



**McADAMS**

The John R. McAdams Company, Inc.  
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phone 919. 361. 5000  
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www.mcadamsco.com

**CLIENT**

BUVERMO INVESTMENTS, INC  
7315 WISCONSIN AVENUE  
SUITE 925W  
BETHESDA, MARYLAND, 20814

**ARDEN SENIOR LIVING CENTER**  
SITE DEVELOPMENT PLAN  
ROLESVILLE, NORTH CAROLINA



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. SPEC-23422  
FILENAME SPEC23422-SITE-OAU1  
CHECKED BY WTO  
DRAWN BY JMS  
SCALE 1"=60'  
DATE 01.03.2024

**SHEET**

**OVERALL UTILITY PLAN**

**C4.00**

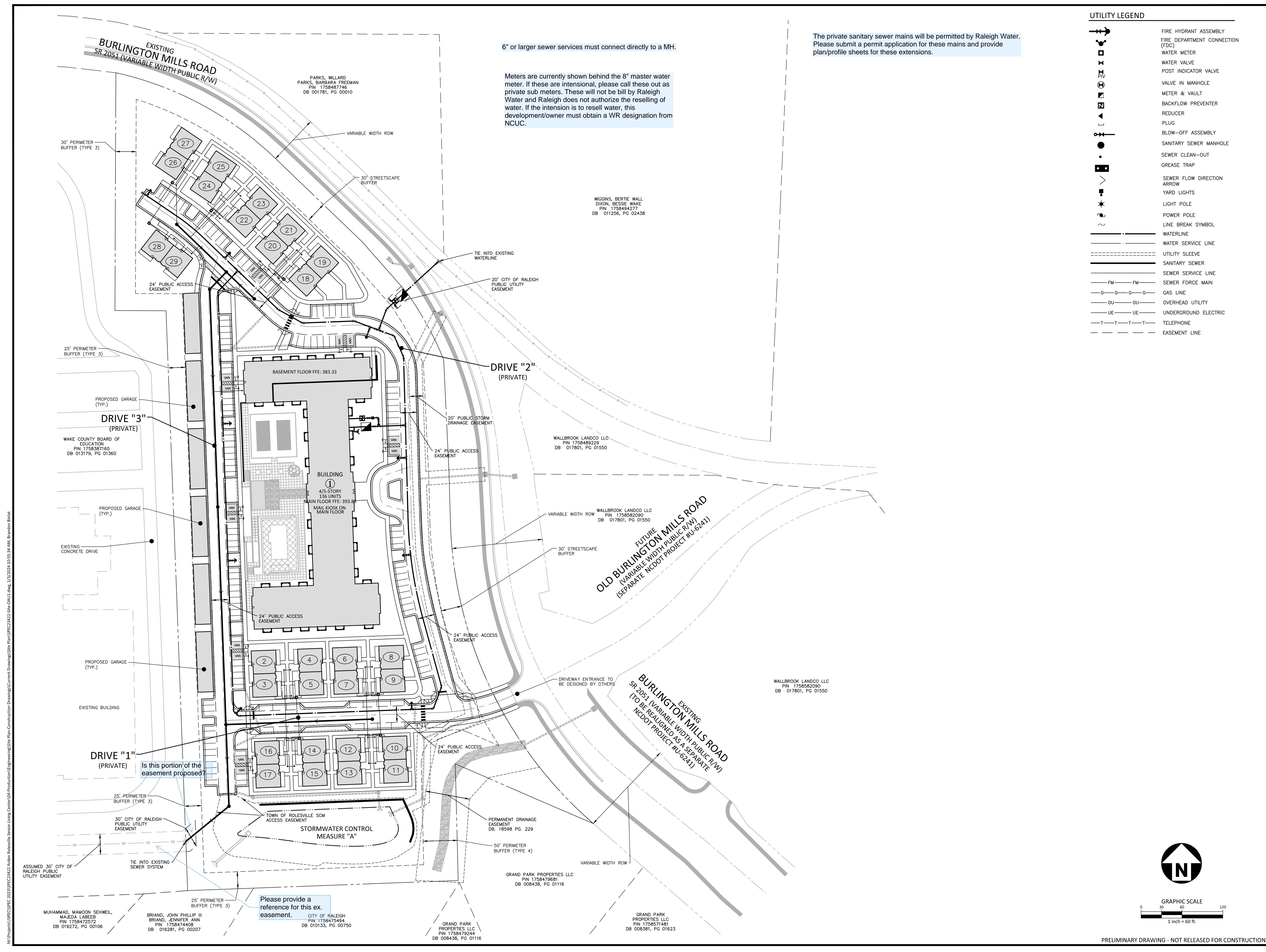
**UTILITY LEGEND**

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

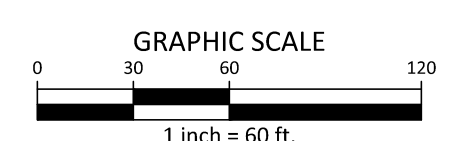
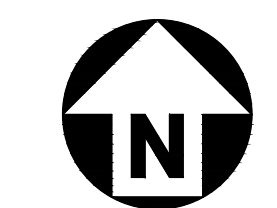
The private sanitary sewer mains will be permitted by Raleigh Water. Please submit a permit application for these mains and provide plan/profile sheets for these extensions.

6" or larger sewer services must connect directly to a MH.

Meters are currently shown behind the 8" master water meter. If these are intensional, please call these out as private sub meters. These will not be bill by Raleigh Water and Raleigh does not authorize the reselling of water. If the intension is to resell water, this development/owner must obtain a WR designation from NCUC.



M:\Projects\SPEC\SPEC-2023\SPEC23422-Arden Senior Living Center\04-Production\Engineering\Site Plan\Construction Drawings\Current Drawings\Site Plan\SPEC23422-Site-OAU1.dwg, 1/17/2024 10:55:34 AM, Brandon Bledet

































PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C4.02

UTILITY LEGEND

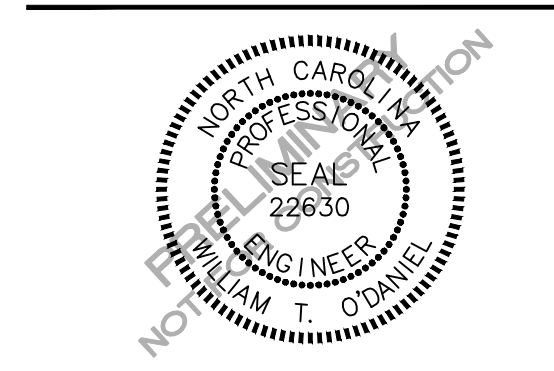
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SITE DEVELOPMENT PLAN  
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**REVISIONS**

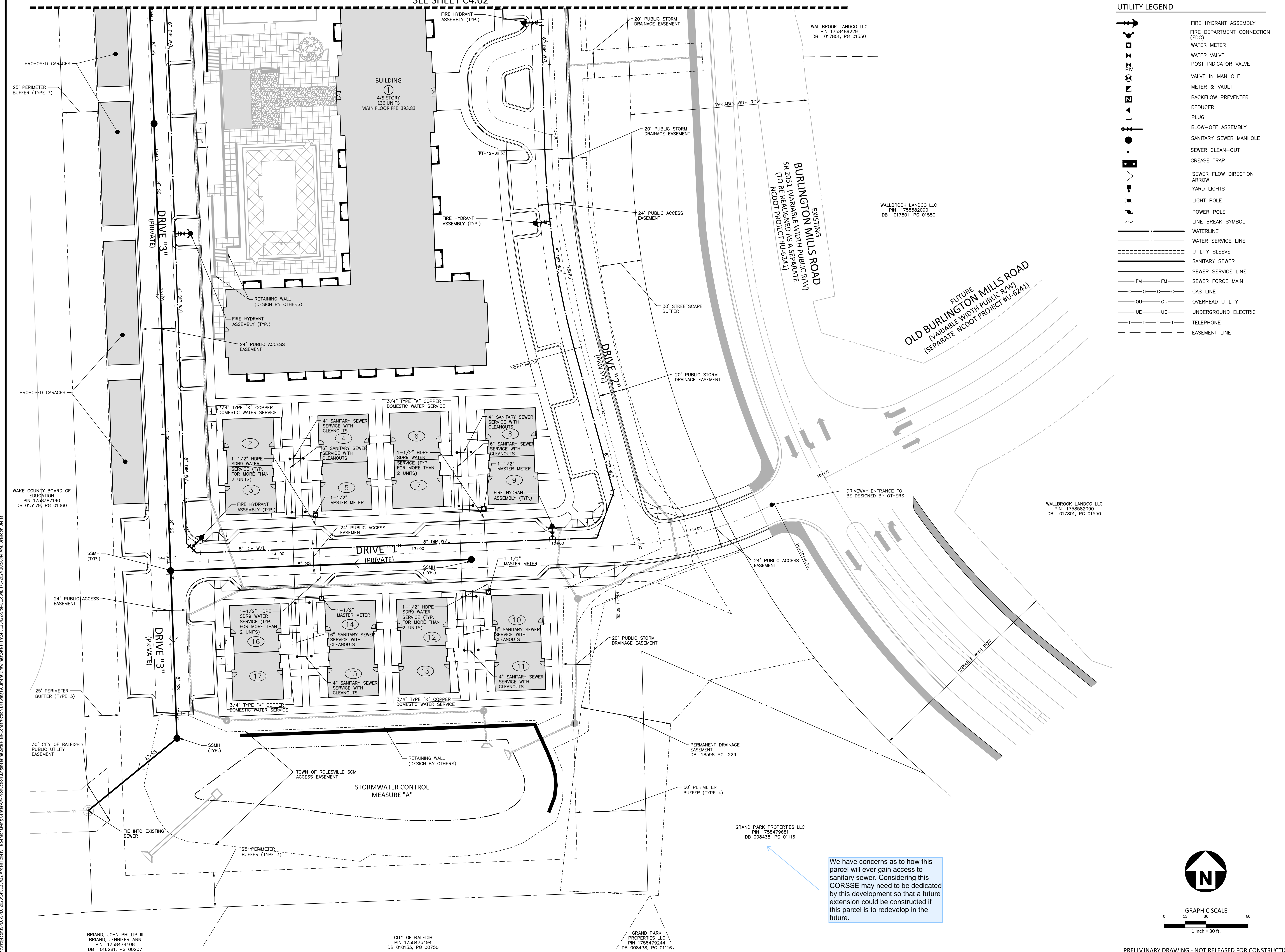
NO.	DATE

**PLAN INFORMATION**

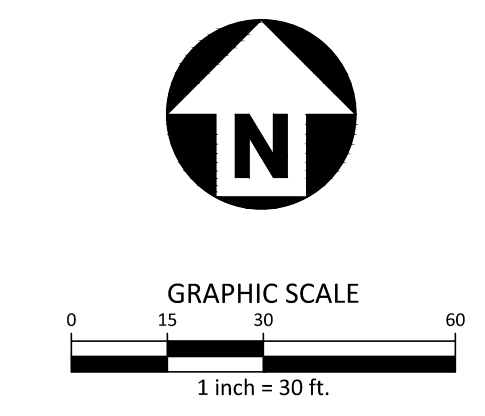
PROJECT NO. SPEC-23422  
 FILENAME SPEC23422-SITE-U1  
 CHECKED BY WTO  
 DRAWN BY JMS  
 SCALE 1"=30'  
 DATE 01.03.2024

**UTILITY PLAN AREA "A"**

**C4.01**



We have concerns as to how this parcel will ever gain access to sanitary sewer. Considering this CORSE may need to be dedicated by this development so that a future extension could be constructed if this parcel is to redevelop in the future.



A:\Projects\SPEC\SPEC 2023\SPEC23422 Arden Senior Living Center\04-Production\Engineering\Site Plan-Construction Drawings\Current Drawings\Site Plan-Construction Drawings\Site Plan\SPEC23422-Site-U1.dwg, 1/23/2024, 10:56:44 AM, Brandon Blalock  
 BRIAND, JOHN PHILLIP III  
 BRIAND, JENNIFER ANN  
 PIN 1758474408  
 DB 016281, PG 00207  
 CITY OF RALEIGH  
 PIN 1758475494  
 DB 010133, PG 00750  
 GRAND PARK PROPERTIES LLC  
 PIN 1758479244  
 DB 008438, PG 01116





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SHEET

UTILITY PLAN AREA "B"

C4.02

UTILITY LEGEND

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M:\Projects\SPEC\SPEC-2023\SPEC23422 Arden Rolesville Senior Living Center\04-Production\Drawings\Site Plan\Construction Drawings\Current Drawings\Site Plan\SPEC23422-Site-U1.dwg, 1/23/2024 10:56:33 AM, Brandon Blahut

PARKS, WILLARD  
PARKS, BARBARA FREEMAN  
PIN 1758487746  
DB 001781, PG 00010

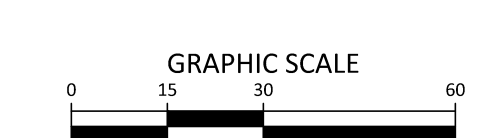
WALLBROOK LANDCO LLC  
PIN 1758489229  
DB 017801, PG 01550

BURLINGTON MILLS ROAD  
SR 2051 (VARIABLE WIDTH PUBLIC R/W)  
(TO BE RERAIIGNED AS A SEPARATE  
NCDOT PROJECT #U-6241)

Please provide make  
and model # with the  
statement "or Raleigh  
approved equal".

12"x8" TS&V

WIGGINS, BERTIE WALL  
DIXON, BESSIE WAKE  
PIN 1758494277  
DB 011256, PG 02438



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C4.01

