ROLESVILLE ESTATES

PRELIMINARY SUBDIVISION PLAT

PSP-25-04 (PSP-25-0002)

SIGNATURE SET: 07.14.2026

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

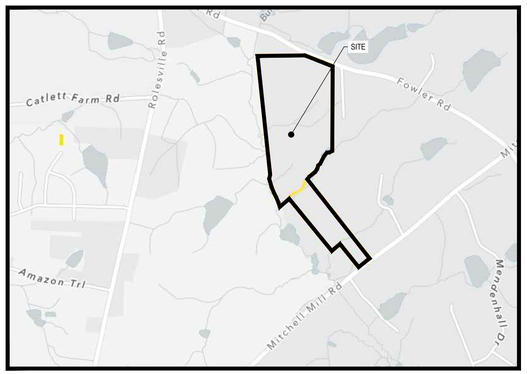
Digitally Signed by Eva King, PE
Date: 2026.07.16 12:41:43-04'00'

P250897_RICHARDS TRACT

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)	93	N/A	N/A
Number of Units	93	N/A	N/A
Public Water (LF)	8,777	N/A	N/A
Public Sewer (LF)	6,734	N/A	N/A
Public Force Main (LF)	N/A	N/A	N/A
Private Sewer* (LF)	N/A	N/A	N/A
Water Service Stubs (Quantity)	94	N/A	N/A
Sewer Service Stubs (Quantity)	94	N/A	N/A
Average Daily Flow per phase**	24,450 gpd*	N/A	N/A
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)
Table effective 8.1.2025

* 46 3-BEDROOM HOMES AT 75GPD = 10,350GPD
47 4-BEDROOM HOMES AT 75GPD = 14,100GPD
TOTAL = 24,450GPD



VICINITY MAP

SCALE: 1" = 1,000'

JAN2025

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.

Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

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

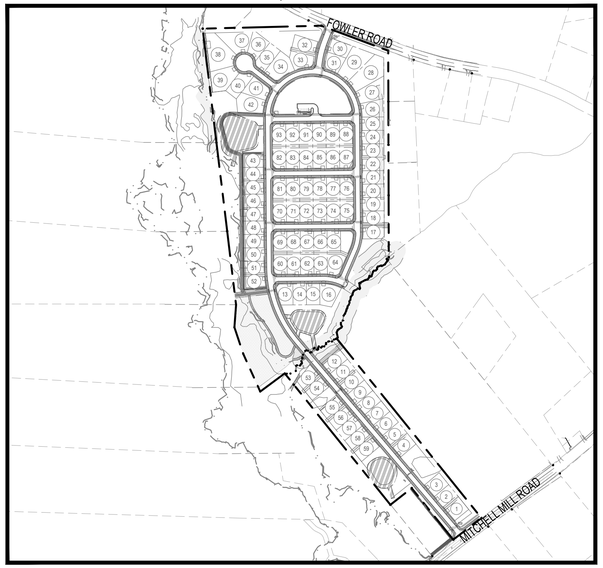
Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

REZ-24-04 APPROVED ZONING CONDITIONS:

1. THE DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING CONCEPT PLAN. LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON THE CONCEPT PLAN, MAY BE ADJUSTED TO CONFORM TO LDO REQUIREMENTS OR AS PERMITTED AS A MINOR ADJUSTMENT BY THE LAND DEVELOPMENT ADMINISTRATOR.
2. THE FOLLOWING USES SHALL BE PROHIBITED:
   a. DWELLING, SINGLE-FAMILY ATTACHED;
   b. DWELLING, DOUBLE FAMILY;
   c. DWELLING, MULTIPLE FAMILY;
   d. BOARDING HOUSE/DORMITORY;
   e. FAMILY CARE FACILITY;
   f. LIVE-WORK UNIT;
   g. RESIDENTIAL CARE; AND
   h. TELECOMMUNICATIONS TOWER.
3. THERE SHALL BE A MAXIMUM OF 100 SINGLE-FAMILY DETACHED UNITS.
4. ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE FOLLOWING CONDITIONS:
   a. SIDING MATERIAL:
   i. IF MASONRY (SUCH AS BRICK VENEER OR FAUX STONE PRODUCT) IS NOT THE PREDOMINANT FIRST FLOOR FINISH (GREATER THAN 50%), THEN THE FRONT ELEVATION SHALL HAVE AT LEAST TWO (2) STYLES OF FIBER CEMENT SIDING (I.E. LAP, SHAKE, OR BOARD AND BATTEN, ETC.);
   ii. VINYL MATERIAL IS PROHIBITED EXCEPT FOR SOFFITS, FACIA, AND CORNER BOARDS;
   iii. NO DWELLING UNIT SHALL BE CONSTRUCTED WITH AN EXTERIOR ELEVATION OR COLOR PALETTE THAT IS IDENTICAL TO THE DWELLING UNIT ON EITHER SIDE OR DIRECTLY ACROSS THE STREET.
   b. GARAGES: A MINIMUM 2-CAR SIDE-BY-SIDE (NOT TANDEM) GARAGE SHALL BE PROVIDED;
   c. ROOFS: ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER, WOOD, OR A COMBINATION OF THESE MATERIALS.
   d. BUILDING FOUNDATIONS:
   i. BUILDING FOUNDATIONS ALONG THE FRONT FAÇADE SHALL HAVE AN EXPOSED HEIGHT ABOVE FINISHED GRADE OF AT LEAST 18" AND MUST BE FINISHED WITH MASONRY PRODUCT SUCH AS BRICK VENEER OR FAUX STONE PRODUCT.
   ii. ANY FOUNDATION FACING A PUBLIC STREET MUST BE FINISHED WITH MASONRY PRODUCT SUCH AS BRICK VENEER OR FAUX STONE PRODUCT.
   e. REAR YARD AMENITY: AN UNENCLOSED PATIO, DECK, OR SCREENED-IN PORCH OF AT LEAST 64 SQUARE FEET.
5. POLLINATOR GARDEN: THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS. THE FINAL LOCATION(S) OF POLLINATOR GARDEN SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE LANDSCAPE PLAN SUBMITTED WITH THE CONSTRUCTION DRAWINGS. THE POLLINATOR GARDEN SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 75TH RESIDENTIAL BUILDING PERMIT.
6. COMMUNITY AMENITIES: THE DEVELOPMENT SHALL INCLUDE ONE TOT-LOT AND ONE DOG PARK. LOCATIONS WILL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL AND WILL BE IDENTIFIED ON THE CONSTRUCTION DRAWINGS. THE TOT-LOT AND DOG PARK SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 75TH RESIDENTIAL BUILDING PERMIT.
7. DURING THE PRELIMINARY SUBDIVISION STAGE, THE DEVELOPER SHALL OFFER TO THE TOWN OF ROLESVILLE APPROXIMATELY 0.8 ACRES GENERALLY LOCATED AND ORIENTED IN THE AREA LABELED AS "DEDICATED PARK LAND" IN THE ATTACHED EXHIBIT 1, WITH THE FINAL LOCATION TO BE DETERMINED IN THE CONSTRUCTION DRAWING PROCESS, FOR USE AS A PUBLIC PARK. THE TOWN OF ROLESVILLE MAY ACCEPT OR REJECT THE OFFER OF DEDICATION IN ITS SOLE DISCRETION. IF THE TOWN OF ROLESVILLE ACCEPTS DEDICATION OF THE DEDICATED PARK LAND:
   a. THE AREA DEDICATED TO THE TOWN OF ROLESVILLE SHALL BE CREDITED TO THIS PROJECT AS ACTIVE OPEN SPACE;
   b. THE AREA DEDICATED TO THE TOWN OF ROLESVILLE SHALL COUNT TOWARD THE TOWN'S RECREATION OPEN SPACE DEDICATION REQUIREMENTS; AND
   c. THE DEVELOPER SHALL BE RELIEVED OF THE OBLIGATION TO CONSTRUCT ANY IMPROVEMENTS WITHIN THE DEDICATED PARK LAND THAT ARE SHOWN ON THE CONCEPT PLAN.

LOT #	STREET #	STREET NAME	MAX IMP. PER LOT	LOT #	STREET #	STREET NAME	MAX IMP. PER LOT	LOT #	STREET #	STREET NAME	MAX IMP. PER LOT
LOT 1	1457	HOLLY ESTATES DR	5000 SF	LOT 32	1104	GRAND HOLLY DR	5000 SF	LOT 63	613	MAGNOLIA RUN DR	5000 SF
LOT 2	1453	HOLLY ESTATES DR	5000 SF	LOT 33	1300	HOLLY ESTATES DR	5000 SF	LOT 64	617	MAGNOLIA RUN DR	5000 SF
LOT 3	1449	HOLLY ESTATES DR	5000 SF	LOT 34	513	BIG HOLLY ST	5000 SF	LOT 65	1616	MEADOW HOLLY LN	5000 SF
LOT 4	1433	HOLLY ESTATES DR	5000 SF	LOT 35	509	BIG HOLLY ST	5000 SF	LOT 66	1612	MEADOW HOLLY LN	5000 SF
LOT 5	1429	HOLLY ESTATES DR	5000 SF	LOT 36	505	BIG HOLLY ST	5000 SF	LOT 67	1608	MEADOW HOLLY LN	5000 SF
LOT 6	1425	HOLLY ESTATES DR	5000 SF	LOT 37	501	BIG HOLLY ST	5000 SF	LOT 68	1604	MEADOW HOLLY LN	5000 SF
LOT 7	1421	HOLLY ESTATES DR	5000 SF	LOT 38	500	BIG HOLLY ST	5000 SF	LOT 69	1600	MEADOW HOLLY LN	5000 SF
LOT 8	1417	HOLLY ESTATES DR	5000 SF	LOT 39	504	BIG HOLLY ST	5000 SF	LOT 70	1601	MEADOW HOLLY LN	5000 SF
LOT 9	1413	HOLLY ESTATES DR	5000 SF	LOT 40	508	BIG HOLLY ST	5000 SF	LOT 71	1605	MEADOW HOLLY LN	5000 SF
LOT 10	1409	HOLLY ESTATES DR	5000 SF	LOT 41	1312	HOLLY ESTATES DR	5000 SF	LOT 72	1609	MEADOW HOLLY LN	5000 SF
LOT 11	1405	HOLLY ESTATES DR	5000 SF	LOT 42	1316	HOLLY ESTATES DR	5000 SF	LOT 73	1613	MEADOW HOLLY LN	5000 SF
LOT 12	1401	HOLLY ESTATES DR	5000 SF	LOT 43	1332	HOLLY ESTATES DR	5000 SF	LOT 74	1617	MEADOW HOLLY LN	5000 SF
LOT 13	600	MAGNOLIA RUN DR	5000 SF	LOT 44	1336	HOLLY ESTATES DR	5000 SF	LOT 75	1621	MEADOW HOLLY LN	5000 SF
LOT 14	604	MAGNOLIA RUN DR	5000 SF	LOT 45	1340	HOLLY ESTATES DR	5000 SF	LOT 76	2620	CROSS HOLLY DR	5000 SF
LOT 15	608	MAGNOLIA RUN DR	5000 SF	LOT 46	1344	HOLLY ESTATES DR	5000 SF	LOT 77	2616	CROSS HOLLY DR	5000 SF
LOT 16	616	MAGNOLIA RUN DR	5000 SF	LOT 47	1348	HOLLY ESTATES DR	5000 SF	LOT 78	2612	CROSS HOLLY DR	5000 SF
LOT 17	1220	HOLLY ESTATES DR	5000 SF	LOT 48	1352	HOLLY ESTATES DR	5000 SF	LOT 79	2608	CROSS HOLLY DR	5000 SF
LOT 18	1224	HOLLY ESTATES DR	5000 SF	LOT 49	1356	HOLLY ESTATES DR	5000 SF	LOT 80	2604	CROSS HOLLY DR	5000 SF
LOT 19	1228	HOLLY ESTATES DR	5000 SF	LOT 50	1360	HOLLY ESTATES DR	5000 SF	LOT 81	2600	CROSS HOLLY DR	5000 SF
LOT 20	1232	HOLLY ESTATES DR	5000 SF	LOT 51	1364	HOLLY ESTATES DR	5000 SF	LOT 82	2601	CROSS HOLLY DR	5000 SF
LOT 21	1236	HOLLY ESTATES DR	5000 SF	LOT 52	1368	HOLLY ESTATES DR	5000 SF	LOT 83	2605	CROSS HOLLY DR	5000 SF
LOT 22	1240	HOLLY ESTATES DR	5000 SF	LOT 53	1400	HOLLY ESTATES DR	5000 SF	LOT 84	2609	CROSS HOLLY DR	5000 SF
LOT 23	1244	HOLLY ESTATES DR	5000 SF	LOT 54	1404	HOLLY ESTATES DR	5000 SF	LOT 85	2613	CROSS HOLLY DR	5000 SF
LOT 24	1248	HOLLY ESTATES DR	5000 SF	LOT 55	1412	HOLLY ESTATES DR	5000 SF	LOT 86	2617	CROSS HOLLY DR	5000 SF
LOT 25	1252	HOLLY ESTATES DR	5000 SF	LOT 56	1416	HOLLY ESTATES DR	5000 SF	LOT 87	2621	CROSS HOLLY DR	5000 SF
LOT 26	1256	HOLLY ESTATES DR	5000 SF	LOT 57	1420	HOLLY ESTATES DR	5000 SF	LOT 88	3620	ROLLING HOLLY LN	5000 SF
LOT 27	1260	HOLLY ESTATES DR	5000 SF	LOT 58	1424	HOLLY ESTATES DR	5000 SF	LOT 89	3616	ROLLING HOLLY LN	5000 SF
LOT 28	1264	HOLLY ESTATES DR	5000 SF	LOT 59	1428	HOLLY ESTATES DR	5000 SF	LOT 90	3612	ROLLING HOLLY LN	5000 SF
LOT 29	1268	HOLLY ESTATES DR	5000 SF	LOT 60	601	MAGNOLIA RUN DR	5000 SF	LOT 91	3608	ROLLING HOLLY LN	5000 SF
LOT 30	1105	GRAND HOLLY DR	5000 SF	LOT 61	605	MAGNOLIA RUN DR	5000 SF	LOT 92	3604	ROLLING HOLLY LN	5000 SF
LOT 31	1272	HOLLY ESTATES DR	5000 SF	LOT 62	609	MAGNOLIA RUN DR	5000 SF	LOT 93	3600	ROLLING HOLLY LN	5000 SF
MITCHELL MILL SIGN ESMT		6529 MITCHELL MILL RD		FOWLER RD SIGN ESMT		6516 FOWLER RD		KIOSK/AMENITY		3609 ROLLING HOLLY LN	

6520 FOWLER ROAD & 6521 MITCHELL MILL ROAD
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



PROJECT PLAN

SCALE: 1" = 400'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS AND DEMO PLAN - OVERALL
C101	EXISTING CONDITIONS AND DEMO PLAN - 1
C102	EXISTING CONDITIONS AND DEMO PLAN - 2
C103	EXISTING CONDITIONS AND DEMO PLAN - 3
C104	EXISTING CONDITIONS AND DEMO PLAN - 4
C200	SITE PLAN - OVERALL
C201	SITE PLAN - 1
C202	SITE PLAN - 2
C203	SITE PLAN - 3
C204	SITE PLAN - 4
C210	STRIPING, SIGNAGE, AND EASEMENT PLAN - OVERALL
C211	STRIPING, SIGNAGE, AND EASEMENT PLAN - 1
C212	STRIPING, SIGNAGE, AND EASEMENT PLAN - 2
C213	STRIPING, SIGNAGE, AND EASEMENT PLAN - 3
C214	STRIPING, SIGNAGE, AND EASEMENT PLAN - 4
C300	TREE PRESERVATION PLAN
C400	UTILITY PLAN - OVERALL
C401	UTILITY PLAN - 1
C402	UTILITY PLAN - 2
C403	UTILITY PLAN - 3
C404	UTILITY PLAN - 4
C405	SEWER TABLES & MITCHELL MILL ROAD
C500	GRADING PLAN - OVERALL
C501	GRADING PLAN - 1
C502	GRADING PLAN - 2
C503	GRADING PLAN - 3
C504	GRADING PLAN - 4
C505	STRUCTURE CHARTS
C506	PIPE CHARTS
C700	EROSION CONTROL STAGE 1 - OVERALL
C701	EROSION CONTROL STAGE 1 - 1 OF 5
C702	EROSION CONTROL STAGE 1 - 2 OF 5
C703	EROSION CONTROL STAGE 1 - 3 OF 5
C704	EROSION CONTROL STAGE 1 - 4 OF 5
C705	EROSION CONTROL STAGE 1 - 5 OF 5

SHEET INDEX

TYPE	PERMIT NUMBER	DATE
TOWN OF ROLESVILLE - REZONING	REZ-24-04	5-Aug-25
TOWN OF ROLESVILLE - ANNEXATION	ANX-25-01	5-Aug-25
TOWN OF ROLESVILLE - PSP	PSP-25-04 / PSP-25-0002	
WAKE COUNTY - STORMWATER		
WAKE COUNTY - EROSION CONTROL		
CITY OF RALEIGH - SEWER		
CITY OF RALEIGH - WATER		
TOWN OF ROLESVILLE - OID		
NCDOT - DRIVEWAY		
NCDOT - ENCROACHMENT		
NCDEQ 401		
USACE 404		

SITE DATA	
OWNER	RICHARDS, BARBARA ANN JONES
NUMBER OF LOTS/DWELLING TYPE	1 LOT WITH 1 SFH
SITE ADDRESS	7925 STONY HILL RD
	WAKE FOREST NC 27587-7514
DEED BOOK / PAGE	1730 / 528
PIN	1768602816
REAL ID	37538
OWNER	RICHARDS, BARBARA ANN JONES
NUMBER OF LOTS/DWELLING TYPE	1 LOTS WITH NO DEWLLINGS
SITE ADDRESS	7925 STONY HILL RD
	WAKE FOREST NC 27587-7514
DEED BOOK / PAGE	1386 / 356
PIN	1767696199
REAL ID	59680
ACREAGE	45.975 AC
EXISTING USE	VACANT
ZONING	(REZ-24-04) R4-CZ
JURISDICTION	TOWN OF ROLESVILLE
RIVER BASIN	NEUSE
WATERSHED	BUFFALO CREEK
FEMA MAP	MAP# 3720176800K, 3720176600K DATED 07/19/2022
DEVELOPMENT TYPE - RESIDENTIAL	
JURISDICTION	TOWN OF ROLESVILLE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY ALLOWED	6 DUAC
PROPOSED MAXIMUM DENSITY	2.2 DUAC
MAXIMUM NUMBER OF LOTS ALLOWED	100 UNITS
NUMBER OF LOTS PROPOSED	93 UNITS
MIN. LOT AREA REQUIRED	7,500 SF
MIN. SED LOT AREA PROPOSED	9,000 SF
PROPOSED LOT WIDTH	75'
BUILDING SETBACKS - TYPE OF USE	
FRONT/PRIMARY STREET	15'
CORNER/SIDE STREET	15'
SIDE LOT LINE REQUIRED	10'
SIDE LOT LINE PROVIDED	10.5'
REAR LOT LINE	15'
PARKING	
PARKING CALCS.	1 SPACE / 20 MAILBOXES
PARKING REQUIRED	5 SPACES
PARKING PROVIDED	7 SPACES (1 ADA)
IMPERVIOUS	
NET TRACT AREA	45.975 AC. (2,002,671 SF)
ROW DEDICATION	16,468 SF
NEW TRACT AREA	45.73 AC.
EXISTING IMPERVIOUS	0.086 AC. (3,765 SF) (0.19%)
PROPOSED IMPERVIOUS	18.49 AC. (805,310 SF) (40.22%)
TREE PROTECTION AREA	5.16 AC
OPEN SPACE	
OPEN SPACE REQUIRED	6.92 AC (15%)
OPEN SPACE PROPOSED	15.46 AC (35.87%)
ACTIVE OPEN SPACE	MINIMUM 3.46 AC (7.5%)

STREETS			
NAME	LINEAR FEET	PROPOSED ROW	PAVEMENT WIDTH
GRAND HOLLY DR	251 LF	63' PRW	30'
ROLLING HOLLY CT	500 LF	50' PRW	24'
CROSS HOLLY DR	500 LF	50' PRW	24'
MEADOW HOLLY LN	500 LF	50' PRW	24'
MAGNOLIA RUN DR	489 LF	50' PRW	24'
BIG HOLLY ST	233 LF	50' PRW	24'

OWNER:

BARBARA ANN JONES RICHARDS
7925 STONY HILL ROAD
WAKE FOREST, NC 27587

DEVELOPER:

HOPPER COMMUNITIES
CONTACT: BILL HARRELL
2403 MEDWAY DRIVE
RALEIGH, NC 27608
P: 919.618.9929

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
EVA KING, PE
2524 RELIANCE AVE.
APEX, NC 27539
P: 919.557.1080 #144

Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning

PSP-25-04/PSP-26-0002 / Preliminary Subdivision Plat / Rolesville Estates
APPROVED – July 14, 2026

Town of Rolesville Planning Department

SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, 2524 RELIANCE AVE. , APEX, NC 27539, DATED 12/15/2025
2. EXISTING CONTOURS ONSITE FROM BATEMAN CIVIL SURVEY COMPANY DATED 12/15/2025 AND OUTSIDE OF SITE FROM GIS DATED 2025.
3. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM WAKE COUNTY IMAPS DATED 2025
4. PRELIMINARY WETLAND INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC, 8412 FALLS OF NEUSE ROAD, SUITE 104, RALEIGH, NC 27615, DATED 8/9/2024.
5. TREE SURVEY OF SITE PROVIDED BY LEAF & LIMB, 511 NOWELL ROAD, RALEIGH, NC 27607 DATED DECEMBER 2025.

REV #	DATE	DESCRIPTION

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

Date:	03/02/26
Project #:	P250897
SHEET	C000

P:\2025 Projects\250897 Richards Tract\ENGR\Sheets\P250897_C000_COVER.dwg

GENERAL NOTES:

1. SITE IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM PANELS 3720176800K AND 3720176600K, DATED 07/19/2022 .
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THIS MAP SHALL NOT BE CONSIDERED A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
4. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
5. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
6. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS.
7. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
8. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNERS FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY THE ENGINEER IMMEDIATELY.
9. THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE AND FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
10. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
12. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER INDICATED OR NOT TO BE MODIFIED).
13. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING, ETC. WITH OWNER.
14. DEMOLITION AND PATCHING OF PAVEMENT AND OTHER EXISTING IMPROVEMENTS IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS NECESSARY TO CONSTRUCT AND/OR INSTALL NEW WORK.
15. ALL VALVES AND HYDRANTS ARE TO REMAIN ACCESSIBLE AND IN SERVICE THROUGH CONSTRUCTION.
16. CONTRACTOR SHALL INSPECT ALL EXISTING SIDEWALK AND SHALL REPLACE OR REPAIR ANY BROKEN OR DAMAGED SECTIONS.
17. CONTRACTOR SHALL COMPLY WITH TOWN OF ROLESVILLE AND WAKE COUNTY CONSTRUCTION STANDARDS AND SPECS.
18. ALL STRUCTURAL DEMOLITION REQUIRES CONTRACTOR TO OBTAIN WAKE COUNTY DEMOLITION PERMIT BEFORE WORK IS TO BEGIN.
19. CONTRACTOR TO COORDINATE WITH WAKE COUNTY ON WELL ABANDONMENT AND APPLY FOR WELL ABANDONMENT PERMIT VIA WAKE COUNTY PORTAL.

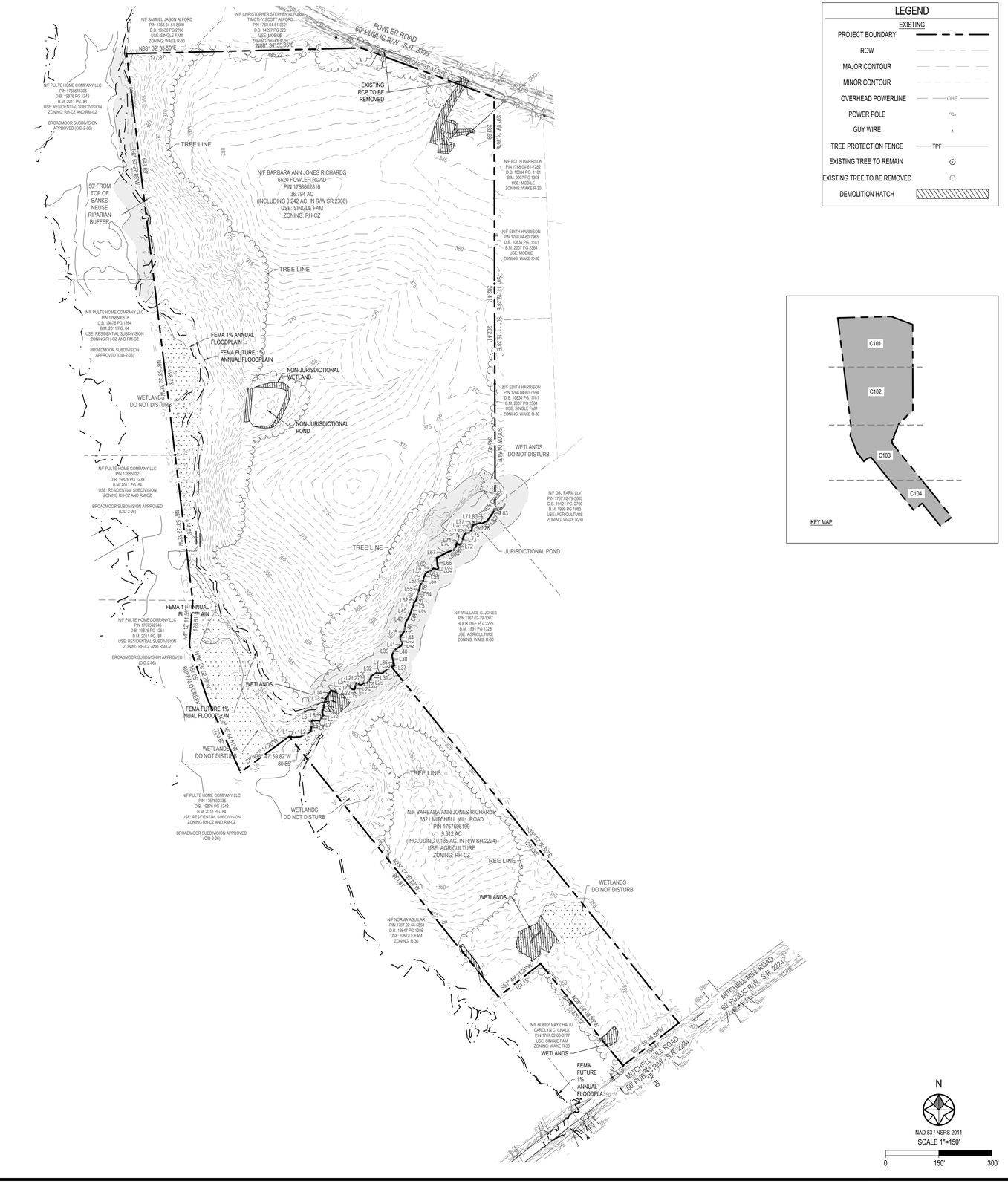
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.67	N81° 16' 45"W
L2	20.41	S86° 55' 58"W
L3	33.00	S64° 32' 40"W
L4	29.19	S04° 20' 17"W
L5	5.28	S59° 53' 15"W
L6	16.42	N85° 19' 59"W
L7	2.07	S56° 16' 18"W
L8	8.40	S30° 06' 47"W
L9	8.18	S44° 16' 52"W
L10	9.73	S19° 01' 02"E
L11	15.65	S17° 55' 57"W
L12	6.16	S01° 44' 53"E
L13	16.47	S14° 46' 14"W
L14	25.21	S30° 22' 12"W
L15	6.02	S62° 22' 32"W
L16	8.66	N77° 44' 53"W
L17	17.11	N55° 09' 07"W
L18	6.21	S81° 41' 29"W
L19	25.36	S33° 11' 51"W
L20	5.53	S51° 25' 45"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	15.20	N48° 39' 47"W
L22	5.28	N85° 06' 11"W
L23	4.43	S38° 46' 37"W
L24	6.67	S00° 20' 36"W
L25	8.58	S23° 02' 08"W
L26	14.89	N67° 21' 48"W
L27	8.51	S47° 05' 50"W
L28	10.85	S86° 35' 13"W
L29	16.08	S39° 01' 36"W
L30	6.67	S01° 37' 58"W
L31	14.87	S57° 51' 44"W
L32	3.67	S72° 24' 17"W
L33	16.54	N87° 05' 19"W
L34	15.93	S47° 18' 28"W
L35	9.26	S73° 34' 07"W
L36	6.67	S56° 05' 09"W
L37	8.07	S56° 05' 09"W
L38	29.51	S12° 17' 45"E
L39	13.41	S23° 39' 10"W
L40	7.01	S46° 16' 19"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	18.41	S57° 54' 32"W
L42	6.87	S29° 30' 44"W
L43	13.41	S26° 10' 38"E
L44	8.27	S01° 10' 40"E
L45	17.03	S37° 39' 33"W
L46	27.70	S11° 01' 39"W
L47	13.02	S33° 50' 42"W
L48	18.28	S23° 51' 42"W
L49	8.29	S11° 42' 49"W
L50	7.60	S29° 00' 52"W
L51	10.97	S13° 52' 40"W
L52	10.07	S36° 35' 28"W
L53	11.15	S19° 32' 37"W
L54	8.72	S02° 31' 01"E
L55	9.98	S33° 19' 43"W
L56	16.44	S08° 59' 58"W
L57	15.65	S37° 35' 44"W
L58	8.63	S08° 09' 03"W
L59	12.00	S24° 47' 55"W
L60	7.82	S50° 14' 39"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	10.04	S67° 01' 37"W
L62	9.16	S50° 18' 58"W
L63	10.93	N73° 25' 08"W
L64	5.42	S35° 25' 38"W
L65	5.93	S14° 13' 48"E
L66	23.26	S06° 58' 50"E
L67	35.49	S62° 19' 41"W
L68	17.07	S71° 02' 26"W
L69	10.66	S35° 28' 53"W
L70	10.71	S15° 26' 10"W
L71	8.09	N59° 43' 05"W
L72	5.12	S66° 57' 42"W
L73	27.33	S18° 57' 55"W
L74	6.81	S40° 19' 40"W
L75	9.78	S86° 12' 10"W
L76	10.57	S45° 07' 49"W
L77	7.72	S04° 21' 17"W
L78	8.01	S30° 16' 37"W
L79	19.68	S72° 49' 34"W
L80	4.09	N50° 23' 46"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	18.77	S63° 51' 17"W
L82	22.09	S35° 52' 14"W
L83	9.91	S31° 10' 15"W
L84	15.58	S15° 58' 15"W



LEGEND

EXISTING

- PROJECT BOUNDARY
- ROW
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD POWERLINE — OHE
- POWER POLE
- GUY WIRE
- TREE PROTECTION FENCE — TPF
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DEMOLITION HATCH

KEY MAP

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally signed by Eva King, PE
Date: 2026.07.16 12:42:29-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS AND DEMO PLAN - OVERALL

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C100

P:\2025 Projects\250897 Rolands Tract\ENGDWG\Sheets\P250897_C100_EXST.dwg

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039159 EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:42:48-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

LEGEND

EXISTING

- PROJECT BOUNDARY
- ROW
- MAJOR CONTOUR (295)
- MINOR CONTOUR (294)
- OVERHEAD POWERLINE (OHE)
- POWER POLE
- GUY WIRE
- DEMOLITION HATCH

SEE SHEET C100 FOR GENERAL NOTES.

N/F SAMUEL JASON ALFORD
PIN 1768.04-51-8609
D.B. 19530 PG 2760
USE: SINGLE FAM
ZONING: WAKE R-30

N/F CHRISTOPHER STEPHEN ALFORD/ TIMOTHY SCOTT ALFORD
PIN 1768.04-41-0621
D.B. 19257 PG 320
USE: MOBILE
ZONING: WAKE R-30

TACK IN STONE

N88° 32' 35.59"E
177.37'

3/4" EIP

N88° 34' 55.85"E
485.22'

1" EIP

1" EIP

EX. FIBER OPTIC
EX. ELECTRIC TELEPHONE LINE

EX. SOIL DRIVE

INV: 369.09' TO BE DEMOED

15" RCP
INV: 368.91' TO BE DEMOED

EX. UNDERGROUND ELECTRIC LINE

EX. ELECTRIC TELEPHONE LINE
EX. FIBER OPTIC

FOWLER ROAD
60' PUBLIC R/W - S.R. 2308

S68° 31' 39"E
399.95'

EXISTING RCP TO BE REMOVED

15" RCP
INV: 374.93' TO BE DEMOED

15" RCP
INV: 374.93' TO BE DEMOED

1/2" EIP

EX. ELECTRIC CONNECTION TO BE DEMOLISHED

EX. STRUCTURE AND DRIVEWAY TO BE DEMOLISHED (SEE NOTE #18 ON C100)

APPX. 1,000 SF 1 STORY BUILDING

PTANK

SHO

APPX. 430 SF 1 STORY GARAGE

WELL

EX. SOIL DRIVE

EX. WELL TO BE ABANDONED (SEE NOTE #19 ON C100)

S0° 09' 19.36"E
283.89'

EDGE OF WATER (IMPOUNDED AREA)

FEMA 1% ANNUAL FLOODPLAIN

TREE LINE

N 58° 17' 53" W
49.11'

FEMA FUTURE 1% ANNUAL FLOODPLAIN

50' FROM TOP OF BANKS, NELSE RIPARIAN BUFFER

N/F PULTE HOME COMPANY LLC
PIN 1768511326
D.B. 19876 PG 1242
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING: RH-CZ AND RM-CZ

BROADMOOR SUBDIVISION APPROVED (CID-2-06)

1/2" EIP

N/F BARBARA ANN JONES RICHARDS
6520 FOWLER ROAD
PIN 1768602816
36.794 AC
(INCLUDING 0.242 AC. IN R/W SR 2308)
USE: SINGLE FAM
ZONING: RH-CZ

TREE LINE

N/F EDITH HARRISON
PIN 1768.04-61-7282
D.B. 10834 PG. 1181
B.M. 2007 PG 1368
USE: MOBILE
ZONING: WAKE R-30

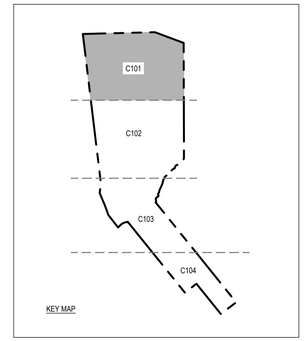
1/2" EIP

N/F EDITH HARRISON
PIN 1768.04-60-7965
D.B. 10834 PG. 1181
B.M. 2007 PG 1364
USE: MOBILE
ZONING: WAKE R-30

1/2" EIP

S 78° 14' 49"E
1,282.74'

MATCH LINE C102



KEY MAP

N

NAD 83 / NSRS 2011

SCALE 1"=40'

0 40' 80'

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS AND DEMO PLAN - 1

Design By:	SSD
Date:	10.01.25
Project #:	P250897

SHEET C101

P:\2025 Projects\250897 Richards Tract\ENGR\Sheets\P250897_C100_EXST.dwg

MATCH LINE C101

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

N/F PULTE HOME COMPANY LLC
PIN 1758500018
D.B. 19876 PG 1264
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ

BROADMOOR SUBDIVISION APPROVED (CID-2-06)

N/07°33'34"W 199.97'

WETLANDS
DO NOT DISTURB

NON-JURISDICTIONAL POND

NON-JURISDICTIONAL WETLAND

1/2" EIR

N/F BARBARA ANN JONES RICHARDS
6520 FOWLER ROAD
PIN 1768602816
36.794 AC
(INCLUDING 0.242 AC. IN R/W SR 2308)
USE: SINGLE FAM
ZONING: RH-CZ

N/F PULTE HOME COMPANY LLC
PIN 1758500221
D.B. 19876 PG 1239
B.M. 2011 PG. 84
JSE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ

DOR SUBDIVISION APPROVED (CID-2-06)

N/07°33'34"W 199.97'

1/2" EIP

S/07°58'04"E 316.07'

WETLANDS
DO NOT
DISTURB

50' BUFFER

JURISDICTIONAL POND

1/2" EIP

1/2" EIP

JONES CREEK

L83 L80 L79 L77 L76 L78 L74 L75 L73 L71 L70 L72 L67 L68 L66 L65 L64 L62 L61 L63 L60 L59

50'
NEUSE
RIPARIAN
BUFFER

TREE LINE

1" EIP

N/F WALLACE G. JONES
PIN 1767.02-79-1307
BOOK 09-E PG. 2225
B.M. 1991 PG 1328
USE: AGRICULTURE
ZONING: WAKE R-30

MATCH LINE C103

LEGEND

EXISTING

PROJECT BOUNDARY	
ROW	
MAJOR CONTOUR	295
MINOR CONTOUP	294
OVERHEAD POWERLINE	OHE
POWER POLE	
GUY WIRE	
DEMOLITION HATCH	

SEE SHEET C100 FOR GENERAL NOTES.

KEY MAP

C101
C102
C103
C104

N

NAD 83 / NSRS 2011
SCALE 1"=40'

0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:43:05-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS AND DEMO PLAN - 2

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C102

P:\2025 Projects\250897 Richards Tract\ENG\DWG\Sheets\P250897_C100_EXST.dwg

MATCH LINE C102

MATCH LINE C104

LEGEND

EXISTING

PROJECT BOUNDARY
ROW
MAJOR CONTOUR 295
MINOR CONTOUP 294
OVERHEAD POWERLINE OHE
POWER POLE
GUY WIRE
DEMOLITION HATCH

SEE SHEET C100 FOR GENERAL NOTES.

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

WETLANDS DO NOT DISTURB

WETLANDS

WETLANDS DO NOT DISTURB

IRON STAKE

3/4" EIP

1/2" EIR

50' NEUSE RIPARIAN BUFFER

TREE LINE

N/F BARBARA ANN JONES RICHARDS
6521 MITCHELL MILL ROAD
PIN 1767696199
9.312 AC
(INCLUDING 0.135 AC- IN R/W SR 2224)
USE: AGRICULTURE
ZONING: RH-CZ

KEY MAP

C101
C102
C103
C104

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:43:24-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS AND DEMO PLAN - 3

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C103

P:\2025 Projects\250897 Richards Tract\ENGDWG\Sheets\P250897_C100_EXST.dwg

MATCH LINE C103

NF NORMA AGUILAR
PIN 1767.02-68-5863
D.B. 13547 PG 1286
USE: SINGLE FAM
ZONING: R-30

N09° 57' 53.50"W
161.61'

TREE LINE

EX. SOIL DRIVE TO BE REMOVED

WETLANDS
DO NOT DISTURB

WETLANDS

1/2" EIP

NF BARBARA ANN JONES RICHARDS
5520 FOWLER ROAD
PIN 1767696199
36.794 AC.
(INCLUDING 0.242 AC. IN R/W SR 2308)
USE: AGRICULTURE
ZONING: RH-CZ

N51° 49' 11.50"W
161.65'

1/2" EIP

N39° 54' 48.90"E
376.15'

NF BOBBY RAY CHALK/ CAROLYN C. CHALK
PIN 1767.02-68-8777
USE: SINGLE FAM
ZONING: WAKE R-30

WETLANDS

S52° 39' 43.30"W
186.42'

1/2" EIR

1/2" EIP

FEMA FUTURE 1% ANNUAL FLOODPLAIN

MITCHELL MILL ROAD
60' PUBLIC R/W - S.R. 2224

24' EX. EDGE OF PAVEMENT

16" RCP
Left: 354.75 FES
RELOCATE FES W/ HOOD
STANDARD, TYP

16" RCP
Left: 354.75 FES
RELOCATE FES W/ HOOD
STANDARD, TYP

Left: CMP
Left: 354.82 FES
RELOCATE FES W/ HOOD
STANDARD, TYP

18" RCP
RELOCATE FES W/ HOOD
STANDARD, TYP

18" RCP
Left: 354.14 FES RELOCATED
RELOCATE FES W/ HOOD
STANDARD, TYP

Ex. OVERHEAD ELECTRIC LINE

Ex. ELECTRIC ELECTRONIC LINE

KEY MAP

C101
C102
C103
C104

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

LEGEND

EXISTING

- PROJECT BOUNDARY
- ROW
- MAJOR CONTOUR 295
- MINOR CONTOUP 294
- OVERHEAD POWERLINE OHE
- POWER POLE
- GUY WIRE
- DEMOLITION HATCH

SEE SHEET C100 FOR GENERAL NOTES.

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:43:45-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EXISTING CONDITIONS AND DEMO PLAN - 4

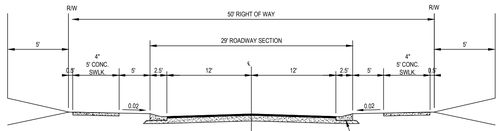
Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C104

P:\2025 Projects\250897 Richards Tract\ENGR\Sheets\P250897_C100_EXST.dwg

PROJECT NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEQ, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES, INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL THE UTILITIES BEING LOCATED.
3. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
4. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
7. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
10. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
12. THE TYPICAL ROAD SECTIONS ABOVE ARE MINIMUM REQUIREMENTS AND MAY NEED TO BE ADJUSTED DUE TO CBR TESTING RESULTS.
13. CONTRACTOR TO CONSULT GEOTECH ENGINEER TO INVESTIGATE THE PARKING AREA AND PROVIDE A PAVEMENT STRUCTURE BASED ON SOIL CONDITIONS.
14. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT TESTING IN ACCORDANCE WITH NCDOT STANDARDS.
15. CONTRACTOR TO ENSURE THAT ADA SPACE AND AISLE AS WELL AS CROSSWALK DO NOT EXCEED 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION.
16. CONTRACTOR TO ENSURE DRIVEWAY ON LOT 30 LOCATED AS FAR SOUTH AS POSSIBLE TO MAXIMIZE THE DISTANCE BETWEEN STREET A AND FOWLER ROAD ENTRANCE.
17. SCMs TO BE MAINTAINED BY THE HOA



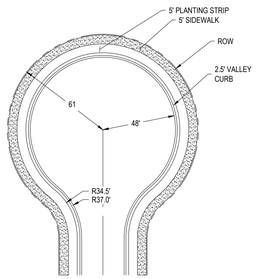
MINIMUM PAVEMENT DESIGN
3" S9.5 C
8" A.B.C.

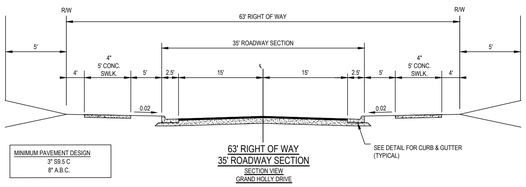
50' RIGHT OF WAY
29' ROADWAY SECTION
SECTION VIEW
BIG HOLLY ST, CROSS HOLLY DR, HOLLY ESTATES DR, MAGNOLIA RUN DR, MEADOW HOLLY LN, AND ROLLING HOLLY LN

SEE DETAIL FOR CURB & GUTTER (TYPICAL)

NOTES:

1. ALL STREETS ARE PUBLIC.
2. NORMAL CROWN OF 0.02" PER FOOT UNLESS OTHERWISE REQUIRED TO HAVE SUPERELEVATION.
3. PAVEMENT DESIGN SHALL BE REQUIRED AND APPROVED BY **TOWN OF ROLESVILLE**.
4. PAVEMENT DESIGN SHALL BE AS SHOWN OR AS DESIGNED BY GEOTECHNICAL ENGINEER, WHICHEVER IS GREATER.

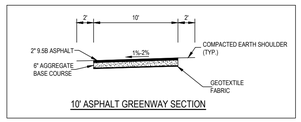




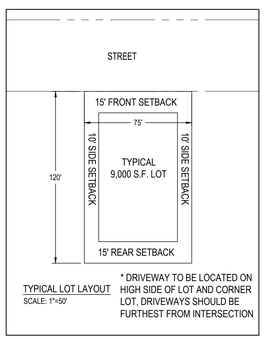
MINIMUM PAVEMENT DESIGN
3" S9.5 C
8" A.B.C.

63' RIGHT OF WAY
35' ROADWAY SECTION
SECTION VIEW
GRAND HOLLY DRIVE

SEE DETAIL FOR CURB & GUTTER (TYPICAL)

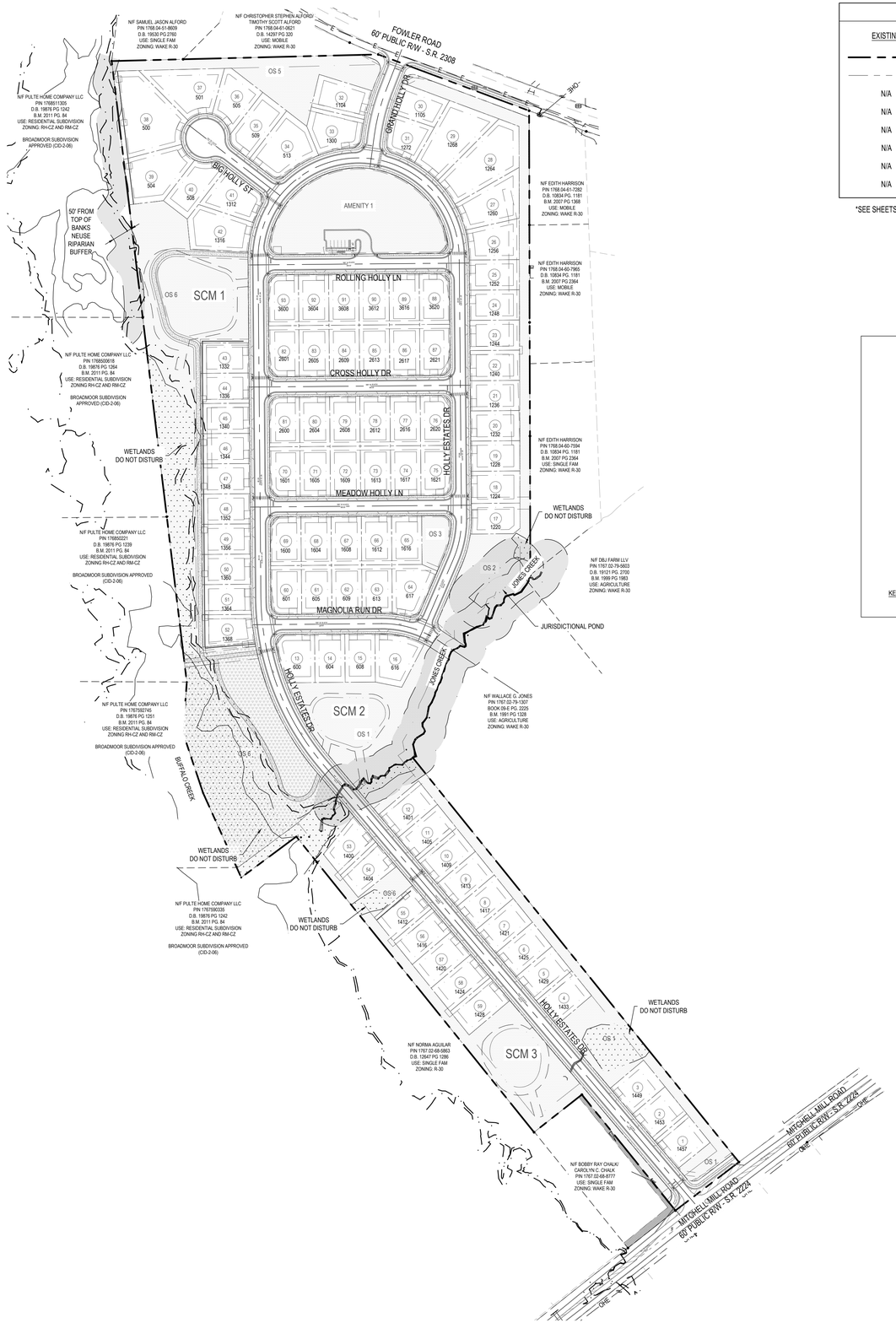


10' ASPHALT GREENWAY SECTION



TYPICAL LOT LAYOUT
SCALE: 1"=50'

* DRIVEWAY TO BE LOCATED ON HIGH SIDE OF LOT AND CORNER LOT, DRIVEWAY'S SHOULD BE FURTHEST FROM INTERSECTION



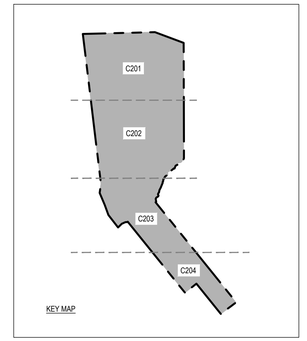
N

NAD 83 / NSRS 2011
SCALE 1"=150'
0 150' 300'

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	OPEN SPACE	
N/A	PARK DEDICATION	
N/A	RIPARIAN BUFFER	

*SEE SHEETS C210-C214 FOR EASEMENTS, SIGNAGE AND STRIPING PLANS



KEY MAP

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:44:04-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

SITE PLAN - OVERALL

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C200

P:\2025 Projects\250897 Richards Tract\ENGR\Sheets\P250897_C200_SITE.dwg

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
	EASEMENTS	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	OPEN SPACE	
N/A	RIPARIAN BUFFER	
N/A	PARK DEDICATION	

*SEE SHEETS C210-C214 FOR EASEMENTS, SIGNAGE AND STRIPING PLANS
SEE SHEET C200 FOR PROJECT NOTES.

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039159 EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:44:22-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

SITE PLAN - 1

KEY MAP

C201 C202 C203 C204

MATCH LINE C202

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

Design By:	SSD
Date:	10.01.25
Project #:	P250897

SHEET C201

P:\2025 Projects\250897 Richards, Trav\ENGDWGS\sheets\P250897_C200_SITE.dwg

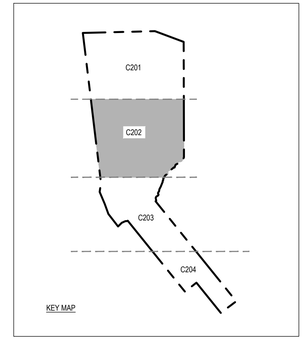
MATCH LINE C201

MATCH LINE C203

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
	EASEMENTS	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	OPEN SPACE	
N/A	RIPARIAN BUFFER	
N/A	PARK DEDICATION	

*SEE SHEETS C210-C214 FOR EASEMENTS, SIGNAGE AND STRIPING PLANS
SEE SHEET C200 FOR PROJECT NOTES.



KEY MAP

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING
Digitally Signed by Eva King, PE
Date: 2026.07.16 12:44:39-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	03.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

SITE PLAN - 2

Design By: SSD	SHEET
Date: 10.01.25	C202
Project #: P250897	

P:\2025 Projects\250897 Rolsville Tract\ENGDWG\Sheets\P250897_C200_SITE.dwg

MATCH LINE C202

MATCH LINE C204

30' PUBLIC GREENWAY EASEMENT TO CONNECT TO EXISTING BROADMOOR EASEMENT

10' PUBLIC ASPHALT GREENWAY TRAIL

ACTIVE OPEN SPACE

2.41 AC OF PARK LAND DEDICATED TO THE TOWN OF ROLESVILLE

WETLANDS DO NOT DISTURB

OS 6
69,756 SF
1.60 AC

BUFFALO CREEK

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

HOLLY ESTATES DR
PUBLIC 50' R/W

L=451.15'
R=1,849.00'
29+00
45+51

10,300 SF
0.24 AC

9,000 SF
0.21 AC

9,000 SF
0.21 AC

11,954 SF
0.27 AC

70.17' S89°30'40"W

75.00' S89°30'40"W

75.00' S89°30'40"W

N78°47'50"W 66.81'

20' ACCESS AND MAINTENANCE ESMT.

SCM ACCESS AND MAINTENANCE EASEMENT

SCM 2

OS 1
138,830 SF
3.19 AC

30' ACCESS AND MAINTENANCE ESMT.

PT: 30+48.62

N49° 13' 43.55"W
1442.22'

30+00

20' PRIVATE STORM ESMT.

JONES CREEK

50' NEUSE RIPARIAN BUFFER

6+00

30' SEWER ESMT.

25' PRIVATE STORM ESMT.

S39°30'07"E 70.00'

S39°30'07"E 70.00'

9,642 SF
0.22 AC

20' PRIVATE STORM ESMT.

30" VALLEY CURB

9,309 SF
0.22 AC

25' PERIMETER BUFFER TYPE 3

S39°30'07"E 70.00'

20' PRIVATE STORM ESMT.

9,020 SF
0.21 AC

50' R/W

31+00

29' BOC

26' FOC

24' EOP

9,376 SF
0.22 AC

9,242 SF
0.21 AC

9,116 SF
0.21 AC

34+20

5' CONCRETE SWALE (TYP.)

S39°30'07"E 70.00'

OS 5
69,756 SF
1.60 AC

WETLANDS DO NOT DISTURB

N49° 13' 43.55"W
1442.22'

9,109 SF
0.21 AC

10.5' SIDE SETBACK (TYP.)

S39°30'07"E 70.00'

9,329 SF
0.21 AC

15' FRONT SETBACK (TYP.)

9,095 SF
0.21 AC

15' REAR SETBACK (TYP.)

RETAINING WALL FALL PROTECTION (DESIGNED BY OTHERS)

25' PERIMETER BUFFER TYPE 3

S39°30'07"E 70.00'

9,463 SF
0.22 AC

9,075 SF
0.21 AC

36+00

9,597 SF
0.22 AC

31+20

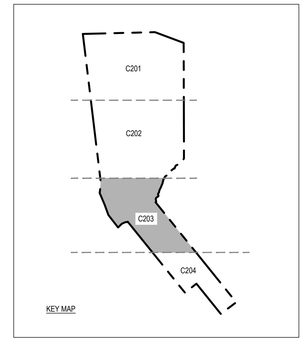
NF PULTE HOME COMPANY LLC

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
	EASEMENTS	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	OPEN SPACE	
N/A	RIPARIAN BUFFER	
N/A	PARK DEDICATION	

*SEE SHEETS C210-C214 FOR EASEMENTS, SIGNAGE AND STRIPING PLANS
SEE SHEET C200 FOR PROJECT NOTES.

SEE SHEET C200 FOR PROJECT NOTES.



N

NAD 83 / NSRS 2011

SCALE 1"=40'

0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:45:00-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

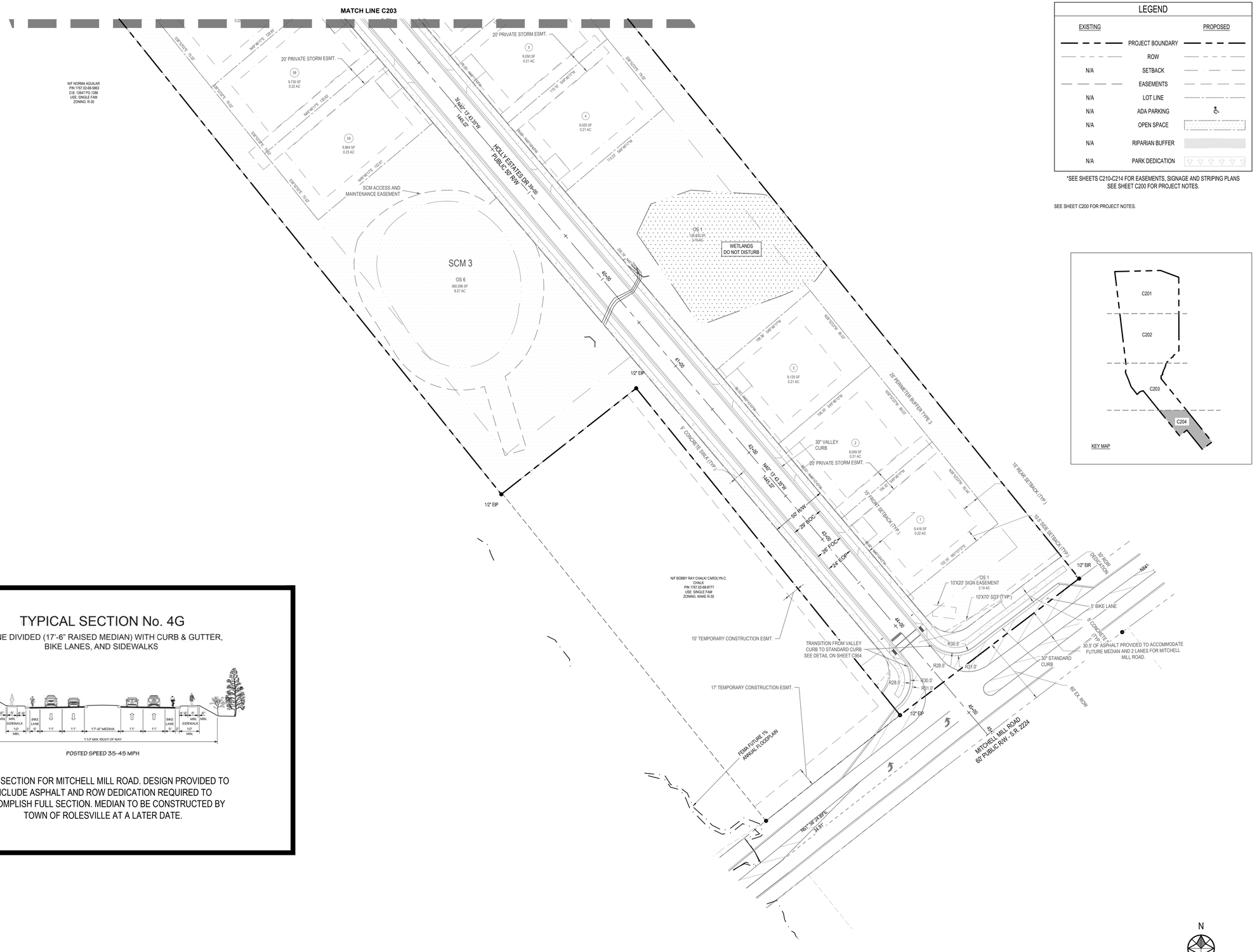
REV.#	DATE	DESCRIPTION
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2	03.02.2026	PER ROLESVILLE COMMENTS
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4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

SITE PLAN - 3

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C203

P:\2025 Projects\250897 Richards Trust\ENG\DWG\Sheets\P250897_C200_SITE.dwg



LEGEND

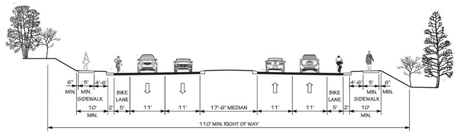
EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
	EASEMENTS	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	OPEN SPACE	
N/A	RIPARIAN BUFFER	
N/A	PARK DEDICATION	

*SEE SHEETS C210-C214 FOR EASEMENTS, SIGNAGE AND STRIPING PLANS
SEE SHEET C200 FOR PROJECT NOTES.

SEE SHEET C200 FOR PROJECT NOTES.

TYPICAL SECTION No. 4G

4 LANE DIVIDED (17'-6" RAISED MEDIAN) WITH CURB & GUTTER, BIKE LANES, AND SIDEWALKS



POSTED SPEED 35-45 MPH

FINAL SECTION FOR MITCHELL MILL ROAD. DESIGN PROVIDED TO INCLUDE ASPHALT AND ROW DEDICATION REQUIRED TO ACCOMPLISH FULL SECTION. MEDIAN TO BE CONSTRUCTED BY TOWN OF ROLESVILLE AT A LATER DATE.

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:45:19-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

SITE PLAN - 4

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C204

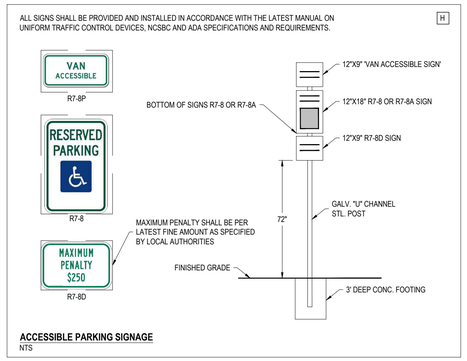
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TRAFFIC CONTROL NOTES:

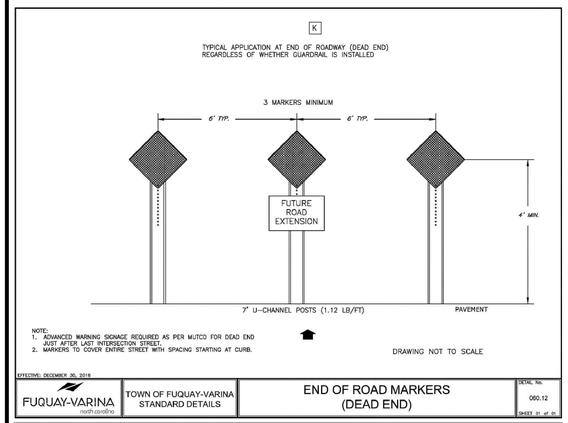
1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
2. ALL SIGNS SHALL BE MOUNTED WITH 5' MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2-LB. GALV. STEEL U-CHANNEL POST SET IN 18" DEEP x 8" DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7' MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE PROJECT SPECIFICATIONS.

3.1.	***MARKING***	***NCDOT STD.***	***SIZE***	***COLOR***
	PARKING SPACE	-	4"	WHITE
	CROSSWALK	1205.07	4"	WHITE

4. ALL PAVEMENT MARKINGS SHALL BE RESIN TYPE PAINT.



ACCESSIBLE PARKING SIGNAGE
NTS



SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN / MARKING	MUTCD	SIGN DIMENSIONS
H	ACCESSIBLE PARKING	SEE DETAIL	SEE DETAIL
L	SPEED LIMIT 25	R2-1	24" x 30"
S	STOP SIGN	R1-1	30" x 30"
W	4" WHITE STRIPE (PARKING SPACES)	N/A	N/A
K	END OF ROAD MARKERS	SEE DETAIL	SEE DETAIL
N	STREET NAME SIGN	D3-1	VARIES
C	PEDESTRIAN CROSSING	W11-2	24" x 24"

L



N

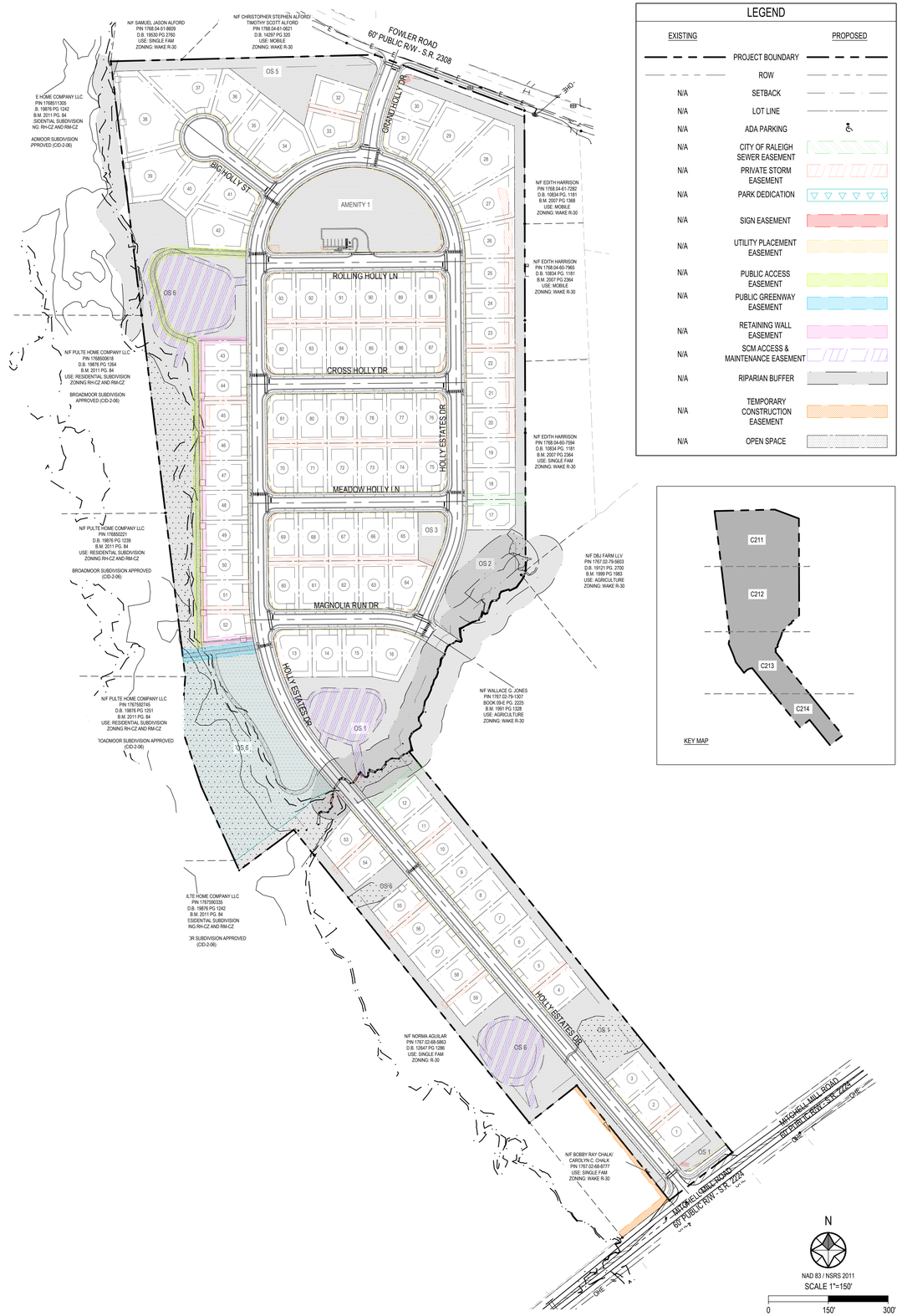


S



C





LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	CITY OF RALEIGH SEWER EASEMENT	
N/A	PRIVATE STORM EASEMENT	
N/A	PARK DEDICATION	
N/A	SIGN EASEMENT	
N/A	UTILITY PLACEMENT EASEMENT	
N/A	PUBLIC ACCESS EASEMENT	
N/A	PUBLIC GREENWAY EASEMENT	
N/A	RETAINING WALL EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	
N/A	RIPARIAN BUFFER	
N/A	TEMPORARY CONSTRUCTION EASEMENT	
N/A	OPEN SPACE	

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:45:38-04'00'

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NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
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5	07.01.2026	PER ROLESVILLE COMMENTS

STRIPING, SIGNAGE, AND EASEMENT PLAN - OVERALL

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C210

P:\2025 Projects\250897 Richards Tract\ENGR\Sheets\P250897_C200A_STRP.dwg

SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN / MARKING	MUTCD	SIGN DIMENSIONS
H	ACCESSIBLE PARKING	SEE DETAIL	SEE DETAIL
L	SPEED LIMIT 25	R2-1	24" x 30"
S	STOP SIGN	R1-1	30" x 30"
W	4" WHITE STRIPE (PARKING SPACES)	N/A	N/A
K	END OF ROAD MARKERS	SEE DETAIL	SEE DETAIL
N	STREET NAME SIGN	D3-1	VARIES
C	PEDESTRIAN CROSSING	W11-2	24" x 24"

L



N



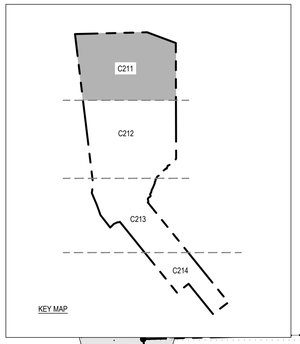
S



C



KEY MAP



N/F SAMUEL JASON ALFORD
PIN 1768.04-51-8609
D.B. 19530 PG 2760
USE: SINGLE FAM
ZONING: WAKE R-30

N/F CHRISTOPHER STEPHEN ALFORD/ TIMOTHY SCOTT ALFORD
PIN 1768.04-61-0621
D.B. 14297 PG 320
USE: MOBILE
ZONING: WAKE R-30

FOWLER ROAD
60' PUBLIC R/W - S.R. 2308

GRAND HOLLY DR
PUBLIC 63' R/W

BIG HOLLY ST
PUBLIC 50' R/W

HOLLY ESTATES DR
PUBLIC 50' R/W

ROLLING HOLLY LN
PUBLIC 50' R/W

EDGE OF WATER
(IMPOUNDED AREA)

OS 5

OS 6

AMENITY 1

10' WIDE PEDESTRIAN CROSSING
24" THICK WHITE PARALLEL LINES
24" SEPARATION (TYP.)

6' WIDE PEDESTRIAN CROSSING
8" THICK WHITE TRANSVERSE LINES (TYP.)
24" WHITE STOP BAR
4' MIN FROM PEDESTRIAN CROSSING (TYP.)

ACCESSIBLE PATH

N/F PULTE HOME COMPANY LLC
PIN 1768511306
D.B. 19816 PG 1042
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING: RH-CZ AND RM-CZ
BROADMOOR SUBDIVISION APPROVED (CID-2-06)

N/F EDITH HARRISON
PIN 1768.04-60-7966
D.B. 10834 PG. 1181
B.M. 2007 PG 2364
USE: MOBILE
ZONING: WAKE R-30

N/F EDITH HARRISON
PIN 1768.04-61-7282
D.B. 10834 PG. 1181
B.M. 2007 PG 1368
USE: MOBILE
ZONING: WAKE R-30

MATCH LINE C212

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	CITY OF RALEIGH SEWER EASEMENT	
N/A	PRIVATE STORM EASEMENT	
N/A	PARK DEDICATION	
N/A	SIGN EASEMENT	
N/A	UTILITY PLACEMENT EASEMENT	
N/A	PUBLIC ACCESS EASEMENT	
N/A	PUBLIC GREENWAY EASEMENT	
N/A	RETAINING WALL EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	
N/A	RIPARIAN BUFFER	
N/A	TEMPORARY CONSTRUCTION EASEMENT	
N/A	OPEN SPACE	

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:45:55-04'00'

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NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

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5	07.01.2026	PER ROLESVILLE COMMENTS

STRIPING, SIGNAGE, AND EASEMENT PLAN - 1

Design By:	SSD
Date:	10.01.25
Project #:	P250897

SHEET
C211

P:\2025 Projects\250897 Richards Tract\ENG\DWGS\Sheets\P250897_C100A_STRP.dwg

MATCH LINE C211

MATCH LINE C213

CROSS HOLLY DR
PUBLIC 50' R/W

MEADOW HOLLY LN
PUBLIC 50' R/W

MAGNOLIA RUN DR
PUBLIC 50' R/W

HOLLY ESTATES DR
PUBLIC 50' R/W

MAGNOLIA RUN DR
PUBLIC 50' R/W

10' WIDE PEDESTRIAN CROSSING
24" THICK WHITE PARALLEL LINES
24" SEPARATION (TYP.)

6' WIDE PEDESTRIAN CROSSING
8" THICK WHITE TRANSVERSE LINES (TYP.)

24" WHITE STOP BAR
4' MIN FROM PEDESTRIAN CROSSING (TYP.)

NF PULTE HOME COMPANY LLC
PIN 1768500618
D.B. 18676 PG 1254
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ
BROADMOOR SUBDIVISION APPROVED (CID-2-06)

NF PULTE HOME COMPANY LLC
PIN 1768502221
D.B. 18676 PG 1239
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ
OOR SUBDIVISION APPROVED (CID-2-06)

NF WALLACE G. JONES
PIN 1767.02-79-1307
BOOK 09-E PG. 2225
B.M. 1991 PG 1328
USE: AGRICULTURE
ZONING: WAKE R-30

OS 2

OS 3

SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN / MARKING	MUTCD	SIGN DIMENSIONS
H	ACCESSIBLE PARKING	SEE DETAIL	SEE DETAIL
L	SPEED LIMIT 25	R2-1	24" x 30"
S	STOP SIGN	R1-1	30" x 30"
W	4" WHITE STRIPE (PARKING SPACES)	N/A	N/A
K	END OF ROAD MARKERS	SEE DETAIL	SEE DETAIL
N	STREET NAME SIGN	D3-1	VARIES
C	PEDESTRIAN CROSSING	W11-2	24" x 24"

L



N

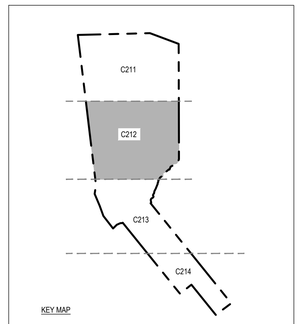


S



C





KEY MAP

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	CITY OF RALEIGH SEWER EASEMENT	
N/A	PRIVATE STORM EASEMENT	
N/A	PARK DEDICATION	
N/A	SIGN EASEMENT	
N/A	UTILITY PLACEMENT EASEMENT	
N/A	PUBLIC ACCESS EASEMENT	
N/A	PUBLIC GREENWAY EASEMENT	
N/A	RETAINING WALL EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	
N/A	RIPARIAN BUFFER	
N/A	TEMPORARY CONSTRUCTION EASEMENT	
N/A	OPEN SPACE	

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:46:13-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

STRIPING, SIGNAGE, AND EASEMENT PLAN - 2

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C212

P:\2025 Projects\250897 Richards, Trae\ENG\DWG\Sheets\P250897_C200A_STRP.dwg

MATCH LINE C212

HOLLY KESTREL DR
PUBLIC 50' R/W

OS 1

OS 6

30' SEWER ESMT.

10' WIDE PEDESTRIAN CROSSING
24" THICK WHITE PARALLEL LINES
24" SEPARATION (TYP.)

NF PULTE HOME COMPANY LLC

MATCH LINE C214

SIGNAGE AND MARKING LEGEND

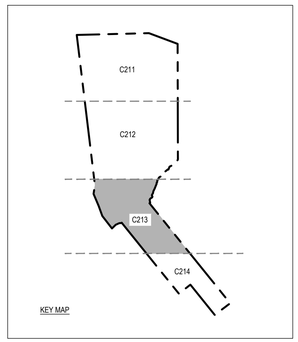
SYMBOL	SIGN / MARKING	MUTCD	SIGN DIMENSIONS
H	ACCESSIBLE PARKING	SEE DETAIL	SEE DETAIL
L	SPEED LIMIT 25	R2-1	24" x 30"
S	STOP SIGN	R1-1	30" x 30"
W	4" WHITE STRIPE (PARKING SPACES)	N/A	N/A
K	END OF ROAD MARKERS	SEE DETAIL	SEE DETAIL
N	STREET NAME SIGN	D3-1	VARIES
C	PEDESTRIAN CROSSING	W11-2	24" x 24"

L

N

S

C



KEY MAP

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	CITY OF RALEIGH SEWER EASEMENT	
N/A	PRIVATE STORM EASEMENT	
N/A	PARK DEDICATION	
N/A	SIGN EASEMENT	
N/A	UTILITY PLACEMENT EASEMENT	
N/A	PUBLIC ACCESS EASEMENT	
N/A	PUBLIC GREENWAY EASEMENT	
N/A	RETAINING WALL EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	
N/A	RIPARIAN BUFFER	
N/A	TEMPORARY CONSTRUCTION EASEMENT	
N/A	OPEN SPACE	

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:46:31-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

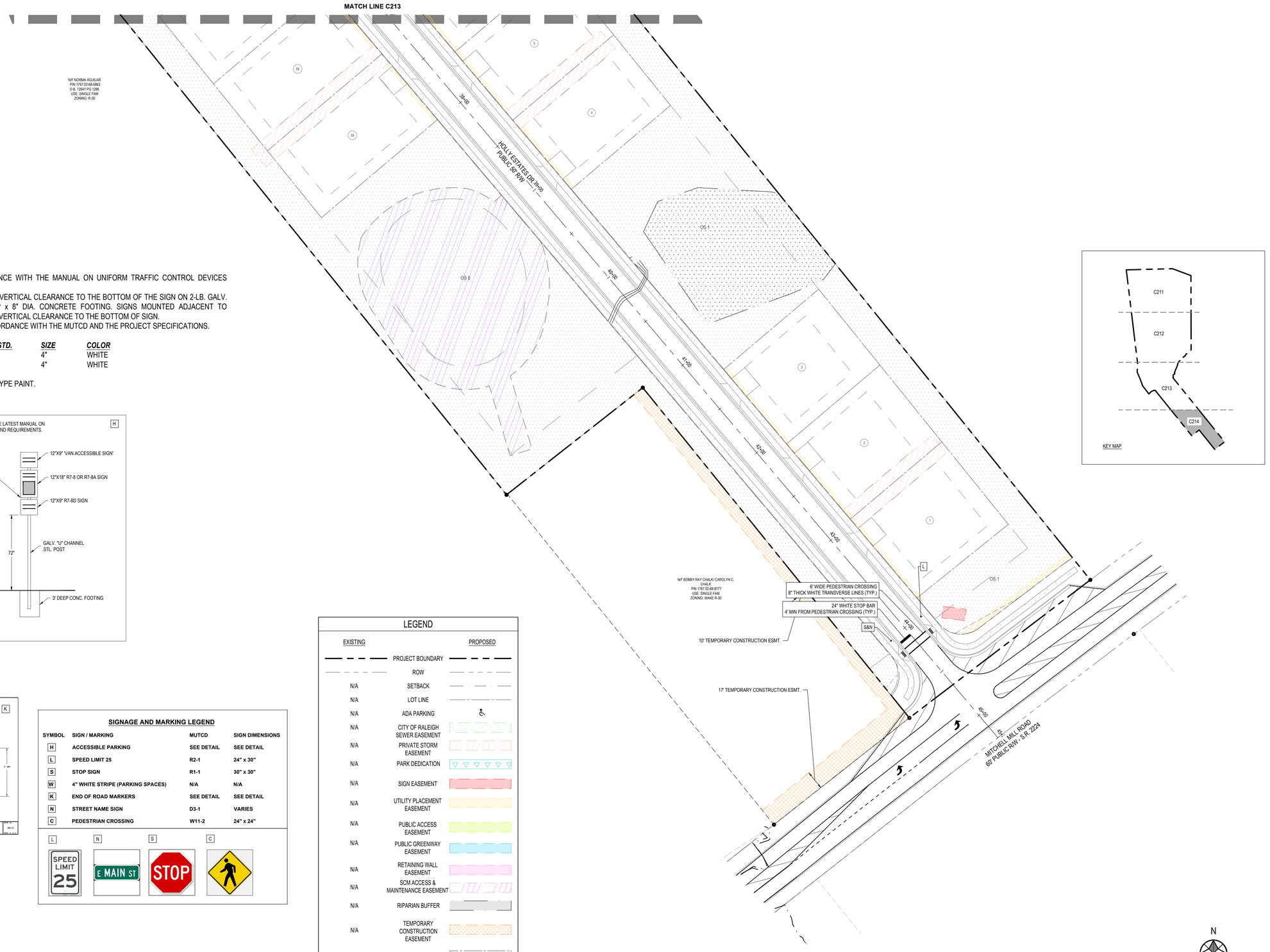
REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

STRIPING, SIGNAGE, AND EASEMENT PLAN - 3

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C213

P:\2025 Projects\250897 Richards Tract\ENGR\Sheets\P250897_C200A_STRP.dwg

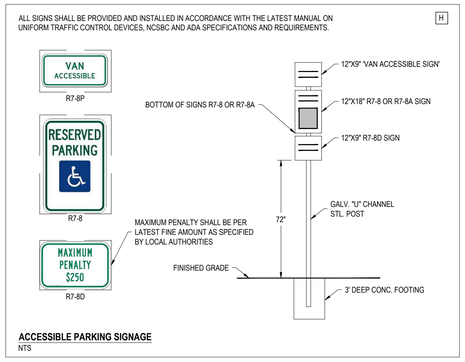


TRAFFIC CONTROL NOTES:

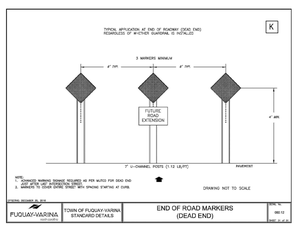
1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
2. ALL SIGNS SHALL BE MOUNTED WITH 5' MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2-LB. GALV. STEEL U-CHANNEL POST SET IN 18" DEEP x 8" DIA. CONCRETE FOOTING. SIGNS MOUNTED ADJACENT TO SIDEWALKS MUST BE MOUNTED WITH 7' MIN. VERTICAL CLEARANCE TO THE BOTTOM OF SIGN.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE PROJECT SPECIFICATIONS.

3.1.	MARKING	NCDOT STD.	SIZE	COLOR
	PARKING SPACE	-	4"	WHITE
	CROSSWALK	1205.07	4"	WHITE

4. ALL PAVEMENT MARKINGS SHALL BE RESIN TYPE PAINT.



ACCESSIBLE PARKING SIGNAGE
NTS



SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN / MARKING	MUTCD	SIGN DIMENSIONS
H	ACCESSIBLE PARKING	SEE DETAIL	SEE DETAIL
L	SPEED LIMIT 25	R2-1	24" x 30"
S	STOP SIGN	R1-1	30" x 30"
W	4" WHITE STRIPE (PARKING SPACES)	N/A	N/A
K	END OF ROAD MARKERS	SEE DETAIL	SEE DETAIL
N	STREET NAME SIGN	D3-1	VARIES
C	PEDESTRIAN CROSSING	W11-2	24" x 24"

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	LOT LINE	
N/A	ADA PARKING	
N/A	CITY OF RALEIGH SEWER EASEMENT	
N/A	PRIVATE STORM EASEMENT	
N/A	PARK DEDICATION	
N/A	SIGN EASEMENT	
N/A	UTILITY PLACEMENT EASEMENT	
N/A	PUBLIC ACCESS EASEMENT	
N/A	PUBLIC GREENWAY EASEMENT	
N/A	RETAINING WALL EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	
N/A	RIPARIAN BUFFER	
N/A	TEMPORARY CONSTRUCTION EASEMENT	
N/A	OPEN SPACE	

N
NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING
Digitally Signed by Eva King, PE
Date: 2026.07.16 12:46:49-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV.#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

STRIPING, SIGNAGE, AND EASEMENT PLAN - 4

Design By: SSD
Date: 10.01.25
Project #: P250897

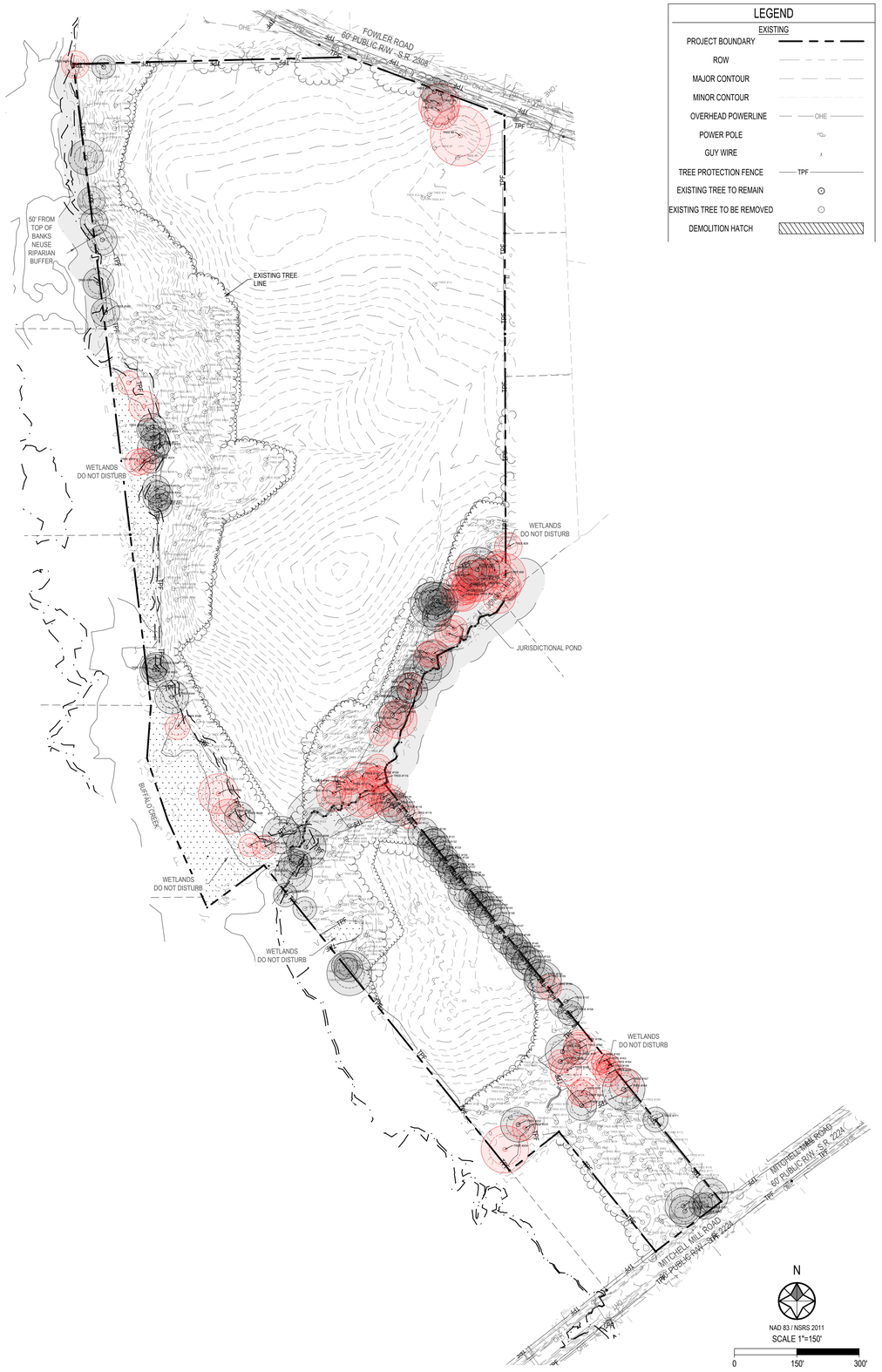
SHEET
C214

P:\2025-Projects\250897 Richards Tract\ENG\DWG\Sheets\P250897_C200A_STRP.dwg

TREE PRESERVATION NOTES:

1. EXISTING TREE LINE TAKEN FROM AERIAL.
2. EXISTING TREE CONDITION SURVEY WAS PERFORMED BY CERTIFIED ARBORIST LEAF & LIMB, 511 NOWELL ROAD, RALEIGH, NC 27607, DATED DECEMBER 2025.
3. LIMITS OF DISTURBANCE DOUBLES AS TREE PROTECTION FENCE
4. THE CRZ SHALL REMAIN FREE OF ALL BUILDINGS, MATERIALS, REFUSE, AND DEBRIS.
5. DISTURBANCE OF CRZ SHALL NOT EXCEED 25% OF ANY TREE.
6. CRZ AREAS WILL BE MARKED WITH TEMPORARY SIGNS ON SITE.
7. HATCHED AREA SHOWS PRESERVED TREE AREA, TREES COUNTING TOWARDS TPA ARE SHOWN WITH RED CIRCLE INDICATING CRITICAL ROOT ZONE.
   TREES COUNTING TOWARDS TPA: 65
   TOTAL TREES COUNTED: 490
   % OF TREES PROTECTED: 65/490= 13%

Tree ID	Common Name	Scientific Name	DBH (in Inches)	Notes
0	Sweetgum	*Liquidambar styraciflua*	32	Multi-stem
1	Sweetgum	*Liquidambar styraciflua*	22	
2	Loblolly Pine	*Pinus taeda*	23	
3	Loblolly Pine	*Pinus taeda*	29	
4	Loblolly Pine	*Pinus taeda*	33	
5	Loblolly Pine	*Pinus taeda*	30	
6	Post Oak	*Quercus stellata*	31	
7	White Oak	*Quercus alba*	48	
8	Post Oak	*Quercus stellata*	40	
9	Willow Oak	*Quercus phellos*	26	
10	Sweetgum	*Liquidambar styraciflua*	28	
11	Loblolly Pine	*Pinus taeda*	21	
12	American Holly	*Ilex opaca*	20	
13	Tulip Poplar	*Liriodendron tulipifera*	32	
14	Willow Oak	*Quercus phellos*	20	
15	Sweetgum	*Liquidambar styraciflua*	22	
16	Sweetgum	*Liquidambar styraciflua*	21	
17	Tulip Poplar	*Liriodendron tulipifera*	19	
18	Tulip Poplar	*Liriodendron tulipifera*	27	
19	Tulip Poplar	*Liriodendron tulipifera*	33	
20	Sweetgum	*Liquidambar styraciflua*	32	Double-stem
21	Tulip Poplar	*Liriodendron tulipifera*	23	Double-stem
22	Tulip Poplar	*Liriodendron tulipifera*	36	
23	Loblolly Pine	*Pinus taeda*	21	
24	Tulip Poplar	*Liriodendron tulipifera*	26	
25	Tulip Poplar	*Liriodendron tulipifera*	36	
26	Sweetgum	*Liquidambar styraciflua*	20	
27	Tulip Poplar	*Liriodendron tulipifera*	22	
28	Tulip Poplar	*Liriodendron tulipifera*	26	
29	Sweetgum	*Liquidambar styraciflua*	20	
30	Tulip Poplar	*Liriodendron tulipifera*	30	
31	Red Maple	*Acer rubrum*	21	
32	Sweetgum	*Liquidambar styraciflua*	21	
33	Sweetgum	*Liquidambar styraciflua*	30	
34	Red Maple	*Acer rubrum*	22	
35	Red Maple	*Acer rubrum*	24	
36	Red Maple	*Acer rubrum*	36	
37	Tulip Poplar	*Liriodendron tulipifera*	31	
38	Red Maple	*Acer rubrum*	27	
39	Red Maple	*Acer rubrum*	21	
40	White Oak	*Quercus alba*	31	
41	White Oak	*Quercus alba*	24	
42	White Oak	*Quercus alba*	26	
43	Tulip Poplar	*Liriodendron tulipifera*	36	
44	White Oak	*Quercus alba*	19	
45	Tulip Poplar	*Liriodendron tulipifera*	21	
46	White Oak	*Quercus alba*	26	
47	Tulip Poplar	*Liriodendron tulipifera*	26	
48	Tulip Poplar	*Liriodendron tulipifera*	24	
49	Red Maple	*Acer rubrum*	21	
50	Tulip Poplar	*Liriodendron tulipifera*	26	
51	White Oak	*Quercus alba*	23	
52	Tulip Poplar	*Liriodendron tulipifera*	21	
53	Tulip Poplar	*Liriodendron tulipifera*	26	
54	Tulip Poplar	*Liriodendron tulipifera*	23	
55	Sweetgum	*Liquidambar styraciflua*	22	
56	Loblolly Pine	*Pinus taeda*	21	
57	Tulip Poplar	*Liriodendron tulipifera*	34	
58	Tulip Poplar	*Liriodendron tulipifera*	23	
59	Tulip Poplar	*Liriodendron tulipifera*	20	
60	Tulip Poplar	*Liriodendron tulipifera*	32	
61	Tulip Poplar	*Liriodendron tulipifera*	31	
62	Sweetgum	*Liquidambar styraciflua*	22	
63	Sweetgum	*Liquidambar styraciflua*	20	
64	Sweetgum	*Liquidambar styraciflua*	29	
65	Tulip Poplar	*Liriodendron tulipifera*	21	
66	Tulip Poplar	*Liriodendron tulipifera*	22	
67	Sweetgum	*Liquidambar styraciflua*	22	
68	Red Maple	*Acer rubrum*	24	
69	Loblolly Pine	*Pinus taeda*	30	
70	Southern Red Oak	*Quercus falcata*	19	
71	Tulip Poplar	*Liriodendron tulipifera*	24	
72	Loblolly Pine	*Pinus taeda*	29	
73	White Oak	*Quercus alba*	21	
74	Sweetgum	*Liquidambar styraciflua*	25	
75	Tulip Poplar	*Liriodendron tulipifera*	22	
76	White Oak	*Quercus alba*	36	
77	Sweetgum	*Liquidambar styraciflua*	18	
78	Loblolly Pine	*Pinus taeda*	20	
79	Willow Oak	*Quercus phellos*	23	
80	Loblolly Pine	*Pinus taeda*	22	
81	Tulip Poplar	*Liriodendron tulipifera*	23	
82	White Oak	*Quercus alba*	26	
83	White Oak	*Quercus alba*	21	
84	White Oak	*Quercus alba*	31	
85	Water Oak	*Quercus nigra*	26	
86	White Oak	*Quercus alba*	23	
87	White Oak	*Quercus alba*	27	
88	Willow Oak	*Quercus phellos*	25	
89	White Oak	*Quercus alba*	19	
90	White Oak	*Quercus alba*	22	
91	White Oak	*Quercus alba*	39	Double-stem
92	White Oak	*Quercus alba*	24	
93	Sweetgum	*Liquidambar styraciflua*	20	
94	White Oak	*Quercus alba*	33	
95	Loblolly Pine	*Pinus taeda*	26	
96	Southern Red Oak	*Quercus falcata*	31	
97	Tulip Poplar	*Liriodendron tulipifera*	21	
98	White Oak	*Quercus alba*	30	
99	Sweetgum	*Liquidambar styraciflua*	19	
100	Tulip Poplar	*Liriodendron tulipifera*	21	
101	Tulip Poplar	*Liriodendron tulipifera*	22	
102	Water Oak	*Quercus nigra*	18	
103	Tulip Poplar	*Liriodendron tulipifera*	30	Double-stem
104	Tulip Poplar	*Liriodendron tulipifera*	24	
105	Willow Oak	*Quercus phellos*	23	
106	Sweetgum	*Liquidambar styraciflua*	19	
107	Sugar Maple	*Acer saccharum*	19	
108	Red Maple	*Acer rubrum*	25	
109	Sweetgum	*Liquidambar styraciflua*	20	
110	Sugar Maple	*Acer saccharum*	22	
111	Sugar Maple	*Acer saccharum*	21	
112	Tulip Poplar	*Liriodendron tulipifera*	26	
113	Tulip Poplar	*Liriodendron tulipifera*	18	
114	Sweetgum	*Liquidambar styraciflua*	28	
115	Sweetgum	*Liquidambar styraciflua*	22	
116	Tulip Poplar	*Liriodendron tulipifera*	26	
117	Northern Red Oak	*Quercus rubra*	26	
118	Sweetgum	*Liquidambar styraciflua*	25	
119	Sweetgum	*Liquidambar styraciflua*	19	
120	Tulip Poplar	*Liriodendron tulipifera*	19	
121	Sweetgum	*Liquidambar styraciflua*	19	
122	Sweetgum	*Liquidambar styraciflua*	19	
123	Post Oak	*Quercus stellata*	22	
124	Sweetgum	*Liquidambar styraciflua*	19	
125	Sweetgum	*Liquidambar styraciflua*	26	
126	Sweetgum	*Liquidambar styraciflua*	23	
127	Willow Oak	*Quercus phellos*	21	
128	Sweetgum	*Liquidambar styraciflua*	20	
129	Loblolly Pine	*Pinus taeda*	31	
130	Loblolly Pine	*Pinus taeda*	24	
131	Loblolly Pine	*Pinus taeda*	22	
132	Loblolly Pine	*Pinus taeda*	26	
133	Loblolly Pine	*Pinus taeda*	24	
134	Sweetgum	*Liquidambar styraciflua*	22	
135	Loblolly Pine	*Pinus taeda*	20	
136	Loblolly Pine	*Pinus taeda*	21	
137	Loblolly Pine	*Pinus taeda*	23	
138	Sweetgum	*Liquidambar styraciflua*	22	
139	Sweetgum	*Liquidambar styraciflua*	18	
140	Willow Oak	*Quercus phellos*	32	
141	Sweetgum	*Liquidambar styraciflua*	19	
142	Sweetgum	*Liquidambar styraciflua*	19	
143	Loblolly Pine	*Pinus taeda*	23	
144	Sweetgum	*Liquidambar styraciflua*	27	
145	Sweetgum	*Liquidambar styraciflua*	20	
146	Loblolly Pine	*Pinus taeda*	28	
147	Loblolly Pine	*Pinus taeda*	23	
148	Loblolly Pine	*Pinus taeda*	25	
149	Loblolly Pine	*Pinus taeda*	20	
150	Loblolly Pine	*Pinus taeda*	24	
151	Loblolly Pine	*Pinus taeda*	24	
152	Loblolly Pine	*Pinus taeda*	22	
153	Loblolly Pine	*Pinus taeda*	27	
154	Loblolly Pine	*Pinus taeda*	24	
155	Loblolly Pine	*Pinus taeda*	30	
156	Loblolly Pine	*Pinus taeda*	20	
157	Sweetgum	*Liquidambar styraciflua*	29	Double-stem
158	Sweetgum	*Liquidambar styraciflua*	20	
159	Loblolly Pine	*Pinus taeda*	20	
160	Tulip Poplar	*Liriodendron tulipifera*	26	
161	Tulip Poplar	*Liriodendron tulipifera*	20	
162	Sweetgum	*Liquidambar styraciflua*	18	
163	American Elm	*Ulmus americana*	18	
164	American Elm	*Ulmus americana*	19	
165	Sweetgum	*Liquidambar styraciflua*	21	
166	Black Tupelo	*Nyssa sylvatica*	21	
167	Willow Oak	*Quercus phellos*	23	
168	Tulip Poplar	*Liriodendron tulipifera*	34	
169	Tulip Poplar	*Liriodendron tulipifera*	25	
170	Loblolly Pine	*Pinus taeda*	25	
171	Sweetgum	*Liquidambar styraciflua*	20	
172	Sweetgum	*Liquidambar styraciflua*	19	
173	Loblolly Pine	*Pinus taeda*	30	
174	Sweetgum	*Liquidambar styraciflua*	19	
175	Loblolly Pine	*Pinus taeda*	28	
176	Loblolly Pine	*Pinus taeda*	21	
177	Loblolly Pine	*Pinus taeda*	22	
178	Sweetgum	*Liquidambar styraciflua*	21	
179	Loblolly Pine	*Pinus taeda*	27	
180	Loblolly Pine	*Pinus taeda*	28	
181	Loblolly Pine	*Pinus taeda*	21	
182	Northern Red Oak	*Quercus rubra*	19	
183	Loblolly Pine	*Pinus taeda*	29	
184	Loblolly Pine	*Pinus taeda*	25	
185	Loblolly Pine	*Pinus taeda*	22	
186	Loblolly Pine	*Pinus taeda*	26	
187	Tulip Poplar	*Liriodendron tulipifera*	34	
188	Tulip Poplar	*Liriodendron tulipifera*	32	
189	Tulip Poplar	*Liriodendron tulipifera*	25	
190	Loblolly Pine	*Pinus taeda*	22	
191	Sweetgum	*Liquidambar styraciflua*	21	
192	Slippery Elm	*Ulmus rubra*	18	
193	Black Tupelo	*Nyssa sylvatica*	25	
194	Northern Red Oak	*Quercus rubra*	27	
195	Willow Oak	*Quercus phellos*	26	
196	Loblolly Pine	*Pinus taeda*	28	
197	White Oak	*Quercus alba*	20	
198	Loblolly Pine	*Pinus taeda*	26	
199	Loblolly Pine	*Pinus taeda*	28	
200	Loblolly Pine	*Pinus taeda*	28	
201	Loblolly Pine	*Pinus taeda*	21	
202	Loblolly Pine	*Pinus taeda*	28	
203	Loblolly Pine	*Pinus taeda*	25	
204	Loblolly Pine	*Pinus taeda*	21	
205	Loblolly Pine	*Pinus taeda*	22	
206	Loblolly Pine	*Pinus taeda*	30	
207	Tulip Poplar	*Liriodendron tulipifera*	28	
208	Loblolly Pine	*Pinus taeda*	20	
209	Tulip Poplar	*Liriodendron tulipifera*	23	
210	Tulip Poplar	*Liriodendron tulipifera*	20	
211	Loblolly Pine	*Pinus taeda*	20	
212	Slippery Elm	*Ulmus rubra*	23	
213	Tulip Poplar	*Liriodendron tulipifera*	29	
214	Sweetgum	*Liquidambar styraciflua*	23	
215	Sweetgum	*Liquidambar styraciflua*	27	
216	Willow Oak	*Quercus phellos*	21	
217	Sweetgum	*Liquidambar styraciflua*	19	
218	Sweetgum	*Liquidambar styraciflua*	19	
219	Tulip Poplar	*Liriodendron tulipifera*	31	
220	Sweetgum	*Liquidambar styraciflua*	23	
221	Red Maple	*Acer rubrum*	24	
222	Sweetgum	*Liquidambar styraciflua*	22	
223	Sweetgum	*Liquidambar styraciflua*	18	
224	Sweetgum	*Liquidambar styraciflua*	20	
225	Sweetgum	*Liquidambar styraciflua*	22	
226	Water Oak	*Quercus nigra*	23	
227	Sweetgum	*Liquidambar styraciflua*	27	
228	Sweetgum	*Liquidambar styraciflua*	30	
229	Sweetgum	*Liquidambar styraciflua*	21	
230	Sweetgum	*Liquidambar styraciflua*	22	
231	Sweetgum	*Liquidambar styraciflua*	24	
232	Red Maple	*Acer rubrum*	28	
233	Tulip Poplar	*Liriodendron tulipifera*	20	
234	Willow Oak	*Quercus phellos*	38	
235	Sugar Maple	*Acer saccharum*	33	Double-stem
236	Loblolly Pine	*Pinus taeda*	27	
237	Loblolly Pine	*Pinus taeda*	23	
238	Willow Oak	*Quercus phellos*	20	
239	Sweetgum	*Liquidambar styraciflua*	20	
240	Sweetgum	*Liquidambar styraciflua*	18	
241	Sweetgum	*Liquidambar styraciflua*	19	
242	Loblolly Pine	*Pinus taeda*	25	
243	American Holly	*Ilex opaca*	28	Multi-stem
244	Red Maple	*Acer rubrum*	19	
245	Red Maple	*Acer rubrum*	25	
246	Sweetgum	*Liquidambar styraciflua*	26	
247	Sweetgum	*Liquidambar styraciflua*	21	
248	Sweetgum	*Liquidambar styraciflua*	24	
249	Loblolly Pine	*Pinus taeda*	24	
250	Willow Oak	*Quercus phellos*	35	Double-stem
251	Loblolly Pine	*Pinus taeda*	25	
252	Loblolly Pine	*Pinus taeda*	20	
253	Loblolly Pine	*Pinus taeda*	25	
254	Loblolly Pine	*Pinus taeda*	21	
255	Tulip Poplar	*Liriodendron tulipifera*	30	
256	Red Maple	*Acer rubrum*	18	
257	Tulip Poplar	*Liriodendron tulipifera*	20	
258	Loblolly Pine	*Pinus taeda*	21	
259	Red Maple	*Acer rubrum*	22	
260	Loblolly Pine	*Pinus taeda*	25	
261	Loblolly Pine	*Pinus taeda*	29	
262	Loblolly Pine	*Pinus taeda*	21	
263	Loblolly Pine	*Pinus taeda*	23	
264	Loblolly Pine	*Pinus taeda*	21	
265	Tulip Poplar	*Liriodendron tulipifera*	29	
266	Tulip Poplar	*Liriodendron tulipifera*	26	
267	Tulip Poplar	*Liriodendron tulipifera*	28	
268	Willow Oak	*Quercus phellos*	21	
269	Sweetgum	*Liquidambar styraciflua*	22	
270	Loblolly Pine	*Pinus taeda*	24	
271	Loblolly Pine	*Pinus taeda*	23	
272	Loblolly Pine	*Pinus taeda*	28	
273	Loblolly Pine	*Pinus taeda*	27	
274	Loblolly Pine	*Pinus taeda*	20	
275	Loblolly Pine	*Pinus taeda*	24	
276	Sweetgum	*Liquidambar styraciflua*	18	
277	Tulip Poplar	*Liriodendron tulipifera*	24	
278	Southern Red Oak	*Quercus falcata*	25	
279	Willow Oak	*Quercus phellos*	25	
280	Southern Red Oak	*Quercus falcata*	25	
281	Sweetgum	*Liquidambar styraciflua*	32	Double-stem
282	Sweetgum	*Liquidambar styraciflua*	21	
283	Sweetgum	*Liquidambar styraciflua*	19	
284	Loblolly Pine	*Pinus taeda*	21	
285	Loblolly Pine	*Pinus taeda*	25	
286	Loblolly Pine	*Pinus taeda*	21	
287	Sweetgum	*Liquidambar styraciflua*	22	
288	Red Maple	*Acer rubrum*	23	
289	Tulip Poplar	*Liriodendron tulipifera*	25	
290	Red Maple	*Acer rubrum*	18	
291	Loblolly Pine	*Pinus taeda*	31	
292	Loblolly Pine	*Pinus taeda*	25	
293	Sweetgum	*Liquidambar styraciflua*	20	
294	Loblolly Pine	*Pinus taeda*	22	
295	Loblolly Pine	*Pinus taeda*	32	
296	White Oak	*Quercus alba*	23	
297	Red Maple	*Acer rubrum*	28	
298	Tulip Poplar	*Liriodendron tulipifera*	32	
299	Sweetgum	*Liquidambar styraciflua*	18	
300	Red Maple	*Acer rubrum*	24	
301	Loblolly Pine	*Pinus taeda*	24	
302	Loblolly Pine	*Pinus taeda*	24	
303	Sweetgum	*Liquidambar styraciflua*	20	
304	Loblolly Pine	*Pinus taeda*	30	
305	Tulip Poplar	*Liriodendron tulipifera*	19	
306	Red Maple	*Acer rubrum*	19	
307	Red Maple	*Acer rubrum*	19	
308	Sweetgum	*Liquidambar styraciflua*	20	
309	Tulip Poplar	*Liriodendron tulipifera*	21	
310	Sweetgum	*Liquidambar styraciflua*	23	
311	Loblolly Pine	*Pinus taeda*	36	
312	Sweetgum	*Liquidambar styraciflua*	19	
313	White Oak	*Quercus alba*	19	
314	Tulip Poplar	*Liriodendron tulipifera*	19	
315	Tulip Poplar	*Liriodendron tulipifera*	20	
316	Tulip Poplar	*Liriodendron tulipifera*	18	
317	Red Maple	*Acer rubrum*	19	
318	Tulip Poplar	*Liriodendron tulipifera*	19	
319	Tulip Poplar	*Liriodendron tulipifera*	21	
320	Red Maple	*Acer rubrum*	25	
321	Red Maple	*Acer rubrum*	19	
322	Tulip Poplar	*Liriodendron tulipifera*	30	
323	Tulip Poplar	*Liriodendron tulipifera*	38	
324	Tulip Poplar	*Liriodendron tulipifera*	41	
325	Sweetgum	*Liquidambar styraciflua*	22	
326	Tulip Poplar	*Liriodendron tulipifera*	26	
327	Loblolly Pine	*Pinus taeda*	21	
328	Loblolly Pine	*Pinus taeda*	22	
329	Tulip Poplar	*Liriodendron tulipifera*	21	
330	Tulip Poplar	*Liriodendron tulipifera*	32	
331	Tulip Poplar	*Liriodendron tulipifera*	22	
332	Red Maple	*Acer rubrum*	22	
333	Tulip Poplar	*Liriodendron tulipifera*	27	
334	Tulip Poplar	*Liriodendron tulipifera*	20	
335	White Oak	*Quercus alba*	30	
336	White Oak	*Quercus alba*	19	
337	Sweetgum	*Liquidambar styraciflua*	18	
338	White Oak	*Quercus alba*	24	
339	White Oak	*Quercus alba*	28	
340	Tulip Poplar	*Liriodendron tulipifera*	32	Double-stem
341	Tulip Poplar	*Liriodendron tulipifera*	46	
342	Tulip Poplar	*Liriodendron tulipifera*	28	
343	Loblolly Pine	*Pinus taeda*	22	
344	Tulip Poplar	*Liriodendron tulipifera*	42	
345	Tulip Poplar	*Liriodendron tulipifera*	20	
346	Tulip Poplar	*Liriodendron tulipifera*	20	
347	Tulip Poplar	*Liriodendron tulipifera*	29	
348	Tulip Poplar	*Liriodendron tulipifera*	26	
349	Tulip Poplar	*Liriodendron tulipifera*	27	
350	Sweetgum	*Liquidambar styraciflua*	19	
351	Tulip Poplar	*Liriodendron tulipifera*	19	
352	Tulip Poplar	*Liriodendron tulipifera*	28	
353	Tulip Poplar	*Liriodendron tulipifera*	20	
354	Tulip Poplar	*Liriodendron tulipifera*	20	
355	White Oak	*Quercus alba*	28	
356	Southern Red Oak	*Quercus falcata*	21	
357	White Oak	*Quercus alba*	28	
358	White Oak	*Quercus alba*	22	
359	White Oak	*Quercus alba*	21	
360	White Oak	*Quercus alba*	31	
361	White Oak	*Quercus alba*	22	
362	White Oak	*Quercus alba*	26	
363	Tulip Poplar	*Liriodendron tulipifera*	23	
364	White Oak	*Quercus alba*	22	
365	Loblolly Pine	*Pinus taeda*	21	
366	Loblolly Pine	*Pinus taeda*	20	
367	White Oak	*Quercus alba*	26	
368	Tulip Poplar	*Liriodendron tulipifera*	29	
369	Red Maple	*Acer rubrum*	29	
370	Sweetgum	*Liquidambar styraciflua*	19	
371	Sweetgum	*Liquidambar styraciflua*	18	
372	Tulip Poplar	*Liriodendron tulipifera*	24	
373	Tulip Poplar	*Liriodendron tulipifera*	22	
374	Red Maple	*Acer rubrum*	19	
375	Loblolly Pine	*Pinus taeda*	21	
376	Tulip Poplar	*Liriodendron tulipifera*	21	
377	Tulip Poplar	*Liriodendron tulipifera*	25	
378	Sweetgum	*Liquidambar styraciflua*	18	
379	Red Maple	*Acer rubrum*	20	
380	Sweetgum	*Liquidambar styraciflua*	18	
381	White Oak	*Quercus alba*	22	
382	Loblolly Pine	*Pinus taeda*	23	
383	Sweetgum	*Liquidambar styraciflua*	18	
384	Tulip Poplar	*Liriodendron tulipifera*	24	
385	Red Maple	*Acer rubrum*	19	
386	White Oak	*Quercus alba*	19	
387	Loblolly Pine	*Pinus taeda*	21	
388	Loblolly Pine	*Pinus taeda*	22	
389	Tulip Poplar	*Liriodendron tulipifera*	21	
390	Tulip Poplar	*Liriodendron tulipifera*	23	
391	Tulip Poplar	*Liriodendron tulipifera*	25	
392	Tulip Poplar	*Liriodendron tulipifera*	19	
393	Tulip Poplar	*Liriodendron tulipifera*	23	
394	Loblolly Pine	*Pinus taeda*	24	
395	Tulip Poplar	*Liriodendron tulipifera*	22	
396	Tulip Poplar	*Liriodendron tulipifera*	23	
397	Loblolly Pine	*Pinus taeda*	24	
398	Loblolly Pine	*Pinus taeda*	23	
399	Loblolly Pine	*Pinus taeda*	22	
400	Loblolly Pine	*Pinus taeda*	23	
401	Loblolly Pine	*Pinus taeda*	28	
402	Sweetgum	*Liquidambar styraciflua*	22	
403	Tulip Poplar	*Liriodendron tulipifera*	21	
404	Sweetgum	*Liquidambar styraciflua*	19	
405	Water Oak	*Quercus nigra*	52	
406	Water Oak	*Quercus nigra*	27	
407	Slippery Elm	*Ulmus rubra*	19	
408	Sweetgum	*Liquidambar styraciflua*	47	Double-stem
409	Water Oak	*Quercus nigra*	22	
410	Tulip Poplar	*Liriodendron tulipifera*	19	
411	Tulip Poplar	*Liriodendron tulipifera*	19	
412	Tulip Poplar	*Liriodendron tulipifera*	21	
413	Tulip Poplar	*Liriodendron tulipifera*	22	
414	Sweetgum	*Liquidambar styraciflua*	18	
415	Tulip Poplar	*Liriodendron tulipifera*	22	
416	Loblolly Pine	*Pinus taeda*	26	
417	White Oak	*Quercus alba*	25	
418	Loblolly Pine	*Pinus taeda*	22	
419	Tulip Poplar	*Liriodendron tulipifera*	19	
420	White Oak	*Quercus alba*	18	
421	Loblolly Pine	*Pinus taeda*	21	
422	Tulip Poplar	*Liriodendron tulipifera*	19	
423	Loblolly Pine	*Pinus taeda*	21	
424	Tulip Poplar	*Liriodendron tulipifera*	21	
425	Loblolly Pine	*Pinus taeda*	22	
426	White Oak	*Quercus alba*	19	
427	Sweetgum	*Liquidambar styraciflua*	23	
428	Loblolly Pine	*Pinus taeda*	19	
429	Loblolly Pine	*Pinus taeda*	21	
430	White Oak	*Quercus alba*	19	
431	Tulip Poplar	*Liriodendron tulipifera*	26	
432	White Oak	*Quercus alba*	27	
433	White Oak	*Quercus alba*	24	
434	White Oak	*Quercus alba*	38	
435	Loblolly Pine	*Pinus taeda*	20	
436	Loblolly Pine	*Pinus taeda*	25	
437	Loblolly Pine	*Pinus taeda*	22	
438	Loblolly Pine	*Pinus taeda*	27	
439	Loblolly Pine	*Pinus taeda*	22	
440	Loblolly Pine	*Pinus taeda*	20	
441	Loblolly Pine	*Pinus taeda*	20	
442	Loblolly Pine	*Pinus taeda*	22	
443	Loblolly Pine	*Pinus taeda*	26	
444	Loblolly Pine	*Pinus taeda*	24	
445	Loblolly Pine	*Pinus taeda*	22	
446	Loblolly Pine	*Pinus taeda*	26	
447	Loblolly Pine	*Pinus taeda*	22	
448	Loblolly Pine	*Pinus taeda*	23	
449	Loblolly Pine	*Pinus taeda*	21	
450	Loblolly Pine	*Pinus taeda*	24	
451	Loblolly Pine	*Pinus taeda*	20	
452	Tulip Poplar	*Liriodendron tulipifera*	28	
453	Sweetgum	*Liquidambar styraciflua*	18	
454	Tulip Poplar	*Liriodendron tulipifera*	23	
455	Loblolly Pine	*Pinus taeda*	20	
456	Loblolly Pine	*Pinus taeda*	21	
457	Tulip Poplar	*Liriodendron tulipifera*	21	
458	Sweetgum	*Liquidambar styraciflua*	19	
459	Sweetgum	*Liquidambar styraciflua*	21	
460	White Oak	*Quercus alba*	23	
461	White Oak	*Quercus alba*	41	
462	Sweetgum	*Liquidambar styraciflua*	19	
463	Loblolly Pine	*Pinus taeda*	20	
464	Northern Red Oak	*Quercus rubra*	28	
465	White Oak	*Quercus alba*	22	
466	White Oak	*Quercus alba*	29	
467	Loblolly Pine	*Pinus taeda*	22	
468	White Oak	*Quercus alba*	21	
469	Loblolly Pine	*Pinus taeda*	22	
470	Loblolly Pine	*Pinus taeda*	20	
471	White Oak	*Quercus alba*	25	
472	Red Maple	*Acer rubrum*	21	Multi-stem
473	White Oak	*Quercus alba*	22	
474	Red Maple	*Acer rubrum*	19	
475	Red Maple	*Acer rubrum*	20	
476	Red Maple	*Acer rubrum*	30	
477	Red Maple	*Acer rubrum*	25	
478	Red Maple	*Acer rubrum*	28	
479	Loblolly Pine	*Pinus taeda*	30	
480	Loblolly Pine	*Pinus taeda*	25	
481	Willow Oak	*Quercus phellos*	30	
482	Loblolly Pine	*Pinus taeda*	20	
483	Red Maple	*Acer rubrum*	23	
484	Sweetgum	*Liquidambar styraciflua*	20	
485	Red Maple	*Acer rubrum*	21	
486	Sweetgum	*Liquidambar styraciflua*	19	
487	Sweetgum	*Liquidambar styraciflua*	23	
488	Loblolly Pine	*Pinus taeda*	22	
489	Loblolly Pine	*Pinus taeda*	20	
490	Loblolly Pine	*Pinus taeda*	20	



LEGEND

EXISTING

- PROJECT BOUNDARY
- ROW
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD POWERLINE — OHE
- POWER POLE
- GUY WIRE
- TREE PROTECTION FENCE — TPF
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DEMOLITION HATCH

*

UTILITY NOTES:

1. REFER TO SHEET C100 FOR GENERAL NOTES
2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
4. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
5. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
7. THE CONTRACTOR SHALL NOT REUSE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
8. CONTRACTOR SHALL APPLY FOR WELL ABANDONMENT PERMIT WITH WAKE COUNTY.
9. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITY SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE, AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
10. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED THEIR LOCATIONS AND ELEVATION SHALL BE REPORTED TO THE ENGINEER.
11. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREAS, DRIVES, CURB AND GUTTER, OR CONCRETE WALK/PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT/CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE UTILITY" INSTALLATION.
12. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS PREPARED AND SEALED BY PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.
13. FILL SECTIONS FOR UTILITY INSTALLATION NEED TO BE TESTED BY A GEOTECHNICAL FIRM AND TEST RESULTS PROVIDED TO THE REQUIRED LOCAL JURISDICTION.
14. HYDRANTS TO HAVE STORZ CONNECTION PER CITY OF RALEIGH STANDARDS.

PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE;

   A.THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
   B.THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.

2. CROSSING A WATER MAIN OVER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

1. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE C900 WATERLINE AS INDICATED ON THE PLANS. IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200. WHERE DIP PIPE IS SPECIFIED AT CROSSINGS, DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
3. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
4. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.
5. SERVICE METERS SHALL BE 1" WHEN INDIVIDUALLY TAPPED. GANGED METERS IN PAIRS SHALL TAP WITH A 1" SERVICE AND SPLIT TO (2) 1" SERVICES AT ROW.

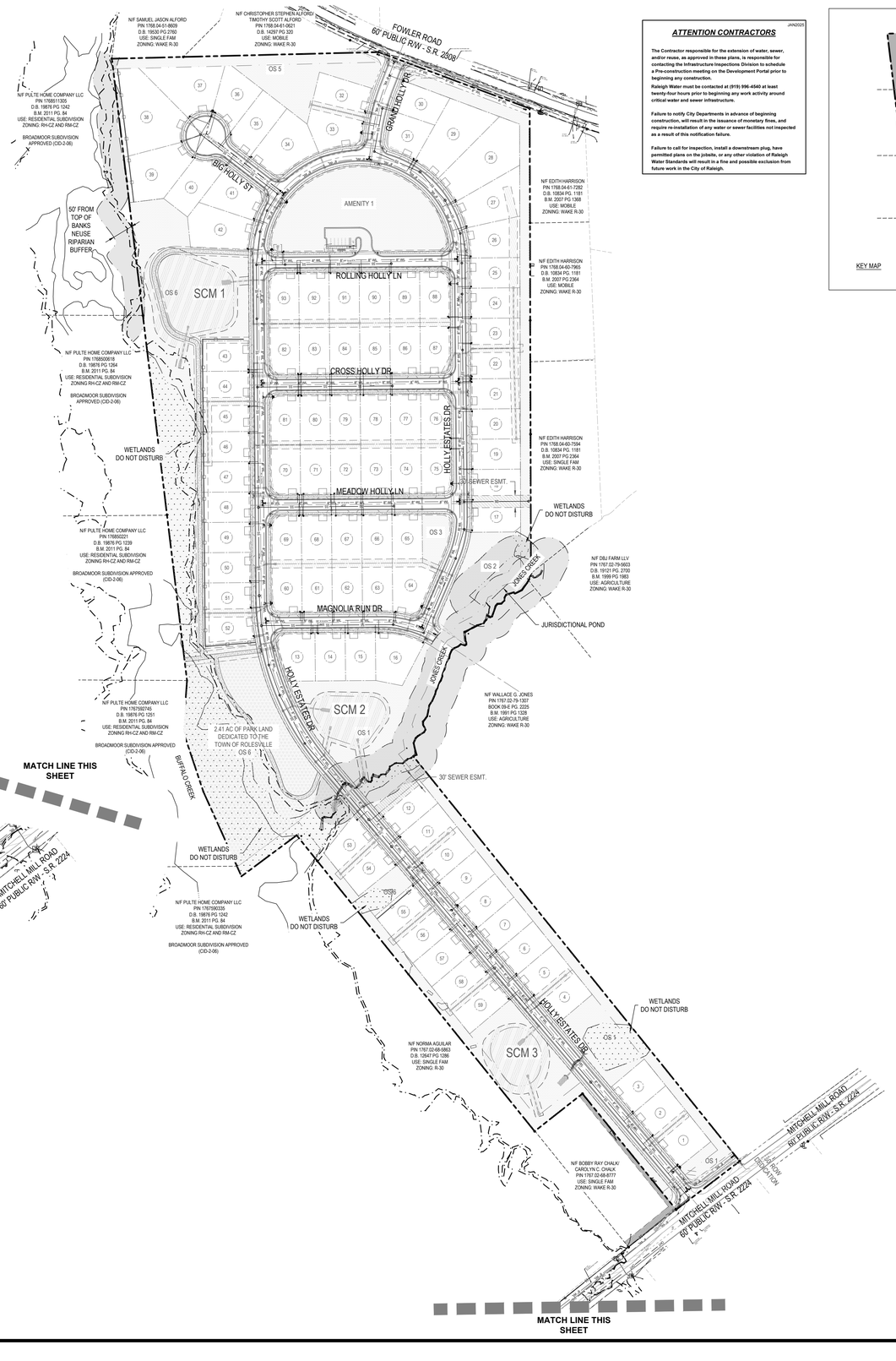
TESTING NOTES:

1. PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
2. BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

SEWER NOTES:

1. ALL PVC SEWER PIPES ARE TO BE SDR-35 SPEC. UNLESS SPECIFIED OTHERWISE.
2. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
3. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA. UNLESS OTHERWISE NOTED.
4. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
5. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
   4" SEWER SERVICE - 2.00% SLOPE
   6" SEWER SERVICE - 1.00% SLOPE
   8" SEWER SERVICE - 0.50% SLOPE
6. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
7. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE THE SAME MATERIAL AS MAIN.
8. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
9. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

SCM's TO BE MAINTAINED BY THE HOA



JAN2025

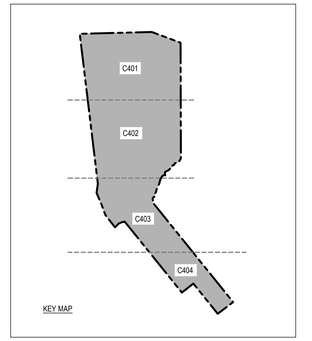
ATTENTION CONTRACTORS

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LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	EASEMENTS	
N/A	LOT LINE	
N/A	6" WATERLINE	6" WL
N/A	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	BLOWOFF	
N/A	SEWER PIPE	SS
N/A	MANHOLE	
N/A	CLEANOUT	
N/A	STORM PIPE	
N/A	STORM EASEMENT	

STANDARD UTILITY NOTES

JAN2025

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 main passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specification.
   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 stall 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 included 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 valved 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 of 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 of the Cross Connection Program in Raleigh's Service Area.
21. The devices shall be installed & tested (both, initial & 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 the approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".

N

NAD 83 / NSRS 2011

SCALE 1"=150'

0 150' 300'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:47:24-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

UTILITY PLAN - OVERALL

Design By:	SSD
Date:	10.01.25
Project #:	P250897

SHEET C400

P:\2025 Projects\250897 Richards Tract\ENG\DWG\Sheets\P250897_C400_UTIL.dwg

ATTENTION CONTRACTORS

JAN2025

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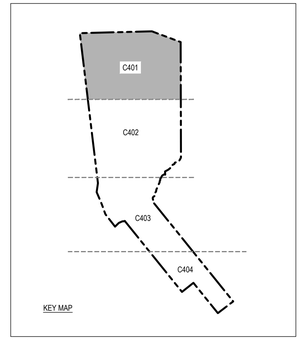
Raleigh Water must be contacted at (919) 996-4640 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

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LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	EASEMENTS	
N/A	LOT LINE	
N/A	6" WATERLINE	6" WL
N/A	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	REDUCER	
N/A	BLOWOFF	
N/A	SEWER PIPE	
N/A	MANHOLE	
N/A	CLEANOUT	
N/A	STORM PIPE	
N/A	PRIVATE STORM EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	



SEE SHEET C400 FOR UTILITY NOTES.

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:47:43-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

UTILITY PLAN - 1

Design By:	SSD
Date:	10.01.25
Project #:	P250897

SHEET C401

P:\2025 Projects\250897 Richards Tract\ENGR\DWGS\Sheets\P250897_C400_UTIL.dwg

MATCH LINE C402

MATCH LINE C403

RETAINING WALL FALL PROTECTION (DESIGNED BY OTHERS)

10' PRIVATE ASPHALT GREENWAY TRAIL WITH 20' PUBLIC ACCESS EASEMENT

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

20' PRIVATE STORM ESMT.

WETLANDS DO NOT DISTURB

N/F PULTE HOME COMPANY LLC
PIN 1768500218
D.B. 19876 PG 1264
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ

BROADMOOR SUBDIVISION APPROVED (CID-2-06)

N/F PULTE HOME COMPANY LLC
PIN 1768500221
D.B. 19876 PG 1239
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ

DOR SUBDIVISION APPROVED (CID-2-06)

1/2" EIR

HOLLY ESTATES DR
PUBLIC 50' R/W

CROSS HOLLY DR
PUBLIC 50' R/W

MEADOW HOLLY LN
PUBLIC 50' R/W

MAGNOLIA RUN DR
PUBLIC 50' R/W

S89° 30' 40.40"W 500.00'

S89° 30' 40.40"W 295.63'

8" SDR 35

8" X 8" TEE (3) 8" GV

FIRE HYDRANT ASSEMBLY

VARIABLE WIDTH PUBLIC STORM EASEMENT

5' CONCRETE SWLK. (TYP.)

MH-12
MH-13
MH-14
MH-17
MH-21
MH-22
MH-23
MH-24
MH-25
MH-26
MH-34
MH-35
MH-38

TBEE LINE

TEMPORARY BLOWOFF ASSEMBLY

FUTURE ROAD EXTENSION BY OTHERS

OS 2

OS 3

JURISDICTIONAL POND

JONES CREEK

50' NEUSE RIPARIAN BUFFER

50' BUFFER

1" EIP

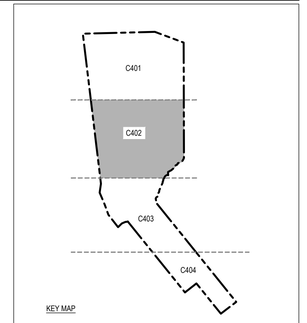
1/2" EIP

N/F WALLACE G. JONES
PIN 1767.02-79-1307
BOOK 09-E PG. 2225
B.M. 1991 PG 1328
USE: AGRICULTURE
ZONING: WAKE R-30

30' SEWER ESMT.

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	EASEMENTS	
N/A	LOT LINE	
N/A	6" WATERLINE	6" WL
N/A	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	REDUCER	
N/A	BLOWOFF	
N/A	SEWER PIPE	
N/A	MANHOLE	
N/A	CLEANOUT	
N/A	STORM PIPE	
N/A	PRIVATE STORM EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	



KEY MAP

SEE SHEET C400 FOR UTILITY NOTES.

ATTENTION CONTRACTORS JAN2025

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N

NAD 83 / NSRS 2011
SCALE 1"=40'

0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:48:01-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
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4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

UTILITY PLAN - 2

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C402

P:\2025 Projects\250897 Rolaris Tract\ENGDWG\Sheets\P250897_C400_UTIL.dwg

MATCH LINE C402

MATCH LINE C404

30' PUBLIC GREENWAY EASEMENT TO CONNECT TO EXISTING BROADMOOR EASEMENT

10' PUBLIC ASPHALT GREENWAY TRAIL

2.41 AC OF PARK LAND DEDICATED TO THE TOWN OF ROLESVILLE

BUFFALO CREEK

WETLANDS DO NOT DISTURB

OS 6

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

MH-10

MH-9

MH-8

MH-7

MH-6

HOLLY ESTATES DR PUBLIC 50' R/W

8" SDR 35

15"

18"

24"

30"

45°

20' ACCESS AND MAINTENANCE ESMT.

SCM ACCESS AND MAINTENANCE EASEMENT

SCM 2

OS 1

30' ACCESS AND MAINTENANCE ESMT.

JONES CREEK

50' NEUSE RIPARIAN BUFFER

JC 50' R/W

6"x90°

10' PUBLIC ASPHALT GREENWAY TRAIL

N26°19'43.85"W 1442.27'

20' PRIVATE STORM ESMT.

30' SEWER ESMT.

20' PRIVATE STORM ESMT.

20' PRIVATE STORM ESMT.

S 5° CONCRETE SWALE (TYP.)

N26°13'38.99"W 1442.27'

OS 5

WETLANDS DO NOT DISTURB

FIRE HYDRANT ASSEMBLY

8" AIR RELEASE VALVE

RETAINING WALL FALL PROTECTION (DESIGNED BY OTHERS)

37"x90°

30"x90°

45°

53

54

55

56

57

11

10

9

8

7

6

12

13

15

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	EASEMENTS	
N/A	LOT LINE	
N/A	6" WATERLINE	6" WL
N/A	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	REDUCER	
N/A	BLOWOFF	
N/A	SEWER PIPE	SS
N/A	MANHOLE	S
N/A	CLEANOUT	
N/A	STORM PIPE	
N/A	PRIVATE STORM EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	



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N

NAD 83 / NSRS 2011

SCALE 1"=40'

0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039159 EVA KING

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2524 Reliance Avenue, Apex, North Carolina 27539
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NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
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4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

UTILITY PLAN - 3

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C403

P:\2025 Projects\250897 Rolanta Tract\ENGDWG\Sheets\P250897_C400_UTIL.dwg

MATCH LINE C403

NF NORMA AGUILAR
PIN 1767.02-68-5863
D.B. 12647 PG 1286
USE: SINGLE FAM
ZONING: R-20

20' PRIVATE STORM ESMT.

20' PRIVATE STORM ESMT.

MH-5

POINT OF BEGINNING
N 03°35'47" W
144.22'

HOLLY ESTATES DR
PUBLIC 50' R/W - S.R. 2220

SCM ACCESS AND MAINTENANCE EASEMENT

SCM 3

OS 6

WETLANDS DO NOT DISTURB

OS 1

MH-4

1/2" EIP

1/2" EIP

5' CONCRETE SIDEWALK (TYP.)

20' PRIVATE STORM ESMT.

N 03°35'47" W
144.22'

8" SDR-35

42"x24" RCP

42"x24" RCP

60' R/W

TEMPORARY BLOWOFF ASSEMBLY

1/2" EIP

60' R/W DEDICATION

164'

FIRE HYDRANT ASSEMBLY
OS 1

10'X20' SIGN EASEMENT

5' BIKE LANE

5' CONCRETE SIDEWALK (TYP.)

30.5' OF ASPHALT PROVIDED TO ACCOMMODATE FUTURE MEDIAN AND 2 LANES FOR MITCHELL MILL ROAD.

NF BOBBY RAY CHALK/ CAROLYN C. CHALK
PIN 1767.02-68-8777
USE: SINGLE FAM
ZONING: WAKE R-30

10' TEMPORARY CONSTRUCTION ESMT.

FT1=44.00'

TRANSITION FROM VALLEY CURB TO STANDARD CURB SEE DETAIL ON SHEET C954

MH-1

MH-3

17' TEMPORARY CONSTRUCTION ESMT.

8" X 8" TEE
(3) 8" GV

1/2" EIP

40'x26'

60' R/W

MITCHELL MILL ROAD
60' PUBLIC R/W - S.R. 2224

FEMA FUTURE 1% ANNUAL FLOODPLAIN

EX. OVERHEAD ELECTRIC LINE (TYP.)

EX. ELECTRIC / TELEPHONE LINE (TYP.)

N 63° 56' 21.87" E
34.91'

8" SDR-35

24" RCP

24" RCP
(STATE'S END NOT FOUND)

MH-2

MATCH LINE
SHEET C405

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

ATTENTION CONTRACTORS

JAN2023

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.

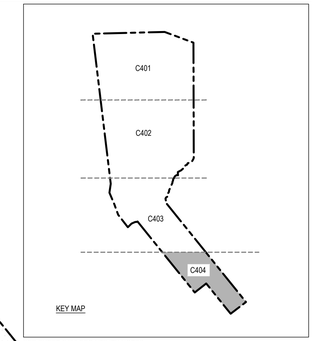
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LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	SETBACK	
N/A	EASEMENTS	
N/A	LOT LINE	
N/A	6" WATERLINE	6" WL
N/A	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	REDUCER	
N/A	BLOWOFF	
N/A	SEWER PIPE	SS
N/A	MANHOLE	S
N/A	CLEANOUT	
N/A	STORM PIPE	
N/A	PRIVATE STORM EASEMENT	
N/A	SCM ACCESS & MAINTENANCE EASEMENT	



KEY MAP

SEE SHEET C400 FOR UTILITY NOTES.

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:48:37-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

UTILITY PLAN - 4

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C404

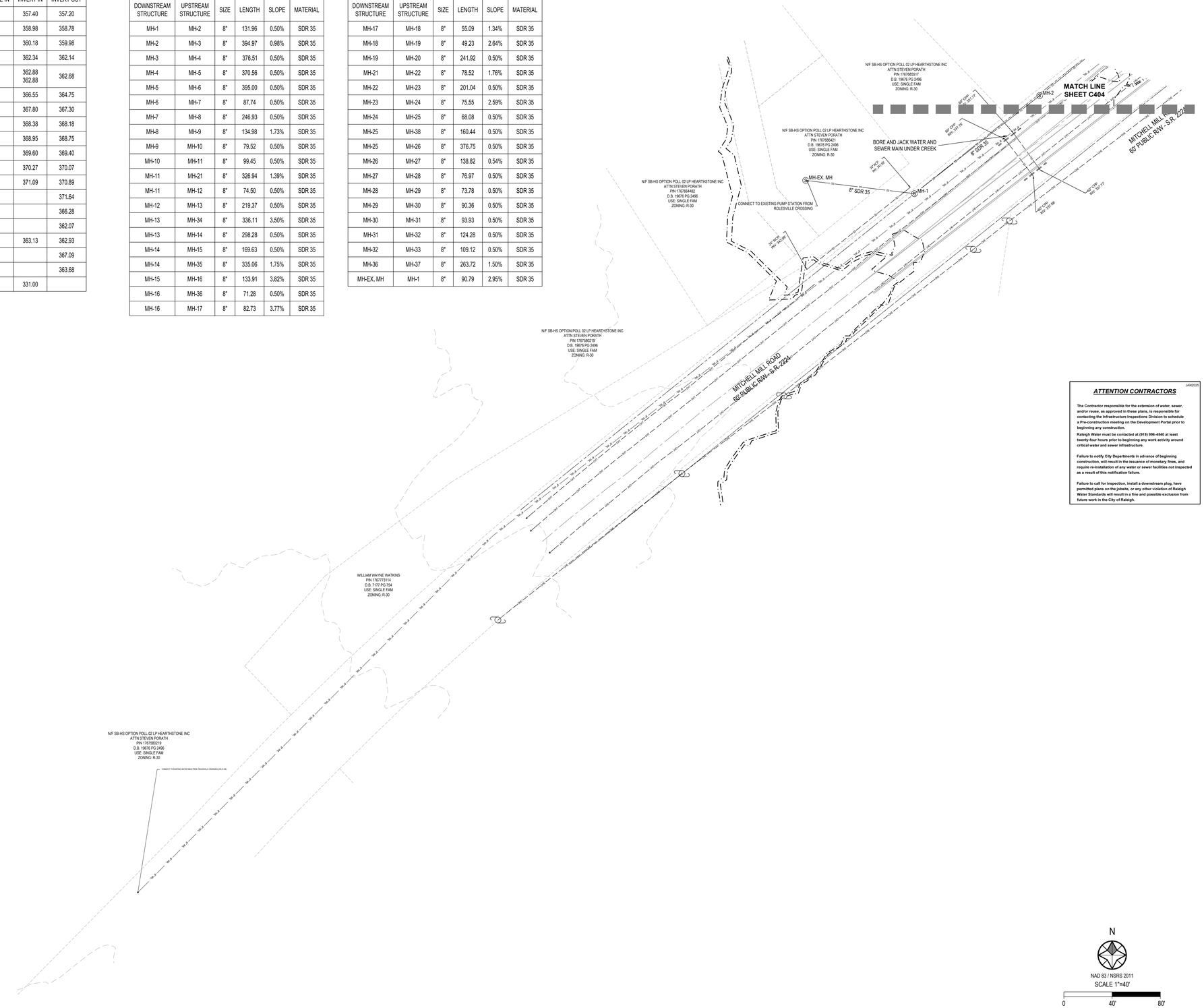
P:\2025 Projects\250897 Rolanta Tract\ENGD\WD\Sheets\P250897_C400_UTIL.dwg

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
MH-1	342.55	MH-2	333.88	333.68
MH-2	340.83	MH-3	334.74	334.54
MH-3	353.75	MH-4	338.83	338.63
MH-4	356.51	MH-5	340.91	340.71
MH-5	357.83	MH-6	342.96	342.76
MH-6	358.59	MH-7	345.14	344.94
MH-7	357.98	MH-8	345.78	345.58
MH-8	358.36	MH-9	347.22	347.02
MH-9	360.53	MH-10	349.75	349.55
MH-10	362.12	MH-11	350.35	350.15
MH-11	364.96	MH-12 MH-21	351.05 352.65	350.85
MH-12	367.07	MH-13	351.62	351.42
MH-13	369.03	MH-14 MH-34	352.92 354.52	352.72
MH-14	365.75	MH-15 MH-35	354.61 356.21	354.41
MH-15	366.43	MH-16	357.26	355.46
MH-16	371.47	MH-17 MH-36	364.17 362.57	362.37
MH-17	374.30	MH-18	367.48	367.28
MH-18	375.78	MH-19	368.42	368.22
MH-19	376.83	MH-20	371.52	369.72
MH-20	378.06			372.73

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
MH-21	368.34	MH-22	357.40	357.20
MH-22	365.63	MH-23	358.98	358.78
MH-23	370.63	MH-24	360.18	359.98
MH-24	372.39	MH-25	362.34	362.14
MH-25	373.84	MH-26 MH-38	362.88 362.88	362.68
MH-26	372.24	MH-27	366.55	364.75
MH-27	375.02	MH-28	367.80	367.30
MH-28	377.41	MH-29	368.38	368.18
MH-29	379.61	MH-30	368.95	368.75
MH-30	381.87	MH-31	369.60	369.40
MH-31	382.19	MH-32	370.27	370.07
MH-32	380.27	MH-33	371.09	370.89
MH-33	376.14			371.64
MH-34	372.12			366.28
MH-35	370.35			362.07
MH-36	372.37	MH-37	363.13	362.93
MH-37	375.53			367.09
MH-38	369.94			363.68
MH-EX. MH	347.95	MH-1	331.00	

SEWER PIPE DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
MH-1	MH-2	8"	131.96	0.50%	SDR 35
MH-2	MH-3	8"	394.97	0.98%	SDR 35
MH-3	MH-4	8"	376.51	0.50%	SDR 35
MH-4	MH-5	8"	370.56	0.50%	SDR 35
MH-5	MH-6	8"	395.00	0.50%	SDR 35
MH-6	MH-7	8"	87.74	0.50%	SDR 35
MH-7	MH-8	8"	246.93	0.50%	SDR 35
MH-8	MH-9	8"	134.98	1.73%	SDR 35
MH-9	MH-10	8"	79.52	0.50%	SDR 35
MH-10	MH-11	8"	99.45	0.50%	SDR 35
MH-11	MH-21	8"	326.94	1.39%	SDR 35
MH-11	MH-12	8"	74.50	0.50%	SDR 35
MH-12	MH-13	8"	219.37	0.50%	SDR 35
MH-13	MH-34	8"	336.11	3.50%	SDR 35
MH-13	MH-14	8"	298.28	0.50%	SDR 35
MH-14	MH-15	8"	169.63	0.50%	SDR 35
MH-14	MH-35	8"	335.06	1.75%	SDR 35
MH-15	MH-16	8"	133.91	3.82%	SDR 35
MH-16	MH-36	8"	71.28	0.50%	SDR 35
MH-16	MH-17	8"	82.73	3.77%	SDR 35

SEWER PIPE DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
MH-17	MH-18	8"	55.09	1.34%	SDR 35
MH-18	MH-19	8"	49.23	2.64%	SDR 35
MH-19	MH-20	8"	241.92	0.50%	SDR 35
MH-21	MH-22	8"	78.52	1.76%	SDR 35
MH-22	MH-23	8"	201.04	0.50%	SDR 35
MH-23	MH-24	8"	75.55	2.59%	SDR 35
MH-24	MH-25	8"	68.08	0.50%	SDR 35
MH-25	MH-38	8"	160.44	0.50%	SDR 35
MH-25	MH-26	8"	376.75	0.50%	SDR 35
MH-26	MH-27	8"	138.82	0.54%	SDR 35
MH-27	MH-28	8"	76.97	0.50%	SDR 35
MH-28	MH-29	8"	73.78	0.50%	SDR 35
MH-29	MH-30	8"	90.36	0.50%	SDR 35
MH-30	MH-31	8"	93.93	0.50%	SDR 35
MH-31	MH-32	8"	124.28	0.50%	SDR 35
MH-32	MH-33	8"	109.12	0.50%	SDR 35
MH-36	MH-37	8"	263.72	1.50%	SDR 35
MH-EX. MH	MH-1	8"	90.79	2.95%	SDR 35



ATTENTION CONTRACTORS

JAN2025

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N

NAD 83 / NSRS 2011

SCALE 1"=40'

0 40' 80'

PRELIMINARY

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NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:48:56-04'00'

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NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
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5	07.01.2026	PER ROLESVILLE COMMENTS

SEWER TABLES & MITCHELL MILL ROAD

Design By: SSD
Date: 10.01.25
Project #: P250897

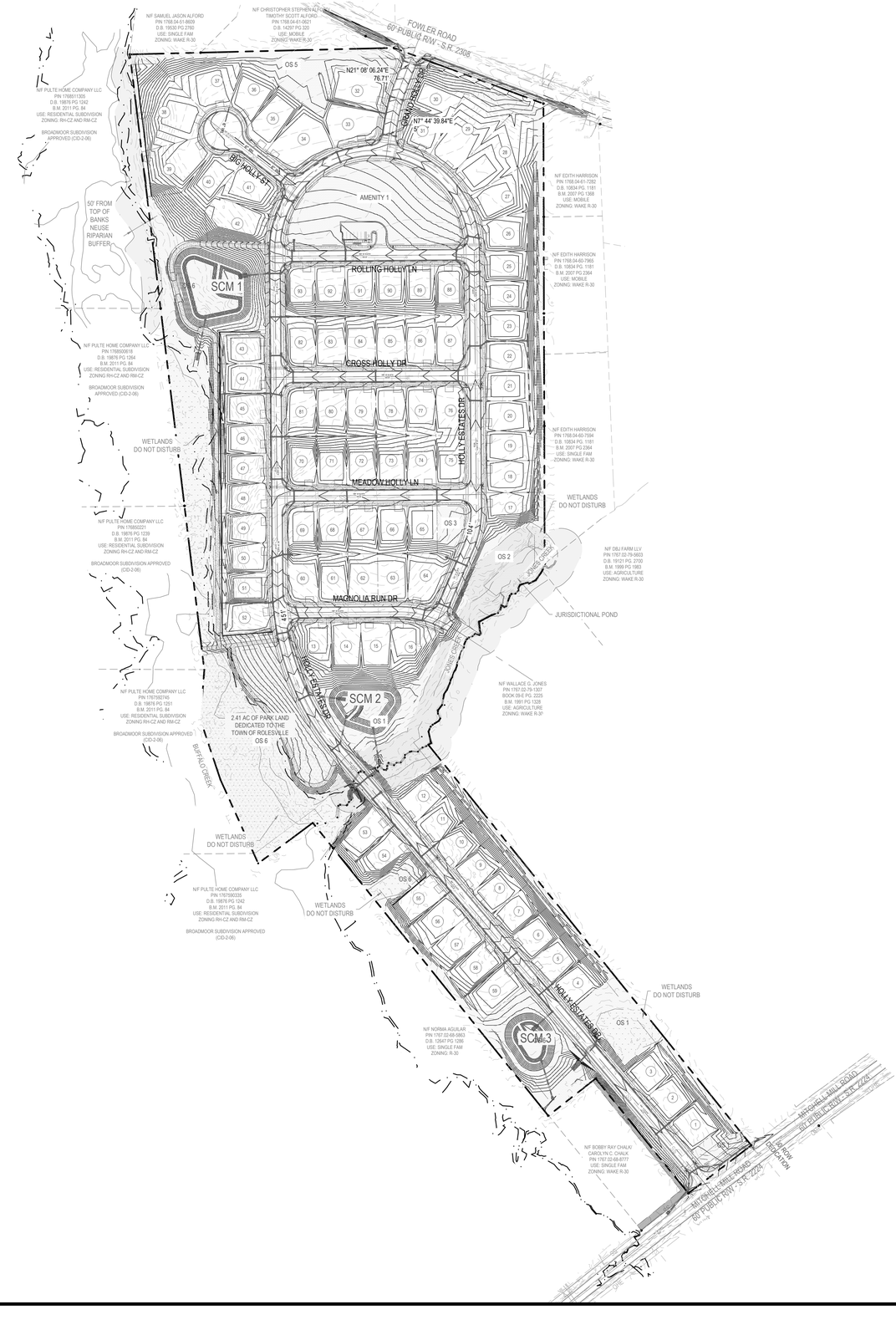
SHEET
C405

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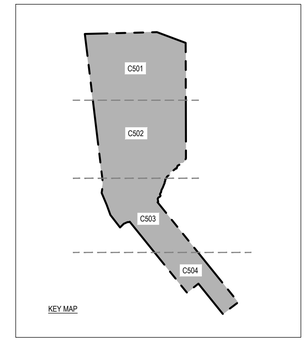
GRADING AND STORM DRAINAGE NOTES:

1. REFER TO SHEET C100 FOR GENERAL NOTES
2. THE CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1'/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
4. ALL AREAS WHERE UNPAVED AREAS SLOPE ONTO PAVED AREAS, A 2' WIDE FLAT AREA WITH A SLOPE OF 2% TOWARDS THE PAVED AREA SHALL BE PROVIDED TO PREVENT ORGANICS WASHOUT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATION.
6. REFER TO EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION.
7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS. PAVEMENTS, AND OTHER FACILITIES FROM DRAINAGE CAUSED BY SETTLEMENTS, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
8. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
9. TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND SYSTEM. CONTRACTOR TO FIELD VERIFY, LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT, A GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
10. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
11. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
12. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN EIGHT INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE, COMPACTS SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING ASTM D 698 FOR EACH LAER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN ½ AWAY FROM MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY AT A MINIMUM OF 2% AWAY FROM BUILDING.
14. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
15. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
16. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
17. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.
18. WALLS GREATER THAN 4 FT IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL.
19. CATCH BASIN RIM ELEVATION INDICATES BACK OF CURB ELEVATION UNLESS OTHERWISE NOTED.

SCM's TO BE MAINTAINED BY THE HOA



LEGEND		
EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	EASEMENTS	
N/A	LOT LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
N/A	STORM PIPE	
N/A	FLARED END SECTION	
N/A	DROP INLET	
N/A	CURB INLET	



N

NAD 83 / NSRS 2011

SCALE 1"=150'

0 150' 300'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally signed by Eva King, PE
Date: 2026.07.16 12:49:14-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
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Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
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5	07.01.2026	PER ROLESVILLE COMMENTS

GRADING PLAN - OVERALL

Design By: SSD	SHEET
Date: 10.01.25	C500
Project #: P250897	

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LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	EASEMENTS	
N/A	LOT LINE	
295	MAJOR CONTOUR	295
294	MINOR CONTOUR	294
N/A	STORM PIPE	
N/A	FLARED END SECTION	
N/A	DROP INLET	
N/A	CURB INLET	

SEE SHEET C500 FOR GRADING AND STORM NOTES.

PRELIMINARY

NOT FOR CONSTRUCTION

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Digitally Signed by Eva King, PE
Date: 2026.07.16 12:49:32-04'00'

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GRADING PLAN - 1

KEY MAP

Design By:	SSD
Date:	10.01.25
Project #:	P250897

SHEET C501

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

MATCH LINE C501

MATCH LINE C502

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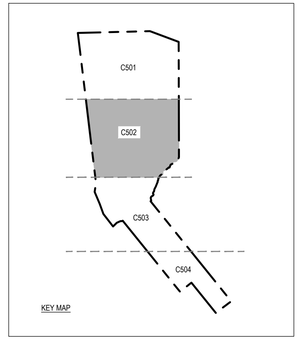
OUTLET DISSIPATOR DESIGN

OUTLET NAME	PIPE DIA. (in)	PIPE SLOPE (ft/ft)	Q10 (cfs)	V10 (fps)	ZONE	PAD DIMENSIONS LENGTH (ft)	PAD DIMENSIONS W1 (ft)	PAD DIMENSIONS DEPTH (in)	STONE SIZING D50 (in)	STONE SIZING Dmax (in)	STONE SIZING CLASS (NCDOT)
FES-100	42	0.50%	45.60	7.8	2	21	11	22	8	12	B
FES-200	30	0.50%	18.24	12.3	3	20	8	24	10	15	1
FES-224	18	0.86%	0.93	3.7	1	6	5	12	4	6	A
FES-300	36	0.53%	14.02	5.9	2	18	9	22	8	12	B
FES-SCM1	24	0.50%	44.17	5.1	1	18	6	12	4	6	A
FES-SCM2	36	0.50%	15.10	5.8	2	8	9	22	8	12	B
FES-SCM3	24	0.50%	1.86	3.4	1	8	6	12	4	6	A
EW-1	42	1.66%	55.34	12.9	3	28	11	24	10	15	1
EW-3	48	0.80%	40.79	8.9	3	32	12	24	10	15	1

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	EASEMENTS	
N/A	LOT LINE	
295	MAJOR CONTOUR	295
294	MINOR CONTOUR	294
N/A	STORM PIPE	
N/A	FLARED END SECTION	
N/A	DROP INLET	
N/A	CURB INLET	

SEE SHEET C500 FOR GRADING AND STORM NOTES.



MATCH LINE C501

MATCH LINE C502

MATCH LINE C502

MATCH LINE C503

CROSS HOLLY DR
PUBLIC 50' R/W
S89° 30' 40.40"W
500.00'

HOLLY ESTATES DR
PUBLIC 50' R/W

MEADOW HOLLY LN
PUBLIC 50' R/W
S89° 30' 40.40"W
500.00'

MAGNOLIA RUN DR
PUBLIC 50' R/W
S89° 30' 40.40"W
295.63'

HOLLY ESTATES DR
PUBLIC 50' R/W
S21° 15' 03.38"W
105.00'

MAGNOLIA RUN DR
PUBLIC 50' R/W

RETAINING WALL FALL PROTECTION (DESIGNED BY OTHERS)

VARIABLE WIDTH PUBLIC STORM EASEMENT

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

20' PRIVATE STORM ESMT.

30' SEWER ESMT.

15' REAR SETBACK (TYP.)

10.5' SIDE SETBACK (TYP.)

15' FRONT SETBACK (TYP.)

50' BUFFER

50' NEUSE RIPARIAN BUFFER

JONES CREEK

JURISDICTIONAL POND

WETLANDS DO NOT DISTURB

OS 2

OS 3

NF PULTE HOME COMPANY LLC
PIN 176850319
D.B. 19876 PG 1264
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ
DOR SUBDIVISION APPROVED (CID-2-06)

NF PULTE HOME COMPANY LLC
PIN 176853221
D.B. 19878 PG 1239
B.M. 2011 PG. 84
USE: RESIDENTIAL SUBDIVISION
ZONING RH-CZ AND RM-CZ
BROADMOOR SUBDIVISION APPROVED (CID-2-06)

NF WALLACE G. JONES
PIN 1767.02-79-1307
BOOK 014 PG. 2225
B.M. 1991 PG 1328
USE: AGRICULTURE
ZONING: WAKE R-30

1/2" EIR

1/2" EIP

1" EIP

N

NAD 83 / NSRS 2011
SCALE 1"=40'
0 40' 80'

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Digitally Signed by Eva King, PE
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3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

GRADING PLAN - 2

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C502

P:\2025 projects\250897 richards tract\ENG\DWG\Sheets\P250897_C502_GRAD.dwg

MATCH LINE C502

MATCH LINE C503

30' PUBLIC GREENWAY EASEMENT TO CONNECT TO EXISTING BROADMOOR EASEMENT

10' PUBLIC ASPHALT GREENWAY TRAIL

ACTIVE OPEN SPACE

2.41 AC OF PARK LAND DEDICATED TO THE TOWN OF ROLESVILLE

WETLANDS DO NOT DISTURB

OS 6

1' LILY ESTATES DR PUBLIC 50' R/W

30" RCP

20' ACCESS AND MAINTENANCE ESMT

SCM ACCESS AND MAINTENANCE EASEMENT

SCM 2

OS 1

50' NEUSE RIPARIAN BUFFER

30' ACCESS AND MAINTENANCE ESMT.

24" RCP

18" RCP

15" RCP

10' PUBLIC ASPHALT GREENWAY TRAIL

N49° 13' 43.35"W 1442.72'

20' PRIVATE STORM ESMT.

30' SEWER ESMT.

EW-3

24" RCP

18" RCP

30" VALLEY CURB

25' PERIMETER BUFFER TYPE 2

5' CONCRETE SWLK (TYP.)

BW=352.50
TW=359.00

BW=352.94
TW=360.05

BW=353.56
TW=360.05

BW=355.71
TW=355.71

N49° 13' 43.35"W 1442.72'

FIRE HYDRANT ASSEMBLY

8" AIR RELEASE VALVE

15' SIDE SETBACK (TYP.)

15' FRONT SETBACK (TYP.)

15' REAR SETBACK (TYP.)

RETAINING WALL FALL PROTECTION (DESIGNED BY OTHERS)

24" RCP

MATCH LINE C503

MATCH LINE C504

N

NAD 83 / NSRS 2011

SCALE 1"=40'

0 40' 80'

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	EASEMENTS	
N/A	LOT LINE	
295	MAJOR CONTOUR	295
294	MINOR CONTOUR	294
N/A	STORM PIPE	
N/A	FLARED END SECTION	
N/A	DROP INLET	
N/A	CURB INLET	

SEE SHEET C500 FOR GRADING AND STORM NOTES.

KEY MAP

C501

C502

C503

C504

OUTLET DISSIPATOR DESIGN

OUTLET NAME	PIPE DIA. (in)	PIPE SLOPE (ft/ft)	Q10 (cfs)	V10 (fps)	ZONE	PAD DIMENSIONS LENGTH (ft)	PAD DIMENSIONS W1 (ft)	PAD DIMENSIONS DEPTH (in)	STONE SIZING D50 (in)	STONE SIZING Dmax (in)	STONE SIZING CLASS (NCDOT)
FES-100	42	0.50%	45.60	7.8	2	21	11	22	8	12	B
FES-200	30	0.50%	18.24	12.3	3	20	8	24	10	15	1
FES-224	18	0.86%	0.93	3.7	1	6	5	12	4	6	A
FES-300	36	0.53%	14.02	5.9	2	18	9	22	8	12	B
FES-SCM1	24	0.50%	44.17	5.1	1	18	6	12	4	6	A
FES-SCM2	36	0.50%	15.10	5.8	2	8	9	22	8	12	B
FES-SCM3	24	0.50%	1.86	3.4	1	8	6	12	4	6	A
EW-1	42	1.66%	55.34	12.9	3	28	11	24	10	15	1
EW-3	48	0.80%	40.79	8.9	3	32	12	24	10	15	1

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:50:08-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

GRADING PLAN - 3

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C503

P:\2025 projects\250897 richards trust\ENG\DWG\Sheets\P250897_C500_GRAD.dwg

MATCH LINE C503

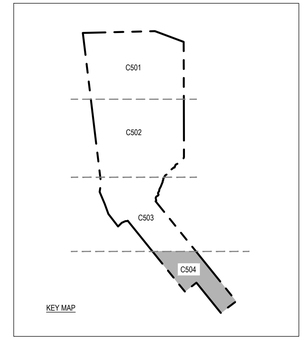
OUTLET DISSIPATOR DESIGN

OUTLET NAME	PIPE DIA. (in)	PIPE SLOPE (ft/ft)	Q10 (cfs)	V10 (fps)	ZONE	PAD DIMENSIONS LENGTH (ft)	PAD DIMENSIONS W1 (ft)	PAD DIMENSIONS DEPTH (in)	STONE SIZING D50 (in)	STONE SIZING Dmax (in)	STONE SIZING CLASS (NCDOT)
FES-100	42	0.50%	45.60	7.8	2	21	11	22	8	12	B
FES-200	30	0.50%	18.24	12.3	3	20	8	24	10	15	1
FES-224	18	0.86%	0.93	3.7	1	6	5	12	4	6	A
FES-300	36	0.53%	14.02	5.9	2	18	9	22	8	12	B
FES-SCM1	24	0.50%	44.17	5.1	1	18	6	12	4	6	A
FES-SCM2	36	0.50%	15.10	5.8	2	8	9	22	8	12	B
FES-SCM3	24	0.50%	1.86	3.4	1	8	6	12	4	6	A
EW-1	42	1.66%	55.34	12.9	3	28	11	24	10	15	1
EW-3	48	0.80%	40.79	8.9	3	32	12	24	10	15	1

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
N/A	EASEMENTS	
N/A	LOT LINE	
295	MAJOR CONTOUR	295
294	MINOR CONTOUR	294
N/A	STORM PIPE	
N/A	FLARED END SECTION	
N/A	DROP INLET	
N/A	CURB INLET	

SEE SHEET C500 FOR GRADING AND STORM NOTES.



N

NAD 83 / NSRS 2011

SCALE 1"=50'

0 50' 100'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:50:25-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

GRADING PLAN - 4

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C504

P:\2025 projects\250897 richards trust\ENG\DWG\Sheets\P250897_C500_GRAD.dwg

SCM 1 - ROLESVILLE ESTATES STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-101	369.79	114 124 102	358.45 364.08 359.35	358.35
CB-102	371.95	103	365.06	360.85
CB-103	373.88	104	365.89	365.79
CB-104	375.86	105 145	366.73 371.74	366.63
CB-105	377.68	141 106	371.46 367.21	367.11
CB-106	377.67	107	367.60	367.50
CB-107	377.26	108	368.34	368.24
CB-108	378.73	109 144	368.94 371.63	368.84
CB-109	380.03	110	369.49	369.39
CB-110	379.35	111 143	370.17 373.51	369.67
CB-111	377.56	112 111B	370.64 370.58	370.44
CB-112	376.02	113	371.07	370.87
CB-113	376.02			371.25
CB-114	366.23	115.1 148	359.09 359.09	358.99
CB-115	365.30	116 131	359.68 359.75	359.58
CB-115.1	365.30	115	359.58	359.55
CB-116	366.13	117 116C 116B	360.25 360.26 362.07	360.15
CB-116B	366.19			362.22
CB-117	367.33	118 155	360.90 360.90	360.80
CB-118	368.49	119	361.99	361.79
CB-119	368.50	120	362.39	362.19

SCM 1 - ROLESVILLE ESTATES STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-120	369.39	121 161	363.40 364.10	363.20
CB-121	370.68	122 157	364.92 365.74	364.72
CB-122	372.90	123	367.53	367.33
CB-123	372.90			367.68
CB-124	369.79	125	364.73	364.23
CB-125	372.12	126 146	366.67 366.55	366.45
CB-126	373.79	127 147	368.94 368.84	368.74
CB-127	377.08	128 153	371.64 372.02	371.54
CB-128	377.08	129	371.88	371.78
CB-129	379.19	130	372.69	372.59
CB-130	378.89			372.98
CB-131	365.30	132 131.1	360.14 360.14	359.89
CB-131.1	365.30			360.14
CB-132	366.31	133	360.81	360.81
CB-133	366.32	134	361.19	360.96
CB-134	369.29	150 135	364.07 364.07	363.97
CB-135	372.25	151 136	367.55 367.11	367.01
CB-136	372.26	137	367.25	367.25
CB-137	372.32	138	367.68	367.58
CB-138	372.32	139 138.1	367.92 367.92	367.82
CB-138.1	372.32			367.92

SCM 1 - ROLESVILLE ESTATES STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-141	378.87	142	372.18	372.08
CB-142	377.43	142.1	372.64	372.53
CB-142.1	377.46			372.64
CB-143	379.38			374.56
CB-144	378.72			371.77
CB-145	376.11			371.88
CB-146	372.27	146.1	366.84	366.84
CB-146.1	372.25	146B	366.95	366.84
CB-147	373.79	147B	369.08	368.99
CB-147B	374.16			369.21
CB-148	366.23	148B	359.34	359.24
CB-150	369.29			364.21
CB-151	373.51	152	367.92	367.82
CB-152	373.52			368.07
CB-153	376.33	154	372.22	372.22
CB-154	376.32			372.37
CB-155	367.33	155B	361.14	361.04
CB-157	370.69			365.88
CB-161	369.39	162	364.34	364.24
CB-162	369.49			364.78
DI-111B	377.74	158	370.77	370.67

SCM 2 - ROLESVILLE ESTATES STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-201	359.84	202 213	353.26 354.23	352.66
CB-202	363.65	203 214	358.40 358.21	358.11
CB-203	366.19	204 220	359.51 360.10	359.41
CB-204	368.77	205	360.01	359.91
CB-205	369.30	206	360.86	360.76
CB-206	367.32	207	361.36	361.26
CB-207	367.56	208	361.70	361.50
CB-208	366.87	209 221	362.09 362.39	361.89
CB-209	369.68	210 222	363.16 363.29	362.66
CB-210	369.68			363.31
CB-211	358.11	212	352.90	352.80
CB-212	358.11			353.05

SCM 2 - ROLESVILLE ESTATES STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-213	359.84			354.38
CB-214	363.60	215	358.46	358.36
CB-215	365.85	216 219 215B	359.36 359.36 359.06	358.86
CB-216	368.91	217	360.89	360.79
CB-217	369.08	218	361.14	361.04
CB-219	366.29			360.34
CB-220	366.48			360.74
CB-221	366.87			362.53
DI-215B	364.84	223	359.25	359.15
DI-218	364.55			361.25
DI-222	366.24			363.42
DI-223	363.19			359.74

SCM 3 - ROLESVILLE ESTATES STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-301	356.30	302	348.86	348.76
CB-302	356.07	303 316	349.23 350.02	349.13
CB-303	357.64	304 312 303B	349.92 352.47 351.16	349.82
CB-304	360.39	305 304B	351.14 352.00	351.04
CB-305	359.32	306 309	351.81 351.81	351.71
CB-306	358.34	307 306B	352.43 352.43	352.33
CB-307	357.82	308	352.96	352.86
CB-308	357.82			353.11
CB-309	359.32	309B	352.05	351.95
CB-312	357.64			352.61
CB-313	356.93	314 EW-2	349.20 349.53	349.10
CB-314	355.05	314B 314C	350.74 350.65	350.55
CB-314B	355.05			350.89
CB-316	356.07	317 316.1	350.27 350.27	350.17
CB-316.1	356.08			350.27
DI-303B	357.78	311	351.24	351.24
DI-304B	360.47	320	352.27	352.17
DI-306B	358.41	319	352.62	352.52
DI-309B	359.59	310	352.12	352.12
DI-310	356.23			352.62
DI-311	355.24			351.87
DI-314C	355.30	315	350.82	350.72
DI-315	354.14			351.25
DI-317	356.41	318	350.47	350.37
DI-318	354.92			350.91
DI-319	356.14			353.18
DI-320	358.09			353.46
FES-300	351.91	301	348.50	

FOWLER ROAD STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-11	370.74	12	367.20	367.10
CB-12	372.71	13	367.51	367.41
CB-13	372.68	15 14	367.79 369.41	367.69
CB-15	371.95	16	368.14	368.04
CB-16	378.52	17	374.55	374.55
FES-10	368.77	11	366.98	
FES-14	373.04			371.25
FES-17	379.11			377.32

MITCHELL MILL STORM STRUCTURE TABLE				
STRUCTURE	RIM EL	STRUCTURE IN	INVERT IN	INVERT OUT
CB-2	353.27	3	349.00	347.56
CB-3	353.96	4	349.93	349.51
CB-4	354.36	5	350.17	350.07
CB-5	354.67	6	350.77	350.67
CB-6	357.32	7	353.29	353.19
DI-7	356.98			353.50
FES-1	348.82	2	347.03	

NOTE:
ALL STRUCTURES SHALL BE PRE-CAST CONCRETE BOXES
SEE SHEET C955 FOR DETAILS.

N
NAD 83 / NSRS 2011
SCALE 1"=50'
0 50' 100'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING
Digitally Signed by Eva King, PE
Date: 2026.07.16 12:50:42-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

STRUCTURE CHARTS

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C505

P:\2025 projects\250897 richards tract\ENG\DWG\Sheets\P250897_C505_GRAD.dwg

SCM 1 - ROLESVILLE ESTATES STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
100	101	42	55.40	0.48%	RCP
101	102	24	49.98	3.00%	RCP
101	124	24	29.00	0.50%	RCP
101	114	36	108.91	0.50%	RCP
102	103	24	56.17	1.31%	RCP
103	104	24	91.19	0.81%	RCP
104	145	18	29.03	0.50%	RCP (CLASS IV)
104	105	24	37.56	1.00%	RCP
105	106	24	29.03	1.00%	RCP
105	141	18	123.29	0.50%	RCP
106	107	24	36.90	1.73%	RCP
107	108	24	100.49	0.50%	RCP
108	144	18	29.00	0.50%	RCP
108	109	24	89.06	0.50%	RCP
109	110	24	37.57	0.50%	RCP
110	111	18	52.69	0.50%	RCP
110	143	18	35.02	3.00%	RCP
111	111B	15	17.44	0.50%	RCP
111	112	18	45.09	0.50%	RCP
111B	158	15	131.50	0.50%	RCP
112	113	18	35.00	0.50%	RCP (CLASS IV)
114	115.1	36	92.03	0.50%	RCP
114	148	24	29.00	0.50%	RCP
115	131	30	29.00	0.50%	RCP
115	116	30	94.53	0.50%	RCP
116	116C	15	13.68	0.50%	RCP

SCM 1 - ROLESVILLE ESTATES STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
116	116B	18	29.47	0.49%	RCP
116	117	30	109.09	0.50%	RCP
116C	159	15	101.02	0.50%	RCP
117	155	24	29.00	0.50%	RCP
117	118	18	106.18	0.84%	RCP
118	119	18	29.00	0.70%	RCP
119	120	18	40.31	2.00%	RCP
120	161	18	29.00	0.50%	RCP
120	121	18	132.00	1.00%	RCP
121	157	18	29.02	0.50%	RCP
121	122	18	226.11	1.07%	RCP
122	123	18	29.00	0.50%	RCP
124	125	18	40.31	4.27%	RCP
125	146	18	29.08	1.00%	RCP
125	126	18	134.04	1.54%	RCP
126	147	18	29.00	0.50%	RCP
126	127	18	277.87	0.94%	RCP
127	153	18	41.81	0.50%	RCP
127	128	18	29.00	0.50%	RCP
128	129	18	43.07	1.64%	RCP
129	130	18	30.59	0.95%	RCP
131	132	24	49.20	1.38%	RCP
132	133	24	29.00	0.50%	RCP
133	134	24	207.00	1.34%	RCP
134	135	24	207.00	1.42%	RCP
134	150	18	29.00	0.50%	RCP

SCM 1 - ROLESVILLE ESTATES STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
135	136	24	29.00	0.50%	RCP
135	151	18	55.57	0.50%	RCP
136	137	24	66.43	0.50%	RCP
137	138	24	29.00	0.50%	RCP
138	139	24	19.30	0.50%	RCP
139	140	24	101.73	0.50%	RCP
140	140C	18	150.09	0.50%	RCP
140	140B	18	224.99	0.50%	RCP
141	142	18	69.45	0.50%	RCP
146.1	146B	18	25.46	0.50%	RCP
147	147B	18	24.88	0.50%	RCP
148	148B	24	16.88	0.50%	RCP
148B	149	24	68.62	0.50%	RCP
149	149B	18	150.48	0.75%	RCP
151	152	18	29.01	0.50%	RCP
153	154	18	29.00	0.50%	RCP
155	155B	24	16.21	0.50%	RCP
155B	156	24	69.29	0.50%	RCP
156	156B	18	150.00	0.50%	RCP
159	160	15	150.00	0.50%	RCP
161	162	18	43.94	1.00%	RCP

SCM 2 - ROLESVILLE ESTATES STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
200	201	30	71.78	0.50%	RCP
201	213	18	29.00	0.50%	RCP
201	202	24	166.19	2.92%	RCP
202	214	24	29.00	0.50%	RCP
202	203	24	43.84	2.30%	RCP
203	220	18	30.59	2.10%	RCP
203	204	24	79.36	0.50%	RCP
204	205	24	150.00	0.50%	RCP
205	206	24	79.22	0.50%	RCP
206	207	24	29.00	0.50%	RCP
207	208	24	37.23	0.50%	RCP
208	221	18	29.00	0.50%	RCP (CLASS IV)
208	209	24	113.86	0.50%	RCP
209	222	18	26.81	0.50%	RCP
209	210	18	29.00	0.50%	RCP
211	212	18	29.00	0.50%	RCP
214	215	24	79.47	0.50%	RCP
215	215B	18	17.52	0.50%	RCP
215	219	18	32.70	3.00%	RCP
215	216	18	111.32	1.29%	RCP
215B	223	18	98.59	0.50%	RCP
216	217	18	30.50	0.50%	RCP
217	218	18	21.42	0.50%	RCP
224	211	18	66.48	0.50%	RCP

***ALL SHADED PIPES TO HAVE O-RINGS**

SCM 3 - ROLESVILLE ESTATES STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
	313	48	55.45	0.50%	RCP
300	301	36	49.60	0.53%	RCP
301	302	30	53.20	0.50%	RCP
302	316	18	29.00	0.50%	RCP
302	303	24	117.75	0.50%	RCP
303	303B	15	14.14	0.50%	RCP
303	304	24	225.00	0.50%	RCP
303	312	18	29.00	0.50%	RCP
303B	311	15	126.99	0.50%	RCP
304	304B	18	16.77	1.00%	RCP
304	305	18	113.25	0.50%	RCP
304B	320	18	119.01	1.00%	RCP
305	306	18	103.51	0.50%	RCP
305	309	18	29.00	0.50%	RCP
306	306B	18	17.77	0.50%	RCP
306	307	18	85.50	0.50%	RCP
306B	319	18	113.23	0.50%	RCP
307	308	18	29.00	0.50%	RCP (CLASS IV)
309	309B	18	13.55	0.49%	RCP
309B	310	18	95.05	0.53%	RCP
313	314	30	269.01	0.50%	RCP
314	314C	18	14.62	0.50%	RCP
314	314B	18	29.00	0.50%	RCP (CLASS IV)
314C	315	18	86.92	0.50%	RCP
316	317	18	16.59	0.62%	RCP
316	316.1	18	5.00	0.00%	RCP
317	318	18	87.49	0.50%	RCP

***ALL SHADED PIPES TO HAVE O-RINGS**

FOWLER ROAD STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
10	11	18	24.71	0.50%	RCP
11	12	18	42.57	0.50%	RCP
12	13	18	35.01	0.50%	RCP
13	14	15	36.35	5.06%	RCP
13	15	18	49.75	0.50%	RCP
15	16	18	272.51	2.35%	RCP
16	17	18	79.21	3.50%	RCP

MITCHELL MILL STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
1	2	18	74.78	0.71%	RCP
2	3	18	38.51	1.34%	RCP
3	4	18	29.22	0.50%	RCP (CLASS IV)
4	5	18	55.11	0.91%	RCP
5	6	18	70.19	3.44%	RCP
6	7	18	42.93	0.50%	RCP

N

NAD 83 / NSRS 2011

SCALE 1"=50'

0 50' 100'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:51:00-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

PIPE CHARTS

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET
C506

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EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. OBTAIN NCG01 CERTIFICATE OF COVERAGE.
3. THIS PROJECT IS DIVIDED INTO TWO (2) STAGES, STAGE 1 EROSION CONTROL - INSTALLATION OF PERIMETER ESC MEASURES. STAGE 2 EROSION CONTROL - SITE GRADING AND CONSTRUCTION.
4. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT WAKE COUNTY EROSION CONTROL (919-856-7400) TO SET UP AND ATTEND A PRE-CONSTRUCTION MEETING.

BEGIN STAGE 1 EROSION CONTROL

5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT STATION.
6. INSTALL ALL SILT FENCING AND WIRE & WASHED STONE OUTLETS IN SILT FENCE, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, INLET PROTECTION AND CHECK DAMS AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
7. ALL TEMPORARY DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C956 FOR DITCH DETAIL.
8. ALL CLEAN WATER DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C956 FOR DITCH DETAIL.
9. ALL PERMANENT DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C957 FOR DITCH DETAIL.
10. BUILD SKIMMER BASIN AS SHOWN TO BE USED DURING CONSTRUCTION.
11. CONTRACTOR TO ENSURE NO LOW POINTS ARE CREATED WHEN INSTALLING BASIN 5.
12. CONTRACTOR TO PROVIDE ANCHORED GROUND COVER DOWNSTREAM OF BASIN AND DIVERSIONS UPON CONSTRUCTION.
13. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASIN AND INLETS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
14. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C958 (PER WAKE COUNTY). STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
15. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)

BEGIN STAGE 2 EROSION CONTROL .

16. AFTER RECEIVING CERTIFICATE OF COMPLIANCE, BEGIN TO CLEAR AND GRUB SITE. DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED. MAINTAIN DEVICES AS NEEDED.
17. INSTALL STORM PIPES WITH INLET PROTECTION PER CONSTRUCTION PLANS.
18. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)
19. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASINS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
20. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C958 (PER TWAKE COUNTY). STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
21. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
22. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET C960,
23. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE #4 ABOVE).

BEGIN STAGE 3 EROSION CONTROL .

24. IF SITE IS APPROVED, REMOVE SILT FENCING. THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED NOW. INSTALL OUTLET PROTECTION AS SHOWN ON THESE PLANS.
25. CONVERT REMAINING SEDIMENT BASINS TO FINAL SCM DESIGN.
26. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE #4 ABOVE).

*SEE SHEET C958 FOR WAKE COUNTY SEEDING REQUIREMENTS, STOCKPILE REQUIREMENTS, AND BASIN REMOVAL SEQUENCE

BASIN REMOVAL SEQUENCE

1. SCHEDULE A SITE MEETING WITH THE ENVIRONMENTAL CONSULTANT TO DETERMINE IF A BASIN CAN BE REMOVED OR CONVERTED FOR STORMWATER USE. INSTALL SILT FENCING OR OTHER TEMPORARY EROSION CONTROL MEASURES AS NEEDED PRIOR TO REMOVAL OR CONVERSION OF THE BASIN.
2. CONTACT THE NCDEQ RALEIGH REGIONAL OFFICE AT 919-791-4200 TO DETERMINE THE DIVISION OF ENERGY, MINERAL AND LAND RESOURCES (DEMLR) CONTACT PERSON TO RECEIVE DEWATERING NOTIFICATIONS. AT LEAST 10 DAYS PRIOR TO BEGINNING DEWATERING ACTIVITY, SEND AN EMAIL TO THE NCDEQ-DEMLR CONTACT AND COPY THE WAKE COUNTY ENVIRONMENTAL CONSULTANT THAT MET YOU ONSITE. THE EMAIL BE KEPT FOR NPDES MONITORING DOCUMENTATION AND SHOULD INCLUDE:

1.) E&SC JURISDICTION: WAKE COUNTY
2.) WAKE COUNTY PROJECT: NAME, NUMBER, AND LOCATION (CITY/TOWN)
3.)ENVIRONMENTAL CONSULTANT NAME
4.)REASON FOR CONVERSION
5.)BASIN #
6.) DEWATERING METHOD
7.)ALL OTHER NECESSARY INFO FROM PART II, SECTION G, ITEM 4 OF THE NCG01

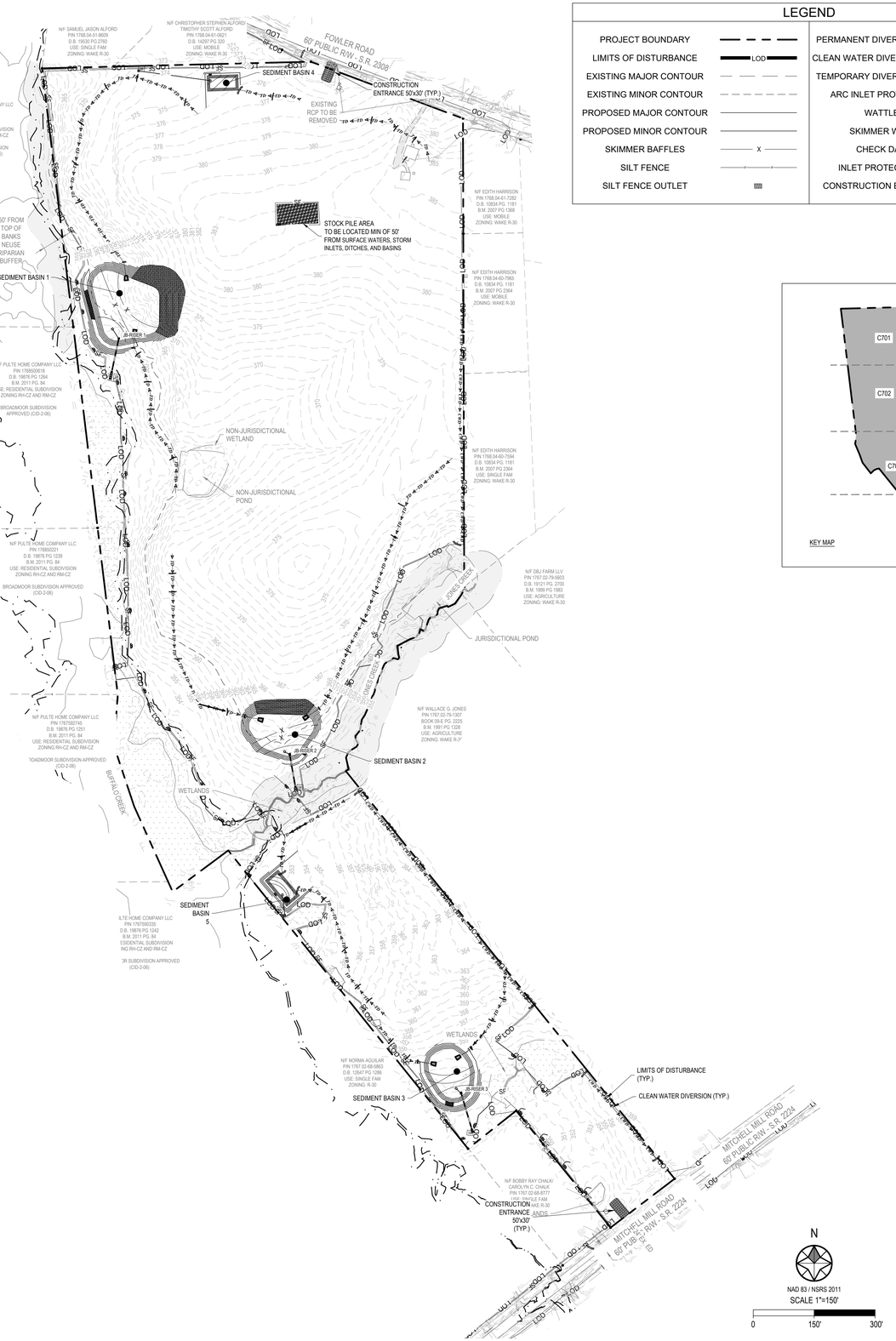
3. AFTER RECEIVING POSITIVE CONFIRMATION FROM NCDEQ-DEMLR THAT YOU MAY REMOVE THE BASIN OR ON > DAY 11, WHICHEVER IS SOONER, REMOVE BASIN(S) AND ASSOCIATED TEMPORARY DIVERSION DITCHES. IF PIPES NEED TO BE EXTENDED, PERFORM THIS OPERATION AT THIS TIME. FINE GRADE AREA IN PREPARATION FOR SEEDING.
4. PERFORM SEEDBED PREPARATION, SEED, MULCH AND ANCHOR 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 THE ENVIRONMENTAL CONSULTANT FOR APPROVAL OF REMOVING REMAINING TEMPORARY EROSION CONTROL MEASURES AND ADVICE ON WHEN SITE CAN BE ISSUED A CERTIFICATE OF COMPLETION.

Rolesville Estates

SKIMMER BASIN TABLE

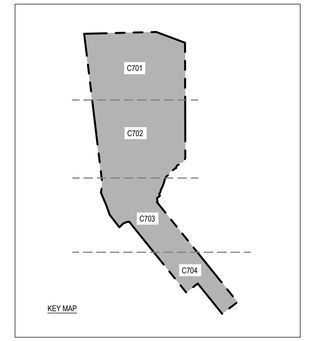
Skimmer Basin #	Width (ft)	Length (ft)	Depth (ft)	Top Elevation	Outlet Elevation	Weir (ft)	Skimmer (in)	Orifice (in)	Drainage Area (ac)	Required Volume (cf)	Dewatering Time (days)
BASIN 1	~152	~155	4	361	357	76	3	2.5	14.84	26712	3.7
BASIN 2	~149	~97	3	357	354	20	1.5	1.5	3.87	6966	3.8
BASIN 3	~114	~152	3	354	351	20	1.5	0.9	1.27	2286	3.5
BASIN 4	38	76	3	376	373	7	1.5	1.2	2.19	3942	3.4
BASIN 5	41	82	3	354	351	8	1.5	1.25	2.68	4824	3.8

NAME	CHANNEL SLOPE (%)	DISCHARGE (CFS)	DRAINAGE AREA (AC)	SHEAR STRESS (lbs/sf)	BOTTOM WIDTH (FT)	LEFT SIDE SLOPE (V:H)	RIGHT SIDE SLOPE (V:H)	LINING	STAPLE PATTERN
DITCH 1	1.80%	6.98	1.94	1.04	1	3	3	S150	D
DITCH 2	1.38%	11.23	3.12	0.65	1	3	3	S150	D
DITCH 3	0.73%	39.06	10.85	1.34	1	3	3	S150	D
DITCH 4	2.42%	7.52	2.09	0.84	1	3	3	S150	D
DITCH 5	1.83%	6.23	1.73	0.62	1	3	3	S150	D
DITCH 6	0.70%	1.35	0.38	0.15	1	3	3	S150	D
DITCH 7	0.80%	6.59	1.83	0.34	1	3	3	S150	D
DITCH 8	2.80%	1.15	0.33	0.38	1	3	3	S150	D
DITCH 9	3.50%	2.41	0.67	0.65	1	3	3	S150	D



LEGEND

PROJECT BOUNDARY		PERMANENT DIVERSION DITCH	PD
LIMITS OF DISTURBANCE	LOD	CLEAN WATER DIVERSION DITCH	CWD
EXISTING MAJOR CONTOUR		TEMPORARY DIVERSION DITCH	TD
EXISTING MINOR CONTOUR		ARC INLET PROTECTION	
PROPOSED MAJOR CONTOUR		WATTLE	
PROPOSED MINOR CONTOUR		SKIMMER WEIR	
SKIMMER BAFFLES	X	CHECK DAM	
SILT FENCE	SF	INLET PROTECTION	
SILT FENCE OUTLET		CONSTRUCTION ENTRANCE	



PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:51:19-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1 - OVERALL

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C700

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EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. OBTAIN NCG01 CERTIFICATE OF COVERAGE.
3. THIS PROJECT IS DIVIDED INTO TWO (2) STAGES. STAGE 1 EROSION CONTROL = INSTALLATION OF PERIMETER ESC MEASURES. STAGE 2 EROSION CONTROL = SITE GRADING AND CONSTRUCTION.
4. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL CONTACT WAKE COUNTY EROSION CONTROL (919-856-7400) TO SET UP AND ATTEND A PRE-CONSTRUCTION MEETING.

BEGIN STAGE 1 EROSION CONTROL

5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT STATION.
6. INSTALL ALL SILT FENCING AND WIRE & WASHED STONE OUTLETS IN SILT FENCE, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, INLET PROTECTION AND CHECK DAMS AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
7. INSTALL TEMPORARY DIVERSION DITCHES TO BE LINED WITH NAG S150 OR EQUIVALENT SEE SHEET C656 FOR DITCH DETAIL.
8. ALL CLEAN WATER DIVERSION DITCHES TO BE LINED WITH NAG S150 OR EQUIVALENT SEE SHEET C656 FOR DITCH DETAIL.
9. ALL PERMANENT DIVERSION DITCHES TO BE LINED WITH NAG S150 OR EQUIVALENT SEE SHEET C656 FOR DITCH DETAIL.
10. SUBD SKIMMER BASIN AS SHOWN TO BE USED DURING CONSTRUCTION.
11. CONTRACTOR TO ENSURE NO LOW POINTS ARE CREATED WHEN INSTALLING BASIN 5.
12. CONTRACTOR TO PROVIDE ANCHORED GROUND COVER DOWNSTREAM OF BASIN AND DIVERSIONS UPON CONSTRUCTION.
13. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASIN AND INLETS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
14. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C656 (PER WAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
15. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)

BEGIN STAGE 2 EROSION CONTROL

16. AFTER RECEIVING CERTIFICATE OF COMPLIANCE, BEGIN TO CLEAR AND GRUB SITE, DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED, MAINTAIN DEVICES AS NEEDED.
17. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)
18. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)
19. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASINS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
20. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C656 (PER TWAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
21. ALL SEDIMENT REMOVED FROM BASINS AND TRAPS SHALL BE PLACED IN THE HAY BALES. CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
22. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET C660.
23. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE #4 ABOVE).

BEGIN STAGE 3 EROSION CONTROL

24. IF SITE IS APPROVED, REMOVE SILT FENCING. THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED NOW. INSTALL SOTLET PROTECTION AS SHOWN ON THESE PLANS.
25. CONVERT REMAINING SEDIMENT BASINS TO FINAL SCM DESIGN.
26. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE #4 ABOVE).

*SEE SHEET C656 FOR WAKE COUNTY SEEDING REQUIREMENTS, STOCKPILE REQUIREMENTS, AND BASIN REMOVAL SEQUENCE

NAME	CHANNEL SLOPE (%)	DISCHARGE (CFS)	DRAINAGE AREA (AC)	SHEAR STRESS (lbs/sf)	BOTTOM WIDTH (FT)	LEFT SIDE SLOPE (V:H)	RIGHT SIDE SLOPE (V:H)	LINING	STAPLE PATTERN
DITCH 1	1.80%	6.98	1.94	1.04	1	3	3	S150	D
DITCH 2	1.38%	11.23	3.12	0.65	1	3	3	S150	D
DITCH 3	0.73%	39.06	10.85	1.34	1	3	3	S150	D
DITCH 4	2.42%	7.52	2.09	0.84	1	3	3	S150	D
DITCH 5	1.83%	6.23	1.73	0.62	1	3	3	S150	D
DITCH 6	0.70%	1.35	0.38	0.15	1	3	3	S150	D
DITCH 7	0.80%	6.59	1.83	0.34	1	3	3	S150	D
DITCH 8	2.80%	1.15	0.33	0.38	1	3	3	S150	D
DITCH 9	3.50%	2.41	0.67	0.65	1	3	3	S150	D

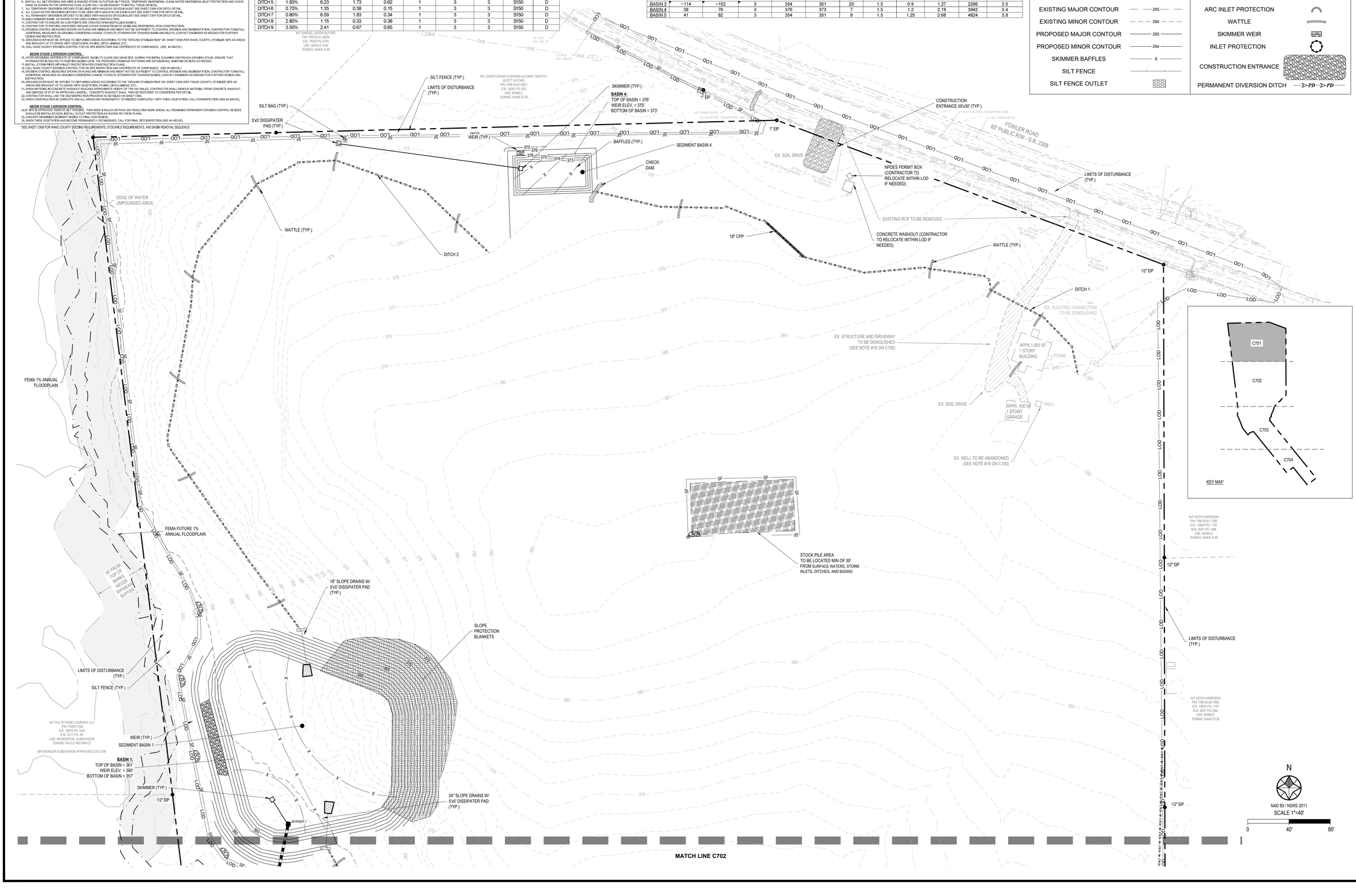
Rolesville Estates

SKIMMER BASIN TABLE

Skimmer Basin #	Width (ft)	Length (ft)	Depth (ft)	Top Elevation	Outlet Elevation	Weir (ft)	Skimmer (in)	Orifice (in)	Drainage Area (ac)	Required Volume (cf)	Dewatering Time (days)
BASIN 1	~152	~155	4	361	357	76	3	2.5	14.84	26712	3.7
BASIN 2	~149	~97	3	357	354	20	1.5	1.5	3.87	6966	3.8
BASIN 3	~114	~152	3	354	351	20	1.5	0.9	1.27	2286	3.5
BASIN 4	38	76	3	376	373	7	1.5	1.2	2.19	3942	3.4
BASIN 5	41	82	3	354	351	8	1.5	1.25	2.68	4824	3.8

LEGEND

- PROJECT BOUNDARY
- LIMITS OF DISTURBANCE (LOD)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SKIMMER BAFFLES
- SILT FENCE
- SILT FENCE OUTLET
- TEMPORARY DIVERSION DITCH (TD)
- CLEAN WATER DIVERSION DITCH (CWD)
- ARC INLET PROTECTION
- WATTLE
- SKIMMER WEIR
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- PERMANENT DIVERSION DITCH (PD)



PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:51:37-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

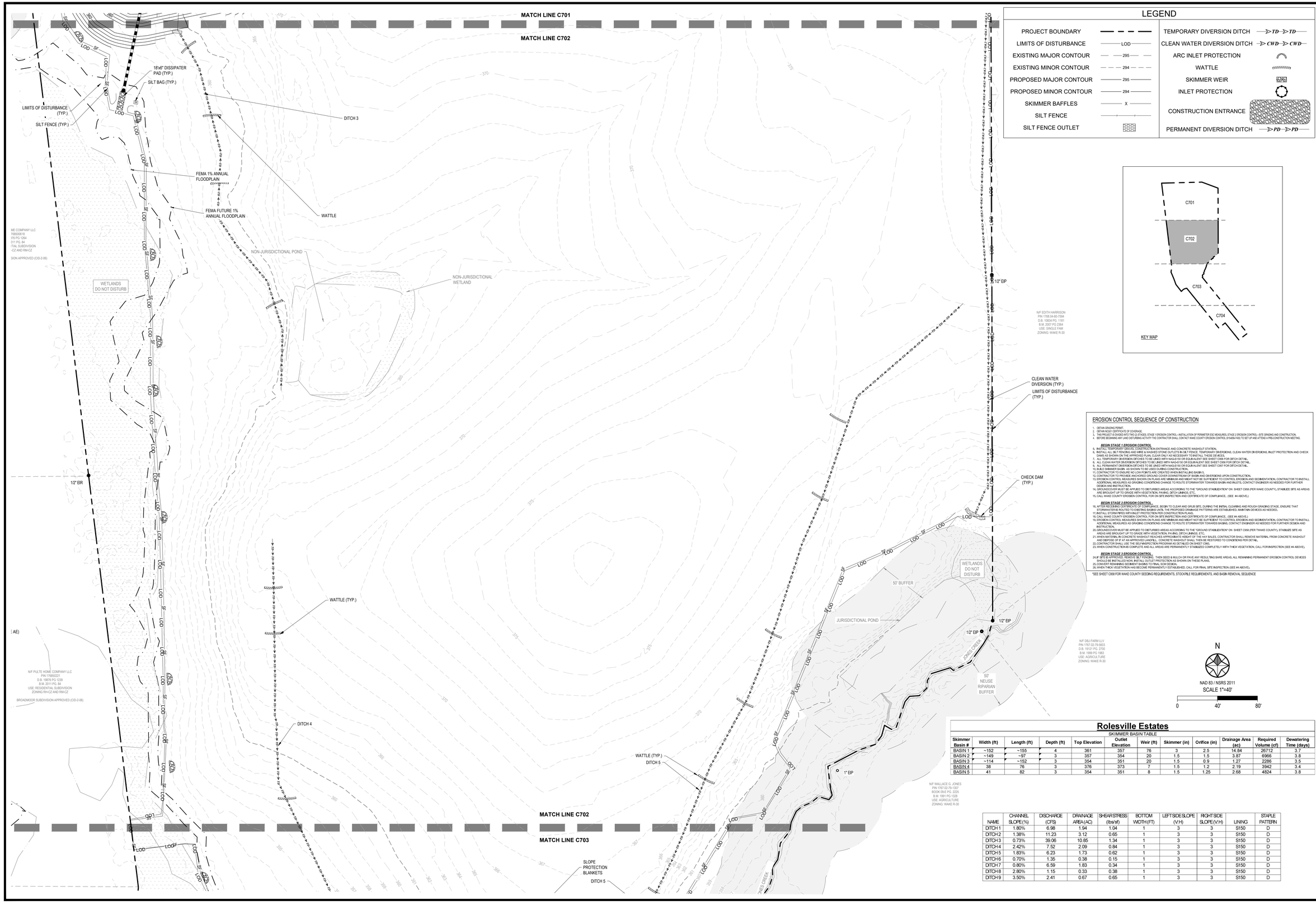
REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
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4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1 - 1 OF 5

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C701

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LEGEND

PROJECT BOUNDARY		TEMPORARY DIVERSION DITCH	TD TD
LIMITS OF DISTURBANCE	LOD	CLEAN WATER DIVERSION DITCH	CWD CWD
EXISTING MAJOR CONTOUR	295	ARC INLET PROTECTION	
EXISTING MINOR CONTOUR	294	WATTLE	
PROPOSED MAJOR CONTOUR	295	SKIMMER WEIR	
PROPOSED MINOR CONTOUR	294	INLET PROTECTION	
SKIMMER BAFFLES	X	CONSTRUCTION ENTRANCE	
SILT FENCE	SF SF	PERMANENT DIVERSION DITCH	PD PD
SILT FENCE OUTLET			

EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. OBTAIN NOI/ CERTIFICATE OF COVERAGE.
3. THIS PROJECT IS DIVIDED INTO TWO (2) STAGES. STAGE 1 EROSION CONTROL = INSTALLATION OF PERIMETER ESC MEASURES, STAGE 2 EROSION CONTROL = SITE GRADING AND CONSTRUCTION.
4. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT WAKE COUNTY EROSION CONTROL (919-856-7400) TO SET UP AND ATTEND A PRECONSTRUCTION MEETING.

BEGIN STAGE 1 EROSION CONTROL

5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT STATION.
6. INSTALL ALL SILT FENCING AND WIRE & WASHED STONE OUTLETS IN SILT FENCE, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, INLET PROTECTION AND CHECK DAMS AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
7. ALL TEMPORARY DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C956 FOR DITCH DETAIL.
8. ALL CLEAN WATER DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C956 FOR DITCH DETAIL.
9. ALL PERMANENT DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C957 FOR DITCH DETAIL.
10. CONTRACTOR TO INSTALL SILT FENCE OUTLETS AS NEEDED DURING CONSTRUCTION.
11. CONTRACTOR TO ENSURE NO LOW POINTS ARE CREATED WHEN INSTALLING BASIN 5.
12. CONTRACTOR TO PROVIDE ANCHORED GROUND COVER DOWNSTREAM OF BASIN AND DIVERSIONS UPON CONSTRUCTION.
13. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASIN AND INLETS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
14. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C958 (PER WAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
15. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE ## ABOVE.)

BEGIN STAGE 2 EROSION CONTROL

16. AFTER RECEIVING CERTIFICATE OF COMPLIANCE, BEGIN TO CLEAR AND GRUB SITE. DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED, MAINTAIN DEVICES AS NEEDED.
17. INSTALL STORM PIPES WITH INLET PROTECTION PER CONSTRUCTION PLANS.
18. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE ## ABOVE.)
19. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASINS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
20. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C958 (PER THAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
21. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
22. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET C960.
23. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE ## ABOVE).

BEGIN STAGE 3 EROSION CONTROL

24.IF SITE IS APPROVED, REMOVE SILT FENCING, THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS, ALL REMAINING PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED NOW; INSTALL OUTLET PROTECTION AS SHOWN ON THESE PLANS.
25.CONVERT REMAINING SEDIMENT BASINS TO FINAL SCM DESIGN.
26. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED: CALL FOR FINAL SITE INSPECTION (SEE ## ABOVE).

*SEE SHEET C958 FOR WAKE COUNTY SEEDING REQUIREMENTS, STOCKPILE REQUIREMENTS, AND BASIN REMOVAL SEQUENCE

Rolesville Estates

SKIMMER BASIN TABLE

Skimmer Basin #	Width (ft)	Length (ft)	Depth (ft)	Top Elevation	Outlet Elevation	Weir (ft)	Skimmer (in)	Orifice (in)	Drainage Area (ac)	Required Volume (cf)	Dewatering Time (days)
BASIN 1	~152	~155	4	361	357	76	3	2.5	14.84	26712	3.7
BASIN 2	~149	~97	3	357	354	20	1.5	1.5	3.87	6966	3.8
BASIN 3	~114	~152	3	354	351	20	1.5	0.9	1.27	2286	3.5
BASIN 4	38	76	3	376	373	7	1.5	1.2	2.19	3942	3.4
BASIN 5	41	82	3	354	351	8	1.5	1.25	2.68	4824	3.8

NAME	CHANNEL SLOPE(%)	DISCHARGE (CFS)	DRAINAGE AREA (AC)	SHEAR STRESS (lbs/sf)	BOTTOM WIDTH (FT)	LEFT SIDE SLOPE (V:H)	RIGHT SIDE SLOPE (V:H)	LINING	STAPLE PATTERN
DITCH 1	1.80%	6.98	1.94	1.04	1	3	3	S150	D
DITCH 2	1.38%	11.23	3.12	0.65	1	3	3	S150	D
DITCH 3	0.73%	39.06	10.85	1.34	1	3	3	S150	D
DITCH 4	2.42%	7.52	2.09	0.84	1	3	3	S150	D
DITCH 5	1.83%	6.23	1.73	0.62	1	3	3	S150	D
DITCH 6	0.70%	1.35	0.38	0.15	1	3	3	S150	D
DITCH 7	0.80%	6.59	1.83	0.34	1	3	3	S150	D
DITCH 8	2.80%	1.15	0.33	0.38	1	3	3	S150	D
DITCH 9	3.50%	2.41	0.67	0.65	1	3	3	S150	D

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:51:55-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1 - 2 OF 5

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C702

P:\2025 Projects\250897 Richards Tract\ENGR\DWG\Sheets\P250897_C700_EROS_STG 1.dwg

MATCH LINE C702

MATCH LINE C703

SLOPE PROTECTION BLANKETS

DITCH 5

DITCH 4

18" CPP

LIMITS OF DISTURBANCE (TYP.)

SILT FENCE (TYP.)

18" SLOPE DRAINS W/ 5'x5' DISSIPATER PAD (TYP.)

18" SLOPE DRAINS W/ 5'x5' DISSIPATER PAD (TYP.)

BAFFLES (TYP.)

50' NEUSE RIPARIAN BUFFER

3/4" EIP

SEDIMENT BASIN 2

FEMA 1% ANNUAL FLOODPLAIN

FEMA FUTURE 1% ANNUAL FLOODPLAIN

BASIN 2:
TOP OF BASIN = 357'
WEIR ELEV. = 356'
BOTTOM OF BASIN = 354'

SB-RISER 2

SKIMMER (TYP.)

IRON STAKE WEIR (TYP.)

8'x9' DISSIPATER PAD (TYP.)

SILT BAG (TYP.)

BUFFALO CREEK

WETLANDS DO NOT DISTURB

WETLANDS

15" CPP

DITCH 6

CHECK DAM (TYP.)

BASIN 5
TOP OF BASIN = 354'
WEIR ELEV. = 353'
BOTTOM OF BASIN = 351'
SEDIMENT BASIN 5

WEIR (TYP.)

SKIMMER (TYP.)

BAFFLES (TYP.)

WETLANDS DO NOT DISTURB

SILT BAG (TYP.)

5'x5' DISSIPATER PAD (TYP.)

DITCH 7

CLEAN WATER DIVERSION (TYP.)

LIMITS OF DISTURBANCE (TYP.)

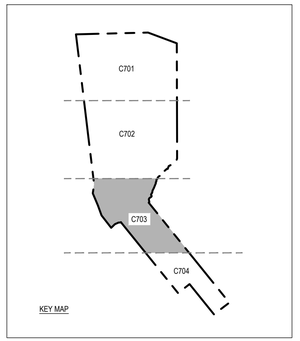
MATCH LINE C703

MATCH LINE C704

NF PULTE HOME COMPANY LLC

LEGEND

PROJECT BOUNDARY	TEMPORARY DIVERSION DITCH (TD)
LIMITS OF DISTURBANCE (LOD)	CLEAN WATER DIVERSION DITCH (CWD)
EXISTING MAJOR CONTOUR (295)	ARC INLET PROTECTION
EXISTING MINOR CONTOUR (294)	WATTLE
PROPOSED MAJOR CONTOUR (295)	SKIMMER WEIR
PROPOSED MINOR CONTOUR (294)	INLET PROTECTION
SKIMMER BAFFLES (X)	CONSTRUCTION ENTRANCE
SILT FENCE	PERMANENT DIVERSION DITCH (PD)
SILT FENCE OUTLET	



KEY MAP

EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. OBTAIN NCDEQ CERTIFICATE OF COVERAGE.
3. THIS PROJECT IS DIVIDED INTO TWO (2) STAGES. STAGE 1 EROSION CONTROL = INSTALLATION OF PERIMETER ESC MEASURES, STAGE 2 EROSION CONTROL = SITE GRADING AND CONSTRUCTION.
4. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT WAKE COUNTY EROSION CONTROL (919-856-7400) TO SET UP AND ATTEND A PRECONSTRUCTION MEETING.

BEGIN STAGE 1 EROSION CONTROL

5. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH ENTRANCE AND CONCRETE WASHOUT STATION.
6. INSTALL ALL SILT FENCING AND WIRE & ANCHORED STONE OUTLET SEDIMENT TRAP, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, INLET PROTECTION AND CHECK DAMS AS SHOWN ON THE APPROVED PLANS. CLEAN ONLY AS NECESSARY TO INSTALL THESE DEVICES.
7. ALL TEMPORARY DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT. SEE SHEET C956 FOR DITCH DETAIL.
8. ALL CLEAN WATER DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT. SEE SHEET C956 FOR DITCH DETAIL.
9. ALL PERMANENT DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT. SEE SHEET C957 FOR DITCH DETAIL.
10. BUILD SKIMMER BASIN AS SHOWN TO BE USED DURING CONSTRUCTION.
11. CONTRACTOR TO ENSURE NO LOW POINTS ARE CREATED WHEN INSTALLING BASIN 5.
12. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS NEEDED TO ROUTE STORMWATER TO BASIN DIVERSIONS UPON CONSTRUCTION.
13. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASIN AND INLETS, CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
14. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C956 (PER WAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
15. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)

BEGIN STAGE 2 EROSION CONTROL

16. AFTER RECEIVING CERTIFICATE OF COMPLIANCE, BEGIN TO CLEAR AND GRUB SITE, DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED, MAINTAIN DEVICES AS NEEDED.
17. INSTALL STORM PIPES WITH INLET PROTECTION PER CONSTRUCTION PLANS.
18. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)
19. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASINS, CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
20. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C956 (PER TWAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
21. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
22. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET C960.
23. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE #4 ABOVE).

BEGIN STAGE 3 EROSION CONTROL

24. IF SITE IS APPROVED, REMOVE SILT FENCING. THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED NOW; INSTALL OUTLET PROTECTION AS SHOWN ON THESE PLANS.
25. CONVERT REMAINING SEDIMENT BASINS TO FINAL SCM DESIGN.
26. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE #4 ABOVE).

*SEE SHEET C956 FOR WAKE COUNTY SEEDING REQUIREMENTS, STOCKPILE REQUIREMENTS, AND BASIN REMOVAL SEQUENCE

NAME	CHANNEL SLOPE (%)	DISCHARGE (CFS)	DRAINAGE AREA (AC)	SHEAR STRESS (lbs/sf)	BOTTOM WIDTH (FT)	LEFT SIDE SLOPE (V:H)	RIGHT SIDE SLOPE (V:H)	LINING	STAPLE PATTERN
DITCH 1	1.80%	6.98	1.94	1.04	1	3	3	S150	D
DITCH 2	1.38%	11.23	3.12	0.65	1	3	3	S150	D
DITCH 3	0.73%	39.06	10.85	1.34	1	3	3	S150	D
DITCH 4	2.42%	7.52	2.09	0.84	1	3	3	S150	D
DITCH 5	1.83%	6.23	1.73	0.62	1	3	3	S150	D
DITCH 6	0.70%	1.35	0.38	0.15	1	3	3	S150	D
DITCH 7	0.80%	6.59	1.83	0.34	1	3	3	S150	D
DITCH 8	2.80%	1.15	0.33	0.38	1	3	3	S150	D
DITCH 9	3.50%	2.41	0.67	0.65	1	3	3	S150	D

Rolesville Estates

SKIMMER BASIN TABLE

Skimmer Basin #	Width (ft)	Length (ft)	Depth (ft)	Top Elevation	Outlet Elevation	Weir (ft)	Skimmer (in)	Orifice (in)	Drainage Area (ac)	Required Volume (cf)	Dewatering Time (days)
BASIN 1	~152	~155	4	361	357	76	3	2.5	14.84	26712	3.7
BASIN 2	~149	~97	3	357	354	20	1.5	1.5	3.87	6966	3.8
BASIN 3	~114	~152	3	354	351	20	1.5	0.9	1.27	2286	3.5
BASIN 4	38	76	3	376	373	7	1.5	1.2	2.19	3942	3.4
BASIN 5	41	82	3	354	351	8	1.5	1.25	2.68	4824	3.8

N

NAD 83 / NSRS 2011

SCALE 1"=40'

0 40' 80'

PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:52:13-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV'#	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1 - 3 OF 5

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C703

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MATCH LINE C703

MATCH LINE C704

EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. OBTAIN NCG01 CERTIFICATE OF COVERAGE.
3. THIS PROJECT IS DIVIDED INTO TWO (2) STAGES, STAGE 1 EROSION CONTROL - INSTALLATION OF PERIMETER ESC MEASURES, STAGE 2 EROSION CONTROL – SITE GRADING AND CONSTRUCTION.
4. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT WAKE COUNTY EROSION CONTROL (919-856-7400) TO SET UP AND ATTEND A PRE-CONSTRUCTION MEETING.

BEGIN STAGE 1 EROSION CONTROL

5. INSTALL CONSTRUCTION ENTRANCE, CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT STATION,.
6. INSTALL ALL SILT FENCING AND WIRE & WASHED STONE OUTLETS IN SILT FENCE, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, INLET PROTECTION AND CHECK DAMS AS SHOWN ON THE APPROVED PLAN, CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
7. ALL TEMPORARY DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C666 FOR DITCH DETAIL.
8. ALL CLEAN WATER DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C666 FOR DITCH DETAIL.
9. ALL PERMANENT DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C667 FOR DITCH DETAIL.
10. BUILD SKIMMER BASIN AS SHOWN TO BE USED DURING CONSTRUCTION.
11. CONVERT SEDIMENT BASINS TO PERMANENT SCM'S AFTER CONSTRUCTION (BUILDING BASIN 5).
12. CONTRACTOR TO PROVIDE ANCHORED GROUND COVER DOWNSTREAM OF BASIN AND DIVERSIONS UPON CONSTRUCTION.
13. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION, CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASIN AND INLETS, CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
14. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C668 (PER WAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
15. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)

BEGIN STAGE 2 EROSION CONTROL

16. AFTER RECEIVING CERTIFICATE OF COMPLIANCE, BEGIN TO CLEAR AND GRUB SITE, DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED, MAINTAIN DEVICES AS NEEDED.
17. INSTALL STORM PIPES WITH INLET PROTECTION PER CONSTRUCTION PLANS.
18. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)
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20. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C668 (PER TWAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
21. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
22. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET C665.
23. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE #4 ABOVE).

BEGIN STAGE 3 EROSION CONTROL

24. IF SITE IS APPROVED, REMOVE SILT FENCING, THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED NOW. INSTALL OUTLET PROTECTION AS SHOWN ON THESE PLANS.
25. CONVERT REMAINING SEDIMENT BASINS TO FINAL SCM DESIGN.
26. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE #4 ABOVE).

*SEE SHEET C668 FOR WAKE COUNTY SEEDING REQUIREMENTS, STOCKPILE REQUIREMENTS, AND BASIN REMOVAL SEQUENCE

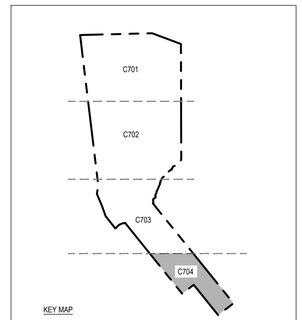
Rolesville Estates

SKIMMER BASIN TABLE

Skimmer Basin #	Width (ft)	Length (ft)	Depth (ft)	Top Elevation	Outlet Elevation	Weir (ft)	Skimmer (in)	Orifice (in)	Drainage Area (ac)	Required Volume (cf)	Dewatering Time (days)
BASIN 1	~152	~155	4	361	357	76	3	2.5	14.84	26712	3.7
BASIN 2	~149	~97	3	357	354	20	1.5	1.5	3.87	6966	3.8
BASIN 3	~114	~152	3	354	351	20	1.5	0.9	1.27	2286	3.5
BASIN 4	38	76	3	376	373	7	1.5	1.2	2.19	3942	3.4
BASIN 5	41	82	3	354	351	8	1.5	1.25	2.68	4824	3.8

LEGEND

PROJECT BOUNDARY		TEMPORARY DIVERSION DITCH	TD TD
LIMITS OF DISTURBANCE	LOD	CLEAN WATER DIVERSION DITCH	CWD CWD
EXISTING MAJOR CONTOUR	295	ARC INLET PROTECTION	
EXISTING MINOR CONTOUR	294	WATTLE	
PROPOSED MAJOR CONTOUR	295	SKIMMER WEIR	
PROPOSED MINOR CONTOUR	294	INLET PROTECTION	
SKIMMER BAFFLES	X	CONSTRUCTION ENTRANCE	
SILT FENCE		PERMANENT DIVERSION DITCH	PD PD
SILT FENCE OUTLET			



PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:52:31-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
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ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

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5	07.01.2026	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1 - 4 OF 5

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C704

P:\2025 Projects\250897 Richards Tract\ENG\DWG\Sheets\P250897_C700_EROS_STG 1.dwg

EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. OBTAIN NCG01 CERTIFICATE OF COVERAGE.
3. THIS PROJECT IS DIVIDED INTO TWO (2) STAGES, STAGE 1 EROSION CONTROL = INSTALLATION OF PERIMETER ESC MEASURES, STAGE 2 EROSION CONTROL = SITE GRADING AND CONSTRUCTION.
4. BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY THE CONTRACTOR SHALL CONTACT WAKE COUNTY EROSION CONTROL (919-856-7400) TO SET UP AND ATTEND A PRECONSTRUCTION MEETING.

BEGIN STAGE 1 EROSION CONTROL

5. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT STATION.
6. INSTALL ALL SILT FENCING AND WIRE & WASHED STONE OUTLETS IN SILT FENCE, TEMPORARY DIVERSIONS, CLEAN WATER DIVERSIONS, INLET PROTECTION AND CHECK DAMS AS SHOWN ON THE APPROVED PLAN. CLEAN ONLY AS NECESSARY TO INSTALL THESE DEVICES.
7. ALL TEMPORARY DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C956 FOR DITCH DETAIL.
8. ALL CLEAN WATER DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C956 FOR DITCH DETAIL.
9. ALL PERMANENT DIVERSION DITCHES TO BE LINED WITH NAG-S150 OR EQUIVALENT SEE SHEET C957 FOR DITCH DETAIL.
10. CONTRACTOR TO INSTALL SILT FENCE OUTLETS AS NEEDED IN THE FIELD.
11. CONTRACTOR TO ENSURE NO LOW POINTS ARE CREATED WHEN INSTALLING BASIN 5.
12. CONTRACTOR TO PROVIDE ANCHORED GROUND COVER DOWNSTREAM OF BASIN AND DIVERSIONS UPON CONSTRUCTION.
13. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASIN AND INLETS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
14. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C956 (PER WAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC..
15. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)

BEGIN STAGE 2 EROSION CONTROL

16. AFTER RECEIVING CERTIFICATE OF COMPLIANCE, BEGIN TO CLEAR AND GRUB SITE, DURING THE INITIAL CLEARING AND ROUGH GRADING STAGE, ENSURE THAT STORMWATER IS ROUTED TO EXISTING BASINS UNTIL THE PROPOSED DRAINAGE PATTERNS ARE ESTABLISHED, MAINTAIN DEVICES AS NEEDED..
17. INSTALL STORM PIPES WITH INLET PROTECTION PER CONSTRUCTION PLANS.
18. CALL WAKE COUNTY EROSION CONTROL FOR ON SITE INSPECTION AND CERTIFICATE OF COMPLIANCE. (SEE #4 ABOVE.)
19. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS GRADING CONDITIONS CHANGE TO ROUTE STORMWATER TOWARDS BASINS. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
20. GROUNDCOVER MUST BE APPLIED TO DISTURBED AREAS ACCORDING TO THE "GROUND STABILIZATION" ON SHEET C956 (PER TWAKE COUNTY), STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC..
21. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
22. CONTRACTOR SHALL USE THE SELF-INSPECTION PROGRAM AS DETAILED ON SHEET C960.
23. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE PERMANENTLY STABILIZED COMPLETELY WITH THICK VEGETATION, CALL FOR INSPECTION (SEE #4 ABOVE).

BEGIN STAGE 3 EROSION CONTROL

24. IF SITE IS APPROVED, REMOVE SILT FENCING, THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES SHOULD BE INSTALLED NOW, INSTALL OUTLET PROTECTION AS SHOWN ON THESE PLANS.
25. CONVERT REMAINING SEDIMENT BASINS TO FINAL SCM DESIGN.
26. WHEN THICK VEGETATION HAS BECOME PERMANENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE #4 ABOVE).

*SEE SHEET C956 FOR WAKE COUNTY SEEDING REQUIREMENTS, STOCKPILE REQUIREMENTS, AND BASIN REMOVAL SEQUENCE

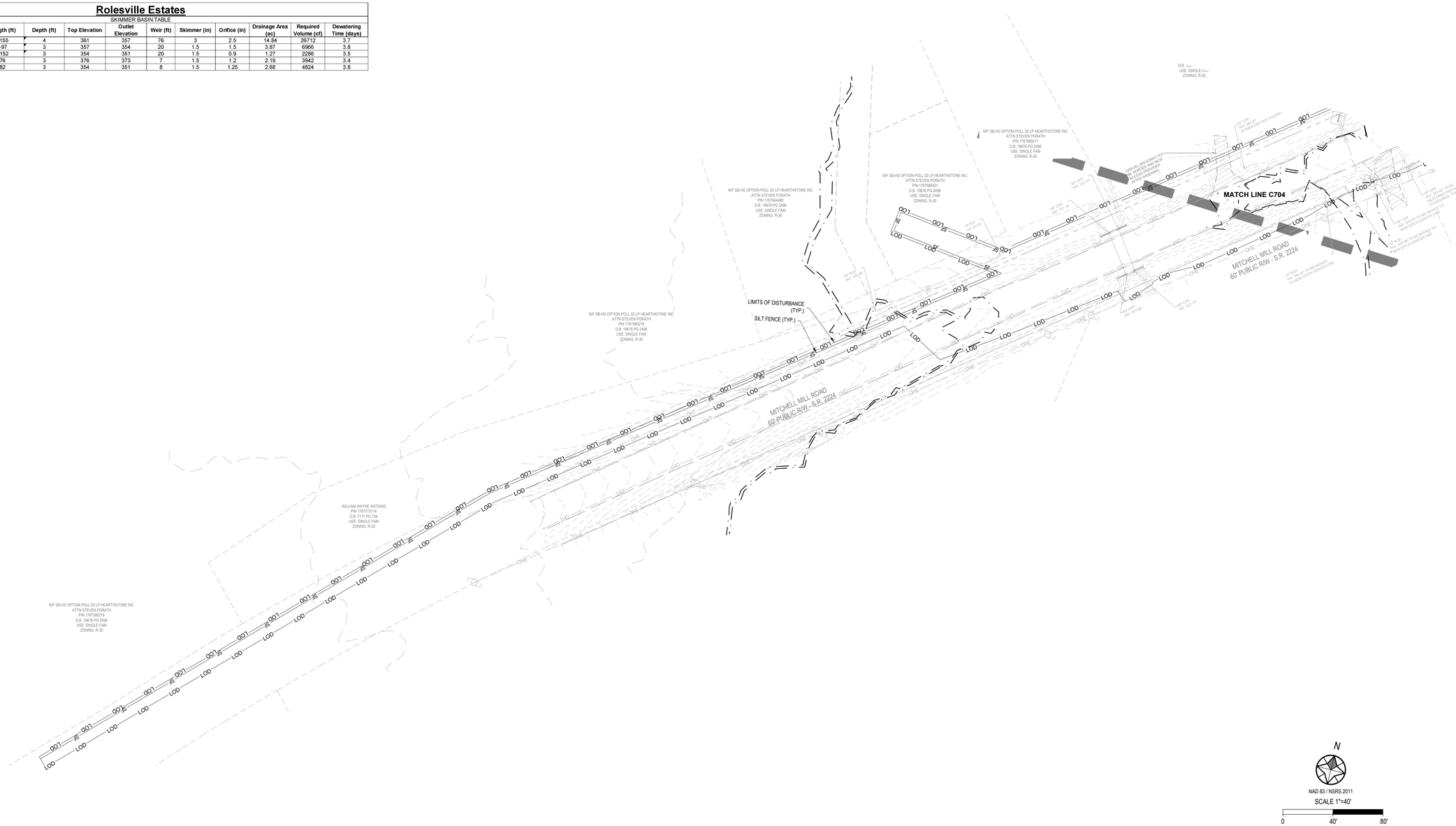
Rolesville Estates

SKIMMER BASIN TABLE

Skimmer Basin #	Width (ft)	Length (ft)	Depth (ft)	Top Elevation	Outlet Elevation	Weir (ft)	Skimmer (in)	Orifice (in)	Drainage Area (ac)	Required Volume (cf)	Dewatering Time (days)
BASIN 1	~152	~155	4	361	357	76	3	2.5	14.84	26712	3.7
BASIN 2	~149	~97	3	357	354	20	1.5	1.5	3.87	6966	3.8
BASIN 3	~114	~152	3	354	351	20	1.5	0.9	1.27	2286	3.5
BASIN 4	38	76	3	376	373	7	1.5	1.2	2.19	3942	3.4
BASIN 5	41	82	3	354	351	8	1.5	1.25	2.68	4824	3.8

LEGEND

PROJECT BOUNDARY		TEMPORARY DIVERSION DITCH	TD TD
LIMITS OF DISTURBANCE	LOD	CLEAN WATER DIVERSION DITCH	CWD CWD
EXISTING MAJOR CONTOUR	295	ARC INLET PROTECTION	
EXISTING MINOR CONTOUR	294	WATTLE	
PROPOSED MAJOR CONTOUR	295	SKIMMER WEIR	
PROPOSED MINOR CONTOUR	294	INLET PROTECTION	
SKIMMER BAFFLES	X	CONSTRUCTION ENTRANCE	
SILT FENCE		PERMANENT DIVERSION DITCH	PD PD
SILT FENCE OUTLET			



PRELIMINARY

NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 039159 ENGINEER EVA KING

Digitally Signed by Eva King, PE
Date: 2026.07.16 12:52:49-04'00'

Bateman Civil Survey Company
Engineers ● Surveyors ● Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

ROLESVILLE ESTATES
PRELIMINARY SUBDIVISION PLAT
PSP-25-04 (PSP-25-0002)

TOWN OF ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION
1	01.05.2026	PER ROLESVILLE COMMENTS
2	03.02.2026	PER ROLESVILLE COMMENTS
3	05.01.2026	PER ROLESVILLE COMMENTS
4	06.01.2026	PER RALEIGH COMMENTS
5	07.01.2026	PER ROLESVILLE COMMENTS

EROSION CONTROL STAGE 1 - 5 OF 5

Design By: SSD
Date: 10.01.25
Project #: P250897

SHEET C705

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