INV. IN: 321.40' (SE) 10" DIP INV. OUT: 320.82' (SW)

EX. SSMH – RIM ELV: 333.41' 10" DIP INV. IN: 324.14' (NE) 10" DIP INV. OUT: 324.08' (SW)

EX. SSMH – RIM ELV: 327.33' 10" DIP INV. IN: 322.58' (NE) 10" DIP INV. OUT: 322.55' (NW)

EX. SSMH – RIM ELV: 309.64' 10" DIP INV. IN: 304.52' (NE) 10" DIP INV. OUT: 303.55' (W)

RETAINING WALL (DESIGN BY OTHERS)

TOP OF BANK (TYP.)

EXISTING WETLANDS (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

10' ASPHALT GREENWAY

PHASE 5

PHASE 6

PHASE 7

PHASE 8

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

DE STORM DRAINAGE EASEMENT

INDEX MAP
1"=2000'

AREA "A" C3.03
AREA "B" C3.02
AREA "C" C3.03
AREA "D" C3.04
AREA "E" C3.05
AREA "F" C3.06
AREA "G" C3.07
AREA "H" C3.08
AREA "I" C3.09
AREA "J" C3.10
AREA "K" C3.11
AREA "L" C3.12
AREA "M" C3.13
AREA "N" C3.14
AREA "O" C3.15
AREA "P" C3.16
AREA "Q" C3.17
AREA "R" C3.18

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 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 "O"

C3.15

SEE SHEET C3.12

SEE SHEET C3.15

FETCHING PLACE (60' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

RETAINING WALL (DESIGN BY OTHERS)

EX. SSMH – RIM ELV: 331.51' 10" PVC INV. IN: 326.55' (NE) 10" PVC INV. OUT: 326.13' (S)

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

EX. SSMH – RIM ELV: 330.33' 10" PVC INV. IN: 325.05' (N) 10" DIP INV. OUT: 324.83' (SW)

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EX. SSMH – RIM ELV: 333.41' 10" DIP INV. IN: 324.14' (NE) 10" DIP INV. OUT: 324.08' (SW)

DROP INLET (TYP.)

CATCH BASIN (TYP.)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "H" (WET POND)

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

OS-8

OS-9

OS-10

PHASE 1

PHASE 2

PHASE 3

353 6375 SF.
354 6282 SF.
355 6000 SF.
356 6000 SF.
357 6002 SF.
358 6000 SF.
359 6000 SF.
360 6000 SF.
361 6600 SF.
362 6000 SF.
363 6596 SF.
364 7450 SF.
365 6000 SF.
366 6000 SF.
367 6000 SF.
368 6000 SF.
369 6837 SF.
370 6208 SF.
389 6180 SF.
390 6163 SF.
391 6146 SF.
392 6634 SF.
393 13034 SF.
394 11034 SF.
395 6000 SF.
396 6000 SF.
397 6000 SF.
398 6522 SF.

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

SE STORM DRAINAGE EASEMENT

INDEX MAP
1"=1000'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
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2	08. 21. 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 "P"

C3.16

SEE SHEET C3.13

SEE SHEET C3.18

MARROW COURT
(50' PUBLIC R/W)

REVERIE WAY
(50' PUBLIC R/W)

TROUPE WAY
(50' PUBLIC R/W)

REVERIE WAY
(50' PUBLIC R/W)

REVERIE WAY
(50' PUBLIC R/W)

OWNER: QUAD TRI LLC OLIVE, MARTHA
PIN: 1758726794
REID: 0052027
D.B.: 016161, PG. 01089
ACREAGE: 12.84
ZONING: R-1

OWNER: SCARBORO, EDWARD W JR. AND SPENCER
PIN: 1758712719
REID: 0077364
ACREAGE: 56.73
ZONING: R-1

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

STORMWATER CONTROL MEASURE "L"
(WET POND)

OS-4

OS-5

OS-32

25' TYPE B LANDSCAPE BUFFER

50' NEUSE RIPARIAN BUFFER
(MEASURED 50' FROM TOP OF BANK, EACH SIDE)

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

EXISTING PROPERTY LINE

RETAINING WALL (DESIGN BY OTHERS)

CATCH BASIN (TYP.)

DROP INLET (TYP.)

TOP OF BANK (TYP.)

PHASE 14

PHASE 8

773 14713 SF.
774 12990 SF.
772 9531 SF.
771 7290 SF.
770 5996 SF.
769 5675 SF.
768 6169 SF.
767 6189 SF.
766 5675 SF.
765 5675 SF.
764 5675 SF.
758 10112 SF.
759 8356 SF.
760 6000 SF. BASEMENT
761 6000 SF. BASEMENT
762 6000 SF. BASEMENT
763 6000 SF. BASEMENT
757 6000 SF. BASEMENT
756 6000 SF. BASEMENT
755 6000 SF. BASEMENT
754 6748 SF.
753 6000 SF.
752 5989 SF. BASEMENT
751 6000 SF. BASEMENT
750 6891 SF. BASEMENT
749 7789 SF. BASEMENT
748 8725 SF. BASEMENT
747 8201 SF. BASEMENT
746 7169 SF.
788 7200 SF.
789 7200 SF.
790 6000 SF.
791 6422 SF.
792 7187 SF.
793 7003 SF.
794 6500 SF.
795 6500 SF.
796 6498 SF.
797 13006 SF.
804 11627 SF.
803 10137 SF.

INDEX MAP
1"=2000'

AREA "A" C3.03
AREA "B" C3.02
AREA "C" C3.03
AREA "D" C3.04
AREA "E" C3.05
AREA "F" C3.05
AREA "G" C3.07
AREA "H" C3.08
AREA "I" C3.09
AREA "J" C3.10
AREA "K" C3.11
AREA "L" C3.12
AREA "M" C3.13
AREA "N" C3.14
AREA "O" C3.15
AREA "P" C3.16
AREA "Q" C3.17
AREA "R" C3.19

STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-G1.dwg, 8/20/2020 8:33:18 PM, Williams, Sherrill

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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 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 "Q"

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 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 "R"

C3.18

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\2020-06-19 3rd Town Submittal (1st McAdams)\AWH20000-South-G1.dwg, 9/23/2020 2:43:54 PM, Williams, Sherrill

UTILITY LEGEND

FIRE HYDRANT ASSEMBLY	WATERLINE
WATER METER	WATER SERVICE LINE
WATER VALVE	UTILITY SLEEVE
REDUCER	SANITARY SEWER
PLUG	SEWER SERVICE LINE
BLOW-OFF ASSEMBLY	SEWER FORCE MAIN
SANITARY SEWER MANHOLE	GAS LINE
SEWER CLEAN-OUT	OVERHEAD UTILITY
SEWER FLOW DIRECTION ARROW	UNDERGROUND ELECTRIC
YARD LIGHTS	TELEPHONE
LIGHT POLE	EASEMENT LINE
POWER POLE	

DOWNSTREAM SEWER CAPACITY STUDY WILL BE COMPLETED PRIOR TO THE APPROVAL OF THE POINT CONSTRUCTION DRAWINGS. ANY IMPROVEMENTS IDENTIFIED BY THE STUDY WILL BE REQUIRED TO BE PERMITTED PRIOR TO BUILDING PERMIT AND CONSTRUCTED BEFORE CERTIFICATE OF OCCUPANCY.

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

OWNER: DEROUSSE, TERRANCE AND TAMMY
PIN: 1758803892
REID: 0292222
D.B.: 011513, PG. 02435
ACREAGE: 5.09
ZONING: R-1

OWNER: DEROUSSE, TERRANCE
PIN: 1758802673
REID: 0292221
D.B.: 018567, PG. 01825
ACREAGE: 1.00
ZONING: R-1

OWNER: DAVIS, WILLIAM AND KAREN
PIN: 1758709579
REID: 0139425
D.B.: 003425, PG. 00292
ACREAGE: 10.02
ZONING: R-1

INSET
1"=250'

OWNER: MITCHELL F RABIL FAMILY IRREVOCABLE TRUST ELAM, PATRICIA ROBERTS
PIN: 1768166987
REID: 0060274
D.B.: 005695, PG. 00745
ACREAGE: 28.09
ZONING: R&PUD

OWNER: MITCHELL F RABIL FAMILY IRREVOCABLE TRUST ELAM, PATRICIA ROBERTS
PIN: 1768166987
D.B.: 5695, PG. 745
ZONING: R1

OWNER: SCARBORO FAMILY LIMITED PARTNERSHIP
PIN: 1768596016
REID: 0062572
D.B.: 007436, PG. 00445
ACREAGE: 144.85
ZONING: R-1

OWNER: SHEARON, CAMERON E SHEARON, BEVERLY W, STEPHEN MARK
PIN: 1768267208
D.B.: 12258, PG. 1051
BM: 2018, PG. 931
LOT 2
ZONING: R1-SUD

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768464343
REID: 0408361
D.B.: 014097, PG. 02016
ACREAGE: 21.03
ZONING: CO-SUD

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768554110
REID: 0060540
D.B.: 014097, PG. 02016
ACREAGE: 121.26
ZONING: RZ-SUD

OWNER: VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC
PIN: 1758942908
REID: 0332398
D.B.: 011965, PG. 01371
ACREAGE: 3.94
ZONING: R&PUD

OWNER: VILLAGE AT ROLESVILLE HOMEOWNERS ASSN INC
PIN: 1758940587
REID: 0338546
D.B.: 011965, PG. 01371
ACREAGE: 1.49
ZONING: R&PUD

OWNER: VILLAGES OF ROLESVILLE
ZONING: RPUD

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

OWNER: QUAD TRI LLC OLIVE, MARTHA
PIN: 1758726794
REID: 0052027
D.B.: 016161, PG. 01089
ACREAGE: 12.84
ZONING: R-1

OWNER: SCARBORO, EDWARD W JR. AND SPENCER
PIN: 1758712719
REID: 0077364
ACREAGE: 56.73
ZONING: R-1

OWNER: SELF, LINDA ESTELLE MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

OWNER: WALL JOSEPH E GUNZ, BETTY R
PIN: 1768337689
REID: 0147749
D.B.: 003582, PG. 00281
ACREAGE: 11.78
ZONING: R-1

THE POINT - NORTH (SUBMITTED UNDER SEPARATE COVER)

FUTURE COMMERCIAL DEVELOPMENT

AMENITY AREA (WILL BE SUBMITTED UNDER SEPARATE COVER)

EXISTING POND TO REMAIN AND BE UPGRADED

EXISTING POND TO BE BREECHED AND SEEDED

PHASE 1 · PHASE 2 · PHASE 3 · PHASE 4 · PHASE 5 · PHASE 6 · PHASE 7 · PHASE 8 · PHASE 9 · PHASE 10 · PHASE 14

MAIL KIOSK AREA "1" · MAIL KIOSK AREA "2" · MAIL KIOSK AREA "3" · MAIL KIOSK AREA "4"

SCM "A" · SCM "B" · SCM "C" · SCM "D" · SCM "E" · SCM "F" · SCM "G" · SCM "H" · SCM "I" · SCM "J" · SCM "K" · SCM "L"

50' NEUSE RIPARIAN BUFFER (TYP.)

EXISTING WETLANDS (TYP.)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 50' DOMINION GAS EASEMENT

ROLESVILLE HIGHSCHOOL

SUNSET MANOR SUBDIVISION ZONING: R-1

CENTURY FARM ROAD · BABY YOUNG STREET (VARIABLE WIDTH PUBLIC ROW) · QUARRY ROAD · US HIGHWAY 401 BYPASS (VARIABLE WIDTH PUBLIC ROW) · SHEPFORD TOWN DR · CASTLE COMBE DRIVE · RADFORD PLACE DRIVE · TURLEY GREEN COURT · STOKES HARVARD COURT

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12466, 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 2008 PG 480 & 481)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13736, PAGES 1287 AND 1294 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 12249, PAGE 860 AND BOOK 12466, PAGE 1171 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

INDEX MAP
1"=2000'

SEE INSET, THIS SHEET, FOR CONTINUATION

GRAPHIC SCALE
0 125 250 500
1 inch = 250 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-OAU1.dwg, 9/23/2020 2:32:18 PM, Williams, Sherrill

McADAMS
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Durham, NC 27713

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license number: C-0293, C-187

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PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAU1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	01. 28. 2020

SHEET

OVERALL UTILITY PLAN
C4.00

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12466, PAGE 1149 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

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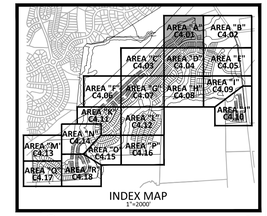

INDEX MAP
1"=2000'

DE STORM DRAINAGE EASEMENT

McADAMS
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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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 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 "A"
C4.01

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C4.03
SEE SHEET C4.02
SEE SHEET C4.04

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-U1.dwg, 8/20/2020 6:40:41 PM, Williams, Sherrill

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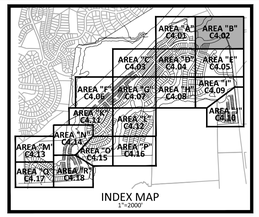

INDEX MAP
1"=2000'

(DE) STORM DRAINAGE EASEMENT

OWNER: SCARBORO FAMILY LIMITED PARTNERSHIP
PIN: 1768596016
REID: 0062572
D.B.: 007436, PG. 00445
ACREAGE: 144.85
ZONING: R-1

OWNER: SHEARON, CAMERON E
SHEARON, BEVERLY W, STEPHEN MARK
PIN: 1768267208
D.B.: 12258, PG. 1051
BM: 2018, PG. 931
LOT 2
ZONING: R1-SUD

FUTURE COMMERCIAL DEVELOPMENT

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768464343
REID: 0408361
D.B.: 014097, PG. 02016
ACREAGE: 21.03
ZONING: CO-SUD

AMENITY AREA (SUBMITTED UNDER SEPARATE COVER)

OS-17

SEE SHEET C4.01
SEE SHEET C4.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

REVISIONS

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1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS

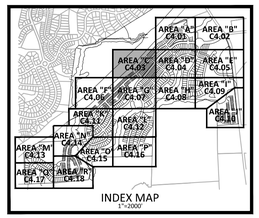
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "B"
C4.02

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\2020-06-19 3rd Town Submittal (1st McAdams)\AWH20000-South-U1.dwg, 9/23/2020 2:26:10 PM, Williams, Sherrill



INDEX MAP
1"=1000'

(DE) STORM DRAINAGE EASEMENT

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SEE SHEET C4.01

SEE SHEET C4.04

SEE SHEET C4.07

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

SOLACE WAY (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

QUARRY ROAD (50' PUBLIC R/W)

AFFABLE PLACE (50' PUBLIC R/W)

JOLLY LANE (24' PRIVATE PAVE)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

10' TYPE B LANDSCAPE BUFFER

EXISTING RIGHT-OF-WAY

PHASE 2

PHASE 3

PHASE 5

PHASE 6

OS-18

OS-28

FIRE HYDRANT ASSEMBLY (TYP.)

SSMH

8"x8" TEE (3) 8" GV&B

12"x8" CROSS (2) 12" GV&B (2) 8" GV&B

12"x8" TEE (2) 12" GV&B (1) 8" GV&B

8" DIP W/L

12" DIP W/L

4" UTILITY EASEMENT

248	4257 SF.	
249	4266 SF.	
250	4276 SF.	
251	4288 SF.	
252	4307 SF.	
253	4328 SF.	
254	4349 SF.	
255	4370 SF.	
256	4427 SF.	
257	4457 SF.	
258	4436 SF.	
259	4371 SF.	
260	4305 SF.	
261	4348 SF.	
262	4279 SF.	
263	4259 SF.	
264	4310 SF.	
265	4252 SF.	
266	4676 SF.	
267	4595 SF.	
202	4338 SF.	
201	4365 SF.	
200	4275 SF.	
199	4842 SF.	
198	5182 SF.	
197	4604 SF.	
196	4691 SF.	
195	4777 SF.	
194	4864 SF.	
193	4951 SF.	
192	5037 SF.	
191	5124 SF.	
190	5211 SF.	
189	5297 SF.	
188	5384 SF.	
187	6045 SF.	
186	9901 SF.	
406	2128 SF.	
407	1672 SF.	
408	1672 SF.	
409	1672 SF.	
410	1672 SF.	
411	1672 SF.	
412	1672 SF.	
413	2128 SF.	
414	2381 SF.	
415	1805 SF.	
416	1748 SF.	
417	1697 SF.	
418	1674 SF.	
419	1672 SF.	
473	2128 SF.	
474	1672 SF.	
475	1672 SF.	
476	1672 SF.	
477	1672 SF.	
478	1672 SF.	
479	1672 SF.	
480	2128 SF.	
93	6002 SF.	
92	5400 SF.	
91	5400 SF.	
90	5400 SF.	
89	5400 SF.	
88	5400 SF.	
87	5400 SF.	
86	5400 SF.	
85	5400 SF.	
84	5400 SF.	
83	5400 SF.	
82	5810 SF.	
81	5868 SF.	
99	5000 SF.	
100	5000 SF.	
101	5000 SF.	
102	5000 SF.	
103	5562 SF.	

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT VALID WITHOUT ORIGINAL SIGNATURE

REVISIONS

NO.	DATE	
1.	04. 09. 2020	REV PER TOWN COMMENTS
2.	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2.	08. 21. 2020	REV PER MUNICIPAL COMMENTS

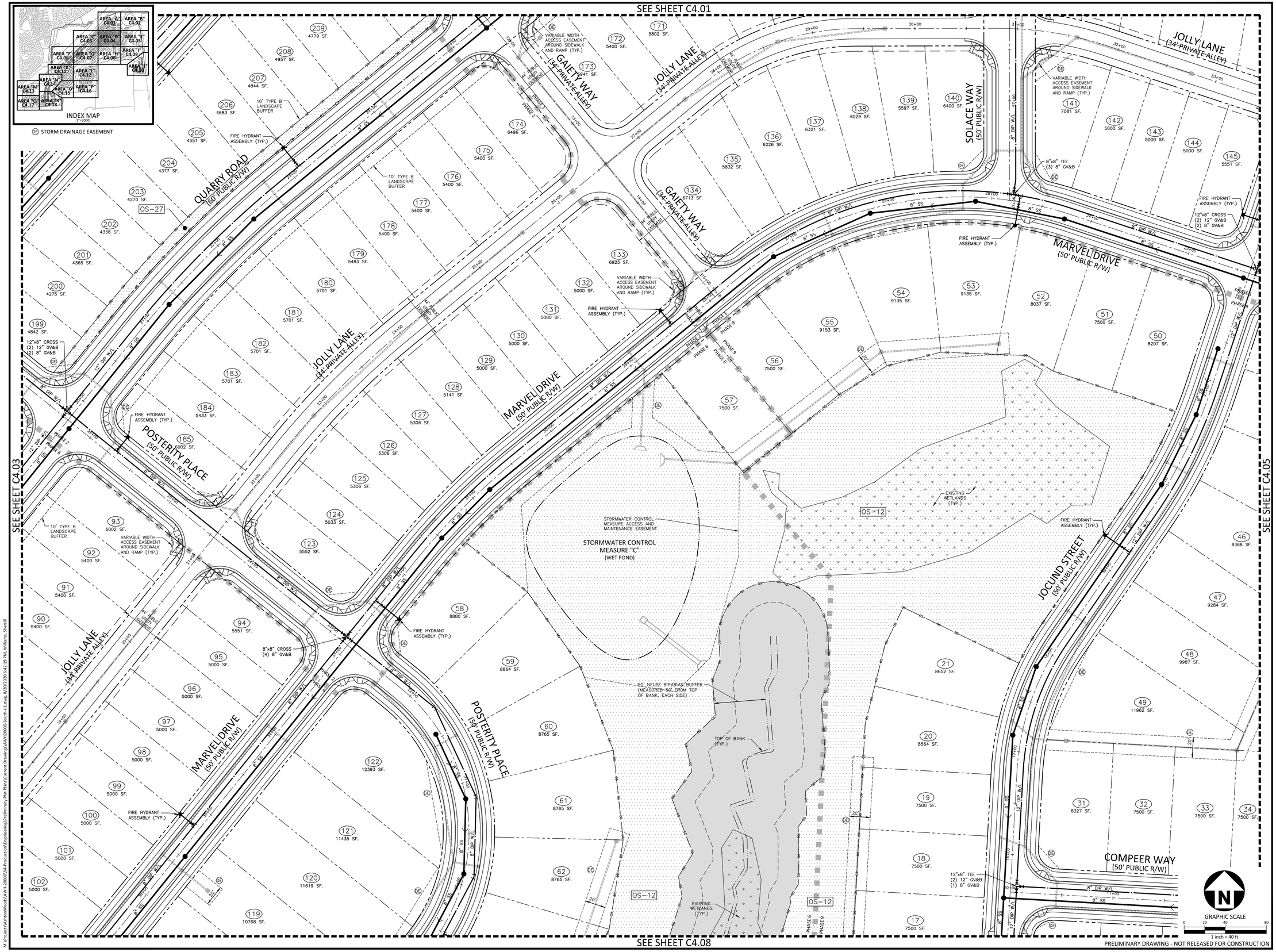
PLAN INFORMATION

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

M:\Projects\AshtonWood\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-U1.dwg, 8/20/2020 6:41:50 PM, Williams, Sherrill



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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

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2	08. 21. 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 "D"
C4.04

M:\Projects\Ashton Woods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-U1.dwg, 8/20/2020 6:42:19 PM, Williams, Sherrill

SEE SHEET C4.02

SEE SHEET C4.04

SEE SHEET C4.09

JOLLY LANE (34' PRIVATE ALLEY)

JOCUND STREET (50' PUBLIC R/W)

MARVEL DRIVE (50' PUBLIC R/W)

CONTEMPO COURT (50' PUBLIC R/W)

COMPEER WAY (50' PUBLIC R/W)

E. YOUNG STREET (60' PUBLIC R/W)

AMENITY AREA (SUBMITTED UNDER SEPARATE COVER)

MAIL KIOSK AREA "1"

BLOW-OFF ASSEMBLY (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

25' TYPE B LANDSCAPE BUFFER

50' PSNC GAS EASEMENT

24' TEMP. PSNC GAS EASEMENT

8" GATE VALVE

12"x8" TAPPING SLEEVE AND VALVE

12"x8" CROSS (2) 12" GV&B (2) 8" GV&B

8"x8" CROSS (4) 8" GV&B

8"x8" TEE (3) 8" GV&B

EXISTING POND TO REMAIN AND BE UPGRADED

TOP OF BANK (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

EXISTING WETLANDS (TYP.)

6' WIDE PRIVATE TRAIL

STORMWATER CONTROL MEASURE "A" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

30' STREETSCAPE BUFFER

15' RIGHT OF WAY DEDICATION

DUKE ENERGY EASEMENT (WIDTH VARIES)

EXISTING RIGHT-OF-WAY

OS-17

OS-14

PHASE 1

PHASE 9

PHASE 8

PHASE 5

INDEX MAP
1"=2000'

AREA "A" C4.01 | AREA "B" C4.02 | AREA "C" C4.03 | AREA "D" C4.04 | AREA "E" C4.05 | AREA "F" C4.06 | AREA "G" C4.07 | AREA "H" C4.08 | AREA "I" C4.09 | AREA "J" C4.10 | AREA "K" C4.11 | AREA "L" C4.12 | AREA "M" C4.13 | AREA "N" C4.14 | AREA "O" C4.15 | AREA "P" C4.16 | AREA "Q" C4.17 | AREA "R" C4.18

SE STORM DRAINAGE EASEMENT

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1768464343
REID: 0408361
D.B.: 014097, PG. 02016
ACREAGE: 21.03
ZONING: CO-SUD

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\2020-06-19 3rd Town Submittal (1st McAdams)\AWH20000-South-U1.dwg, 9/23/2020 2:25:42 PM, Williams, Sherrill

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PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 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 "E"
C4.05

SE STORM DRAINAGE EASEMENT

NOTES:

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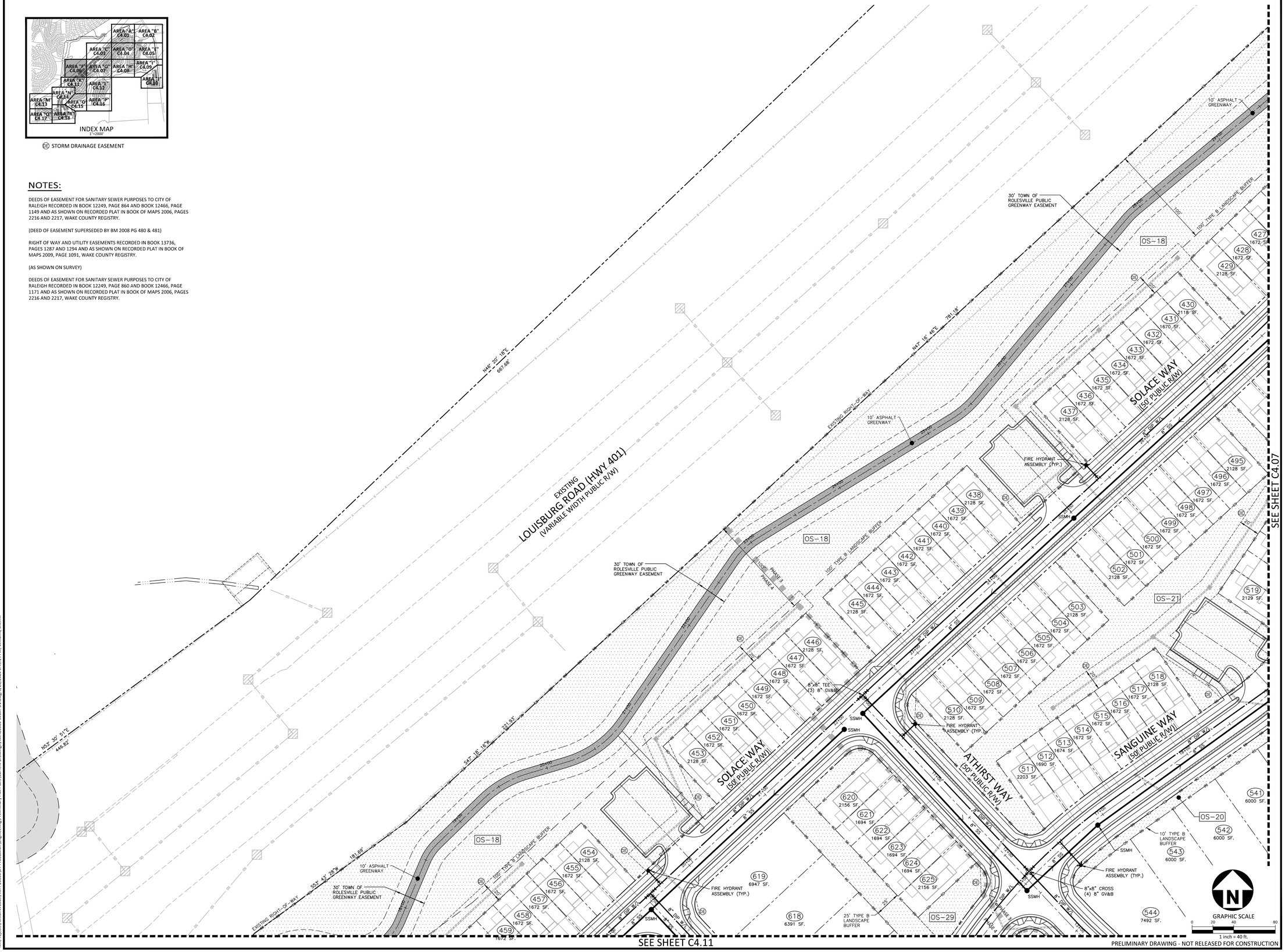

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
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PLAN INFORMATION

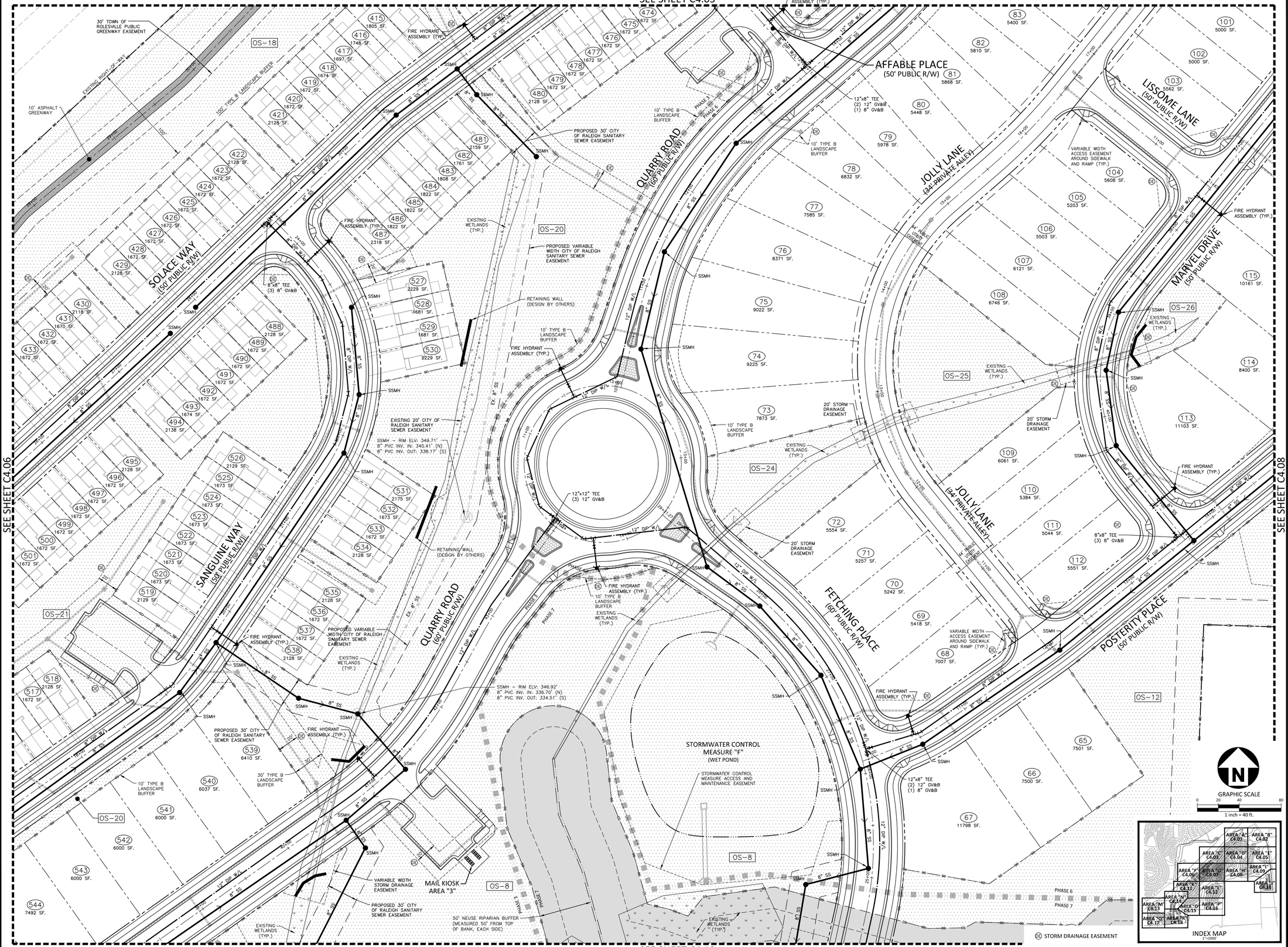
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "F"

C4.06

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-U1.dwg, 8/20/2020 6:43:14 PM, Williams, Sherrill



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 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 "G"

C4.07

SEE SHEET C4.04

SEE SHEET C4.07

SEE SHEET C4.09

MARVEL DRIVE (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

COMPEER WAY (50' PUBLIC R/W)

JOCUND STREET (50' PUBLIC R/W)

CONTEMPO COURT (50' PUBLIC R/W)

101 5000 SF.
102 5000 SF.
113 11103 SF.
114 8400 SF.
115 10161 SF.
116 9907 SF.
117 9664 SF.
118 9865 SF.
119 10768 SF.
120 11619 SF.
121 11435 SF.
62 8765 SF.
63 8765 SF.
64 8765 SF.
18 7500 SF.
17 7500 SF.
16 7500 SF.
15 7500 SF.
14 7500 SF.
13 7500 SF.
12 7500 SF.
11 7500 SF.
10 8702 SF.
9 7512 SF.
8 7370 SF.
7 8760 SF.
30 8704 SF.
29 8104 SF.
28 8106 SF.
27 8108 SF.
22 8702 SF.
23 8100 SF.
24 8080 SF.

OS-12
OS-13
OS-14
OS-26

PHASE 6
PHASE 9
PHASE 8
PHASE 7

SSMH
FIRE HYDRANT ASSEMBLY (TYP.)
12"x8" TEE
(2) 12" GV&B
(1) 8" GV&B
8" SS
8" DIP W/L
12" DIP W/L
11+00
12+00
EXISTING WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT
TOP OF BANK (TYP.)
STORMWATER CONTROL MEASURE "E" (WET POND)
STORMWATER CONTROL MEASURE "D" (WET POND)
25' TYPE B LANDSCAPE BUFFER
EX. SSMH – RIM ELV: 354.73'
INVERT OUT UNDER WATER
BOTTOM OF BOX: 345.31' (S)
EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
EX. 10" SS
S88° 16' 02"E 1747.25'
S02° 11' 38"W 561.00'
EX. SSMH – RIM ELV: 347.09'
10" PVC INV. IN: 339.79' (N)
10" PVC INV. IN: 339.86' (E)
10" PVC INV. OUT: 339.74' (SW)

OWNER: SELF, LINDA ESTELLE
MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12466, 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 2008 PG 480 & 481)

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(AS SHOWN ON SURVEY)

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(DE) STORM DRAINAGE EASEMENT

INDEX MAP
1"=2000'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-U1.dwg, 8/20/2020 6:44:29 PM, Williams, Sherrill

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
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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 "H"

C4.08

SEE SHEET C4.05

SEE SHEET C4.08

COMPEER WAY
(50' PUBLIC R/W)

CONTEMPO COURT
(50' PUBLIC R/W)

EXISTING E. YOUNG STREET
(60' PUBLIC R/W)

MIRTH COURT
(50' PUBLIC R/W)

33 7500 SF.
34 7500 SF.
35 7500 SF.
36 8336 SF.
28 8106 SF.
27 8108 SF.
26 8110 SF.
25 9510 SF.
5 8572 SF.
6 8767 SF.
7 8760 SF.

268 3182 SF.
269 1934 SF.
270 1701 SF.
271 1672 SF.
272 1672 SF.
273 1672 SF.
274 1672 SF.
275 2128 SF.
276 2128 SF.
277 1672 SF.
278 1672 SF.
279 1672 SF.
280 1672 SF.
281 1672 SF.
282 1672 SF.
313 2128 SF.
312 1672 SF.
311 1672 SF.
310 1672 SF.
309 1672 SF.
308 1672 SF.
307 1672 SF.
306

OS-13
OS-14

STORMWATER CONTROL MEASURE "A" (WET POND)
STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "B" (WET POND)
EXISTING POND TO BE BREECHED AND SEEDED
EXISTING WETLANDS (TYP.)
6' WIDE PRIVATE TRAIL
50' PSNC GAS EASEMENT
25' TEMP. PSNC GAS EASEMENT
50' TEMP. PSNC GAS EASEMENT
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
25' TYPE B LANDSCAPE BUFFER
30' STREETSCAPE BUFFER
DUKE ENERGY EASEMENT (WIDTH VARIES)
15' RIGHT-OF-WAY DEDICATION
EXISTING RIGHT-OF-WAY
8"x8" TEE
(3) 8" GV&B
FIRE HYDRANT ASSEMBLY (TYP.)
SSMH
8" DIP W/L
8" SS
EX. 8" SS
EX. 12" DIP W/L
EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT
PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT
MAIL KIOSK AREA "2"
PHASE 1
PHASE 9
PHASE 10

EX. SSMH – RIM ELV: 361.85'
8" PVC INV. IN: 353.72' (E)
8" PVC INV. OUT: 353.61' (SW)

EX. SSMH – RIM ELV: 368.85'
8" PVC INV. IN: 360.14' (S)
8" PVC INV. OUT: 359.94' (W)

EX. SSMH – RIM ELV: 370.80'
8" PVC INV. IN: 362.21' (E)
8" PVC INV. OUT: 362.11' (N)

EX. SSMH – RIM ELV: 372.53'
8" PVC INV. IN: 364.41' (E)
8" PVC INV. OUT: 364.28' (W)

EX. SSMH – RIM ELV: 381.18'
8" PVC INV. IN: 373.05' (E)
8" PVC INV. OUT: 373.03' (SW)

EX. SSMH – RIM ELV: 386.43'
8" PVC INV. IN: 372.08' (NE)
8" PVC INV. OUT: 372.04' (SW)

EX. SSMH – RIM ELV: 386.81'
8" PVC INV. IN: 370.87' (NE)
8" PVC INV. OUT: 370.46' (W)

OWNER: SELF, LINDA ESTELLE MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

STORM DRAINAGE EASEMENT

INDEX MAP
1"=2000'
AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14
AREA "O" C4.15
AREA "P" C4.16
AREA "Q" C4.17
AREA "R" C4.18

NOTES:

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SEE SHEET C4.10

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\2020-06-19 3rd Town Submittal (1st McAdams)\AWH20000-South-U1.dwg, 9/23/2020 2:25:08 PM, Williams, Sherrill

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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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS

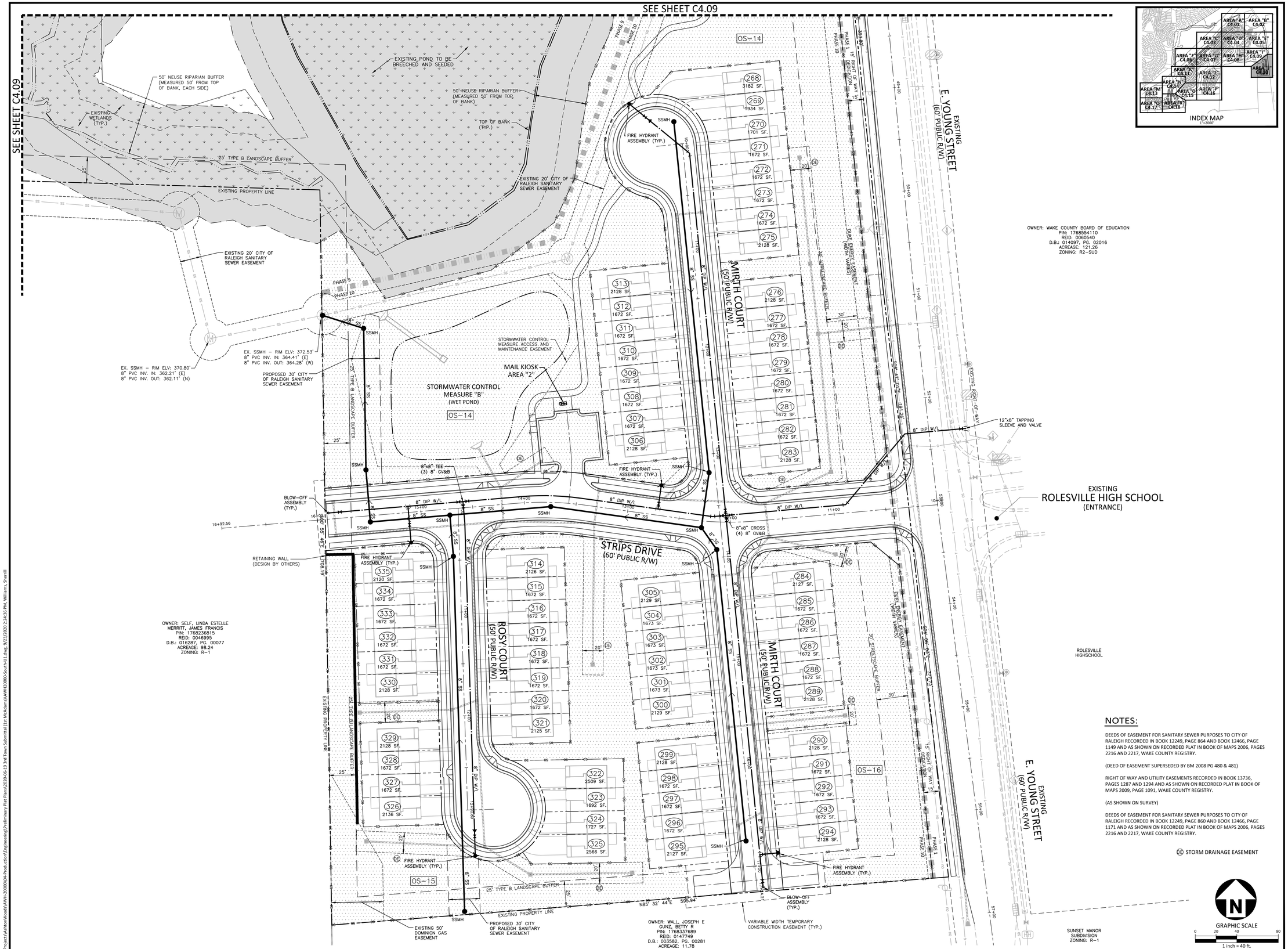
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "I"

C4.09



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(DE) STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

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SHEET

UTILITY PLAN
AREA "J"

C4.10

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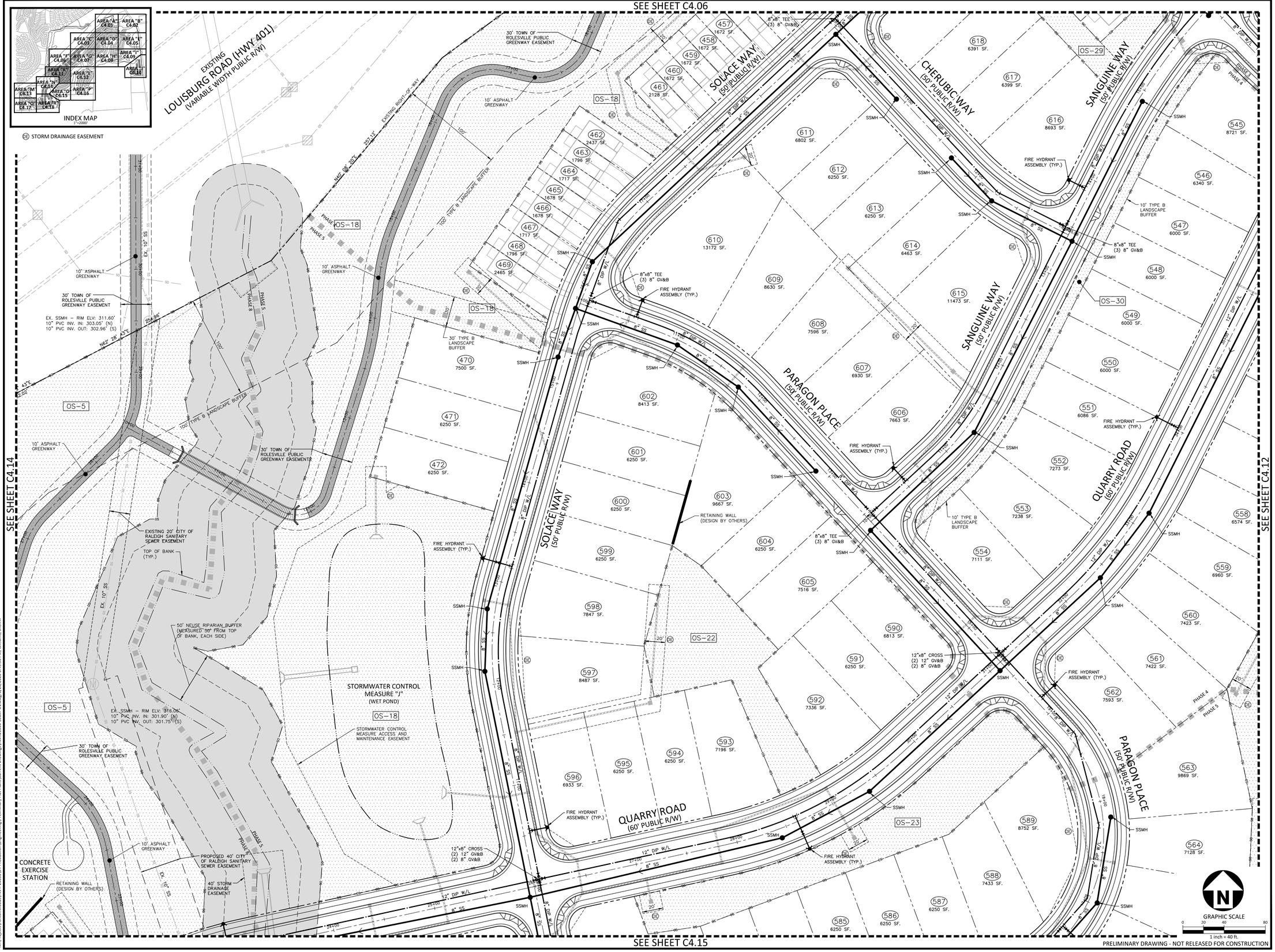

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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
PRELIMINARY NOT FOR CONSTRUCTION

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2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "K"

C4.11

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SEE SHEET C4.07

SEE SHEET C4.11

SEE SHEET C4.08

SEE SHEET C4.16

ATHIRST WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

FETCHING PLACE (60' PUBLIC R/W)

FETCHING PLACE (50' PUBLIC R/W)

LINEAGE PLACE (50' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

STORMWATER CONTROL MEASURE "G" (WET-POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING WETLANDS (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

40' STORM DRAINAGE EASEMENT

25' TYPE B LANDSCAPE BUFFER

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

OS-8 OS-9 OS-11 OS-12

PHASE 2 PHASE 3 PHASE 4 PHASE 5 PHASE 7

SSMH

FIRE HYDRANT ASSEMBLY (TYP.)

8" GATE VALVE

BLOW-OFF ASSEMBLY (TYP.)

12"x8" TEE (2) 12" GV&B (1) 8" GV&B

8"x8" TEE (3) 8" GV&B

EX. SSMH – RIM ELV: 339.62' 10" PVC INV. IN: 332.22' (NE) 10" PVC INV. OUT: 332.07' (SW)

EX. SSMH – RIM ELV: 341.83' 10" PVC INV. IN: 338.09' (E) 10" PVC INV. OUT: 333.01' (SW)

EX. SSMH – RIM ELV: 341.80' 10" PVC INV. IN: 333.88 (E) 10" PVC INV. OUT: 333.67' (W)

EX. SSMH – RIM ELV: 346.00' 10" PVC INV. IN: 338.13' (NE) 10" PVC INV. OUT: 337.89' (W)

EX. SSMH – RIM ELV: 340.98' 10" PVC INV. IN: 332.61' (NE) 10" PVC INV. OUT: 332.48' (NW)

EX. SSMH – RIM ELV: 337.07' 8" PVC INV. IN: 329.88' (NE) 8" DIP INV. OUT: 329.78' (SE)

EX. SSMH – RIM ELV: 338.77' 10" PVC INV. IN: 330.42' (NE) 10" PVC INV. OUT: 328.88' (SW)

EX. SSMH – RIM ELV: 338.11' 10" PVC INV. IN: 328.89' (NE) 8" DIP INV. IN: 328.90' (NW) 10" PVC INV. OUT: 328.64' (SW)

EX. SSMH – RIM ELV: 336.61' 10" PVC INV. IN: 328.01' (NE) 10" PVC INV. OUT: 327.87' (S)

EX. SSMH – RIM ELV: 333.41' 10" PVC INV. IN: 326.81' (N) 10" PVC INV. OUT: 326.77' (SW)

EX. SSMH – RIM ELV: 331.51' 10" PVC INV. IN: 326.55' (NE) 10" PVC INV. OUT: 326.13' (S)

545 8721 SF. 544 7492 SF. 555 6250 SF. 556 6250 SF. 557 6250 SF. 558 6574 SF. 340 8272 SF. 339 6000 SF. 338 5993 SF. 337 8736 SF. 336 7800 SF. 341 6000 SF. 342 6000 SF. 343 6000 SF. 344 6000 SF. 345 6194 SF. 346 6457 SF. 347 6471 SF. 348 6487 SF. 349 6355 SF. 350 6000 SF. 351 6000 SF. 352 6000 SF. 353 6375 SF. 354 6282 SF. 355 6000 SF. 380 6756 SF. 379 6058 SF. 381 6503 SF. 378 6115 SF. 377 6173 SF. 382 6044 SF. 405 7155 SF. 376 6413 SF. 383 6150 SF. 404 7273 SF. 375 7084 SF. 384 6353 SF. 403 6648 SF. 374 7085 SF. 385 7120 SF. 402 6000 SF. 373 6660 SF. 386 6832 SF. 401 6000 SF. 372 6258 SF. 387 6860 SF. 400 6448 SF. 371 6233 SF. 388 6586 SF. 399 6591 SF. 370 6208 SF. 389 6180 SF. 398 6522 SF. 369 6837 SF. 390 6163 SF. 397 6000 SF. 391 6146 SF. 396 6000 SF.

S02° 11' 38"W 1057.22'

OWNER: SELF, LINDA ESTELLE MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

INDEX MAP
1"=2000'

AREA "A" C4.03 | AREA "B" C4.02 | AREA "C" C4.03 | AREA "D" C4.04 | AREA "E" C4.05 | AREA "F" C4.06 | AREA "G" C4.07 | AREA "H" C4.08 | AREA "I" C4.09 | AREA "J" C4.10 | AREA "K" C4.11 | AREA "L" C4.12 | AREA "M" C4.13 | AREA "N" C4.14 | AREA "O" C4.15 | AREA "P" C4.16 | AREA "Q" C4.17 | AREA "R" C4.18

DE STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT RELEASED FOR CONSTRUCTION

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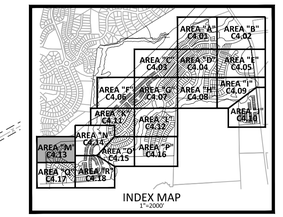
SHEET

UTILITY PLAN
AREA "L"

C4.12

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-U1.dwg, 8/20/2020 6:50:29 PM, Williams, Sherrill



ST STORM DRAINAGE EASEMENT

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

N87° 33' 48"E 469.05'

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

N46° 45' 51"E 219.22'

N60° 44' 28"E 304.37'

EXISTING RIGHT-OF-WAY

100' TYPE B LANDSCAPE BUFFER

OS-5

783 8981 SF.
784 7375 SF.
782 4864 SF.
781 5705 SF.
780 6000 SF.
779 6139 SF.
778 7272 SF.
777 7698 SF.
776 9413 SF.
775 13400 SF.
774 12990 SF.
773 14713 SF.
772 9531 SF.
785 8091 SF.
786 7176 SF.
787 7050 SF.
788 7200 SF.
789 7200 SF.
790 6000 SF.
791 6422 SF.

MARROW COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

8" SS
8" DIP W/L
SSMH
FIRE HYDRANT ASSEMBLY (TYP.)
12"x8" TEE
(2) 12" GV&B
(1) 8" GV&B
RETAINING WALL (DESIGN BY OTHERS)

SEE SHEET C4.14

SEE SHEET C4.17

OWNER: QUAD TRI LLC OLIVE, MARTHA
PIN: 1758726794
REID: 0052027
D.B.: 016161, PG. 01089
ACREAGE: 12.84
ZONING: R-1

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12466, 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 2008 PG 480 & 481)

RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13736, PAGES 1287 AND 1294 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2009, PAGE 1091, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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phone 919. 361. 5000
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PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS

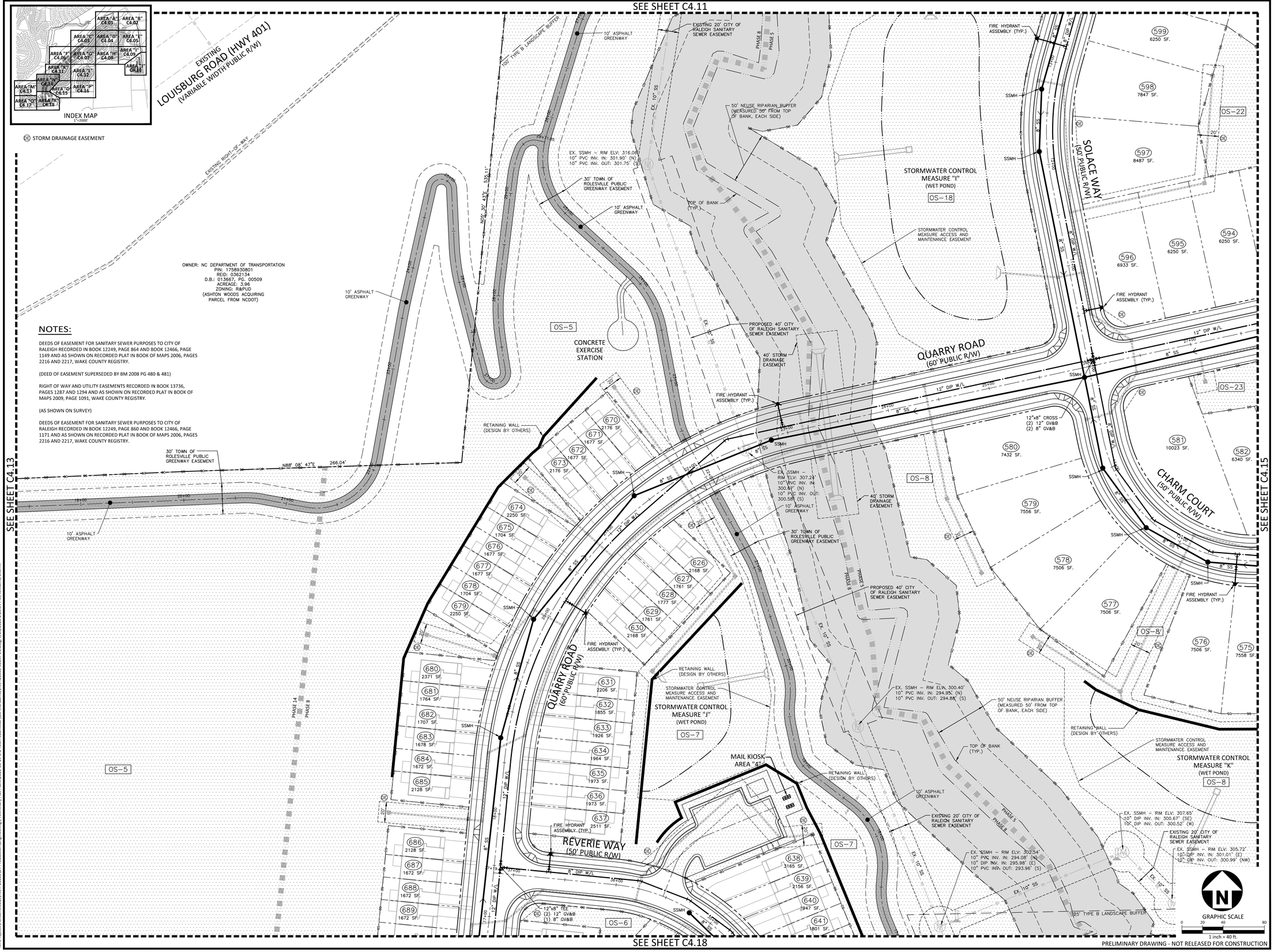
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "M"
C4.13

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\2020-06-19 3rd Town Submittal (1st McAdams)\AWH20000-South-U1.dwg, 9/23/2020 2:22:59 PM, Williams, Sherrill



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THE POINT
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PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
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2	06. 19. 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 "N"
C4.14

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\2020-06-19 3rd Town Submittal (1st McAdams)\AWH20000-South-U1.dwg, 9/23/2020 2:23:34 PM, Williams, Sherrill

SEE SHEET C4.11

SEE SHEET C4.14

SEE SHEET C4.16

SEE SHEET C4.18

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

CHARM COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "I" (WET POND)

STORMWATER CONTROL MEASURE "H" (WET POND)

40' STORM DRAINAGE EASEMENT

FIRE HYDRANT ASSEMBLY (TYP.)

12"x8" CROSS
(2) 12" GV&B
(2) 8" GV&B

8" GATE VALVE

RETAINING WALL (DESIGN BY OTHERS)

10' ASPHALT GREENWAY

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

TOP OF BANK (TYP.)

EXISTING WETLANDS (TYP.)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

EXISTING PROPERTY LINE

25' TYPE B LANDSCAPE BUFFER

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

DE STORM DRAINAGE EASEMENT

579	7556 SF.	
580	7432 SF.	
581	10023 SF.	
582	6340 SF.	
583	6250 SF.	
584	6250 SF.	
585	6250 SF.	
586	6250 SF.	
587	6250 SF.	
588	7433 SF.	
589	8752 SF.	
564	7128 SF.	
565	7128 SF.	
566	7128 SF.	
567	7128 SF.	
568	7129 SF.	
569	6076 SF.	
570	6000 SF.	
571	6000 SF.	
572	6000 SF.	
573	6000 SF.	
574	7130 SF.	
575	7558 SF.	
576	7506 SF.	
577	7506 SF.	
578	7506 SF.	
638	3165 SF.	
639	2156 SF.	
640	1947 SF.	
641	1801 SF.	
642	1711 SF.	
643	1674 SF.	
644	2127 SF.	
645	2128 SF.	
646	1672 SF.	
647	1672 SF.	
648	1672 SF.	
649	2128 SF.	
729	2128 SF.	
730	1672 SF.	
731	1672 SF.	
732	2128 SF.	

OS-7 OS-8 OS-23

EX. SSMH – RIM ELV: 307.24'
10" PVC INV. IN: 300.67' (N)
10" PVC INV. OUT: 300.58' (S)

EX. SSMH – RIM ELV: 300.40'
10" PVC INV. IN: 294.95' (N)
10" PVC INV. OUT: 294.88' (S)

EX. SSMH – RIM ELV: 307.65'
10" DIP INV. IN: 300.67' (SE)
10" DIP INV. OUT: 300.52' (W)

EX. SSMH – RIM ELV: 309.64'
10" DIP INV. IN: 304.52' (NE)
10" DIP INV. OUT: 303.55' (W)

EX. SSMH – RIM ELV: 305.72'
10" DIP INV. IN: 301.01' (E)
10" DIP INV. OUT: 300.99' (NW)

EX. SSMH – RIM ELV: 302.54'
10" PVC INV. IN: 294.08' (N)
10" DIP INV. IN: 295.98' (E)
10" PVC INV. OUT: 293.96' (S)

EX. SSMH – RIM ELV: 304.44'
10" PVC INV. IN: 293.72' (N)
10" PVC INV. OUT: 293.68' (S)

EX. SSMH – RIM ELV: 327.04'
10" DIP INV. IN: 321.40' (SE)
10" DIP INV. OUT: 320.82' (SW)

EX. SSMH – RIM ELV: 333.41'
10" DIP INV. IN: 324.14' (NE)
10" DIP INV. OUT: 324.08' (SW)

EX. SSMH – RIM ELV: 327.33'
10" DIP INV. IN: 322.58' (NE)
10" DIP INV. OUT: 322.55' (NW)

1955.68' S88° 47' 17"W

S88° 47' 49"E 336.62'

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12466, PAGE 1149 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

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INDEX MAP

AREA "A" C4.02 | AREA "B" C4.02 | AREA "C" C4.03 | AREA "D" C4.04 | AREA "E" C4.05 | AREA "F" C4.06 | AREA "G" C4.07 | AREA "H" C4.08 | AREA "I" C4.09 | AREA "J" C4.10 | AREA "K" C4.11 | AREA "L" C4.12 | AREA "M" C4.12 | AREA "N" C4.12 | AREA "O" C4.13 | AREA "P" C4.14 | AREA "Q" C4.15 | AREA "R" C4.16 | AREA "S" C4.17 | AREA "T" C4.18

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 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 "O"

C4.15

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-U1.dwg, 8/20/2020 6:52:10 PM, Williams, Sherrill

SEE SHEET C4.12

SEE SHEET C4.15

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

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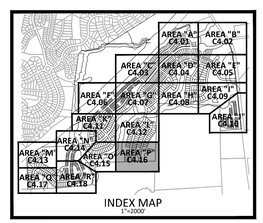
DE STORM DRAINAGE EASEMENT



INDEX MAP
1"=1000'

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

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2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

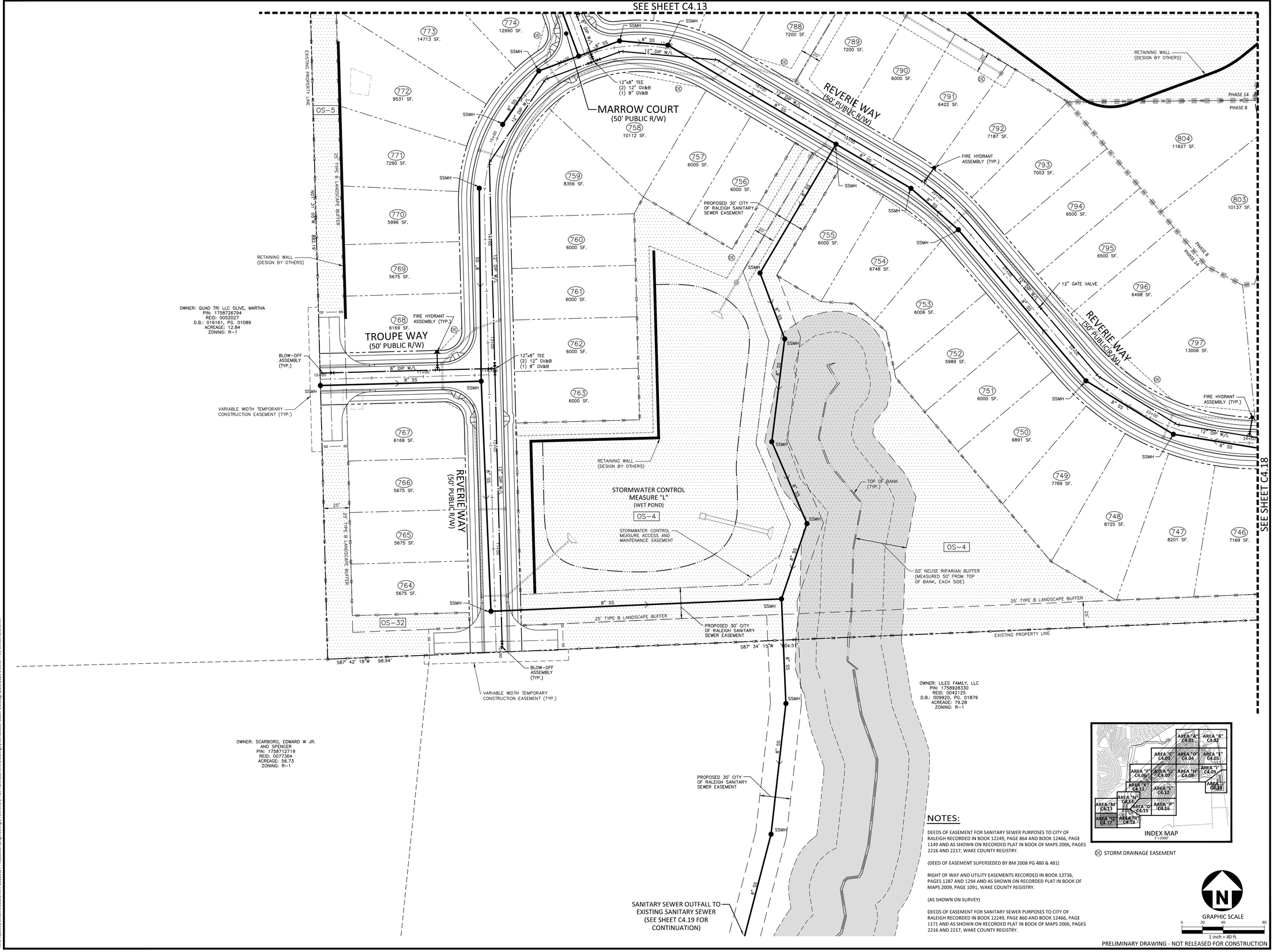
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "P"
C4.16

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-U1.dwg, 8/20/2020 6:52:38 PM, Williams, Sherrill

SEE SHEET C4.13



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INDEX MAP
1"=2000'

(DE) STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

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2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

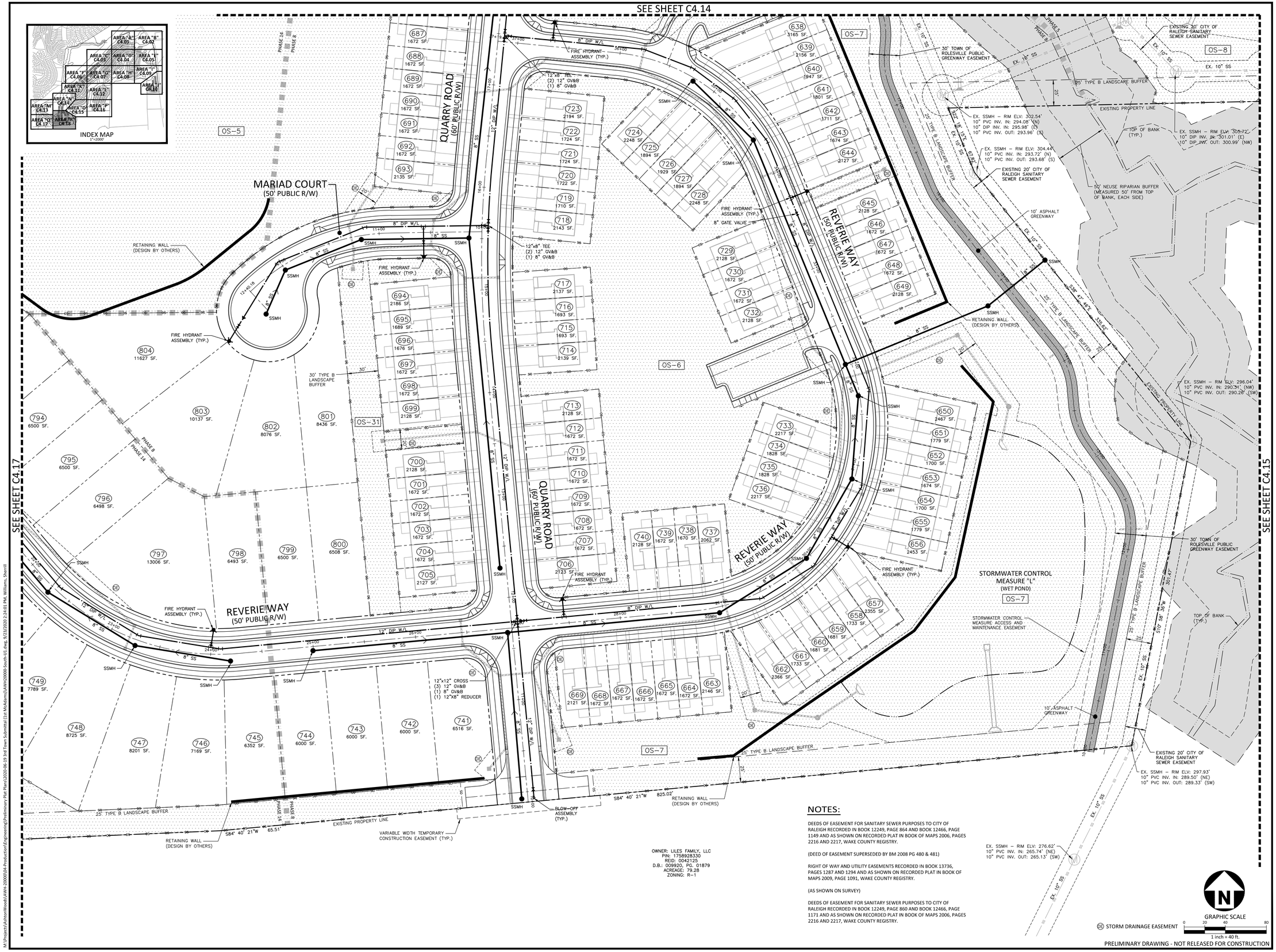
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

UTILITY PLAN
AREA "Q"

C4.17

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\(AWH20000-South-U1.dwg, 8/20/2020 6:53:07 PM, Williams, Sherrill



OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

NOTES:

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DE STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

REVISIONS

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2	06. 19. 2020	REV PER MUNICIPAL COMMENTS

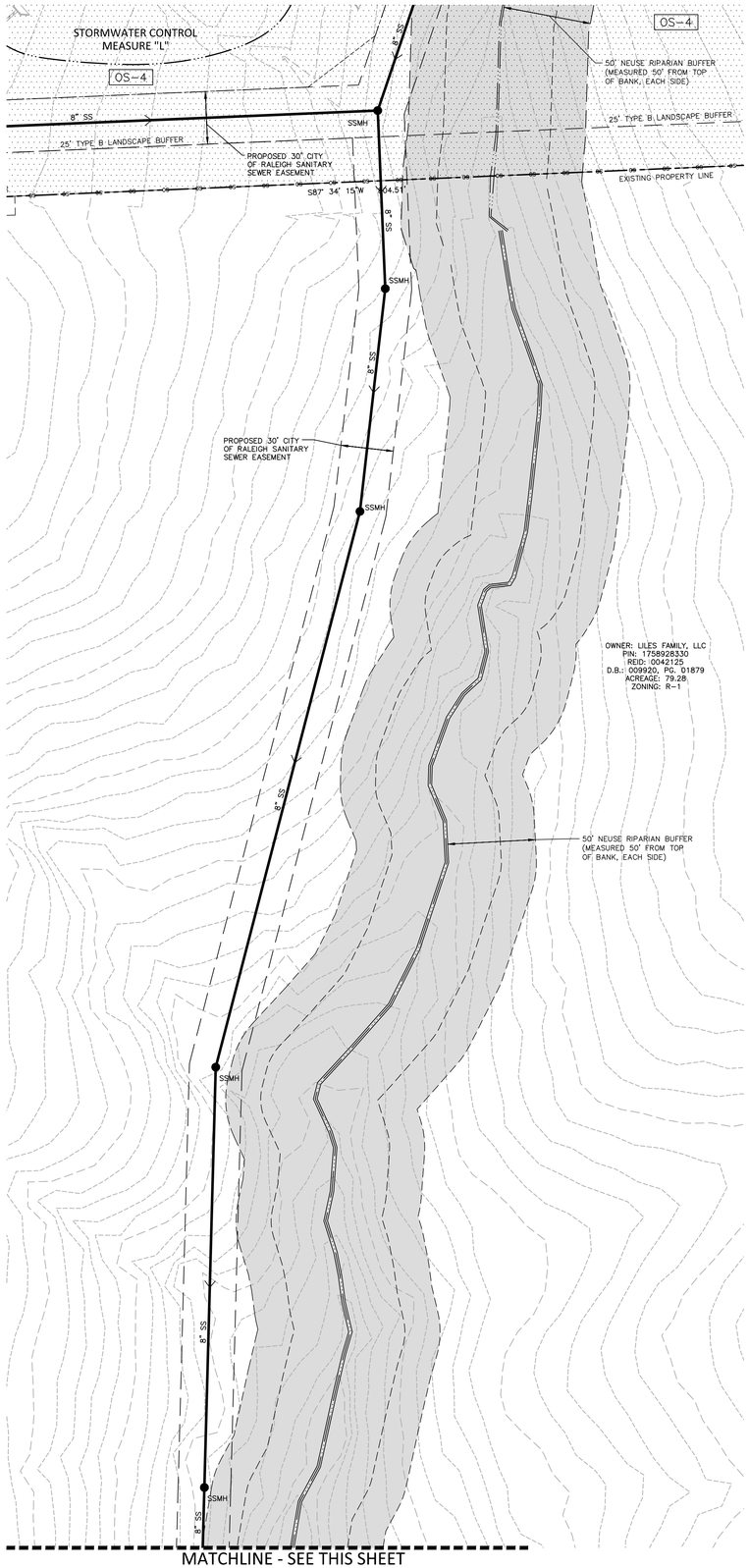
PLAN INFORMATION

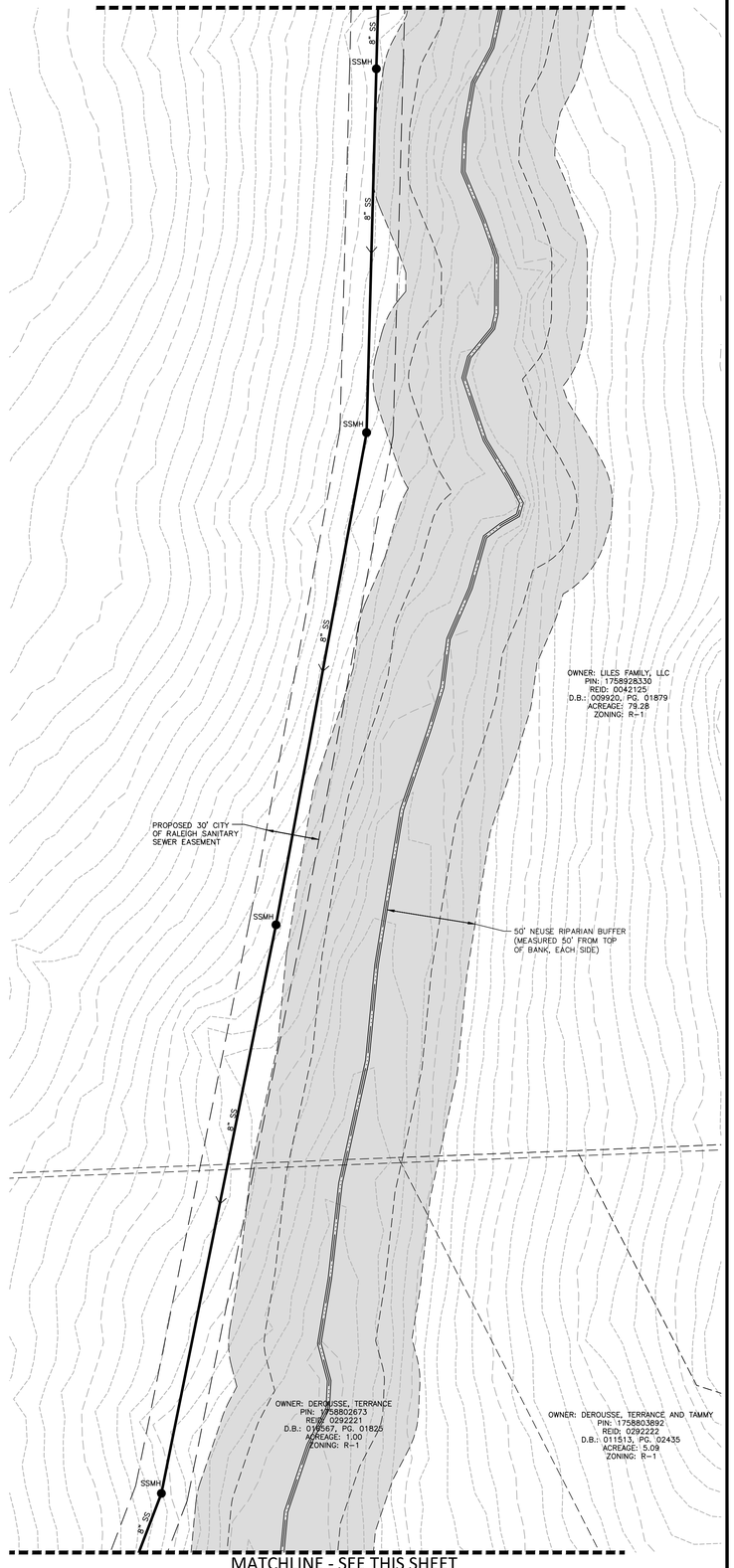
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

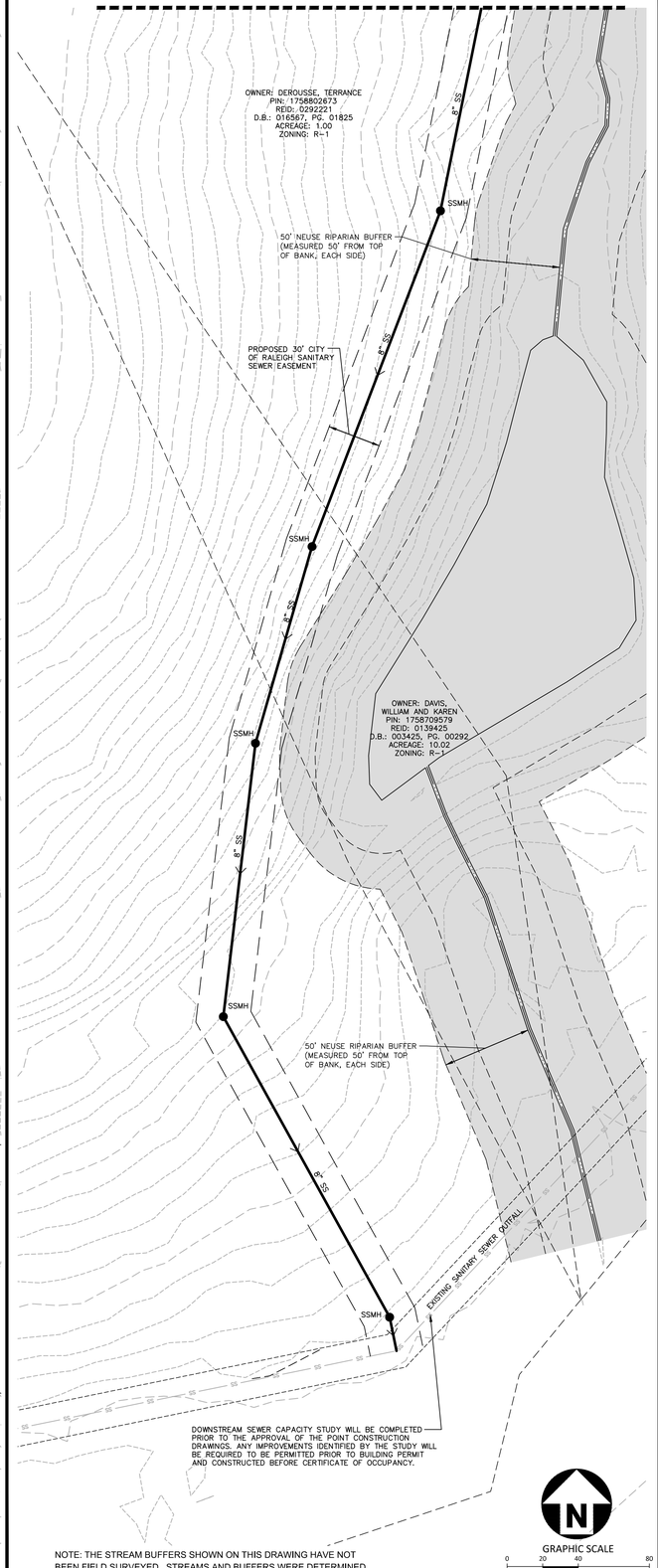
SHEET

UTILITY PLAN
AREA "R"
C4.18

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\20200406-19 3rd Town Submittal (1st McAdams)\AWH20000-South-U1.dwg, 9/23/2020 2:24:01 PM, Williams, Sherrill







NOTE: THE STREAM BUFFERS SHOWN ON THIS DRAWING HAVE NOT BEEN FIELD SURVEYED. STREAMS AND BUFFERS WERE DETERMINED FROM GIS OR BEST AVAILABLE INFORMATION. DETAILED CONSTRUCTION DRAWINGS WILL INCLUDE FIELD SURVEY DATA.

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 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
SEWER OUTFALL
C4.19

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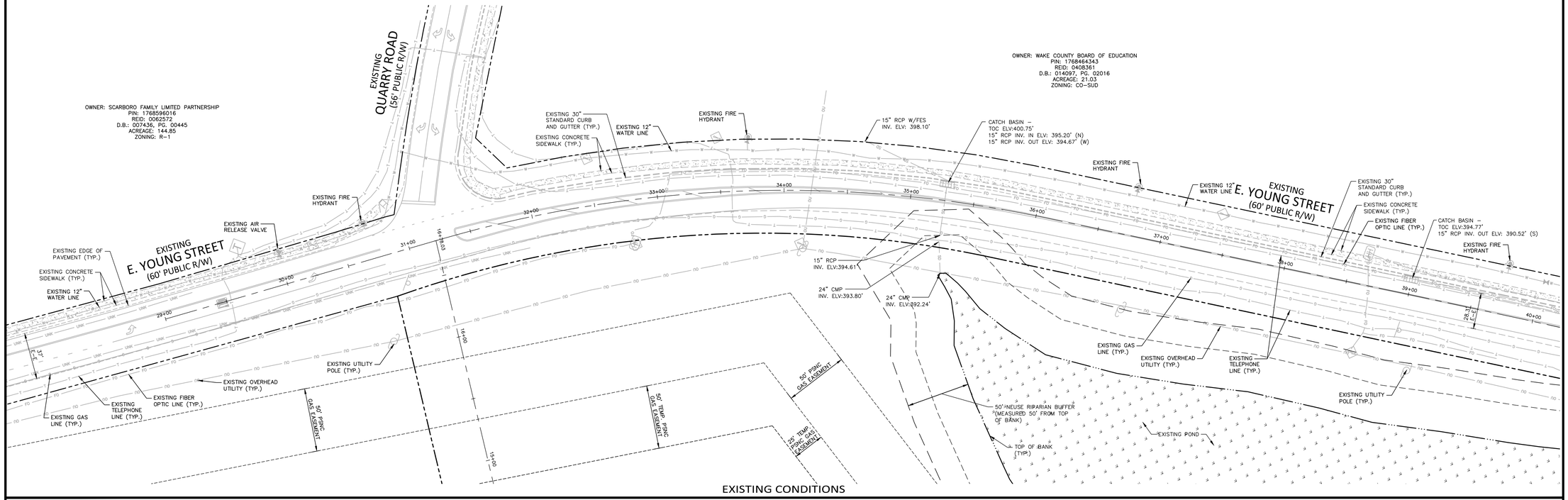

McAdams
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5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-RW1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

EAST YOUNG STREET ROAD WIDENING

C7.00

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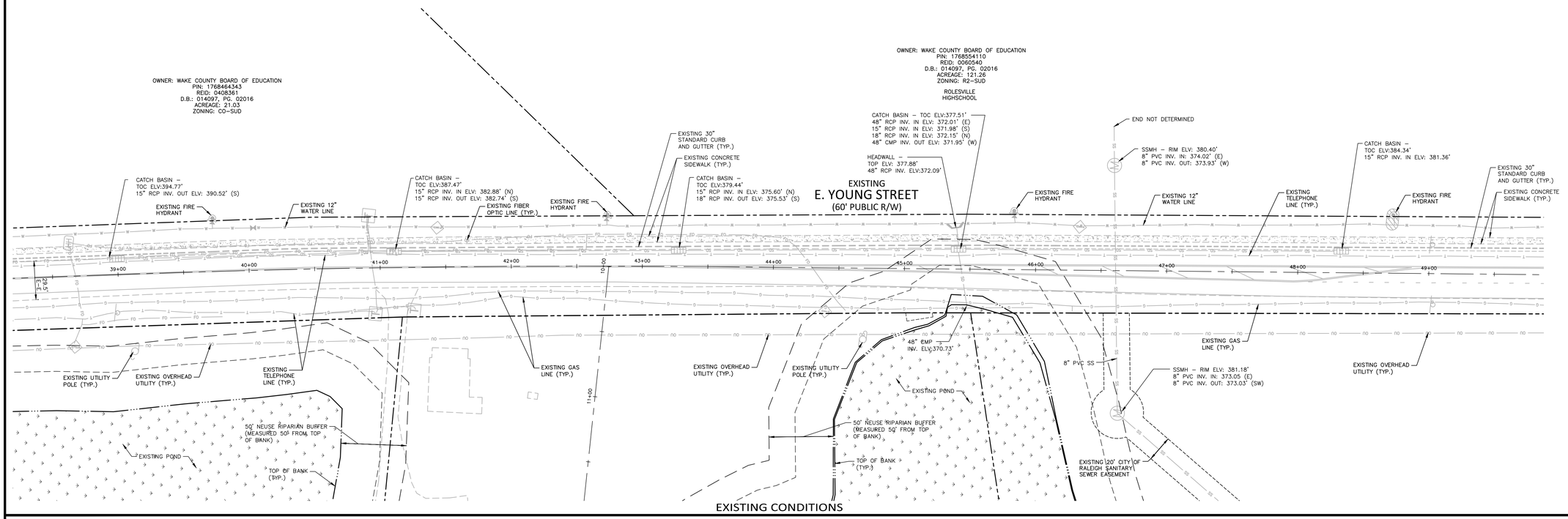

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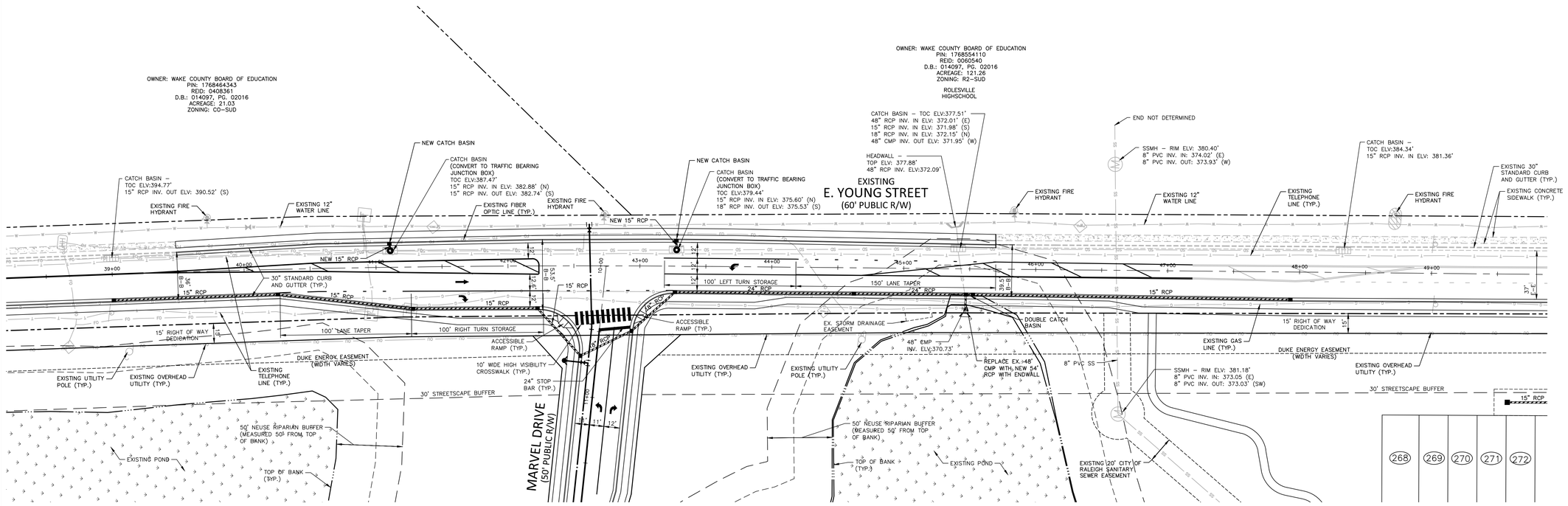

ROAD WIDENING PLAN

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

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PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
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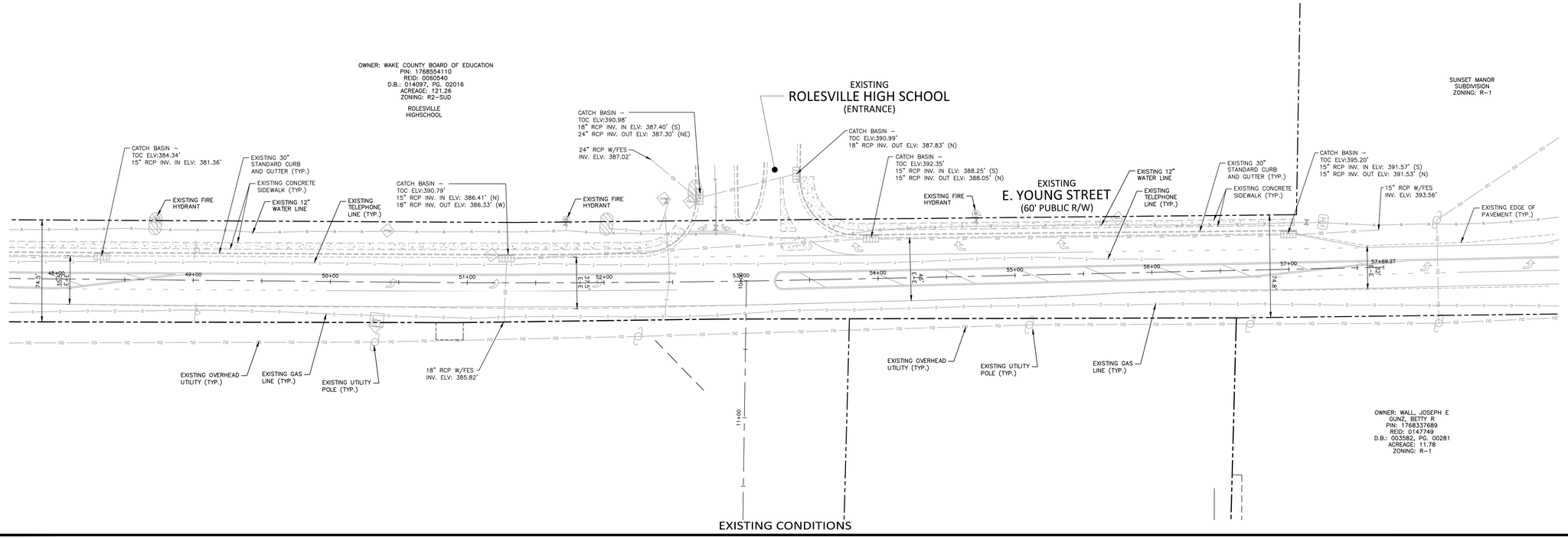
SHEET

EAST YOUNG STREET ROAD WIDENING

C7.01



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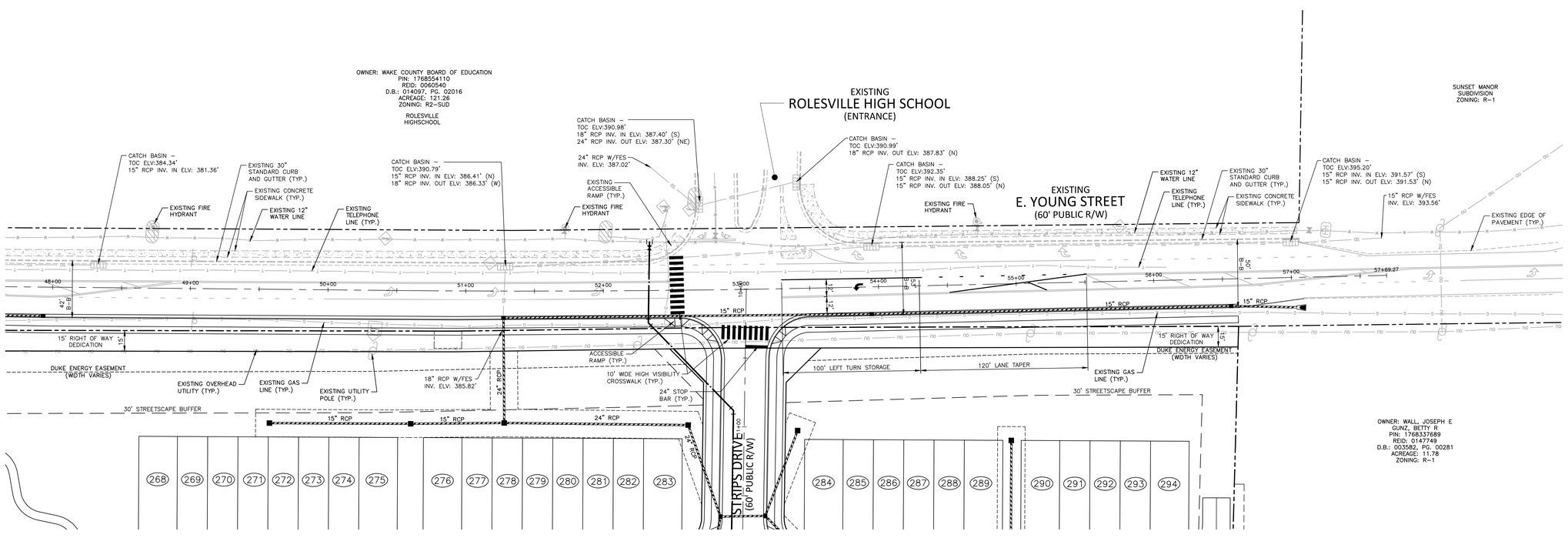

ROAD WIDENING PLAN

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

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PHASES 1-10 AND 14
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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

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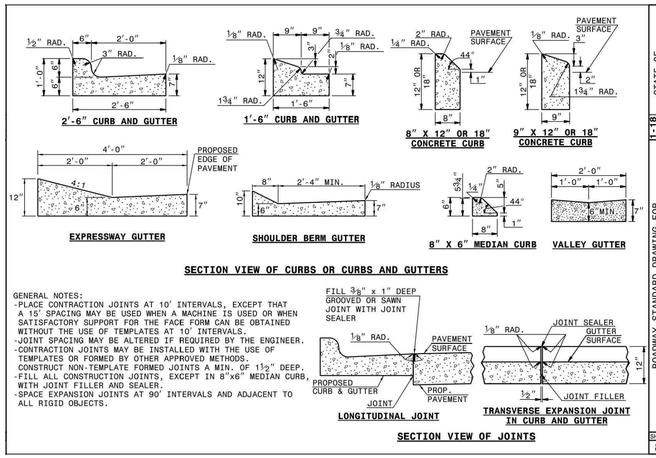
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

EAST YOUNG STREET ROAD WIDENING

C7.02

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-RW1.dwg, 8/20/2020 4:56:48 PM, Williams, Sherrill



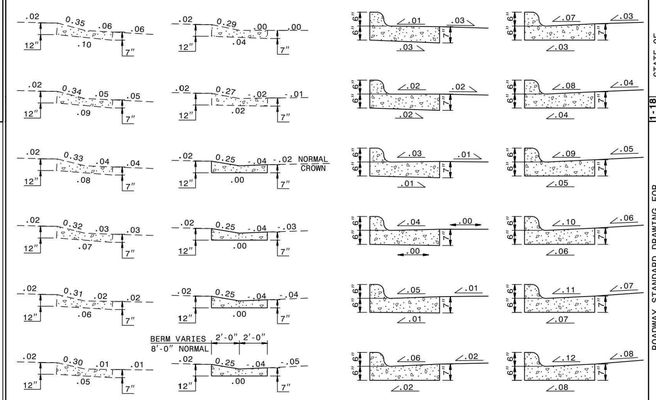
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 1 OF 3

846.01



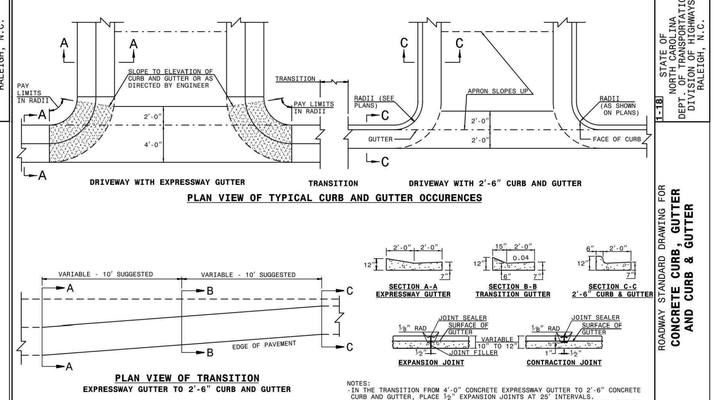
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 2 OF 3

846.01



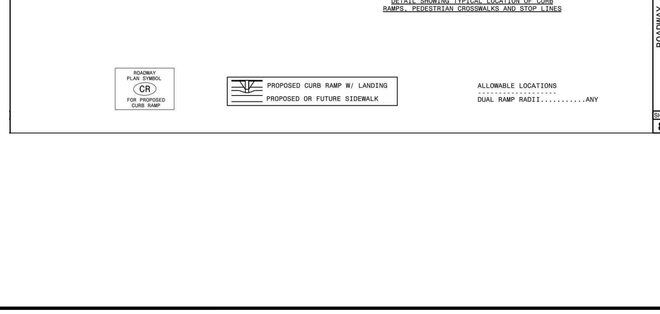
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 3 OF 3

846.01



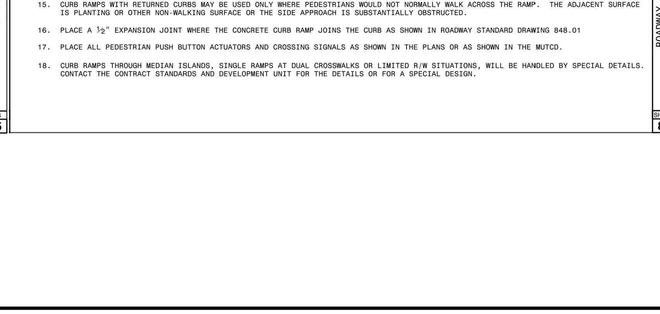
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DROP CURB TYPE

SHEET 1 OF 2

848.03



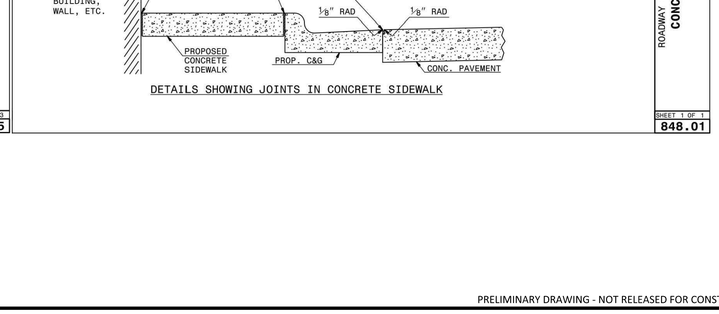
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

SHEET 2 OF 2

848.03



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

1-18

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

SHEET 1 OF 3

848.05

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

1-18

ROADWAY STANDARD DRAWING FOR
CURB RAMPS
PROPOSED CURB AND GUTTER

SHEET 2 OF 3

848.05

NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

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

1-18

ROADWAY STANDARD DRAWING FOR
CURB RAMPS
NOTES

SHEET 3 OF 3

848.05

NOTES:

CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

PLACE A GROOVE JOINT 1" DEEP WITH ⅛" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A ½" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.

TRANSVERSE EXPANSION JOINT IN SIDEWALK

DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

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

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

SHEET 1 OF 1

848.01

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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-South-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N/A
DATE	01. 28. 2020

SHEET

SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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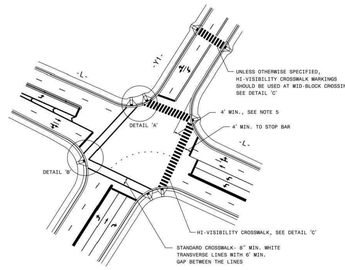
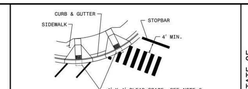
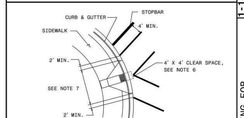
CROSSWALK PLACEMENT GUIDANCE

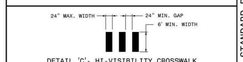




DETAIL 'A'- DUAL CURB RAMPS



DETAIL 'B'- SINGLE DIAGONAL CURB RAMP



DETAIL 'C'- HI-VISIBILITY CROSSWALK

GENERAL NOTES:

1- USE THE DETAILS ABOVE AND THE FOLLOWING NOTES FOR GUIDANCE IN PLACING CROSSWALK MARKINGS. REFER TO NCDOT ROADWAY STANDARD DRAWINGS, MUTCD AND ADA STANDARDS FOR ADDITIONAL GUIDANCE.

2- THE LOCATION AND TYPE OF CROSSWALK MARKINGS SHOWN ON THE ABOVE DETAILS ARE FOR REFERENCE ONLY. LOCATE CROSSWALK MARKINGS AS SHOWN ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER. THE CROSSWALK MARKING TYPE, STANDARD OR HI-VISIBILITY, SHALL BE INSTALLED AS SPECIFIED ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER.

3- THE STANDARD CROSSWALK IS TWO WHITE 8" MIN. TRANSVERSE LINES WITH A 6' MIN. GAP BETWEEN THE LINES. THE HI-VISIBILITY CROSSWALK IS WHITE 24" MAX. WIDE LONGITUDINAL LINES WITH 24" MIN. GAPS BETWEEN LINES, SEE DETAIL 'C'. HI-VISIBILITY CROSSWALKS SHOULD BE A MINIMUM OF 6' WIDE. CURB RAMPS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARES.

4- STOP BARS SHOULD BE PLACED A 4' MIN. IN ADVANCE OF NEAREST CROSSWALK LINE.

5- SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.

6- BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' X 4' MIN. SHALL BE PROVIDED WITHIN THE MARKINGS.

7- SINGLE DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 2' MIN. LONG LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING, SEE DETAIL 'B'.

8- CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR DETAILS OR A SPECIAL DESIGN.

STATE OF NORTH CAROLINA
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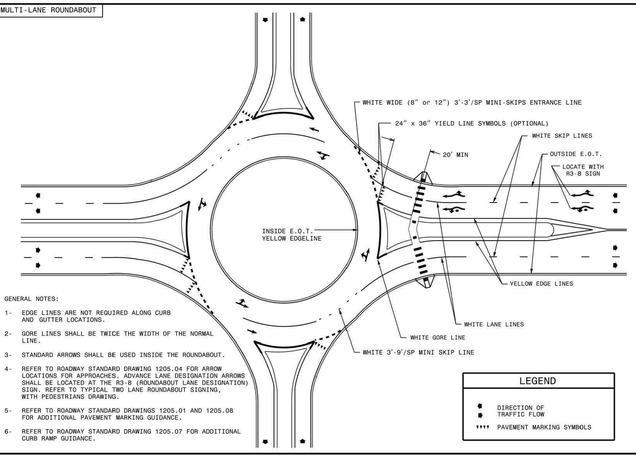
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
1205.07

MULTI-LANE ROUNDABOUT



GENERAL NOTES:

1- EDGE LINES ARE NOT REQUIRED ALONG CURB AND GUTTER LOCATIONS.

2- GORE LINES SHALL BE TWICE THE WIDTH OF THE NORMAL LINE.

3- STANDARD ARROWS SHALL BE USED INSIDE THE ROUNDABOUT.

4- REFER TO ROADWAY STANDARD DRAWING 1205.04 FOR ARROW LOCATIONS FOR APPROACHES. ADVANCE LANE DESIGNATION ARROWS SHALL BE LOCATED AT THE R3-8 (ROUNDABOUT LANE DESIGNATION) SIGN. REFER TO TYPICAL TWO LANE ROUNDABOUT SIGNING, WITH PEDESTRIANS DRAWING.

5- REFER TO ROADWAY STANDARD DRAWINGS 1205.01 AND 1205.08 FOR ADDITIONAL PAVEMENT MARKING GUIDANCE.

6- REFER TO ROADWAY STANDARD DRAWING 1205.07 FOR ADDITIONAL CURB RAMP GUIDANCE.

STATE OF NORTH CAROLINA
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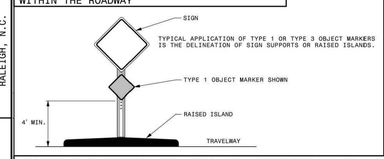
1-18

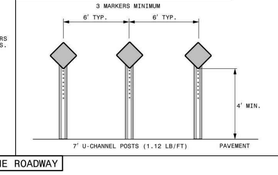
ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
ROUNDABOUTS

SHEET 2 OF 2
1205.14

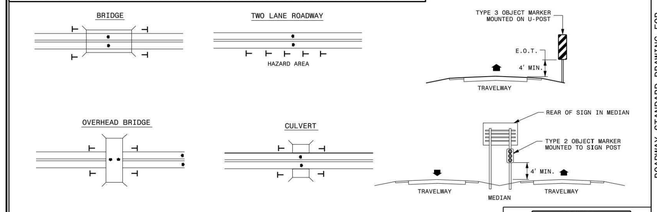
TYPE 1 OR TYPE 3 MARKERS FOR OBSTRUCTIONS WITHIN THE ROADWAY



TYPE 4 MARKERS FOR END OF ROADWAY



TYPE 2 OR TYPE 3 MARKERS FOR OBSTRUCTIONS ADJACENT TO THE ROADWAY



TYPICAL APPLICATIONS OF TYPE 2 OR TYPE 3 OBJECT MARKERS INCLUDES DELINEATION OF BRIDGE PIERS, ABUTMENTS, HANDRAILS, CULVERT HEADWALLS, NARROW SHOULDERS, DROP-OFFS, OR OTHER UNDESIRABLE CONDITIONS WHEN GUARDRAIL OR OTHER ROADSIDE PROTECTION IS NOT IN PLACE.

STATE OF NORTH CAROLINA
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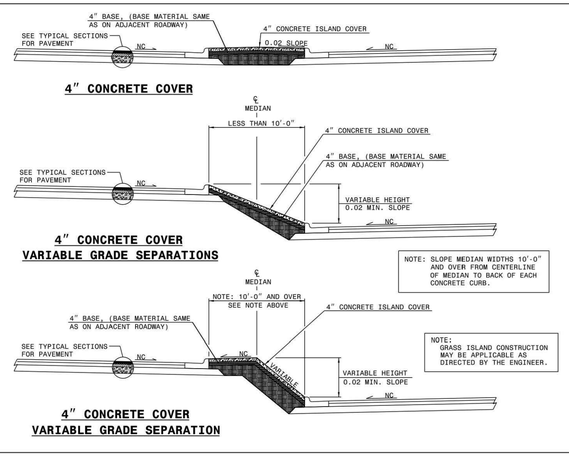
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
OBJECT MARKERS
INSTALLATION

SHEET 1 OF 1
1264.02



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

1-18

ROADWAY STANDARD DRAWING FOR
MEDIAN CONSTRUCTION
WITH CURB AND GUTTER

SHEET 1 OF 1
852.10

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
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	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-South-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N/A
DATE	01. 28. 2020

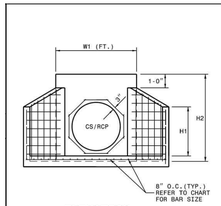
SHEET

SITE DETAILS

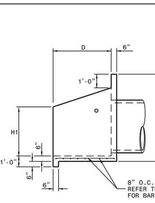
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

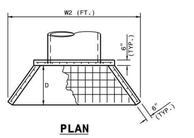
M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-D1.dwg, 8/20/2020 4:55:43 PM, Williams, Sherri



ELEVATION



SIDE



PLAN

NOTES:

* THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 838.01, 838.11, 838.21, 838.27, 838.33, 838.39, 838.51, 838.57, 838.63 AND 838.69.
* INSTALL PRECAST ENDWALLS WITH WINGS AND PAY FOR IN ACCORDANCE WITH SPECIFICATION SECTION 838.
* USE 4000 PSI CONCRETE.
* PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A615 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A185 WITH 2" MIN. CLEARANCE.
* PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704.
* PIPE TO BE GROUTED INTO HEADWALL AT JOB SITE BY CONTRACTOR
* ALL ELEMENTS PRECAST TO MEET ASTM C913.
* WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
* CHAMFER ALL CORNERS 1" OR HAVE A RADIUS OF 1".

NOTE: THE MINIMUM BAR SIZE SHALL BE #5 BARS AT 8" CTS.THE CONTRACTOR WILL HAVE THE OPTION TO INCREASE THIS BAR SIZE AS NEEDED.

ENDWALL DIMENSIONS

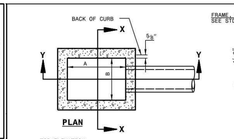
FT.	MINIMUM	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.
PIPE DIA.	BAR SIZE	H1(FT.)	H2(FT.)	D (FT.)	W1	W2
1.0	#5 @ 8"	1.25/2.00	2.00/3.75	1.25/1.75	3.00/3.75	5.50/6.00
1.25	#5 @ 8"	1.25/2.00	3.00/3.75	1.25/2.00	3.50/3.75	6.50/6.75
1.50	#5 @ 8"	1.25/2.00	3.00/4.25	1.50/2.50	3.50/3.75	6.50/6.75
2.0	#5 @ 8"	1.50/2.50	4.00/4.75	1.75/2.50	4.00/4.25	7.50/8.25
2.5	#5 @ 8"	2.50/3.50	4.00/6.00	2.00/3.00	4.50/5.50	10.00/11.50
3.0	#5 @ 8"	3.00/3.50	5.00/6.00	2.75/3.50	5.25/5.75	11.50/11.75
3.5	#5 @ 8"	3.25/4.50	6.00/6.75	3.25/3.50	6.00/6.75	12.00/13.25
4.0	#5 @ 8"	3.50/4.50	6.50/7.00	3.25/3.50	6.50/6.75	13.00/13.25
4.5	#5 @ 8"	4.00/5.00	6.50/8.50	3.25/4.00	7.00/9.25	13.50/15.75
5.0	#5 @ 8"	4.50/5.00	7.00/8.50	3.25/4.00	7.25/9.25	13.75/15.75
5.5	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.25/9.25	14.00/15.75
6.0	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.75/9.25	14.75/16.75

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

1-18

ROADWAY STANDARD DRAWING FOR
PRECAST CONCRETE ENDWALL
FOR SINGLE 12" THRU 72" PIPE - 90° SKEW

SHEET 1 OF 1
838.80



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 3" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

CHAMFER ALL EXPOSED CORNERS 1".

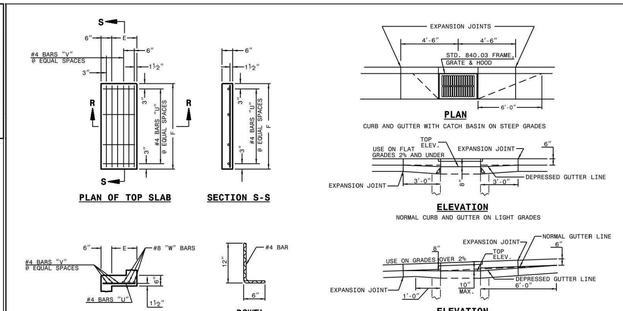
DRAWING NOT TO SCALE.

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

1-18

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

SHEET 1 OF 2
840.02



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

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION		BARS-U		BARS-V		BARS-W		TOTAL LBS.	CU.YDS. CONC. IN BOX		DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT										BOTTOM SLAB	WALL PER FT. HT.	C.M.	R.C.
D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH					
12"	3'-0"	2'-2"	---	---	2'-9"	---	---	---	---	---	---	---	---	---	0.235	0.772	0.015	0.026
15"	3'-0"	2'-2"			3'-0"										0.235	0.829	0.023	0.036
18"	3'-0"	2'-2"			3'-3"										0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"										0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-8"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.103	0.321	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	1.714	0.132	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	3	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

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

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

1-18

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

SHEET 2 OF 2
840.02

NOTE: USE TYPE "E", "F" AND "Q" GRATE UNLESS OTHERWISE NOTED.

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

1-18

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

SHEET 1 OF 2
840.03

TYPE - E

TYPE - F

TYPE G

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

1-18

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

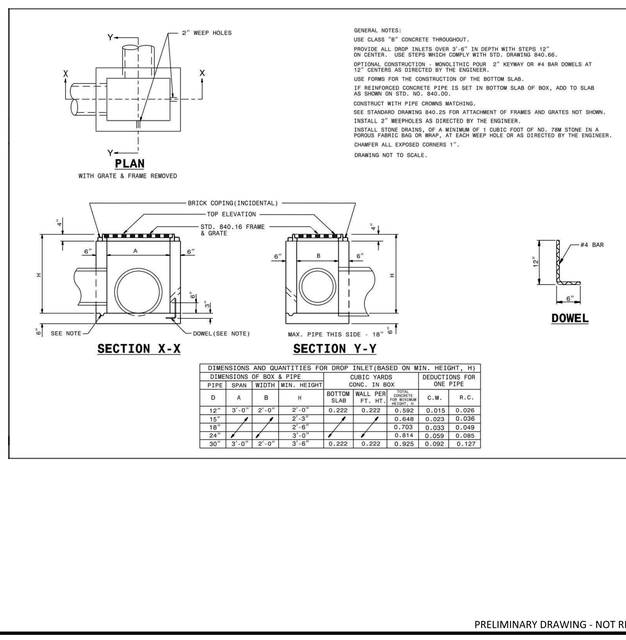
SHEET 2 OF 2
840.03

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

1-18

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

CONSTRUCT WITH PIPE CROWNS MATCHING.

SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT					
D	A	B	H	BOTTOM SLAB	WALL PER FT. HT.	TOTAL CONCRETE FOR BOTTOM SLAB & 1 FT. WALL	C.M.	R.C.
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	↗	↗	2'-3"	↗	↗	0.648	0.023	0.036
18"	↗	↗	2'-6"	↗	↗	0.703	0.033	0.049
24"	↗	↗	3'-0"	↗	↗	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

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

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.14

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-D1.dwg, 8/20/2020 4:36:07 PM, Williams, Sherrill

McADAMS
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5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-South-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N/A
DATE	01. 28. 2020

SHEET

STORM DRAINAGE DETAILS

C8.02

Rolesville
Genuine Community • Capital Connection
Est. 1837

RECEIVED 1/28/2020 RMJ

Case No. PR 20-01

Date 12/05/2019

Development Plan Review Application

Project/Development Name The Point

Application Type
- ☐ Sketch Plan
- ☐ Construction Drawings
- ☒ Preliminary Plat
- ☐ 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 Bob Mishler Date 12/9/19

Memorandum

To: Rolesville Planning Board
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: September 23, 2020
Re: Item 7. Case PR 20-04, The Preserve at Jones Dairy Road - Central

Preliminary Subdivision Plat – Major Subdivision approval for 255 residential single-family lots located at Jones Dairy Road on four parcels for a total of 89.02 acres, Wake County PINs # 1759 99 2822, 1796 09 4682, 1805 09 4753 and 1860 00 0842.

Background

Applicant and Property Owner
Preserve at Jones Dairy, LLC, Property Owner/Developer,
Caa Engineers, Professional Engineer, Applicant

Request

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 255 residential single-family lots located on 89.02 acres zoned Residential Planned Unit Development (R & PUD). On August 6, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 261 single-family homes. The 173 townhomes will have a separate site plan approval. The preliminary subdivision plat is following the SUP 18-06 Master Plan Approval for residential single-family lots. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development for preliminary plat review.

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 with a recommendation from all members of the TRC for approval.

City of Raleigh Public Utilities has comments that are included below. These comments should be attached as a condition of approval to be addressed during the appropriate construction drawing review.

1. Sewer must be extended to all upstream adjacent properties including PINs: 1769086810, 1860005632 & 1860006858.
2. Based on the sewer layout, offsite sewer extensions would be needed. The existing 20’ Drainage and Utility Easement recorded by Wake Co Jones Dairy Farm subdivision is shown to be the proposed route. These easements may not actually belong to the City of Raleigh and not be viable for sewer installation. We will check with the City Attorney’s Office. If these easements are not adequate for offsite sewer installation, offsite sewer easements must be reviewed by the City of Raleigh and recorded by deed prior to CD approval.
3. Conditions of approval:

a. Prior to approval of CDs, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any identified sewer pipes exceeding allowable capacity must be permitted with the CDs for replacement.
b. Prior to approval of CDs, the developer must obtain documentation from Duke Energy (encroachment agreement) for the rights-of-way with water/sewer utility crossing the existing 50' Duke Power Easement.

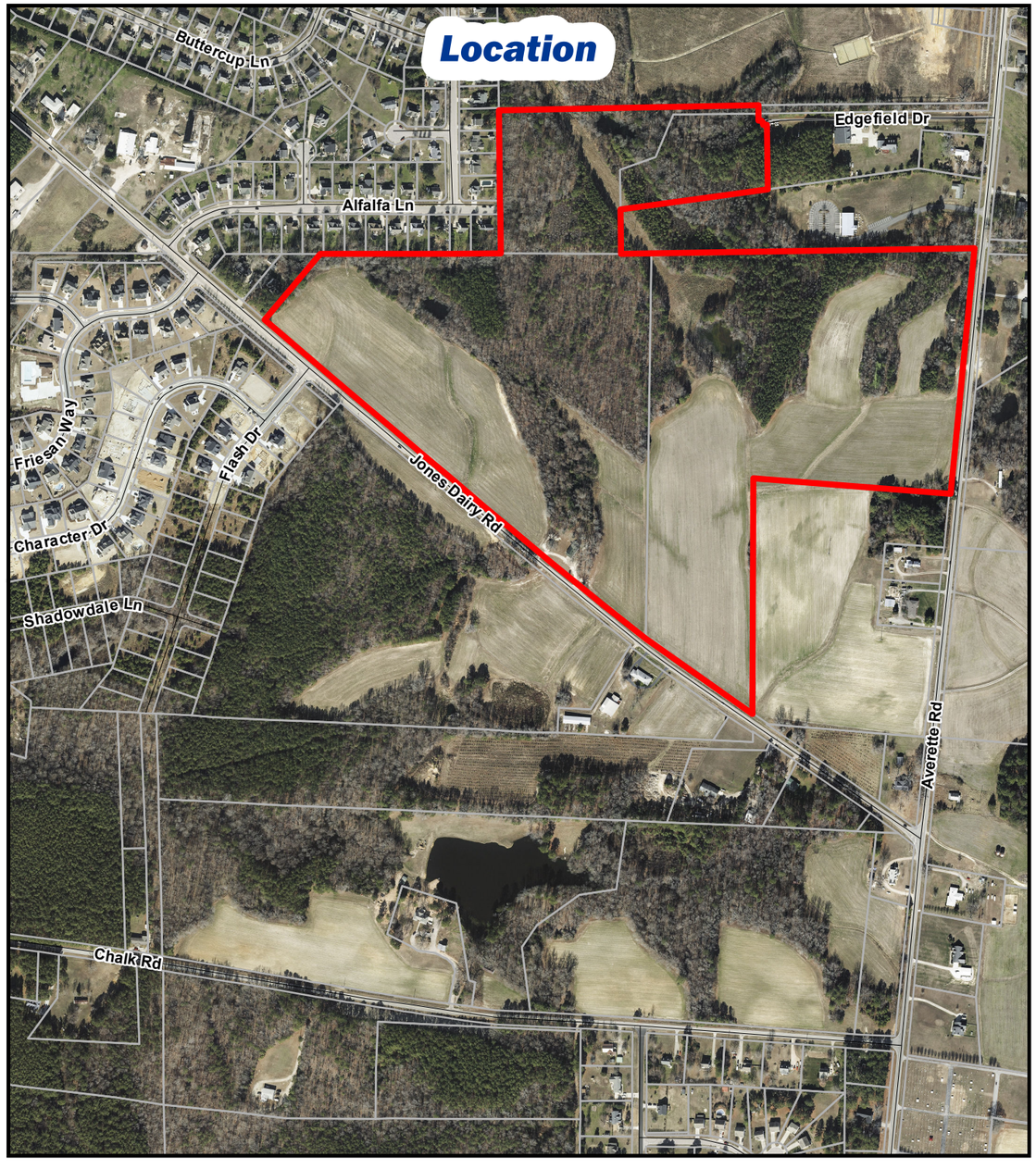
The Planning Staff recommendation is the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval with conditions as presented.

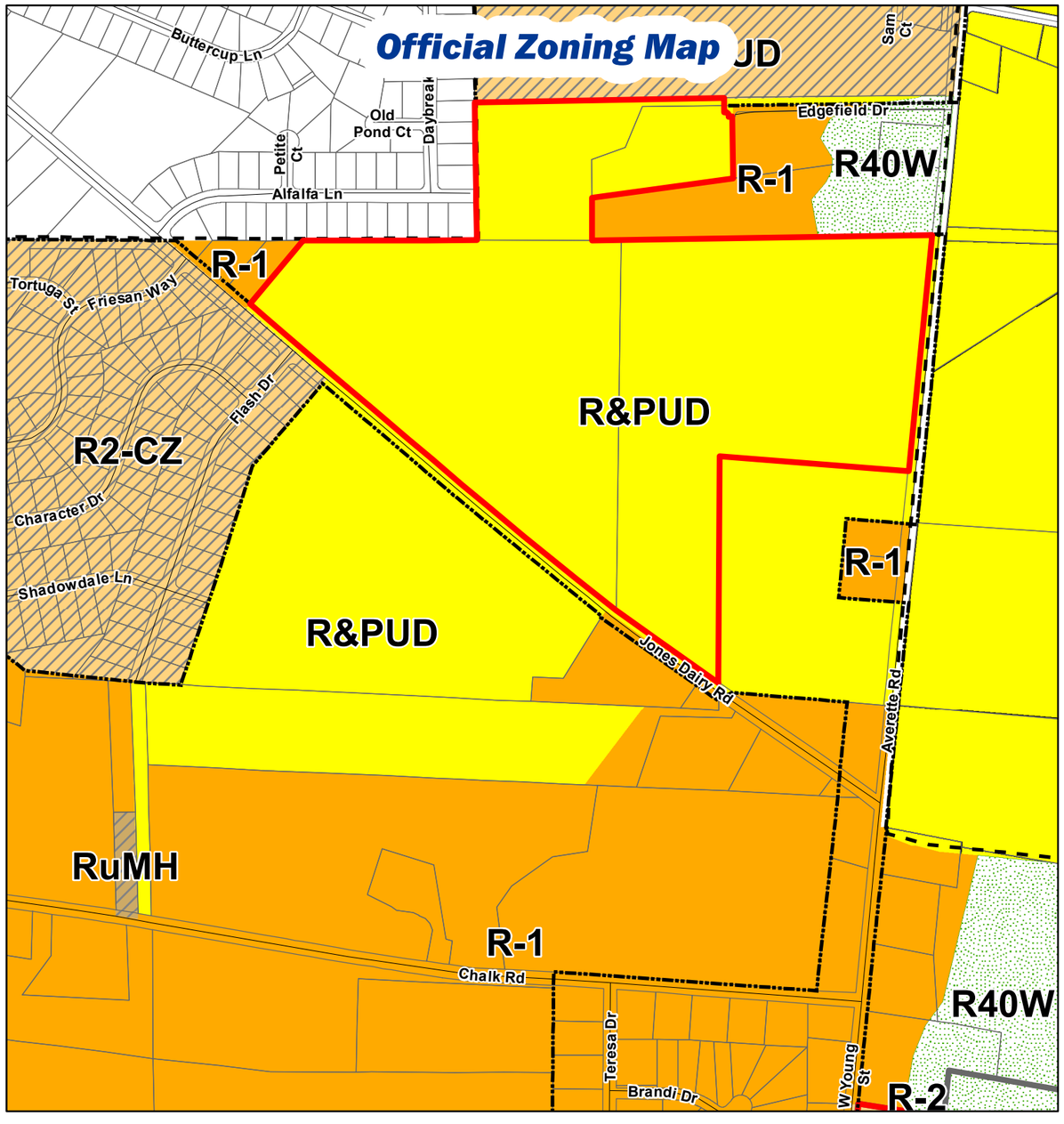
Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-04, The Preserve and Jones Dairy Road - Central, with conditions as presented.

Attachments:
PR 20-04 Location Aerial Map
PR 20-04 The Preserve and Jones Dairy Road - Central, Preliminary Subdivision Plat
PR 20-04 The Preserve and Jones Dairy Road - Central, Preliminary Subdivision Plat Application

PR 20-04 The Preserve at Jones Dairy Road - Central
Preliminary Subdivision Plat Request





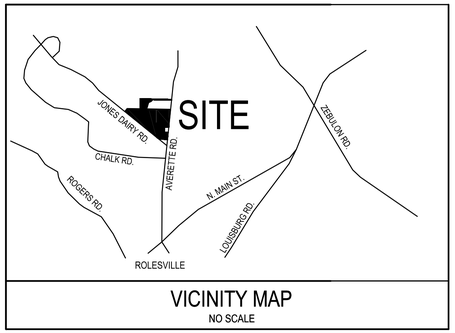
Rolesville
Genuine Community • Capital Connection
Est. 1837

Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ

Data provided in part by Wake County GIS

N
W E
S



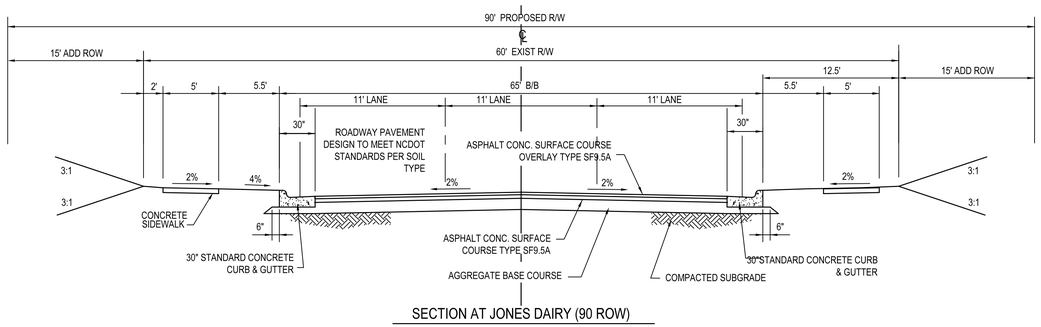
VICINITY MAP
NO SCALE

Preliminary Plat
The Preserve at Jones Dairy Rd - Central

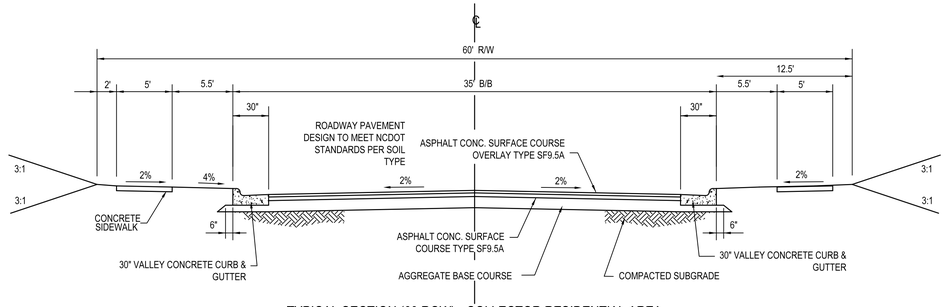
Rolesville
Wake County, North Carolina

Preserve at Jones Dairy, LLC

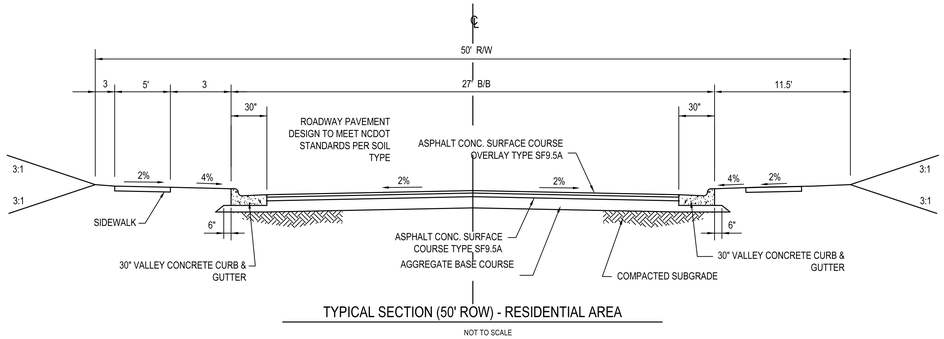
10534 Arnold Palmer Drive
Raleigh, NC 27617



SECTION AT JONES DAIRY (90 ROW)



TYPICAL SECTION (60 ROW) - COLLECTOR RESIDENTIAL AREA
NOT TO SCALE



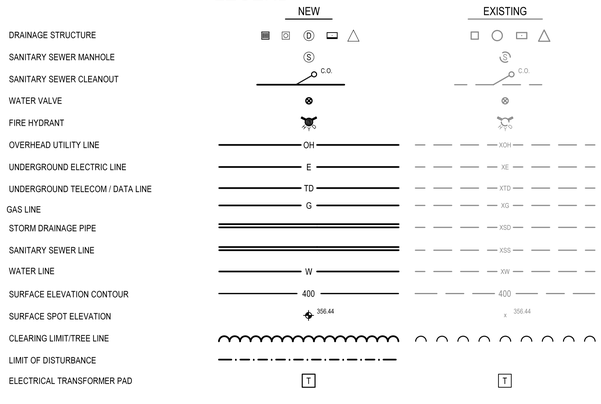
TYPICAL SECTION (50' ROW) - RESIDENTIAL AREA
NOT TO SCALE

SHEET	DESCRIPTION
	Cover Sheet
C1	Existing Site Plan
C2	Proposed Preliminary Subdivision Plat
C3	Central Area Plan
C4	Utility Plan - Sheet 1
C5	Utility Plan - Sheet 2
C6	Utility Plan - Sheet 3
C7	Jones Dairy Road Improvements

R&PUD PERMITTED USES

R1	70.24 ACRES
R2	0 ACRES
R3	19.96 ACRES
RM	18.8 ACRES
G	.49 ACRES

LEGEND



caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6755

C-2151

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SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	89.02 ACRES
SINGLE FAMILY AREA:	68.14 ACRES
TOWNHOME AREA:	19.84 ACRES
JONES DAIRY ROW DEDICATION:	1.04 ACRES
COMMERCIAL AREA (previous PUD)	18.8 ACRES
PROPOSED USE:	RESIDENTIAL
EXISITNG USE:	VACANT

PROPOSED DEVELOPMENT:

SINGLE FAMILY LOTS:	255
LOT SIZE:	6000 SF (MIN) - 13,682 SF (MAX
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT (10 FT AGGREGATE)
SIDE (CORNER LOTS)	10 FT (SIDE FRONTING ROW)
DENSITY:	
SINGLE FAMILY PROJECT:	255 / 68.14= 3.74 UNITS / ACRE

RECREATION AND OPEN SPACE:

SINGLE FAMILY AREA REQUIRED (10%):	68.14 x .10 = 6.8 ACRES
IMPROVED SPACE REQUIRED:	6.8 ACRES x.5 = 3.40 ACRES
TOTAL AREA PROVIDED:	11.09 ACRES (16.3%)
IMPROVED AREA PROVIDED:	3.49 ACRES (31.47 % of total area)
UNIMPROVED AREA PROVIDED:	7.60 ACRES (68.53 % of total area)

PARKING:

MAIL KIOSK: (4+ 1/ 26 UNITS) 259 - 105 = 154 / 26=6	REQUIRED: 4+6 = 10 SPACES PROVIDED = 11 SPACES
POOL AREA (1 SPACE / 300 SF)	2560 SF/ 300 = 9 SPACES
POOL BUILDING (1 SPACE / 100 SF)	1320 SF / 100 = 14
POOL AMENITY AREA	REQUIRED: 23 SPACES PROVIDED: 26 SPACES

GENERAL NOTES

1. PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLESVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
2. PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE "PRESERVE AT JONES DAIRY" HOME OWNERS ASSOCIATION.
3. 10' STREET SCAPE BUFFER REQUIRED AT LOT 107 AND AVERETTE ROAD DUE TO LOT SIZE AND CONFIGURATION (PER UDO ARTICLE 14.4.2)
4. STREET SCAPE BUFFER NOT REQUIRED AT JONES DAIRY DUE TO CONTIGUIOUS DEVELOPMENT BETWEEN THE CENTRAL AND SOUTHERN SECTIONS OF THE PROJECT.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH PUBLIC UTILIITIES STANDARDS AND SPECIFICATIONS.

JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD WOULD OCCUR UPON AGREEMENT WITH THE TOWN OF ROLESVILLE AND DEPENDENT ON THE TOTAL NUMBER OF 400 LOTS PLATTED WITHIN THE DEVELOPMENT.

811
Know what's **below.**
Call before you dig.
(Or call: 1-800-632-4949)

PUBLIC STREET = 11,741 LF

NORTH CAROLINA PROFESSIONAL SEAL 030913 ENGINEER KEITH P. GETTLE

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV 3 9-18-2020 PLANNING BOARD

SITE NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
2. WETLANDS AND STREAMS HAVE RECIEVED PRELIMINARY JURISDICTION DELINATION FROM NC DIVISION OF WATER RESOURCES.
3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37201755900J , DATED MAY 2, 2006.

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S 55°23'54" E	84.86'
L–2	S 00°15'37" W	6.06'
L–3	S 00°45'54" W	6.31'
L–17	N 22°43'41" E	196.92'
L–18	N 70°44'26" E	159.85'
L–19	S 00°32'37" E	359.67'
L–20	N 89°06'47" E	122.76'
L–21	S 05°46'47" W	55.01'
L–22	S 05°50'26" W	55.08'
L–23	S 05°49'32" W	55.81'
L–24	S 06°00'09" W	39.49'
L–25	S 05°23'33" W	71.14'
L–26	S 05°17'59" W	51.08'
L–27	S 05°16'33" W	42.12'
L–28	S 05°18'41" W	63.88'
L–29	S 05°23'39" W	53.66'
L–30	S 05°32'05" W	102.22'
L–31	S 05°58'30" W	52.95'
L–32	S 06°05'11" W	52.15'
L–33	S 05°39'10" W	53.60'
L–34	S 05°49'55" W	49.76'
L–35	S 05°37'51" W	51.70'
L–36	S 05°33'09" W	56.30'
L–37	S 06°21'45" W	52.69'
L–38	S 05°56'38" W	51.07'
L–39	S 06°09'29" W	52.09'
L–40	N 85°30'10" W	5.00'
L–41	S 06°09'29" W	10.20'
L–42	S 05°19'30" W	56.12'
L–43	S 06°16'57" W	44.91'
L–44	S 05°26'35" W	55.84'
L–45	S 05°17'05" W	54.50'
L–46	S 05°12'55" W	8.21'
L–47	N 85°28'29" W	250.31'
L–48	S 05°55'31" W	351.00'
L–49	S 85°28'59" E	249.93'
L–50	S 06°28'39" W	35.50'
L–51	S 06°29'10" W	57.41'
L–52	S 05°46'52" W	53.80'
L–53	S 06°08'38" W	60.03'
L–54	S 06°08'30" W	54.20'
L–55	S 05°55'25" W	54.06'
L–56	S 05°26'50" W	54.53'
L–57	S 05°47'04" W	54.38'
L–58	S 05°40'44" W	36.85'
L–60	S 05°17'44" W	30.19'

NO.	DATE	REVISION DESCRIPTION	BY
1	08-12-2020	Per Rolesville TRC Commnts	KPG
2	09-14-2020	Per Rolesville TRC Commnts	KPG
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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PRELIMINARY
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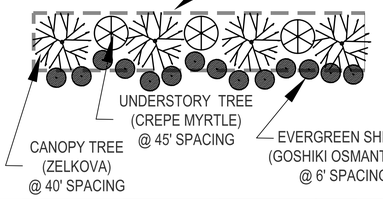
Existing Site Plan
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

GRAPHIC SCALE: 1"=120'
120' 0 60' 120' 240' 480'

Job No. XXXX
Dwg No. C1

20' "B" SAMPLE BUFFER AREA
NTS



Impervious Summary		Square Feet	Acres
Lots (3500 SF)	255	892,500.00	20.49
Walking Trail		30,650.00	0.70
Roadway (27' width)		82,620.00	1.90
Roadway (35' width)		128,835.00	2.96
Sidewalk (both sides)		80,892.00	1.86
Total			27.90

LEGEND

AMENITY AREAS
IMPROVED AREAS

GREENWAY TRAIL

WETLANDS

HOPE BAPTIST CHURCH

ZONING R40W

ZONING CU R15

ZONING R & PUD

WETLAND AREA

OPEN AREA 2.01 ACRES

BMP 3 BIORETENTION

OPEN AREA 2.45 ACRES

OPEN AREA .39 ACRES

TIE IN AT PERRY FARMS 10' PAVED GREENWAY

ACCESS TO LOT 111 VIA DRIVEWAY WILL BE RESTRICTED

ALFALFA LANE

SHORTHORN DRIVE

SHORTHORN DRIVE (COLLECTOR ROAD)

PRESERVES DRIVE

AVERETTE ROAD 60' PUBLIC R/W N.C.S.R. 1945

LIMOUSIN STREET

HEREFORD TRAIL

CATTLE DRIVE

BROWN SWISS LOOP

JAMESTON ROAD

DAIRY WAY

BRAHMAN CT

BRAHMAN LOOP

10' PAVED GREENWAY TRAIL

30' TYPE 'A' BUFFER

25' TYPE 'A' BUFFER

20' TYPE 'B' BUFFER

30' COR EASEMENT

30' STREET SCAPE BUFFER

MONOLITHIC TRAFFIC CIRCLE WITH TRUCK APRON

IMPROVED OPEN AREA 1.40 AC. POOL

AMENITY .34 ACRES

AMENITY .13 ACRES

AMENITY .22 ACRES

BMP 1 WATER QUALITY POND

OPEN AREA 1.69 ACRES

BMP 2 - BIORETENTION

OPEN AREA - .05 ACRES

1,549,332 sq.ft. 35.568 AC.

JONES DAIRY FARMS

EXISTING ALFALFA LANE

EXISTING ALFALFA LANE TO HERE

COLLECTOR ROAD

ALFALFA LANE 60' PUBLIC R/W

JONES DAIRY ROAD 60' PUBLIC R/W N.C.S.R. 2053

90' PROPOSED RIGHT OF WAY

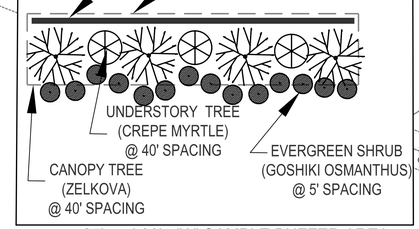
LASH DR

LANDSCAPE AREA AT ENTRANCE TYP BOTH SIDES

CROSSWALK STRIPING FOR GREENWAY TRAIL ACROSS

COMMERICAL PROPERTY
(PREVIOUSLY APPROVED
UNDER ORIGINAL PUD)

6' HIGH OPAQUE FENCE
25' TYPE "A" BUFFER



25' and 30' - "A" SAMPLE BUFFER AREA
NTS

NOTE: BMP, OPEN, AMENITY, POOL, MAIL KIOSK AREAS OWNERSHIP TO DULY CONSTITUDED HOMEOWNER'S ASSOCIATION

GRAPHIC SCALE: 1"=100'
100' 0' 50' 100' 200' 400'

NO.	DATE	REVISION DESCRIPTION	BY
1	08-02-2020	Per Rolesville TRC Commnts	KPG
2	09-14-2020	Per Rolesville TRC Commnts	KPG
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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NORTH CAROLINA PROFESSIONAL SEAL 030913 ENGINEER KEITH W GETTLE

Proposed Preliminary Subdivision Plat
Proposed Site Plan - Central
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No.
Dwg No. C2

SINGLE FAMILY AREA
PHASE 3-SF
PHASE 1-SF
PHASE 6 - SF
PHASE 4-SF
PHASE 3-SF
PHASE 5 - SF
PHASE 1-SF
PHASE 2 - SF
PHASE 1-SF
TOWNHOME AREA
SS - PHASE 1-SF
TOWNHOME AREA
SINGLE FAMILY AREA
COMMERCIAL AREA
2 ACRES
COMMERCIAL AREA
16.8 ACRES
IMPROVED OPEN SPACE
IMPROVED OPEN SPACE
IMPROVED OPEN SPACE
IMPROVED OPEN SPACE
ACTIVE OPEN AREA
BMP 1
BMP 2
BMP 3
AVERETTE ROAD 60' PUBLIC R/W N.C.S.R. 1945
JONES DAIRY ROAD 60' PUBLIC R/W N.C.S.R. 2053
ZONING R2 SU
ZONING R4DW
ZONING R & PUD
ZONING CH R15
ZONING R15
N. 88°06'05" E
N. 88°06'47" E
S. 88°06'47" E
N 85°
668.03'
30.95'
777.15'
517.31'
SWM TOP = 409.99
INV. OUT = 403.89
MH TOP = 413.02'
6' OUT: 406.9'
OP = 380.45
OUT = 373.60
1348.43'
2.65'
820.80'
973.8'

R&PUD PERMITTED USES

R1	68.14 ACRES
R2	0 ACRES
R3	19.84 ACRES
RM	18.8 ACRES
G	.49 ACRES

SITE DEVELOPMENT DATA

GROSS TRACT AREA:	89.02 ACRES (NOT INC COMMERCIAL)
SINGLE FAMILY AREA:	68.14 ACRES
TOWNHOME AREA:	19.84 ACRES
PROPOSED USE:	RESIDENTIAL
COMMERCIAL AREA:	18.8 ACRES
JONES DAIRY ROW DEDICATION:	1.04 ACRES
NET SINGLE FAMILY AREA:	68.14 ACRES

PROPOSED DEVELOPMENT:

SINGLE FAMILY LOTS: 255

RECREATION AND OPEN SPACE:

TOTAL OPEN SPACE REQ'D:	6.8 ACRES
TOTAL OPEN SPACE PROVIDED:	11.09 (16.3%)
ACTIVE AREA PROVIDED	3.49 ACRES

LEGEND

AMENITY AREAS

GREENWAY TRAIL

WETLANDS

GRAPHIC SCALE: 1"=100'

100' 0' 50' 100' 200' 400'

NO.	DATE	REVISION/DESCRIPTION	BY
1	08-02-2020	Per Rolesville TRC Commnts	KPG
2	09-14-2020	Per Rolesville TRC Commnts	KPG
3	Date	Preliminary Subd Submittal	KPG
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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Central Area Plan
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No.
Dwg No. C3

Job No.

Dwg No.

C4

Proposed Utility Plan 1 - Central

Preserve at Jones Dairy Subdivision

Jones Dairy Road

Rolesville, Wake County, North Carolina

NO.	DATE	REVISION DESCRIPTION	BY
1	08-02-2020	Per Rolesville TRC Commnets	KPG
2	08-18-2020	Per Rolesville TRC Commnets	KPG
3	09-18-2020	Planning Board Submittal	KPG
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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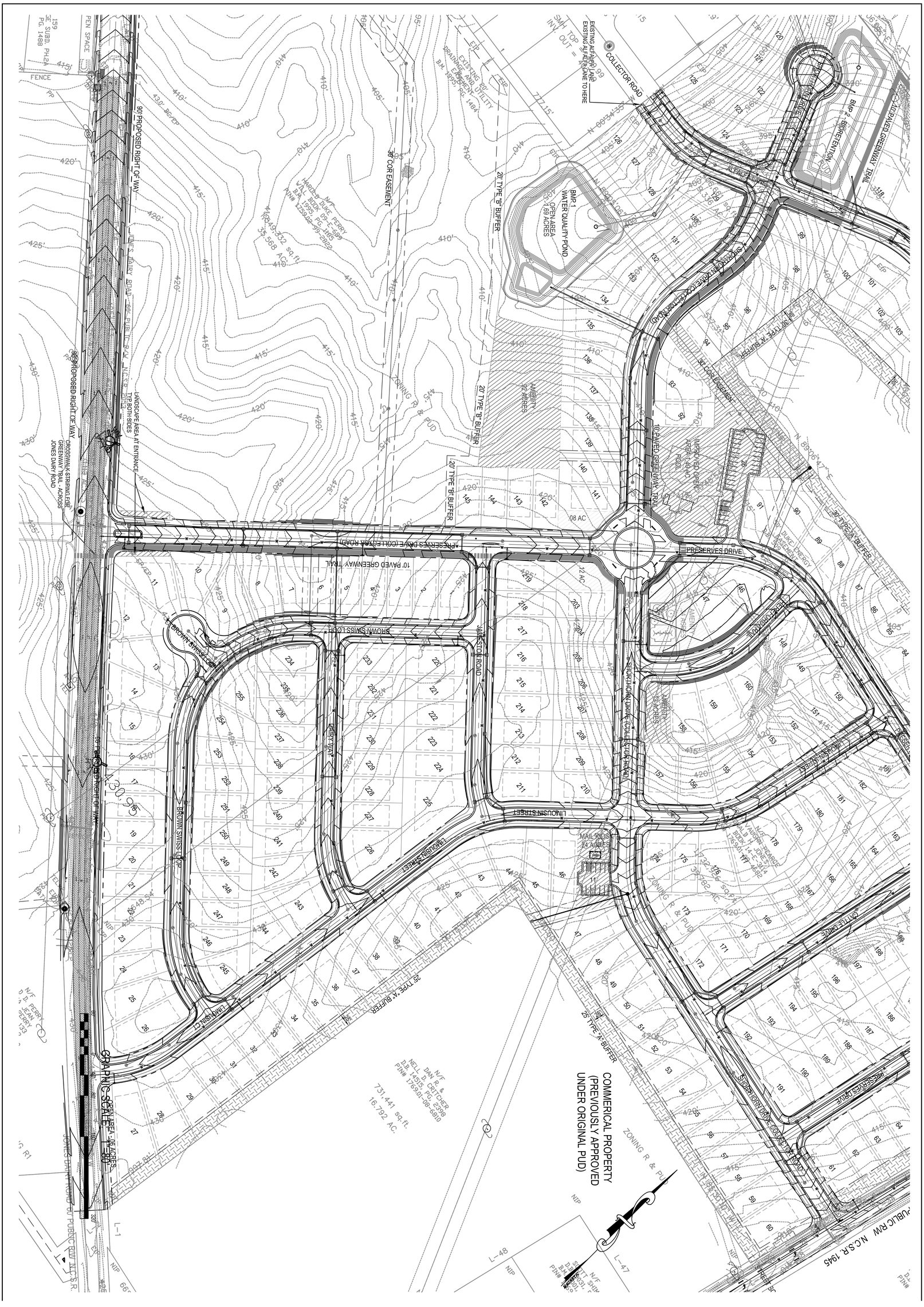

Job No.

Dwg No.

C5

Proposed Utility Plan 2 - Central

Preserve at Jones Dairy Subdivision

Jones Dairy Road

Rolesville, Wake County, North Carolina

NO.	DATE	REVISION DESCRIPTION	BY
1	05-02-2020	Per Rolesville TRC Commnets	KPG
2	08-18-2020	Per Rolesville TRC Commnets	KPG
3	09-18-2020	Planning Board Submittal	KPG
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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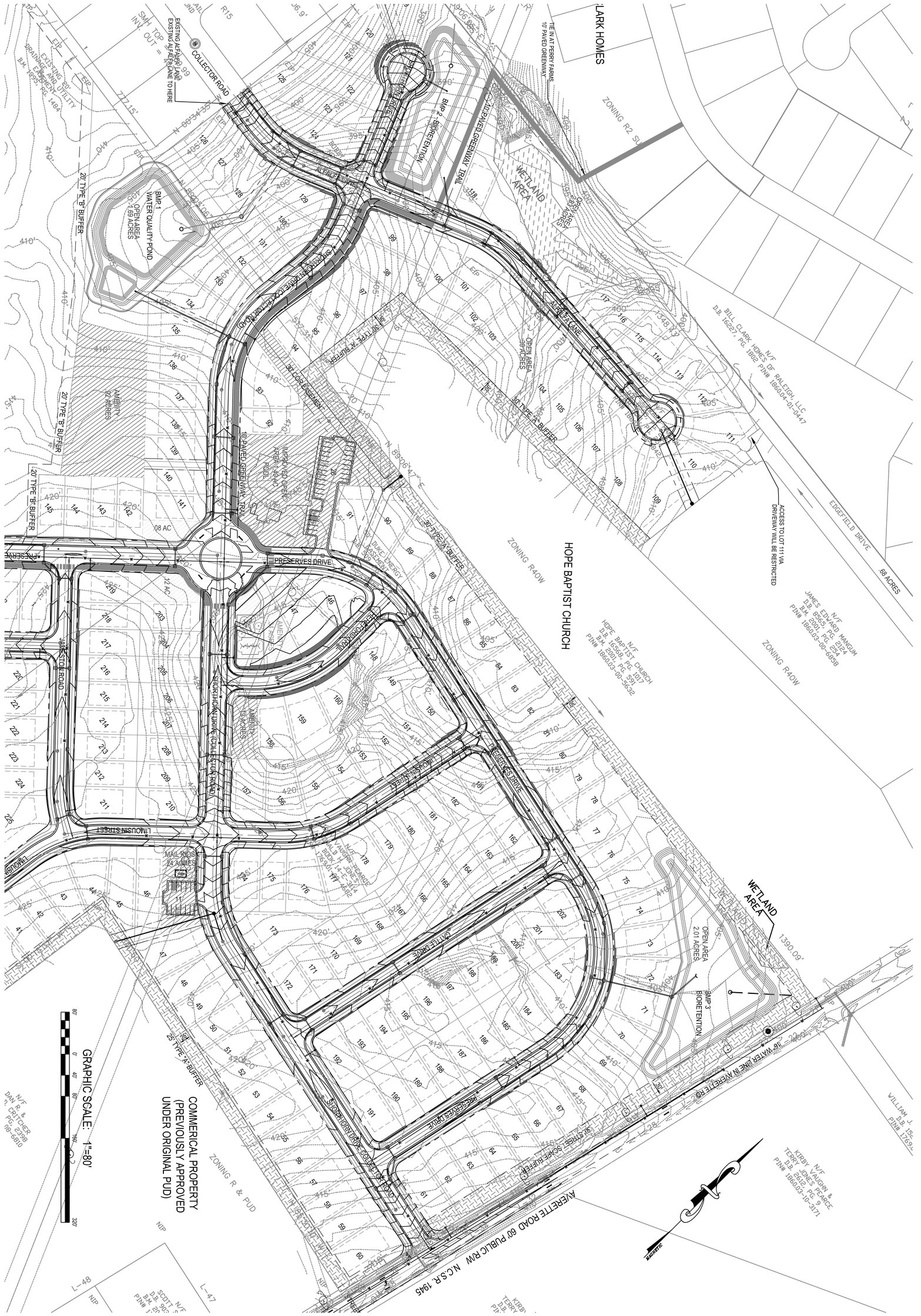

Job No.

Dwg No.

C6

Proposed Utility Plan 3 - Central

Preserve at Jones Dairy Subdivision

Jones Dairy Road

Rolesville, Wake County, North Carolina

NO.	DATE	REVISION DESCRIPTION	BY
1	08-02-2020	Per Rolesville TRC Commnets	KPG
2	08-18-2020	Per Rolesville TRC Commnets	KPG
3	09-18-2020	Planning Board Submittal	KPG
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

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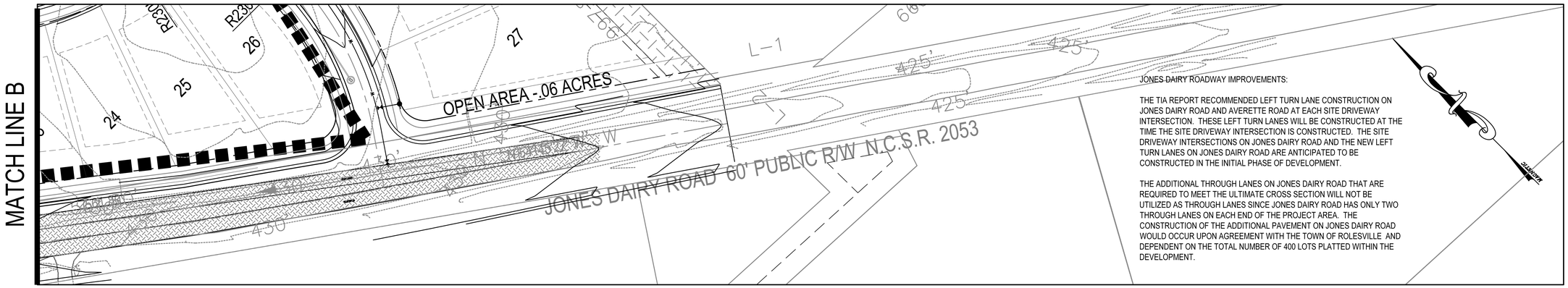
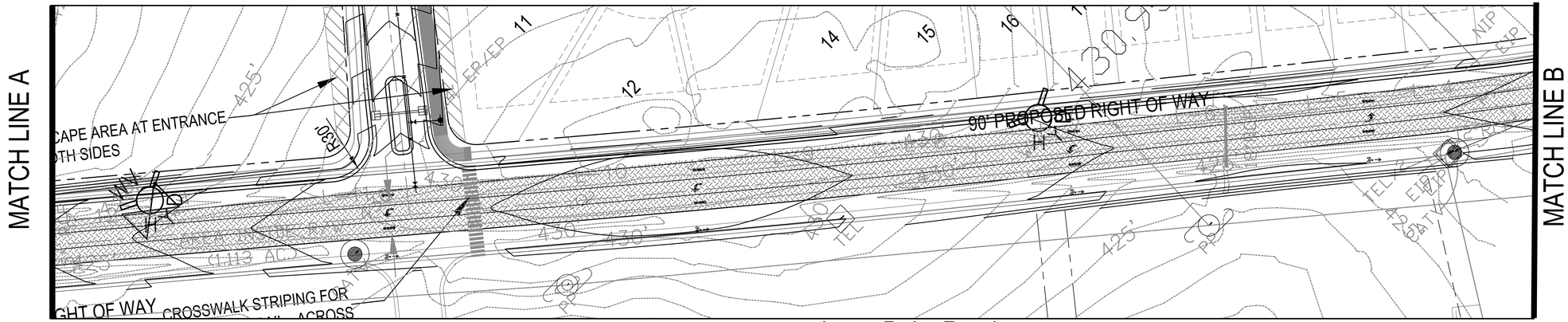
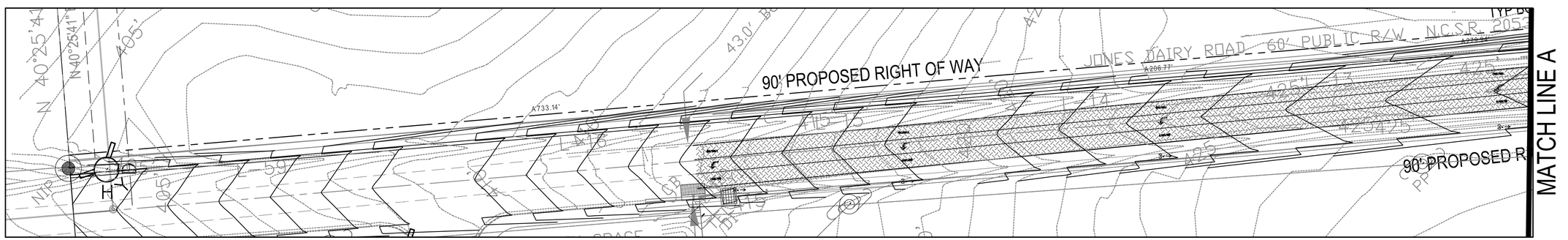


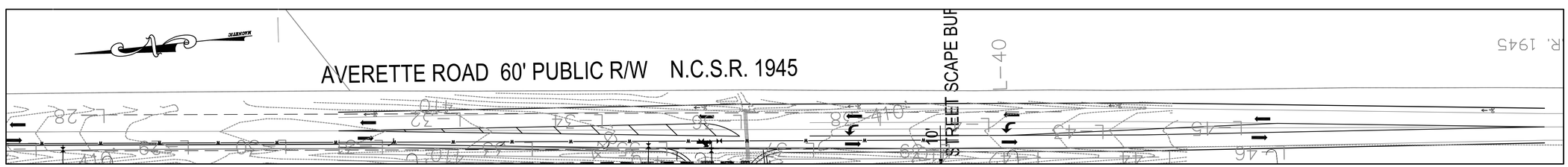
Jones Dairy Road



Jones Dairy Road



Jones Dairy Road



Averette Road

PHASE 2 - CENTRAL AREA CONSTRUCTION

LEGEND

PHASE 1 ROAD WORK
JONES DAIRY IMPROVEMENTS
PHASE 1 CENTRAL AND SOUTH

GRAPHIC SCALE 1"=40'

40' 0' 20' 40' 80' 160'

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3	Date 2020	Planning Board Submittal	KPG
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5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

Civil Line s, INC. SEAL NORTH CAROLINA 2018

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NORTH CAROLINA PROFESSIONAL SEAL 030913 ENGINEER KEITH P GETTLE

Jones Dairy Road Improvements
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No.
Dwg No. C7

Rolesville
Genuine Community • Capital Connection
Est. 1837

Case No. PR 20-04
Date 2/3/2020

Development Plan Review Application

Project/Development Name The Preserve at Jones Dairy Road - Central

Application Type
- ☐ Sketch Plan
- ☐ Construction Drawings
- ☑ Preliminary Plat
- ☐ Final Plat

Contact Information

Property Owner Preserve at Jones Dairy LLC
Address 10534 Arnold Palmer Drive City/State/Zip Raleigh NC 27617
Phone 919- 491-0761 Email Steve. Macko14@gmail.com

Developer Preserve at Jones Dairy LLC
Contact Name Glen Hartman
Address 10550 Arnold Palmer Drive City/State/Zip Raleigh NC 27617
Phone 919-422-1847 Email Glen.Hartman@capitolcity=Homes.com

Design Engineering Company Caa Engineers
Contact Name Keith Gettle P.E. / Mac McIntyre P.E.
Address 4932 b Windy Hill Drive City/State/Zip Raleigh NC 27614
Phone 919 210 3934 Email kgettle@caaengineers>com

Property Information

Wake County PIN(s) 1769094682, 1759992822 Address Jones Dairy Road
Total Property Acreage 89.02 Acres Total Phases 6 Phases
Total Lots 262 Lots Average Lot Size 6,900 SF
Smallest Lot Size 6,000 SF Largest Lot Size 10,991 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 Gary M. McIntyre Date FEB. 3, 2020

Memorandum

To: Rolesville Planning Board
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: September 23, 2020
Re: Item 8. Case PR 20-2, The Preserve at Jones Dairy Road - North

Preliminary Subdivision Plat – Major Subdivision approval for 136 residential single-family lots located at Jones Dairy Road on two parcels for a total of 49.17 acres, Wake County PINs # 1850 93 1255 and 1850 92 2931.

Background

Applicant and Property Owner
Preserve at Jones Dairy, LLC, Property Owner/Developer,
Caa Engineers, Professional Engineer, Applicant

Request

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 136 residential single-family lots located on 49.17 acres zoned Residential Planned Unit Development (R & PUD). On August 6, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 141 single-family homes. The 63 townhomes will have a separate site plan approval. The preliminary subdivision plat is following the SUP 18-07 Master Plan Approval for residential single-family lots. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development for preliminary plat review.

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 with a recommendation from all members of the TRC for approval.

The City of Raleigh Public Utilities Department has comments that are included below. These comments should be attached as a condition of approval to be addressed during the appropriate construction drawing review.

1. Conditions of approval:
    a. Prior to approval of CDs, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any identified sewer pipes exceeding allowable capacity must be permitted with the CDs for replacement.
    b. Prior to approval of CDs, the developer must obtain documentation from Duke Energy (encroachment agreement) for the rights-of-way with water/sewer utility crossing the existing 50’ Duke Power Easement.

c. Prior to approval of CDs, because this development is relying upon Elizabeth Springs to provide downstream sewer, if the downstream sewer outfall permitted with the Elizabeth Springs CDs is not constructed and accepted by Raleigh prior to the Preserve at Jones Dairy North CDs, the Preserve at Jones Diary North will be responsible for including the design of the downstream sewer outfall and obtaining all necessary offsite sanitary sewer easements.

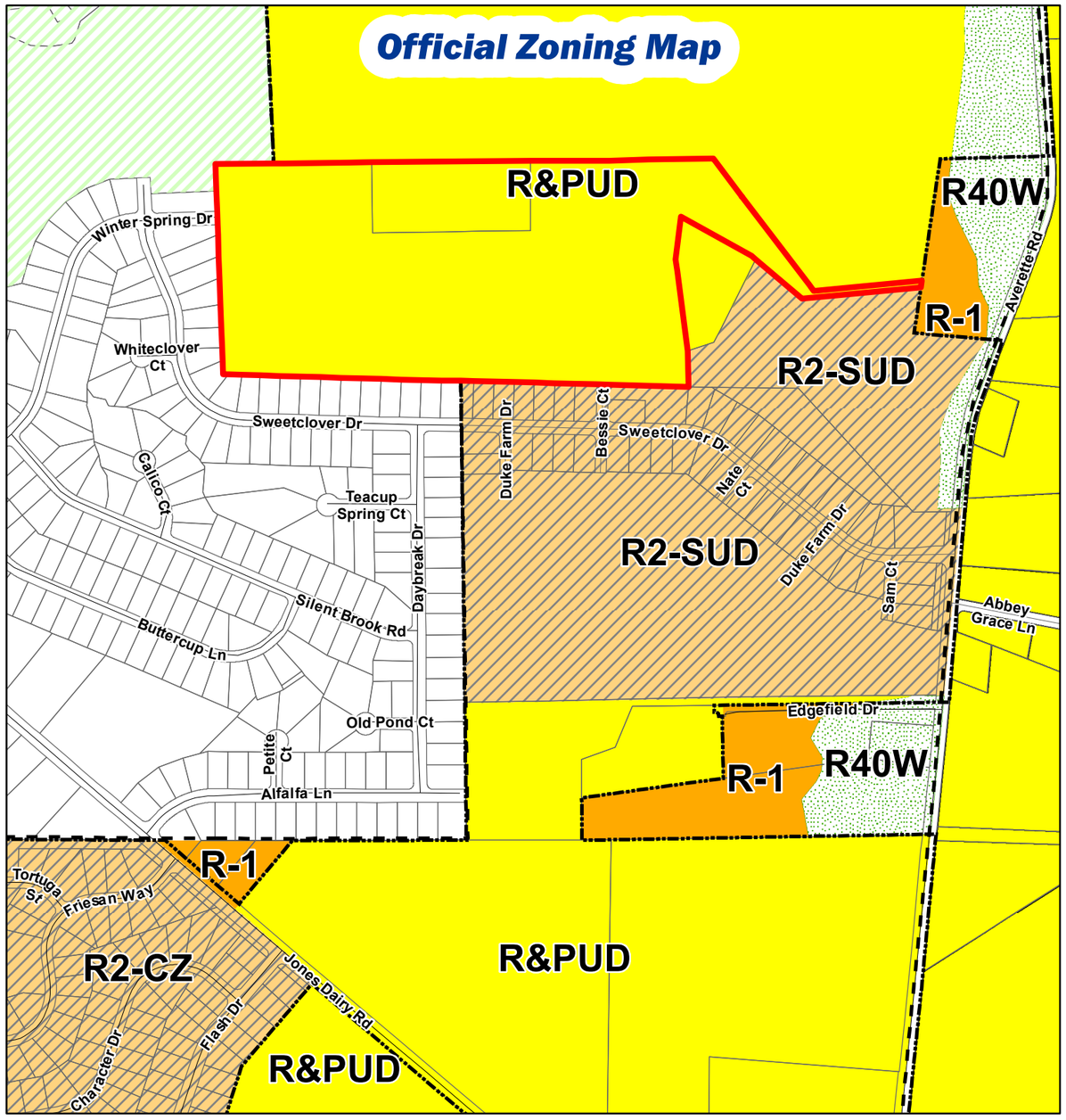
The Planning Staff recommendation is the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval with conditions as presented.

Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-02, The Preserve and Jones Dairy Road - North, with conditions as presented.

Attachments:
PR 20-02 Location Aerial Map
PR 20-02 The Preserve and Jones Dairy Road - North, Preliminary Subdivision Plat
PR 20-02 The Preserve and Jones Dairy Road - North, Preliminary Subdivision Plat Application

PR 20-02 The Preserve at Jones Dairy Road -North
Preliminary Subdivision Plat Request



Rolesville
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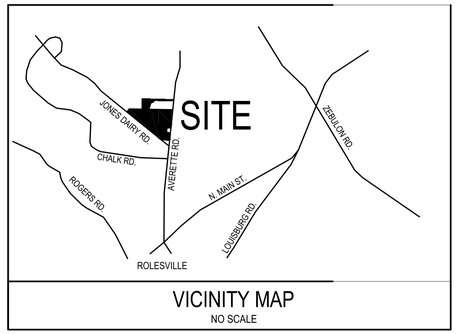
Est. 1837

Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ

Data provided in part by Wake County GIS

N
W E
S



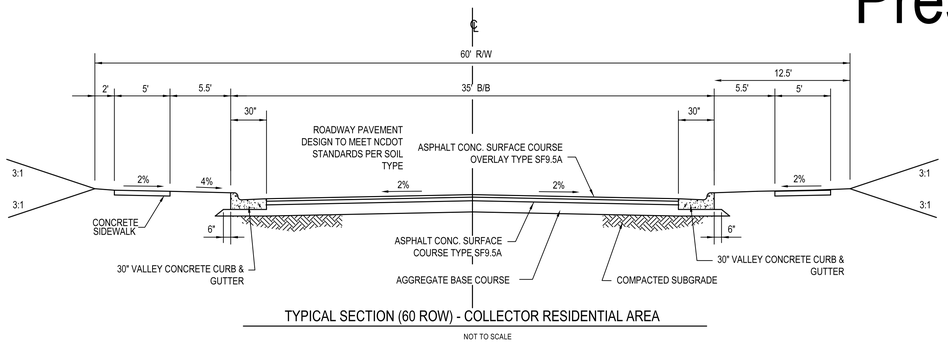
VICINITY MAP
NO SCALE

Preliminary Plat
The Preserve at Jones Dairy Rd - North

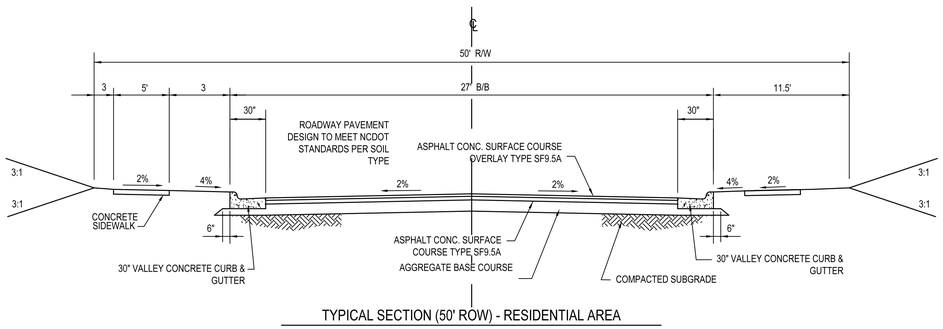
Rolesville
Wake County, North Carolina

Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive
Raleigh, NC 27617



TYPICAL SECTION (60 ROW) - COLLECTOR RESIDENTIAL AREA
NOT TO SCALE



TYPICAL SECTION (50' ROW) - RESIDENTIAL AREA
NOT TO SCALE

SHEET	DESCRIPTION
	Cover Sheet
C1	Existing Site Plan
C2	Proposed Site Plan
C3	North Area Plan
C4	Utility Plan

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE		
SANITARY SEWER MANHOLE	S	S
SANITARY SEWER CLEANOUT	C.O.	C.O.
WATER VALVE		
FIRE HYDRANT		
OVERHEAD UTILITY LINE	OH	XOH
UNDERGROUND ELECTRIC LINE	E	XE
UNDERGROUND TELECOM / DATA LINE	TD	XTD
GAS LINE	G	XG
STORM DRAINAGE PIPE		XSD
SANITARY SEWER LINE		XSS
WATER LINE	W	XW
SURFACE ELEVATION CONTOUR	400	400
SURFACE SPOT ELEVATION	356.44	x 356.44
CLEARING LIMIT/TREE LINE		
LIMIT OF DISTURBANCE		
ELECTRICAL TRANSFORMER PAD	T	T

SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	49.16 ACRES
SINGLE FAMILY AREA:	37.82 ACRES
TOWNHOME AREA:	11.34 ACRES
PROPOSED USE:	RESIDENTIAL
EXISITNG USE:	VACANT

DENSITY ALLOWED (CURRENT):

SINGLE FAMILY RESIDENTIAL:	4 UNITS / ACRE

PROPOSED DEVELOPMENT:

SINGLE FAMILY DENSITY PROVIDED :	134 / 37.82 = 3.54 UNITS / AC
PROPOSED LOTS:	134
LOTS APPROVED:	141
LOT SIZE:	6000 SF (MIN) - 20,280.4 SF (MAX)
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT (10' AGGREGATE)
SIDE (CORNER LOTS)	10 FT (SIDE FRONTING ROW)

RECREATION AND OPEN SPACE:

SINGLE FAMILY REQUIRED (10%):	37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED:	3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED:	1.89 ACRES
UNIMPROVED AREA PROVIDED:	5.51 ACRES
TOTAL AREA PROVIDED:	7.40 ACRES

PARKING:

MAIL KIOSK: (4+ 1/ 26 UNITS) 204 - 105 = 99 / 26= 4	REQUIRED: 4+4 = 8 SPACES
	PROVIDED = 8 SPACES
POOL AREA (1 SPACE / 300SF)	1300 SF/ 300 = 5 SPACES
POOL BUILDING (1 SPACE / 100 SF)	1000 SF / 100 = 10
POOL AMENITY AREA	REQUIRED: 15 SPACES
	PROVIDED: 16 SPACES

PUBLIC STREET = 5288 LF

R&PUD PERMITTED USES

R1	41.7 ACRES
R2	0 ACRES
R3	7.46 ACRES
RM	0 ACRES
G	.75 ACRES

GENERAL NOTES

1. PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLESVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
2. PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE "PRESERVE AT JONES DAIRY" HOME OWNERS ASSOCIATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6755

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811 Know what's below. Call before you dig. (Or call: 1-800-632-4949)

NORTH CAROLINA PROFESSIONAL SEAL 030913 ENGINEER BRADLEY P. GETTLE

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

REV 3 9-18-2020 PLANNING BOARD SUBMITTAL

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 85°22'21" W	480.53'
L-2	S 09°06'24" W	31.13'
L-3	S 85°24'22" W	530.58'
L-4	N 48°13'29" W	270.03'
L-5	N 48°09'43" W	25.16'
L-6	S 59°57'31" E	357.90'
L-7	N 08°17'48" E	191.21'
L-8	S 06°35'18" E	410.07'
L-9	S 01°18'46" W	159.78'

NORTH AREA

SITE NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
2. WETLANDS AND STREAMS HAVE RECIEVED PRELIMINARY JURISDICTION DELINATION FROM NC DIVISION OF WATER RESOURCES.
3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 3720175590OJ , DATED MAY 2, 2006.

GRAPHIC SCALE: 1"=140'

140' 0' 70' 140' 280' 420'

NO.	DATE	REVISION DESCRIPTION	BY
1	08-02-2000	Per Rolesville TRC Commet	KPG
2	09-14-2000	Per Rolesville TRC Commet	KPG
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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PROFESSIONAL ENGINEERS
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Exisiting Site Plan - North
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. C1

Impervious Summary		Square Feet	Acres
Lots (3500 SF)	134	469,000.00	10.77
Walking Trail		15,820.00	0.36
Roadway (27' width)		105,975.00	2.43
Roadway (35' width)		47,650.00	1.09
Sidewalk (both sides)		63,408.00	1.46
Total			16.11

ELIZABETH HEIGHTS SUBDIVISION

CONNECT TO PROPOSED ELIZABETH HEIGHTS WALKING TRAIL

UNIMPROVED OPEN AREA 89 AC

30' CORSSE

20' ACCESS ESMT

WATER QUALITY POND BMP

IMPROVED OPEN AREA 89 AC

UNIMPROVED OPEN AREA 4.62 AC

JONES DAIRY SUBDIVISION

20' BMP EASE

WINTER SPRING DR (COLLECTOR ROAD)

WINTER SPRING DR. 60' PUBLIC R/W

COLLECTOR ROAD

TIE INTO EXISTING WINTER WINTER SPRINGS DR.

IMPROVED OPEN AREA 0.42 AC

IMPROVED OPEN AREA 10.45 AC

BRIGHTLEAF TRAIL

50' Public Right of Way

MARTHA'S VIEW WAY

HORSETAIL STREET

STONE CREEK CT

BRIGHTLEAF TRAIL

20' TYPE "B" BUFFER

50' NEUSE RIVER BUFFER

10' PAVED GREENWAY TRAIL w/ 20' PUBLIC GREENWAY EASEMENT ROUTE OVER EXISTING DAM

TOWNHOME AREA 140

TOWNHOME AREA (FUTURE)

OPEN AREA

TOWNHOME AREA

20' RECREATION EASEMENT

GOVERNMENT USE (TRAIL) 32,920 SF (.75 AC.)

25' TYPE "B" BUFFER

30' CORSSEASE

50' Public ROW

BESSIE CT.

EXISTING BESSIE COURT

EXISTING BESSIE COURT TO HERE

EIP

50' PUBLIC ROW BESSIE CT.

PERRY FARMS SUBDIVISION, PHASE 1
B.M. 2017, PAGES 2285–2289

SWEET CLOVER DR. 60' PUBLIC R/W

SWEET CLOVER DR. 60' PUBLIC R/W

SWEET CLOVER DR. 60' PUBLIC R/W

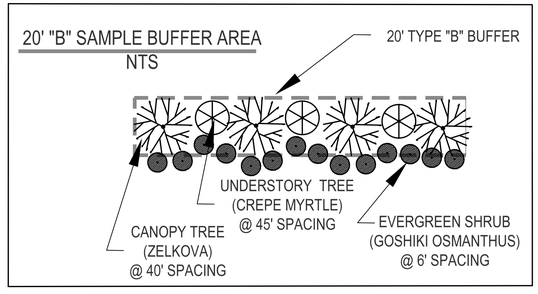
LEGEND

AMENITY AREAS
ACTIVE OPEN AREAS

GREENWAY TRAIL

WETLANDS

20' "B" SAMPLE BUFFER AREA
NTS



GRAPHIC SCALE: 1"=80'

80' 0' 40' 80' 160' 320'

NOTE: BMP, OPEN, AMENITY, POOL, MAIL KIOSK AREAS OWNERSHIP TO DULY CONSTITUDED HOMEOWNER'S ASSOCIATION

CAMPBELL Engineers, INC. SEAL NORTH CAROLINA 2018

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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4932B Windy Hill Drive, Raleigh, North Carolina 27609
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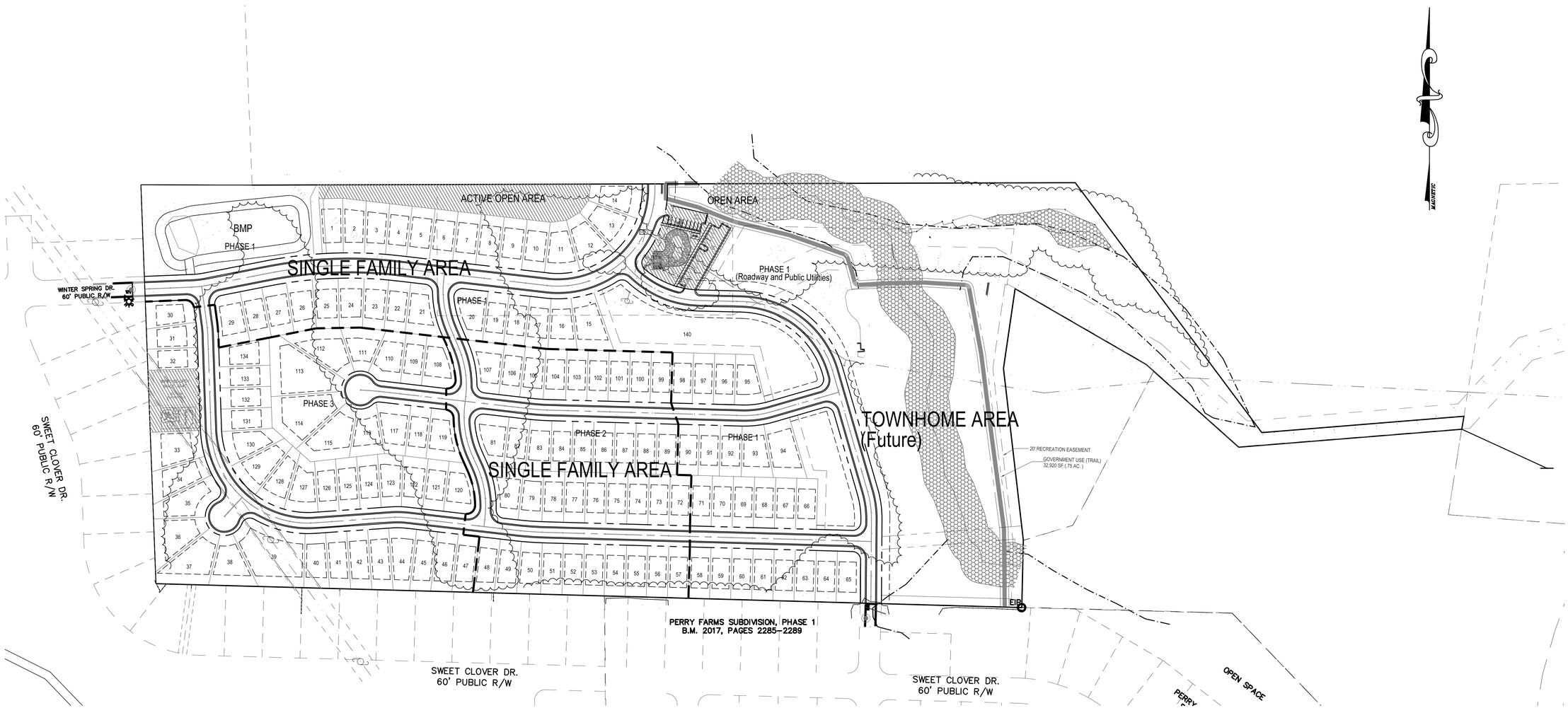
NO.	DATE	REVISION DESCRIPTION	BY
1	08-02-2020	Per Rolesville TRC Commet	KPG
2	09-14-2020	Per Rolesville TRC Commet	KPG
3	Date	Planning Board Submittal	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

NORTH CAROLINA PROFESSIONAL SEAL 030913 ENGINEER KEITH P. GETTLE

Proposed Preliminary Subdivision Plat
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. C2



SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	49.16 ACRES
SINGLE FAMILY AREA:	37.82 ACRES
TOWNHOME AREA:	11.34 ACRES
PROPOSED USE:	RESIDENTIAL
EXISITNG USE:	VACANT
DENSITY ALLOWED (CURRENT):	
SINGLE FAMILY RESIDENTIAL:	4 UNITS / ACRE
PROPOSED DEVELOPMENT:	
PROPOSED LOTS:	134
RECREATION AND OPEN SPACE:	
SINGLE FAMILY REQUIRED (10%):	37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED:	3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED:	1.89 ACRES
UNIMPROVED AREA PROVIDED:	5.51 ACRES
TOTAL AREA PROVIDED:	7.40 ACRES

R&PUD PERMITTED USES

R1	37.82 ACRES
R2	0 ACRES
R3	11.34 ACRES
RM	0 ACRES
G	.75 ACRES

GRAPHIC SCALE 1"=120'

120' 0' 60' 120' 240' 360'

LEGEND

AMENITY AREAS
ACTIVE OPEN AREAS

GREENWAY TRAIL

WETLANDS

NO.	DATE	REVISION DESCRIPTION	BY
1	08-02-2020	Per Rolesville TRC Commet	KPG
2	09-14-2020	Per Rolesville TRC Commet	KPG
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

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McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
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4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-8750
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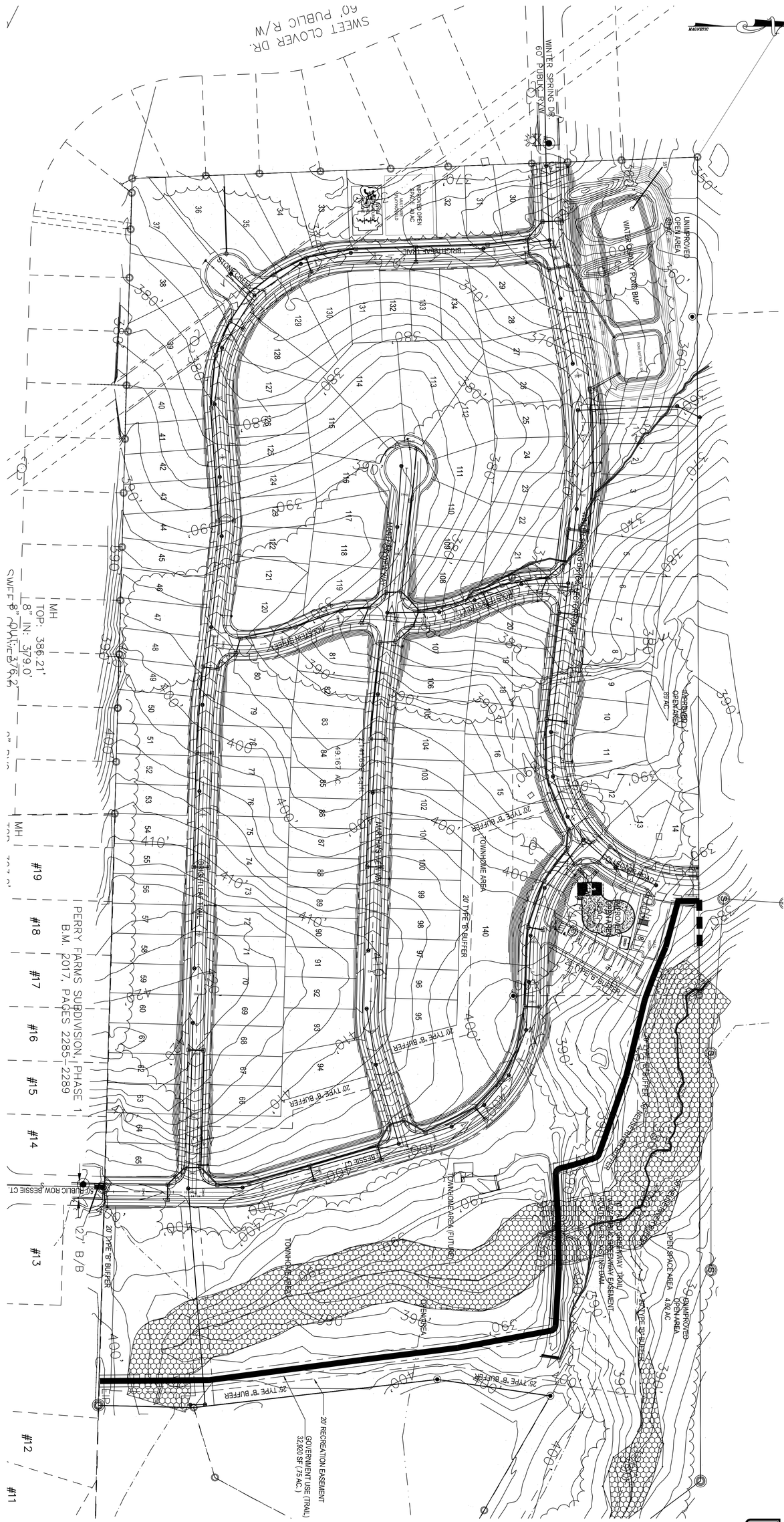
North Area Plan

Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. C3


SWEET CLOVER DR.
60' PUBLIC R/W
WINTER SPRING DR
60' PUBLIC R/W
MAGNETIC
UNIMPROVED OPEN AREA 0.96 AC
WATER QUALITY POND BMP
BRIGHTLEAF TRAIL
STONECROP CT
MEADOW GRASS WAY
MEADOW GRASS WAY
MEADOW GRASS WAY

Case No. BPR-20-02
Date 2/3/2020

Development Plan Review Application

Project/Development Name The Preserve at Jones Dairy Road - North

Application Type
- ☐ Sketch Plan
- ☐ Construction Drawings
- ☑ Preliminary Plat
- ☐ Final Plat

Contact Information

Property Owner Preserve at Jones Dairy LLC
Address 10534 Arnold Palmer Drive City/State/Zip Raleigh NC 27617
Phone 919- 491-0761 Email Steve. Macko14@gmail.com

Developer Preserve at Jones Dairy LLC
Contact Name Glen Hartman
Address 10550 Arnold Palmer Drive City/State/Zip Raleigh NC 27617
Phone 919-422-1847 Email Glen.Hartman@capitolcity=Homes.com

Design Engineering Company Caa Engineers
Contact Name Keith Gettle P.E. / Mac McIntyre P.E.
Address 4932 b Windy Hill Drive City/State/Zip Raleigh NC 27614
Phone 919 210 3934 Email kgettle@caaengineers>com

Property Information

Wake County PIN(s) 1850922931, 1850931255 Address Averette Road
Total Property Acreage 49.16 Acres Total Phases 3 Phases
Total Lots 141 Lots Average Lot Size 7,100 SF
Smallest Lot Size 6,000 SF Largest Lot Size 33,780 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 Mary M. Mc Intyre Date FEB 3, 2020

2020-O-06

AN ORDINANCE TO AMEND THE
UNIFIED DEVELOPMENT ORDINANCE
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 20-01

WHEREAS, the Rolesville Board of Commissioners wishes to amend certain provisions of the Rolesville Unified Development Ordinance ("UDO") relating to permitted uses and regulation of uses within the R3 Zoning District; and

WHEREAS, on September 1, 2020, following notice and public hearing as required by Article 19 of the North Carolina General Statutes Section, the Board adopted the following amendments by a unanimous vote; and

WHEREAS, pursuant to action of the Board, the amendments were to become effective upon their codification.

NOW THEREFORE, those amendments to the UDO adopted on September 1 are hereby codified by the incorporation of the following changes by the deletions (strikethrough) and additions (underline) set forth below.

[Except as expressly indicated, all provisions of the UDO remain unchanged.]

AMENDMENTS: 1. Section 5.1 Table of Permitted Uses.

	R80W	R40W	R1	R1-S	R1-D	R2	R2-D	R3	RMH	RuMH	UMH	C	CO	CH	OP	I
Dwelling – single-family detached	x	x	x	x	x	x	x	x	x	x	x		s	s		
Public recreational parks & centers	x	x	x	x	x	x	x	x ~~s~~	x	x	x					
Private recreation facilities part of subdivision or HOA	x	x	x	x	x	x	x	x	x	x	x					

2. Section 5.2 Dimensional Requirements.

5.2.1 Table of Dimensional Requirements

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R1	20,000	100	30	12	22	25
R1-S	20,000	100	30	12	22	25
R1-D	20,000	100	30	12	22	25
R2	15,000	85	30	12	22	25
R2-D	20,000	100	30	12	22	25
R3 (Single Family Use)	*10,000*	*65*	*25*	*10*	*15*	*25*
R3 ~~– Multi~~ (Multi Family Use)	20,000	*100*	*15*	*15*	*10*	*15*
R3 ~~–~~ ~~Townhomes~~ (Townhome Use)	N/A	*20*	*15*	*0 with 30' minimum between structures*	*10*	*15*
RMH	20,000	85	30	12	22	25
RuMH	10,000	50	25	10	20	15
UMH	7,260	50	25 on paved street	10	20	15
C	None except for those required by Health Department	None except for those required by Health Department	None except for those required by Health Department	None or 5 feet if abutting residential use	None or 5 feet if abutting residential use	35
CO	20,000	100	20	15	25	35
CH	20,000	100	20	15	25	35
OP	20,000	75	30	15	25	35
I	20,000	100	30	15	25	35

3. Section 6.5 R3 – Residential 3 District

Section 6.5: - R~~-III~~3 - Residential - District

The R~~-III~~3 Residential ~~III~~3 District *(~~"R-III" or~~ "R3")* is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

[Intervening paragraph unchanged

~~An R-III development shall total no more than 20 acres in size.~~ No more than fifteen (15) gross acres within of any R3 Zoning District subdivision may be assigned to Townhome and Multi-Family uses. This acreage limit shall be applied to the total of all Townhome and Multi-Family uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision.

[Intervening paragraphs unchanged

Density Requirements:

Maximum overall density for an R-~~III~~ 3 ~~development~~ subdivision shall not exceed five (5) units per gross acre for Single Family, eight (8) units per gross acre for ~~townhouse units~~Townhome or twelve (12) units per gross acre for ~~apartment units~~ Multi-Family.

[Intervening paragraphs unchanged

4. Section 6.5.2 - Single Family

[The following is appended as a new subsection.]

6.5.2 - Single Family

6.5.2.1 **Lot Specifications:**

See Section 5.2 Table of Dimensional Requirements for the R3 Zoning District dimensional requirements for Single-Family uses.

5. Miscellaneous

Any remaining uses of the terms "R-III" or "RIII" wherever appearing in the UDO are hereby replaced with the term "R3".

REMAINDER OF PAGE INTENTIONALLY BLANK

SIGNATURE & CERTIFICATION PAGE FOLLOWS

Adopted this 15th day of September 2020 by the Town of Rolesville Board of Commissioners.

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 the 1st day of September 2020 and codified on this, the 15th day of September 2020.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 15th day of September, 2020.

(seal) TOWN OF ROLESVILLE INCORPORATED 1941 NORTH CAROLINA

Robin Peyton
Town Clerk

Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning

AUGUST 2020 ACTIVITY DEVELOPMENT REPORT

HIGHLIGHTS

- PR 20-03 Jones Dairy South Preliminary Plat
  APPROVED 08.18.2020
- SUP 20-01 Carlton Pointe Greenway Trail
  APPROVED 08.18.2020
- TA 20-01 Text Amendment RIII District
  APPROVED 09.01.2020 with conditions
- CD 20-02 Chandlers Ridge Construction Plans
  APPROVED 09.09.2020

For more information or assistance,
Please contact:
Shelly Raby, Development Specialist
Phone: 919-554-6517
shelly.raby@rolesville.nc.gov

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

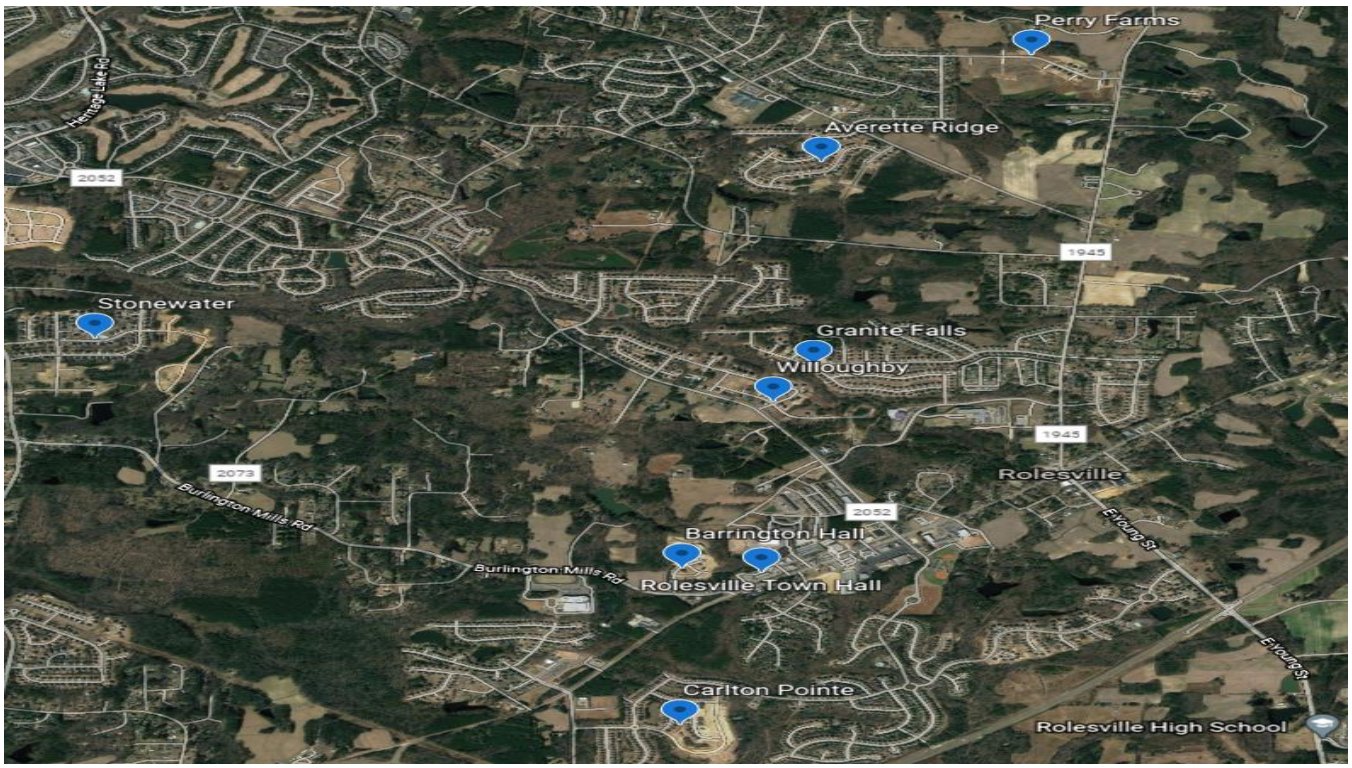
Developments

CURRENT RESIDENTIAL DEVELOPMENTS WITH PERMITS ISSUED
SUMMARY OF ACTIVITY BY SUBDIVISION

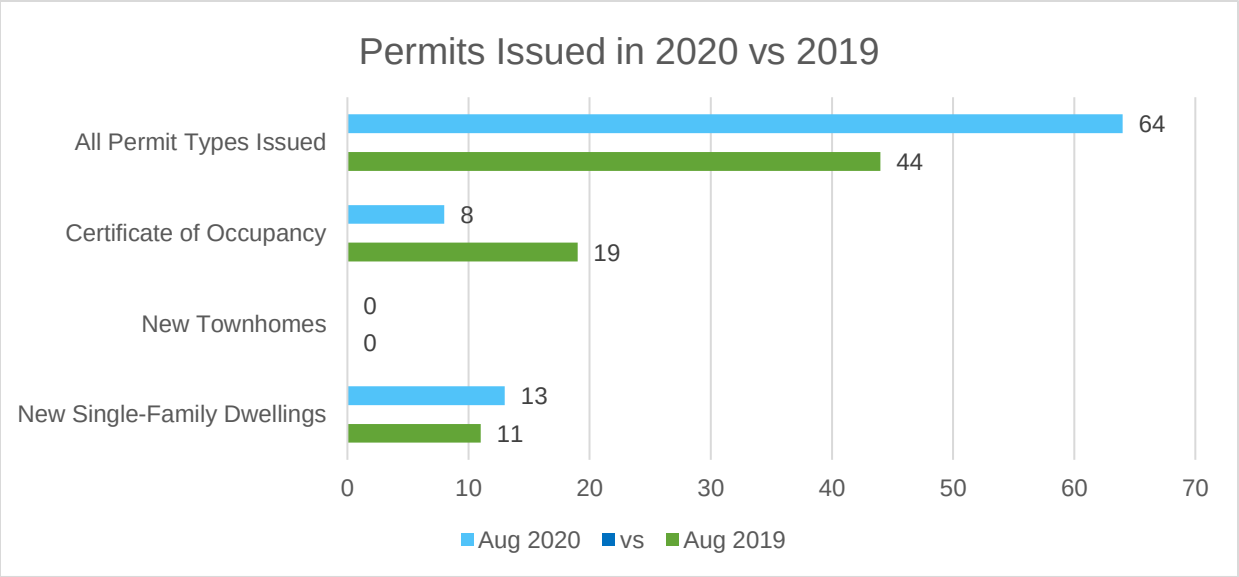
Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in August	Permits Issued YTD
Averette Ridge	159	139	20	3	9
Barrington	33	32	1		6
Carlton Pointe	271	260	11	3	18
Granite Falls	101	61	40	2	16
Perry Farms	41	39	2	1	4
Stonewater	208	179	29	2	27
Willoughby	88	75	13	1	9
TOTAL	**901**	**785**	**116**	**12**	**89**

Barrington Townhomes	**32**	**13**	**19**	**0**	**13**
TOTAL	**32**	**13**	**19**	**0**	**13**

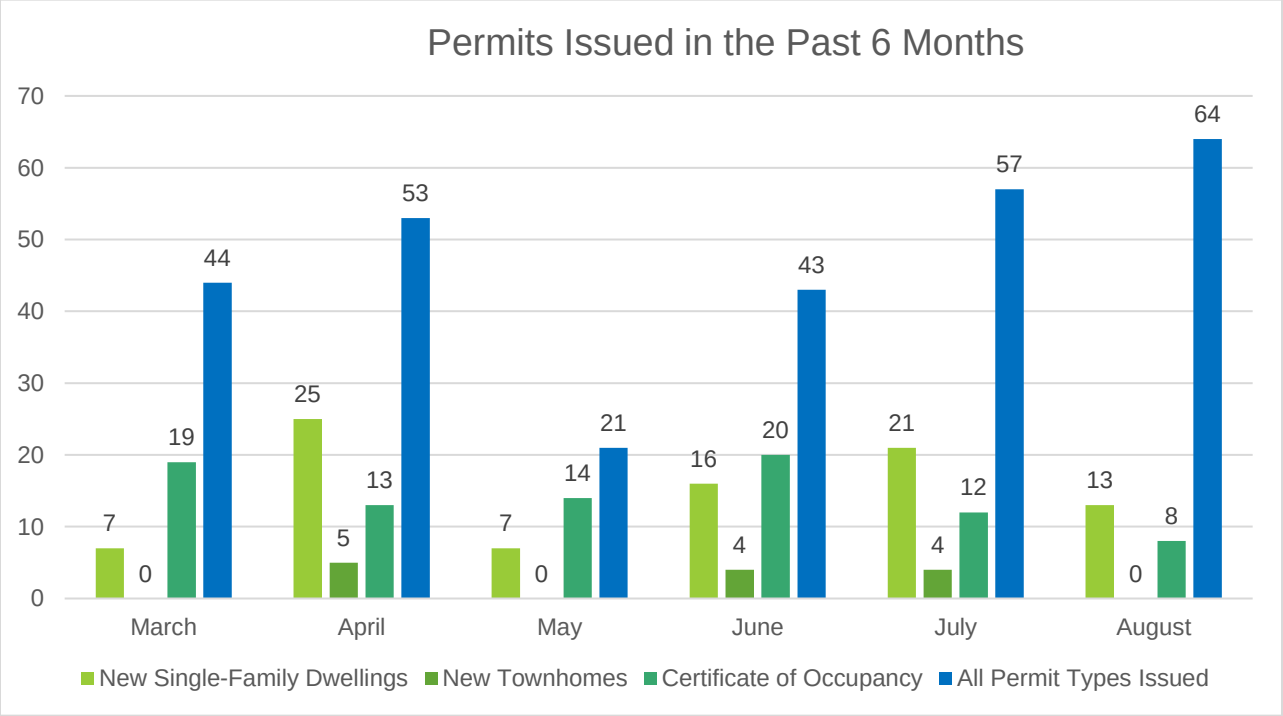
TOTAL Residential Permits Issued	**933**	**798**	**135**	**12**	**102**



Permitting Activity



The Town of Rolesville has experienced an overall **increase** in permitting activity compared to this time last year.



Development Projects in Review

Detailed information regarding these projects can be found by clicking on the link provided https://www.rolesvillenc.gov/planning/development-projects

Commercial/ Other

Carlton Pointe Green Way Trail

101 and 115 Redford Place Drive

Carolina Legacy Volleyball

Rolesville CrossFit

1200 Granite Falls Blvd.

Rural Fire Dept. Addition

C4 Investments

515 S. Main St.

Residential

A-Master Team Townhomes- 47 Proposed New Townhomes

Chandlers Ridge- 90 Proposed New Single- Family Homes

Elizabeth Springs- 89 Proposed New Single- Family Homes & 98 Proposed New Townhomes

Kalas Falls- 484 Proposed New Single- Family Homes & 108 Proposed New Townhomes

Preserve at Jones Dairy Road Central- 261 Proposed New Single- Family Homes & 173 Proposed New Townhomes

Preserve at Jones Dairy Road North- 141 Proposed New Single- Family Homes & 65 Proposed New Townhomes

Preserve at Jones Dairy Road South- 221 Proposed New Single- Family Homes

Regency at Heritage- 27 Proposed New Single- Family Homes

The Point- 483 Proposed New Single- Family Homes & 324 Proposed New Townhomes

The Townes at Carlton Pointe- 130 Proposed New Townhomes