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

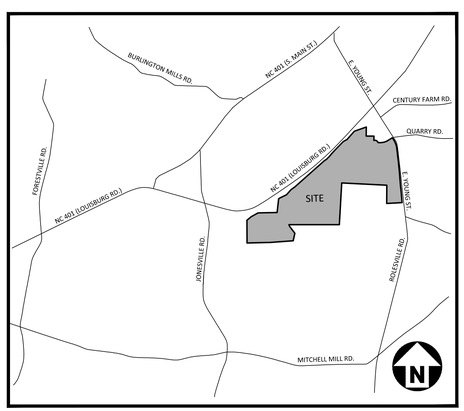
SURVEY BY:
BATEMAN CIVIL SURVEY COMPANY
2424 RELIANCE AVENUE, APEX, NC 27539

TOPOGRAPHIC DECEMBER 22, 2019
ALTA SURVEY DECEMBER 12, 2019

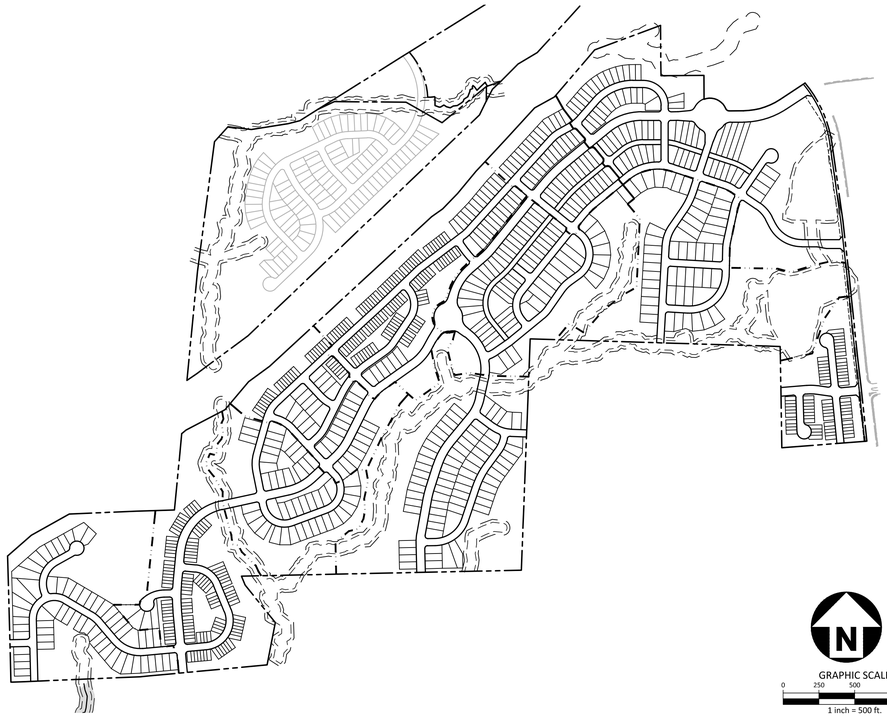
STEVEN P CARSON, PLS
NC LICENSE # 4752
919-577-1081

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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C2.06	PRELIMINARY PLAT - AREA "F"
C2.07	PRELIMINARY PLAT - AREA "G"
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C2.13	PRELIMINARY PLAT - AREA "M"
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C3.06	GRADING AND STORM DRAINAGE PLAN - AREA "F"
C3.07	GRADING AND STORM DRAINAGE PLAN - AREA "G"
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C3.12	GRADING AND STORM DRAINAGE PLAN - AREA "L"
C3.13	GRADING AND STORM DRAINAGE PLAN - AREA "M"
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C4.04	UTILITY PLAN - AREA "D"
C4.05	UTILITY PLAN - AREA "E"
C4.06	UTILITY PLAN - AREA "F"
C4.07	UTILITY PLAN - AREA "G"
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C4.13	UTILITY PLAN - AREA "M"
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C8.02	STORM DRAINAGE DETAILS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

CONTACT
MIKE SANCHEZ
sanchez@mcadamsco.com
PHONE: 919. 361. 5000

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

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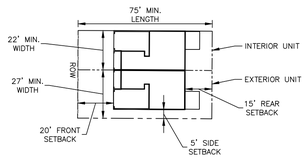
TYPICAL LOT DIMENSIONS
SCALE 1" = 40'

TOWNHOMES 22' INTERIOR LOT (R3)

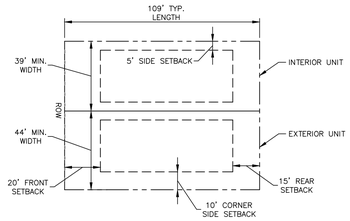


UNITS:
267–325
405–537
619–739

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)

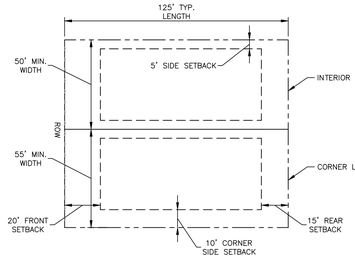


UNITS:
67–112
123–185
227–266

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

MIN LOT AREA: 4,250 SF

SINGLE FAMILY 50' MIN WIDTH (R1)

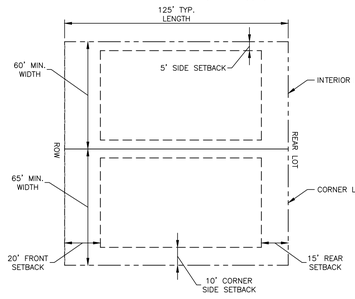


UNITS:
326–404
538–618
740–802

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

MIN LOT AREA: 6,000 SF

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

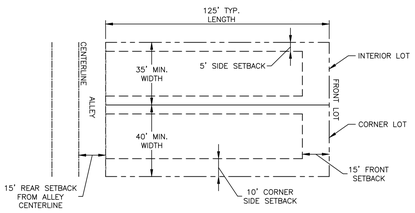


UNITS:
1–67
113–122

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)

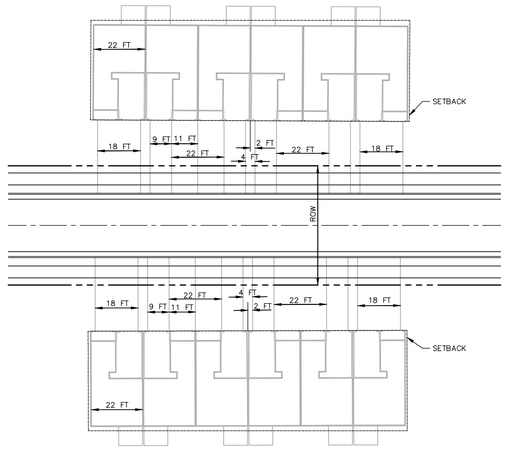
MAIL KIOSK PARKING: 68 UNITS
REQUIRED: 3 SPACES
PROVIDED: 9 SPACES (1 ACCESSIBLE)

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

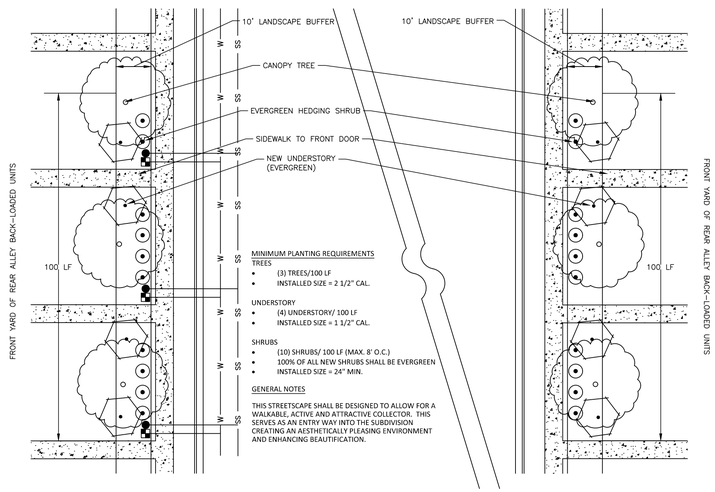
MAIL KIOSK PARKING: 245 UNITS
REQUIRED: 10 SPACES
PROVIDED: 11 SPACES (1 ACCESSIBLE)

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

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

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

REVISIONS

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1	04. 09. 2020	REV PER TOWN COMMENTS
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PLAN INFORMATION

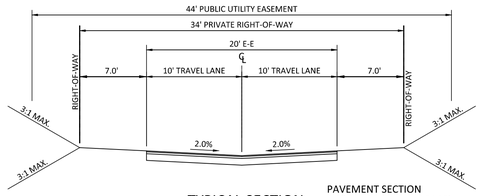
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	01. 28. 2020

SHEET

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



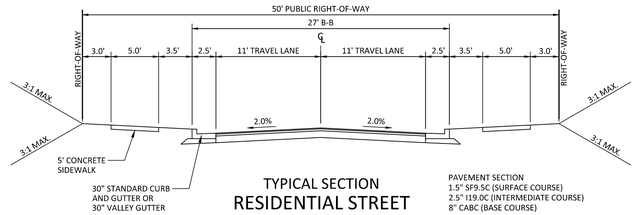
TYPICAL SECTION
ALLEY
(34' R/W, 20' E-E)

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

PROPOSED QUARRY RD.

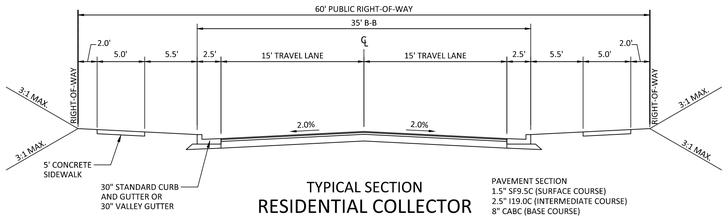
JOCUND STREET TO FETCHING PLACE
60' COLLECTOR
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE

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.



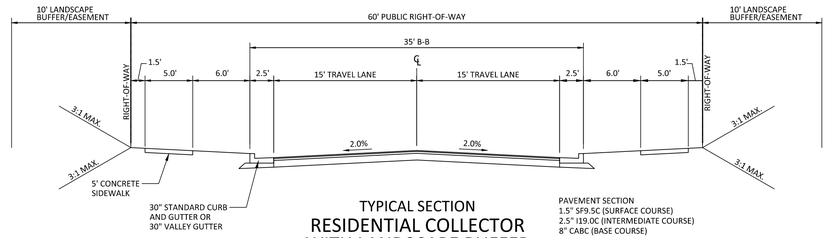
TYPICAL SECTION
RESIDENTIAL STREET
(50' R/W, 27' B-B)

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



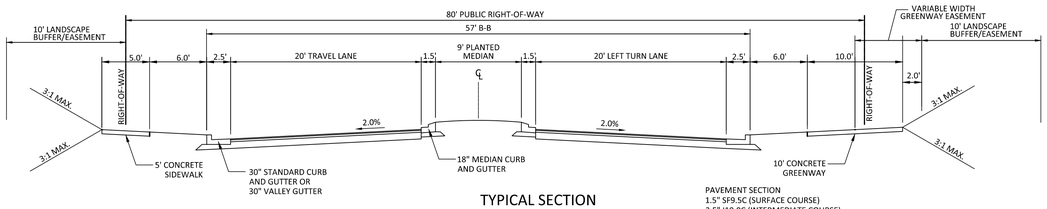
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)

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



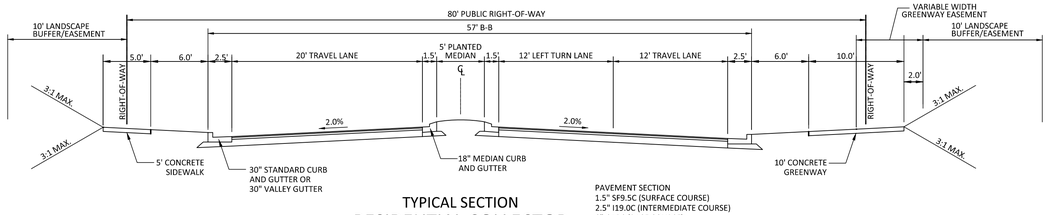
TYPICAL SECTION
RESIDENTIAL COLLECTOR
WITH LANDSCAPE BUFFER
(60' R/W, 35' B-B)

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



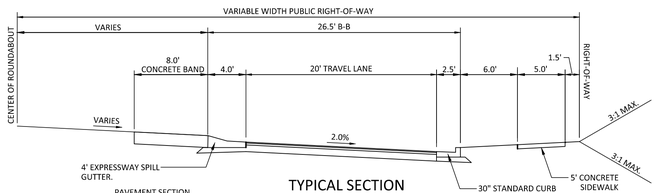
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

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



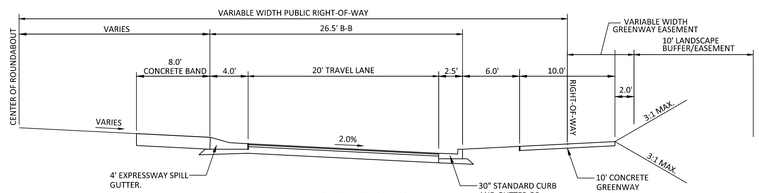
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

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



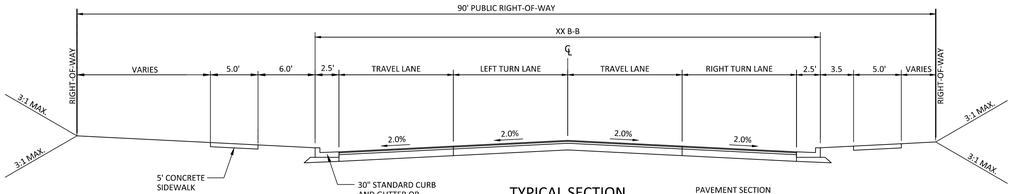
TYPICAL SECTION
ROUNDABOUT
(VARIABLE R/W, 26.5' B-B)

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



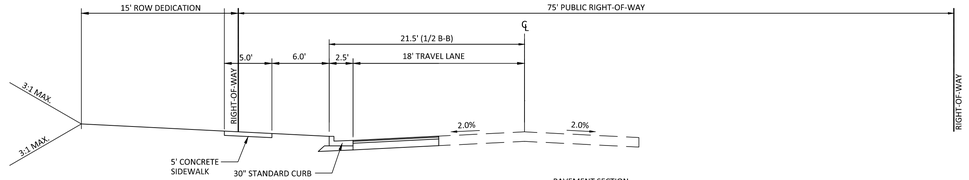
PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

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



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)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	01. 28. 2020

SHEET

TYPICAL SECTIONS

C0.01

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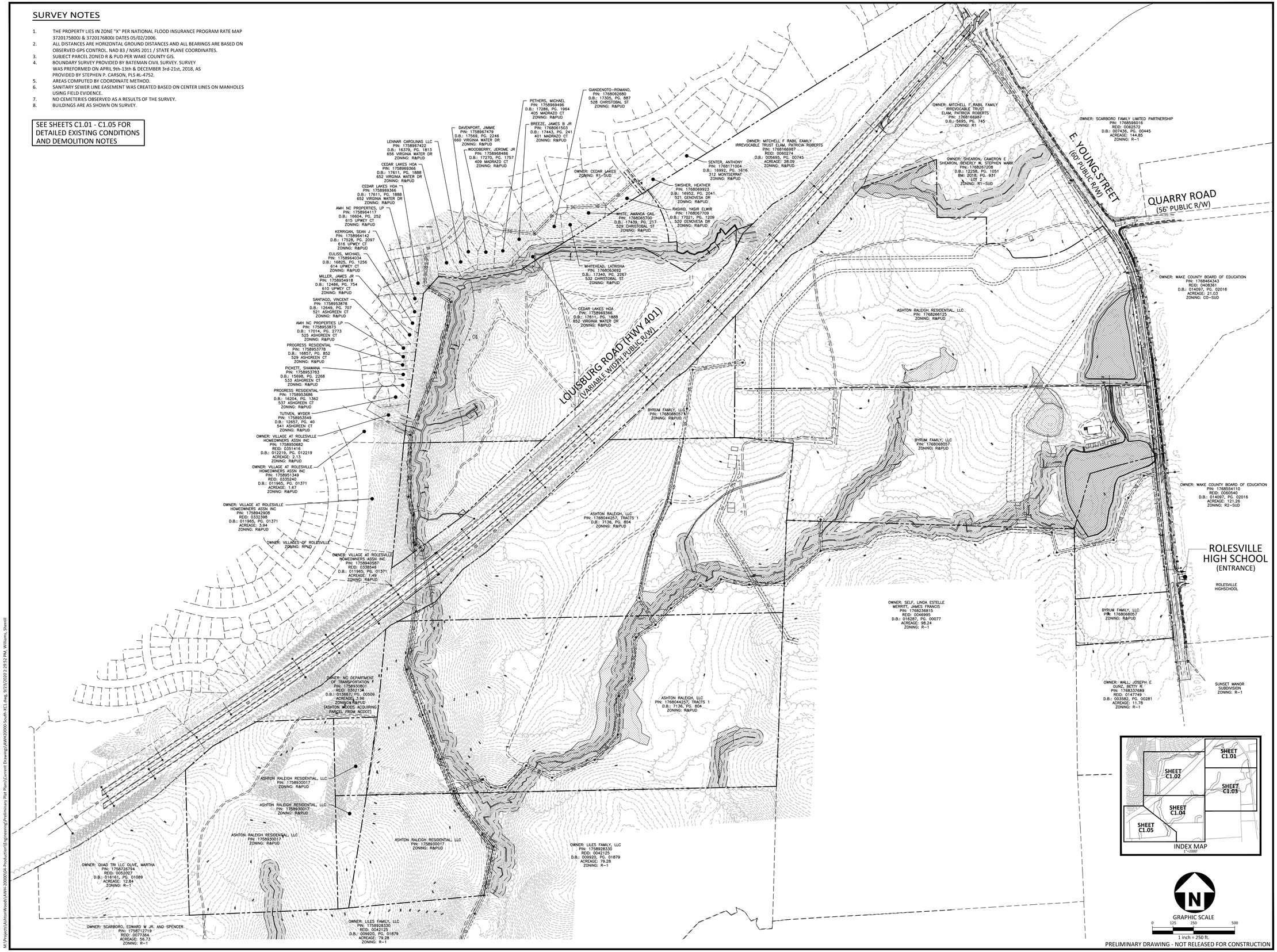
SURVEY NOTES

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

REVISIONS

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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

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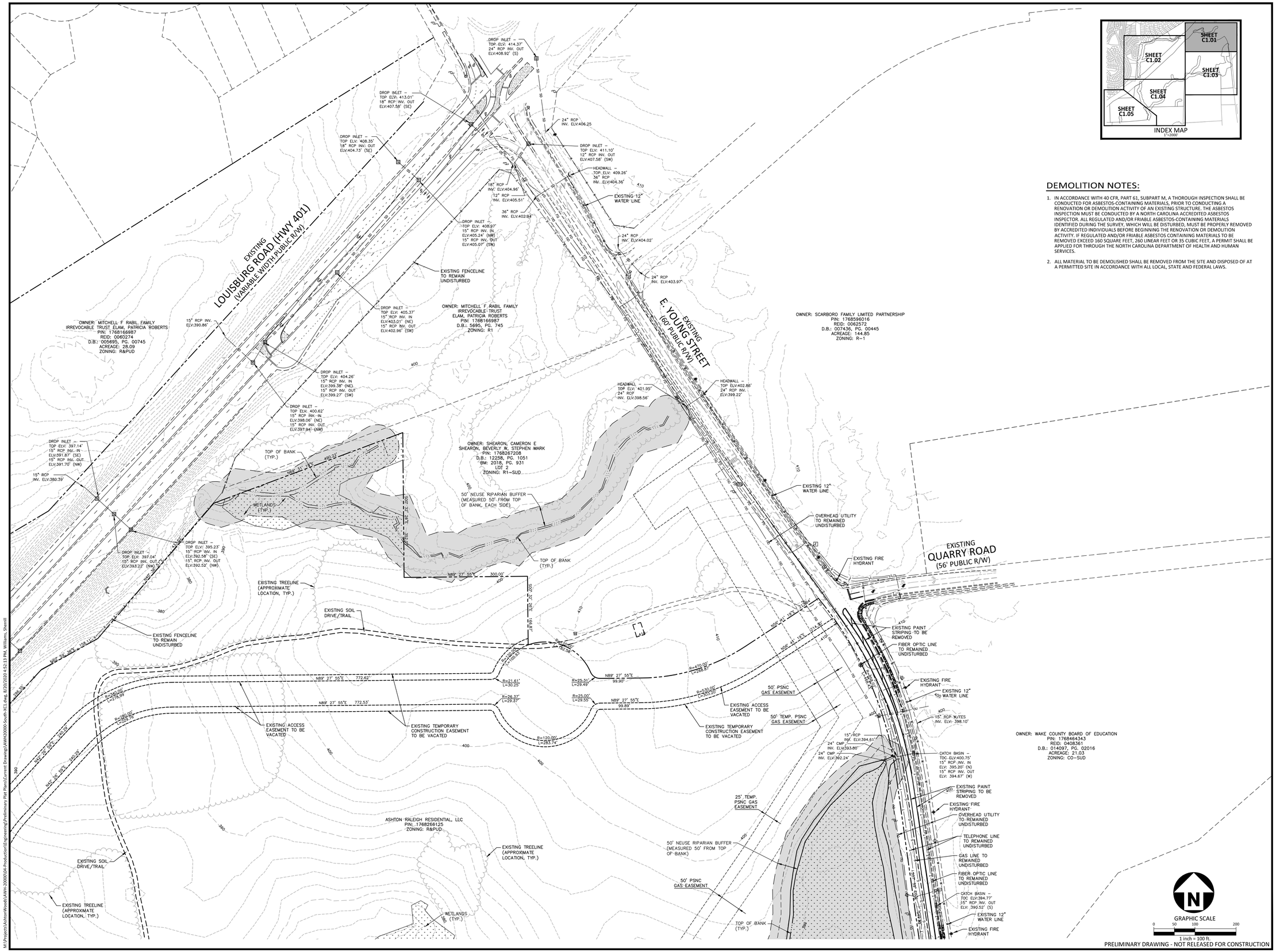

DEMOLITION NOTES:

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713

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fax 919. 361. 2269
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www.mcadamsco.com

CLIENT

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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

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

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-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	01. 28. 2020

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.01

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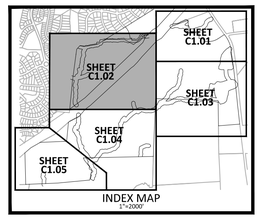

SEE SHEET C0.01 FOR DEMOLITION NOTES

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

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	01. 28. 2020

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN
C1.02

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

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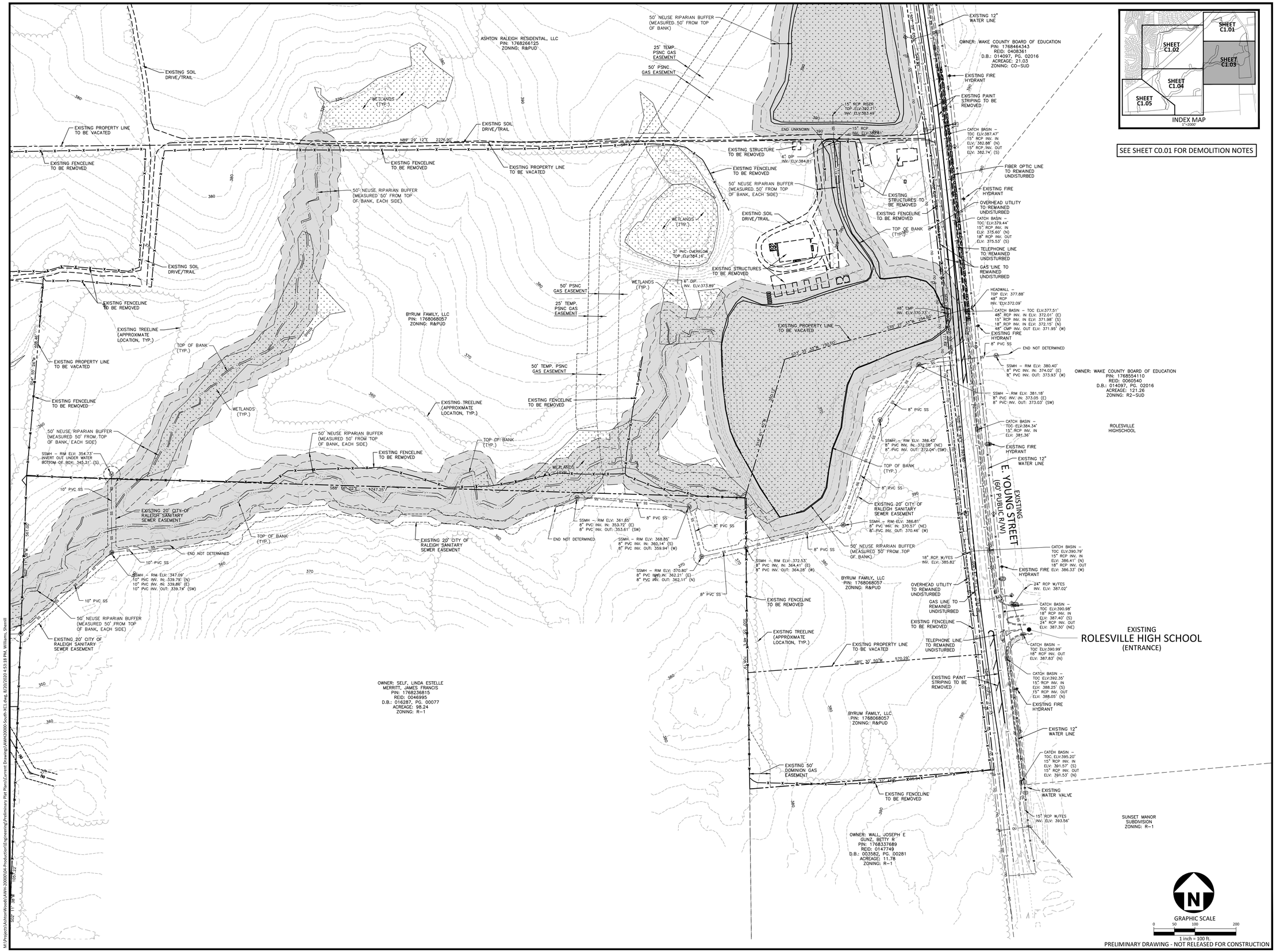

SEE SHEET C0.01 FOR DEMOLITION NOTES

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2905 Meridian Parkway
Durham, NC 27713

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CLIENT

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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

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THE POINT
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
NOT FOR CONSTRUCTION PRELIMINARY

REVISIONS

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DRAWN BY	.
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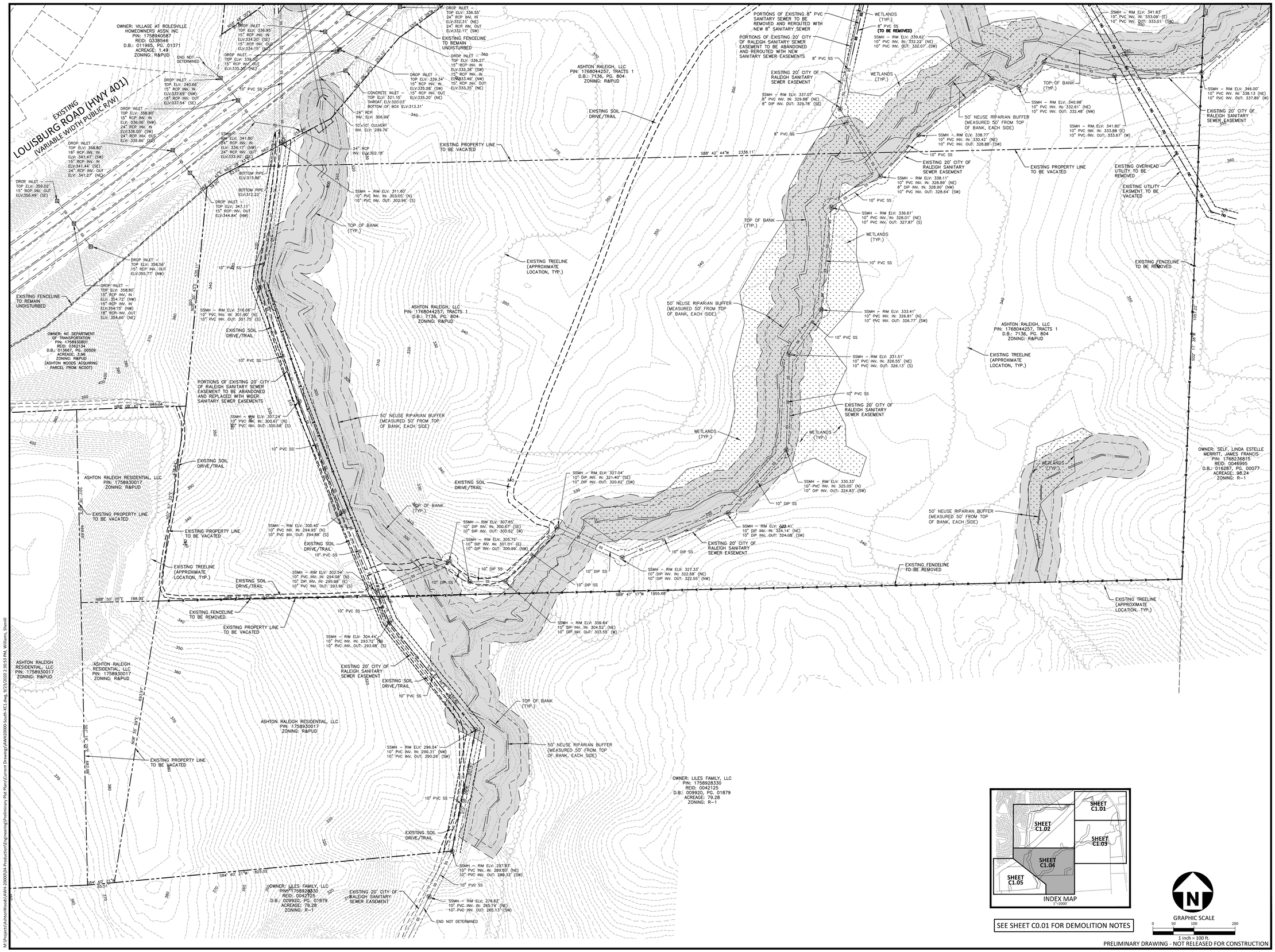
DATE	01. 28. 2020

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.03



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Durham, NC 27713

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5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
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ASHTON WOODS

THE POINT
PHASES 1-10 AND 14

PRELIMINARY PLAT PLANS
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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
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CHECKED BY	.
DRAWN BY	.
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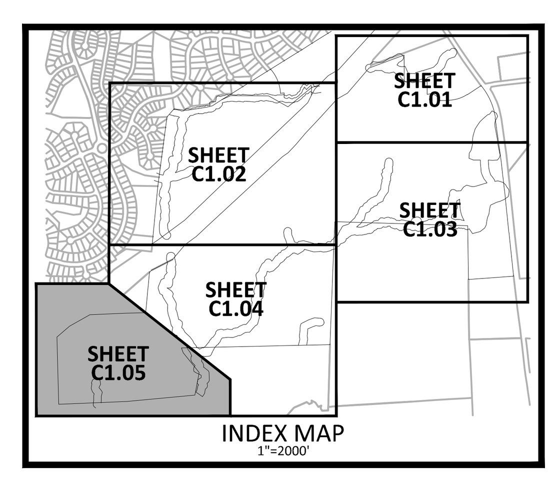
DATE	01. 28. 2020

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

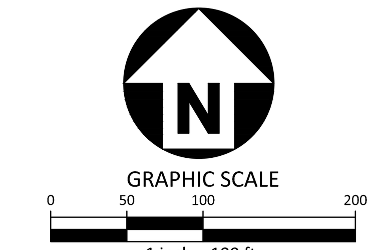
C1.04



INDEX MAP

1"=2000'

SEE SHEET C0.01 FOR DEMOLITION NOTES



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CLIENT

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RALEIGH, NORTH CAROLINA 27609
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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

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	01. 28. 2020

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

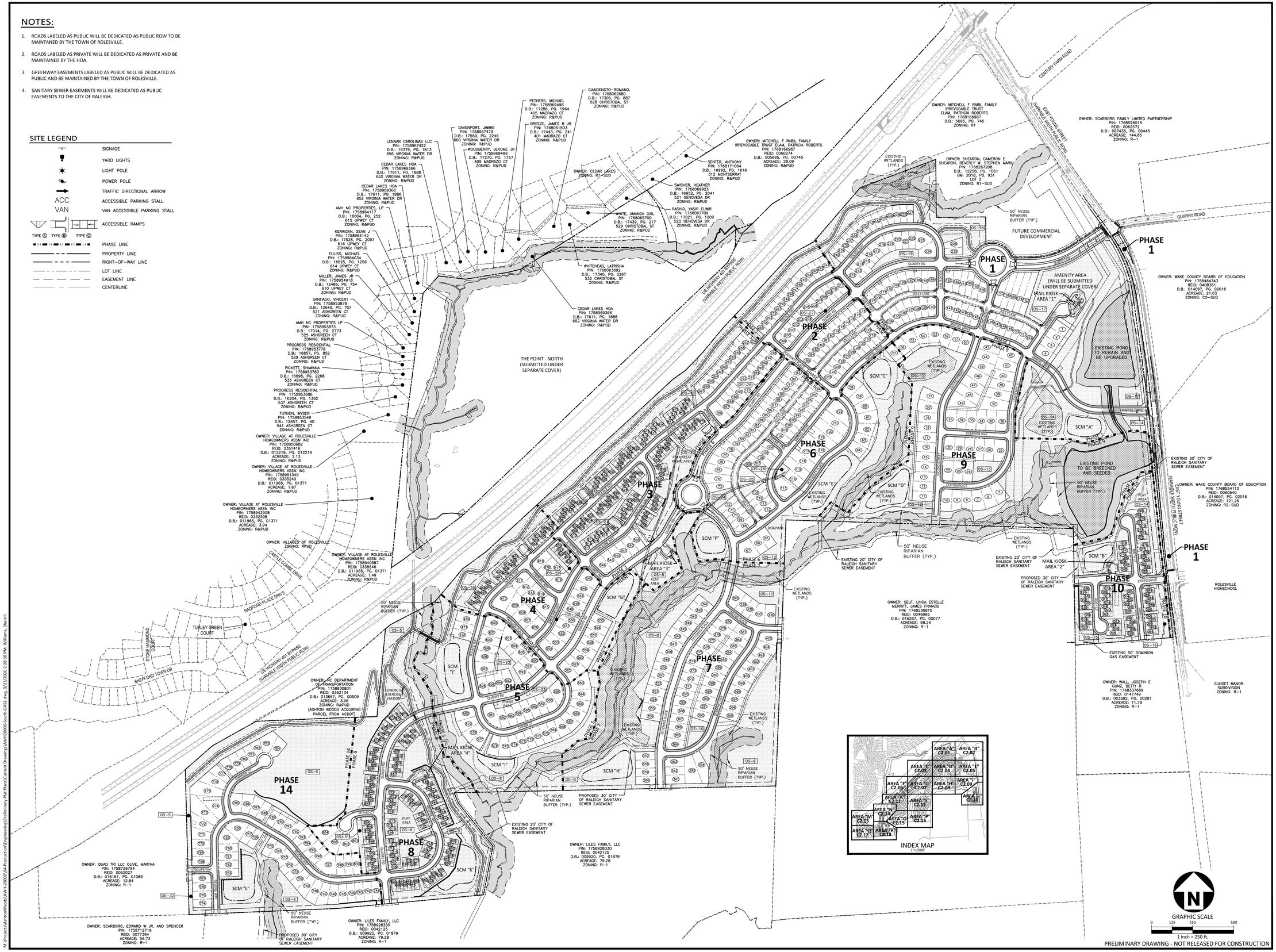
C1.05

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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PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAS1
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SCALE	1"=250'
DATE	01. 28. 2020

SHEET

OVERALL PRELIMINARY PLAT

C2.00

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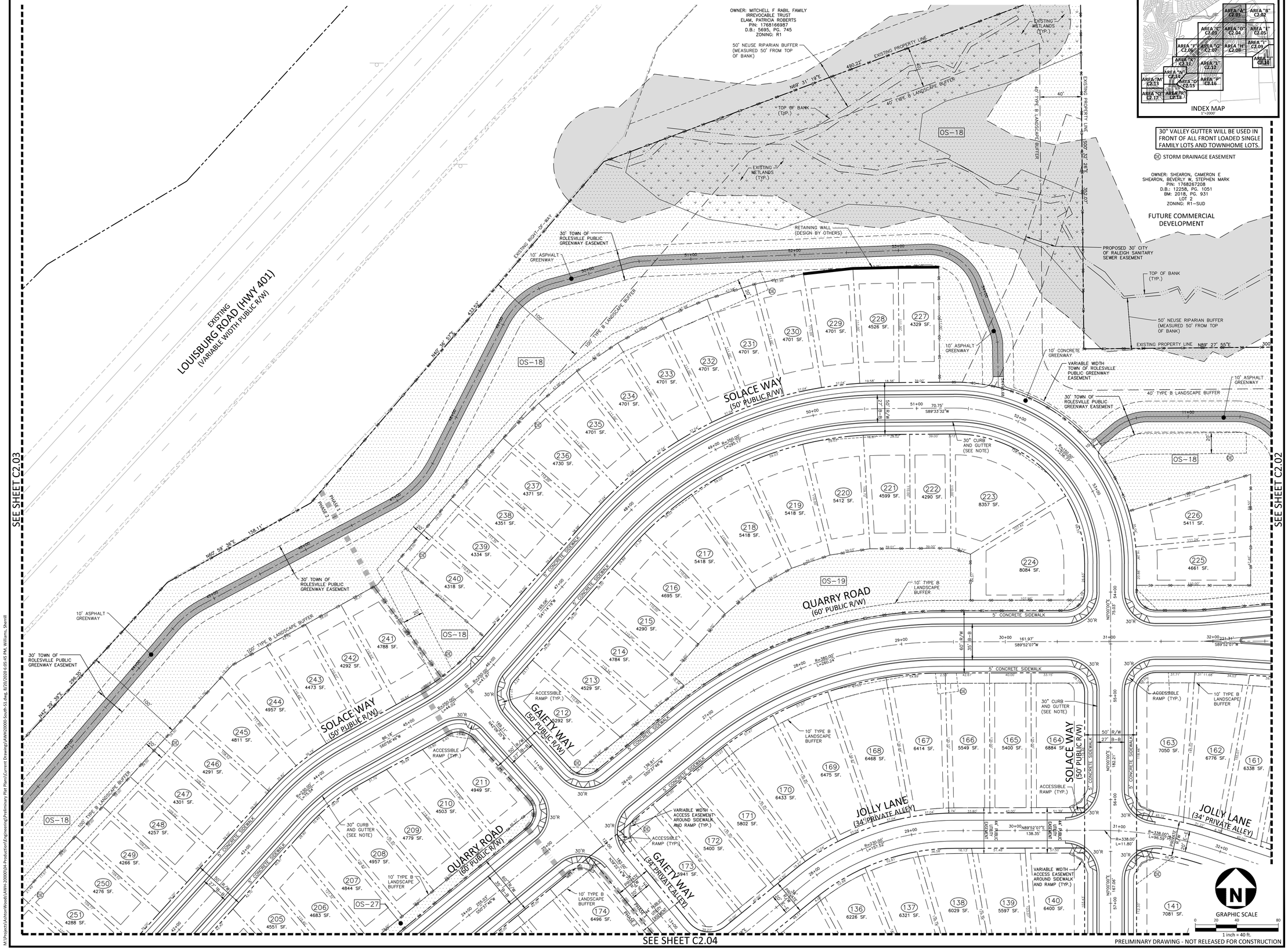

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

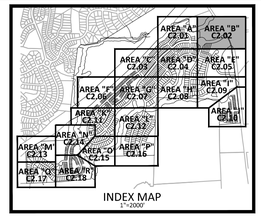
PRELIMINARY PLAT AREA "A"

C2.01

M:\Projects\Ashton Woods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-S1.dwg, 8/20/2020 6:05:45 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



INDEX MAP
1"=2000'

TOP OF BANK (TYP.)

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

S89° 27' 55"E 300.00' EXISTING PROPERTY LINE

40' TYPE B LANDSCAPE BUFFER

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

S00° 32' 05"W 166.88' EXISTING PROPERTY LINE

40' TYPE B LANDSCAPE BUFFER

226 5411 SF.

225 4661 SF.

SEE SHEET C2.01

10' CONCRETE GREENWAY

VARIABLE WIDTH TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' TYPE B LANDSCAPE BUFFER

R=450.00' L=100.56'

R=95.75' L=317.44'

11+00 12+00 13+00

ACCESSIBLE RAMP (TYP.)

4" EXPRESSWAY SPILL GUTTER

8" CONCRETE BAND

5' CONCRETE SIDEWALK

R48'

R36'

R78'

2'R 1.5'R 19'

32+00 221.34' S89°52'07"W

33+00 33+50

R85.75' R120.75' R108.25'

R=85.75' L=48.23'

15+00 14+00

R=85.75' L=135.66'

5' CONCRETE SIDEWALK

QUARRY ROAD (60' PUBLIC R/W)

162 6776 SF.

161 6338 SF.

160 6607 SF.

159 5782 SF.

158 6347 SF.

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

JOLLY LANE (34' PRIVATE ALLEY)

32+00 33+00 34+00

24'-0" PAVEMENT

30'R

50' R/W

B-B

S71°45'37"E 200.68'

142 5000 SF.

143 5000 SF.

144 5000 SF.

145 5551 SF.

JOCUND STREET (50' PUBLIC R/W)

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

157 8373 SF.

156 9652 SF.

155 10269 SF.

154 10804 SF.

153 11403 SF.

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

N89° 27' 55"E 99.99' EXISTING PROPERTY LINE

R=210.00' L=344.50'

N89°46'29"E 111.00 136.01

10' TYPE B LANDSCAPE BUFFER

AMENITY AREA (WILL BE SUBMITTED UNDER SEPARATE COVER)

OS-17

25' TYPE B LANDSCAPE BUFFER

MAIL KIOSK AREA "1"

PROPOSED VARIABLE WIDTH CITY OF RALEIGH UTILITY SEWER EASEMENT

6' WIDE PRIVATE TRAIL EXTENSION TO BE SHOWN ON DETAILED AMENITY DRAWINGS

25' TEMP. PSNC GAS EASEMENT

50' PSNC GAS EASEMENT

9 SPACES

14.5'R

0.5'R

4.5'R

1.5'R

20'R

R50'

"MAIL KIOSK PARKING ONLY" SIGNS

30" VALLEY GUTTER

324.00'

329.5'

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

TOP OF BANK (TYP.)

DUKE ENERGY EASEMENT (WIDTH VARIES)

15' RIGHT-OF-WAY DEDICATION

30' STREETSCAPE BUFFER

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

EXISTING RIGHT-OF-WAY

50' TEMP. PSNC GAS EASEMENT

50' PSNC GAS EASEMENT

EXISTING QUARRY ROAD (56' PUBLIC R/W)

HIGH VISIBILITY CROSSWALK (TYP.)

ACCESSIBLE RAMP (TYP.)

PROPOSED CITY OF RALEIGH WATER EASEMENT

10' CONCRETE GREENWAY

VARIABLE WIDTH TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

PROPOSED CITY OF RALEIGH WATER EASEMENT

30" CURB AND GUTTER (SEE NOTE)

10' TYPE B LANDSCAPE BUFFER

CENTERLINE RADIUS

R=450.00' L=212.04'

20'

12'-12'

24'-0" PAVEMENT

30'R

QUARRY ROAD (80' PUBLIC R/W)

5' CONCRETE SIDEWALK

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

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

20' STREETSCAPE BUFFER

VARIABLE WIDTH STREETSCAPE BUFFER

50' PSNC GAS EASEMENT

10' TYPE B LANDSCAPE BUFFER

15' RIGHT-OF-WAY DEDICATION

C43

R=468.43'

CENTERLINE OF CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

EXISTING RIGHT-OF-WAY

34+00

35+00

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

SEE SHEET C2.05

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
EXPIRATION 12/31/2020
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

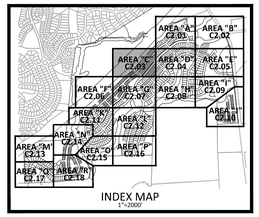
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT AREA "B"

C2.02

I:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-South-S1.dwg, 9/23/2020 2:36:58 PM, Williams, Sherrill



INDEX MAP
1"=2000'

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)

OS-18

OS-28

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

GREENWAY CONNECTOR

100' TYPE B LANDSCAPE BUFFER

10' TYPE B LANDSCAPE BUFFER

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

PLAY AREA/ PICNIC AREA

GRAPHIC SCALE
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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

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ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
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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
EXPIRATION 12/31/2020
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-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT
AREA "C"

C2.03

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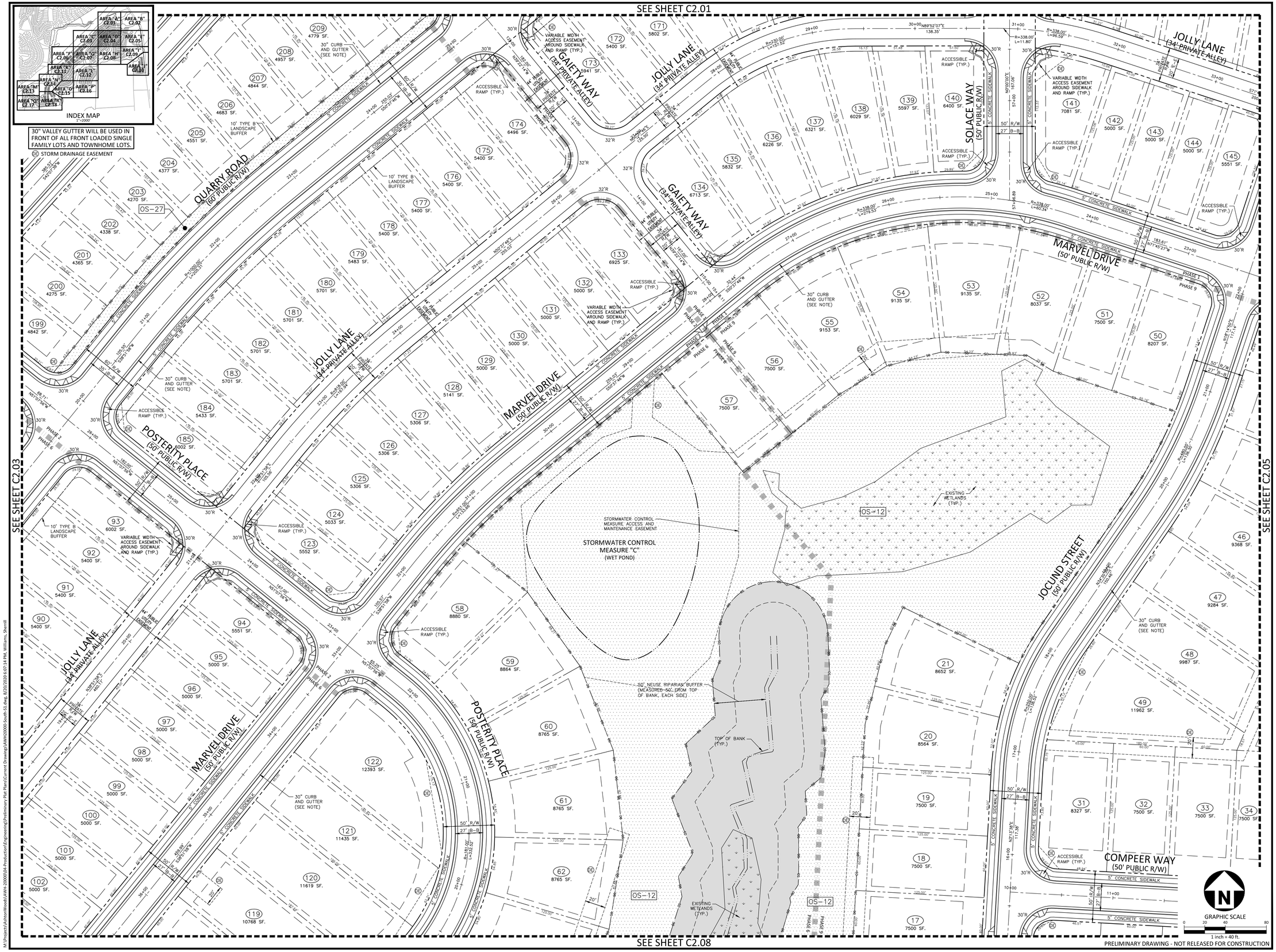

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2905 Meridian Parkway
Durham, NC 27713

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

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RALEIGH, NORTH CAROLINA 27609
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

REVISIONS

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

SHEET

PRELIMINARY PLAT AREA "D"

C2.04

SEE SHEET C2.02

SEE SHEET C2.04

SEE SHEET C2.09

AMENITY AREA
(WILL BE SUBMITTED UNDER SEPARATE COVER)

MAIL KIOSK AREA "1"

PROPOSED VARIABLE WIDTH CITY OF RALEIGH UTILITY SEWER EASEMENT

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
(VARIABLE WIDTH 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.
42 9505 SF.
44 8266 SF.
41 8295 SF.
45 8878 SF.
40 8207 SF.
46 9368 SF.
39 8905 SF.
47 9284 SF.
38 9631 SF.
48 9987 SF.
37 12387 SF.
33 7500 SF.
34 7500 SF.
35 7500 SF.
36 8336 SF.

OS-17
OS-14

ACCESSIBLE RAMP (TYP.)
VARIABLE WIDTH ACCESS EASEMENT AROUND SIDEWALK AND RAMP (TYP.)
25' TYPE B LANDSCAPE BUFFER
30" VALLEY GUTTER
MAIL KIOSK PARKING ONLY SIGNS
24' TEMP. PSNC GAS EASEMENT
6' WIDE PRIVATE TRAIL
6' WIDE PRIVATE TRAIL EXTENSION TO BE SHOWN ON DETAILED AMENITY DRAWINGS
30" CURB AND GUTTER (SEE NOTE)
5' CONCRETE SIDEWALK
50' PSNC GAS EASEMENT
15' RIGHT OF WAY DEDICATION
30' STREETSCAPE BUFFER
HIGH VISIBILITY CROSSWALK (TYP.)
65' LANE TAPER
125' RIGHT TURN STORAGE
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.)
STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "A" (WET POND)
DUKE ENERGY EASEMENT (WIDTH VARIES)
EXISTING RIGHT OF WAY
PHASE 1
PHASE 9

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

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

SD 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

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phone 919. 361. 5000
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ASHTON RALEIGH RESIDENTIAL, LLC.
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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 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-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

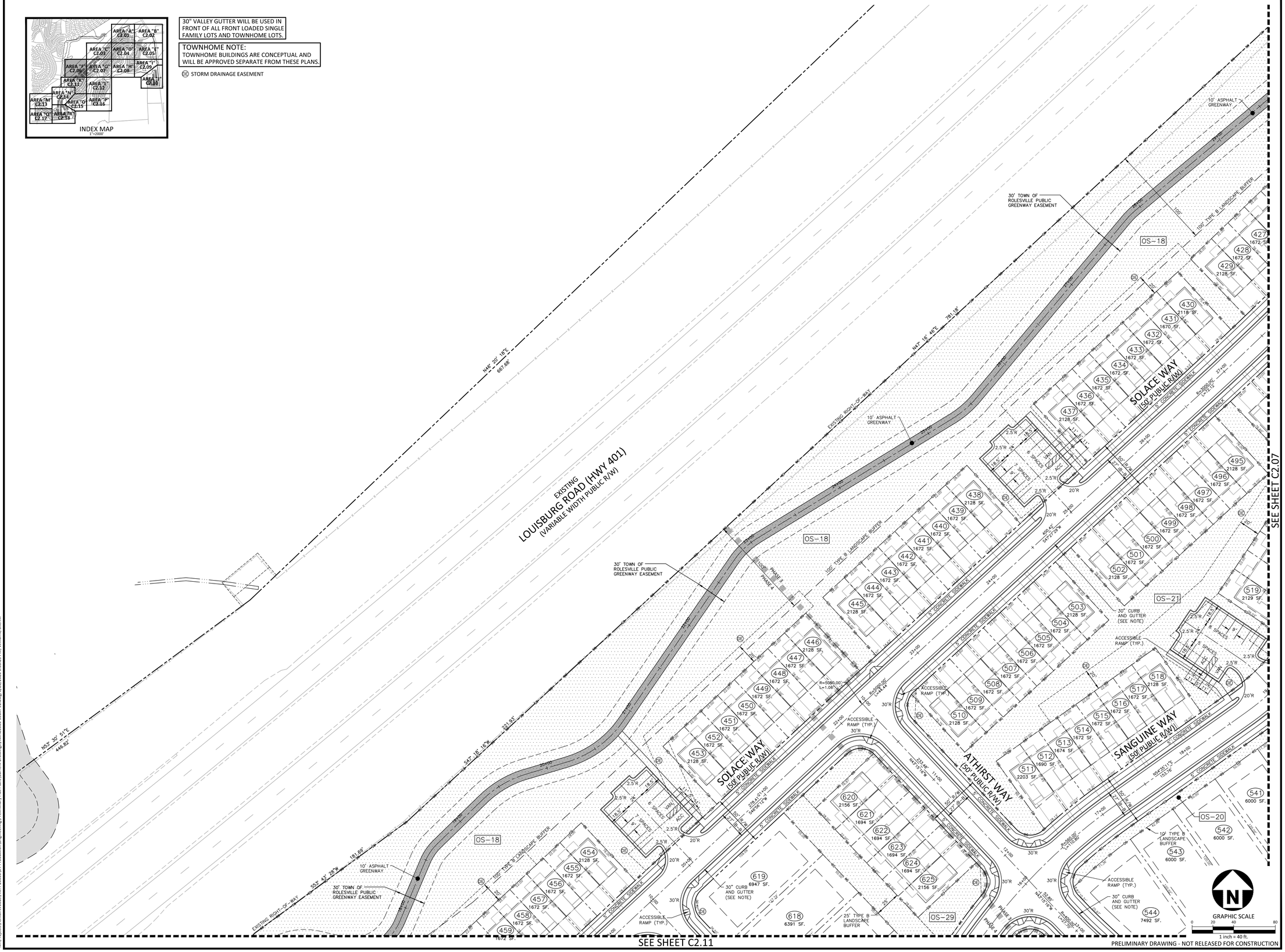
PRELIMINARY PLAT AREA "E"

C2.05

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



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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 "F"

C2.06

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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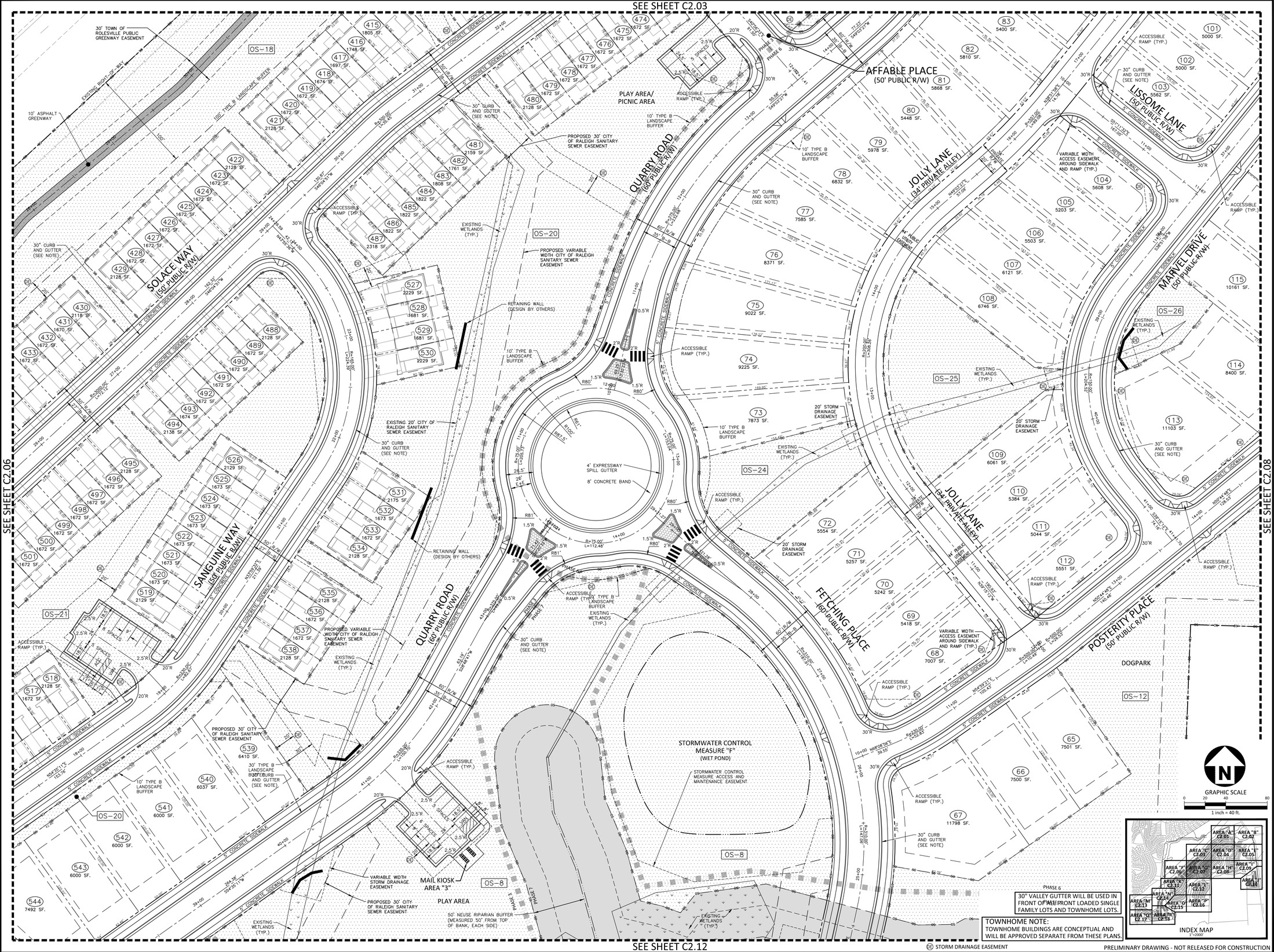
SEE SHEET C2.03



SEE SHEET C2.06

SEE SHEET C2.08

SEE SHEET C2.12

(DE) STORM DRAINAGE EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

SHEET

PRELIMINARY PLAT
AREA "G"

C2.07

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

PHASE 6 | PHASE 9

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

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

TEMPORARY TURN AROUND

30" VALLEY GUTTER

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

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'

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

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
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
2	08. 21. 2020	REV PER MUNICIPAL COMMENTS

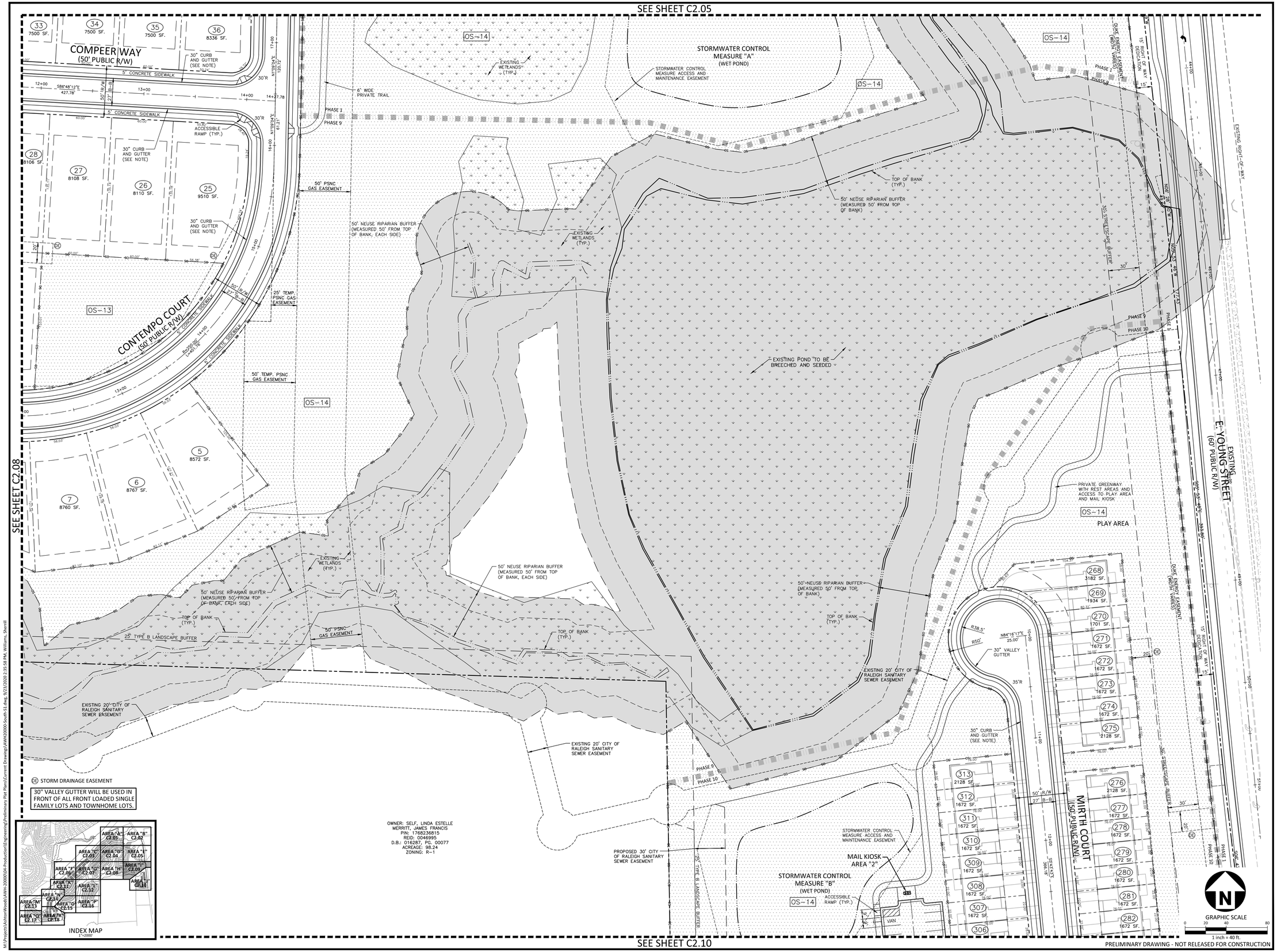
PLAN INFORMATION

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

SHEET

PRELIMINARY PLAT
AREA "H"
C2.08

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-South-S1.dwg, 8/20/2020 6:10:19 PM, Williams, Sherrill



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Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
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NOT FOR CONSTRUCTION

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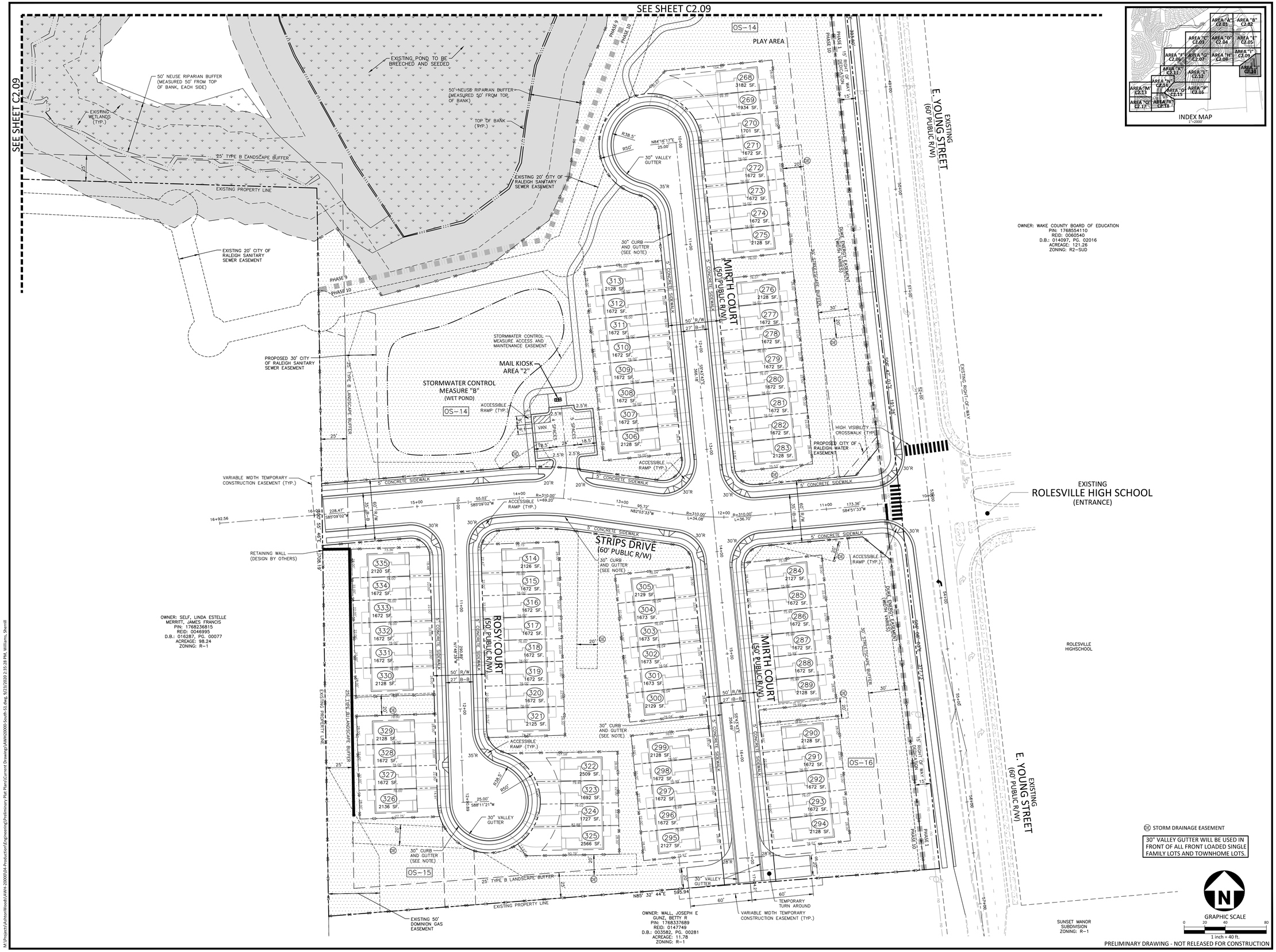
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT AREA "I"

C2.09

SEE SHEET C2.09



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

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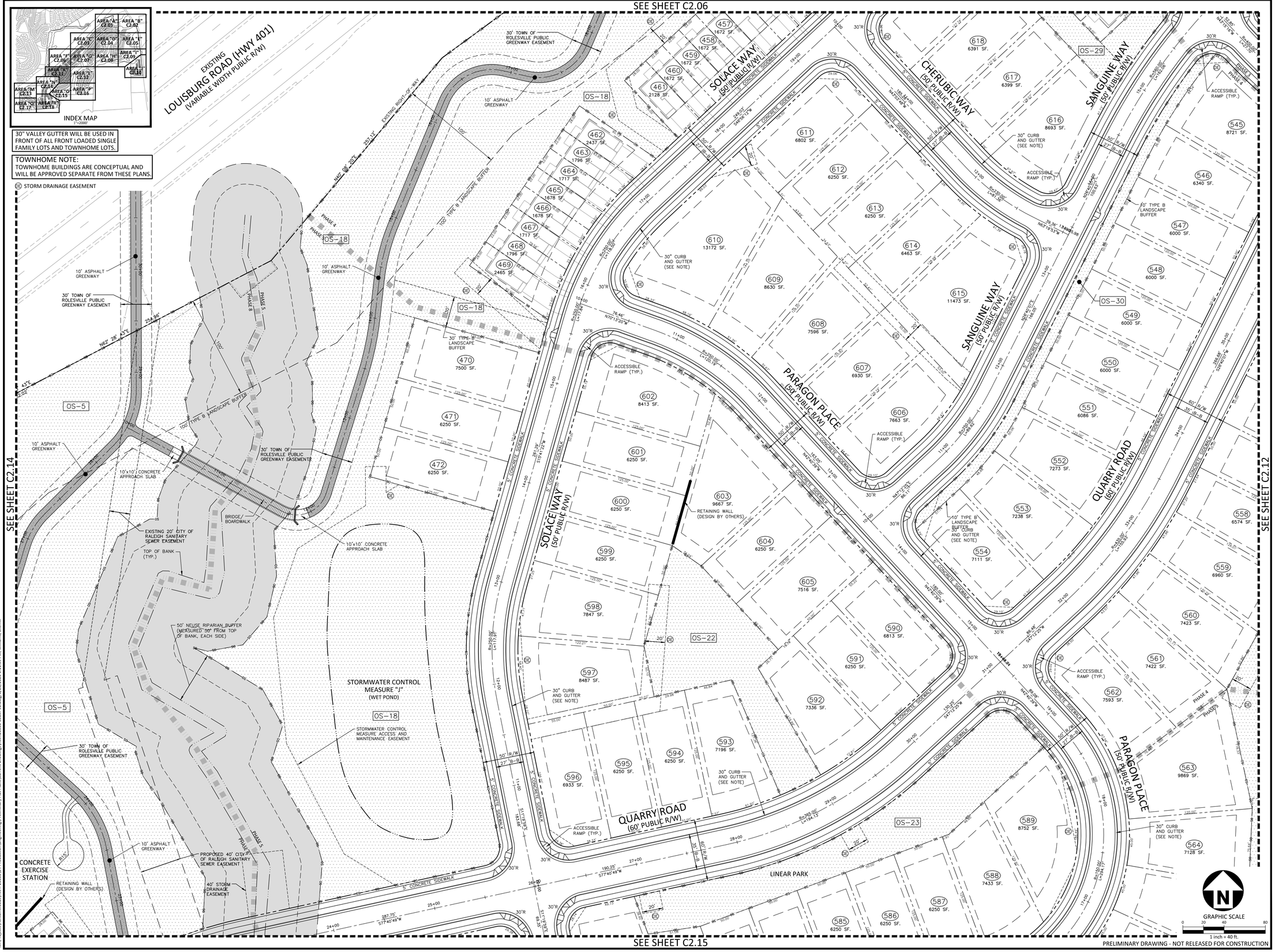
SHEET

PRELIMINARY PLAT AREA "J"

C2.10

M:\Projects\AshtonWoods\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000 South-S1.dwg, 9/23/2020 2:35:28 PM, Williams, Sherrill



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SHEET

PRELIMINARY PLAT AREA "K"

C2.11

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)

FETCHING PLACE (60' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

PLAY AREA

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)

30" CURB AND GUTTER (SEE NOTE)

40' STORM DRAINAGE EASEMENT

25' TYPE B LANDSCAPE BUFFER

RETAINING WALL (DESIGN BY OTHERS)

30" VALLEY GUTTER

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

TEMPORARY TURN AROUND

ACCESSIBLE RAMP (TYP.)

5' CONCRETE SIDEWALK

OS-8

OS-9

OS-11

OS-12

544	7492 SF.	
545	8721 SF.	
555	6250 SF.	
556	6250 SF.	
557	6250 SF.	
558	6574 SF.	
336	7800 SF.	
337	8736 SF.	
338	5993 SF.	
339	6000 SF.	
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.	
369	6837 SF.	
370	6208 SF.	
371	6233 SF.	
372	6258 SF.	
373	6660 SF.	
374	7085 SF.	
375	7084 SF.	
376	6413 SF.	
377	6173 SF.	
378	6115 SF.	
379	6058 SF.	
380	6756 SF.	
381	6503 SF. ACCESSIBLE RAMP (TYP.)	
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.	
396	6000 SF.	
397	6000 SF.	
398	6522 SF.	
399	6591 SF.	
400	6448 SF.	
401	6000 SF.	
402	6000 SF.	
403	6648 SF.	
404	7273 SF.	
405	7155 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

AREA "A" C2.03 | 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" C2.11 | AREA "K" C2.12 | AREA "L" C2.10
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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

REVISIONS

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PLAN INFORMATION

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SHEET

PRELIMINARY PLAT AREA "L"

C2.12

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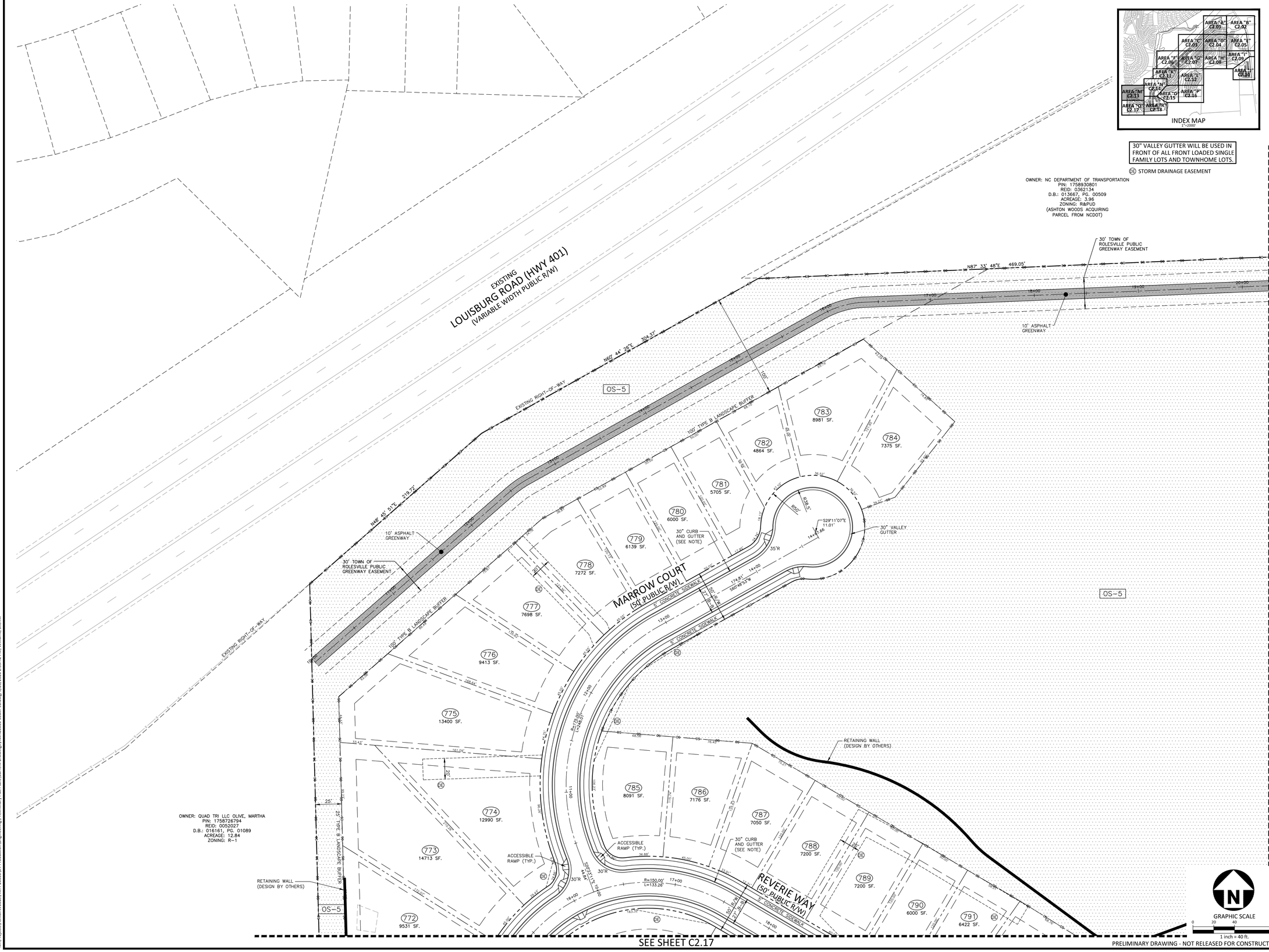

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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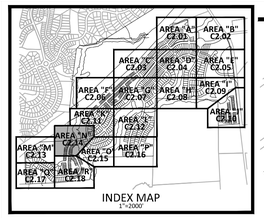
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT
AREA "M"
C2.13

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

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

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

N88° 08' 47"E 266.04'

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PHASE 8

PHASE 5

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

TOP OF BANK (TYP.)

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

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

SOLACE WAY (50' PUBLIC R/W)

599 6250 SF.
598 7847 SF.
597 8487 SF.
596 6933 SF.
595 6250 SF.
594 6250 SF.
OS-22
OS-23

30" CURB AND GUTTER (SEE NOTE)

5' CONCRETE SIDEWALK

50' R/W
27' B-B

CONCRETE EXERCISE STATION
OS-5

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

40' STORM DRAINAGE EASEMENT

QUARRY ROAD (60' PUBLIC R/W)

HIGH VISIBILITY CROSSWALK (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

ACCESSIBLE RAMP (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.

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

OS-8
OS-8'
OS-7
OS-6

CHARM COURT (50' PUBLIC R/W)

MAIL KIOSK AREA "4"

REVERIE WAY (50' PUBLIC R/W)

8' CONCRETE SIDEWALK

8 SPACES

2.5'R

ACC. VAN

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

25' TYPE B LANDSCAPE BUFFER

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

SEE SHEET C2.13

SEE SHEET C2.15

SEE SHEET C2.18

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'DONNELL
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SHEET

PRELIMINARY PLAT AREA "N"

C2.14

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.	
579	7556 SF.	
578	7506 SF.	
577	7506 SF.	
576	7506 SF.	
575	7558 SF.	
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.	

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

(DE) STORM DRAINAGE EASEMENT

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INDEX MAP
1"=2000'

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

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SHEET

PRELIMINARY PLAT
AREA "O"
C2.15

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SEE SHEET C2.12

SEE SHEET C2.15

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PHASE 5

PHASE 7

EXISTING WETLANDS (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

RETAINING WALL (DESIGN BY OTHERS)

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

OS-8

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

PHASE 6

PHASE 7

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

353 6375 SF.

354 6282 SF.

355 6000 SF.

356 6000 SF.

357 6002 SF.

358 6000 SF.

359 6000 SF.

360 6000 SF.

FETCHING PLACE (60' PUBLIC R/W)

5' CONCRETE SIDEWALK

60' R/W

35' B-B

30' CURB AND GUTTER (SEE NOTE)

369 6837 SF.

368 6000 SF.

367 6000 SF.

366 6000 SF.

365 6000 SF.

364 7450 SF.

363 6596 SF.

362 6000 SF.

361 6600 SF.

OS-8

OS-10

370 6208 SF.

389 6180 SF.

390 6163 SF.

391 6146 SF.

392 6634 SF.

SERAPHIC WAY (50' PUBLIC R/W)

5' CONCRETE SIDEWALK

50' R/W

27' B-B

30' CURB AND GUTTER (SEE NOTE)

398 6522 SF.

397 6000 SF.

396 6000 SF.

395 6000 SF.

394 11034 SF.

393 13034 SF.

OS-9

OS-9

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

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

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

ACCESSIBLE RAMP (TYP.)

30' VALLEY GUTTER

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

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'

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

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-S1.dwg, 8/20/2020 6:19:36 PM, Williams, Sherrill

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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

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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

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

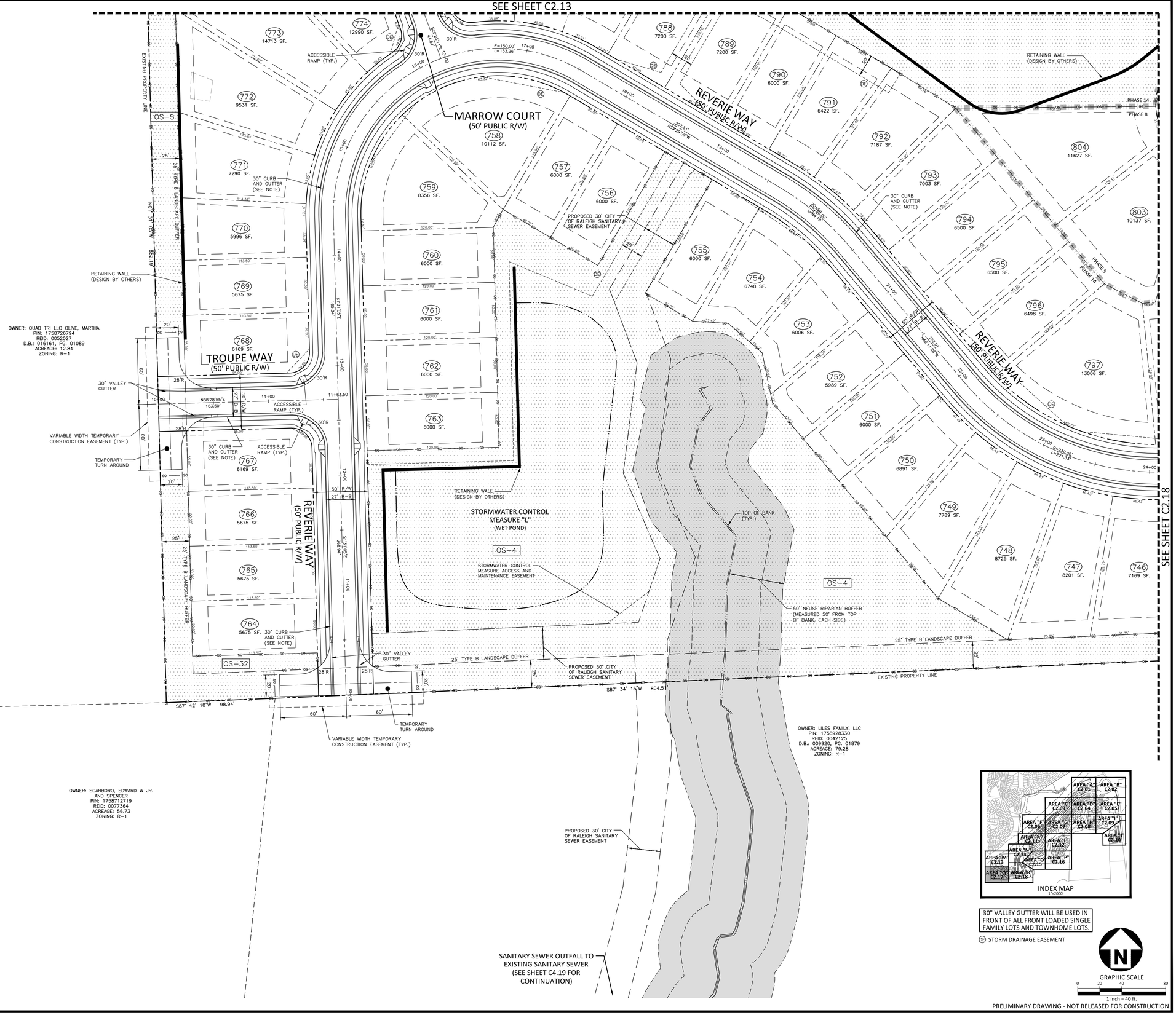
PLAN INFORMATION

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

SHEET

PRELIMINARY PLAT AREA "P"

C2.16



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

(SE) STORM DRAINAGE EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713

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ASHTON RALEIGH RESIDENTIAL, LLC.
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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
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FILENAME	AWH20000-SOUTH-S1
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DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

PRELIMINARY PLAT
AREA "Q"

C2.17

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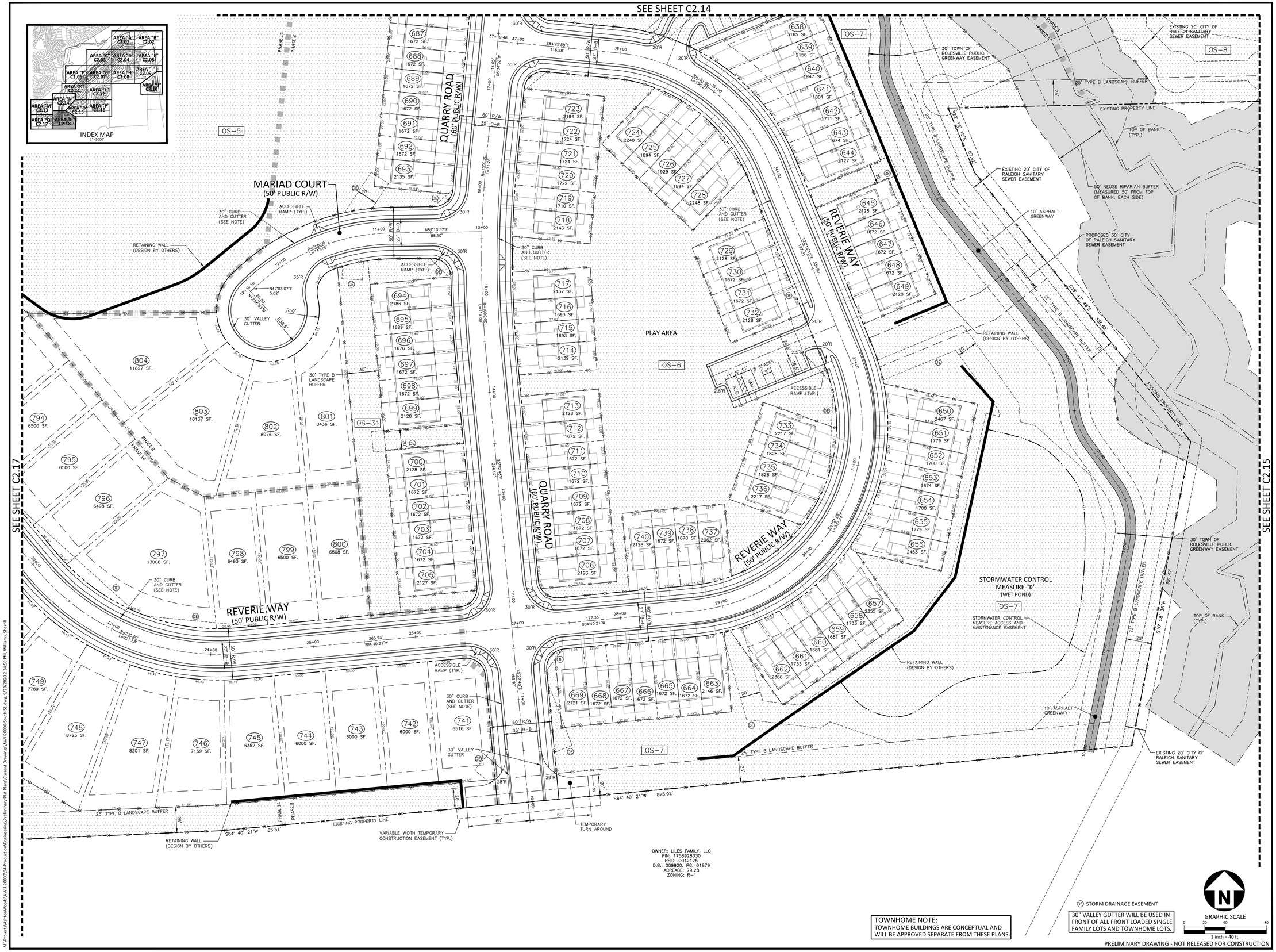

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Durham, NC 27713

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

SHEET

PRELIMINARY PLAT AREA "R"

C2.18

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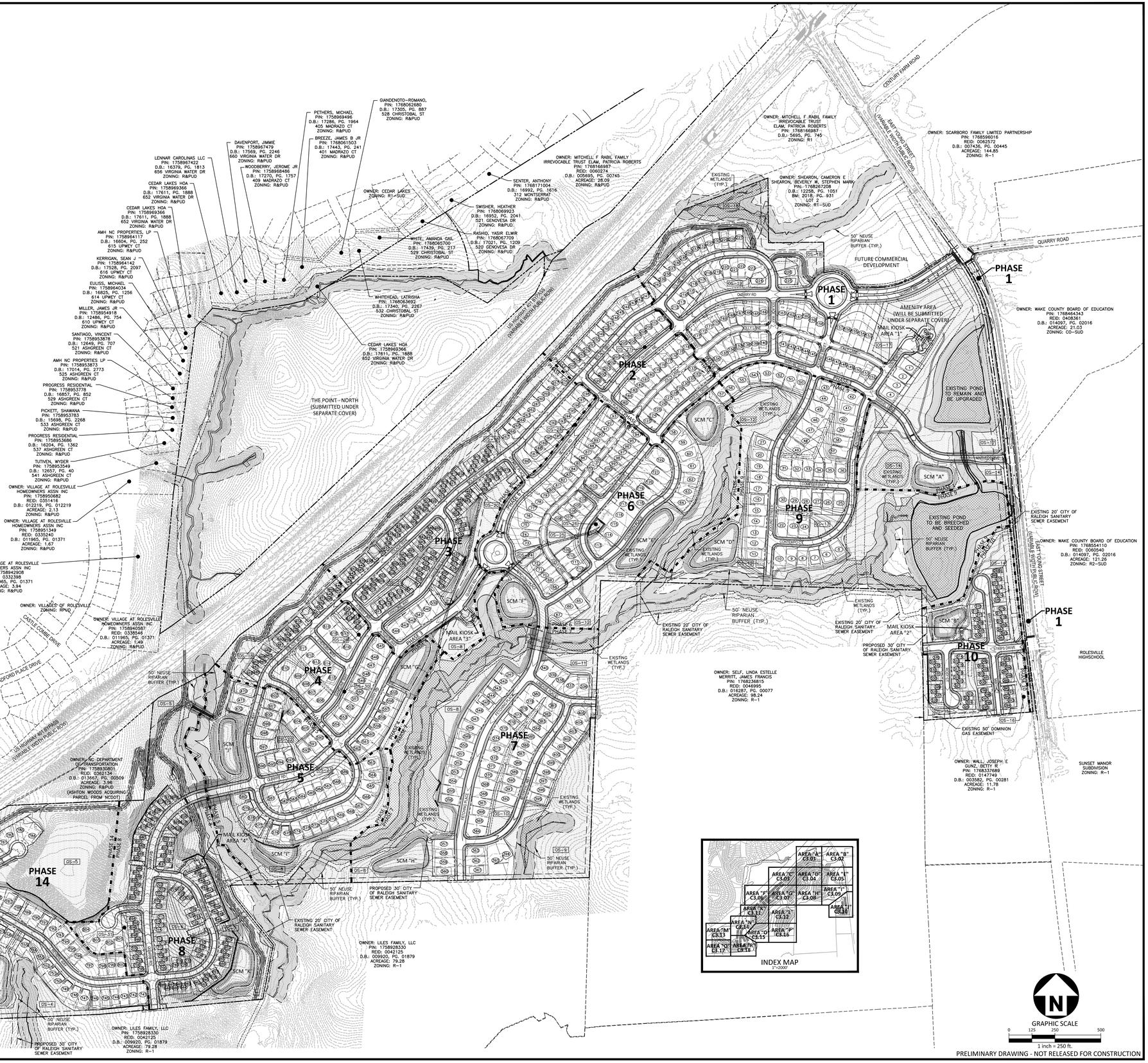
GRADING LEGEND

- 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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAG1
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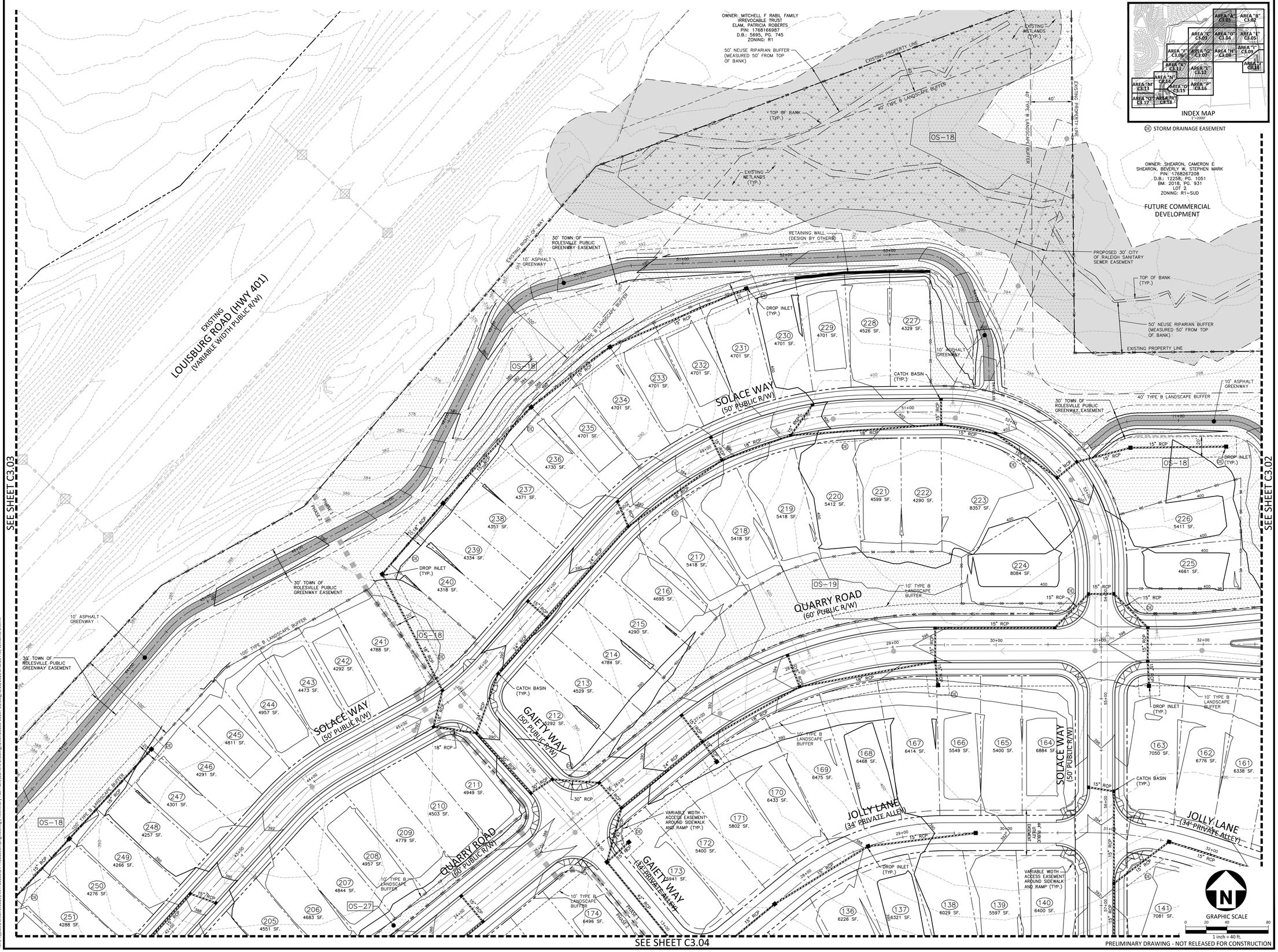
DATE	01. 28. 2020

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00



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

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

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GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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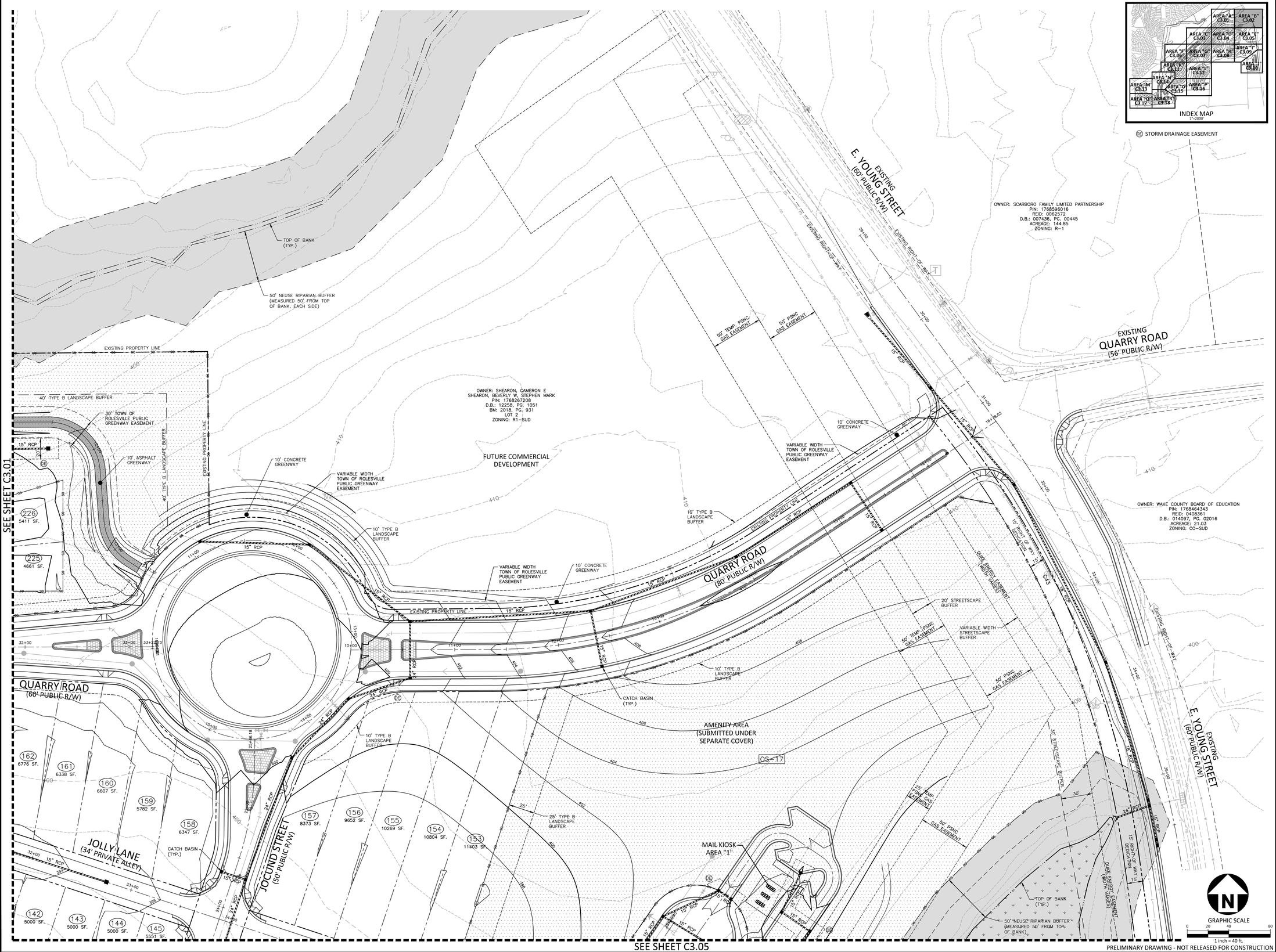

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Durham, NC 27713

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CLIENT

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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
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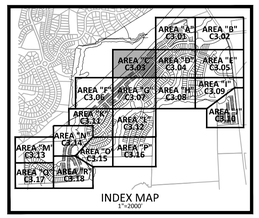
FILENAME	AWH20000-SOUTH-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02



SE 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)

EXISTING RIGHT-OF-WAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

10' TYPE B LANDSCAPE BUFFER

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (50' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

JOLLY LANE (24' PRIVATE ALLEY)

AFFABLE PLACE (50' PUBLIC R/W)

OS-18

OS-28

DROP INLET (TYP.)

CATCH BASIN (TYP.)

15" RCP

18" RCP

24" RCP

30" RCP

PHASE 3

PHASE 6

PHASE 8

PHASE 9

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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ASHTON RALEIGH RESIDENTIAL, LLC.
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RALEIGH, NORTH CAROLINA 27609
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THE POINT
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 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-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

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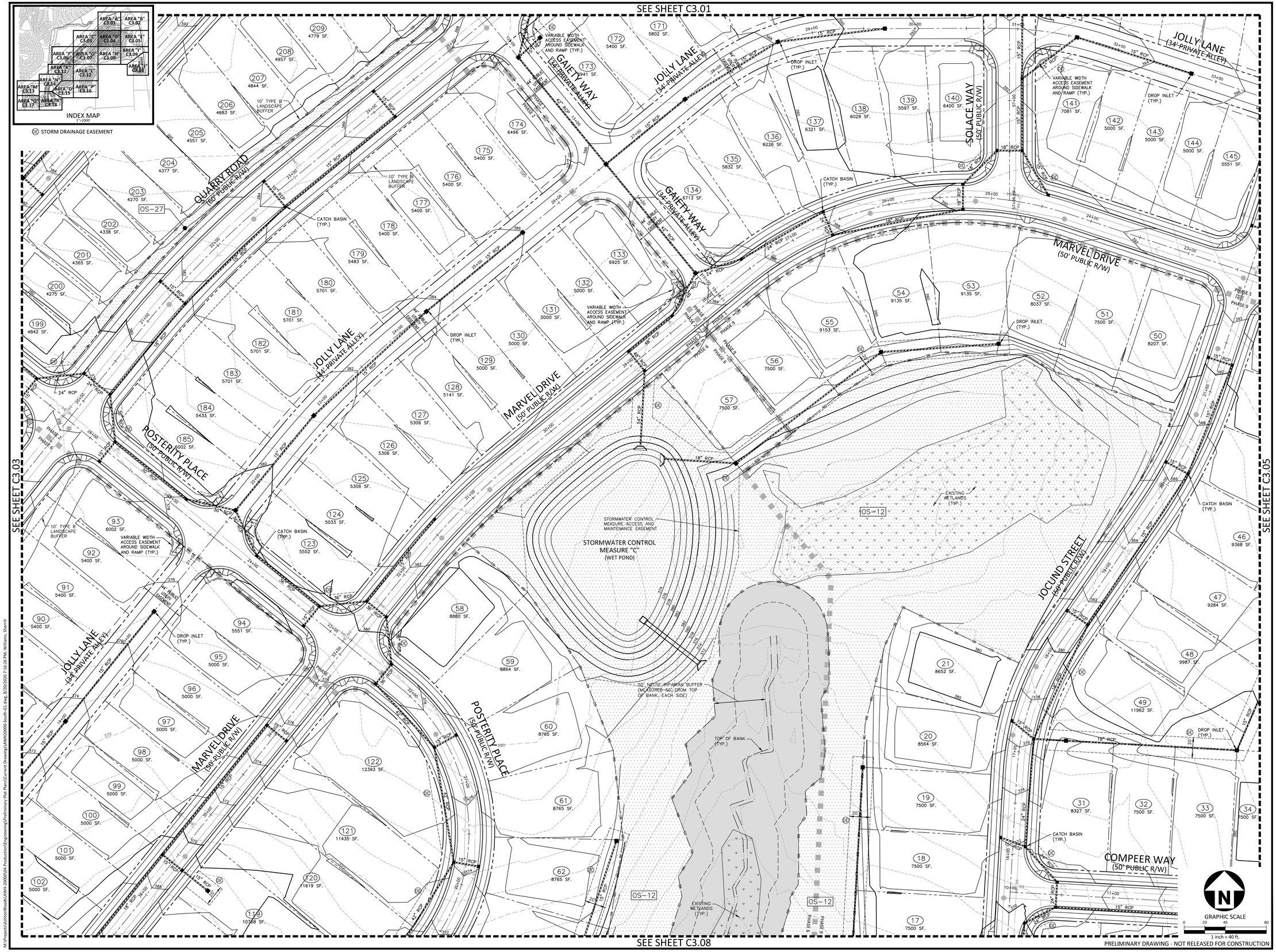

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PROJECT NO.	AWH-20000
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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

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

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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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DE STORM DRAINAGE EASEMENT

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

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "F"

C3.06

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SEE SHEET C3.03

SEE SHEET C3.06

SEE SHEET C3.08

SEE SHEET C3.12

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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 "G"

C3.07

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

INDEX MAP
1"=200'

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.
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

DROP INLET (TYP.)
CATCH BASIN (TYP.)
CATCH BASIN

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)

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)

EXISTING 20' 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

SE STORM DRAINAGE EASEMENT

INDEX MAP
1"=200'

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 7:27:08 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
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 PRELIMINARY

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

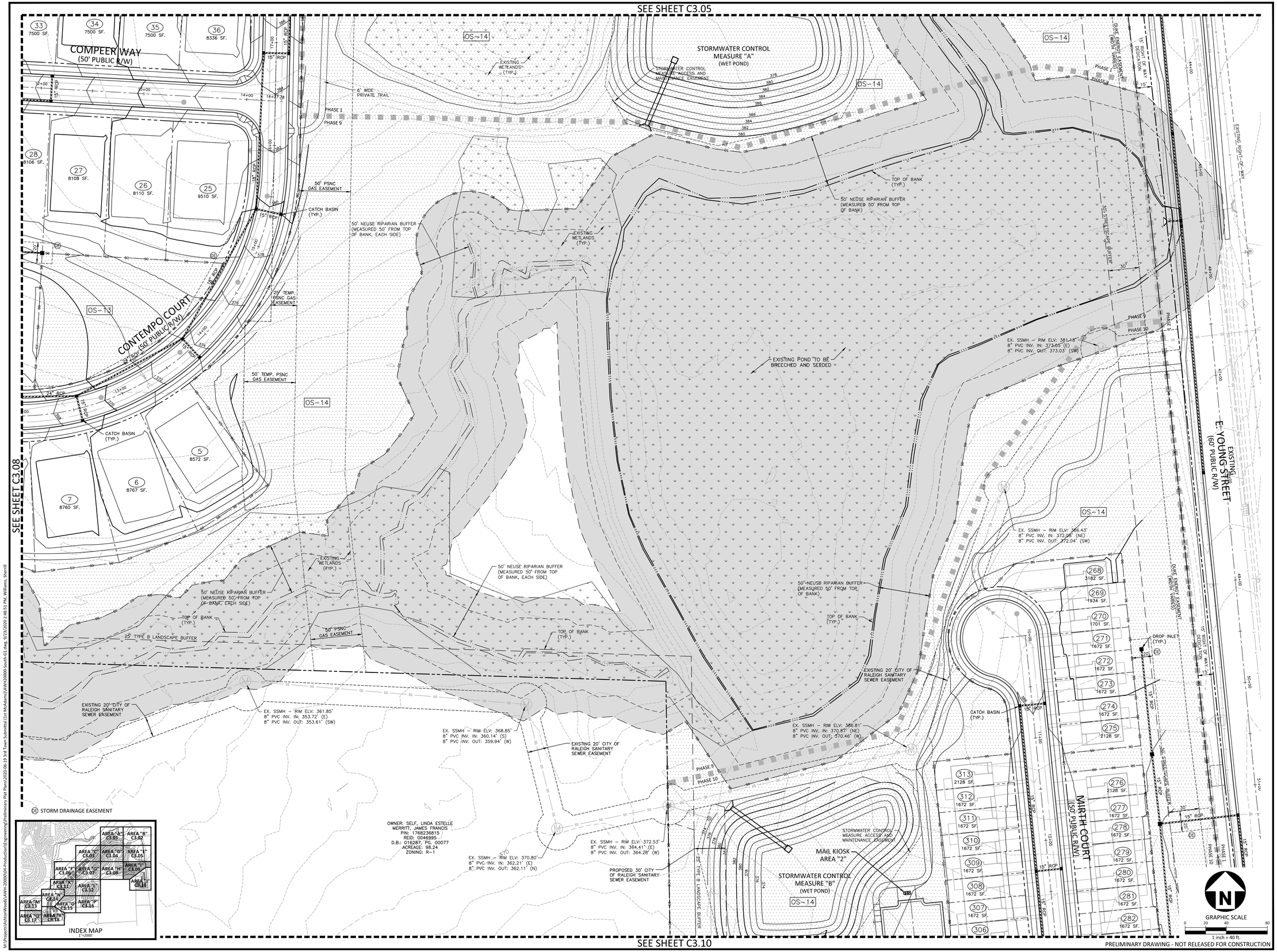
PLAN INFORMATION

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 "H"

C3.08



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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 "I"

C3.09

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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 ENGINEER SEAL 22630 WILLIAM T. ODANIEL

REVISIONS

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FILENAME	AWH20000-SOUTH-G1
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DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "J"

C3.10

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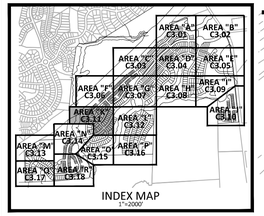
SEE SHEET C3.06



SD STORM DRAINAGE EASEMENT

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

EXISTING RIGHT-OF-WAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

OS-18

OS-5

OS-22

OS-23

OS-29

OS-30

PHASE 4

PHASE 5

PHASE 8

DROP INLET (TYP.)

CATCH BASIN (TYP.)

20' TYPE B LANDSCAPE BUFFER

25' TYPE B LANDSCAPE BUFFER

10' TYPE B LANDSCAPE BUFFER

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)

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.
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.
587 6250 SF.
588 7433 SF.
589 8752 SF.
590 6813 SF.
591 6250 SF.
592 7336 SF.
593 7196 SF.
594 6250 SF.
595 6250 SF.
596 6933 SF.
597 8487 SF.
598 7847 SF.
599 6250 SF.
600 6250 SF.
601 6250 SF.
602 8413 SF.
603 9667 SF.
604 6250 SF.
605 7516 SF.
606 7663 SF.
607 6930 SF.
608 7596 SF.
609 8630 SF.
610 13172 SF.
611 6802 SF.
612 6250 SF.
613 6250 SF.
614 6463 SF.
615 11473 SF.
616 8693 SF.
617 6399 SF.
618 6391 SF.

SEE SHEET C3.14

SEE SHEET C3.12

SEE SHEET C3.15

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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)

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.
376 6413 SF.
383 6150 SF.
375 7084 SF.
384 6353 SF.
374 7085 SF.
385 7120 SF.
373 6660 SF.
386 6832 SF.
372 6258 SF.
387 6860 SF.
371 6233 SF.
388 6586 SF.
370 6208 SF.
389 6180 SF.
369 6837 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.

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

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)

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

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

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

EX. SSMH – RIM ELV: 340.98'
10" PVC INV. IN: 334.81' (NE)
10" PVC INV. OUT: 334.48' (NW)

EX. SSMH – RIM ELV: 338.77'
10" PVC INV. IN: 330.32' (NE)
10" PVC INV. OUT: 329.88' (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)

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)

40' STORM DRAINAGE EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

25' TYPE B LANDSCAPE BUFFER

CATCH BASIN (TYP.)

DROP INLET (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

PHASE 3
PHASE 4
PHASE 5
PHASE 7

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

OWNER: SELF, LINDA ESTELLE MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016987, PG. 00079
ACREAGE: 98.24
ZONING: R-1

DE 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

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FILENAME	AWH20000-SOUTH-G1
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DRAWN BY	.
SCALE	1"=40'
DATE	01. 28. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "L"
C3.12

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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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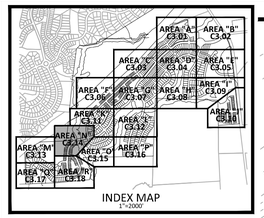
SEE SHEET C3.11



SE STORM DRAINAGE EASEMENT

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

EXISTING RIGHT-OF-WAY

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)

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

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

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

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.98
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

OS-5

QUARRY ROAD (60' PUBLIC R/W)

40' STORM DRAINAGE EASEMENT

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.

REVERIE WAY (50' PUBLIC R/W)

MAIL KIOSK AREA "M"

OS-7

OS-8

OS-6

CATCH BASIN (TYP.)

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

CHARM COURT (50' PUBLIC R/W)

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. OUT: 295.98' (E)
10" PVC INV. OUT: 293.96' (S)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

25' TYPE B LANDSCAPE BUFFER

PHASE 5
PHASE 8

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

SEE SHEET C3.13
SEE SHEET C3.15
SEE SHEET C3.18

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WAKE COUNTY, NORTH CAROLINA

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

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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

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SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

CHARM COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

40' STORM DRAINAGE EASEMENT

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "I" (WET POND)

STORMWATER CONTROL MEASURE "H" (WET POND)

RETAINING WALL (DESIGN BY OTHERS)

10' ASPHALT GREENWAY

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

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

TOP OF BANK (TYP.)

DROP INLET (TYP.)

CATCH BASIN (TYP.)

DE STORM DRAINAGE EASEMENT

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

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)

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.	
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	2538 SF. BASEMENT	
576	7506 SF. BASEMENT	
577	7506 SF. BASEMENT	
578	7506 SF. BASEMENT	
579	7506 SF. BASEMENT	
580	7472 SF. BASEMENT	
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.	

OS-7 OS-8 OS-23

INDEX MAP
1"=2000'

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

N

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

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. ODAKEL 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

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.)

RETAINING WALL (DESIGN BY OTHERS)

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

EXISTING 20' 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.)

42" RCP

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "H" (WET POND)

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

FETCHING PLACE (60' PUBLIC R/W)

SERAPHIC WAY (50' PUBLIC R/W)

DROP INLET (TYP.)

CATCH BASIN (TYP.)

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.

OS-8
OS-9
OS-10

EXISTING WETLANDS (TYP.)

TOP OF BANK (TYP.)

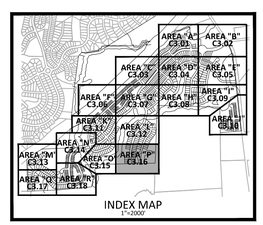
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

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"=300'

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-G1.dwg, 8/20/2020 8:31:14 PM, Williams, Sherrill

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
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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 ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

NOT VALID FOR CONSTRUCTION

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

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.
773 14713 SF.
774 12990 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.

CATCH BASIN (TYP.)
DROP INLET (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
EXISTING PROPERTY LINE
25' TYPE B LANDSCAPE BUFFER
PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT
STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
PHASE 14
PHASE 8

INDEX MAP
1"=2000'

STORM DRAINAGE EASEMENT

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713

phone 919. 361. 5000
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CLIENT

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER 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 "Q"

C3.17

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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Durham, NC 27713

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CLIENT

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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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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