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SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.
SEE SHEET C1.00 FOR BENCHMARK INFORMATION.
VERTICAL DATUM BASED ON NAVD 88.

PARCEL DATA

PIN: 1768464343
OWNER: WAKE CNTY BOARD OF EDUCATION
ADDRESS: 901 E YOUNG ST
ROLESVILLE, NC 27587
ZONING: GC-CZ
AREA: 21.04 ACRES
REAL ESTATE ID: 0408361

SITE DATA TABLE

TOWN PROJECT NO.	CID-26-0005
PARCEL PIN NO.	1768464343
ADJACENT PARCEL PIN NO.(S)	1768554110
EXISTING PROPERTY SIZE (ACRES)	21.04 AC
PROPOSED ROW DEDICATION (ACRES)	0.85 AC
PROPOSED PROPERTY SIZE (ACRES)	20.19 AC
WATERSHED	MILBURNIE LAKE (HUC 10-0302020107)
RIVER BASIN	NEUSE RIVER BASIN
BOOK OF MAPS/DEED REFERENCE	DEED BOOK/PAGE 014097/02016 LOGR PT 1A WAKE COUNTY BOARD OF EDUCATION BM2011-01220
JURISDICTION	TOWN OF ROLESVILLE
EXISTING ZONING	GENERAL COMMERCIAL CONDITIONAL ZONING (GC-CZ) THERE ARE NO CONDITIONS OF APPROVAL RELATED TO THIS ZONING DESIGNATION
CURRENT USE	VACANT
PROPOSED USE	COMMERCIAL/RETAIL/OFFICE
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	10.83 AC
SCM 1:	
IMPERVIOUS ALLOCATION	2.15 AC
SCM 1 PROPOSED IMPERVIOUS	0.40 AC
SCM 1 REMAINING ALLOCATION	1.75 AC
SCM 2:	
IMPERVIOUS ALLOCATION	8.83 AC
SCM 2 PROPOSED IMPERVIOUS	1.25 AC
SCM 2 REMAINING ALLOCATION	7.58 AC
TREE COVERAGE DATA	SEE SHEETS C1.10 & C1.11
BUILDING SETBACKS(LDO 3.2.1.):	
FRONT	20 FT
SIDE	15 FT
REAR	35 FT
CORNER	25 FT
PROJECT PERIMETER	4,843 LF
FLOODPLAIN	ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) MAP 3720176800K (EFF. 7/19/2022)
LIMITS OF DISTURBANCE	
PROPOSED ON-SITE	820,442 SF (18.83 AC)
OFF-SITE BY OTHERS	34,057 SF (0.78 AC)
TOTAL	854,499 SF (19.62 AC)

OPEN SPACE CALCULATIONS (LDO 6.2.1)

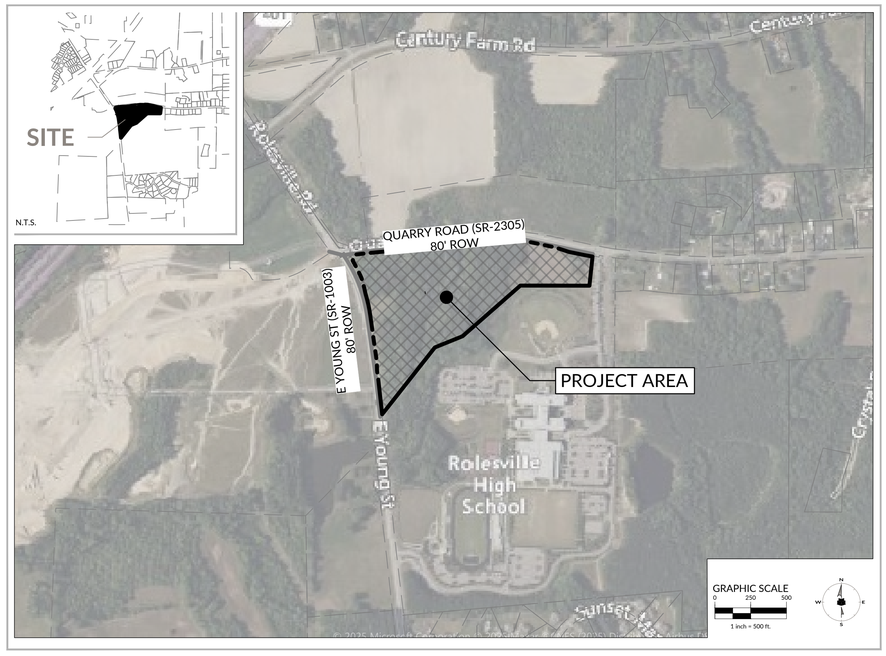
REQUIRED TOTAL OPEN SPACE AREA	SITE AREA X 5%	20.19 X 5% = 1.01 AC
REQUIRED ACTIVE OPEN SPACE	50% OF TOTAL OPEN SPACE	1.01 X 50% = 0.51 AC
REQUIRED PASSIVE OPEN SPACE	TOTAL OPEN SPACE - ACTIVE OPEN SPACE (LESS THAN 50% OF TOTAL OPEN SPACE)	1.01 - 0.51 = 0.50 AC
PROVIDED TOTAL OPEN SPACE AREA	-	1.03 AC
PROVIDED ACTIVE OPEN SPACE	-	0.66 AC (64%)
PROVIDED PASSIVE OPEN SPACE	-	0.37 AC (36%)
REQUIRED OPEN SPACE TYPE	1 SMALL OPEN SPACE (500 SF - 1AC)	
PROVIDED OPEN SPACE TYPE	3 SMALL OPEN SPACES	OS-1 (5,240 SF), OS-2 (8,818 SF), & OS-3 (14,553 SF)

CONSTRUCTION INFRASTRUCTURE DRAWINGS

YOUNG ST COMMERCIAL
GRAVITY COMPANIES
CID-26-0005

901 E YOUNG ST ROLESVILLE, NC 27587 | WAKE COUNTY

SIGNATURE SET: SEPTEMBER 18, 2026



WETLAND & BUFFER NOTES

ALL IMPACTED WETLANDS AND BUFFERS AS SHOWN ON THIS SET OF PLANS SHALL BE PERMITTED THROUGH N.C.D.W.R. AND U.S.A.C.E. PRIOR TO OBTAINING CONSTRUCTION INFRASTRUCTURE DRAWING (CID) APPROVAL FROM THE TOWN OF ROLESVILLE.

FIRE ACCESS NOTES

ALL STREETS PROPOSED HEREIN WILL BE ACCESSIBLE FIRE LANES AND SHALL BE MARKED ACCORDINGLY PER WAKE COUNTY STANDARDS. PLEASE REFER TO SHEET C0.01 FOR DETAILED FIRE & LIFE SAFETY NOTES.

SCM OWNERSHIP

GRAVITY COMPANIES, LLC IS THE RESPONSIBLE PARTY FOR MAINTAINING THE SCMs UNTIL A PROPERTY OWNER ASSOCIATION IS CREATED AND RESPONSIBILITY FOR THE SCMs MAINTENANCE IS TRANFERED TO THE ASSOCIATION.

OFF-SITE IMPROVEMENTS NOTES

OFF-SITE IMPROVEMENTS WILL BE DESIGNED ACCORDING TO TOWN OF ROLESVILLE ADOPTED PLANS AND RECOMMENDATIONS PER THE TRAFFIC IMPACT ANALYSIS PREPARED BY EXULT ENGINEERING, PC., AND DATED DECEMBER 2025. THE PROPOSED IMPROVEMENTS WILL BE SUBMITTED SEPARATELY TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND ARE SHOWN HEREIN FOR REFERENCE ONLY. RIGHT-OF-WAY (ROW) DEDICATION IS PROPOSED WITH THIS PLAN SET IN CONJUNCTION WITH REQUIRED ROADWAY IMPROVEMENTS. ROW LINES HAVE BEEN LOCATED SUCH THAT REQUIRED OFF-SITE AND ROAD FRONTAGE IMPROVEMENTS CAN BE CONSTRUCTED TO BE WITHIN THE PUBLIC RIGHT-OF-WAY. PLEASE REFER TO ROADWAY IMPROVEMENT DRAWINGS PREPARED BY EXULT ENGINEERING, PC. UNDER A SEPARATE COVER FOR DETAILED DESIGN INFORMATION.
REFERENCE NUMBERS:
THREE-PARTY ENCROACHMENT PERMIT: E051-092-26-01017
BY OTHERS:
DRIVEWAY PERMIT: D051-092-26-00113
TWO-PARTY ENCROACHMENT PERMIT: E051-092-26-01203

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER
C0.01	GENERAL NOTES
C0.10	ALTA SURVEY
C0.20	OVERALL SHEET VIEWS
C1.00	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C1.01	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.03	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.04	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10	TREE PRESERVATION PLAN
C1.11	TREE PRESERVATION CALCULATIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN
C2.03	SITE PLAN
C2.04	SITE PLAN
C2.10	SUBDIVISION PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	UTILITY PLAN
C3.02	UTILITY PLAN
C3.03	UTILITY PLAN
C3.04	UTILITY PLAN
C4.00	OVERALL STORM DRAINAGE PLAN
C4.01	STORM DRAINAGE PLAN
C4.02	STORM DRAINAGE PLAN
C4.03	STORM DRAINAGE PLAN
C4.04	STORM DRAINAGE PLAN
C4.05	STORM DRAINAGE SCHEDULE
C5.00	OVERALL GRADING PLAN
C5.01	GRADING PLAN
C5.02	GRADING PLAN
C5.03	GRADING PLAN
C5.04	GRADING PLAN
C6.00	EROSION CONTROL PLAN STAGE 1
C6.10	EROSION CONTROL PLAN STAGE 2
C6.20	EROSION CONTROL PLAN STAGE 3
C6.30	EROSION CONTROL NOTES AND DETAILS
C6.31	EROSION CONTROL NOTES AND DETAILS
C6.32	EROSION CONTROL NOTES AND DETAILS
C6.40	NCG01 PERMIT
C7.00	RAMS HEAD WAY PLAN AND PROFILE
C7.01	FLYNTSTONE POINT LANE PLAN AND PROFILE
C7.02	STORM BYPASS PLAN AND PROFILE
C7.03	STORM BYPASS PLAN AND PROFILE
C7.04	SANITARY OUTFALL PLAN & PROFILE
C8.00	SCM 1 PLAN AND DETAILS
C8.01	SCM 2 PLAN AND DETAILS
C8.02	SCM DETAILS
C8.03	SCM DETAILS
C9.00	SITE DETAILS
C9.01	SANITARY SEWER DETAILS
C9.02	WATER DETAILS
C9.03	STORM DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS
L1.10	SCM LANDSCAPE PLAN
SL1.00	LIGHTING PLAN

INFRASTRUCTURE DATA TABLE

	TOTAL
UNITS	
6" WATER MAIN [LF]	---
8" WATER MAIN [LF]	1,743
12" WATER MAIN [LF]	---
6" WATER DOMESTIC STUB [UNIT]	1
4" WATER DOMESTIC STUB [UNIT]	3
2" WATER DOMESTIC STUB [UNIT]	1
8" SEWER MAIN [LF]	1,828
12" SEWER MAIN [LF]	---
4' SEWER MANHOLES [UNITS]	5
5' SEWER MANHOLES [UNITS]	9
STORM DRAINAGE [LF]	3,277
IMPERVIOUS SURFACE [SF.]	770,982 SF
SEWER FLOW (880 GAL/AC)[GPD]	17,800 GPD
SIDEWALK [LF]	2,798
PUBLIC GREENWAY [LF]	---

INFRASTRUCTURE INSPECTIONS QUANTITIES TABLE

PHASE NUMBER(S)	PHASE 1
NUMBER OF LOT(S)	5
LOT NUMBER(S) BY PHASE	5
NUMBER OF UNITS	NA
LIVABLE BUILDINGS	TBD
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS	NA
PUBLIC WATER (LF)	1,743 LF
PRIVATE WATER* (LF)	NA
PUBLIC SEWER (LF)	1,828
PUBLIC FORCE MAIN (LF)	NA
PRIVATE SEWER** (LF)	NA
PUBLIC STREET (LF) - FULL	
PUBLIC STREET (LF) - PARTIAL	NA
PUBLIC SIDEWALK (LF) - FULL	2,798
PUBLIC SIDEWALK (LF) - PARTIAL	NA
MULTI-USE PATH*** (LF)	
PUBLIC STORMDRAIN (LF)	3,277
STREET SIGNS (LF)	
WATER SERVICE STUBS	5
SEWER SERVICE STUBS	5
AVERAGE DAILY FLOW PER PHASE****	17,800 GPD

* WATER MAINS 4" AND LARGER.
** SEWER MAINS AND MANHOLES AS PART OF COLLECTION SYSTEM.
*** 10 OR 12 FT WIDE PATH IN LIEU OF SIDEWALK OR A MULTI-USE PATH AS PART OF A DEVELOPMENT AMENTITY.
**** ENTIRE PROJECT FLOW. BASED ON 75gpd PER BEDROOM FOR RESIDENTIAL (APARTMENTS, SINGLE FAMILY DWELLING, TOWNHOUSE, CONDOS), OR BASED ON 15A NCAC 02T .0114 WASTEWATER DESIGN FLOW RATES FOR COMMERCIAL AND INDUSTRIAL.

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite*, or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh*.

RALEIGH WATER - PLANS AUTHORIZED FOR CONSTRUCTION
Any work authorized by this approval must proceed in accordance with the plans. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
Digitally signed by austin.bain@raleighnc.gov
Date: 2026.10.27 14:07:55-04'00'

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL ☐ SEC- 168352-2026
STORMWATER MGMT.☐SWF- 168131-2026
FLOOD STUDY ☐ SWF-
DATE 10/27/2026
Elizabeth Powell
ENVIRONMENTAL ENGINEER SIGNATURE

Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning
CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercia
APPROVED – September 18, 2026
Town of Rolesville Planning Department

CONTACT LIST:

CIVIL ENGINEER
Drew Plato, PE
WithersRavenel
137 S Wilmington Street, Suite 200
Raleigh, NC 27601
919-535-5200
dplato@withersravenel.com

LANDSCAPE ARCHITECT
Kayleigh Gill, PLA
WithersRavenel
137 S. Wilmington St. Suite 200
Raleigh, NC 27601
919-535-5200
kgill@withersravenel.com

DEVELOPER
Jake Jones
Gravity Companies
2629 St. Mary's St.
Raleigh, NC 27609
919-414-5166
jake@gravity-companies.com

OWNER
Wake County Board of Education
Attn: Real Estate Services
1551 Rock Quarry Road
Raleigh, NC 27610
919-999-6550
dburnett@wcpss.net

811 Know what's below. Call before you dig.

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO
Signed by: Andrew Plato F3D460B26923423...
9/18/2026

PREPARED BY:

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

DEVELOPER:

Gravity Companies
2629 St. Mary's St.
Raleigh, NC 27609
PHONE #: 919-414-5166
ATTENTION: Jake Jones

CONSTRUCTION INFRASTRUCTURE DRAWINGS
YOUNG ST COMMERCIAL
GRAVITY COMPANIES
WR PROJECT NO: 24-0129 A
TOWN OF ROLESVILLE
MUNI PRO NO: CID-26-0005
SIGNATURE SET: 09/18/2026

our people • your success
EST. 1983
J:\24\0129-A-Gravity-Rolesville-Young Street Commercial Due Diligence\CAD\Drawing Sets\Construction\CD00 COVER.dwg Friday, September 18, 2026 2:55:13 PM AHAIB

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SURVEY NOTES:

1. THE FOLLOWING INFORMATION WAS USED FOR THE EXISTING SURVEY:
   a. COORDINATE SYSTEM: NORTH CAROLINA STATE PLANE FOOT
   b. PROJECT HORIZONTAL DATUM: NAD 83/2011
   c. VERTICAL DATUM: NAVD 88
   d. COORDINATE UNITS: US SURVEY FEET
   e. VERTICAL UNITS: US SURVEY FEET
2. PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY AS PROVIDED BY BENJAMIN E. DAYTON WAS FIELD-SURVEYED ON 04/29/2025.
3. WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY BENJAMIN E. DAYTON, DATED 04/29/2025.

   TREE SURVEY SHOWN AS PROVIDED BY SURVEYOR, DATED APRIL 25, 2025.
4. PROPERTY DOES NOT FALL WITHIN FEMA FLOODPLAIN PER FEMA FIRM 3720176800K, EFFECTIVE DATE 07/19/2022.
5. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: UNDERGROUND STORAGE FACILITIES, UNDERGROUND UTILITIES, GRAVES, CEMETERIES, BURIAL GROUNDS, HAZARDOUS WASTE DEPOSITS OR MATERIALS.
6. SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES. THE PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND COORDINATES SHOWN.
7. THE CONTRACTOR SHALL ESTABLISH ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

GENERAL NOTES:

1. WORK ON THIS PROJECT MUST CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS, GEOTECHNICAL REPORTS, AND ANY OTHER APPLICABLE DESIGN STANDARDS AT THE TIME OF PLAN APPROVAL. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT WILL GOVERN, UNLESS OTHERWISE NOTED IN THESE PLANS.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
3. ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS MUST BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER AND APPROVAL BY OWNER WILL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
4. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY DURING CONSTRUCTION. WORK MUST COMPLY WITH MUNICIPAL, COUNTY AND STATE REGULATIONS, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. CONTRACTOR MUST COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ACT.
5. THE CONTRACTOR MUST CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSEQUENTLY PROTECTING, PUBLIC AND PRIVATE UTILITIES (SHOWN OR NOT SHOWN) THAT LIE IN OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED TO THE UNDERGROUND UTILITIES. NOT ALL UTILITIES AND FACILITIES ARE NECESSARILY SHOWN. HAND DIGGING TO PROTECT UTILITIES FROM DAMAGE MAY BE REQUIRED.
7. ANY UTILITIES AND EXISTING SITE ELEMENTS (I.E. SIGNS, ROADWAYS, PATHS, STRUCTURES, NATURAL VEGETATION, OTHER EXISTING PROPERTY ITEMS, ETC.) DAMAGED DURING THE PROJECT BY THE CONTRACTOR'S WORKERS OR EQUIPMENT MUST BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER, UTILITY OWNER, REGULATORY AGENCY, AND ENGINEER.
8. THE CONTRACTOR MUST MAKE EVERY EFFORT TO PRESERVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A NORTH CAROLINA LICENSED LAND SURVEYOR MUST REPLACE, AT THE CONTRACTOR'S EXPENSE, PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES DESTROYED BY THE CONTRACTOR.
9. THE CONTRACTOR MUST PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM DISTURBANCE TO THE OWNER, ADJACENT PROPERTIES AND THE PUBLIC. CONTRACTOR MUST COORDINATE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES ON TRAFFIC CONTROL PLANS.
10. ADJACENT STREETS AND SIDEWALKS MUST BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
11. THE CONTRACTOR MUST REPLACE WITH NEW, DRIVEWAY PIPES AND OTHER DRAINAGE PIPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. NEW PIPE/CULVERTS MUST MEET THE REQUIREMENTS OF NCDOT.
12. ROADWAY DITCHES DISTURBED DURING CONSTRUCTION MUST BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AND CONFORM TO NCDOT REQUIREMENTS OR AUTHORITIES HAVING JURISDICTION. DITCHES MUST BE LINED WITH EROSION CONTROL MATTING UNLESS OTHERWISE NOTED.
13. EXCAVATED MATERIAL MUST BE PLACED WITHIN THE LIMITS OF DISTURBANCE DURING UTILITY INSTALLATION. THE CONTRACTOR MUST PROVIDE THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO CONTROL RUN-OFF. EXCESS EXCAVATED MATERIAL MUST BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF LEGALLY.
14. THE CONTRACTOR MUST HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS THE REQUIRED PERMIT APPROVALS AND EXECUTED EASEMENTS ON THE JOB SITE DURING CONSTRUCTION ACTIVITIES.
15. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR, USING A DIGITAL (CADD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE CRITICAL STAKING DIMENSIONS SHOWN ON THIS PLAN (I.E. PAVEMENT WIDTHS, CURB RADII, BUILDING SETBACKS, BUILDING FOOTPRINTS, ETC.). ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER WILL RENDER IT VOID.
16. WETLANDS SHOWN WILL HAVE DEED RESTRICTION AND MUST NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND NC DIVISION OF COASTAL MANAGEMENT (DCM) AND NC DIVISION OF WATER RESOURCES (DWR), AS APPLICABLE.
17. ANY WETLANDS THAT ARE TEMPORARILY IMPACTED DUE TO CONSTRUCTION ACTIVITIES MUST BE RETURNED TO PRE-CONSTRUCTION GRADE AND SEEDED WITH A WETLAND SEED MIX IN ACCORDANCE WITH THE SEDIMENT & EROSION CONTROL PLAN.
18. THE CONTRACTOR MUST FURNISH AND INSTALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. THE PAVEMENT MARKING MATERIALS MUST ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.
19. THE CONTRACTOR MUST COMPLY WITH MUTCD, TOWN OF ROLESVILLE, AND NCDOT REQUIREMENTS, AS APPLICABLE RELATED TO TRAFFIC CONTROL DEVICES AND STREET SIGNS.
20. ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING CODE AND ADA STANDARDS FOR ACCESSIBLE DESIGN.
21. WHERE THE PROPOSED CURB AND GUTTER TIES TO THE EXISTING CURB OR CURB AND GUTTER, A TRANSITION OF 10' MUST BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES, UNLESS OTHERWISE SHOWN ON THE PLANS.
22. THE CONTRACTOR MUST INSTALL A SEALED EXPANSION JOINT WHERE CONCRETE PAVEMENT ABUTS BACK OF CURB OR BUILDING FOUNDATION.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AS-BUILT DRAWINGS OF THE WATER, SANITARY SEWER, STORM SEWER, AND STORMWATER CONTROL MEASURE(S), AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION IN BOTH PDF AND CAD FORMATS PREPARED BY A PROFESSIONAL LAND SURVEYOR BEING LICENSED IN THE STATE OF THE PROJECT.

DEMOLITION NOTES:

1. THE CONTRACTOR MUST COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING UTILITY SERVICE CONNECTIONS WHEN NECESSARY.
2. THE CONTRACTOR MUST NOTIFY SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND, AS REQUIRED BY PERMITTING JURISDICTIONS.
3. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION MUST BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR MUST PROTECT ADJACENT PROPERTY, STRUCTURES AND UTILITIES. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES WILL BE AT THE CONTRACTOR'S EXPENSE AND MUST BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK WILL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND MUST BE PROPERLY DISPOSED OF OFF-SITE.
6. SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS MUST PRODUCE A NEAT VERTICAL EDGE.
7. DEMOLITION WORK MUST BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
8. APPLICABLE PERMITS REQUIRED FOR THE DEMOLITION WORK WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO THE START OF DEMOLITION ACTIVITIES.

STORM DRAINAGE NOTES:

1. CONSTRUCTION AND MATERIALS MUST BE IN ACCORDANCE WITH CURRENT TOWN OF ROLESVILLE, WAKE COUNTY, AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
2. PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS MUST BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH WAKE COUNTY AND NCDOT STANDARDS.
3. RIM ELEVATION GIVEN FOR CATCH BASIN (CB) IS TOP OF CURB, YARD INLET (YI) IS OPENING INVERT FOR SLAB TOP, DROP INLET (DI) IS TOP OF GRATE AND JUNCTION BOX (JB) IS TOP OF RIM.
4. CONTRACTOR MUST VERIFY AND COORDINATE DIMENSIONS SHOWN, INCLUDING, BUT NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES AND UTILITIES CROSSING THE STORM SEWER PIPE.
5. THE CONTRACTOR MUST PROVIDE MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER DRAINAGE SYSTEM.
6. STORM SEWER PIPE MUST BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED. IF HDPE PIPE IS SPECIFIED, PIPE MUST BE TYPE S WATERTIGHT (WT) CONFORMING TO AASHTO M252/M294.
7. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS RELATED TO WHERE THE PROPOSED STORM SEWER PIPING TIES TO EXISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND OWNER. AFTER NOTIFICATION TO THE ENGINEER AND OWNER, THE CONTRACTOR WILL PERFORM THE AGREED UPON FIELD ADJUSTMENTS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES.
8. STORM SEWER PIPE MUST HAVE A MINIMUM COVER OF 2 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC BEARING AREAS, UNLESS APPROVED BY AUTHORITIES HAVING JURISDICTION.
9. STORM SEWER PIPE MUST HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC BEARING AREAS.
10. THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
11. STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST.
12. THE STRUCTURAL DESIGN OF STORM DRAINAGE STRUCTURES IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR MUST PROVIDE SHOP DRAWINGS FOR NON-STANDARD PRECAST STRUCTURES THAT CONTAINS A SEAL OF THE REGISTERED PROFESSIONAL ENGINEER IN THE STATE THE WORK IS PROPOSED. NO PRECAST STRUCTURES WILL BE CUT OR ALTERED WITHOUT THE ENGINEER'S WRITTEN APPROVAL, UNLESS KNOCK-OUT PANELS PROVIDED.

GRADING NOTES:

1. ELEVATIONS SHOWN ARE IN REFERENCE TO THE ESTABLISHED BENCHMARKS SHOWN ON THE SITE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MAINTAINING THE BENCHMARK PRIOR TO CONSTRUCTION.
2. THE ELEVATIONS SHOWN REPRESENT FINISHED GRADE. THE CONTRACTOR MUST SET THE SUBGRADE TO ALLOW FOR FUTURE IMPROVEMENTS (I.E. PAVEMENT THICKNESS, TOPSOIL THICKNESS, ETC.).
3. AREAS MUST BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR MUST MAINTAIN ADEQUATE SITE DRAINAGE THROUGHOUT CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR MUST USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES, ROADWAYS, AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS BUFFERS AND WETLANDS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN WRITING OF ANY DISCREPANCIES OR CONCERNS.
4. SOILS USED FOR BACKFILL MUST BE FREE OF UNSATISFACTORY MATERIALS INCLUDING ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION MUST NOT BE PLACED IN THE IN THE FINAL LIFT (MINIMUM OF 6 INCHES). UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO THE FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY. THE CONTRACTOR MUST CONSULT WITH THE SITE GEOTECHNICAL ENGINEER PRIOR TO BACKFILL PLACEMENT TO VERIFY BACKFILL MEETS PROJECT REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING APPLICABLE SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER.
6. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL MUST MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER RECOMMENDATIONS.
7. THE CONTRACTOR WILL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT TO THE OWNER AND PROJECT GEOTECHNICAL ENGINEER THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS MUST BE CONDUCTED BY A NORTH CAROLINA CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA REPRESENTING THE LABORATORY.
8. PAVEMENT SUBGRADES MUST BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
9. RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE FEET (5') IN HEIGHT WITHIN A HORIZONTAL SEPARATION DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, MUST BE DESIGNED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED DESIGN PROFESSIONAL. RETAINING WALL SYSTEMS MUST MEET THE REQUIREMENTS OF THE NC BUILDING CODE AND LOCAL JURISDICTION.
10. CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
11. THE CONTRACTOR WILL OBTAIN APPLICABLE PERMITS AS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS REQUIRED. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO BLASTING AND SAFETY.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. DEWATERING WILL BE INCIDENTAL TO GRADING OPERATIONS.
13. MASS GRADING OPERATIONS MUST BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE MUST BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN EROSION AND HAVE THE APPROPRIATE INFRASTRUCTURE INSTALLED. SEE GROUND COVER REQUIREMENTS WITHIN THESE PLANS OR CONSULT THE MUNICIPAL EROSION CONTROL SPECIALIST.
14. THE FRAMES AND COVERS OF EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER, WATER MAIN, GAS AND ELECTRIC UTILITY STRUCTURES MUST BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES UNLESS OTHERWISE SHOWN ON THE PLANS.
15. BEFORE ANY EARTHWORK COMMENCES, THE CONTRACTOR WILL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR MUST PROVIDE APPROPRIATE SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
16. ZONE 1 RIPARIAN BUFFER MUST NOT BE DISTURBED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. ZONE 1 BUFFER EXTENDS 30' FROM TOP OF BANK AS SHOWN ON THE PLANS. ZONE 2 RIPARIAN BUFFER WILL BE CLEARED AND GRUBBED IN THE AREAS SHOWN ON THE PLANS. ZONE 2 BUFFER EXTENDS 20' INLAND FROM THE ZONE 1 PERIMETER (50' FROM TOP OF BANK). CONSTRUCTION ACTIVITY MUST BE KEPT AT A MINIMUM IN THIS AREA. TREES WITHIN ZONE 2 RIPARIAN BUFFER MUST BE FELLED AWAY FROM ZONE 1 RIPARIAN BUFFER.
17. PLACE FILL MATERIAL IN EVEN UNIFORM LIFTS ON COMPACTED SUBGRADE FREE OF MUD, FROST, SNOW, RUTTING, OR PUMPING IN LAYERS NOT MORE THAN 8 INCHES THICK. BENCH SLOPED AREAS SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
18. FILL IN PAVEMENT AND BUILDING AREAS TO BE COMPACTED TO 98% STD. PROCTOR. UPPER 24" TO BE COMPACTED TO 100% STD. PROCTOR.
19. PIPE BACKFILL AND FILL IN ALL OTHER AREAS TO BE COMPACTED TO 95% STD. PROCTOR.
20. UPPER 24" IN LAWN AREAS, NOT INCLUDING SLOPES, TO BE COMPACTED TO 85% - 92% STD. PROCTOR.
21. SOIL TO BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR MUST TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS, FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR WILL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. SEE UTILITY NOTES FOR ADDITIONAL INFORMATION.
3. NO CHANGES TO ANY ASPECT OF THE APPROVED PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY, ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
4. PLANTS PROVIDED BY THE CONTRACTOR MUST MEET OR SURPASS THE SPECIFICATIONS GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601-1973 IN REGARD TO SIZING, GROWING AND BALLED AND BURLAPPED (B&B) SPECIFICATIONS. PLANTS MUST BE FULL AND HEAVY, AND IN HEALTHY CONDITION AT THE TIME OF PLANTING. LANDSCAPE ARCHITECT WILL REJECT ANY PLANT NOT MEETING THESE GUIDELINES. REJECTED PLANTS WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR MUST PROVIDE A ONE-YEAR MINIMUM WARRANTY FOR PLANTS, INCLUDING LABOR AND MATERIALS. THE WARRANTY PERIOD WILL BEGIN UPON FINAL ACCEPTANCE.
6. PLANTING MUST BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
7. PLANTS THAT ARE UNABLE TO BE IMMEDIATELY PLANTED MUST BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS MUST BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS. ROOT BALLS OF B&B STOCK MUST BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN MOISTURE IN ROOTS.
8. THE CONTRACTOR WILL VERIFY PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS. THE CONTRACTOR MUST TAG APPLICABLE TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS.
9. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS WILL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
10. PLANTS AND PLANTING BEDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION MUST BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF PLANTS WILL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR MUST PROVIDE 48 HOURS NOTICE FOR REVIEW.
11. NO PLANTINGS WILL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER YARD.
12. EXISTING SIGNIFICANT VEGETATION THAT IS PRESERVED WITHIN ANY REQUIRED BUFFER YARD WILL BE CREDITED TOWARD STANDARDS FOR THE TYPE OF BUFFER REQUIRED AT THE TIME OF MUNICIPAL APPROVALS. IF EXISTING VEGETATION DOES NOT FULLY MEET THE STANDARDS FOR THE TYPE OF BUFFER REQUIRED, SUPPLEMENTAL VEGETATION AND/OR SITE FEATURES (INCLUDING FENCES) WILL BE PLANTED OR INSTALLED WITHIN THE REQUIRED BUFFER AREA TO MEET MINIMUM STANDARDS.
13. A PRE-EMERGENT HERBICIDE MUST BE APPLIED TO NEW PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
14. LANDSCAPE AREAS ARE TO BE GRADED FOR POSITIVE DRAINAGE AND TO ENSURE NO STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION. CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT AND/OR ENGINEER OF ANY GRADING DISCREPANCIES OR CONCERNS.
15. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR THE INSTALLATION OF MULCH.
16. PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2-3 INCHES, UNLESS INDICATED OTHERWISE. MULCH MUST BE AS SELECTED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
17. FINISH OFF 2-4 FOOT CLEAR ZONE AROUND TREES WITH A 2-3-INCH LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
18. MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS MUST BE PLANTED IN ODD GROUPINGS AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES. DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
19. TREES ADJACENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES MUST BE UNDER-TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO 6 FEET ABOVE SIDEWALK ELEVATION. PRUNING MUST BE PERFORMED BY A CERTIFIED ARBORIST AND ADHERE TO THE ANSI A300 PRUNING STANDARD. PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.
20. THE SITE MUST BE STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
21. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
22. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK MUST BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON; QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.

TREE PROTECTION NOTES:

1. TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH TREE PROTECTION FENCE AS INDICATED ON THE PLANS TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
2. NONE OF THE FOLLOWING WILL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE; STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT USE, SOIL OR DEBRIS REMOVAL OR STOCKPILING; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
3. APPROVED EXCAVATIONS WITHIN THE DRIP LINE MUST PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS.
4. NO ROOTS GREATER THAN 2 INCHES IN DIAMETER WILL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER MUST BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST.
5. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE CONFLICTING WORK.
6. TREES THAT ARE PROTECTED MUST BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

UTILITY NOTES:

1. FOR THE PURPOSES OF THESE DOCUMENTS, THE TERMS WATERLINE AND WATER MAIN SHALL BE CONSIDERED SYNONYMOUS AND USED INTERCHANGEABLY.
2. GENERALLY, FILL MATERIAL MUST BE IN PLACE AND COMPACTED BEFORE THE INSTALLATION OF THE PROPOSED UTILITIES.
3. APPLICABLE INSPECTIONS, CERTIFICATIONS, AND TESTING REQUIRED BY CODES AND UTILITY SERVICE COMPANIES MUST BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYMENT OF TESTING SERVICES AND COORDINATION WITH UTILITY OWNER. COPIES OF THE APPLICABLE INSPECTIONS, CERTIFICATIONS, AND TESTING MUST BE PROVIDED TO THE OWNER.
4. NEW WATER AND SEWER TAPS SHALL BE PERFORMED BY THE CONTRACTOR OR LOCAL UTILITY. IF INSTALLATION OF THE SERVICES IS PERFORMED BY THE LOCAL UTILITY, INSTALLATION OF UTILITY SERVICE LINES AHEAD OF WORK TO BE COMPLETED BY LOCAL UTILITY IS DONE AT CONTRACTOR'S RISK AND TAP LOCATIONS ARE SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.
5. ALL TESTING MUST BE WITNESSED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ENGINEER TO SCHEDULE OBSERVATIONS AND SHOULD PROVIDE A MINIMUM 48 HOURS' NOTICE.
6. THE CONTRACTOR MUST PROVIDE THE MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN.
7. THE CONTRACTOR MUST INSTALL THRUST BLOCKS ON WATER LINE FITTINGS (BENDS, TEES, END CAPS, ETC.) AND VALVES UNLESS THE JOINTS ARE RESTRAINED.
8. THE CONTRACTOR MUST REPORT IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY UPON DISCOVERING CONFLICTS.
9. THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
10. PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR MUST COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT, AS APPLICABLE.
11. THE CONTRACTOR MUST NOTIFY SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
12. THE CONTRACTOR MUST MAINTAIN MINIMUM COVER ON PROPOSED WATER LINES AS OUTLINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DESIGN MANUAL. COVER SHALL BE MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS.
13. THE CONTRACTOR MUST MAINTAIN MINIMUM COVER ON PROPOSED SANITARY LINES AS OUTLINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DESIGN MANUAL. COVER SHALL BE MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS.
14. THE CONTRACTOR MUST MAINTAIN SEPARATION OF WATER MAIN FROM SANITARY SEWER PIPING IN ACCORDANCE WITH THOSE DISTANCES SPECIFIED BY THE CITY OF RALEIGH OR A MINIMUM OF 10 FEET HORIZONTAL OR 18 INCHES VERTICAL DISTANCE.
15. FIRE HYDRANTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTION DETAIL AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
16. THE CONTRACTOR MUST COORDINATE WITH UTILITY COMPANIES FOR THE INSTALLATION OF PROPOSED POWER AND COMMUNICATION LINES AND ASSOCIATED APPURTENANCES. THE CONTRACTOR MUST COORDINATE WITH THE POWER PROVIDER FOR THE INSTALLATION OF SITE LIGHTING. THE CONTRACTOR IS RESPONSIBLE FOR STAKING THE LOCATION OF THE PROPOSED LIGHT POLES.
17. CONTRACTOR MUST USE DUCTILE IRON FITTINGS, PRESSURE CLASS 250 IN ACCORDANCE WITH AWWA C110 OR PRESSURE CLASS 350 IN ACCORDANCE WITH AWWA C153 FOR WATER LINES 2 INCHES AND LARGER IN DIAMETER.
18. SANITARY SEWER SERVICE LATERALS 6" IN DIAMETER AND SMALLER MUST BE PVC DWV SOLID CORE, SCHEDULE 40, IN ACCORDANCE WITH ASTM D2665 UNLESS OTHERWISE NOTED ON THE PLANS.
19. SANITARY SEWER SERVICE LATERALS 8" IN DIAMETER AND LARGER MUST BE SDR 35 PVC, IN ACCORDANCE WITH ASTM D3034, UNLESS OTHERWISE NOTED ON THE PLANS.
20. WHERE DUCTILE IRON PIPE IS SPECIFIED, PIPE MUST BE PRESSURE CLASS 350 IN ACCORDANCE WITH AWWA C151 WITH A CEMENT-MORTAR LINING IN ACCORDANCE WITH AWWA C104.
21. DUCTILE IRON PIPE IS REQUIRED FOR WATER AND SANITARY SEWER LINES UNDER THE FOLLOWING CONDITIONS:
   a. WATER LINE CROSSING UNDER SANITARY SEWER LINE (FOR ANY CLEARANCE)
   b. LESS THAN 18 INCHES OF VERTICAL CLEARANCE FOR WATER LINE CROSSING OVER SANITARY SEWER
   c. LESS THAN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER
   d. LESS THAN 24 INCHES OF VERTICAL CLEARANCE BETWEEN STORM AND SANITARY SEWER LINE
   e. LESS THAN 12 INCHES OF VERTICAL CLEARANCE BETWEEN WATER MAIN AND ANY OTHER UTILITY
   f. SEWER LINES WITH LESS THAN THREE (3) FEET OF COVER

EROSION & SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR MUST INSTALL EROSION CONTROLS IN ORDER WITH THE SEQUENCE PROVIDED.
2. THE CONTRACTOR MUST ENSURE GRADING OPERATIONS ARE CONDUCTED IN A MANNER THAT DOES NOT ALLOW ANY SEDIMENT TO DRAIN OFFSITE OR INTO WATERCOURSES.
3. A GRAVEL CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THE DRAWINGS AND AT EACH POINT OF CONSTRUCTION ACCESS.
4. THE CONTRACTOR MUST CONSTRUCT DIVERSION DITCHES AS NECESSARY TO ENSURE SEDIMENT IS DIRECTED INTO EROSION CONTROL MEASURES.
5. IF STORM CROSS DRAINAGE CANNOT BE INSTALLED PRIOR TO GRADING, TEMPORARY HDPE STORM DRAINAGE PIPE MUST BE USED TO CROSS WET WEATHER CHANNELS, EXCLUDING ANY PROTECTED WETLANDS OR STREAMS.
6. STORM DRAINAGE PIPE MUST BE PROTECTED AS SHOWN ON THE PLANS DURING CONSTRUCTION.
7. THE CONTRACTOR MUST PROVIDE RIPRAP LINED DISSIPATOR PADS AT THE STORM DRAINAGE PIPE DISCHARGE POINTS AS REQUIRED TO ENSURE POSITIVE DRAINAGE. SEE PLANS FOR DIMENSIONS AND DETAILS.
8. TO AVOID SLOPE EROSION, THE CONTRACTOR MUST INSTALL TEMPORARY SLOPE DRAINS PER DETAIL AT LOCATIONS INDICATED AND WHERE TEMPORARY DIVERSION DITCHES DISCHARGE INTO A SKIMMER BASIN.
9. TO AVOID SLOPE EROSION, RUNOFF MUST NOT BE ALLOWED TO FLOW OVER THE TOP OF FILL SLOPES. THE CONTRACTOR MUST MAINTAIN DIVERSION DITCHES ALONG THE TOP OF FILL SLOPES AS FILL IS BEING PLACED.
10. PERMANENT GROUND COVER MUST BE ESTABLISHED PER APPROVED NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
11. THE CONTRACTOR MUST PROVIDE DUST CONTROL, INCLUDING WETTING DOWN THE SITE, AS REQUIRED TO LIMIT DISTURBANCE TO ADJACENT SITES.
12. TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO THE ISSUANCE OF A GRADING PERMIT. FENCING WILL NOT BE REQUIRED ADJACENT TO AREAS WITHOUT WOODED VEGETATION. FENCING MUST BE MAINTAINED ON THE SITE UNTIL THE SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION SCHEDULED FOR CERTIFICATE OF OCCUPANCY (CO). THE FENCING MUST BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CO.
13. THE EROSION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIRED TO SATISFY THE PERMIT REQUIREMENTS. ADDITIONAL CONTROLS MAY BE NECESSARY TO ACCOUNT FOR CHANGING SITE CONDITIONS.
14. THE CONTRACTOR MUST MAINTAIN AND REPAIR THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
15. NO LAND DISTURBANCE IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
16. IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.
17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EROSION CONTROL PERMIT AND ANY OTHER RELATED PERMITS ARE SECURED FOR ANY OFF-SITE WASTE OR BORROW AREAS. UNLESS OTHERWISE STATED IN THE PROJECT DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR SECURING APPLICABLE AGREEMENTS WITH LANDOWNERS FOR THE PLACEMENT OF WASTE SOIL OR REMOVAL OF BORROW. OFF-SITE PERMITS AND AGREEMENTS MUST EXIST PRIOR TO CONSTRUCTION ACTIVITIES ON WASTE OR BORROW AREAS. COPIES OF PERMITS AND AGREEMENTS MUST BE PROVIDED TO THE OWNER AND ENGINEER.
18. SOILS CONTAMINATED WITH ANY CHEMICAL, METAL OR PETROLEUM CONTAMINATION MUST NOT BE TRANSPORTED ONTO THE PROPERTY AS BORROW / FILL SOILS. CONTAMINATED SOILS, IF DISCOVERED ON THE PROPERTY MUST NOT BE TRANSPORTED OFFSITE WITHOUT TESTING, PERMITTING AND/OR OTHER REGULATORY APPROVALS COMMENSURATE WITH THE TYPE OF CONTAMINATION AND LOCATION.
19. TEMPORARY DIVERSIONS ARE TO REMAIN IN PLACE UNTIL THE STORM DRAINAGE SYSTEM IS IN PLACE, THE UPSTREAM AREA IS STABILIZED AND/OR APPROVAL FROM THE MUNICIPAL EROSION CONTROL INSPECTOR IS RECEIVED.

FIRE & LIFE SAFETY NOTES:

1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE MUST BE MAINTAINED AROUND THE CIRCUMFERENCE OF ANY HYDRANT OR OTHER FIRE DEPARTMENT EQUIPMENT.
2. FIRE HYDRANTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTION DETAIL AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
3. A MINIMUM OF FIVE FEET (5') MUST SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
4. NEW HYDRANTS MUST BE OPERABLE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
5. THE CONTRACTOR MUST MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES DURING CONSTRUCTION AS SHOWN ON THE PLANS.
6. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
7. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
8. ROADWAYS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING CONSTRUCTION.

RETAINING WALL NOTES:

1. THE CONTRACTOR MUST ENGAGE A QUALIFIED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT FOR STRUCTURAL WALL DESIGN.
2. TFW REFERS TO TOP FACE OF WALL ELEVATION. BFW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
   a. **TOP FACE OF WALL (TFW):** THE HORIZONTAL SURFACE AT THE VERY TOP OF THE WALL, EXCLUDING ANY CAP OR COPING. THE ELEVATION OF THE WALL CAP AND/OR COPING MAY DIFFER FROM THE TFW ELEVATION; REFER TO TW SPOT ELEVATIONS AND/OR DETAIL SECTIONS FOR CONFIRMATION.
   b. **BOTTOM FACE OF WALL (BFW):** THE HORIZONTAL SURFACE AT THE BOTTOM OF THE EXPOSED WALL, WHERE IT MEETS FINISHED GRADE (GROUND LEVEL), NOT THE FOOTING BURIED BELOW.
3. IF STAKED BY WITHERSRAVENEL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE BOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
4. IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE, THE ENGINEER MAY PROVIDE A CAD FILE NOTING LOCATION OF THE ITEMS TO BE STAKED. LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED ON THE CAD FILE.
5. WALL DESIGN WIDTHS FOR USE ON DESIGN DRAWINGS MUST BE PROVIDED BY THE CONTRACTOR AND/OR QUALIFIED STRUCTURAL ENGINEER.
6. PRIOR TO WALL STAKING, A MEETING MUST BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
7. THE CONTRACTOR MUST INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
8. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO PERMANENT FENCING DURING CONSTRUCTION. REPAIR OF DAMAGES WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND MUST BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

Rolesville
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CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial
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Town of Rolesville Planning Department

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by:
Andrew Plato 9/18/2026
F3D460B26923423...

SIGNATURE SET: 09/18/2026

Know what's **below.** Call 811 before you dig.

WR JOB NUMBER	24-0129 A
DRN: WR DGN: WR	CKD: WR

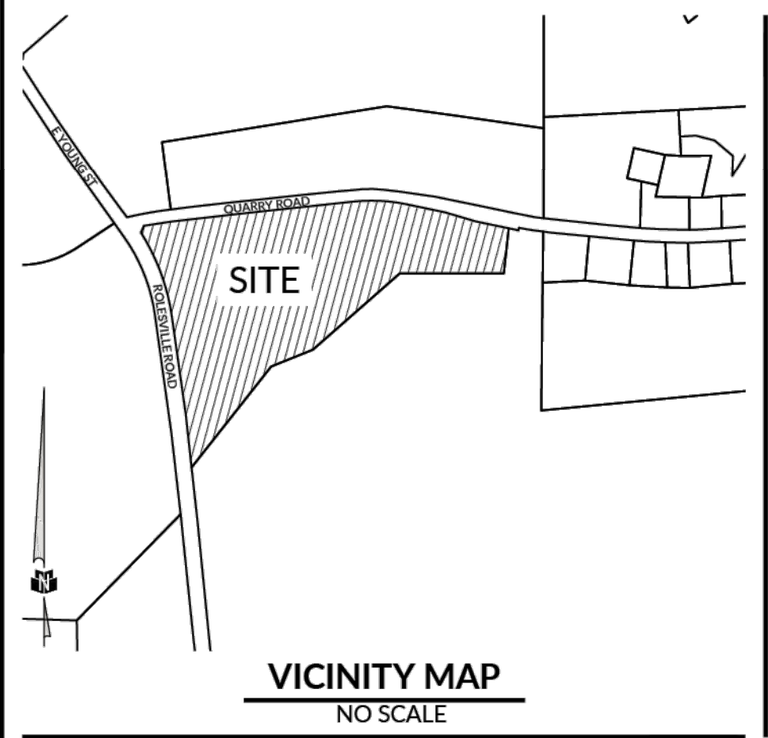
GENERAL NOTES

C0.01

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VICINITY MAP
NO SCALE

VESTED LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

ALL OF TRACT 1, CONTAINING 143.263 ACRES, AS SHOWN ON A MAP ENTITLED "RECOMBINATION PLAT FOR ROBERTSON FAMILY PARTNERSHIP PROPERTY" RECORDED IN BOOK OF MAPS 2006, PAGE 2403, WAKE COUNTY REGISTRY.

LINETYPE LEGEND (UNLESS OTHERWISE NOTED)

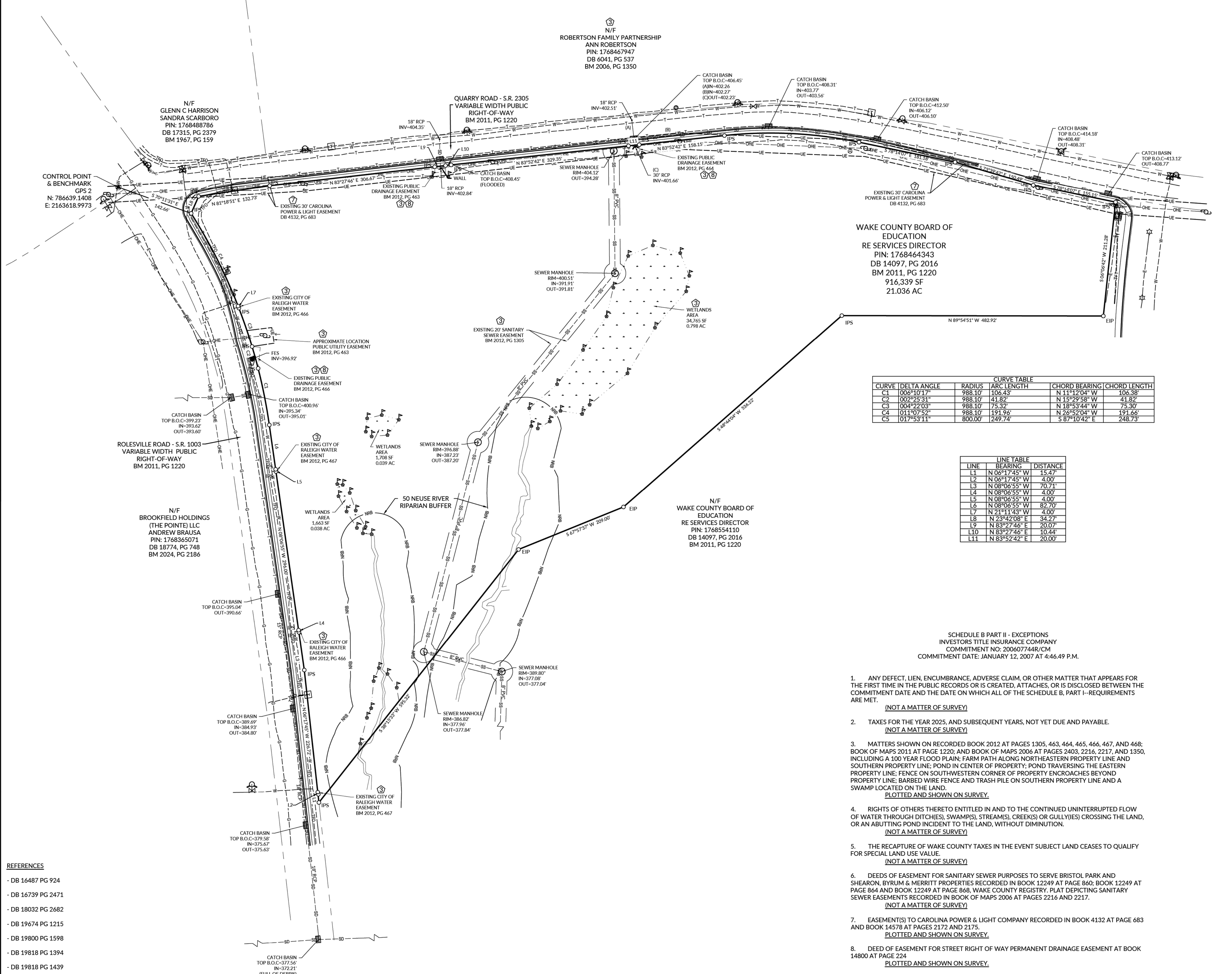
- ADJOINER
- BACK OF CURB
- BOUNDARY
- BUILDING
- CONCRETE
- CREEK
- EASEMENT
- EDGE OF PAVEMENT
- FENCE (CHAINLINK)
- FENCE (WIRE)
- FENCE (WOOD)
- FIBER OPTIC (TFO)
- FORCE MAIN (FM)
- GAS (G)
- GRAVEL
- OVERHEAD ELECTRIC (OHE)
- NEUSE RIVER BUFFER (NRB)
- STORM DRAINAGE EASEMENT (SD)
- TELEPHONE (T)
- UNKNOWN (UK)
- UTILITY EASEMENT (UE)
- WATER (W)
- WETLAND

SYMBOL LEGEND (UNLESS OTHERWISE NOTED)

BLOWOFF VALVE		POST	
CALCULATED POINT		POWER POLE	
CONTROL POINT		SIGN	
DROP INLET		SEWER CLEANOUT	
ELECTRIC METER		SANITARY SEWER MANHOLE	
EXISTING IRON PIPE	EIP	STORM PIPE	
EXISTING REBAR FOUND	RBF	TRAFFIC SIGNAL BOX	
FIBER OPTIC BOX		WATER METER	
FLARED END SECTION	FES	WATER VALVE	
GAS METER		WETLAND FLAG	
GUY WIRE		EXCEPTION NUMBER	
IRON PIPE SET	IPS	ELECTRIC BOX	
LIGHT POLE		GROUND LIGHT	
ACRES	AC	FIBEROPTIC HANDHOLE	
END OF INFORMATION	EOI	TELEPHONE PEDESTAL	
SQUARE FEET	SF		

GENERAL NOTES

1. THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
   1.1. CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
   1.2. POSITIONAL ACCURACY: 0.03' (H), 0.07' (V)
   1.3. GPS FIELD PROCEDURE: VRS
   1.4. DATE OF SURVEY: 04/29/2025
   1.5. DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
   1.6. PUBLISHED DATE/FIXED CONTROL USED: VRS
   1.7. GEOID MODEL: GEOID 18
   1.8. COMBINED GRID FACTOR: 0.99992452875273
   1.9. UNITS: U.S. SURVEY FEET
2. GRID/GROUND POINT: Y(N) 786639.1408 X(E) 2163618.9773
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4. NO NGS MONUMENT LOCATED WITHIN 2000' OF SITE.
5. ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
6. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
7. SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAPS 3720176800K DATED JULY 19, 2022, ZONE X.
8. LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
9. PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY VIA QUARRY ROAD AND ROLESVILLE ROAD.
10. NO VISIBLE EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION.
11. NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES OR VISIBLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION.
12. NO VISIBLE EVIDENCE OF BURIAL GROUNDS OBSERVED AT TIME OF SURVEY.



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	006°10'17"	988.10'	106.43'	N 11°12'04" W	106.38'
C2	002°25'31"	988.10'	41.82'	N 15°29'58" W	41.82'
C3	004°22'03"	988.10'	75.32'	N 18°53'44" W	75.30'
C4	011°07'52"	988.10'	191.96'	N 26°52'04" W	191.66'
C5	017°53'11"	800.00'	249.74'	S 87°10'42" E	248.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 06°17'45" W	15.47'
L2	N 06°17'45" W	4.00'
L3	N 08°06'55" W	70.71'
L4	N 08°06'55" W	4.00'
L5	N 08°06'55" W	4.00'
L6	N 08°06'55" W	82.70'
L7	N 21°11'43" W	4.00'
L8	N 23°42'08" E	34.27'
L9	N 83°27'46" E	20.07'
L10	N 83°27'46" E	10.44'
L11	N 83°52'42" E	20.00'

SCHEDULE B PART II - EXCEPTIONS
INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NO: 200607744R/CM
COMMITMENT DATE: JANUARY 12, 2007 AT 4:46.49 P.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I--REQUIREMENTS ARE MET.
(NOT A MATTER OF SURVEY)

2. TAXES FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
(NOT A MATTER OF SURVEY)

3. MATTERS SHOWN ON RECORDED BOOK 2012 AT PAGES 1305, 463, 464, 465, 466, 467, AND 468; BOOK OF MAPS 2011 AT PAGE 1220; AND BOOK OF MAPS 2006 AT PAGES 2403, 2216, 2217, AND 1350, INCLUDING A 100 YEAR FLOOD PLAIN; FARM PATH ALONG NORTHEASTERN PROPERTY LINE AND SOUTHERN PROPERTY LINE; POND IN CENTER OF PROPERTY; POND TRAVERSING THE EASTERN PROPERTY LINE; FENCE ON SOUTHWESTERN CORNER OF PROPERTY ENCROACHES BEYOND PROPERTY LINE; BARBED WIRE FENCE AND TRASH PILE ON SOUTHERN PROPERTY LINE AND A SWAMP LOCATED ON THE LAND.
PLOTTED AND SHOWN ON SURVEY.

4. RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF WATER THROUGH DITCH(ES), SWAMP(S), STREAM(S), CREEK(S) OR GULLY(IES) CROSSING THE LAND, OR AN ABUTTING POND INCIDENT TO THE LAND, WITHOUT DIMINUTION.
(NOT A MATTER OF SURVEY)

5. THE RECAPTURE OF WAKE COUNTY TAXES IN THE EVENT SUBJECT LAND CEASES TO QUALIFY FOR SPECIAL LAND USE VALUE.
(NOT A MATTER OF SURVEY)

6. DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO SERVE BRISTOL PARK AND SHEARON, BYRUM & MERRITT PROPERTIES RECORDED IN BOOK 12249 AT PAGE 860; BOOK 12249 AT PAGE 864 AND BOOK 12249 AT PAGE 868, WAKE COUNTY REGISTRY. PLAT DEPICTING SANITARY SEWER EASEMENTS RECORDED IN BOOK OF MAPS 2006 AT PAGES 2216 AND 2217.
(NOT A MATTER OF SURVEY)

7. EASEMENT(S) TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 4132 AT PAGE 683 AND BOOK 14578 AT PAGES 2172 AND 2175.
PLOTTED AND SHOWN ON SURVEY.

8. DEED OF EASEMENT FOR STREET RIGHT OF WAY PERMANENT DRAINAGE EASEMENT AT BOOK 14800 AT PAGE 224
PLOTTED AND SHOWN ON SURVEY.

9. OPERATIONS AND MAINTENANCE AGREEMENT FOR BIO-RETENTION BASIN AND VEGETATED FILTER STRIP/LEVEL SPREADER AT BOOK 14404 AT PAGE 1059.
(NOT A MATTER OF SURVEY)

10. STORM WATER AGREEMENT RECORDED IN BOOK 14404 AT PAGE 1068.
(NOT A MATTER OF SURVEY)

11. LEASE AGREEMENT PROPERTY ADDITION FORM AT BOOK 15253 AT PAGE 2430
(NOT A MATTER OF SURVEY)

12. DEED RECORDED IN BOOK 12101 AT PAGE 2441 WHICH RESERVES THE RIGHT TO RECEIVE ALL TOBACCO BUYOUT PAYMENTS.
(NOT A MATTER OF SURVEY)

13. THE EFFECT ON THE TITLE OF AN ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.
(NOT A MATTER OF SURVEY)

REFERENCES

- DB 16487 PG 924
- DB 16739 PG 2471
- DB 18032 PG 2682
- DB 19674 PG 1215
- DB 19800 PG 1598
- DB 19818 PG 1394
- DB 19818 PG 1439
- DB 19823 PG 1638
- BM 1975 PG 234
- BM1994 PG 228
- BM 1995 PG 2008
- BM 2023 PG 889
- BM 2024 PG 2086
- BM 2024, PG 2087

*DEEDS LISTED WITH PROPERTY OWNER DATA ALSO USED FOR REFERENCE

SURVEYOR'S CERTIFICATE

TO NAMES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7(A),8,9,13,16,17 & 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 04/29/2025

DATE OF PLAT OR MAP: 09/16/2025

DocuSigned by: Benjamin Dayton
3BBD04AF5AFB4E7...
9/16/2025

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER, L-4390

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4390 BENJAMIN E. DAYTON

ALTA/NSPS LAND TITLE SURVEY FOR GRAVITY COMPANIES
PROPERTY OF WAKE COUNTY BOARD OF EDUCATION

901 E YOUNG STREET
WAKE FOREST TOWNSHIP | WAKE COUNTY | NORTH CAROLINA
P.I.N. 1768464343
ZONING: RO

WR Job No.:	24-0129
DATE:	09/16/2025
SURVEYED BY:	AB
DRAWN BY:	AH
CHECK & CLOSURE BY:	BD
REVISION DATE:	09/16/2025

0 50 100
SCALE: 1 inch = 100 ft.

SHEET: 1 OF 1

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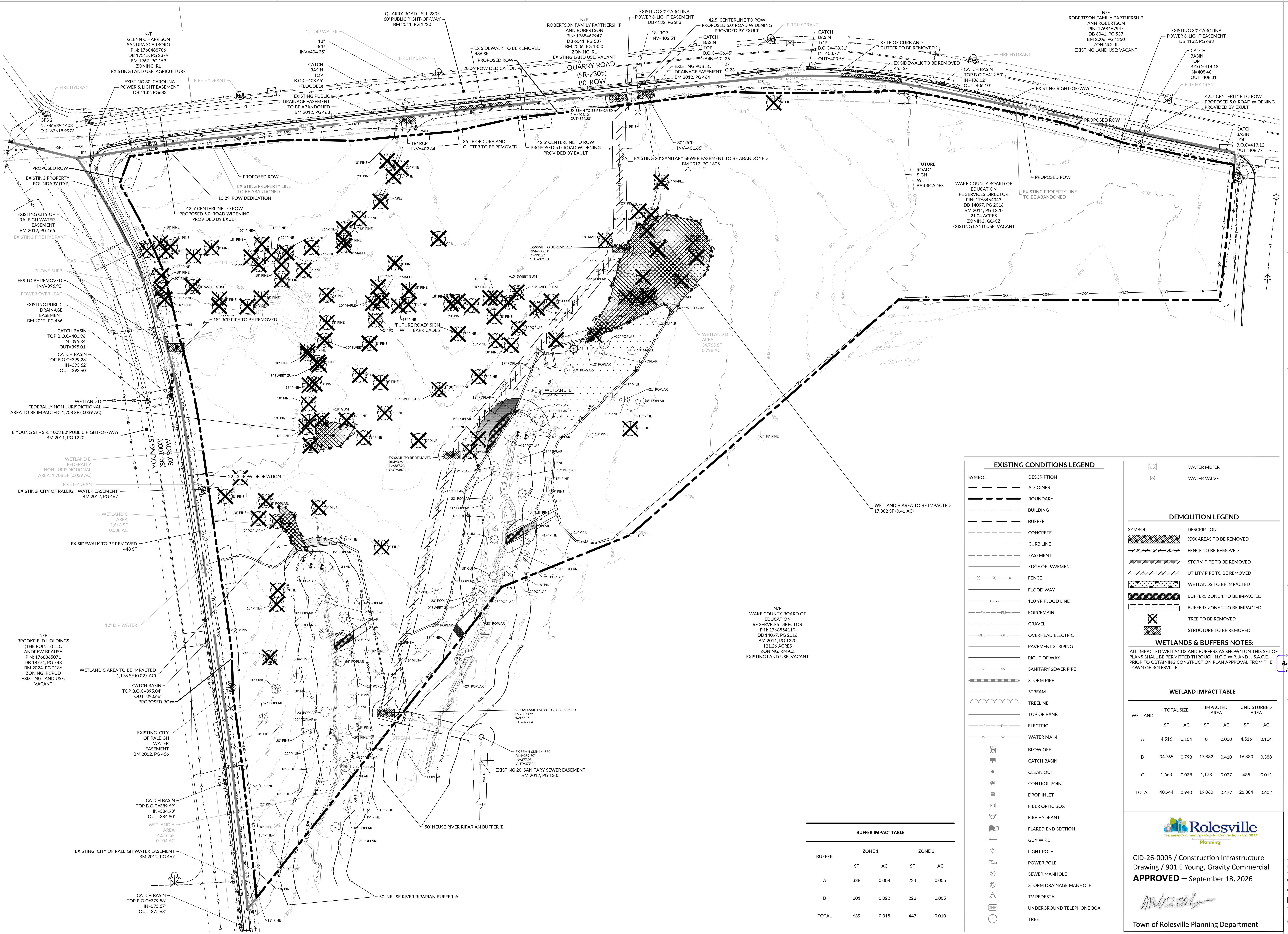
SIGNATURE SET: 09/18/2026

Know what's **below.** Call 811 before you dig.

WR JOB NUMBER		24-0129 A
DRN: WR	DGN: WR	CKD: WR

ALTA SURVEY

C0.10



BUFFER IMPACT TABLE

BUFFER	ZONE 1 SF	ZONE 1 AC	ZONE 2 SF	ZONE 2 AC
A	338	0.008	224	0.005
B	301	0.022	223	0.005
TOTAL	639	0.015	447	0.010

EXISTING CONDITIONS LEGEND

SYMBOL	DESCRIPTION
	ADJOINER
	BOUNDARY
	BUILDING
	BUFFER
	CONCRETE
	CURB LINE
	EASEMENT
	EDGE OF PAVEMENT
— X — X — X —	FENCE
	FLOOD WAY
100YR	100 YR FLOOD LINE
FM	FORCEMAIN
	GRAVEL
OHE	OVERHEAD ELECTRIC
	PAVEMENT STRIPING
	RIGHT OF WAY
SS	SANITARY SEWER PIPE
	STORM PIPE
	STREAM
	TREELINE
	TOP OF BANK
E	ELECTRIC
W	WATER MAIN
BO	BLOW OFF
	CATCH BASIN
	CLEAN OUT
	CONTROL POINT
	DROP INLET
FO	FIBER OPTIC BOX
	FIRE HYDRANT
	FLARED END SECTION
	GUY WIRE
	LIGHT POLE
	POWER POLE
S	SEWER MANHOLE
D	STORM DRAINAGE MANHOLE
	TV PEDESTAL
THH	UNDERGROUND TELEPHONE BOX
	TREE
	WATER METER
	WATER VALVE

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	XXX AREAS TO BE REMOVED
	FENCE TO BE REMOVED
	STORM PIPE TO BE REMOVED
	UTILITY PIPE TO BE REMOVED
	WETLANDS TO BE IMPACTED
	BUFFERS ZONE 1 TO BE IMPACTED
	BUFFERS ZONE 2 TO BE IMPACTED
	TREE TO BE REMOVED
	STRUCTURE TO BE REMOVED

WETLANDS & BUFFERS NOTES:

ALL IMPACTED WETLANDS AND BUFFERS AS SHOWN ON THIS SET OF PLANS SHALL BE PERMITTED THROUGH N.C.D.W.R. AND U.S.A.C.E. PRIOR TO OBTAINING CONSTRUCTION PLAN APPROVAL FROM THE TOWN OF ROLESVILLE.

WETLAND IMPACT TABLE

WETLAND	TOTAL SIZE SF	TOTAL SIZE AC	IMPACTED AREA SF	IMPACTED AREA AC	UNDISTURBED AREA SF	UNDISTURBED AREA AC
A	4,516	0.104	0	0.000	4,516	0.104
B	34,765	0.798	17,882	0.410	16,883	0.388
C	1,663	0.038	1,178	0.027	485	0.011
TOTAL	40,944	0.940	19,060	0.477	21,884	0.602

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato 9/18/2026
F3D460B26923423...

SCALE: 1 inch = 60 ft. (0 30 60)

SIGNATURE SET: 09/18/2026

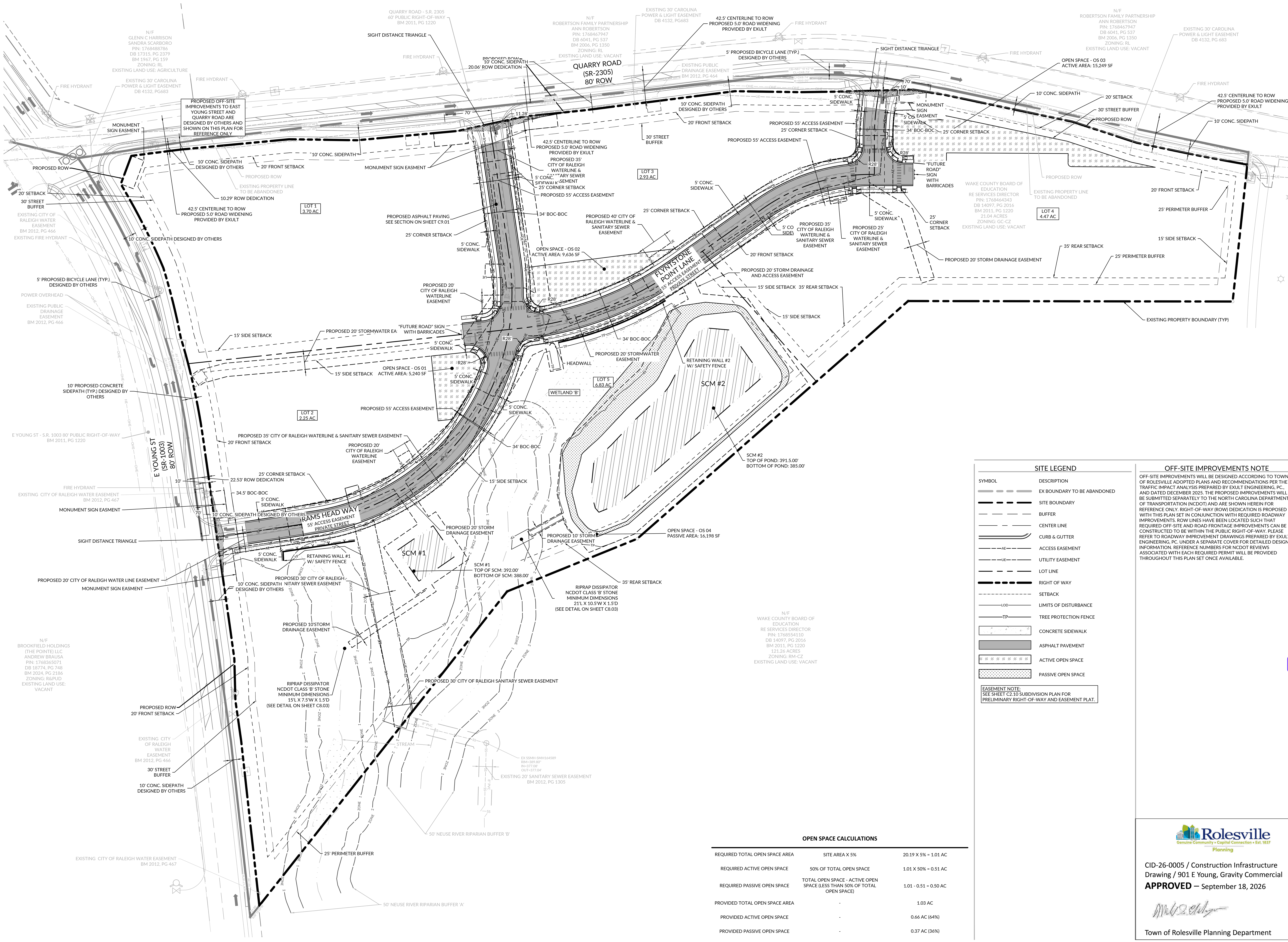
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OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

C1.00

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SITE LEGEND

SYMBOL	DESCRIPTION
	EX BOUNDARY TO BE ABANDONED
	SITE BOUNDARY
	BUFFER
	CENTER LINE
	CURB & GUTTER
AE	ACCESS EASEMENT
UE	UTILITY EASEMENT
	LOT LINE
	RIGHT OF WAY
	SETBACK
LOD	LIMITS OF DISTURBANCE
TP	TREE PROTECTION FENCE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE

EASEMENT NOTE:
SEE SHEET C2.10 SUBDIVISION PLAN FOR PRELIMINARY RIGHT-OF-WAY AND EASEMENT PLAT.

OFF-SITE IMPROVEMENTS NOTE

OFF-SITE IMPROVEMENTS WILL BE DESIGNED ACCORDING TO TOWN OF ROLESVILLE ADOPTED PLANS AND RECOMMENDATIONS PER THE TRAFFIC IMPACT ANALYSIS PREPARED BY EXULT ENGINEERING, PC., AND DATED DECEMBER 2025. THE PROPOSED IMPROVEMENTS WILL BE SUBMITTED SEPARATELY TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND ARE SHOWN HEREIN FOR REFERENCE ONLY. RIGHT-OF-WAY (ROW) DEDICATION IS PROPOSED WITH THIS PLAN SET IN CONJUNCTION WITH REQUIRED ROADWAY IMPROVEMENTS. ROW LINES HAVE BEEN LOCATED SUCH THAT REQUIRED OFF-SITE AND ROAD FRONTAGE IMPROVEMENTS CAN BE CONSTRUCTED TO BE WITHIN THE PUBLIC RIGHT-OF-WAY. PLEASE REFER TO ROADWAY IMPROVEMENT DRAWINGS PREPARED BY EXULT ENGINEERING, PC. UNDER A SEPARATE COVER FOR DETAILED DESIGN INFORMATION. REFERENCE NUMBERS FOR NCDOT REVIEWS ASSOCIATED WITH EACH REQUIRED PERMIT WILL BE PROVIDED THROUGHOUT THIS PLAN SET ONCE AVAILABLE.

OPEN SPACE CALCULATIONS

REQUIRED TOTAL OPEN SPACE AREA	SITE AREA X 5%	20.19 X 5% = 1.01 AC
REQUIRED ACTIVE OPEN SPACE	50% OF TOTAL OPEN SPACE	1.01 X 50% = 0.51 AC
REQUIRED PASSIVE OPEN SPACE	TOTAL OPEN SPACE - ACTIVE OPEN SPACE (LESS THAN 50% OF TOTAL OPEN SPACE)	1.01 - 0.51 = 0.50 AC
PROVIDED TOTAL OPEN SPACE AREA	-	1.03 AC
PROVIDED ACTIVE OPEN SPACE	-	0.66 AC (64%)
PROVIDED PASSIVE OPEN SPACE	-	0.37 AC (36%)

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Signed by: Andrew Plato
F3D460B26923423...
9/18/2026

0 30 60
SCALE: 1 inch = 60 ft.

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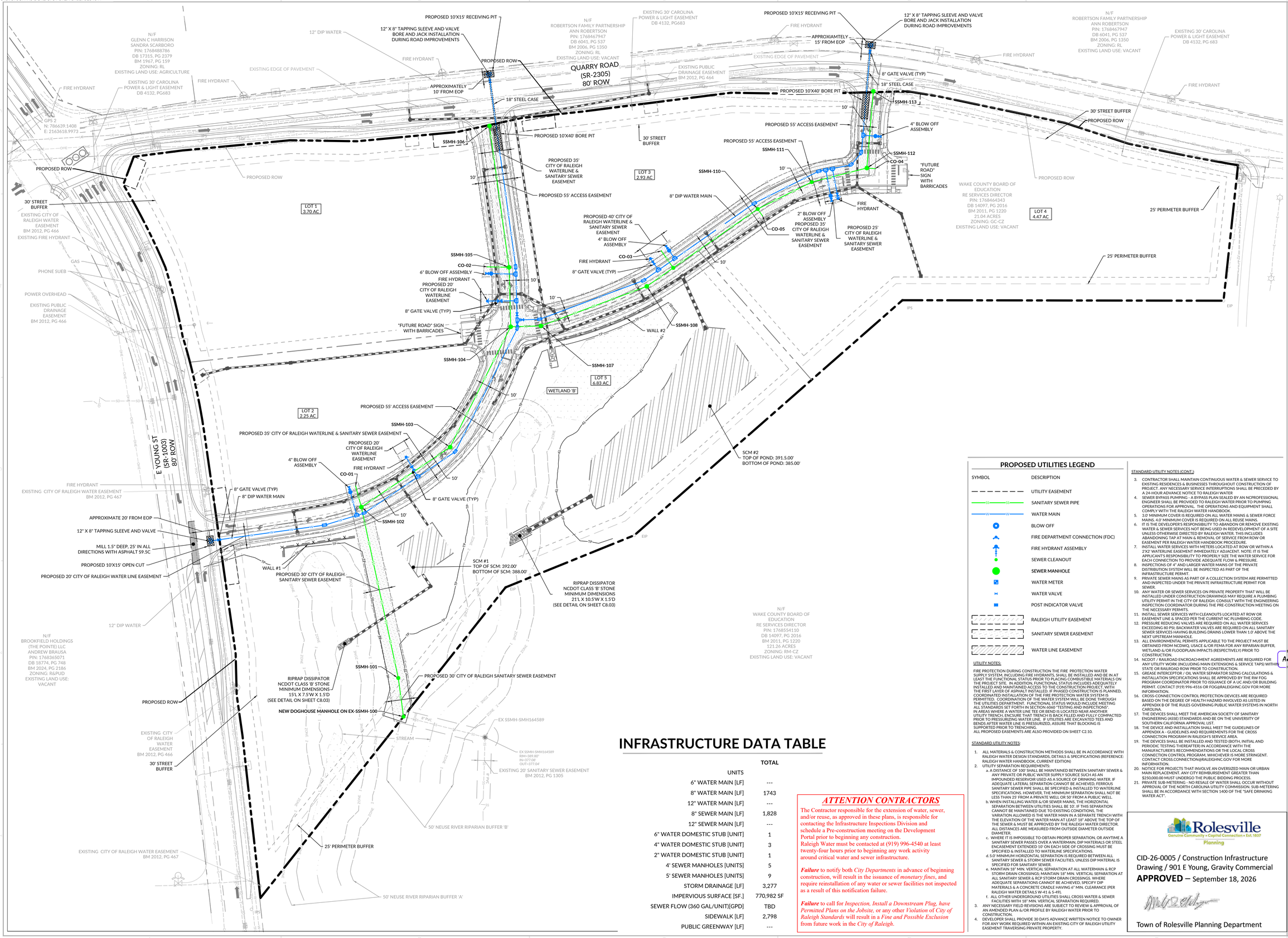
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OVERALL SITE PLAN

C2.00

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INFRASTRUCTURE DATA TABLE

	TOTAL
UNITS	
6" WATER MAIN [LF]	---
8" WATER MAIN [LF]	1743
12" WATER MAIN [LF]	---
8" SEWER MAIN [LF]	1,828
12" SEWER MAIN [LF]	---
6" WATER DOMESTIC STUB [UNIT]	1
4" WATER DOMESTIC STUB [UNIT]	3
2" WATER DOMESTIC STUB [UNIT]	1
4' SEWER MANHOLES [UNITS]	5
5' SEWER MANHOLES [UNITS]	9
STORM DRAINAGE [LF]	3,277
IMPERVIOUS SURFACE [SF.]	770,982 SF
SEWER FLOW (360 GAL/UNIT)[GPD]	TBD
SIDEWALK [LF]	2,798
PUBLIC GREENWAY [LF]	---

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*

PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
	UTILITY EASEMENT
SS SS	SANITARY SEWER PIPE
W W	WATER MAIN
	BLOW OFF
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT ASSEMBLY
	SEWER CLEANOUT
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	RALEIGH UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT

UTILITY NOTES:

FIRE PROTECTION DURING CONSTRUCTION THE FIRE PROTECTION WATER SUPPLY SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND BE IN AT LEAST THE FUNCTIONAL STATUS PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE PROJECT SITE. IN ADDITION, FUNCTIONAL STATUS INCLUDES ADEQUATELY INSTALLED AND MAINTAINED ACCESS TO THE CONSTRUCTION PROJECT, WITH THE FIRST LAYER OF ASPHALT INSTALLED. IF PHASED CONSTRUCTION IS PLANNED, COORDINATED INSTALLATION OF THE FIRE PROTECTION WATER SYSTEM IS PERMITTED. COORDINATION OF THE WATER SYSTEM WILL BE DONE THROUGH THE UTILITIES DEPARTMENT. FUNCTIONAL STATUS WOULD INCLUDE MEETING ALL STANDARDS SET FORTH IN SECTION 6060 "TESTING AND INSPECTIONS". IN AREAS WHERE A WATER LINE TEE OR BEND IS LOCATED NEAR ANOTHER UTILITY TRENCH, ENCSURE THAT TRENCH IS BACK FILLED AND FULLY COMPACTED PRIOR TO PRESSURIZING WATER LINE. IF UTILITIES ARE EXCAVATED TEES AND BENDS AFTER WATER LINE IS PRESSURIZED, ASSURE THAT BLOCKING IS SUPPORTED PRIOR TO TRENCHING.
ALL PROPOSED EASEMENTS ARE ALSO PROVIDED ON SHEET C2.10.

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   b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE RALEIGH WATER DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
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3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY RALEIGH WATER PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.

STANDARD UTILITY NOTES (CONT.):

3. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO RALEIGH WATER
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7. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
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10. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
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Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning

CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial

APPROVED – September 18, 2026

Town of Rolesville Planning Department

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

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2629 St. Mary's St.
Raleigh, NC 27609

CONSTRUCTION INFRASTRUCTURE DRAWINGS

YOUNG ST COMMERCIAL
GRAVITY COMPANIES
CID-26-0005

901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
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9/18/2026

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SIGNATURE SET: 09/18/2026

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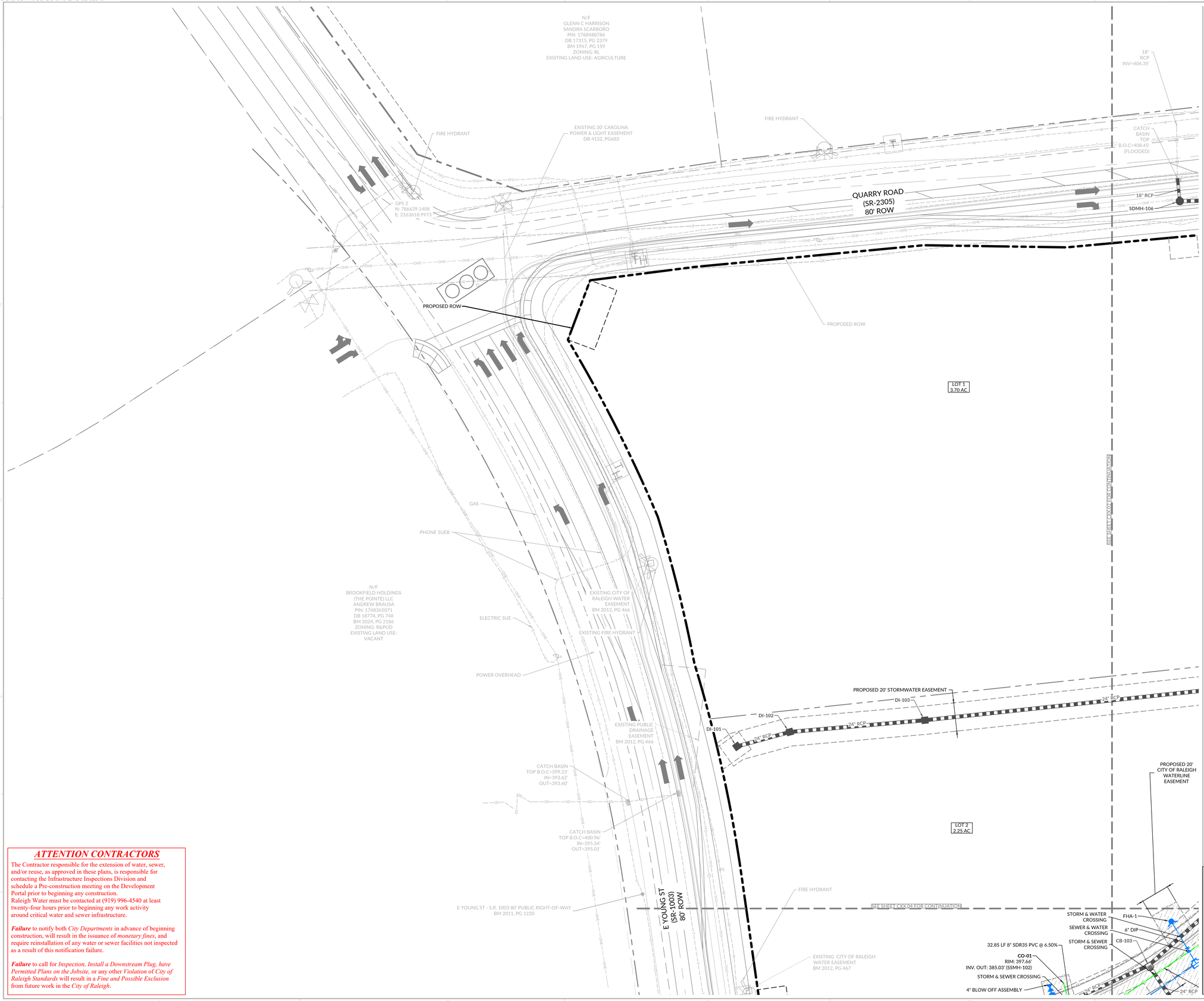
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OVERALL UTILITY PLAN

C3.00

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SYMBOL	DESCRIPTION
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ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation* of *City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*

Rolesville
Genuine Community • Capitol Connection • Est. 1837
Planning

CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial
APPROVED – September 18, 2026

Town of Rolesville Planning Department

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
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CONSTRUCTION INFRASTRUCTURE DRAWINGS
YOUNG ST COMMERCIAL
GRAVITY COMPANIES
CID-26-0005

901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C PLATA

Signed by: Andrew Plata
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9/18/2026

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SCALE: 1 inch = 30 ft.

SIGNATURE SET: 09/18/2026

KEY MAP
CX.01 CX.02 CX.03 CX.04

Know what's **below.**
Call 811 before you dig.

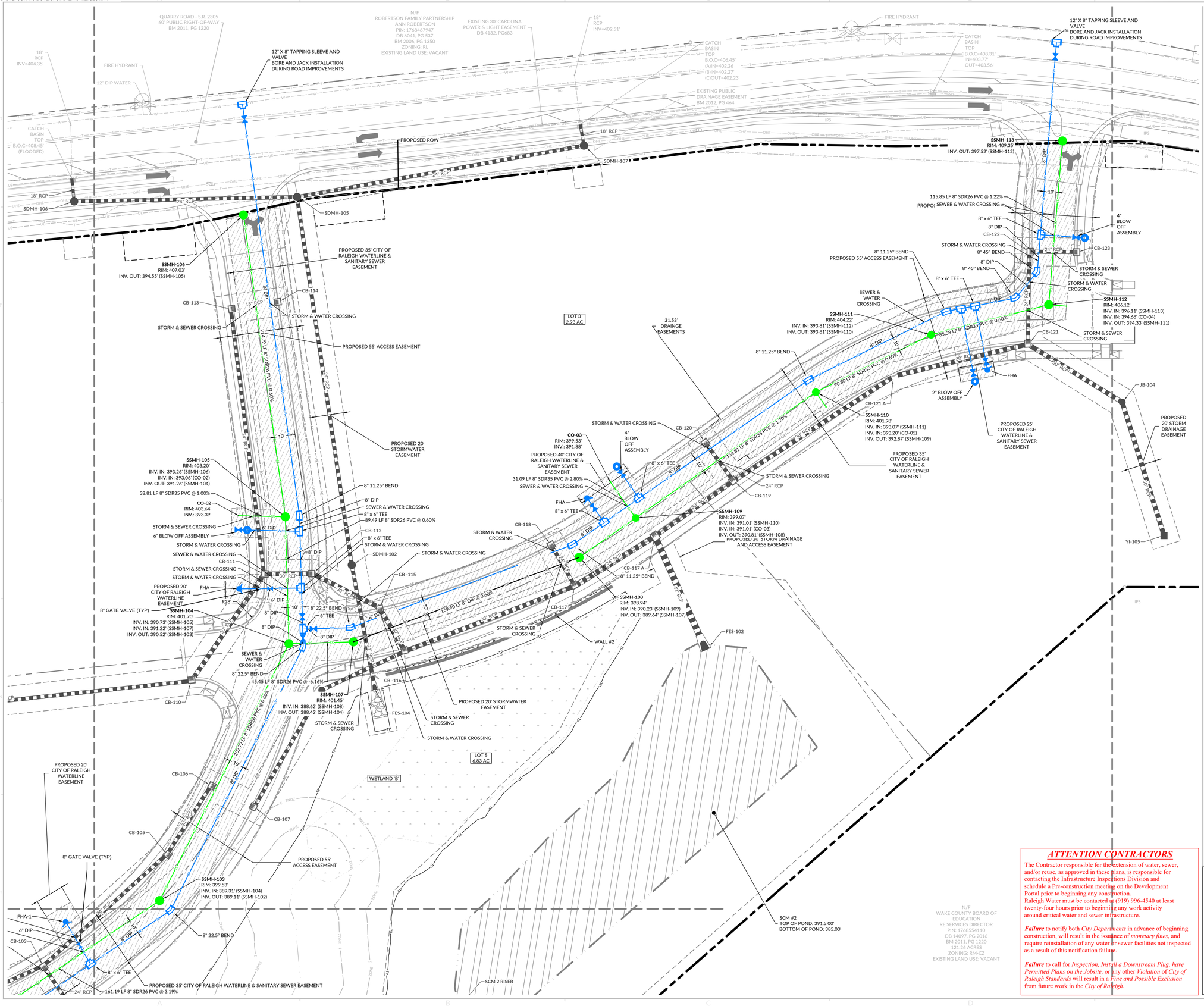
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UTILITY PLAN

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Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning

CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial
APPROVED – September 18, 2026

Town of Rolesville Planning Department

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Raleigh, NC 27609

CONSTRUCTION INFRASTRUCTURE DRAWINGS
YOUNG ST COMMERCIAL
GRAVITY COMPANIES
CID-26-0005
901 E Young St | Rolesville, NC 27587

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO
Signed by: Andrew Plato 7046082692823423
9/18/2026

SCALE: 1 inch = 30 ft.

SIGNATURE SET: 09/18/2026

KEY MAP


Know what's **below.**
Call 811 before you dig.

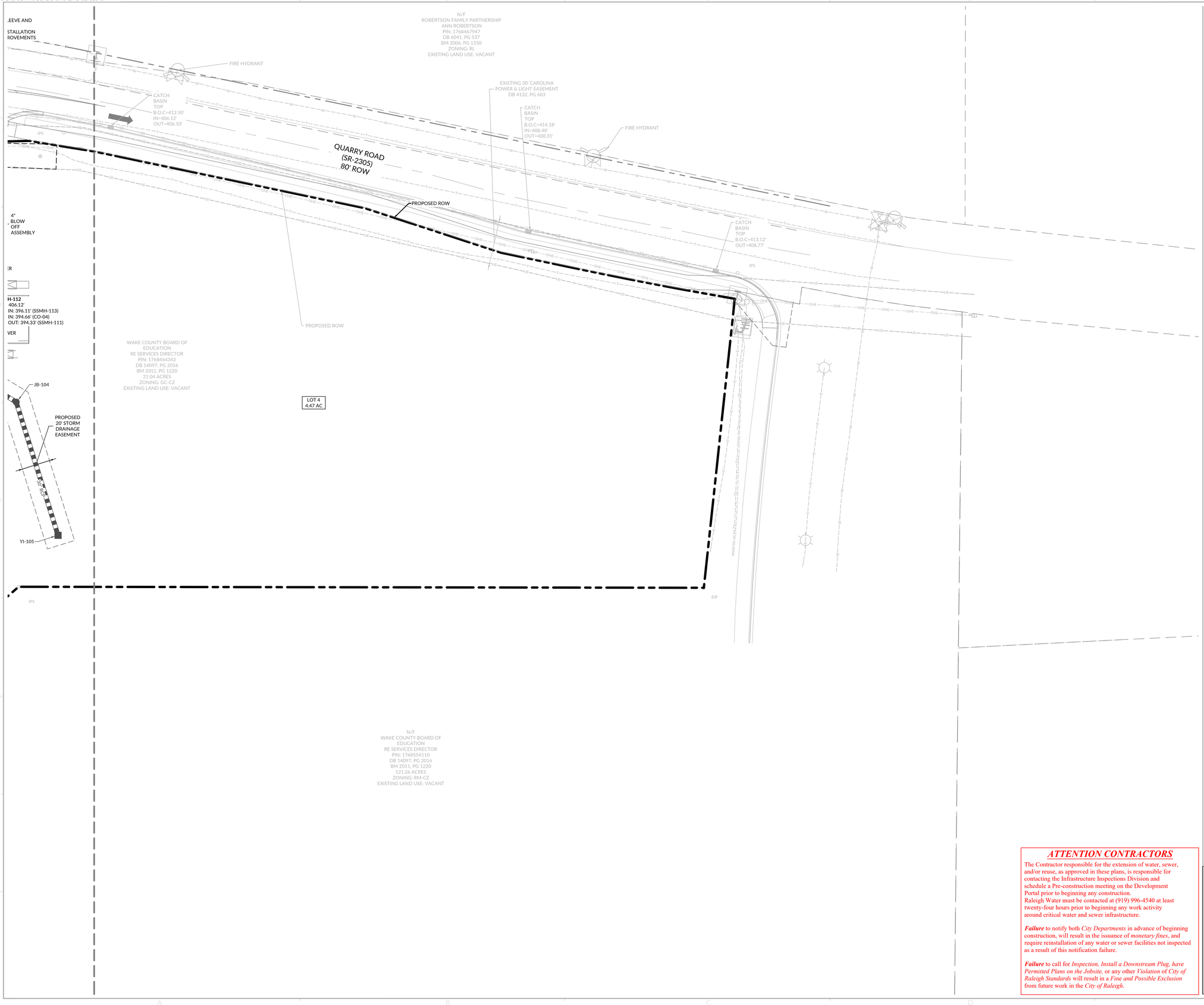
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UTILITY PLAN

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PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
	UTILITY EASEMENT
SS	SANITARY SEWER PIPE
W	WATER MAIN
	BLOW OFF
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT ASSEMBLY
	SEWER CLEANOUT
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	RALEIGH UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	WATER LINE EASEMENT

UTILITY NOTES:
FIRE PROTECTION DURING CONSTRUCTION THE FIRE PROTECTION WATER SUPPLY SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND BE IN AT LEAST THE FUNCTIONAL STATUS PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE PROJECT SITE. IN ADDITION, FUNCTIONAL STATUS INCLUDES ADEQUATELY INSTALLED AND MAINTAINED ACCESS TO THE CONSTRUCTION PROJECT, WITH THE FIRST LAYER OF ASPHALT INSTALLED. IF PHASED CONSTRUCTION IS PLANNED, COORDINATED INSTALLATION OF THE FIRE PROTECTION WATER SYSTEM IS PERMITTED. COORDINATION OF THE WATER SYSTEM WILL BE DONE THROUGH THE UTILITIES DEPARTMENT. FUNCTIONAL STATUS WOULD INCLUDE MEETING ALL STANDARDS SET FORTH IN SECTION 6060 "TESTING AND INSPECTIONS".

IN AREAS WHERE A WATER LINE TEE OR BEND IS LOCATED NEAR ANOTHER UTILITY TRENCH, ENSURE THAT TRENCH IS BACK FILLED AND FULLY COMPACTED PRIOR TO PRESSURIZING WATER LINE. IF UTILITIES ARE EXCAVATED TEES AND BENDS AFTER WATER LINE IS PRESSURIZED, ASSURE THAT BLOCKING IS SUPPORTED PRIOR TO TRENCHING.
ALL PROPOSED EASEMENTS ARE ALSO PROVIDED ON SHEET C2.10

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2. UTILITY SEPARATION REQUIREMENTS:
   a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE RALEIGH WATER DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER OUTSIDE DIAMETER.
   c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
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   f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
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Genuine Community • Capitol Connection • Est, 1837
Planning

CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial

APPROVED – September 18, 2026

Town of Rolesville Planning Department

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CONSTRUCTION INFRASTRUCTURE DRAWINGS
YOUNG ST COMMERCIAL
GRAVITY COMPANIES
CID-26-0005

901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
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9/18/2026

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SCALE: 1 inch = 30 ft.

SIGNATURE SET: 09/18/2026

KEY MAP


Know what's **below.**
Call before you dig.

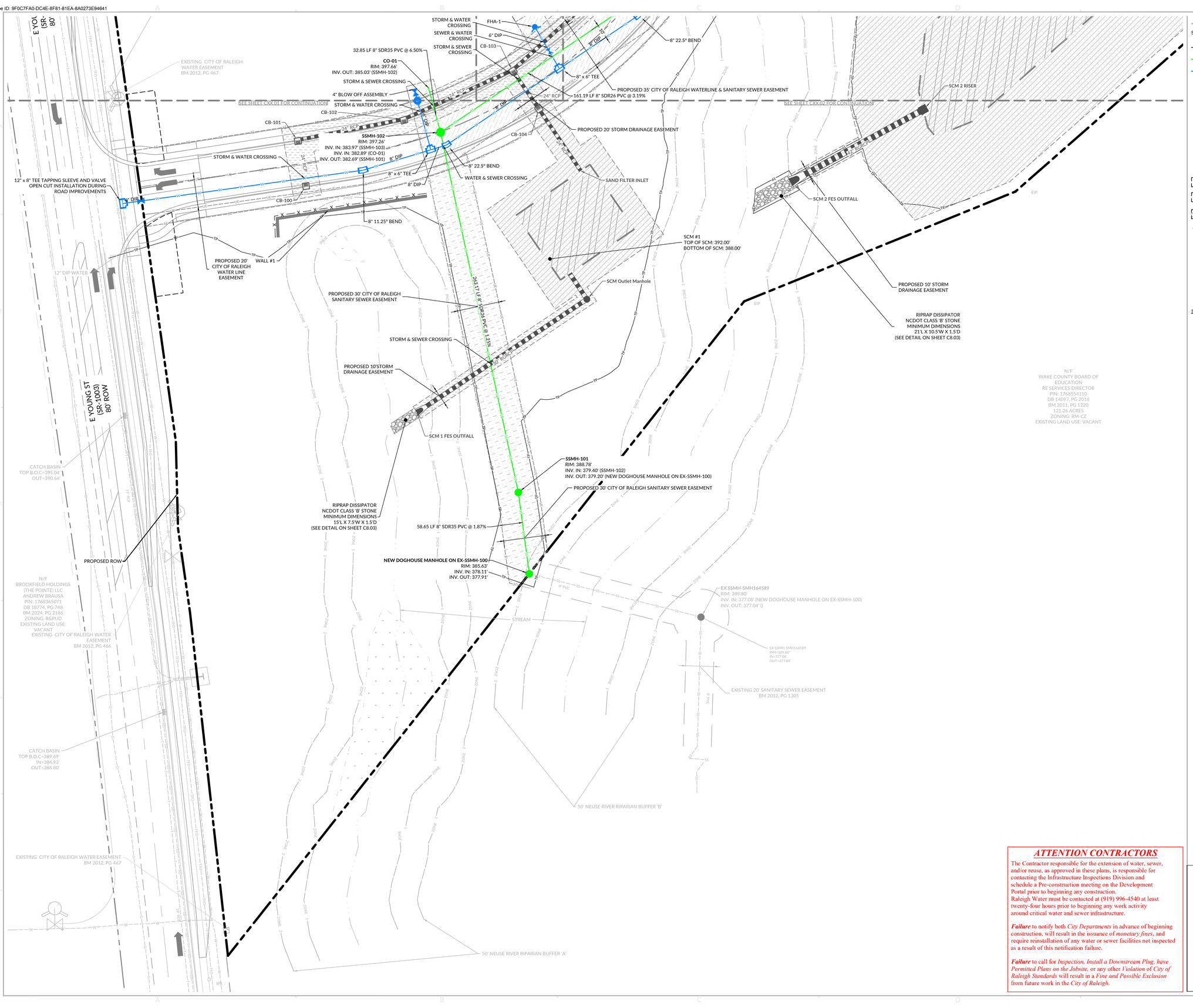
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UTILITY PLAN

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PROPOSED UTILITIES LEGEND

SYMBOL	DESCRIPTION
	UTILITY EASEMENT
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W W	WATER MAIN
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ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation* of *City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*

Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning

CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial
APPROVED – September 18, 2026

Town of Rolesville Planning Department

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Raleigh, NC 27609

CONSTRUCTION INFRASTRUCTURE DRAWINGS
YOUNG ST COMMERCIAL
GRAVITY COMPANIES
CID-26-0005
901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATA

Signed by: Andrew Plata
730460B26923423...
9/18/2026

0 15 30
SCALE: 1 inch = 30 ft.

SIGNATURE SET: 09/18/2026

KEY MAP
CX.01 CX.02 CX.03 CX.04

Know what's below. Call 811 before you dig.

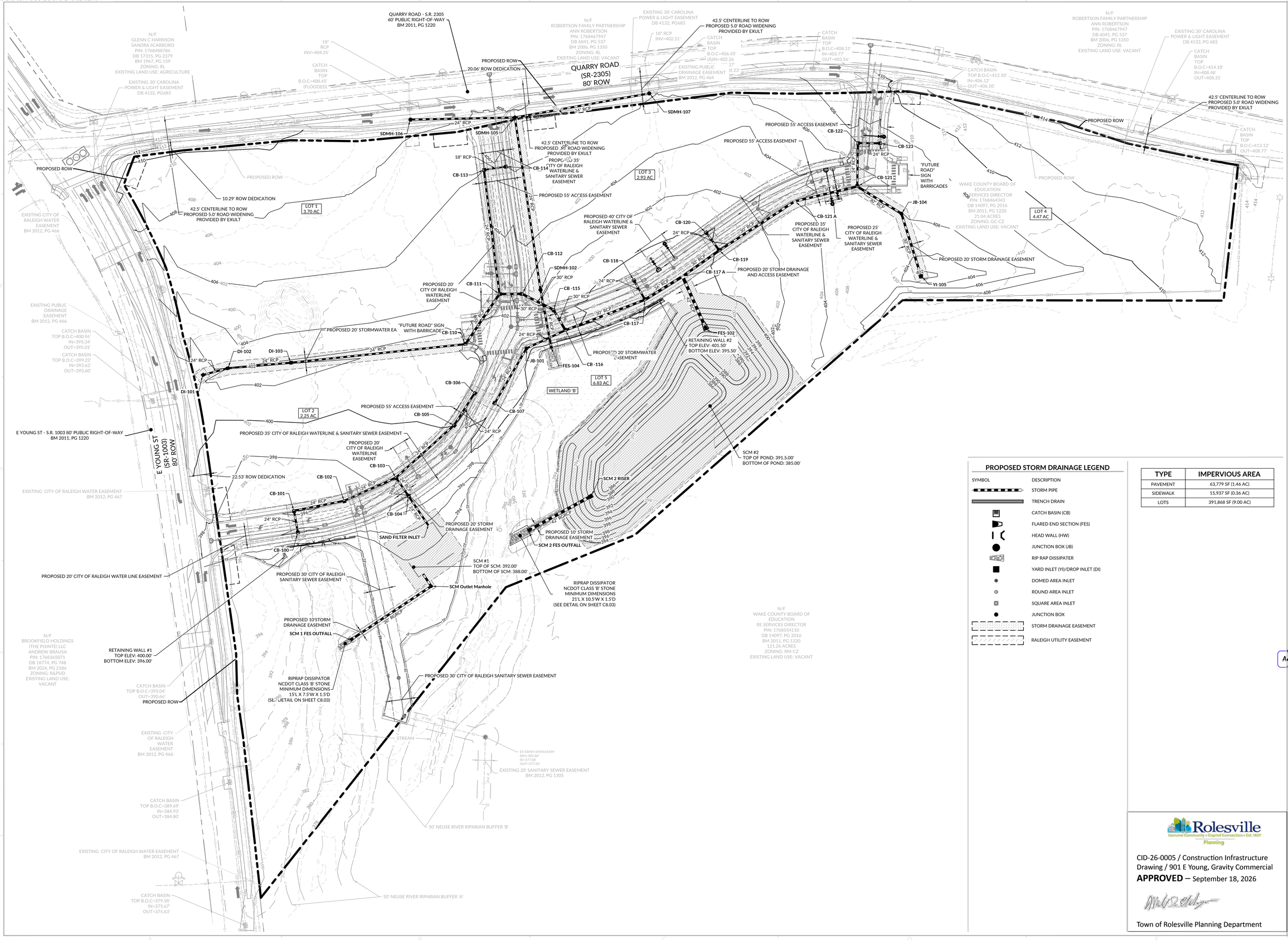
WR JOB NUMBER	24-0129 A
DRN: WR	DGN: WR CKD: WR

UTILITY PLAN

C3.04

J:\24\0129-A-Gravity-Rolesville-Young Street-Commercial-Due Diligence\CAD\Drawing Set\Construction\C3.XX UTILITY PLAN.dwg, Friday, September 19, 2025 3:45:57 PM, RAWAB

Docusign Envelope ID: 9F0C7FA0-DC4E-8F81-81EA-8A0273E94641



PROPOSED STORM DRAINAGE LEGEND

SYMBOL	DESCRIPTION
	STORM PIPE
	TRENCH DRAIN
	CATCH BASIN (CB)
	FLARED END SECTION (FES)
	HEAD WALL (HW)
	JUNCTION BOX (JB)
	RIP RAP DISSIPATER
	YARD INLET (YI)/DROP INLET (DI)
	DOMED AREA INLET
	ROUND AREA INLET
	SQUARE AREA INLET
	JUNCTION BOX
	STORM DRAINAGE EASEMENT
	RALEIGH UTILITY EASEMENT

TYPE	IMPERVIOUS AREA
PAVEMENT	63,779 SF (1.46 AC)
SIDEWALK	15,937 SF (0.36 AC)
LOTS	391,868 SF (9.00 AC)

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901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
7C4E0B2E6923423...
9/18/2026

0 30 60
SCALE: 1 inch = 60 ft.

SIGNATURE SET: 09/18/2026

Know what's **below.** **Call** 811 before you dig.

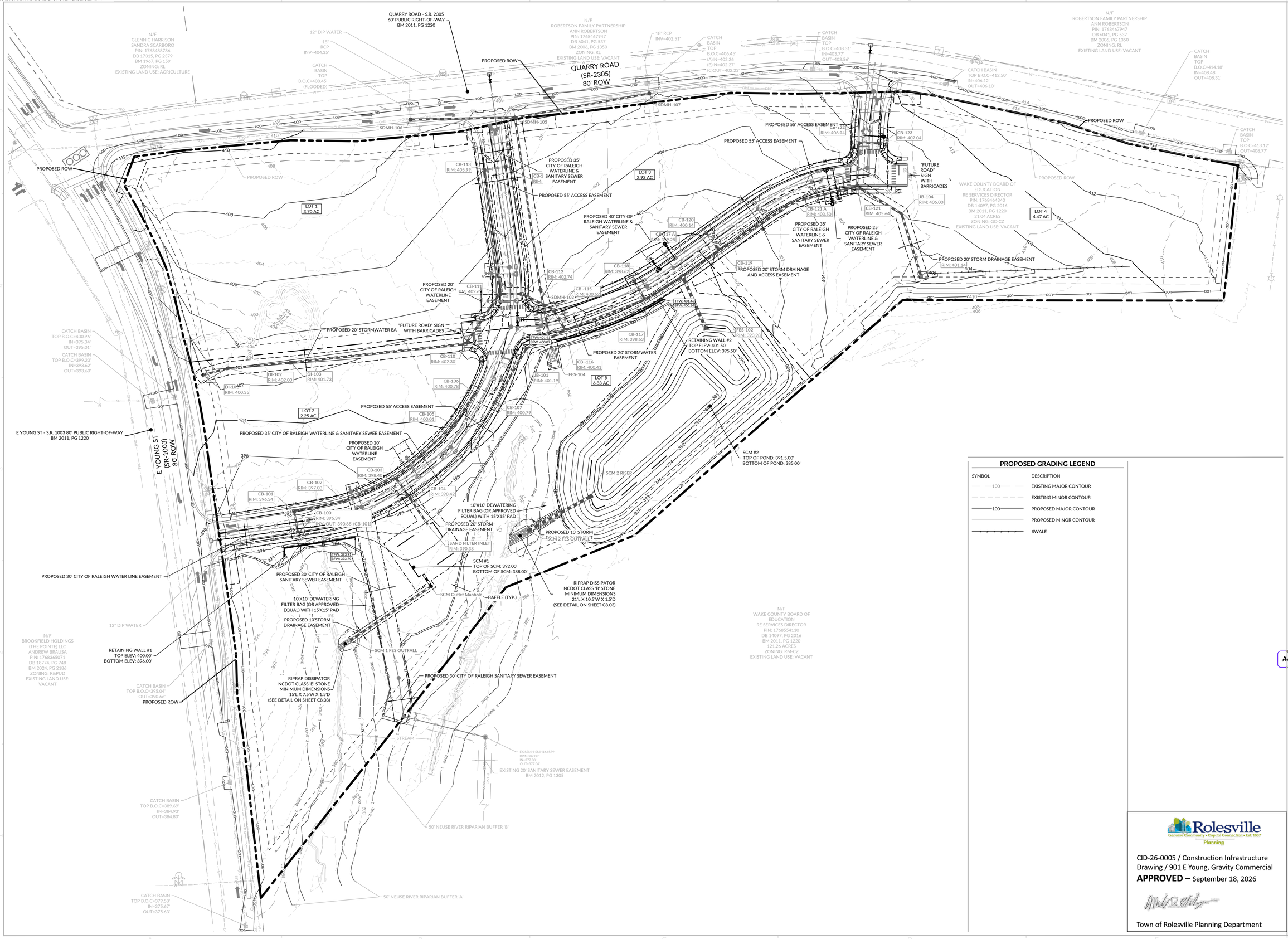
WR JOB NUMBER	24-0129 A
DRN: WR	DGN: WR CKD: WR

OVERALL STORM DRAINAGE PLAN

C4.00

J:\24\0129-A-Gravity-Rolesville-Young Street Commercial Due Diligence\CAD\Drawing Sets\Construction\CAD\OVERALL STORM DRAINAGE PLAN.dwg, Friday, September 18, 2026 2:47:39 PM, RAWAB

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PROPOSED GRADING LEGEND

SYMBOL	DESCRIPTION
100	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SWALE

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GRAVITY COMPANIES
CID-26-0005

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
7C0480B26923423...
9/18/2026

0 30 60
SCALE: 1 inch = 60 ft.

SIGNATURE SET: 09/18/2026

Know what's below. Call 811 before you dig.

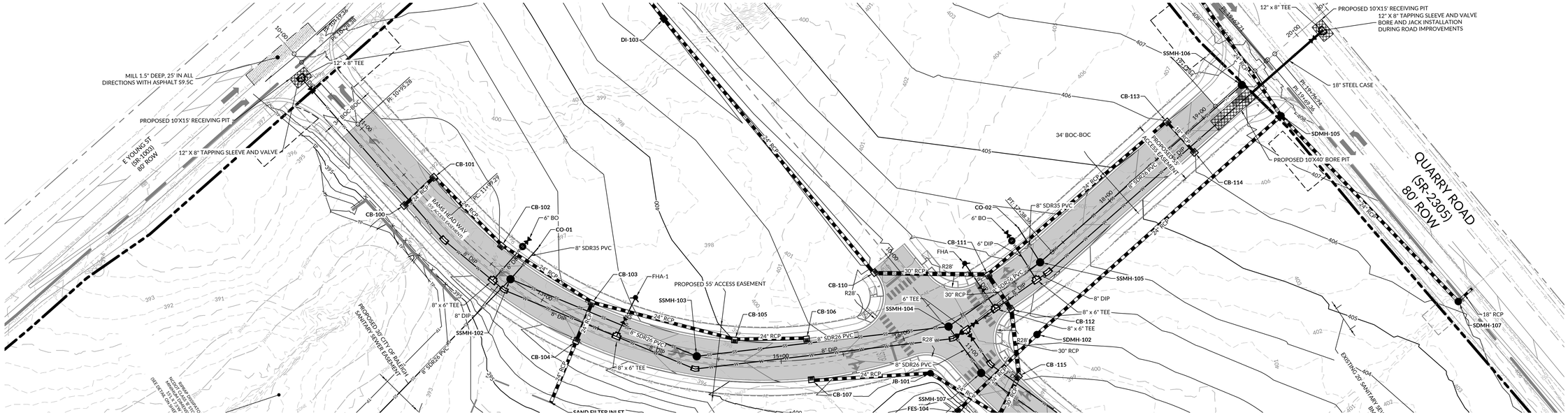
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DRN: WR	DGN: WR CKD: WR

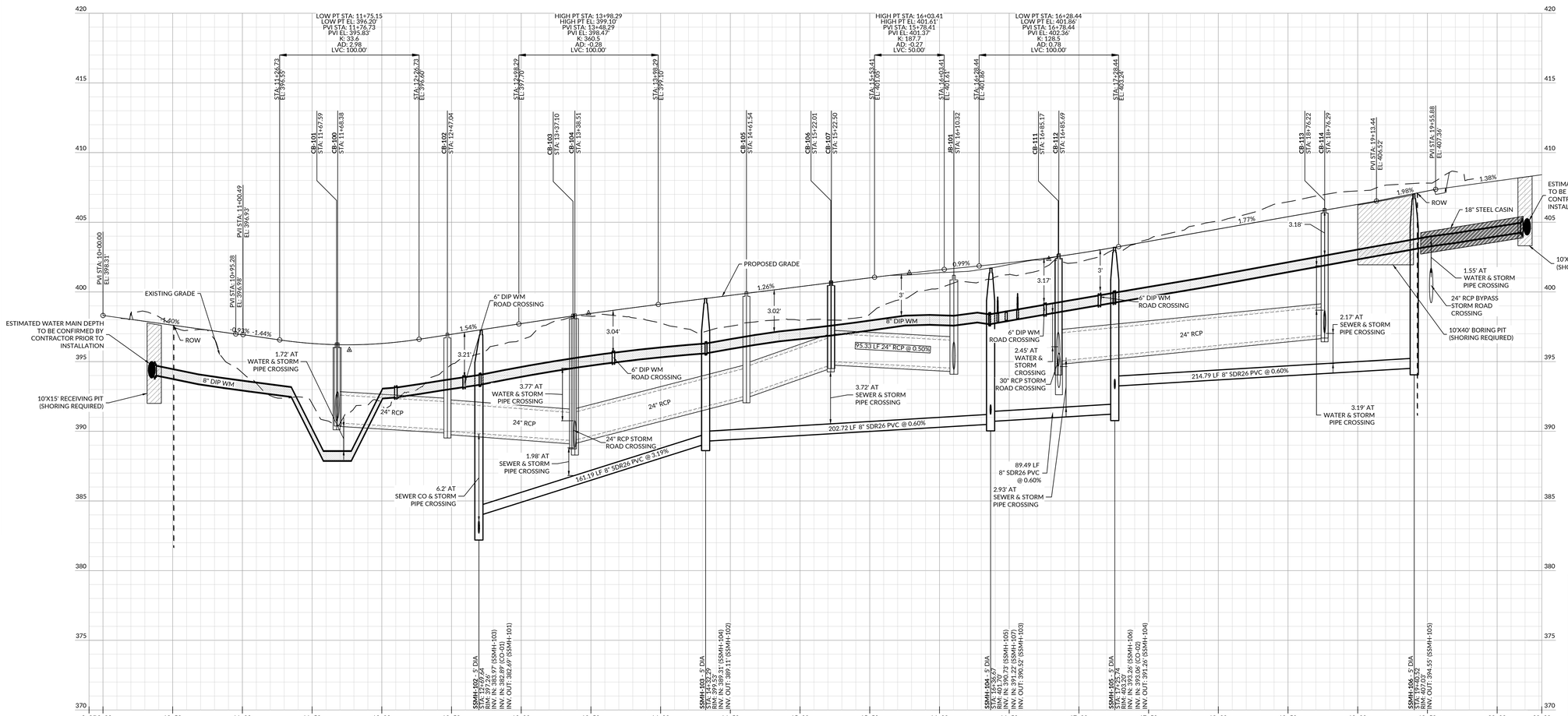
OVERALL GRADING PLAN

C5.00

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CID-26-0005

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
730460B28923423...
9/18/2026

0 20 40
SCALE: 1 inch = 40 ft.

SIGNATURE SET: 09/18/2026

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APPROVED – September 18, 2026

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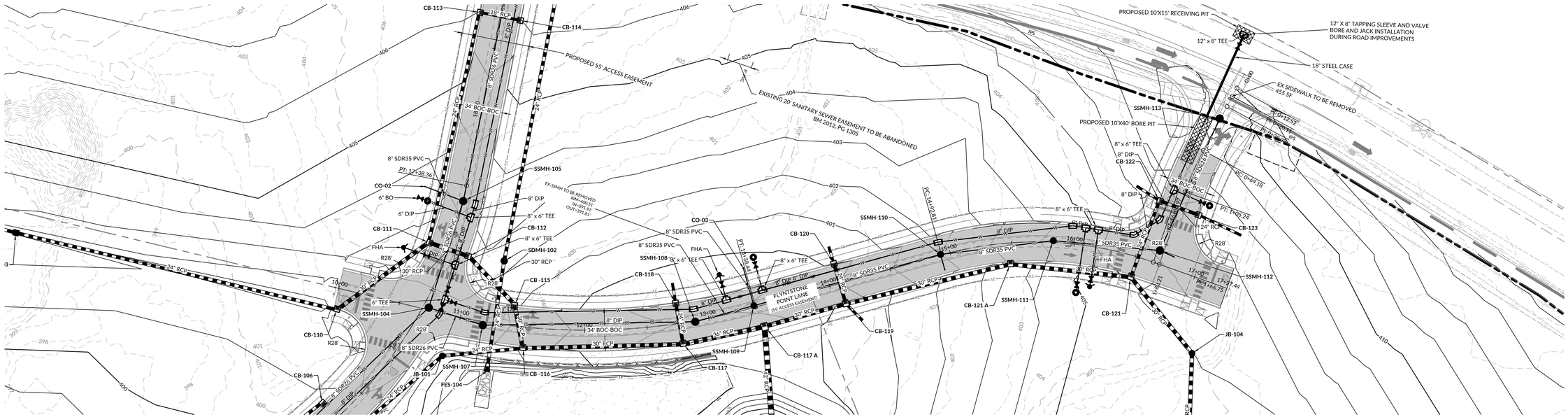
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DRN: WR	DGN: WR CKD: WR

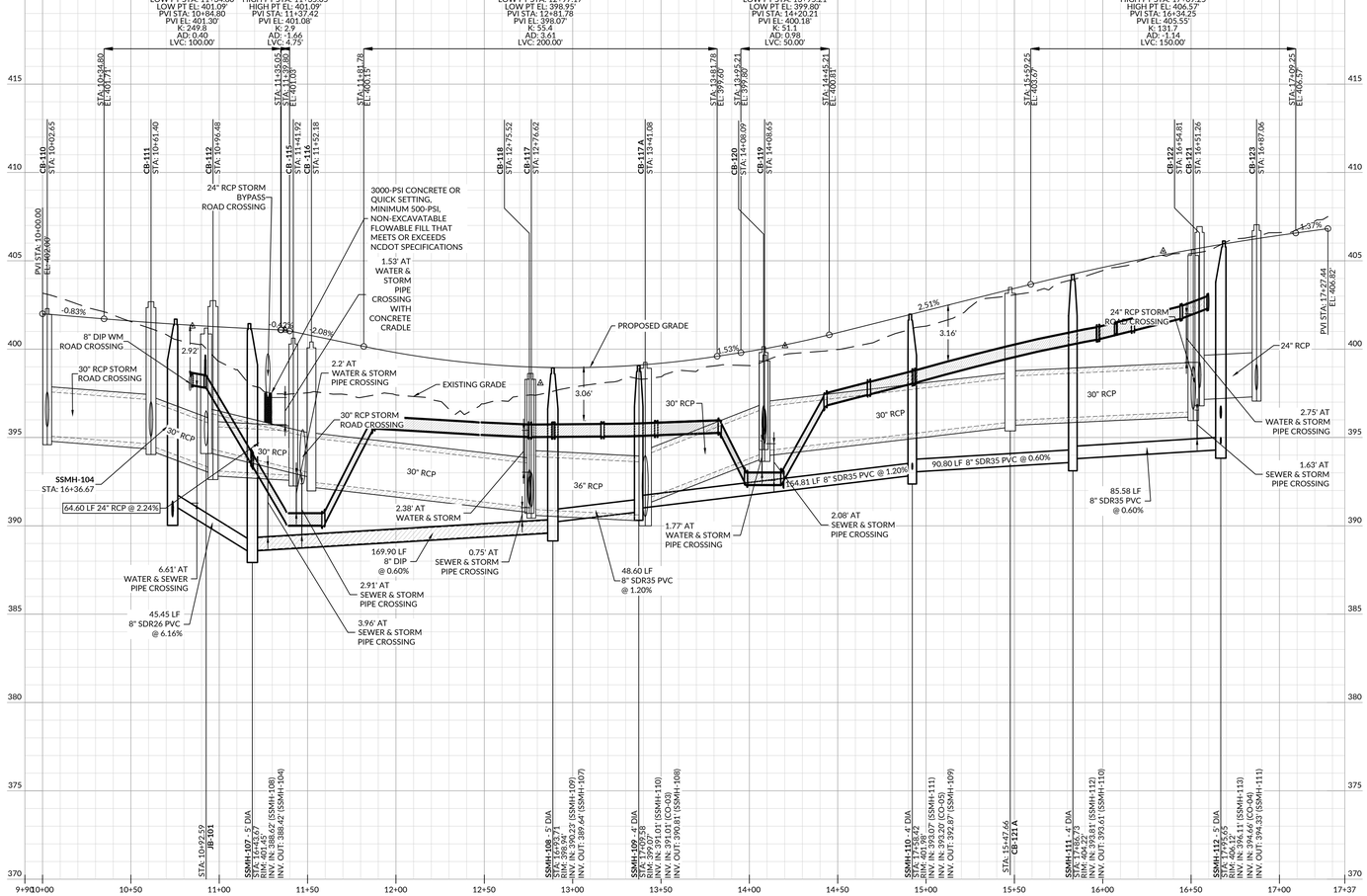
RAMS HEAD WAY PLAN AND PROFILE

C7.00

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CID-26-0005

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
7D4608B26923423...
9/18/2026

0 20 40
SCALE: 1 inch = 40 ft.

SIGNATURE SET: 09/18/2026

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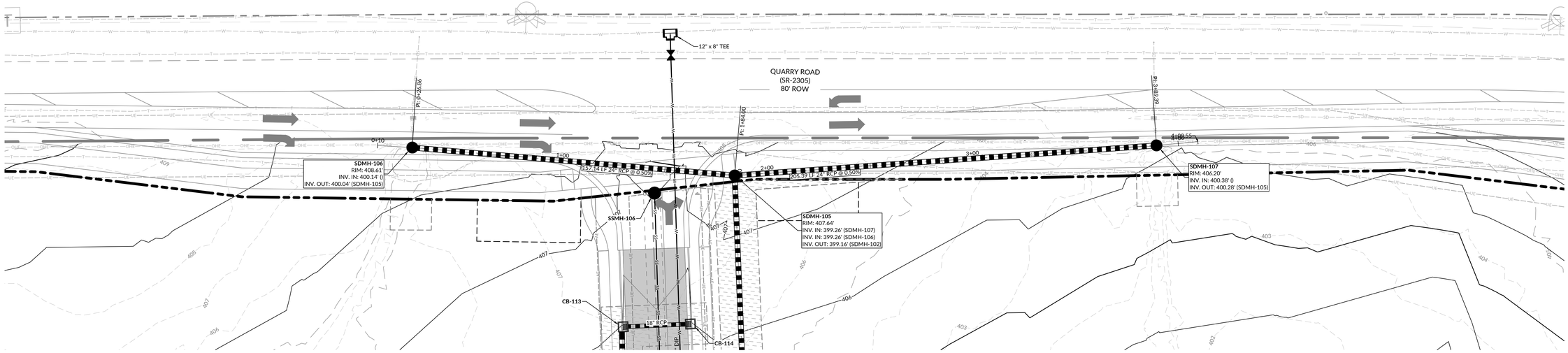
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DRN: WR	DGN: WR CKD: WR

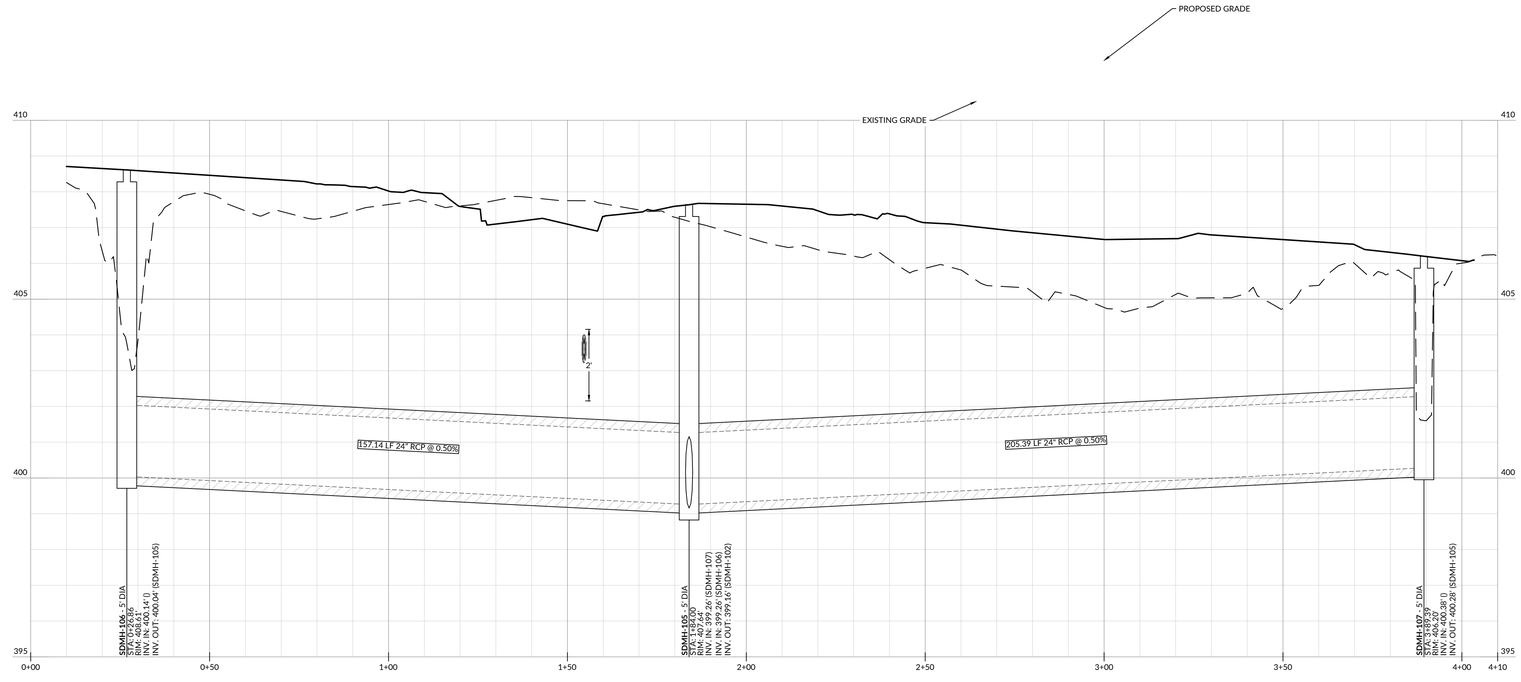
FLYNTSTONE POINT LANE PLAN AND PROFILE

C7.01

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PROFILE VIEW
GRAPHIC SCALE
1" = 20' HORZ.
1" = 2' VERT.
0 20 40
2 0

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO
Signed by: Andrew Plato
7D4608B26923423...
9/18/2026

0 12 24
SCALE: 1 inch = 24 ft.

SIGNATURE SET: 09/18/2026

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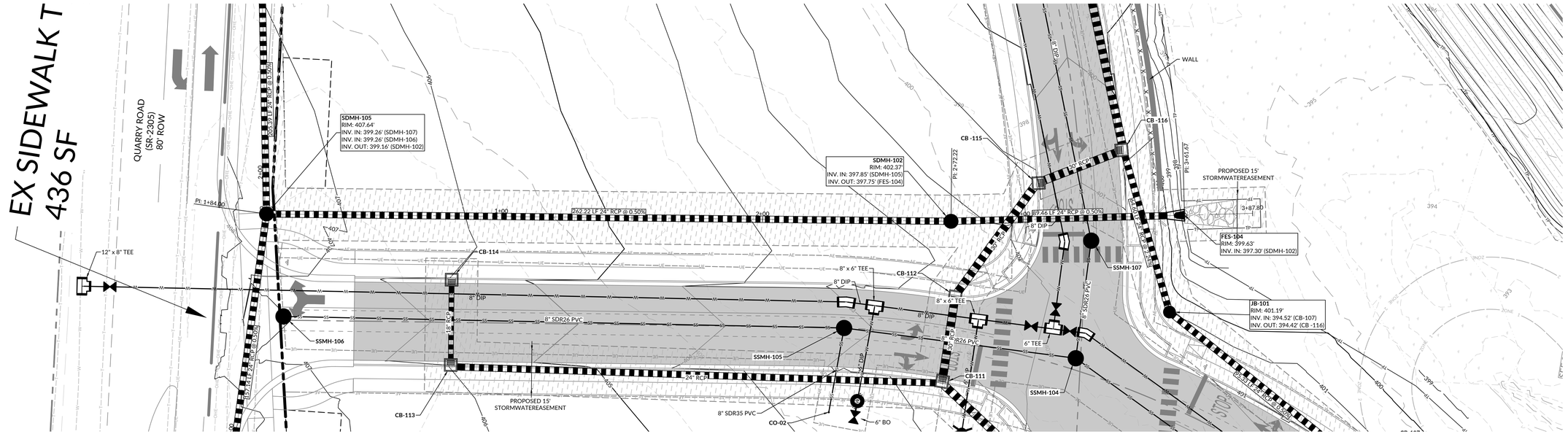
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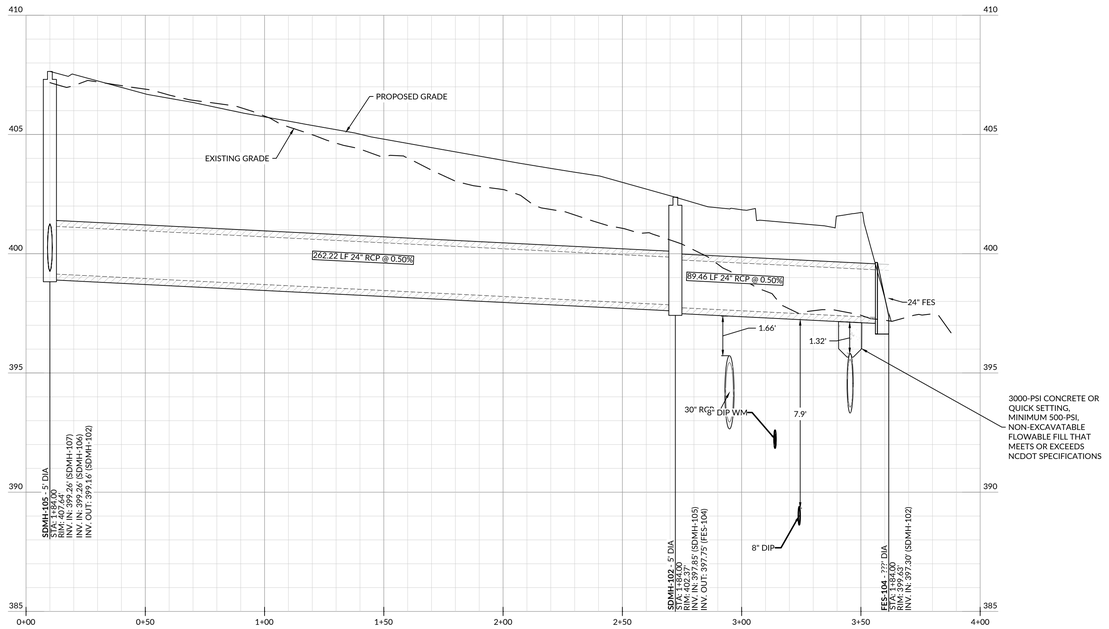
STORM BYPASS PLAN AND PROFILE

C7.02

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PROFILE VIEW
GRAPHIC SCALE
1" = 50' HORZ.
1" = 5' VERT.
0 50 100
5 0

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO
Signed by: Andrew Plato 9/18/2026
7D4608B26923423...
SCALE: 1 inch = 20 ft.
SIGNATURE SET: 09/18/2026

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Know what's **below.** Call 811 before you dig.

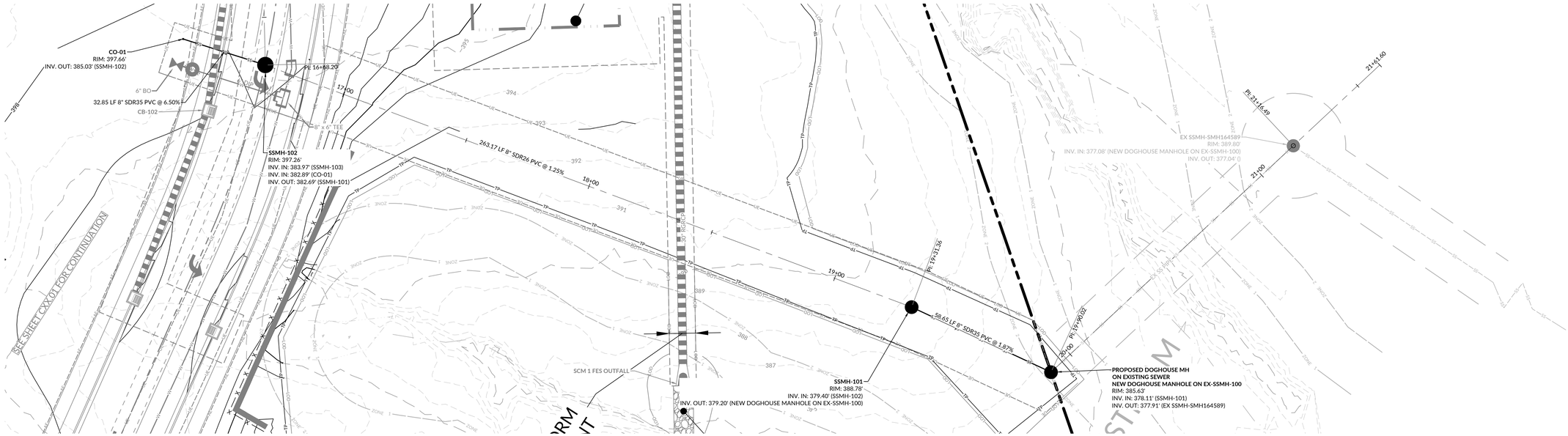
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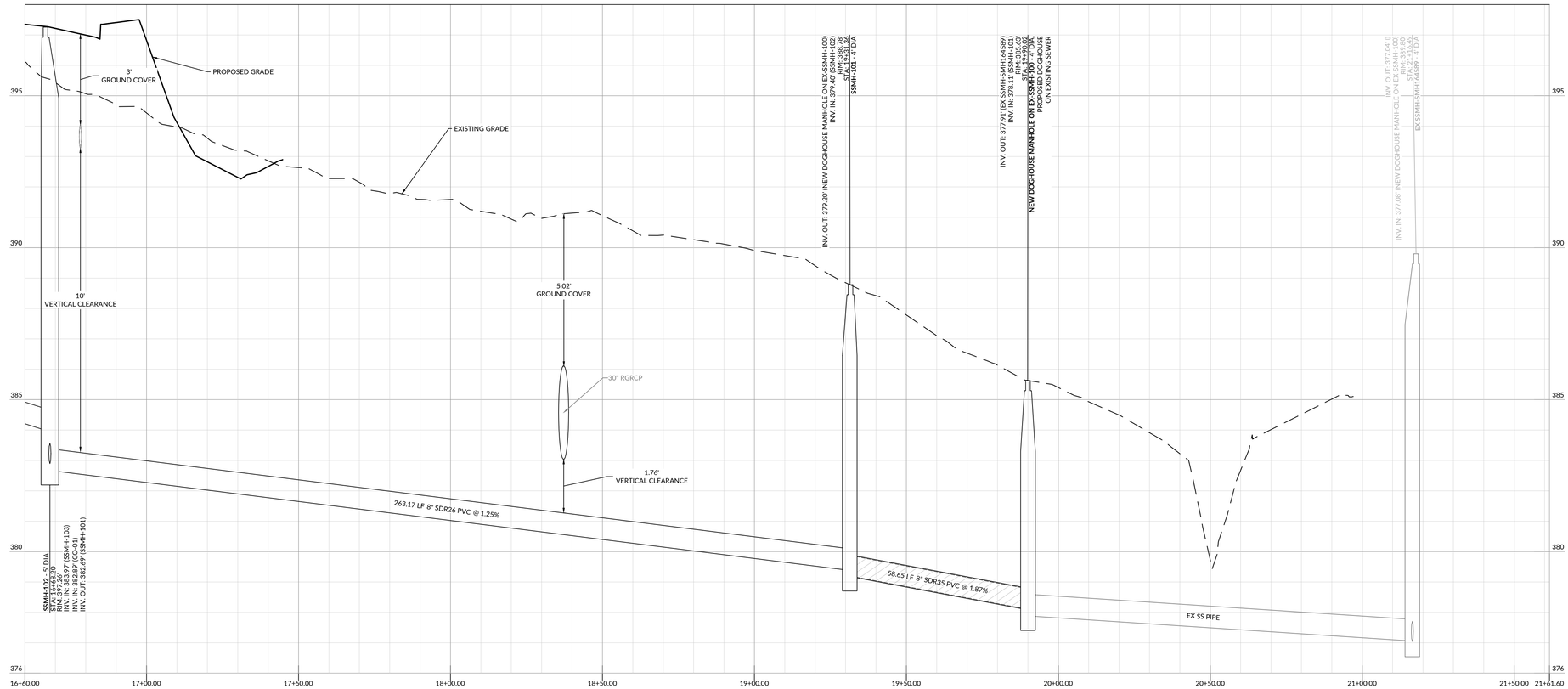
STORM BYPASS PLAN AND PROFILE

C7.03

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PROFILE VIEW
GRAPHIC SCALE
1" = 50' HORZ.
1" = 5' VERT.
0 5
0 50 100

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NORTH CAROLINA PROFESSIONAL SEAL 056417 ENGINEER ANDREW C. PLATO

Signed by: Andrew Plato
7D4608B26923423...
9/18/2026

SCALE: 1 inch = 20 ft.

SIGNATURE SET: 09/18/2026

Know what's below. Call 811 before you dig.

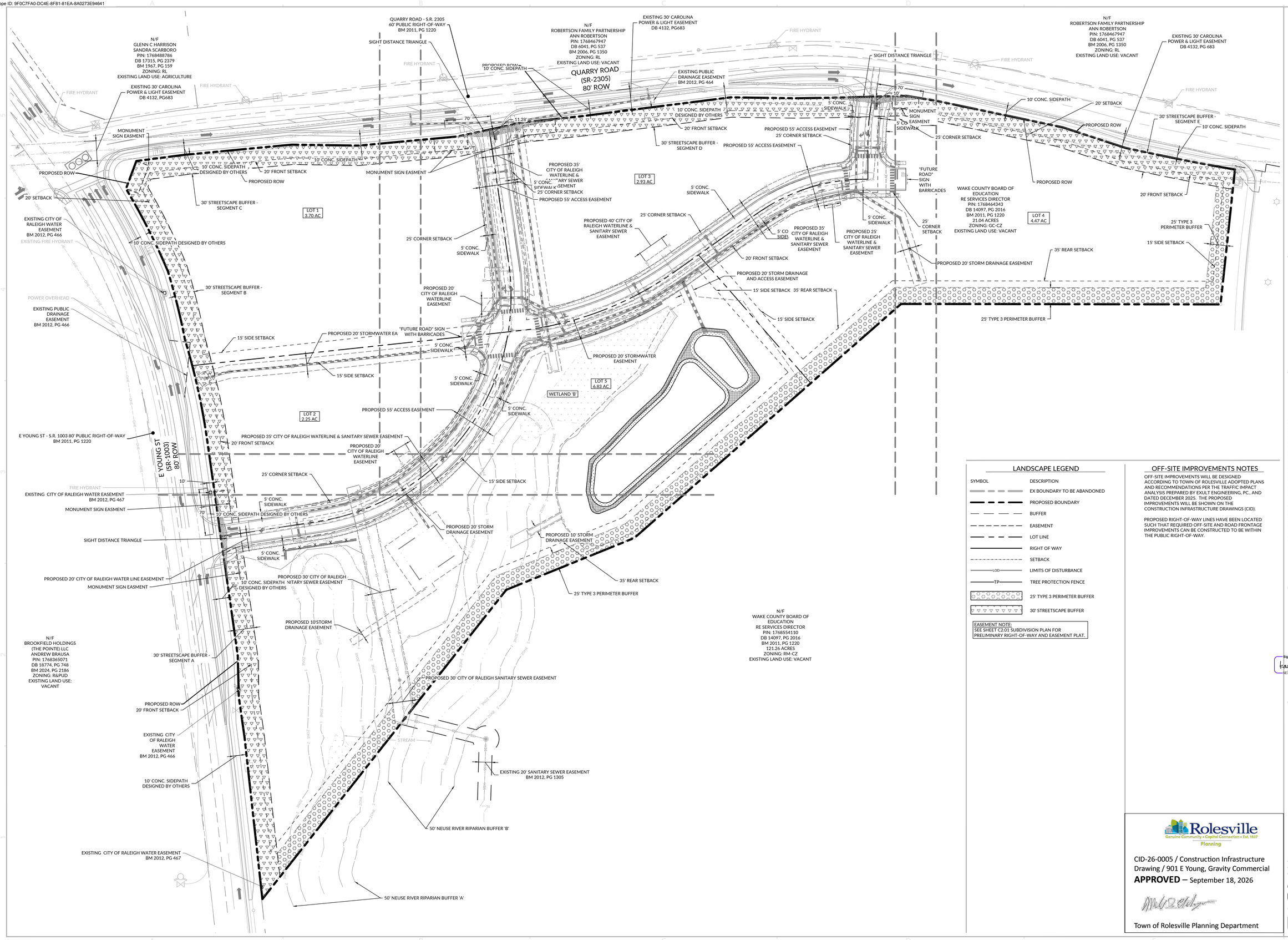
WR JOB NUMBER		24-0129 A
DRN: WR	DGN: WR	CKD: WR

SANITARY OUTFALL PLAN & PROFILE

C7.04

J:\24\0129-A-Gravity-Rolesville-Young Street Commercial\Civ\Digineer\CAD\Drawing Set\Construction\C7.04 SANITARY PP.dwg, Friday, September 18, 2026 1:12:33 PM, RAHAB

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LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EX BOUNDARY TO BE ABANDONED
	PROPOSED BOUNDARY
	BUFFER
	EASEMENT
	LOT LINE
	RIGHT OF WAY
	SETBACK
LOD	LIMITS OF DISTURBANCE
TP	TREE PROTECTION FENCE
	25' TYPE 3 PERIMETER BUFFER
	30' STREETSCAPE BUFFER

EASEMENT NOTE:
SEE SHEET C2.01 SUBDIVISION PLAN FOR PRELIMINARY RIGHT-OF-WAY AND EASEMENT PLAT.

OFF-SITE IMPROVEMENTS NOTES

OFF-SITE IMPROVEMENTS WILL BE DESIGNED ACCORDING TO TOWN OF ROLESVILLE ADOPTED PLANS AND RECOMMENDATIONS PER THE TRAFFIC IMPACT ANALYSIS PREPARED BY EXULT ENGINEERING, PC., AND DATED DECEMBER 2025. THE PROPOSED IMPROVEMENTS WILL BE SHOWN ON THE CONSTRUCTION INFRASTRUCTURE DRAWINGS (CID).

PROPOSED RIGHT-OF-WAY LINES HAVE BEEN LOCATED SUCH THAT REQUIRED OFF-SITE AND ROAD FRONTAGE IMPROVEMENTS CAN BE CONSTRUCTED TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.

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CID-26-0005

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 2455 KAYLEIGH H. GILL

Signed by: kayleigh Gill 9/18/2026
5E7016E3DB284E9...

0 30 60
SCALE: 1 inch = 60 ft.

SIGNATURE SET: 09/18/2026

Know what's below. Call 811 before you dig.

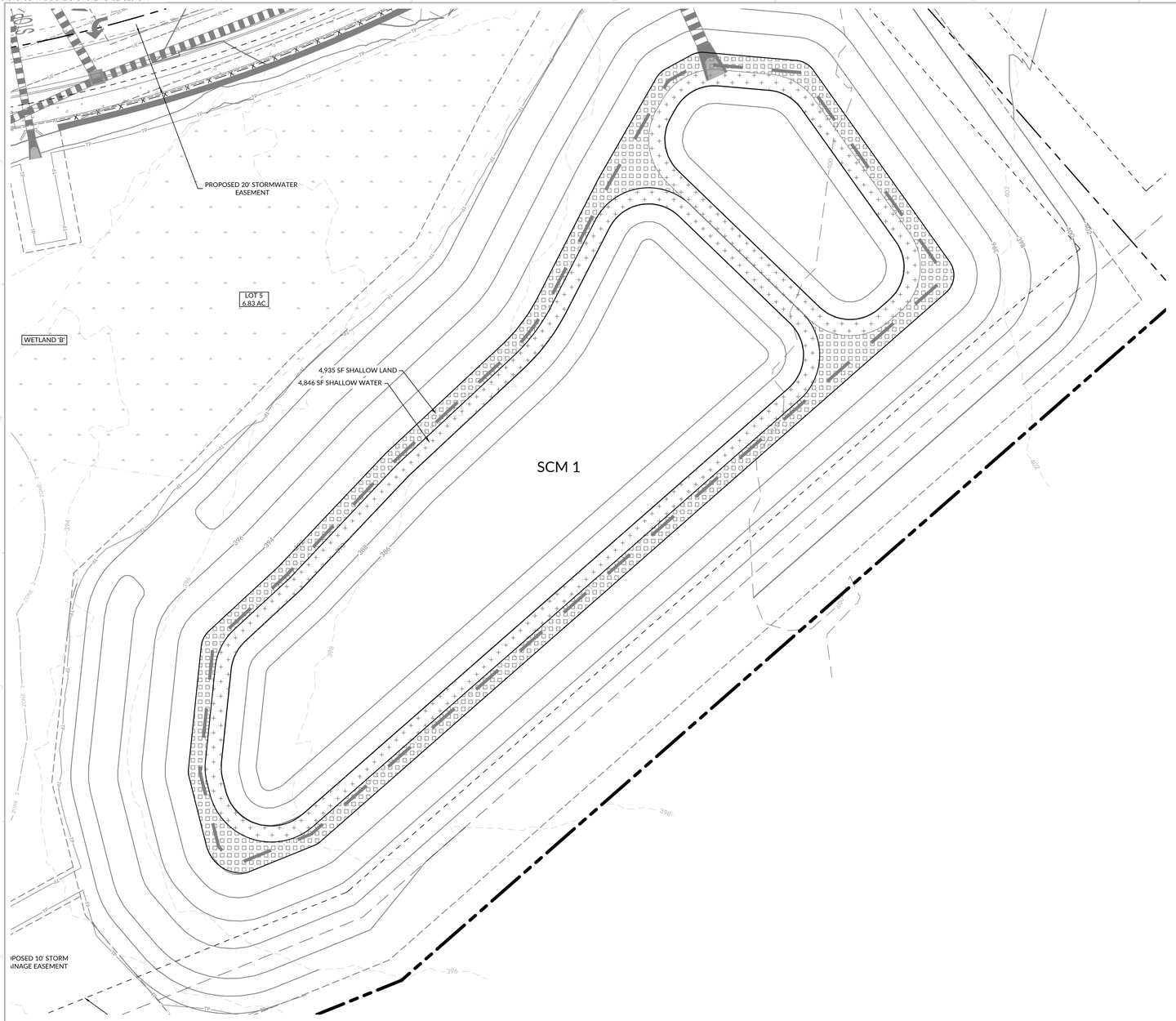
WR JOB NUMBER	24-0129 A
DRN: WR	DGN: WR CKD: WR

OVERALL LANDSCAPE PLAN

L1.00

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SCM 1 PLANT SCHEDULE - SHALLOW LAND ZONE (1,234 PROVIDED)

QTY	CODE	BOTANICAL NAME	COMMON NAME		SIZE	SPACING
HERBACEOUS/PERENNIALS/ORNAMENTAL GRASSES (4,935 W/ 50 PLANTS/200 SF)						
247	ASI	ASCLEPIAS INCARNATA	SWAMP MILKWEED	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
247	EUF	EUPATORIUM FISTULOSUM	FALSE DAISY	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
247	ECP	ECLIPTA PROSTRATA	HOLLOW JOE PYE WEED	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
247	ACO	ACORUS GRAMINEUS	SWEET FLAG	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
246	SCL	SCHIZACHYRIUM LITTORALE	COASTAL LITTLE BLUESTEM	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC

SCM 1 PLANT SCHEDULE - SHALLOW WATER ZONE (1,212 PROVIDED)

QTY	CODE	BOTANICAL NAME	COMMON NAME		SIZE	SPACING
HERBACEOUS/PERENNIALS/ORNAMENTAL GRASSES (4,846) W/ 50 PLANTS/200 SF)						
243	POC	PONTEDERIA CORDATA	PICKERELWEED	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
243	SAL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
242	SAU	SAURURUS CERNUUS	LIZARD'S TAIL	CONT.	24" MIN.\1 GAL MIN.	TRIANGULAR - MIN. 24" OC
242	ANG	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	24" MIN.\3 GAL MIN.	TRIANGULAR - MIN. 24" OC
242	JUF	JUNCUS EFFUSUS	SOFT RUSH	CONT.	24" MIN.\3 GAL MIN.	TRIANGULAR - MIN. 24" OC

SHALLOW LAND ZONE

SHALLOW WATER ZONE

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CID-26-0005
901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2455 KAYLEIGH H. GILL

Signed by:
kayleigh Gill 9/18/2026
5E7016E3DB284E9...

0 10 20
SCALE: 1 inch = 20 ft.

SIGNATURE SET: 09/18/2026

Know what's below. Call 811 before you dig.

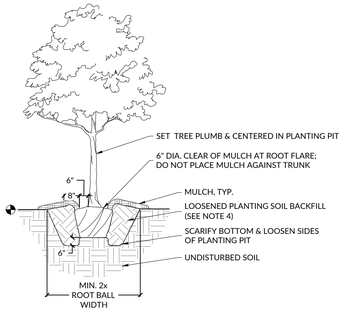
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DRN: WR	DGN: WR CKD: WR

SCM LANDSCAPE PLAN

L1.10

J:\24\0129-A-Gravity-Rolesville-Young Street Commercial\Cad Due Diligence\CAD\Drawing Set\Construction\L1.10 SCM LANDSCAPE PLAN.dwg - Friday, September 18, 2026 3:22:39 PM - RAMAR

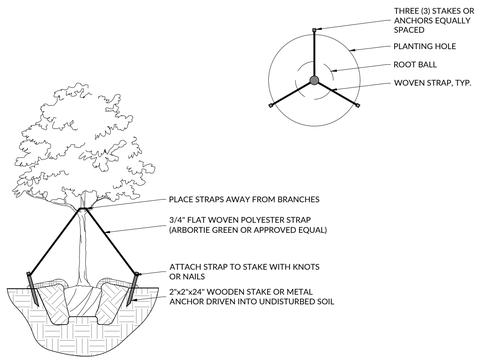
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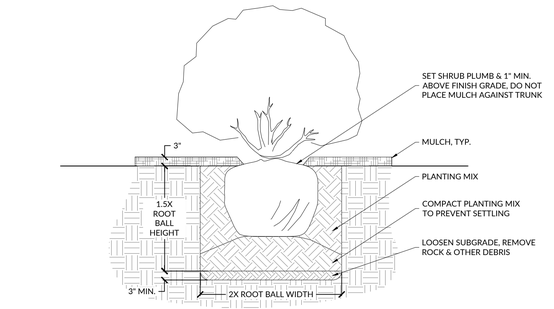
NOTES:

1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE,BURLAP, AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB.
4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL, AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.
7. TREES IN WINDY LOCATIONS OR ON STEEP SLOPES ARE TO BE ANCHORED PER DIRECTION FROM LANDSCAPE ARCHITECT.

1 TREE PLANTING — SECTION
SCALE: 1/4" = 1'-0"



2 TREE STAKING — SECTION
SCALE: 1/4" = 1'-0"



NOTES:

1. FOR CONTAINER PLANTS, SPLIT THE ROOT BALL WITH 4 EQUALLY SPACED VERTICAL CUTS & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM ROOT BALL.
3. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
4. PLANTING AREAS WITH MULTIPLE SHRUBS ARE TO BE SIZED SO THAT THE OUTER EDGE OF PLANTING SOIL IS 8" MIN. FROM THE NEAREST SHRUB.
5. SHRUBS ARE TO BE LOCATED SUCH THAT MATURE CANOPY IS 5' MIN. FROM FIRE HYDRANTS AND 24" MIN. FROM CURB LINE.
6. SHRUBS ARE TO BE LOCATED WITH TRIANGULAR SPACING (SEE DETAIL) UNLESS OTHERWISE SHOWN ON THE PLANS.
7. PRUNE SHRUBS ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.

3 SHRUB PLANTING — SECTION
SCALE: 1/2" = 1'-0"

LANDSCAPE BUFFER PLANTS

NOTES:
1. EXISTING VEGETATION SHALL BE USED TO MEET THE REQUIREMENTS TO THE GREATEST EXTENTS POSSIBLE.
2. A MINIMUM OF 4 SPECIES OF TREES SHALL BE USED IN THE LANDSCAPE BUFFERS.
3. NO TREE SPECIES SHALL EXCEED 35% OF TOTAL PLANT MATERIAL.

DECIDUOUS CANOPY TREES (3" CAL. MINIMUM, 12' HT. MINIMUM):
FAGUS GRANIFLORA - AMERICAN BEECH
LIRIODENRON TULIPIFERA - TULIP TREE
NYSSA SYLVATICA - BLACK GUM
QUERCUS RUBRA - EASTERN RED OAK

EVERGREEN CANOPY TREES (3" CAL. MINIMUM, 12' HT. MINIMUM):
JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
PINUS TAEDA - LOBLOLLY PINE
TSUGA CAROLINIANA - CAROLINA HEMLOCK

DECIDUOUS UNDERSTORY TREES (2" CAL. MINIMUM, 8' HT. MINIMUM):
CHIONANTHUS VIRGINICUS - FRINGE TREE
CERCIS CANADENSIS - EASTERN REDBUD
MAGNOLIA X SOULANGEANA - SAUCER MAGNOLIA
PRUNUS CAROLINIANA - CAROLINA CHERRY LAUREL

EVERGREEN UNDERSTORY TREES (2" CAL. MINIMUM, 8' HT. MINIMUM):
ILEX CASSINE - DAHOON HOLLY
MAGNOLIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM MAGNOLIA
MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA
PINUS VIRGINICUS - VIRGINIA PINE

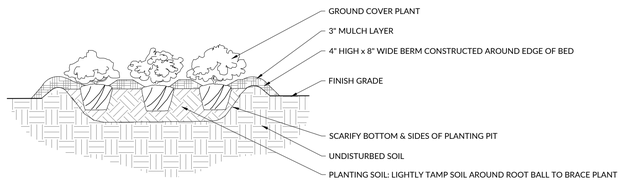
EVERGREEN SHRUBS (24" HT. MINIMUM):
ILEX GLABRA - INKBERRY HOLLY
MYRICA CERIFERA - SOUTHERN WAX MYRTLE
PITTOSPORUM TOBIRA
VIBURNUM OBOVATUM - WALTER'S VIBURNUM

DECIDUOUS SHRUBS (18" HT. MINIMUM):
BUDDLEJA DAVIDII - BUTTERFLY BUSH
FORSYTHIA X INTERMEDIA - BORDER FORSYTHIA
HYDRANGEA MACROPHYLLA - HYDRANGEA
VIBURNUM DENTATUM - ARROWOOD VIBURNUM

Landscape Buffer Calculations

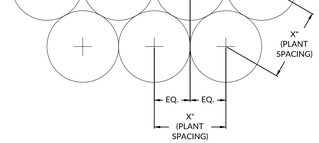
Required					
	Segment	Location	Length	Canopy Trees	Understory Trees	Shrubs
Perimeter Buffer Length		Southeast	1911 LF	77	39	1147
Streetscape Buffer Length	A	E Young St	496 LF	13	-	-
	B	E Young St	520 LF	13	-	-
	C	Quarry Rd	504 LF	-	26	-
	D	Quarry Rd	519 LF	-	26	-
	E	Quarry Rd	535 LF	-	27	-

Provided					
	Segment	Location	Canopy Trees	Understory Trees	Shrubs
Perimeter Buffer Length		Southeast	77	39	1147
Streetscape Buffer Length	A	E Young St	13	-	-
	B	E Young St	13	-	-
	C	Quarry Rd	-	26	-
	D	Quarry Rd	-	26	-
	E	Quarry Rd	-	27	-



PLANTING NOTES:
1. SPLIT PLANT ROOTS WITH 2-3 EQUALLY-SPACED VERTICAL CUTS.

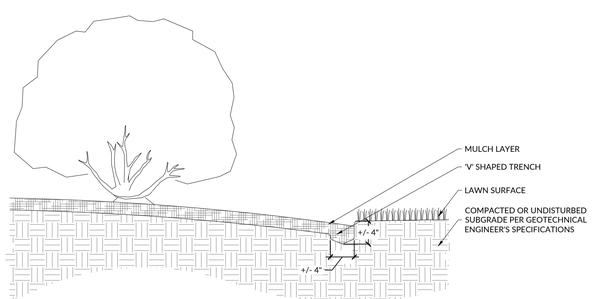
4 GROUNDCOVER PLANTING — SECTION
SCALE: 3/8" = 1'-0"



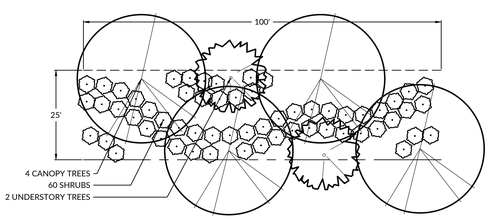
NOTES:

1. REFER TO PLANT SCHEDULE FOR SPACING REQUIREMENTS FOR EACH SPECIES.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS FOLLOWING THIS PATTERN UNLESS OTHERWISE SHOWN ON DRAWINGS.

5 TYPICAL PLANT SPACING — PLAN
SCALE: 1/2" = 1'-0"



6 PLANTING BED — SECTION
SCALE: 1" = 1'-0"



7 TYPE 3 PERIMETER BUFFER — PLAN
SCALE: NTS

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901 E Young St | Rolesville, NC 27587 | Wake County

NORTH CAROLINA LANDSCAPE ARCHITECT 2455 KAYLEIGH H. GILL
Signed by: Kayleigh Gill 9/18/2026
SIGNATURE SET: 09/18/2026

Rolesville Genuine Community • Capitol Connection • Est. 1837
Planning
CID-26-0005 / Construction Infrastructure Drawing / 901 E Young, Gravity Commercial
APPROVED – September 18, 2026
Town of Rolesville Planning Department

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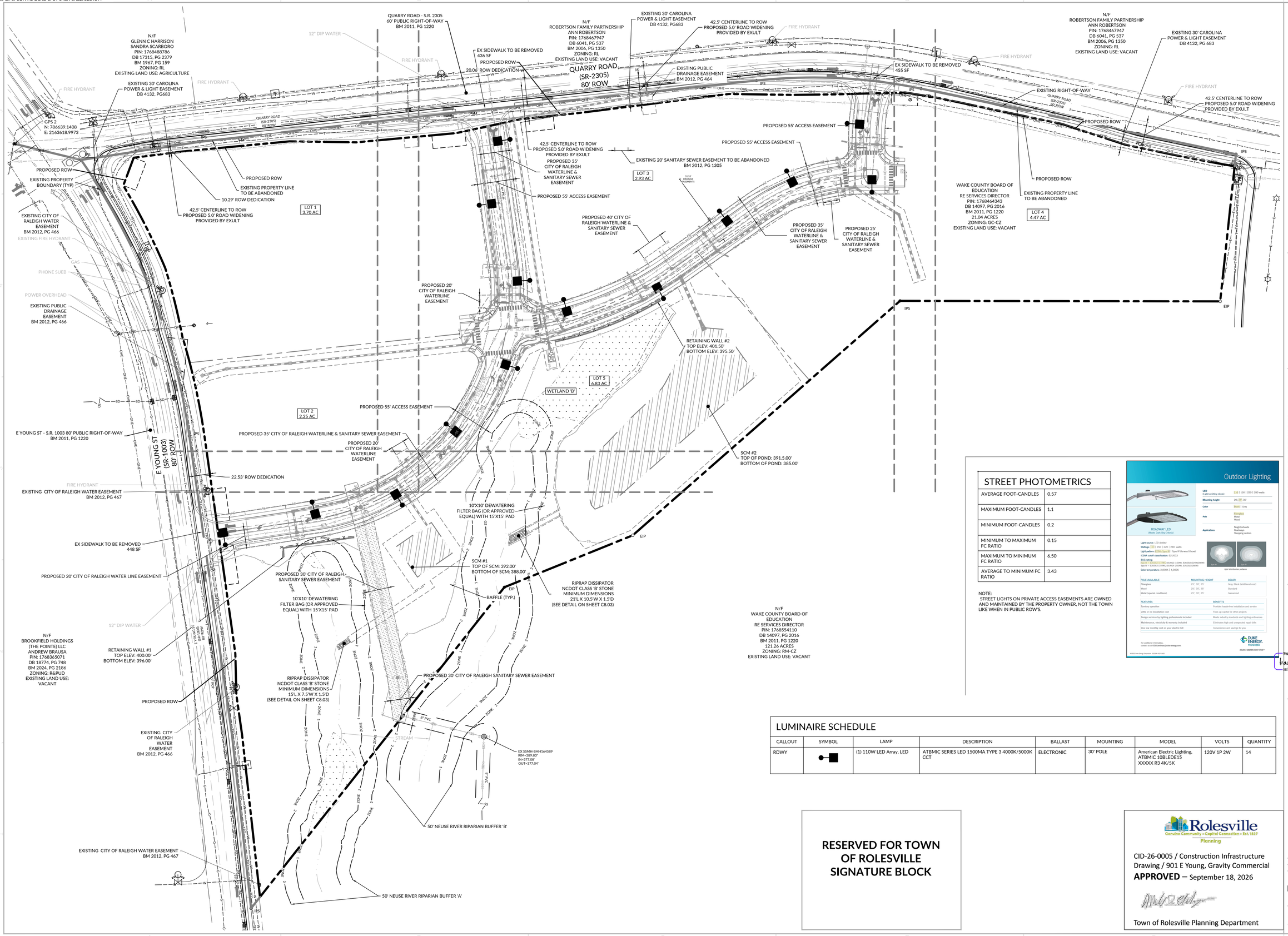
WR JOB NUMBER		24-0129 A
DRN: WR	DGN: WR	CKD: WR

LANDSCAPE DETAILS

L2.00

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STREET PHOTOMETRICS	
AVERAGE FOOT-CANDLES	0.57
MAXIMUM FOOT-CANDLES	1.1
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.15
MAXIMUM TO MINIMUM FC RATIO	6.50
AVERAGE TO MINIMUM FC RATIO	3.43

NOTE:
STREET LIGHTS ON PRIVATE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER, NOT THE TOWN LIKE WHEN IN PUBLIC ROW'S.

LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
RDWY		(1) 110W LED Array, LED	ATBMIC SERIES LED 1500MA TYPE 3 4000K/5000K CCT	ELECTRONIC	30' POLE	American Electric Lighting, ATBMIC 10BLEDE15 XXXXX R3 4K/5K	120V 1P 2W	14

RESERVED FOR TOWN
OF ROLESVILLE
SIGNATURE BLOCK

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2455 KAYLEIGH H. GILL

Signed by:
Kayleigh Gill 9/18/2026
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0 30 60
SCALE: 1 inch = 60 ft.

SIGNATURE SET: 09/18/2026

KEY MAP
CX.01 CX.02 CX.03 CX.04

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DRN: WR	DGN: WR CKD: WR

LIGHTING PLAN

SL1.00

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