



**Agenda**  
**Parks & Recreation Advisory Board**  
**June 26, 2019**  
**7:00 PM**

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<i><b>Item</b></i>	<i><b>Agenda Topic</b></i>
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1.	Call to order and welcome.
2.	Approve the minutes of May 29, 2019 Parks & Recreation Advisory Board meeting
3.	Old Business
4.	New Business
	a. Farm Site Master Plan
5.	Reports from Parks & Recreation Director
	a. Facilities update
	b. Program updates
	c. Special Event updates
6.	Committee Report
	a. OSAG Committee
	b. Mural Committee
7.	Other Business
8.	Adjourn

**Rolesville Parks and Recreation Advisory Board Meeting**  
**Unapproved Minutes**  
**May 29, 2019**

**CALL TO ORDER – CHAIR**

At 7:03 p.m., May 29, 2019, Terry Ratliff, Vice Chair, called the meeting to order.

**WELCOME**

The Agenda for this meeting was distributed along with the Unapproved Minutes of our April 24 meeting as recorded by PARAB Secretary Nathan Babcock.

Attending tonight's meeting were Town Board Liaison; JG Ferguson, Parks and Recreation Director; Terry Ratliff, Vice Chair; Nathan Babcock, Secretary; members Mary Ka Powers, Kevin Mazur, Derek Versteegen, and Abbie Armstead; and OSAG Committee Chair Terry Marcellin-Little.

**APPROVAL OF MINUTES**

The Minutes for April 24 were approved, as written, unanimously.

**OLD BUSINESS**

- No old business

**NEW BUSINESS**

- a. Farm Site Master Plan
  - McAdams is working on the Farm Site Master Plan.
  - Phase I, which is under way, will explore site capacities.
  - McAdams is meeting with the county and doing their due diligence.
  - On June 18 there will be a Town Board meeting and McAdams will present their Phase I report.
  - Phase II will explore conceptual plans. There will be an open house in July to gain public input on these concepts.
  - The Parks & Rec Department will promote this open house at the 4<sup>th</sup> of July festivities.
  - On August 6, McAdams will present its final report to the Town Board.

**REPORTS FROM THE PARKS & RECREATION DIRECTOR**

- a. Facilities Update
  - Paving is complete at Rolesville Middle School (track and court).
  - At Mill Bridge Nature Park, railroad ties have been added to stem erosion near the falls.

- Mulch is arriving this week for Main Street Park and Rolesville Middle School. They will finish spreading the mulch at the Main Street Park playground on Friday, May 31. They will finish at Rolesville Middle School the following week.
- b. Programs Update
- 430 participants have signed up for fall sports leagues. Football is way down from past years, following national trends. Sign-ups for other sports are very strong.
  - Summer camp is already full, with a waiting list, for the first six weeks it is offered. Spots are almost full for weeks 7-9.
  - The Rolesville Rec for July through December will be out soon.
- c. Special Events
- The next concert in the summer concert series at Mill Bridge Nature Park is this Saturday. Food trucks will be on site and we are expecting a big crowd.
  - The 4<sup>th</sup> of July celebration is coming together.
  - The movie series begins in August.
  - The budget for a full-time Special Events Coordinator was approved and the selection process is underway. JG hopes to conduct interviews on June 7 and have the person start on July 1.

## **COMMITTEE REPORTS**

- a. OSAG
- An RFP for the OSAG plan will go out late this summer after the Farm Site Master Plan project is completed.
  - Terry Marcellin-Little provided the minutes from the latest OSAG Committee meeting on May 1.
  - There was a motion to submit the recommendations from the OSAG Committee, with the additional change that greenway plans be included in a specific phase of neighborhood development plans. The motion passed unanimously.
- b. Mural Committee
- Plans for a downtown mural are on hold until it is determined if a developer is able to purchase and develop the property on the corner of Main Street and Young Street.

## **OTHER BUSINESS**

- JG discussed the master plan for Mill Bridge Nature Park. That will take place after the Farm Site Master Plan and OSAG Master Plan, likely late this fall. The goal of the master plan is to seek grant funding and finish application paperwork for this around the first of the year, 2020. PARTF grants will be reviewed around May 2020 with announcements coming in August 2020.

## **ANNOUNCEMENTS**

- The next meeting of the PARAB will be held Wednesday, June 26, 2019.
- Hearing no objections, Terry Ratliff declared the meeting adjourned at 8:30 p.m.
- Minutes respectfully submitted, Nathan Babcock, Secretary.

## Memorandum

**To:** Mayor & Town Board  
**CC:** Kelly Arnold, Town Manager  
**From:** JG Ferguson, Parks & Recreation Director  
**Date:** June 12, 2019  
**Re:** Farm Site Master Plan Phase I update by McAdams

McAdams has completed Phase I of the Site Master Plan for the Farm. This phase of the project conducted the capacity study. This study consisted of site due diligence, base map preparation, preliminary surface water/wetland/buffer assessment, preliminary cultural resource & protected species assessment, preliminary storm water investigation and septic evaluation. The complete report is attached.

McAdams met with Wake County on Thursday, June 13<sup>th</sup>. Staff will send out the updated report with those comments once we receive them from McAdams along with their power point.

### Next Steps, Phase II:

- Programming & Vision
- Concept Alternatives
- Community Engagement
- Final Master Plan Concept
- Final Master Plan View Rendering
- Architectural
- Preliminary Grading
- Conceptual Storm Water Design
- Conceptual Septic Design
- Preliminary Water Demand Calculations
- Cost Estimate
- Implementation Plan
- Operations Standards & Expenses
- Draft Master Plan Report
- Final Master Plan Report

Town Staff has also been approached by a private sports complex entity who is also reviewing this report. Over the next month, they may want to engage with discussion of a private/public partnership.



May 23, 2019

Mr. JG Ferguson  
Parks & Recreation Director  
Town of Rolesville  
514 Southtown Circle  
Rolesville, North Carolina 27571

RE: Preliminary Jurisdictional & Isolated Waters & Riparian Buffers Report  
Frazier Farm Park Master Plan  
Rolesville, Wake County, North Carolina

Dear Mr. Ferguson,

McAdams conducted a preliminary determination and delineation of federally jurisdictional and potentially isolated wetlands, streams, open water features (i.e. ponds) and riparian buffers on the subject property on May 10 and 15, 2019. The 116-acre project area is located at 11624 Louisburg Rd in Rolesville, Wake County, North Carolina. **Figure 1** depicts the location of the property on the US Geological Survey (USGS) Rolesville, NC 7.5-minute quadrangle topographic map. **Figure 2** shows the location of the site on the Wake County Soil Survey (1970) map. The project area consists of one parcel owned by the Town of Rolesville (Wake County PIN 1779076610). Approximately sixty percent of the site is agricultural land that is currently under wheat production. The rest of the site consists of two farm ponds, forested land surrounding Perry Creek and its tributaries, a house and several small barns. **Figure 3** depicts the subject property on an aerial photograph of the area.

Waters of the US, commonly referred to as jurisdictional waters, include intermittent and perennial streams, ponds, lakes, rivers and wetlands that are adjacent to or eventually connect to navigable waters. They are under the jurisdiction of the US Army Corps of Engineers (USACE), which regulates the discharge of fill material, mechanized land clearing and excavation within the jurisdictional boundaries. If these features are not connected downstream then they are considered isolated and are regulated only by the State of North Carolina through the NC Division of Water Resources (DWR) under Title 15A N.C. Administrative Code 02H .1300 as amended by Session Law 2015-286. DWR, in certain river basins and watersheds, and some local governments also regulate activities within riparian buffers established around surface waters to protect water quality. Vegetative buffers only apply to wetlands in certain municipalities. Proposed development and road and utility construction require jurisdictional and isolated waters and their associated riparian buffers to be identified and delineated to avoid impacts where practicable and obtain the proper permits when impacts cannot be avoided.

#### **SCOPE OF WORK:**

Previously mentioned maps along with US Fish and Wildlife Service National Wetland Inventory (NWI) Maps, NC Flood Insurance Rate Maps and DWR maps of Surface Water Classifications and Hydrologic Unit Codes were

reviewed prior to visiting the site. The project area lies within the Neuse River Basin in the Headwaters Little River subwatershed (12-digit HUC 030202011501). Stream features within the study area are Perry Creek and its tributaries (DWR Stream Index Number 27-57-(1)) and have a stream classification of Water Supply II (WS-II) and Nutrient Sensitive Waters (NSW). There is a FEMA floodplain mapped along Perry Creek on the southern boundary of the project area (FIRM Map Numbers 3720177900K and 3720176900J, effective 5/2/2006).

The delineation of jurisdictional and isolated waters consisted of a field reconnaissance of the property to identify surface waters and areas that meet the criteria for jurisdictional wetlands described below. Surface waters (intermittent and perennial streams, ponds, lakes and rivers) are identified by an ordinary high water mark which is usually indicated by a clear line impressed in the bank, shelving along the water's edge, changes in the character of the soil, destruction of terrestrial vegetation or presence of litter or debris.

Areas that exhibit hydrophytic vegetation, hydric soils and wetland hydrology are wetlands according to the *1987 Corps of Engineers Wetland Delineation Manual* and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0)*. Hydrophytic vegetation is present when more than 50 percent of the dominant species are obligate wetland, facultative wetland or facultative plants listed on the *National Wetland Plant List*. Hydric soils are identified based on field indicators of hydric soils contained within the appropriate regional supplement to the *Corps of Engineers Wetland Delineation Manual*. Field indicators for hydric soils rely on the presence of gray or black colored surface and subsurface soils. Areas exhibiting wetland hydrology are permanently inundated to irregularly inundated or saturated with water. Since inundation and saturation may not be present during an individual field visit to conduct a wetland delineation, field indicators of wetland hydrology were established to confirm the presence of this parameter. These field indicators include, but are not limited to, direct observation of saturation or inundation, watermarks on woody vegetation, drift lines, sediment deposits, drainage patterns within wetlands and the presence of oxidized root channels in the soil. Areas that meet all three criteria for wetlands may be either jurisdictional or isolated depending on whether they are adjacent or connect to navigable waters.

Surface waters in the Neuse River Basin require maintenance of 50-foot wide riparian buffers directly adjacent to these features. Only those surface waters shown on the most recent version of the soil survey map provided by the Natural Resource Conservation Service or 7.5-minute quadrangle topographic maps supplied by the USGS are subject to the Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Riparian Areas with Existing Forest Vegetation (15A NCAC 2B.0233). The DWR may exempt surface waters depicted on these maps from the riparian buffer rules if an on-site determination shows that the features are one of the following:

- 1) Ditches and manmade conveyances other than modified natural streams,
- 2) Manmade ponds and lakes that are located outside natural drainage ways or
- 3) Ephemeral (stormwater) streams.

Wetland boundaries were identified in the field and located using a hand-held GPS unit. For each surface water or wetland identified, we evaluated the downstream connection to distinguish isolated from jurisdictional waters. Each surface water feature shown on the most recent version of the applicable topographic map or soil survey was also examined for possible exemption from the riparian buffer rules using DWR stream evaluation techniques.

## **RESULTS:**

McAdams observed two jurisdictional ponds, five streams and eight wetlands on the site, as shown on the Preliminary Jurisdictional and Isolated Waters Delineation Map provided as **Figure 4**. No potentially isolated waters, including wetlands, were observed on the subject property. All streams and wetlands are contiguous to the relatively permanent waters designated as Stream Features S1 through S5.

Features S1, S2, S3, S6, S7, P1 and P2, as shown in **Figures 1 and 2**, are subject to the Neuse River Basin Riparian Buffer Rules. However, McAdams believes that Stream Features S6 and S7 may be exempt from the Riparian Buffer Rules pending an on-site determination from the DWR.

The limits of stream channels and wetland boundaries provided are based on our best professional judgment and require verification from the USACE. The start points of stream channels requiring maintenance of riparian buffers must be confirmed by the DWR.

A detailed delineation, in which wetland boundaries are flagged in the field, is necessary to request verification of the delineation. In general, property owners may also choose to submit a jurisdictional and isolated waters survey to the USACE for their signature, which is referred to as an Approved Jurisdictional Determination (AJD) and establishes the jurisdictional and isolated waters boundaries until the map expires five years from the date it is signed. A USACE signed survey is not required for permitting but is offered to provide property owners with the assurance that the boundaries of jurisdictional and isolated waters on the property would not change for five years. A Preliminary Jurisdictional Determination (PJD) requires less documentation, may or may not include a survey of waters and wetlands and is sufficient to proceed with project permitting.

## **JURISDICTIONAL WATERS AND RIPARIAN BUFFER PERMITTING:**

There are several layers of regulations that apply independently to jurisdictional waters and riparian buffers. However, the USACE and DWR have developed a joint-application with concurrent review for permits to impact jurisdictional and isolated waters including wetlands, which is referred to as a Pre-Construction Notification Application.

### **Jurisdictional Waters:**

The USACE has issued activity specific Nationwide Permits to streamline the permitting process for unavoidable impacts to less than 300 linear feet of jurisdictional stream channel that exhibits important aquatic function and/or perennial stream channels and/or 0.5 acre of jurisdictional wetlands and other surface waters. Pre-construction notification and approval from the USACE is required for greater than 150 linear feet of stream channel impact and

0.10 acre of wetland impacts. Nationwide Permits have a maximum 45-day processing period upon the USACE's receipt of a complete application. Compensatory mitigation may be required to offset the loss of jurisdictional stream channels and wetlands when an approval from the USACE is required. Cumulative impacts for residential and commercial projects over the NWP thresholds will require an Individual Permit (IP). Individual Permits require an analysis to determine that the proposed impact to waters of the U.S. is the least environmentally damaging practical alternative, typically require compensatory mitigation, notification to adjacent property owners, a public notice and may require a public hearing.

Impacts permitted by the USACE also require a Section 401 Water Quality Certification from DWR. The DWR has issued General Water Quality Certifications for impacts to jurisdictional waters approved by USACE and impacts to riparian buffers. For recreational facilities, pre-construction notification and approval from the DWR is required for any permanent stream channel or wetland impacts. Water Quality Certifications have a maximum 60-day processing period upon the DWR's receipt of a complete application. Compensatory mitigation may be required for impacts to 300 linear feet or more of perennial stream channel and/or one or more acre of wetlands.

#### **Riparian Buffers:**

Riparian buffers established by 15 NCAC 02B.233 Neuse River Basin: Nutrient Sensitive Waters Management Strategy: Protection and Maintenance of Existing Riparian Buffers have two zones. Zone 1 consists of an undisturbed vegetated area beginning at the most landward limit of the top of bank or rooted herbaceous vegetation and extends a landward distance of 30 feet on all sides of the surface water. Zone 2 extends landward another 20 feet from the outer edge of Zone 1 and should consist of a stable, vegetated area. Only activities that are listed as Exempt, Allowable or Allowable with Mitigation in the Table of Uses contained in the Riparian Buffer Rules are permitted within riparian buffers. Activities that are Allowable or Allowable with Mitigation require written concurrence from the DWR that there are no practical alternatives to the proposed activity. Road and utility line crossings of riparian buffers are the most common activities that are classified as Exempt, Allowable or Allowable with Mitigation within the Riparian Buffer Rules depending on the amount of impact proposed.

The Town of Rolesville requires additional Stream Protection Buffers, as described in Section 7.3 of the Town's Unified Development Ordinance (UDO; adopted October 4, 2004). The Town requires 100-foot buffers on all streams and watercourses depicted on the most recent version of USGS 1:24,000 scale (7.5 minute) topographic maps. The 100-foot buffer shall be divided into two sections. Section 1 comprises the inner 50 feet adjacent to the stream bank and Section 2 comprises the outer 50 feet of the 100-foot Stream Protection Buffer. Allowable uses within each section of the buffer are described in Section 7.3.2 of the Rolesville UDO. Where the Rolesville Stream Protection Buffers and Neuse Buffers coincide, the more stringent rule will preside.

#### **Isolated Waters:**

Isolated wetland or open water impacts less than one acre in the Piedmont Region or isolated stream impacts less than 150 linear feet for the entire project are eligible for a General Permit and do not require application or written approval if the project complies with the conditions listed in the General Permit. Mitigation is required for isolated

wetland impacts exceeding the thresholds for written approval. An Individual Water Quality Certification and compensatory mitigation are required for impacts to 300 linear feet or more of streams and/or one acre of isolated wetlands for the entire project.

#### **Stream, Wetland and Buffer Mitigation:**

The USACE can require mitigation for any stream or wetland impacts. In most cases, stream mitigation is not triggered until stream impacts approach 150 linear feet. Wetland mitigation is usually triggered when impacts exceed 0.1 acre. Stream and wetland mitigation are required at a 2:1 ratio unless the quality of resource is below its reference condition. Activities within protected riparian buffers and classified as Allowable with Mitigation require buffer mitigation. Mitigation is required at a 3:1 ratio for impacts to Zone 1 and a 1.5:1 ratio for impacts to Zone 2. The following is the current fee schedule from the NC Division of Mitigation Services (DMS) allowing for payment to offset wetland, stream and buffer impacts as of July 1, 2018:

Fee Category (Units)	Fee
Stream (per linear foot)	\$507.32
Riparian wetland (per acre)	\$60,187.45
Riparian buffer (per square foot)	\$0.97

In addition to mitigation, demonstration of avoidance and minimization of impacts to waters of the U.S. will be required as justification for requested impacts. This will be required during the permitting process.

#### **Stormwater Control Requirements:**

Should a 401 Water Quality Certification be required for a corresponding Clean Water Act Section 404 permit, high-density projects that disturb one acre or more of land require either a stormwater management plan in accordance with the Division of Energy, Mineral and Land Resources stormwater rules (15A NCAC 02H .1003) or calculations to document that the project will not cause degradation of downstream surface waters.

#### **DAM MANAGEMENT**

The dams for pond features P1 and P2 are not functioning properly and their future management should be considered during the project planning process. Both ponds are no longer draining from their primary spillways. Instead, water is regularly overtopping the dams and draining from their emergency spillways. Stream channels are forming in the emergency spillways. The regular overtopping and presence of trees on the dams indicates that there may be long-term stability concerns with both dams.

In order to address these stability concerns, the Town may eventually need to either repair both dams or breach the dams and drain the ponds. Due to the high expense involved with repairing and maintaining the dams, breaching the dams may be preferable. To breach the dams, a dam breach plan that includes appropriate sizing of the breach sections, erosion control protection, spoil management and engineering specifications for breaching the existing

dams and draining the ponds would need to be prepared. At least six months after the pond is drained and during the winter months (January – March), the area of the drained ponds will need to be evaluated determine whether jurisdictional wetlands or stream channels have formed in the beds of the drained ponds. Verification of the wetland, stream and buffer delineations will then need to be obtained from the US Army Corps of Engineers (USACE), NC Division of Water Resources (DWR) and/or the appropriate local authority. This coordination will include a determination of the necessity of buffer restoration to move the buffer from the pond boundary to the newly formed channel by DWR.

#### **CONCLUSIONS/RECOMMENDATIONS:**

McAdams conducted a preliminary delineation of jurisdictional waters within the project area and identified the presence of jurisdictional ponds, streams and wetlands. The Preliminary Jurisdictional and Isolated Waters Delineation Map (**Figure 4**) depicts the approximate location of these features.

It is recommended McAdams proceed with a detailed delineation, a verification of the surface water and wetland delineation and continued coordination with our office regarding permit impacts to the jurisdictional and isolated waters present on the site, if necessary. It is further recommended that the Town plan to either repair both pond dams or prepare a dam breach plan and drain the ponds.

We thank you for the opportunity to provide our services in support of this project and look forward to assisting the Town of Rolesville with obtaining the proper permits for development.

Sincerely,

**MCADAMS**

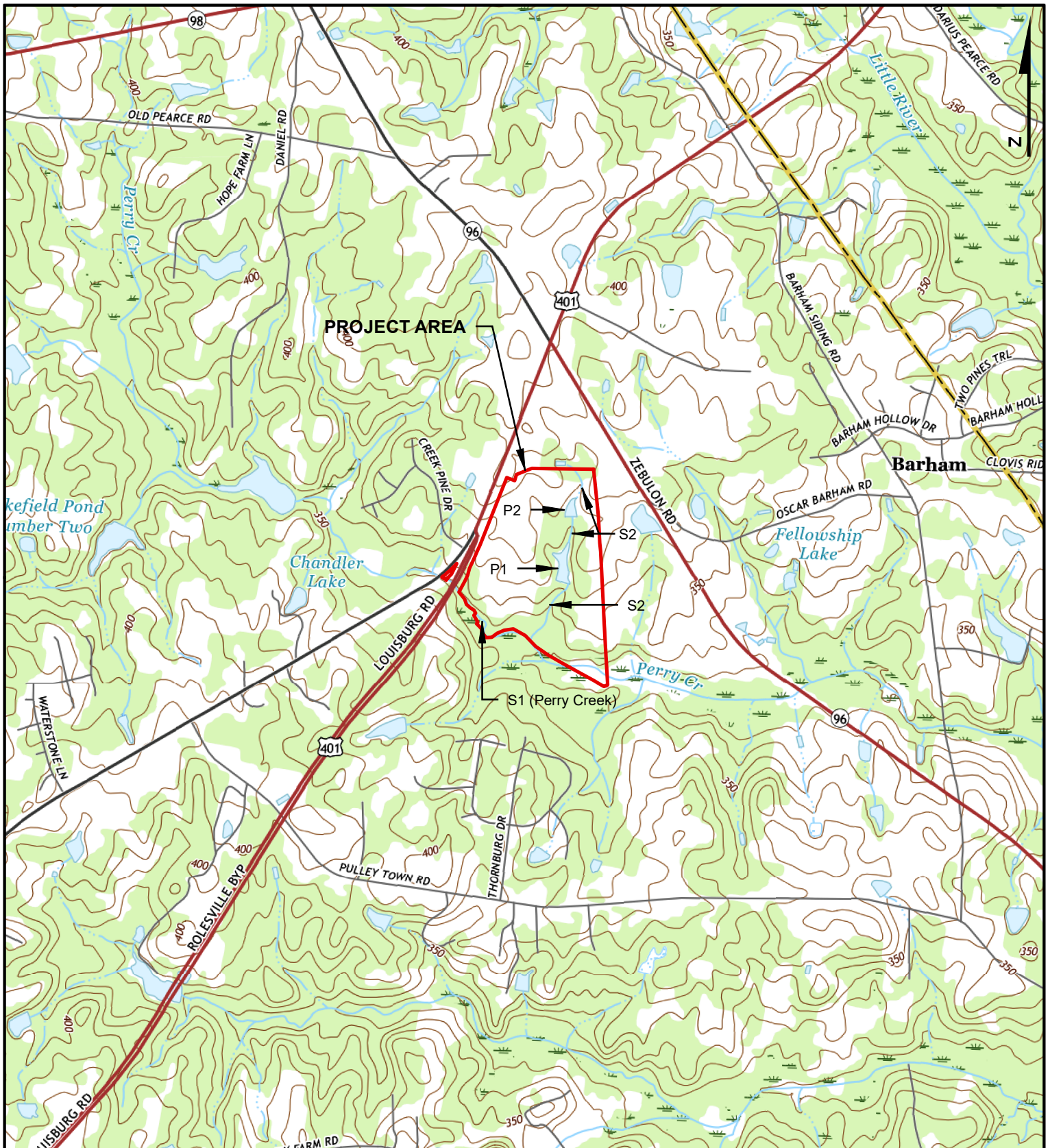


Kelly Roth

Environmental Consultant II, Water Resources

Attachments





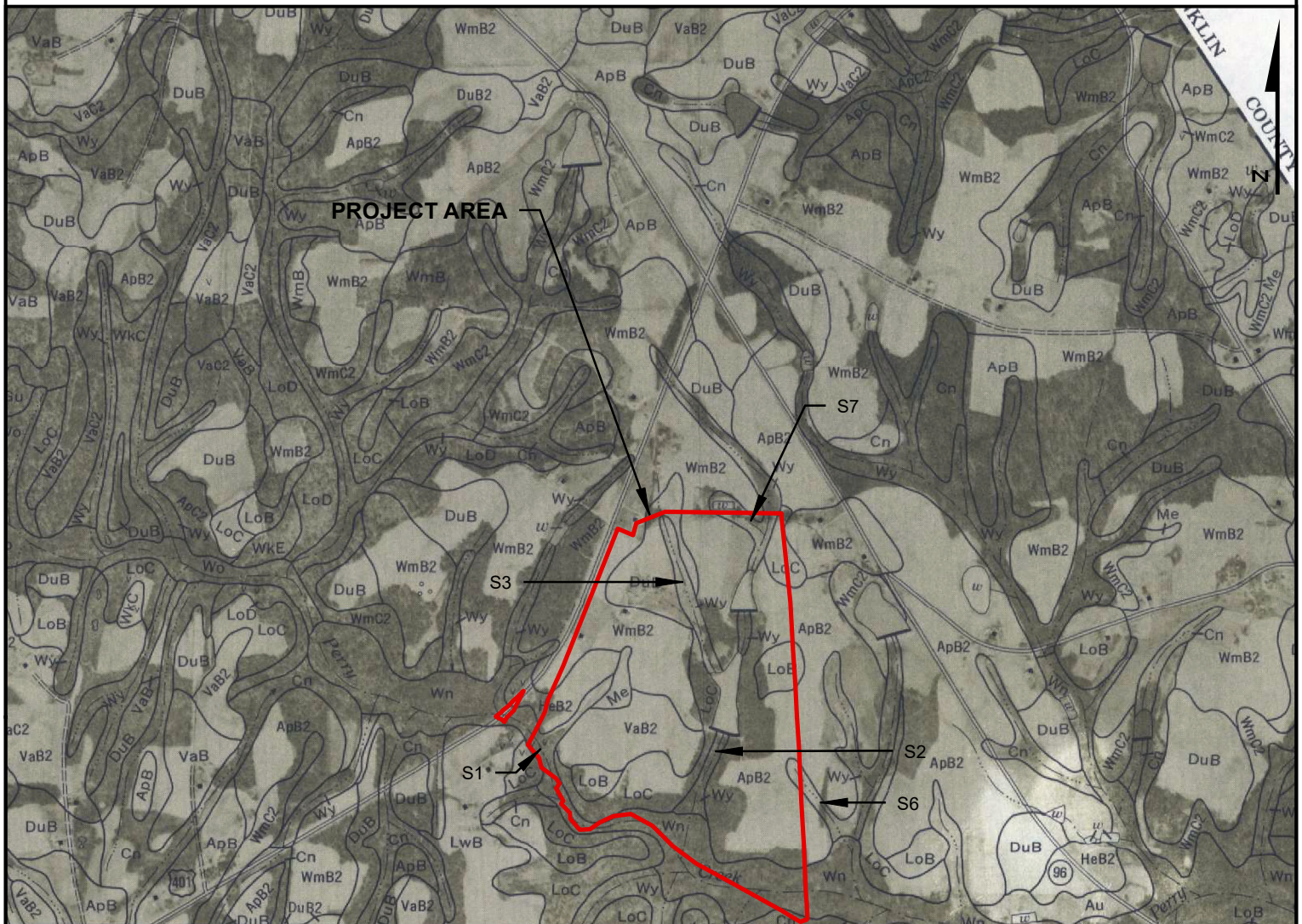
NOTES:  
 1. USGS; 7.5 MINUTE, QUAD, "ROLESVILLE", NORTH CAROLINA; 2016  
 2. LAT: 35.939202, LONG: -78.423248



FIGURE 1. USGS TOPOGRAPHIC VICINITY MAP  
 FRAZIER FARM PARK MASTER PLAN  
 ROLESVILLE, WAKE COUNTY, NC

0 1,000 2,000  
 Feet  
 1 inch = 2,000 feet  
 VERSION: 1  
 DATE: 5/21/2019  
 JOB NO: ROL-19000  
 DRAWN BY: pierzga





NOTES:  
 1. NRCS; SOIL SURVEY SHEET 16, WAKE COUNTY, NC (1970)  
 2. LAT: 35.939202, LONG: -78.423248



FIGURE 2. NRCS SOIL SURVEY  
 FRAZIER FARM PARK MASTER PLAN  
 ROLESVILLE, WAKE COUNTY, NC

0 660 1,320  
 Feet  
 1 inch = 1,320 feet  
 VERSION: 1  
 DATE: 5/22/2019  
 JOB NO: ROL-19000  
 DRAWN BY: roth





**LEGEND**

Roads

2-ft contours

Project area



**FIGURE 3. AERIAL MAP  
FRAZIER FARM PARK MASTER PLAN  
ROLESVILLE, WAKE COUNTY, NC**

0 125 250  
Feet  
1 inch = 250 feet

VERSION: 1  
DATE: 5/9/2019  
JOB NO: ROL-19000  
DRAWN BY: roth



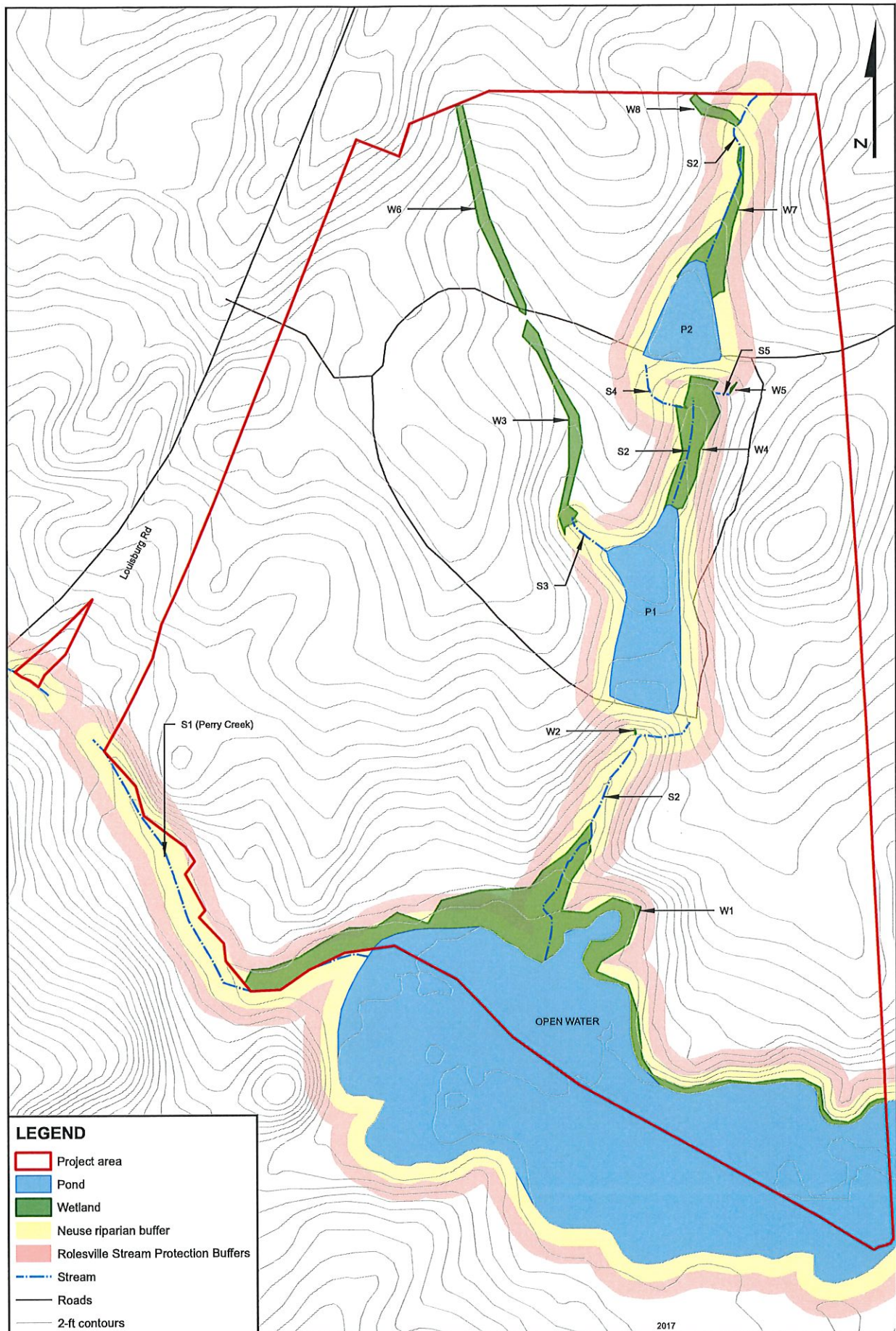


FIGURE 4. PRELIMINARY JURISDICTIONAL AND ISOLATED WATERS DELINEATION MAP  
 FRAZIER FARM PARK MASTER PLAN  
 ROLESVILLE, WAKE COUNTY, NC

June 3, 2019

Ms. Renee Gledhill-Earley  
 State Historic Preservation Office  
 4617 Mail Service Center  
 Raleigh, North Carolina 27699-4617

**Re: Cultural Resource Environmental Review  
 Frazier Farm Park Master Plan  
 Rolesville, Wake County, NC**

Dear Ms. Gledhill-Earley:

McAdams has been contracted to conduct a site investigation for the proposed Frazier Farm Park site located at 11624 Louisburg Rd in Rolesville, Wake County, North Carolina (hereinafter referred to as the subject property). It consists of one 116-acre parcel owned by the Town of Rolesville (Wake County PIN 1779076610). The subject property is shown on the attached U.S. Geological Survey (USGS) 7.5-minute Rolesville, NC topographic quadrangle (**Figure 1**). The subject property vicinity consists of a residential area across Louisburg Road to the west, residential and agricultural land to the east, forested land to the south, and agricultural land to the north. The proposed project is a recreational park containing athletic fields (baseball, softball, soccer, lacrosse) with natural and synthetic turf, picnic areas, accessible playgrounds, agritourism, universal design facilities and associated support structures.

McAdams conducted a review of SHPO's records for the subject property. The following structures were identified within 0.25-mile of the subject property.

Site ID	Status	Site Name	Description
<b>WA1788</b>	SO	Dunn-Scarborough-Frazier Farm	c. 1826; c. 1935 Farm Complex
<b>WA1789</b>	SD	S. H. Scarborough Fark Tenant House (Gone)	Gone before 2010

**Figure 2** depicts the subject property on an aerial photograph of the area. The subject property contains approximately sixty percent agricultural land that is currently under wheat production. The rest of the site consists of two farm ponds, forested land surrounding Perry Creek and its tributaries, a house and several small barns. Based on a field reconnaissance of the project area, there is one house and several outbuildings present on the property.

We are requesting consultation regarding the project's impact to historic properties. If you should have any questions or require additional information, please do not hesitate to contact me at (919) 361-5000.

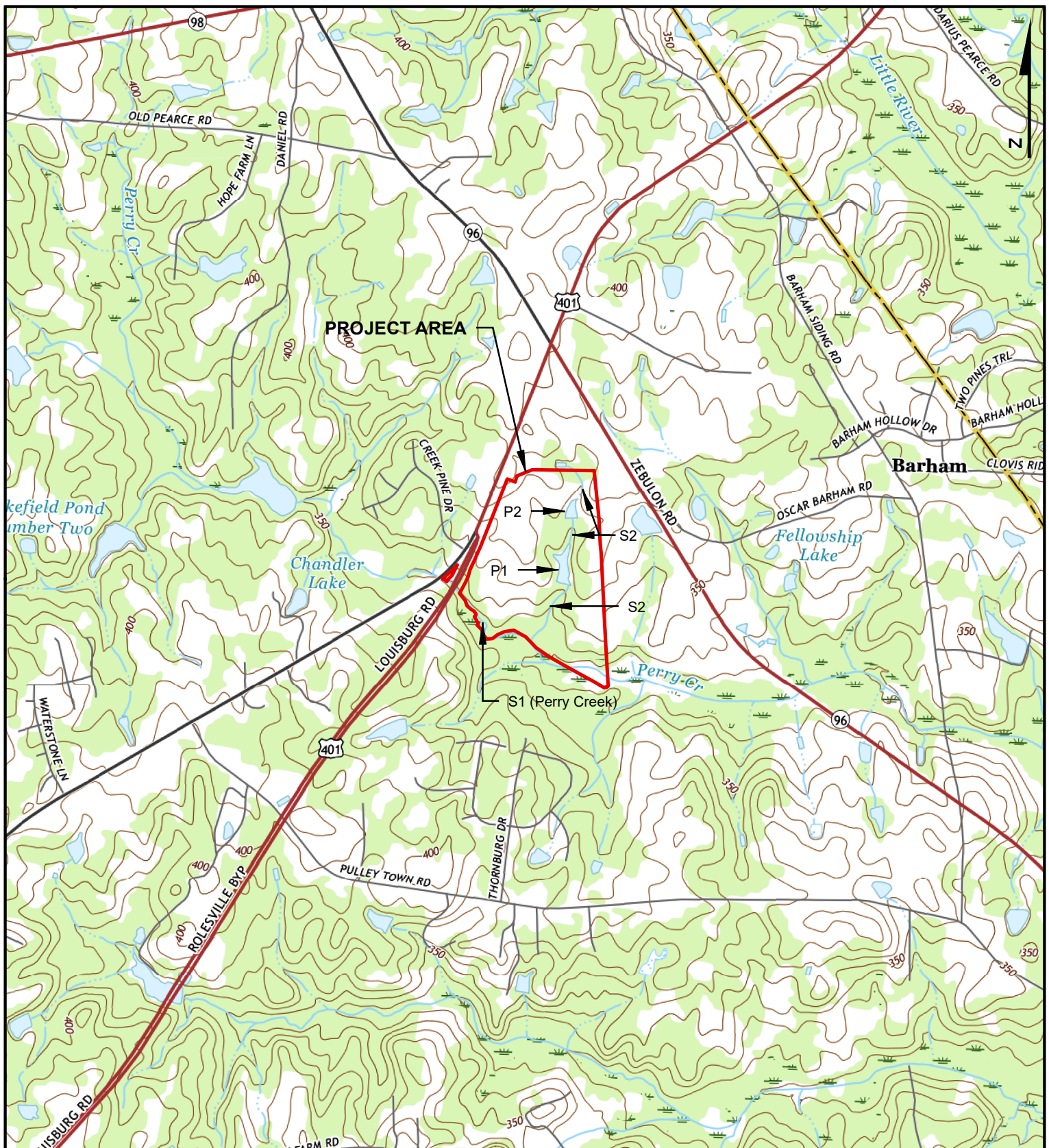
Sincerely,  
**MCADAMS**



Kelly Roth  
 Environmental Consultant II, Water Resources

Attachments:  
 Figure 1 USGS Exhibit  
 Figure 2 Existing Conditions Exhibit





NOTES:  
 1. USGS; 7.5 MINUTE, QUAD, "ROLESVILLE", NORTH CAROLINA; 2016  
 2. LAT: 35.939202, LONG: -78.423248



FIGURE 1. USGS TOPOGRAPHIC VICINITY MAP  
 FRAZIER FARM PARK MASTER PLAN  
 ROLESVILLE, WAKE COUNTY, NC

0 1,000 2,000  
 Feet  
 1 inch = 2,000 feet  
 VERSION: 1  
 DATE: 5/23/2019  
 JOB NO: ROL-19000  
 DRAWN BY: pierzga





**LEGEND**

— 2-ft contours

▭ Project area



FIGURE 2. EXISTING CONDITIONS EXHIBIT  
FRAZIER FARM PARK MASTER PLAN  
ROLESVILLE, WAKE COUNTY, NC

0 125 250  
Feet  
1 inch = 250 feet

VERSION: 1  
DATE: 6/3/2019  
JOB NO: ROL-19000  
DRAWN BY: roth

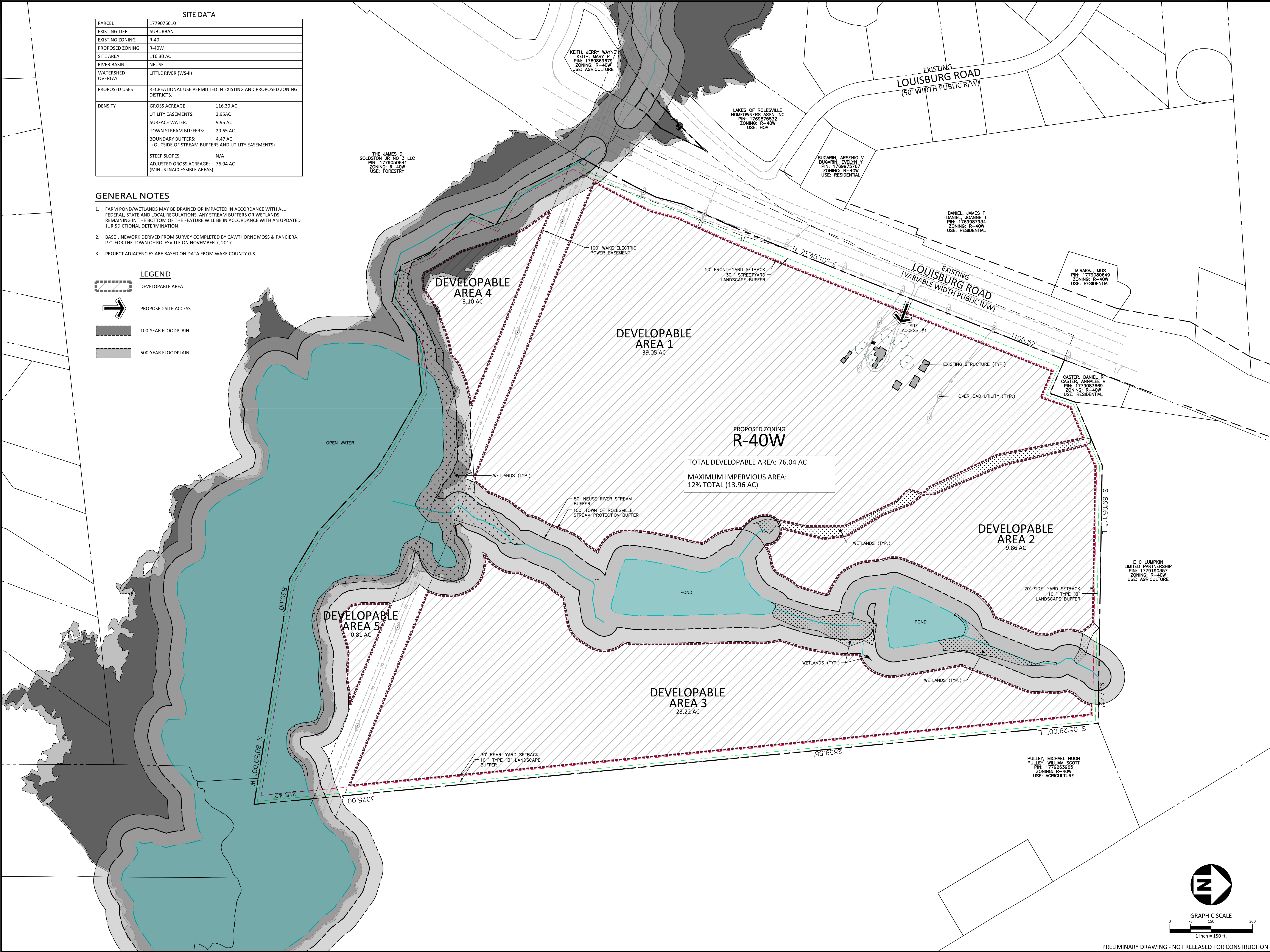


SITE DATA	
PARCEL	1779076610
EXISTING TIER	SUBURBAN
EXISTING ZONING	R-40
PROPOSED ZONING	R-40W
SITE AREA	116.30 AC
RIVER BASIN	NEUSE
WATERSHED OVERLAY	LITTLE RIVER (WS-II)
PROPOSED USES	RECREATIONAL USE PERMITTED IN EXISTING AND PROPOSED ZONING DISTRICTS.
DENSITY	GROSS ACREAGE: 116.30 AC UTILITY EASEMENTS: 3.95AC SURFACE WATER: 9.95 AC TOWN STREAM BUFFERS: 20.65 AC BOUNDARY BUFFERS: 4.47 AC (OUTSIDE OF STREAM BUFFERS AND UTILITY EASEMENTS)  STEEP SLOPES: N/A ADJUSTED GROSS ACREAGE: 76.04 AC (MINUS INACCESSIBLE AREAS)

GENERAL NOTES

- FARM POND/WETLANDS MAY BE DRAINED OR IMPACTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY STREAM BUFFERS OR WETLANDS REMAINING IN THE BOTTOM OF THE FEATURE WILL BE IN ACCORDANCE WITH AN UPDATED JURISDICTIONAL DETERMINATION
- BASE LINEWORK DERIVED FROM SURVEY COMPLETED BY CAWTHORNE MOSS & PANCIERA, P.C. FOR THE TOWN OF ROLESVILLE ON NOVEMBER 7, 2017.
- PROJECT ADJACENCIES ARE BASED ON DATA FROM WAKE COUNTY GIS.

LEGEND	
	DEVELOPABLE AREA
	PROPOSED SITE ACCESS
	100-YEAR FLOODPLAIN
	500-YEAR FLOODPLAIN





**McADAMS**

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Durham, NC 27713

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www.mcadamsco.com

**CLIENT**

TOWN OF ROLESVILLE  
502 SOUTHTOWN CIRCLE  
ROLESVILLE, NORTH CAROLINA 27571  
PHONE: 919. 556. 3506



**FRAZIER FARM PARK  
MASTER PLAN**  
11624 LOUISBURG ROAD  
WAKE FOREST, NORTH CAROLINA 27587

REVISIONS		
NO.	DATE	REVISION DESCRIPTION
1	XX.XX.XXXX	

PLAN INFORMATION	
PROJECT NO.	ROL-19000
FILENAME	
CHECKED BY	RBC
DRAWN BY	GLJ
SCALE	
DATE	XX.XX.XXXX
<b>SHEET</b>	

**CAPACITY STUDY**

**C2.00**