EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL ☐ S- EC-136995-2024

STORMWATER MGMT. ☐ S- WF-136999-2024

FLOOD STUDY ☐ S-_____

DATE_____

WAKE COUNTY NORTH CAROLINA

ENVIRONMENTAL CONSULTANT SIGNATURE

PEARCE FARM - PHASES 1-3

BURLINGTON MILLS ROAD

TOWN OF ROLESVILLE, NORTH CAROLINA

CONSTRUCTION DRAWINGS - PACKAGE 1

PROJECT NUMBER: AGN-23001

TOWN OF ROLESVILLE CASE NUMBER: CID-24-08

DATE: NOVEMBER 3, 2025

PHASING PLAT TABLE

PHASE #	RESIDENTIAL LOTS (TOTAL IN PHASE)	# RESIDENTIAL LOTS (TOTAL IN PHASE)	OPEN SPACE LOTS	ALLEY LOTS	LINEAR FEET PUBLIC STREETS	LINEAR FEET PRIVATE ALLEYS
1	1-36	36	OS-3*, OS-4*, OS-5*, OS-6*, OS-24	A-5	2,269 LF	395 LF
2	37-156	120	OS-2, OS-3*, OS-6*, OS-23	A-1, A-2, A-3, A-4	5,974 LF	3,472 LF
3	157-242, 342-352, 366-387	119	OS-1, OS-3*, OS-4*, OS-8*, OS-16 - OS-22	A-6, A-7**, A-8**, A-9**, A-10**	7,215 LF	4,174 LF

SEE OVERALL OPEN SPACE PLAN, SHEET C0.02 FOR OPEN SPACE LOT AREAS AND PROGRAMMING BY PHASE.
* PORTION OF OPEN SPACE LOT IS IN THIS PHASE
** PORTION OF ALLEY LOT IS IN THIS PHASE

CORPUD APPROVAL CONDITION:

DOWNSTREAM SEWER CAPACITY ANALYSIS MUST BE COMPLETED BY THE PROJECT ENGINEER PRIOR TO CD APPROVAL. ANY NECESSARY IMPROVEMENTS IDENTIFIED WITH THE STUDY (SANITARY SEWER OVER 65% CAPACITY) MUST BE DESIGNED & PERMITTED TO BE REPLACED WITH THE CDS.

PARCEL OWNER LIST

PIN	OWNER	AREA
1748891680	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	171.9233 AC.
1758081893	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	33.7998 AC.
1768051864	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	17.1034 AC.

DEVELOPER

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NC 27615
CONTACT: JACOB ANDERSON
PHONE: 919-239-9486

SURVEY BY:

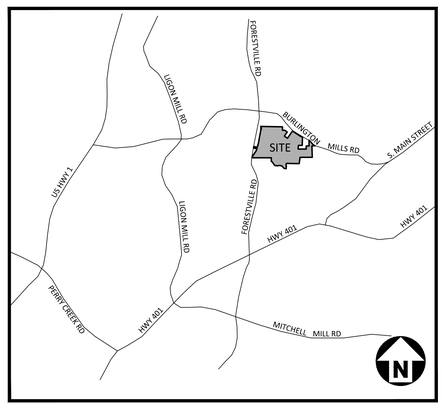
BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
ALTA SURVEY NOVEMBER 13, 2023

DAN GREGORY, PROFESSIONAL LAND SURVEYOR
NC LICENSE # L-5240
919-851-4422

SURVEY NOTES

1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174800K, 3720174900K & 3720175800K DATED JULY 19, 2022.
6. PROPERTIES ARE IN WAKE COUNTY AND TOWN OF ROLESVILLE ETJ AS SHOWN.
7. PROPERTIES ARE ZONED "R-30" & "RL" AS SHOWN.
8. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
11. ITEM 6(A) & 6(B) - NO ZONING REPORT PROVIDED AT THIS TIME.
12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY.
13. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC. DATED AUGUST 2015.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIEDL LOCATIONS AND THE UTILITIES/STRUCTURES SHOULD BE VERIFIED.



VICINITY MAP

N.T.S.

SITE DATA

PIN(S)	1748891680, 1758081893, 1748884104	
REID(S)	0318100, 0325091, 0063677	
BOOK OF MAPS/ DEED REFERENCE	TRACT 1 (1748891680): DB. 11033 PG. 85 DB. 14427 PG. 1034 BM. 2015 PG. 2033 BM. 2016 PG. 1918 TRACT 2 (1758081893): DB. 11146 PG. 339 BM. 1997 PG. 1970 BM. 2015 PG. 2033 TRACT 3 (1748884104): DB. 11180 PG. 1815	
PHASE 1-3 SITE AREA	126.3478 AC (5,503,711 SF)	
CURRENT ZONING	RM-CZ, PER MA 21-10	
RIVER BASIN	NEUSE	
CURRENT USES	1748891680: VACANT 1758081893: VACANT 1748884104: FORESTRY	
PROPOSED USES	SINGLE FAMILY DETACHED	
CURRENT IMPERVIOUS	7,244 sf (PHASES 1-3 ONLY)	
PROPOSED IMPERVIOUS	2,379,542 SF (PHASES 1-3 ONLY); 2,401,981 SF (PHASES 1-3 ONLY INCLUDING OFFSITE ROAD IMPROVEMENTS)	
VEGETATION PRESERVATION AREA	REQUIRED: 126.3478 AC x 10% = 12.63 AC PROVIDED: 15.50 AC (PRESERVED)	
MAX. DENSITY PER APPROVED ZONING	2.70 DU/AC	
PROPOSED DENSITY	2.176 DU/AC (275 DU/126.3478 AC PHASES 1-3)	

LOT DEVELOPMENT STANDARDS

	REQUIRED (PER LDO)	PROPOSED (PER MA 21-10)
FRONT SETBACK	20' (*CLUSTER)	20'
SIDE SETBACK	5' (*CLUSTER)	5'
CORNER SETBACK	10' (*CLUSTER)	10'
REAR SETBACK	20' (*CLUSTER)	20'
LOT AREA	5,000 SF MIN. (*CLUSTER)	5,000-7,500 SF
BUILDING HEIGHT	35' (MAX)	35' (MAX)
MIN. LOT WIDTH	40' (*CLUSTER)	40'

* - PROJECT REZONING WAS SUBMITTED DECEMBER 2021. THE AREA ZONED RM-CZ IS THEREFORE SUBJECT TO LDO SECTION 1.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS IN PLACE PRIOR TO THE APRIL 4TH, 2023 LDO TEXT AMENDMENT TA-23-02.

PARKING TABLE

	REQUIRED (PER LDO)	PROVIDED
DWELLING, SINGLE FAMILY	550 SPACES (2.0 X 275 DU)	550 SPACES
GUEST PARKING	69 SPACES (0.25 X 275 DU)	122 SPACES
* GUEST PARKING INCLUDES ON-STREET PARKING WITHIN PUBLIC ROW: 122 SPACES		

OPEN SPACE SUMMARY TABLE

Total Open Space Summary

Phase Number	Total On-Site Phase Area (acres)	Total Open Space Per Phase (acres) 12% of Phase Area		Total Open Space Full Site (acres) 12% of Site Area	
Phase 1	30.3267	Required:	3.64	Required:	26.74
		Provided:	7.48	Provided:	7.48
Total Open Space Provided (Phase 1):			7.48		
Phase 2	38.4230	Required:	4.61	Remaining:	19.26
		Provided	7.28	Provided:	14.76
Total Open Space Provided (Phase 1-2):				14.76	
Phase 3	57.5981	Required:	6.91	Remaining:	11.98
		Provided	16.62	Provided:	31.38
Total Open Space Provided (Phase 1-3):				31.38	

Open Space Phase Breakdown

Active Rec. (acres) 50% of Required Open Space Min.		Passive Rec. (acres) 50% of Required Open Space Min.		Environmentally Sensitive Lands* (acres) 20% of Passive Open Space Max.		Stormwater Facilities* (acres) 50% of Passive Open Space Max.	
Min:	13.37	Min:	13.37	Max:	2.67	Max:	6.68
Provided:	4.47	Provided:	3.01	Provided:	0.38	Provided:	0.37
Total (Phase 1)	4.47		3.01	(included in passive rec. calculation)	0.38	(included in passive rec. calculation)	0.37
Remaining:	8.90	Remaining:	10.36	Remaining:	2.29	Remaining:	6.32
Provided:	5.96	Provided:	1.32	Provided:	0.46	Provided:	0.79
				(included in passive rec. calculation)	0.84	(included in passive rec. calculation)	1.16
Total (Phase 1-2)	10.43		4.33				
Remaining:	2.94	Remaining:	9.04	Remaining:	1.83	Remaining:	5.53
Provided:	9.77	Provided:	6.85	Provided:	0.69	Provided:	1.29
				(included in passive rec. calculation)	1.53	(included in passive rec. calculation)	2.45
Total (Phase 1-3)	20.20		11.18				

* Included in Passive Rec. Features Calculation.

Full Site Open Space Requirement Met During Phase 3 (26.74 AC)
Full Site Active Open Space Requirement Met During Phase 3 per LDO Standards (13.37 AC)
Full Site Active Open Space Requirement Met During Phase 5 Per Approved Zoning (22.66 AC)
Full Site Passive Open Space Requirement Met During Phase 4 per LDO Standards (13.37 AC)

OPEN SPACE (RM ZONING: PHASE 1-3)

	Required	Proposed
Total Open Space	15.38 AC Min (126.3478 AC x 0.12)	31.38 AC
Active Recreation Features	7.58 AC Min. (15.16 AC x 0.50)	20.20 AC
Passive Recreation Features	7.58 AC Min. (15.16 AC x 0.50)	11.18 AC (total passive recreation features area includes 1.53 AC environmentally sensitive lands and 2.45 AC stormwater facilities as detailed below)
Environmentally Sensitive/Unique Lands and Floodplains (includes wetlands, protected stream buffers, rock outcroppings, and floodplains)	2.67 AC Max. Passive Open Space (13.37 AC x 0.20 - Full Site)	1.53 AC
Stormwater Facilities	3.79 AC Max. Passive Open Space (7.58 AC x 0.50)	2.45 AC

TRAIL SUMMARY (PHASE 1-3 REQUIRED BY CONDITIONAL ZONING)

	Required	Proposed
Rolesville Public Greenway Trail	4,500 LF (Min. All Phases)	8,052 LF
Private Soft Surface Trail	4,500 LF (Min. All Phases)	1,666 LF

OPEN SPACE (PHASE 1-3 CLUSTER OPTION)

	Required	Proposed
Total Contiguous Open Space	60.54 AC (126.3478 x 0.40)	62.73 AC

CONDITIONAL DISTRICT CONDITIONS

1. THE FOLLOWING USES OTHERWISE PERMITTED IN THE DISTRICT ARE PROHIBITED: (I) MAJOR UTILITY, EXCLUDING CITY OF RALEIGH PUBLIC UTILITIES OR OTHER PUBLIC OR PRIVATE UTILITIES REQUIRED BY THE TOWN OF ROLESVILLE FOR PUBLIC BENEFIT (I.E. WATER TOWER), AND (II) TELECOMMUNICATION TOWER.
2. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
3. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ARCHITECTURAL REQUIREMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET.
4. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE TRANSPORTATION IMPROVEMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
5. TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED 2.7 UNITS PER ACRE.
6. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED IN ACCORDANCE WITH THE ROLESVILLE LAND DEVELOPMENT ORDINANCE. HOA DOCUMENTS MUST BE RECORDED WITH THE FIRST FINAL PLAT.
7. A MAIN CENTRAL AMENITY WILL BE CONSTRUCTED WITH DEVELOPMENT OF THESE PROPERTIES AND SHALL INCLUDE A (I) CLUBHOUSE, (II) POOL, (III) PICKLEBALL COURTS, (IV) GRILLING STATION(S) AND/OR FIRE PIT(S) AND (V) OTHER RECREATIONAL OUTDOOR ACTIVITIES FOR RESIDENTS OF THE DEVELOPMENT (COLLECTIVELY, THE "AMENITY FACILITY").
8. IN ADDITION TO THE APPROXIMATELY 4,500-FEET OF GREENWAY, AS DEPICTED ON THE MASTER PLAN, DEVELOPMENT SHALL PROVIDE AT LEAST THE SAME LENGTH OF PRIVATE TRAILS (>4,500-FEET) TO CONNECT PROGRAMMED OPEN SPACES WITHIN THE PROPERTIES.
9. OPEN SPACE THROUGHOUT THE DEVELOPMENT SHALL INCLUDE:
   - GARBAGE AND PET WASTE RECEPTACLES TO BE MAINTAINED BY THE HOA.
   - REESTABLISHMENT OF GROUND COVER, SHRUBBERY, AND TREE PLANTINGS USING ONLY NATIVE SPECIES, AND TO SPECIFICALLY INCLUDE LOW-TO-NO MAINTENANCE PLANTINGS ON SLOPES GREATER THAN 4:1, ESPECIALLY PERENNIAL FLOWERING AND FRUIT-BEARING GROUNDCOVER AND TREE SPECIES WHICH PROVIDE FOOD AND HABITAT FOR POLLINATORS.
10. AT THE TIME OF THE RECORDING OF THE FIRST PLAT ADJOINING ANY PORTION OF 2017 FORESTVILLE ROAD (WAKE PIN: 174-869-4159), APPROXIMATELY 4 ACRES OF THIS PARCEL SHALL BE DEDICATED TO THE TOWN AS SHOWN ON THE CONCEPT PLAN. IN ADDITION, AT THE TIME OF THE RECORDING OF THE FIRST PLAT ADJOINING ANY PORTION OF 4124 BURLINGTON MILLS ROAD (WAKE PIN: 1749-80-8878), APPROXIMATELY 5 ACRES OF THIS PARCEL SHALL BE DEDICATED TO THE TOWN AS SHOWN ON CONCEPT PLAN. THESE AREAS SHALL BE DEDICATED AS PUBLIC PARK SPACE SUBJECT TO VARIOUS GRADING, LANDSCAPE, SLOPE, ROADWAY, PEDESTRIAN ACCESS, AND UTILITY EASEMENTS, ETC. AS MAY BE MUTUALLY BENEFICIAL TO THE DEVELOPMENT AND/OR THE TOWN FOR COMPLETION OF THE DEVELOPMENT AND/OR THE PARK SPACE.
11. AT THE TIME OF THE RECORDING OF THE FIRST PLAT DEDICATING ACCESS "B" UPON THE ADJOINING PARCEL KNOWN AS 4124 BURLINGTON MILLS ROAD (WAKE PIN: 1749-80-8878) AS SHOWN ON THE CONCEPT PLAT, ACCESS "B" SHALL BE CONSTRUCTED ACROSS SAID ADJOINING PARCEL THROUGH THE PUBLIC ACCESS EASEMENT.
12. PRIOR TO ISSUANCE OF THE 175TH BUILDING PERMIT FOR A HOME, A BUILDING PERMIT SHALL BE SUBMITTED FOR THE MAIN AMENITY FACILITY. THE MAIN AMENITY FACILITY SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ISSUANCE OF THE 325TH BUILDING PERMIT.
13. PRIOR TO THE ISSUANCE OF THE 175TH BUILDING PERMIT, THE EAST-WEST COLLECTOR STREET SHALL BE SUBSTANTIALLY COMPLETE AND OPEN FOR PUBLIC VEHICULAR SERVICE FROM ACCESS A (FORESTVILLE RD) TO ACCESS C (BURLINGTON MILLS RD).
14. CONSTRUCTION DOCUMENTS FOR THE PROPERTY TO INCLUDE ON-LOT GRADING INCLUDING (I) PROPOSED FINISHED FLOOR ELEVATIONS, (II) 4-CORNER FINISHED-PAD SPOT ELEVATIONS, (III) 1-FOOT CONTOURS OF THE PROPOSED GRADES, (IV) PROPOSED HIGH POINT(S), (V) PROPOSED SWALE DIRECTIONS, SPOT ELEVATIONS, AND SLOPES AT NOT LESS THAN 2%, AND (VI) OTHER INFORMATION AS NECESSARY TO DEMONSTRATE FUTURE FEASIBILITY OF COMPLIANCE WITH SECTION R401.3 OF THE NC RESIDENTIAL CODE.
15. AFTER HOME CONSTRUCTION, EACH LOT SHALL HAVE NOT LESS THAN: (I) 3 LARGE SHRUBS AND 6 SMALL SHRUBS BETWEEN THE R.O.W. AND THE FRONT FACADE OF THE HOME, AND (II) 1 LARGE SHRUB AND TWO SMALL SHRUBS IN THE REAR YARD OF THE HOME. LARGE SHRUBS SHALL BE THOSE WHOSE MATURE SIZE IS 5'-8' IN HEIGHT, AND SHALL BE PLANTED AT NOT LESS THAN 30" IN HEIGHT. SMALL SHRUBS SHALL BE THOSE WHOSE MATURE SIZE IS 2'-4' IN HEIGHT, AND SHALL BE PLANTED AT NOT LESS THAN 20" IN HEIGHT.
16. PRIOR TO THE ISSUANCE OF THE 325TH BUILDING PERMIT, A SINGLE FAMILY DETACHED LOT SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER AND BUILDER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES OF THIS HOME.

ARCHITECTURAL STANDARDS

1. FOUNDATIONS WILL BE CRAWL SPACE OR RAISED SLAB WHICH VARY IN HEIGHT BASED ON TOPOGRAPHY AND DRAINAGE REQUIREMENTS. FOUNDATIONS WILL BE CONSTRUCTED AT A MINIMUM HEIGHT OF 18" IN NOT LESS THAN ONE LOCATION ON ANY HOME.
2. FOUNDATIONS WILL BE BRICK OR STONE VENEERED ON THE FRONT ELEVATION OF ALL HOMES AND ON THE SIDE ELEVATION ON CORNER LOTS.
3. ALL SINGLE-FAMILY DETACHED HOMES WILL BE CONSTRUCTED WITH A FRONT PORCH WITH A MINIMUM PORCH DEPTH OF 6'.
4. EXTERIOR WALL MATERIALS MAY INCLUDE WOOD, SYNTHETIC WOOD, CEMENTITIOUS MATERIALS (HORIZONTAL SIDING, SHAKES, BOARD AND BATTEN), BRICK AND/OR STONE. FRONT FACADES AND THE SIDE ELEVATIONS ON CORNER LOTS WILL INCLUDE A MINIMUM OF TWO OF THESE MATERIALS.
5. ANY PRIMARY ROOF PITCH FACING A STREET WILL BE GREATER THAN OR EQUAL TO 5:12 AND WILL BE CLAD IN ARCHITECTURAL ROOF SHINGLES. SECONDARY OR ACCENT ROOF PITCHES WILL BE GREATER THAN OR EQUAL TO 3:12 AND MAY BE CLAD IN ARCHITECTURAL SHINGLES OR METAL ROOFING MATERIALS.
6. THERE WILL BE NO UNINTERRUPTED BUILDING PLANTS GREATER THAN 30' WHICH FACE A STREET, INCLUDING THE SIDE ELEVATIONS ON CORNER LOTS.
7. THE DEPTH OF EAVES WILL BE A MINIMUM OF 6" EXCEPT FOR BAY WINDOW OR SIMILAR FACADE PROJECTIONS WHICH MAY HAVE EAVES OF NOT LESS THAN 2".
8. GARAGE DOORS WILL INCLUDE GLASS INSERTS FOR ALL FRONT-ENTRY GARAGE HOMES. GLASS DESIGN WILL VARY, PER PLAN.
9. ALL WINDOWS, SOFFITS, EAVES, SHUTTERS, FACIA, AND OTHER EXTERIOR TRIMS WILL BE CONSTRUCTED OF WEATHER-RESISTANT MATERIALS INCLUDING CEMENTITIOUS, VINYL, SYNTHETIC, OR METAL PRODUCTS.
10. TO ENSURE ARCHITECTURAL DIVERSITY AND A VARIED STREETSCAPE IN THE COMMUNITY, NO FLOOR PLAN AND ELEVATION WILL BE REPEATED ON ADJOINING LOTS OR HOMES DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. THE FRONT ELEVATIONS OFFERED WILL DIFFER WITH RESPECT TO THE FOLLOWING: (1) WALL MATERIALS AND SIDING CONFIGURATIONS, (2) PORCH ARCHITECTURE AND WIDTH, (3) MASONRY TYPES OR SELECTIONS, (4) ROOFLINES AND ROOFING SELECTIONS, (5) WINDOW SIZE, PLACEMENT AND GRILLE STYLES, AND (6) EXTERIOR COLOR PALETTES.

TRANSPORTATION IMPROVEMENTS

PRIOR TO THE ISSUANCE OF THE 100TH CERTIFICATE OF OCCUPANCY (C.O) FOR THE PROJECT:

BURLINGTON MILLS ROAD AT FORESTVILLE ROAD:
1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH 150' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH 200' OF STORAGE.
3. EXTEND THE EXISTING SOUTHBOUND LEFT-TURN LANE TO PROVIDE 300' OF STORAGE.
4. EXTEND THE EXISTING WESTBOUND LEFT-TURN LANE TO PROVIDE 225' OF STORAGE.
5. EXTEND THE EXISTING NORTHBOUND LEFT-TURN LANE TO PROVIDE 225' OF STORAGE.
6. EXTEND THE EXISTING EASTBOUND LEFT-TURN LANE TO PROVIDE 575' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS A:

FORESTVILLE ROAD AT ACCESS A:
1. CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH 100' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH 100' OF STORAGE.
3. MONITOR INTERSECTION FOR SIGNAL WARRANTS AND INSTALL IF/WHEN WARRANTED.

FORESTVILLE ROAD FRONTAGE:
1. CONSTRUCTION OF ½ OF THE PLANNED ULTIMATE ROADWAY SECTION ALONG THE SITE FRONTAGE ON FORESTVILLE ROAD. THE ULTIMATE SECTION FOR FORESTVILLE ROAD CONSISTS OF A 4-LANE MEDIAN DIVIDED ROADWAY WITH SIDEPATHS.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS B, C, OR D:

BURLINGTON MILLS ROAD:
1. CONSTRUCTION OF ½ OF THE PLANNED ULTIMATE ROADWAY SECTION ALONG THE SITE FRONTAGE ON BURLINGTON MILL ROAD. THE ULTIMATE SECTION FOR BURLINGTON MILLS ROAD CONSISTS OF A 4-LANE MEDIAN DIVIDED ROADWAY WITH BIKE LANES AND SIDEWALKS.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS B:

BURLINGTON MILLS ROAD AT ACCESS B:
1. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS C:

BURLINGTON MILLS ROAD AT ACCESS C/CENTAUR ROAD:
1. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH 50' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS D:

BURLINGTON MILLS ROAD AT ACCESS D/HUNTINGCREEK DRIVE:
1. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH 50' OF STORAGE.

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors/New and schedule a Pre-construction meeting 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 the Divisions 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.

Approximate Area (acres)

Open Space Lot No.	Total Open Space Lot Area (acres)	Total Open Space Lot Area (sf)	Open Space Type	Active Rec. Features (acres)	Passive Rec. Features (acres)	Environmentally Sensitive/Unique Lands/Floodplain (acres)	Stormwater Facilities (acres)	Other* (acres)	Phase(s)	Use Description
OS-1	4.44	193745	Large	4.44	0.00	0.00	0.00	0.00	3	Amenity facility including clubhouse, pool, sport courts, grilling stations and/or fire pits
OS-2	5.32	231893	Large	5.32	0.00	0.00	0.00	0.00	2	Public Park
OS-3	21.34	920867	Large	5.97	3.33	0.46	0.00	11.38	1, 2, 3	Park space with public greenway access and stream buffer, wetlands and pond area (excludes area of SCM's)
OS-4	42.93	1870209	Medium	3.29	2.19	1.07	2.45	33.93	1, 3, 4, 5	Active and passive open space w/ public greenway/trailhead(s) and private soft surface trails and stream buffer, wetlands and floodplain
OS-5	3.46	150747	N/A	1.18	0.30	0.00	0.00	1.98	1	Active open space w/ private soft surface trail
OS-6	4.18	182143	N/A	0.00	0.00	0.00	0.00	4.18	1, 2	Passive open space w/ wetland area
OS-8	7.63	332530	N/A	0.00	0.04	0.00	0.00	7.59	3, 4, 5	Passive open space w/ private soft surface trails
OS-16	0.22	9232	N/A	0.00	0.22	0.00	0.00	0.00	3	Passive open space
OS-17	0.20	8320	N/A	0.00	0.20	0.00	0.00	0.00	3	Passive open space
OS-18	0.18	7776	N/A	0.00	0.18	0.00	0.00	0.00	3	Passive open space
OS-19	0.19	8147	N/A	0.00	0.19	0.00	0.00	0.00	3	Passive open space
OS-20	0.21	9084	N/A	0.00	0.21	0.00	0.00	0.00	3	Passive open space
OS-21	0.22	9614	N/A	0.00	0.22	0.00	0.00	0.00	3	Passive open space
OS-22	0.12	5327	N/A	0.00	0.12	0.00	0.00	0.00	3	Passive open space
OS-23	0.69	30176	N/A	0.00	0.00	0.00	0.00	0.69	2	Passive open space
OS-24	0.20	8979	N/A	0.00	0.00	0.00	0.00	0.20	1	Passive open space
Total:	91.33	3979789		N/A	**20.20**	**1.53**	**2.45**	**59.95**		
					Total Passive Open Space Features: 11.18					

* Other open area included as part of open space lot area totals, but not included as part of RM Zoning open space requirements or calculations.

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)

PHASE NUMBER(S)	PHASE 1	PHASE 2	PHASE 3
NUMBER OF LOT(S)	36	120	119
NUMBER OF UNITS	36	120	119
PUBLIC WATER (LF)	2,275 LF	10,895 LF	7,305 LF
PUBLIC SEWER (LF)	5,702 LF	5,782 LF	6,865 LF
PUBLIC FORCE MAIN (LF)	0	0	0
PRIVATE SEWER* (LF)	0	0	0
WATER SERVICE STUBS (QUANTITY)	37	121	119
SEWER SERVICE STUBS (QUANTITY)	37	120	119
AVERAGE DAILY FLOW PER PHASE**	9,450	31,500	31,238
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
FIRE SERVICE (SIZE)	N/A	N/A	N/A
DOMESTIC METER SIZE	N/A	N/A	N/A
IRRIGATION METER SIZE	N/A	N/A	N/A
AVERAGE DAILY FLOW PER PHASE**	N/A	N/A	N/A

*Sewer mains and manholes as part of a collection system

**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.
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)

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AGNC BROKERAGE | CONSULTING | PLANNING

PROJECT DIRECTORY

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:38:32-05'00'

REVISIONS

NO. DATE

CONSTRUCTION DRAWINGS - PACKAGE 1

PEARCE FARM
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AGN-23001

SHEET INDEX

C0.01	PROJECT NOTES AND TYPICAL SECTIONS	C6.000	EROSION CONTROL NOTES
C0.02	OVERALL OPEN SPACE PLAN	C6.001	DAM BREACH CONSTRUCTION NOTES
1 OF 1	ALTA/NSPS LAND TITLE SURVEY	C6.002	DAM BREACH PLAN
C1.00	EXISTING CONDITIONS	C6.100	OVERALL EROSION CONTROL PLAN - STAGE 1
C1.01	DEMOLITION PLAN	C6.101	EROSION CONTROL PLAN - STAGE 1 - AREA "A"
C2.00	OVERALL SITE/PHASING PLAN	C6.102	EROSION CONTROL PLAN - STAGE 1 - AREA "B"
C2.01	SITE AND PAVEMENT MARKING PLAN - AREA "A"	C6.103	EROSION CONTROL PLAN - STAGE 1 - AREA "C"
C2.02	SITE AND PAVEMENT MARKING PLAN - AREA "B"	C6.104	EROSION CONTROL PLAN - STAGE 1 - AREA "D"
C2.03	SITE AND PAVEMENT MARKING PLAN - AREA "C"	C6.105	EROSION CONTROL PLAN - STAGE 1 - AREA "E"
C2.04	SITE AND PAVEMEN

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
4. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
5. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
6. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
8. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT AND/OR CITY OF RALEIGH DETAILS.
10. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DESIGN IS REQUIRED.
12. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
13. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.

   1A. AS AN ALTERNATIVE TO REINFORCED CONCRETE PIPE, THE CONTRACTOR HAS THE OPTION OF USING HIGH PERFORMANCE POLYPROPYLENE (PP) PIPE THROUGHOUT THE SITE, AND HIGH DENSITY POLYETHYLENE (HDPE) PIPE IN PRIVATE AREAS TO BE MAINTAINED BY THE HOA. SEE DETAILS ON SHEET C8.03 FOR PP PIPE TRENCH AND BEDDING REQUIREMENTS. SEE DETAILS ON SHEET C8.03 FOR HDPE PIPE TRENCH AND BEDDING REQUIREMENTS.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.

DEAD-END STREETS:

1. FEES-IN-LIEU OF CONSTRUCTION FOR 125% OF THE OF THE ACTUAL INSTALLATION AND CONSTRUCTION COST OF SUCH IMPROVEMENTS, (AS ESTIMATED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SELECTED BY THE APPLICANT AND APPROVED BY THE TOWN MANAGER), SHALL BE PROVIDED TO THE TOWN OF ROLESVILLE FOR THE UNBUILT PORTIONS OF DEAD-END STREET RIGHT-OF-WAY DEPICTED HEREIN (THE "FIL SECTIONS), PRIOR TO THE APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE PHASE WHICH INCLUDES AN APPLICABLE FIL SECTION(S).
2. CONSTRUCTION EASEMENTS SHALL BE DEDICATED TO THE TOWN OF ROLESVILLE AROUND FIL SECTIONS PER THE FOLLOWING. CONSTRUCTION EASEMENTS SHALL:
   A. PERMIT LICENSING OF THE EASEMENTS BY THE TOWN TO THIRD-PARTIES PURSUANT THESE OR OTHER APPROVED CONSTRUCTION DRAWINGS,
   B. NOT EXPIRE UNTIL SUCH TIME AS THE FIL SECTIONS ARE COMPLETE AND ACCEPTED FOR MAINTENANCE,
   C. EXTEND TEN FEET FROM THE GREATER OF:
      I. THE FIL SECTION RIGHT-OF-WAY, OR
      II. THE SLOPES AND FILL DEPICTED IN THESE OR OTHER APPROVED CONSTRUCTION DRAWINGS,
   D. UPON REQUEST OF TOWN, BE CONVEYED TO TOWN OF ROLESVILLE THROUGH DEEDS OF NON-EXCLUSIVE EASEMENT
   E. CONTAIN ANY FURTHER PROVISIONS AS MAY BE PRESCRIBED IN A DEVELOPMENT AGREEMENT.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
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 PUBLIC UTILITIES 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.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT 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.
5. 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 THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
8. INSTALL 3/4" COPPER 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.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

SIGNAGE NOTES

1. ALL SIGNAGE INSTALLED SHALL CONFORM TO TO STANDARDS SET FORTH BY THE LATEST PUBLISHED EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD CONSTRUCTION DRAWINGS.
2. SIGNAGE MATERIAL SHALL CONFORM TO MUTCD COLOR AND REFLECTIVITY STANDARDS AND SHALL BE HIGH INTENSITY PRISMATIC GRADE REFLECTIVE MATERIAL. STOP SIGNS SHALL BE ON A 30-INCH BY 30-INCH OCTAGONAL STOP SIGN BLANK.
3. ALL SIGNS, EXCEPT STREET MARKERS, SHALL BE MOUNTED IN A MANNER THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF SEVEN FEET (7 FT) ABOVE GROUND LEVEL. STREET MARKER SIGNS SHALL BE MOUNTED OVER THE TOP OF THE STOP SIGNS ACCORDING TO THE STREET MARKER STANDARDS NUMBER 7 BELOW.
4. GROUND MOUNTED SIGN POSTS USED TO INSTALL STREET SIGNAGE SHALL BE 12 FT. LONG AND CONSTRUCTED OF 14-GAUGE GALVANIZED STEEL "U" CHANNEL POSTS OR TWO-INCH (2 IN.) GALVANIZED SQUARE STEEL TUBING. ALL "U" CHANNEL AND SQUARE SIGN POSTS SHALL HAVE 3/8-INCH HOLES DOWN THE CENTER OF THE POST DRILLED AT ONE-INCH (1 IN.) SPACING FOR THE ENTIRE LENGTH OF THE POST.
5. GROUND MOUNTED SIGN POSTS SHALL BE DRIVEN TO A MINIMUM OF 30 INCHES BELOW GROUND LEVEL. ALL POSTS SHALL BE PLUMBED AND LEVELED AS THE POST IS INSTALLED. POSTS SHALL NOT BE SET IN CONCRETE.
6. ALL STREET MARKERS (STREET NAME SIGNS) SHALL BE DESIGNED AND INSTALLED AS FOLLOWS:
   A. STREET MARKERS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS AND WILL INCLUDE THE BLOCK NUMBER FOR EACH STREET.
   B. ALL SIGNAGE PROVIDED AND INSTALLED SHALL BE CONSTRUCTED FROM A 0.080 GAUGE ANODIZED ALUMINUM SIGN BLANK AND CONFORM TO STANDARD MUTCD SIGN SIZES.
   C. STREET MARKERS SHALL BE DESIGNED IN A STACKED CONFIGURATION AND LOCATED IN A MANNER FOR VIABILITY FROM ALL DIRECTIONS OF TRAVEL.
   D. STREET NAMES SHALL BE DISPLAYED USING REFLECTIVE WHITE LETTERS ON A REFLECTIVE GREEN BACKGROUND. THE STREET NAME MUST BE DISPLAYED USING A COMBINATION OF 6-INCH UPPER CASE LETTERS AND 4.5-INCH LOWER CASE LETTERS. BLOCK NUMBERS AND ABBREVIATIONS (RD., DR., ST., ETC.) SHALL UTILIZE 3-INCH LETTERS/NUMBERS. ON PRIVATE STREETS, A NOTATION OF "PRIVATE STREET" IN 3-NCH BLACK LETTERS ON A WHITE BACKGROUND MUST BE ADDED ON THE EDGE OF THE SIGN CLOSEST TO THE ROAD. SIGNS MUST NOT HAVE BORDERS.
   E. THE STREET NAME SHALL APPEAR CENTERED VERTICALLY ON THE LEFT OF THE STREET MARKER. THE BLOCK NUMBER SHALL APPEAR TO THE BOTTOM RIGHT OF THE STREET MARKER. EACH ITEM SHOULD BE SPACED TO BALANCE THE APPEARANCE OF THE STREET MARKER.
   F. THE LETTERS SHALL BE DESIGNED USING THE STANDARD HIGHWAY ALPHABET OF FHWA, SERIES B_SAE
   G. TWO SIGN BLANKS ARE REQUIRED FOR EACH STREET MARKER ASSEMBLY. EACH BLANK SHALL HAVE A STREET NAME ON BOTH SIDES. THE SIGN BLANKS SHALL BE INSTALLED IN A STACKED MANNER USING COMMERCIALLY AVAILABLE ALUMINUM MOUNTING HARDWARE. EACH ASSEMBLY SHALL CONTAIN ONE 12" LONG CROSS MOUNT FOR FLAT BLADE STREET SIGNS AND ONE 12" LONG "U" CHANNEL OR SQUARE POST BRACKET FOR FLAT BLADE STREET NAME SIGNS. STREET MARKERS FOR DIFFERENT STREETS SHALL BE PLACED AT RIGHT ANGLES. THE STREET MARKER ASSEMBLY SHALL BE MOUNTED TO THE "U" CHANNEL OR SQUARE POST OVER TOP OF THE STOP SIGNS. IF A STOP SIGN IS NOT PRESENT, OR THE STOP SIGN IS NOT AT AN APPROPRIATE LOCATION FOR STREET MARKERS, STREET MARKERS SHALL BE MOUNTED ON A SEPARATE "U" CHANNEL OR SQUARE POST AT THE APPROPRIATE LOCATION.
   H. THE LENGTH OF THE STREET MARKER IS VARIABLE DEPENDING ON THE LENGTH OF THE STREET NAME, BUT SHOULD CONFORM TO THE TABLE. THE HEIGHT OF THE STREET MARKER SHOULD BE 9-INCHES.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL.

STREET NAME - NUMBER OF LETTERS*	STREET MARKER BLANK LENGTH
3-5 LETTERS	24-INCHES
6-7 LETTERS	30-INCHES
8-9 LETTERS	36-INCHES
ABOVE 9 LETTERS	36-INCHES PLUS 6-INCHES FOR EVERY 2 ADDITIONAL LETTERS

* NUMBER OF LETTERS REFERS TO THE NAME OF THE STREET, NOT THE ABBREVIATION FOR ROAD, DRIVE, STREET, ETC.

RIGHTS-OF-WAY AND EASEMENT RESPONSIBILITY NOTES:

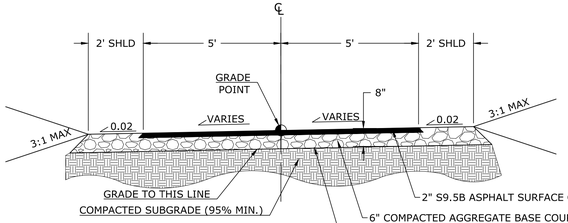
1. ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW TO BE MAINTANED BY THE TOWN OF ROLESVILLE.
2. ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
3. GREENWAY EASEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.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

MAIL KIOSK CALCULATIONS

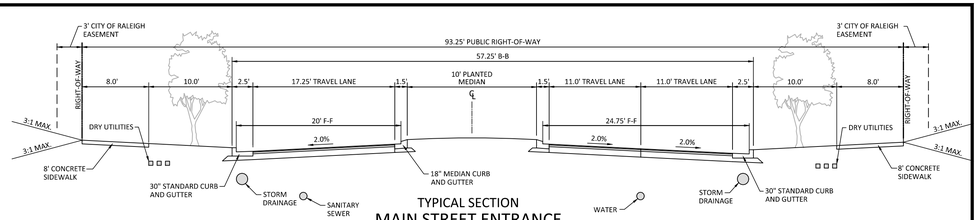
NUMBER OF MAIL BOXES(UNITS)	REQUIRED PARKING SPACES
52 OR LESS	2
53-78	3
79-104	4
105 OR MORE	4 PLUS 1 PER EACH ADDITIONAL 26 MAILBOXES

MAIL KIOSK AREA (MAIN AMENITY)
MAIL KIOSK CALCULATION:
559 UNITS @ 16 UNITS/KIOSK (CBU) = 35 KIOSKS (CBUs)

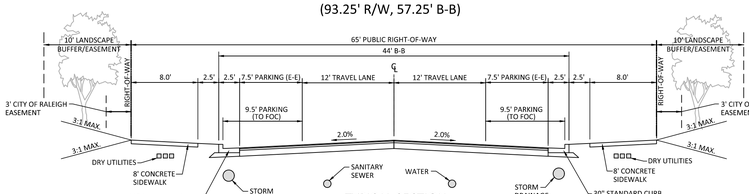
MAIL KIOSK PARKING: 559 UNITS
REQUIRED: 22 SPACES
PROVIDED: 22 SPACES (5 VAN ACCESSIBLE)



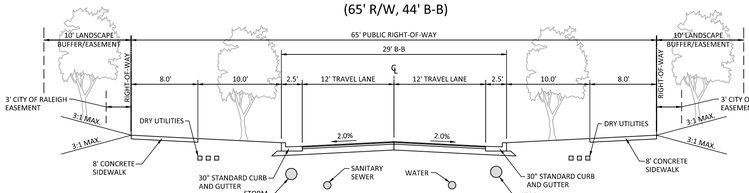
TYPICAL SECTION
10' WIDE PUBLIC GREENWAY



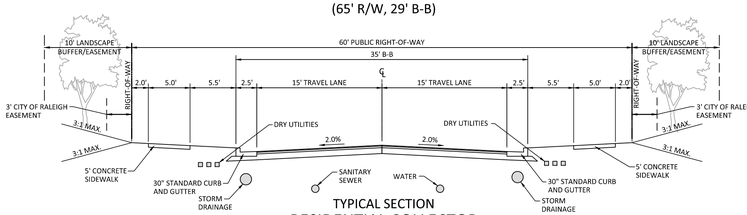
TYPICAL SECTION
MAIN STREET ENTRANCE
(93.25' R/W, 57.25' B-B)



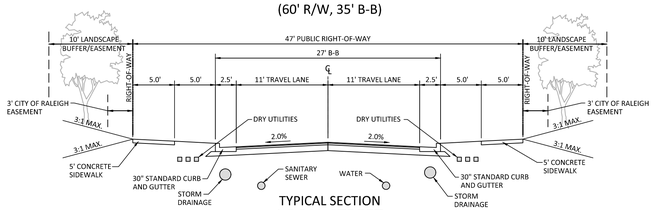
TYPICAL SECTION
MAIN STREET WITH PARKING
(65' R/W, 44' B-B)



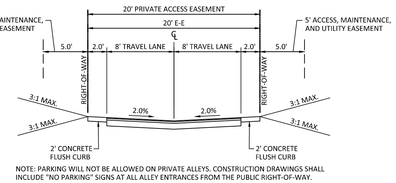
TYPICAL SECTION
MAIN STREET WITHOUT PARKING
(65' R/W, 29' B-B)



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



TYPICAL SECTION
LOCAL STREET
(47' R/W, 27' B-B)



NOTE: PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

TYPICAL SECTION
ALLEY
(20' PRIVATE ACCESS EASEMENT, 20' E-E)

Know what's below. Call before you dig.

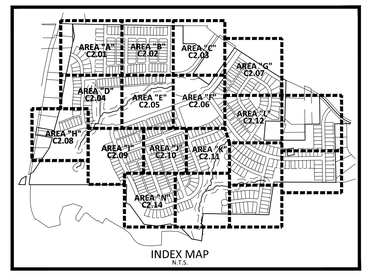
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMM

INTERSECTION IMPROVEMENTS AT BURLINGTON MILLS ROAD AND FORESTVILLE ROAD SHALL BE CONSTRUCTED WITH PHASE 2.

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMEMT



INDEX MAP
N.T.S.

SITE LEGEND

- WETLANDS
- CONTIGUOUS OPEN SPACE (CLUSTER OPTION)
- ENVIRONMENTALLY SENSITIVE/UNIQUE LANDS AND FLOODPLAINS
- ACTIVE RECREATION FEATURES
- PASSIVE RECREATION FEATURES
- STORMWATER FACILITIES
- OS-# — OPEN SPACE (OS) NUMBER
- ROLESVILLE PUBLIC GREENWAY TRAIL
- PRIVATE SOFT SURFACE TRAIL

GENERAL NOTES:

1. PER LDO SECTION 6.2.1.G.4, OPEN SPACES SHALL MAKE ACCOMMODATIONS TO PROVIDE UNIVERSAL DESIGNS THAT CAN BE ENJOYED BY DIFFERENT TARGET USERS AND PROVIDE FOR ADA ACCESSIBILITY. THOSE SPACES THAT PROVIDE SUCH ACCOMMODATIONS WILL DEMONSTRATE HOW THIS IS BEING ACHIEVED AS OPEN SPACE DESIGNS DEVELOP AT TIME OF CONSTRUCTION DRAWINGS.
2. PER LDO SECTION 6.2.1.G.5, PUBLIC SEATING SHALL BE REQUIRED. PUBLIC SEATING SHALL BE APPROPRIATE TO THE INTENDED USE OF THE PARK AREA. THESE ELEMENTS WILL BE SHOWN AS OPEN SPACE DESIGNS DEVELOP AT TIME OF CONSTRUCTION DRAWINGS.
3. PER LDO SECTION 6.2.1.G.6, REFUSE AND RECYCLING RECEPTACLES ARE REQUIRED AT EACH ENTRANCE AND GATHERING SPACE. THESE ELEMENTS WILL BE SHOWN AS OPEN SPACE DESIGNS DEVELOP AT TIME OF CONSTRUCTION DRAWINGS.

OPEN SPACE SUMMARY TABLE

Phase Number	Total On-Site Phase Area (acre)	Total Open Space Per Phase (acre) 12% of Phase Area		Total Open Space Full Site (acre) 12% of Site Area		Active Rec. (acre) 50% of Required Open Space Min.		Passive Rec. (acre) 50% of Required Open Space Min.		Environmentally Sensitive Lands* (acre) 20% of Passive Open Space Max.		Stormwater Facilities* (acre) 50% of Passive Open Space Max.	
Phase 1	30.3267	Required:	3.64	Required:	26.74	Min:	13.37	Min:	13.37	Max:	2.67	Max:	6.68
		Provided	7.48	Provided:	7.48	Provided:	4.47	Provided:	3.01	Provided:	0.38	Provided:	0.37
Total Open Space Provided (Phase 1):				7.48		Total (Phase 1)	4.47		3.01	(included in passive rec. calculation)	0.38	(included in passive rec. calculation)	0.37
Phase 2	38.4230	Required:	4.61	Remaining:	19.26	Remaining:	8.90	Remaining:	10.36	Remaining:	2.29	Remaining:	6.32
		Provided	7.28	Provided:	14.76	Provided:	5.96	Provided:	1.32	Provided:	0.46	Provided:	0.79
Total Open Space Provided (Phase 1-2):				14.76		Total (Phase 1-2)	10.43		4.33	(included in passive rec. calculation)	0.84	(included in passive rec. calculation)	1.16
Phase 3	57.5981	Required:	6.91	Remaining:	11.98	Remaining:	2.94	Remaining:	9.04	Remaining:	1.83	Remaining:	5.53
		Provided	16.62	Provided:	31.38	Provided:	9.77	Provided:	6.85	Provided:	0.69	Provided:	1.29
Total Open Space Provided (Phase 1-3):				31.38		Total (Phase 1-3)	20.20		11.18	(included in passive rec. calculation)	1.53	(included in passive rec. calculation)	2.45

* Included in Passive Rec. Features Calculation.

- Full Site Open Space Requirement Met During Phase 3 (26.74 AC)
- Full Site Active Open Space Requirement Met During Phase 3 per LDO Standards (13.37 AC)
- Full Site Active Open Space Requirement Met During Phase 5 Per Approved Zoning (22.00 AC)
- Full Site Passive Open Space Requirement Met During Phase 4 per LDO Standards (13.37 AC)

Open Space Lot No.	Total Open Space Lot Area (acre)	Total Open Space Lot Area (sf)	Open Space Type	Active Rec. Features (acre)	Passive Rec. Features (acre)	Environmentally Sensitive/Unique Lands/Floodplain (acre)	Stormwater Facilities (acre)	Other* (acre)	Phase(s)	Use Description
OS-1	4.44	193745	Large	4.44	0.00	0.00	0.00	0.00	3	Amenity facility including clubhouse, pool, sport courts, grilling stations and/or fire pits
OS-2	5.32	231893	Large	5.32	0.00	0.00	0.00	0.00	2	Public Park
OS-3	21.14	920867	Large	5.97	3.33	0.46	0.00	11.38	1, 2, 3	Park space with public greenway access and stream buffer, wetlands and pond area (excludes area of SCM 'A')
OS-4	42.93	1870209	Medium	3.29	2.19	1.07	2.45	33.93	1, 3, 4, 5	Active and passive open space w/ public greenway/trailhead(s) and private soft surface trails and stream buffer, wetlands and floodplain
OS-5	3.46	150747	N/A	1.18	0.30	0.00	0.00	1.98	1	Active open space w/ private soft surface trail
OS-6	4.18	182143	N/A	0.00	0.00	0.00	0.00	4.18	1, 2	Passive open space w/ wetland area
OS-8	7.63	332530	N/A	0.00	0.04	0.00	0.00	7.59	3, 4, 5	Passive open space w/ private soft surface trails
OS-16	0.22	9232	N/A	0.00	0.22	0.00	0.00	0.00	3	Passive open space
OS-17	0.20	8320	N/A	0.00	0.20	0.00	0.00	0.00	3	Passive open space
OS-18	0.18	7776	N/A	0.00	0.18	0.00	0.00	0.00	3	Passive open space
OS-19	0.19	8347	N/A	0.00	0.19	0.00	0.00	0.00	3	Passive open space
OS-20	0.21	9084	N/A	0.00	0.21	0.00	0.00	0.00	3	Passive open space
OS-21	0.22	9614	N/A	0.00	0.22	0.00	0.00	0.00	3	Passive open space
OS-22	0.12	5327	N/A	0.00	0.12	0.00	0.00	0.00	3	Passive open space
OS-23	0.69	30176	N/A	0.00	0.00	0.00	0.00	0.69	2	Passive open space
OS-24	0.20	8879	N/A	0.00	0.00	0.00	0.00	0.20	1	Passive open space
Total:	91.33	3978789	N/A	20.20	7.20	1.53	2.45	59.35		
										Total Passive Open Space Features: 11.18

* Other open area included as part of open space lot area totals, but not included as part of RM Zoning open space requirements or calculations.

OPEN SPACE (RM ZONING: PHASE 1-3)

	Required	Proposed
Total Open Space	15.16 AC Min (126.3478 AC x 0.12)	31.38 AC
Active Recreation Features	7.58 AC Min. (15.16 AC x 0.50)	20.20 AC
Passive Recreation Features	7.58 AC Min. (15.16 AC x 0.50)	11.18 AC (total passive recreation features area includes 1.53 AC environmentally sensitive lands and 2.45 AC stormwater facilities as detailed below)
Environmentally Sensitive/Unique Lands and Floodplains (includes wetlands, protected stream buffers, rock outcroppings, and floodplains)	2.67 AC Max. Passive Open Space (13.37 AC x 0.20 - Full Site)	1.53 AC
Stormwater Facilities	3.79 AC Max. Passive Open Space (7.58 AC x 0.50)	2.45 AC

TRAIL SUMMARY (PHASE 1-3 REQUIRED BY CONDITIONAL ZONING)

	Required	Proposed
Rolesville Public Greenway Trail	4,500 LF (Min. All Phases)	6,0521 LF
Private Soft Surface Trail	4,500 LF (Min. All Phases)	1,666 LF

OPEN SPACE (PHASE 1-3 CLUSTER OPTION)

	Required	Proposed
Total Contiguous Open Space	50.54 AC (126.3478 x 0.40)	62.73 AC

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:15:05-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	11. 03. 2025

SHEET

OVERALL OPEN SPACE PLAN

C0.02

X:\Projects\(AGN)\AGN23001\04-Production\Engineering\Construction Drawings\(AGN23001-OSP1.dwg, 11/7/2025 8:46:00 AM, Sean Vandenbice

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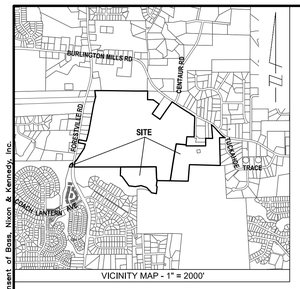

VICINITY MAP - 1" = 2000'

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174900K, 3720174900K & 3720175800K DATED JULY 19, 2022.
6. PROPERTIES ARE WITHIN TOWN OF ROLESVILLE CORPORATE LIMITS.
7. PROPERTIES ARE ZONED "RL".
8. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER, THIS METHOD RESULTS IN (NAD 1983(2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
11. ITEM 6(A) & 6(B) - NO ZONING REPORT PROVIDED AT THIS TIME.
12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY.
13. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC., DATED AUGUST 2015.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES; FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR, LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

BUILDING SETBACKS

RL (TOWN OF ROLESVILLE):

FRONT:	30 FEET
SIDE:	12 FEET
CORNER:	17 FEET
REAR:	25 FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°12'18" W	52.82'
L2	N 81°13'27" W	75.13'
L3	N 40°14'28" W	51.36'
L4	N 42°57'15" W	65.28'
L5	N 68°25'57" W	57.67'
L6	S 36°22'14" E	43.80'
L7	S 07°28'27" W	97.45'
L8	S 11°05'36" W	66.94'
L9	N 89°56'34" E	44.62'
L10	N 89°56'19" W	99.63'
L11	N 29°32'05" E	96.45'
L12	N 59°29'06" E	86.17'
L13	S 37°31'11" E	59.97'
L14	N 12°19'20" E	88.64'
L15	N 18°21'09" E	52.04'
L16	S 01°33'22" W	39.97'
L17	S 32°39'31" W	61.06'
L18	N 11°28'44" W	87.28'
L19	N 81°11'59" E	104.50'
L20	S 08°44'05" E	104.50'
L21	S 81°11'59" W	104.50'
L22	N 08°44'05" W	104.50'
L23	N 89°56'19" W	60.28'
L24	N 01°43'19" W	81.83'
L25	N 00°42'26" W	196.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD	
C1	1,906.64'	66.84'	S 62°01'11" E	66.83'	
C2	1,906.64'	127.59'	S 59°09'54" E	127.57'	
C3	2,159.61'	133.80'	S 07°16'14" W	133.78'	
C4	2,099.61'	173.66'	S 08°04'00" W	173.61'	
C5	663.20'	82.16'	N 45°38'16" W	82.10'	
C6	515.68'	226.18'	S 54°26'47" E	224.37'	

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 5692NCF-FE
COMMITMENT DATE: 02-28-2024

SCHEDULE B, PART II
SPECIAL EXCEPTIONS

(4) MATTERS SHOWN ON THOSE CERTAIN PLATS RECORDED IN BOOK OF MAPS 2011, PAGE 665, BOOK OF MAPS 1995, PAGE 1939, BOOK OF MAPS 2015, PAGE 2033, BOOK OF MAPS 2016, PAGE 1918, AND BOOK OF MAPS 1989, PAGE 739, WAKE COUNTY REGISTRY. (TRACT 1) (AS SHOWN ON SURVEY)

(5) DEED RECORDED IN BOOK 2319, PAGE 369, WAKE COUNTY REGISTRY. EXCEPTING A 0.25 ACRE FAMILY CEMETERY, (TRACT 3) (AS SHOWN ON SURVEY)

(6) RIGHT-OF-WAY RECORDED IN BOOK 2447, PAGE 167, WAKE COUNTY REGISTRY. (TRACT 3) (AS SHOWN ON SURVEY)

(7) EASEMENT RECORDED IN BOOK 3143, PAGE 917, WAKE COUNTY REGISTRY (TRACT 3) (AS SHOWN ON SURVEY)

(8) MATTERS SHOWN ON THOSE CERTAIN PLATS RECORDED IN BOOK OF MAPS 1983, PAGE 1033, BOOK OF MAPS 1997, PAGE 911, BOOK OF MAPS 1997, PAGE 1970, AND BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY REGISTRY, (TRACT 3) (AS SHOWN ON SURVEY)

REFERENCES:

BM. 1997 PG. 911
BM. 1997 PG. 1970
BM. 2001 PG. 2256
BM. 2008 PG. 316
BM. 2011 PG. 665
BM. 2015 PG. 2033
BM. 2016 PG. 1918
DB. 11033 PG. 935
DB. 11146 PG. 339
DB. 11180 PG. 1815
DB. 14427 PG. 1034

LEGEND

- EIP = EXISTING IRON PIPE
- EIR = EXISTING REBAR
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
- ELECTRIC POLE
- GUY WIRE
- GUY POLE
- WATER VALVE
- WELL
- FIRE HYDRANT
- FIBER-OPTIC MARKER
- TELEPHONE PEDESTAL
- GAS LINE VALVE
- SIGN
- GRAVE
- O/H ELECTRIC LINE
- STORM WATER LINE
- FENCE
- WETLANDS
- OHE = OVERHEAD ELECTRICAL
- RCP = REINFORCED CONCRETE PIPE

PROPERTY DESCRIPTIONS PER RECORD:

TRACT 1
BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD (60 FOOT R/W), SAID IRON PIPE ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 2644, PAGE 187, WAKE COUNTY REGISTRY, AND FURTHER DESCRIBED IN BOOK OF MAPS 1978, PAGE 446, WAKE COUNTY REGISTRY; THENCE WITH SAID RIGHT OF WAY SOUTH 57 DEGREES 03 MINUTES 58 SECONDS EAST 770.01 FEET TO AN IRON PIPE SET; THENCE ALONG THE RIGHT OF WAY, A CURVE TO THE LEFT, HAVING A RADIUS OF 1,906.64 FEET, A LENGTH OF 127.31 FEET, AND A CHORD BEARING OF SOUTH 59 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 127.29 FEET TO AN EXISTING IRON PIPE; THENCE WITH SAID RIGHT OF WAY SOUTH 61 DEGREES 47 MINUTES 51 SECONDS EAST 1,000.00 FEET TO AN EXISTING IRON PIPE; THENCH WITH SAID RIGHT OF WAY SOUTH 61 DEGREES 47 MINUTES 51 SECONDS EAST A DISTANCE OF 47.57 FEET TO AN EXISTING IRON PIPE SET; THENCE RUNNING SOUTH 1 DEGREES 49 MINUTES 49 SECONDS WEST 535.06 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 2 DEGREES 38 MINUTES 41 SECONDS WEST 81.08 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 1 DEGREES 53 MINUTES 32 SECONDS WEST 89.98 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89 DEGREES 11 MINUTES 52 SECONDS WEST 612.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 1 DEGREES 00 MINUTES 45 SECONDS WEST 1,416.61 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88 DEGREES 57 MINUTES 54 SECONDS WEST 426.57 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 11 DEGREES 28 MINUTES 24 SECONDS WEST 91.29 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 2 DEGREES 00 MINUTES 16 SECONDS WEST 362.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 88 DEGREES 57 MINUTES 57 SECONDS WEST 1,159.79 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 1 DEGREES 00 MINUTES 45 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE WITH FORESTVILLE ROAD (60 FOOT R/W) THENCE CROSSING FORESTVILLE ROAD NORTH 89 DEGREES 54 MINUTES 03 SECONDS WEST 66.26 TO AN IRON PIPE SET IN THE WESTERN RIGHT OF WAY OF FORESTVILLE ROAD; THENCE NORTH 89 DEGREES 56 MINUTES 03 SECONDS WEST 9643 FEET TO IRON PIPE SET; THENCE NORTH 20 DEGREES 17 MINUTES 33 SECONDS EAST 88.59 FEET TO AN EXISTING IRON PIPE IN THE WESTERN RIGHT OF WAY OF FORESTVILLE ROAD; THENCE NORTH 59 DEGREES 43 MINUTES 14 SECONDS EAST 29.25 FEET TO AN EXISTING IRON PIPE IN THE WESTERN RIGHT OF WAY OF FORESTVILLE ROAD; THENCE WITH THE WESTERN RIGHT OF WAY OF FORESTVILLE ROAD A CURVE TO THE LEFT, HAVING A RADIUS OF 2,159.61 FEET, A LENGTH OF 133.87 FEET, AND A CHORD BEARING OF SOUTH 7 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 133.85 FEET TO THE IRON PIPE SET IN THE WESTERN RIGHT OF WAY OF FORESTVILLE ROAD REFERENCED IN A PRIOR CALL; THENCE CROSSING FORESTVILLE ROAD SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST 66.26 FEET TO AN IRON PIPE SET IN THE EASTERN RIGHT OF WAY OF FORESTVILLE ROAD; THENCE WITH THE EASTERN RIGHT OF WAY OF FORESTVILLE ROAD A CURVE TO THE RIGHT HAVING A RADIUS OF 2,099.61 FEET, A LENGTH OF 174.09 FEET, AND A CHORD BEARING OF NORTH 08 DEGREES 03 MINUTES 22 SECONDS EAST A DISTANCE OF 174.04 FEET TO AN IRON PIPE SET IN THE EASTERN RIGHT OF WAY OF FORESTVILLE ROAD; THENCE LEAVING SAID RIGHT OF WAY, RUNNING NORTH 59 DEGREES 43 MINUTES 48 SECONDS EAST 44.35 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 33 DEGREES 58 MINUTES 05 SECONDS EAST 496.12 FEET TO AN IRON PIPE SET; THENCE NORTH 15 DEGREES 01 MINUTES 20 SECONDS EAST 160.64 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 15 DEGREES 04 MINUTES 28 SECONDS EAST 330.10 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 15 DEGREES 01 MINUTES 04 SECONDS EAST 147.82 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 15 DEGREES 16 MINUTES 39 SECONDS EAST 540.25 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 11 DEGREES 33 MINUTES 22 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 11 DEGREES 33 MINUTES 22 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 11 DEGREES 40 MINUTES 14 SECONDS WEST 169.03 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS EAST 1,539.25 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 0 DEGREES 06 MINUTES 44 SECONDS EAST 280.80 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 353.19 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 28 DEGREES 02 MINUTES 34 SECONDS EAST 140.81 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 62 DEGREES 03 MINUTES 15 SECONDS EAST 41.37 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 28 DEGREES 01 MINUTES 45 SECONDS EAST 170.37 FEET TO AN IRON PIPE SET IN THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,799.00 FEET, A LENGTH OF 160.49 FEET, AND A CHORD BEARING OF SOUTH 51 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 160.47 FEET TO AN IRON PIPE SET; THENCE SOUTH 53 DEGREES 41 MINUTES 52 SECONDS EAST 53.84 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, RUNNING SOUTH 34 DEGREES 44 MINUTES 14 SECONDS WEST 697.14 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 55 DEGREES 15 MINUTES 55 SECONDS EAST 299.78 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 34 DEGREES 50 MINUTES 22 SECONDS EAST 696.79 FEET TO AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 170.78 ACRES, MORE OR LESS, AS SHOWN ON SURVEY ENTITLED, "PROPERTY OF BOBBY E. ECDINS AND BETTY M. ECDINS, DATED 9/1604, PREPARED BY MULKEY ENGINEERS AND CONSULTANTS."

LESS AND EXCEPT

BEING ALL OF THAT 1.640 ACRE LOT WHICH IS PART OF TRACT 1 CONTAINING 3.668 ACRES SHOWN ON PLAT ENTITLED "RECOMBINATION PLAT FOR ROLESVILLE FIRE DEPARTMENT" RECORDED IN BOOK OF MAPS 2016, PAGE 1918, WAKE COUNTY REGISTRY, BEING THE SAME PROPERTY CONVEYED TO THE ROLESVILLE RURAL FIRE DEPARTMENT, INC., BY THE DEED RECORDED IN DEED BOOK 16618, PAGE 1701, WAKE COUNTY REGISTRY, IN WHICH GRANTOR RESERVED A 60' ACCESS EASEMENT AS SHOWN ON BOOK OF MAPS 2016, PAGE 1918, WAKE COUNTY REGISTRY.

ALSO LESS AND EXCEPT

BEING ALL OF THAT 0.344 ACRE TRACT AND ALL OF THAT 1.1091 ACRE TRACT AS SHOWN ON PLAT ENTITLED "RECOMBINATION PLAT PROPERTY OF POGE, LLC & ESNE LLC & CATHERINE ANN KEITH", A COPY OF WHICH IS RECORDED IN BOOK OF MAPS 2015, PAGE 2033, WAKE COUNTY REGISTRY, BOTH THE ABOVE TRACTS ARE PART OF LOT 1, CONTAINING 2.066 ACRES AS SHOWN ON THE ABOVE-MENTIONED PLAT, THE 0.344A ACRE TRACT IS THE NORTHWEST PORTION OF LOT 1 AND THE 1.1091 ACRE TRACT IS THE SOUTHERN AND EASTERNMOST PORTION OF LOT 1, BEING THE SAME PROPERTY CONVEYED TO CATHERINE ANN KEITH BY THE DEED RECORDED IN DEED BOOK 16256, PAGE 1494, WAKE COUNTY REGISTRY.

TRACT 2

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE SOUTHERN LINE OF THAT PROPERTY NOW OR FORMERLY BELONGING TO BOBBY E. ECDINS AND BETTY M. ECDINS AS DESCRIBED IN BOOK 2582, PAGE 391, WAKE COUNTY REGISTRY AND THE NORTHEAST CORNER OF THAT PROPERTY NOW OR FORMERLY BELONGING TO MILLRIDGE INVESTMENTS, INC. AS DESCRIBED IN BOOK 5257, PAGE 1757, WAKE COUNTY REGISTRY; SAID EXISTING IRON PIPE ALSO HAVING NORTH CAROLINA GRID COORDINATES OF N=758,506.3688 AND E=2,147,745.4889; RUNS THENCE WITH THE SOUTHERN LINE OF THE AFORESAID ECDINS PROPERTY NORTH 89 DEGREES 57 MINUTES 57 SECONDS EAST 1159.79 FEET TO AN EXISTING IRON PIPE; RUNS THENCE CONTINUING WITH THE LINE OF THE ECDINS PROPERTY SOUTH 02 DEGREES 02 MINUTES 56 SECONDS EAST 382.56 FEET TO AN EXISTING IRON PIPE AND SOUTH 11 DEGREES 33 MINUTES 22 SECONDS EAST 1320.00 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH THE LINE OF THE ECDINS PROPERTY AND PROPERTY NOW OR FORMERLY BELONGING TO TONG-LI DAY, GINGER ANN DAY CALDWELL AND AMY RUTH DAY RAY AS DESCRIBED IN BOOK 2644, PAGE 540, WAKE COUNTY REGISTRY RUNS THENCE WITH THE LINE OF THE GAY/CALDWELL/RAY PROPERTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 11 DEGREES 19 MINUTES 15 SECONDS WEST 67.34 FEET TO AN EXISTING IRON PIPE; SOUTH 057 DEGREES 22 MINUTES 24 SECONDS WEST 97.35 FEET TO AN EXISTING IRON PIPE; SOUTH 39 DEGREES 25 MINUTES 26 SECONDS EAST 43.78 FEET TO AN EXISTING IRON PIPE; SOUTH 06 DEGREES 34 MINUTES 54 SECONDS WEST 230.02 TO AN EXISTING IRON PIPE; NORTH 77 DEGREES 03 MINUTES 15 SECONDS WEST 83.83 FEET TO AN EXISTING IRON PIPE; NORTH 01 DEGREES 12 MINUTES 34 SECONDS WEST 75.10 FEET TO AN EXISTING IRON PIPE; AND NORTH 45 DEGREES 14 MINUTES 33 SECONDS WEST 31.38 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 69.28 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 184.82 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 52 MINUTES 50 SECONDS WEST 10.00 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 51 MINUTES 11 SECONDS EAST 1,319.79 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 357.24 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 357.24 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 40 DEGREES 07 MINUTES 10 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 40 DEGREES 07 MINUTES 10 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 49 MINUTES 23 SECONDS EAST 511.66 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS EAST 1640.11 FEET TO AN AXLE; THENCE NORTH 01 DEGREES 18 MINUTES 47 SECONDS WEST 255.38 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 19 MINUTES 39 SECONDS WEST 195.23 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 9 MINUTES 39 SECONDS WEST 195.23 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 58 MINUTES 56 SECONDS EAST 269.09 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 51 MINUTES 11 SECONDS WEST 1,319.79 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 19 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 52 MINUTES 50 SECONDS WEST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 184.82 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 69.28 FEET TO A POINT; RUNS THENCE NORTH 45 DEGREES 14 MINUTES 33 SECONDS WEST 31.38 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 01 DEGREES 12 MINUTES 34 SECONDS WEST 75.10 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 77 DEGREES 03 MINUTES 15 SECONDS WEST 83.83 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 06 DEGREES 34 MINUTES 54 SECONDS WEST 230.02 TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 39 DEGREES 25 MINUTES 26 SECONDS EAST 43.78 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 57 DEGREES 22 MINUTES 24 SECONDS EAST 97.35 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 11 DEGREES 19 MINUTES 15 SECONDS EAST 67.34 FEET TO AN EXISTING IRON PIPE; RUNS THENCE CONTINUING WITH THE LINE OF THE GAY/CALDWELL/RAY PROPERTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 11 DEGREES 19 MINUTES 15 SECONDS WEST 67.34 FEET TO AN EXISTING IRON PIPE; SOUTH 057 DEGREES 22 MINUTES 24 SECONDS WEST 97.35 FEET TO AN EXISTING IRON PIPE; SOUTH 39 DEGREES 25 MINUTES 26 SECONDS EAST 43.78 FEET TO AN EXISTING IRON PIPE; SOUTH 06 DEGREES 34 MINUTES 54 SECONDS WEST 230.02 TO AN EXISTING IRON PIPE; NORTH 77 DEGREES 03 MINUTES 15 SECONDS WEST 83.83 FEET TO AN EXISTING IRON PIPE; NORTH 01 DEGREES 12 MINUTES 34 SECONDS WEST 75.10 FEET TO AN EXISTING IRON PIPE; AND NORTH 45 DEGREES 14 MINUTES 33 SECONDS WEST 31.38 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 69.28 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 184.82 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 52 MINUTES 50 SECONDS WEST 10.00 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 51 MINUTES 11 SECONDS EAST 1,319.79 FEET TO AN EXISTING IRON PIPE; THE POINT AND PLACE OF BEGINNING, CONTAINING 17.10 ACRES, MORE OR LESS, AS SHOWN ON SURVEY ENTITLED "EXEMPT SUBDIVISION PLAT PROPERTY OF JERRY WILLIAM ELLEBERRY" PREPARED BY MULKEY ENGINEERS & CONSULTANTS AND DATED 08-19-2004.

TRACT 3

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD, BEING THE NORTHEAST CORNER OF HERBERT F. FABSON PROPERTY (DEED BOOK 10066, PAGE 2004, WAKE COUNTY REGISTRY); THENCE WITH THE FABSON LINE SOUTH 0 DEGREES 53 MINUTES 33 SECONDS EAST 416.19 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 17 MINUTES 54 SECONDS WEST 234.09 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 0 DEGREES 39 MINUTES 48 SECONDS EAST 124.29 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 20 MINUTES 12 SECONDS WEST 1,319.79 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 48 MINUTES 22 SECONDS WEST 1,319.79 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 44 DEGREES 20 MINUTES 47 SECONDS WEST 599.06 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST 1,229.27 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST 580.45 FEET TO A BENT AXLE; THENCE NORTH 08 DEGREES 39 MINUTES 21 SECONDS EAST 511.66 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS EAST 1640.11 FEET TO AN AXLE; THENCE NORTH 01 DEGREES 18 MINUTES 47 SECONDS WEST 255.38 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 19 MINUTES 39 SECONDS WEST 195.23 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 9 MINUTES 39 SECONDS WEST 195.23 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 58 MINUTES 56 SECONDS EAST 269.09 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 51 MINUTES 11 SECONDS WEST 1,319.79 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 19 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 52 MINUTES 50 SECONDS WEST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 184.82 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 69.28 FEET TO A POINT; RUNS THENCE NORTH 45 DEGREES 14 MINUTES 33 SECONDS WEST 31.38 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 01 DEGREES 12 MINUTES 34 SECONDS WEST 75.10 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 77 DEGREES 03 MINUTES 15 SECONDS WEST 83.83 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 06 DEGREES 34 MINUTES 54 SECONDS WEST 230.02 TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 39 DEGREES 25 MINUTES 26 SECONDS EAST 43.78 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 57 DEGREES 22 MINUTES 24 SECONDS EAST 97.35 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 11 DEGREES 19 MINUTES 15 SECONDS EAST 67.34 FEET TO AN EXISTING IRON PIPE; RUNS THENCE CONTINUING WITH THE LINE OF THE GAY/CALDWELL/RAY PROPERTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 11 DEGREES 19 MINUTES 15 SECONDS WEST 67.34 FEET TO AN EXISTING IRON PIPE; SOUTH 057 DEGREES 22 MINUTES 24 SECONDS WEST 97.35 FEET TO AN EXISTING IRON PIPE; SOUTH 39 DEGREES 25 MINUTES 26 SECONDS EAST 43.78 FEET TO AN EXISTING IRON PIPE; SOUTH 06 DEGREES 34 MINUTES 54 SECONDS WEST 230.02 TO AN EXISTING IRON PIPE; NORTH 77 DEGREES 03 MINUTES 15 SECONDS WEST 83.83 FEET TO AN EXISTING IRON PIPE; NORTH 01 DEGREES 12 MINUTES 34 SECONDS WEST 75.10 FEET TO AN EXISTING IRON PIPE; AND NORTH 45 DEGREES 14 MINUTES 33 SECONDS WEST 31.38 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 69.28 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 10.00 FEET TO A POINT; RUNS THENCE NORTH 40 DEGREES 07 MINUTES 10 SECONDS WEST 184.82 FEET TO A POINT; RUNS THENCE SOUTH 49 DEGREES 52 MINUTES 50 SECONDS WEST 10.00 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 36 DEGREES 15 MINUTES 39 SECONDS WEST 195.23 FEET TO A POINT; RUNS THENCE NORTH 49 DEGREES 51 MINUTES 11 SECONDS EAST 1,319.79 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 49 DEGREES 52 MINUTES 50 SECONDS EAST 357.24 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 40 DEGREES 07 MINUTES 10 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 40 DEGREES 07 MINUTES 10 SECONDS EAST 1,320.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 49 MINUTES 23 SECONDS EAST 511.66 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS EAST 1640.11 FEET TO AN AXLE; 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RUNS THENCE NORTH 77 DEGREES 03 MINUTES 15 SECONDS WEST 83.83 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 06 DEGREES 34 MINUTES 54 SECONDS WEST 230.02 TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 39 DEGREES 25 MINUTES 26 SECONDS EAST 43.78 FEET TO AN EXISTING IRON PIPE; RUNS THENCE SOUTH 57 DEGREES 22 MINUTES 24 SECONDS EAST 97.35 FEET TO AN EXISTING IRON PIPE; RUNS TH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°56'19" W	99.63'
L2	N 25°32'05" E	98.45'
L3	N 59°29'06" E	86.17'
L4	N 11°28'44" W	87.28'
L5	S 11°05'36" W	66.94'
L6	S 07°28'23" W	97.45'
L7	S 36°22'14" E	43.80'
L8	N 77°03'18" W	82.83'
L9	N 81°12'37" W	75.13'
L10	N 40°14'28" W	51.36'
L11	N 42°57'15" W	65.28'
L12	N 68°25'53" W	57.67'
L13	N 59°34'48" E	44.62'
L14	N 12°19'25" E	88.64'
L15	N 18°21'09" E	82.04'
L16	S 02°39'31" W	61.06'
L17	S 01°53'22" W	39.97'
L18	S 01°35'31" E	59.97'
L19	S 08°44'05" E	104.50'
L20	S 81°15'55" W	104.50'
L21	N 08°44'05" W	104.50'
L22	N 81°15'55" E	104.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,159.61'	133.80'	S 07°19'14" W	133.78'
C2	2,099.61'	173.66'	N 08°04'20" E	173.61'
C3	1,906.64'	127.59'	S 59°05'54" E	127.57'
C4	1,906.64'	66.84'	S 62°01'11" E	66.83'
C5	663.20'	82.16'	S 45°38'16" E	82.10'
C6	515.68'	226.18'	S 54°26'47" E	224.37'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- TELEPHONE HAND HOLE(ACCESS PANEL)
- CABLE PEDESTAL
- UTILITY HAND HOLE
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- (FM) — TOWN OF APEX FORCE MAIN
- T FO — UNDERGROUND FIBER
- TV — UNDERGROUND TELEVISION
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE

GENERAL NOTES

1. SEE SHEET "1 OF 1" FOR ALTA/NSPS TITLE SURVEY INFORMATION, CREATED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS (BNK), DATED 2023-11-13.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	11. 03. 2025

SHEET

EXISTING CONDITIONS

C1.00

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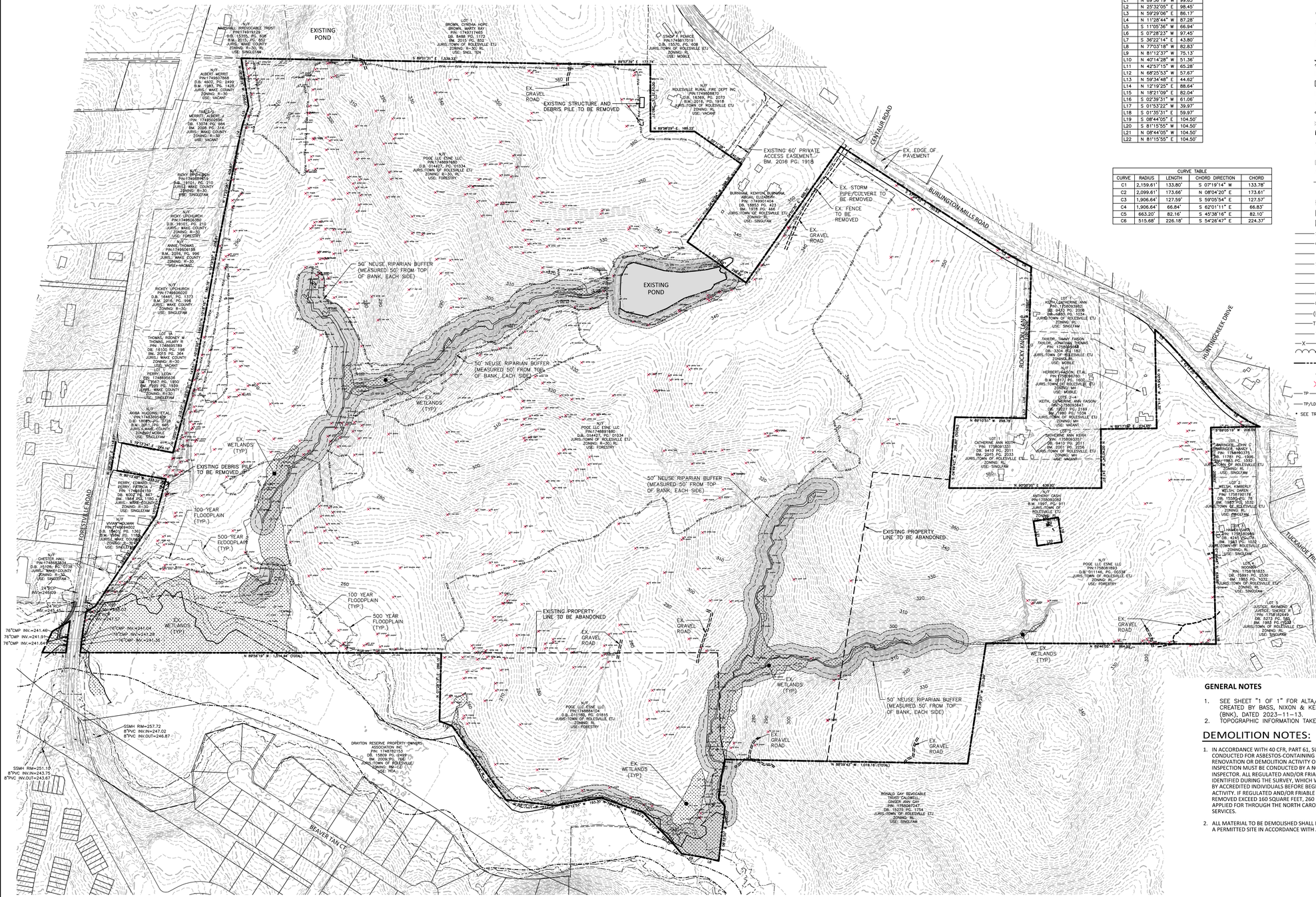

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°56'19" W	99.63'
L2	N 25°32'05" E	98.45'
L3	N 59°29'06" E	86.17'
L4	N 11°28'44" W	97.28'
L5	S 11°05'36" W	66.94'
L6	S 07°28'23" W	97.45'
L7	S 36°22'14" E	43.80'
L8	N 77°03'18" W	82.83'
L9	N 81°12'37" W	75.13'
L10	N 40°14'28" W	51.36'
L11	N 42°57'15" W	65.28'
L12	N 68°25'53" W	57.67'
L13	N 59°34'48" E	44.62'
L14	N 12°19'25" E	88.64'
L15	N 18°21'09" E	82.04'
L16	S 02°39'31" W	61.06'
L17	S 01°53'22" W	39.97'
L18	S 01°35'31" E	59.97'
L19	S 08°44'05" E	104.50'
L20	S 81°15'55" W	104.50'
L21	N 08°44'05" W	104.50'
L22	N 81°15'55" E	104.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,159.61'	133.80'	S 07°19'14" W	133.78'
C2	2,099.61'	173.66'	N 08°04'20" E	173.61'
C3	1,906.64'	127.59'	S 59°05'54" E	127.57'
C4	1,906.64'	86.84'	S 62°01'11" E	86.83'
C5	663.20'	82.16'	S 45°38'16" E	82.10'
C6	515.68'	226.18'	S 54°26'47" E	224.37'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- TELEPHONE HAND HOLE(ACCESS PANEL)
- CABLE PEDESTAL
- UTILITY HAND HOLE
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- (FM) — TOWN OF APEX FORCE MAIN
- T FO — UNDERGROUND FIBER
- TV — UNDERGROUND TELEVISION
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- Tree — EXISTING TREE
- Tree — EXISTING TREE TO BE REMOVED
- TP — TP — TP — * TREE PROTECTION FENCE
- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

GENERAL NOTES

1. SEE SHEET "1 OF 1" FOR ALTA/NSPS TITLE SURVEY INFORMATION, CREATED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS (BNK), DATED 2023-11-13.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

DEMOLITION NOTES:

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

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

McADAMS
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2905 Meridian Parkway
Durham, NC 27713

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

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:43:03-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
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SHEET

DEMOLITION PLAN

C1.01

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-DM1.dwg, 10/28/2025 9:54:24 AM, Sherrill Williams

INTERSECTION IMPROVEMENTS AT BURLINGTON MILLS ROAD AND FORESTVILLE ROAD SHALL BE CONSTRUCTED WITH PHASE 2.

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMEMT

INDEX MAP
N.T.S.

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

IMPERVIOUS AREA QUANTITIES

Impervious Surface Area		
Road	23.42	ac
Amenity	3.21	ac
Trail	2.15	ac
Active Open Space Impervious	3.11	ac
Passive Open Space Impervious	0.19	ac
Lot Impervious		
40x130 Lots		
Roof	5.17	ac
Driveway	1.53	ac
Sidewalk	0.95	ac
45x130 Lots		
Roof	4.04	ac
Driveway	1.02	ac
Sidewalk	0.69	ac
50x125 Lots		
Roof	4.01	ac
Driveway	0.64	ac
Sidewalk	0.61	ac
60x125 Lots		
Roof	3.06	ac
Driveway	0.39	ac
Sidewalk	0.43	ac
Total	54.63	ac

PHASING PLAT TABLE

PHASE #	RESIDENTIAL LOTS	# RESIDENTIAL LOTS (TOTAL IN PHASE)	OPEN SPACE LOTS	ALLEY LOTS	LINEAR FEET PUBLIC STREETS	LINEAR FEET PRIVATE ALLEYS
1	1-36	36	OS-3*, OS-4*, OS-5*, OS-6*, OS-24	A-5	2,269 LF	395 LF
2	37-156	120	OS-2, OS-3*, OS-6*, OS-23	A-1, A-2, A-3, A-4	5,974 LF	3,472 LF
3	157-242, 342-352, 366-387	119	OS-1, OS-3*, OS-4*, OS-8*, OS-16 - OS-22	A-6, A-7**, A-8**, A-9**, A-10**	7,215 LF	4,174 LF

SEE OVERALL OPEN SPACE PLAN, SHEET C0.02 FOR OPEN SPACE LOT AREAS AND PROGRAMMING BY PHASE.
* PORTION OF OPEN SPACE LOT IS IN THIS PHASE
** PORTION OF ALLEY LOT IS IN THIS PHASE

TYPICAL LOT LAYOUT
N.T.S.

GRAPHIC SCALE
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1 inch = 200 ft.

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

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SHEET

OVERALL SITE/ PHASING PLAN

C2.00

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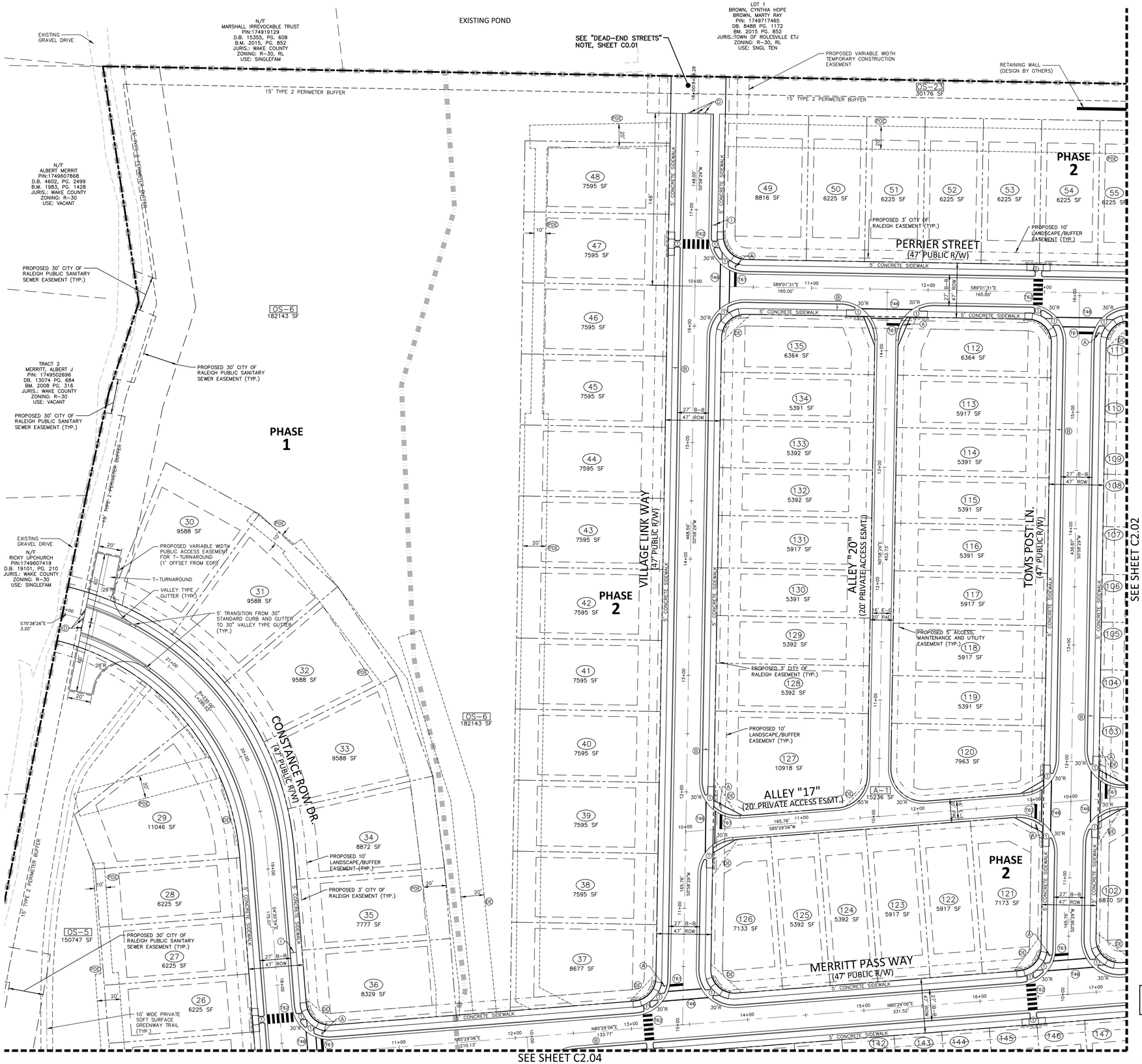

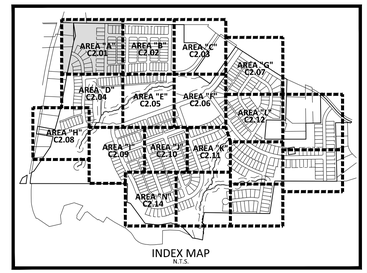

INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
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- LIGHT POLE
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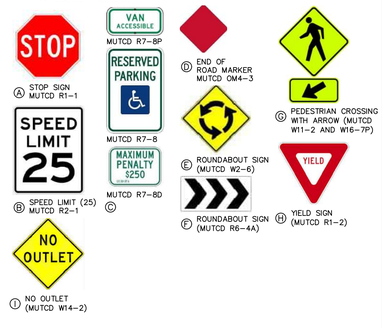
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. DE — PUBLIC STORM DRAINAGE EASEMENT



NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
- T46 WHITE CROSSWALK LINE (8", 90 MIL)
- T61 WHITE STOPBAR (24", 90 MIL)
- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:25-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "A"

C2.01

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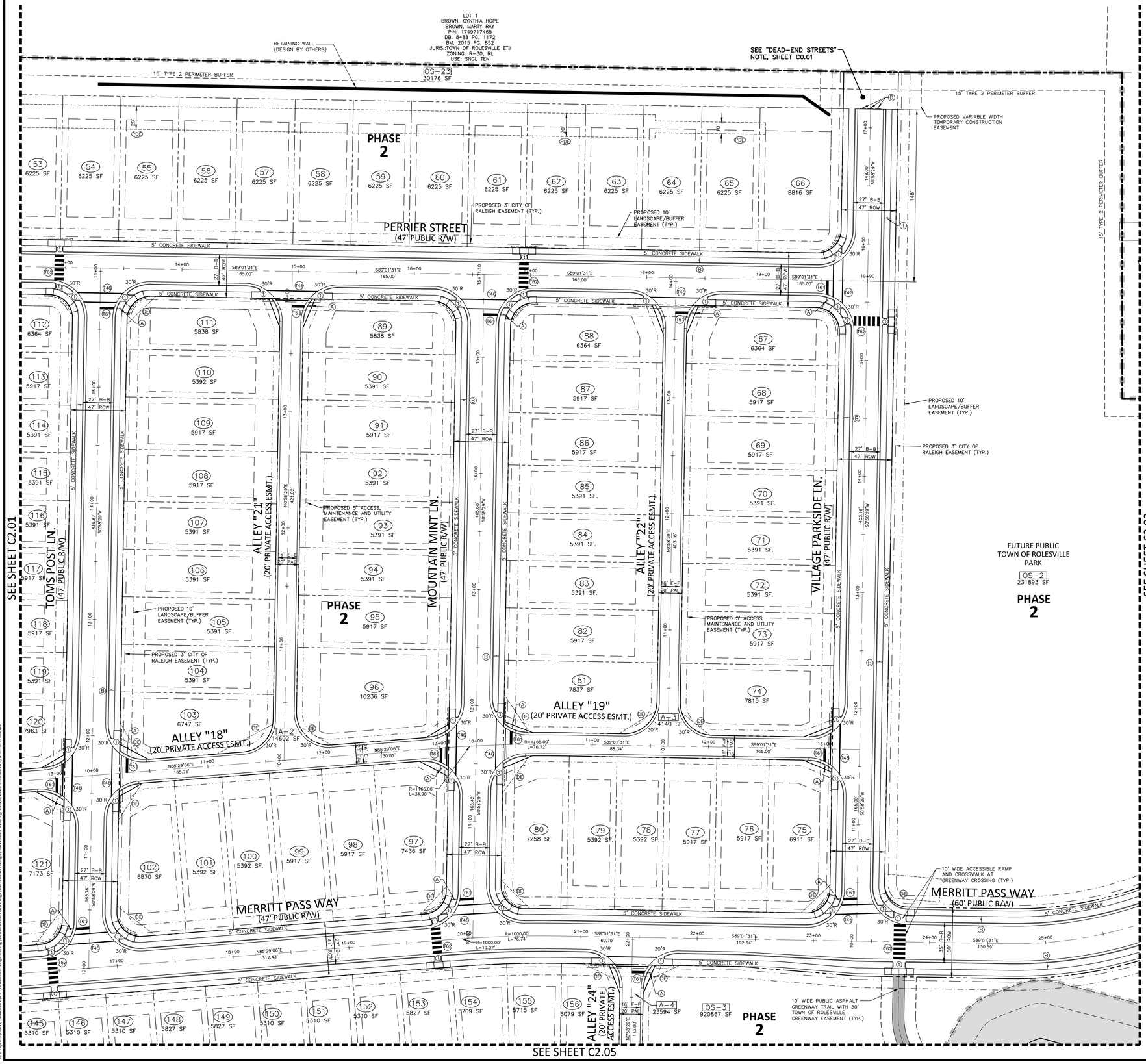

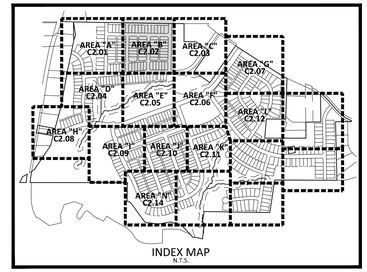

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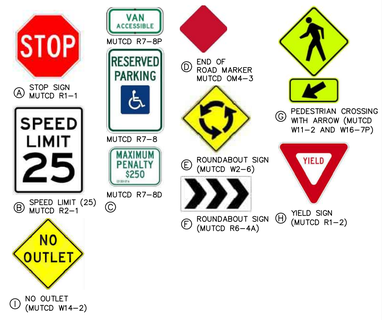
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1.00.01 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
DE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
Ⓑ SPEED LIMIT (25) MUTCD R2-1
Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)
① NO OUTLET (MUTCD W14-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

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T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
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ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

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2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
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CID-24-08

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

Digitally signed by William T O'Daniel
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DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "B"

C2.02

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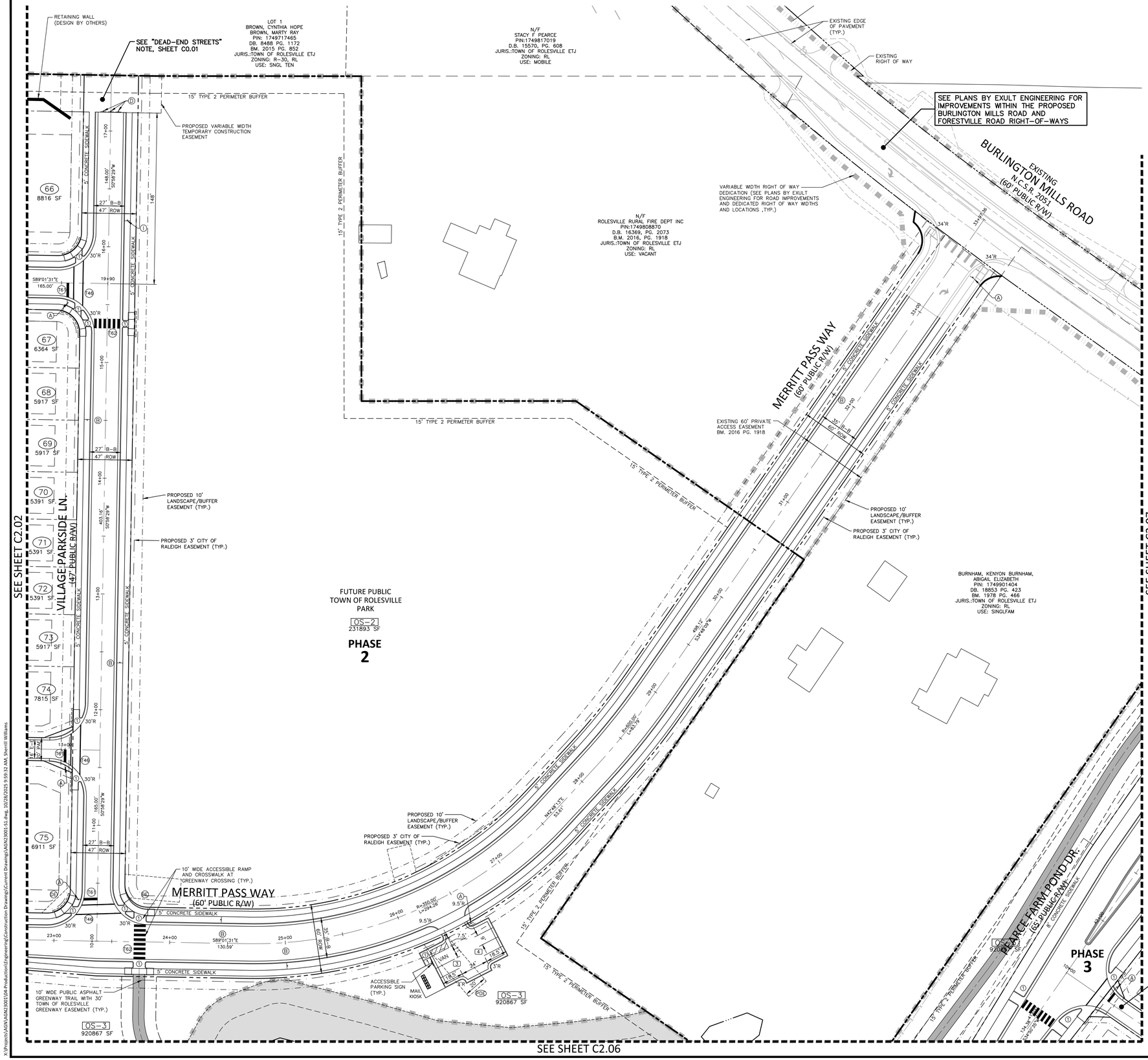

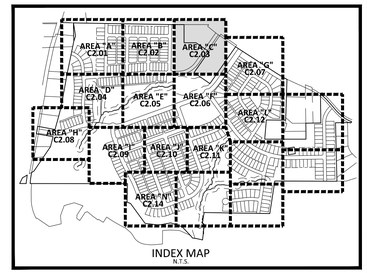

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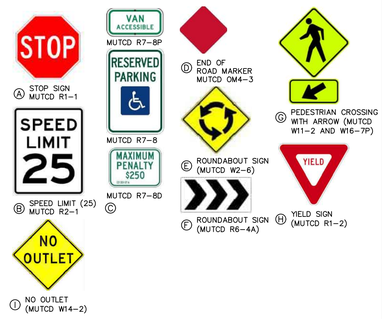
PE PUBLIC STORM DRAINAGE EASEMENT



NOTES:
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GRAPHIC SCALE
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1 inch = 40 ft.

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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:27-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "C"

C2.03

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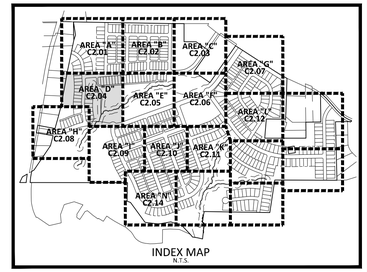
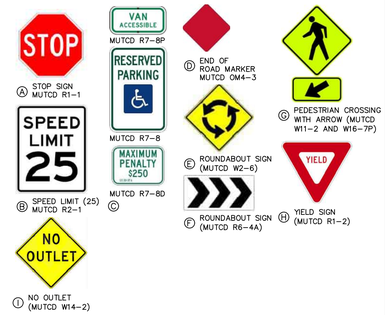


SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
(PDE) PRIVATE STORM DRAINAGE EASEMENT
(PE) PUBLIC STORM DRAINAGE EASEMENT



NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
T45 3 FT. - 3 FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
T46 WHITE CROSSWALK LINE (8", 90 MIL)
T61 WHITE STOPBAR (24", 90 MIL)
T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CLIENT

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

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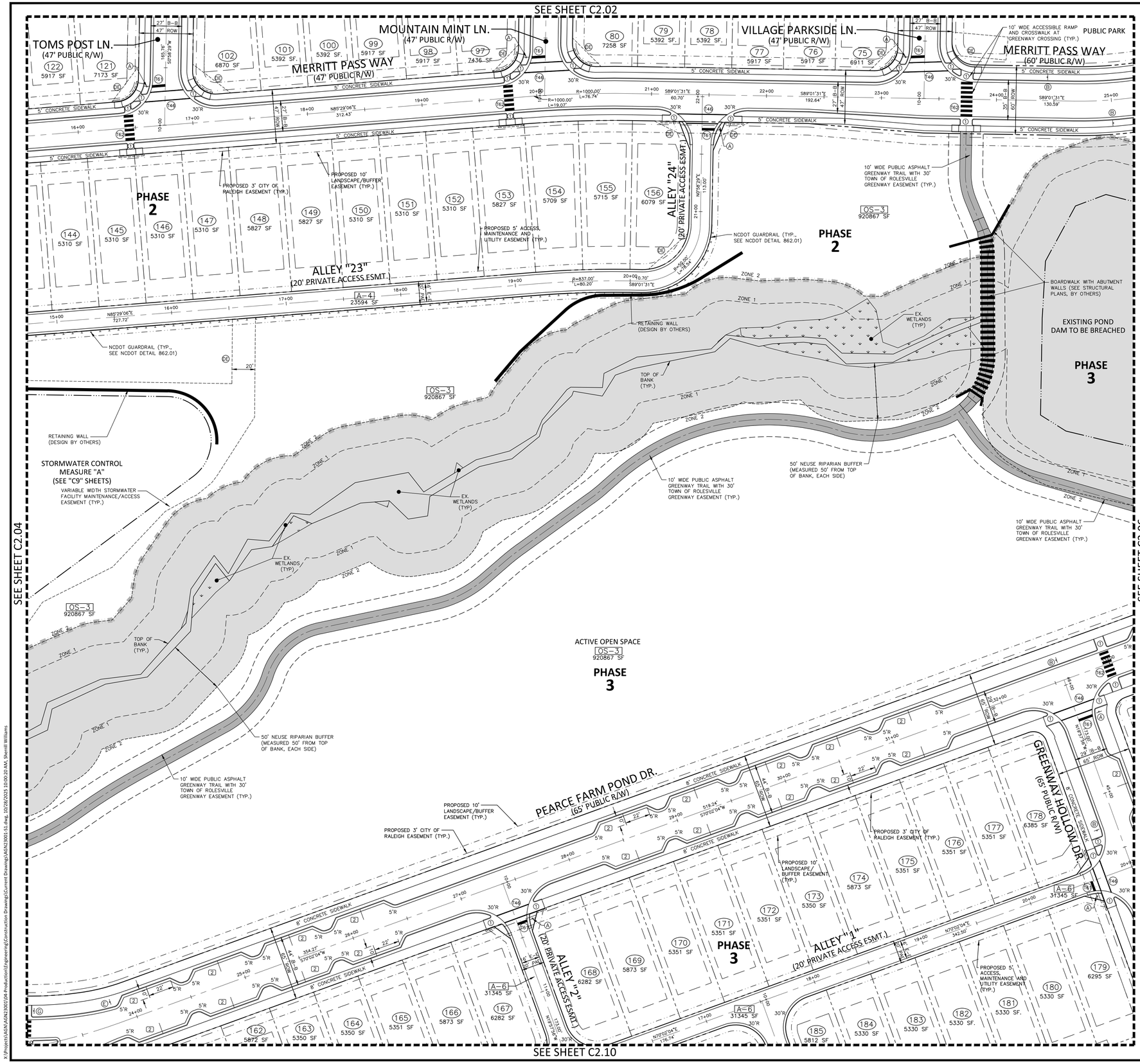
SHEET

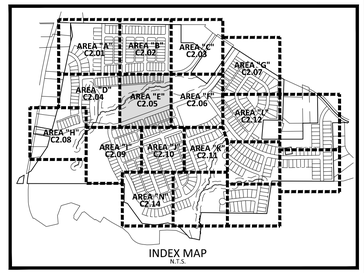
SITE AND PAVEMENT MARKING PLAN - AREA "D"

C2.04

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-S1.dwg, 11/5/2025 2:48:35 PM, Sherrill Williams

SEE SHEET C2.02





INDEX MAP
N.T.S.

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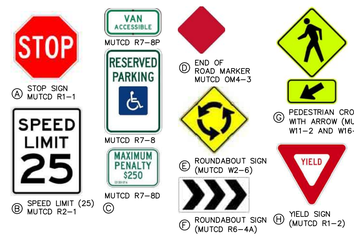
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1, OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. DE — PUBLIC STORM DRAINAGE EASEMENT



A. STOP SIGN MUTCD R1-1
B. SPEED LIMIT (25) MUTCD R2-1
C. MUTCD R7-8P, MUTCD R7-8, MUTCD R7-8D
D. END OF ROAD MARKER MUTCD OM4-3
E. ROUNDABOUT SIGN (MUTCD W2-6)
F. ROUNDABOUT SIGN (MUTCD R6-4A)
G. PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H. YIELD SIGN (MUTCD R1-2)

NOTES:

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PAVEMENT MARKING LEGEND

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ARROWS/CHARACTERS

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GENERAL NOTES:

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GRAPHIC SCALE
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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CHECKED BY	.
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DATE	11. 03. 2025

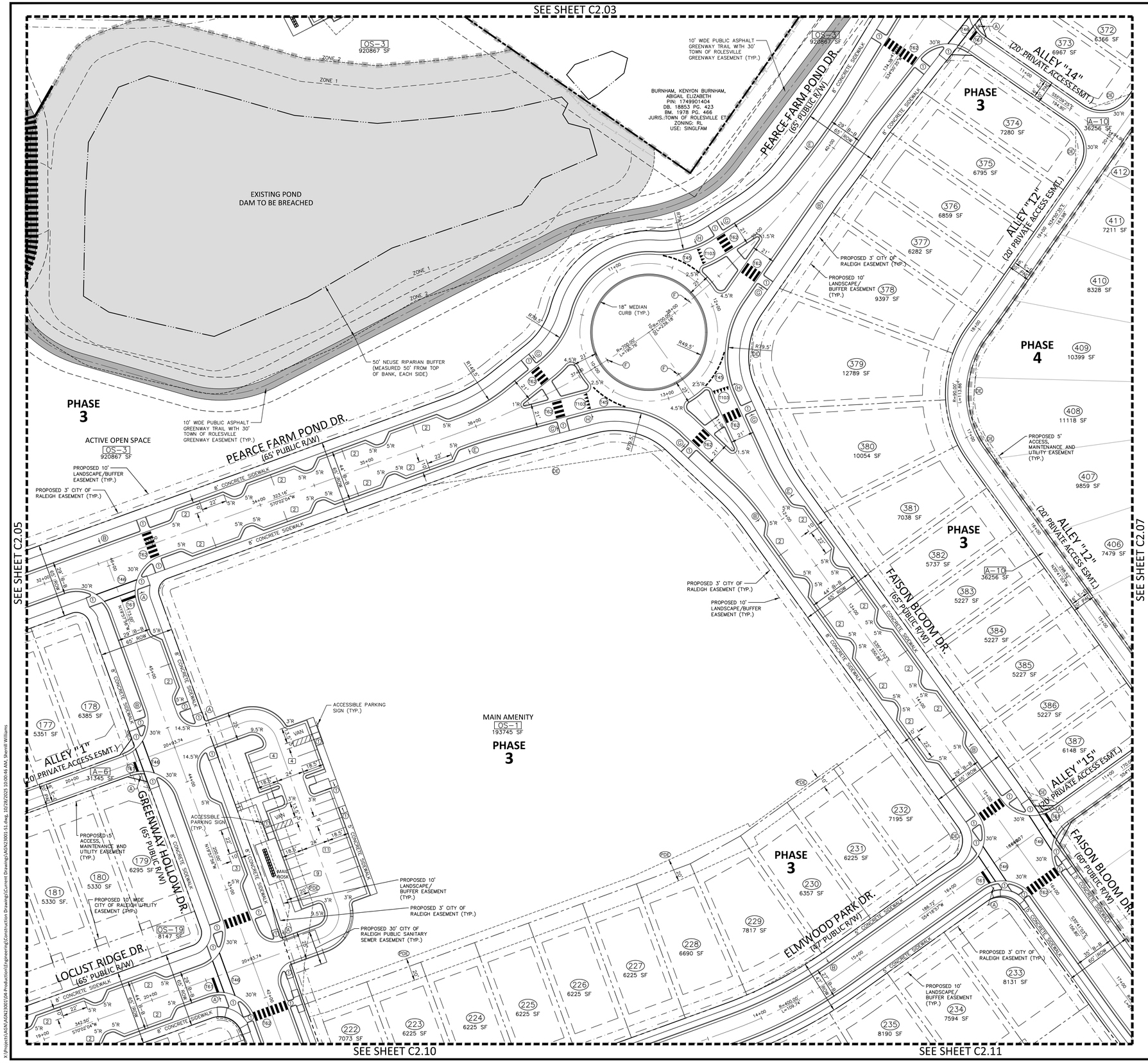
SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "E"

C2.05

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-S1.dwg, 10/28/2025 10:00:20 AM, Sherrill Williams

SEE SHEET C2.03

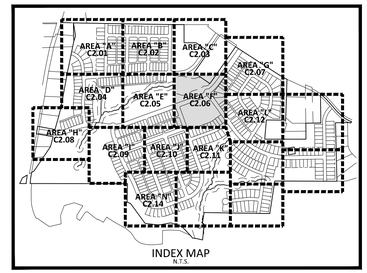


SEE SHEET C2.05

SEE SHEET C2.07

SEE SHEET C2.10

SEE SHEET C2.11



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KEY LEGEND

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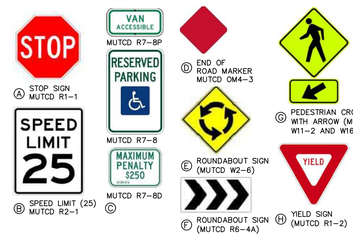
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
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Ⓒ
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Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
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CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:31-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "F"

C2.06

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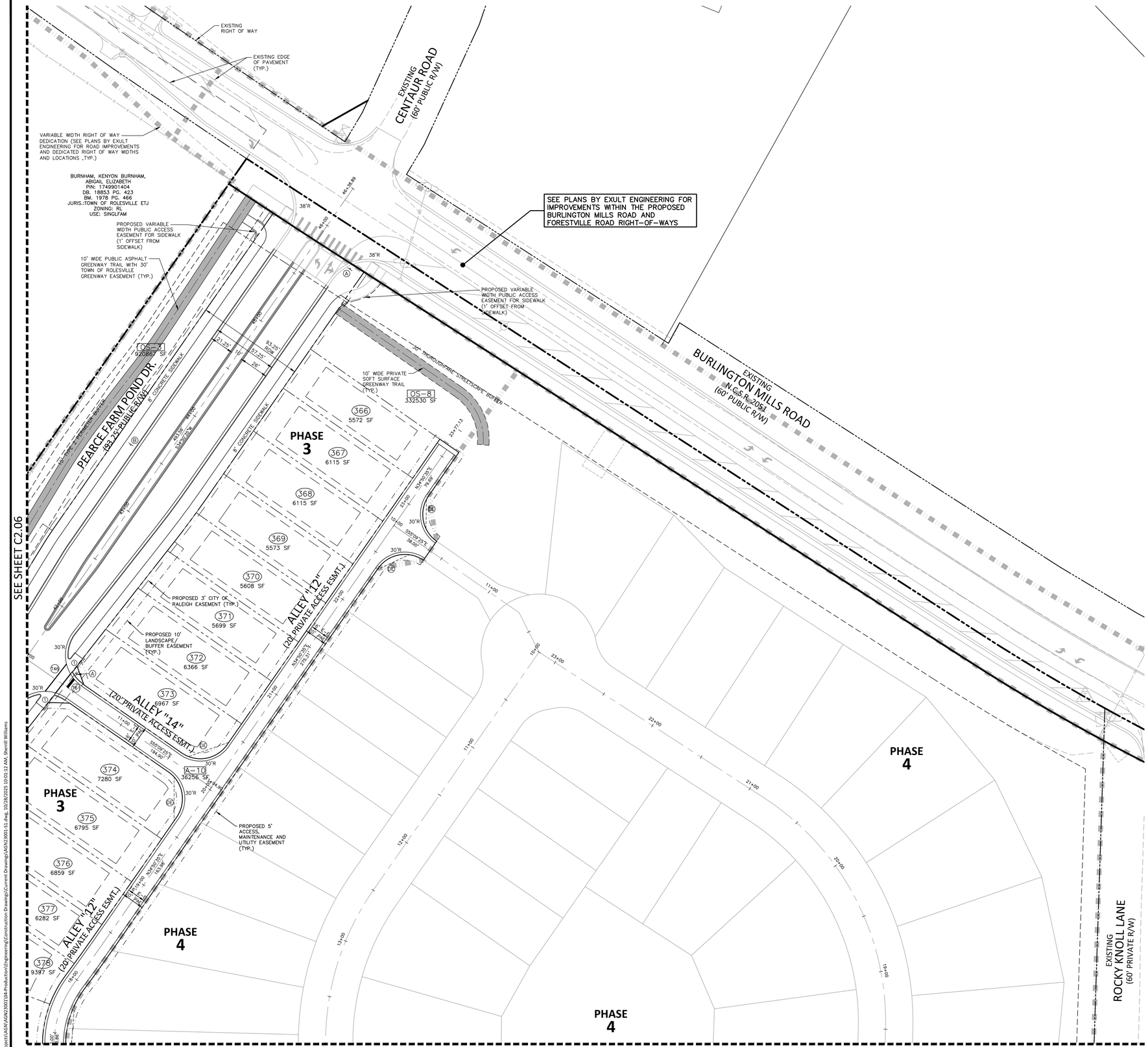

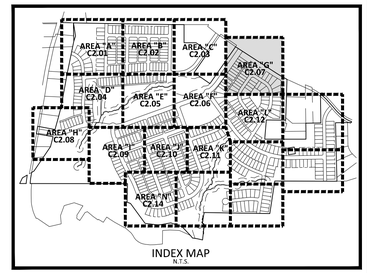

SITE LEGEND

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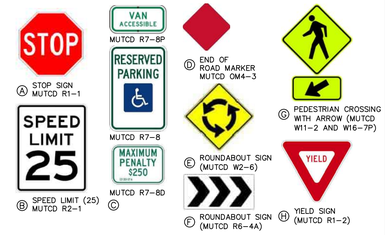

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SITE AND PAVEMENT MARKING PLAN - AREA "G"

C2.07

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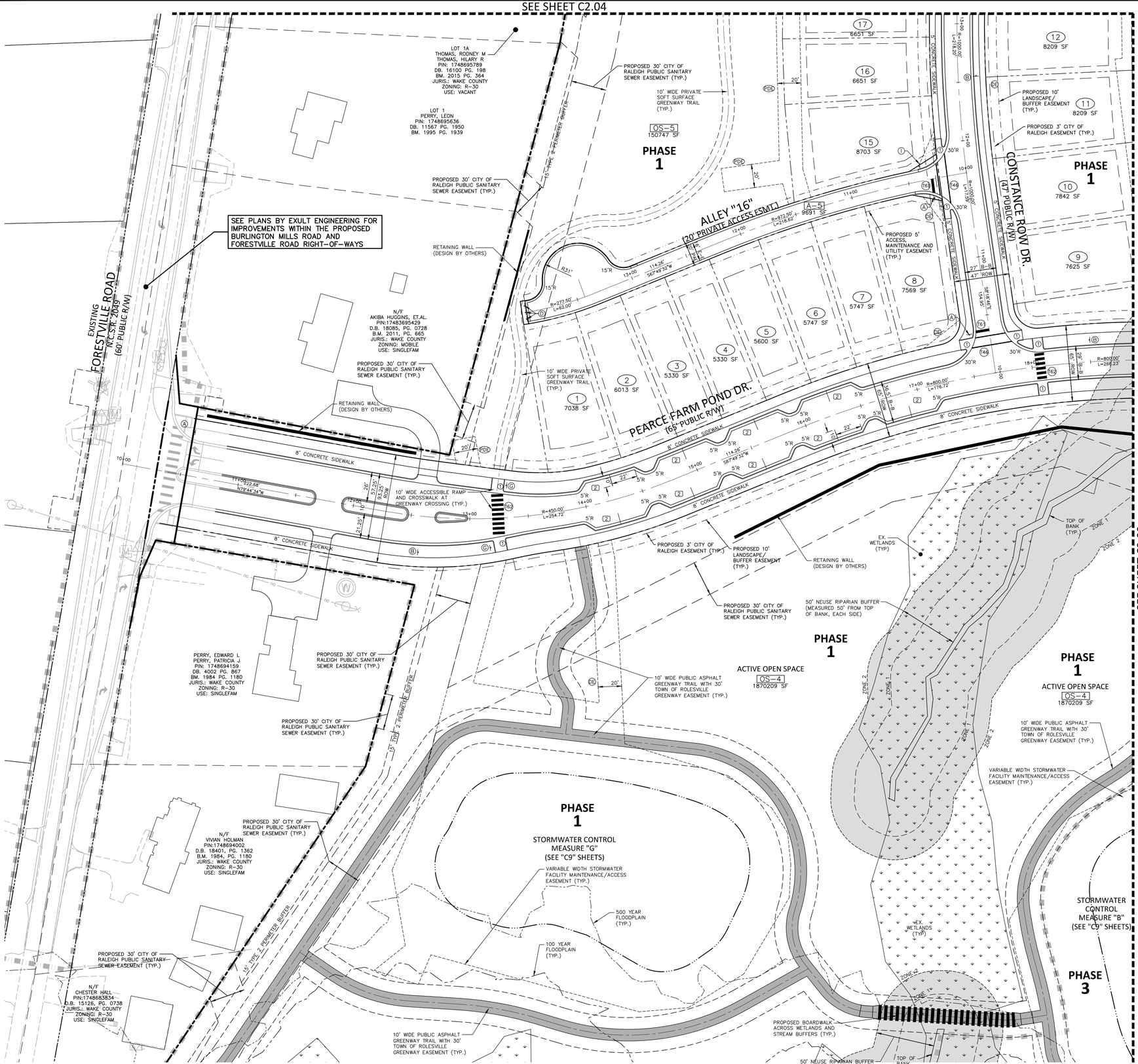

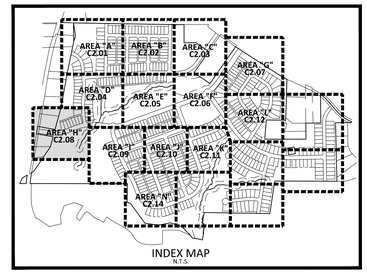

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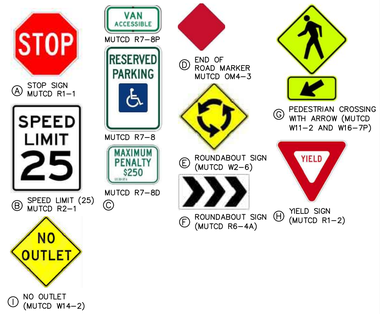

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:19:38-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "H"

C2.08

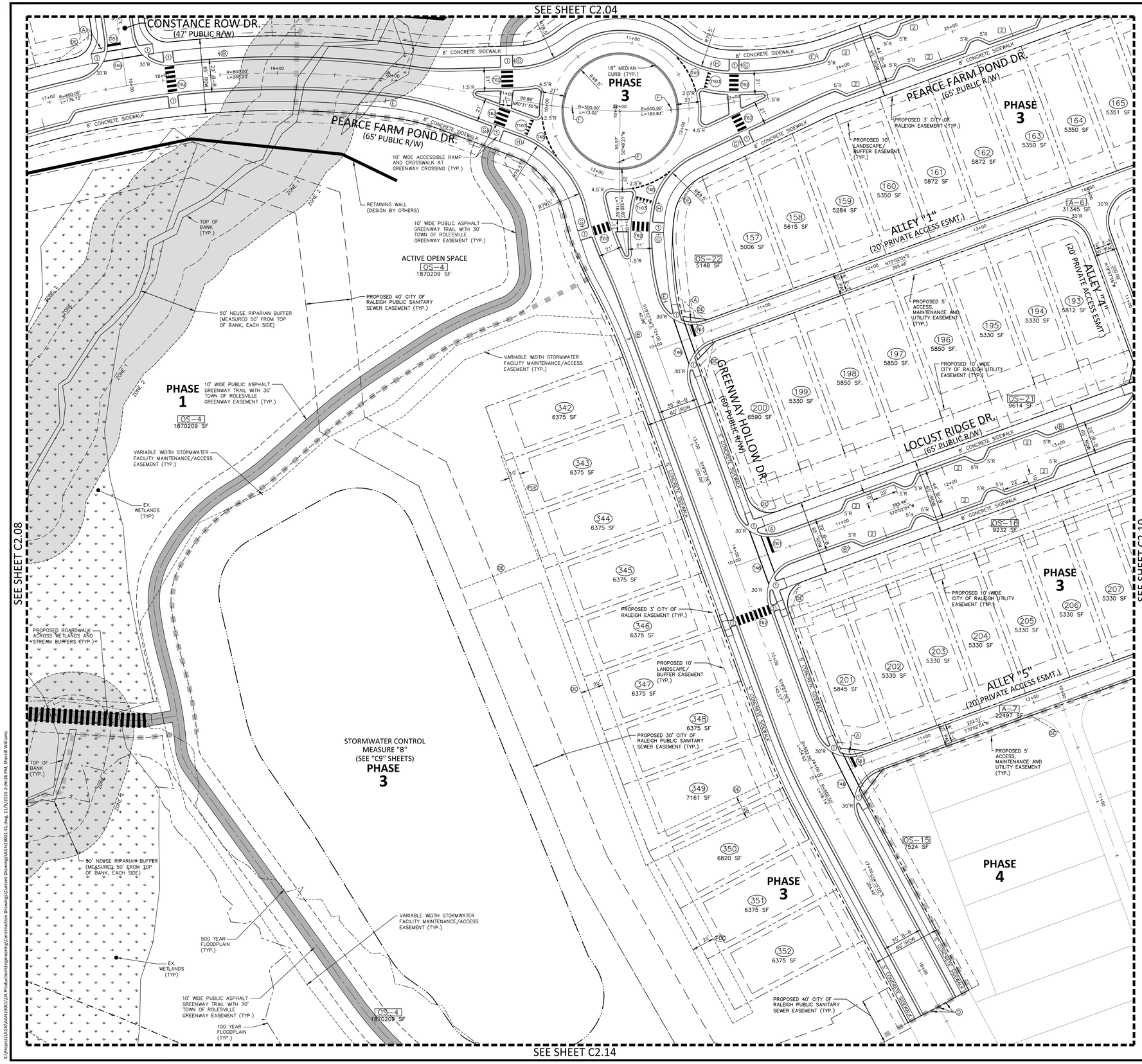
X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-S1.dwg, 11/7/2025 9:15:38 AM, Sherrill Williams

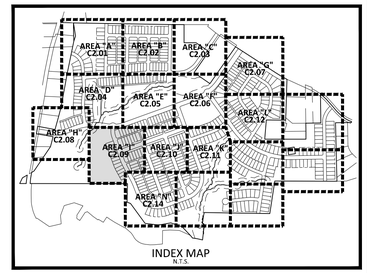
SEE SHEET C2.04

SEE SHEET C2.08

SEE SHEET C2.10

SEE SHEET C2.14



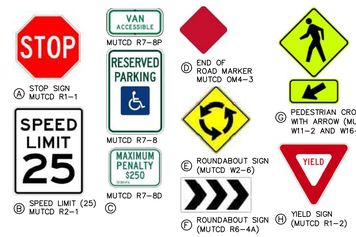


SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE I OR S (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
B SPEED LIMIT (25) MUTCD R2-1
C
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
T46 WHITE CROSSWALK LINE (8", 90 MIL)
T61 WHITE STOPBAR (24", 90 MIL)
T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

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

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CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:35-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

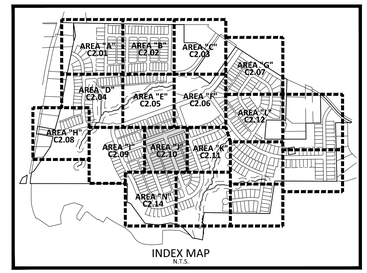
SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "I"

C2.09

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-S1.dwg, 11/5/2025 2:36:26 PM, Sherrill Williams

SEE SHEET C2.06



SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
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- CENTERLINE
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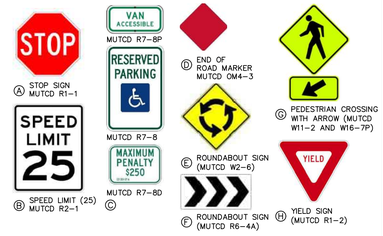
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 DIR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
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- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
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- T61 WHITE STOPBAR (24", 90 MIL)
- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

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2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:37-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "J"

C2.10

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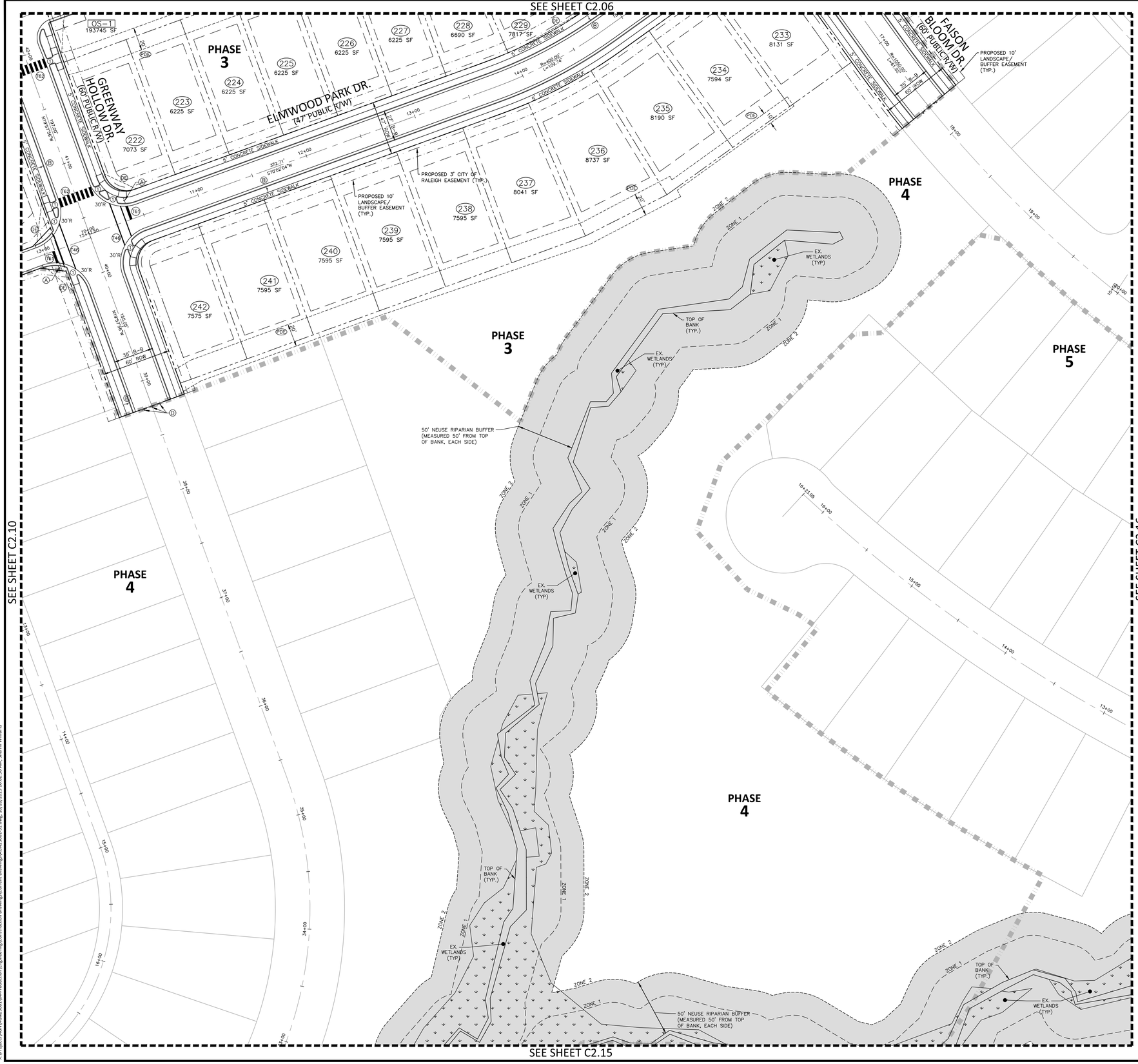
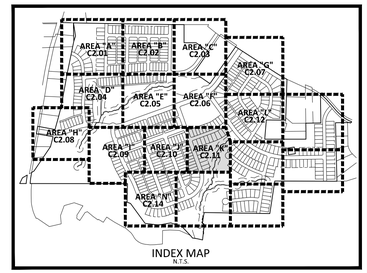
SEE SHEET C2.06





SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
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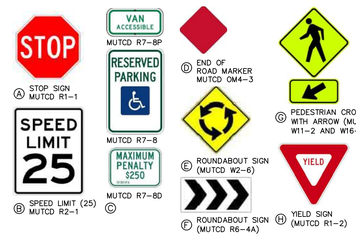
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01

PDE PRIVATE STORM DRAINAGE EASEMENT

PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1

Ⓑ SPEED LIMIT (25) MUTCD R2-1

Ⓒ MUTCD R7-8D

Ⓓ END OF ROAD MARKER MUTCD OM4-3

Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)

Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)

Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)

Ⓗ YIELD SIGN (MUTCD R1-2)

NOTES:
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PAVEMENT MARKING LEGEND

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GENERAL NOTES:

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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T ODaniel
Date: 2025.11.07 08:49:38-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "K"

C2.11

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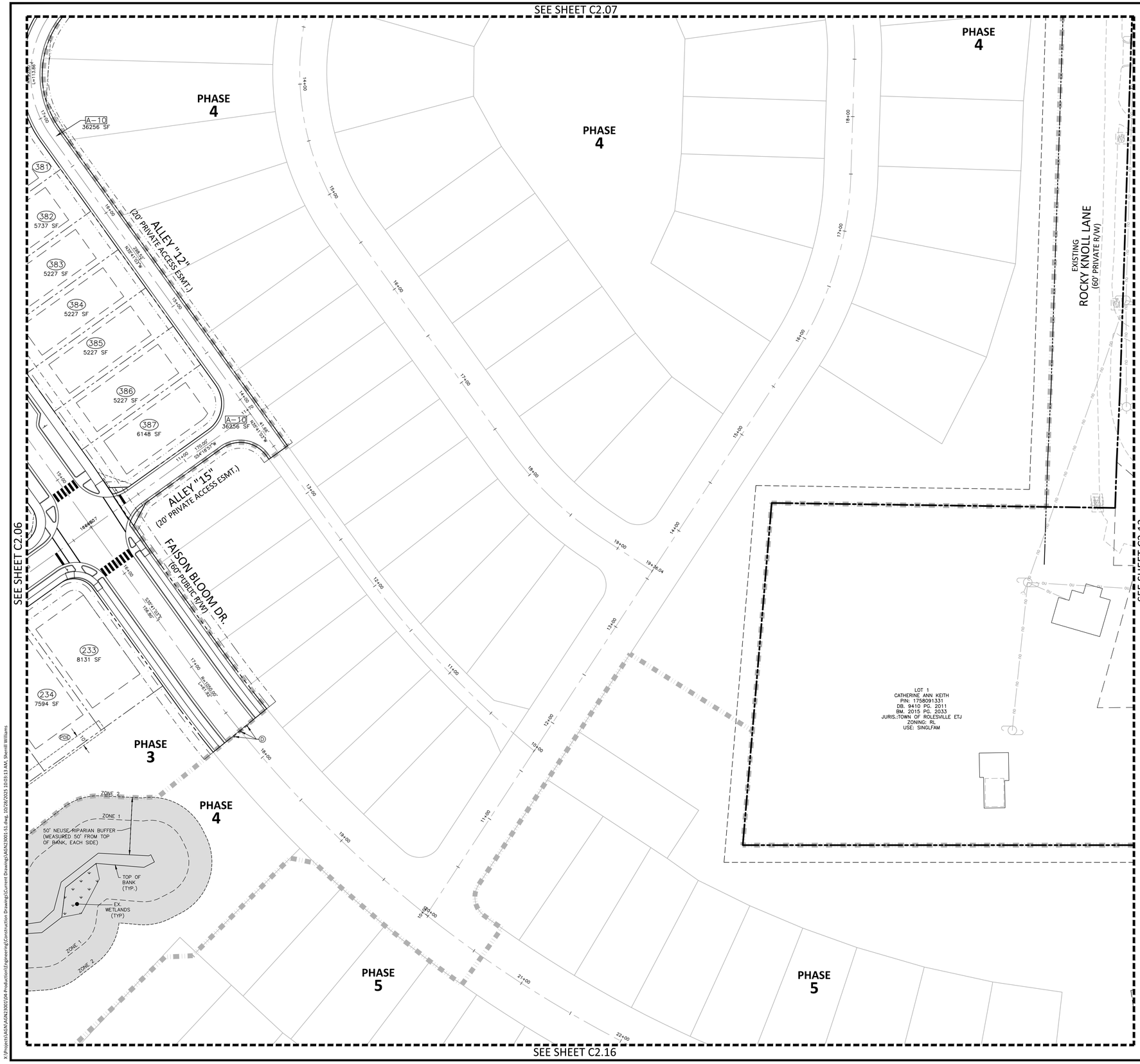

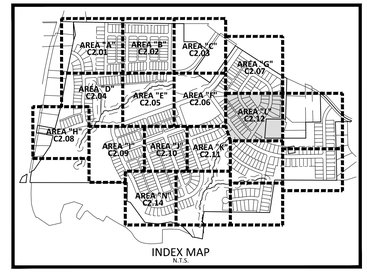

INDEX MAP
N.T.S.

SITE LEGEND

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- ACC — ACCESSIBLE PARKING STALL
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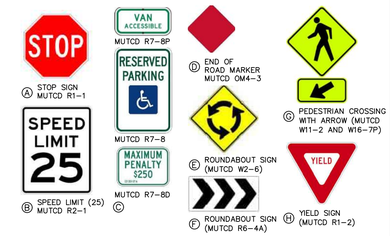
KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. PE — PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
B SPEED LIMIT (25) MUTCD R2-1
C
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:
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PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
- T2 WHITE SOLID LANE LINE (4", 90 MIL)
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GENERAL NOTES:

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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:39-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "L"

C2.12

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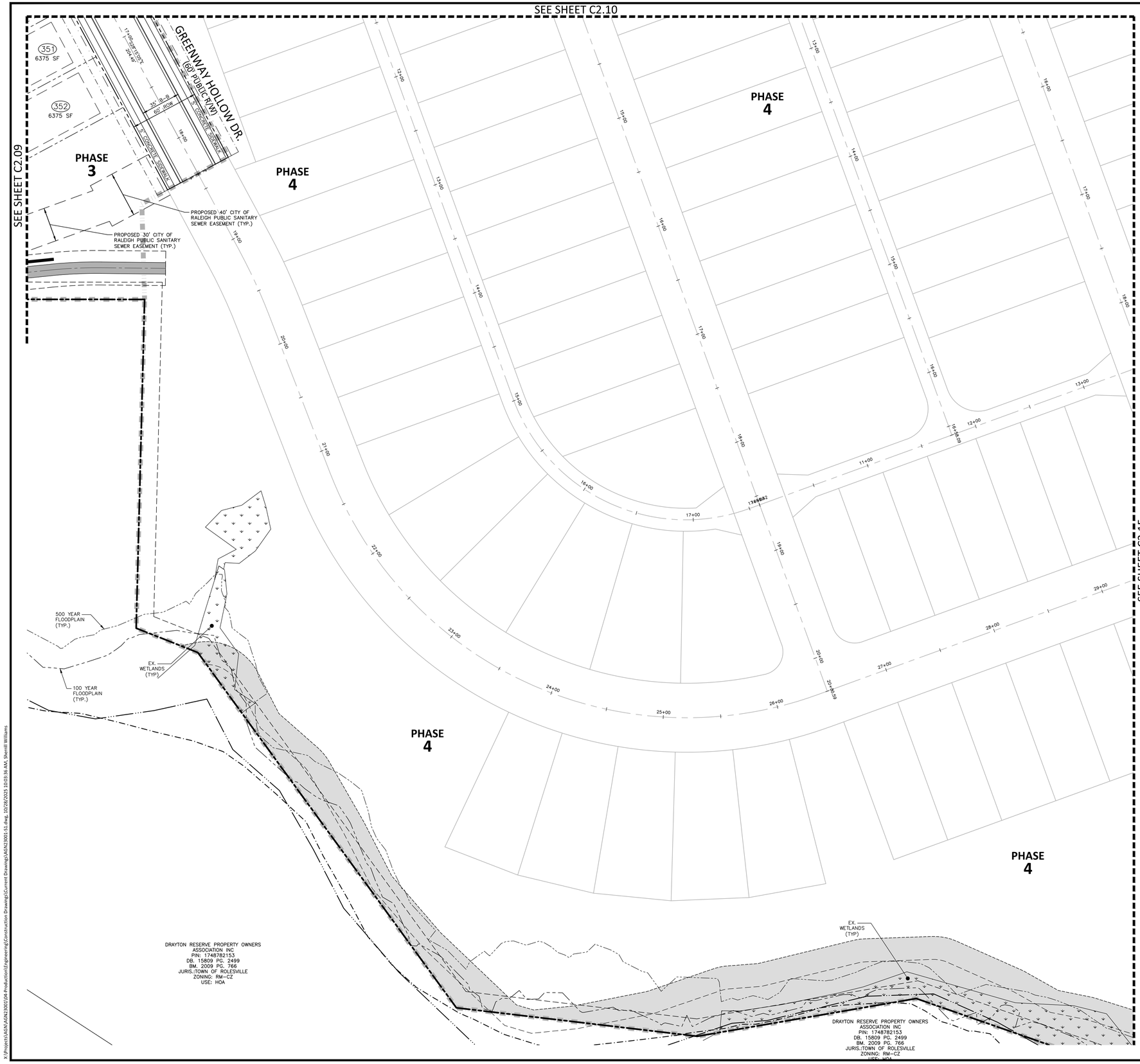

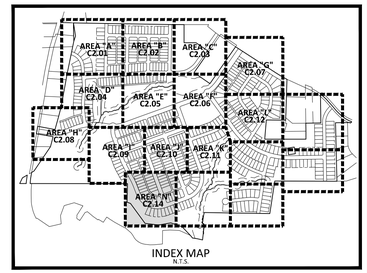

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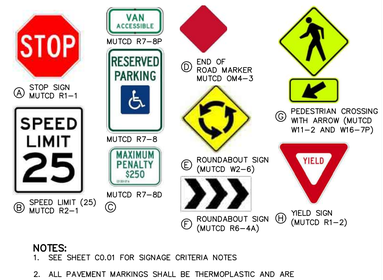

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N

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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Durham, NC 27713

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7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:49:41-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "N"

C2.14

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-S1.dwg, 10/28/2025 10:03:36 AM, Sherrill Williams

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

EXISTING POND

FUTURE PUBLIC TOWN OF ROLESVILLE PARK

EXISTING 60' PRIVATE ACCESS EASEMENT BM. 2016 PG. 1918

EXISTING POND

SCM "A"

SCM "B"

SCM "C"

SCM "D"

SCM "E"

SCM "F"

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

EX. WETLANDS (TYP.)

WETLANDS (TYP.)

100 YEAR FLOODPLAIN (TYP.)

500 YEAR FLOODPLAIN (TYP.)

PERKIER STREET

MERRITT PASS WAY

FOREST RIDGE DRIVE

PEARCE FARM POND DRIVE

WALKERS PARK DRIVE

ANNIE GATE DRIVE

ROCKY KNOLL LANE

FAISON BLOOM DRIVE

EDDINS PARK DRIVE

NATIVE OAK COURT

GARDEN DISTRICT LANE

MARGARET DAISY LANE

GREENWAY HOLLOW DRIVE

WALNERWOOD DRIVE

PARK BINN DRIVE

BEAVER TAN CT.

TEMPLETON ROAD

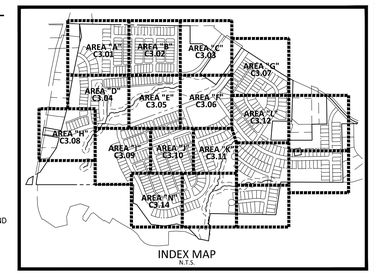
FORESTVILLE ROAD

DUNN CREEK DRIVE

TUCKAHOE PLACE

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- PHASE LINE



INDEX MAP
N.T.S.

PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

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FILENAME	AGN23001-OAG1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	11. 03. 2025

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

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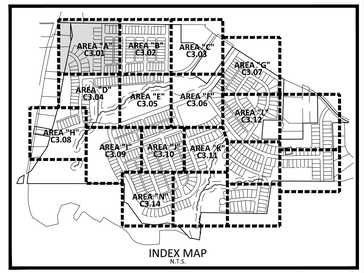

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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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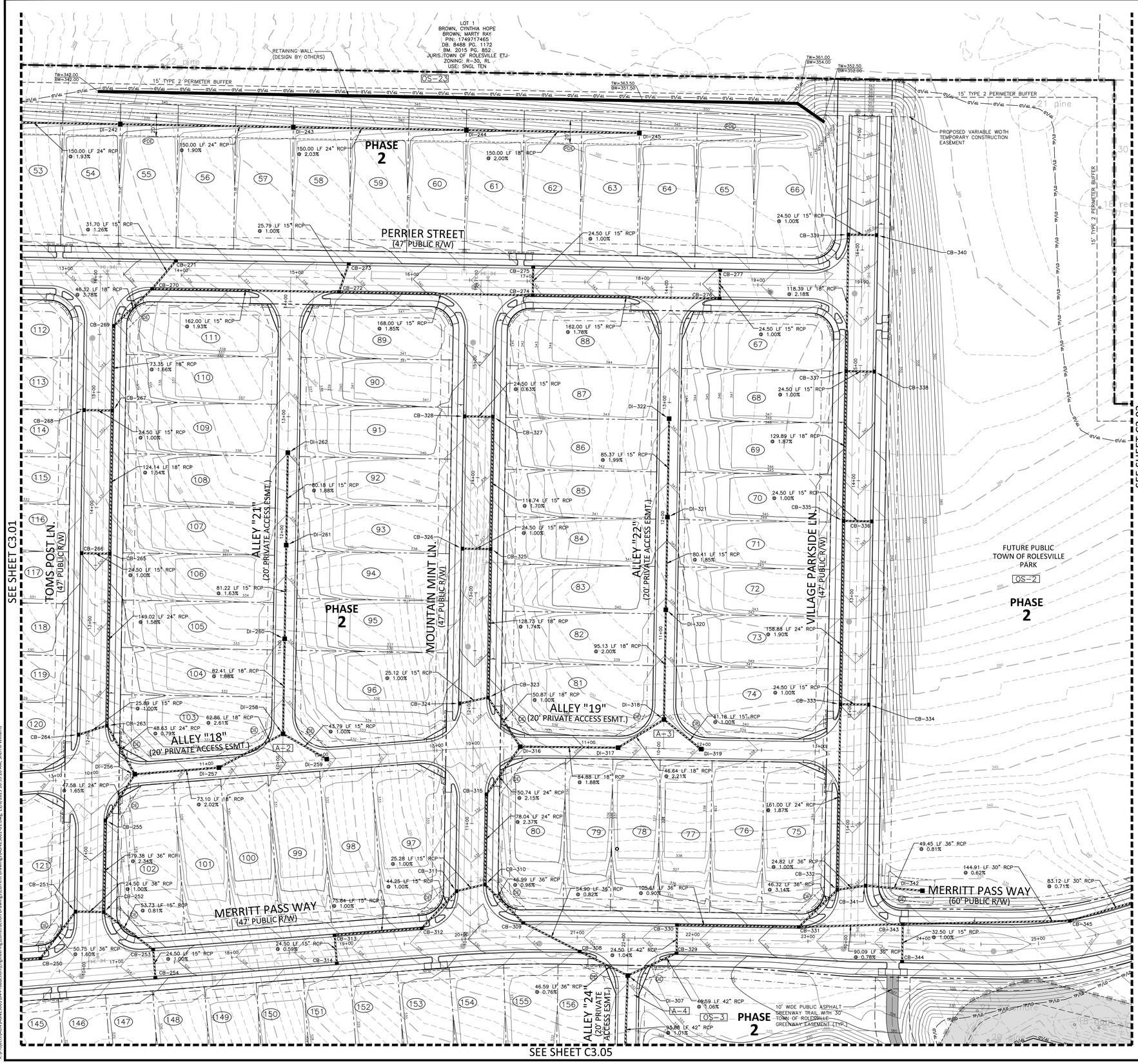

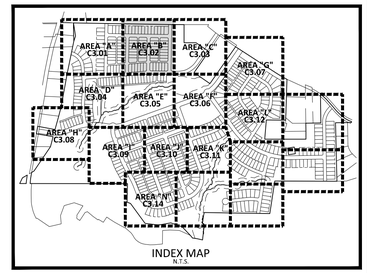

INDEX MAP
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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-242
T/G=333.26
INV IN=328.95 (DI-243)
INV OUT=328.85

DI-243
T/G=336.25
INV IN=331.90 (DI-244)
INV OUT=331.80

DI-244
T/G=339.24
INV IN=335.45 (DI-245)
INV OUT=334.95

DI-245
T/G=342.23
INV OUT=338.45

CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

CB-251
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15

CB-252
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-253
T/C=324.78
INV IN=319.78 (CB-254)
INV OUT=319.68

CB-254
T/C=324.78
INV OUT=320.03

CB-255
T/C=326.07
INV IN=320.57 (CB-256)
INV OUT=319.57

CB-256
T/C=327.06
INV IN=322.66 (DI-257)
INV IN=321.77 (CB-263)
INV OUT=321.35

CB-263
T/C=327.86
INV IN=322.79 (CB-264)
INV IN=322.36 (CB-265)
INV OUT=322.16

CB-264
T/C=327.70
INV OUT=323.05

CB-265
T/C=330.46
INV IN=325.46 (CB-266)
INV IN=325.46 (CB-267)
INV OUT=324.72

CB-266
T/C=330.46
INV OUT=325.71

CB-267
T/C=332.62
INV IN=327.62 (CB-268)
INV IN=327.62 (CB-269)
INV OUT=327.38

CB-268
T/C=332.62
INV OUT=327.87

CB-269
T/C=333.94
INV IN=328.94 (CB-270)
INV OUT=328.84

CB-270
T/C=335.69
INV IN=330.94 (CB-271)
INV IN=330.94 (CB-272)
INV OUT=330.69

CB-271
T/C=336.09
INV OUT=331.34

CB-272
T/C=338.92
INV IN=334.17 (CB-273)
INV IN=334.17 (CB-274)
INV OUT=334.07

CB-273
T/C=339.08
INV OUT=334.43

CB-274
T/C=342.27
INV IN=337.38 (CB-275)
INV IN=337.52 (CB-276)
INV OUT=337.28

CB-275
T/C=342.27
INV OUT=337.62

CB-276
T/C=345.50
INV IN=340.50 (CB-277)
INV OUT=340.40

CB-277
T/C=345.50
INV OUT=340.75

DI-257
T/G=328.64
INV IN=324.24 (DI-258)
INV OUT=324.14

DI-258
T/G=330.43
INV IN=326.23 (DI-259)
INV IN=326.03 (DI-260)
INV OUT=325.88

DI-259
T/G=330.82
INV OUT=326.67

DI-260
T/G=331.98
INV IN=327.83 (DI-261)
INV OUT=327.58

DI-261
T/G=333.50
INV IN=329.25 (DI-262)
INV OUT=329.15

DI-262
T/G=335.01
INV OUT=330.76

DI-307
T/G=332.13
INV IN=319.15 (CB-308)
INV IN=323.20 (CB-329)
INV OUT=318.25

CB-308
T/C=332.13
INV IN=319.60 (CB-309)
INV OUT=319.50

CB-309
T/C=331.16
INV IN=320.15 (CB-310)
INV OUT=320.05

CB-310
T/C=330.77
INV IN=325.27 (CB-315)
INV IN=321.37 (CB-311)
INV OUT=320.60

CB-311
T/C=330.64
INV IN=321.73 (CB-312)
INV OUT=321.63

CB-312
T/C=329.42
INV IN=322.17 (CB-313)
INV OUT=322.17

CB-313
T/C=327.92
INV IN=323.03 (CB-314)
INV OUT=322.92

CB-314
T/C=327.92
INV OUT=323.17

CB-315
T/C=332.72
INV IN=327.22 (DI-316)
INV OUT=327.12

DI-316
T/G=333.91
INV IN=328.91 (DI-317)
INV IN=328.81 (CB-323)
INV OUT=328.31

DI-317
T/G=335.60
INV IN=330.60 (DI-318)
INV OUT=330.50

DI-318
T/G=336.89
INV IN=331.88 (DI-319)
INV IN=332.40 (DI-320)
INV OUT=331.63

DI-319
T/G=337.04
INV OUT=332.29

DI-320
T/G=338.79
INV IN=334.55 (DI-321)
INV OUT=334.30

DI-321
T/G=340.41
INV IN=336.15 (DI-322)
INV OUT=336.05

DI-322
T/G=342.12
INV OUT=337.85

CB-323
T/C=334.69
INV IN=329.57 (CB-324)
INV IN=329.69 (CB-325)
INV OUT=329.32

CB-324
T/C=334.57
INV OUT=329.82

CB-325
T/C=337.18
INV IN=332.18 (CB-326)
INV IN=332.45 (CB-327)
INV OUT=331.94

CB-326
T/C=337.18
INV OUT=332.43

CB-327
T/C=339.40
INV IN=334.50 (CB-328)
INV OUT=334.40

CB-328
T/C=339.40
INV OUT=334.65

CB-329
T/C=333.80
INV IN=323.80 (CB-330)
INV OUT=323.70

CB-330
T/C=333.80
INV IN=325.65 (CB-331)
INV OUT=324.05

CB-331
T/C=335.89
INV IN=326.70 (CB-332)
INV IN=327.50 (CB-343)
INV OUT=326.60

CB-332
T/C=337.22
INV IN=328.25 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=328.15

CB-333
T/C=340.47
INV IN=335.48 (CB-334)
INV IN=334.97 (CB-335)
INV OUT=334.72

CB-334
T/C=340.47
INV OUT=335.72

CB-335
T/C=343.73
INV IN=338.74 (CB-336)
INV IN=338.73 (CB-337)
INV OUT=337.98

CB-336
T/C=343.73
INV OUT=338.98

CB-337
T/C=346.40
INV IN=341.40 (CB-338)
INV IN=341.40 (CB-339)
INV OUT=341.16

CB-338
T/C=346.40
INV OUT=341.65

CB-339
T/C=349.23
INV IN=344.24 (CB-340)
INV OUT=343.98

CB-340
T/C=349.23
INV OUT=344.48

CB-341
T/C=337.30
INV IN=328.60 (DI-342)
INV OUT=328.50

DI-342
T/G=333.50
INV OUT=329.00

CB-343
T/C=337.80
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.20

CB-344
T/C=337.60
INV OUT=332.85

CB-345
T/C=337.56
INV IN=330.00 (CB-346)
INV OUT=329.90

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PROJECT NO.	AGN23001
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CHECKED BY	.
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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02

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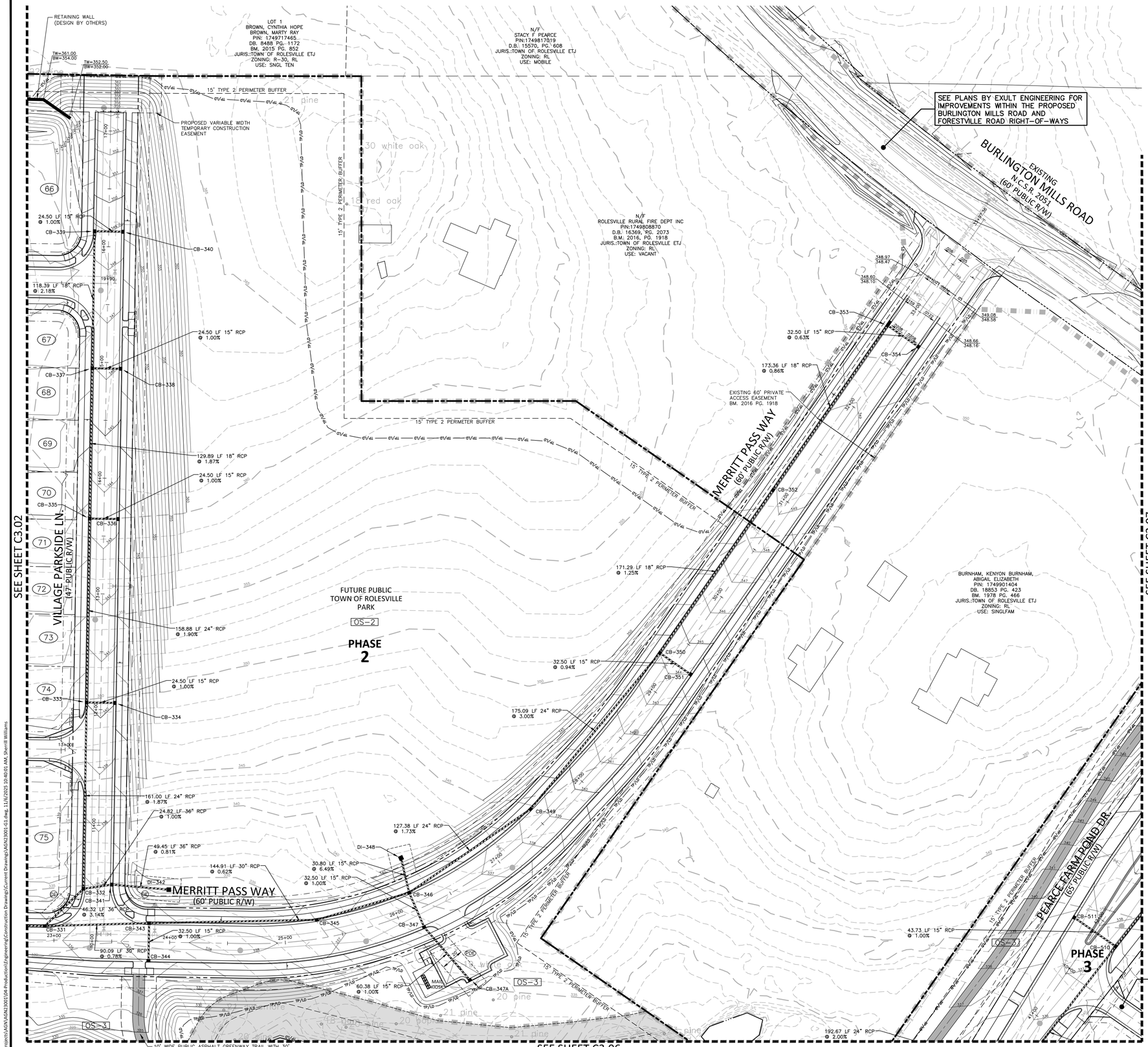

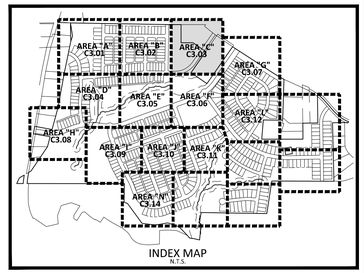

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GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

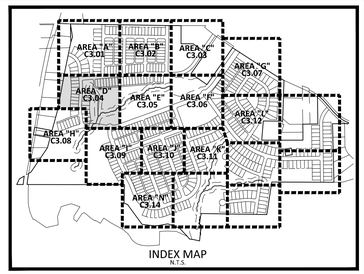
X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-G1.dwg, 11/6/2025 10:40:01 AM, Sherrill Williams

SEE SHEET C3.01

SEE SHEET C3.05

SEE SHEET C3.08

SEE SHEET C3.09



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CB-110
T/C=274.04
INV OUT=269.29

CB-111
T/C=278.39
INV IN=258.10 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=257.80

CB-112
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
T/C=282.33
INV OUT=277.58

CB-114
T/C=285.27
INV IN=273.82 (CB-117)
INV IN=280.52 (CB-115)
INV OUT=273.32

CB-115
T/C=287.43
INV IN=282.90 (CB-116)
INV OUT=282.80

CB-116
T/C=287.43
INV OUT=283.17

CB-117
T/C=285.27
INV IN=274.19 (DI-118)
INV OUT=274.09

DI-118
T/C=278.00
INV IN=275.00 (DI-119)
INV OUT=274.75

DI-119
T/C=282.36
INV OUT=277.61

CB-120
T/C=278.54
INV IN=258.60 (CB-121)
INV OUT=258.30

CB-121
T/C=280.39
INV IN=259.30 (CB-122)
INV OUT=259.20

CB-122
T/C=280.31
INV IN=259.75 (CB-124)
INV IN=275.32 (CB-123)
INV OUT=259.55

CB-123
T/C=280.31
INV OUT=275.56

CB-124
T/C=280.72
INV IN=260.30 (DI-125)
INV OUT=260.20

DI-125
T/C=280.63
INV IN=274.70 (CB-134)
INV IN=260.80 (CB-126)
INV OUT=260.70

DI-126
T/C=278.20
INV IN=266.10 (DI-127)
INV IN=261.60 (DI-129)
INV OUT=261.50

DI-127
T/G=275.09
INV IN=267.10 (DI-128)
INV OUT=266.85

DI-129
T/G=280.30
INV IN=276.90 (DI-130)
INV IN=262.30 (DI-129A)
INV OUT=261.90

DI-130
T/G=286.27
INV IN=282.85 (DI-131)
INV OUT=282.60

DI-131
T/G=293.39
INV IN=290.05 (DI-132)
INV OUT=289.95

DI-132
T/G=301.43
INV IN=297.95 (DI-133)
INV OUT=297.85

DI-133
T/G=302.77
INV OUT=299.45

CB-134
T/C=282.63
INV IN=276.30 (CB-135)
INV OUT=276.18

CB-135
T/C=282.63
INV IN=276.60 (CB-136)
INV OUT=276.50

CB-136
T/C=287.51
INV IN=281.65 (CB-137)
INV OUT=281.55

CB-137
T/C=295.25
INV IN=285.75 (CB-139)
INV IN=290.26 (CB-138)
INV OUT=285.65

CB-138
T/C=295.25
INV OUT=290.50

CB-139
T/C=300.91
INV IN=286.57 (CB-141)
INV IN=295.92 (CB-140)
INV OUT=286.47

CB-140
T/C=300.91
INV OUT=296.16

CB-141
T/C=304.31
INV IN=287.50 (CB-142)
INV OUT=287.40

CB-142
T/C=305.61
INV IN=288.35 (CB-151)
INV IN=289.00 (CB-143)
INV OUT=287.85

CB-143
T/C=305.61
INV IN=289.30 (CB-144)
INV OUT=289.20

CB-144
T/C=305.05
INV IN=289.80 (CB-145)
INV OUT=289.70

CB-145
T/C=305.05
INV IN=290.10 (CB-146)
INV OUT=290.00

CB-151
T/C=309.69
INV IN=288.95 (CB-152)
INV OUT=288.95

CB-152
T/C=309.69
INV IN=289.20 (DI-153)
INV OUT=289.10

DI-153
T/G=303.55
INV IN=289.50 (DI-154)
INV OUT=289.40

EW-200
INV=278.00

JB-201
RIM=306.60
INV IN=299.10 (DI-202)
INV OUT=283.50

DI-202
T/G=313.33
INV IN=301.76 (DI-205)
INV IN=308.98 (DI-203)
INV OUT=301.53

DI-203
T/G=316.54
INV IN=312.29 (DI-204)
INV OUT=312.19

DI-204
T/G=319.12
INV IN=314.87

DI-205
T/G=312.33
INV IN=302.35 (DI-206)
INV OUT=302.25

DI-206
T/G=311.69
INV IN=302.90 (DI-207)
INV OUT=302.80

DI-207
T/G=311.56
INV IN=303.31 (DI-208)
INV OUT=303.21

DI-208
T/G=312.52
INV IN=304.31 (CB-209)
INV OUT=304.21

CB-209
T/G=314.99
INV IN=304.88 (CB-210)
INV OUT=304.78

CB-210
T/G=314.99
INV IN=305.13 (CB-216)
INV IN=310.24 (DI-211)
INV OUT=305.03

DI-211
T/G=314.00
INV IN=310.70 (DI-212)
INV OUT=310.60

CB-216
T/C=316.26
INV IN=305.74 (CB-217)
INV OUT=305.64

CB-217
T/C=317.42
INV IN=306.28 (CB-218)
INV OUT=306.18

CB-218
T/C=317.59
INV IN=310.82 (CB-246)
INV IN=310.45 (CB-219)
INV OUT=306.54

CB-246
T/C=318.05
INV IN=313.06 (CB-247)
INV IN=311.55 (CB-248)
INV OUT=311.30

CB-247
T/C=318.05
INV OUT=313.30

CB-248
T/C=320.45
INV IN=315.46 (CB-249)
INV IN=313.95 (CB-250)
INV OUT=313.70

CB-249
T/C=320.45
INV OUT=315.70

CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

EW-600
INV=278.50

JB-601
RIM=311.51
INV IN=288.70 (JB-601A)
INV OUT=286.30

DI-129A
(OPEN THROAT DI, NCDOT 840.04)
T/G=267.70
INV OUT=262.60

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:55:25-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "D"

C3.04

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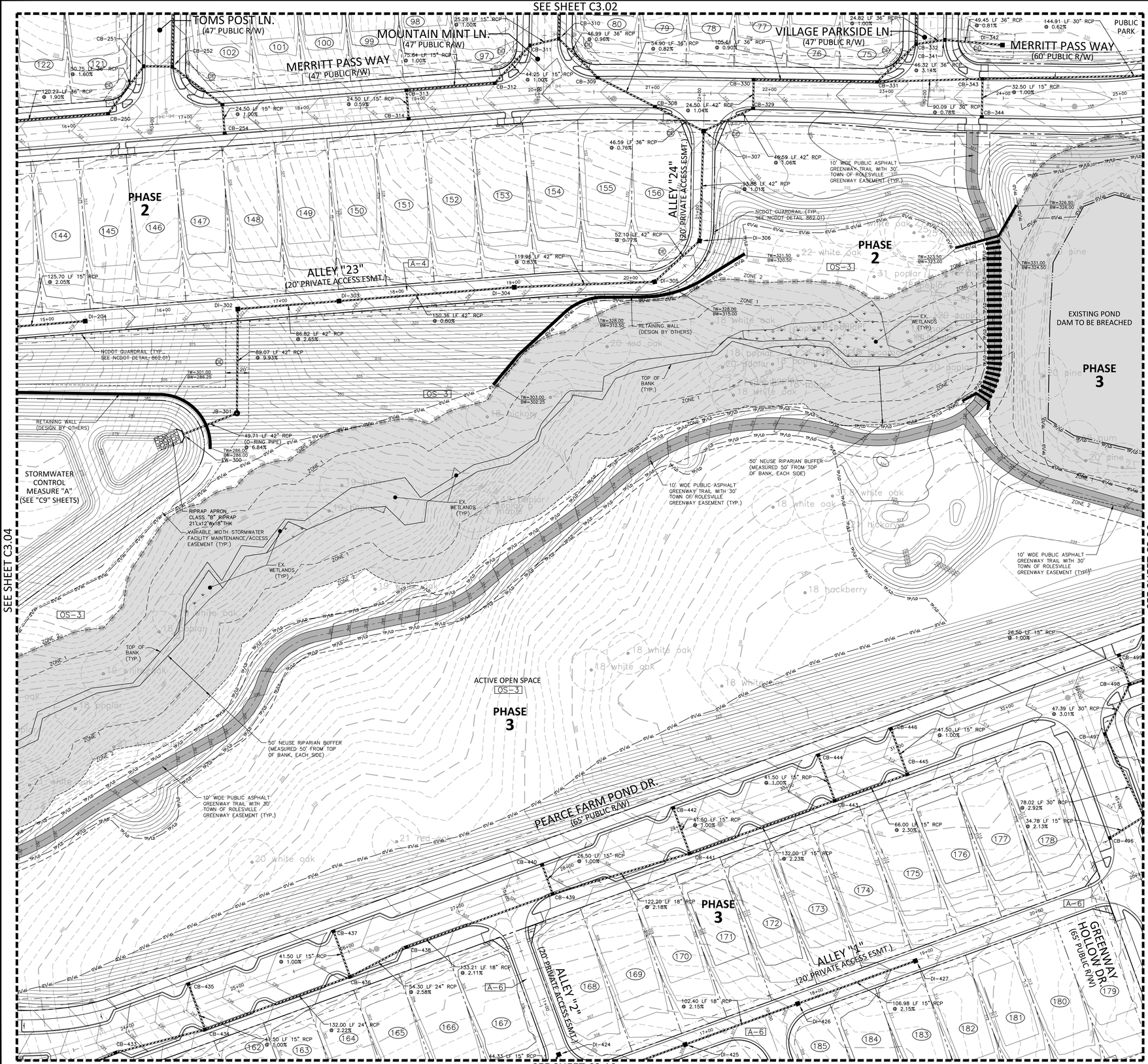
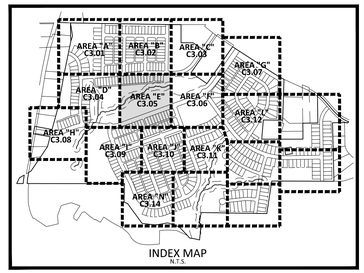


SEE SHEET C3.04

SEE SHEET C3.06

SEE SHEET C3.10



INDEX MAP
N.T.S.

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	JUNCTION BOX
	DRAINAGE FLOW ARROW
250.50 / 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 / BW=213.00	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
TP TP TP	* TREE PROTECTION FENCE
TP/LD TP/LD	* TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
LD LD	LIMITS OF DISTURBANCE
250	MAJOR CONTOUR
252	MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
252	EXISTING MINOR CONTOUR
	EASEMENT LINE
	10' LANDSCAPE BUFFER/EASEMENT
	3' CITY OF RALEIGH EASEMENT
	5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
	PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-204
T/C=319.12
INV OUT=314.87

CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

CB-251
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15

CB-252
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-253
T/C=324.78
INV IN=319.78 (CB-254)
INV OUT=319.68

CB-254
T/C=324.78
INV OUT=320.03

EW-300
INV=278.20

JB-301
RIM=295.33
INV IN=288.35 (DI-302)
INV OUT=281.60

DI-302
T/G=321.81
INV IN=312.00 (DI-303)
INV OUT=297.20

DI-303
T/G=323.59
INV IN=314.40 (DI-304)
INV OUT=314.30

DI-304
T/G=326.68
INV IN=315.70 (DI-305)
INV OUT=315.60

DI-305
T/G=329.14
INV IN=316.80 (DI-306)
INV OUT=316.70

DI-306
T/G=330.27
INV IN=317.30 (DI-307)
INV OUT=317.20

DI-307
T/G=332.13
INV IN=319.15 (CB-308)
INV IN=323.20 (CB-329)
INV OUT=318.25

CB-308
T/C=332.13
INV IN=319.60 (CB-309)
INV OUT=319.50

CB-309
T/C=331.16
INV IN=320.15 (CB-310)
INV OUT=320.05

CB-310
T/C=330.77
INV IN=325.27 (CB-315)
INV IN=321.37 (CB-311)
INV OUT=320.60

CB-311
T/C=330.64
INV IN=321.73 (CB-312)
INV OUT=321.63

CB-312
T/C=329.42
INV IN=322.17 (CB-313)
INV OUT=322.17

CB-313
T/C=327.92
INV IN=323.03 (CB-314)
INV OUT=322.92

CB-314
T/C=327.92
INV OUT=323.17

CB-329
T/C=333.80
INV IN=323.80 (CB-330)
INV OUT=323.70

CB-330
T/C=333.80
INV IN=325.65 (CB-331)
INV OUT=324.05

CB-331
T/C=335.89
INV IN=326.70 (CB-332)
INV IN=327.50 (CB-343)
INV OUT=326.60

CB-332
T/C=337.22
INV IN=328.25 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=328.15

CB-341
T/C=337.30
INV IN=328.60 (DI-342)
INV OUT=328.50

DI-342
T/G=333.50
INV OUT=329.00

CB-343
T/C=337.60
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.20

CB-344
T/C=337.60
INV OUT=332.85

DI-424
T/G=304.12
INV OUT=299.87

DI-425
T/G=305.97
INV IN=301.47 (DI-426)
INV OUT=301.37

DI-426
T/G=308.17
INV IN=303.92 (DI-427)
INV OUT=303.67

DI-427
T/G=310.48
INV OUT=306.23

CB-433
T/C=294.63
INV IN=289.26 (CB-434)
INV OUT=289.16

CB-434
T/C=297.34
INV IN=292.60 (CB-435)
INV IN=292.08 (CB-436)
INV OUT=291.98

CB-435
T/C=297.34
INV OUT=293.02

CB-436
T/C=300.62
INV IN=295.96 (CB-437)
INV IN=295.12 (CB-438)
INV OUT=295.02

CB-437
T/C=300.62
INV OUT=296.37

CB-438
T/C=302.02
INV IN=297.18 (CB-439)
INV OUT=296.52

CB-439
T/C=305.10
INV IN=300.58 (CB-440)
INV IN=300.10 (CB-441)
INV OUT=300.00

CB-440
T/C=305.10
INV OUT=300.85

CB-441
T/C=307.78
INV IN=303.12 (CB-442)
INV IN=303.03 (CB-443)
INV OUT=302.76

CB-442
T/C=307.78
INV OUT=303.53

CB-443
T/C=310.83
INV IN=306.16 (CB-444)
INV IN=306.08 (CB-445)
INV OUT=305.98

CB-444
T/C=310.83
INV OUT=306.58

CB-445
T/C=312.36
INV IN=307.70 (CB-446)
INV OUT=307.60

CB-446
T/C=312.36
INV OUT=308.11

CB-496
T/C=313.87
INV OUT=309.67

CB-497
T/C=315.32
INV IN=309.56 (CB-498)
INV OUT=309.46

CB-498
T/C=317.25
INV IN=311.25 (CB-500)
INV IN=312.74 (CB-499)
INV OUT=310.98

CB-499
T/C=317.25
INV OUT=313.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:55:27-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "E"

C3.05

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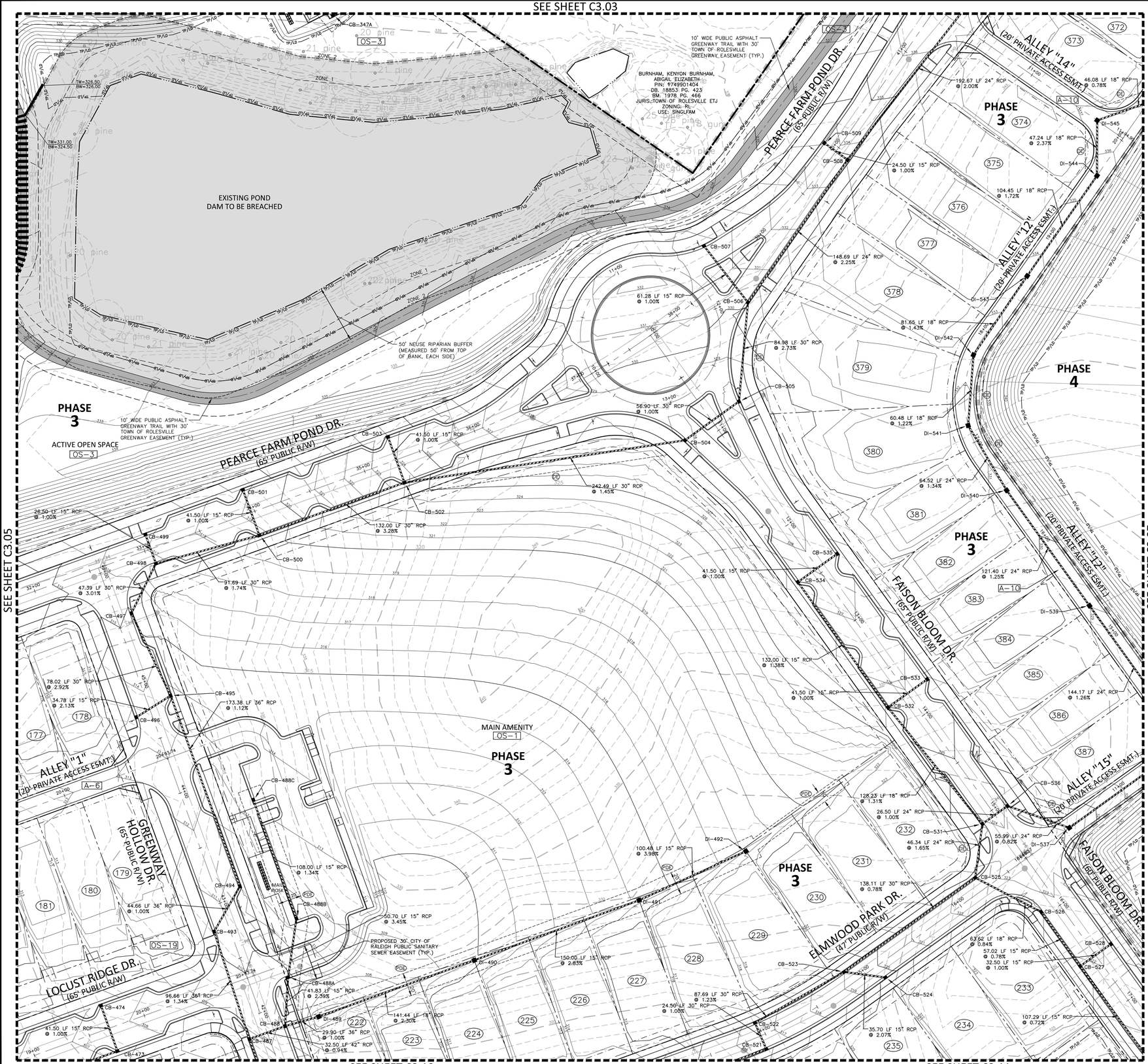

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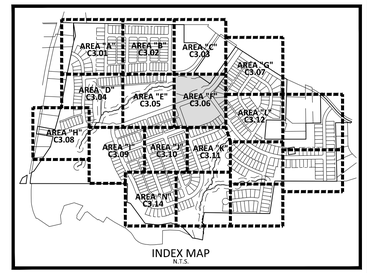
SEE SHEET C3.07

SEE SHEET C3.10

SEE SHEET C3.11



INDEX MAP
N.T.S.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TP — TP — TP — * TREE PROTECTION FENCE
- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 08:55:28-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "F"

C3.06

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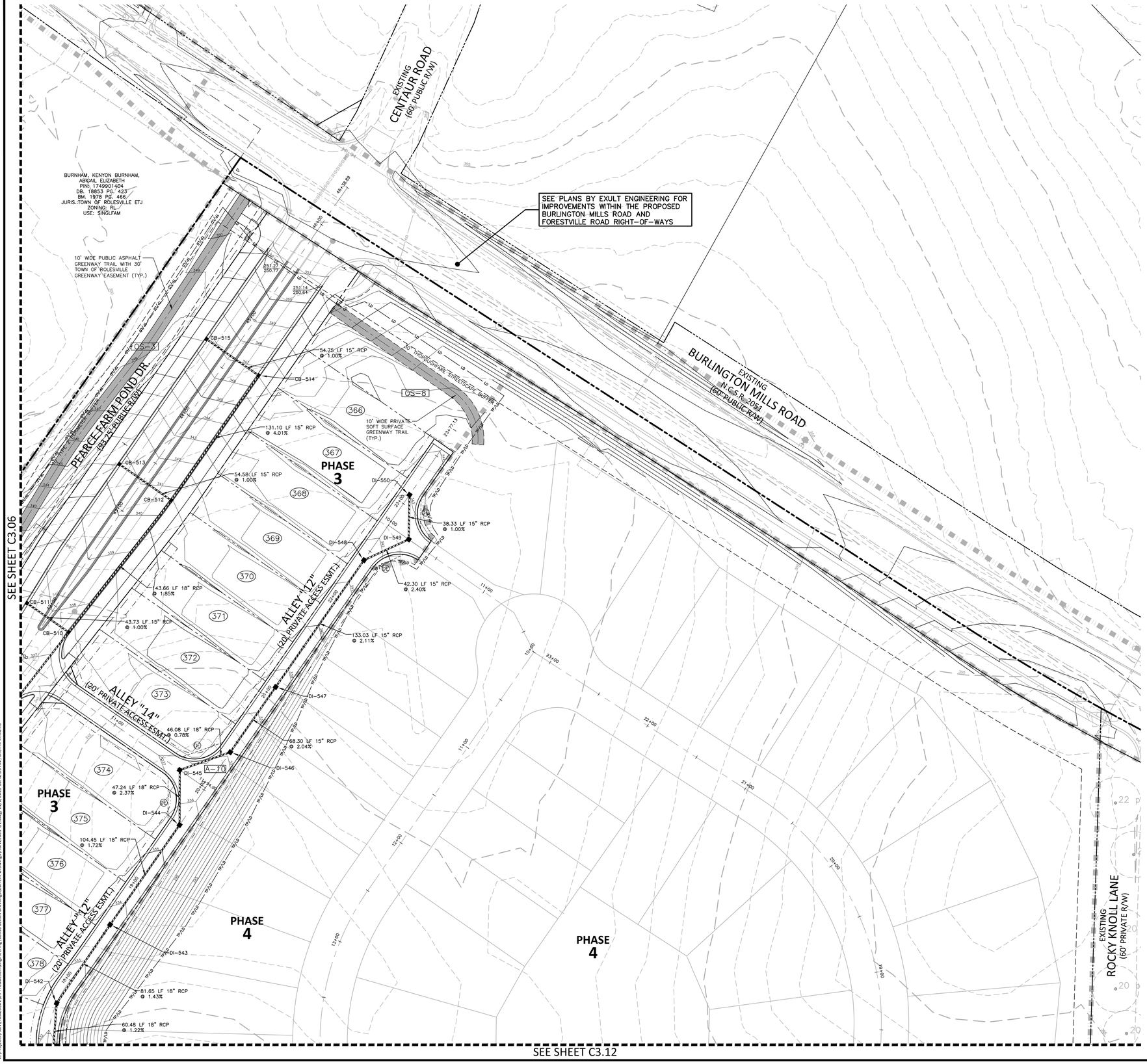

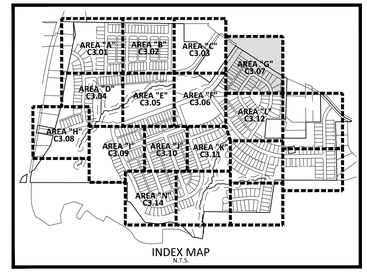

INDEX MAP
N.T.S.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TP — TP — TP — * TREE PROTECTION FENCE
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- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-510
T/C=337.88
INV IN=332.86 (CB-512)
INV IN=333.17 (CB-511)
INV OUT=332.42

CB-511
T/C=337.88
INV OUT=333.61

CB-512
T/C=340.97
INV IN=335.82 (CB-514)
INV IN=335.86 (CB-513)
INV OUT=335.51

CB-513
T/C=341.07
INV OUT=336.41

CB-514
T/C=347.05
INV IN=341.17 (CB-515)
INV OUT=341.07

CB-515
T/C=347.15
INV OUT=341.72

DI-542
T/G=332.34
INV IN=327.84 (DI-543)
INV OUT=327.74

DI-543
T/G=333.61
INV IN=329.11 (DI-544)
INV OUT=329.01

DI-544
T/G=335.50
INV IN=331.00 (DI-545)
INV OUT=330.90

DI-545
T/G=336.71
INV IN=332.22 (DI-546)
INV OUT=332.12

DI-546
T/G=337.09
INV IN=332.84 (DI-547)
INV OUT=332.59

DI-547
T/G=338.58
INV IN=334.33 (DI-548)
INV OUT=334.23

DI-548
T/G=341.49
INV IN=337.24 (DI-549)
INV OUT=337.14

DI-549
T/G=342.62
INV IN=338.36 (DI-550)
INV OUT=338.26

DI-550
T/G=342.99
INV OUT=338.74

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:55:29-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

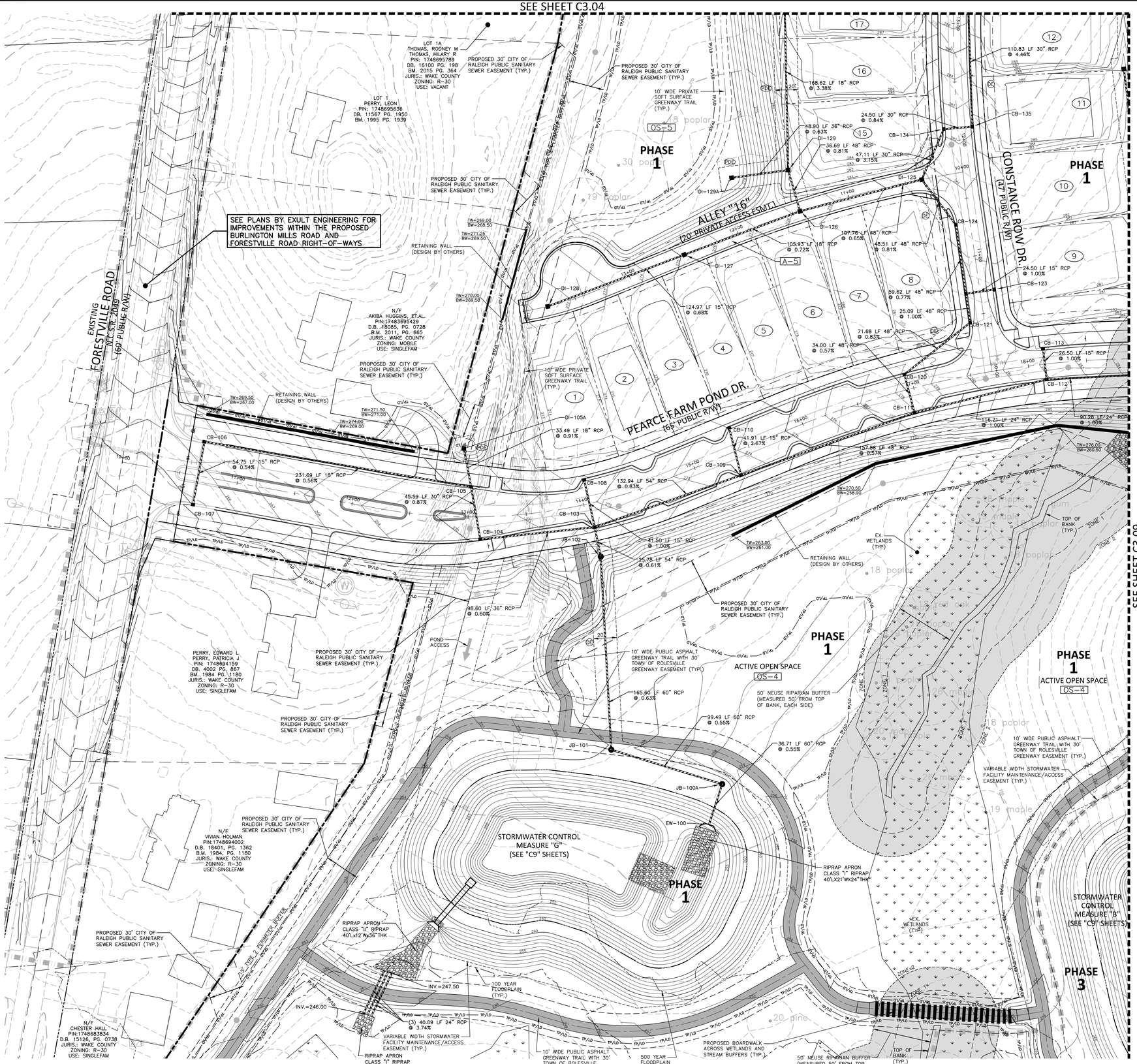
SHEET

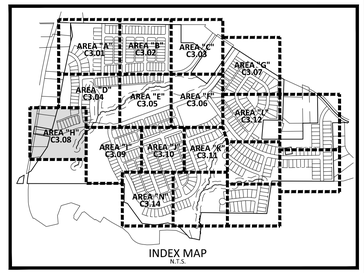
GRADING AND STORM DRAINAGE PLAN AREA "G"

C3.07

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-G1.dwg, 11/6/2025 10:42:55 AM, Sherrill Williams

SEE SHEET C3.04





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GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
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- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
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- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

EW-100
INV=253.00

JB-101
RIM=260.50
INV IN=254.15 (JB-102)
INV OUT=254.05

JB-102
RIM=270.50
INV IN=255.40 (CB-103)
INV OUT=255.20

CB-103
T/C=271.94
INV IN=255.70 (CB-109)
INV IN=257.75 (CB-104)
INV IN=266.78 (CB-108)
INV OUT=255.55

CB-104
T/C=270.60
INV IN=258.50 (CB-105)
INV OUT=258.35

CB-105
T/C=270.36
INV IN=259.00 (CB-106)
INV IN=262.70 (DI-105A)
INV OUT=258.90

CB-106
T/C=266.73
INV IN=260.40 (CB-107)
INV OUT=260.30

CB-107
T/C=265.49
INV OUT=260.70

CB-108
T/C=271.94
INV OUT=267.19

CB-109
T/C=273.92
INV IN=256.90 (CB-111)
INV IN=268.17 (CB-110)
INV OUT=256.80

CB-110
T/C=274.04
INV OUT=269.29

CB-111
T/C=278.39
INV IN=258.10 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=257.80

CB-112
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
T/C=282.33
INV OUT=277.58

CB-120
T/C=278.54
INV IN=258.60 (CB-121)
INV OUT=258.30

CB-121
T/C=280.39
INV IN=259.30 (CB-122)
INV OUT=259.20

CB-122
T/C=280.31
INV IN=259.75 (CB-124)
INV IN=275.32 (CB-123)
INV OUT=259.55

CB-123
T/C=280.31
INV OUT=275.56

CB-124
T/C=280.72
INV IN=260.30 (DI-125)
INV OUT=260.20

DI-125
T/C=280.63
INV IN=274.70 (CB-134)
INV IN=260.80 (DI-126)
INV OUT=260.70

DI-126
T/G=278.20
INV IN=266.10 (DI-127)
INV IN=261.60 (DI-129)
INV OUT=261.50

DI-127
T/G=275.09
INV IN=267.10 (DI-128)
INV OUT=266.85

DI-128
T/G=271.38
INV OUT=267.95

DI-129
T/G=280.30
INV IN=276.90 (DI-130)
INV IN=262.30 (DI-129A)
INV OUT=261.90

CB-134
T/C=282.63
INV IN=276.30 (CB-135)
INV OUT=276.18

CB-135
T/C=282.63
INV IN=276.60 (CB-136)
INV OUT=276.50

DI-129A
(OPEN THROAT DI, NCDOT 840.04)
T/G=267.70
INV OUT=262.60

DI-105A
(OPEN THROAT DI, NCDOT 840.04)
T/G=268.50
INV OUT=263.00

JB-100A
RIM=260.00
INV IN=253.50 (JB-101)
INV OUT=253.20

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:19:39-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "H"

C3.08

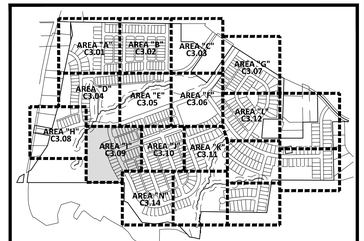
X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-G1.dwg, 11/7/2025 9:08:47 AM, Sherrill Williams

SEE SHEET C3.04

SEE SHEET C3.08

SEE SHEET C3.10

SEE SHEET C3.14



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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-111
T/C=278.39
INV IN=258.10 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=257.80

CB-112
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
T/C=282.33
INV OUT=277.58

CB-114
T/C=285.27
INV IN=273.82 (CB-117)
INV IN=280.52 (CB-115)
INV OUT=273.32

CB-117
T/C=285.27
INV IN=274.19 (DI-118)
INV OUT=274.09

CB-115
T/C=287.43
INV IN=282.90 (CB-116)
INV OUT=282.80

CB-116
T/C=287.43
INV OUT=283.17

CB-120
T/C=278.54
INV IN=258.60 (CB-121)
INV OUT=258.30

CB-121
T/C=280.39
INV IN=259.30 (CB-122)
INV OUT=259.20

EW-400
INV=256.50

DI-401
T/G=286.50
INV IN=268.37 (DI-402)
INV OUT=263.68

DI-402
T/G=286.50
INV IN=270.47 (DI-403)
INV OUT=269.87

DI-403
T/G=284.25
INV IN=272.09 (CB-405)
INV IN=277.20 (DI-404)
INV OUT=271.59

DI-404
T/G=282.77
INV OUT=278.52

CB-405
T/C=286.49
INV IN=274.69 (DI-447)
INV IN=276.40 (CB-408)
INV IN=277.58 (CB-406)
INV OUT=273.28

CB-406
T/C=283.78
INV IN=278.96 (CB-407)
INV OUT=278.66

CB-407
T/C=283.78
INV OUT=279.28

CB-408
T/C=286.89
INV IN=276.87 (CB-409)
INV OUT=276.87

CB-409
T/C=288.10
INV IN=277.98 (CB-411)
INV IN=283.08 (CB-410)
INV IN=284.02 (DI-409A)
INV OUT=277.88

DI-409A
T/G=288.48
INV OUT=284.23

CB-410
T/C=288.16
INV OUT=283.41

CB-411
T/C=289.22
INV IN=278.63 (CB-416)
INV IN=284.20 (CB-412)
INV OUT=278.53

CB-412
T/C=290.15
INV IN=285.48 (CB-413)
INV IN=285.40 (CB-414)
INV OUT=285.14

CB-413
T/C=290.15
INV OUT=285.90

CB-414
T/C=292.79
INV IN=288.12 (CB-415)
INV OUT=288.02

CB-415
T/C=292.79
INV OUT=288.54

CB-416
T/C=289.22
INV IN=278.99 (CB-417)
INV OUT=278.89

CB-417
T/C=289.34
INV IN=279.55 (CB-418)
INV OUT=279.45

CB-418
T/C=290.58
INV IN=280.58 (DI-419)
INV OUT=280.48

DI-419
T/G=291.00
INV IN=281.47 (CB-428)
INV IN=286.00 (DI-420)
INV OUT=281.07

DI-420
T/G=295.18
INV IN=290.18 (DI-421)
INV OUT=290.08

DI-421
T/G=297.85
INV IN=292.85 (DI-422)
INV OUT=292.75

DI-422
T/G=300.47
INV IN=295.97 (DI-423)
INV OUT=295.47

CB-428
T/C=290.53
INV IN=282.09 (CB-429)
INV OUT=281.99

CB-429
T/C=289.61
INV IN=283.61 (CB-431)
INV IN=283.70 (CB-430)
INV OUT=282.75

CB-430
T/C=288.74
INV OUT=284.49

CB-431
T/C=291.75
INV IN=286.25 (CB-433)
INV IN=286.50 (CB-432)
INV OUT=285.25

CB-432
T/C=291.49
INV OUT=287.24

CB-433
T/C=294.63
INV IN=289.26 (CB-434)
INV OUT=289.16

CB-434
T/C=297.34
INV IN=292.60 (CB-435)
INV IN=292.08 (CB-436)
INV OUT=291.98

CB-435
T/C=297.34
INV OUT=293.02

DI-447
T/G=286.67
INV IN=278.39 (DI-448)
INV OUT=275.29

DI-448
T/G=291.00
INV IN=280.05 (DI-450)
INV IN=284.07 (DI-449)
INV OUT=279.95

DI-449
T/G=291.34
INV IN=284.55 (DI-449A)
INV OUT=284.45

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

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Date: 2025.11.07 08:55:32-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

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FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "I"

C3.09

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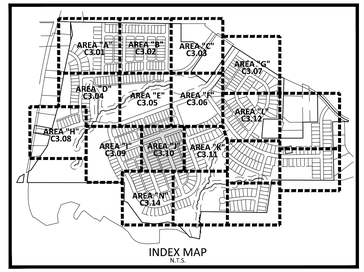
SEE SHEET C3.06

SEE SHEET C3.09

SEE SHEET C3.11

SEE SHEET C3.14



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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-422
T/G=300.47
INV IN=295.97 (DI-423)
INV OUT=295.47

DI-423
T/G=303.00
INV IN=298.50 (DI-425)
INV IN=298.75 (DI-424)
INV OUT=298.40

DI-424
T/G=304.12
INV OUT=299.87

DI-425
T/G=305.97
INV IN=301.47 (DI-426)
INV OUT=301.37

DI-426
T/G=308.17
INV IN=303.92 (DI-427)
INV OUT=303.67

DI-427
T/G=310.48
INV OUT=306.23

DI-448
T/G=291.00
INV IN=280.05 (DI-450)
INV IN=284.07 (DI-449)
INV OUT=279.95

DI-449
T/G=291.34
INV IN=284.55 (DI-449A)
INV OUT=284.45

DI-450
T/G=292.87
INV IN=284.07 (DI-461)
INV IN=287.24 (DI-452)
INV IN=284.89 (DI-451)
INV OUT=281.64

CB-451
T/C=292.42
INV IN=285.46 (CB-451A)
INV OUT=285.36

CB-452
T/C=293.66
INV IN=287.81 (CB-453)
INV OUT=287.71

CB-453
T/C=293.66
INV IN=288.15 (CB-454)
INV OUT=288.05

CB-454
T/C=295.36
INV IN=289.89 (CB-455)
INV OUT=289.79

CB-455
T/C=297.01
INV IN=290.85 (CB-456)
INV IN=291.89 (CB-458)
INV OUT=290.35

CB-456
T/C=297.01
INV IN=291.36 (DI-457)
INV OUT=291.11

DI-457
T/G=296.15
INV OUT=291.90

CB-458
T/C=297.81
INV IN=293.55 (CB-459)
INV IN=292.61 (DI-458A)
INV OUT=292.36

DI-458A
T/G=297.25
INV OUT=293.00

CB-459
T/C=300.54
INV IN=295.88 (CB-460)
INV OUT=295.78

CB-460
T/C=300.54
INV OUT=296.29

DI-461
T/G=293.29
INV IN=284.93 (DI-462)
INV OUT=284.83

DI-462
T/G=297.82
INV IN=286.71 (DI-463)
INV IN=290.40 (DI-462A)
INV OUT=286.30

DI-463
T/G=299.75
INV IN=291.86 (DI-475)
INV IN=294.11 (CB-465)
INV IN=291.08 (CB-464)
INV OUT=288.13

CB-464
T/C=299.01
INV IN=291.66 (CB-464A)
INV OUT=291.56

CB-465
T/C=300.54
INV IN=294.78 (CB-466)
INV OUT=294.60

CB-466
T/C=300.54
INV IN=295.13 (CB-467)
INV OUT=295.03

CB-467
T/C=302.59
INV IN=297.00 (CB-468)
INV OUT=296.90

CB-468
T/C=304.35
INV IN=298.92 (CB-471)
INV IN=298.42 (CB-469)
INV OUT=297.46

CB-469
T/C=304.35
INV IN=298.78 (DI-470)
INV OUT=298.68

DI-470
T/G=303.58
INV OUT=299.33

CB-471
T/C=305.02
INV IN=300.70 (CB-473)
INV IN=300.36 (CB-472)
INV IN=299.67 (DI-471A)
INV OUT=299.32

DI-471A
T/G=304.32
INV OUT=300.07

CB-472
T/C=305.02
INV OUT=300.77

DI-475
T/G=299.95
INV IN=292.68 (DI-476)
INV OUT=292.58

DI-476
T/G=304.28
INV IN=293.91 (DI-478)
INV IN=297.24 (DI-477)
INV OUT=293.81

DI-477
T/G=304.81
INV IN=297.68 (DI-477A)
INV OUT=297.58

DI-478
T/G=307.15
INV IN=297.40 (CB-486)
INV IN=297.44 (CB-479)
INV OUT=295.24

CB-479
T/C=306.27
INV IN=298.42 (CB-480)
INV OUT=297.92

CB-480
T/C=304.38
INV IN=299.44 (CB-481)
INV OUT=299.34

CB-481
T/C=304.38
INV IN=299.80 (DI-482)
INV OUT=299.70

DI-482
T/G=305.64
INV IN=301.15 (DI-483)
INV OUT=301.05

CB-486
T/C=307.70
INV IN=300.32 (CB-516)
INV IN=298.20 (CB-487)
INV OUT=297.85

CB-487
T/C=309.29
INV IN=302.79 (CB-493)
INV IN=299.25 (CB-488)
INV OUT=299.05

CB-488
T/C=309.29
INV IN=299.65 (DI-489)
INV IN=304.80 (CB-488A)
INV OUT=299.55

DI-489
T/G=305.56
INV IN=301.55 (DI-490)
INV OUT=299.95

CB-493
T/C=310.84
INV IN=304.08 (CB-494)
INV OUT=304.08

CB-494
T/C=311.13
INV IN=304.63 (CB-495)
INV OUT=304.53

CB-516
T/C=307.70
INV IN=300.75 (CB-517)
INV OUT=300.65

CB-517
T/C=307.55
INV IN=301.20 (CB-518)
INV OUT=301.10

CB-518
T/C=307.55
INV IN=301.55 (CB-519)
INV OUT=301.45

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 08:55:34-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

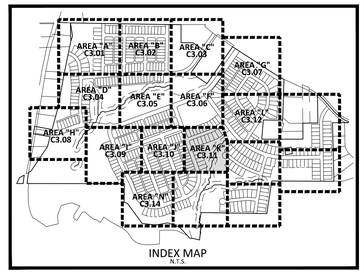
SHEET

GRADING AND STORM DRAINAGE PLAN AREA "J"

C3.10

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawing\Current Drawing\AGN23001-G1.dwg, 11/6/2025 10:45:12 AM, Sherrill Williams

SEE SHEET C3.06



INDEX MAP
N.T.S.

GRADING LEGEND

- FLARED END SECTION
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- STORM SERVICE INLET
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- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-478
T/G=307.15
INV IN=297.40 (CB-486)
INV IN=297.44 (CB-479)
INV OUT=295.24

CB-479
T/C=306.27
INV IN=298.42 (CB-480)
INV OUT=297.92

CB-480
T/C=304.38
INV IN=299.44 (CB-481)
INV OUT=299.34

CB-481
T/C=304.38
INV IN=299.80 (DI-482)
INV OUT=299.70

DI-482
T/G=305.64
INV IN=301.15 (DI-483)
INV OUT=301.05

DI-483
T/G=309.66
INV IN=305.40 (DI-484)
INV OUT=305.15

DI-484
T/G=314.86
INV IN=310.60 (DI-485)
INV OUT=310.50

DI-485
T/G=316.63
INV OUT=312.40

CB-486
T/C=307.70
INV IN=300.32 (CB-516)
INV IN=298.20 (CB-487)
INV OUT=297.85

CB-488
T/C=309.29
INV IN=299.65 (DI-489)
INV IN=304.80 (CB-488A)
INV OUT=299.55

DI-489
T/G=305.56
INV IN=301.55 (DI-490)
INV OUT=299.95

CB-516
T/C=307.70
INV IN=300.75 (CB-517)
INV OUT=300.65

CB-517
T/C=307.55
INV IN=301.20 (CB-518)
INV OUT=301.10

CB-518
T/C=307.55
INV IN=301.55 (CB-519)
INV OUT=301.45

CB-519
T/C=311.74
INV IN=305.74 (CB-521)
INV IN=307.49 (CB-520)
INV OUT=305.44

CB-520
T/C=312.31
INV OUT=308.06

CB-529
T/C=320.82
INV IN=316.24 (CB-530)
INV OUT=316.14

CB-530
T/C=320.82
INV OUT=316.57

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

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

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CLIENT

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

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "K"

C3.11

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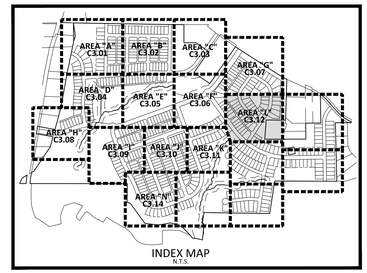

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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-525
T/C=322.91
INV IN=314.02 (CB-526)
INV IN=317.34 (CB-531)
INV OUT=313.02

CB-526
T/C=323.07
INV IN=314.80 (CB-527)
INV OUT=314.55

CB-527
T/C=322.28
INV IN=317.70 (CB-528)
INV IN=315.37 (CB-529)
INV OUT=315.24

CB-528
T/C=322.28
INV OUT=318.03

CB-529
T/C=320.82
INV IN=316.24 (CB-530)
INV OUT=316.14

CB-530
T/C=320.82
INV OUT=316.57

CB-531
T/C=324.37
INV IN=319.28 (CB-532)
INV IN=318.20 (CB-536)
INV OUT=318.10

CB-536
T/C=324.37
INV IN=318.57 (DI-537)
INV OUT=318.47

DI-537
T/G=324.13
INV IN=319.13 (DI-538)
INV OUT=319.03

DI-538
T/G=327.10
INV IN=322.10 (DI-539)
INV OUT=322.00

DI-539
T/G=329.02
INV IN=324.02 (DI-540)
INV OUT=323.92

DI-540
T/G=330.63
INV IN=325.63 (DI-541)
INV OUT=325.53

DI-541
T/G=331.50
INV IN=327.00 (DI-542)
INV OUT=326.50

DI-542
T/G=332.34
INV IN=327.84 (DI-543)
INV OUT=327.74

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "L"

C3.12

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-G1.dwg, 11/6/2025 10:46:39 AM, Sherrill Williams

SEE SHEET C3.10

SEE SHEET C3.09

STORMWATER CONTROL MEASURE "B"

PHASE 3

PHASE 3

PHASE 4

GREENWAY HOLLOW DR.
(60' PUBLIC R/W)

DI-403

DI-404

CB-406

CB-407

156.29 LF 15" RCP @ 0.85%

227.32 LF 18" RCP @ 0.56%

32.50 LF 18" RCP @ 1.00%

PROPOSED 40' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

PROPOSED 30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

TW=267.50
BW=260.00

TW=267.00
BW=262.00

TW=265.00
BW=264.50

RIPRAP APRON
CLASS "I" RIPRAP
36'Lx14'Wx24" THK

RETAINING WALL
(DESIGN BY OTHERS)

SEE SHEET C3.15

CB-406
T/C=283.78
INV IN=278.96 (CB-407)
INV OUT=278.86

CB-407
T/C=283.78
INV OUT=279.28

500 YEAR FLOODPLAIN (TYP.)

EX. WETLANDS (TYP.)

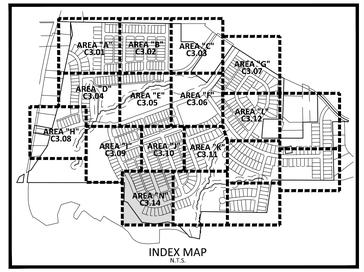
100 YEAR FLOODPLAIN (TYP.)

DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC
PIN: 1748782153
DB. 15809 PG. 2499
BM. 2009 PG. 766
JURIS.:TOWN OF ROLESVILLE
ZONING: RM-CZ
USE: HOA

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION



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DATE	11. 03. 2025

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "N"

C3.14

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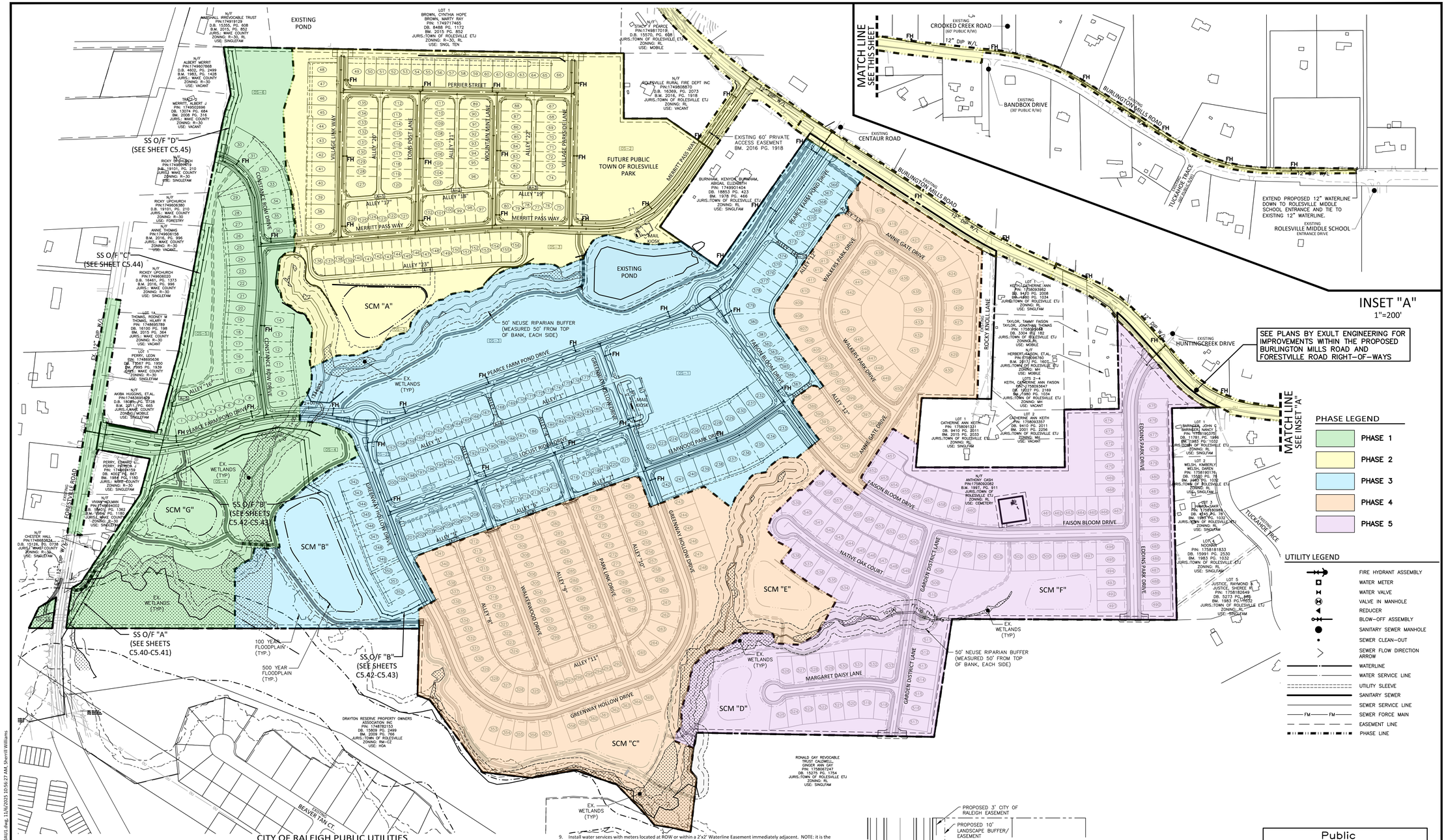
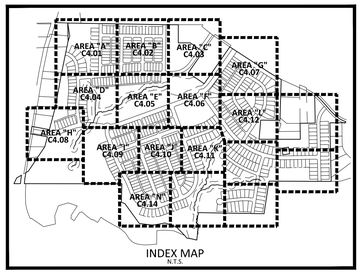
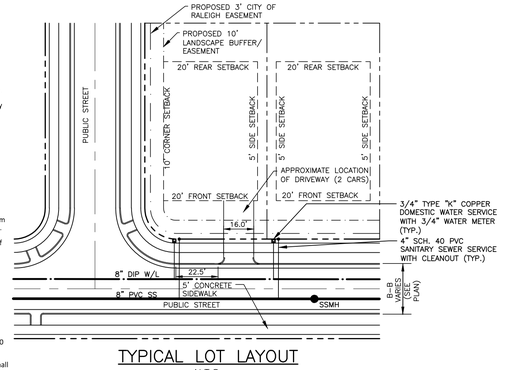




INDEX MAP
N.T.S.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
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 Public Utilities 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.
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP stormdrain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W- 41 & S-49).
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department 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.
5. 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 the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING – A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
9. 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.
10. Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
11. Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
12. 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.
13. Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
14. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
15. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
16. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
17. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
18. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
19. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
20. The device and installation shall meet the guidelines of Appendix A – Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
21. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
22. NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than $250,000.00 must undergo the public bidding process.
23. Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".



TYPICAL LOT LAYOUT
N.T.S.

Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # S-5660

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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OVERALL UTILITY PLAN
C4.00

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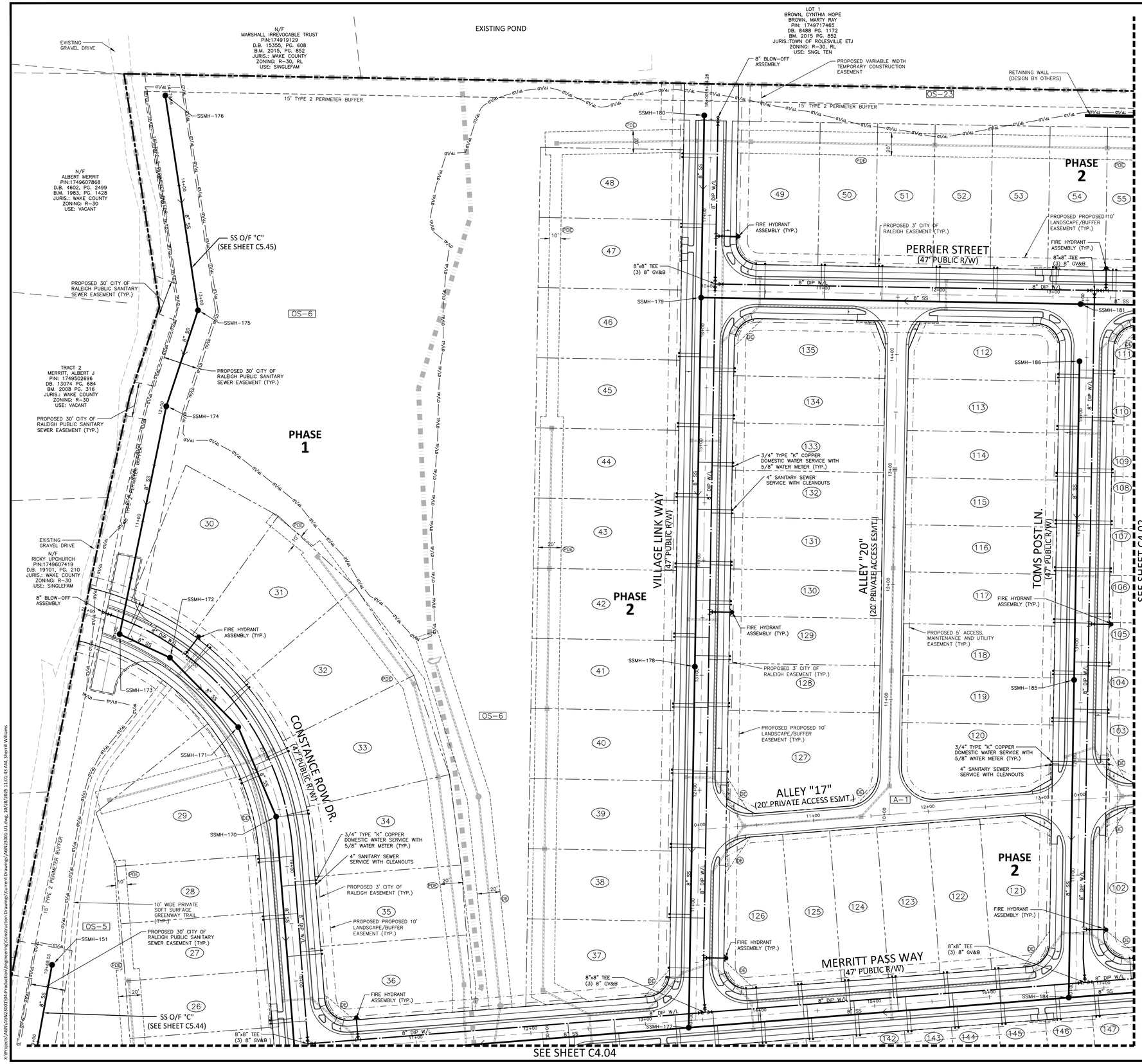

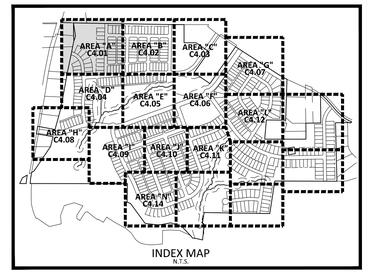

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors/New and schedule a Pre-construction meeting 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 the Divisions 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.

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:05:12-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN AREA "A"

C4.01

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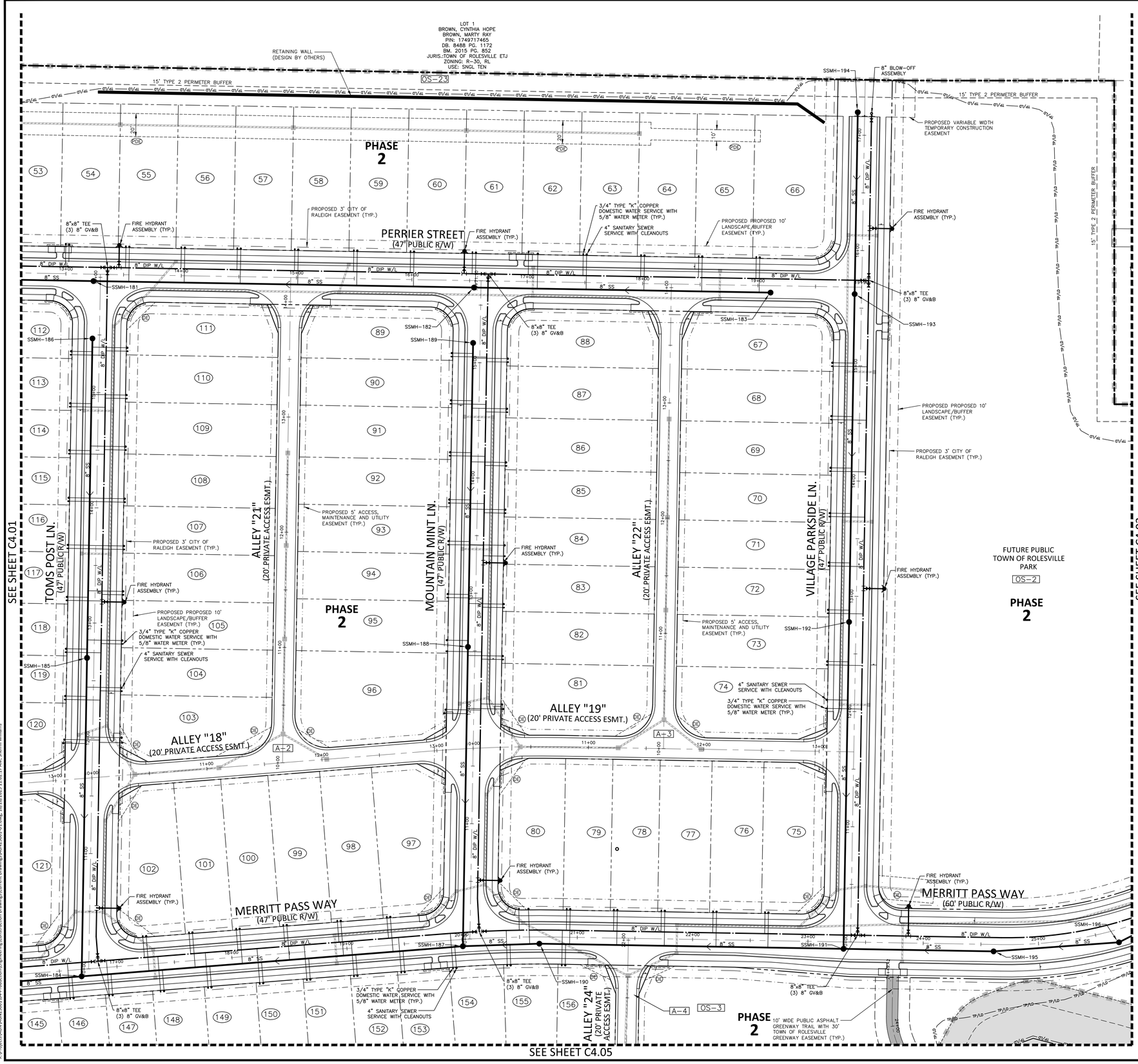

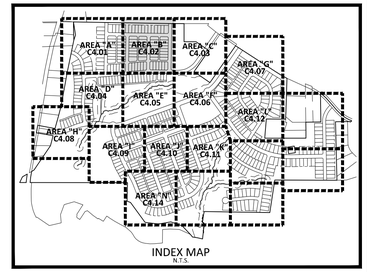

INDEX MAP
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CID-24-08

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

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REVISIONS

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FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "B"
C4.02

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RETAINING WALL (DESIGN BY OTHERS)

LOT 1
BROWN, CYNTHIA HOPE
BROWN, MARTY RAY
PIN: 1749717465
DB. 8488 PG. 1172
BM. 2015 PG. 852
JURIS.:TOWN OF ROLESVILLE ETJ
ZONING: R-30, RL
USE: SNGL TEN

N/F
STACY F PEARCE
PIN:1749817019
D.B. 15570, PG. 608
JURIS.:TOWN OF ROLESVILLE ETJ
ZONING: RL
USE: MOBILE

SSMH-194

8" BLOW-OFF ASSEMBLY

15' TYPE 2 PERIMETER BUFFER

PROPOSED VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

15' TYPE 2 PERIMETER BUFFER

66

FIRE HYDRANT ASSEMBLY (TYP.)

8" SS

8" DIP W/L

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

SSMH-193

67

68

69

70

PROPOSED PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

71

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

VILLAGE PARKSIDE LN.
(47' PUBLIC R/W)

FIRE HYDRANT ASSEMBLY (TYP.)

72

SSMH-192

73

74

75

SEE SHEET C4.02

FUTURE PUBLIC
TOWN OF ROLESVILLE
PARK
OS-2

PHASE 2

N/F
ROLESVILLE RURAL FIRE DEPT INC
PIN:1749808870
D.B. 16369, PG. 2073
B.M. 2016, PG. 1918
JURIS.:TOWN OF ROLESVILLE ETJ
ZONING: RL
USE: VACANT

EXISTING FIBER OPTIC (TYP.)

EXISTING GAS LINE (TYP.)

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

EXISTING BURLINGTON MILLS ROAD (N.C.S.R. 2051) (60' PUBLIC R/W)

12" DIP W/L

12" BLOW-OFF ASSEMBLY

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

8"x8" RECEIVING PIT

8"x38" BORE PIT

FIRE HYDRANT ASSEMBLY (TYP.)

SSMH-200

SEE WATERLINE "1" PLAN AND PROFILE ON SHEET C5.46 FOR 12" W/L EXTENSION

BORE AND JACK 16" STEEL CASING PIPE WITH 0.375" WALL THICKNESS FOR 8" DIP W/L UNDER EXISTING ASPHALT PAVEMENT

MERRITT PASS WAY
(60' PUBLIC R/W)

EXISTING 60' PRIVATE ACCESS EASEMENT BM. 2016 PG. 1918

PROPOSED PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

SSMH-199

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH
PIN: 1749901404
DB. 18853 PG. 423
BM. 1978 PG. 466
JURIS.:TOWN OF ROLESVILLE ETJ
ZONING: RL
USE: SINGLFAM

SEE SHEET C4.07

8" GATE VALVE

SSMH-198

FIRE HYDRANT ASSEMBLY (TYP.)

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

PROPOSED PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

MERRITT PASS WAY
(60' PUBLIC R/W)

SSMH-196

SSMH-197

SSMH-195

MAIL KIOSK

15' TYPE 2 PERIMETER BUFFER

OS-3

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

10' WIDE PUBLIC ASPHALT GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

OS-3

FIRE HYDRANT ASSEMBLY (TYP.)

PEARCE FARM POND DR.
(65' PUBLIC R/W)

OS-1

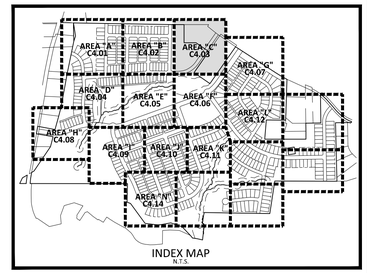
PHASE 3

ALLEY "14"
(20' PRIVATE ACCESS ESMT.)

SSMH-163

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

SEE SHEET C4.06



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N

GRAPHIC SCALE
0 20 40 80
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FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-U1.dwg, 10/28/2025 11:02:55 AM, Sherrill Williams

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REVISIONS

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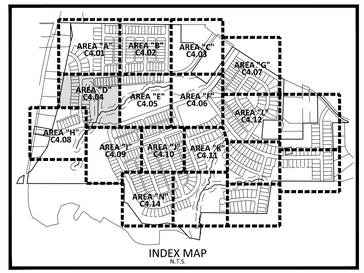
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "C"

C4.03



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DRAWN BY	.
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SHEET

UTILITY PLAN AREA "D"

C4.04

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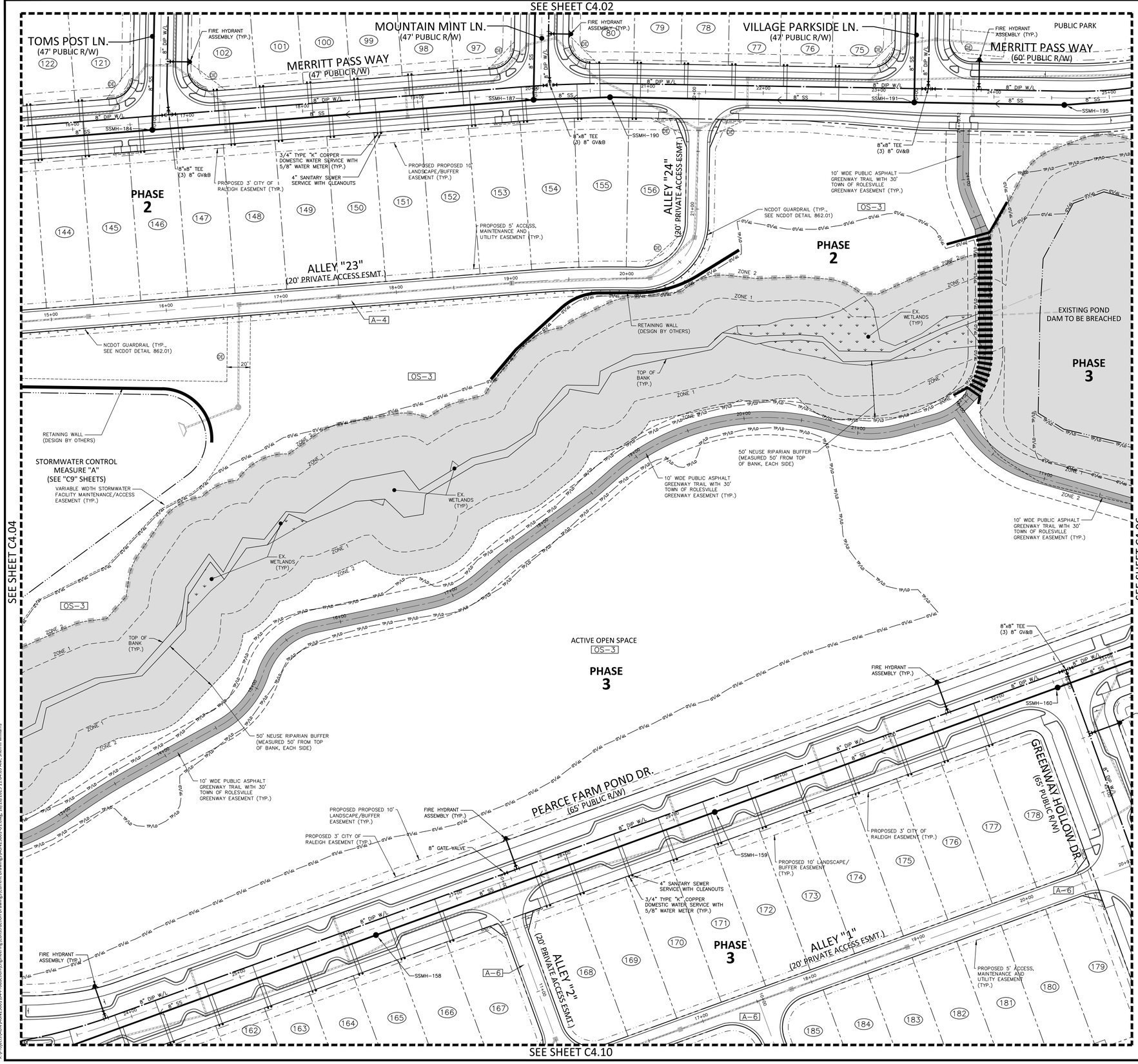
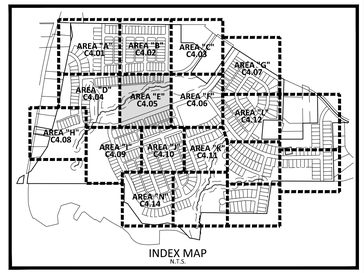
SEE SHEET C4.02





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REVISIONS

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SHEET

UTILITY PLAN
AREA "E"

C4.05

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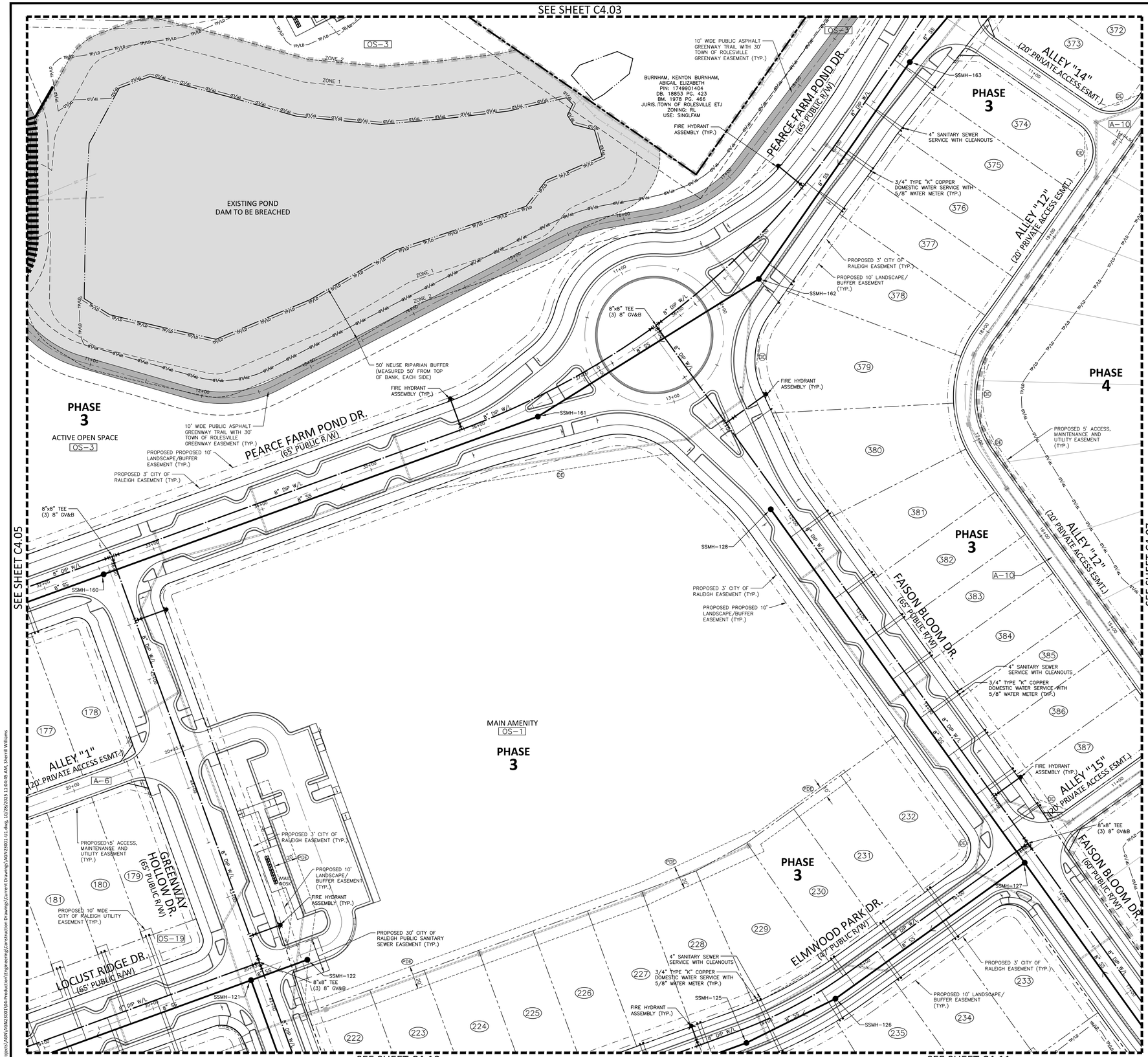
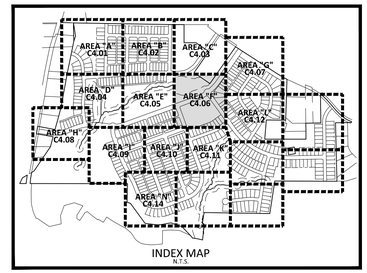
SEE SHEET C4.03





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City of Raleigh Public Utilities Department Permit # W-4237

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City of Raleigh Public Utilities Department Permit # S-5660

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:05:20-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "F"

C4.06

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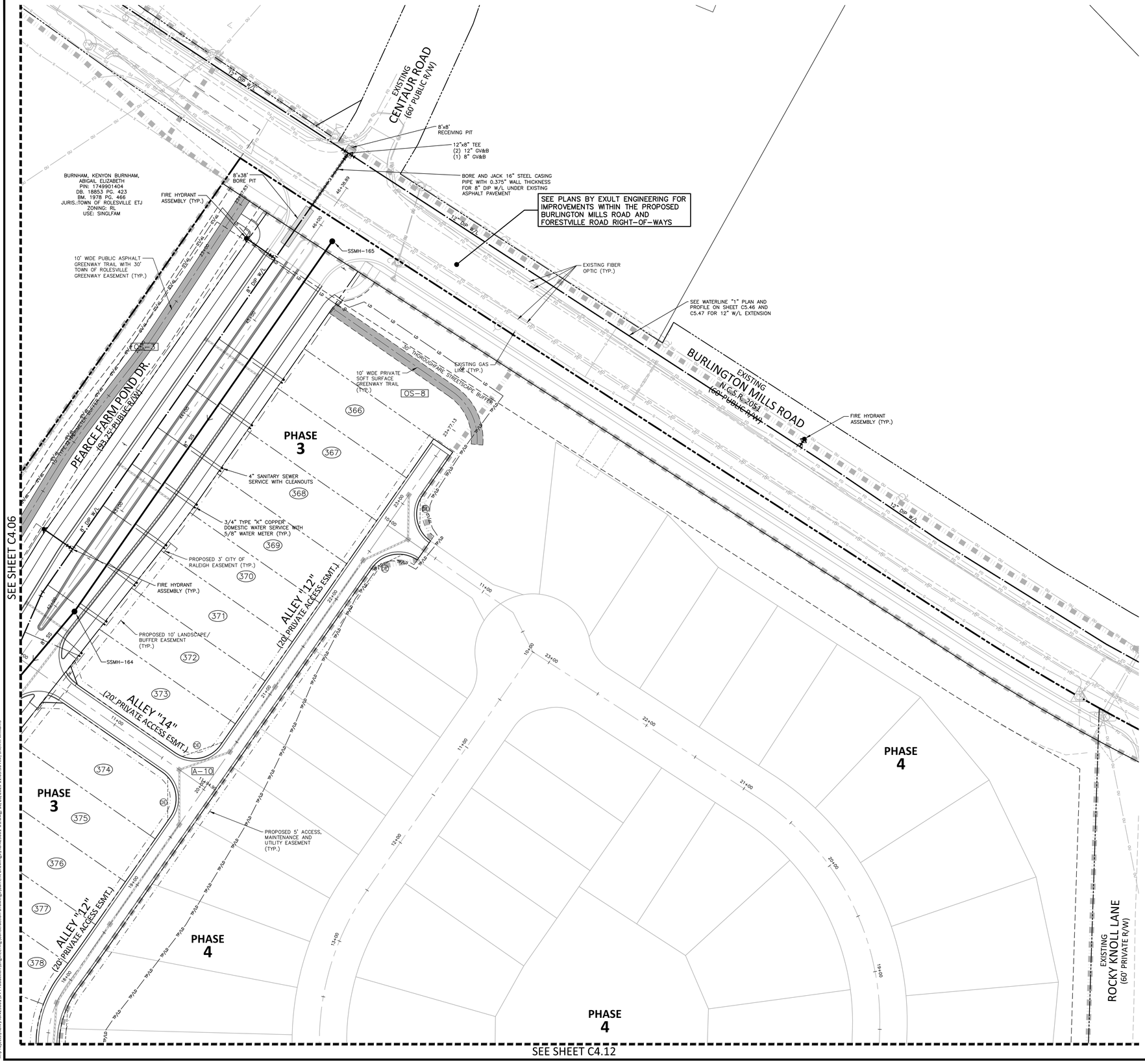

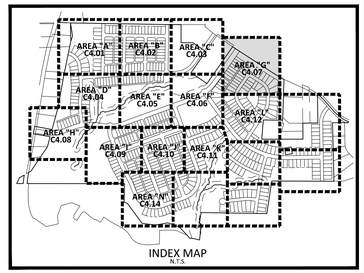

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Public Utilities Department Permit # W-4237

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Public Utilities Department Permit # S-5660

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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:05:21-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "G"

C4.07

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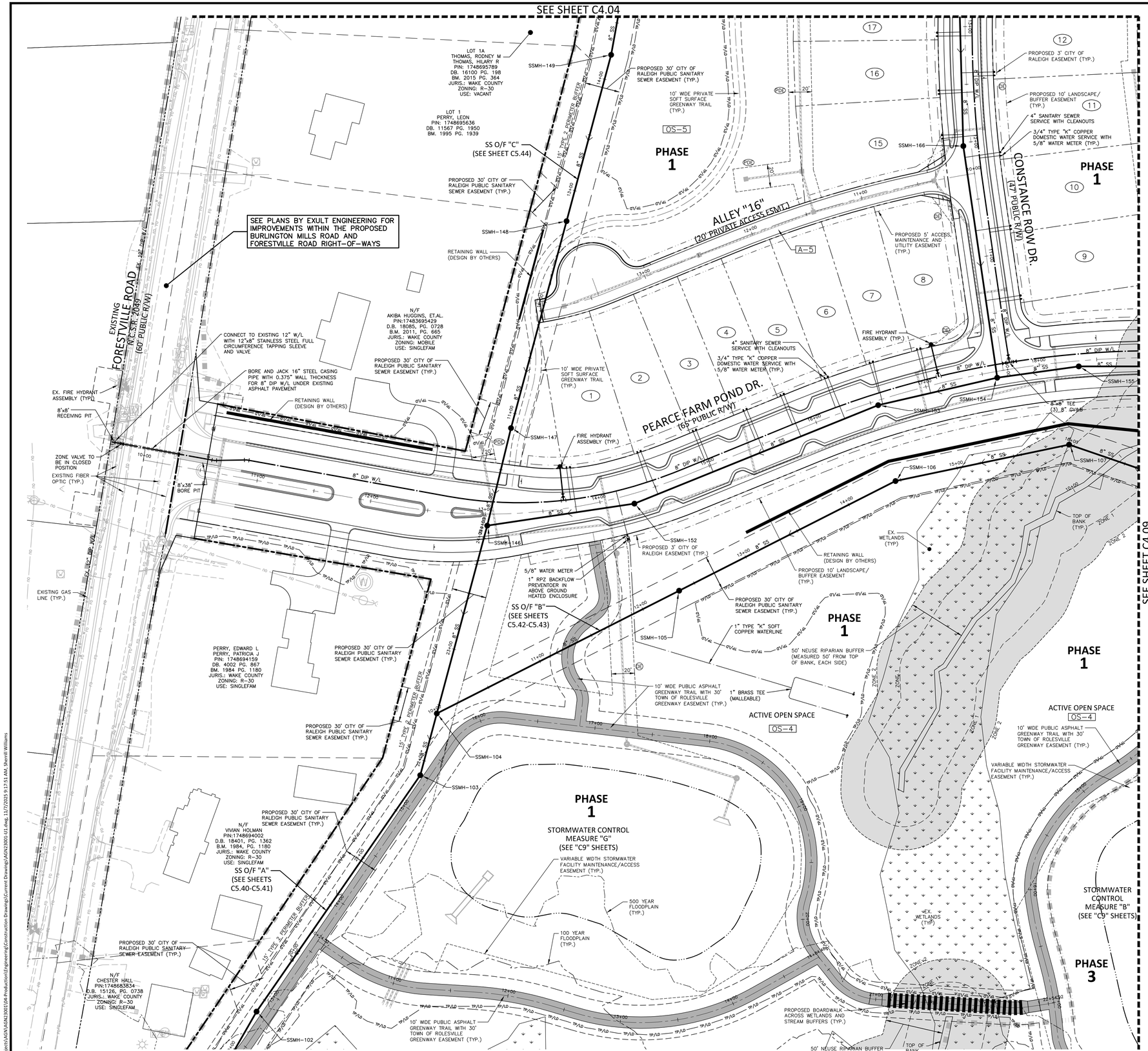

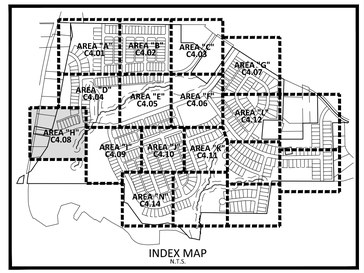

INDEX MAP
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:19:41-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN AREA "H"

C4.08

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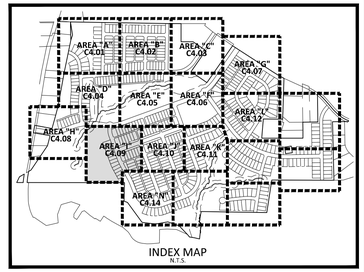

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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:05:22-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "I"

C4.09

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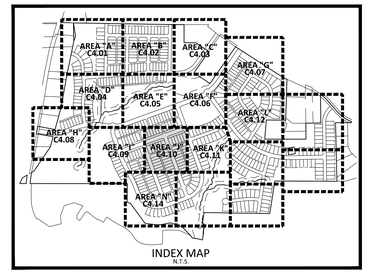
SEE SHEET C4.06

SEE SHEET C4.09

SEE SHEET C4.11

SEE SHEET C4.14



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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:05:24-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "J"

C4.10

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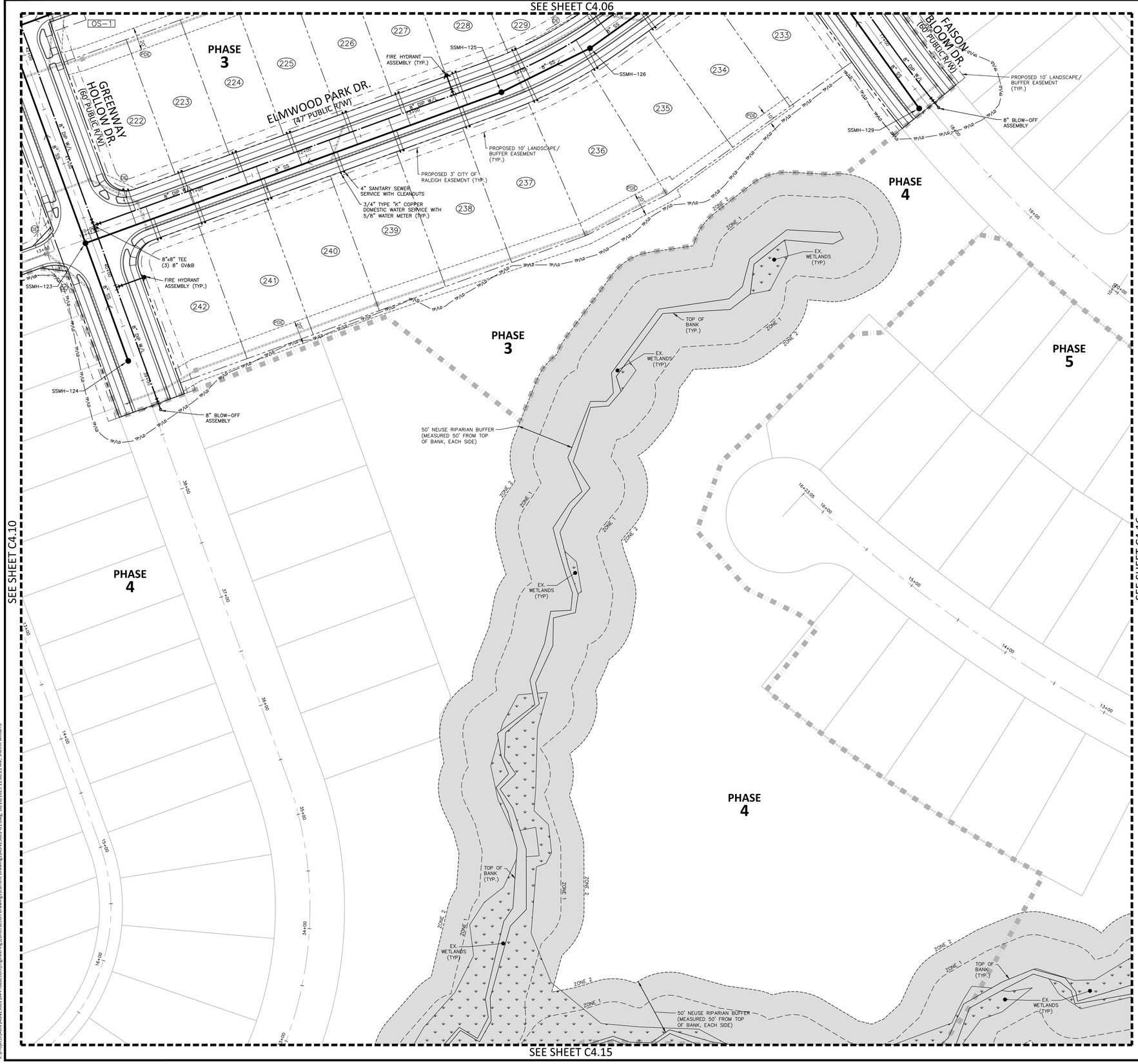
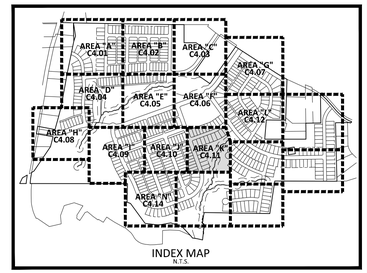
SEE SHEET C4.06





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CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:05:25-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN AREA "K"

C4.11

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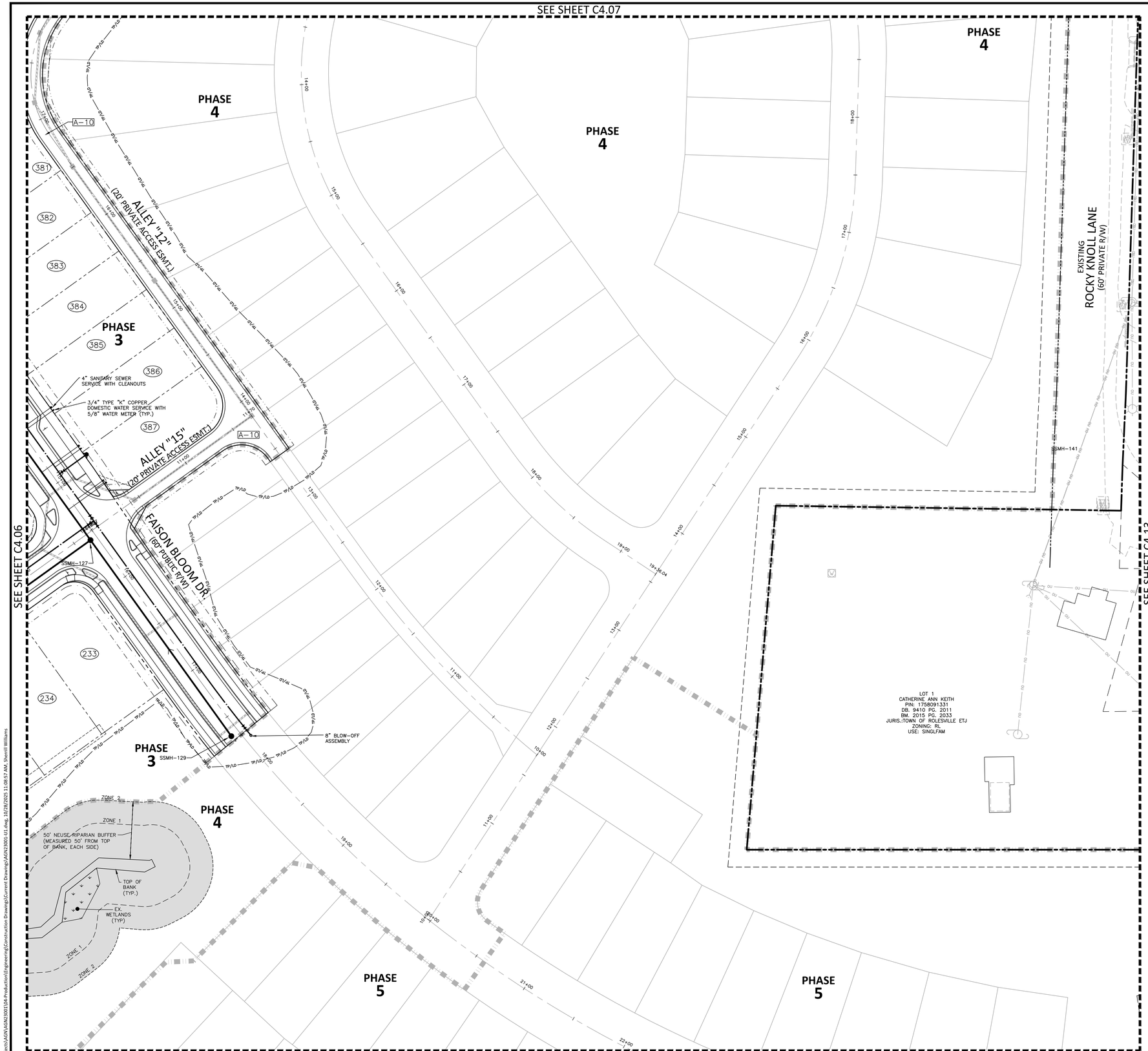
SEE SHEET C4.07



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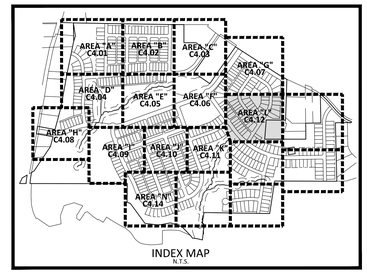
SEE SHEET C4.13

SEE SHEET C4.16



INDEX MAP
N.T.S.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM — SEWER FORCE MAIN
- EASEMENT LINE
- TP TP TP — * TREE PROTECTION FENCE
- TP/LD TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- LD LD — LIMITS OF DISTURBANCE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

ATTENTION CONTRACTORS

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Water Distribution / Extension System

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City of Raleigh Public Utilities Department Permit # W-4237

Public
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City of Raleigh Public Utilities Department Permit # S-5660

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CLIENT

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:05:27-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "L"
C4.12

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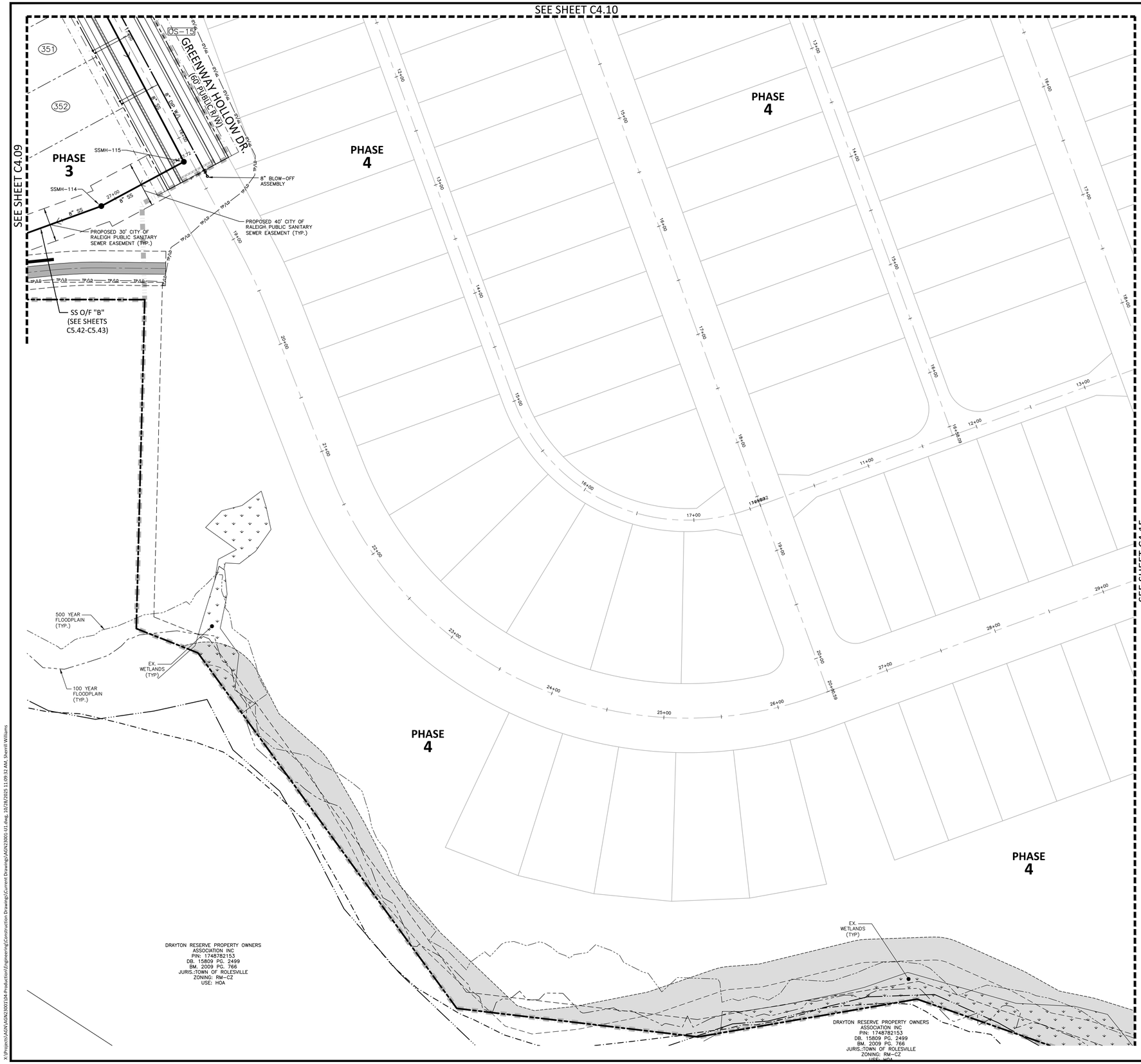

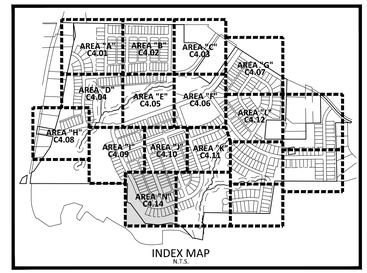

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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:05:28-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

UTILITY PLAN
AREA "N"

C4.14

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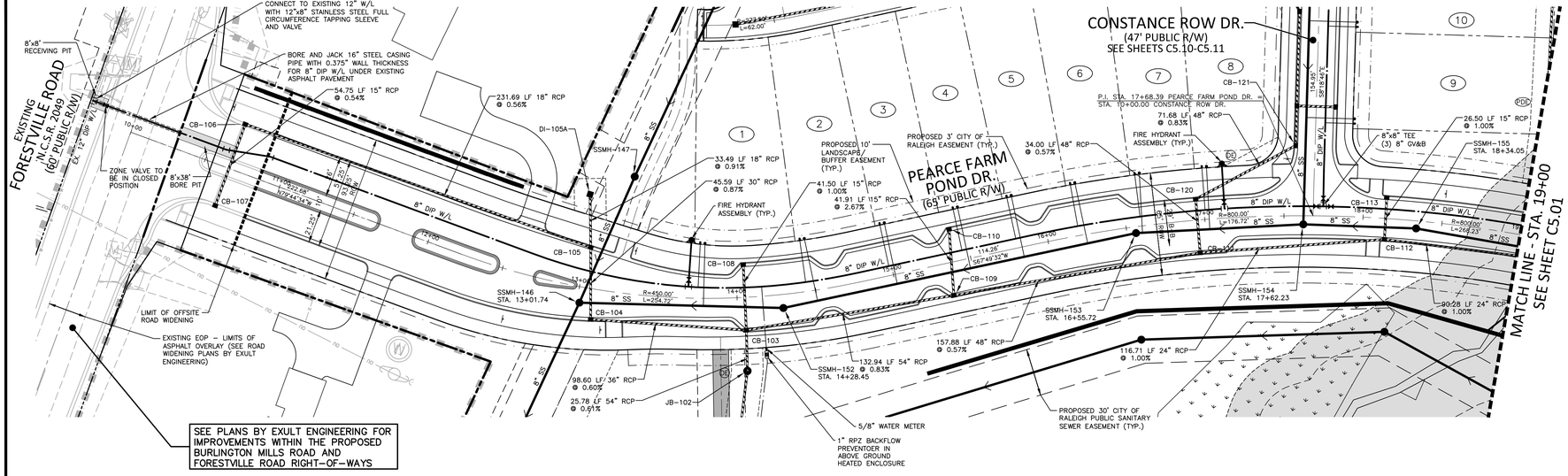

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INV IN=257.75 (CB-104)
INV IN=266.78 (CB-108)
INV OUT=255.55

CB-104
STA. 13+10.23
T/C=270.60
INV IN=258.50 (CB-105)
INV OUT=258.35

CB-105
STA. 13+02.66
T/C=270.36
INV IN=259.00 (CB-106)
INV IN=262.70 (DI-105A)
INV OUT=258.90

CB-106
STA. 10+66.03
T/C=266.73
INV IN=260.40 (CB-107)
INV OUT=260.30

CB-107
STA. 10+66.03
T/C=265.49
INV OUT=260.70

CB-108
STA. 14+04.96
T/C=271.94
INV OUT=267.19

CB-109
STA. 15+34.58
T/C=273.92
INV IN=256.90 (CB-111)
INV IN=268.17 (CB-110)
INV OUT=256.80

CB-110
STA. 15+40.42
T/C=274.04
INV OUT=269.29

CB-111
STA. 16+95.30
T/C=278.39
INV IN=258.10 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=257.80

CB-112
STA. 18+14.41
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
STA. 18+14.14
T/C=282.33
INV OUT=277.58

CB-120
STA. 16+95.30
T/C=278.54
INV IN=258.60 (CB-121)
INV OUT=258.30

SITE LEGEND

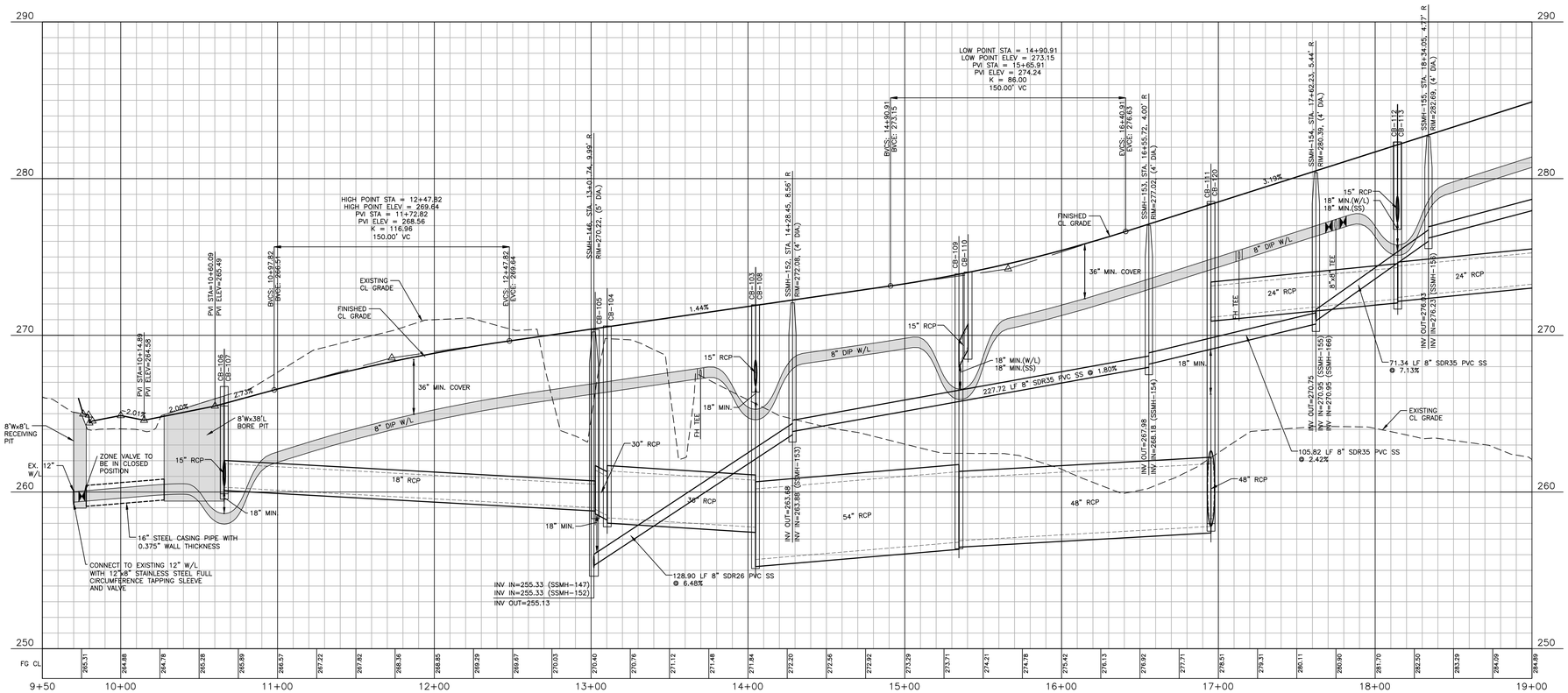
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PDE PUBLIC STORM DRAINAGE EASEMENT

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

PEARCE FARM POND DRIVE



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:40-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
PEARCE FARM POND DR., STA. 9+50 THRU STA. 19+00

C5.00

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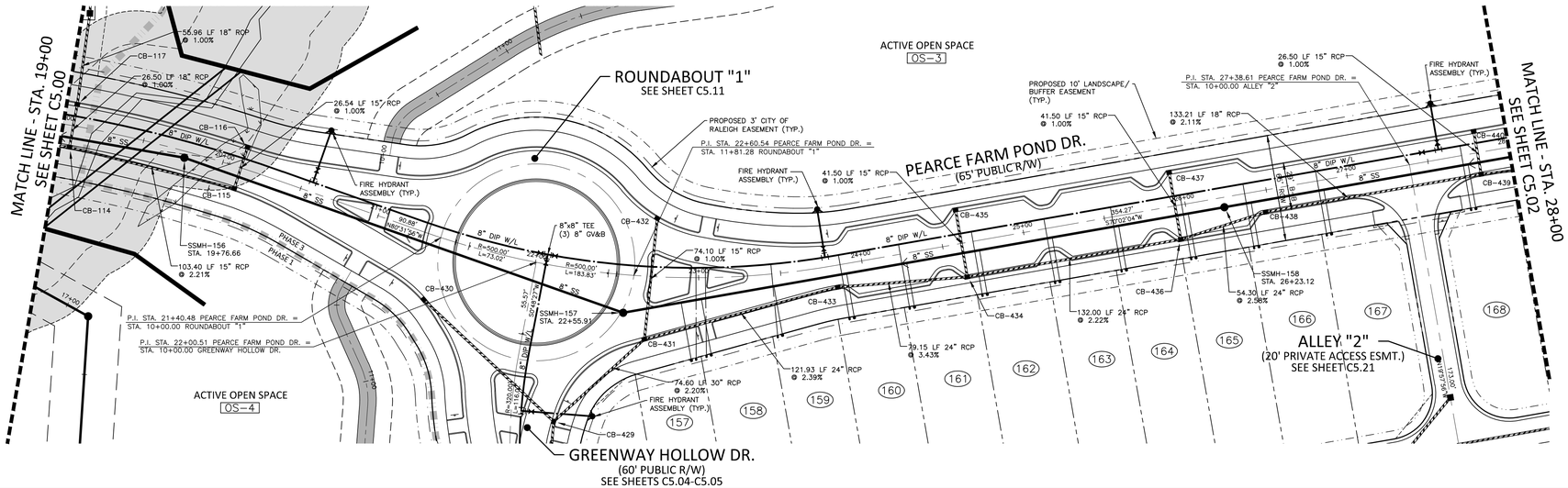

CB-114
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T/C=285.27
INV IN=273.82 (CB-117)
INV IN=280.52 (CB-115)
INV OUT=273.32

CB-115
STA. 20+11.48
T/C=287.43
INV IN=282.90 (CB-116)
INV OUT=282.80

CB-116
STA. 20+11.55
T/C=287.43
INV OUT=283.17

CB-117
STA. 19+06.26
T/C=285.27
INV IN=274.19 (DI-118)
INV OUT=274.09

CB-430
STA. 21+42.10
T/C=288.74
INV OUT=284.49

CB-431
STA. 22+69.13
T/C=291.75
INV IN=286.25 (CB-433)
INV IN=286.50 (CB-432)
INV OUT=285.25

CB-432
STA. 22+73.08
T/C=291.49
INV OUT=287.24

CB-433
STA. 23+82.87
T/C=294.63
INV IN=289.26 (CB-434)
INV OUT=289.16

CB-434
STA. 24+61.62
T/C=297.34
INV IN=292.60 (CB-435)
INV IN=292.08 (CB-436)
INV OUT=291.98

CB-435
STA. 24+61.62
T/C=297.34
INV OUT=293.02

CB-436
STA. 25+93.62
T/C=300.62
INV IN=295.96 (CB-437)
INV IN=295.12 (CB-438)
INV OUT=295.02

CB-437
STA. 25+93.62
T/C=300.62
INV OUT=296.37

CB-438
STA. 26+47.40
T/C=302.02
INV IN=297.18 (CB-439)
INV OUT=296.52

CB-439
STA. 27+80.61
T/C=305.10
INV IN=300.58 (CB-440)
INV IN=300.10 (CB-441)
INV OUT=300.00

CB-440
STA. 27+80.63
T/C=305.10
INV OUT=300.85

SITE LEGEND

- PHASE LINE
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3. PUBLIC STORM DRAINAGE EASEMENT

GRAPHIC SCALE
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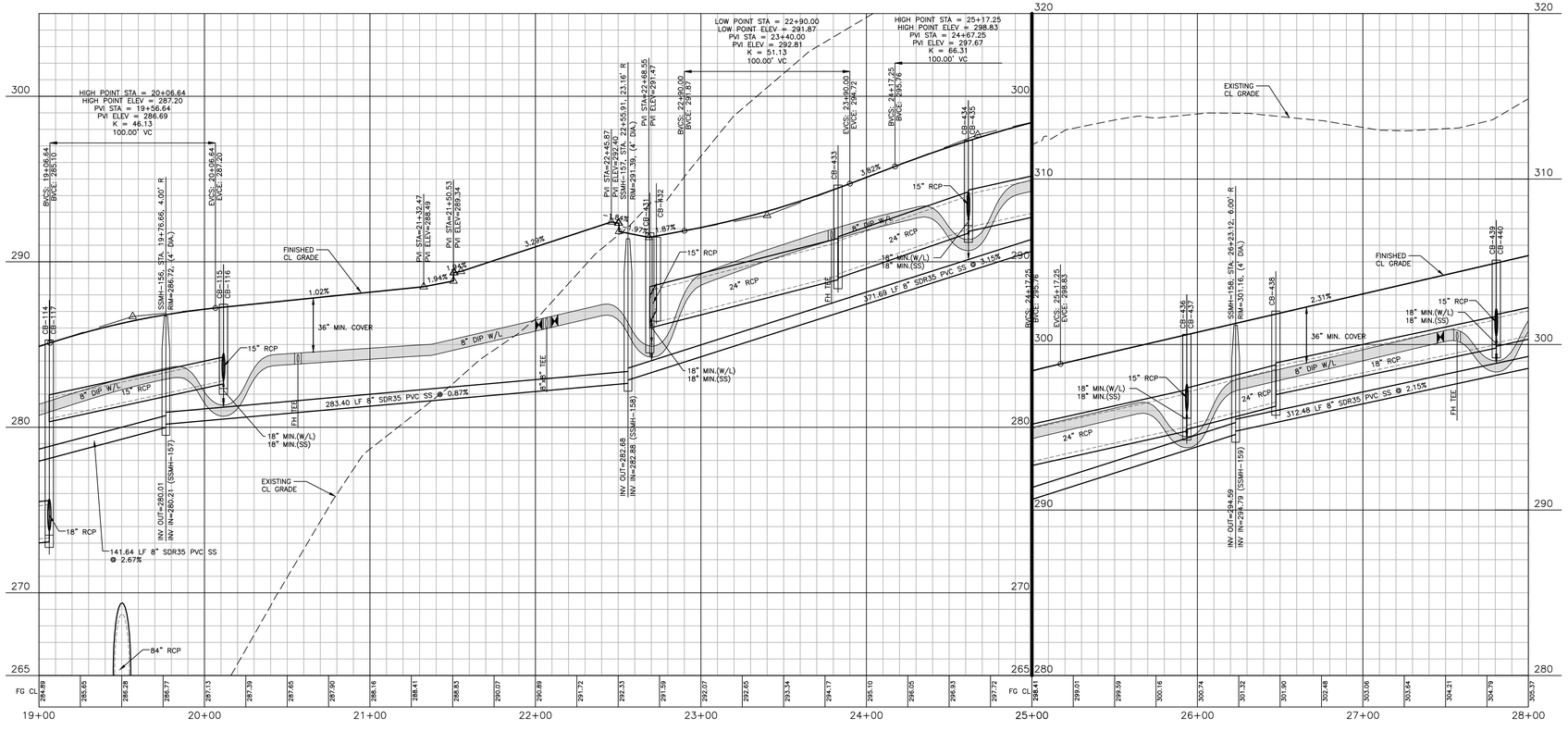
1 inch = 40 ft.

PEARCE FARM POND DRIVE



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City of Raleigh
Public Utilities Department Permit # W-4237

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:11:41-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

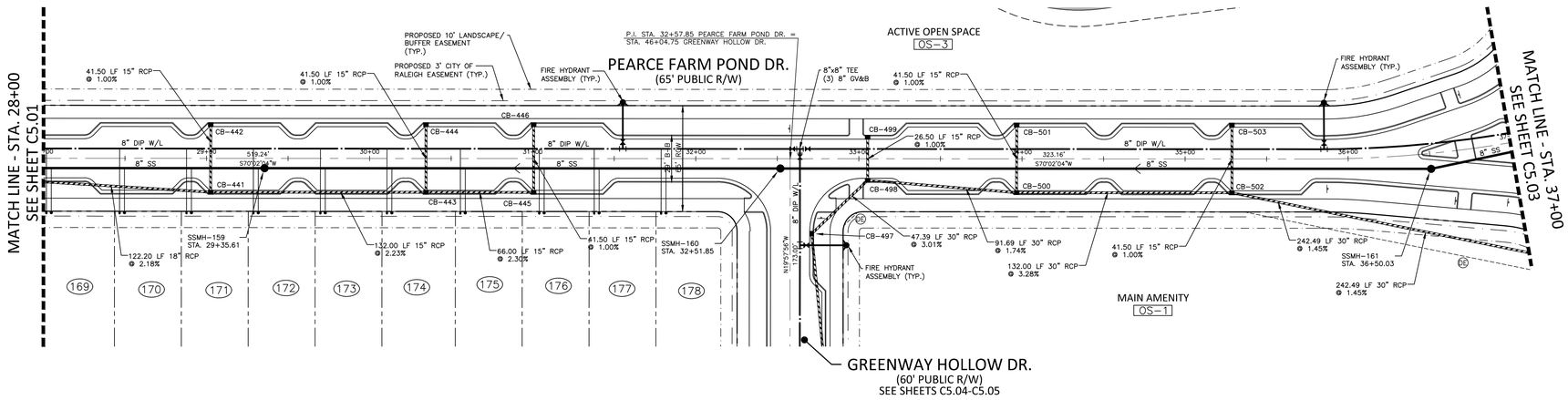
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
PEARCE FARM POND DR., STA. 19+00 THRU STA. 28-00

C5.01



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STA. 29+02.58
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INV IN=303.03 (CB-443)
INV OUT=302.78

CB-442
STA. 29+02.58
T/C=307.78
INV OUT=303.53

CB-443
STA. 30+34.58
T/C=310.83
INV IN=306.16 (CB-444)
INV IN=306.08 (CB-445)
INV OUT=305.98

CB-444
STA. 30+34.58
T/C=310.83
INV OUT=306.58

CB-445
STA. 31+00.58
T/C=312.36
INV IN=307.70 (CB-446)
INV OUT=307.60

CB-446
STA. 31+00.58
T/C=312.36
INV OUT=308.11

CB-498
STA. 33+05.35
T/C=317.25
INV IN=311.25 (CB-500)
INV IN=312.74 (CB-499)
INV OUT=310.98

CB-499
STA. 33+05.35
T/C=317.25
INV OUT=313.00

CB-500
STA. 33+96.73
T/C=319.26
INV IN=313.26 (CB-502)
INV IN=314.60 (CB-501)
INV OUT=312.84

CB-501
STA. 33+96.73
T/C=319.26
INV OUT=315.01

CB-502
STA. 35+28.73
T/C=324.00
INV IN=318.00 (CB-504)
INV IN=319.34 (CB-503)
INV OUT=317.58

CB-503
STA. 35+28.73
T/C=324.00
INV OUT=319.75

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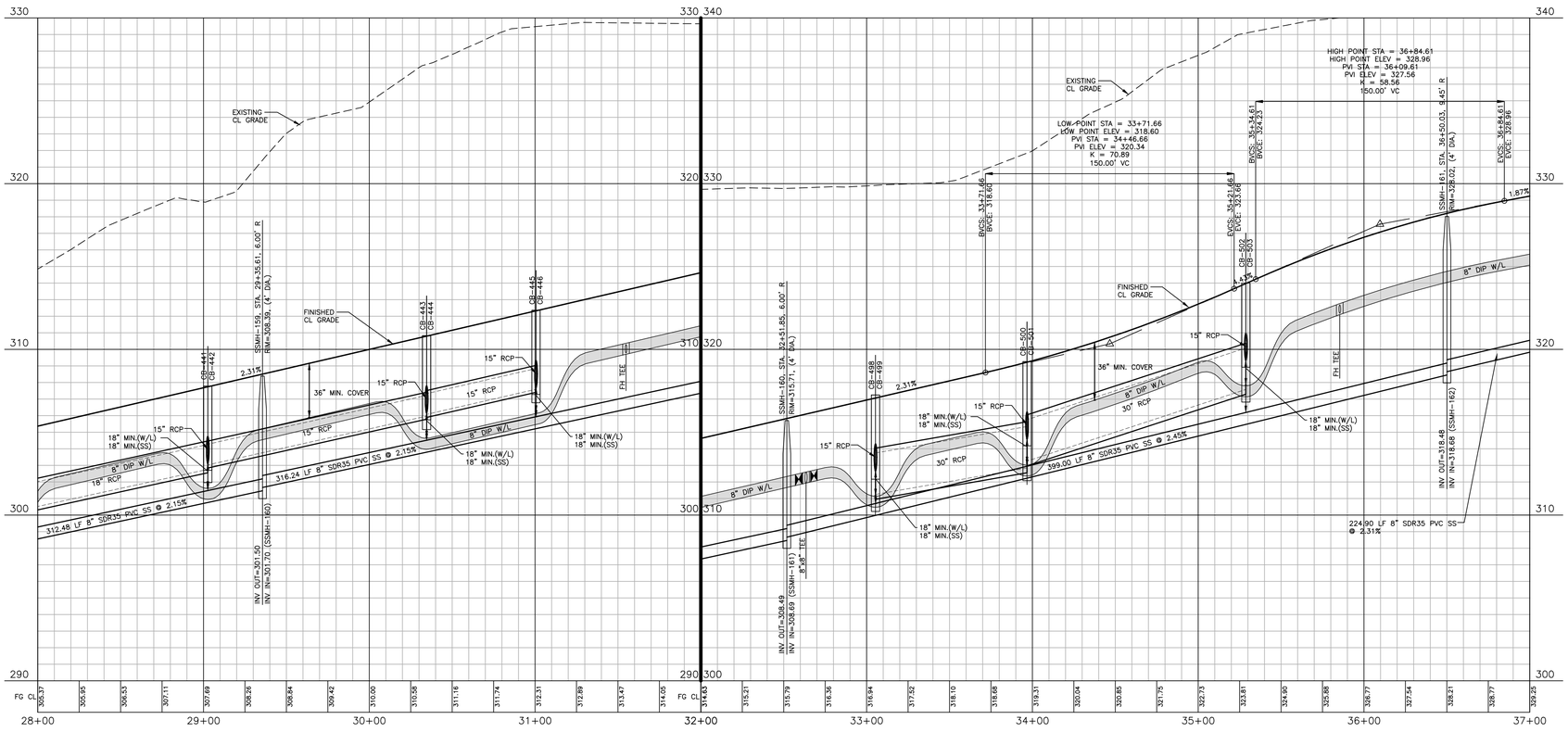

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City of Raleigh
Public Utilities Department Permit # W-4237

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Public Utilities Department Permit # S-5660

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:43-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

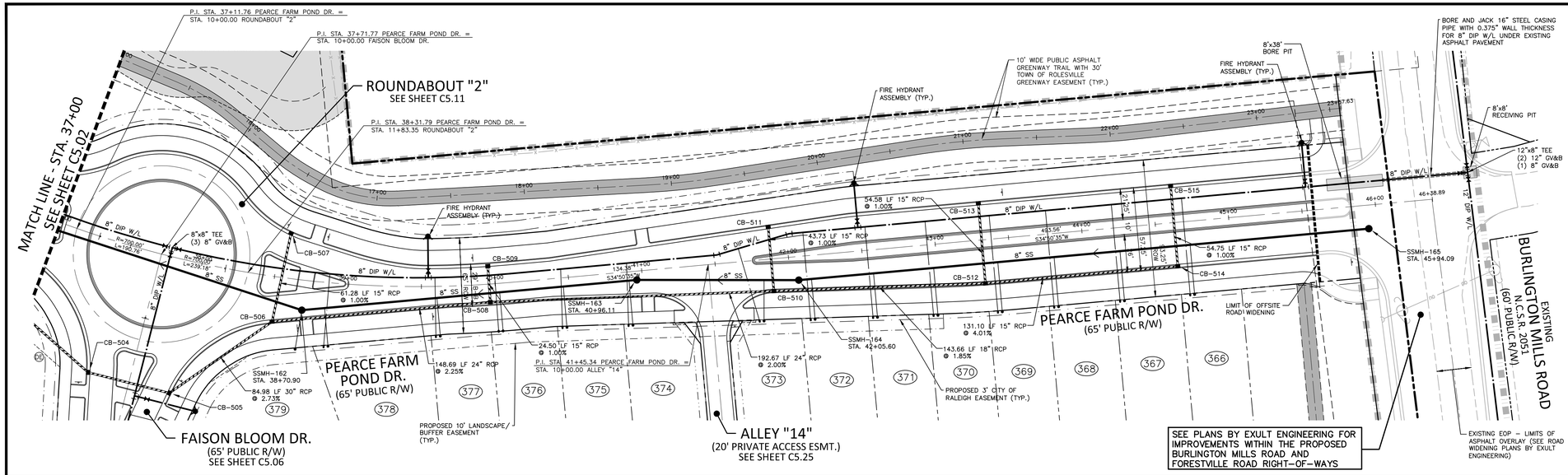
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
PEARCE FARM POND DR., STA. 28+00 THRU STA. 37+00

C5.02



CB-506
STA. 38+52.52
T/C=330.61
INV IN=325.11 (CB-508)
INV IN=325.85 (CB-507)
INV OUT=324.60

CB-507
STA. 38+57.34
T/C=330.71
INV OUT=326.46

CB-508
STA. 39+95.97
T/C=334.06
INV IN=328.56 (CB-510)
INV IN=329.56 (CB-509)
INV OUT=328.46

CB-509
STA. 39+95.97
T/C=334.06
INV OUT=329.81

CB-510
STA. 41+88.13
T/C=337.88
INV IN=332.86 (CB-512)
INV IN=333.17 (CB-511)
INV OUT=332.42

CB-511
STA. 41+88.13
T/C=337.88
INV OUT=333.61

CB-512
STA. 43+31.58
T/C=340.97
INV IN=335.82 (CB-514)
INV IN=335.86 (CB-513)
INV OUT=335.51

CB-513
STA. 43+31.65
T/C=341.07
INV OUT=336.41

CB-514
STA. 44+62.68
T/C=347.05
INV IN=341.17 (CB-515)
INV OUT=341.07

CB-515
STA. 44+62.68
T/C=347.15
INV OUT=341.72

SITE LEGEND

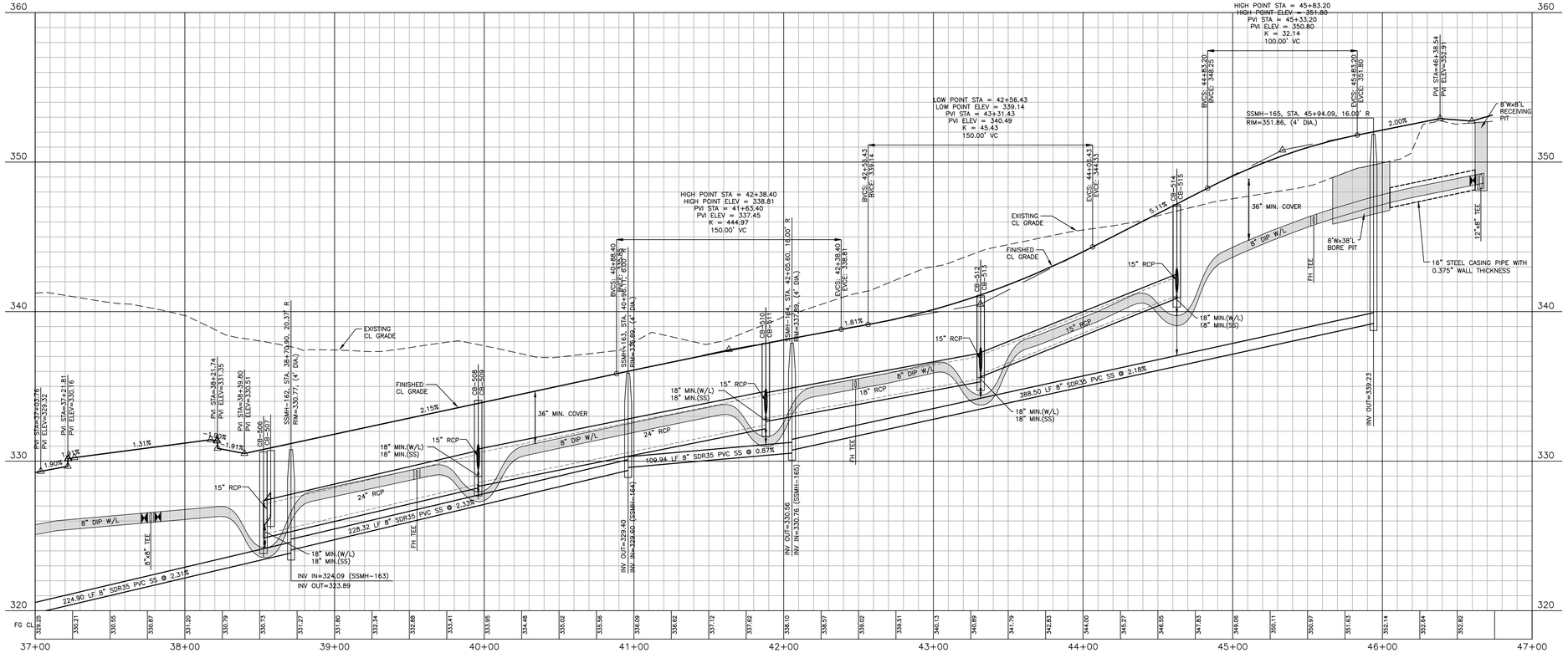
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE PRIVATE STORM DRAINAGE EASEMENT
3. PSE PUBLIC STORM DRAINAGE EASEMENT

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

PEARCE FARM POND DRIVE



Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/6/2025 11:18:53 AM, Sherrill Williams

McADAMS
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license number: C-0293, C-187

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486
AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:44-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

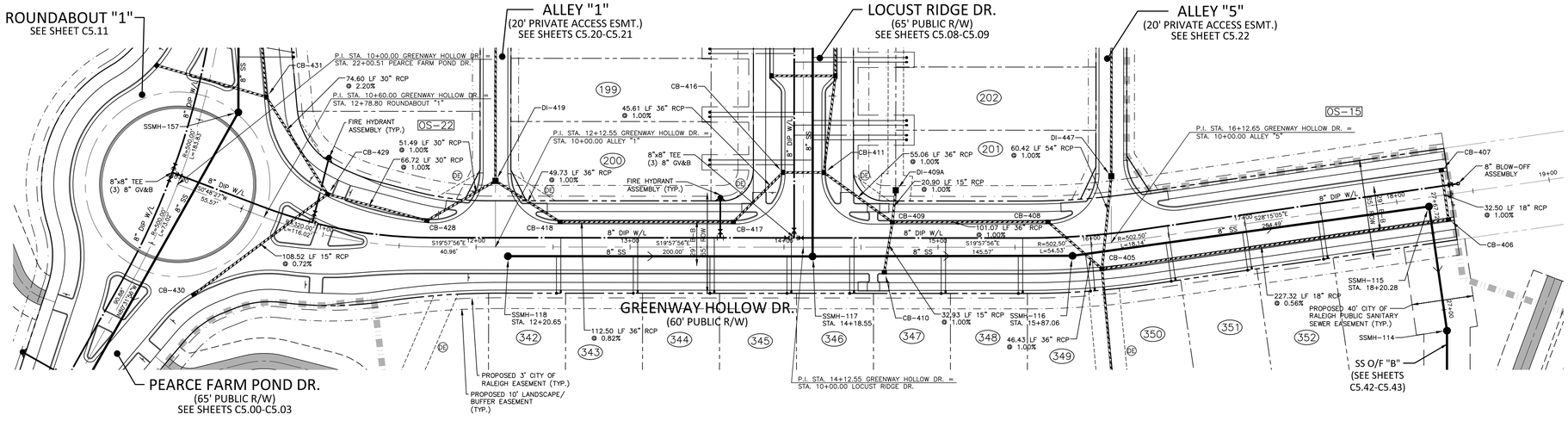
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
PEARCE FARM POND DR., STA. 37+00 THRU STA. 46+50

C5.03



SITE LEGEND

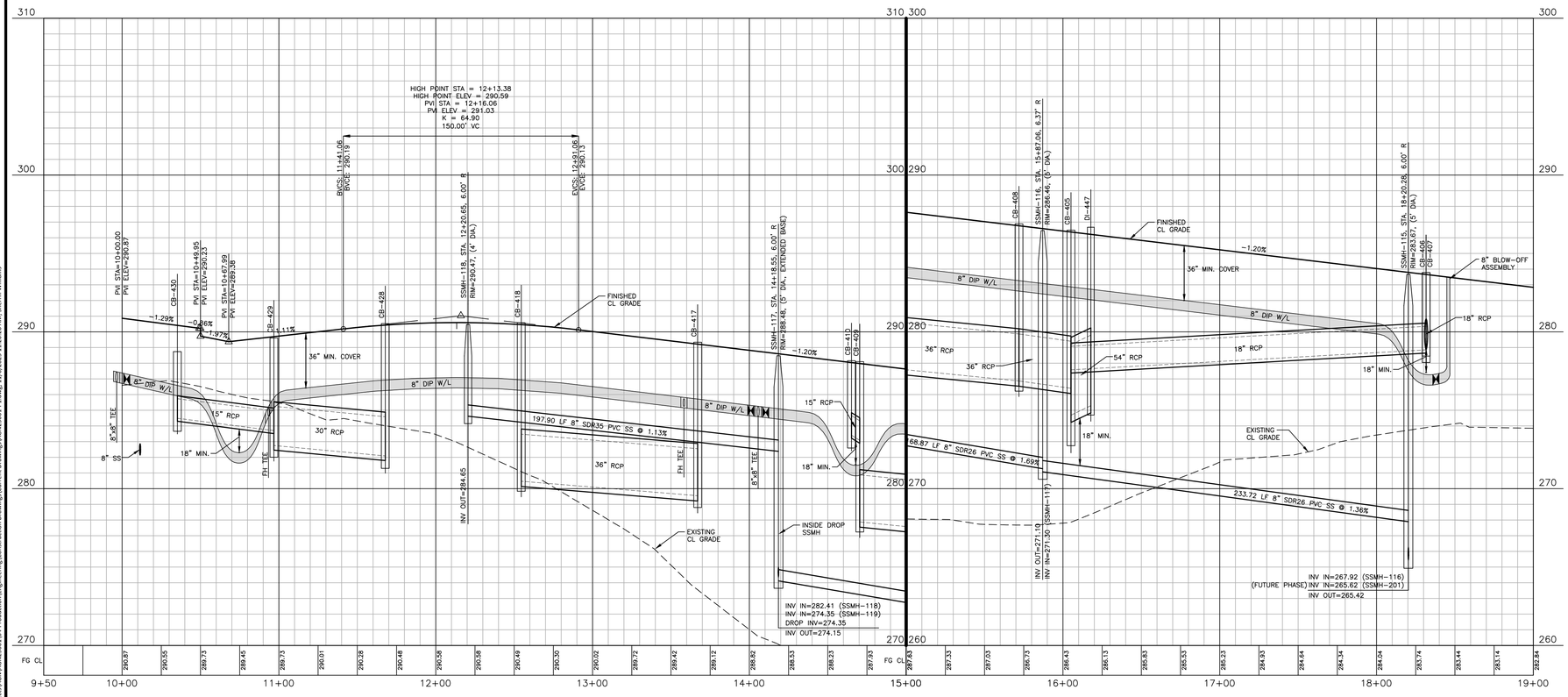
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PRIVATE STORM DRAINAGE EASEMENT
3. PUBLIC STORM DRAINAGE EASEMENT

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

GREENWAY HOLLOW DRIVE



Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawing\Current Drawing\AGN23001-P1.dwg, 11/6/2025 11:20:20 AM, Sherrill Williams

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:46-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

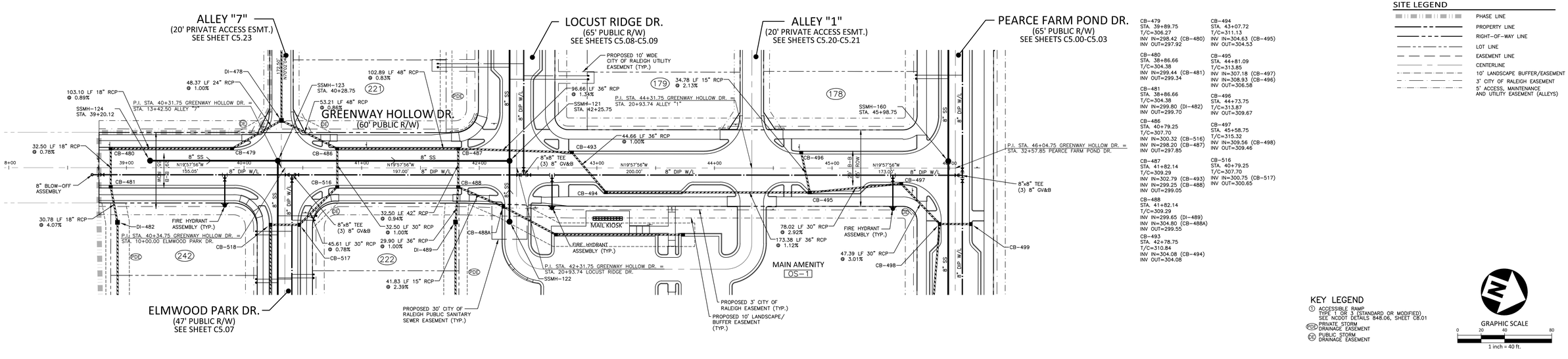
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
GREENWAY HOLLOW DR., STA. 9+50 THRU STA. 19+00

C5.04



SITE LEGEND

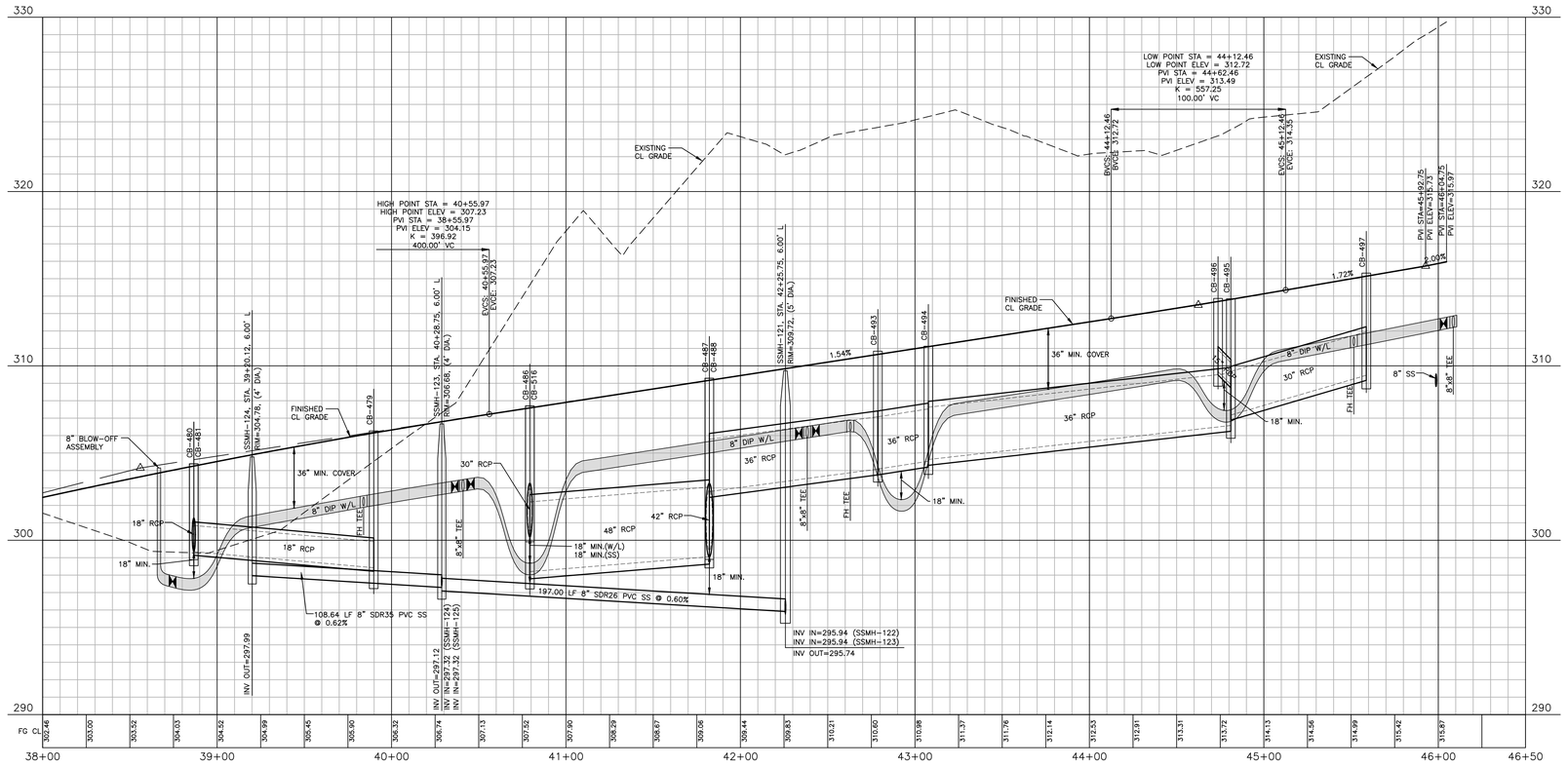
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 2 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

GREENWAY HOLLOW DRIVE



Public
Water Distribution / Extension System

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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/6/2025 11:21:09 AM, Sherrit Williams

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PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:47-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

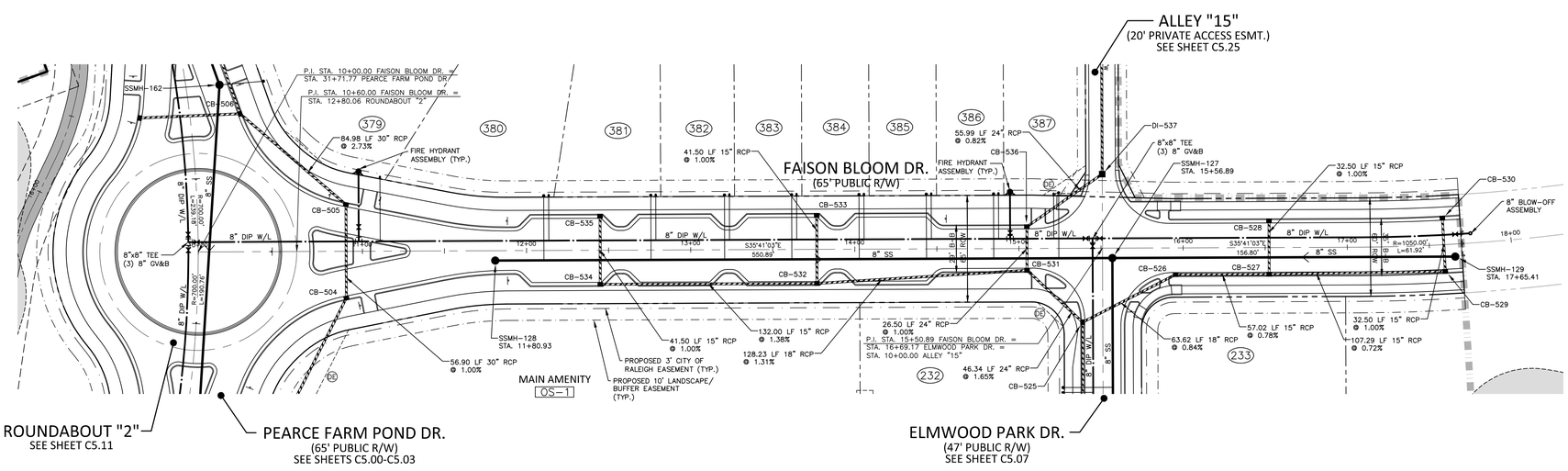
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
GREENWAY HOLLOW DR., STA. 38+00 THRU STA. 46+50

C5.05



CB-504
STA. 10+90.12
T/C=328.28
INV IN=321.61 (CB-505)
INV OUT=321.51

CB-505
STA. 10+90.12
T/C=328.28
INV IN=322.28 (CB-506)
INV OUT=322.18

CB-526
STA. 15+95.39
T/C=323.07
INV IN=314.80 (CB-527)
INV OUT=314.55

CB-527
STA. 16+52.41
T/C=322.28
INV IN=317.70 (CB-528)
INV IN=315.37 (CB-529)
INV OUT=315.24

CB-528
STA. 16+52.41
T/C=322.28
INV OUT=318.03

CB-529
STA. 17+58.92
T/C=320.82
INV IN=316.24 (CB-530)
INV OUT=316.14

CB-530
STA. 17+58.85
T/C=320.82
INV OUT=316.57

CB-531
STA. 15+04.89
T/C=324.37
INV IN=319.28 (CB-532)
INV IN=318.20 (CB-536)
INV OUT=318.10

CB-536
STA. 15+04.89
T/C=324.37
INV IN=318.57 (DI-537)
INV OUT=318.47

CB-532
STA. 13+76.88
T/C=325.98
INV IN=321.32 (CB-533)
INV IN=321.20 (CB-534)
INV OUT=320.96

CB-533
STA. 13+76.88
T/C=325.98
INV OUT=321.73

CB-534
STA. 12+44.88
T/C=327.79
INV IN=323.12 (CB-535)
INV OUT=323.02

CB-535
STA. 12+44.88
T/C=327.79
INV OUT=323.54

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

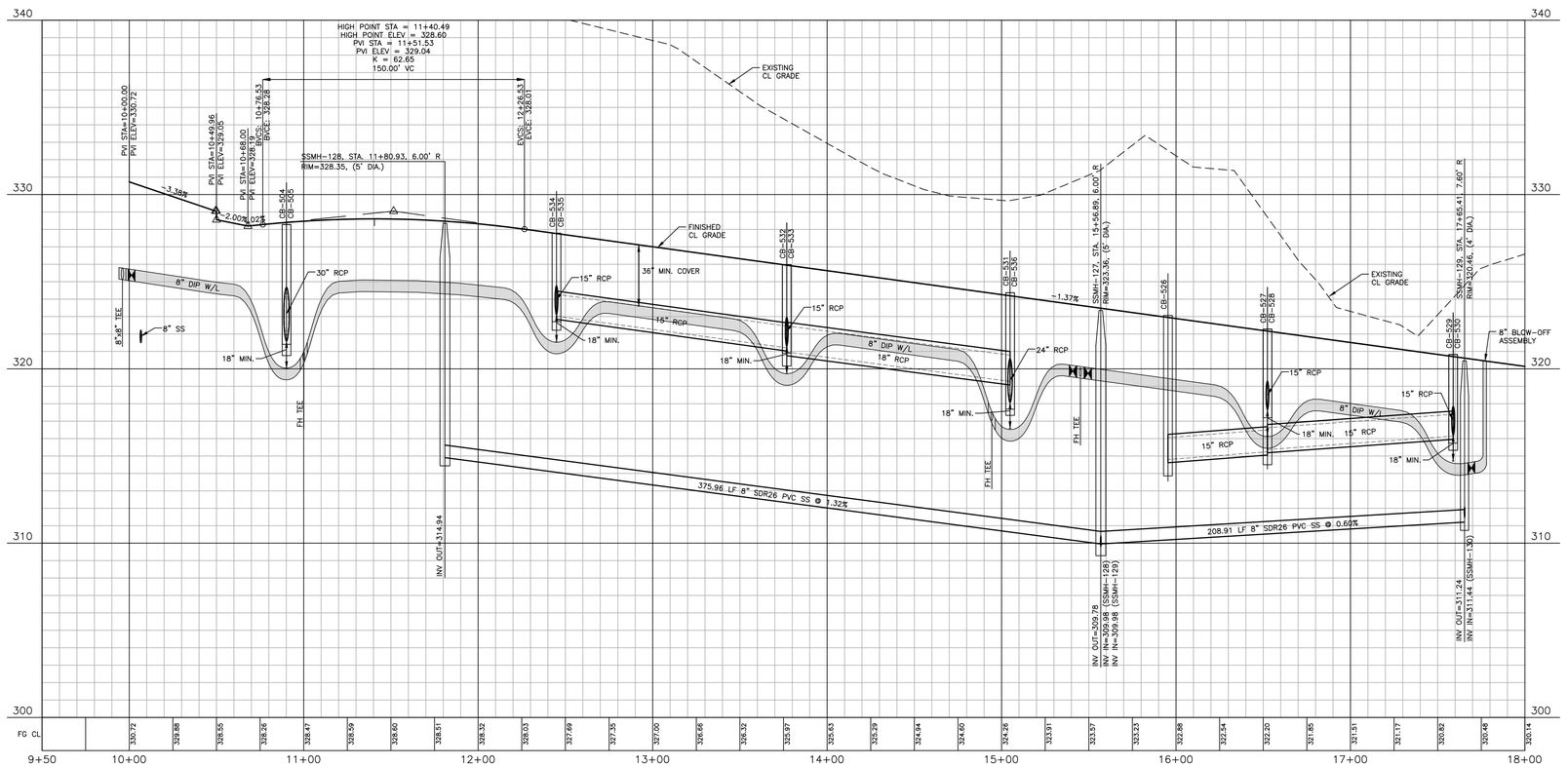
① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01

PDE PRIVATE STORM DRAINAGE EASEMENT

PE PUBLIC STORM DRAINAGE EASEMENT

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

FAISON BLOOM DRIVE



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Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:48-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

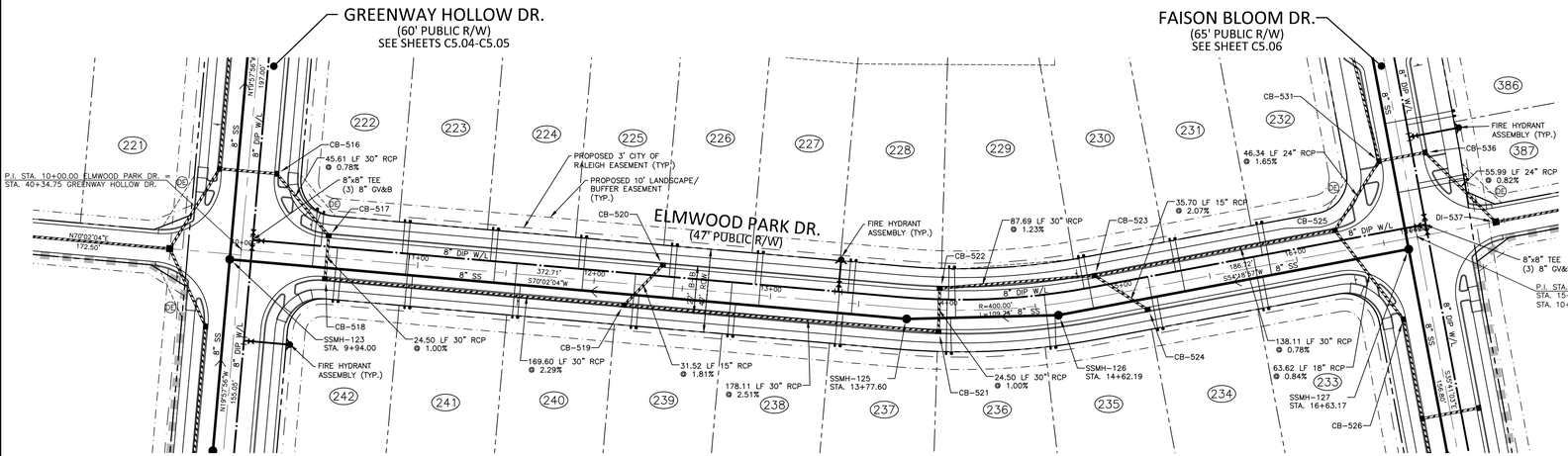
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
FAISON BLOOM DR., STA. 9+50 THRU STA. 18+00

C5.06



CB-517
STA. 10+48.50
T/C=307.55
INV IN=301.20 (CB-518)
INV OUT=301.10

CB-518
STA. 10+48.50
T/C=307.55
INV IN=301.55 (CB-519)
INV OUT=301.45

CB-519
STA. 12+18.10
T/C=311.74
INV IN=305.74 (CB-521)
INV IN=307.49 (CB-520)
INV OUT=305.44

CB-520
STA. 12+37.93
T/C=312.31
INV OUT=308.06

CB-521
STA. 13+95.52
T/C=316.83
INV IN=310.31 (CB-522)
INV OUT=310.21

CB-522
STA. 13+95.51
T/C=316.83
INV IN=310.76 (CB-523)
INV OUT=310.56

CB-523
STA. 14+86.05
T/C=319.44
INV IN=311.93 (CB-525)
INV IN=315.19 (CB-524)
INV OUT=311.83

CB-524
STA. 15+12.03
T/C=320.18
INV OUT=315.93

CB-525
STA. 16+24.17
T/C=322.91
INV IN=314.02 (CB-526)
INV IN=317.34 (CB-531)
INV OUT=313.02

SITE LEGEND

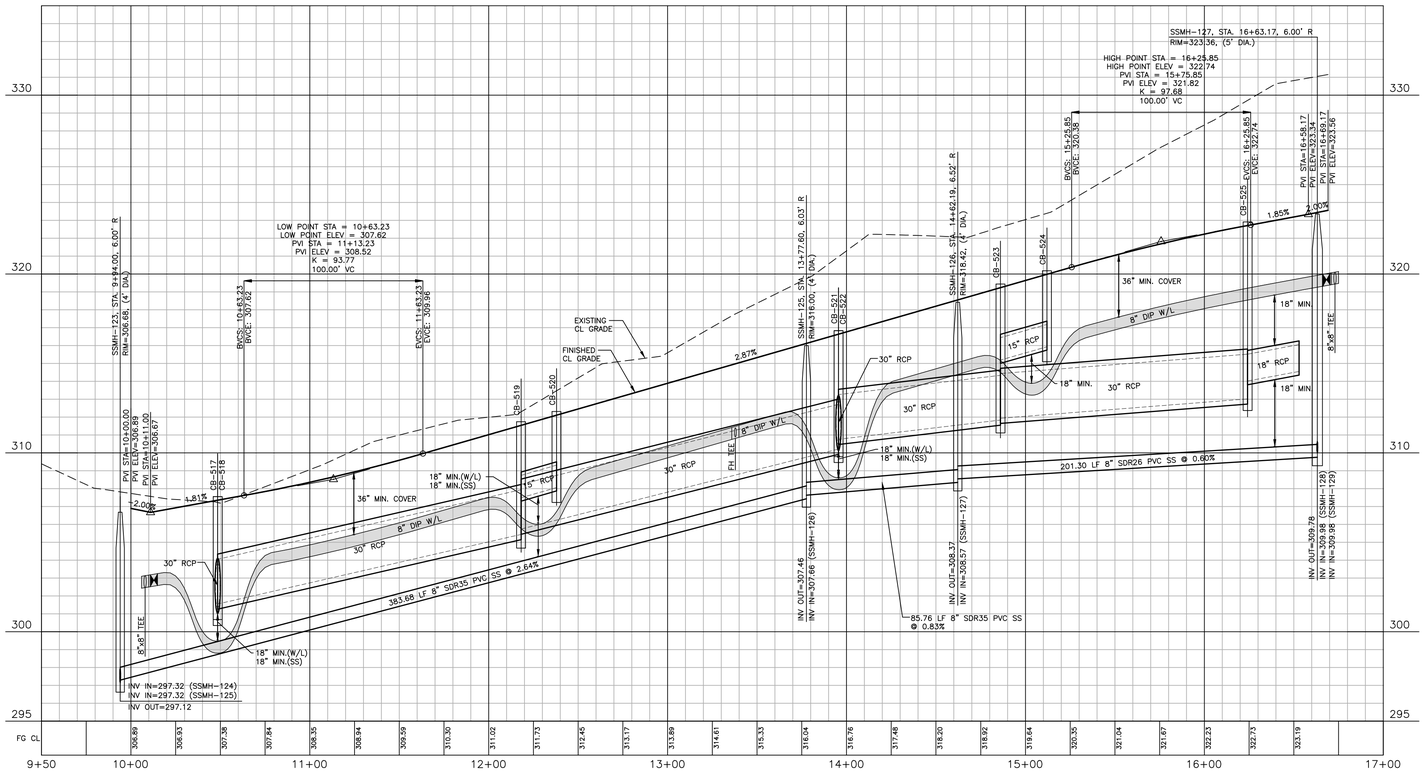
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET CB.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PSE PUBLIC STORM DRAINAGE EASEMENT

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

ELMWOOD PARK DRIVE



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:11:50-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

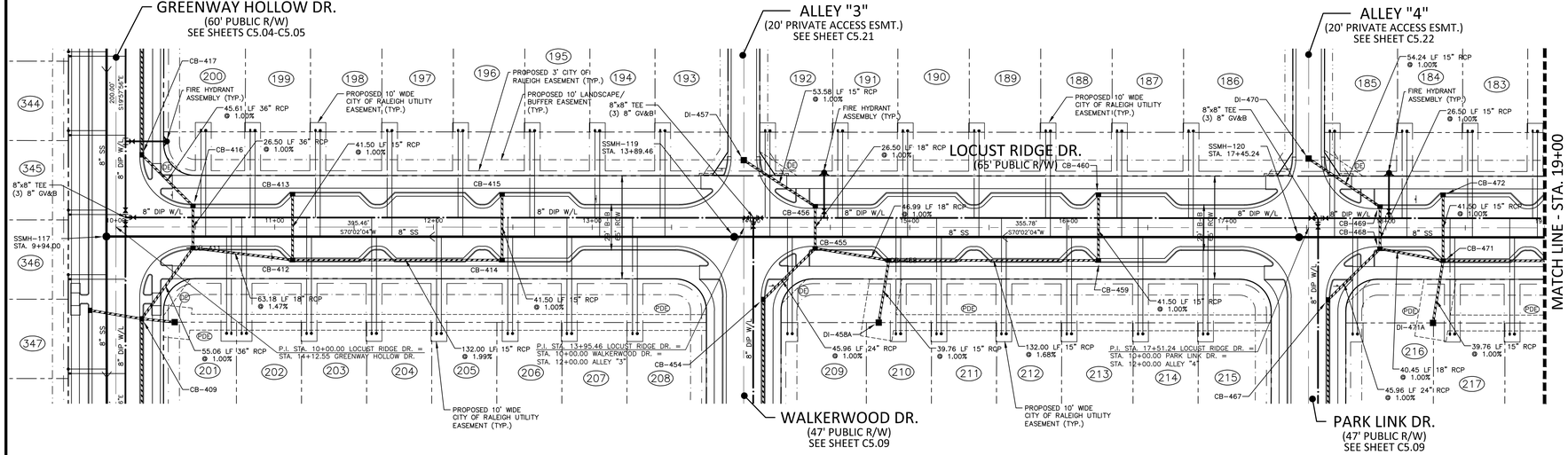
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ELMWOOD PARK DR., STA. 9+50 THRU STA. 17+00

C5.07

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/6/2025 11:23:25 AM, Sherrill Williams



CB-411
STA. 10+48.50
T/C=289.22
INV IN=278.63 (CB-416)
INV IN=284.20 (CB-412)
INV OUT=278.53

CB-412
STA. 11+11.23
T/C=290.15
INV IN=285.48 (CB-413)
INV IN=285.40 (CB-414)
INV OUT=285.14

CB-413
STA. 11+11.23
T/C=290.15
INV OUT=285.90

CB-414
STA. 12+43.23
T/C=292.79
INV IN=288.12 (CB-415)
INV OUT=288.02

CB-415
STA. 12+43.23
T/C=292.79
INV OUT=288.54

CB-416
STA. 10+48.50
T/C=289.22
INV IN=278.99 (CB-417)
INV OUT=278.89

CB-455
STA. 14+40.46
T/C=297.01
INV IN=290.85 (CB-456)
INV IN=291.89 (CB-458)
INV OUT=290.35

CB-456
STA. 14+40.46
T/C=297.01
INV IN=291.36 (DI-457)
INV OUT=291.11

CB-458
STA. 14+86.85
T/C=297.81
INV IN=293.55 (CB-459)
INV IN=292.61 (DI-458A)
INV OUT=292.36

CB-459
STA. 16+18.85
T/C=300.54
INV IN=295.88 (CB-460)
INV OUT=295.78

CB-460
STA. 16+18.85
T/C=300.54
INV OUT=296.29

CB-468
STA. 17+96.24
T/C=304.35
INV IN=298.92 (CB-471)
INV IN=298.42 (CB-469)
INV OUT=297.46

CB-469
STA. 17+96.24
T/C=304.35
INV IN=298.78 (DI-470)
INV OUT=298.68

CB-471
STA. 18+35.99
T/C=305.02
INV IN=300.70 (CB-473)
INV IN=300.36 (CB-472)
INV IN=299.67 (DI-471A)
INV OUT=299.32

CB-472
STA. 18+35.99
T/C=305.02
INV OUT=300.77

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
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- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
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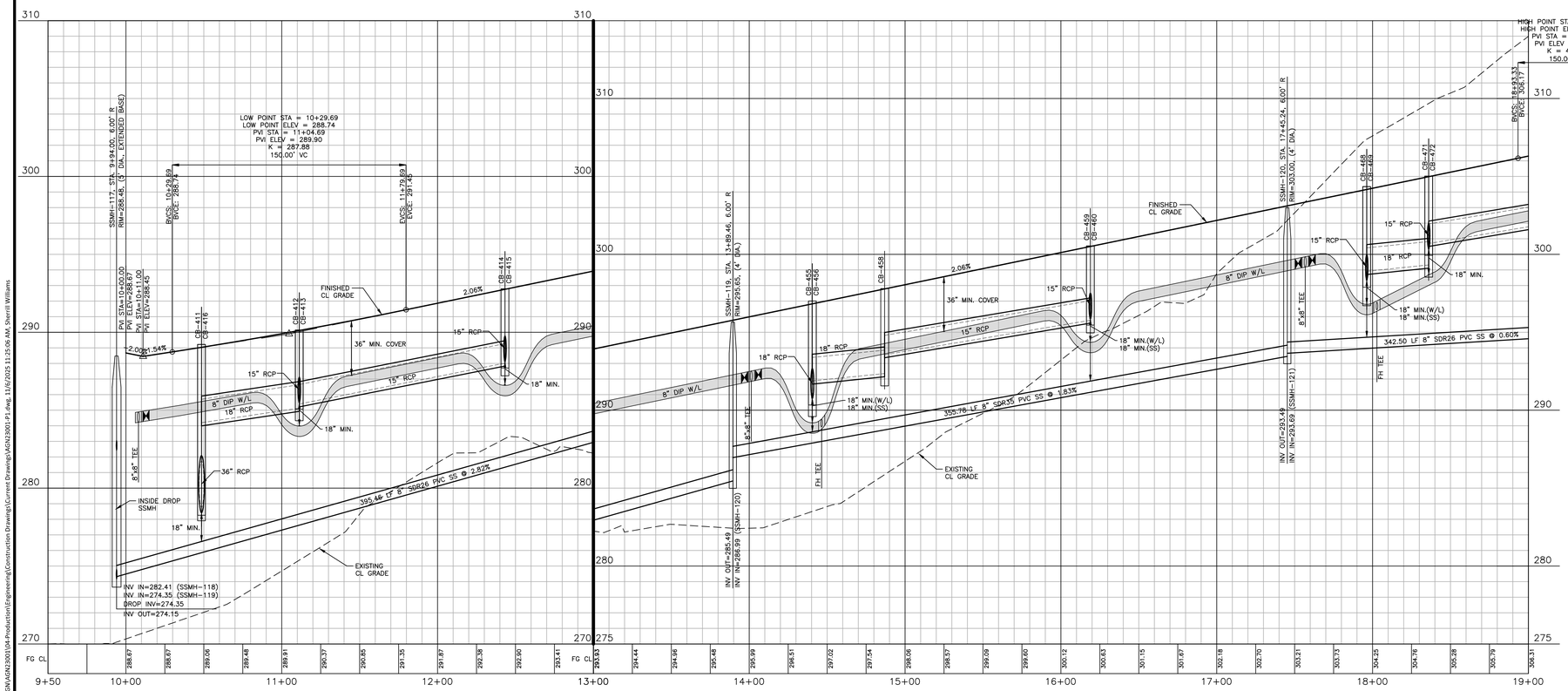
KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE PRIVATE STORM DRAINAGE EASEMENT
3. PE PUBLIC STORM DRAINAGE EASEMENT

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

LOCUST RIDGE DRIVE



Public
Water Distribution / Extension System

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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:51-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

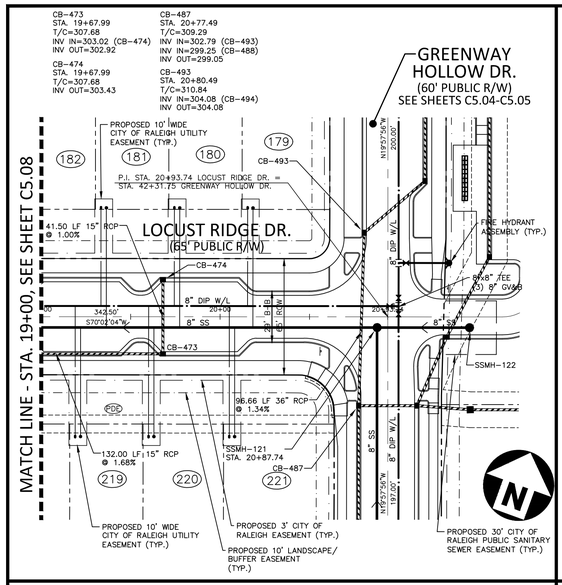
CID-24-08

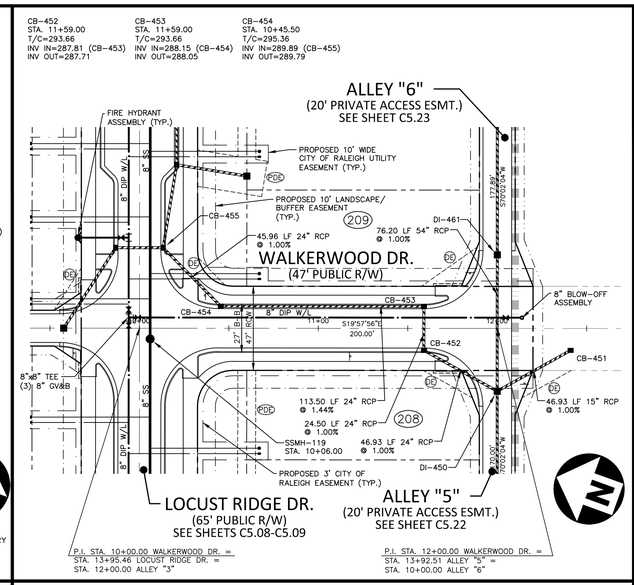
PLAN INFORMATION

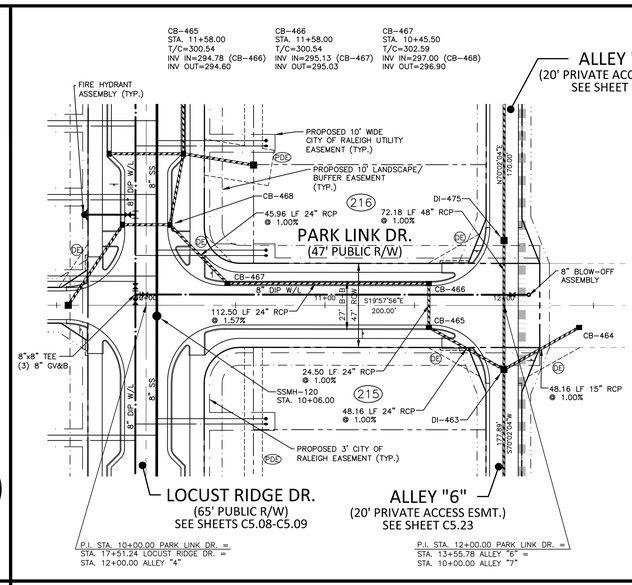
PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
LOCUST RIDGE DR., STA. 9+50 THRU STA. 19+00

C5.08







SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET 08.01
2. PDE PRIVATE STORM DRAINAGE EASEMENT
3. PE PUBLIC STORM DRAINAGE EASEMENT

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

LOCUST RIDGE DRIVE

WALKERWOOD DRIVE

PARK LINK DRIVE

Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/6/2025 11:26:59 AM, Sherrill Williams

McAdams

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:11:52-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

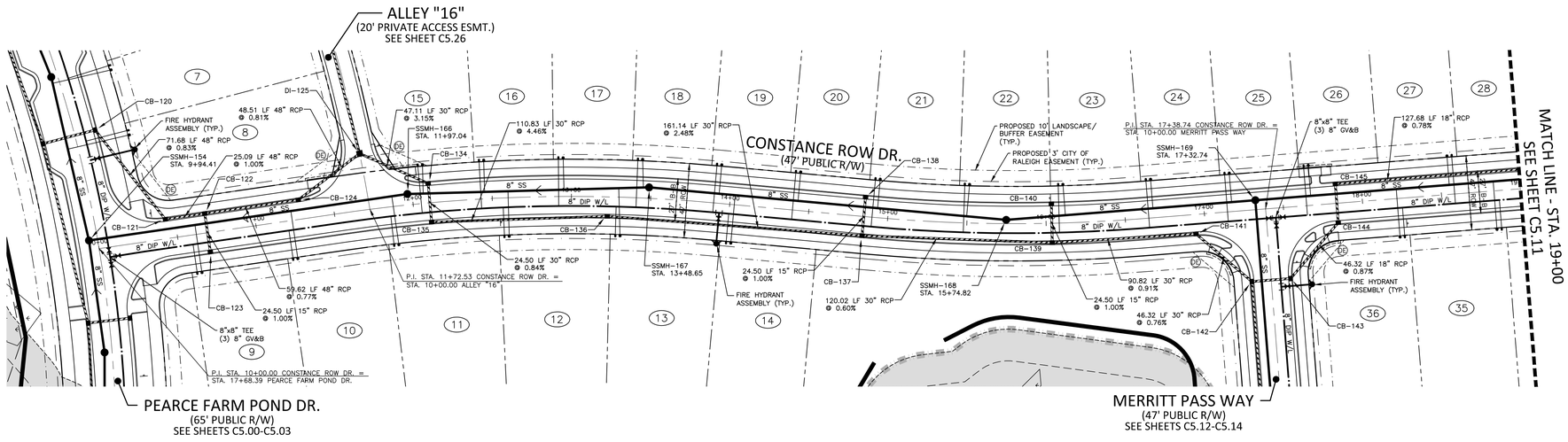
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
LOCUST RIDGE DR., STA. 19+00 THRU STA. 21+00
WALKERWOOD DR., STA. 9+50 THRU STA. 12+50
PARK LINK DR., STA. 9+50 THRU STA. 12+50

C5.09



CB-121 STA. 10+44.02 T/C=280.39 INV IN=259.30 (CB-122) INV OUT=259.20	CB-137 STA. 14+84.90 T/C=295.25 INV IN=285.75 (CB-139) INV IN=290.26 (CB-138) INV OUT=285.65
CB-122 STA. 10+69.11 T/C=280.31 INV IN=259.75 (CB-124) INV IN=275.32 (CB-123) INV OUT=259.55	CB-138 STA. 14+84.90 T/C=295.25 INV OUT=290.50
CB-123 STA. 10+69.11 T/C=280.31 INV OUT=275.56	CB-139 STA. 16+03.59 T/C=300.91 INV IN=286.57 (CB-141) INV IN=295.92 (CB-140) INV OUT=286.47
CB-124 STA. 11+28.72 T/C=280.72 INV IN=260.30 (DI-125) INV OUT=260.20	CB-140 STA. 16+03.59 T/C=300.91 INV OUT=296.16
CB-134 STA. 12+10.62 T/C=282.63 INV IN=276.30 (CB-135) INV OUT=276.18	CB-141 STA. 16+93.74 T/C=304.31 INV IN=287.50 (CB-142) INV OUT=287.40
CB-135 STA. 12+10.62 T/C=282.63 INV IN=276.60 (CB-136) INV OUT=276.50	CB-144 STA. 17+83.74 T/C=305.05 INV IN=289.80 (CB-145) INV OUT=289.70
CB-136 STA. 13+22.89 T/C=287.51 INV IN=281.65 (CB-137) INV OUT=281.55	CB-145 STA. 17+83.81 T/C=305.05 INV IN=290.10 (CB-146) INV OUT=290.00

SITE LEGEND

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- LOT LINE
- EASEMENT LINE
- CENTERLINE
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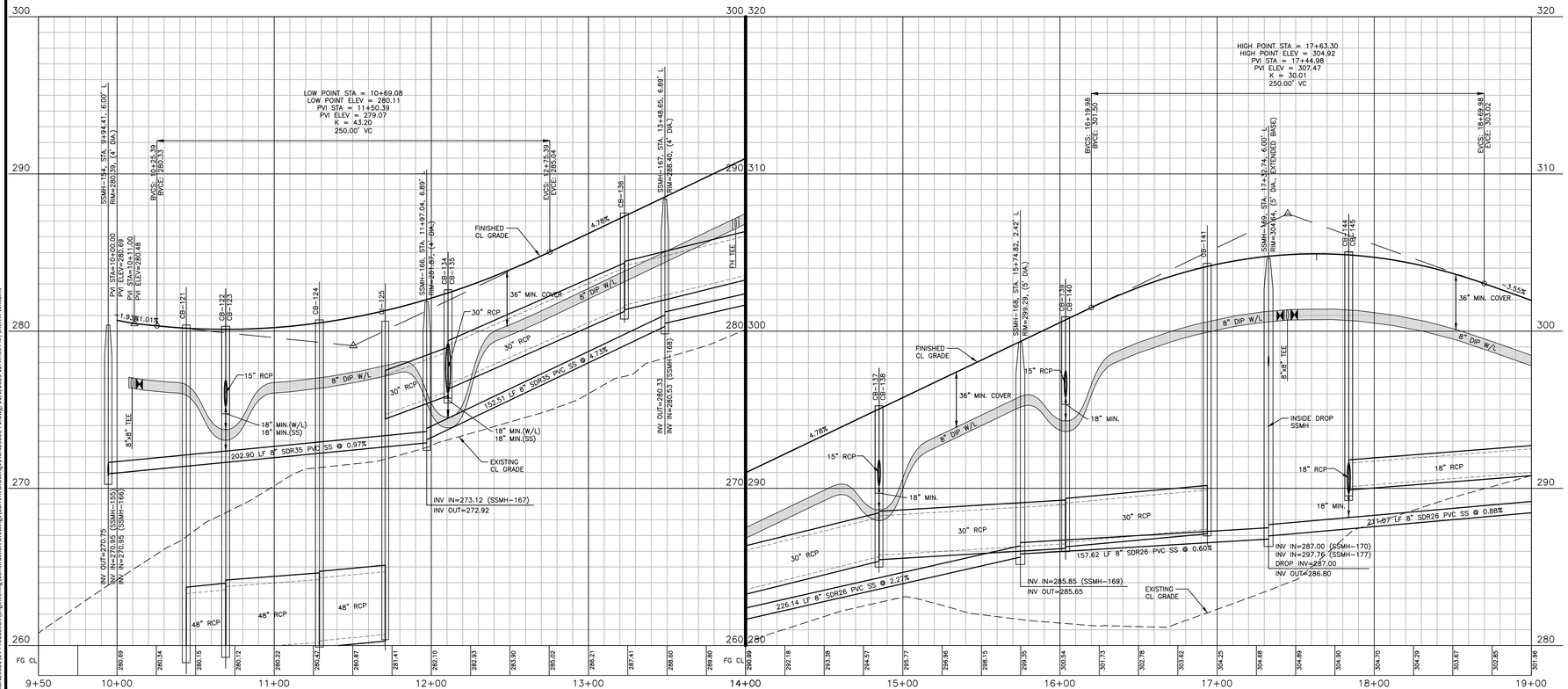
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 2 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PUE PUBLIC STORM DRAINAGE EASEMENT

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

CONSTANCE ROW DRIVE



Public
Water Distribution / Extension System
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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/6/2025 12:49:35 PM, Sherril Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:54-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

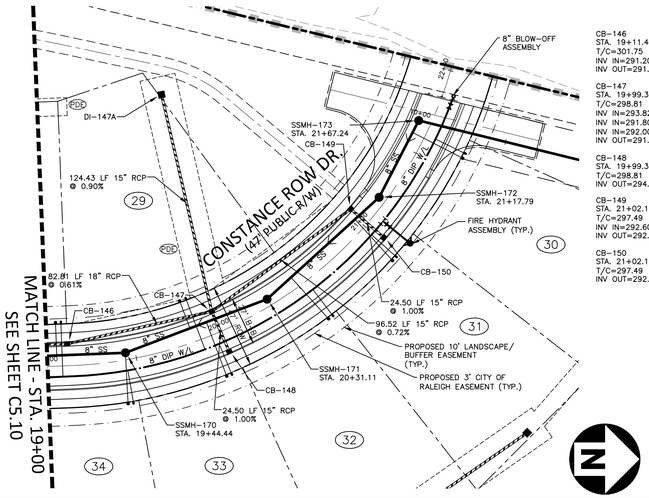
CID-24-08

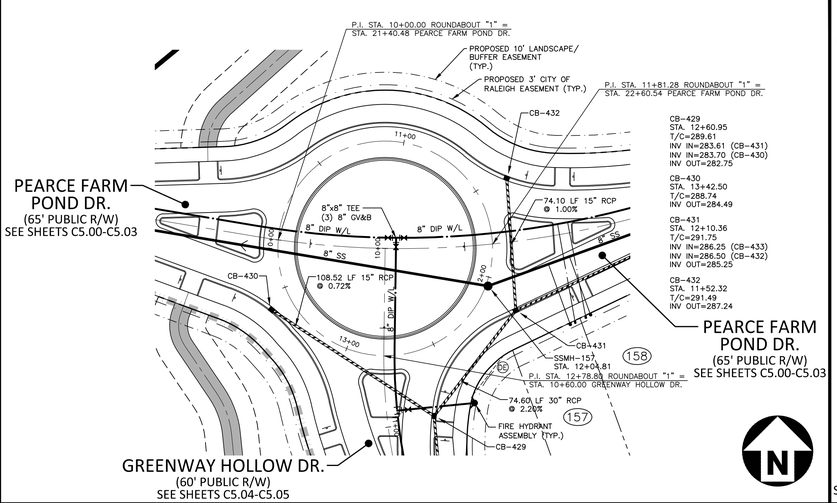
PLAN INFORMATION

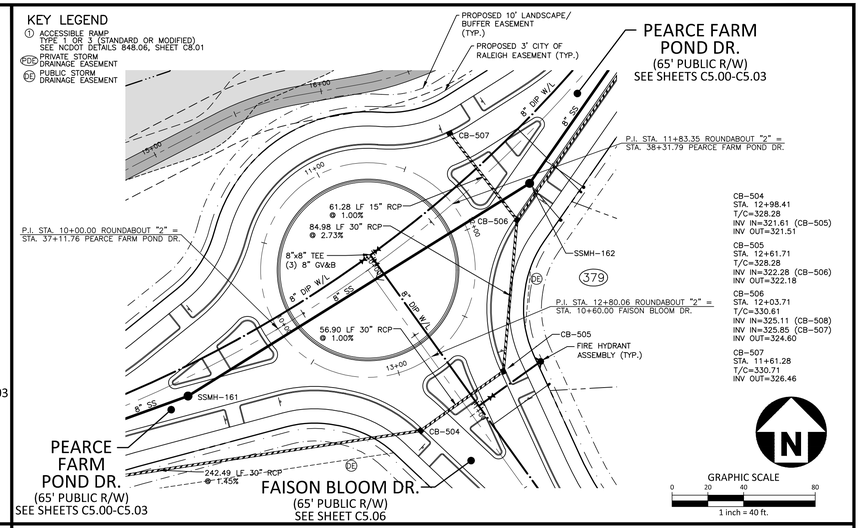
PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
CONSTANCE ROW DR., STA. 9+50 THRU STA. 19+00

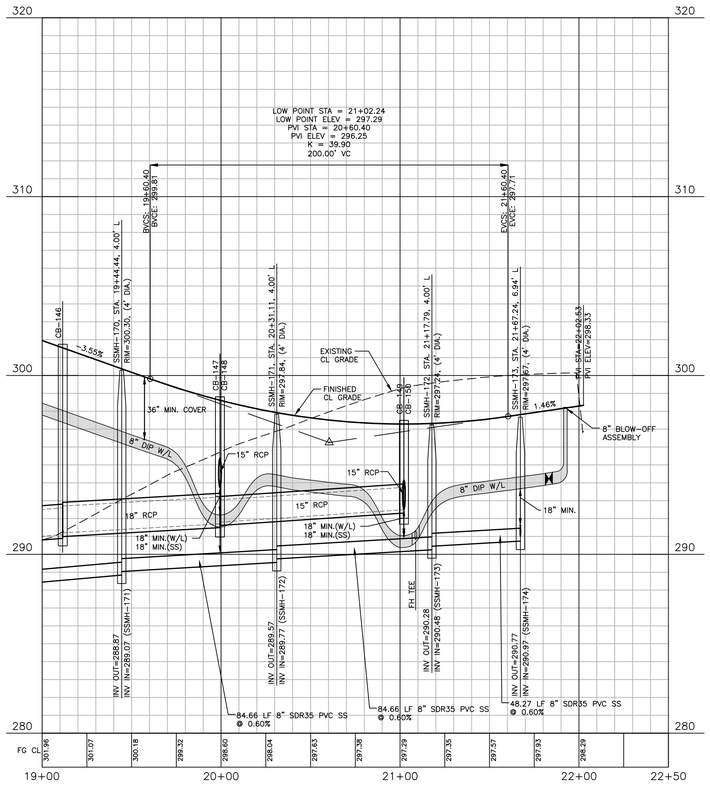
C5.10







CONSTANCE ROW DRIVE



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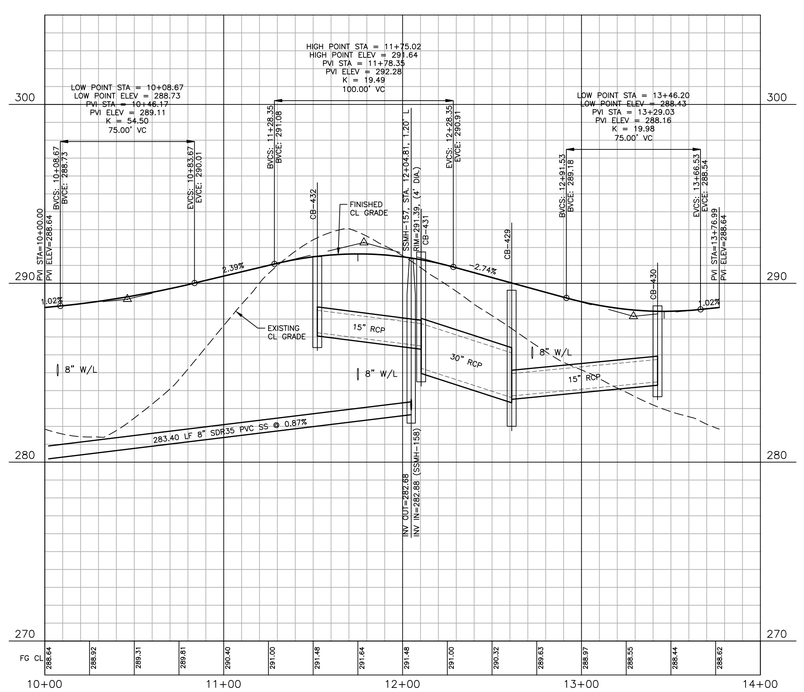
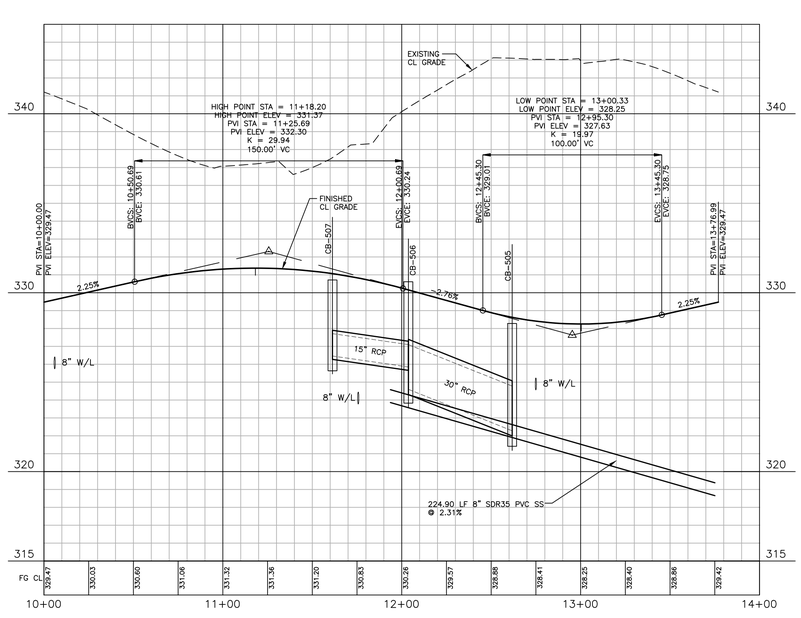


ROUNDABOUT "2"



SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
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Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2 Aug, 11/6/2025 12:51:23 PM, Sherrill Williams

McADAMS
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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486
AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:11:55-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

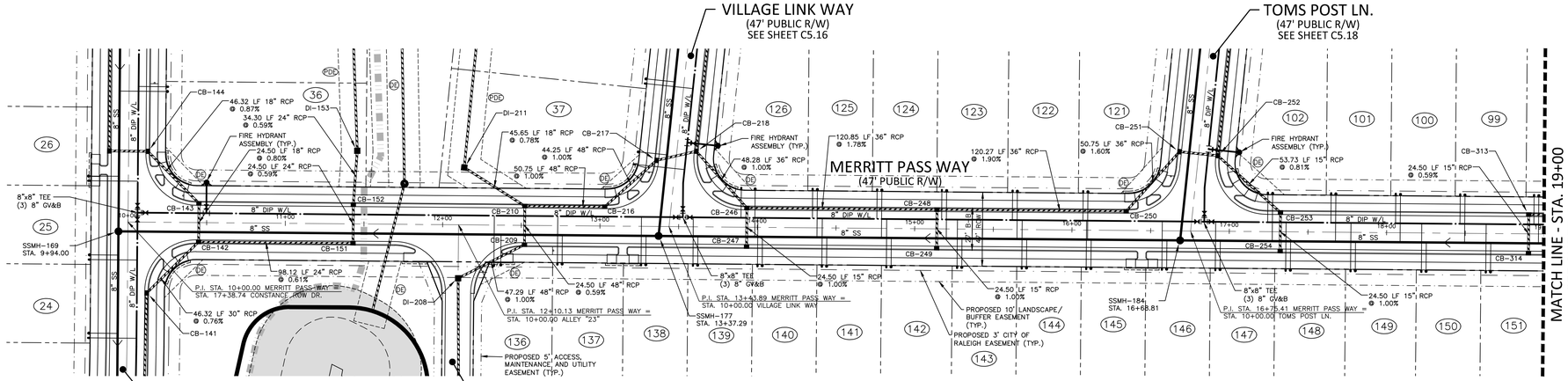
CID-24-08

PLAN INFORMATION

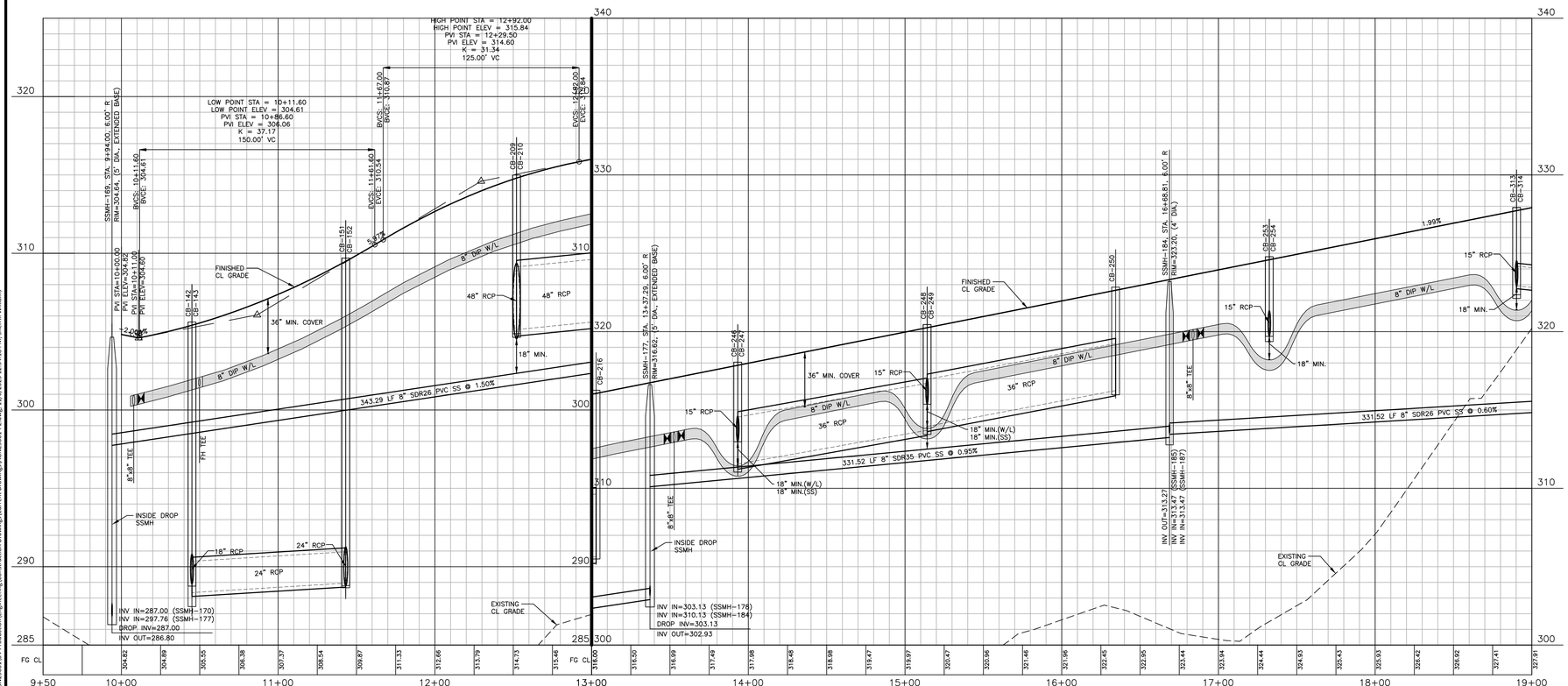
PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
CONSTANCE ROW DR., STA. 19+00 THRU STA. 22+50
ROUNDABOUT "1", STA. 10+00 THRU STA. 14+00
ROUNDABOUT "2", STA. 10+00 THRU STA. 14+00

C5.11



MERRITT PASS WAY



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/6/2025 12:54:18 PM, Sherrill Williams

McAdams
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REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:56-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

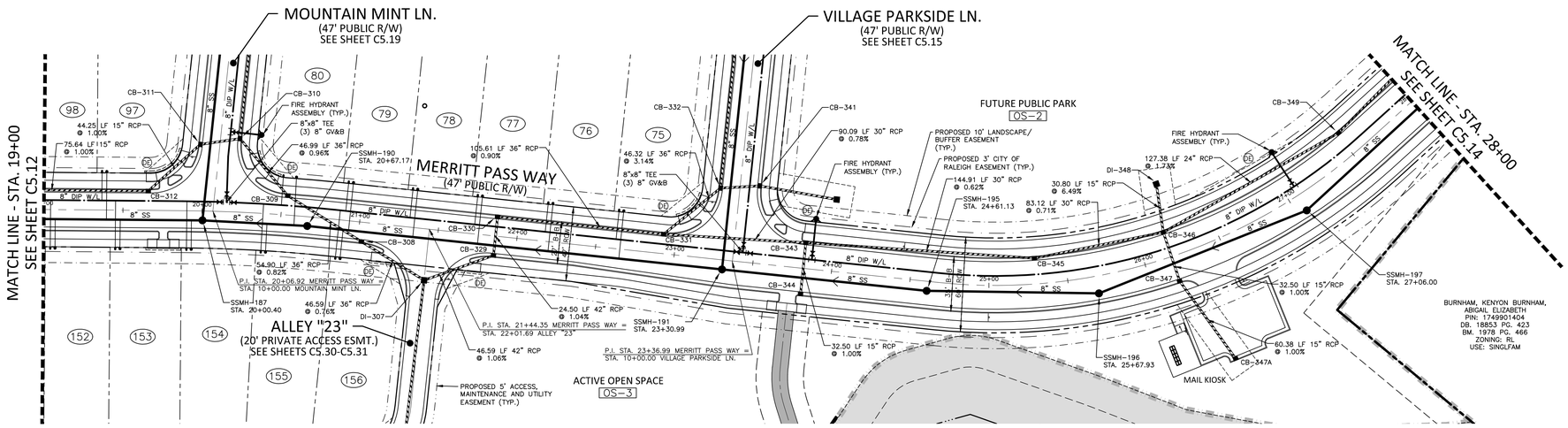
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
MERRITT PASS WAY, STA. 9+50 THRU STA. 19+00

C5.12



CB-308
STA. 21+02.35
T/C=332.13
INV IN=319.60 (CB-309)
INV OUT=319.50

CB-309
STA. 20+53.36
T/C=331.16
INV IN=320.15 (CB-310)
INV OUT=320.05

CB-312
STA. 19+65.91
T/C=329.42
INV IN=322.17 (CB-313)
INV OUT=322.17

CB-329
STA. 21+86.35
T/C=333.80
INV IN=323.80 (CB-330)
INV OUT=323.70

CB-330
STA. 21+86.38
T/C=333.80
INV IN=325.65 (CB-331)
INV OUT=324.05

CB-331
STA. 22+91.99
T/C=335.89
INV IN=326.70 (CB-332)
INV IN=327.50 (CB-343)
INV OUT=326.60

CB-343
STA. 23+81.99
T/C=337.60
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.20

CB-344
STA. 23+81.99
T/C=337.60
INV OUT=332.85

CB-345
STA. 25+30.02
T/C=337.56
INV IN=330.00 (CB-346)
INV OUT=329.90

CB-346
STA. 26+17.41
T/C=336.59
INV IN=331.52 (CB-347)
INV IN=331.85 (DI-348)
INV IN=331.09 (CB-349)
INV OUT=330.60

CB-347
STA. 26+17.41
T/C=336.59
INV IN=331.94 (CB-347A)
INV OUT=331.84

CB-349
STA. 27+51.82
T/C=338.90
INV IN=333.40 (CB-350)
INV OUT=333.30

SITE LEGEND

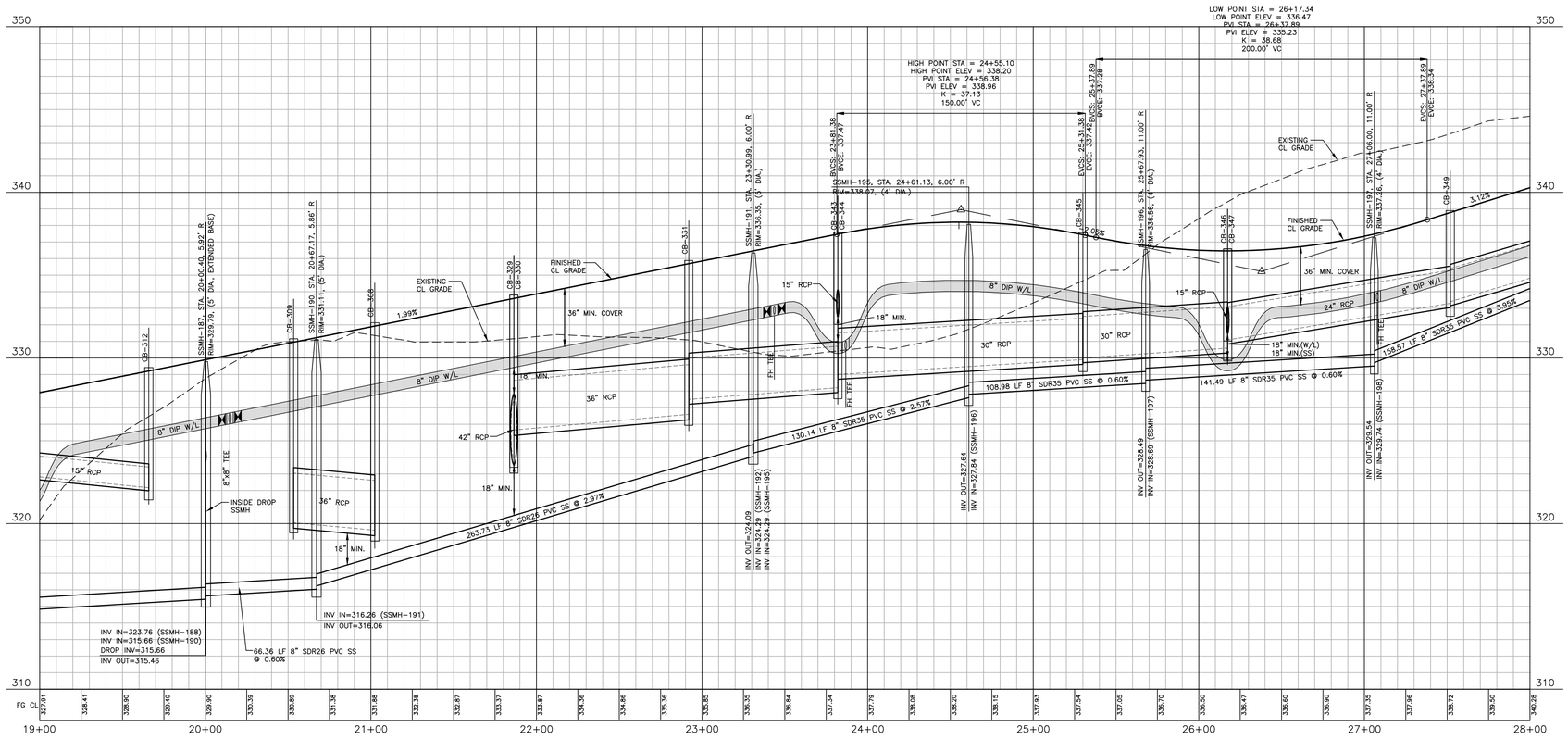
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

MERRITT PASS WAY



Public
Water Distribution / Extension System

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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\1Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/6/2025 12:55:06 PM, Sherrill Williams

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:58-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

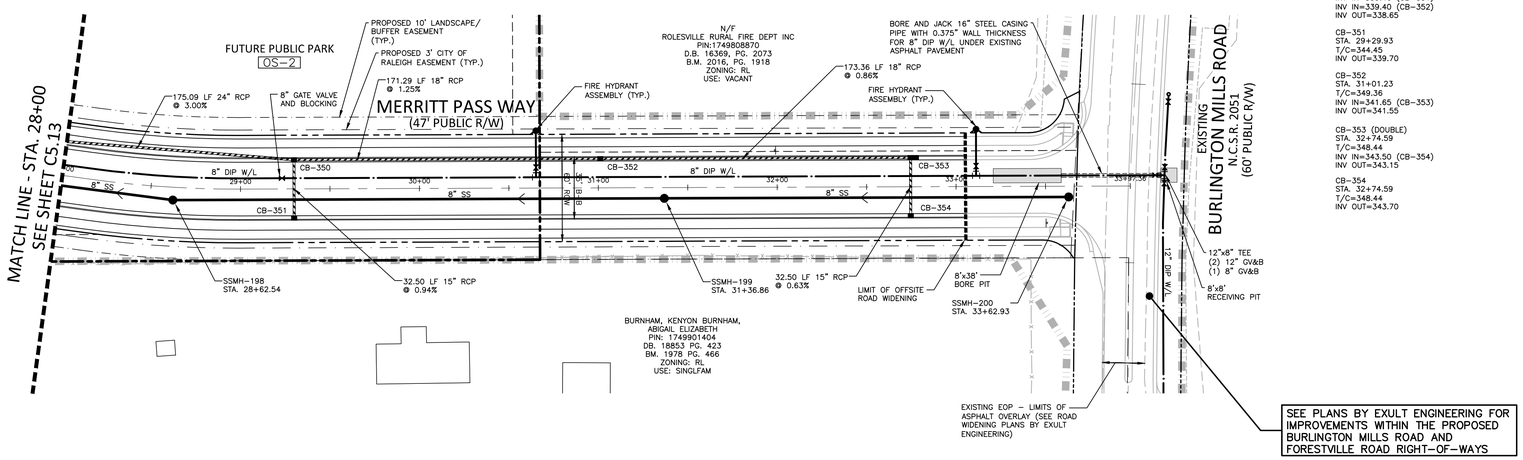
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
MERRITT PASS WAY, STA. 19+00 THRU STA. 28+00

C5.13



CB-350
STA. 29+29.93
T/C=344.45
INV IN=339.40 (CB-351)
INV IN=339.40 (CB-352)
INV OUT=338.65

CB-351
STA. 29+29.93
T/C=344.45
INV OUT=339.70

CB-352
STA. 31+01.23
T/C=349.36
INV IN=341.65 (CB-353)
INV OUT=341.55

CB-353 (DOUBLE)
STA. 32+74.59
T/C=348.44
INV IN=343.50 (CB-354)
INV OUT=343.15

CB-354
STA. 32+74.59
T/C=348.44
INV OUT=343.70

SITE LEGEND

- PHASE LINE
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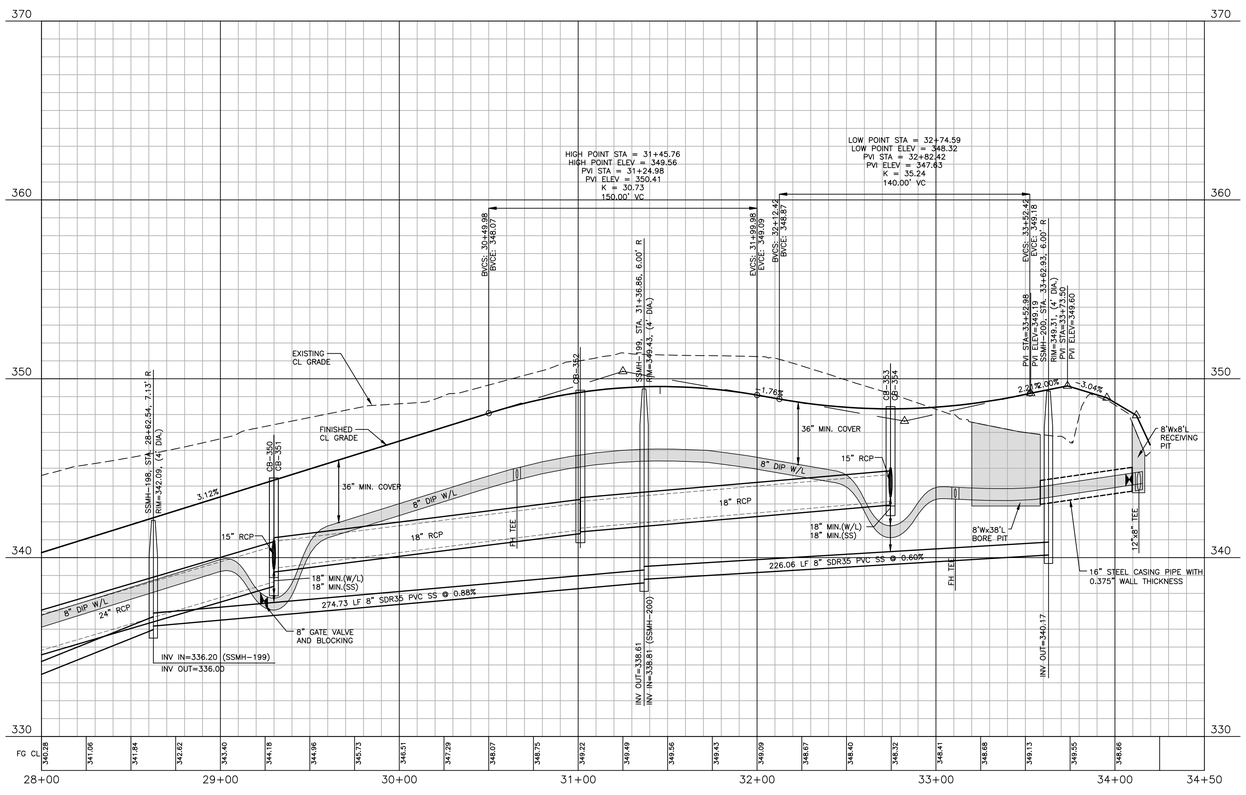
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

MERRITT PASS WAY



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/6/2025 12:56:14 PM, Sherrill Williams

McAdams

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

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

www.mcadamsco.com

CLIENT
ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:11:59-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

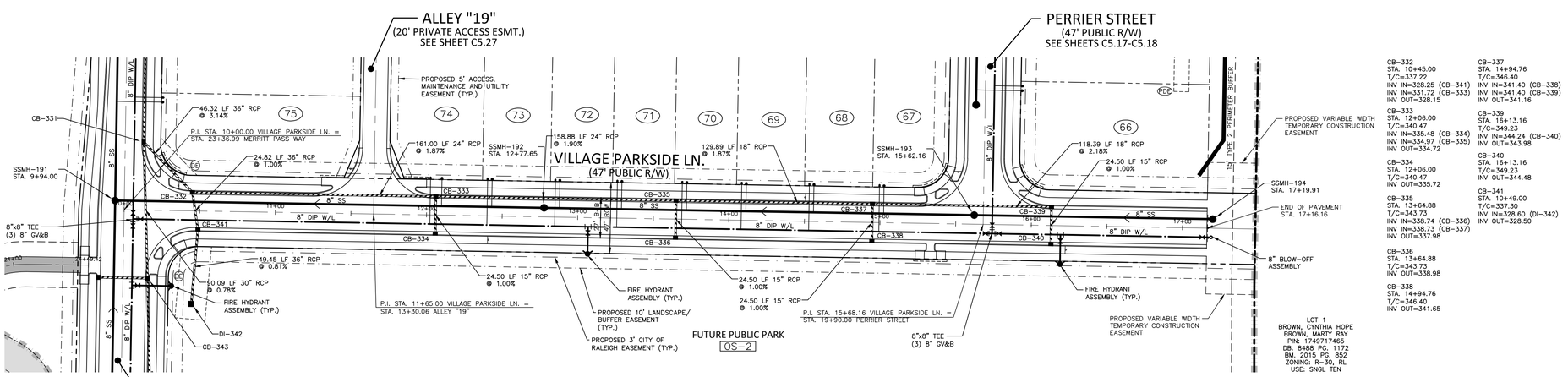
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
MERRITT PASS WAY, STA. 28+00 THRU STA. 34+00

C5.14



CB-332
STA. 10+45.00
T/C=337.22
INV IN=328.25 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=328.15

CB-333
STA. 12+06.00
T/C=340.47
INV IN=335.48 (CB-334)
INV IN=334.97 (CB-335)
INV OUT=334.72

CB-334
STA. 12+06.00
T/C=340.47
INV OUT=335.72

CB-335
STA. 13+64.88
T/C=343.73
INV IN=338.74 (CB-336)
INV IN=338.73 (CB-337)
INV OUT=337.98

CB-336
STA. 13+64.88
T/C=343.73
INV OUT=338.98

CB-338
STA. 14+94.76
T/C=346.40
INV OUT=341.65

CB-337
STA. 14+94.76
T/C=346.40
INV IN=341.40 (CB-338)
INV IN=341.40 (CB-339)
INV OUT=341.16

CB-339
STA. 16+13.16
T/C=349.23
INV IN=344.24 (CB-340)
INV OUT=343.98

CB-340
STA. 16+13.16
T/C=349.23
INV OUT=344.48

CB-341
STA. 10+49.00
T/C=337.30
INV IN=328.60 (DI-342)
INV OUT=328.50

SITE LEGEND

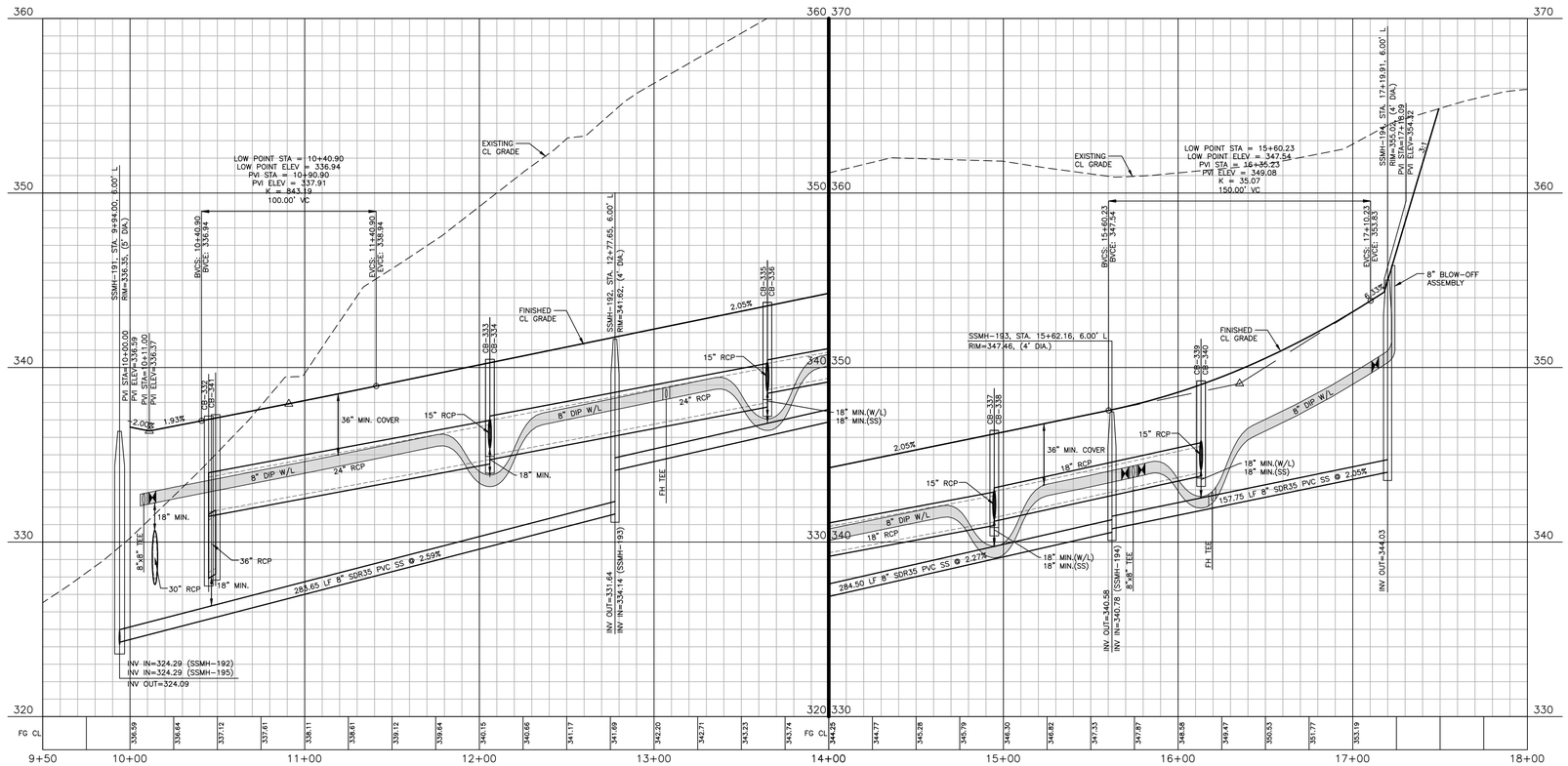
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PSE PUBLIC STORM DRAINAGE EASEMENT

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

VILLAGE PARKSIDE LANE



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

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NO. DATE

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

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Date: 2025.11.07 09:12:00-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

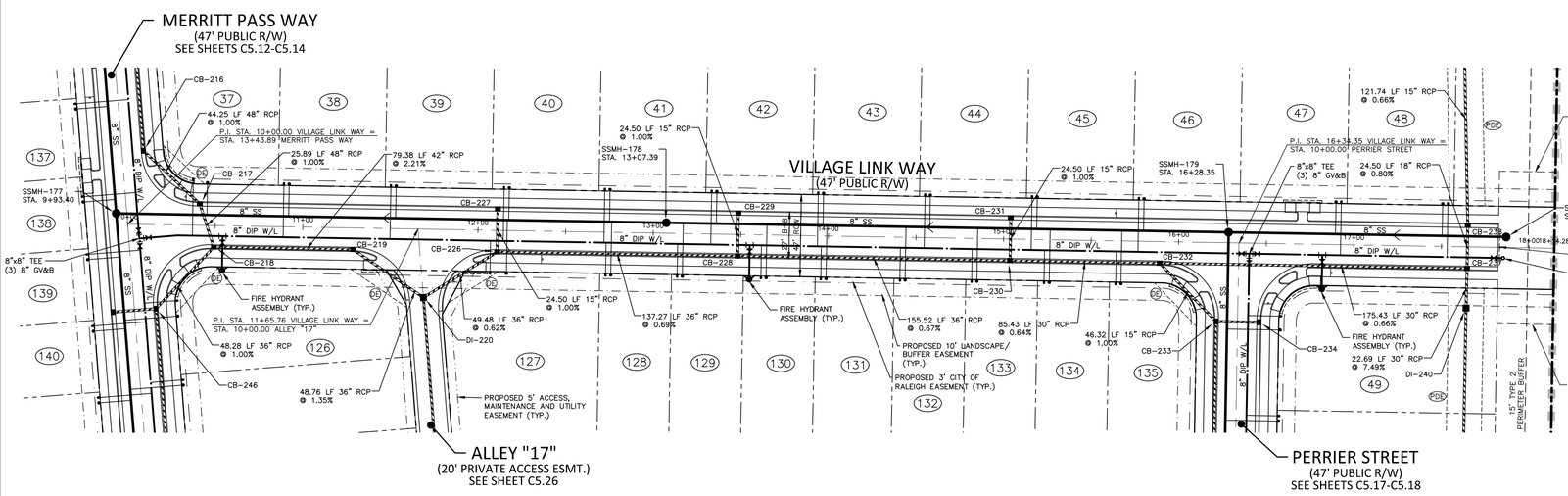
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
VILLAGE PARKSIDE LN., STA. 9+50 THRU STA. 18+00

C5.15



CB-217
STA. 10+41.02
T/C=317.42
INV IN=306.28 (CB-218)
INV OUT=306.18

CB-218
STA. 10+49.38
T/C=317.59
INV IN=310.82 (CB-246)
INV IN=310.45 (CB-219)
INV OUT=306.54

CB-219
STA. 11+28.76
T/C=319.39
INV IN=312.89 (DI-220)
INV OUT=312.20

CB-226
STA. 12+11.12
T/C=321.22
INV IN=314.05 (CB-228)
INV IN=316.22 (CB-227)
INV OUT=313.95

CB-227
STA. 12+11.12
T/C=321.22
INV OUT=316.47

CB-228
STA. 13+48.39
T/C=323.56
INV IN=315.10 (CB-230)
INV IN=318.56 (CB-229)
INV OUT=315.00

CB-229
STA. 13+48.39
T/C=323.56
INV OUT=318.81

CB-230
STA. 15+03.92
T/C=326.19
INV IN=321.20 (CB-231)
INV IN=316.65 (CB-232)
INV OUT=316.14

CB-231
STA. 15+03.92
T/C=326.19
INV OUT=321.44

CB-232
STA. 15+89.35
T/C=327.59
INV IN=322.77 (CB-233)
INV IN=317.30 (CB-237)
INV OUT=317.20

CB-237
STA. 17+64.78
T/C=324.63
INV IN=318.95 (CB-238)
INV IN=319.65 (DI-240)
INV OUT=318.45

CB-238
STA. 17+64.78
T/C=324.63
INV IN=319.25 (DI-239)
INV OUT=319.15

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
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- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
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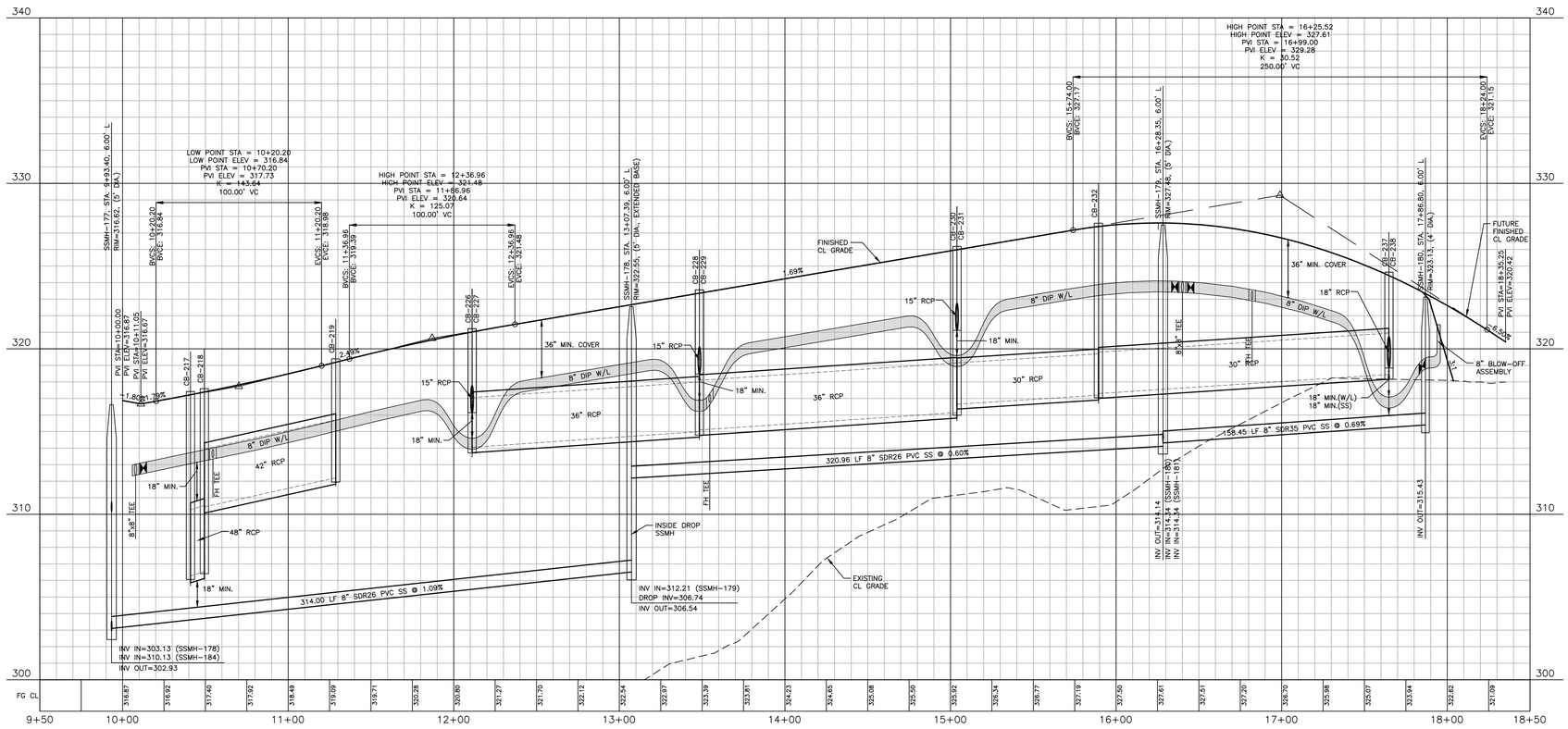
KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PUBLIC STORM DRAINAGE EASEMENT

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

VILLAGE LINK WAY



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

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REVISIONS
NO. DATE

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

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Date: 2025.11.07 09:12:02-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
VILLAGE LINK WAY, STA. 9+50 THRU STA. 18+50

C5.16

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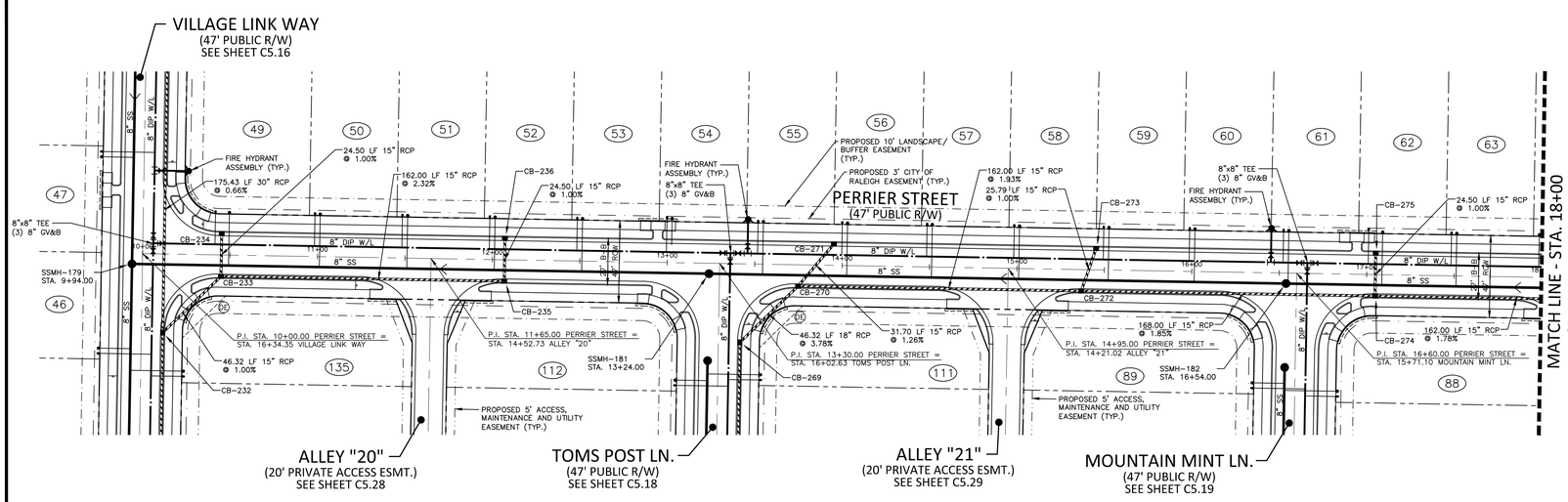

CB-233
STA. 10+45.00
T/C=328.23
INV IN=323.34 (CB-234)
INV IN=323.48 (CB-235)
INV OUT=323.24

CB-234
STA. 10+45.00
T/C=328.23
INV OUT=323.58

CB-235
STA. 12+07.00
T/C=332.34
INV IN=327.34 (CB-236)
INV OUT=327.24

CB-236
STA. 12+07.00
T/C=332.34
INV OUT=327.59

CB-270
STA. 13+75.00
T/C=335.69
INV IN=330.94 (CB-271)
INV IN=330.94 (CB-272)
INV OUT=330.69

CB-271
STA. 13+95.11
T/C=336.09
INV OUT=331.34

CB-272
STA. 15+37.00
T/C=338.92
INV IN=334.17 (CB-273)
INV IN=334.17 (CB-274)
INV OUT=334.07

CB-273
STA. 15+45.06
T/C=339.08
INV OUT=334.43

CB-274
STA. 17+05.00
T/C=342.27
INV IN=337.38 (CB-275)
INV IN=337.52 (CB-276)
INV OUT=337.28

CB-275
STA. 17+05.00
T/C=342.27
INV OUT=337.62

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
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KEY LEGEND

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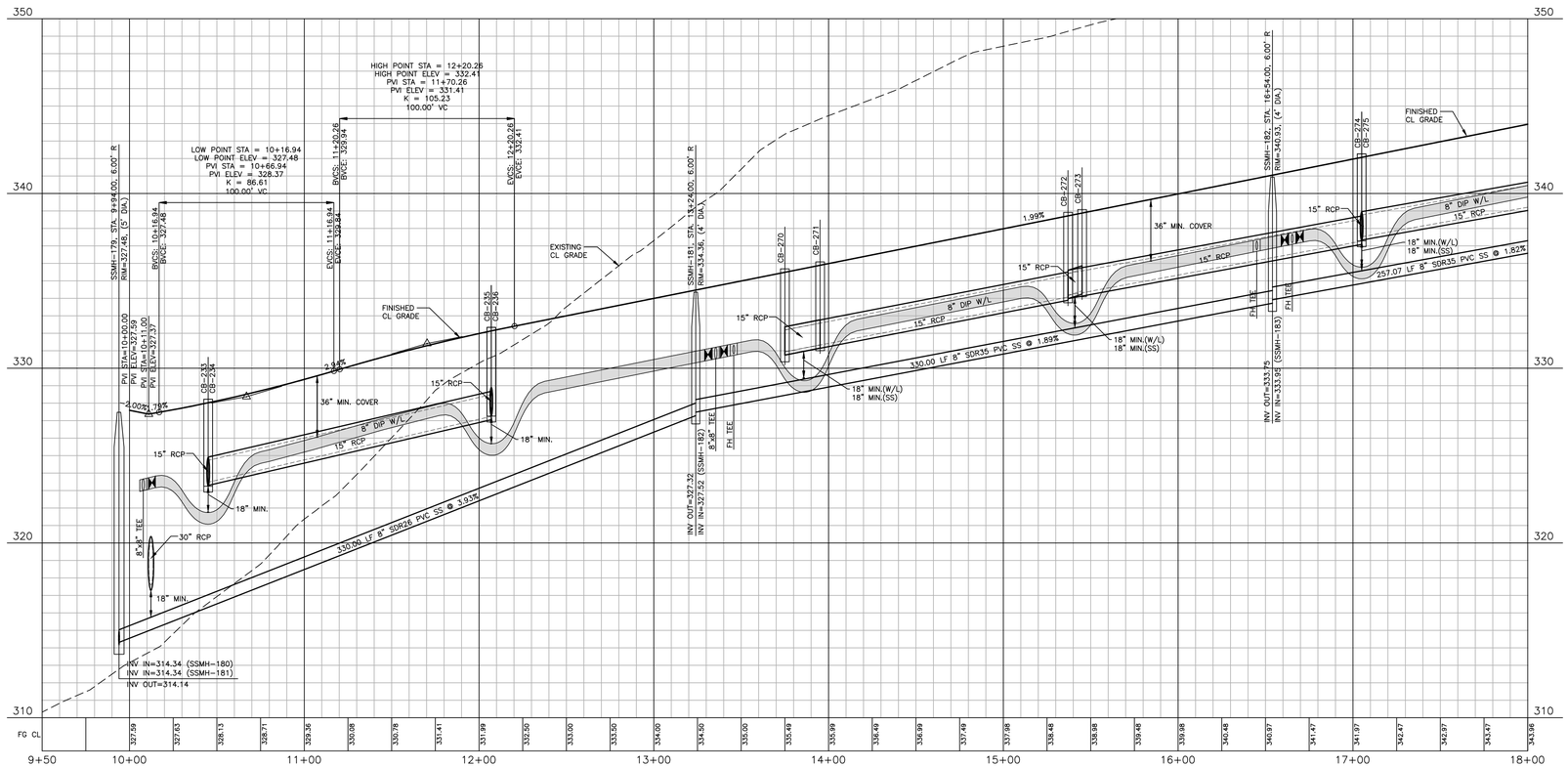
PDE PRIVATE STORM DRAINAGE EASEMENT
PUE PUBLIC STORM DRAINAGE EASEMENT

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

PERRIER STREET



Public
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City of Raleigh
Public Utilities Department Permit # W-4237

Public
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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:03-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

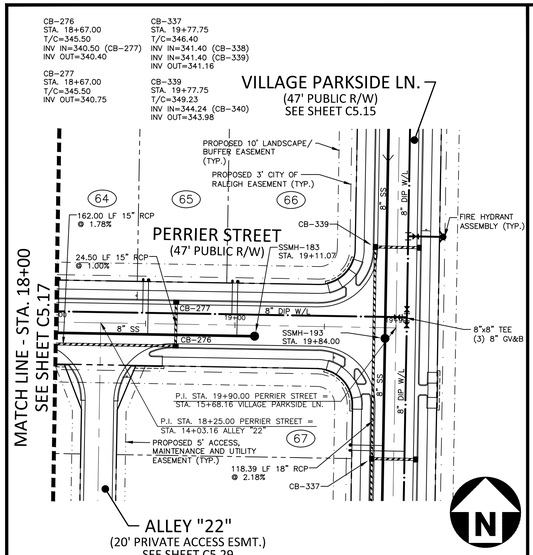
PLAN INFORMATION

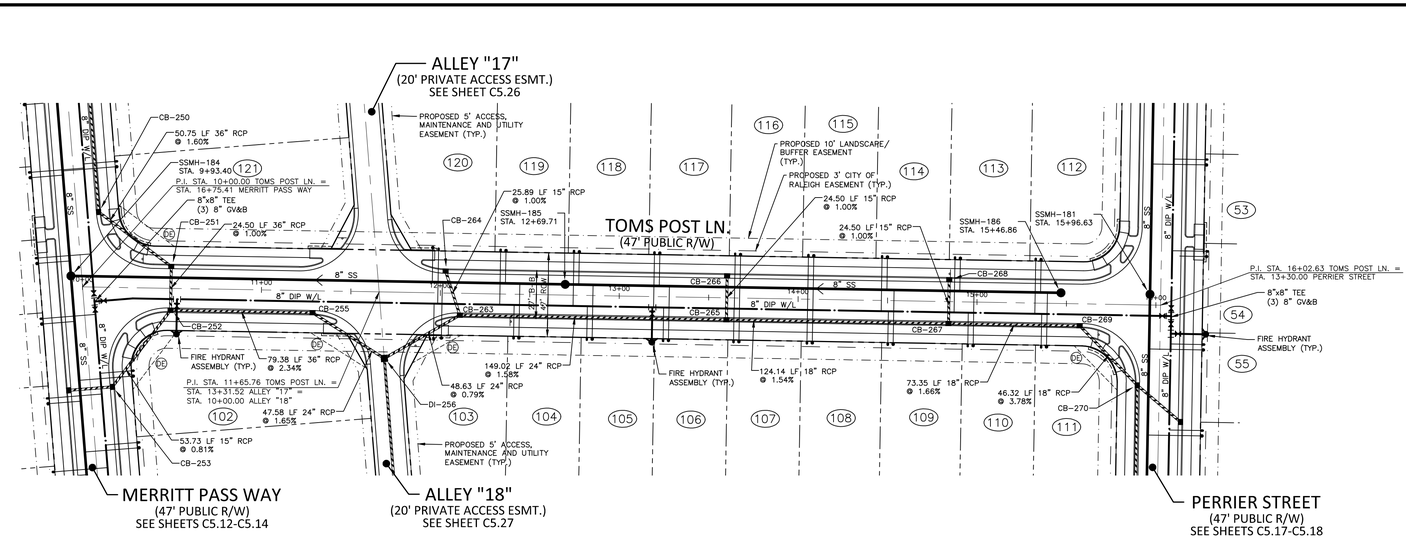
PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
PERRIER STREET, STA. 9+50 THRU STA. 18+00

C5.17

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/6/2025 1:00:18 PM, Sherrill Williams





CB-251
STA. 10+49.38
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15

CB-252
STA. 10+49.38
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-255
STA. 11+28.76
T/C=326.07
INV IN=320.57 (DI-256)
INV OUT=319.57

CB-263
STA. 12+11.12
T/C=327.86
INV IN=322.79 (CB-264)
INV IN=322.36 (CB-265)
INV OUT=322.16

CB-264
STA. 12+02.76
T/C=327.70
INV OUT=323.05

CB-265
STA. 13+60.14
T/C=330.46
INV IN=325.46 (CB-266)
INV IN=325.46 (CB-267)
INV OUT=324.72

CB-266
STA. 13+60.14
T/C=330.46
INV OUT=325.71

CB-267
STA. 14+84.29
T/C=332.62
INV IN=327.62 (CB-268)
INV IN=327.62 (CB-269)
INV OUT=327.38

CB-268
STA. 14+84.29
T/C=332.62
INV OUT=327.87

CB-269
STA. 15+57.63
T/C=333.94
INV IN=328.94 (CB-270)
INV OUT=328.84

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
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KEY LEGEND

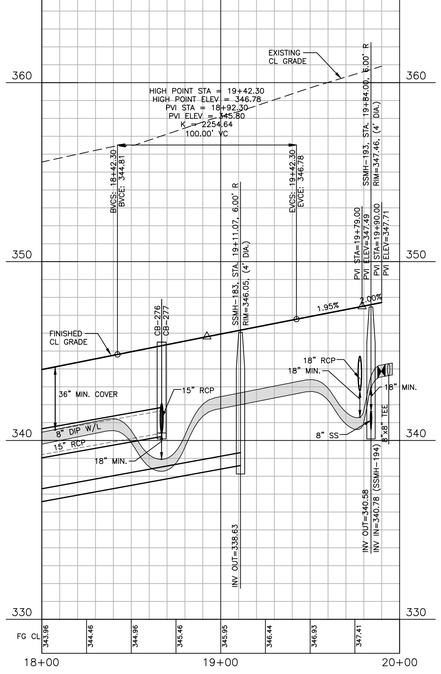
① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01

PDE PRIVATE STORM DRAINAGE EASEMENT

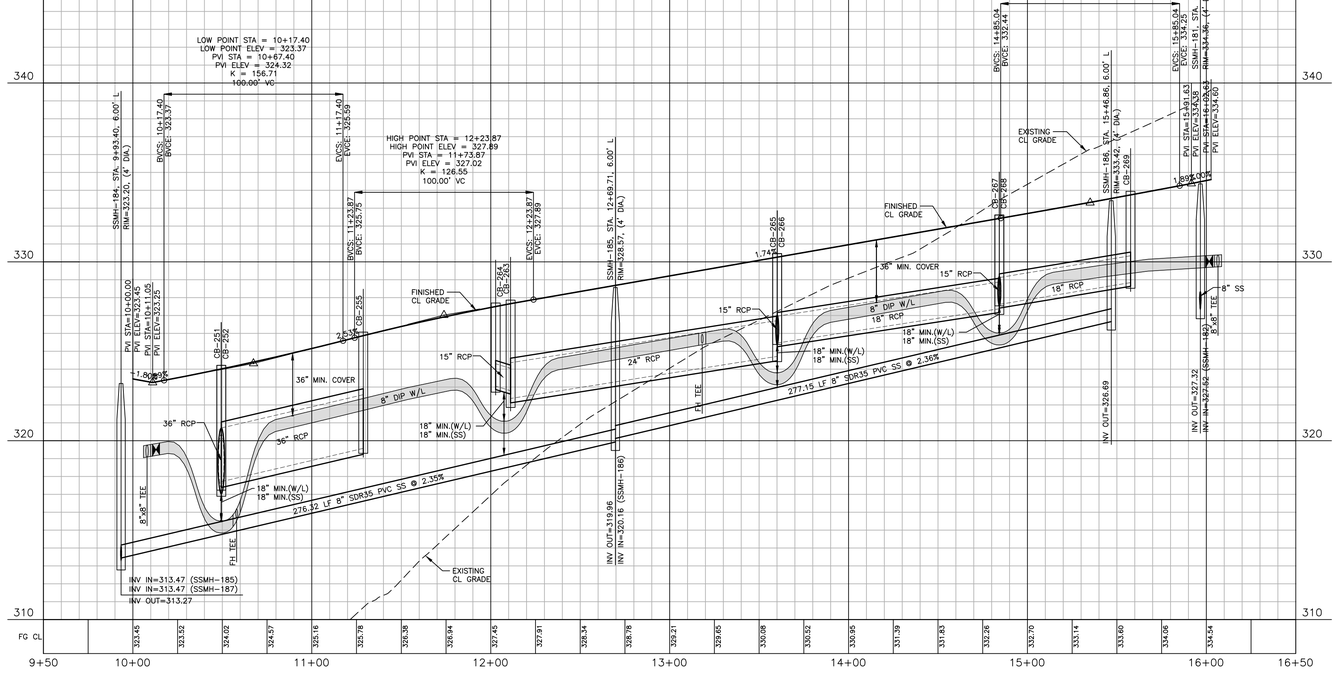
PE PUBLIC STORM DRAINAGE EASEMENT

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

PERRIER STREET



TOMS POST LANE



Public
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City of Raleigh Public Utilities Department Permit # W-4237

Public
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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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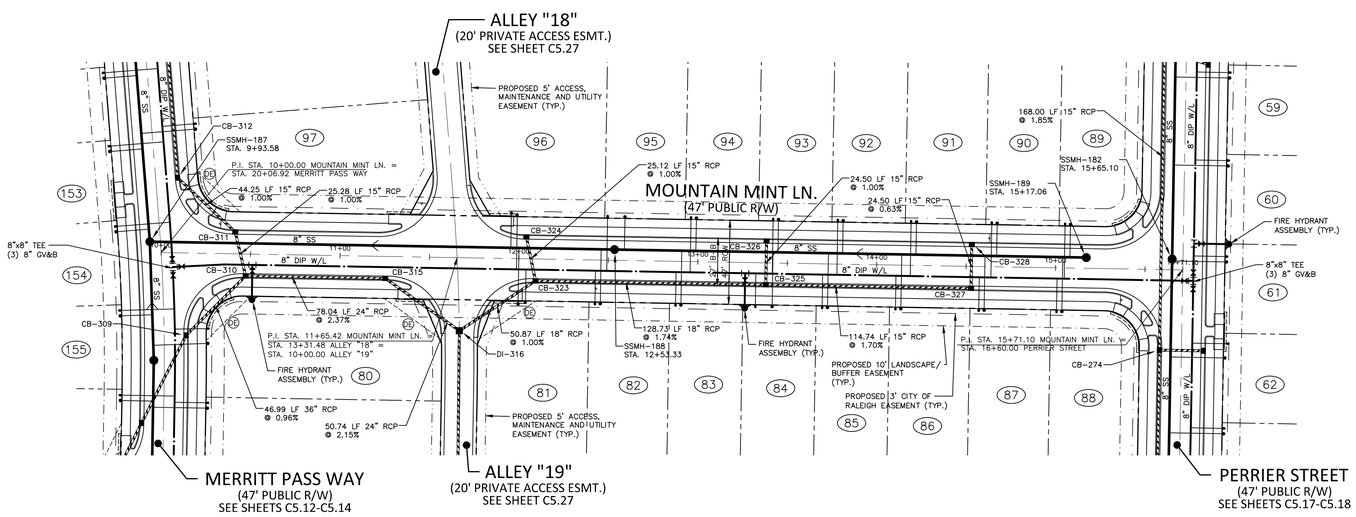
DATE	11. 03. 2025

PLAN AND PROFILE
PERRIER STREET, STA. 18+00 THRU STA. 20+00
TOMS POST LN., STA. 9+50 THRU STA. 16+50

C5.18

MOUNTAIN MINT LANE



CB-274
STA. 15+58.85
T/C=342.27
INV IN=337.38 (CB-275)
INV IN=337.52 (CB-276)
INV OUT=337.28

CB-310
STA. 10+47.42
T/C=330.77
INV IN=325.27 (CB-315)
INV IN=321.37 (CB-311)
INV OUT=320.60

CB-311
STA. 10+41.20
T/C=330.64
INV IN=321.73 (CB-312)
INV OUT=321.63

CB-315
STA. 11+25.45
T/C=332.72
INV IN=327.22 (DI-316)
INV OUT=327.12

CB-323
STA. 12+09.49
T/C=334.69
INV IN=329.57 (CB-324)
INV IN=329.69 (CB-325)
INV OUT=329.32

CB-324
STA. 12+03.95
T/C=334.57
INV OUT=329.82

CB-325
STA. 13+38.21
T/C=337.18
INV IN=332.18 (CB-326)
INV IN=332.45 (CB-327)
INV OUT=331.94

CB-326
STA. 13+38.21
T/C=337.18
INV OUT=332.43

CB-327
STA. 14+52.95
T/C=339.40
INV IN=334.50 (CB-328)
INV OUT=334.40

CB-328
STA. 14+52.95
T/C=339.40
INV OUT=334.65

SITE LEGEND

- PHASE LINE
- PROPERTY LINE
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- LOT LINE
- EASEMENT LINE
- CENTERLINE
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- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

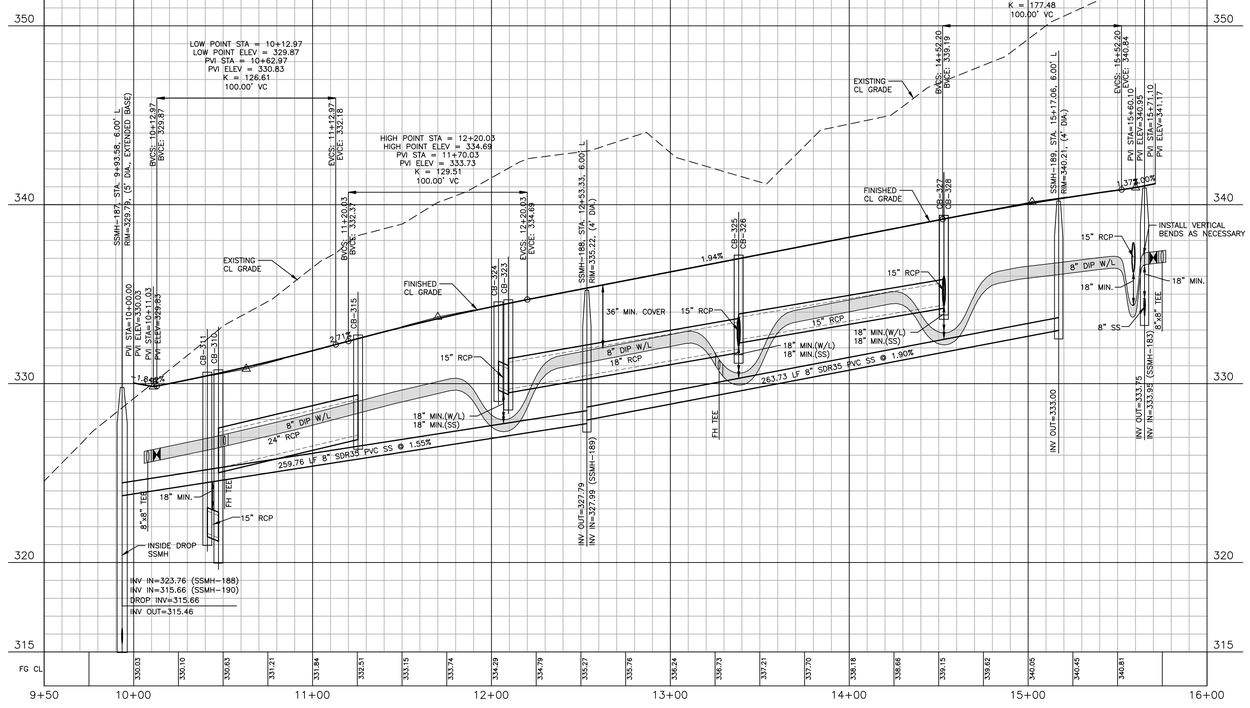
KEY LEGEND

1. ACCESSIBLE RAMP TYPE I OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01

POD PRIVATE STORM DRAINAGE EASEMENT

PUB PUBLIC STORM DRAINAGE EASEMENT

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



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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
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phone 919. 361. 5000
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license number: C-0293, C-187

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CLIENT
ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:06-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

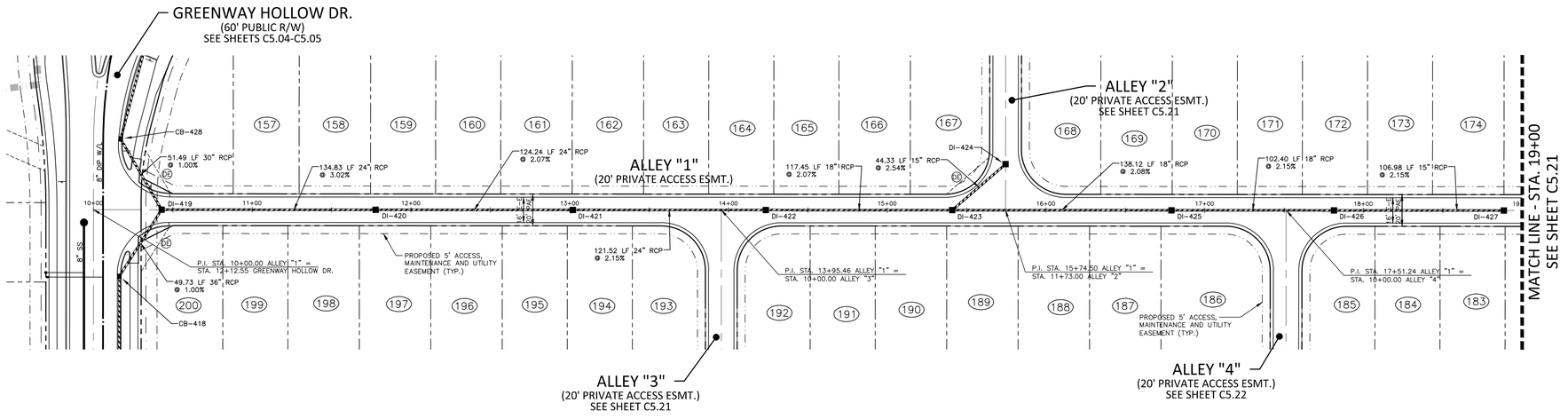
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
MOUNTAIN MINT LN., STA. 9+50 THRU STA. 16+00

C5.19

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-P2.dwg, 11/6/2025 1:02:35 PM, Sherrill Williams



DI-419
STA. 10+42.88
T/G=291.00
INV IN=281.47 (CB-428)
INV IN=286.00 (DI-420)
INV OUT=281.07

DI-420
STA. 11+77.72
T/G=295.18
INV IN=290.18 (DI-421)
INV OUT=290.08

DI-421
STA. 13+01.95
T/G=297.85
INV IN=292.85 (DI-422)
INV OUT=292.75

DI-422
STA. 14+23.48
T/G=300.47
INV IN=295.97 (DI-423)
INV OUT=295.47

DI-423
STA. 15+40.93
T/G=303.00
INV IN=298.50 (DI-425)
INV IN=298.75 (DI-424)
INV OUT=298.40

DI-425
STA. 16+79.05
T/G=305.97
INV IN=301.47 (DI-426)
INV OUT=301.37

DI-426
STA. 17+81.45
T/G=308.17
INV IN=303.92 (DI-427)
INV OUT=303.67

DI-427
STA. 18+88.43
T/G=310.48
INV OUT=306.23

SITE LEGEND

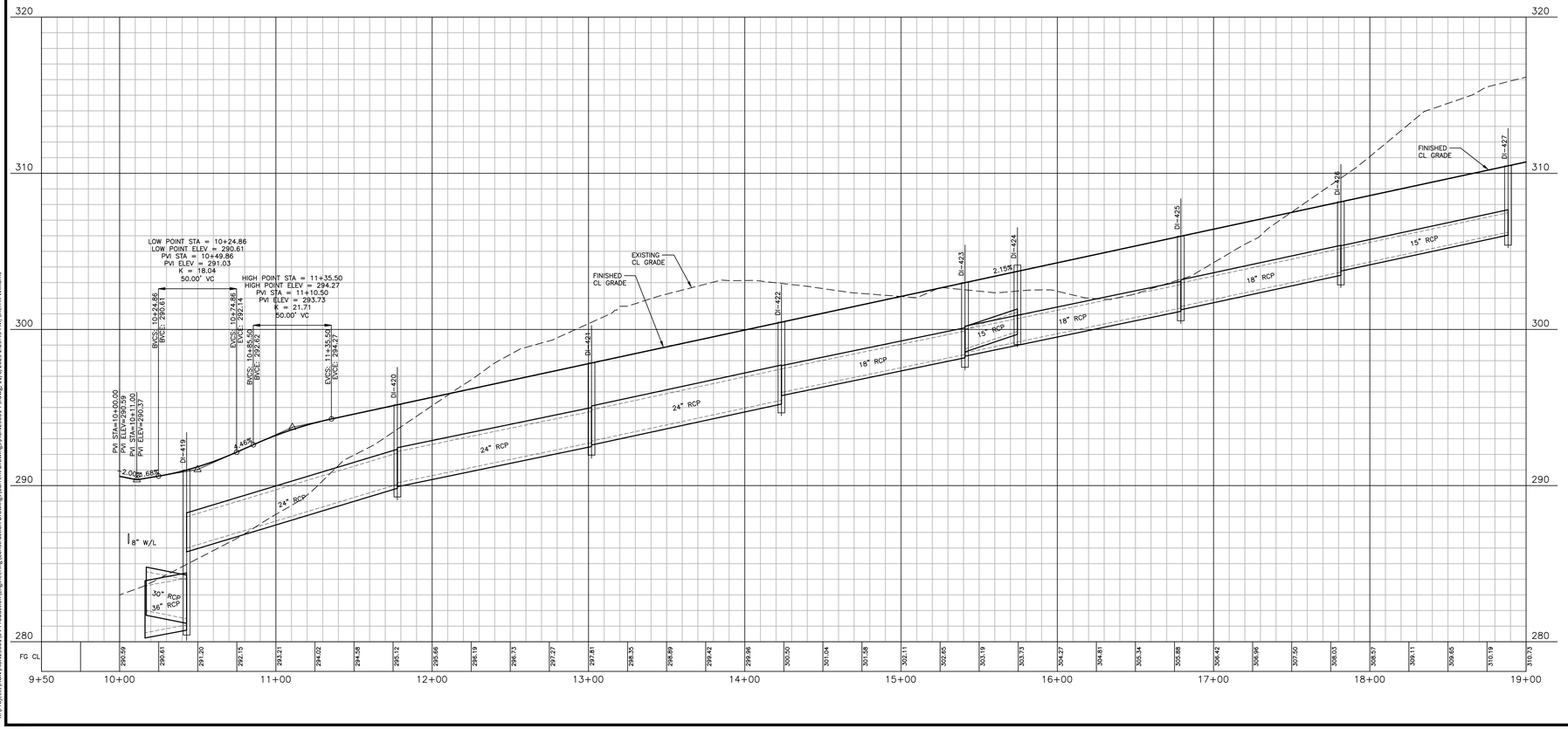
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PSDE PRIVATE STORM DRAINAGE EASEMENT
PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "1"



Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:12:07-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "1", STA. 9+50 THRU STA. 19+00

C5.20

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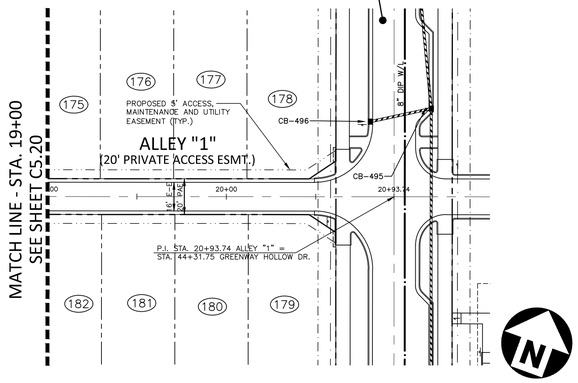
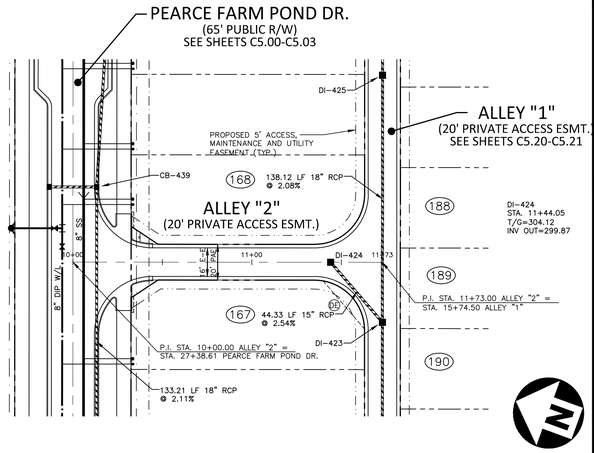
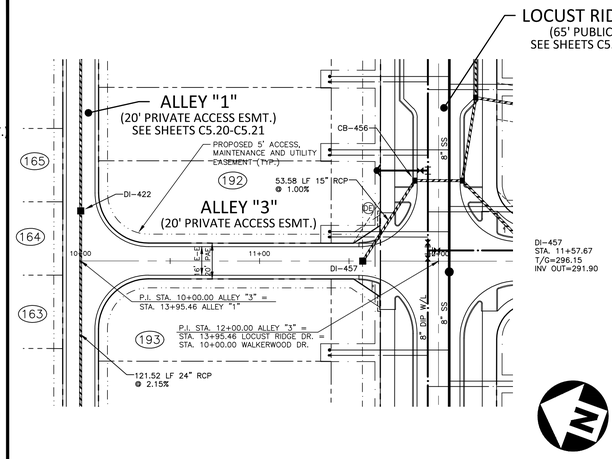






SITE LEGEND

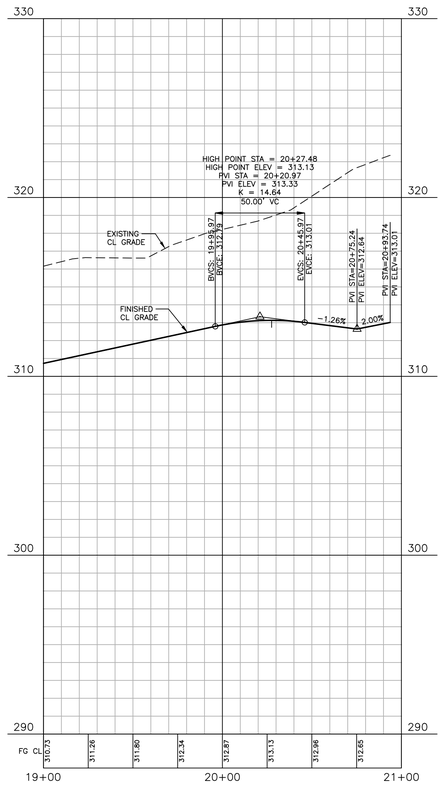
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

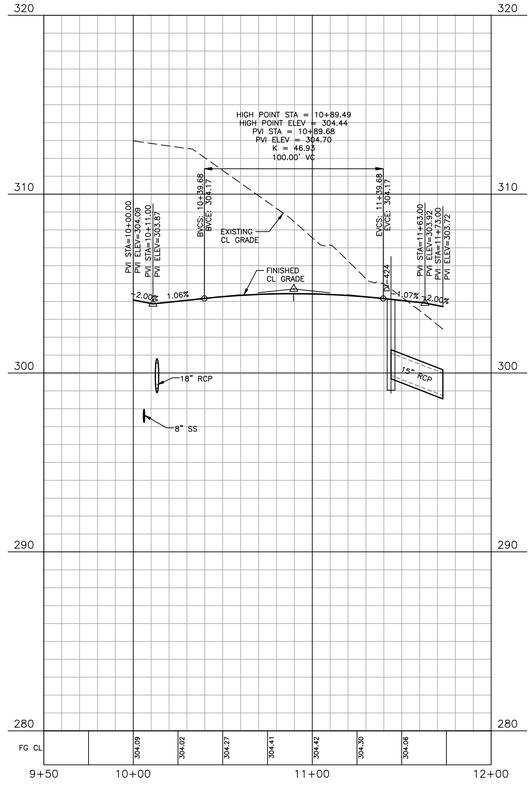
1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE PRIVATE STORM DRAINAGE EASEMENT
3. PSE PUBLIC STORM DRAINAGE EASEMENT

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

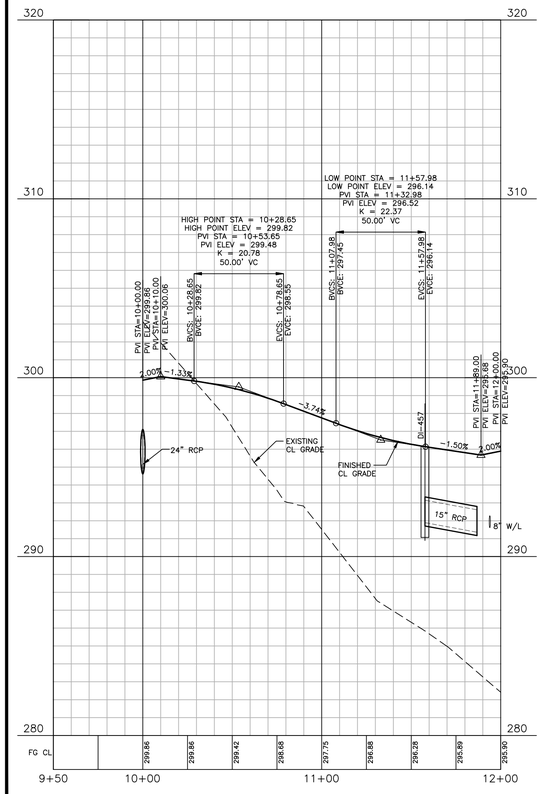
ALLEY "1"



ALLEY "2"



ALLEY "3"



Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 2:27:38 PM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:12:09-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

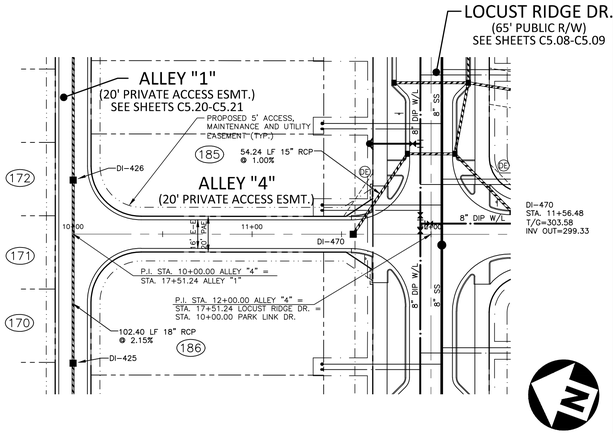
CID-24-08

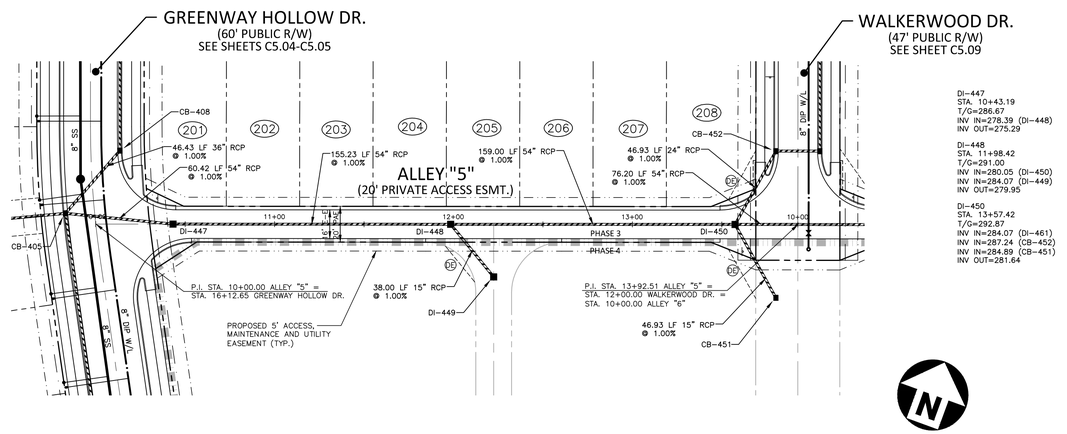
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "1", STA. 19+00 THRU STA. 21+00
ALLEY "2", STA. 9+50 THRU STA. 12+00
ALLEY "3", STA. 9+50 THRU STA. 12+00

C5.21





SITE LEGEND

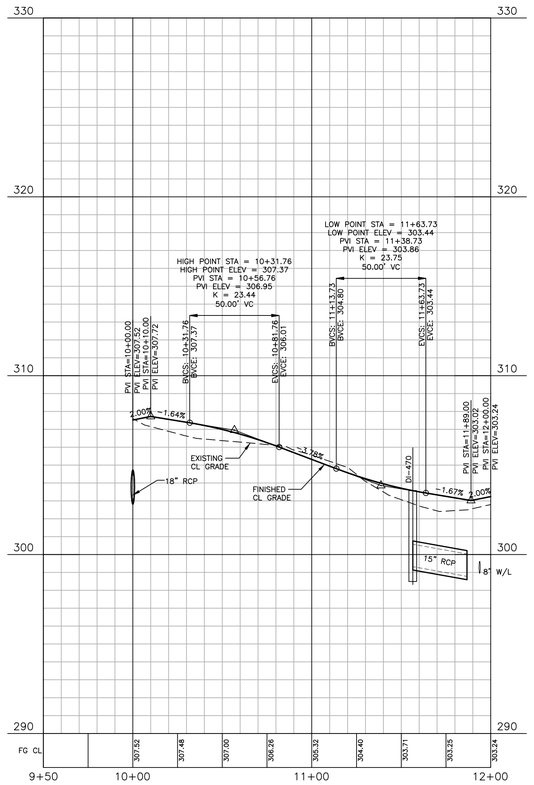
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

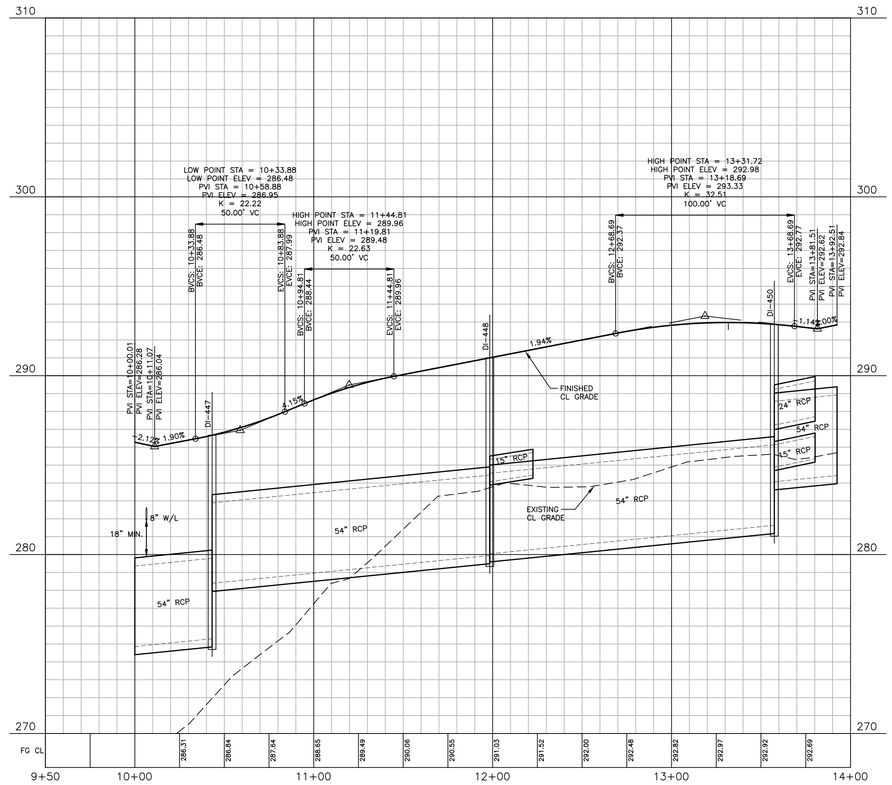
1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "4"



ALLEY "5"



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGNC\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 2:30:21 PM, Sherrill Williams

McAdams
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PHONE: 919. 239. 9486
AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:12:11-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

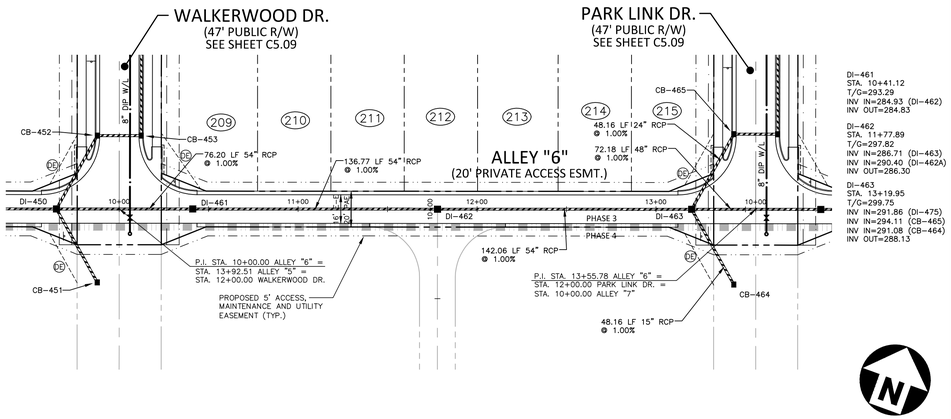
CID-24-08

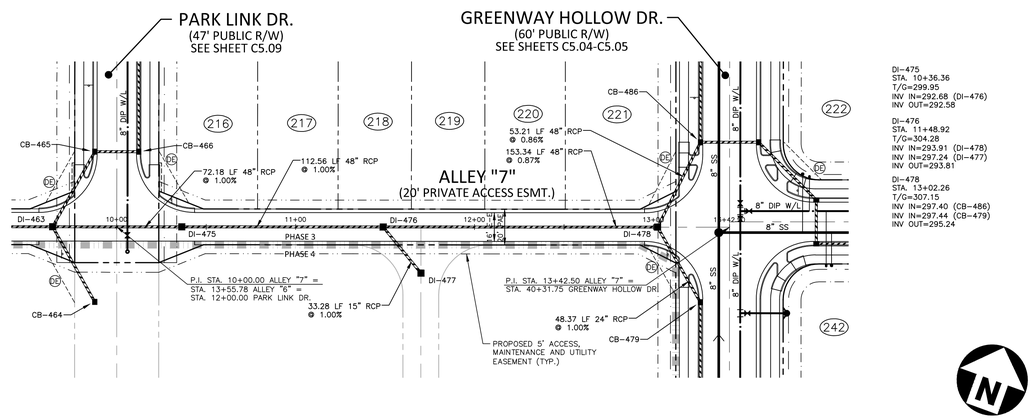
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "4", STA. 9+50 THRU STA. 12+00
ALLEY "5", STA. 9+50 THRU STA. 14+00

C5.22





SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

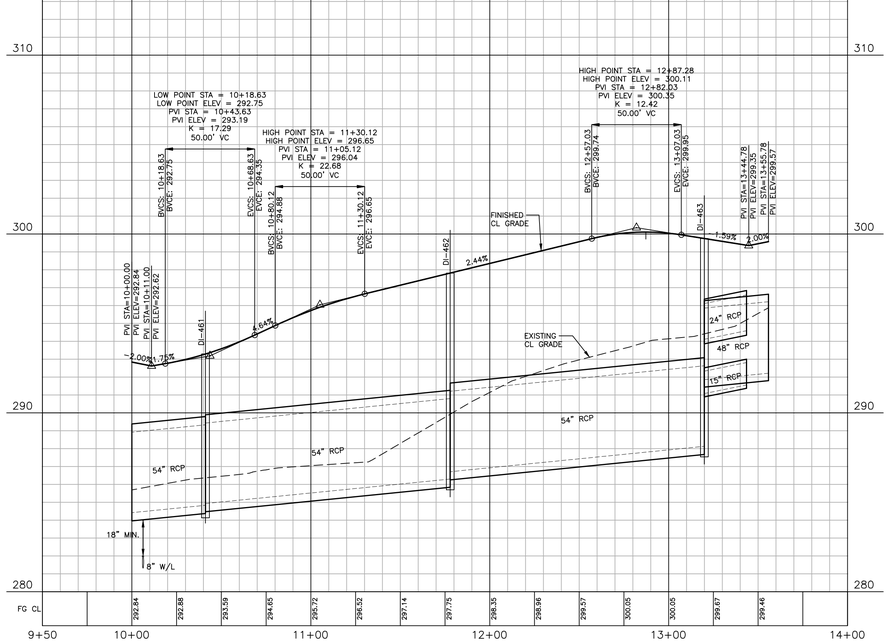
1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE PRIVATE STORM DRAINAGE EASEMENT
3. PE PUBLIC STORM DRAINAGE EASEMENT

GRAPHIC SCALE

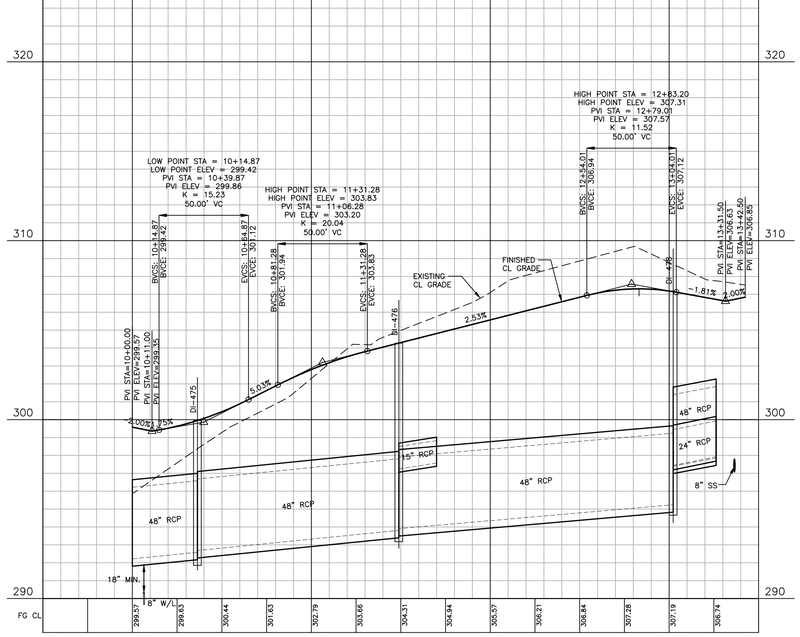
0 20 40 80

1 inch = 40 ft.

ALLEY "6"



ALLEY "7"



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 1:49:53 PM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:12-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

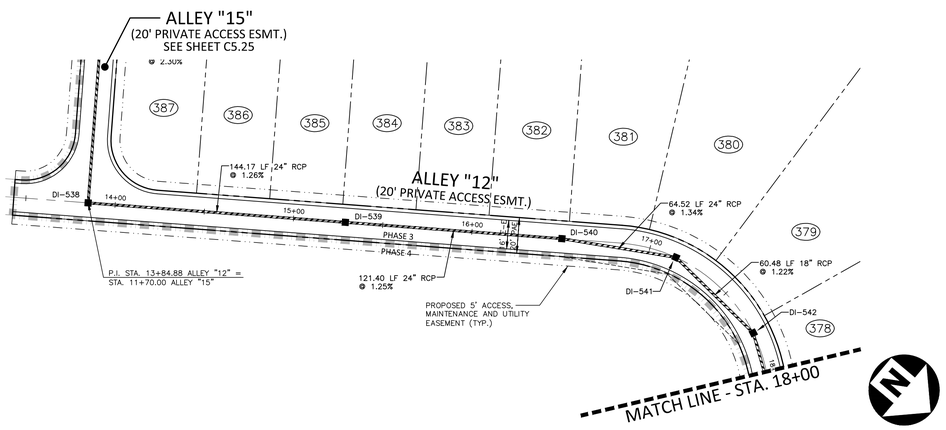
CID-24-08

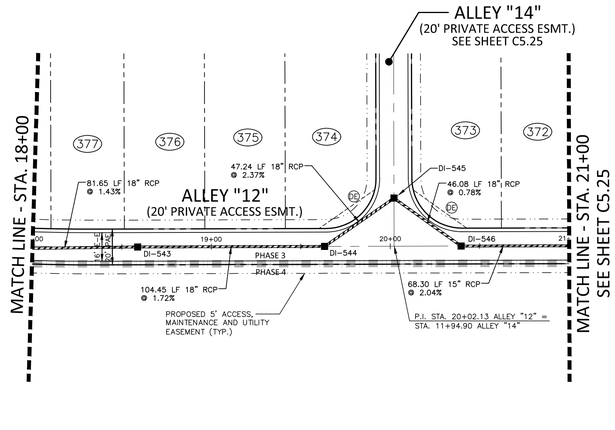
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "6", STA. 9+50 THRU STA. 14+00
ALLEY "7", STA. 9+50 THRU STA. 13+50

C5.23





DI-538
STA. 13+84.88
T/G=327.10
INV IN=322.10 (DI-539)
INV OUT=322.00

DI-539
STA. 15+29.05
T/G=329.02
INV IN=324.02 (DI-540)
INV OUT=323.92

DI-540
STA. 16+50.45
T/G=330.63
INV IN=325.63 (DI-541)
INV OUT=325.53

DI-541
STA. 17+15.40
T/G=331.50
INV IN=327.00 (DI-542)
INV OUT=326.50

DI-542
STA. 17+77.08
T/G=332.34
INV IN=327.84 (DI-543)
INV OUT=327.74

DI-543
STA. 18+58.83
T/G=333.61
INV IN=329.11 (DI-544)
INV OUT=329.01

DI-544
STA. 19+63.28
T/G=335.50
INV IN=331.00 (DI-545)
INV OUT=330.90

DI-546
STA. 20+39.56
T/G=337.09
INV IN=332.84 (DI-547)
INV OUT=332.59

SITE LEGEND

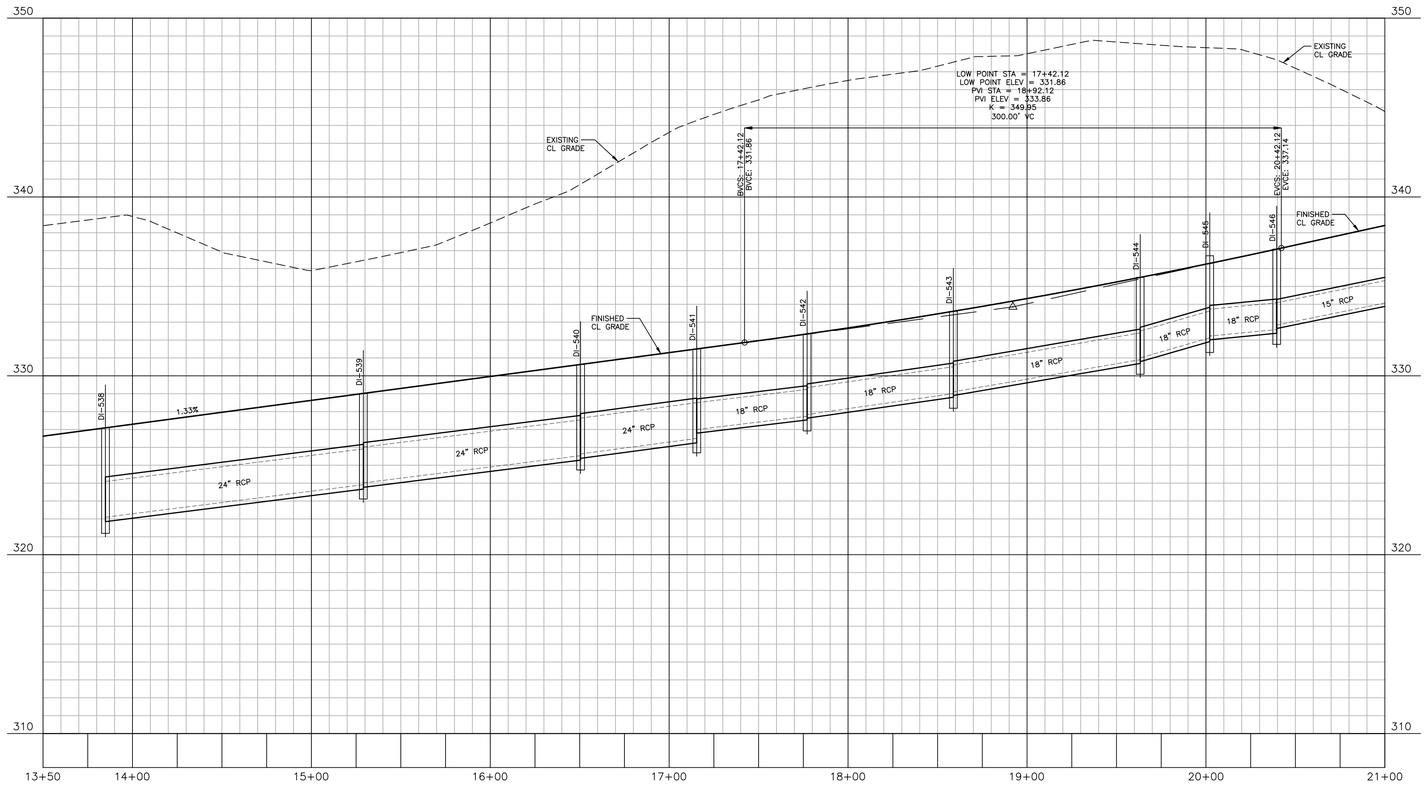
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP
TYPE 1 OR 3 (STANDARD OR MODIFIED)
SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "12"



Public
Water Distribution / Extension System
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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System
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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 2:52:50 PM, Sherrill Williams

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:13-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

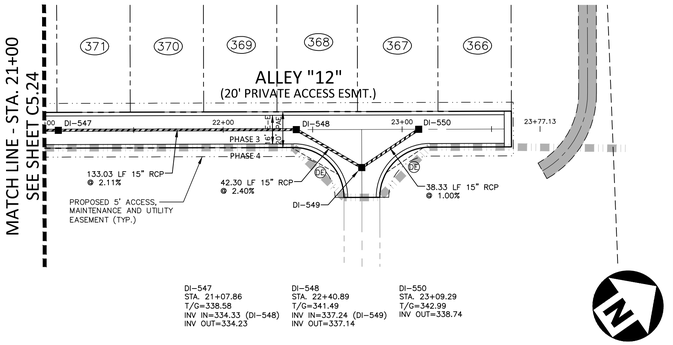
CID-24-08

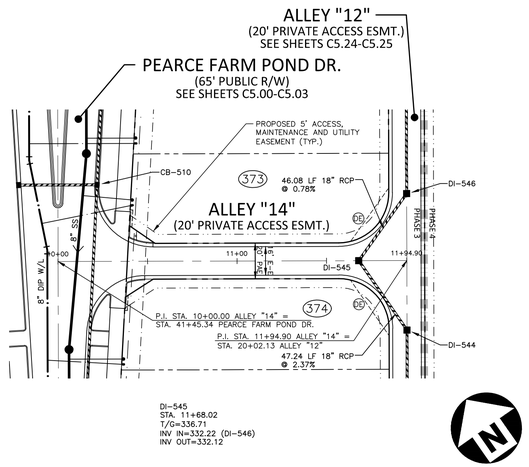
PLAN INFORMATION

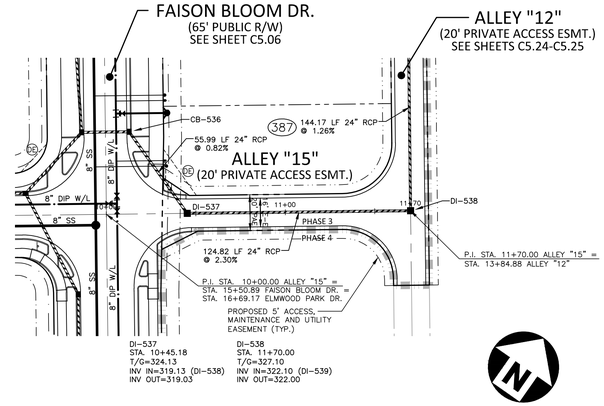
PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "12", STA. 13+50 THRU STA. 21+00

C5.24







SITE LEGEND

- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "12"

ALLEY "14"

ALLEY "15"

Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 2:55:13 PM, Sherrill Williams

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license number: C-0293, C-187

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:15-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

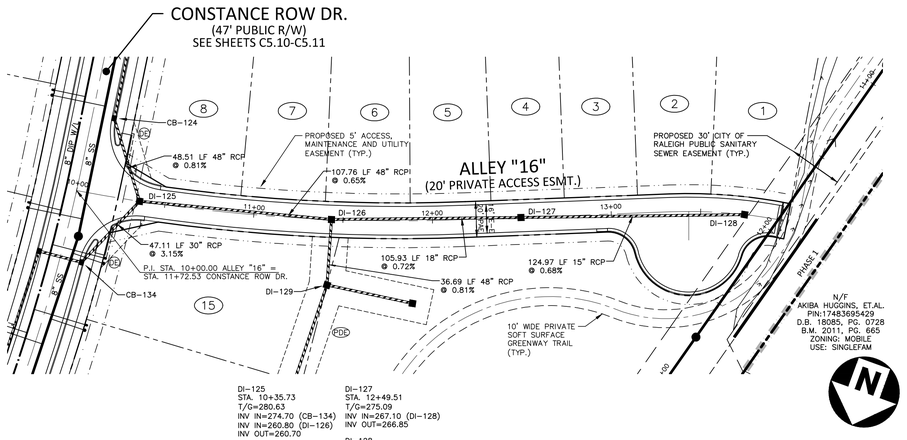
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "12", STA. 21+00 THRU STA. 24+00
ALLEY "14", STA. 9+50 THRU STA. 12+00
ALLEY "15", STA. 9+50 THRU STA. 12+00

C5.25

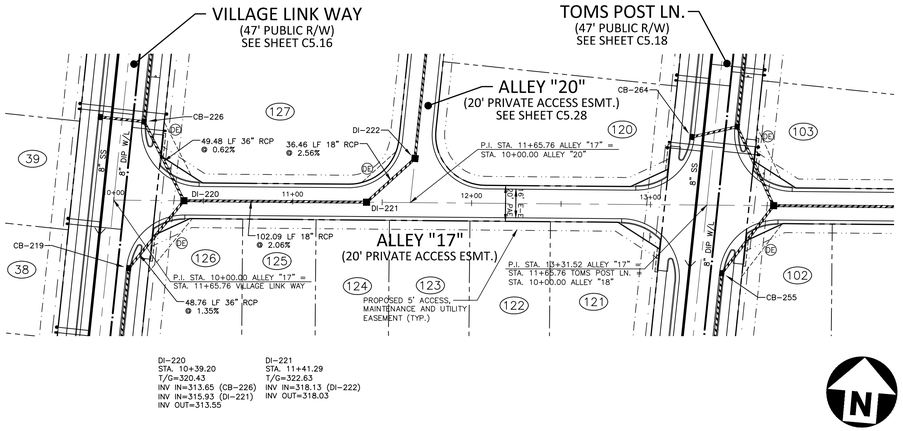


DI-125
STA. 10+35.73
T/G=280.63
INV IN=274.70 (CB-134)
INV IN=260.80 (DI-126)
INV OUT=260.70

DI-126
STA. 11+43.54
T/G=278.20
INV IN=266.10 (DI-127)
INV IN=261.60 (DI-129)
INV OUT=261.50

DI-127
STA. 12+49.51
T/G=275.09
INV IN=267.10 (DI-128)
INV OUT=266.85

DI-128
STA. 13+74.59
T/G=271.38
INV OUT=267.95



DI-220
STA. 10+39.20
T/G=320.43
INV IN=313.65 (CB-226)
INV IN=315.93 (DI-221)
INV OUT=313.55

DI-221
STA. 11+41.29
T/G=322.63
INV IN=318.13 (DI-222)
INV OUT=318.03

SITE LEGEND

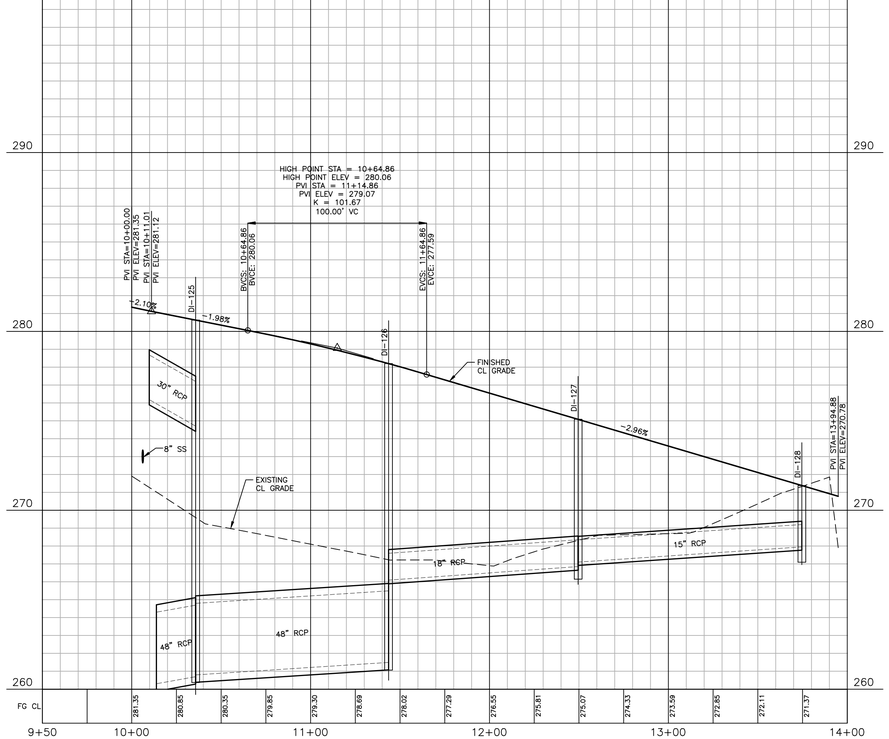
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

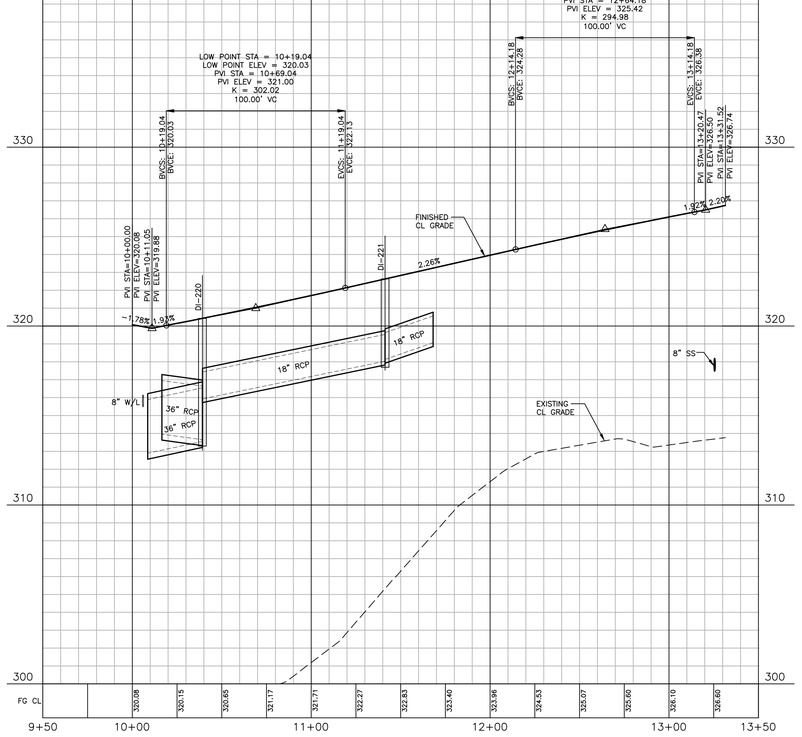
① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "16"



ALLEY "17"



Public
Water Distribution / Extension System
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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System
The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 2:58:38 PM, Sherrill Williams

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PHONE: 919. 239. 9486
AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:16-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

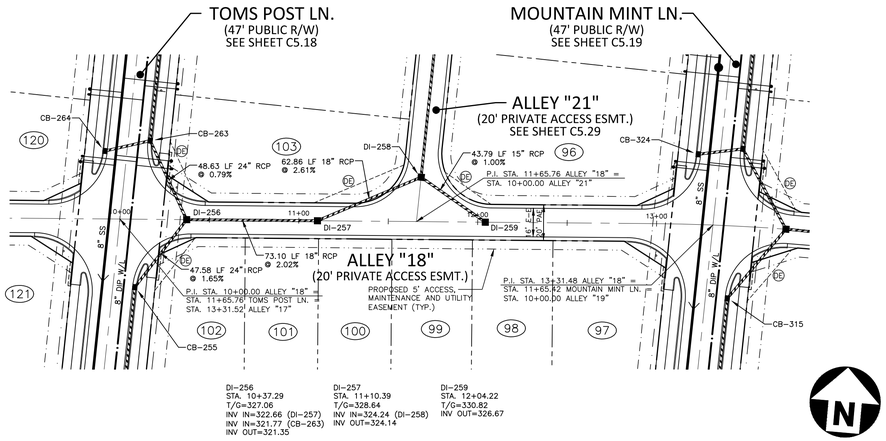
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "16", STA. 9+50 THRU STA. 14+00
ALLEY "17", STA. 9+50 THRU STA. 13+50

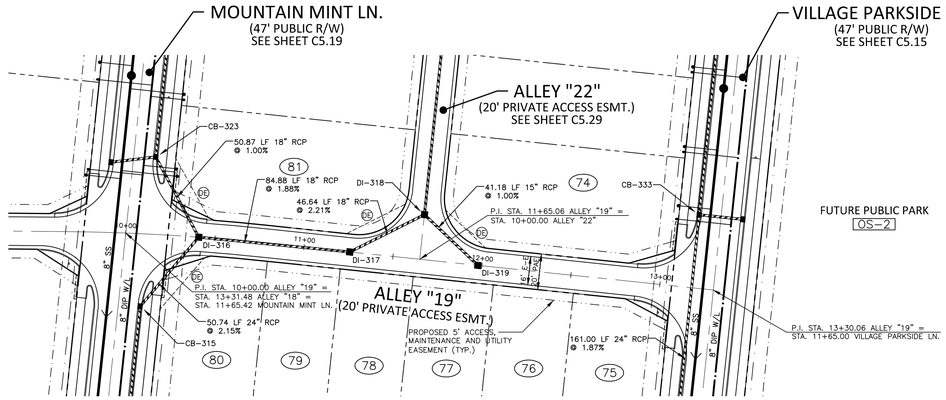
C5.26



DI-256
STA. 10+37.29
T/G=327.06
INV IN=322.66 (DI-257)
INV IN=321.77 (CB-263)
INV OUT=321.35

DI-257
STA. 11+10.39
T/G=328.64
INV IN=324.24 (DI-258)
INV OUT=324.14

DI-259
STA. 12+04.22
T/G=330.82
INV OUT=326.67



DI-316
STA. 10+40.86
T/G=333.91
INV IN=328.91 (DI-317)
INV IN=328.81 (CB-323)
INV OUT=328.31

DI-317
STA. 11+25.75
T/G=335.60
INV IN=330.60 (DI-318)
INV OUT=330.50

DI-319
STA. 11+97.70
T/G=337.04
INV OUT=332.29

SITE LEGEND

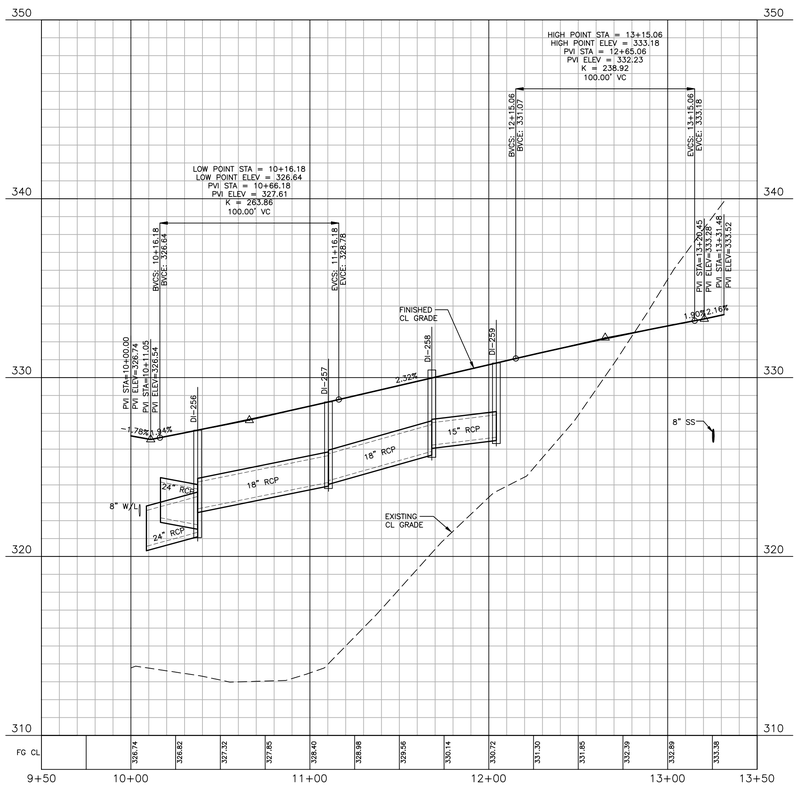
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

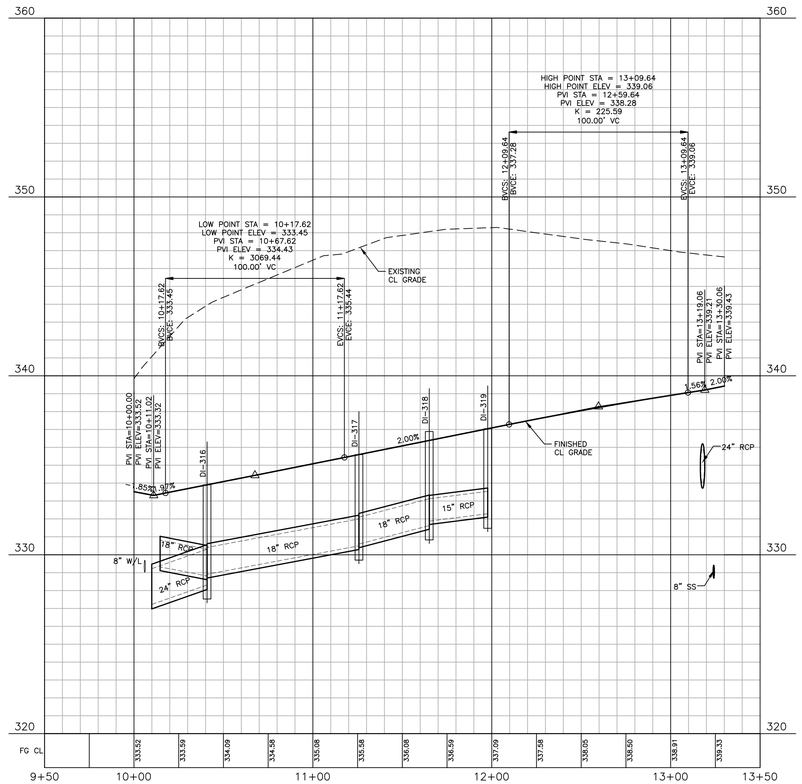
1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PSDE PRIVATE STORM DRAINAGE EASEMENT
PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "18"



ALLEY "19"



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 3:00:35 PM, Sherrill Williams

McAdams
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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:17-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

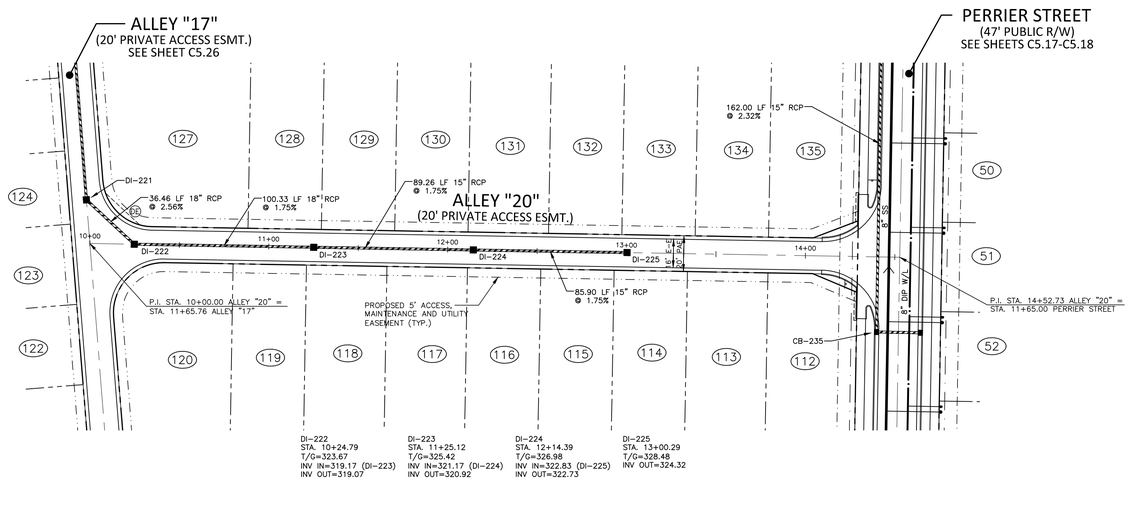
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "18", STA. 9+50 THRU STA. 13+50
ALLEY "19", STA. 9+50 THRU STA. 13+50

C5.27



SITE LEGEND

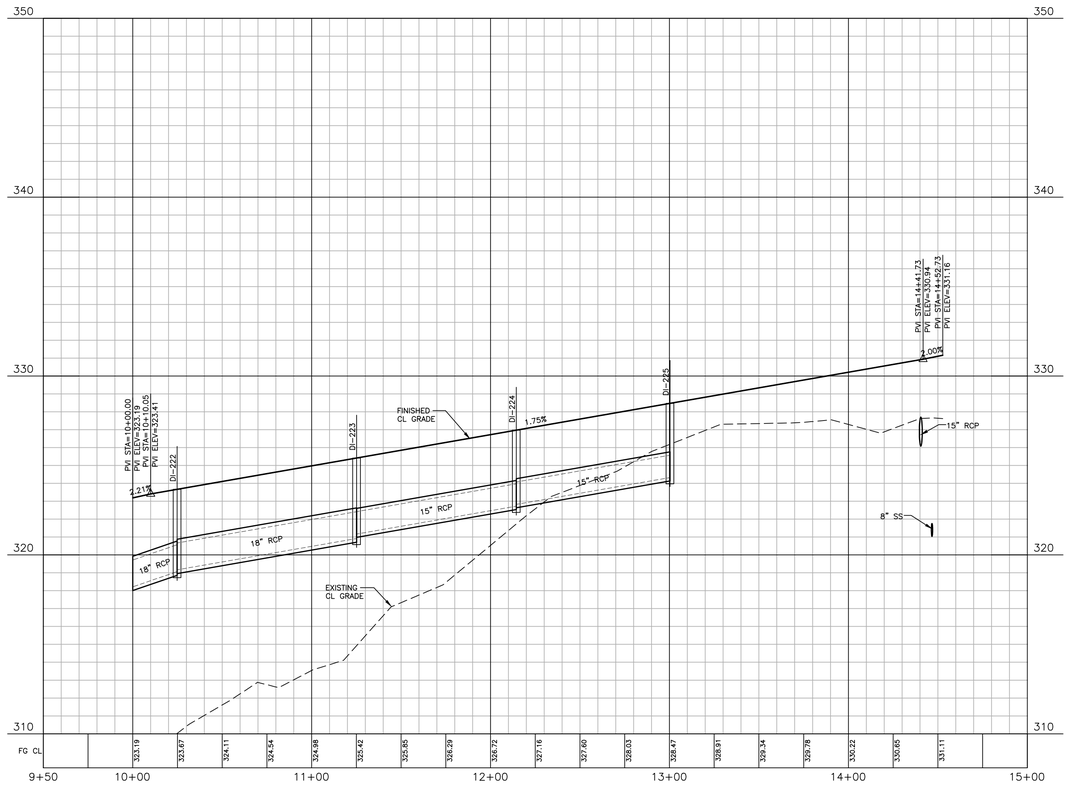
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

- (1) ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
- (PDE) PRIVATE STORM DRAINAGE EASEMENT
- (PSE) PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "20"



Public
Water Distribution / Extension System

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City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:19-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

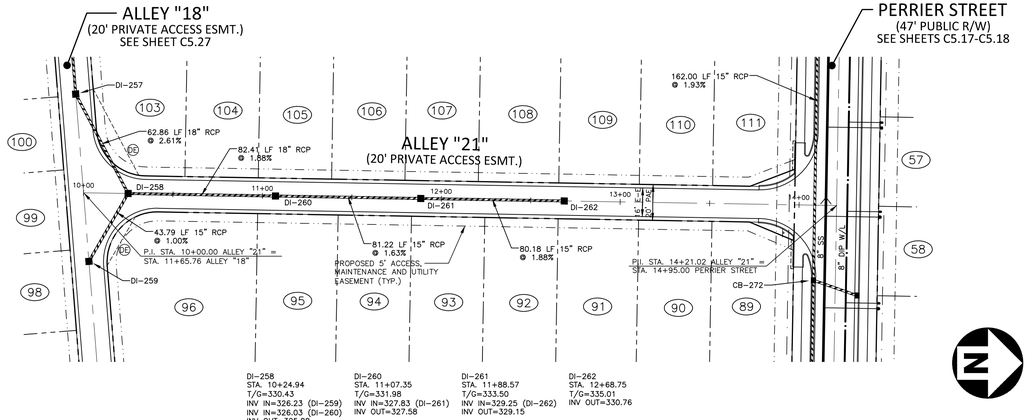
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "20", STA. 9+50 THRU STA. 15+00

C5.28

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 3:01:49 PM, Sherrill Williams

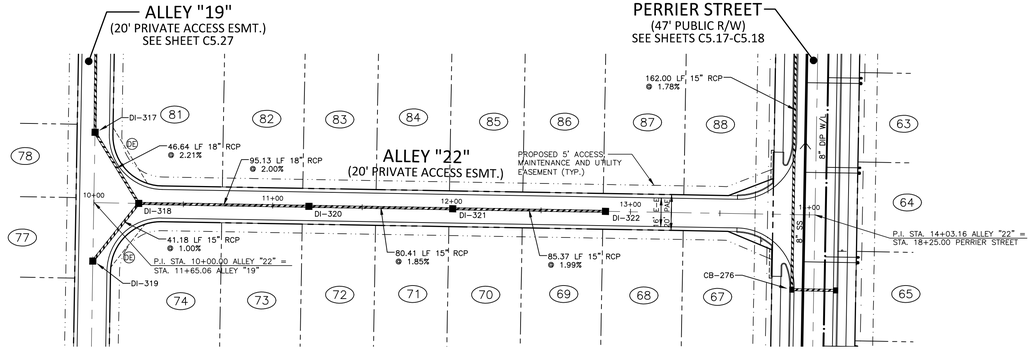


DI-258
STA. 10+24.94
T/G=330.43
INV IN=326.23 (DI-259)
INV IN=326.03 (DI-260)
INV OUT=325.88

DI-260
STA. 11+07.35
T/G=331.98
INV IN=327.83 (DI-261)
INV OUT=327.58

DI-261
STA. 11+88.57
T/G=333.50
INV IN=329.25 (DI-262)
INV OUT=329.15

DI-262
STA. 12+68.75
T/G=335.01
INV OUT=330.76



DI-318
STA. 10+25.10
T/G=336.89
INV IN=331.88 (DI-319)
INV IN=332.40 (DI-320)
INV OUT=331.63

DI-320
STA. 11+20.23
T/G=338.79
INV IN=334.55 (DI-321)
INV OUT=334.30

DI-321
STA. 12+00.64
T/G=340.41
INV IN=336.15 (DI-322)
INV OUT=336.05

DI-322
STA. 12+86.01
T/G=342.12
INV OUT=337.85

SITE LEGEND

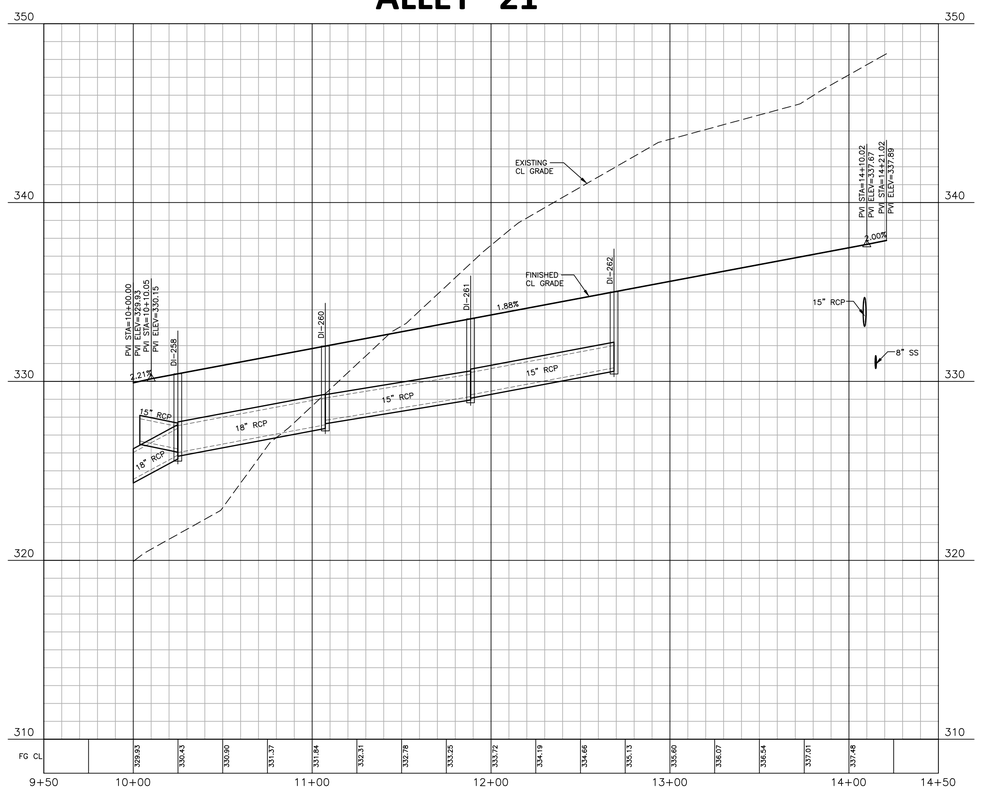
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

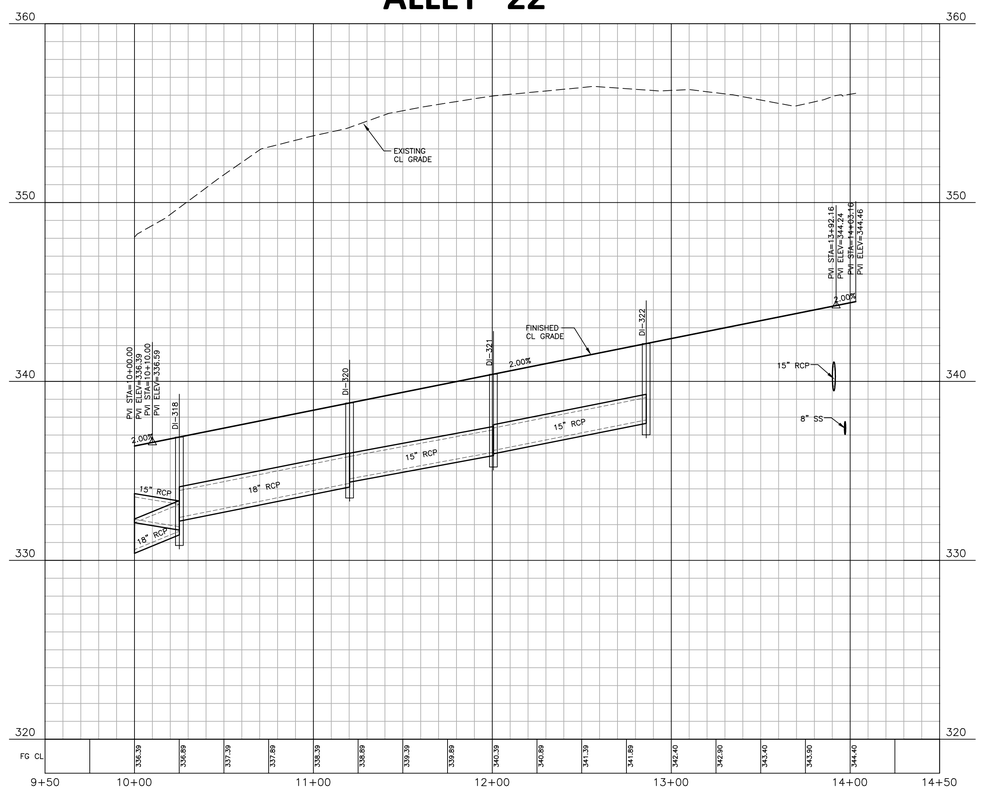
1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PRIVATE STORM DRAINAGE EASEMENT
3. PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "21"



ALLEY "22"



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:20-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

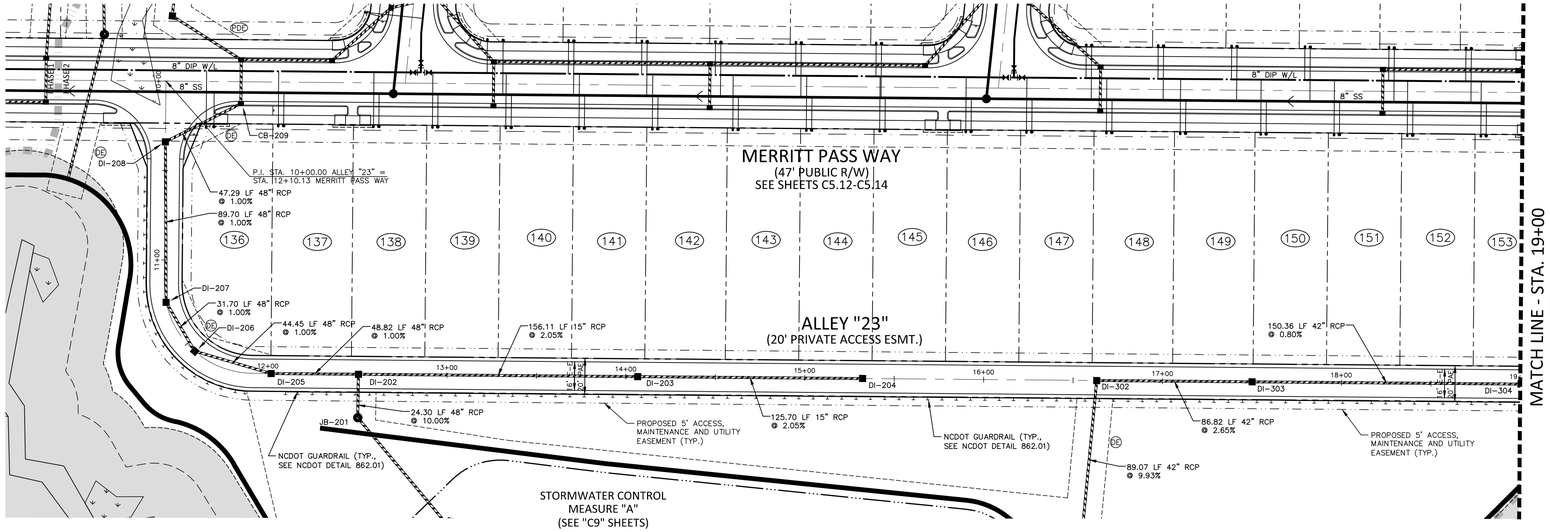
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "21", STA. 9+50 THRU STA. 14+50
ALLEY "22", STA. 9+50 THRU STA. 14+50

C5.29

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 3:03:11 PM, Sherrill Williams



DI-202
STA. 12+50.53
T/G=313.33
INV IN=301.76 (DI-205)
INV IN=308.98 (DI-203)
INV OUT=301.53

DI-203
STA. 14+06.64
T/G=316.54
INV IN=312.29 (DI-204)
INV OUT=312.19

DI-204
STA. 15+32.34
T/G=319.12
INV OUT=314.87

DI-205
STA. 12+01.71
T/G=312.33
INV IN=302.35 (DI-206)
INV OUT=302.25

DI-206
STA. 11+56.02
T/G=311.69
INV IN=302.90 (DI-207)
INV OUT=302.80

DI-207
STA. 11+23.76
T/G=311.56
INV IN=303.31 (DI-208)
INV OUT=303.21

DI-208
STA. 10+33.99
T/G=312.52
INV IN=304.31 (CB-209)
INV OUT=304.21

DI-302
STA. 16+63.21
T/G=321.81
INV IN=312.00 (DI-303)
INV OUT=297.20

DI-303
STA. 17+50.03
T/G=323.59
INV IN=314.40 (DI-304)
INV OUT=314.30

DI-304
STA. 19+00.39
T/G=326.68
INV IN=315.70 (DI-305)
INV OUT=315.60

SITE LEGEND

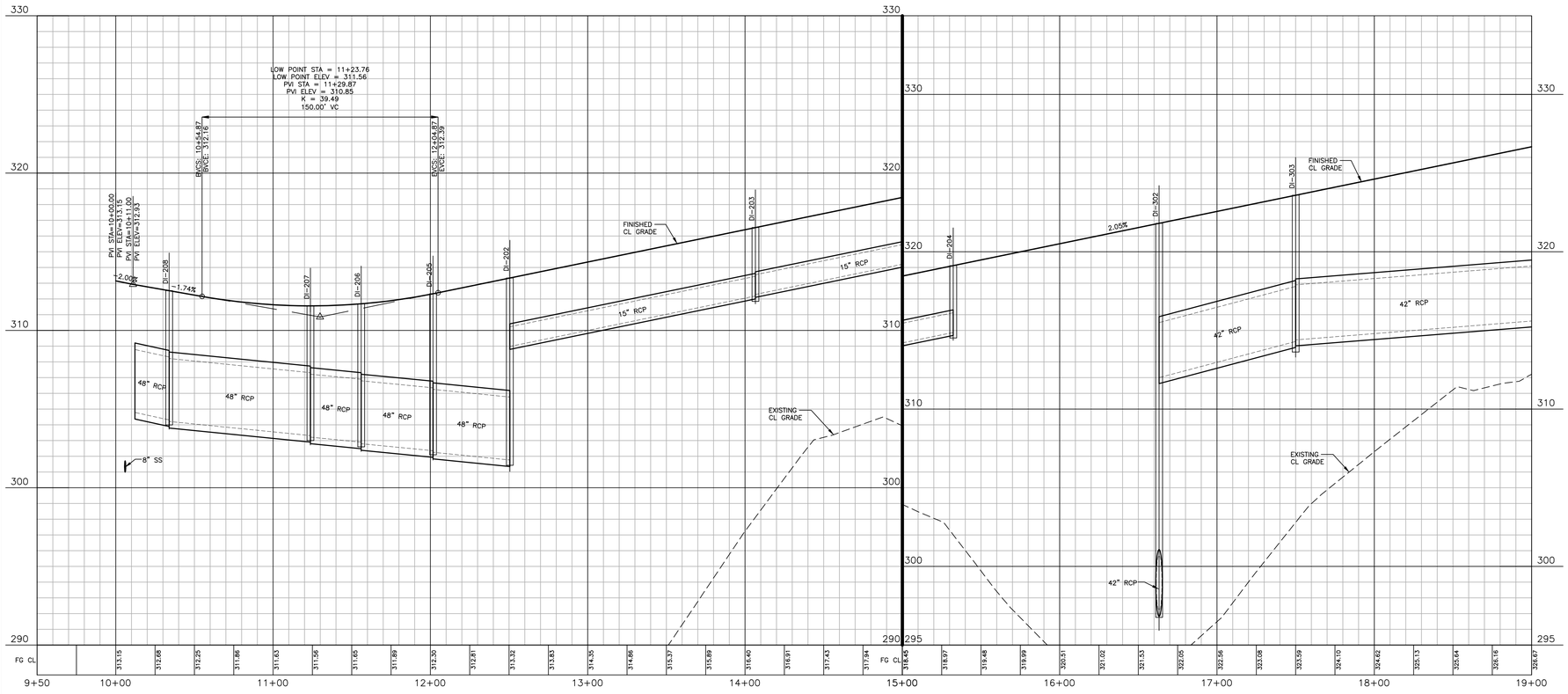
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "23"



Public
Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 3:04:12 PM, Sherrill Williams

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:22-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

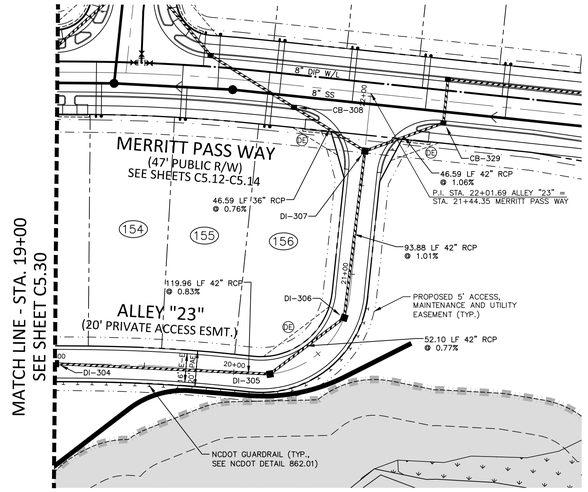
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
ALLEY "23", STA. 9+50 THRU STA. 19+00

C5.30



DI-304
STA. 19+00.39
T/G=326.68
INV IN=315.70 (DI-305)
INV OUT=315.60

DI-305
STA. 20+20.44
T/G=329.14
INV IN=316.80 (DI-306)
INV OUT=316.70

DI-306
STA. 20+75.24
T/G=330.27
INV IN=317.30 (DI-307)
INV OUT=317.20

DI-307
STA. 21+69.26
T/G=332.13
INV IN=319.15 (CB-308)
INV IN=323.20 (CB-329)
INV OUT=318.25

SITE LEGEND

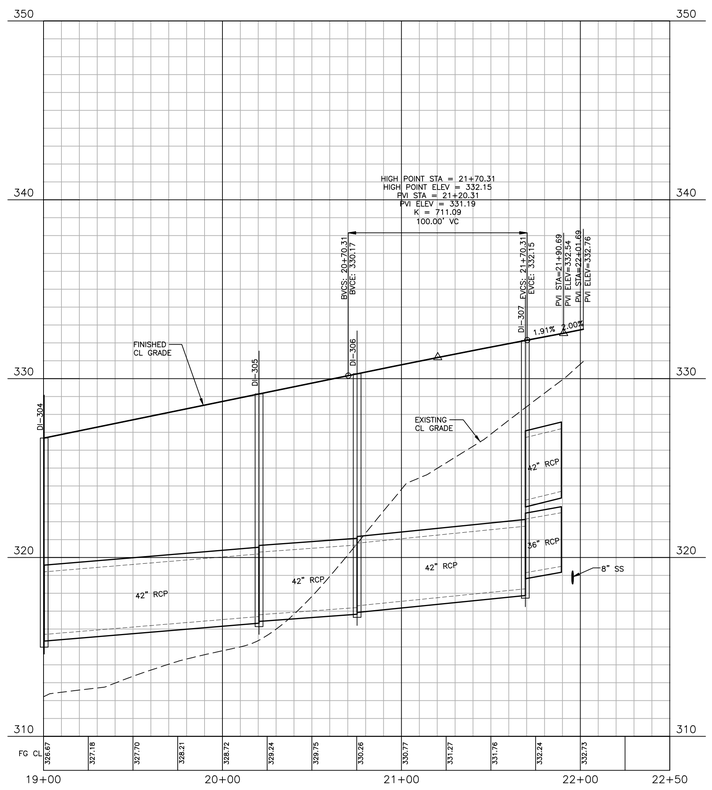
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

- (1) ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
- (PDE) PRIVATE STORM DRAINAGE EASEMENT
- (PE) PUBLIC STORM DRAINAGE EASEMENT

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

ALLEY "23"



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/6/2025 3:05:02 PM, Sherrill Williams

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PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:23-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

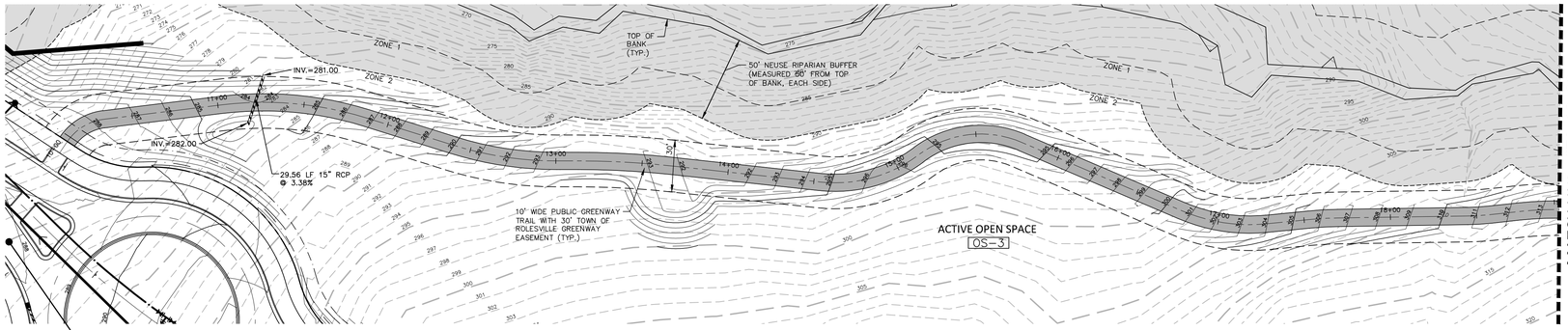
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

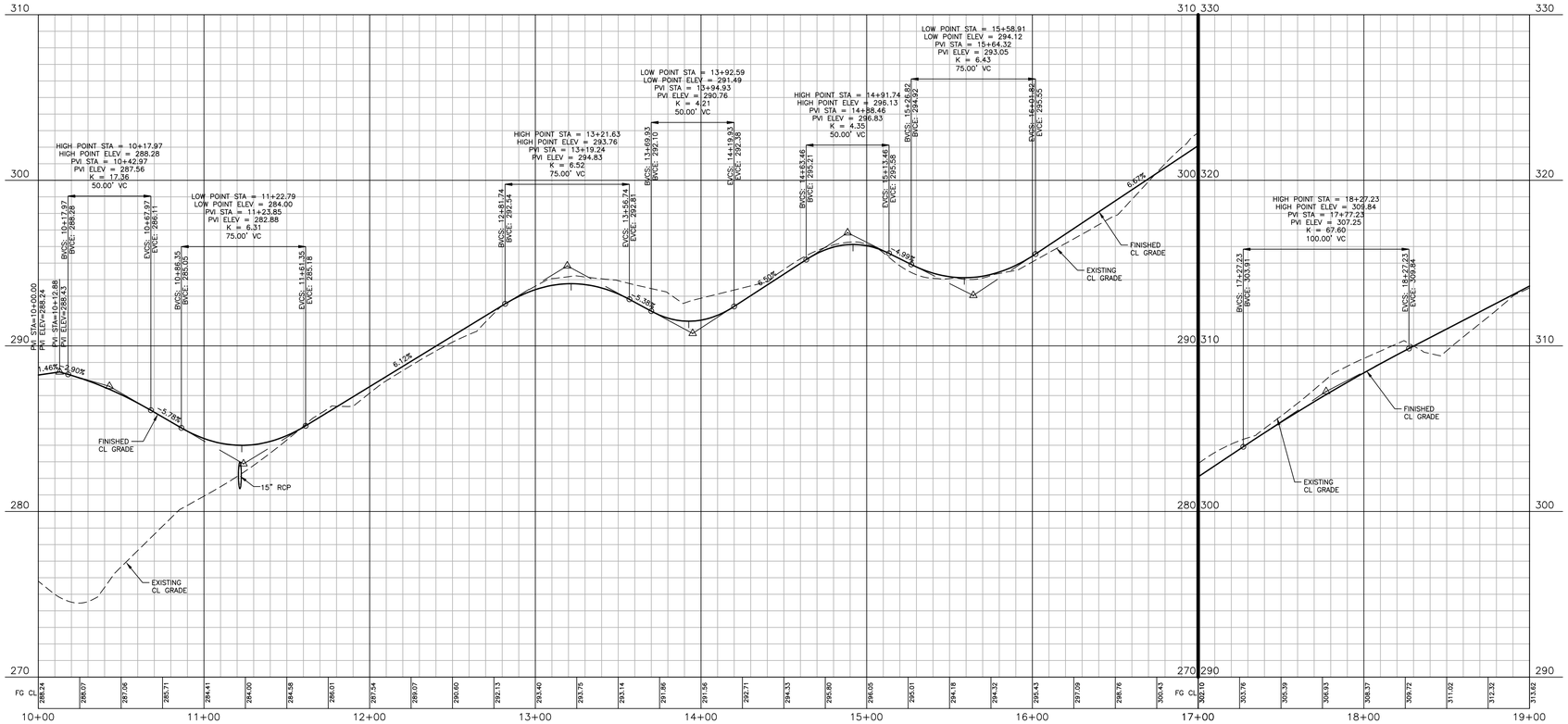
PLAN AND PROFILE
ALLEY "23", STA. 19+00 THRU STA. 22+50

C5.31



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

GREENWAY "1"



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REVISIONS
NO. DATE

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

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Date: 2025.11.07 09:12:24-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

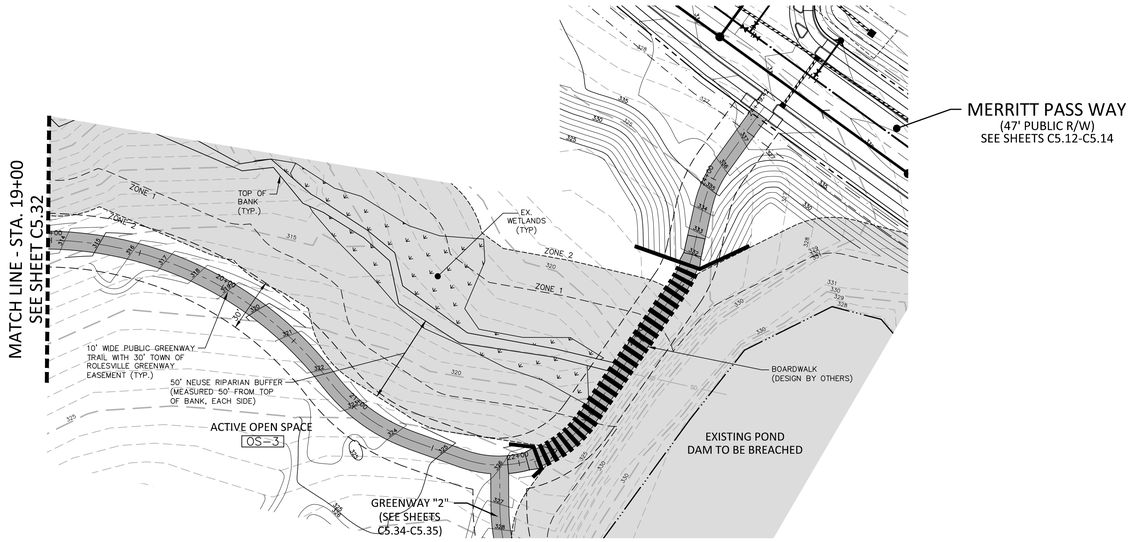
PLAN INFORMATION

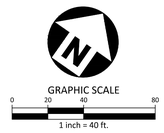
PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
GREENWAY "1", STA. 10+00 THRU STA. 19+00

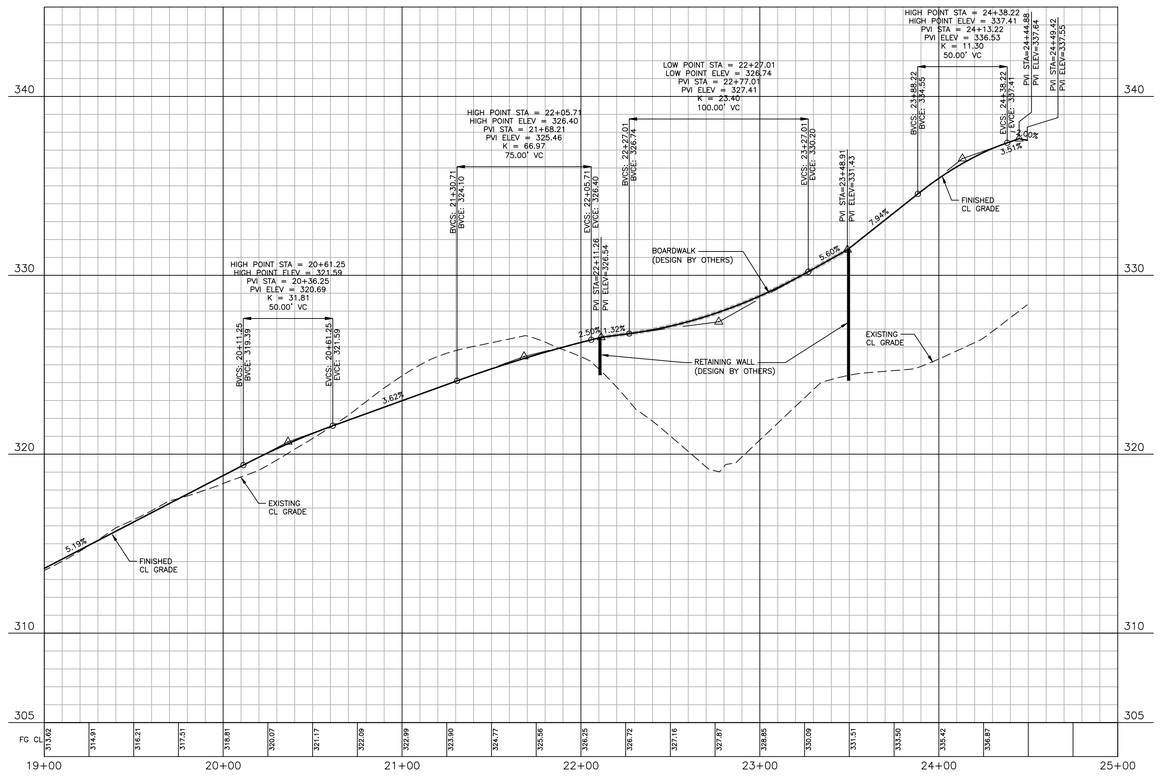
C5.32

X:\Projects\AGN\AGN23001\04-Production\1Engineering\Construction Drawings\Current Drawings\AGN23001-P4.dwg, 11/6/2025 3:12:12 PM, Sherrill Williams





GREENWAY "1"



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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:26-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

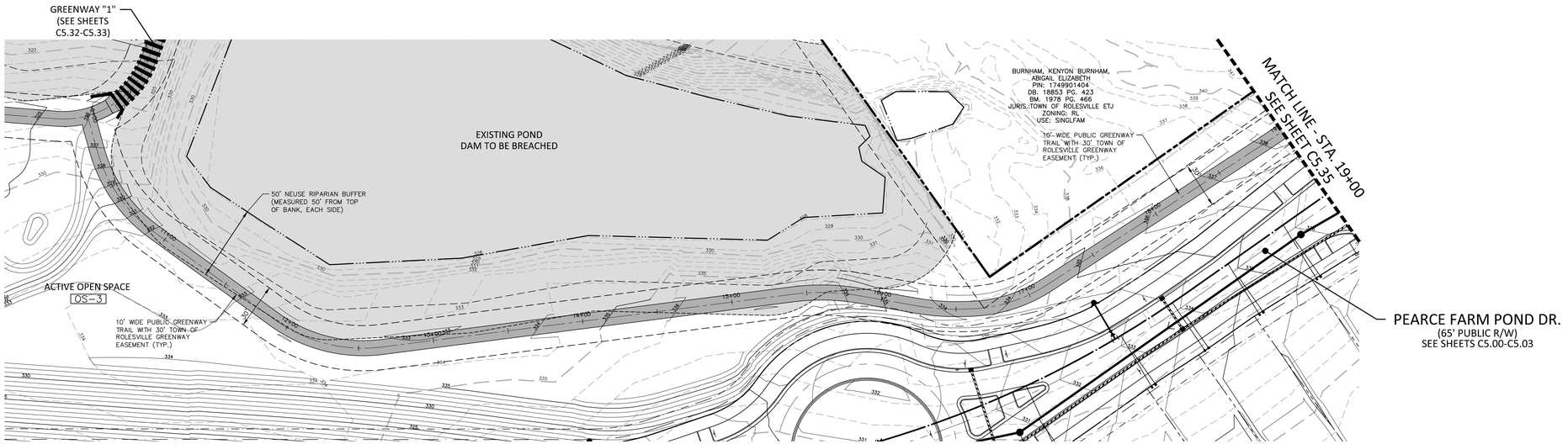
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

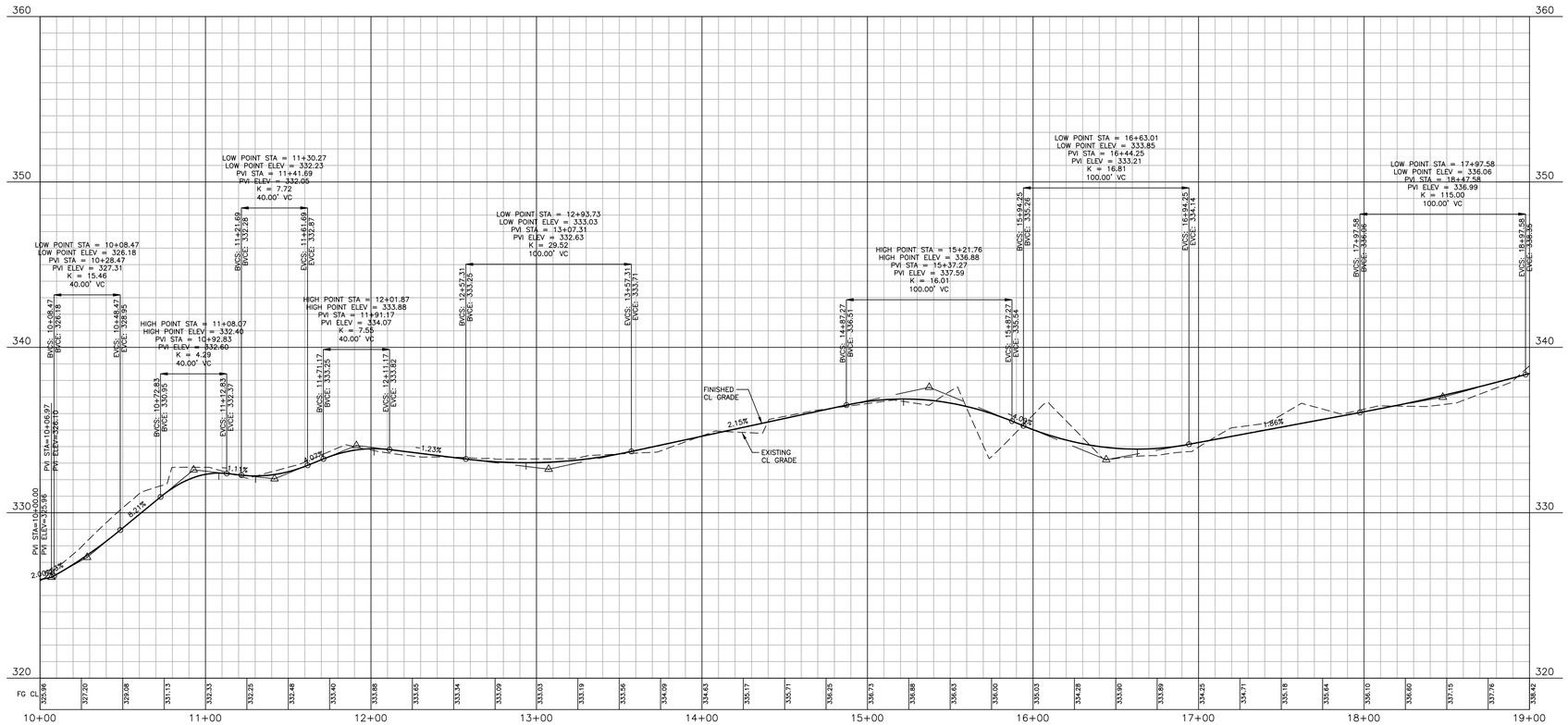
PLAN AND PROFILE
GREENWAY "1", STA. 19+00 THRU STA. 25+00

C5.33



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

GREENWAY "2"



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Date: 2025.11.07 09:12:27-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

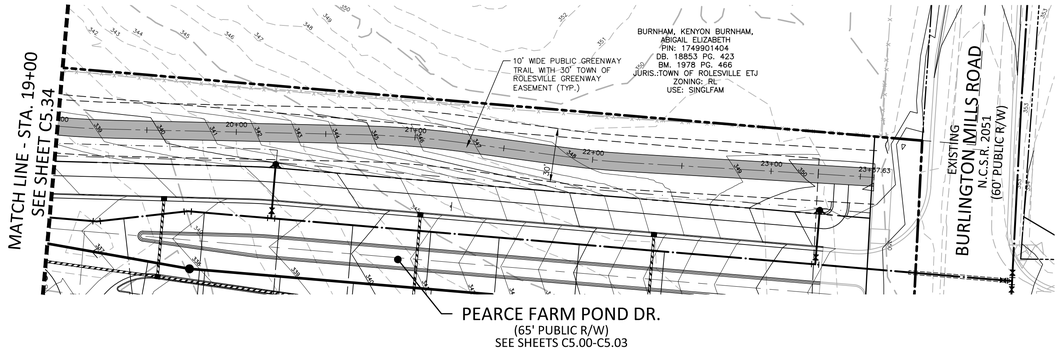
CID-24-08

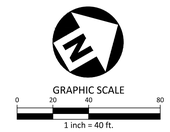
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

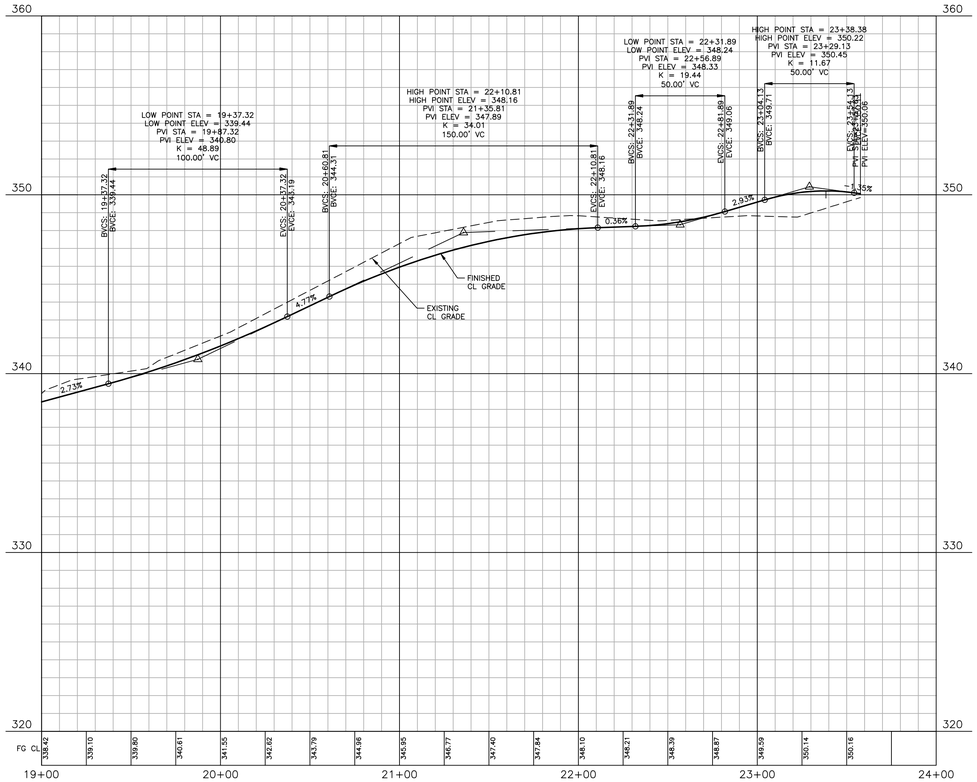
PLAN AND PROFILE
GREENWAY "2", STA. 10+00 THRU STA. 19+00

C5.34





GREENWAY "2"



FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:28-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

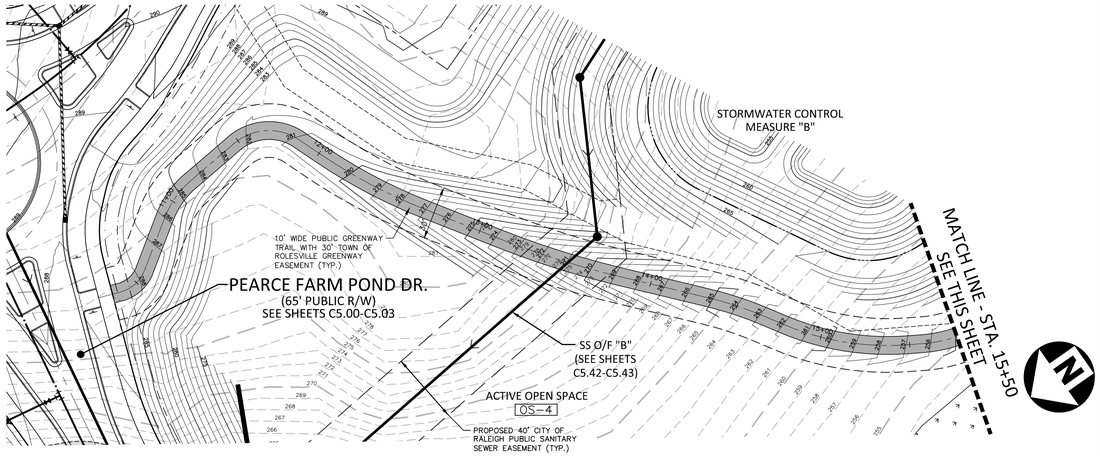
CID-24-08

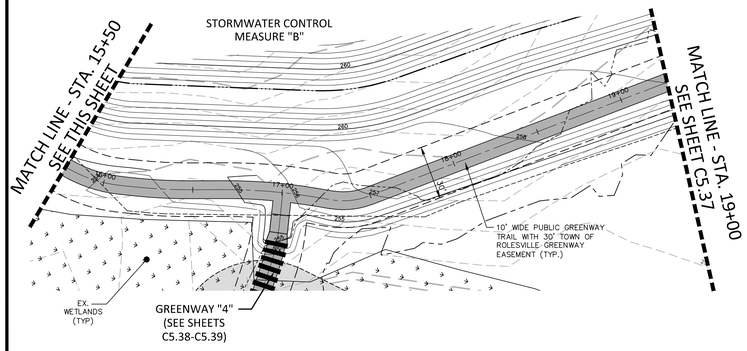
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
GREENWAY "2", STA. 19+00 THRU STA. 24+00

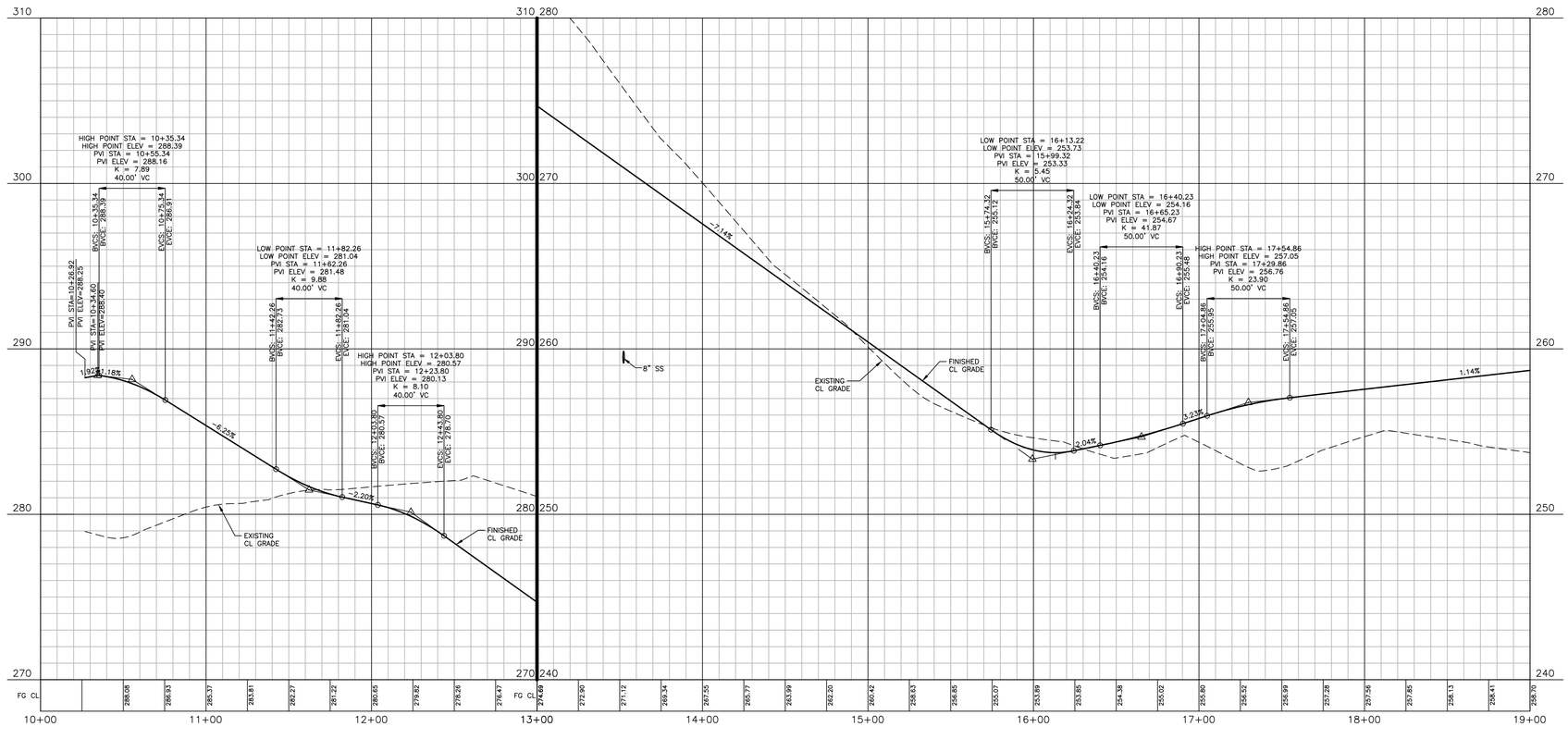
C5.35





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

GREENWAY "3"



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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:29-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

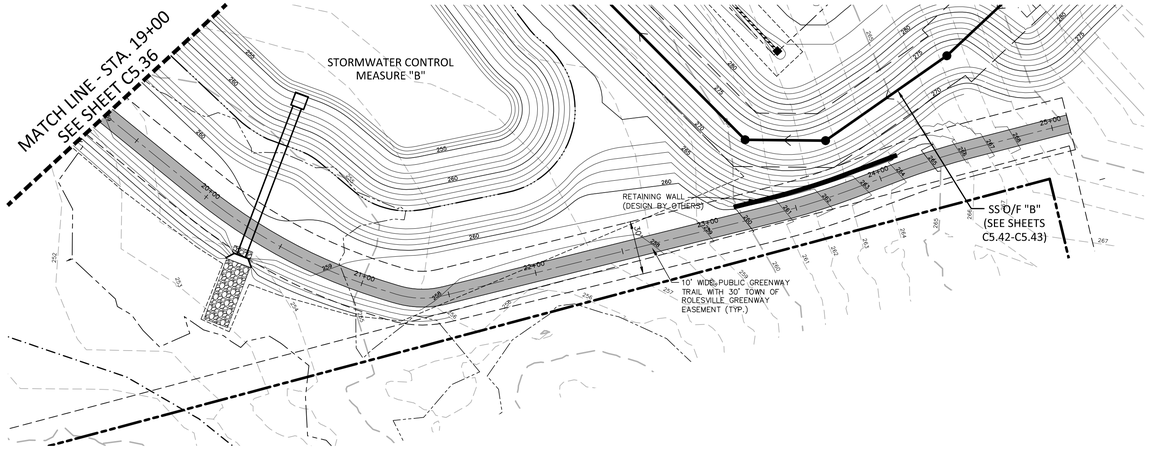
CID-24-08

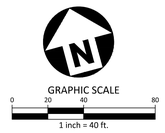
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

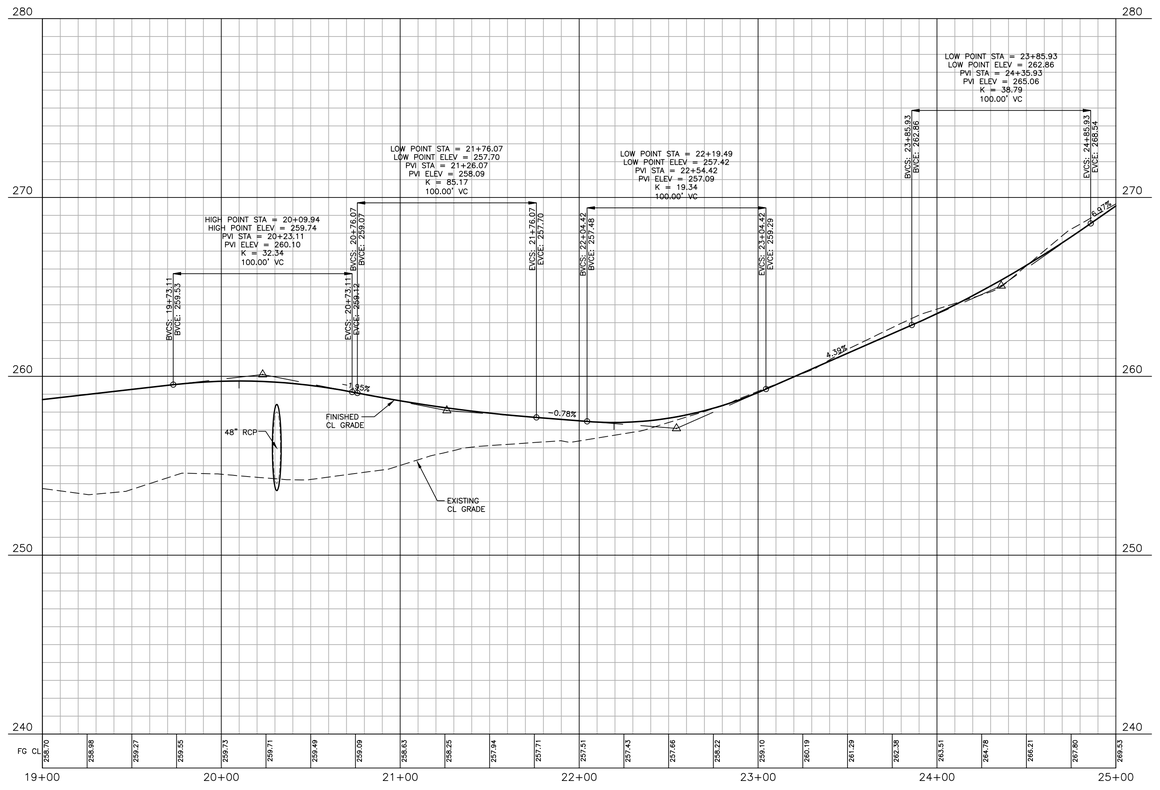
PLAN AND PROFILE
GREENWAY "3", STA. 10+00 THRU STA. 19+00

C5.36





GREENWAY "3"



FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:31-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

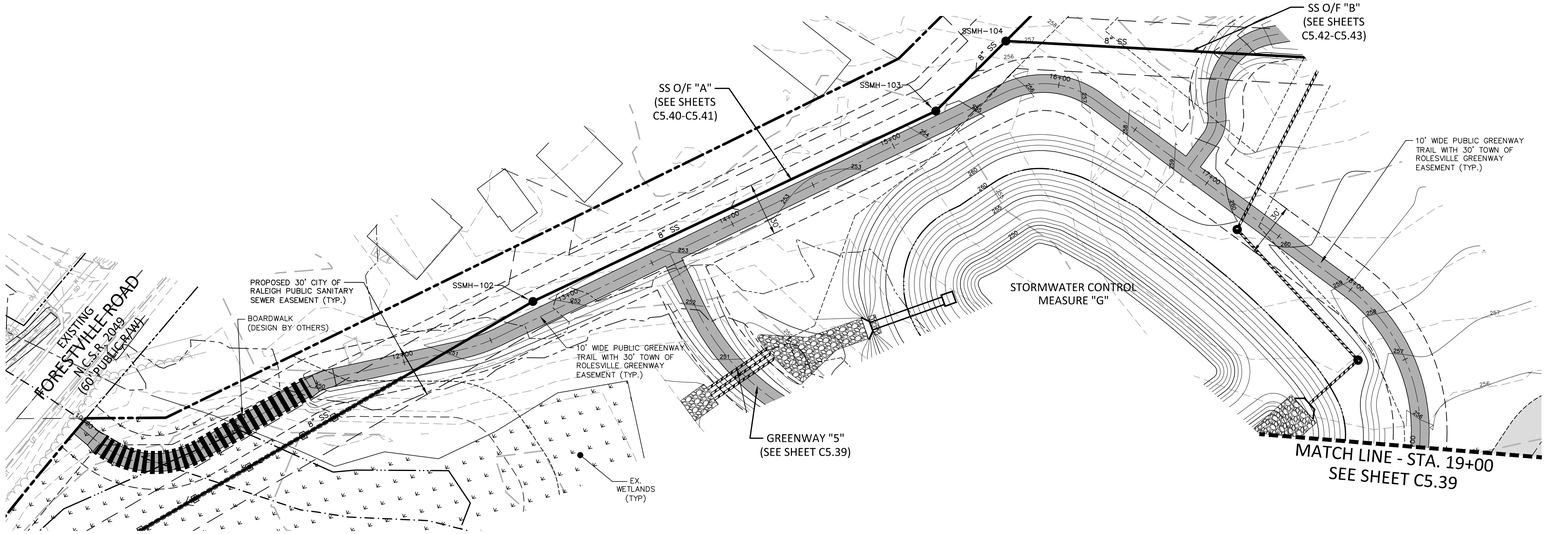
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

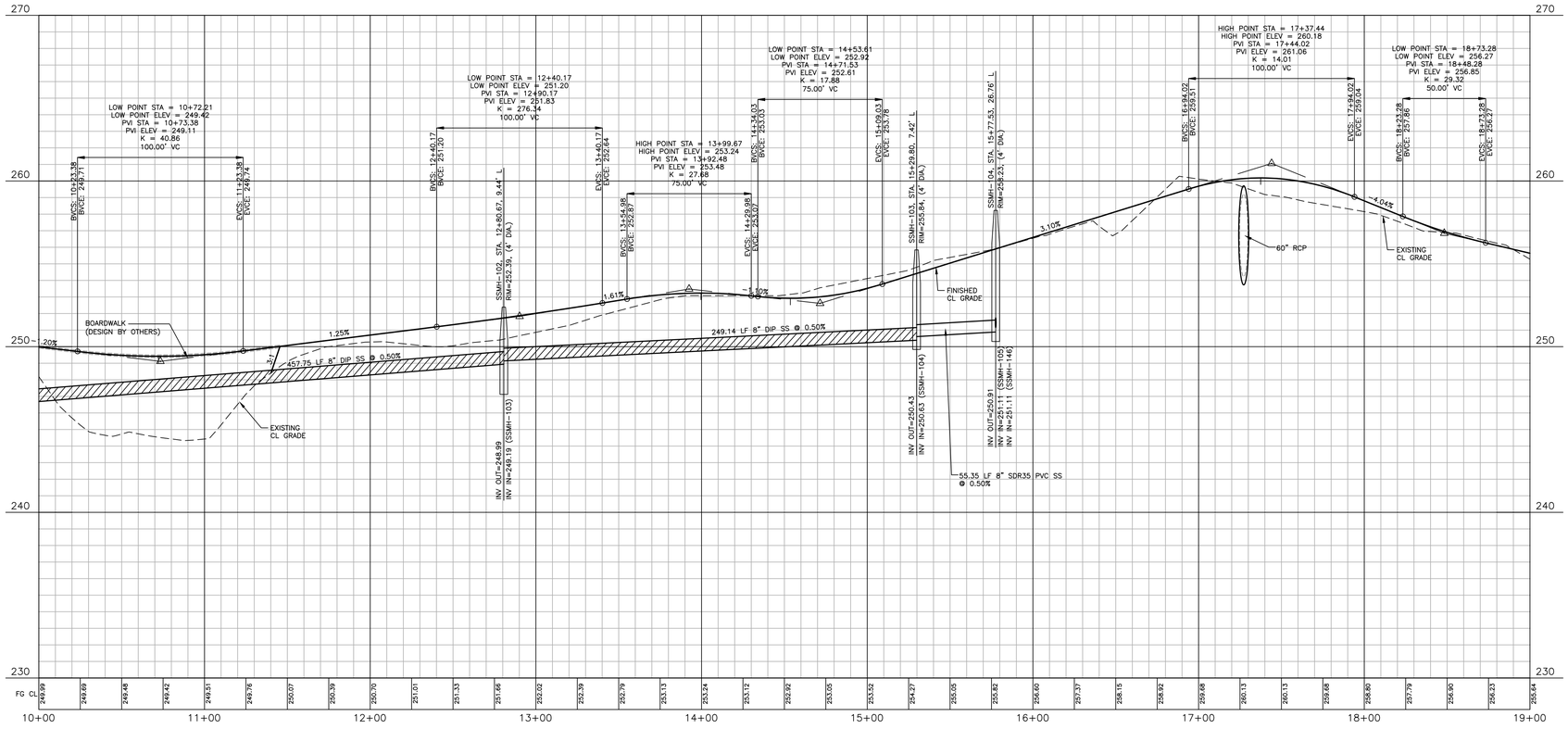
PLAN AND PROFILE
GREENWAY "3", STA. 19+00 THRU STA. 25+00

C5.37



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

GREENWAY "4"



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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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REVISIONS
NO. DATE

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:12:32-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

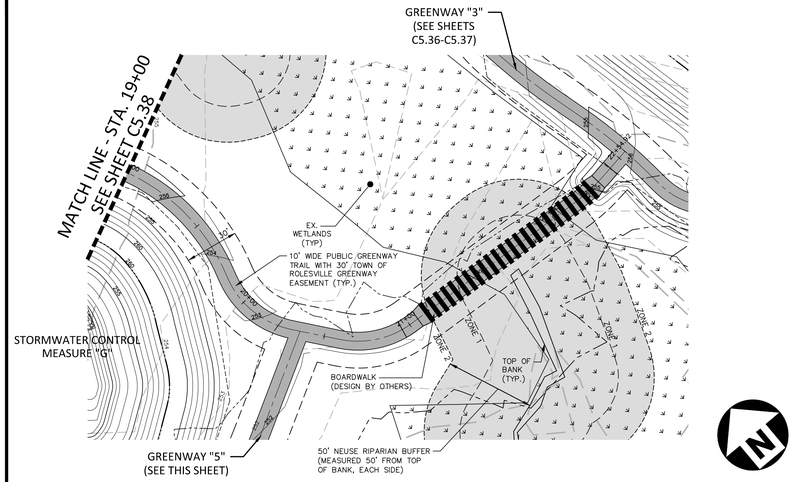
CID-24-08

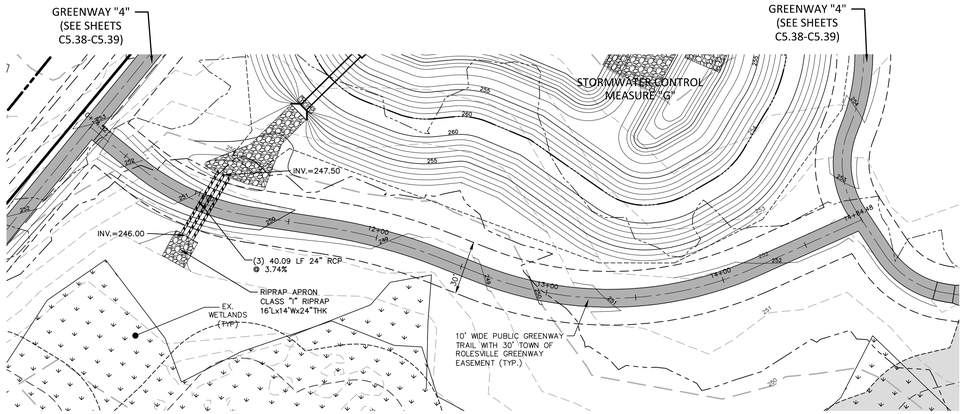
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
GREENWAY "4", STA. 10+00 THRU STA. 19+00

C5.38





GRAPHIC SCALE
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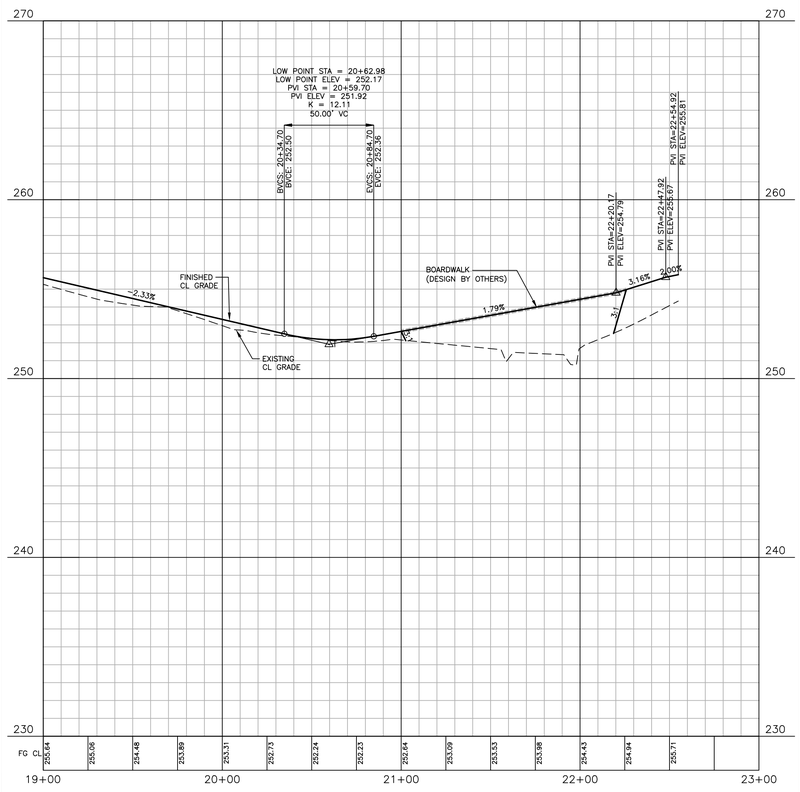
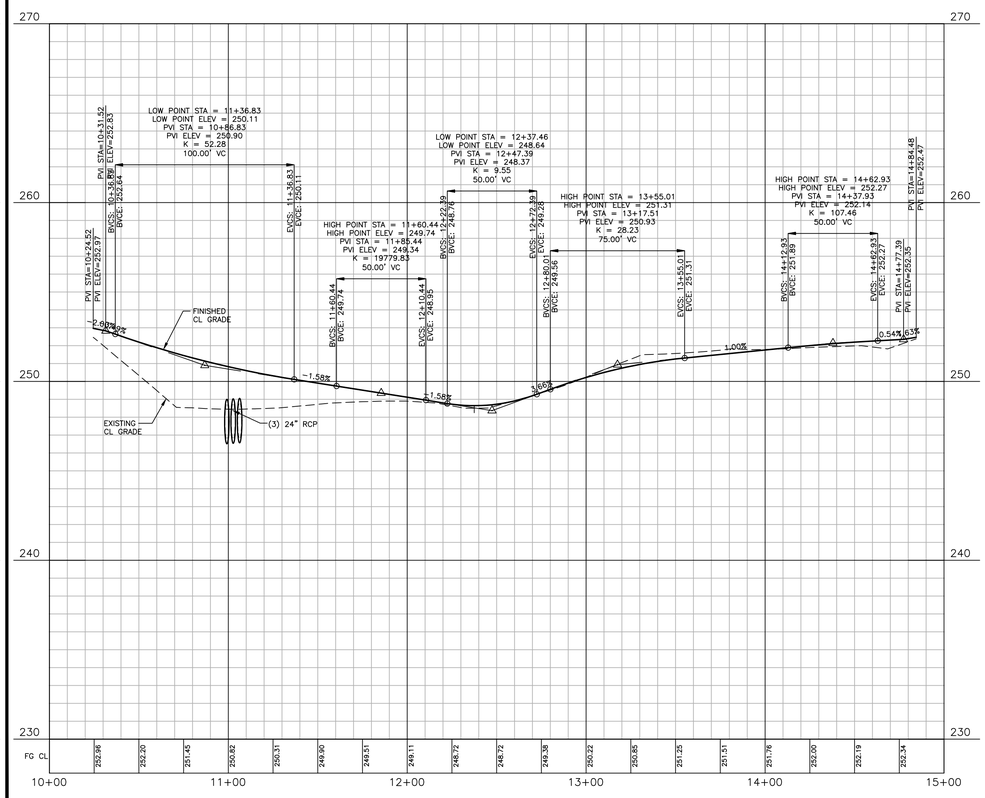
1 inch = 40 ft.

GREENWAY "4"



GREENWAY "5"



FINAL DRAWING - RELEASED FOR CONSTRUCTION

McAdams

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:33-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

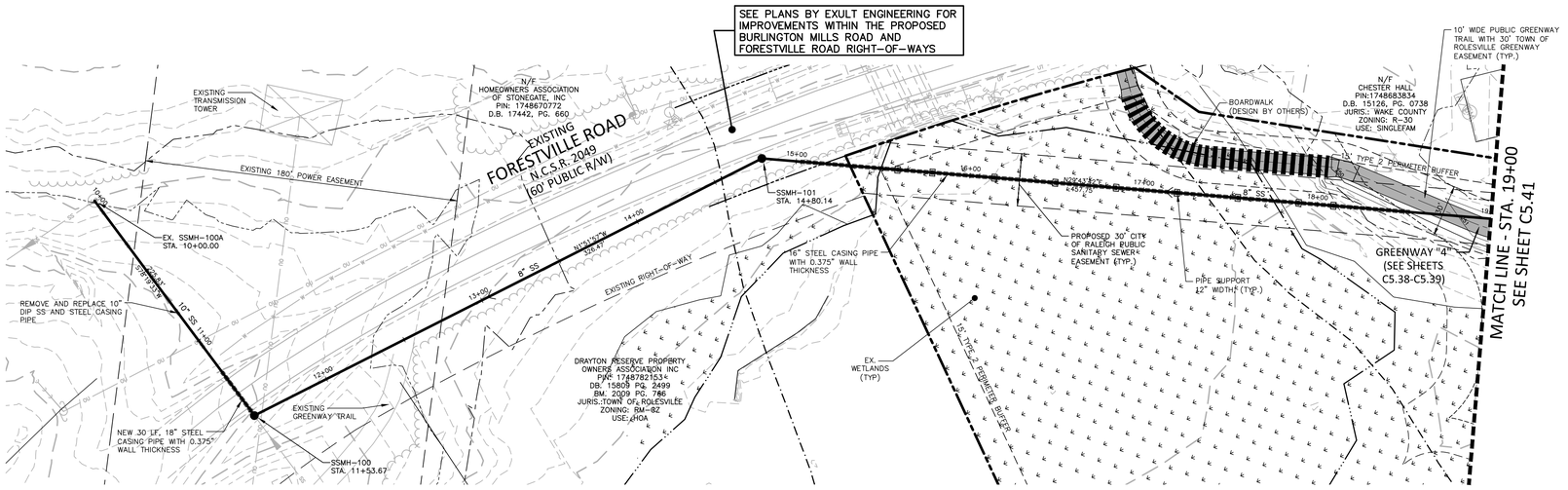
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
GREENWAY "4", STA. 19+00 THRU STA. 23+00
GREENWAY "5", STA. 10+00 THRU STA. 15+00

C5.39

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawing\Current Drawing\AGN23001-P4.dwg, 11/6/2025 4:09:18 PM, Sherrill Williams



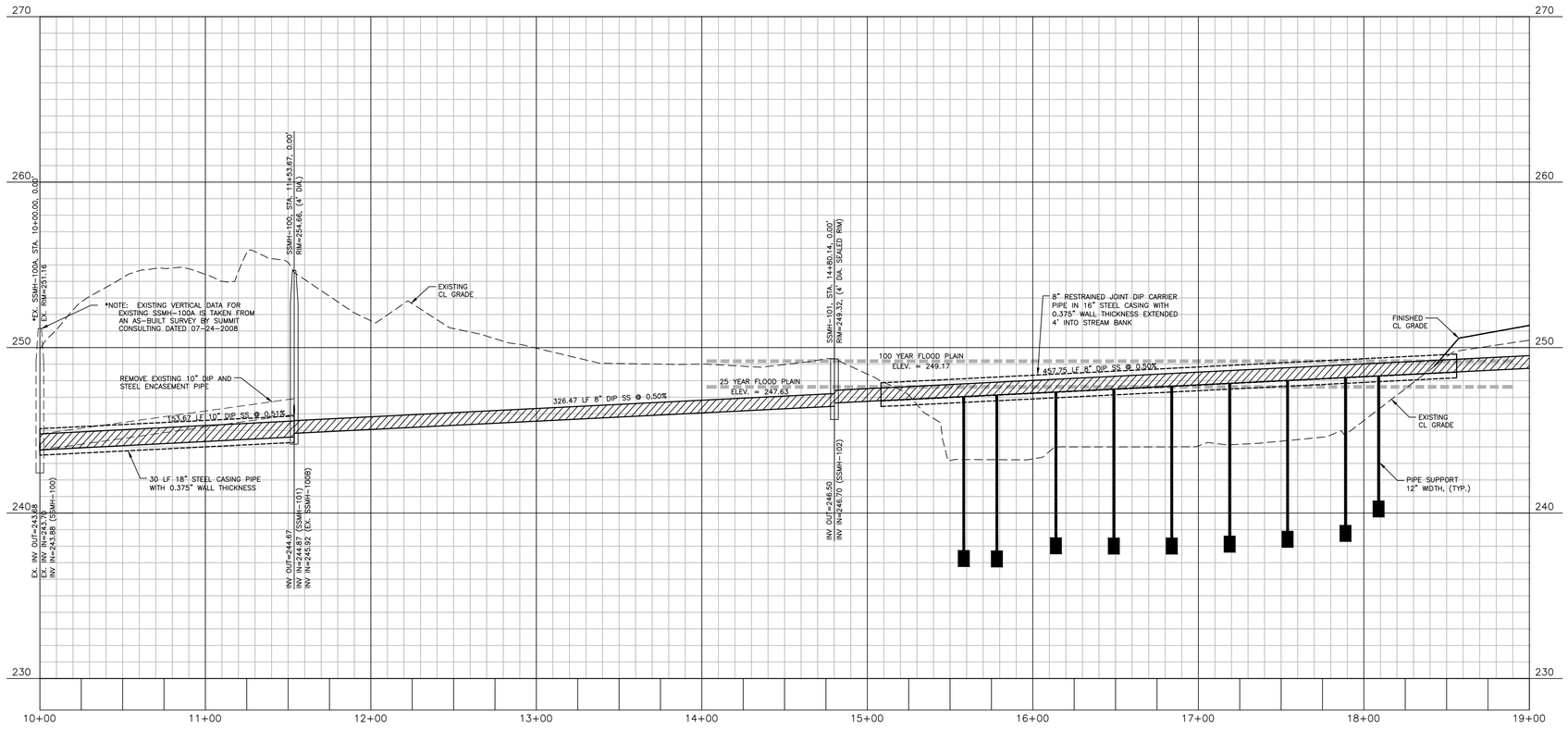
BY-PASS PUMPING NOTES:

1. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO PROPERTY OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
2. A BYPASS PLAN SEALED BY A NC PROFESSIONAL ENGINEER MUST BE SUBMITTED TO CITY OF RALEIGH PUBLIC UTILITIES PRIOR TO PUMPING OPERATIONS TO COORDINATE WITH ENGINEERING STAFF, PUMPS SHOULD BE SIZED TO HANDLE THE PEAK FLOW (2.5 TIMES THE AVERAGE DAILY FLOW) FOR THE LINE OR AREA OF WORK. THE CONTRACTOR SHALL SECURE THE PUMPS FROM A PUMP SUPPLIER ACCORDING TO THE PROVIDED FLOW INFORMATION. PUMPING OPERATIONS MUST BE MONITORED 24 HOURS A DAY FOR EACH OF THE PUMPING OPERATION BY QUALIFIED PERSONNEL IN ORDER TO RESPONSE TO PROBLEMS OR FAILURES. 100% REDUNDANCY IS REQUIRED FOR PUMPING OPERATIONS. IN ADDITION, BACK UP PUMPS ARE TO BE CONNECTED TO THE BYPASS FORCE MAIN TO FACILITATE IMMEDIATE USE UPON FAILURE OF THE PRIMARY PUMPS.

BYPASS PUMPING TABLE		
SUCTION MANHOLE	DISCHARGE MANHOLE	QPEAK (GPM)
SSMH-100	SSMH-100A	298.35

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

SANITARY SEWER OUTFALL "A"



NOTES FOR SANITARY SEWER OUTFALL STREAM CROSSING:

1. SEE CITY OF RALEIGH DETAILS ON SHEET C8.06
2. MAXIMUM SPACING OF PIERS FOR THIS CROSSING IS 35 FT. O. C.
3. PIERS SHALL BE CONCRETE WITH SPREAD FOOTINGS (SEE STRUCTURAL PLANS BY SCALENE DESIGN).
4. SLOPES SHALL INCLUDE CLASS I RIP-RAP COVERING THE WIDTH OF THE PUBLIC EASEMENT.
5. WATER-TIGHT RIMS AND VENTED STACKS SHALL BE PROVIDED FOR SANITARY SEWER MANHOLES WITH RIMS LOWER THAN 3 FEET ABOVE THE 100-YR FLOOD ELEVATION. VENT STACKS MUST BE AT LEAST 3 FEET ABOVE THE 100-YR FLOOD ELEVATION PER CITY OF RALEIGH DETAIL S-24.

Public
Water Distribution / Extension System
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City of Raleigh Public Utilities Department Permit # W-4237

Public
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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 10/30/2025 9:12:37 AM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:35-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

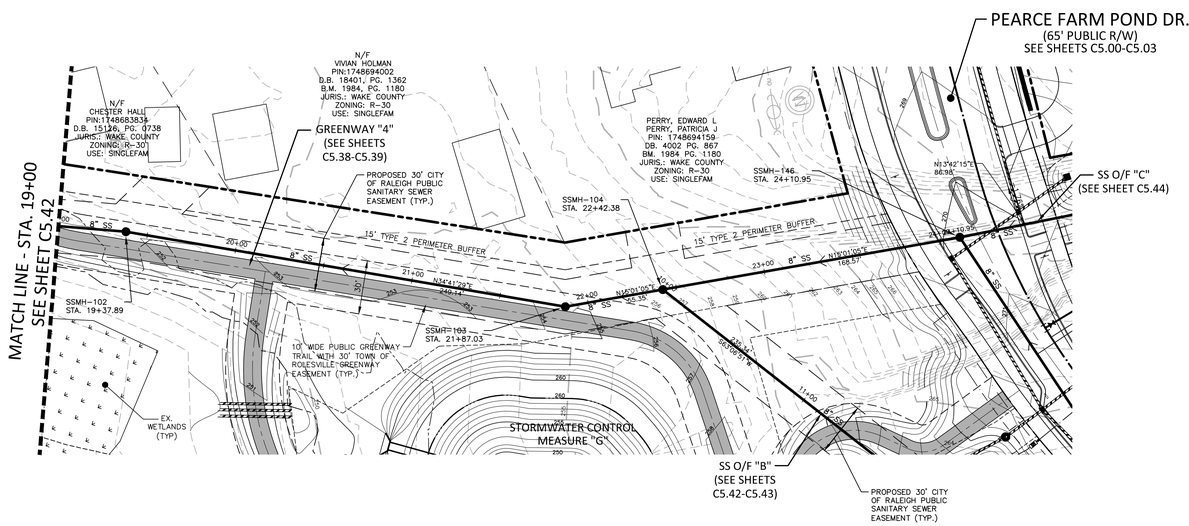
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

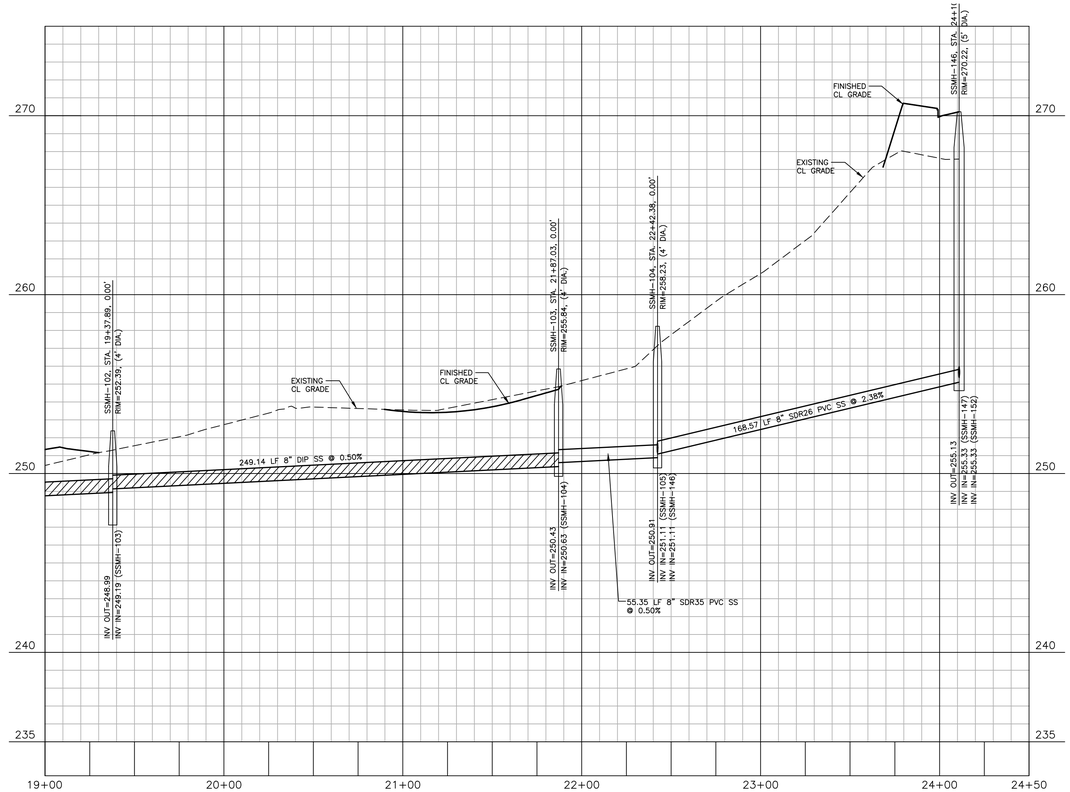
PLAN AND PROFILE
SS O/F "A", STA. 10+00 THRU STA. 19+00

C5.40



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

SANITARY SEWER OUTFALL "A"



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City of Raleigh
Public Utilities Department Permit # W-4237

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City of Raleigh
Public Utilities Department Permit # S-5660

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REVISIONS
NO. DATE

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

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Date: 2025.11.07 09:12:36-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
SS O/F "A", STA. 19+00 THRU STA. 24+50

C5.41

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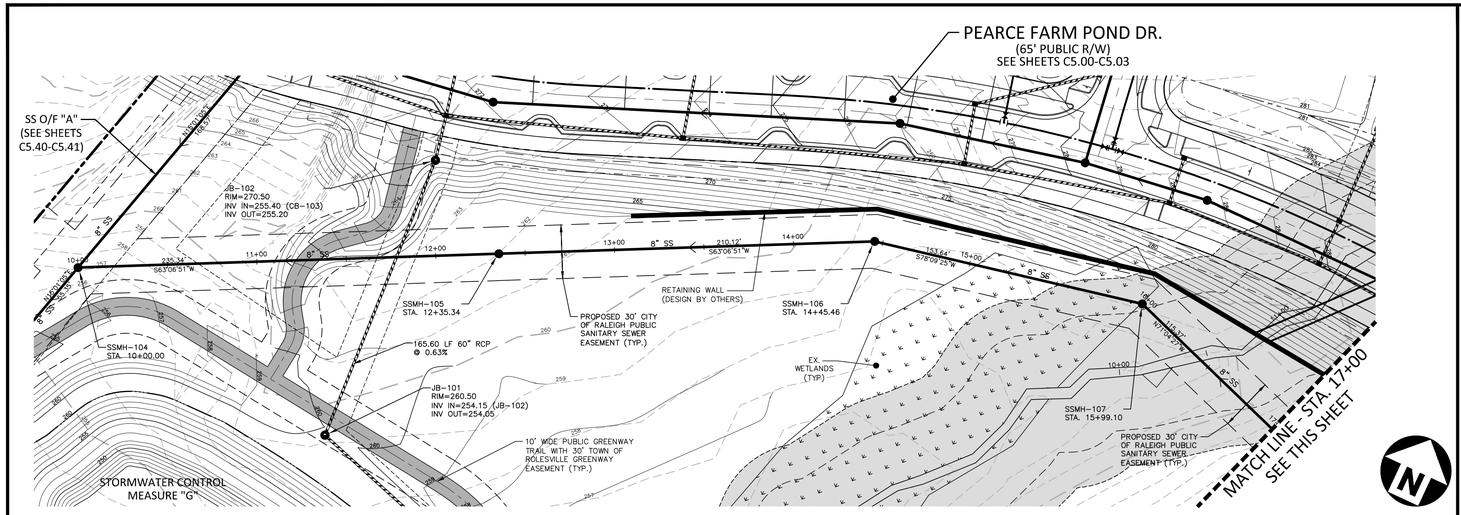
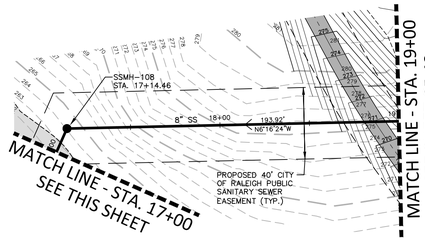
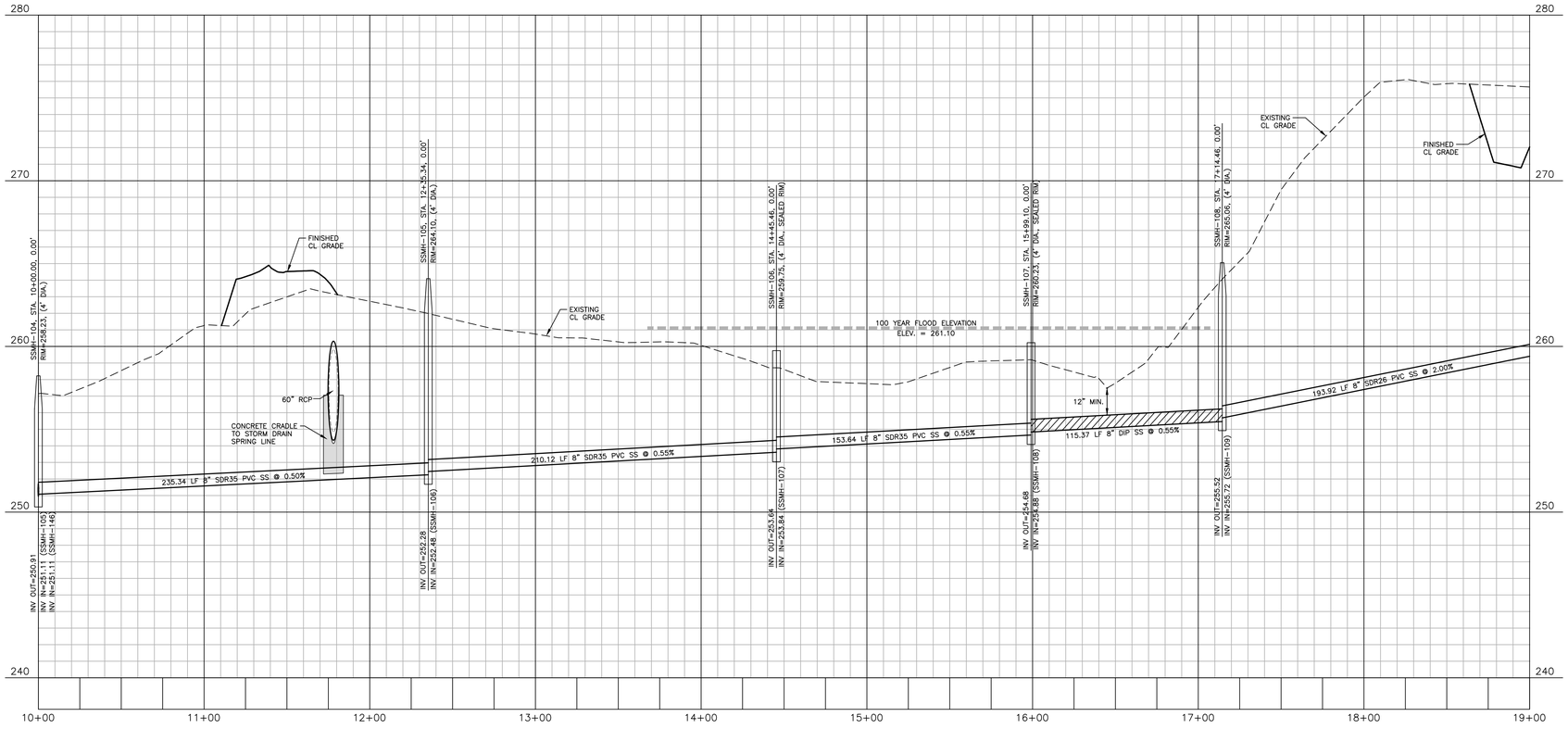




GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

SANITARY SEWER OUTFALL "B"



Public
Water Distribution / Extension System

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City of Raleigh
Public Utilities Department Permit # W-4237

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Public Utilities Department Permit # S-5660

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:37-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
SS O/F "B", STA. 10+00 THRU STA. 19+00

C5.42

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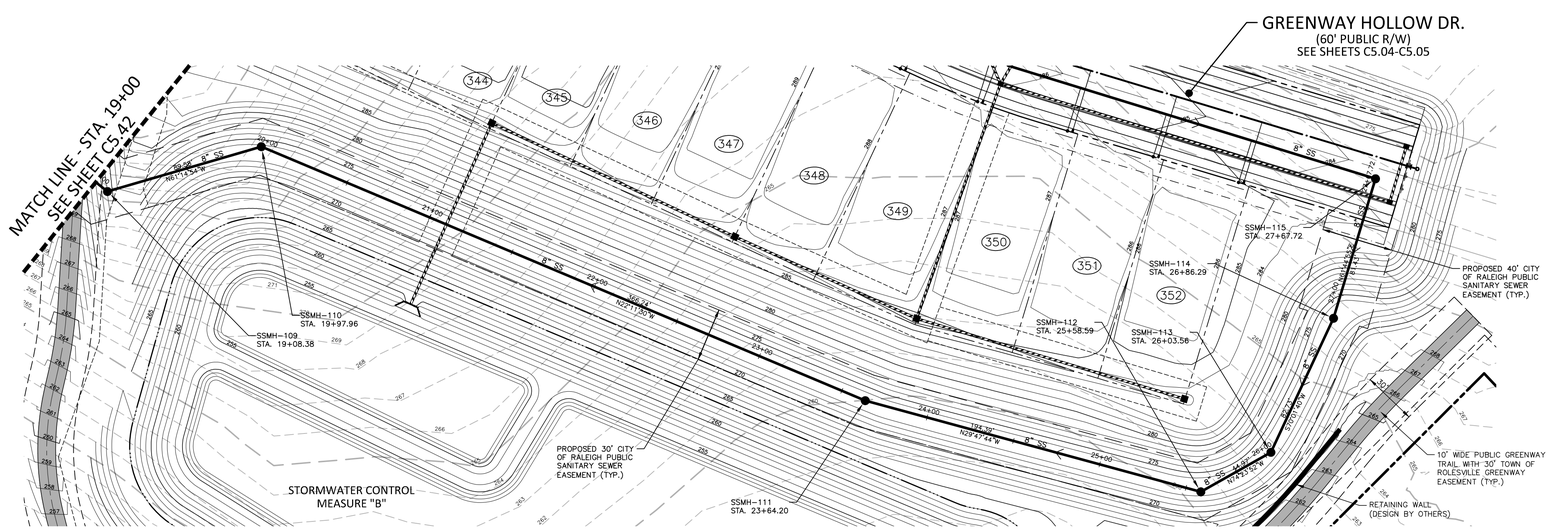

GRAPHIC SCALE
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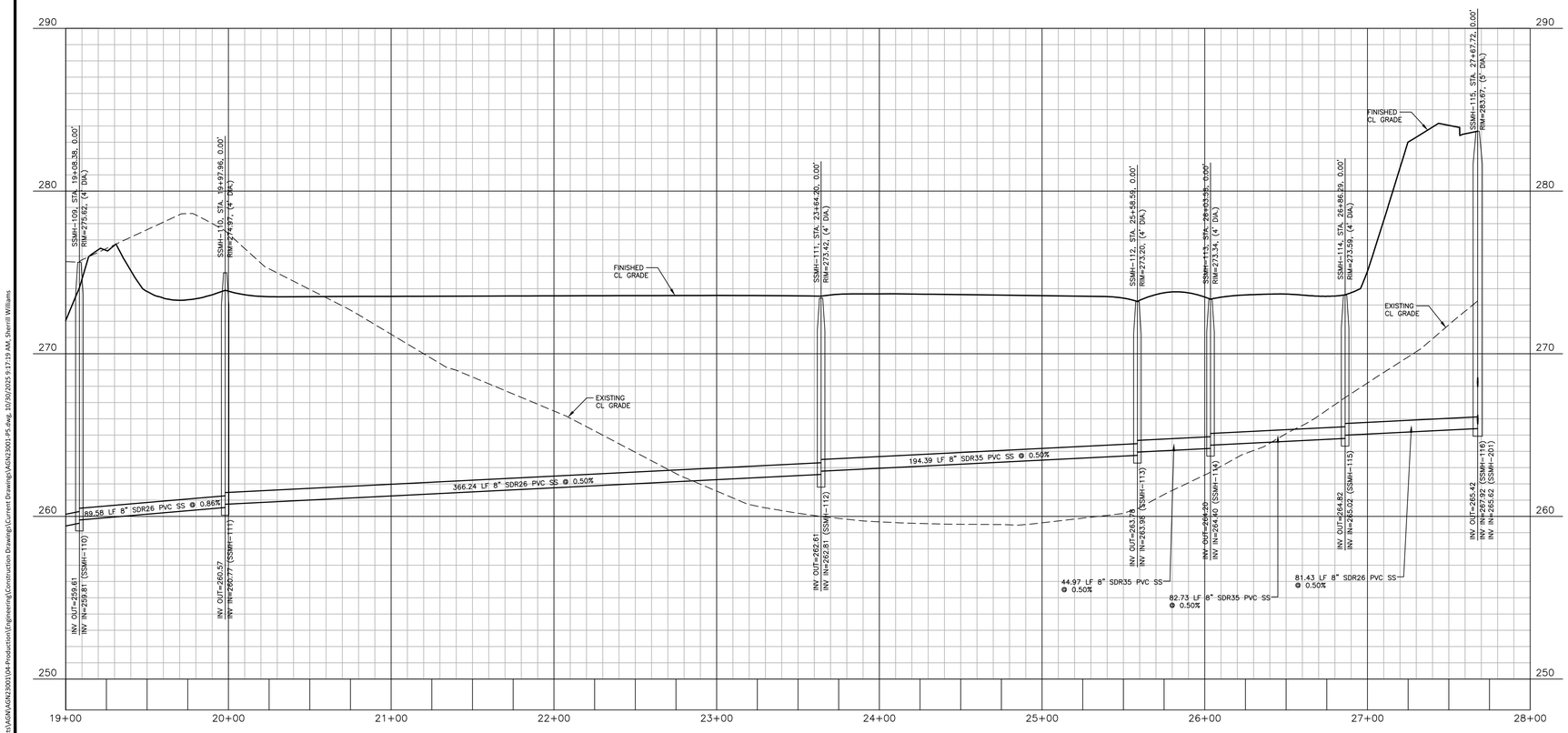
1 inch = 40 ft.

SANITARY SEWER OUTFALL "B"



Public
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City of Raleigh
Public Utilities Department Permit # W-4237

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 10/30/2025 9:17:19 AM, Sherrill Williams

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PHONE: 919. 239. 9486

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:39-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

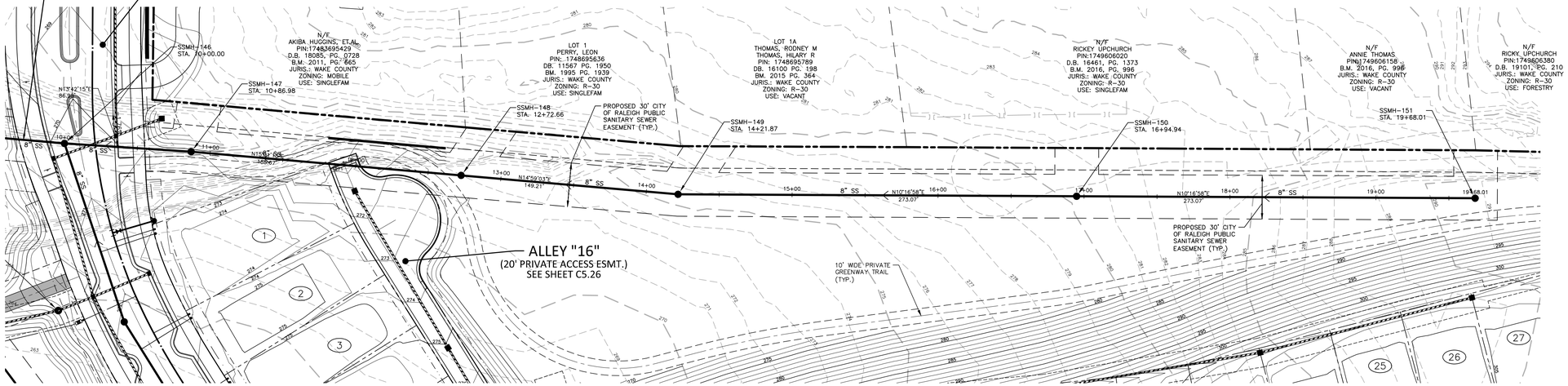
CID-24-08

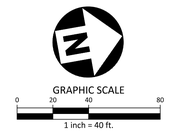
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

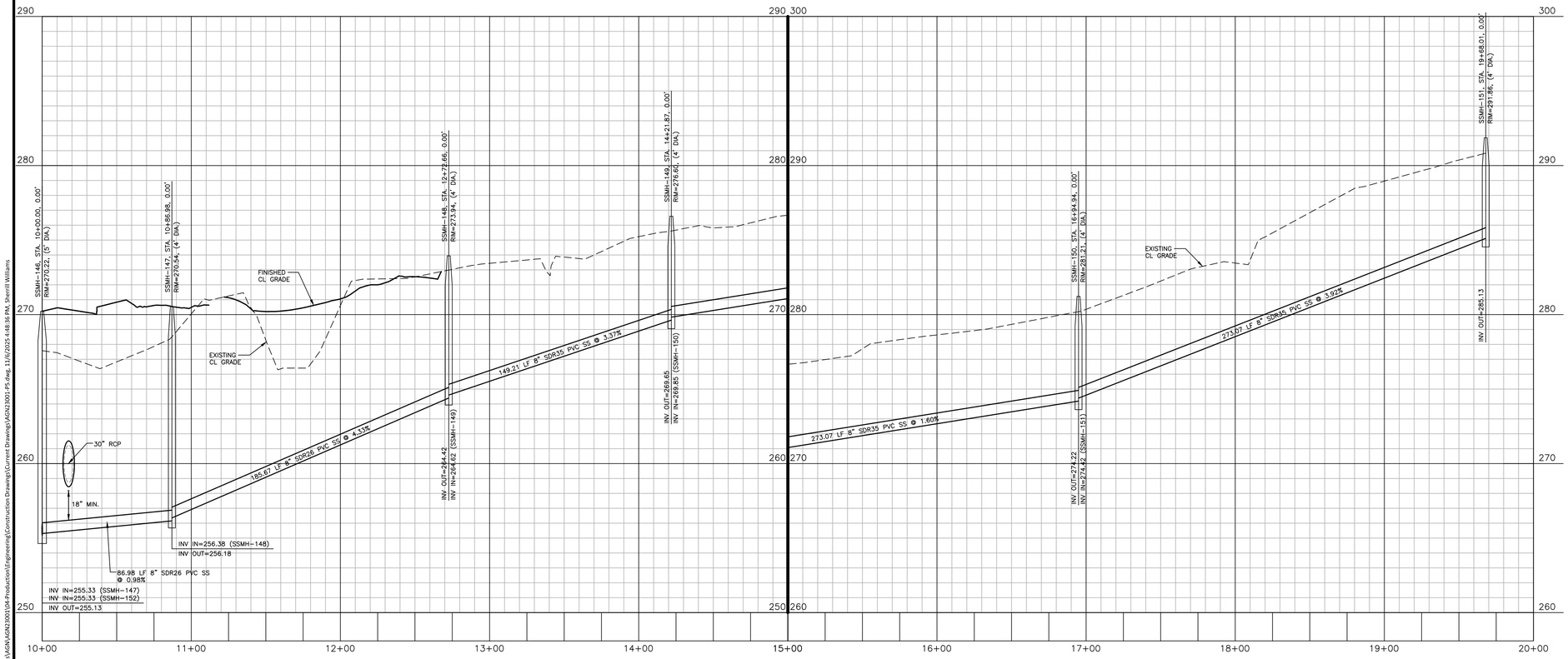
PLAN AND PROFILE
SS O/F "B", STA. 19+00 THRU STA. 28+00

C5.43





SANITARY SEWER OUTFALL "C"



Public
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City of Raleigh
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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:40-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

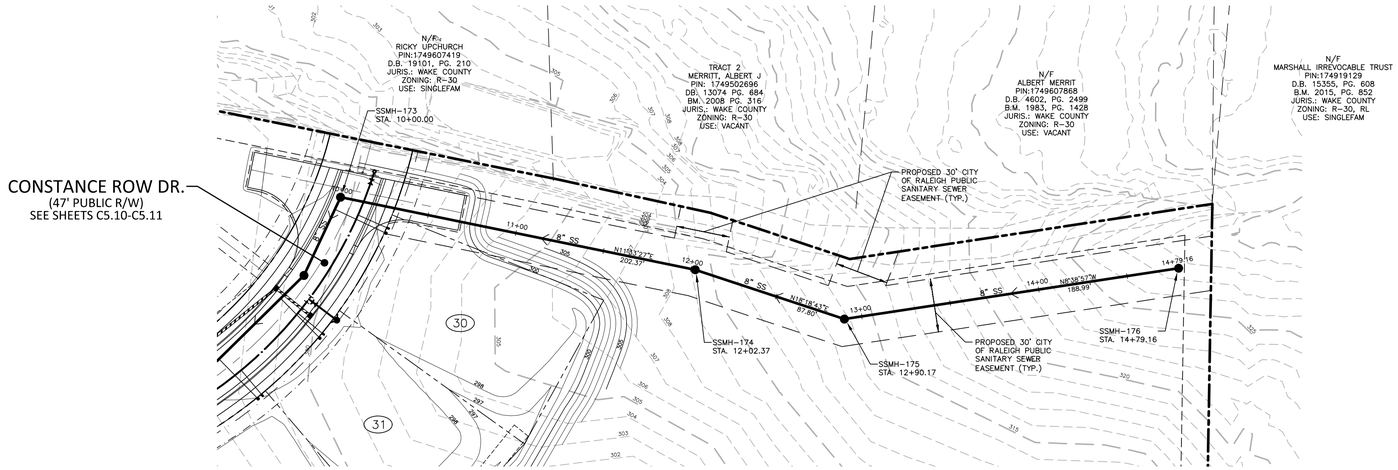
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
SS O/F "C", STA. 10+00 THRU STA. 20+00

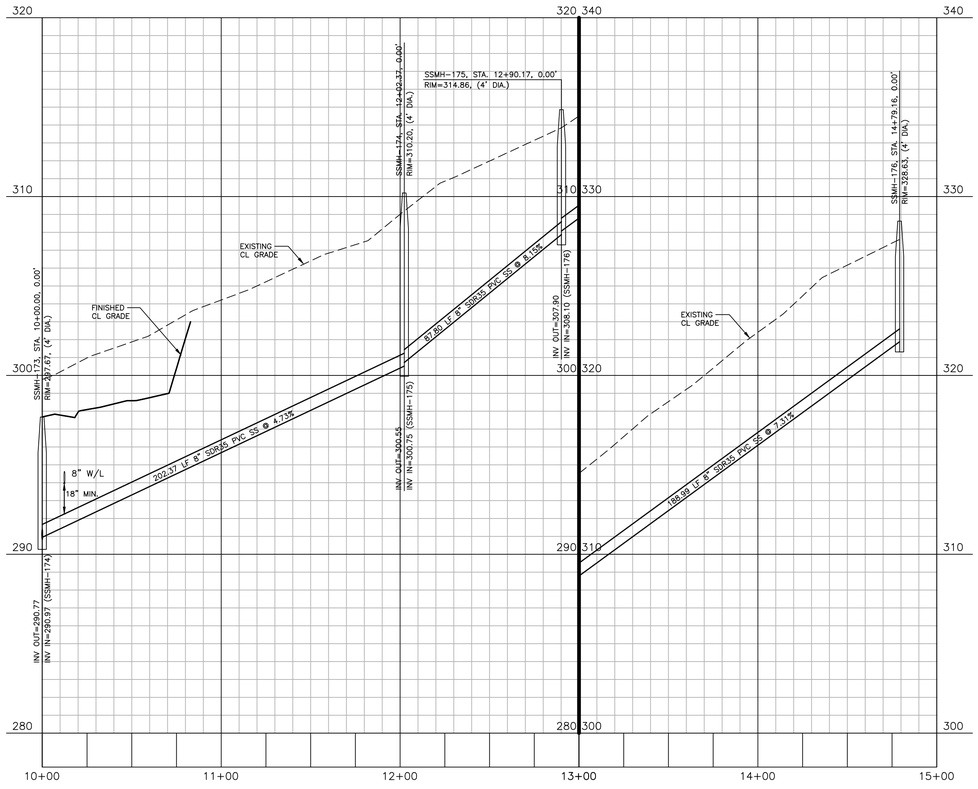
C5.44

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 11/6/2025 4:48:36 PM, Sherrill Williams



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

SANITARY SEWER OUTFALL "D"



Public
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City of Raleigh
Public Utilities Department Permit # W-4237

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City of Raleigh
Public Utilities Department Permit # S-5660

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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:42-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

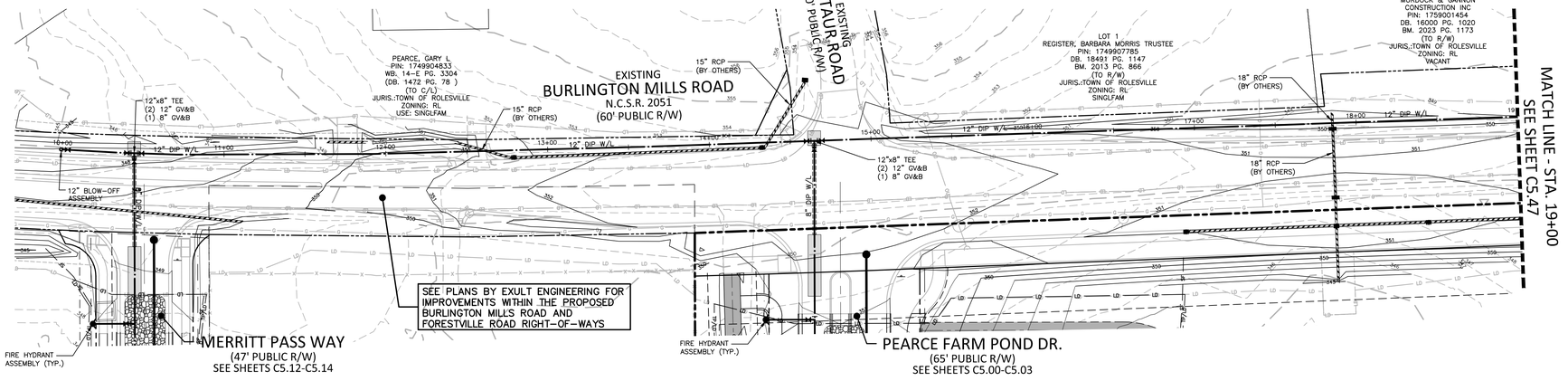
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
SS O/F "D", STA. 10+00 THRU STA. 15+00

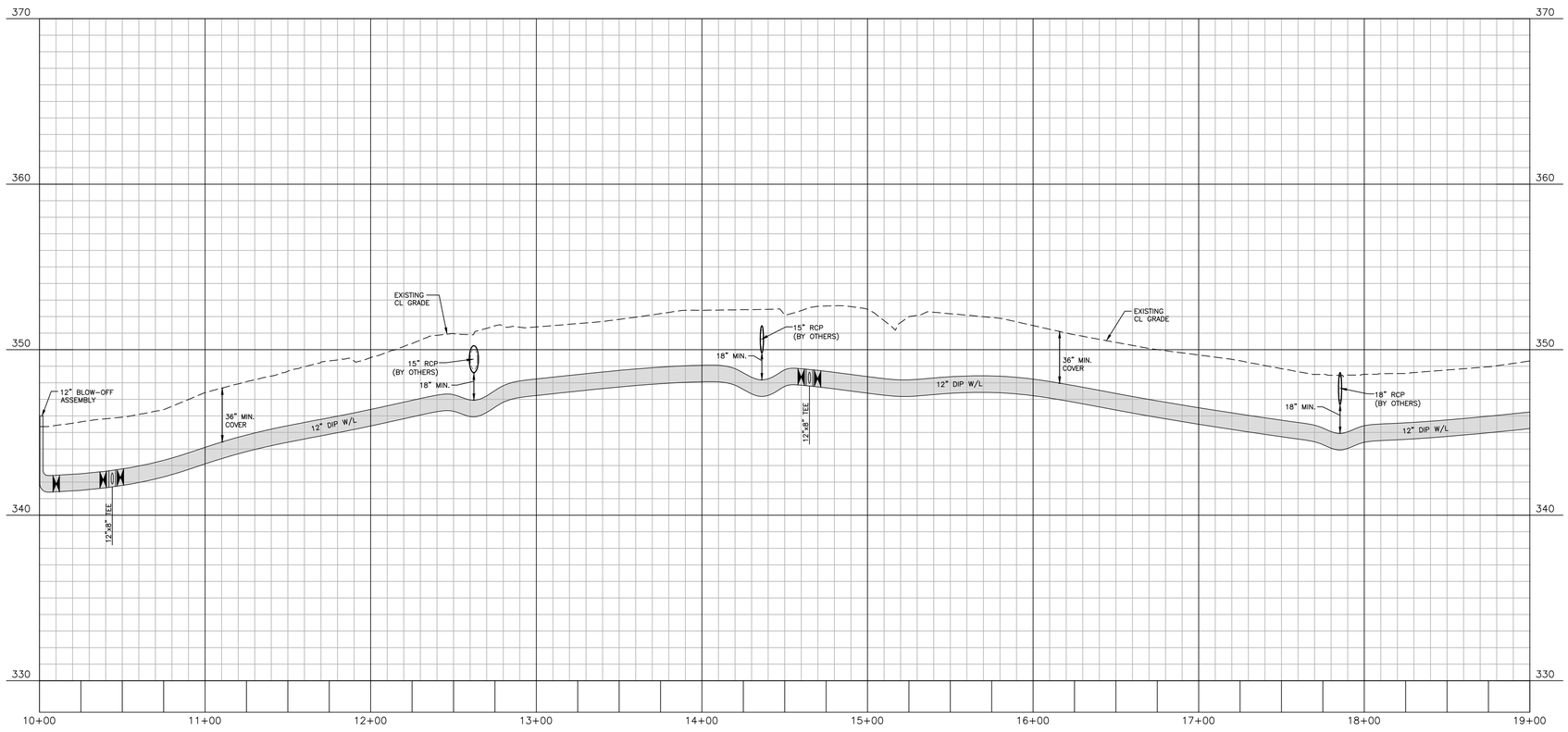
C5.45

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 11/6/2025 14:49:48 PM, Sherrill Williams



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

WATERLINE "1"



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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:43-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
WATERLINE "1", STA. 10+00 THRU STA. 19+00

C5.46

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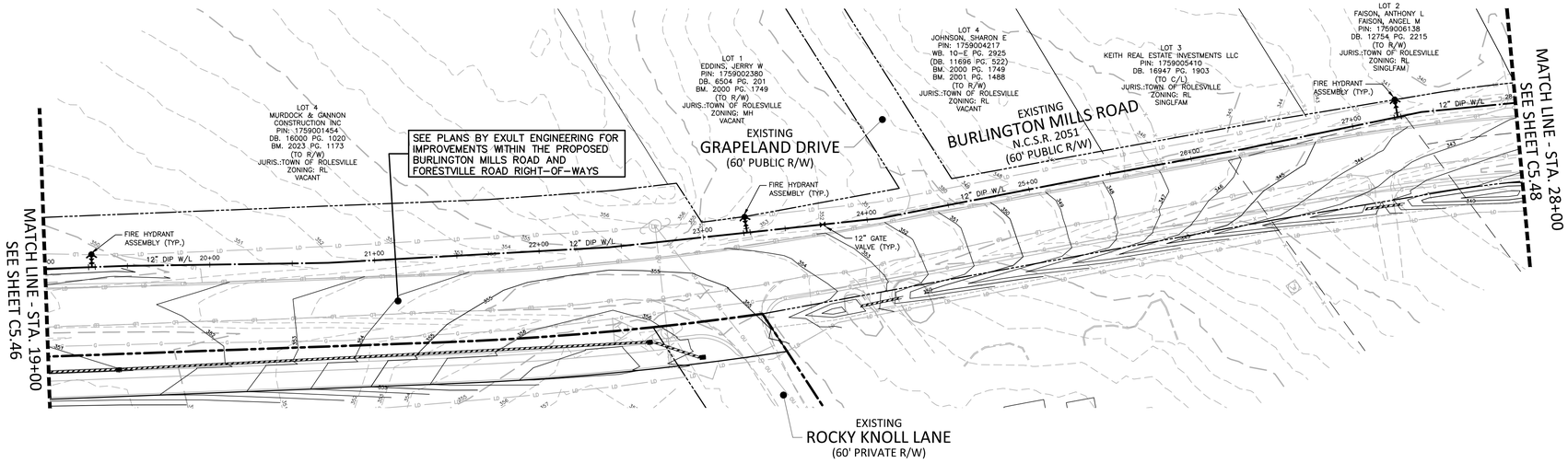
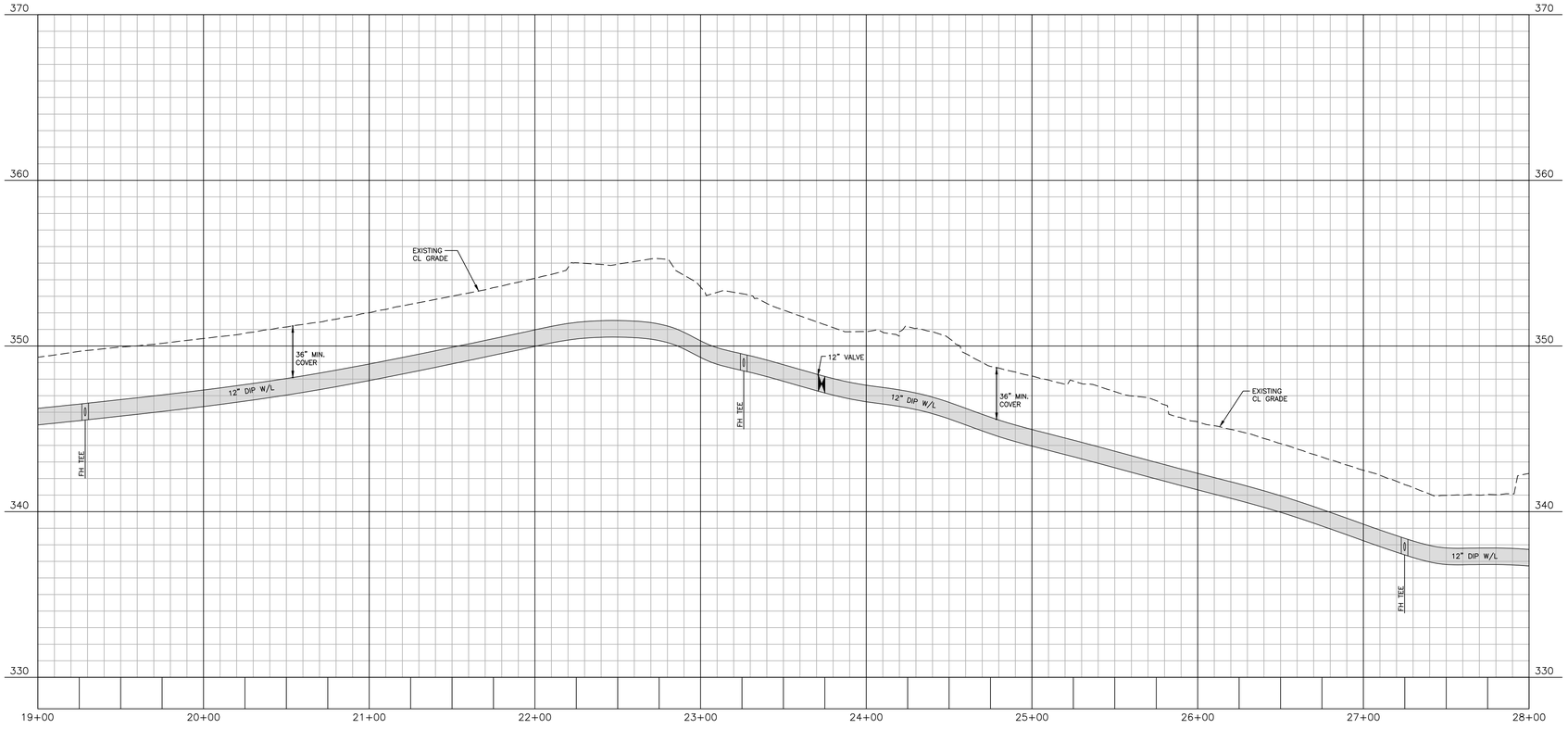


WATERLINE "1"



Public
Water Distribution / Extension System
The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # W-4237

Public
Sewer Collection / Extension System
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City of Raleigh Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 10/30/2025 9:23:37 AM, Sherrill Williams

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CLIENT
ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
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REVISIONS
NO. DATE

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:12:44-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

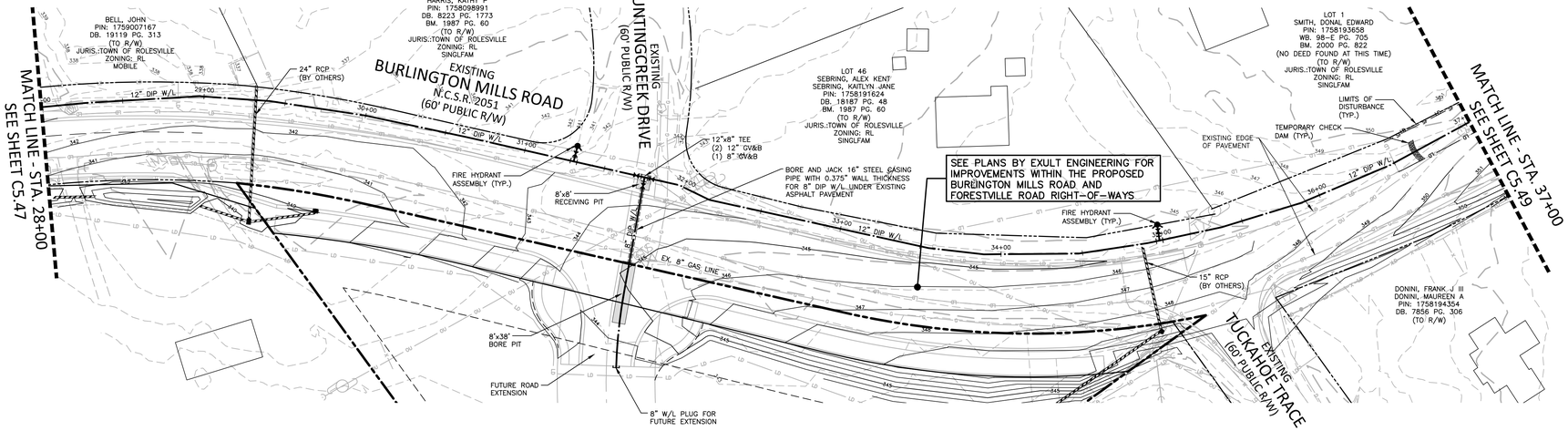
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
WATERLINE "1", STA. 19+00 THRU STA. 28+00

C5.47



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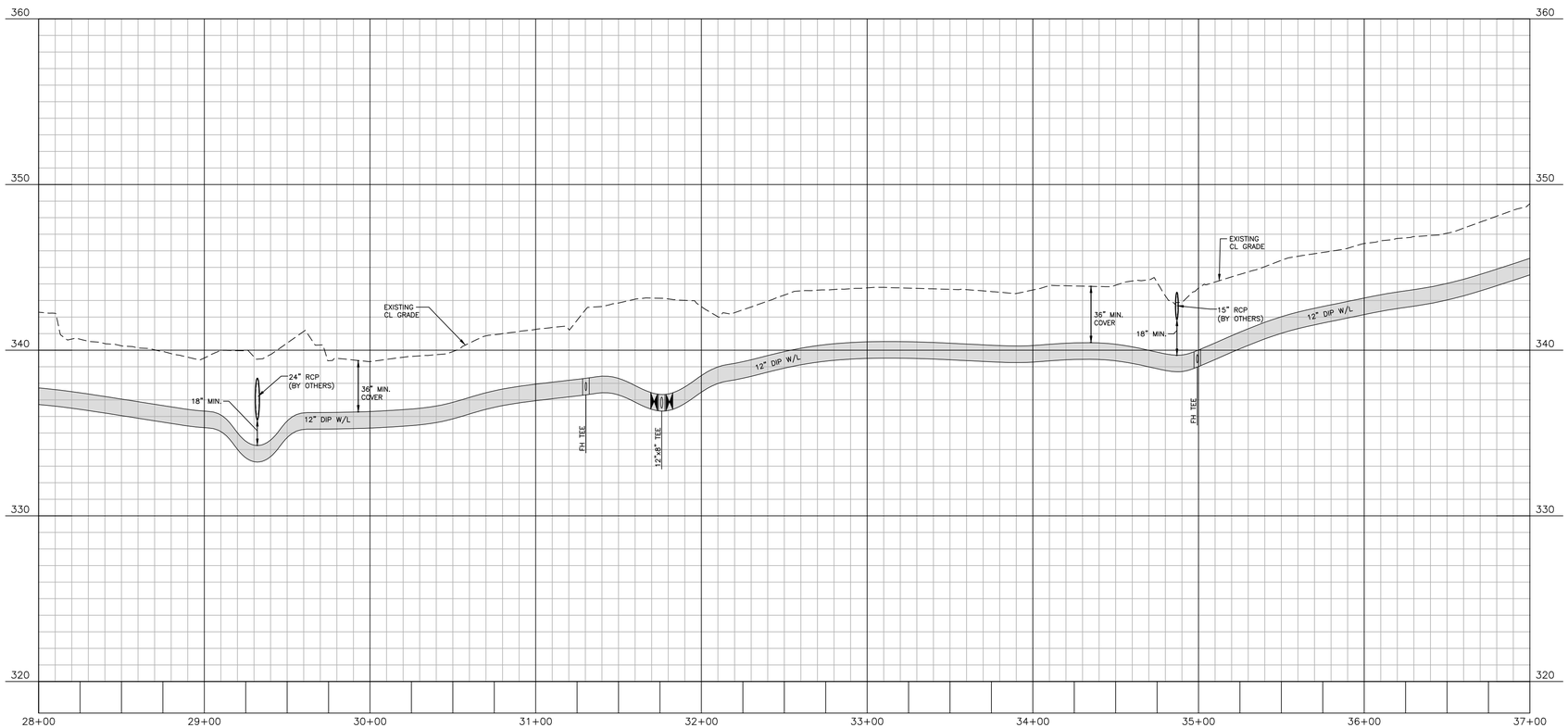

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City of Raleigh
Public Utilities Department Permit # W-4237

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City of Raleigh
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REVISIONS
NO. DATE

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

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Date: 2025.11.07 09:12:46-05'00'

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
WATERLINE "1", STA. 28+00 THRU STA. 37+00

C5.48

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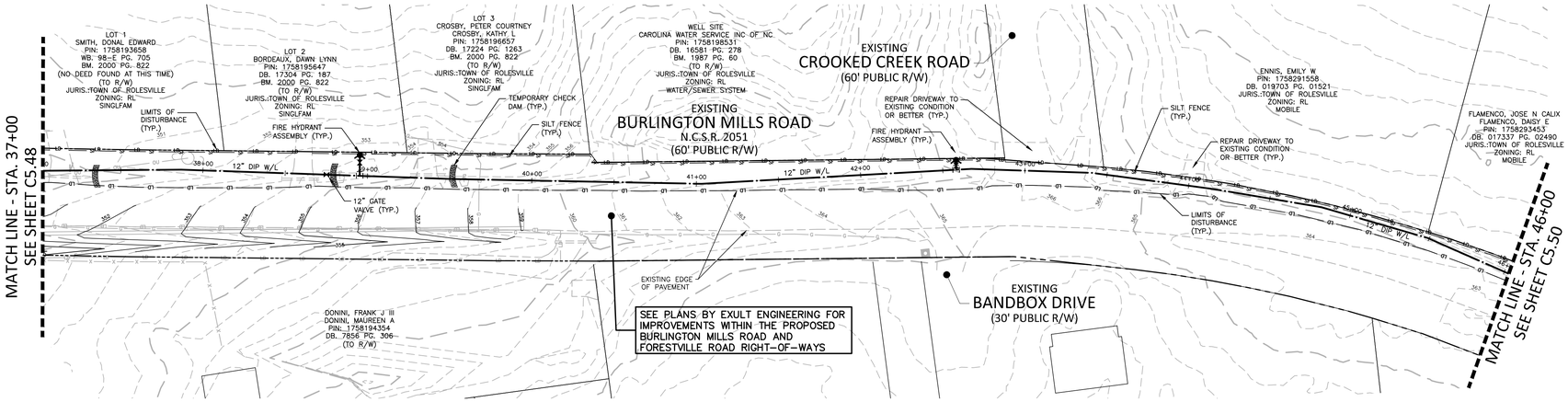

GRAPHIC SCALE
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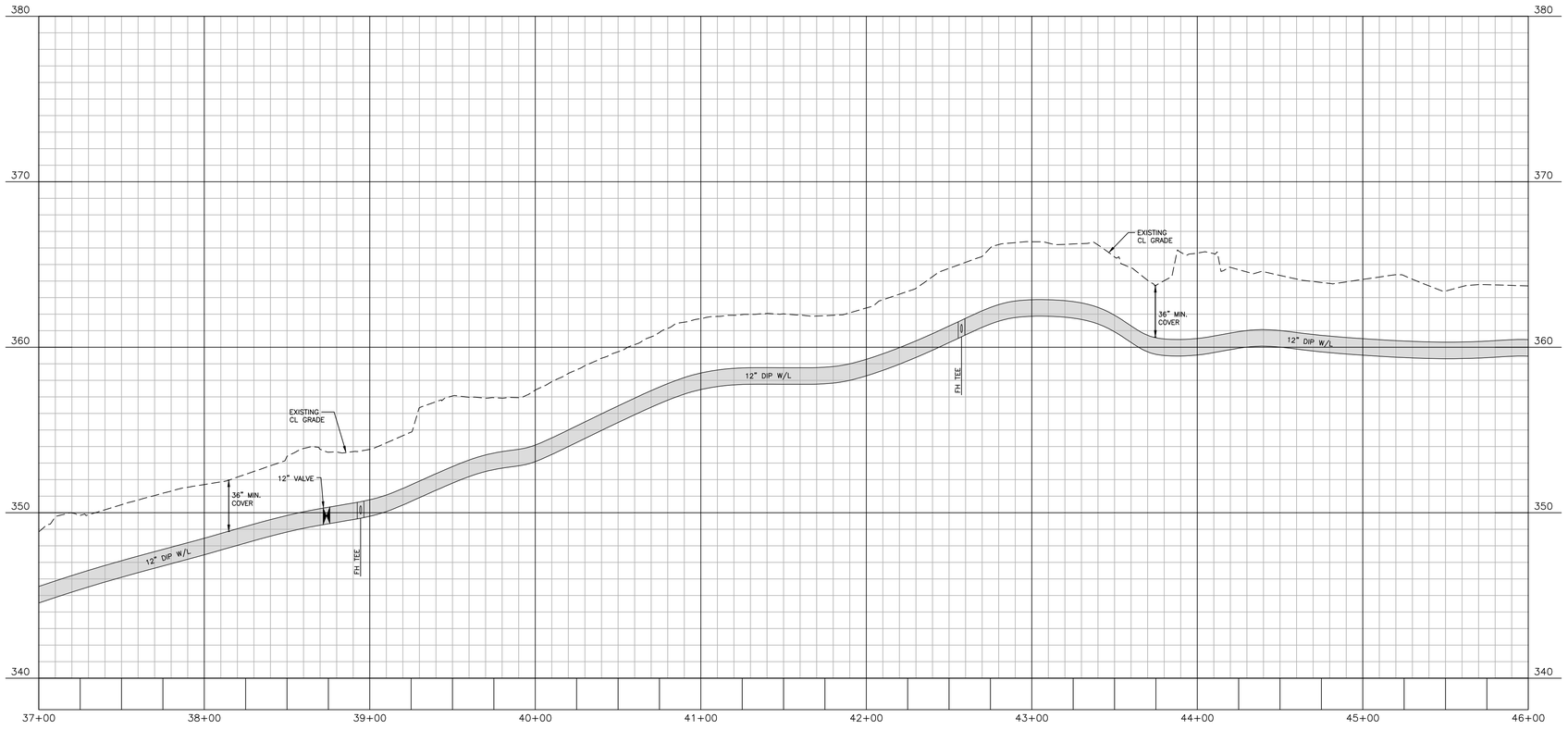
1 inch = 40 ft.

WATERLINE "1"



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McADAMS

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REVISIONS
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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

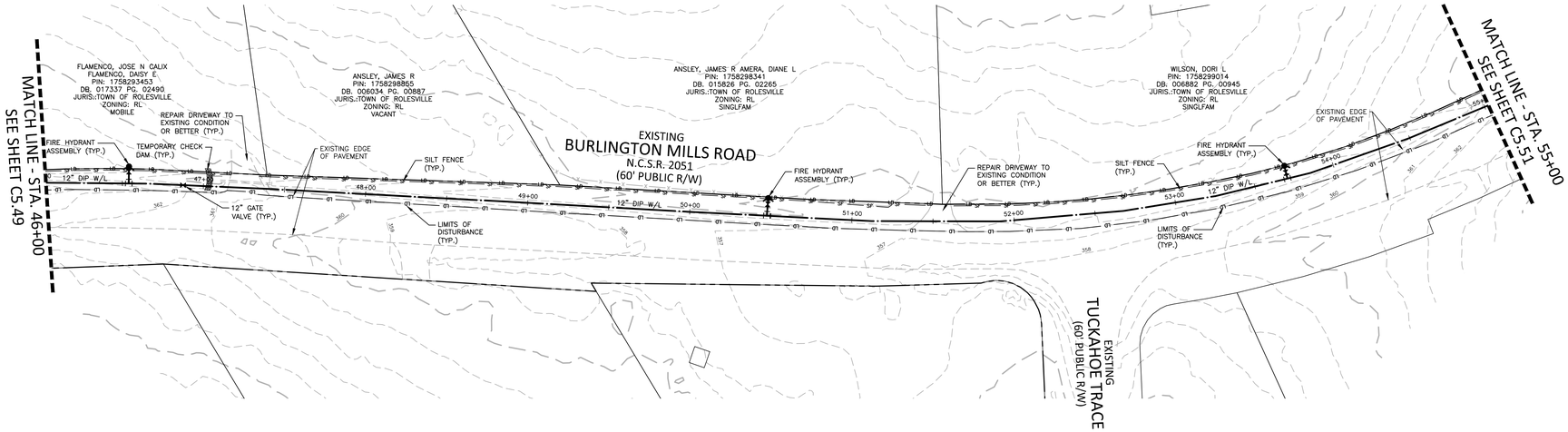
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

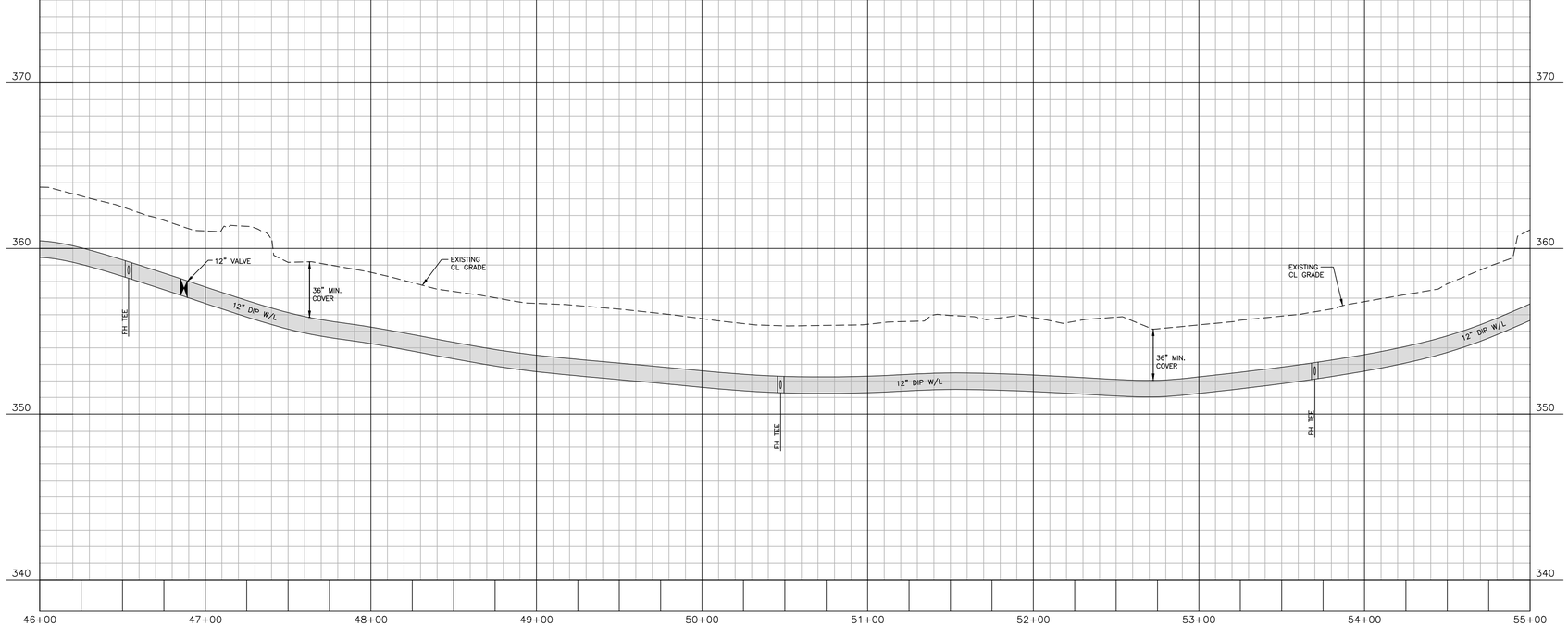
PLAN AND PROFILE
WATERLINE "1", STA. 37+00 THRU STA. 46+00

C5.49



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

WATERLINE "1"



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City of Raleigh
Public Utilities Department Permit # W-4237

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City of Raleigh
Public Utilities Department Permit # S-5660

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

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DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
WATERLINE "1", STA. 46+00 THRU STA. 55+00

C5.50

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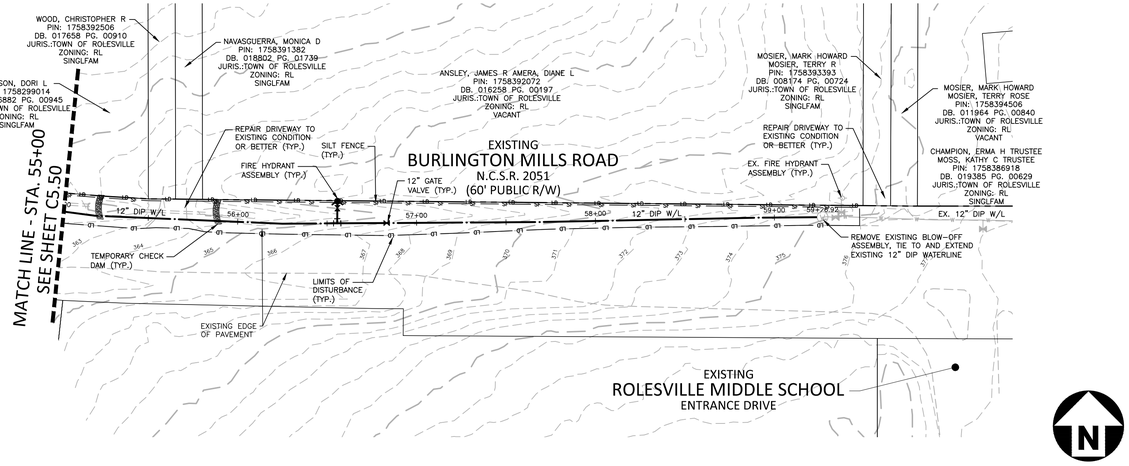

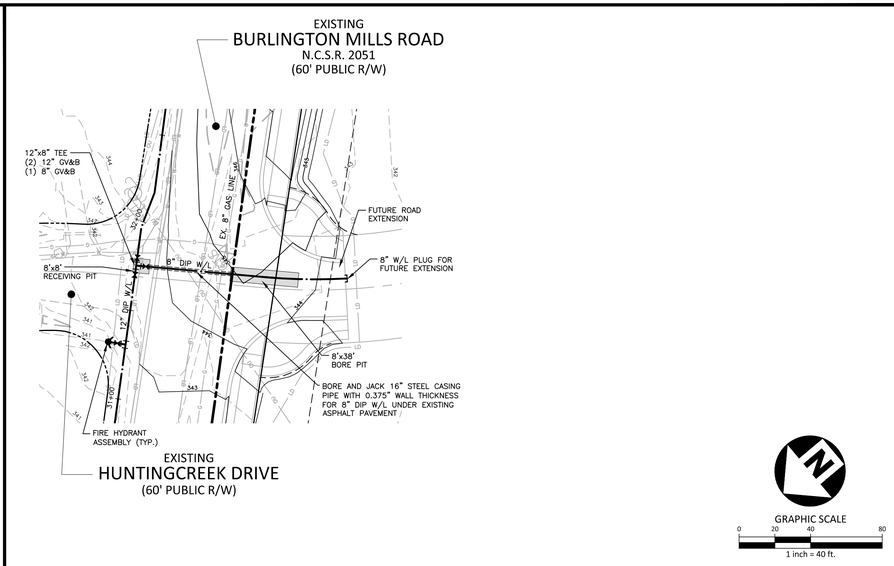

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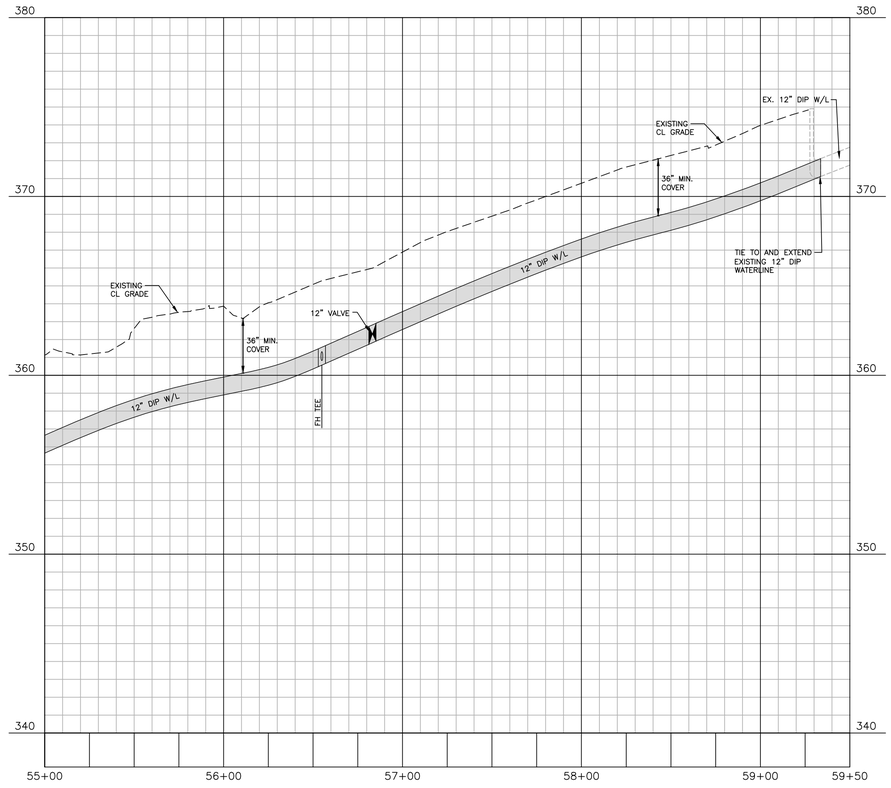

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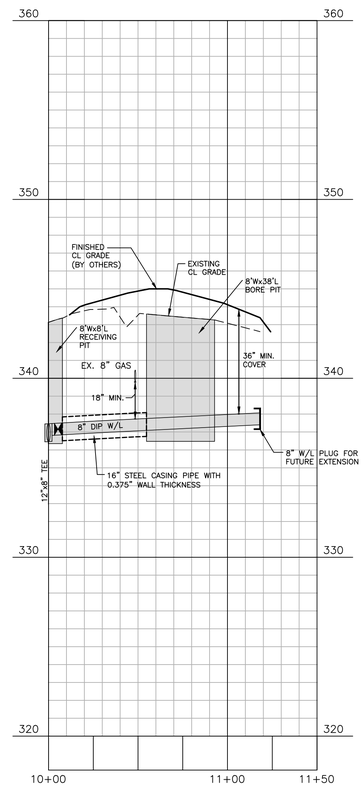

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Public Utilities Department Permit # S-5660

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	11. 03. 2025

PLAN AND PROFILE
WATERLINE "1", STA. 55+00 THRU STA. 59+50
WATERLINE "2", STA. 10+00 THRU STA. 11+50

C5.51

EROSION CONTROL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF ROLESVILLE AND WAKE COUNTY STANDARDS, SPECIFICATIONS AND DETAILS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE WAKE COUNTY SOIL AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.
3. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM WAKE COUNTY STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
4. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE COUNTY EROSION CONTROL DEPARTMENT OR THE DWQ.
5. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
6. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE ON THE PLAN.
7. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
8. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
9. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY WAKE COUNTY SEDIMENTATION AND EROSION CONTROL (SEC) ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCE)
10. CONTRACTOR SHALL INSPECT ALL SEDIMENT /EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
11. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
12. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
13. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
14. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
15. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
16. A CONSTRUCTION SEQUENCE HAS BEEN PROVIDED. INSTALLATION OF ALL PROPOSED SEDIMENTATION & EROSION CONTROL MEASURES IN THE SEQUENCE(S) PROVIDED AND MAINTENANCE OF THOSE DEVICES IS REQUIRED. THE CONTRACTOR MAY BE ALLOWED, WITH PRIOR APPROVAL FROM THE OWNER, TO COORDINATE CHANGES TO THE PLAN WITH THE ON-SITE SEDIMENTATION & EROSION CONTROL INSPECTOR AND THE ENGINEER.
17. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
18. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
19. TEMPORARY DIVERSIONS SHALL BE MAINTAINED DAILY BY CONTRACTOR SO THAT THEY ARE FUNCTIONAL AT THE END OF EACH WORKDAY AND WHEN STOPPING WORK FOR RAIN.
20. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
21. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
22. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.
23. STORM DRAINAGE STRUCTURE LOCATIONS AND PIPE SIZES SUBJECT TO FINAL CONSTRUCTION DRAWING APPROVAL.

STOCKPILE NOTES

DESIGN CRITERIA

A. STOCKPILE FOOTPRINTS SHALL BE SETBACK A MINIMUM OF 25' FROM ADJACENT PROPERTY LINES.

B. STOCKPILE HEIGHT SHALL NOT EXCEED 35 FEET.

C. STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER.

D. OFF-SITE SPOIL OR BORROW AREAS MUST BE IN COMPLIANCE WITH WAKE COUNTY UDO AND STATE REGULATIONS. ALL SPOIL AREAS OVER AN ACRE ARE REQUIRED TO HAVE AN APPROVED SEDIMENT CONTROL PLAN. DEVELOPER/CONTRACTOR SHALL NOTIFY WAKE COUNTY OF ANY OFFSITE DISPOSAL OF SOIL, PRIOR TO DISPOSAL. FILL OF FEMA FLOODWAYS AND NON-ENCROACHMENT AREAS ARE PROHIBITED EXCEPT AS OTHERWISE PROVIDED BY SUBSECTION 14-19-2 OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE (CERTIFICATIONS AND PERMITS REQUIRED).

E. SEEDING OR COVERING STOCKPILES WITH TARPS OR MULCH IS REQUIRED AND WILL REDUCE EROSION PROBLEMS. TARPS SHOULD BE KEYED IN AT THE TOP OF THE SLOPE TO KEEP WATER FROM RUNNING UNDERNEATH THE PLASTIC.

F. IF A STOCKPILE IS TO REMAIN FOR FUTURE USE AFTER THE PROJECT IS COMPLETE (BUILDERS, ETC.), THE FINANCIAL RESPONSIBLE PARTY MUST NOTIFY WAKE COUNTY OF A NEW RESPONSIBLE PARTY FOR THAT STOCKPILE.

G. THE USE OF STAGED SEEDING AND MULCHING ON A CONTINUAL BASIS WHILE THE STOCKPILE IS IN USE IS REQUIRED.

H. ESTABLISH AND MAINTAIN A VEGETATIVE BUFFER AT THE TOE OF THE SLOPE (WHERE PRACTICAL).

I. STOCKPILE MUST HAVE SILT FENCE WRAPPED AROUND THE LOW SIDE(S) AND A SILT FENCE OUTLET AT ALL LOW POINTS.

J. A 25 FOOT TEMPORARY MAINTENANCE AND ACCESS EASEMENT IS REQUIRED AROUND ALL PROPOSED STOCKPILES.

CONSTRUCTION SEQUENCE - STAGE 1:

1. OBTAIN GRADING PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.
2. CALL ENVIRONMENTAL CONSULTANT JEEVAN NEUPANE, PE (919-819-8907) TO SCHEDULE A PRE-CONSTRUCTION MEETING. NOTIFY OWNER AND ENGINEER WHEN PRECON IS SCHEDULED SO THEY MAY ALSO ATTEND.

2a. SEE SHEET C6.001 FOR DAM BREACH CONSTRUCTION SEQUENCE. THE DAM BREACH SHALL BE DONE SIMULTANEOUSLY WITH THE OVERALL SITE STAGE 1EROSION CONTROL.

3. CONTRACTOR WILL BE REQUIRED TO SUBMIT SITE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NCG010000) TO WAKE COUNTY INSPECTIONS THROUGHOUT THE PROJECT.
4. INSTALL THE FOLLOWING EROSION AND SEDIMENTATION CONTROL DEVICES PER THE APPROVED PLAN IN THE FOLLOWING ORDER:
   a. GRAVEL CONSTRUCTION ENTRANCES AND TEMPORARY ACCESS ROADS.
   b. TREE PROTECTION FENCE
   c. SILT FENCING SURROUNDING SITE WITH SILT FENCE OUTLETS.
   d. INLET PROTECTION FOR EXISTING INLETS WITHIN ROADWAYS.
5. INSTALL THE FOLLOWING EROSION AND SEDIMENTATION CONTROL DEVICES PER THE APPROVED PLAN IN THE FOLLOWING ORDER:
   a. SKIMMER BASINS WITH POROUS BAFFLES AND OUTLET PROTECTION.
   b. RIP RAP BASINS
   c. TEMPORARY DIVERSION DITCHES WITH SPECIFIED LINERS.
   d. STORM DRAINAGE BY-PASS SYSTEM "600" FROM EW-600 TO EW-602. EXCAVATE TRENCH, INSTALL SECTIONS OF PIPE, BACKFILL AND STABILIZE GROUND DISTURBANCE WITHIN ONE WORKING DAY.
6. AFTER TEMPORARY DIVERSION DITCHES, SILT FENCING, AND RIP RAP BASINS ARE IN PLACE; BEGIN INSTALLING THE STREAM DIVERSION/PUMP-AROUND AS SHOWN ON SHEETS C6.104 AND C6.108. FOLLOW THE SEQUENCE BELOW:
   a. INSTALL "AQUA BARRIER" (OR EQUIVALENT) COFFER DAMS AS SHOWN ON THE PLAN
   b. PROVIDE PUMP AND DIVERT PUMPED FLOW THROUGH A FILTER BAG AS SHOWN AND DISCHARGE FLOW DOWNSTREAM OF THE STREAM CROSSING AREA.
   c. MAINTAIN THE ABOVE DEVICES UNTIL THE PERMANENT STREAM CROSSING IS COMPLETE AND STABILIZED.
7. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
8. CLEAR AND GRUB AREA FOR FUTURE CONSTRUCTION. CONTRACTOR TO COORDINATE WITH DEVELOPER TO OBTAIN NECESSARY OFFSITE EASEMENTS.
9. WHEN STAGE 1 CONSTRUCTION IS COMPLETE, CALL WAKE COUNTY ENVIRONMENTAL SERVICES FOR INSPECTION. PROCEED TO STAGE 2.

CONSTRUCTION SEQUENCE - STAGE 2:

1. MAINTAIN DEVICES AS NEEDED IN ACCORDANCE WITH THE NOTES ON THIS SHEET.
2. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INACTIVITY.
3. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT. GRADING ACTIVITY SHALL BE PROHIBITED IN THE AREAS OF THE SEDIMENT CONTROL DEVICES UNTIL THE AREAS UPSTREAM OF THESE DEVICES HAVE BEEN STABILIZED AND APPROVED.
4. BEGIN MASS GRADING OF SITE. AS AREAS ARE BROUGHT UP TO PROPOSED GRADE, STABILIZE SITE WITH VEGETATION. ADJUST DIVERSION DITCHES AS NECESSARY TO MAINTAIN FLOW TO SKIMMER BASINS AND RIP RAP BASINS.
5. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN DIVERSION DITCHES AND TO SEDIMENT BASINS AND RIP RAP BASINS AT ALL TIMES THROUGHOUT CONSTRUCTION.
6. INSTALL STORM SEWER, AS SHOWN ON THE PLANS, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS. EXCAVATE TRENCH, INSTALL SECTIONS OF PIPE, BACKFILL AND STABILIZE GROUND DISTURBANCE WITHIN ON WORKING DAY.
7. SUBMIT DOCUMENTATION REQUIRED UNDER THE SITE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY (NCG010000) TO WAKE COUNTY THROUGHOUT THE PROJECT.
8. SEED AND MULCH AREAS DISTURBED ALONG PROJECT PERIMETER AND AREAS DOWNSTREAM OF SEDIMENT BASINS SHALL BE STABILIZED IMMEDIATELY UPON CONSTRUCTION. SEE "SEEDING AND MULCHING" NOTES ON THIS SHEET.
9. ALL OFF-SITE STREETS SHALL BE KEPT CLEAN AS NOTED IN EROSION CONTROL NOTES DURING HAUL OFF OF EXCAVATED MATERIAL.
10. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF INACTIVITY.

CONSTRUCTION SEQUENCE - STAGE 3:

1. COMPLETE FINE GRADING OF SITE. CONTINUE TO STABILIZE DISTURBED AREAS WITH VEGETATION AS GRADING IS COMPLETED.
2. INSTALL AND MAINTAIN PERMANENT SLOPE PROTECTION LINERS AS SHOWN ON PLAN.
3. NOTIFY NCDEQ-DEMLR AND WAKE COUNTY E&SC INSPECTOR, A MINIMUM OF 10 DAYS PRIOR TO INITIATING BASIN DEWATERING/REMOVAL SEQUENCE, PER NCG01 PERMIT.
4. SEE BASIN REMOVAL SEQUENCE ON THIS SHEET.
5. PRIOR TO THE REMOVAL, REDUCTION OR CONVERSION OF ANY SEDIMENT BASIN, THE CONTRACTOR IS TO CONTACT THE WAKE COUNTY ENVIRONMENTAL CONSULTANT JEEVAN NEUPANE, PE (919-819-8907). WAKE COUNTY MUST GRANT PERMISSION TO CONVERT THE SEDIMENT BASIN OVER TO STORMWATER USE PRIOR TO COMPLETING ANY RELATED WORK
6. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSION, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD NOW BE INSTALLED.
7. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR FINAL INSPECTION BY ENVIRONMENTAL CONSULTANT. OBTAIN A CERTIFICATE OF COMPLETION.

EROSION CONTROL MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BY THE SITE CONTRACTOR FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL MEASURES AS DESIGNED.
2. THE SEDIMENT BASINS SHALL BE INSPECTED REGULARLY DURING LAND DISTURBING ACTIVITIES AND AFTER EACH RUNOFF-PRODUCING RAINFALL. SEDIMENT SHALL BE REMOVED AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF EACH BASIN. PORTIONS OF THE BASIN'S GRAVEL FACING THAT ARE CONTAMINATED BY SEDIMENT SHALL BE REPLACED WITH FRESH GRAVEL DURING EACH SEDIMENT REMOVAL EPISODE.
3. SEDIMENT FENCES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS NEEDED TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAINFALL EVENT, AND TO REDUCE PRESSURE ON THE FENCE. FENCING MATERIALS AND SEDIMENT DEPOSITS SHALL BE REMOVED, AND THE AREA BROUGHT TO GRADE FOLLOWING STABILIZATION OF UPGRADIENT DISTURBED AREAS.
4. DIVERSION DITCHES MUST REMAIN IN PLACE UNTIL PROJECT IS STABILIZED. PERMISSION SHALL BE GIVEN BY THE EROSION CONTROL INSPECTOR FOR REMOVAL UPON COMPLETION OF PERMANENT UPSTREAM STABILIZATION.

BASIN REMOVAL SEQUENCE

1. SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL ENGINEER/CONSULTANT TO DETERMINE IF A BASIN CAN BE REMOVED. INSTALL SILT FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OF THE BASIN.
2. WAKE COUNTY MUST GRANT PERMISSION TO CONVERT THE SEDIMENT BASIN OVER TO STORMWATER USE PRIOR TO COMPLETING ANY RELATED WORK
3. REMOVE BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF CULVERT PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARATION FOR SEEDING.
4. PERFORM SEEDBED PREPARATION, SEED, MULCH AND ASPHALT TACK ANY RESULTING BARE AREAS IMMEDIATELY.
5. INSTALL VELOCITY DISSIPATORS AND/OR LEVEL SPREADERS AS REQUIRED ON THE EROSION CONTROL PLAN.
6. WHEN SITE IS FULLY STABILIZED, CALL ENVIRONMENTAL ENGINEER/CONSULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVICE ON WHEN SITE CAN BE ISSUED A CERTIFICATE OF COMPLETION.

NOTE: A MEETING SHOULD ALSO BE SCHEDULED WITH THE ENVIRONMENTAL ENGINEER/CONSULTANT TO DETERMINE WHEN A BASIN MAY BE CONVERTED FOR STORMWATER USE. SOME MUNICIPALITIES MAY ALSO REQUIRE THIS.

TEMPORARY DIVERSION DITCH DESIGN TABLE

TEMPORARY DIVERSION ID	TD-1	TD-2	TD-3	TD-3A	TD-4	TD-5	TD-6	TD-7	TD-8	TD-9	TD-10	CWD-1
MINIMUM DEPTH (FT)	1.59	1.68	0.84	0.61	1.20	0.61	1.03	1.00	1.63	0.97	1.05	1.29
MINIMUM BOTTOM WIDTH (FT)	1.50	2.00	0.00	0.00	1.00	1.00	0.00	1.50	3.00	2.00	2.00	2.00
CALCULATED VELOCITY (FT/S)	5.32	5.06	2.72	2.91	6.01	5.42	2.56	5.36	7.44	6.35	6.80	6.12
ALLOWABLE VELOCITY (FT/S)	8.00	8.00	5.00	5.00	9.00	9.00	5.00	9.00	9.00	9.00	9.00	10.00
CALCULATED SHEAR STRESS (LB/SF)	1.91	1.64	0.86	1.16	2.92	2.28	0.64	2.53	2.76	3.29	3.56	2.10
ALLOWABLE SHEAR STRESS (LB/SF)	2.00	2.00	1.60	1.60	**6	2.30	1.60	**6	2.80	**6	**6	2.30
TEMP LINER SPECIFICATION*	ERONET SC150	ERONET SC150	ERONET S75	ERONET S75	ERONET P300	ERONET C125	ERONET S75	ERONET P300	ERONET P300	ERONET P300	ERONET P300	ERONET C125
PERMANENT LINER SPECIFICATION*	VMAX SC250	ERONET P300	N/A	N/A	ERONET P300	ERONET P300	N/A	ERONET P300	VMAX SC250	ERONET P300	ERONET P300	VMAX SC250

*ALL SPECIFICATIONS ARE "NORTH AMERICAN GREEN" ROLLMAX PRODUCTS OR APPROVED EQUAL
** ALLOWABLE SHEAR STRESS BASED ON PARTIALLY VEGETATED CONDITION FOR TEMPORARY LINER

SEDIMENT BASIN DESIGN TABLE

SEDIMENT TRAP ID	SB-A	SB-B	SB-G	SB-1	SB-2
Q10 (CFS)	111.6	118	37.1	34.3	6.64
BOTTOM LENGTH (FT)	N/A	N/A	N/A	165	67
BOTTOM WIDTH (FT)	N/A	N/A	N/A	82	33
SEDIMENT DEPTH (FT)	5	5.5	5	2	2
FREEBOARD (from sediment depth) (FT)	2	2.5	2	1.5	1.5
DEPTH TO CREST OF SPILLWAY (FT)	5	5.5	5	2	2
SIDESLOPES	3:1	3:1	3:1	2:1	2:1
SPILLWAY LENGTH (FT)	24	24	16	34	10
HEIGHT OF BERM (FT)	7	8	7	3.5	3.5
TOP OF TRAP LENGTH (FT)	N/A	N/A	N/A	179	81
TOP OF TRAP WIDTH (FT)	N/A	N/A	N/A	96	47
STORAGE VOLUME REQUIRED (CF)	55,044	60,552	23,688	15,768	3,312
STORAGE VOLUME PROVIDED (CF)	209,959	370,547	120,310	29,080	5,270
SEDIMENT SURFACE AREA REQUIRED (SF	48,530	51,340	16,120	14,910	2,890
SEDIMENT SURFACE AREA PROVIDED (SF	48,560	77,224	28,838	15,570	3,080
DRAINAGE AREA (AC)	34.88	47.66	13.88	10.36	1.84
DISTURBED AREA (AC)	34.88	47.66	13.88	10.36	1.84

SKIMMER DESIGN TABLE

TRAP ID	DRAWDOWN	SKIMMER
SB-A	4 DAYS	1 - 4 INCH SKIMMER WITH A 3.3 INCH ORIFICE
SB-B	4 DAYS	1 - 4 INCH SKIMMER WITH A 3.5 INCH ORIFICE
SB-G	4 DAYS	1 - 2.5 INCH SKIMMER WITH A 2.4 INCH ORIFICE
SB-1	4 DAYS	1 - 2.0 INCH SKIMMER WITH A 1.9 INCH ORIFICE
SB-2	4 DAYS	1 -1.5 INCH SKIMMER WITH A 1.0 INCH ORIFICE

Notes:
1. Side slopes pertain only for the vertical height from the base to the top of berm, 2H:1V above that.
2. See details regarding skimmer design specifications
3. See details on silt fence baffle spacing.

SEEDING AND MULCHING

SEEDING AND MULCHING SHALL BE CARRIED OUT IMMEDIATELY BEHIND CONSTRUCTION IN ACCORDANCE WITH FOLLOWING SPECIFICATIONS.

SEEDING SPECIFICATIONS
SHOULDER, SIDE DITCHES, SLOPES (MAX 3:1)

SEEDING PERIOD	TYPE	APPLICATION RATE PER ACRE	APPLICATION RATE PER 1000 SF
AUGUST 15 - NOVEMBER 1	TALL FESCUE	300#	7#
NOVEMBER 1 - MARCH 1	TALL FESCUE AND	300#	7#
	ABRUZZI RYE	25#	0.6#
MARCH 1 - APRIL 15	TALL FESCUE	300#	7#
APRIL 15 - JUNE 30	HULLED COMMON BERMUDAGRASS	25#	0.6#
JULY 1 - AUGUST 15	TALL FESCUE AND	120#	2.8#
	*BROWNTOP MILLET	35#	0.8#
	*OR SORHGUM-SUDAN HYBRIDS	30#	0.7#

SEEDING SPECIFICATIONS
SLOPES (3:1 TO 2:1)

SEEDING PERIOD	TYPE	APPLICATION RATE PER ACRE	APPLICATION RATE PER 1000 SF
MARCH 1 - JUNE 1	SERICEA LESPEDEZA (SCARIFIED)	50#	1.2#
	AND		
MARCH 1 - APRIL 15	ADD TALL FESCUE	120#	2.8#
MARCH 1 - JUNE 30	OR ADD WEEPING LOVE GRASS	10#	0.2#
MARCH 1 - JUNE 30	OR ADD HULLED COMMON BERMUDAGRASS	25#	0.6#
JUNE 1 - SEPTEMBER 1	*TALL FESCUE AND	120#	2.8#
	*OR BROWNTOP MILLET	35#	0.8#
	*OR SORGHUM-SUDAN HYBRIDS	30#	0.7#
SEPTEMBER 1 - MARCH 1	SERICEA LESPEDEZA (UNHULLED, UNSCARIFIED)	70#	1.6#
	AND TALL FESCUE	120#	2.8#
NOVEMBER 1 - MARCH 1	ADD ABRUZZI RYE	25#	0.6#

*TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW TO MORE THAN 12 INCHES HEIGHT BEFORE MOWING, OTHERWISE FESCUE MAY BE SHADED OUT.

CONSULT WAKE SOIL AND WATER CONSERVATION DISTRICT OR NORTH CAROLINA DIVISION OF SOIL AND WATER CONSERVATION FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS,IF AVAILABLE.
2. RIP THE ENTIRE AREA TO 6-INCH DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLE SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLE UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60 PERCENT DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT WAKE SOIL AND WATER CONSERVATION DISTRICT ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

* APPLY:
- AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3/TONS/ACRES IN CLAY SOILS)
- FERTILIZER - 1000 LB/ACRE -10-10-10
- SUPERPHOSPHATE - 500 LB/ACRE - 20 PERCENT ANALYSIS
- MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
- ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE

DISTURBED AREA = 101.96 AC.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE TOWN OF ROLESVILLE AND WAKE COUNTY SPECIFICATIONS AND DETAILS.

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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
fax 919. 361. 2269
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CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:25:09-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AWH20000-CD-PKG-02-EC4
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	11. 03. 2025

SHEET

EROSION CONTROL NOTES

C6.000

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-EC4.dwg, 11/5/2025 3:00:35 PM, Sherrill Williams

EROSION CONTROL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF ROLESVILLE AND WAKE COUNTY STANDARDS, SPECIFICATIONS AND DETAILS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE WAKE COUNTY SOIL AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.
3. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER RESOURCES (DWR) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM WAKE COUNTY STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
4. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE COUNTY EROSION CONTROL DEPARTMENT OR THE DWR.
5. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).
6. FOR ANY LAND-DISTURBING ACTIVITY WHERE GRADING ACTIVITIES HAVE BEEN COMPLETED, TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER COMPLETING THE WORK. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE ON THE PLAN.
7. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
8. THERE SHALL BE NO DISTURBANCE OR RE-COMPACTION WITHIN AREAS DESIGNATED FOR THE TREE PRESERVATION AND PROTECTION FENCING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF CONSTRUCTION OR OTHER MATERIALS, TRAFFIC, OR BORING SAMPLES.
9. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
10. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY WAKE COUNTY SEDIMENTATION AND EROSION CONTROL (SEC) ONCE INITIAL MEASURES ARE IN PLACE.
11. CONTRACTOR SHALL CONTACT EROSION CONTROL INSPECTOR AFTER INITIAL E&SC MEASURE INSTALLATION FOR THE CERTIFICATE OF COMPLIANCE INSPECTION.
12. CONTRACTOR SHALL INSPECT ALL SEDIMENT / EROSION CONTROL DEVICES AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
13. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
14. CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS OTHERWISE NOTED.
15. ONCE THE SITE IS STABILIZED AND E&SC MEASURES REMOVED, THE CONTRACTOR SHALL CONTACT THE EROSION CONTROL INSPECTOR FOR A CERTIFICATE OF COMPLETION INSPECTION.
16. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
17. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY/COUNTY ENGINEERING DEPARTMENT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
18. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION, SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
19. A CONSTRUCTION SEQUENCE HAS BEEN PROVIDED. INSTALLATION OF ALL PROPOSED SEDIMENTATION & EROSION CONTROL MEASURES IN THE SEQUENCE(S) PROVIDED AND MAINTENANCE OF THOSE DEVICES IS REQUIRED. THE CONTRACTOR MAY BE ALLOWED, WITH PRIOR APPROVAL FROM THE OWNER, TO COORDINATE CHANGES TO THE PLAN WITH THE ON-SITE SEDIMENTATION & EROSION CONTROL INSPECTOR AND THE ENGINEER.
20. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS.
21. TEMPORARY DIVERSIONS SHALL BE MAINTAINED DAILY BY CONTRACTOR SO THAT THEY ARE FUNCTIONAL AT THE END OF EACH WORKDAY AND WHEN STOPPING WORK FOR RAIN.
22. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
23. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
24. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE OPEN ACCESS TO ALL PROPERTIES ALONG ADJACENT PROPERTIES DURING CONSTRUCTION PERIOD FOR IMPROVEMENTS.

EROSION CONTROL MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BY THE SITE CONTRACTOR FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL MEASURES AS DESIGNED.
2. SEDIMENT FENCES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS NEEDED TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAINFALL EVENT, AND TO REDUCE PRESSURE ON THE FENCE. FENCING MATERIALS AND SEDIMENT DEPOSITS SHALL BE REMOVED, AND THE AREA BROUGHT TO GRADE FOLLOWING STABILIZATION OF UPGRADIENT DISTURBED AREAS.
3. DIVERSION DITCHES MUST REMAIN IN PLACE UNTIL PROJECT IS STABILIZED. PERMISSION SHALL BE GIVEN BY THE EROSION CONTROL INSPECTOR FOR REMOVAL UPON COMPLETION OF PERMANENT UPSTREAM STABILIZATION.

SEEDING AND MULCHING

1. SEEDING AND MULCHING SHALL BE CARRIED OUT IMMEDIATELY BEHIND CONSTRUCTION.
2. DENUDED AREAS OF JURISDICTIONAL POND BED TO BE SEEDED WITH MELLOW MARSH FARMS WETLAND MIX OR ENGINEER APPROVED EQUIVALENT.
3. CONSULT WAKE SOIL AND WATER CONSERVATION DISTRICT OR NORTH CAROLINA DIVISION OF SOIL AND WATER CONSERVATION FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS.
4. SIDE SLOPES OF THE BREACH SECTION AND OTHER AREAS REQUIRING STABILIZATION OUTSIDE OF THE JURISDICTIONAL POND BED SHALL BE SEEDED ACCORDING TO THE FOLLOWING SPECIFICATIONS.

SEEDING SPECIFICATIONS		
SHOULDER, SIDE DITCHES, SLOPES (MAX 3:1)		
SEEDING PERIOD	TYPE	APPLICATION RATE
		PER ACRE
AUGUST 15 - NOVEMBER 1	TALL FESCUE	300#
NOVEMBER 1 - MARCH 1	TALL FESCUE AND	300#
	ABRUZZI RYE	25#
MARCH 1 - APRIL 15	TALL FESCUE	300#
APRIL 15 - JUNE 30	HULLED COMMON BERMUDAGRASS	25#
JULY 1 - AUGUST 15	TALL FESCUE AND	120#
	*BROWNTOP MILLET	35#
	*OR SORHGUM-SUDAN HYBRIDS	30#

SEEDING SPECIFICATIONS		
SLOPES (3:1 TO 2:1)		
SEEDING PERIOD	TYPE	APPLICATION RATE
		PER ACRE
MARCH 1 - JUNE 1	SERICEA LESPEDEZA (SCARIFIED)	50#
	AND	
MARCH 1 - APRIL 15	ADD TALL FESCUE	120#
MARCH 1 - JUNE 30	OR ADD WEEPING LOVE GRASS	10#
MARCH 1 - JUNE 30	OR ADD HULLED COMMON BERMUDAGRASS	25#
JUNE 1 - SEPTEMBER 1	*TALL FESCUE AND	120#
	*OR BROWNTOP MILLET	35#
	*OR SORGHUM-SUDAN HYBRIDS	30#
SEPTEMBER 1 - MARCH 1	SERICEA LESPEDEZA (UNHULLED, UNSCARIFIED)	70#
	AND TALL FESCUE	120#
NOVEMBER 1 - MARCH 1	ADD ABRUZZI RYE	25#

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS,IF AVAILABLE.
2. RIP THE ENTIRE AREA TO 6-INCH DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLE SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLE UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60 PERCENT DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT WAKE SOIL AND WATER CONSERVATION DISTRICT ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

APPLY:	AGRICULTURAL LIMESTONE	- 2 TONS/ACRE (3/TONS/ACRES IN CLAY SOILS)
	FERTILIZER	- 1000 LB/ACRE -10-10-10
	SUPERPHOSPHATE	- 500 LB/ACRE - 20 PERCENT ANALYSIS
	MULCH	- 2 TONS/ACRE - SMALL GRAIN STRAW
	ANCHOR	- ASPHALT EMULSION @ 300 GALS/ACRE

NOTE: THE ABOVE SEEDBED PREPARATION ABOVE REFERS ONLY TO AREAS OUTSIDE OF THE JURISDICTIONAL POND BED. NO EQUIPMENT IS TO BE USED ON THE JURISDICTIONAL POND BED FOR THE SEEDBED PREPARATION OR THE SEEDING PROCESS OF THE DENUDED AREAS OF THE POND. SIMILARLY, THE AREA IS NOT TO BE MOWN AFTER SEEDING. THE DENUDED JURISDICTIONAL POND BED SHALL BE SEEDED WITHOUT THE USE OF EQUIPMENT AND LEFT TO STABILIZE NATURALLY.

GENERAL NOTES AND CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.
2. PRIOR TO THE START OF CONSTRUCTION, SCHEDULE A SITE INSPECTION THROUGH THE WAKE COUNTY PERMIT PORTAL.
3. LOCATION SHOWN OF BREACH SECTION AND GEOMETRY OF BREACH SECTION SHOWN IS APPROXIMATE. FINAL DETERMINATION OF BREACH LOCATION AND SECTION TO BE DETERMINED IN THE FIELD WITH THE OWNER, THE CONTRACTOR, THE TOWN OF ROLESVILLE, WAKE COUNTY, AND ENVIRONMENTAL PROGRAMS STAFF. JOSEPH THREADCRAFT WITH THE WAKE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND BILL DENTON WITH NCDEQ-DEMLR (919.791.4206) SHALL BE CONTACTED IN ADVANCE OF DEWATERING.
4. GENERAL CONSTRUCTION SEQUENCE PRESENTED BELOW IS A GUIDELINE FOR BREACHING THE DAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY BREACHING THE DAM AND AVOIDING MIGRATION OF SEDIMENT OFF-SITE.
5. CONTRACTOR SHALL NOT BEGIN CONSTRUCTION IF RAIN IS FORECASTED BEFORE THE ESTIMATED COMPLETION DATE OF THE BREACH CONSTRUCTION.
6. INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS APPROPRIATE (SILT FENCE, ETC.). SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DISTURBED SLOPES. CONTRACTOR RESPONSIBLE FOR MAINTAINING SILT FENCE AND SILT FENCE OUTLETS. OUTLETS SHOWN ARE GENERAL LOCATIONS - CONTRACTOR RESPONSIBLE TO INSTALL AT LOW POINTS AS THEY EXIST OR ARISE. CONTRACTOR TO INSTALL APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES AS NEW AREAS ARE EXPOSED.
7. DRAIN EXISTING POND WITH TEMPORARY SIPHON SYSTEM, PUMP, OR OTHER MEANS APPROVED BY THE DESIGN ENGINEER IN SUCH A WAY TO AVOID RELEASING SEDIMENT FROM POND. POND SHALL BE PUMPED SO AS TO DECREASE WATER SURFACE ELEVATION IN THE POND AT A SPEED OF APPROXIMATELY 1 FOOT PER DAY. POND TO BE COMPLETELY DRAINED BEFORE DAM EMBANKMENT IS BREACHED. THE POND SHALL NOT BE DRAINED BY BREACHING THE DAM. OUTLET OF DRAIN FROM SIPHON OR PUMP TO EXIT INTO DEWATERING STRUCTURE (FILTER BAG TYPE SPECIAL STILLING BASIN) PER DETAIL. NOTE THAT A PUMP MAY BE REQUIRED DURING CONSTRUCTION TO PASS THE BASEFLOW.
8. ONCE POND IS COMPLETELY DRAINED, EVALUATE POND DEPTH AND BREACH SECTION LOCATION. CONTRACTOR AND OWNER TO DECIDE FINAL LOCATION OF BREACH SECTION AND GEOMETRY BASED ON FIELD CONDITIONS AND COMMUNICATION WITH THE TOWN OF ROLESVILLE AND ENVIRONMENTAL PROGRAMS STAFF. DAM TO BE BREACHED AT THE LOWEST POSSIBLE POINT AS TO NOT IMPOUND ANY WATER AFTER THE FINAL BREACH SECTION IS STABILIZED. THE LOCATION OF THE BREACH AND ASSOCIATED DISTURBANCE MUST REMAIN WITHIN THE PERMITTED LIMITS OF DISTURBANCE.
9. PROPOSED CUT SLOPES FOR THE BREACH OF THE DAMS ARE SHOWN AT 3(H):1(V). ALL OSHA REQUIREMENTS FOR EXCAVATIONS (SHORING, DEPTH, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AN EXCAVATION PLAN TO BE SEALED BY A NC P.E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF AN EXCAVATION PLAN IS REQUIRED. THE JOHN R. MCADAMS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION DESIGN RELATED TO SAFETY OR OSHA REQUIREMENTS.
10. AN IMPERVIOUS LINER (MIRAFI FW402 OR ENGINEER APPROVED EQUIVALENT) SHALL BE INSTALLED IN THE BREACH CHANNEL DURING PAUSES IN CONSTRUCTION WHILE THE BREACH CHANNEL HAS NOT BEEN COMPLETED (I.E. EROSION CONTROL MEASURES INSTALLED). AN IMPERVIOUS LINER SHALL NOT BE PRESENT IN THE FINAL CONDITION OF THE BREACH CHANNEL.
11. BREACH EXISTING DAM PER GEOMETRY SHOWN. DISPOSE OF REMOVED DAM EMBANKMENT MATERIAL IN STOCKPILE AREA AS SHOWN (APPROXIMATELY 6' IN HEIGHT). INSTALL SEDIMENT AND EROSION CONTROL MEASURES FOR REMOVED EMBANKMENT MATERIAL BEFORE PLACEMENT OF MATERIAL.
12. INSTALL SEDIMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH THE FINAL GEOMETRY OF THE BREACH SECTION (BAFFLES, FILTER BERM, ETC.). CONTRACTOR TO INSTALL APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES AS NEW AREAS ARE EXPOSED.
13. NO GRADING SHALL BE DONE WITHIN THE DEWATERED JURISDICTIONAL POND BED, ASIDE FROM THAT WHICH IS NECESSARY TO BREACH THE DAM. CHANNEL SHALL FORM NATURALLY THROUGH THE DEWATERED POND BED.
14. STABILIZE BREACH SECTION PER GEOMETRY AND SPECIFICATIONS ON THIS SHEET. SEED AND MULCH THE POND BOTTOM. PLACE TEMPORARY COIR BAFFLE PERPENDICULAR TO THE FLOW OF WATER ALONG THE BOTTOM OF BREACH SECTION (REMOVE BAFFLES ONCE THE GRASS ON THE POND BOTTOM HAS GERMINATED). SIDE SLOPES AND BOTTOM OF BREACH SECTION TO BE STABILIZED WITH TURF GRASS SEED AND EXCELSIOR MATTING AS NEEDED. REMOVED DAM EMBANKMENT MATERIAL TO BE STABILIZED WITH TURF GRASS SEED. NO TURF OR MATTING MAY BE USED ON THE JURISDICTIONAL POND BED.
15. ONCE BREACH SECTION AND SITE STOCKPILE AREA ARE STABILIZED, REQUEST FINAL SITE INSPECTION THROUGH THE WAKE COUNTY PERMIT PORTAL. UPON APPROVAL OF MUNICIPAL STAFF, REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING FILTER BERM, AND DISPOSE OF IN A PROPER MANNER.
16. TREE PROTECTION FENCING TO BE USED TO DENOTE LIMITS OF DISTURBANCE. COMBINATION SILT FENCE / TREE PROTECTION CAN BE USED AS INDICATED IN AREAS DENOTED AS REQUIRING SILT FENCE PROTECTION.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PHONE: 919. 239. 9486

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL SEAL 054404 ENGINEER MARIA C. TORRES
2025.11.07 08:55:54 -05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-N1
CHECKED BY	MCT
DRAWN BY	CSB
SCALE	N.T.S.
DATE	11. 03. 2025

SHEET

DAM BREACH CONSTRUCTION NOTES

C6.001

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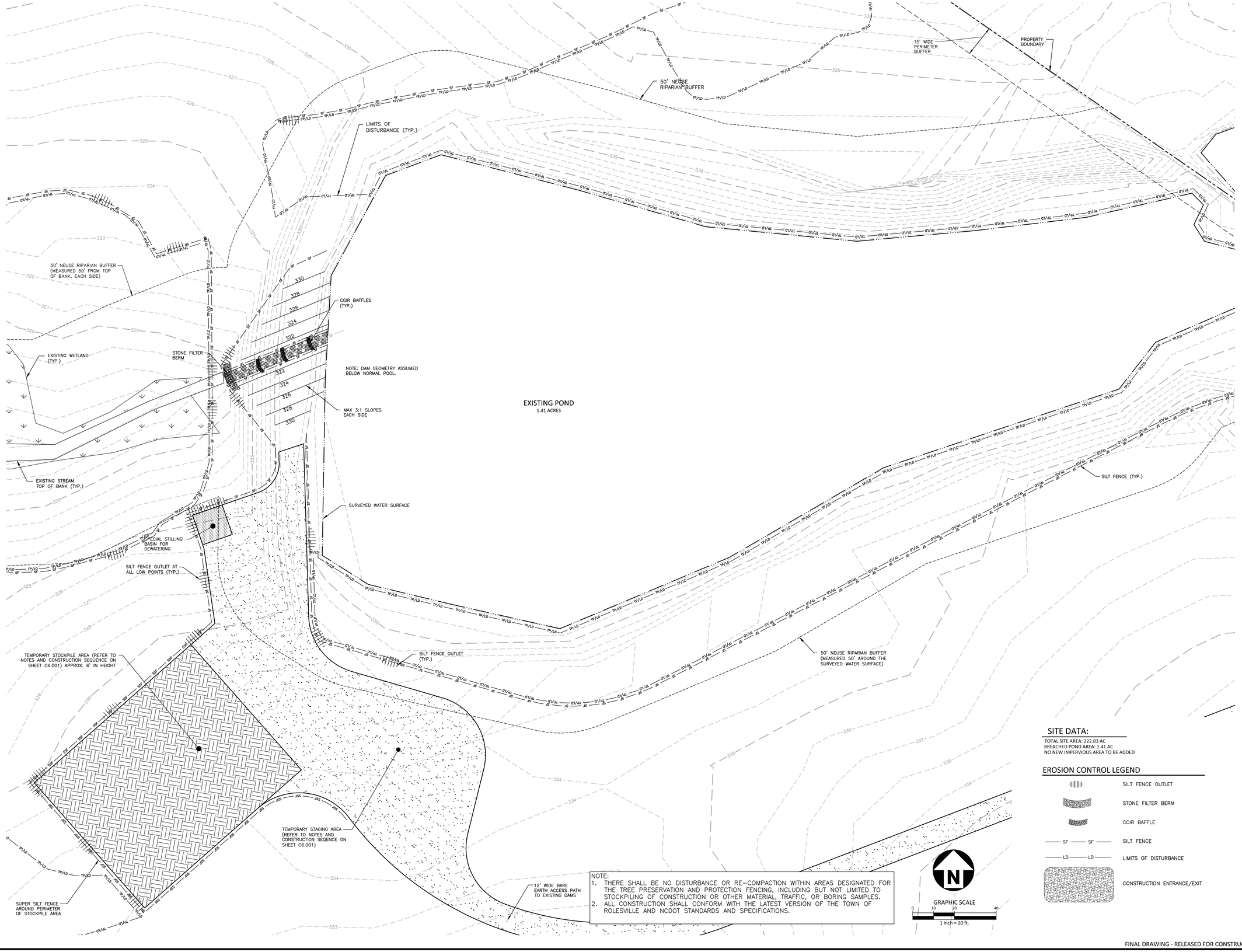

NOTE:
1. THERE SHALL BE NO DISTURBANCE OR RE-COMPACTION WITHIN AREAS DESIGNATED FOR THE TREE PRESERVATION AND PROTECTION FENCING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF CONSTRUCTION OR OTHER MATERIAL, TRAFFIC, OR BORING SAMPLES.
2. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE TOWN OF ROLESVILLE AND NCDOT STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

SITE DATA:

TOTAL SITE AREA: 222.83 AC
BREACHED POND AREA: 1.41 AC
NO NEW IMPERVIOUS AREA TO BE ADDED

EROSION CONTROL LEGEND

- SILT FENCE OUTLET
- STONE FILTER BERM
- COIR BAFFLE
- SF — SF — SILT FENCE
- LD — LD — LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE/EXIT

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

NORTH CAROLINA PROFESSIONAL SEAL 054404 ENGINEER MARIA C. TORRES 2025.11.07 08:55:14 -05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	MCT
DRAWN BY	CSB
SCALE	1" = 20'
DATE	11. 03. 2025

SHEET

DAM BREACH PLAN

C6.002

EROSION CONTROL LEGEND

- SILT FENCE OUTLET
- INLET PROTECTION
- INLET PROTECTION FOR EXISTING STRUCTURES
- TEMPORARY SLOPE DRAIN
- FILTER BERM
- CHECK DAM
- SF — SF — SF — SILT FENCE
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- TP/LD — TP/LD — TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- WOODED AREA
- DIVERSION DITCH
- CONSTRUCTION ENTRANCE/EXIT (50'x25' MIN.)

SEE SHEET C6.000 FOR ALL EROSION CONTROL NOTES, CONSTRUCTION SEQUENCING, SEDIMENT BASIN AND TEMPORARY DIVERSION DITCH DATA, AND SEEDING SPECIFICATIONS

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:39:44-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=150'
DATE	11. 03. 2025

SHEET

OVERALL EROSION CONTROL PLAN STAGE 1

C6.100

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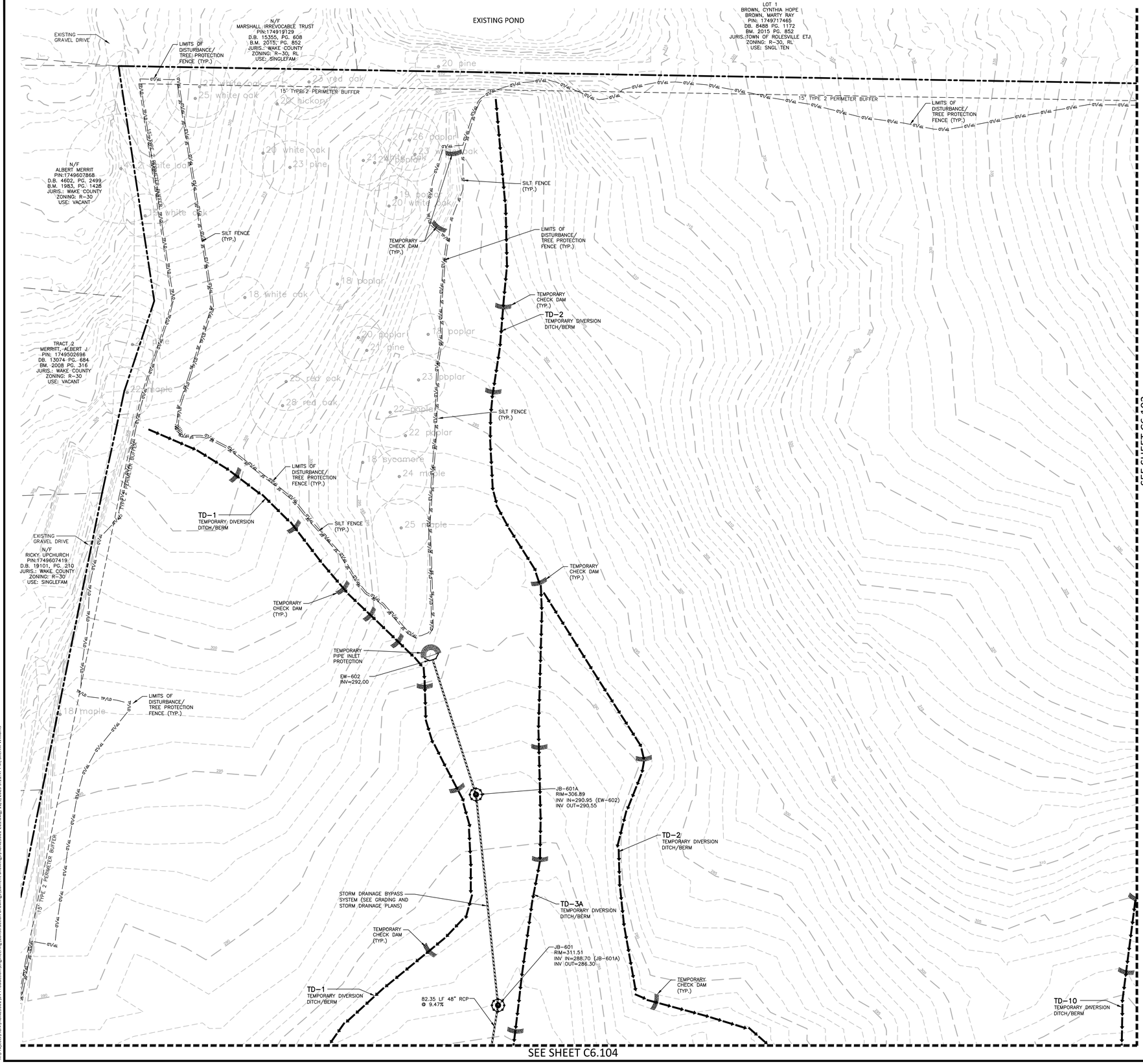

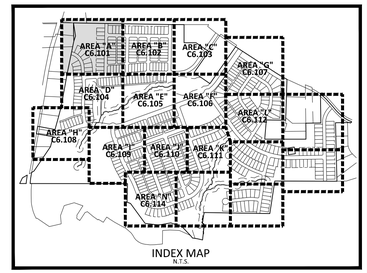

INDEX MAP
N.T.S.

EROSION CONTROL LEGEND

- SILT FENCE OUTLET
- INLET PROTECTION
- INLET PROTECTION FOR EXISTING STRUCTURES
- TEMPORARY SLOPE DRAIN
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- CHECK DAM
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- DIVERSION DITCH
- CONSTRUCTION ENTRANCE/EXIT (50'x25' MIN.)

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

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Date: 2025.11.07 09:43:31-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN STAGE 1 AREA "A"

C6.101

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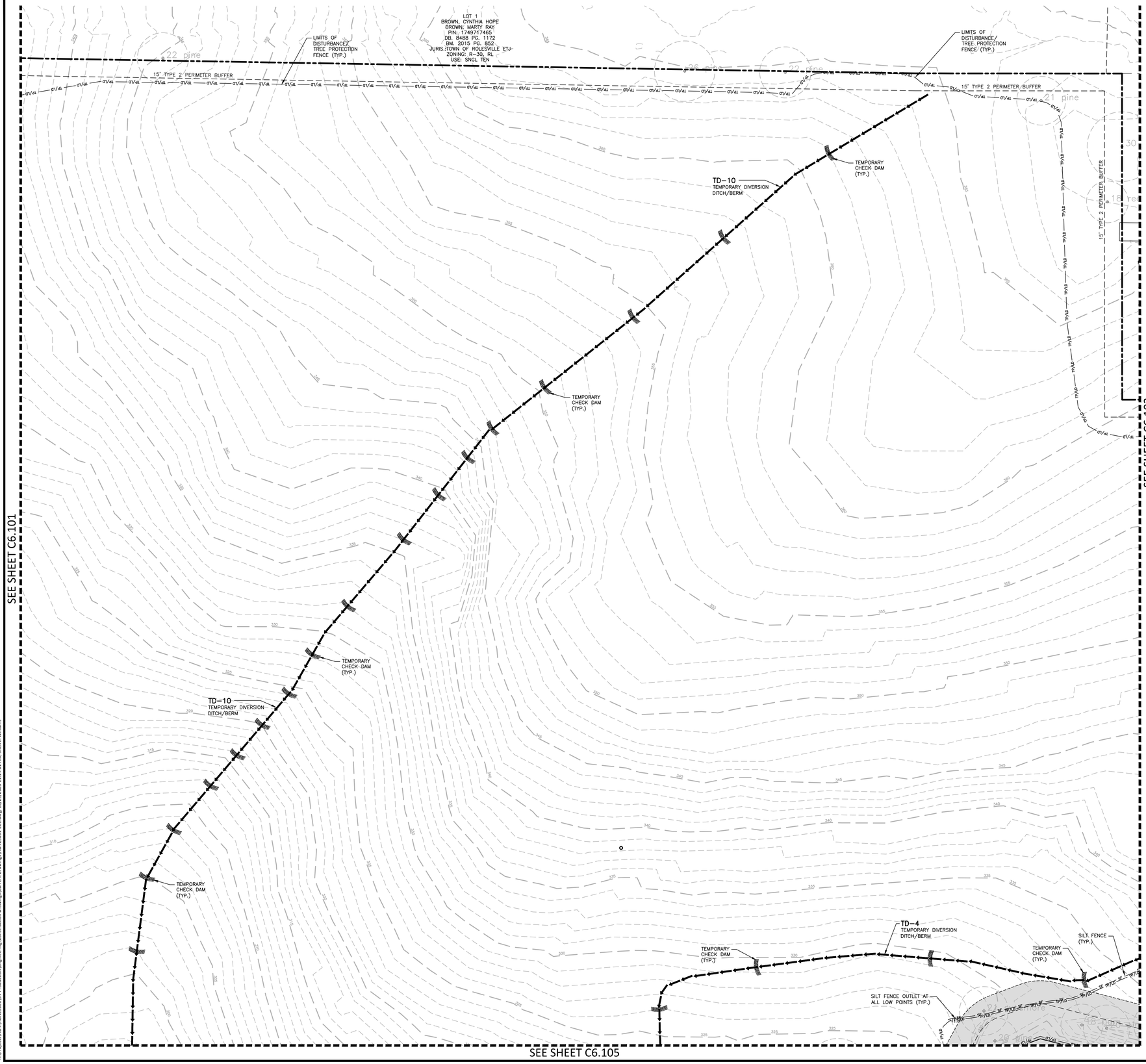

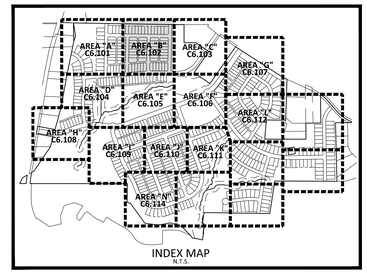

INDEX MAP
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:43:33-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "B"

C6.102

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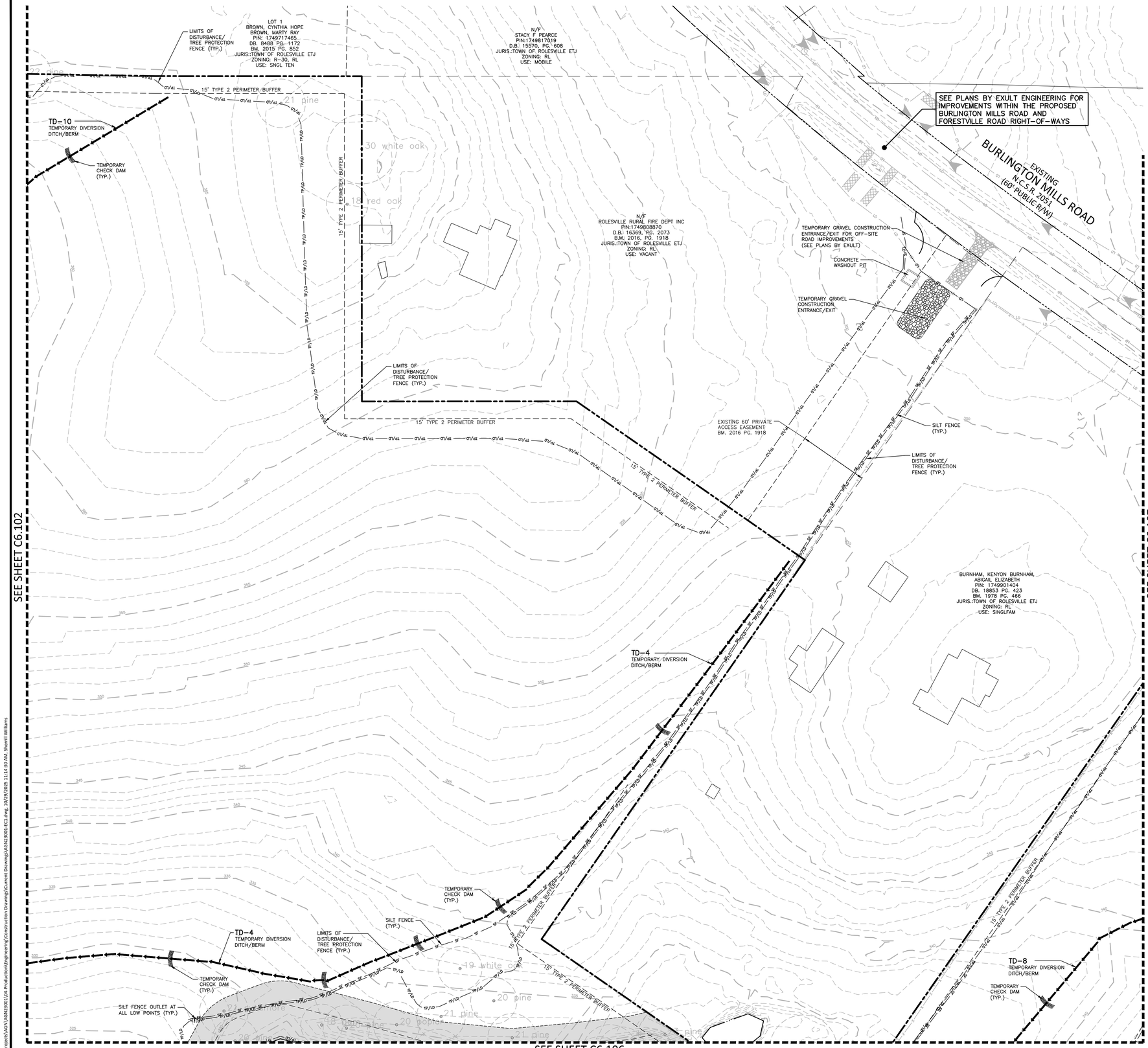

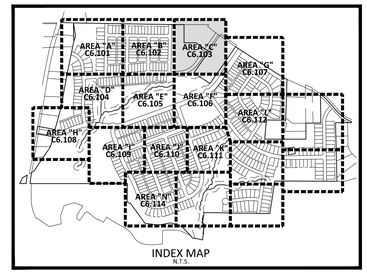

INDEX MAP
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:43:34-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "C"

C6.103

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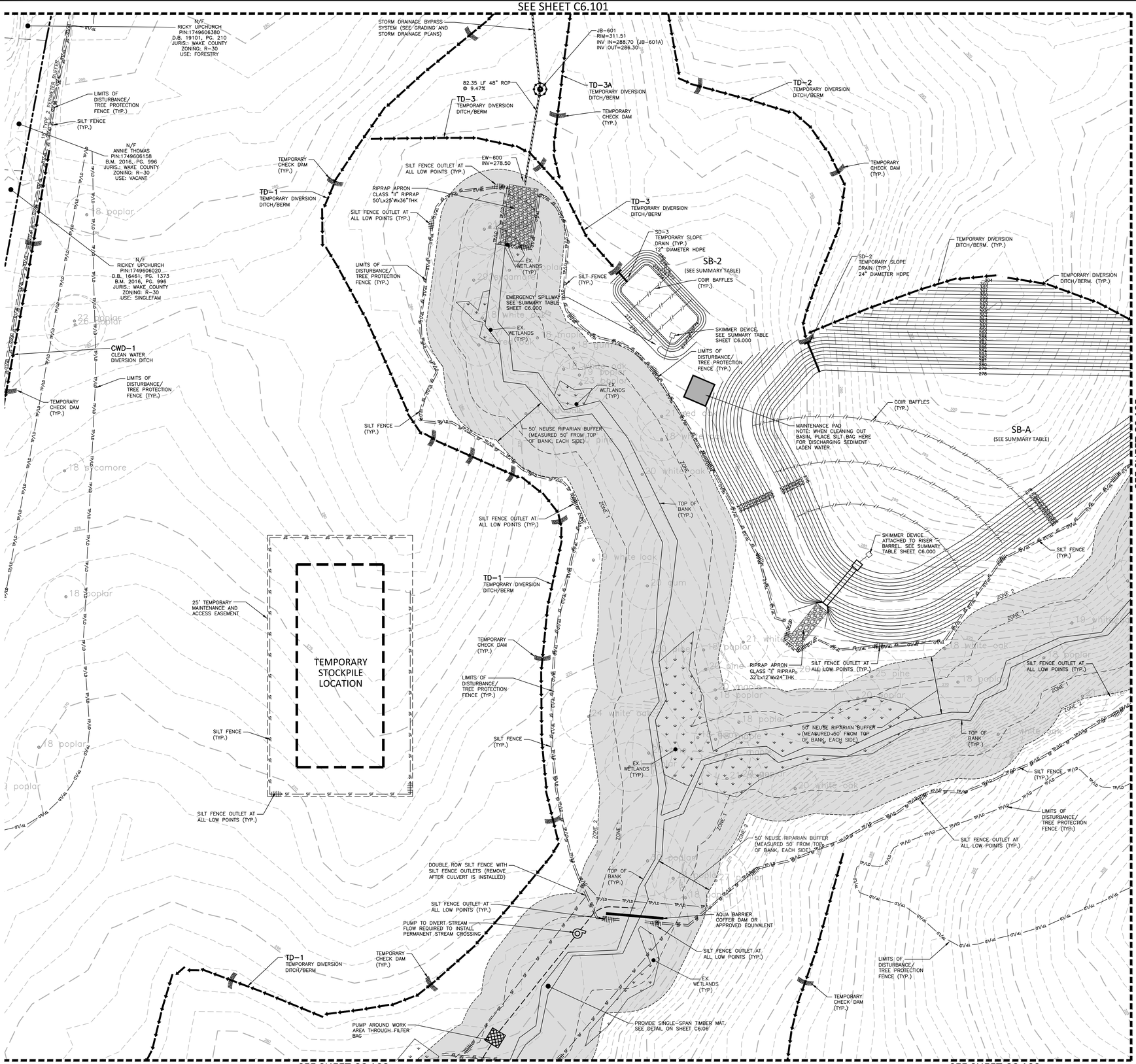
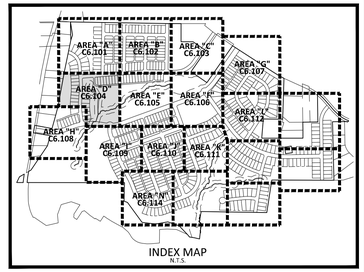
SEE SHEET C6.101

SEE SHEET C6.105

SEE SHEET C6.108

SEE SHEET C6.109





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- CHECK DAM
- SF — SF — SF — SILT FENCE
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- TP/LD — TP/LD — TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- WOODED AREA
- DIVERSION DITCH
- CONSTRUCTION ENTRANCE/EXIT (50'x25' MIN.)

PUMP AROUND NOTE:
CULVERT INSTALLATION OPERATIONS SHALL BE CONDUCTED DURING DURING RELATIVELY DRY PERIODS WHEN HEAVY RAINFALLS ARE NOT EXPECTED DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE AT LEAST A 2"-3" PUMP THAT WILL CONVEY AT LEAST 140.0 GPM, WHICH IS THE APPROXIMATE BASE FLOW OF THE STREAM. THE PUMP SHALL ALSO BE CAPABLE OF CONVEYING THE REQUIRED FLOW WITH 5-FEET STATIC HEAD. CONTRACTOR SHALL SUBMIT PUMP SPECIFICATIONS TO THE ENGINEER FOR APPROVAL.

SEE SHEET C6.000 FOR ALL EROSION CONTROL NOTES, CONSTRUCTION SEQUENCING, SEDIMENT BASIN AND TEMPORARY DIVERSION DITCH DATA, AND SEEDING SPECIFICATIONS

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

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

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CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:43:35-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "D"

C6.104

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-EC1.dwg, 11/7/2025 1:33:27 PM, Sherrill Williams

SEE SHEET C6.102

SEE SHEET C6.104

SEE SHEET C6.106

SEE SHEET C6.110

TD–10
TEMPORARY DIVERSION DITCH/BERM

TD–4
TEMPORARY DIVERSION DITCH/BERM

TEMPORARY CHECK DAM (TYP.)

TEMPORARY DIVERSION DITCH/BERM. (TYP.)

SD–10
TEMPORARY SLOPE DRAIN (TYP.)
15" DIAMETER HDPE

SD–4
TEMPORARY SLOPE DRAIN (TYP.)
24" DIAMETER HDPE

SB-A
(SEE SUMMARY TABLE)

COIR BAFFLES (TYP.)

SILT FENCE (TYP.)

SILT FENCE OUTLET AT ALL LOW POINTS (TYP.)

LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

EX. WETLANDS (TYP)

TOP OF BANK (TYP.)

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

ZONE 1

ZONE 2

EXISTING POND DAM TO BE BREACHED (SEE DAM BREACH PLANS, SHEETS C6.001-C6.003)

TD–8
TEMPORARY DIVERSION DITCH/BERM

SEE SHEET C6.000 FOR ALL EROSION CONTROL NOTES, CONSTRUCTION SEQUENCING, SEDIMENT BASIN AND TEMPORARY DIVERSION DITCH DATA, AND SEEDING SPECIFICATIONS

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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AREA "C" C6.103
AREA "D" C6.104
AREA "E" C6.105
AREA "F" C6.106
AREA "G" C6.107
AREA "H" C6.108
AREA "I" C6.109
AREA "J" C6.110
AREA "K" C6.111
AREA "L" C6.112
AREA "M" C6.113
AREA "N" C6.114

EROSION CONTROL LEGEND

- SILT FENCE OUTLET
- INLET PROTECTION
- INLET PROTECTION FOR EXISTING STRUCTURES
- TEMPORARY SLOPE DRAIN
- FILTER BERM
- CHECK DAM
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PEARCE FARM - PHASES 1-3
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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

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Date: 2025.11.07 09:43:37-05'00'

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "E"

C6.105

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SEE SHEET C6.103

SEE SHEET C6.105

SEE SHEET C6.107

SEE SHEET C6.110

SEE SHEET C6.111

EXISTING POND
DAM TO BE BREACHED
(SEE DAM BREACH PLANS,
SHEETS C6.001-C6.003)

BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH
PIN: 9749901404
DB. 18853 PG. 423
BM. 1976 PG. 466
JURIS.:TOWN OF ROLESVILLE ETJ
ZONING: RL
USE: SINGLFAM

LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

TEMPORARY CHECK DAM (TYP.)

SILT FENCE (TYP.)

TD–8
TEMPORARY DIVERSION DITCH/BERM

SILT FENCE OUTLET AT ALL LOW POINTS (TYP.)

TEMPORARY STOCKPILE LOCATION

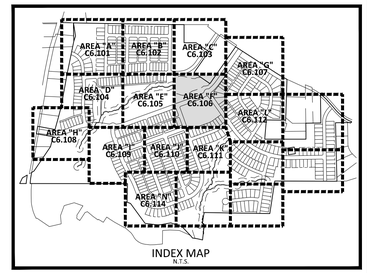
25' TEMPORARY MAINTENANCE AND ACCESS EASEMENT

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

TD–9
TEMPORARY DIVERSION DITCH/BERM

ZONE 1

ZONE 2



INDEX MAP
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- FILTER BERM
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- TP TP TP — TREE PROTECTION FENCE
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CONSTRUCTION DRAWINGS - PACKAGE 1
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM F. O'DANIEL

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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "F"

C6.106

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SEE SHEET C6.106

EXISTING CENTAUR ROAD (60' PUBLIC R/W)

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT FOR OFF-SITE ROAD IMPROVEMENTS (SEE PLANS BY EXULT)

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH
PIN: 1749901404
DB. 18853 PG. 423
BM. 1978 PG. 466.
JURIS:TOWN OF ROLESVILLE ETJ
ZONING: RL
USE: SINGLFAM

CONCRETE WASHOUT PIT

LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

EXISTING EDGE OF PAVEMENT

EXISTING BURLINGTON MILLS ROAD N.C.S.R. 2051 (60' PUBLIC R/W)

30' THOROUGHFARE STREETSCAPE BUFFER

15' TYPE 2 PERIMETER BUFFER

TD-8
TEMPORARY DIVERSION DITCH/BERM

SILT FENCE OUTLET AT ALL LOW POINTS (TYP.)

SILT FENCE (TYP.)

SILT FENCE (TYP.)

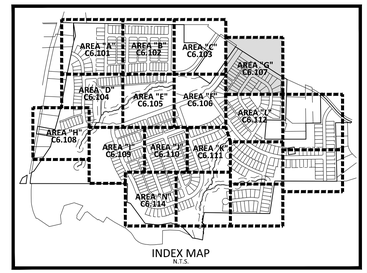
LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

TEMPORARY STOCKPILE LOCATION

25' TEMPORARY MAINTENANCE AND ACCESS EASEMENT

EXISTING ROCKY KNOLL LANE (60' PRIVATE R/W)

SEE SHEET C6.112



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

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM F. O'DANIEL

Digitally signed by William T ODaniel
Date: 2025.11.07 09:43:40-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
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DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "G"

C6.107

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-EC1.dwg, 10/29/2025 11:16:51 AM, Sherrit Williams

SEE SHEET C6.104

SEE SHEET C6.109

LOT 1A
THOMAS, RODNEY M
THOMAS, HILARY R
PIN: 1748695789
DB. 16100 PG. 198
BM. 2015 PG. 364
JURIS.: WAKE COUNTY
ZONING: R-30
USE: VACANT

LOT 1
PERRY, LEDN
PIN: 1748695636
DB. 11567 PG. 1950
BM. 1995 PG. 1939

CWD-1
CLEAN WATER
DIVERSION DITCH

LIMITS OF
DISTURBANCE/
TREE PROTECTION
FENCE (TYP.)

SILT FENCE
(TYP.)

SILT FENCE OUTLET AT
ALL LOW POINTS (TYP.)

TEMPORARY
STOCKPILE
LOCATION

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

EXISTING
FORESTVILLE ROAD
N.C.S.R. 2069
(60' PUBLIC R/W)

N/F
AKIBA HUGGINS, ET AL
PIN:1748695429
D.B. 18085, PG. 0728
B.M. 2011, PG. 665
JURIS.: WAKE COUNTY
ZONING: MOBILE
USE: SINGLEFAM

TEMPORARY
CHECK DAM
(TYP.)

TD-1
TEMPORARY DIVERSION
DITCH/BERM

TEMPORARY 15"
CMP STORM PIPE @
MIN. 1.00% SLOPE

TEMPORARY GRAVEL
CONSTRUCTION
ENTRANCE/EXIT

CONCRETE
WASHOUT PIT

(2) TEMPORARY 24"
CMP PIPES @ MIN.
1.00% SLOPE

PERRY, EDWARD L
PERRY, PATRICIA J
PIN: 1748894159
DB. 4002 PG. 867
BM. 1984 PG. 1180
JURIS.: WAKE COUNTY
ZONING: R-30
USE: SINGLEFAM

N/F
VIVIAN HOLMAN
PIN:1748694002
D.B. 18401, PG. 1362
B.M. 1984, PG. 1180
JURIS.: WAKE COUNTY
ZONING: R-30
USE: SINGLEFAM

CWD-1
CLEAN WATER
DIVERSION DITCH

MAINTENANCE PAD
NOTE: WHEN CLEANING OUT
BASIN, PLACE SILT BAG
HERE FOR DISCHARGING
SEDIMENT LADEN WATER.

15" TYPE 2 PERIMETER BUFFER

N/F
CHESTER HALL
PIN:1748683834
D.B. 15126, PG. 0738
JURIS.: WAKE COUNTY
ZONING: R-30
USE: SINGLEFAM

RIPRAP APRON
CLASS "II" RIPRAP
40'Lx12'Wx36"THK

SD-1A
TEMPORARY SLOPE
DRAIN (TYP.)
12" DIAMETER HDPE

SD-1
TEMPORARY SLOPE
DRAIN (TYP.)
24" DIAMETER HDPE

COIR BAFFLES
(TYP.)

SB-G
(SEE SUMMARY TABLE)

100 YEAR
FLOODPLAIN
(TYP.)

SKIMMER DEVICE
ATTACHED TO RISER
BARREL. SEE SUMMARY
TABLE SHEET C6.000

500 YEAR
FLOODPLAIN
(TYP.)

DOUBLE ROW SILT FENCE WITH
SILT FENCE OUTLETS (REMOVE
AFTER CULVERT IS INSTALLED)

PUMP AROUND WORK
AREA THROUGH FILTER
BAG

EX.
WETLANDS
(TYP)

TOP OF
BANK
(TYP.)

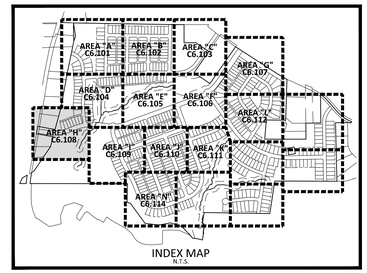
50' NEUSE RIPARIAN BUFFER
(MEASURED 50' FROM TOP
OF BANK, EACH SIDE)

SB-B
(SEE SUMMARY TABLE)

ZONE 1

ZONE 2

18 poplar
30 poplar
19 poplar
20 pine
19 maple



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CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:43:41-05'00'

REVISIONS

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PLAN INFORMATION

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DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "H"

C6.108

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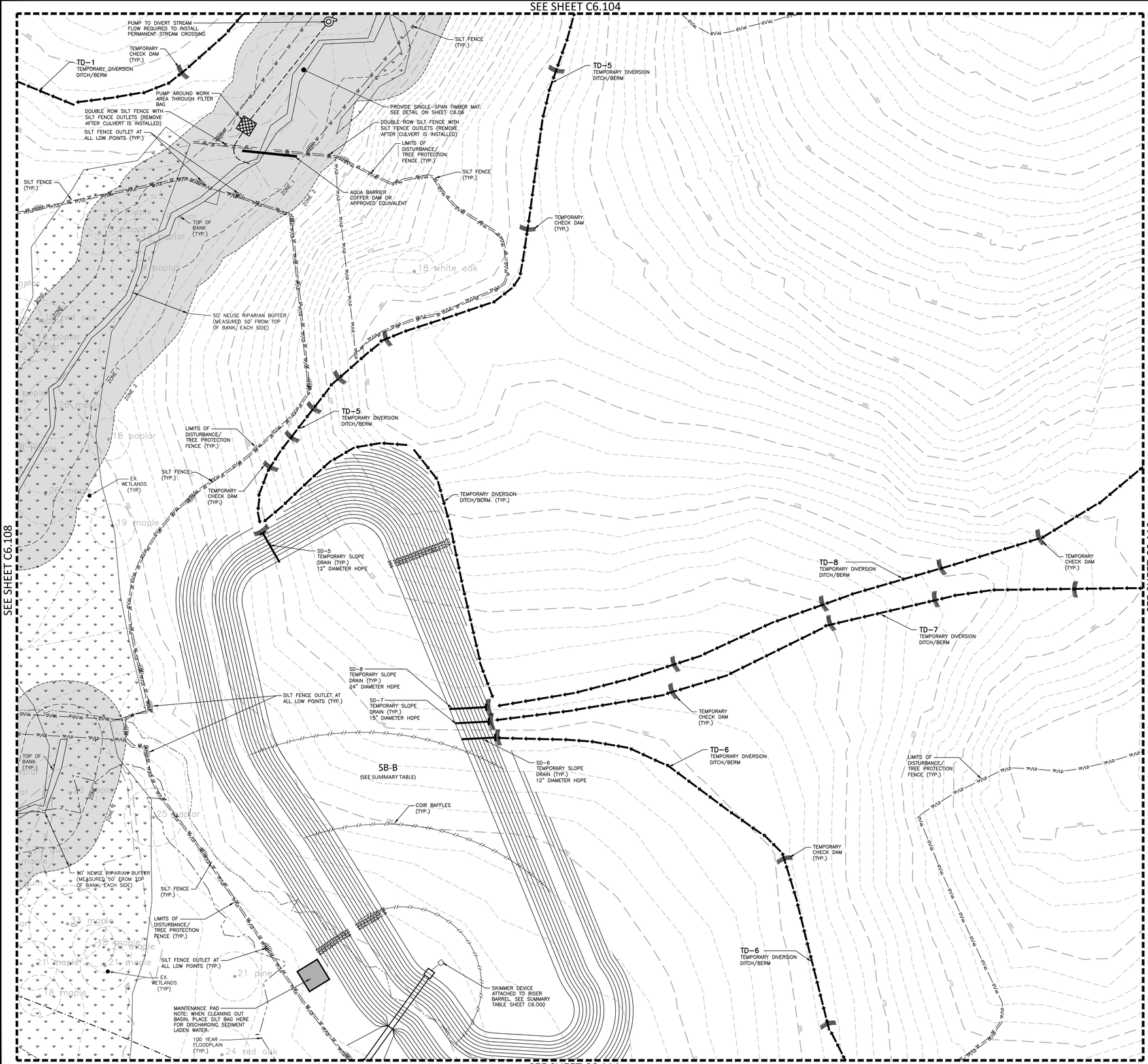
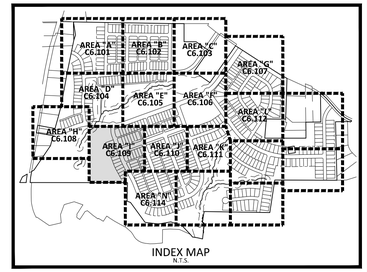
SEE SHEET C6.104



SEE SHEET C6.114



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AGNC BROKERAGE | CONSULTING | PLANNING

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CONSTRUCTION DRAWINGS - PACKAGE 1

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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T O'Daniel
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SHEET

EROSION CONTROL PLAN STAGE 1 AREA "I"

C6.109

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SEE SHEET C6.106

SEE SHEET C6.109

SEE SHEET C6.111

SEE SHEET C6.114

TD–8
TEMPORARY DIVERSION DITCH/BERM

TEMPORARY CHECK DAM (TYP.)

TD–8
TEMPORARY DIVERSION DITCH/BERM

TEMPORARY CHECK DAM (TYP.)

TEMPORARY CHECK DAM (TYP.)

TEMPORARY CHECK DAM (TYP.)

TD–7
TEMPORARY DIVERSION DITCH/BERM

SILT FENCE (TYP.)

SILT FENCE OUTLET AT ALL LOW POINTS (TYP.)

LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

COIR BAFFLES (TYP.)

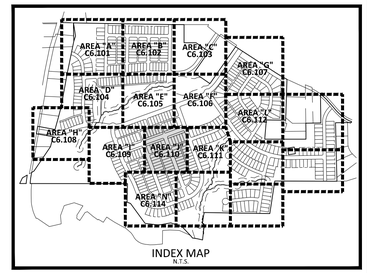
SB-1
(SEE SUMMARY TABLE)

EMERGENCY SPILLWAY SEE SUMMARY TABLE SHEET C6.000

SILT FENCE (TYP.)

SKIMMER DEVICE SEE SUMMARY TABLE SHEET C6.000

SILT FENCE OUTLET AT ALL LOW POINTS (TYP.)



INDEX MAP
N.T.S.

EROSION CONTROL LEGEND

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- FILTER BERM
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N

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

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:43:44-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "J"

C6.110

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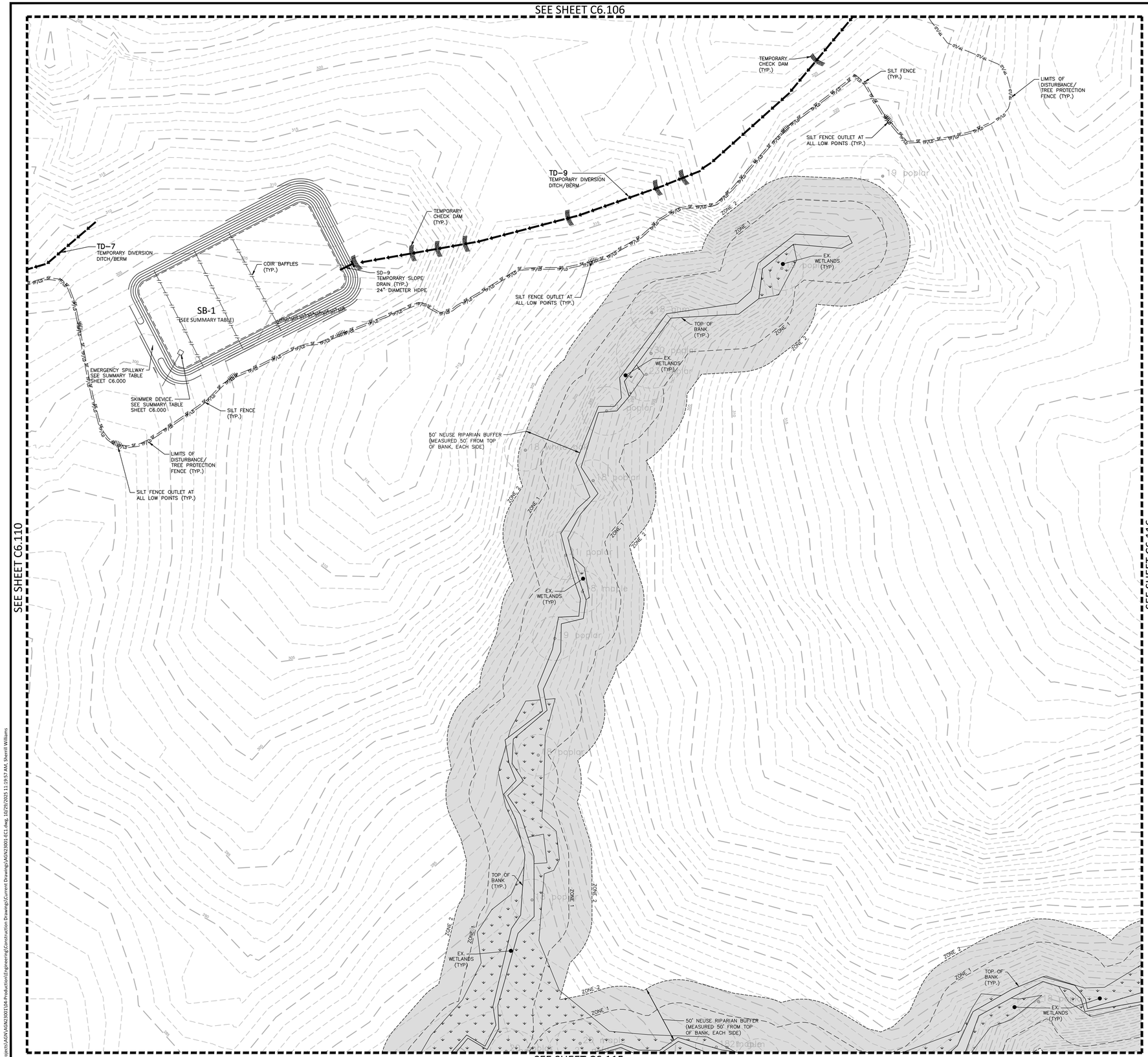
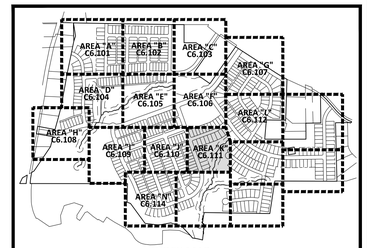
SEE SHEET C6.106

SEE SHEET C6.110

SEE SHEET C6.116

SEE SHEET C6.115





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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
CHECKED BY	.
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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "K"

C6.111

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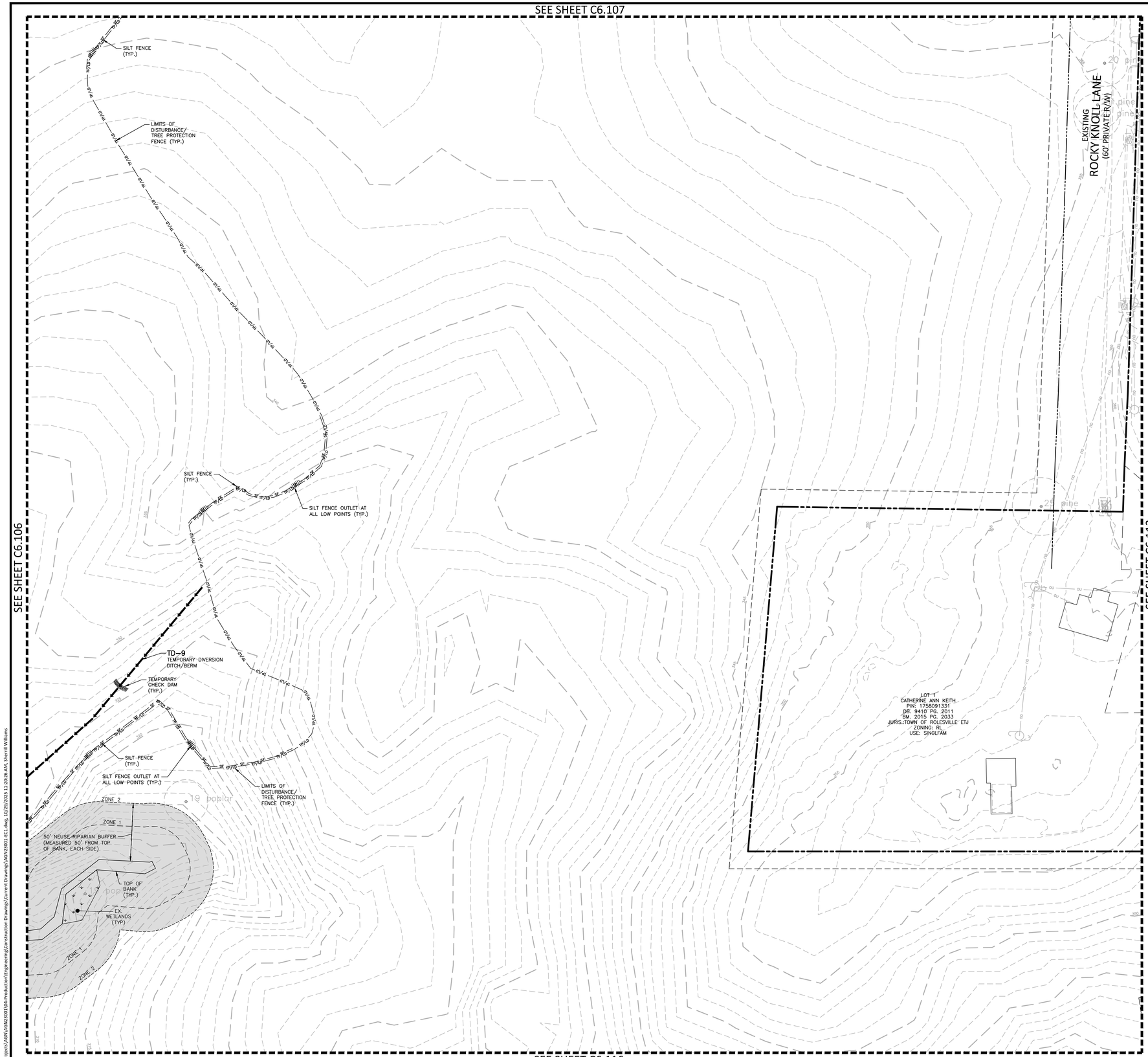
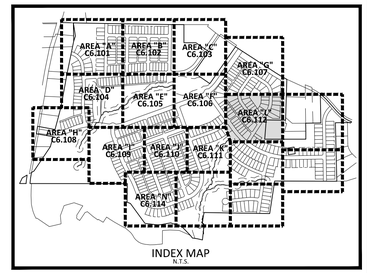
SEE SHEET C6.107



SEE SHEET C6.116



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

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Date: 2025.11.07 09:43:47-05'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 1
AREA "L"

C6.112

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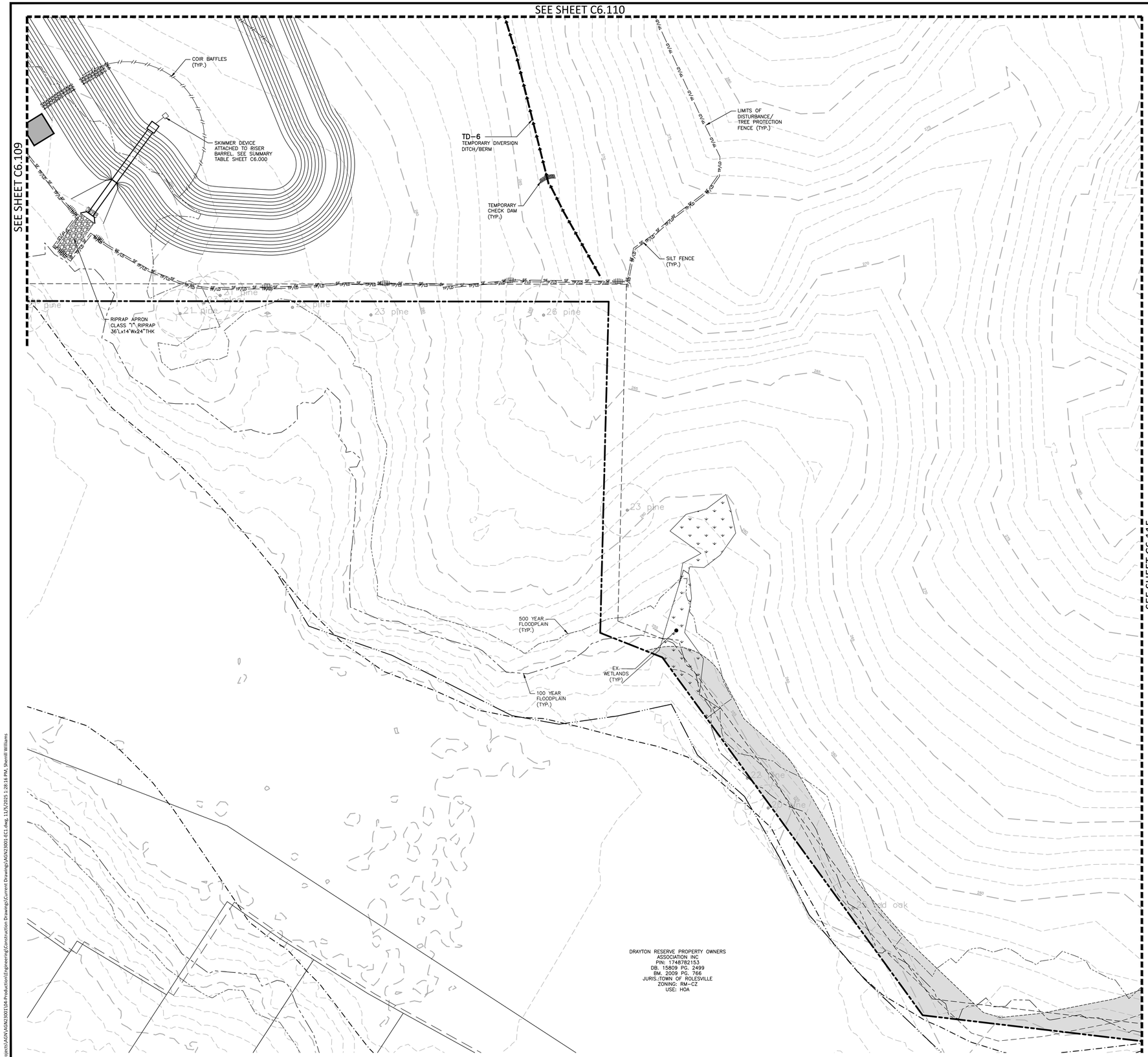
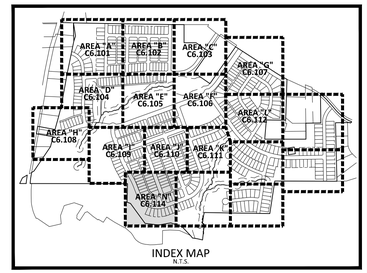
SEE SHEET C6.109

SEE SHEET C6.115





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GRAPHIC SCALE
0 20 40 80
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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC1
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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN STAGE 1 AREA "N"

C6.114

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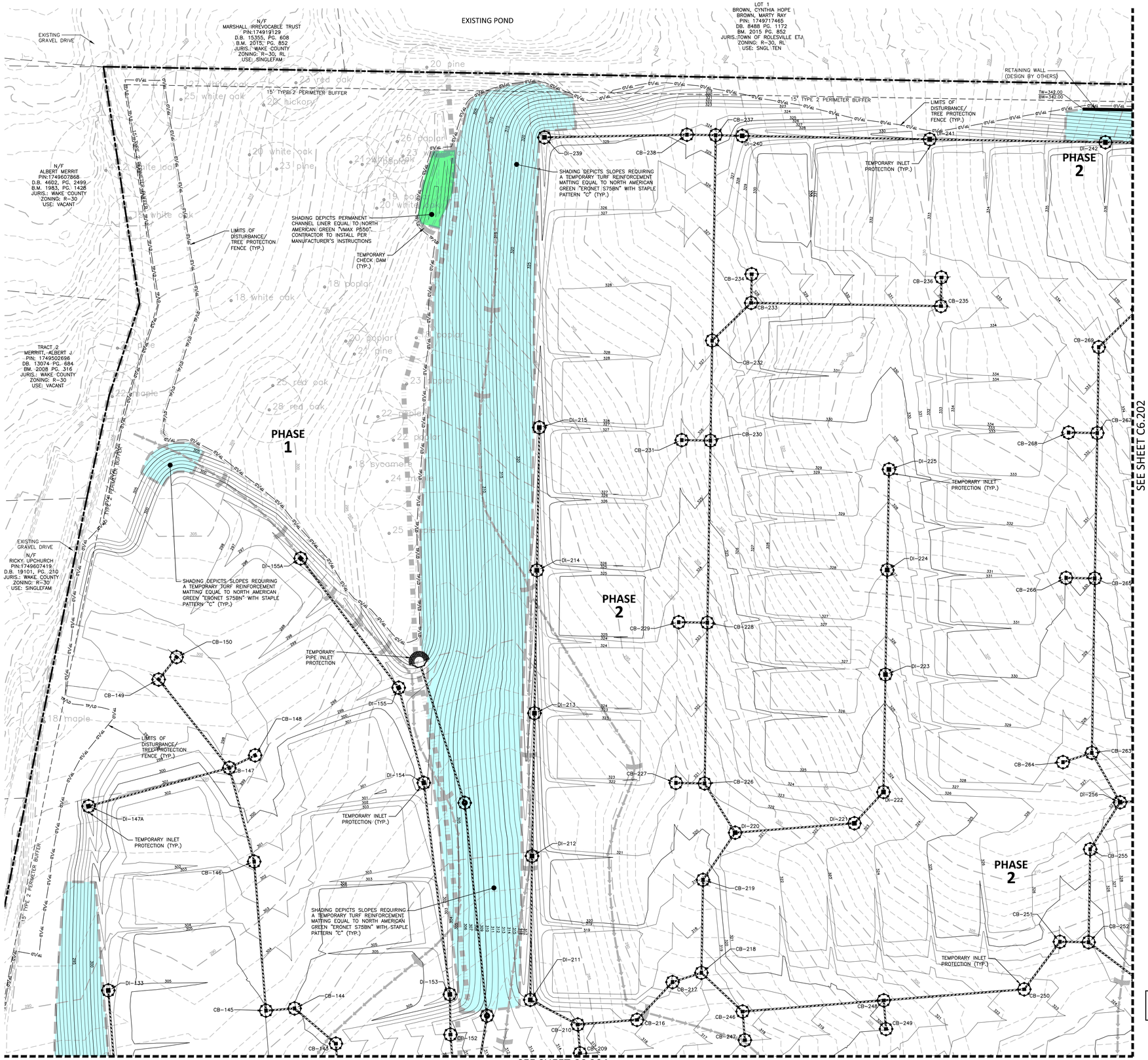

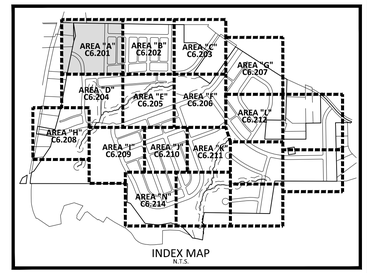

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PROJECT NO.	AGN23001
FILENAME	AGN23001-EC2
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DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "A"

C6.201

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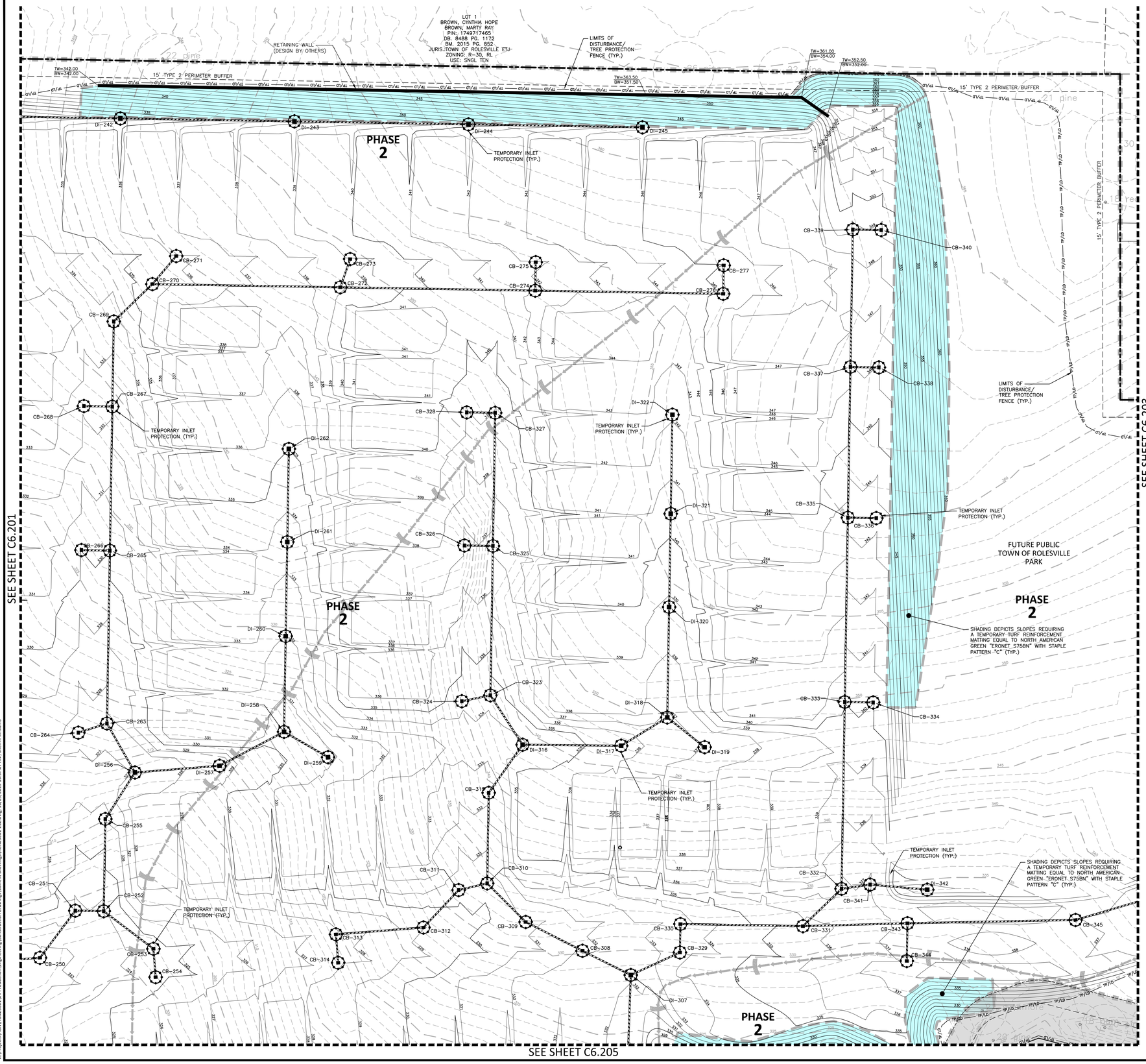

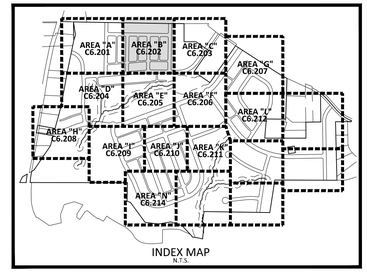

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PLAN INFORMATION

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FILENAME	AGN23001-EC2
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SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN STAGE 2 AREA "B"

C6.202

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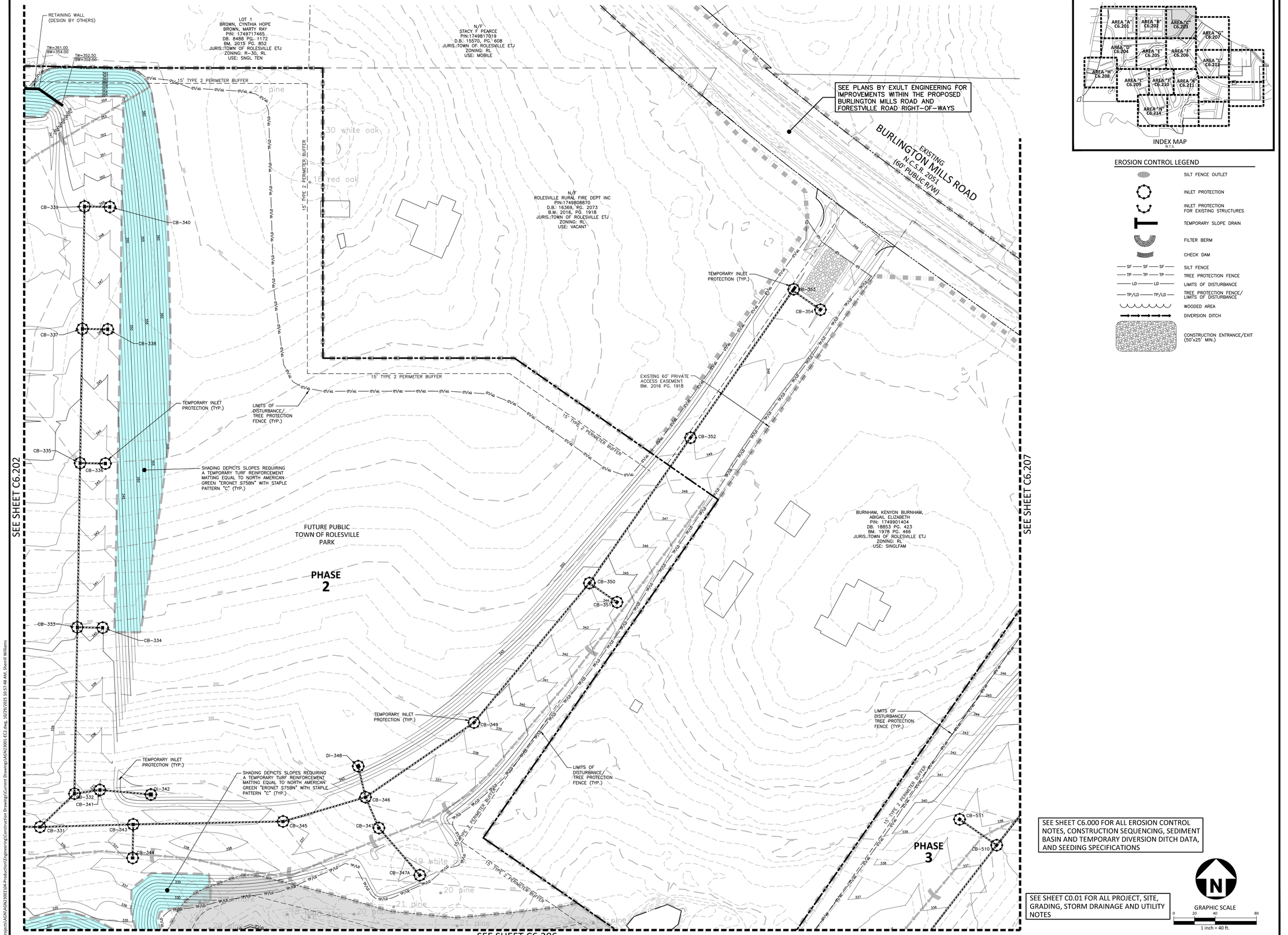

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SCALE	1"=40'
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SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "C"

C6.203

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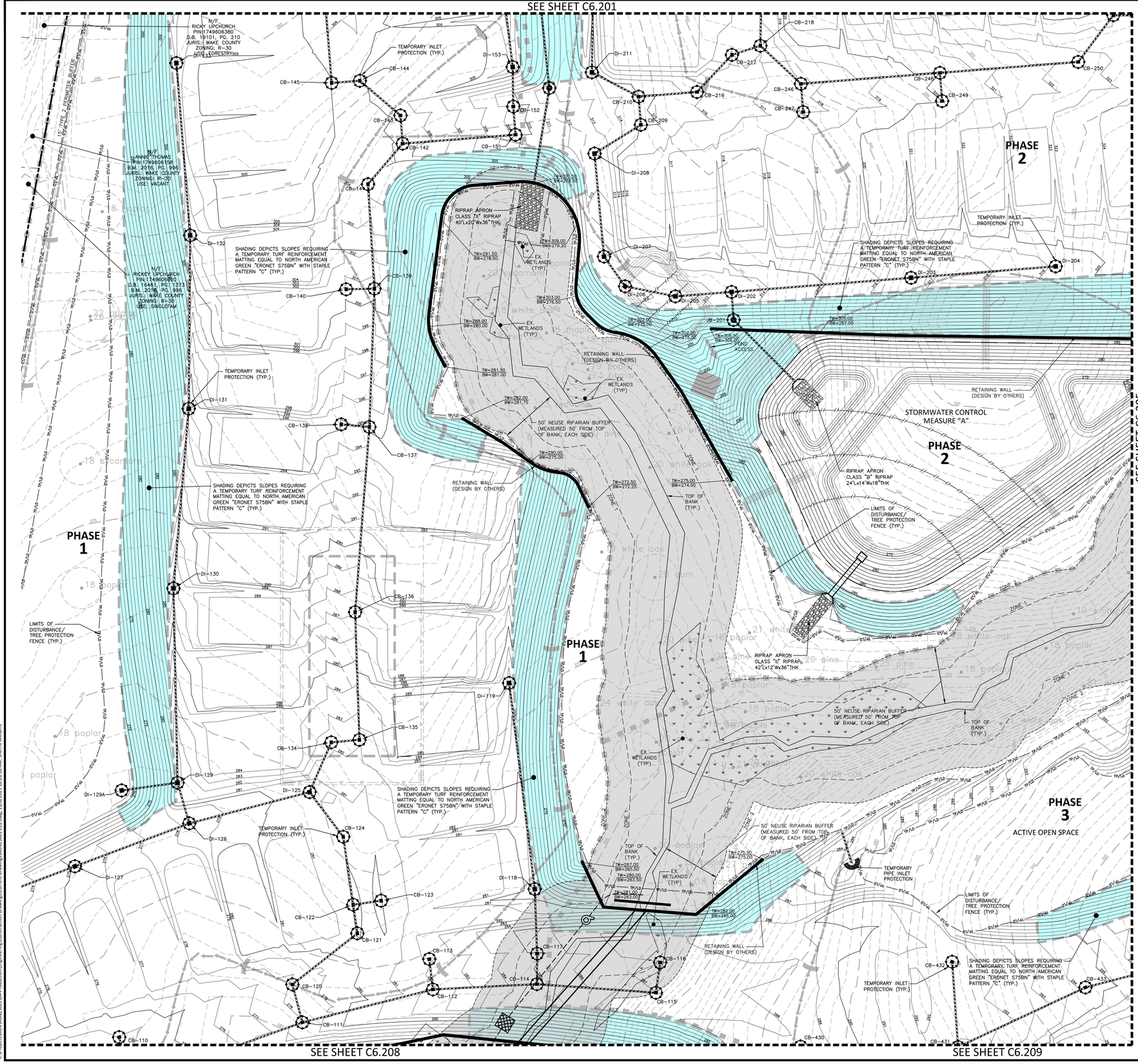

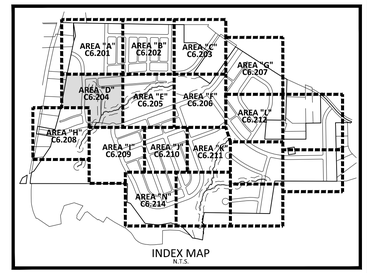

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SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "D"

C6.204

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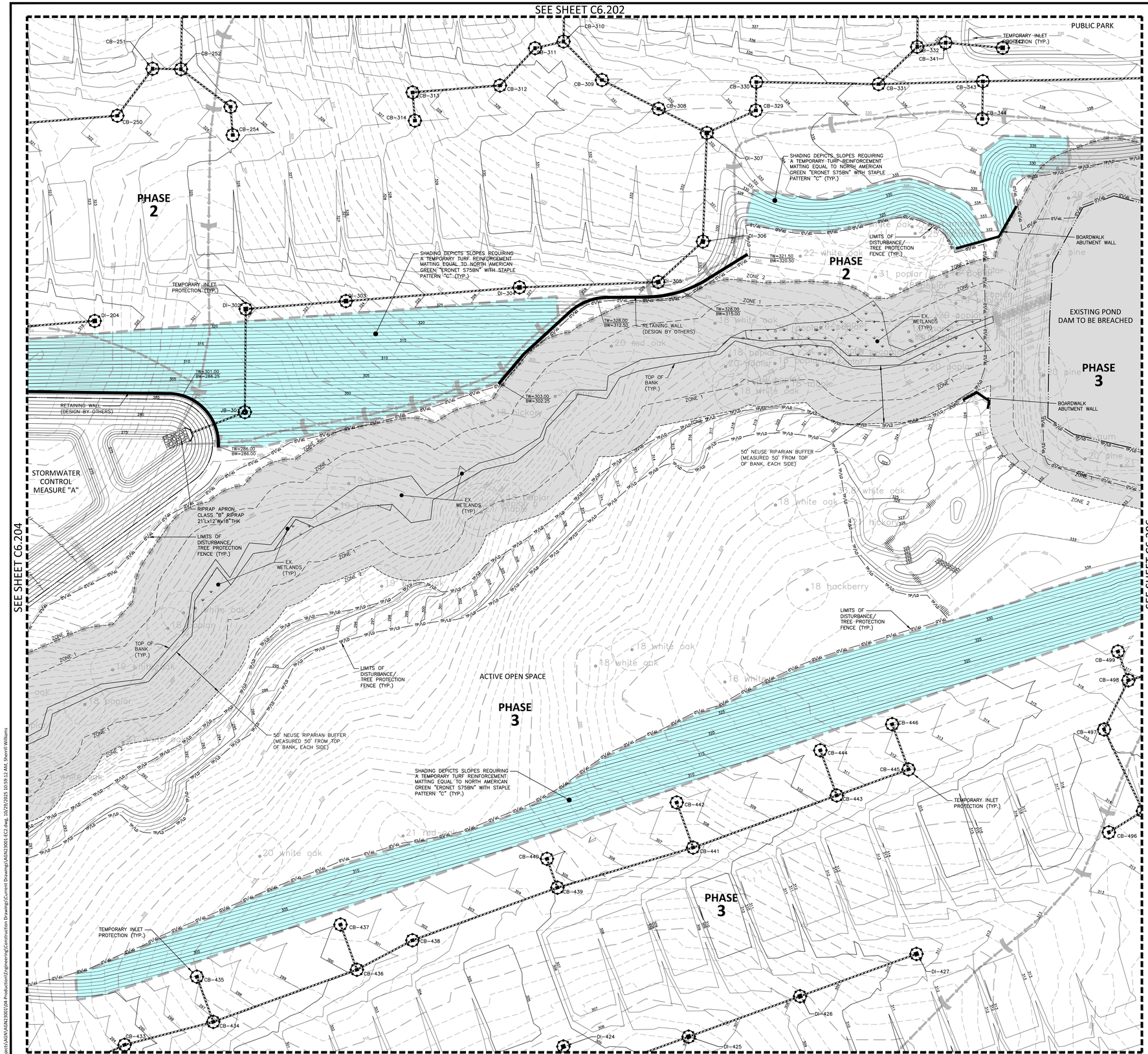
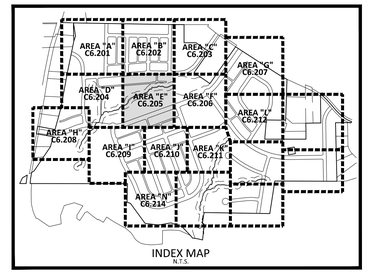
SEE SHEET C6.206

SEE SHEET C6.210





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- CHECK DAM
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- TREE PROTECTION FENCE (TP)
- LIMITS OF DISTURBANCE (LD)
- TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE (TP/LD)
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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

Digitally signed by William T ODaniel
Date: 2025.11.07 09:43:55-05'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "E"

C6.205

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-EC2.dwg, 10/29/2025 10:59:12 AM, Sherril Williams

SEE SHEET C6.203

SEE SHEET C6.205

SEE SHEET C6.210

SEE SHEET C6.211

SEE SHEET C6.207

EXISTING POND
DAM TO BE BREACHED

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

LIMITS OF DISTURBANCE/ TREE PROTECTION FENCE (TYP.)

BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH
PIN: 9749901404
DB. 18853 PG. 423
BM. 1976 PG. 466
JURIS.:TOWN OF ROLESVILLE ETJ
ZONING: RL
USE: SINGLFM

ACTIVE OPEN SPACE

MAIN AMENITY

PHASE 3

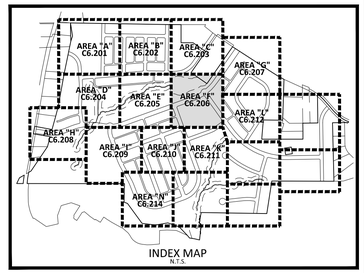
PHASE 4

SHADING DEPICTS SLOPES REQUIRING A TEMPORARY TURF REINFORCEMENT MATTING EQUAL TO NORTH AMERICAN GREEN "ERONET S75BN" WITH STAPLE PATTERN "C" (TYP.)

TEMPORARY INLET PROTECTION (TYP.)

CB-473, CB-474, CB-487, CB-488, CB-488A, CB-488B, CB-488C, CB-489, CB-490, CB-491, CB-492, CB-493, CB-494, CB-495, CB-496, CB-497, CB-498, CB-499, CB-500, CB-501, CB-502, CB-503, CB-504, CB-505, CB-506, CB-507, CB-508, CB-509, CB-521, CB-522, CB-523, CB-524, CB-525, CB-526, CB-527, CB-528, CB-531, CB-532, CB-534, CB-535, CB-536

DI-537, DI-539, DI-540, DI-541, DI-542, DI-543, DI-544, DI-545



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- TREE PROTECTION FENCE
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CID-24-08

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

Digitally signed by William T O'Daniel
Date: 2025.11.07 09:43:56-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "F"

C6.206

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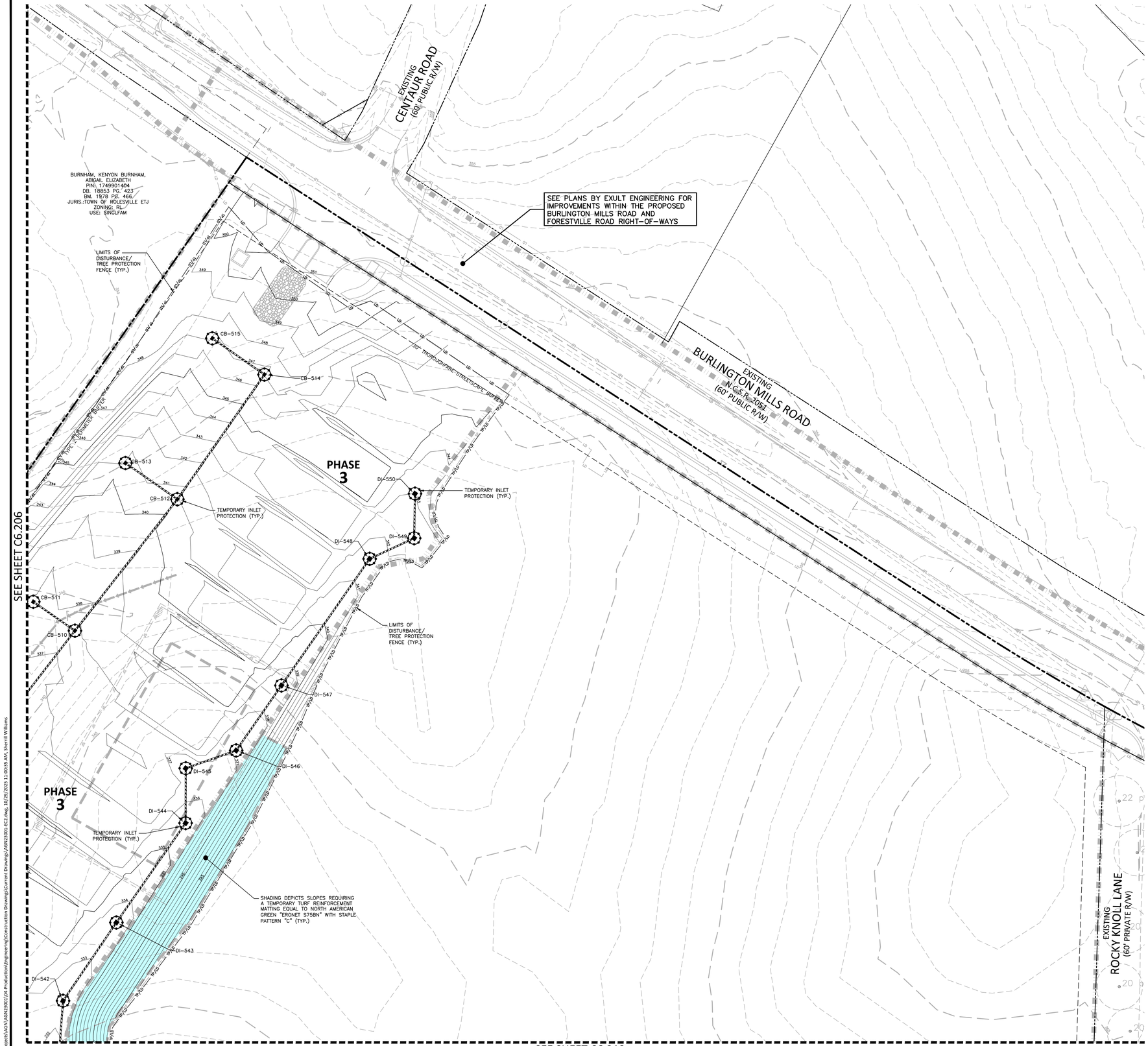

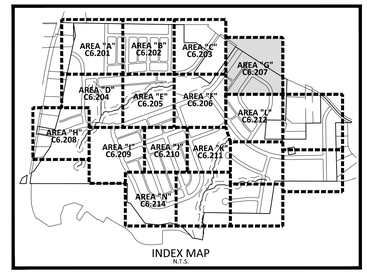

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CID-24-08

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

Digitally signed by William T. O'Daniel
Date: 2025.11.07 09:43:57-05'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "G"

C6.207

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-EC2.dwg, 10/29/2025 11:09:35 AM, Sherrill Williams

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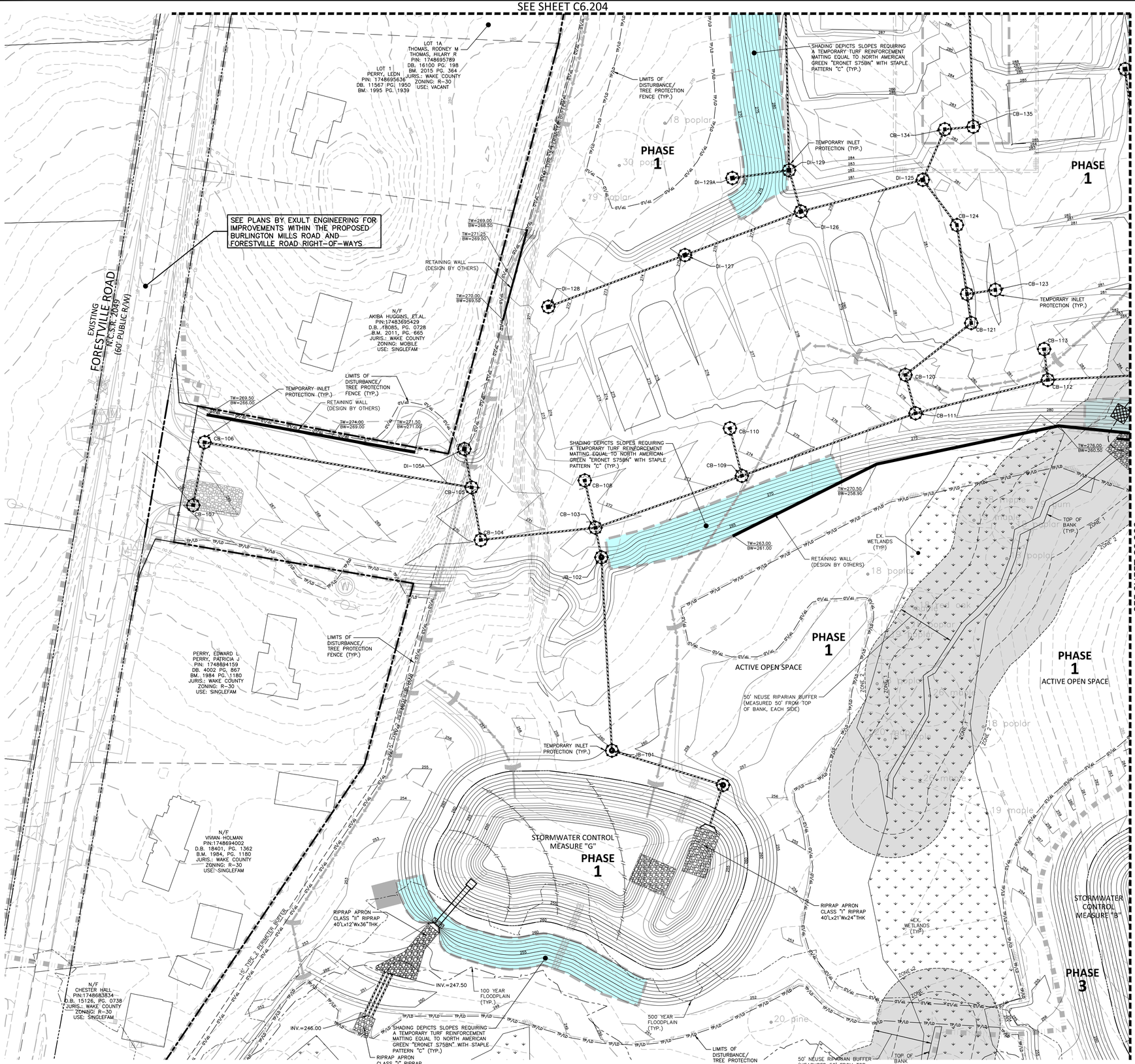

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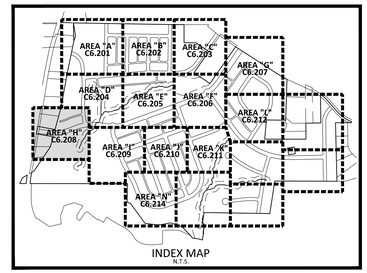

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CID-24-08

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REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-EC2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN STAGE 2 AREA "H"

C6.208

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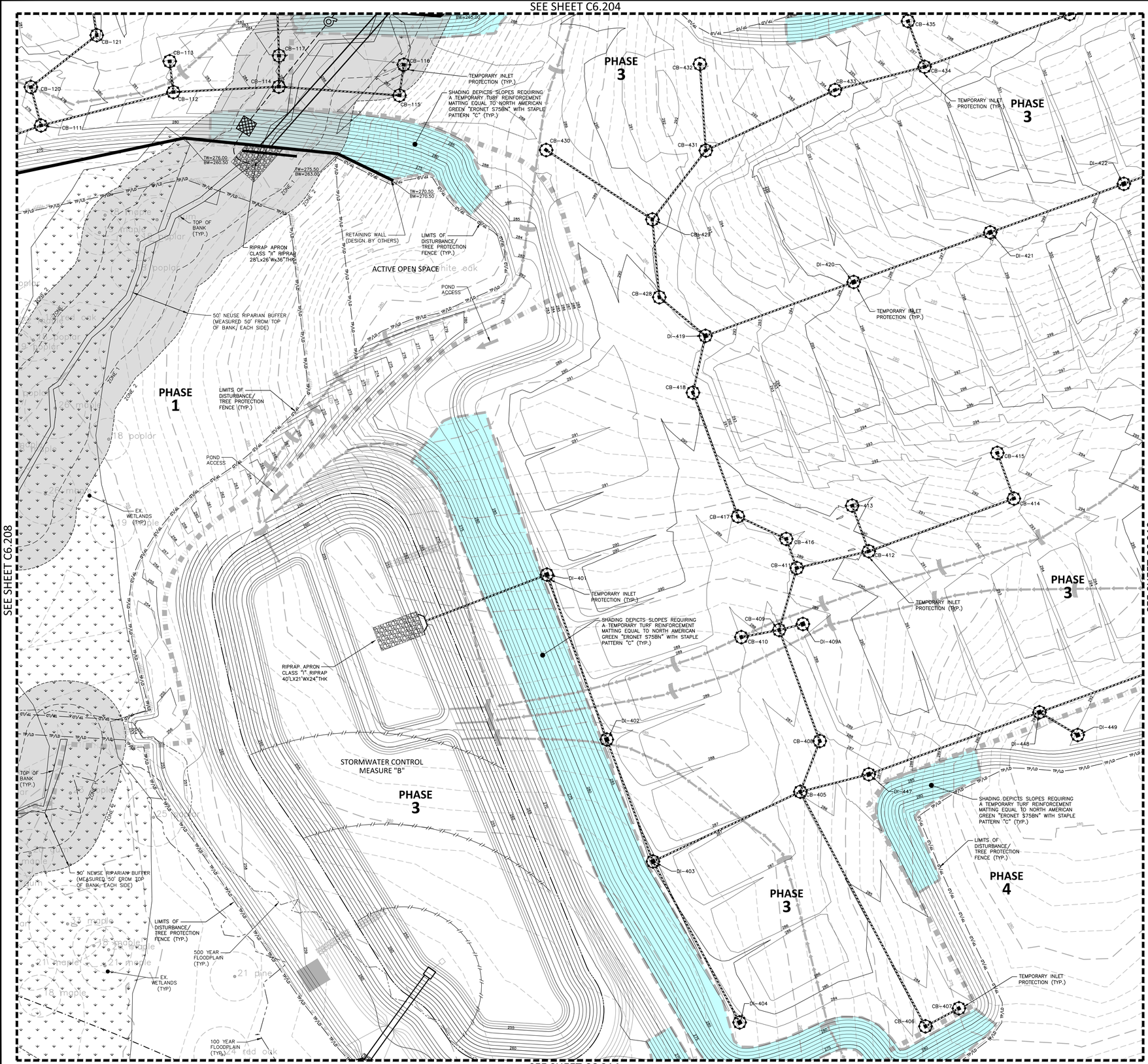
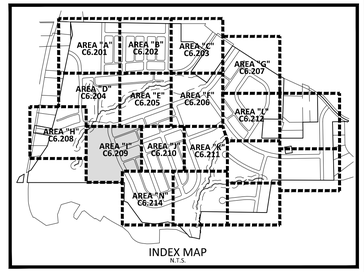
SEE SHEET C6.208

SEE SHEET C6.210





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CID-24-08

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

Digitally signed by William T ODaniel
Date: 2025.11.07 09:44:00-05'00'

REVISIONS

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PLAN INFORMATION

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FILENAME	AGN23001-EC2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	11. 03. 2025

SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "I"

C6.209

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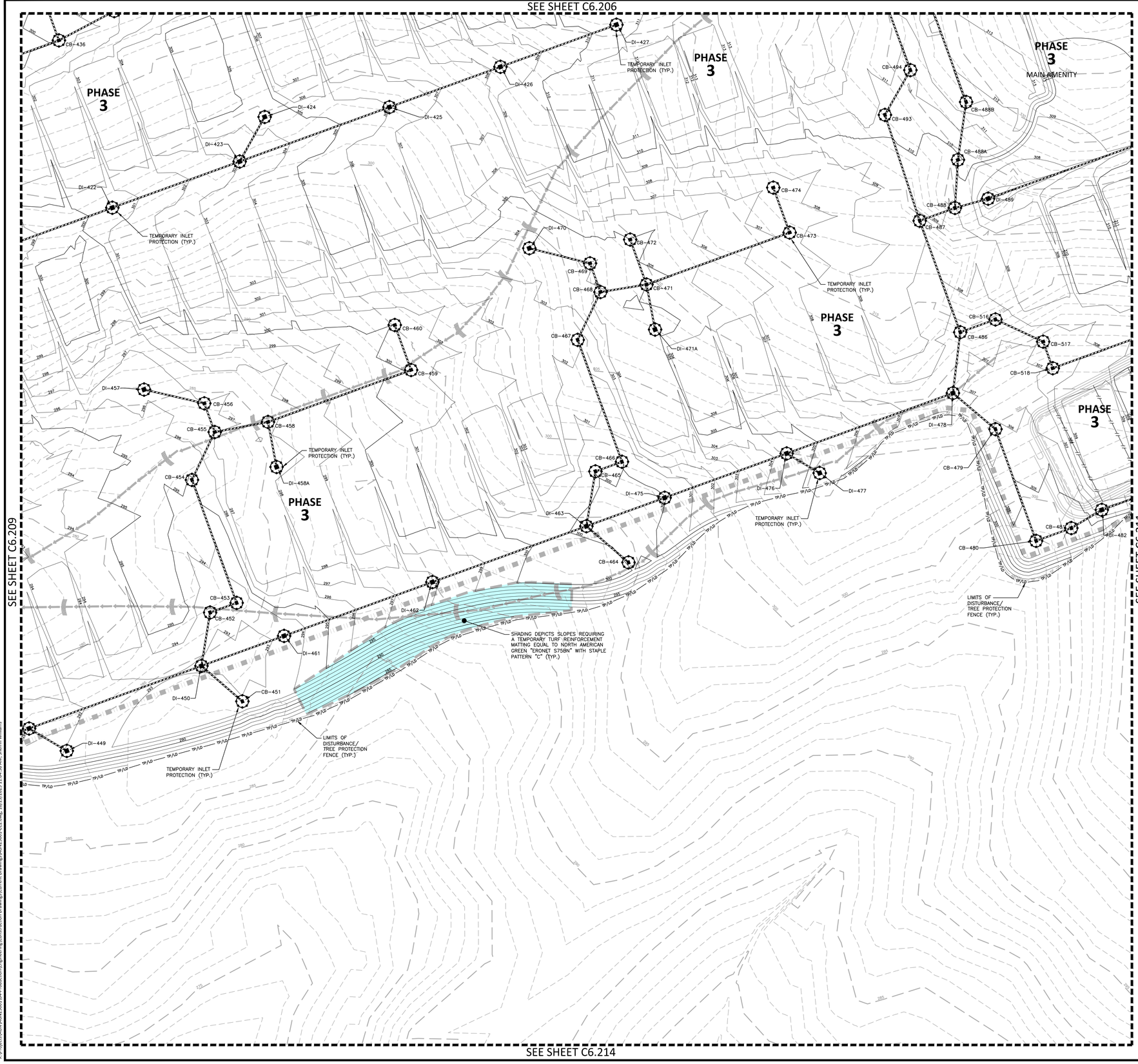
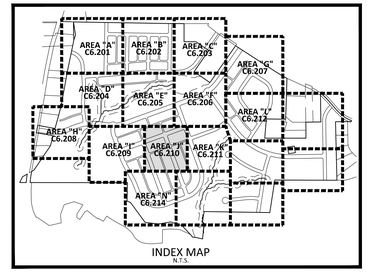
SEE SHEET C6.206





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SHEET

EROSION CONTROL PLAN
STAGE 2
AREA "J"

C6.210

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