

ROLESVILLE CROSSING

PRELIMINARY PLAT - PHASE 1 & 2

ROLESVILLE PROJECT # PR-21-02
1801 ROLESVILLE RD
ROLESVILLE, NORTH CAROLINA 27587

WAKE COUNTY
CIVIL ENGINEER:

TIMMONS GROUP
PATRICK BARBEAU, P.E.
5410 TRINITY ROAD; SUITE 102
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SURVEYOR:

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BUFFER/WETLAND:

SOIL AND ENVIRONMENTAL CONSULTANTS, PA
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RALEIGH, NC 27615
PH: (919) 846-5900
SBALL@SANDEC.COM

OWNERS:

HC ROLESVILLE INVESTMENTS, LLC
1616 CLEVELAND AVE
CHARLOTTE, NC 28203
PH: (704) 805-4801

DEVELOPER:

HOPPER COMMUNITIES, INC
1616 CLEVELAND AVE
CHARLOTTE NC 28203
PH: (704) 805-4801



THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4512 FAX 919.833.8124 www.timmons.com

REVISION DESCRIPTION	DATE
REVISIONS PER WAKE COUNTY COMMENTS	06/24/2022
CONSTRUCTION DOCUMENT SUBMITTAL	07/22/2022
REVISIONS PER NCDOT COMMENTS	04/06/2023
REVISIONS PER CITY OF RALEIGH COMMENTS	09/06/2023
REVISIONS TO APPROVED PLANS	01/02/2024

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 09/17/2021
DRAWN BY: R. WINGATE
DESIGNED BY: P. BARBEAU
CHECKED BY: P. BARBEAU
SCALE: AS SHOWN

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

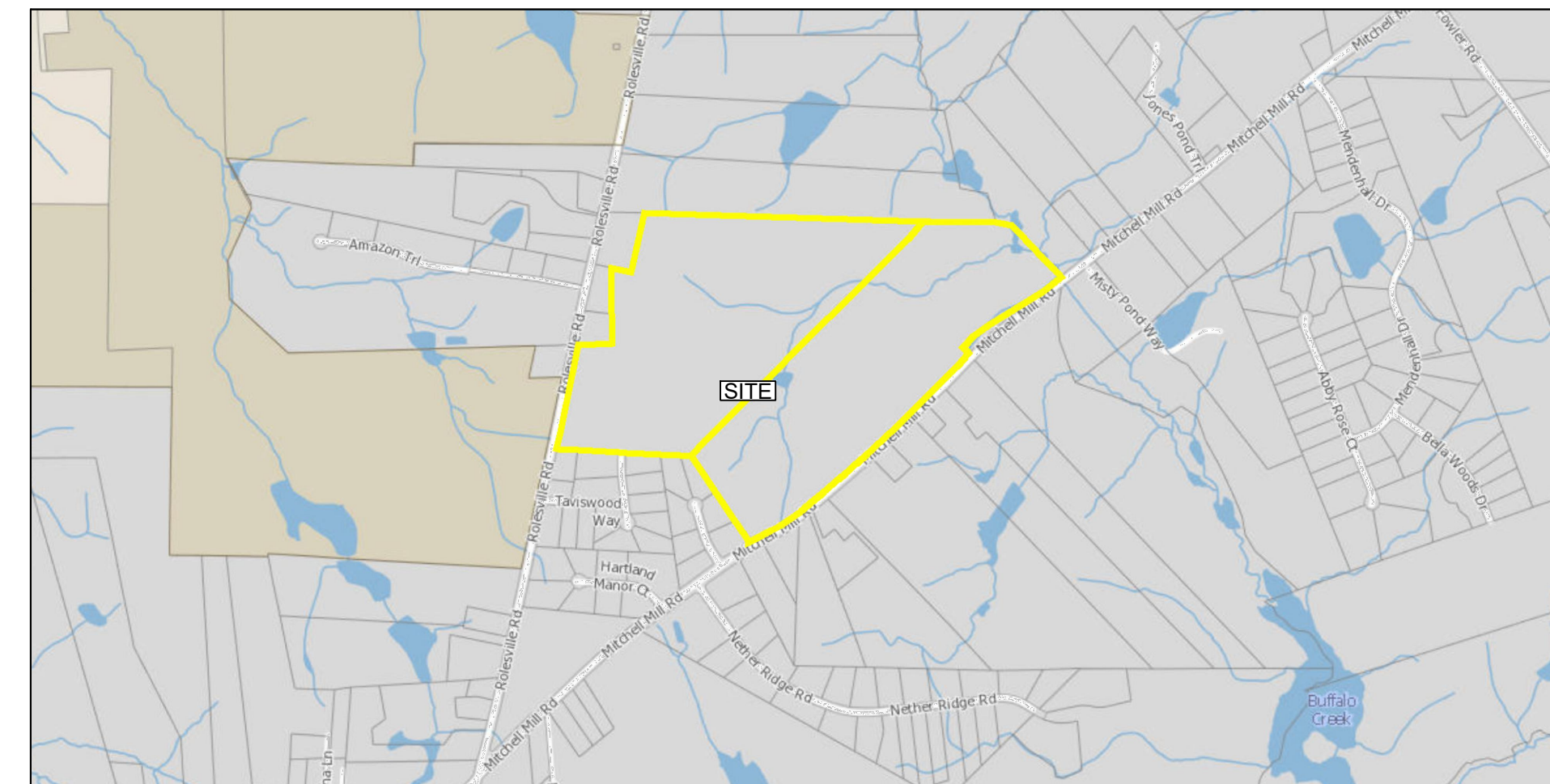
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JOB NO. 43398
SHEET NO. CVR

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SITE DATA TABLE

PROJECT NAME:	WHEELER TRACT
APPLICANT/ PROPERTY OWNER:	HOPPER COMMUNITIES INC. / HC ROLESVILLE, LLC
PIN(S):	1767-48-3143 (46.8 AC) 1767-58-6083 (44.59 AC)
DEED REFERENCE:	D.B. 005456 PG. 00627 D.B. 009829 PG. 00902
PLAT REFERENCE:	BM1998-01776 FORCE MAIN PLAT: BM2023 PG 1009 & 1010
PROPERTY ADDRESS:	1801 ROLESVILLE RD ROLESVILLE, NC 27587
EXISTING ZONING:	R-3-CZ
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
UNIT COUNT:	SINGLE FAMILY: 177 TOWNHOUSE: 120
TOTAL PROJECT AREA:	91.01 AC AFTER R/W DEDICATION
PROPOSED NEW PUBLIC R/W DEDICATION:	ROLESVILLE ROAD: 1/2 OF 100' R/W MITCHELL MILL ROAD: 1/2 OF 110' PER TOWN INTERNAL ROADS: 50' AND 60' AND 63' R/W
WATERSHED:	BUFFALO CREEK
RIVER BASIN:	NEUSE
DISTURBED AREA:	TOTAL: 90.1 AC SINGLE FAMILY RESIDENTIAL: 71.2 AC TOWN HOME COMMERCIAL: 18.9 AC



VICINITY MAP
1" = 1000'

15.4.5 - STREETS

15.4.5.1
TYPE OF STREET REQUIRED
ALL SUBDIVISION LOTS SHALL ABUT AT LEAST 20 FEET ON A PUBLIC STREET. ALL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF ROLESVILLE, THE STATE OF NORTH CAROLINA OR THE PUBLIC AS DETERMINED APPROPRIATE BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE. ALL PUBLIC STREETS SHALL BE BUILT TO THE STANDARDS OF THIS ORDINANCE AND ALL OTHER APPLICABLE STANDARDS OF THE TOWN OF ROLESVILLE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. PUBLIC STREETS NOT DEDICATED TO THE TOWN WHICH ARE ELIGIBLE FOR ACCEPTANCE INTO THE STATE HIGHWAY SYSTEM SHALL BE CONSTRUCTED TO THE STANDARDS NECESSARY TO BE PUT ON THE STATE HIGHWAY SYSTEM OR THE STANDARDS IN THIS ORDINANCE, WHICHEVER IS STRICTER, IN REGARD TO EACH PARTICULAR ITEM AND SHALL BE PUT ON SUCH SYSTEM. STREETS NOT DEDICATED TO THE TOWN WHICH ARE NOT ELIGIBLE TO BE PUT ON THE STATE HIGHWAY SYSTEM BECAUSE THERE ARE TOO FEW LOTS OR RESIDENCES SHALL, NEVERTHELESS, BE DEDICATED TO THE PUBLIC AND SHALL BE IN ACCORDANCE WITH THE STANDARDS IN THIS ORDINANCE OR THE STANDARDS NECESSARY TO BE PUT ON THE STATE HIGHWAY SYSTEM, WHICHEVER IS STRICTER IN REGARD TO EACH PARTICULAR ITEM, SO AS TO BE ELIGIBLE TO BE PUT ON THE SYSTEM AT A LATER DATE. A WRITTEN MAINTENANCE AGREEMENT WITH PROVISIONS FOR MAINTENANCE OF THE STREET UNTIL IT IS PUT ON THE STATE SYSTEM SHALL BE INCLUDED WITH THE FINAL PLAT.

15.4.5.2
SUBDIVISION STREET DISCLOSURE STATEMENT
ALL STREETS SHOWN ON THE FINAL PLAT SHALL BE DESIGNATED IN ACCORDANCE WITH G.S. § 136-102.6 AND DESIGNATION AS PUBLIC SHALL BE CONCLUSIVELY PRESUMED AN OFFER OF DEDICATION TO THE PUBLIC. WHERE STREETS ARE DEDICATED TO THE PUBLIC BUT NOT ACCEPTED INTO A MUNICIPAL OR THE STATE SYSTEM, BEFORE LOTS ARE SOLD, A STATEMENT EXPLAINING THE STATUS OF THE STREET SHALL BE INCLUDED WITH THE FINAL PLAT.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL S-EC-069098-2021

STORMWATER MGMT. S-WF-069095-2021

FLOOD STUDY S-SWF-069096-2021

DATE: _____

ENVIRONMENTAL CONSULTANT SIGNATURE: _____

APPROVED FOR COMPLIANCE

Case # _____ Project: _____

By: _____ Date: _____

These plans have been approved for compliance with the Town Code of Ordinance, UDC, and Standard Specifications & Construction Details, subject to statements & conditions hereby incorporated by reference.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

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

Public Water Distribution / Extension System

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

City of Raleigh
Public Utilities Department Permit # _____

Authorization to Construct See digital signature

Public Sewer Collection / Extension System

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

City of Raleigh
Public Utilities Department Permit # _____

Authorization to Construct See digital signature

CUL-DE-SACS

CUL-DE-SACS SHALL NOT EXCEED 250 FEET IN LENGTH FROM THE NEAREST INTERSECTION. CUL-DE-SAC LENGTHS LONGER THAN 250 FEET WILL BE REVIEWED FOR APPROVAL ON A CASE-BY-CASE BASIS. AS SUCH, THE BOARD HAS APPROVED AVERY DRIVE, CARTERET DRIVE, AND DAVIE DRIVE AS THESE CUL-DE-SAC STREETS EXCEED 250' IN LENGTH.

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER PAGE
C0.0	PROJECT NOTES AND SITE DETAILS
C1.0	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.4	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.5	ANNEXATION PLAT
C2.0	OVERALL SITE PLAN
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C2.5	PHASING PLAN
C2.6	OPEN SPACE PLAN
C2.26	PAVEMENT MARKING & SIGNAGE PLAN
C2.27	PAVEMENT MARKING & SIGNAGE PLAN
C2.28	PAVEMENT MARKING & SIGNAGE PLAN
C2.29	PAVEMENT MARKING & SIGNAGE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN
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C3.4	GRADING AND DRAINAGE PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C5.3	UTILITY PLAN

C5.4	UTILITY PLAN
C5.14	STREET LIGHTING PLAN
C7.0	SITE DETAILS
C7.1	SITE DETAILS
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C7.7	NCDOT DETAILS
C7.8	UTILITY DETAILS
C7.9	UTILITY DETAILS
C7.10	UTILITY DETAILS
C7.11	SITE DETAILS
C8.0	SCM 1 DETAILS
C8.1	SCM 2 DETAILS
C8.2	SCM 3 DETAILS
C8.3	SCM 4 DETAILS
C8.4	SCM 5 DETAILS
C8.5	SCM NOTES & DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN
L1.9	LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN
L1.11	LANDSCAPE PLAN
L1.12	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS 1
L2.1	LANDSCAPE NOTES & DETAILS 2

KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

HOPPER COMMUNITIES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

Exhibit D
Conditional Zoning District Zoning Conditions

- The total number of dwelling units on the subject property shall not exceed 297 dwelling units and not more than 120 of these dwelling units are permitted to be townhomes. No apartments (multi-family units) shall be permitted.
- A twenty feet (20') wide Type A landscape buffer shall be installed along the subject property's frontage on Rolesville Road and along Mitchell Mill Road. The buffer shall be maintained by the Homeowners Association for the proposed subdivision.
- Sidewalk meeting town standards shall be installed along the subject property's frontage along Mitchell Mill Road at the same time road improvement are being installed on Mitchell Mill Road pursuant to Condition 5 below. The sidewalk shall be dedicated to and maintained by the Town of Rolesville.
- Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to and maintained by the Homeowners Association for the proposed subdivision except for the public greenway which shall be dedicated as such to the Town of Rolesville:
 - A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150th building permit;
 - At least one fenced playground shall be constructed prior to the issuance of the 150th building permit;

- At least one fenced dog park shall be constructed prior to the issuance of the 150th building permit;
 - Public greenway on a greenway easement at least 25' wide with paved trails at least ten feet wide (10') shall be constructed generally as shown on the attached Exhibit 1 and dedicated to the Town of Rolesville; and
 - A private Multi-purpose Trail at least ten feet (10') shall be provided generally as shown on the attached Exhibit 1 and dedicated to and maintained by the Homeowners Association for the proposed subdivision.
5. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the following road improvements shall be installed as recommended by the Traffic Impact Analysis for the Wheeler Tract, prepared by Runey Kemp & Associates and dated May 2019, a copy of which is on file with the Town of Rolesville, together with the comments made by the North Carolina Department of Transportation in their Traffic Impact Analysis Review Report dated July 26, 2019:

- Rolesville Road and Site Drive 1:**
 - Provide site access via full movement intersection with one ingress and one egress lane;
 - Provide stop control for westbound drive approach;
 - Construct a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper;
 - Provide a designated northbound right-turn lane with at least 100 feet of storage and appropriate deceleration and taper.
- Mitchell Mill and Site Drive 2:**

- Provide access via full movement intersection with one ingress lane and one egress lane;
- Provide stop control for southbound site drive approach; and
- Provide a designated eastbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

- Rolesville Road and Mitchell Mill Road:** prior to the issuance of a building permit for the 150th dwelling unit, the property owner shall contribute Fifty thousand Dollars (\$50,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of Mitchell Mill and Rolesville Road.

- No Extension of Taviston Court:** In addition, the Board of Commissioners has determined that the extension of Taviston Court, including the dedication or preservation of right-of-way for a future extension of Taviston Court, into the subject property is undesirable, does not serve the public interest and shall be prohibited.

Conditions Applicable to single-family homes only:

- All homes shall include either crawl space foundations or stem wall foundations. Any stem wall foundations shall have a brick or stone veneer on all sides facing a public street.
- The minimum square footage for two-story homes shall be 2,200 square feet. The minimum square footage for one-story homes shall be 1,600 square feet.
- A twenty-five foot (25') wide Type A landscape buffer shall be installed adjacent the properties to the north currently owned by Dwight and Carolyn Woodfield and more particularly described as Lot 6 on

Book Maps 2011, Page 84, Wake County Registry (Wake County PIN 1767 58 09384.) This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained by the Homeowners Association for the proposed subdivision.

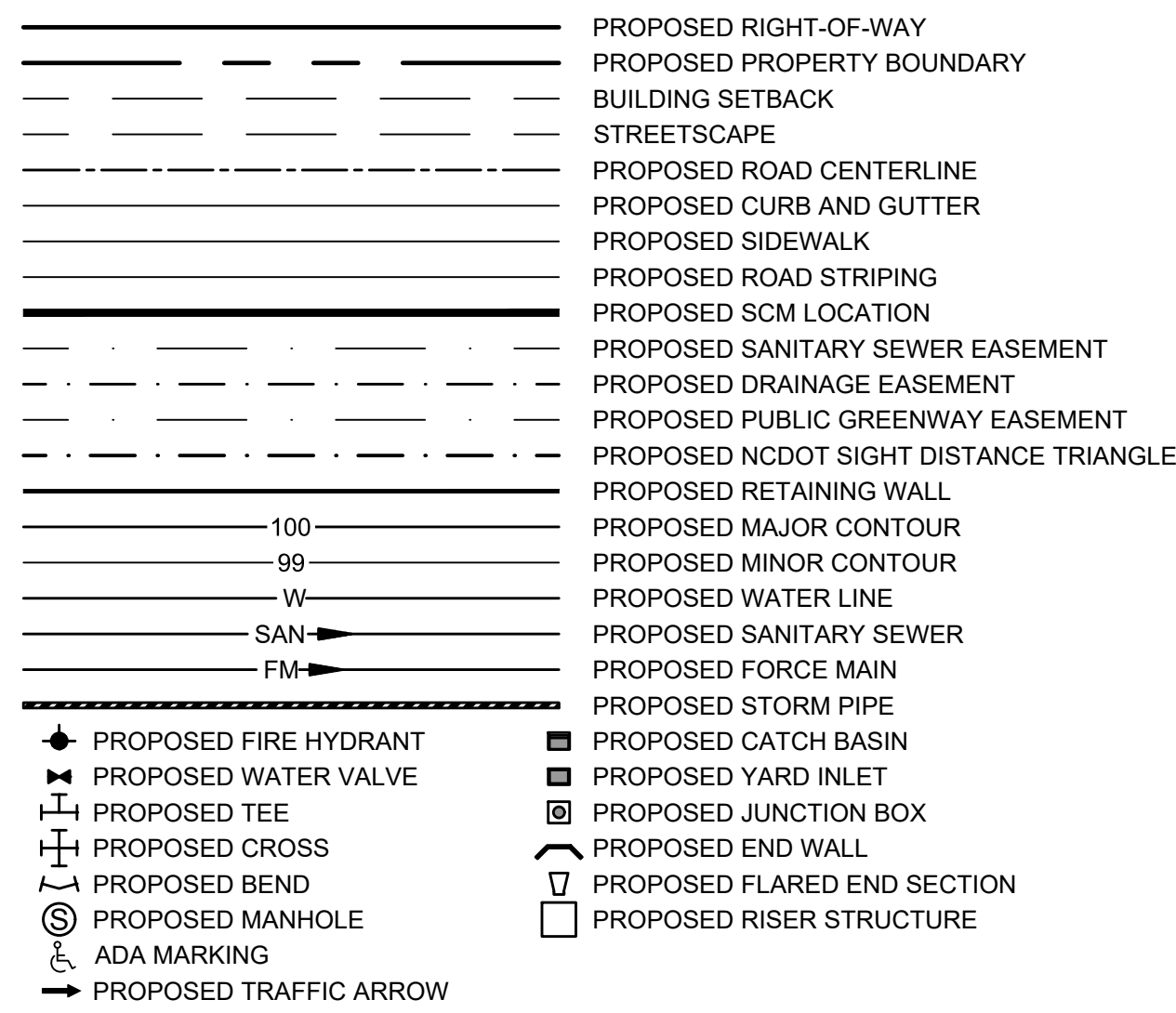
9. A twenty foot (20') wide Type A landscape buffer shall be installed along the common boundary line with the following properties. This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained by the Homeowners Association for the proposed subdivision.

- 1809 Rolesville Road, Wake Forest, Wake County PIN # 1767375272, Book 12777, Page 1559;
- 3813 Taviston Court, Wake Forest, Wake County PIN # 1767377282, Book 12779, Page 2611;
- 3820 Taviston Court, Wake Forest, Wake County PIN # 1767407083, Book 12687, Page 672;
- 3813 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767472196, Book 9496, Page 2630;
- 3816 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767474134, Book 16324, Page 1810;
- 3812 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767465953, Book 11390, Page 1138;
- 3804 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767466746, Book 13227, Page 1152;
- 1725 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 7170, Book 17107, Page 582;
- 1727 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 8313; Book 3750, Page 591; and
- 1709 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 9615; Book 4572, Page 246.

Conditions Applicable to townhomes only:

- No townhome building shall exceed six (6) units.
- The minimum square footage for townhomes shall be 1,200 square feet.

LEGEND



PARKING SUMMARY

REQUIRED PARKING		
SINGLE FAMILY UNITS	2 SPACES PER DWELLING UNIT	
TOWNHOMES	2 SPACES PER DWELLING UNIT PLUS 1/2 PER BEDROOM OVER TWO BEDROOMS PLUS 1 VISITOR SPACE FOR EACH 4 FOUR DWELLING UNITS	
	PHASE 1	PHASE 2
SINGLE FAMILY UNITS	72 UNITS X 2 SPACES = 144 SPACES	105 UNITS X 2 SPACES = 210 SPACES
TOWNHOMES (3-BEDROOM)	49 UNITS (INCL. 18 END UNITS) X 2.5 SPACES = 123 SPACES	71 UNITS (INCL. 28 END UNITS) X 2 SPACES = 142 SPACES
VISITOR PARKING	49 UNITS / 4 = 13 SPACES	71 UNITS / 4 = 18 SPACES
MAIL KIOSK PARKING	7	5
TOTAL SPACES REQUIRED	287 SPACES	375 SPACES

PROVIDED PARKING		
	PHASE 1	PHASE 2
GARAGE PARKING	121	176
SINGLE FAMILY	72 UNITS X 1 SPACE = 72 SPACES	105 UNITS X 1 SPACE = 105 SPACES
TOWNHOMES	49 UNITS X 1 SPACE = 49 SPACES	71 UNITS X 1 SPACE = 71 SPACES
DRIVEWAY PARKING	121	176
SINGLE FAMILY	72 UNITS X 1 SPACE = 72 SPACES	105 UNITS X 1 SPACE = 105 SPACES
TOWNHOMES	49 UNITS X 1 SPACE = 49 SPACES	71 UNITS X 1 SPACE = 71 SPACES
PARKING LOT SPACES (PROVIDED TO SERVE MAIL KIOSKS AND VISITOR SPOTS)	45	64
TOTAL PROVIDED PARKING	287 SPACES	416 SPACES

OPEN SPACE CALCULATIONS

PHASE	AREA (AC)	REQUIRED 10% GROSS AREA	PROVIDED
		TOTAL (ACTIVE) (AC)	TOTAL (ACTIVE) (AC)
PHASE 1	40.34	4.03 (2.02)	6.53 (2.08)
PHASE 2	50.67	5.07 (2.53)	8.14 (2.79)
TOTAL	91.01		14.67 (4.87)

PUBLIC IMPROVEMENT QUANTITY TABLE

PHASE	1	2
NUMBER OF LOT(S)	297	
LOT NUMBER(S) BY PHASE	1-60, 126-129, 170-185, 194-216, 280-297	61-125, 130-169, 186-193, 217-279
NUMBER OF SINGLE FAMILY UNITS	72	105
NUMBER OF TOWNHOME UNITS	49	71
LIVABLE BUILDINGS	121	176
OPEN SPACE?	YES	YES
NUMBER OF OPEN SPACE LOTS (AC)	5 (6.53)	14 (8.14)
PUBLIC WATER (LF)	5,860	6,610
PUBLIC SEWER (LF)	5,420	6,760
PUBLIC FORCEMAIN (LF)	4,600	0
PUBLIC STREET (LF) - FULL	5,670	6,930
PUBLIC STREET (LF) - PARTIAL	2,830	0
PUBLIC SIDEWALK (LF)	10,550	13,365
NUMBER OF STREET SIGNS	21	12
WATER SERVICE STUBS	123	176
SEWER SERVICE STUBS	122	176

MAIL KIOSK CALCULATIONS

NUMBER OF MAIL BOXES (UNITS)	REQUIRED PARKING SPACES
52 OR LESS	2
53-78	3
79-104	4
105 OR MORE	4 PLUS 1 PER EACH ADDITIONAL 26 MAIL BOXES
MAIL KIOSK AREA 1 (LOTS 1-177)	
MINIMUM REQUIRED PARKING SPACES:	4 + 1 x (177-105) / 26 = 6.77 SPACES TOTAL REQUIRED: 7 SPACES (1 ADA SPACE)
MAIL KIOSK AREA 2 (LOTS 178-297)	
MINIMUM REQUIRED PARKING SPACES:	4 + 1 x (120-105) / 26 = 4.58 SPACES TOTAL REQUIRED: 5 SPACES (1 ADA SPACE)

STORMWATER SITE DATA

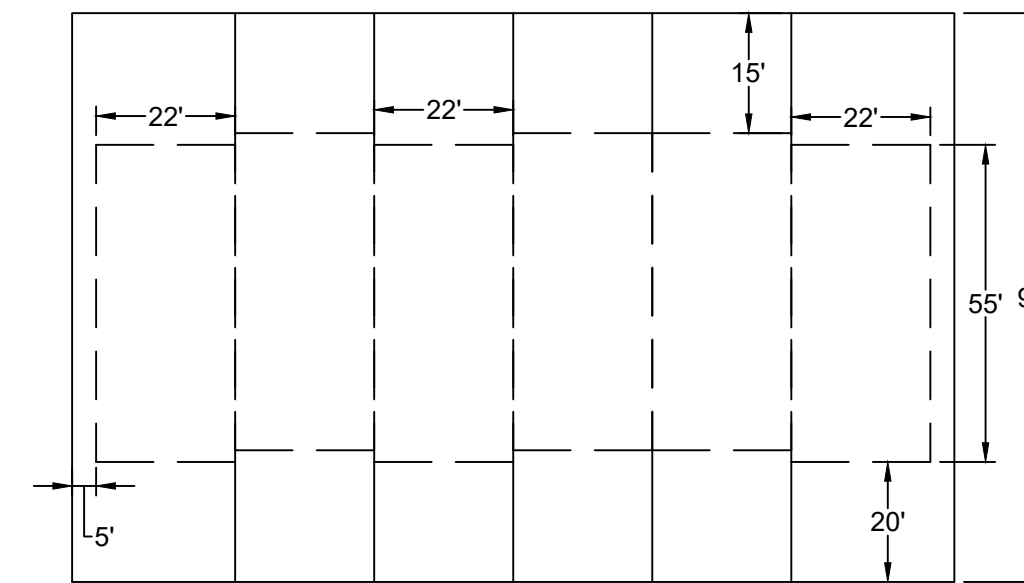
IMPERVIOUS BREAKDOWN FOR LOTS				
	# OF LOTS	MAX. IMPERVIOUS ALLOWANCE (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS (AC)
22' TOWNHOME	120	1,600	192,000	4.41
SHALLOW LOT	86	3,600	309,600	7.11
DEEP LOT	91	3,600	327,600	7.52
TOTAL UNITS	297	-	829,200	19.04
IMPERVIOUS BREAKDOWN FOR TOTAL SITE				
	AREA (SF)	AREA (AC)		
LOTS	829,200	19.04		
CLUBHOUSE	9,828	0.23		
ONSITE SIDEWALK	154,105	3.54		
ONSITE ROAD	413,326	9.49		
TOTAL IMPERVIOUS	1,406,459	32.30		

SITE DATA TABLE

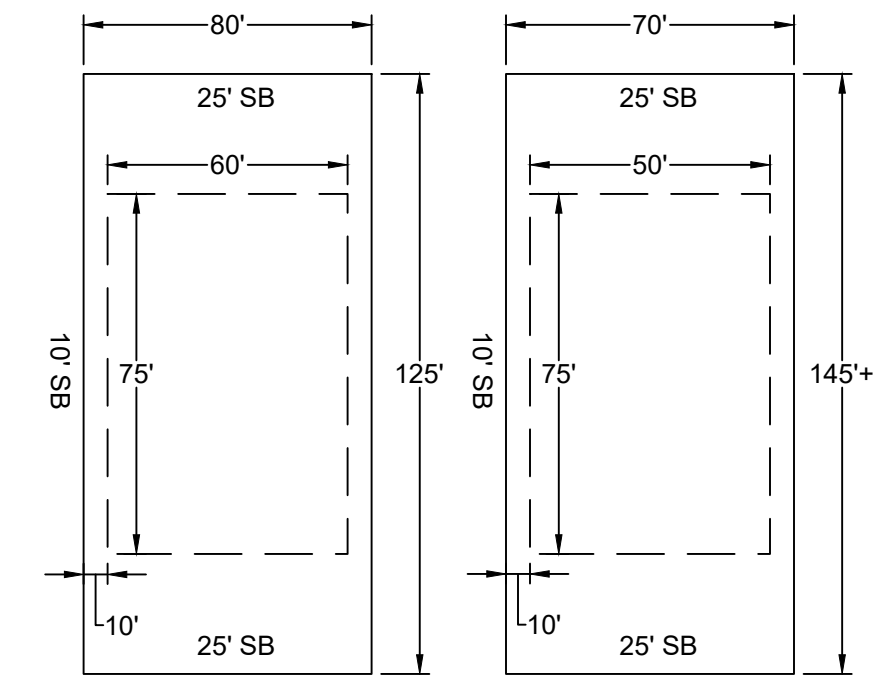
PROJECT NAME:	ROLESVILLE CROSSING
APPLICANT:	HOPPER COMMUNITIES
PIN(S):	1767-48-3143 1767-58-6083
DEED REFERENCE:	D.B. 005456 PG. 00627 D.B. 009828 PG. 00902
PLAT REFERENCE:	BM1998-01776
PROPERTY ADDRESS:	1801 ROLESVILLE RD ROLESVILLE, NC 27587
EXISTING ZONING:	R-30 (WAKE COUNTY)
PROPOSED ZONING:	R-3-CZ
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
UNIT COUNT:	SINGLE FAMILY: 177 TOWNHOUSE: 120
TOTAL PROJECT AREA:	91.39 AC
TOTAL DISTURBED AREA:	90.1 AC
TOWNHOUSE AREA (DENSITY):	15.00 ACRES (8.0 DU/AC)
SINGLE FAMILY AREA (DENSITY):	76.39 ACRES (2.32 DU/AC)
PROPOSED NEW PUBLIC R/W DEDICATION	ROLESVILLE ROAD: 20' R/W (50' FROM CENTER LINE) MITCHELL MILL ROAD: 25' DEDICATION (55' FROM CENTER LINE) INTERNAL ROADS: 50' AND 60' R/W
PROJECT AREA AFTER R/W DEDICATION	91.01 AC
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C, NSW
WATERSHED:	BUFFALO CREEK
BUILDING SETBACKS (SINGLE FAMILY, DETACHED RESIDENTIAL):	FRONT: 25' CORNER: 15' SIDE: 10' SIDE STREET: 15' REAR: 25' LOT WIDTH: 65' MINIMUM LOT AREA: 6,000 SF
BUILDING SETBACKS (TOWNHOUSES):	FRONT: 15' (20' FOR SINGLE CAR GARAGE) CORNER: 10' SIDE: 0' WITH 30' MINIMUM BETWEEN STRUCTURES REAR: 15' LOT WIDTH: 20'

TYPICAL LOT DIMENSIONS

N.T.S.



TYPICAL LOT DIMENSIONS "TOWNHOMES"



TYPICAL SHALLOW LOT DIMENSIONS "SINGLE FAMILY"
3,500 SF IMPERVIOUS

TYPICAL DEEP LOT DIMENSIONS "SINGLE FAMILY"
3,500 SF IMPERVIOUS



01/02/2024

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102, Raleigh, NC 27607
TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
REVISIONS PER WAKE COUNTY COMMENTS	06/24/2022
CONSTRUCTION DOCUMENT SUBMITTAL	07/22/2022
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DATE
09/17/2021

DRAWN BY
R. WINGATE

DESIGNED BY
P. BARBEAU

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

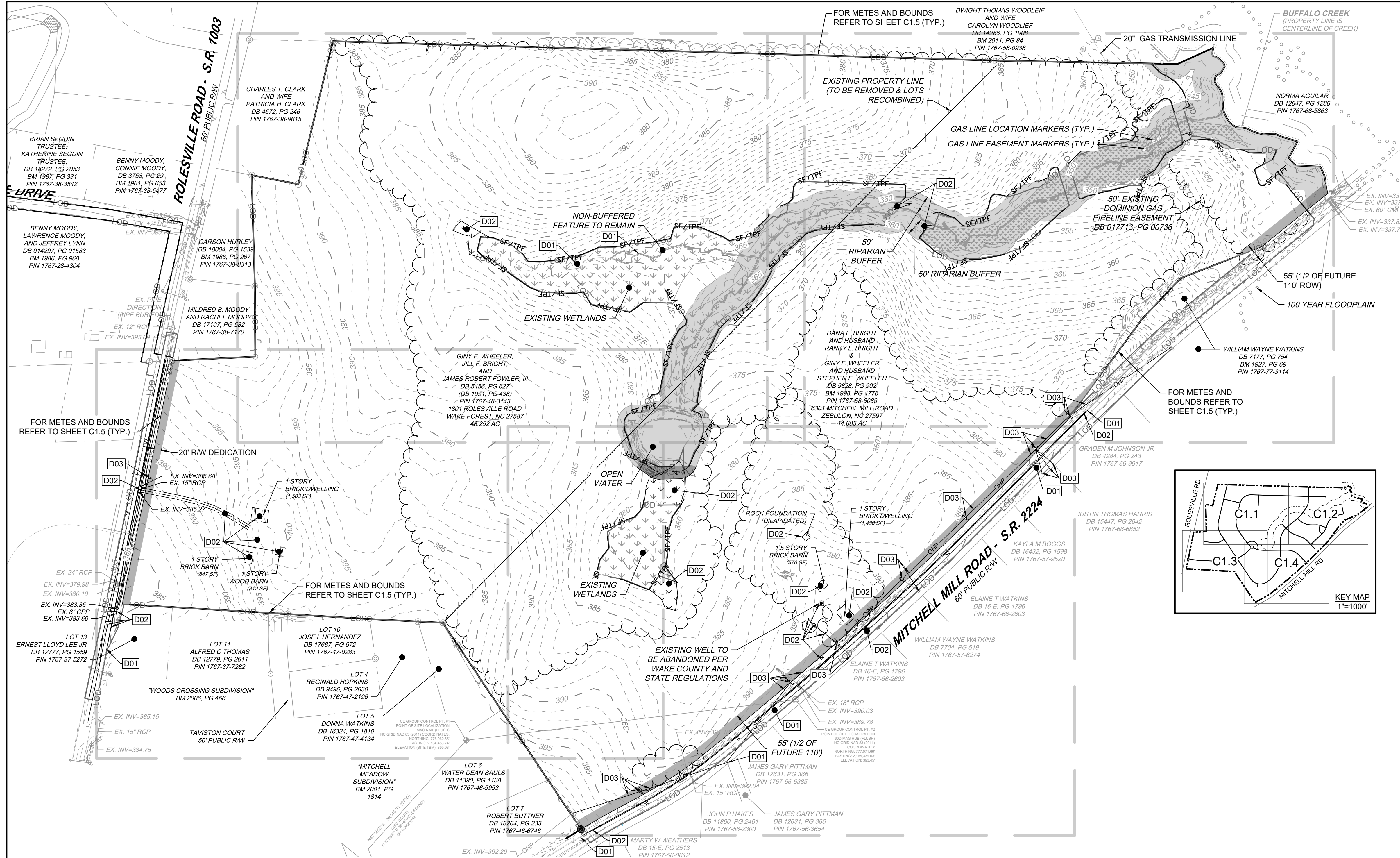
TIMMONS GROUP
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ROLESVILLE CROSSING - CD 21-08
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
PROJECT NOTES AND SITE DETAILS

JOB NO.
43398

SHEET NO.
CO.0

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



- ### SURVEY NOTES
- ON SITE BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY TIMMONS GROUP DATED 08/19/2019. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP. ONSITE TOPOGRAPHY RECEIVED FROM THE CE GROUP ON 01/04/2021.
 - ONSITE WETLAND LOCATION AND STREAM DELINEATION BY S&EC, PA.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
 - VERTICAL DATUM SHOWN HEREON IS NAVD88.
 - OTHER SOURCES OF INFORMATION INCLUDE CITY OF RALEIGH GIS AND AERIAL IMAGERY.
 - NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720176600J (EFFECTIVE 05/02/2006).
 - RECORDED PROPERTY DATA:
 - 9.1. DB 005456, PG 00627
 - 9.2. DB 009828, PG 00902
 - EXISTING IMPERVIOUS AREA = 0.0 ACRES
 - THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.
 - OFFSITE TOPOGRAPHY FROM WAKE COUNTY GIS.

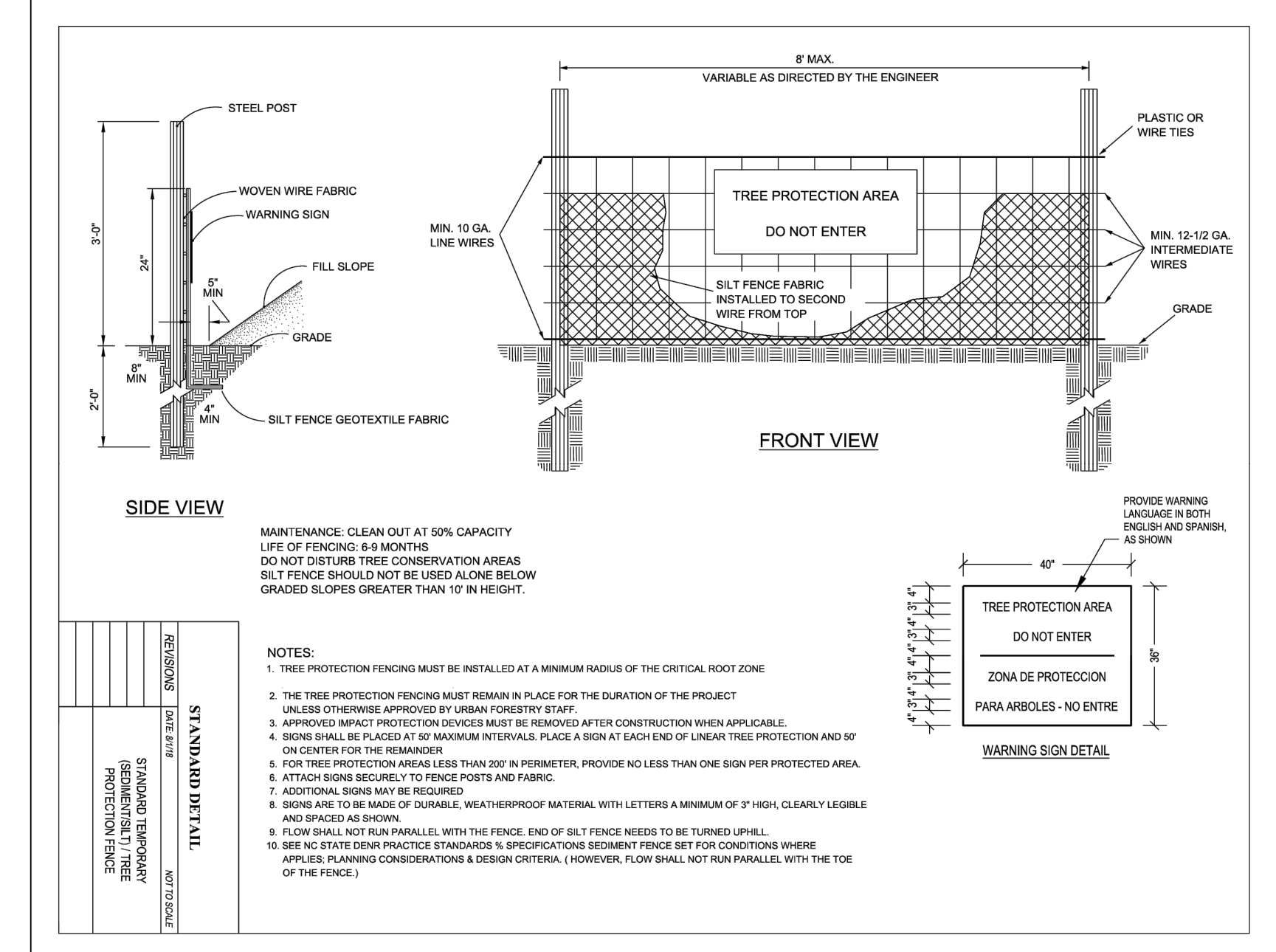
DEMOLITION KEYNOTES

NUMBER	DESCRIPTION
D01	EXISTING FEATURE TO REMAIN.
D02	REMOVE EXISTING FEATURE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.
D03	RELOCATE AND MODIFY EXISTING FEATURE TO REMAIN IN SERVICE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.

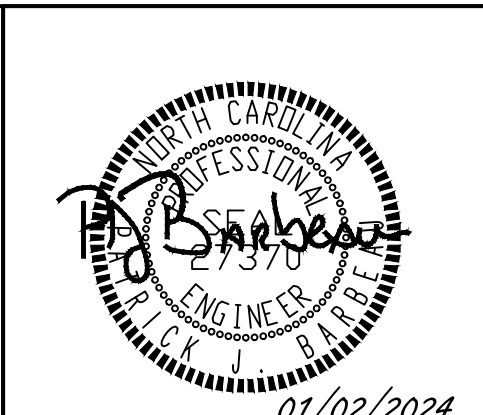
LEGEND

SYMBOL	DESCRIPTION
(Dashed line with circles)	100 YEAR FLOODPLAIN
(Solid line)	TREE LINE
(Dashed line with triangles)	50' RIPARIAN BUFFER
(Wavy line)	WETLANDS
(Dotted line)	LIMITS OF DISTURBANCE

- ### DEMOLITION NOTES
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. CONTRACTOR TO OBTAIN, REFERENCE, AND UTILIZE ALL AVAILABLE ENVIRONMENTAL REPORTS (PHASE 1 ESA, ASBESTOS, ETC.) FROM DEVELOPER.
 - ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - REMOVE/DEMOLISH/ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.
 - REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
 - DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
 - 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 TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE 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.
 - PROTECT ALL ADJACENT PROPERTIES. THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
 - SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
 - THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
 - CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ONSITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
 - ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER
 - VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 - 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 OR NOT INDICATED TO BE MODIFIED).
 - GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. WITH THE DEVELOPER.
 - CONTRACTOR SHALL NOTIFY APPROPRIATE DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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07/22/2022	CONSTRUCTION DOCUMENT SUBMITTAL
04/06/2023	REVISIONS PER NCDOT COMMENTS
09/06/2023	REVISIONS PER CITY OF RALEIGH COMMENTS
01/02/2024	REVISIONS TO APPROVED PLANS

09/17/2021
 DRAWN BY
R. WINGATE
 DESIGNED BY
P. BARBEAU
 CHECKED BY
P. BARBEAU
 SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

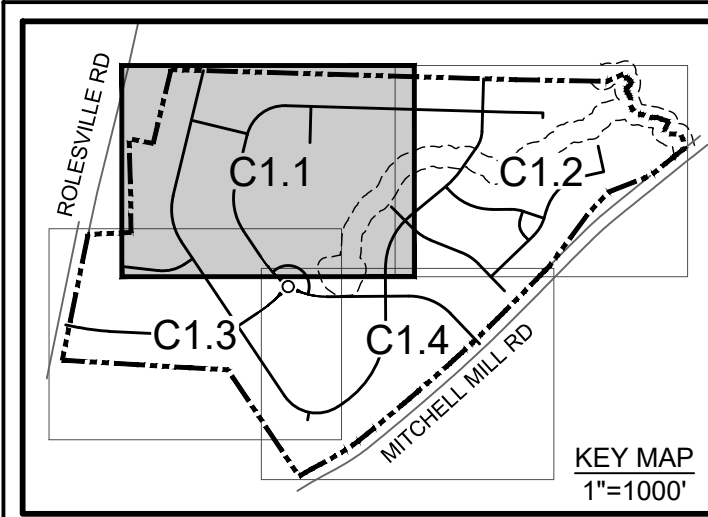
ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

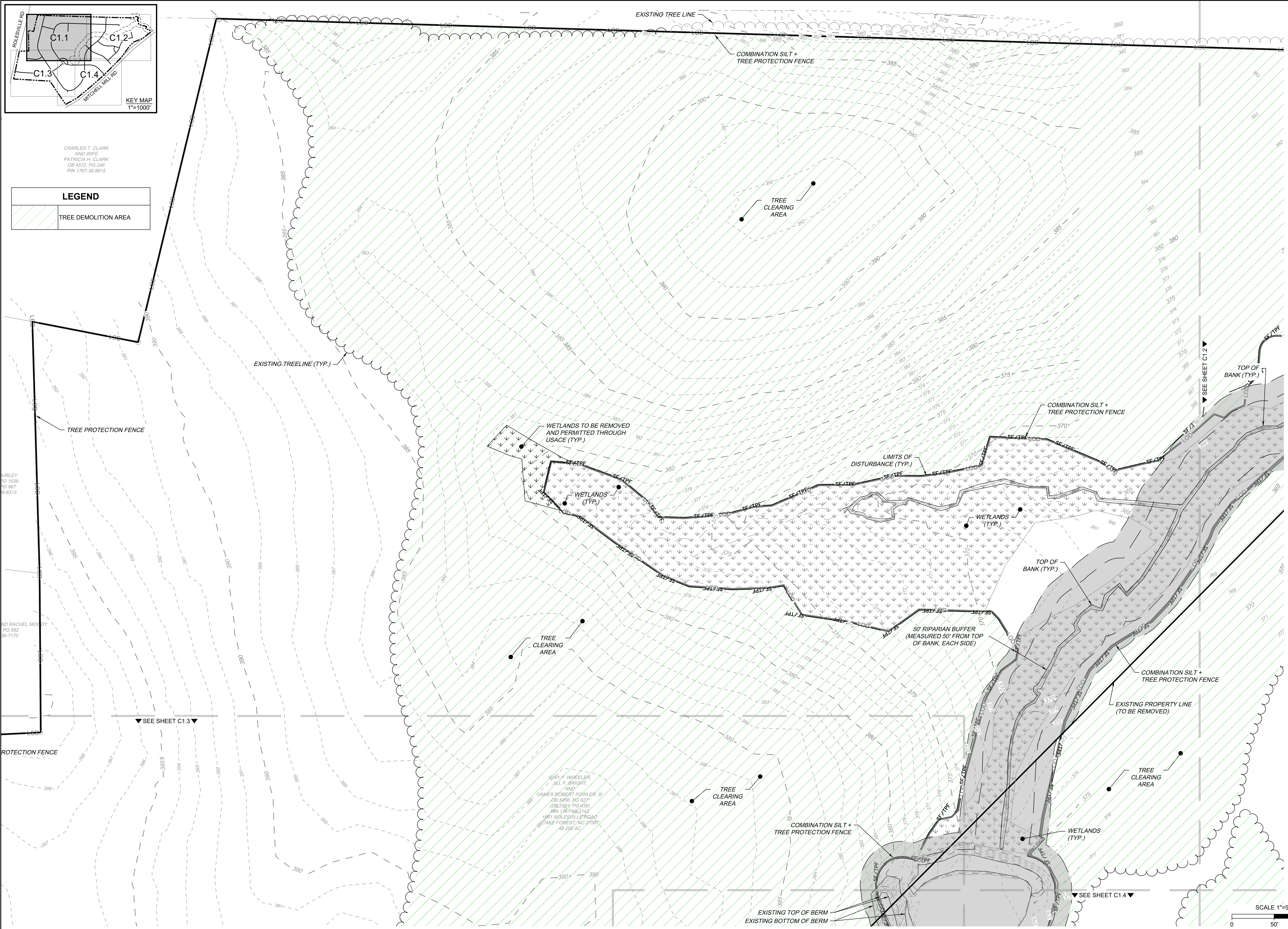
JOB NO.
43398
 SHEET NO.
C1.0

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CHARLES T. CLARK
AND WIFE
PATRICIA H. CLARK
DB-4572, PG 246
PIN 1767-38-9615

LEGEND	
	TREE DEMOLITION AREA



URLEY
PG 1539
PG 967
S-6313

AND RACHEL MONDY
PG 582
S-8-7170

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GINY F. WHEELER,
JILL F. BRIGHT,
AND
JAMES ROBERT FOWLER, III
DB-5456, PG 627
(DB-2108 V, PG 438)
PIN 1767-38-3143
1881 ROLESVILLE FERRY ROAD
WAKE FOREST, NC 27537
49.226 AC



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	DESIGNED BY P. BARBEAU
	CHECKED BY P. BARBEAU
	SCALE AS SHOWN

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NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

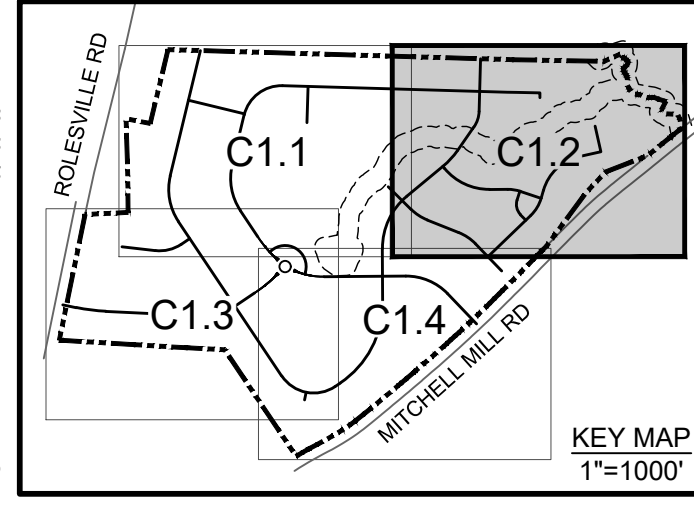
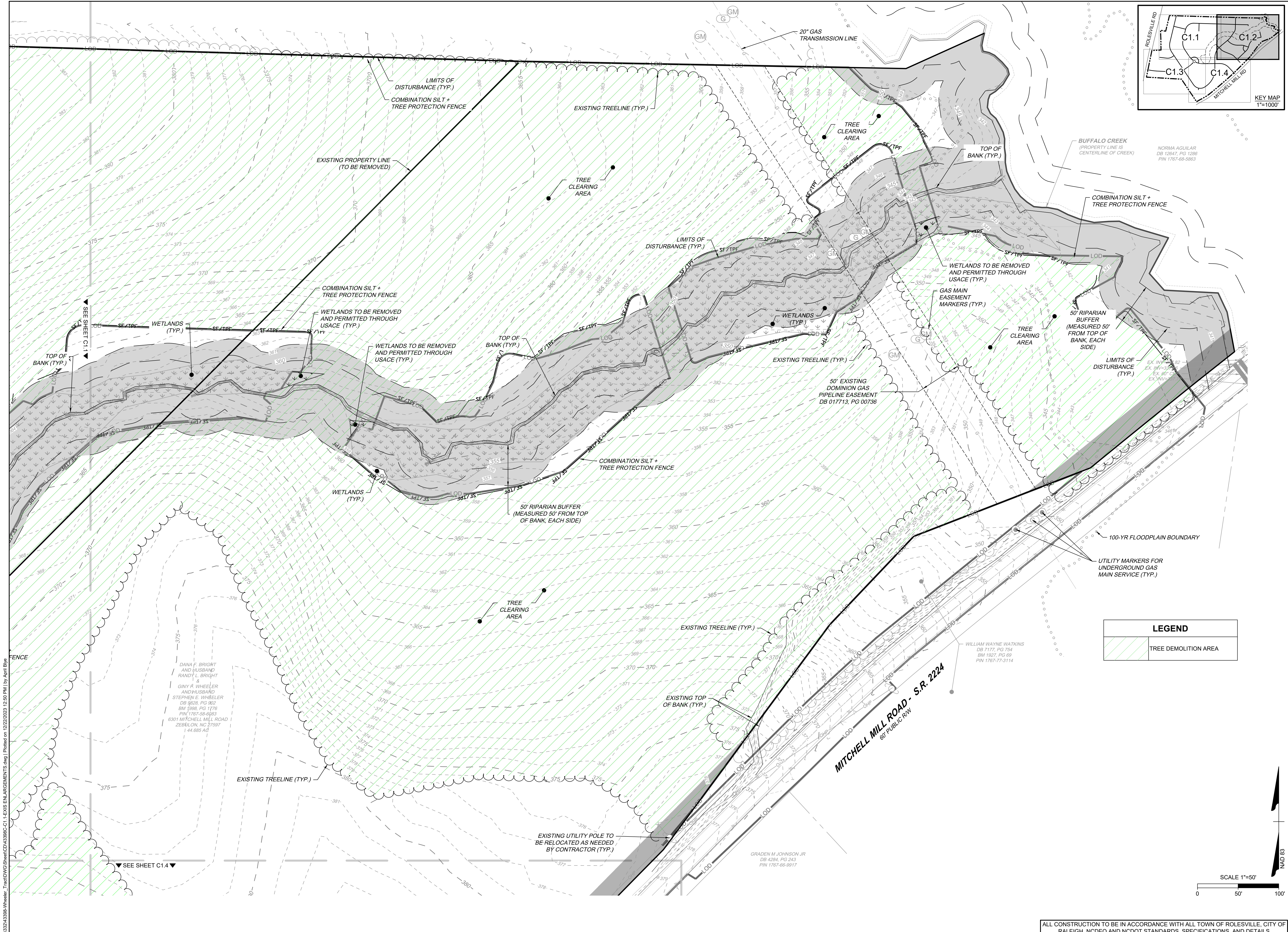
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO. 43398
SHEET NO. C1.1

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REVISIONS TO APPROVED PLANS	01/02/2024

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R. WINGATE
 DESIGNED BY
P. BARBEAU
 CHECKED BY
P. BARBEAU
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ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

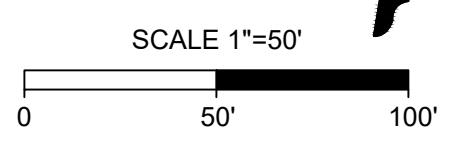
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JOB NO.
43398

SHEET NO.
C1.2

LEGEND	
	TREE DEMOLITION AREA



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REVISION DESCRIPTION
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P. BARBEAU

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P. BARBEAU

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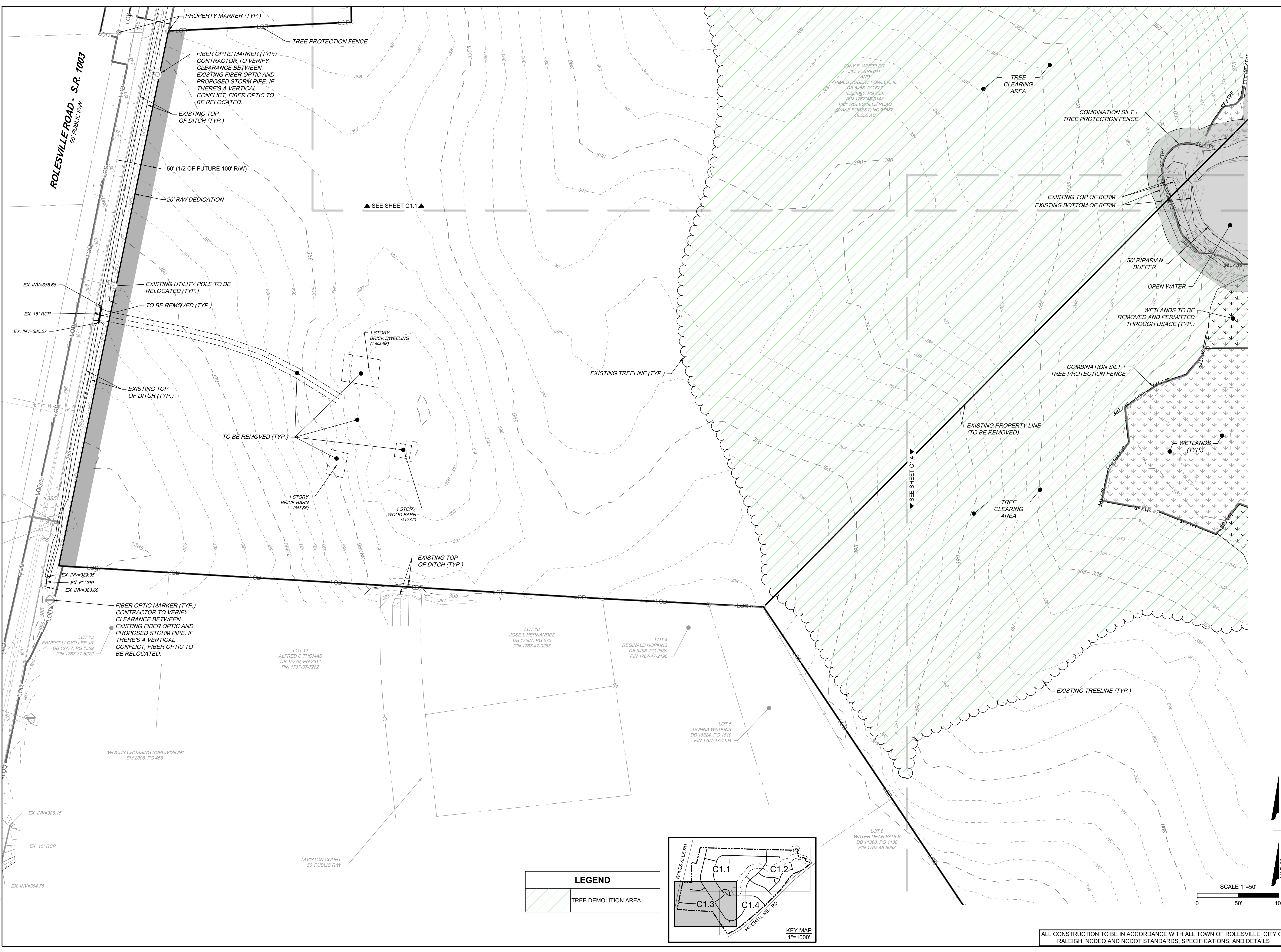
ROLESVILLE CROSSING - CD 21-08
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

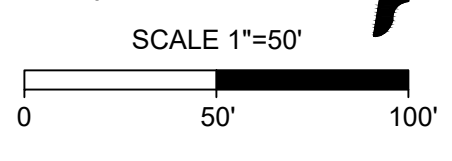
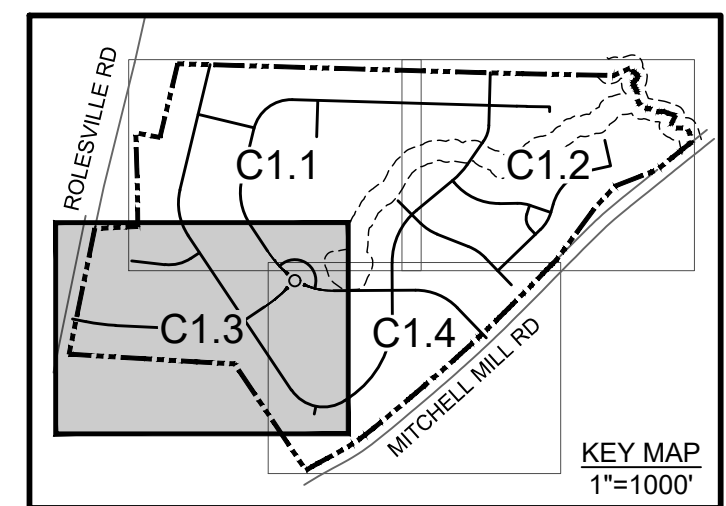
JOB NO.
43398

SHEET NO.
C1.3

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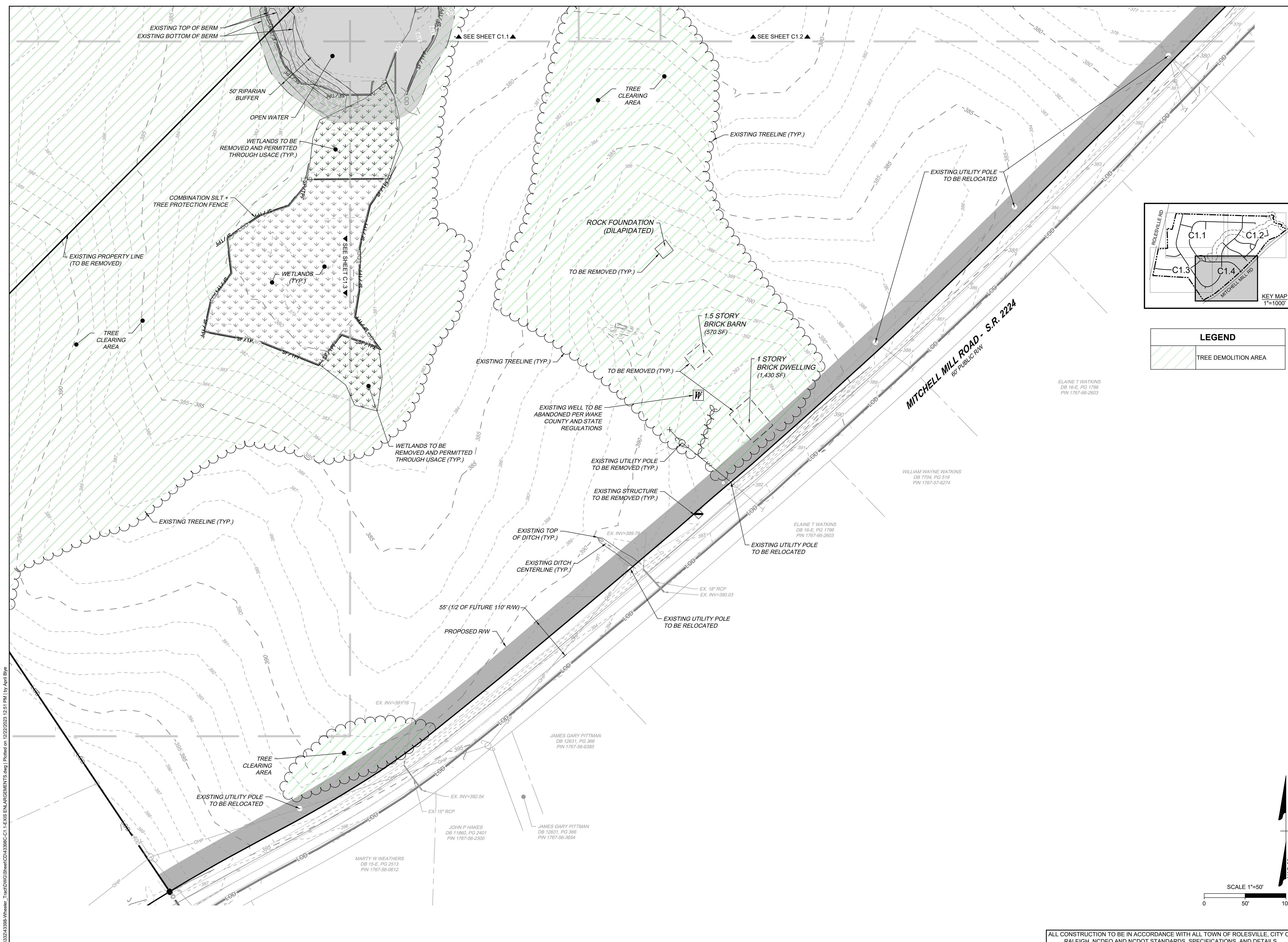


LEGEND	
	TREE DEMOLITION AREA



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R. WINGATE

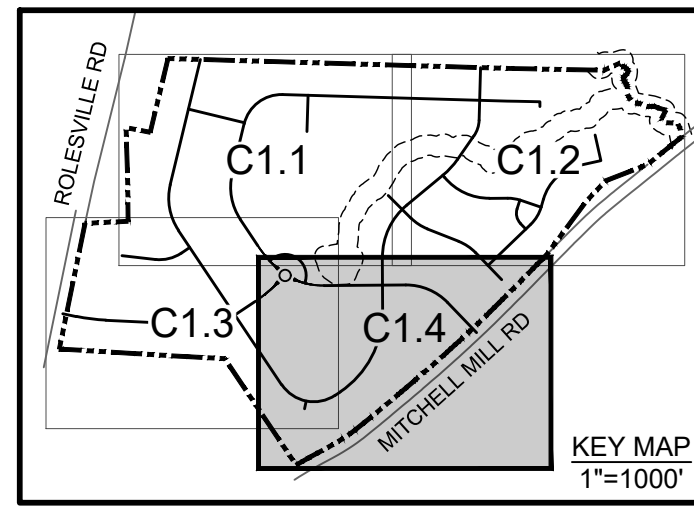
DESIGNED BY
P. BARBEAU

CHECKED BY
P. BARBEAU

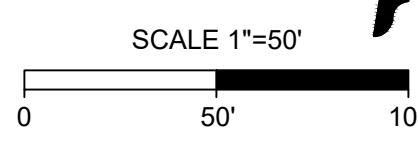
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43398

SHEET NO.
C1.4



LEGEND	
	TREE DEMOLITION AREA



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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

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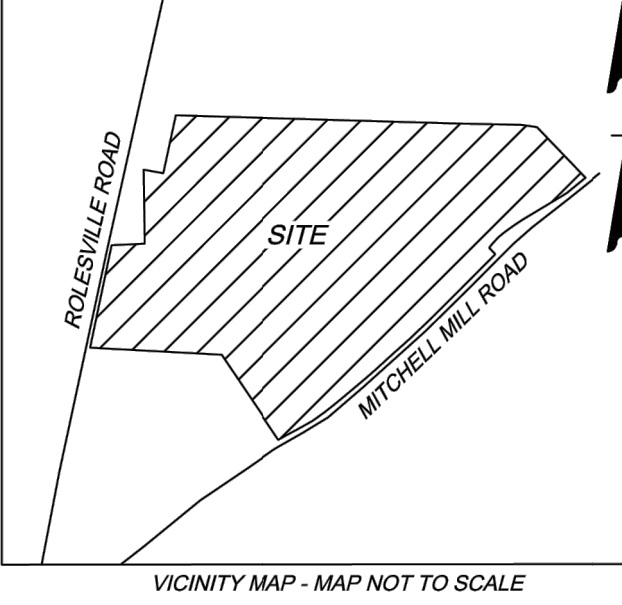
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NAD83 (2011)
NC GRID

ANNEXED AREA DESCRIPTION:
BEGINNING AT AN IRON PIPE FOUND IN THE NORTHERN 60' R/W LINE OF MITCHELL MILL RD. (SR 2224) AND HAVING NORTH CAROLINA GRID COORDINATES (NAD 83 (2011)) OF N 778.723.00 FEET; E 2.164.761.89 FEET; AND BEING A COMMON CORNER BETWEEN DANA F. BRIGHT, ET AL. (DB 9828 PG 902) AND LOT 7 OF MITCHELL MEADOW SUBDIVISION (BM 2001 PG 1814); THENCE LEAVING THE NORTHERN 60' R/W LINE OF MITCHELL MILL RD. (SR 2224) NORTH 33°49'30" WEST, 159.25 FEET TO AN IRON PIPE FOUND; THENCE NORTH 33°47'11" WEST, 508.32 FEET TO AN IRON PIPE FOUND; A COMMON CORNER BETWEEN DANA F. BRIGHT, ET AL. (DB 9828 PG 902), GINA F. WHEELER, ET AL. (DB 5458 PG 627) AND LOT 5 OF MITCHELL MEADOW SUBDIVISION (BM 2001 PG 1814); THENCE NORTH 87°22'25" WEST, 197.32 FEET TO AN IRON REBAR FOUND; THENCE NORTH 88°32'54" WEST, 688.42 FEET TO A POINT IN THE CENTER OF BUFFALO CREEK; THENCE NORTH 11°34'57" EAST, 684.53 FEET TO A POINT; THENCE NORTH 87°15'14" EAST, 254.95 FEET TO AN IRON REBAR FOUND; THENCE NORTH 00°24'42" WEST, 189.05 FEET TO AN IRON PIPE FOUND; THENCE NORTH 01°39'01" WEST, 298.96 FEET TO AN IRON PIPE FOUND; THENCE SOUTH 79°00'56" EAST, 127.90 FEET TO A POINT; THENCE NORTH 13°30'03" EAST, 395.38 FEET TO AN IRON REBAR FOUND; THENCE SOUTH 88°19'57" EAST, 1,798.49 FEET TO AN IRON REBAR FOUND; THENCE SOUTH 88°55'44" EAST, 475.00 FEET TO A POINT; THENCE THE FOLLOWING COURSES DOWN THE CENTER LINE OF BUFFALO CREEK:
THENCE NORTH 65°44'16" EAST, 102.70 FEET TO A POINT; THENCE SOUTH 18°00'04" WEST, 14.47 FEET TO A POINT; THENCE SOUTH 42°30'53" EAST, 45.95 FEET TO A POINT; THENCE SOUTH 6°51'48" WEST, 20.88 FEET TO A POINT; THENCE SOUTH 78°17'04" WEST, 26.61 FEET TO A POINT; THENCE SOUTH 19°06'03" EAST, 75.60 FEET TO A POINT; THENCE SOUTH 21°12'02" EAST, 67.30 FEET TO A POINT; THENCE SOUTH 78°17'04" EAST, 53.71 FEET TO A POINT; THENCE SOUTH 60°26'04" EAST, 61.46 FEET TO A POINT; THENCE SOUTH 70°47'08" EAST, 63.51 FEET TO A POINT; THENCE SOUTH 20°21'33" WEST, 55.83 FEET TO A POINT; THENCE SOUTH 54°55'18" EAST, 18.68 FEET TO A POINT; THENCE SOUTH 88°00'51" EAST, 67.89 FEET TO A POINT; THENCE SOUTH 25°51'48" EAST, 28.94 FEET TO A POINT; THENCE SOUTH 13°30'03" EAST, 50.00 FEET TO A POINT; THENCE SOUTH 15°15'11" EAST, 32.81 FEET TO A POINT; THENCE THE FOLLOWING COURSES DOWN THE CENTER LINE OF MITCHELL MILL ROAD (S.R. 2224) A 60 FOOT PUBLIC RIGHT-OF-WAY:
THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 10,151.02 FEET, WITH CHORD BEARING OF SOUTH 51°28'46" WEST, 67.90 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 20,962.58 FEET, WITH CHORD BEARING OF SOUTH 50°55'27" WEST, 151.51 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 9,512.05 FEET, WITH CHORD BEARING OF SOUTH 50°51'07" WEST, 393.46 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 9,512.05 FEET, WITH CHORD BEARING OF SOUTH 45°11'08" WEST, 301.64 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 2,299.367 FEET, WITH CHORD BEARING OF SOUTH 44°29'43" WEST, 228.79 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 18,151.18 FEET, WITH CHORD BEARING OF SOUTH 45°19'30" WEST, 278.12 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 7,283.93 FEET, WITH CHORD BEARING OF SOUTH 47°55'59" WEST, 411.59 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 14,402.54 FEET, WITH CHORD BEARING OF SOUTH 49°50'49" WEST, 332.72 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 2,123.53 FEET, WITH CHORD BEARING OF SOUTH 52°13'18" WEST, 165.22 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 1,515.57 FEET, WITH CHORD BEARING OF SOUTH 59°21'35" WEST, 147.34 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 3,285.30 FEET, WITH CHORD BEARING OF SOUTH 61°15'45" WEST, 112.29 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 2,086.81 FEET, WITH CHORD BEARING OF SOUTH 59°23'07" WEST, 37.74 FEET TO A POINT; THENCE NORTH 33°49'30" WEST, 30.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 95.362 ACRES, MORE OR LESS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	10181.34'	80.68'	40.34'	0°27'15"	S51°30'53"W	80.68'
C2	20992.91'	146.94'	73.47'	0°24'04"	S50°55'51"W	146.94'
C3	2299367.52'	226.56'	113.28'	0°00'20"	S44°29'43"W	226.56'
C4	18120.85'	278.40'	139.20'	0°52'49"	S45°19'30"W	278.40'
C5	7253.61'	409.88'	204.99'	3°14'15"	S47°56'03"W	409.82'
C6	14372.21'	332.26'	166.14'	1°19'28"	S49°50'50"W	332.25'
C7	2093.21'	162.48'	81.28'	4°26'51"	S52°12'44"W	162.44'
C8	1485.25'	143.85'	71.98'	5°32'58"	S59°22'11"W	143.80'
C9	3315.62'	118.47'	59.24'	2°02'50"	S61°15'40"W	118.46'
C10	2696.93'	39.78'	19.89'	0°50'42"	S59°22'14"W	39.78'

- SURVEY NOTES:**
- PER THE FEMA FLOODPLAIN MAPS, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X, PER FIRM MAP NO. 3720176600J PANEL 1766, EFFECTIVE DATE MAY 2, 2006.
 - HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD83 (2011) AS DETERMINED BY GPS. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - NOT ALL IMPROVEMENTS LOCATED ON THE PROPERTY HAVE BEEN SHOWN.
 - AREA COMPUTATION IS BY THE COORDINATE METHOD.
 - THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A TITLE SEARCH.
 - RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON REFERENCES AS SHOWN HEREON.



DWIGHT THOMAS WOODLIEF
AND WIFE
CAROLYN WOODLIEF
DB 14286, PG 1908
BM 2011, PG 84
PIN 1767-58-0938
ZONING: R-30

NORMA AGUILAR
DB 12647, PG 1286
PIN 1767-58-5863
ZONING: R-30

CHARLES T. CLARK
AND WIFE
PATRICIA H. CLARK
DB 4572, PG 246
PIN 1767-38-9615
ZONING: R-30

ELMO R. MOODY
DB 3750, PG 591
BM 1986, PG 967
PIN 1767-38-8313
ZONING: R-30

MILDRED B. MOODY
DB 17107, PG 582
PIN 1767-38-7170
ZONING: R-30

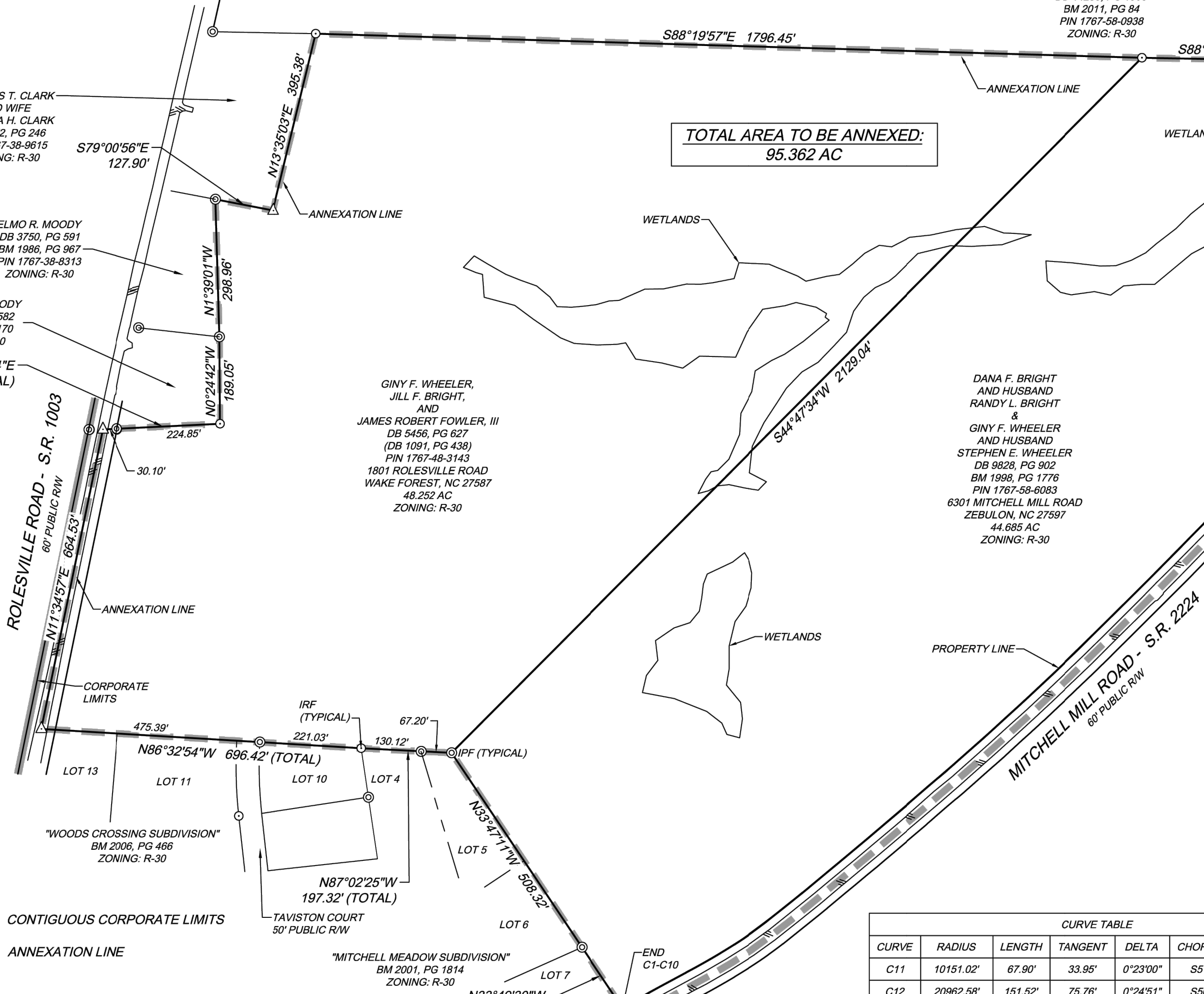
GINY F. WHEELER,
JILL F. BRIGHT,
AND
JAMES ROBERT FOWLER, III
DB 5456, PG 627
(DB 1091, PG 438)
PIN 1767-48-3143
1801 ROLESVILLE ROAD
WAKE FOREST, NC 27587
48.252 AC
ZONING: R-30

DANA F. BRIGHT
AND HUSBAND
RANDY L. BRIGHT
&
GINY F. WHEELER
AND HUSBAND
STEPHEN E. WHEELER
DB 9828, PG 902
BM 1998, PG 1776
PIN 1767-58-6083
6301 MITCHELL MILL ROAD
ZEBULON, NC 27597
44.685 AC
ZONING: R-30

WILLIAM WAYNE WATKINS
DB 1177, PG 754
BM 1927, PG 89
PIN 1767-77-3114
ZONING: R-30

TOTAL AREA TO BE ANNEXED:
95.362 AC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°44'16"E	102.70'
L2	S18°00'04"W	14.47'
L3	S42°30'53"E	45.95'
L4	S6°51'48"W	20.88'
L5	S76°45'14"W	26.61'
L6	S19°06'03"E	75.60'
L7	S21°12'02"E	67.30'
L8	S78°17'04"E	53.71'
L9	S80°26'04"E	61.46'



Annexation Certificate - Town Clerk:
I hereby certify that this plat for annexation has followed all requirements and procedures and a public hearing was held by the Town to annex the property herein described. The Town Board of Commissioners of the Town of Rolesville adopted the resolution to annex on _____ with the effective date of annexation on _____.

Town Clerk

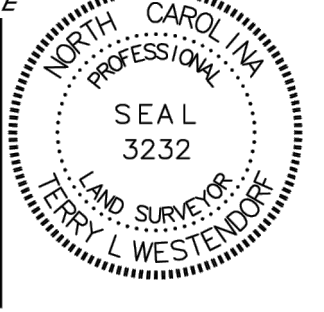
SURVEYOR CERTIFICATION

I, TERRY L. WESTENDORF, PLS. HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AS DESCRIBED IN DEEDS AND MAPS OF RECORD OR OTHER REFERENCE SOURCES; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

TERRY L. WESTENDORF, NCPLS NO. L-3232
DATE 01/17/2020

FOR REFERENCE ONLY



**ANNEXATION PLAT
PREPARED FOR
HOPPER COMMUNITIES**

WAKE FOREST TWP	WAKE COUNTY, NC
DATE: JANUARY 17, 2020	SCALE: 1" = 200'
SHEET 1 OF 1	J.N.: 43398
DRAWN BY: MM	CHECK BY: TLW
FIELD EDIT BY:	
MAP CHECKED BY: MM, JANUARY 15, 2020	
REVISED:	

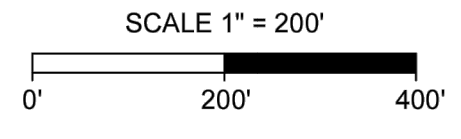
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C11	10151.02'	67.90'	33.95'	0°23'00"	S51°28'46"W	67.90'
C12	20962.58'	151.52'	75.76'	0°24'51"	S50°55'27"W	151.51'
C13	9512.05'	393.48'	196.77'	2°22'13"	S50°31'07"W	393.46'
C14	8816.09'	301.66'	150.84'	1°57'38"	S45°11'08"W	301.64'
C15	2299367.06'	228.79'	114.39'	0°00'21"	S44°29'43"W	228.79'
C16	18151.18'	279.12'	139.56'	0°52'52"	S45°19'30"W	279.12'
C17	7283.93'	411.64'	205.88'	3°14'17"	S47°55'59"W	411.59'
C18	14402.54'	332.73'	166.37'	1°19'25"	S49°50'49"W	332.72'
C19	2123.53'	165.27'	82.67'	4°27'33"	S52°13'18"W	165.22'
C20	1515.57'	147.40'	73.76'	5°34'21"	S59°21'35"W	147.34'
C21	3285.30'	117.30'	58.66'	2°02'45"	S61°15'45"W	117.29'
C22	2666.61'	37.74'	18.87'	0°48'40"	S59°23'07"W	37.74'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S70°47'08"E	63.51'
L11	S20°21'33"W	55.83'
L12	S54°55'18"E	18.68'
L13	S88°00'51"E	67.89'
L14	S25°51'48"E	28.94'
L15	S15°51'51"E	50.19'
L16	S15°51'51"E	32.81'
L17	N33°49'30"W	30.36'

Review Officer Certification:
I, _____, Review Officer of the Town of Rolesville, Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Annexation Exempt Certification:
I hereby certify that this annexation plat is approved for recording, and is exempt from the Rolesville Unified Development Ordinance.

Review Officer _____ Date _____
Subdivision Administrator _____ Date _____

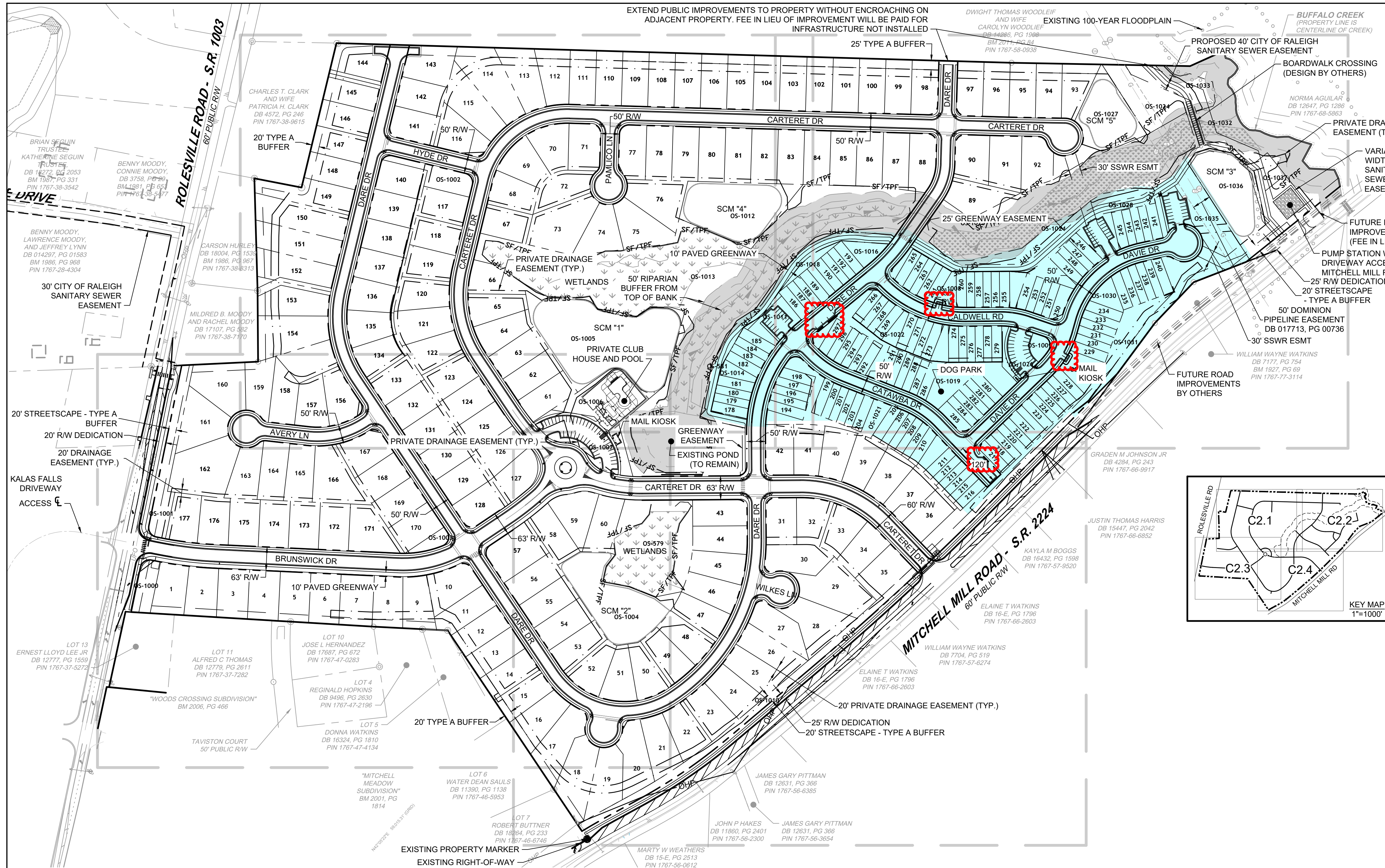


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TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1552

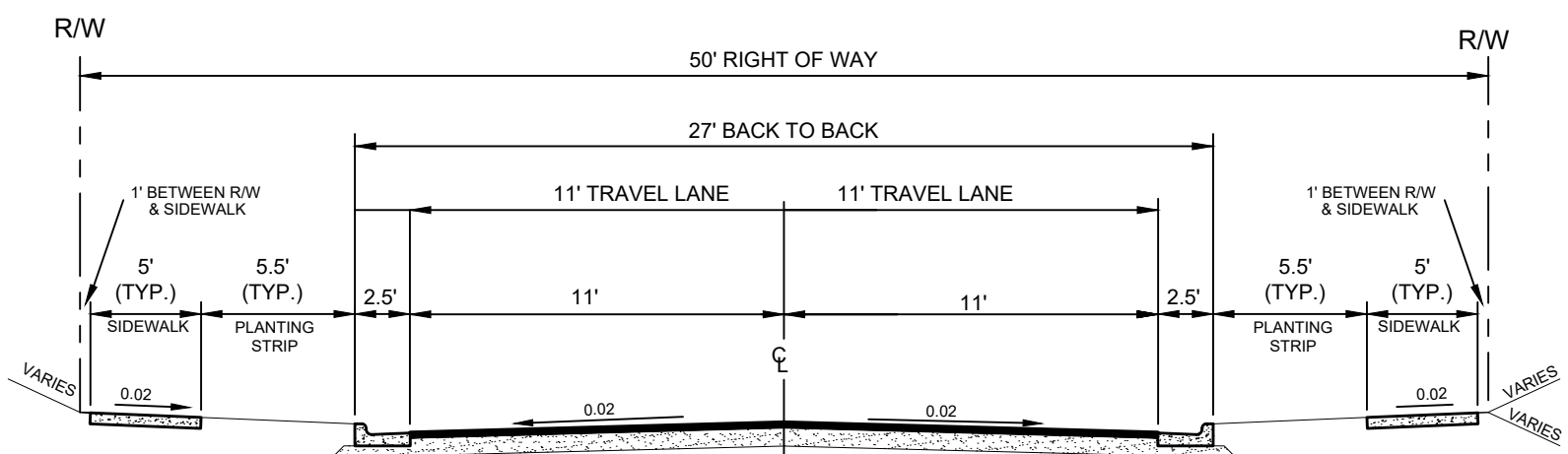
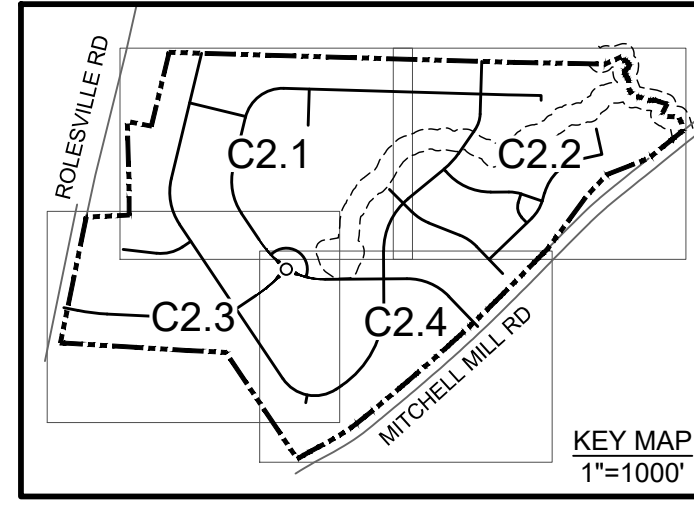
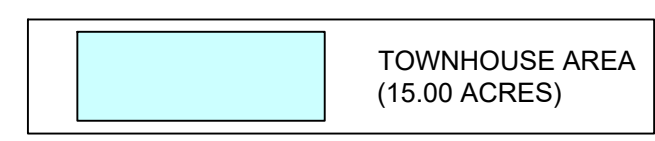
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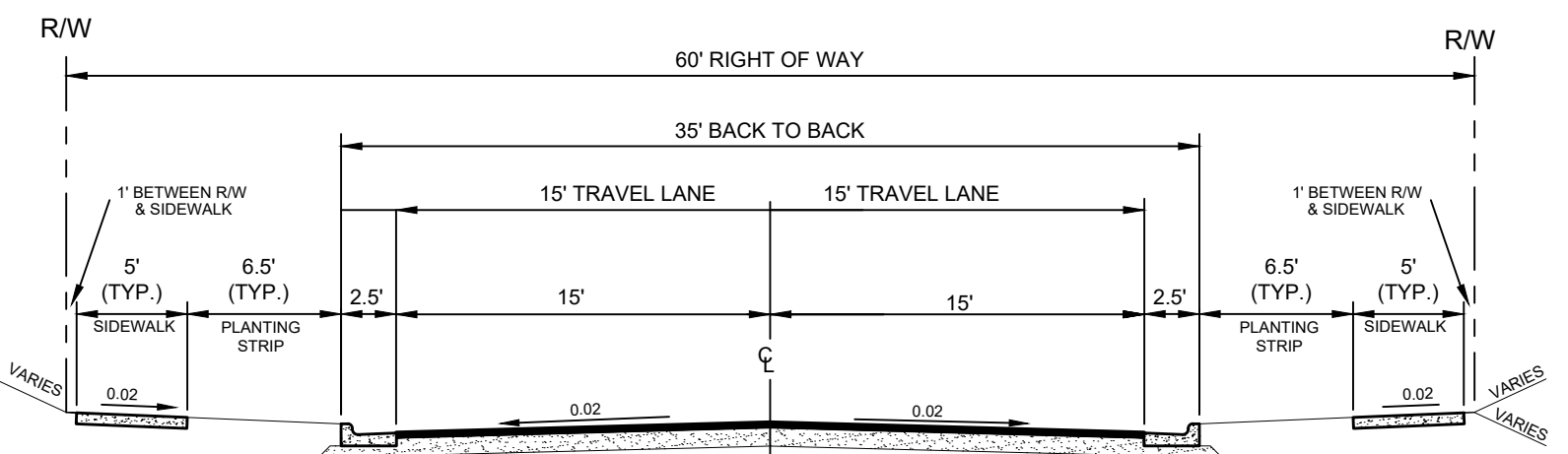
Technology
Infrastructure
Residential
Site Development



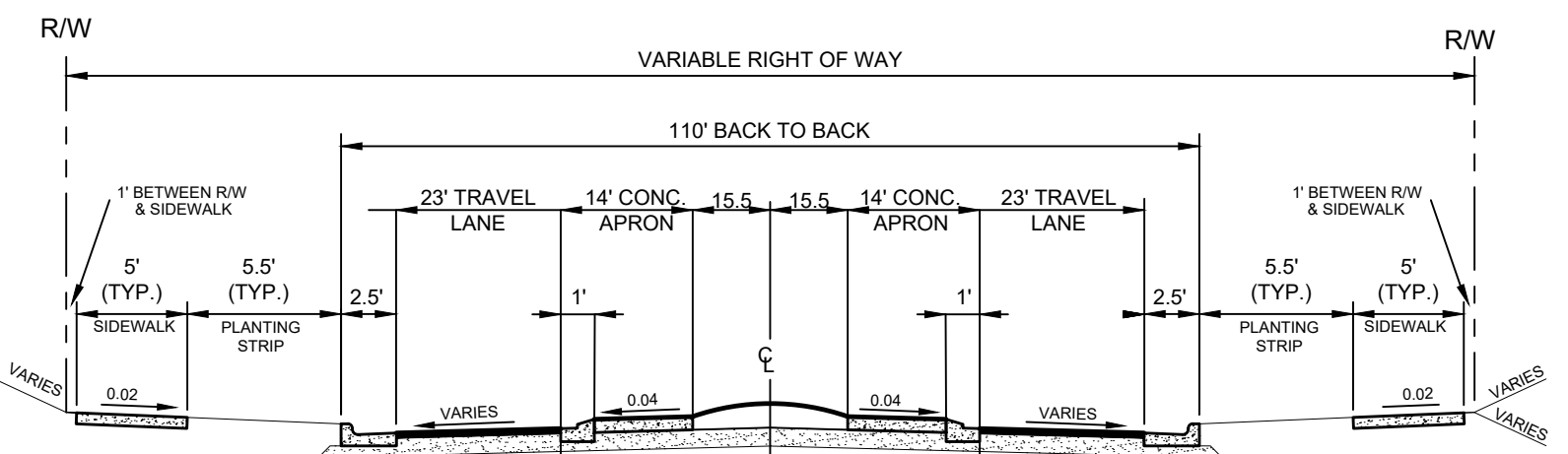
- ### SITE LAYOUT NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) TO HAVE EXISTING UTILITIES LOCATED.
 - PARKING SPACES ARE 9' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING(S).
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER TOWN OF ROLESVILLE OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH TOWN OF ROLESVILLE. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
 - PRIVATE CLUB HOUSE AND POOL AREA REQUIRES SEPARATE SITE PLAN APPROVAL PROCESS THROUGH TOWN OF ROLESVILLE.
 - SUBDIVISION STREET NAMES PENDING WAKE COUNTY APPROVAL.
 - REFER TO SHEET C0.0 FOR SETBACK TABLE FOR SINGLE FAMILY AND TOWNHOMES.



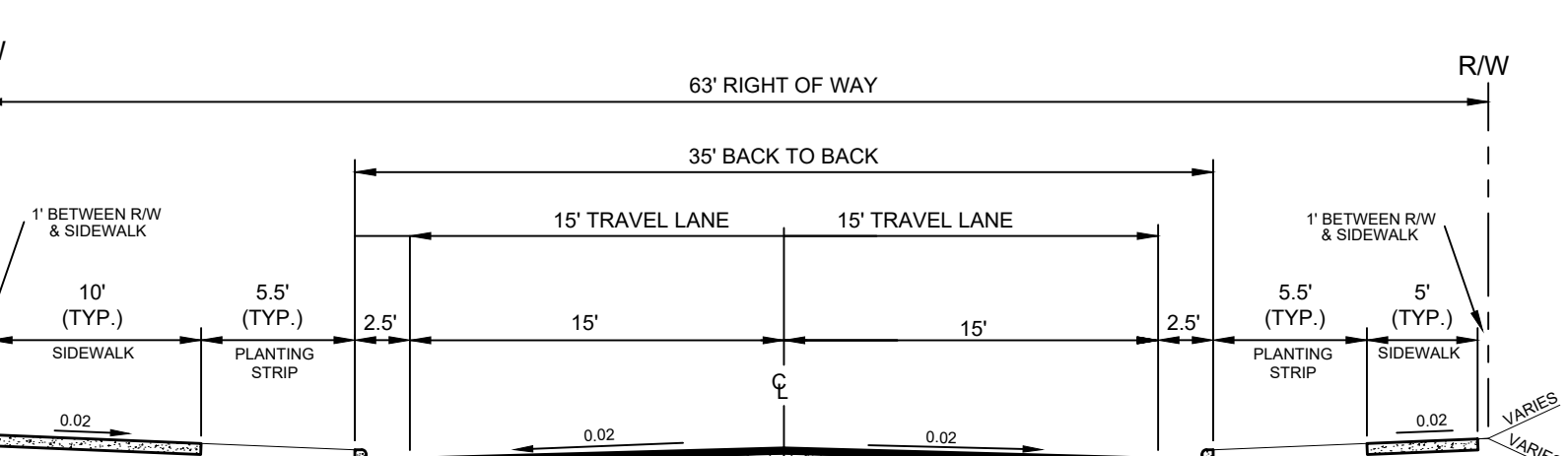
LOCAL RESIDENTIAL STREET
(50' PUBLIC R/W)



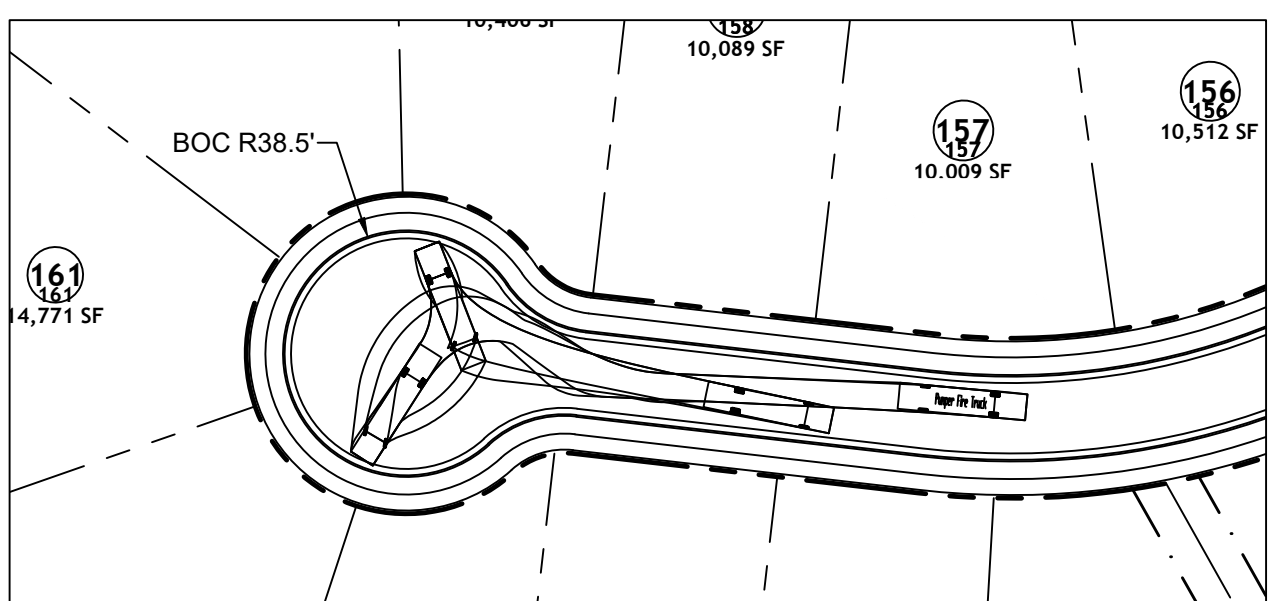
RESIDENTIAL COLLECTOR
(60' PUBLIC R/W)



RESIDENTIAL ROUNDABOUT

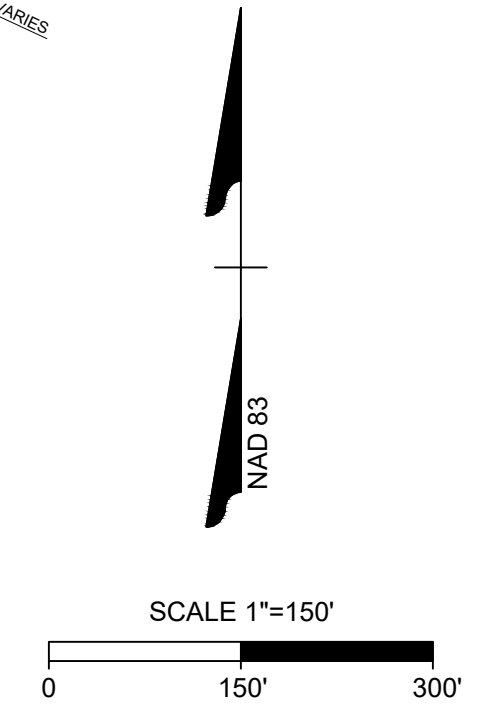


RESIDENTIAL COLLECTOR WITH GREENWAY
(63' PUBLIC R/W)



FIRE APPARATUS ACCESS INSET
SCALE: 1" = 60'

Pumper Fire Truck	40,000#
Overall Length	8' 10"
Overall Width	7' 4.5"
Min. Body Ground Clearance	0.656'
Track Width	8' 16.7"
Lock-to-lock time	5.90s
Max Wheel Angle	45.00°



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06/24/2022	PER WAKE COUNTY COMMENTS
07/22/2022	CONSTRUCTION DOCUMENT SUBMITTAL
04/06/2023	REVISIONS PER NCDOT COMMENTS
09/06/2023	REVISIONS PER CITY OF RALEIGH COMMENTS
01/02/2024	REVISIONS TO APPROVED PLANS

09/17/2021
DRAWN BY
R. WINGATE
DESIGNED BY
P. BARBEAU
CHECKED BY
P. BARBEAU
SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

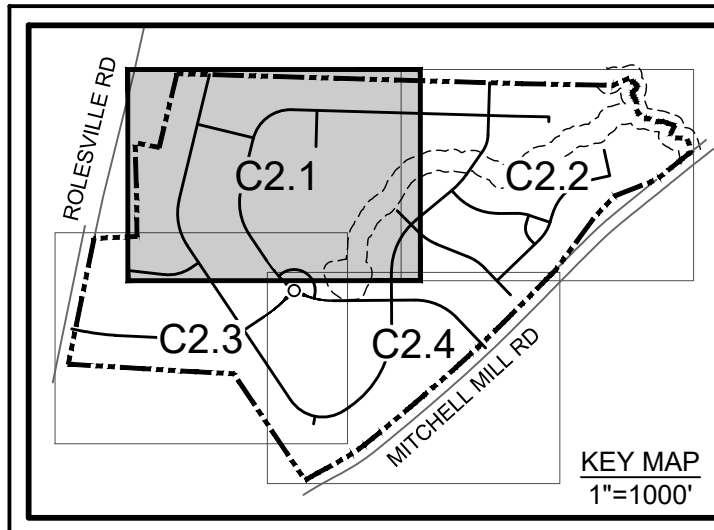
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

OVERALL SITE PLAN

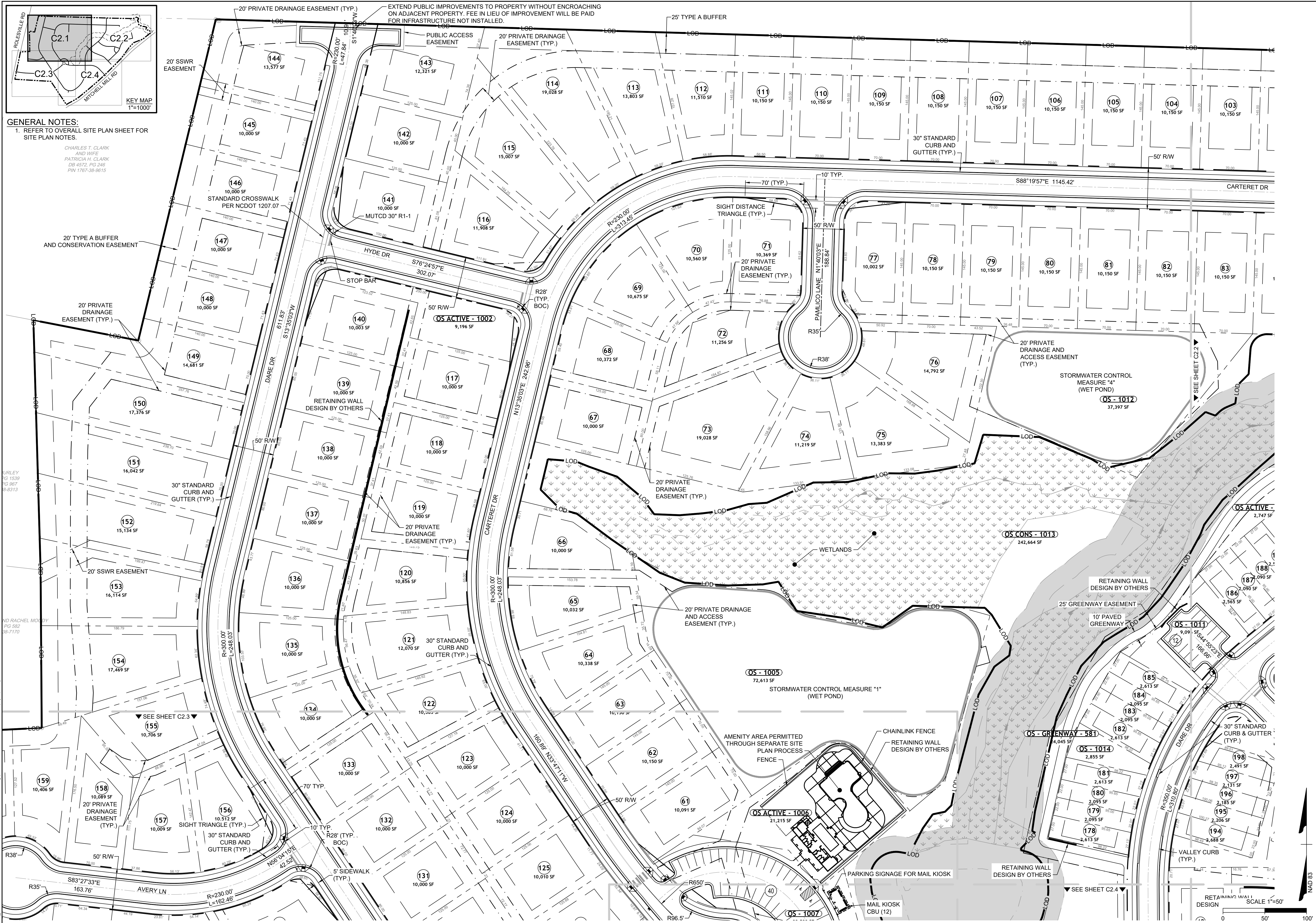
JOB NO.
43398

SHEET NO.
C2.0

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDOT AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



GENERAL NOTES:
 1. REFER TO OVERALL SITE PLAN SHEET FOR SITE PLAN NOTES.
 CHARLES T. CLARK AND WIFE
 PATRICIA H. CLARK
 DB 4572, PG 246
 PIN 1767-38-9615



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09/17/2021
 DRAWN BY
R. WINGATE
 DESIGNED BY
P. BARBEAU
 CHECKED BY
P. BARBEAU
 SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

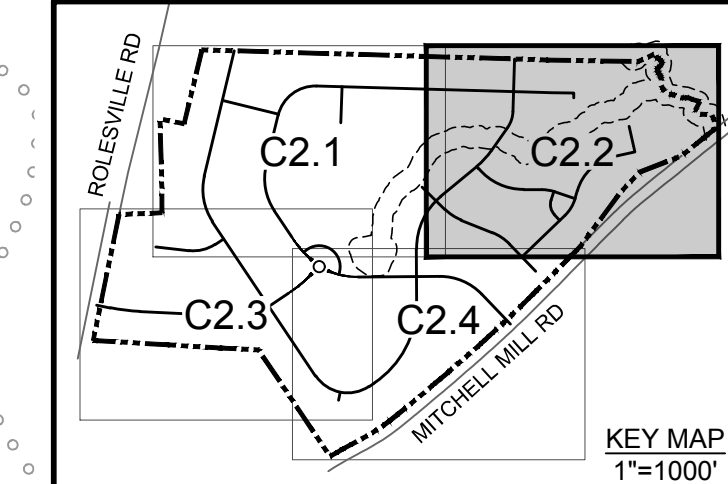
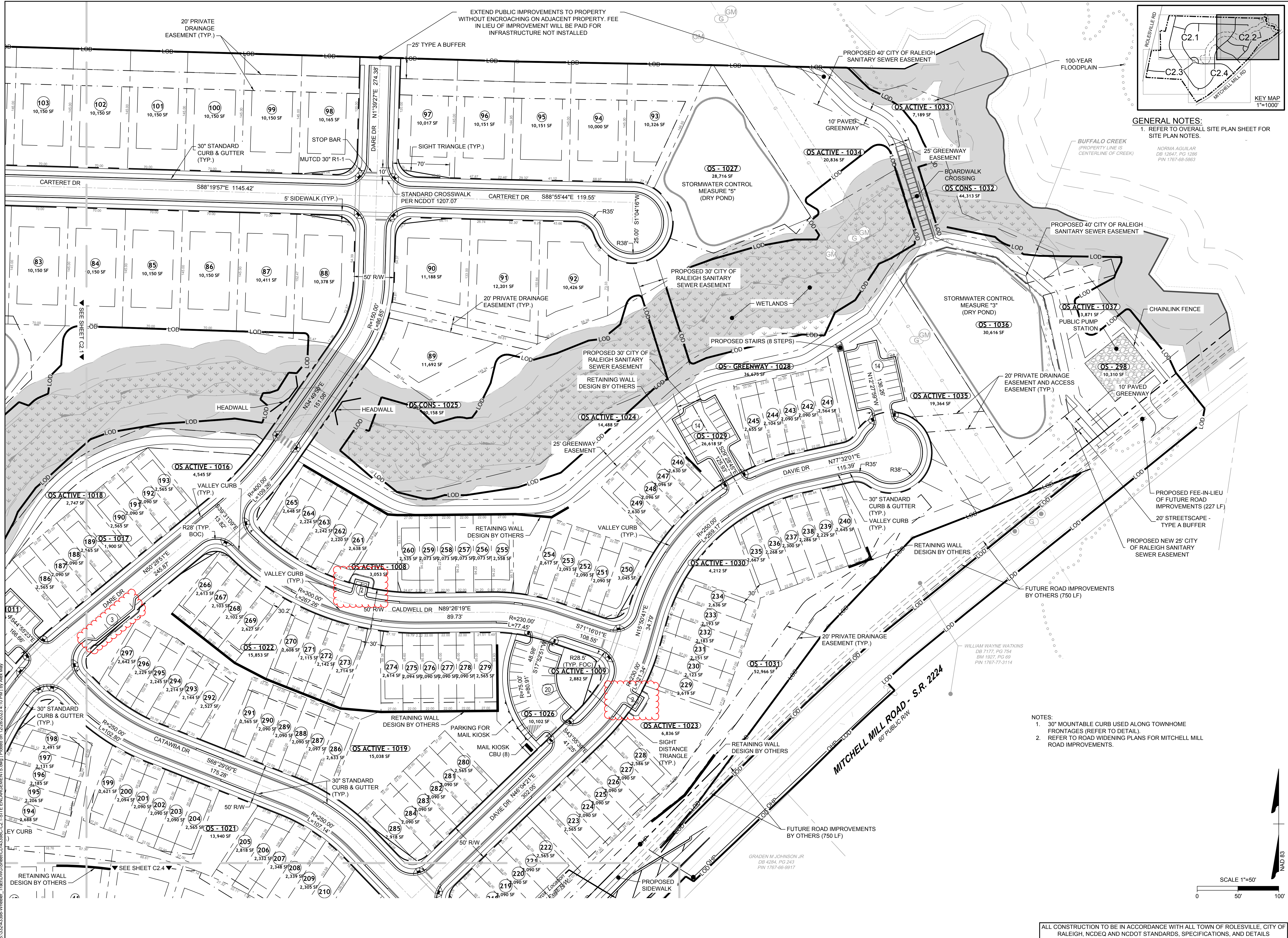
SITE PLAN

JOB NO.
43398
 SHEET NO.
C2.1

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

S:\3324\43398-Wheeler_Timed\DWG\Sheet\C2.1-SITE ENLARGEMENTS.dwg | Plotted on: 12/22/2023 12:52 PM | by April Bye

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GENERAL NOTES:
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 NORMA AGUILAR
 DB 12647, PG 1286
 PIN 1767-68-5863



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REVISION DESCRIPTION	DATE
REVISIONS PER WAKE COUNTY COMMENTS	06/24/2022
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REVISIONS PER NCDOT COMMENTS	04/06/2023
REVISIONS PER CITY OF RALEIGH COMMENTS	09/06/2023
REVISIONS TO APPROVED PLANS	01/02/2024

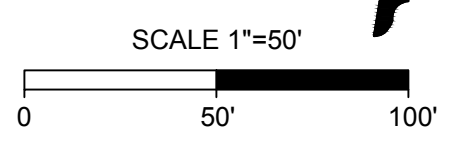
DATE: 09/17/2021
 DRAWN BY: R. WINGATE
 DESIGNED BY: P. BARBEAU
 CHECKED BY: P. BARBEAU
 SCALE: AS SHOWN

TIMMONS GROUP
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ROLESVILLE CROSSING - CD 21-08
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
SITE PLAN

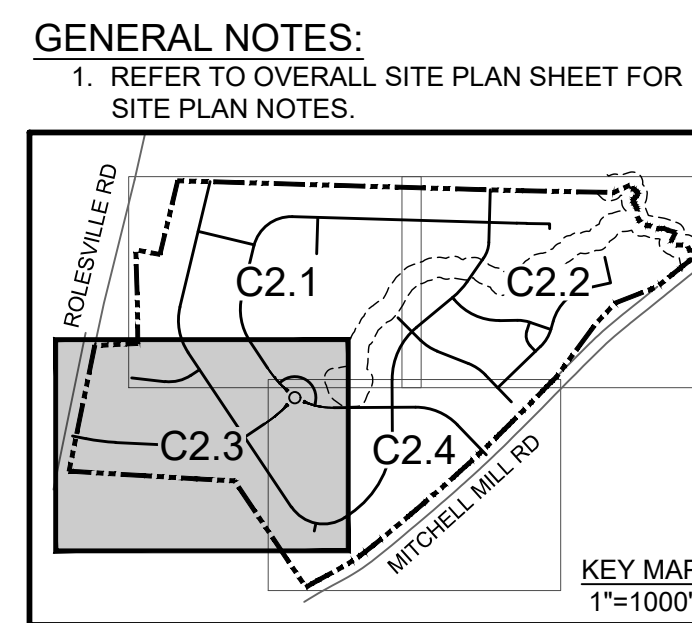
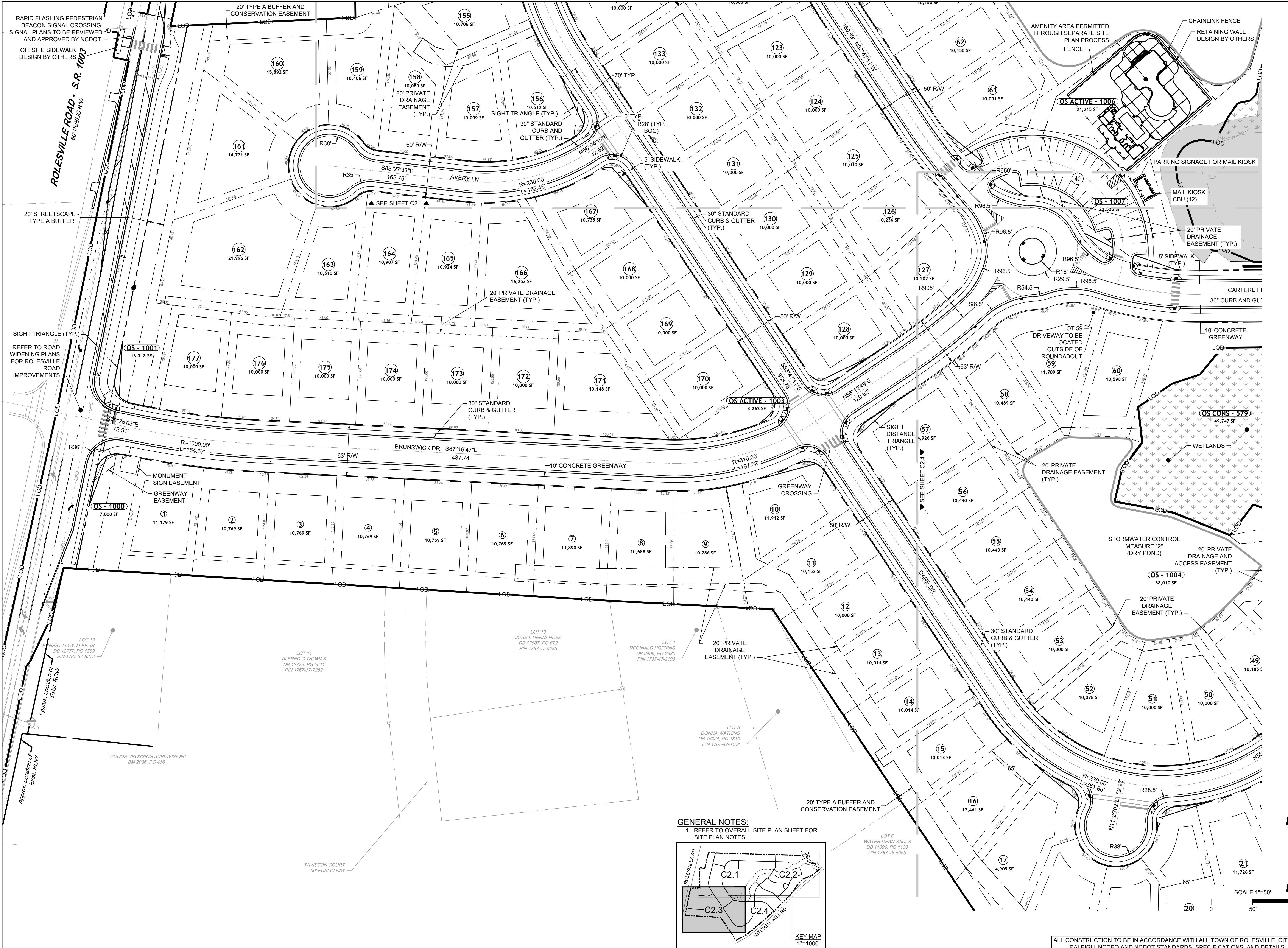
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 SHEET NO. C2.2

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NOTES:
 1. 30" MOUNTABLE CURB USED ALONG TOWNHOME FRONTAGES (REFER TO DETAIL).
 2. REFER TO ROAD WIDENING PLANS FOR MITCHELL MILL ROAD IMPROVEMENTS.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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R. WINGATE
 DESIGNED BY
P. BARBEAU
 CHECKED BY
P. BARBEAU
 SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO.
43398
 SHEET NO.
C2.3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

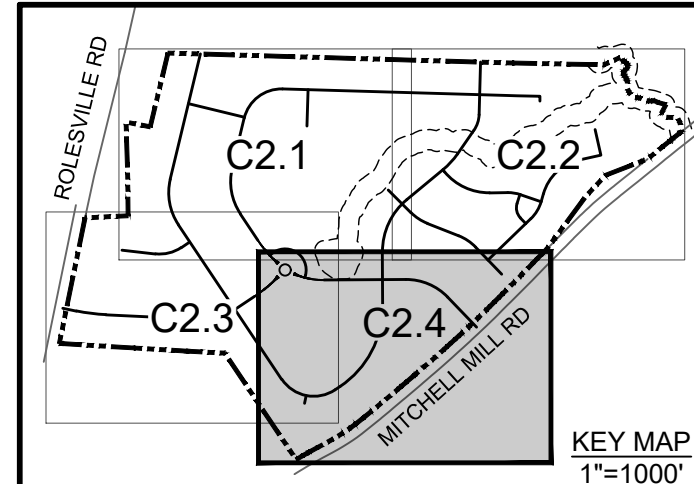
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GENERAL NOTES:
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09/17/2021
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 DESIGNED BY
 P. BARBEAU
 CHECKED BY
 P. BARBEAU
 SCALE
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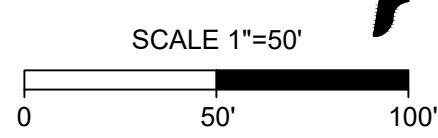
ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

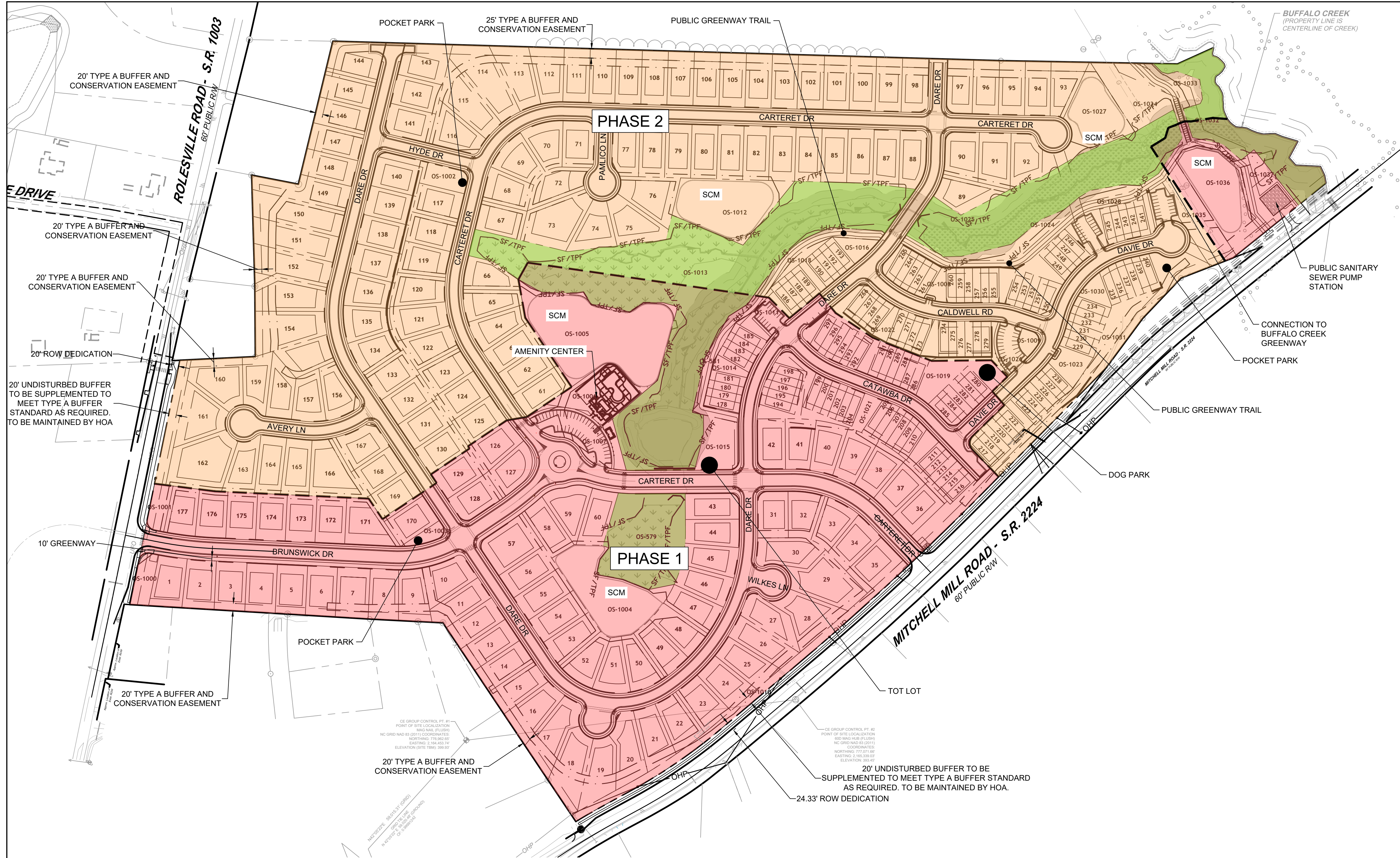
SITE PLAN

JOB NO.	43398
SHEET NO.	C.2.4

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PHASE LEGEND	
HATCH	DESCRIPTION
[Light Green Hatch]	PHASE 1
[Light Orange Hatch]	PHASE 2

LOT DATA TABLE		
PHASE	1	2
NUMBER OF LOT(S)	1	297
LOT NUMBER(S) BY PHASE	1-60, 126-129, 170-185, 194-216, 280-297	61-125, 130-169, 186-193, 217-279
NUMBER OF SINGLE FAMILY UNITS	72	105
NUMBER OF TOWNHOME UNITS	49	71



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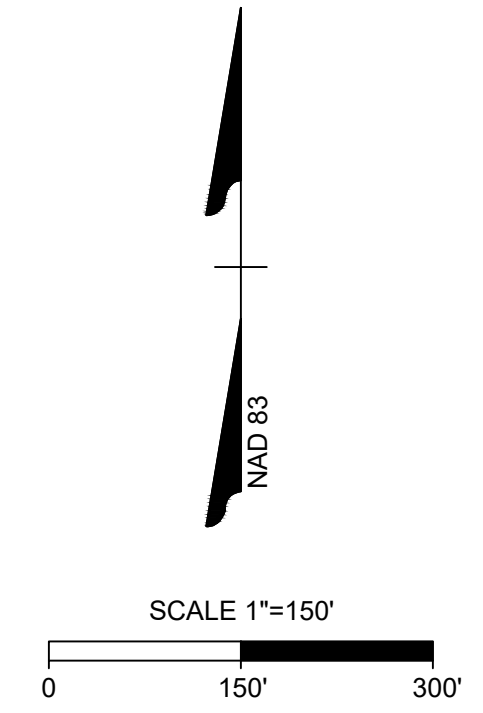
DATE: 09/17/2021
 DRAWN BY: R. WINGATE
 DESIGNED BY: P. BARBEAU
 CHECKED BY: P. BARBEAU
 SCALE: AS SHOWN

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

PHASING PLAN

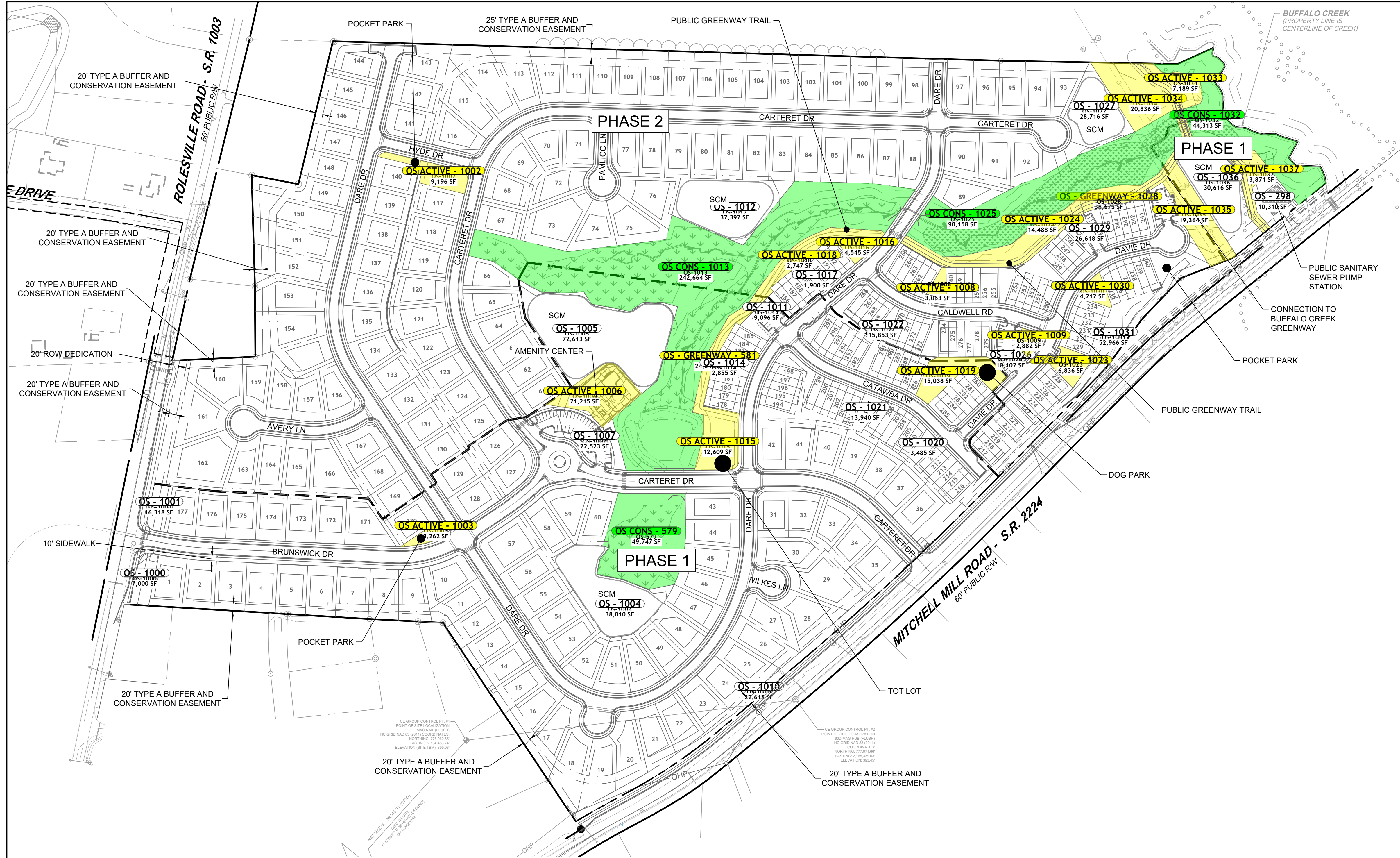
JOB NO. 43398
 SHEET NO. C2.5



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Lot	Total Area (Acres)
OS - GREENWAY : 581	0.55
OS - GREENWAY : 1028	0.84
OS ACTIVE : 1002	0.21
OS ACTIVE : 1003	0.07
OS ACTIVE : 1006	0.49
OS ACTIVE : 1008	0.07
OS ACTIVE : 1009	0.07
OS ACTIVE : 1015	0.29
OS ACTIVE : 1016	0.10
OS ACTIVE : 1018	0.06
OS ACTIVE : 1019	0.35
OS ACTIVE : 1023	0.16
OS ACTIVE : 1024	0.33
OS ACTIVE : 1030	0.10
OS ACTIVE : 1033	0.17
OS ACTIVE : 1034	0.48
OS ACTIVE : 1035	0.44
OS ACTIVE : 1037	0.09
TOTAL ACTIVE OPEN SPACE	4.87 AC

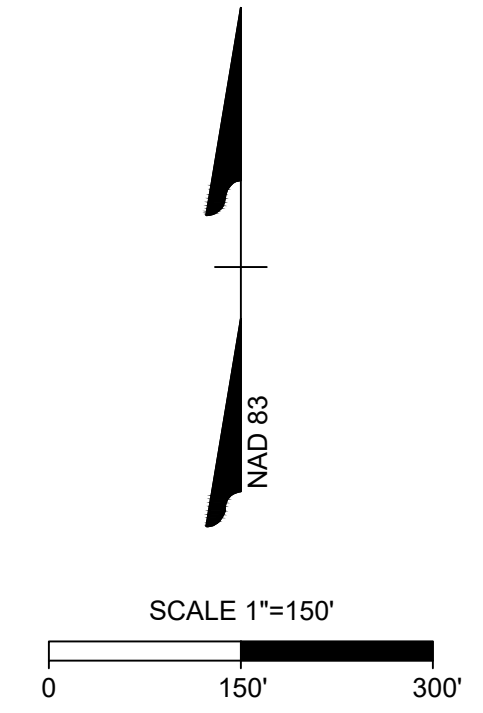
Lot	Total Area (Acres)
OS CONS : 579	1.14
OS CONS : 1013	5.57
OS CONS : 1025	2.07
OS CONS : 1032	1.02
TOTAL CONSERVATION OPEN SPACE	9.82 AC

Lot	Total Area (Acres)
OS : 1000	0.16
OS : 1001	0.37
OS : 1004	0.87
OS : 1005	1.67
OS : 1007	0.52
OS : 1010	0.52
OS : 1011	0.21
OS : 1012	0.86
OS : 1014	0.07
OS : 1017	0.04
OS : 1020	0.08
OS : 1021	0.32
OS : 1022	0.36
OS : 1026	0.23
OS : 1027	0.66
OS : 1029	0.61
OS : 1031	1.22
OS : 1036	0.70

OPEN SPACE CALCULATIONS			
PHASE	AREA (AC)	REQUIRED 10% GROSS AREA	PROVIDED
		TOTAL (ACTIVE) (AC)	TOTAL (ACTIVE) (AC)
PHASE 1	40.34	4.03 (2.02)	6.53 (2.08)
PHASE 2	50.67	5.07 (2.53)	8.14 (2.79)
TOTAL	91.01		14.67 (4.87)

OPEN SPACE LEGEND	
HATCH	DESCRIPTION
	ACTIVE OPEN SPACE
	CONS. OPEN SPACE

NOTES:
 1. REFER TO DETAIL SHEETS FOR REPRESENTATIVE OPEN SPACE IMPROVEMENTS



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CHECKED BY
P. BARBEAU

SCALE
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NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

OPEN SPACE PLAN

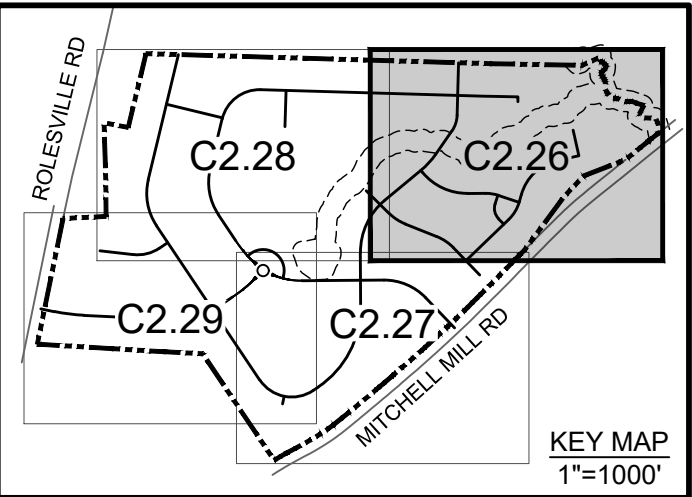
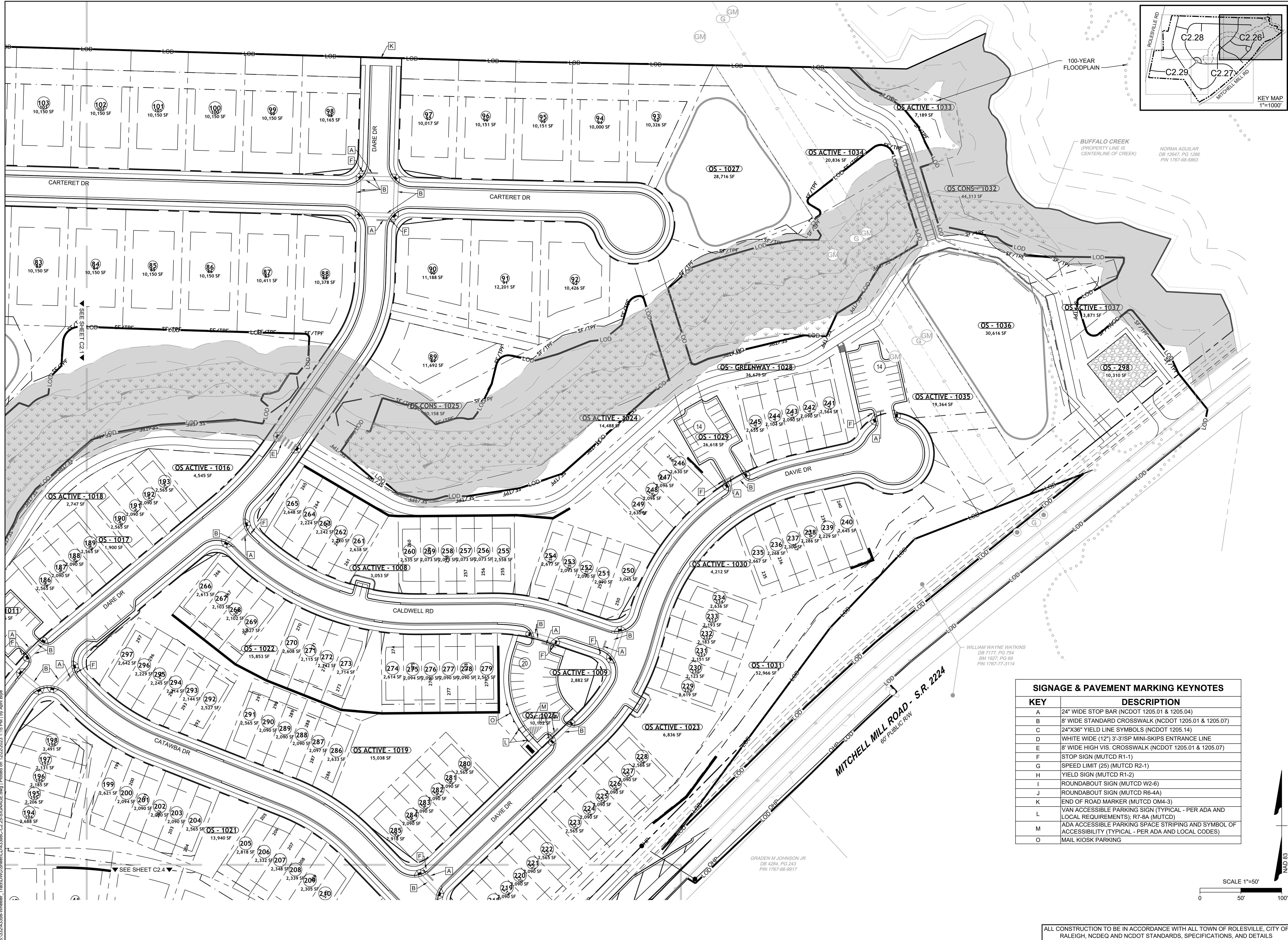
JOB NO.
43398

SHEET NO.
C2.6

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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REVISION DESCRIPTION
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 CONSTRUCTION DOCUMENT SUBMITTAL
 REVISIONS PER NCDOT COMMENTS
 REVISIONS PER CITY OF RALEIGH COMMENTS
 REVISIONS TO APPROVED PLANS

DATE: 09/17/2021

DRAWN BY: R. WINGATE

DESIGNED BY: P. BARBEAU

CHECKED BY: P. BARBEAU

SCALE: AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

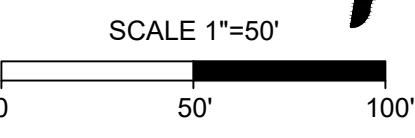
ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

PAVEMENT MARKING & SIGNAGE PLAN

JOB NO. 43398
 SHEET NO. C2.26

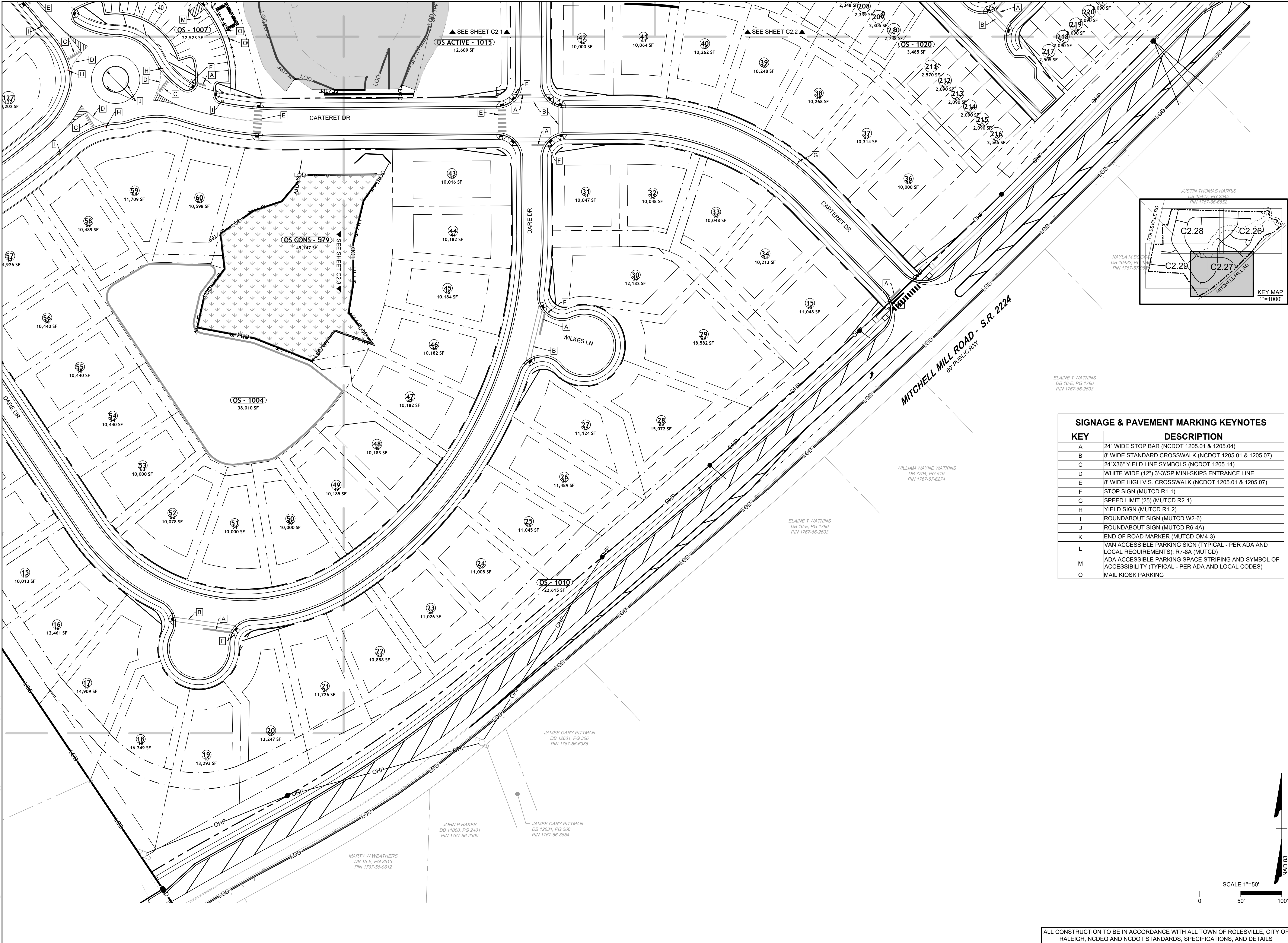
SIGNAGE & PAVEMENT MARKING KEYNOTES	
KEY	DESCRIPTION
A	24" WIDE STOP BAR (NCDOT 1205.01 & 1205.04)
B	8" WIDE STANDARD CROSSWALK (NCDOT 1205.01 & 1205.07)
C	24"x36" YIELD LINE SYMBOLS (NCDOT 1205.14)
D	WHITE WIDE (12") 3'-3"/SP MINI-SKIPS ENTRANCE LINE
E	8" WIDE HIGH VIS. CROSSWALK (NCDOT 1205.01 & 1205.07)
F	STOP SIGN (MUTCD R1-1)
G	SPEED LIMIT (25) (MUTCD R2-1)
H	YIELD SIGN (MUTCD R1-2)
I	ROUNDABOUT SIGN (MUTCD W2-6)
J	ROUNDABOUT SIGN (MUTCD R6-4A)
K	END OF ROAD MARKER (MUTCD OM4-3)
L	VAN ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL REQUIREMENTS); R7-8A (MUTCD)
M	ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY (TYPICAL - PER ADA AND LOCAL CODES)
O	MAIL KIOSK PARKING



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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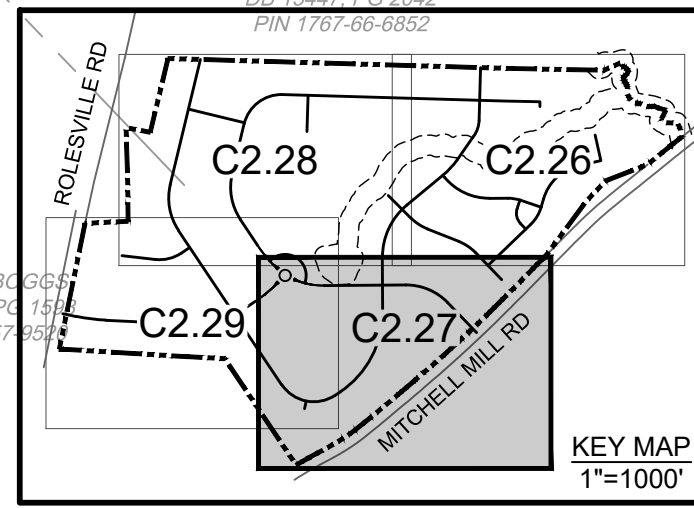
DATE: 09/17/2021

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 DESIGNED BY: P. BARBEAU
 CHECKED BY: P. BARBEAU
 SCALE: AS SHOWN

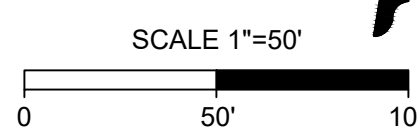
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ROLESVILLE CROSSING - CD 21-08
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
PAVEMENT MARKING & SIGNAGE PLAN

JOB NO. 43398
 SHEET NO. C2.27



SIGNAGE & PAVEMENT MARKING KEYNOTES	
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O	MAIL KIOSK PARKING

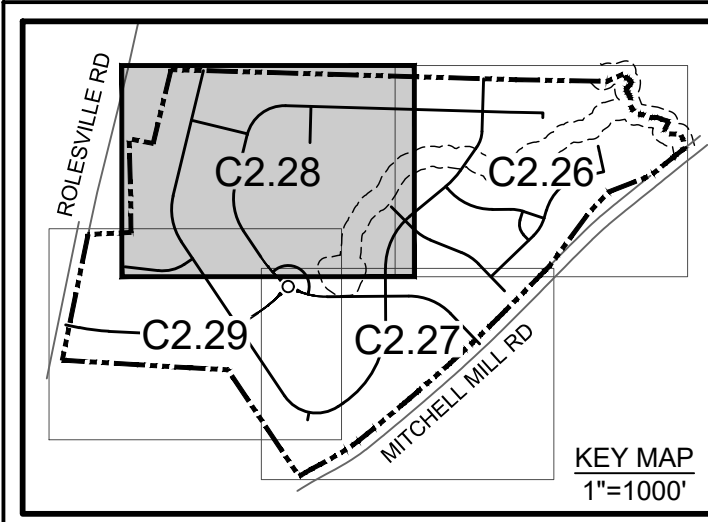


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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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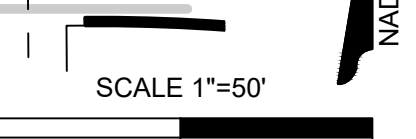
CHARLES T. CLARK
AND WIFE
PATRICIA H. CLARK
DB 4572, PG 246
PIN 1767-38-9615

URLLEY
PG 1539
PG 967
S-8313

AND RACHEL MONDY
PG 582
38-7170

S:\3324\3398\Wheeler_Timed\DWG\Sheet\C2.25-SIGNAGE.dwg | Plotted on 12/22/2023 1:15 PM by April Blye

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DATE	09/06/2023
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REVISION DESCRIPTION
REVISIONS PER WAKE COUNTY COMMENTS
CONSTRUCTION DOCUMENT SUBMITTAL
REVISIONS PER NCDOT COMMENTS
REVISIONS PER CITY OF RALEIGH COMMENTS
REVISIONS TO APPROVED PLANS

09/17/2021
DRAWN BY
R. WINGATE
DESIGNED BY
P. BARBEAU
CHECKED BY
P. BARBEAU
SCALE
AS SHOWN

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

PAVEMENT MARKING & SIGNAGE PLAN

JOB NO.
43398
SHEET NO.
C2.28

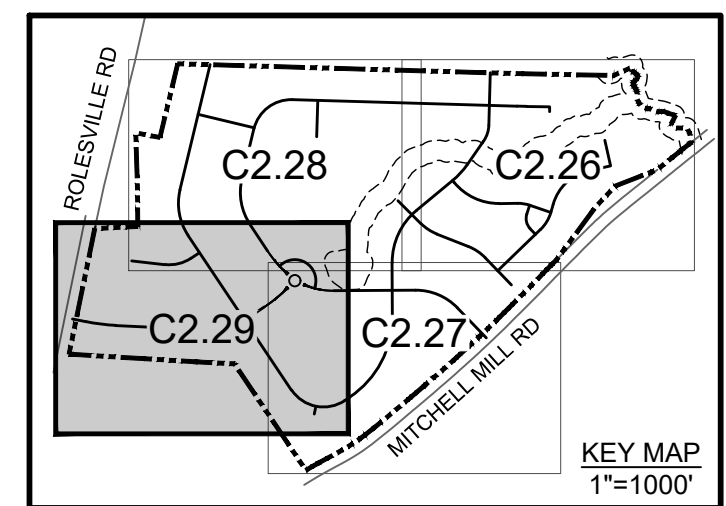
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04/06/2023	REVISIONS PER NCDOT COMMENTS
09/06/2023	REVISIONS PER CITY OF RALEIGH COMMENTS
01/02/2024	REVISIONS TO APPROVED PLANS

09/17/2021
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R. WINGATE
 DESIGNED BY
P. BARBEAU
 CHECKED BY
P. BARBEAU
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NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

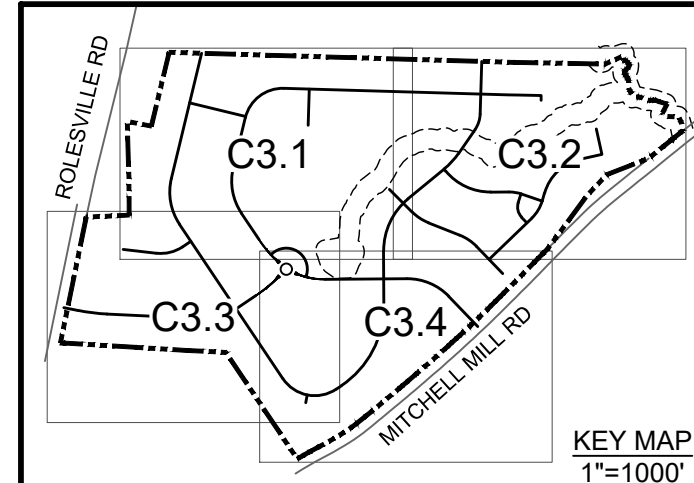
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

PAVEMENT MARKING & SIGNAGE PLAN

JOB NO.
43398
 SHEET NO.
C.29

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GRADING AND STORM DRAINAGE NOTES

- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3-12 BUSINESS DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
- ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
- ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
- CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
- SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
- EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.
- RETAINING WALLS TO BE DESIGNED BY OTHERS' STRUCTURAL ENGINEER. WALLS GREATER THAN 30" IN HEIGHT TO HAVE 42" SAFETY RAIL.



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REVISIONS PER CITY OF RALEIGH COMMENTS	09/06/2023
REVISIONS TO APPROVED PLANS	01/02/2024

DATE: 09/17/2021
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 DESIGNED BY: P. BARBEAU
 CHECKED BY: P. BARBEAU
 SCALE: AS SHOWN

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 NORTH CAROLINA LICENSE NO. C-1652

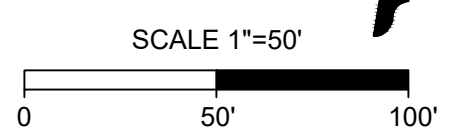
ROLESVILLE CROSSING - CD 21-08
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

OVERALL GRADING AND DRAINAGE PLAN

JOB NO. 43398
 SHEET NO. C3.0

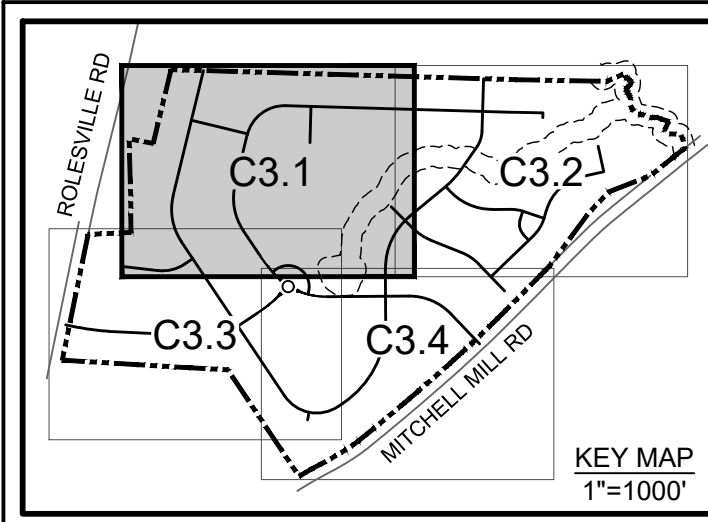
DITCH NAME	TOP WIDTH "A"	MIN. DITCH DEPTH (FT) "B"	BOTTOM WIDTH (FT) "C"	SIDE SLOPE "D"	LINER TYPE & THICKNESS
PDD-1	7 FT	1 FT	1	3:1	North American Green, S75
PDD-2	7.6 FT	1.1 FT	1	3:1	North American Green, S75
PDD-3	8.2 FT	1.2 FT	1	3:1	North American Green, S75
PDD-4	9.6 FT	1.6 FT	0	3:1	North American Green, S75
PDD-5	10 FT	1 FT	0	3:1	North American Green, S75
PDD-6	20 FT	1 FT	0	3:1	North American Green, S75
PDD-7	8 FT	1 FT	1	3:1	North American Green, S75
PDD-8	8.2 FT	1.2 FT	1	3:1	North American Green, S75
PDD-9	10.8 FT	1.4 FT	1	3:1	North American Green, S75
PDD-10	7 FT	1 FT	1	3:1	North American Green, S75
PDD-11	8.2 FT	1.2 FT	1	3:1	North American Green, S75
PDD-12	6 FT	1 FT	0	3:1	North American Green, SC150
PDD-13	7.2 FT	1.2 FT	0	3:1	North American Green, S75
PDD-14	12 FT	1 FT	0	3:1	North American Green, S75
PDD-15	5.6 FT	1.4 FT	0	3:1	North American Green, S150
PDD-16	7.8 FT	1.3 FT	0	3:1	North American Green, S75
PDD-17	9 FT	1 FT	3	3:1	North American Green, S75
PDD-18	6.6 FT	1.1 FT	0	3:1	North American Green, S75
PDD-19	10 FT	1 FT	0	3:1	North American Green, S75
PDD-20	7.2 FT	1.2 FT	0	3:1	North American Green, S75
PDD-21	6 FT	1 FT	0	3:1	North American Green, S75
PDD-22	6 FT	1 FT	0	3:1	North American Green, S75
PDD-23	8.8 FT	1.3 FT	1	3:1	North American Green, SC150
PDD-24	6 FT	1 FT	0	3:1	North American Green, S75
PDD-25	6.6 FT	1.1 FT	0	3:1	North American Green, S150
PDD-26	6 FT	1 FT	0	3:1	North American Green, S75
PDD-27	8.2 FT	1.2 FT	1	3:1	North American Green, S75
PDD-28	6 FT	1 FT	0	3:1	North American Green, S75
PDD-29	6 FT	1 FT	0	3:1	North American Green, S75
PDD-30	6 FT	1 FT	0	3:1	North American Green, S75

REFER TO SHEETS C3.1-C3.4 FOR LOCATIONS OF PERMANENT DITCHES.



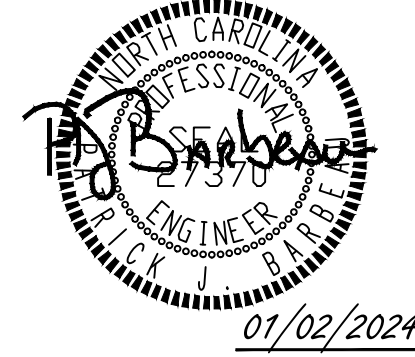
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CHARLES T. CLARK
AND WIFE
PATRICIA H. CLARK
DB 4572, PG 246
PIN 1767-38-9615

- GENERAL NOTES:**
1. REFER TO OVERALL GRADING PLAN SHEET FOR GRADING PLAN NOTES.
 2. REFER TO PERMANENT DITCH TABLE ON SHEET C3.0 FOR SIZE AND LINER SPECIFICATIONS.



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DESIGNED BY: P. BARBEAU
CHECKED BY: P. BARBEAU
SCALE: AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

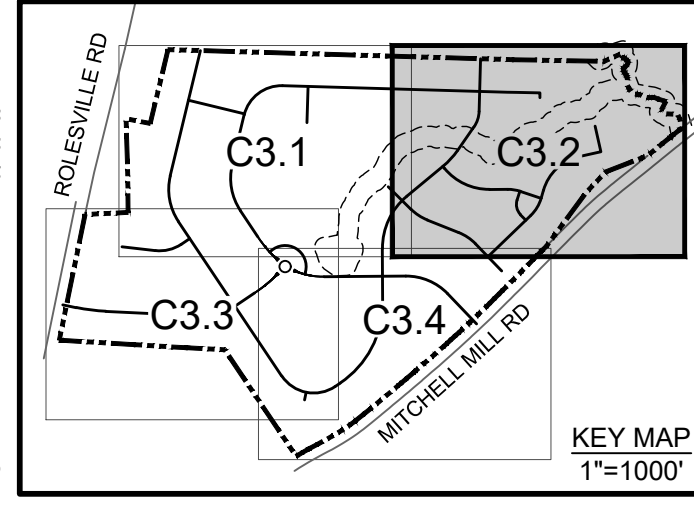
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO. 43398
SHEET NO. C3.1

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DATE	REVISION DESCRIPTION
06/24/2022	REVISED PER WAKE COUNTY COMMENTS
07/22/2022	CONSTRUCTION DOCUMENT SUBMITTAL
04/06/2023	REVISED PER NCDOT COMMENTS
09/06/2023	REVISED PER CITY OF RALEIGH COMMENTS
01/02/2024	REVISED TO APPROVED PLANS

09/17/2021
 DRAWN BY
R. WINGATE
 DESIGNED BY
P. BARBEAU
 CHECKED BY
P. BARBEAU
 SCALE
AS SHOWN

ROLESVILLE CROSSING - CD 21-08
 NORTH CAROLINA LICENSE NO. C-1652
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
GRADING AND DRAINAGE PLAN

JOB NO.
43398
 SHEET NO.
C3.2

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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH, NCDOT AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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CONSTRUCTION DOCUMENT SUBMITTAL	07/22/2022
REVISIONS PER NCDOT COMMENTS	04/06/2023
REVISIONS PER CITY OF RALEIGH COMMENTS	09/06/2023
REVISIONS TO APPROVED PLANS	01/02/2024

DATE: 09/17/2021
 DRAWN BY: R. WINGATE
 DESIGNED BY: P. BARBEAU
 CHECKED BY: P. BARBEAU
 SCALE: AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08

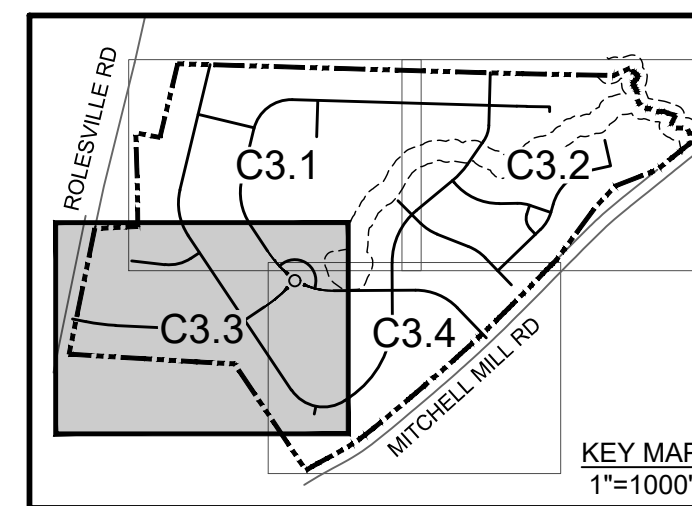
ROLESVILLE - WAKE COUNTY - NORTH CAROLINA

GRADING AND DRAINAGE PLAN

JOB NO. 43398
 SHEET NO. C3.3

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- GENERAL NOTES:**
- REFER TO OVERALL GRADING PLAN SHEET FOR GRADING PLAN NOTES
 - REFER TO PERMANENT DITCH TABLE ON SHEET C3.0 FOR SIZE AND LINER SPECIFICATIONS.



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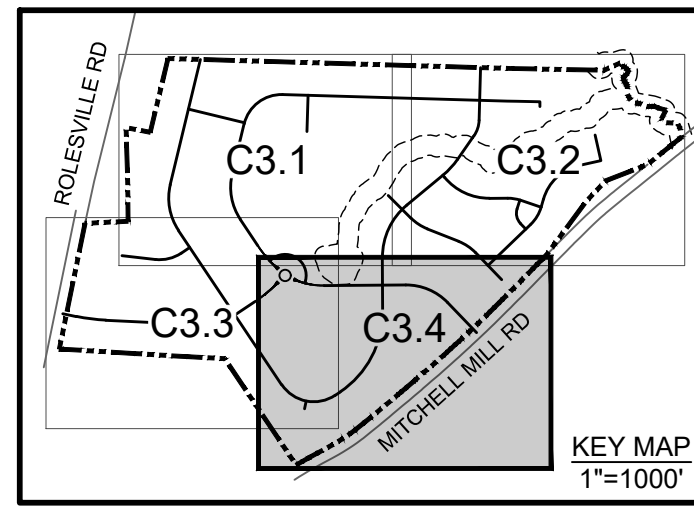
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01/02/2024	REVISIONS TO APPROVED PLANS

09/17/2021
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P. BARBEAU
 CHECKED BY
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TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

ROLESVILLE CROSSING - CD 21-08
 ROLESVILLE - WAKE COUNTY - NORTH CAROLINA
GRADING AND DRAINAGE PLAN

JOB NO.
43398
 SHEET NO.
C3.4



GENERAL NOTES:
 1. REFER TO OVERALL GRADING PLAN SHEET FOR GRADING PLAN NOTES
 2. REFER TO PERMANENT DITCH TABLE ON SHEET C3.0 FOR SIZE AND LINER SPECIFICATIONS.

ELAINE T WATKINS
 DB 16432
 PIN 1767

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

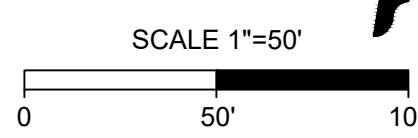
WILLIAM WAYNE WATKINS
 DB 7704, PG 519
 PIN 1767-57-0274

ELAINE T WATKINS
 DB 16432, PG 1796
 PIN 1767-66-2603

JAMES GARY PITTMAN
 DB 12631, PG 366
 PIN 1767-56-6395

JOHN P HAKES
 DB 11860, PG 2401
 PIN 1767-56-2300

MARTY W WEATHERS
 DB 15-E, PG 2513
 PIN 1767-56-0612



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