THE POINT - PHASES 8 AND 14

EAST YOUNG STREET

ROLESVILLE, NORTH CAROLINA

⚠1 CID-24-01

CONSTRUCTION DRAWINGS - PACKAGE 3

PROJECT NUMBER: AWH-20000

DATE: DECEMBER 13, 2023

V2 - CID-24-01 - Plan Set Part 1 of 2

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.

PARCEL OWNER LIST		
PIN	OWNER	AREA
1768131851	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	31.13 AC.
1768254698	BROOKFIELD HOLDINGS (THE POINTE) LLC ANDREW BRAUSA 250 VESEY STREET FL 15 NEW YORK, NY 10281-1065	109.24 AC.
1768347557	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	11.90 AC.
1758839170	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	47.53 AC.
1768043342	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	52.45 AC.

SURVEY BY:

BATEMAN CIVIL SURVEY COMPANY
2424 RELIANCE AVENUE, APEX, NC 27539

TOPOGRAPHIC DECEMBER 22, 2019
ALTA SURVEY DECEMBER 12, 2019

STEVEN P CARSON, PLS
NC LICENSE # 4752
919-577-1081

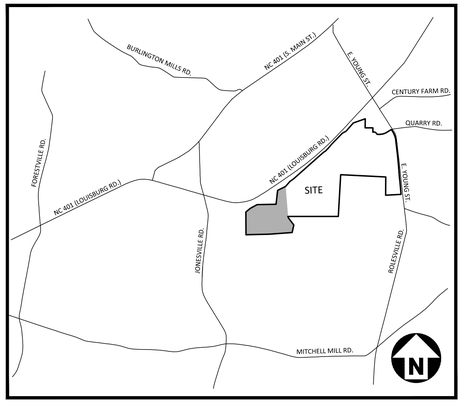
SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 3720175800J & 3720176800J DATES 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL. NAD 83 / NSRS 2011 / STATE PLANE COORDINATES.
3. SUBJECT PARCEL ZONED R & PUD PER WAKE COUNTY GIS.
4. SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. FIELD WORK WAS COMPLETED DEC 3 - 21, 2018.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
7. NO CEMETERIES OBSERVED AS A RESULT OF THE SURVEY.
8. BUILDINGS ARE AS SHOWN ON SURVEY.

Impervious Summary		
Total Areas For Lots		
SF-60=	0	sf
SF-40=	0	sf
SF-39=	0	sf
SF-50=	470397	sf
TH-22	242752	sf

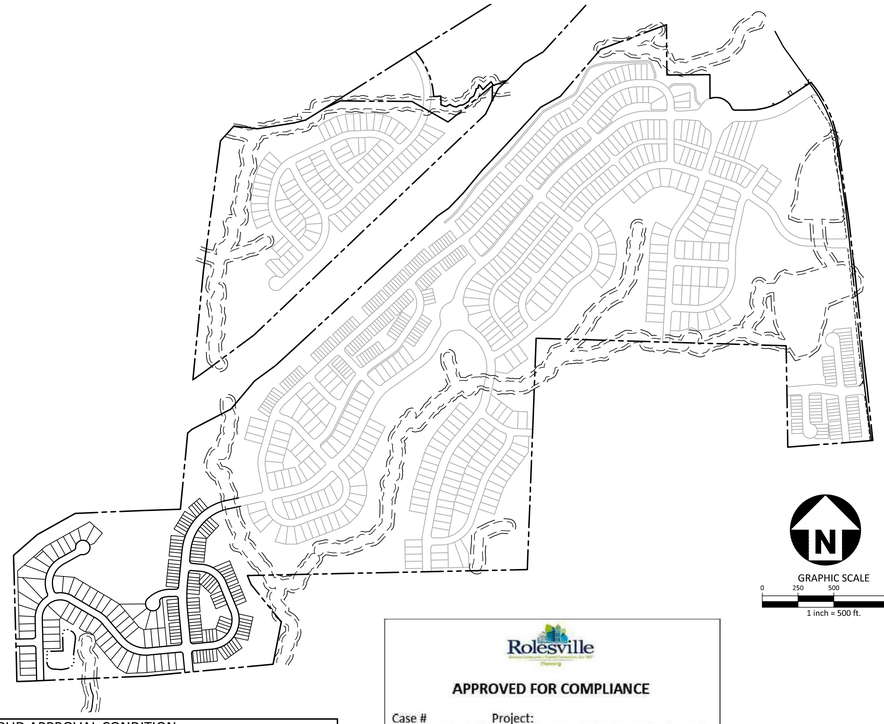
Lot Assumptions Breakdown					
	Impervious	Roof(70% Imp.)	Sidewalk(10% Imp.)	Driveway(20% Imp.)	Pervious
SF-60	0.00	0.00	0.00	0.00	0.00
SF-40	0.00	0.00	0.00	0.00	0.00
SF-39	0.00	0.00	0.00	0.00	0.00
SF-50	277475	194233	27748	55495	192822
TH-22	220904	154633	22090	44181	21848
Totals(sf)=	498380	348866	49838	99676	214669

Residential	Area	
Roadway=	172393	sf
Grassed Right-of-ways=	0	sf
Driveway=	99676	sf
Parking Lot=	0	sf
Roof=	348866	sf
Sidewalk(includes Patio)=	137215	sf
Lawn=	214669	sf
Managed Pervious=	0	sf
Woods(not on lots)=	356856	sf
Woods(on Lots)=	0	sf
Pond	79031	sf
Open(includes Crops)	683821	sf



VICINITY MAP

N.T.S.



GRAPHIC SCALE
0 250 500 1000
1 inch = 500 ft.

SHEET INDEX

	C0.00	PROJECT NOTES AND SITE DETAILS
	C0.01	TYPICAL SECTIONS
	C0.02	OPEN SPACE PLAN
⚠1	C0.03	OVERALL MASTER SITE PLAN
	C1.00	OVERALL EXISTING CONDITIONS
	C1.05	EXISTING CONDITIONS AND DEMOLITION PLAN
	C2.00	OVERALL SITE PLAN
	C2.13	SITE PLAN - AREA "M"
	C2.14	SITE PLAN - AREA "N"
	C2.17	SITE PLAN - AREA "Q"
	C2.18	SITE PLAN - AREA "R"
	C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
	C3.13	GRADING AND STORM DRAINAGE PLAN - AREA "M"
	C3.14	GRADING AND STORM DRAINAGE PLAN - AREA "N"
	C3.17	GRADING AND STORM DRAINAGE PLAN - AREA "Q"
	C3.18	GRADING AND STORM DRAINAGE PLAN - AREA "R"
	C4.00	OVERALL UTILITY PLAN
	C4.13	UTILITY PLAN - AREA "M"
	C4.14	UTILITY PLAN - AREA "N"
	C4.17	UTILITY PLAN - AREA "Q"
	C4.18	UTILITY PLAN - AREA "R"
	C5.00	PLAN AND PROFILE - REVERIE WAY STA. 9+50.00 THRU STA. 18+00.00
	C5.01	PLAN AND PROFILE - REVERIE WAY STA. 18+00.00 THRU STA. 29+00.00
	C5.02	PLAN AND PROFILE - REVERIE WAY STA. 29+00.00 THRU STA. 37+50.00
	C5.03	PLAN AND PROFILE - QUARRY ROAD "1" STA. 9+50.00 THRU STA. 20+00.00
	C5.04	PLAN AND PROFILE - QUARRY ROAD "1" STA. 20+00.00 THRU STA. 26+00.00
		PLAN AND PROFILE - MYRIAD COURT
	C5.05	PLAN AND PROFILE - MARROW COURT
		PLAN AND PROFILE - TROUPE WAY
	C5.06	PLAN AND PROFILE - SS O/F "K"
	C5.07	PLAN AND PROFILE - GREENWAY "1" STA. 9+50.00 THRU STA. 22+00.00
	C5.08	PLAN AND PROFILE - GREENWAY "1" STA. 21+50.00 THRU STA. 30+00.00
	C5.09	PLAN AND PROFILE - GREENWAY "2" STA. 9+50.00 THRU STA. 22+50.00
	C5.10	PLAN AND PROFILE - GREENWAY "2" STA. 22+50.00 THRU STA. 27+50.00
	C6.00	EROSION CONTROL NOTES
⚠1	C6.01	OVERALL EROSION CONTROL PLAN
	C6.02	CD PACKAGE 3 OVERALL EROSION CONTROL PLAN
	C6.13A	EROSION CONTROL PLAN - STAGE 1 - AREA "M"
	C6.14A	EROSION CONTROL PLAN - STAGE 1 - AREA "N"
	C6.17A	EROSION CONTROL PLAN - STAGE 1 - AREA "Q"
	C6.18A	EROSION CONTROL PLAN - STAGE 1 - AREA "R"
	C6.13B	EROSION CONTROL PLAN - STAGE 2 - AREA "M"
	C6.14B	EROSION CONTROL PLAN - STAGE 2 - AREA "N"
	C6.17B	EROSION CONTROL PLAN - STAGE 2 - AREA "Q"
	C6.18B	EROSION CONTROL PLAN - STAGE 2 - AREA "R"
	C6.13C	EROSION CONTROL PLAN - STAGE 3 - AREA "M"
	C6.14C	EROSION CONTROL PLAN - STAGE 3 - AREA "N"
	C6.17C	EROSION CONTROL PLAN - STAGE 3 - AREA "Q"
	C6.18C	EROSION CONTROL PLAN - STAGE 3 - AREA "R"
	C6.04	EROSION CONTROL DETAILS
	C6.05	EROSION CONTROL DETAILS
	C6.06	EROSION CONTROL DETAILS
	C6.07	EROSION CONTROL DETAILS
	C7.13	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "M"
	C7.14	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "N"
	C7.17	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "Q"
	C7.18	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "R"
	C8.00	SITE DETAILS
	C8.01	SITE DETAILS
	C8.02	STORM DRAINAGE DETAILS
	C8.03	STORM DRAINAGE DETAILS
	C8.04	WATER DETAILS
	C8.05	WATER DETAILS
	C8.06	SANITARY SEWER DETAILS
	C8.07	SANITARY SEWER DETAILS
	C9.00K	STORMWATER CONTROL MEASURE "K" PLAN VIEW
	C9.01K	STORMWATER CONTROL MEASURE "K" DETAILS
	C9.02K	STORMWATER CONTROL MEASURE "K" DETAILS
	C9.03K	STORMWATER CONTROL MEASURE "K" LANDSCAPE PLAN
	C9.00L	STORMWATER CONTROL MEASURE "L" PLAN VIEW
	C9.01L	STORMWATER CONTROL MEASURE "L" DETAILS
	C9.02L	STORMWATER CONTROL MEASURE "L" DETAILS
	C9.03L	STORMWATER CONTROL MEASURE "L" LANDSCAPE PLAN
	L5.13	LANDSCAPE PLAN - AREA "M"
	L5.14	LANDSCAPE PLAN - AREA "N"
	L5.17	LANDSCAPE PLAN - AREA "Q"
	L5.18	LANDSCAPE PLAN - AREA "R"
	L5.20	LANDSCAPE NOTES AND CALCULATIONS
	1 OF 1	SITE LIGHTING ARRANGEMENT

CORPUD APPROVAL CONDITION:

CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #3 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY MCADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY MCADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #3 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL ☐ S-_____

STORMWATER MGMT. ☐ S-_____

FLOOD STUDY ☐ S-_____

DATE_____

WAKE COUNTY NORTH CAROLINA EFFECTIVE: 08/23/18

ENVIRONMENTAL CONSULTANT SIGNATURE

Rolesville

APPROVED FOR COMPLIANCE

Case #_____ Project: _____

By: _____ Date: _____

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

SITE PERMITTING APPROVAL

Water and Sewer Permits (If applicable)

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 # _____

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 # _____

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and constructions 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 # _____

CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____
City of Raleigh Review Officer

QUANTITIES :

STREETS

QUARRY ROAD "1"	60' R/W	1,450 LF
REVERIE WAY	50' R/W	2,719 LF
MARROW COURT	50' R/W	467 LF
MYRIAD COURT	50' R/W	235 LF
TROUPE WAY	50' R/W	163 LF

PUBLIC UTILITY IMPROVEMENTS QUANTITIES
(CONSTRUCTION DRAWINGS - PACKAGE 3)

PHASE NUMBER	ALL PHASES
NUMBER OF LOTS	179
LOT NUMBERS	624-802
6" PUBLIC WATER (LF)	603 LF
8" PUBLIC WATER (LF)	1,336 LF
12" PUBLIC WATER (LF)	3,123 LF
8" PUBLIC SEWER (LF)	4,615 LF
WATER SERVICE STUBS	179
SEWER SERVICE STUBS	179

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CONTACT

MIKE SANCHEZ
sanchez@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

PROJECT DIRECTORY

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 15:42:53-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

CONSTRUCTION DRAWINGS PACKAGE 3 FOR:

THE POINT
PHASES 8 AND 14
EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AWH-20000

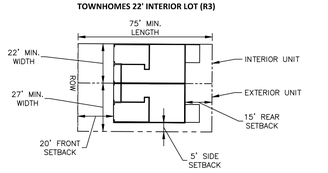
M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH-20000-CD PKG 03-CS1.dwg, 3/1/2024 3:40:38 PM, Tommy Daboll

SITE AND OPEN SPACE AREAS

TOTAL SITE AREA	264.27 AC
RETAIL	12.28 AC
RESIDENTIAL	251.99 AC
R3	319 PROPOSED TOWNHOMES
R1	295 SINGLE FAMILY DETACHED
R2	190 SINGLE FAMILY DETACHED
TOTAL UNITS	804
OVERALL DENSITY	3.20 DU/AC
TOWNHOME AREA	46.79 AC
TOWNHOME DENSITY	6.9 DU/AC
ALLOWED DENSITY	6 DU/AC (ENTIRE SITE) 10 DU/AC (TOWNHOME)
OPEN SPACE REQUIRED: SINGLE FAMILY 10% SFD AREA (205.2 AC)	 20.52 AC REQUIRED
TOWNHOMES 15% TH AREA (46.79 AC) 35% ACTIVE OS AREA (7.02 AC)	 7.02 ACRE REQUIRED 2.46 ACRE REQUIRED
TOTAL OPEN SPACE REQUIRED:	27.54 AC
TOTAL OPEN SPACE PROVIDED:	15.76 AC ACTIVE OPEN SPACE 77.66 AC PASSIVE OPEN SPACE 93.42 TOTAL OPEN SPACE PROVIDED

TYPICAL LOT DIMENSIONS
SCALE 1" = 40'

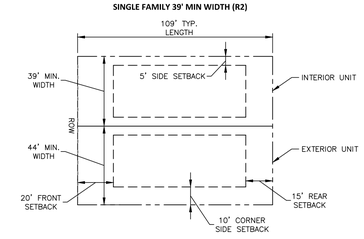
TOWNHOMES 22' INTERIOR LOT (R3)



SETBACKS:
15' REAR
20' FRONT
5' SIDE

MIN LOT AREA: 1645 SF
REFERENCE SHOWN FOR PRELIMINARY PLAN PURPOSES ONLY. TOWNHOME PLANS TO BE REMOVED UNDER SEPARATE SITE PLAN

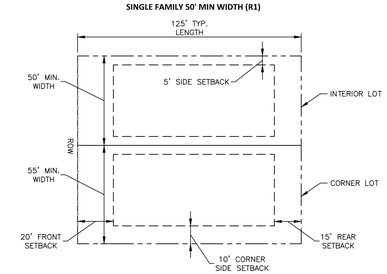
SINGLE FAMILY 39' MIN WIDTH (R2)



SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 4,250 SF

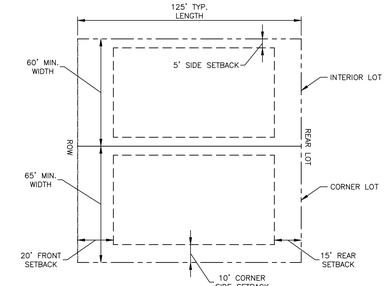
SINGLE FAMILY 50' MIN WIDTH (R1)



SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 6,000 SF

SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)



SETBACKS:
15' REAR
20' FRONT
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 6,000 SF

OPEN SPACE REQUIREMENTS

OPEN SPACE	AREA (AC) ACTIVE	APPROXIMATE PASSIVE	TOTAL	USE DESCRIPTION
OS-4		3.61	157,160 SF (3.61 AC)	
OS-5	2.38	10.74	571,471 SF (13.12 AC)	PUBLIC GREENWAY, EXERCISE STATION
OS-6	0.82	0.54	59,307 SF (1.36 AC)	PLAY AREA
OS-7	1.00	4.18	225,677 SF (5.18 AC)	PUBLIC GREENWAY WITH PRIVATE GREENWAY ACCESS
OS-8	1.60	12.94	633,331 SF (14.54 AC)	PUBLIC/PRIVATE GREENWAY WITH ACCESS TO PUBLIC GREENWAY, PLAY AREA, MAIL KIOSK
OS-9		5.52	240,571 SF (5.52 AC)	
OS-10		0.35	15,257 SF (0.35 AC)	
OS-11		0.71	30,965 SF (0.71 AC)	
OS-12	0.25	9.24	413,585 SF (9.49 AC)	DOG PARK
OS-13		0.37	16,056 SF (0.37 AC)	
OS-14	0.74	8.26	392,111 SF (9.00 AC)	PRIVATE GREENWAY TRAIL, PLAYGROUND, MAIL KIOSK
OS-15		1.02	44,524 SF (1.02 AC)	
OS-16		0.51	22,321 SF (0.51 AC)	
OS-17	3.13	2.91	263,131 SF (6.04 AC)	AMENITY WITH POOL, CLUBHOUSE, MAIL KIOSK, PRIVATE TRAIL CONNECTION
OS-18	4.88	10.94	689,086 SF (15.82 AC)	PUBLIC GREENWAY, STREET SIDE GREENWAY CONNECTION
OS-19		0.44	19,221 SF (0.44 AC)	
OS-20	0.77	1.56	101,556 SF (2.33 AC)	PLAYGROUND, PICNIC AREA
OS-21		0.90	39,370 SF (0.90 AC)	
OS-22		0.35	15,164 SF (0.35 AC)	
OS-23	0.19	0.24	18,826 SF (0.43 AC)	LINEAR PARK
OS-24		0.29	12,492 SF (0.29 AC)	
OS-25		0.43	18,907 SF (0.43 AC)	
OS-26		0.07	2,909 SF (0.07 AC)	
OS-27		0.12	5,072 SF (0.12 AC)	
OS-28		0.13	5,491 SF (0.13 AC)	
OS-29		0.19	8,278 SF (0.19 AC)	
OS-30		0.12	5,391 SF (0.12 AC)	
OS-31		0.33	14,304 SF (0.33 AC)	
OS-32		0.20	8,761 SF (0.20 AC)	
TOTAL	15.76	77.21	4,051,989 SF (93.02 AC)	SOUTH OF 401 BYPASS

SETBACKS (SOUTH OF 401 BYPASS)

R1 PUD	
FRONT (FRONT LOAD)	20 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR	15 FT
MIN LOT WIDTH	50 FT
MIN LOT AREA	6,000 FT
R2 PUD	
FRONT (FRONT LOAD)	20 FT
FRONT (ALLEY LOAD)	10 FT
SIDE	5 FT
AGGREGATE SIDE	10 FT
CORNER SIDE	10 FT
REAR (FRONT LOAD)	15 FT
REAR (ALLEY LOAD)	5 FT (RIGHT-OF-WAY)
MIN LOT WIDTH	35 FT
R3 PUD	
FRONT	20 FT
SIDE	5 FT (END UNIT)
REAR	15 FT
MIN WIDTH	20 FT

REQUIRED TOWNHOME PARKING

AREA 1	LOTS 626-740		
AREA 2	LOTS 406-469, 473-538, 620-625		
AREA 3	LOTS 268-335		
	AREA 1	AREA 2	AREA 3
TOTAL UNITS	115	136	68
TOTAL 3 BEDROOM HOMES	86	102	51
TOTAL 2 BEDROOM HOMES	29	34	17
VISITOR PARKING NEEDED	73	85	43
MAIL KIOSK PARKING	5	6	3
TOTAL REQUIRED PARKING	302	357	179
TOTAL END UNITS (END UNITS HAVE 2 SPACES FOR DRIVEWAY PARKING)	40	38	22
PROVIDED PARKING:			
GARAGE PARKING	115	136	68
DRIVEWAY PARKING	155	174	90
STREET PARKING	54	63	31
MAIL KIOSK PARKING	5	6	3
PARKING LOT SPACES	17	49	6
TOTAL PROVIDED PARKING	346	428	198

MAIL KIOSK CALCULATIONS

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

MAIL KIOSK AREA 1
MAIL KIOSK CALCULATION:
PHASES 1, 2, 6, 7, AND 9 (312 UNITS)
312 UNITS @ 16 UNITS/KIOSK (CBU) = 21 KIOSKS (CBUs)

MAIL KIOSK PARKING: 312 UNITS
REQUIRED: 12 SPACES
PROVIDED: 12 SPACES (1 ACCESSIBLE)

MAIL KIOSK AREA 2
MAIL KIOSK CALCULATION:
PHASE 10 (68 UNITS)
68 UNITS @ 16 UNITS/KIOSK (CBU) = 5 KIOSKS (CBUs)

MAIL KIOSK PARKING: 68 UNITS
REQUIRED: 3 SPACES
PROVIDED: 9 SPACES (1 ACCESSIBLE)

MAIL KIOSK AREA 3
MAIL KIOSK CALCULATION:
PHASES 3, 4, AND 5 (245 UNITS)
245 UNITS @ 16 UNITS/KIOSK (CBU) = 16 KIOSKS (CBUs)

MAIL KIOSK PARKING: 245 UNITS
REQUIRED: 10 SPACES
PROVIDED: 11 SPACES (1 ACCESSIBLE)

MAIL KIOSK AREA 4
MAIL KIOSK CALCULATION:
PHASE 8 AND 14 (179 UNITS)
179 UNITS @ 16 UNITS/KIOSK (CBU) = 12 KIOSKS (CBUs)

MAIL KIOSK PARKING: 179 UNITS
REQUIRED: 7 SPACES
PROVIDED: 14 SPACES (2 ACCESSIBLE)

SITE PLAN NOTES

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

FIRE LANE NOTES:

1. FIRE LANES SHOWN ON THESE PLANS WILL INCLUDE A 20' WIDE LANE PAVED WITH "GRASSPAVE2" PAVER SYSTEM, OR APPROVED EQUAL.
2. FIRE LANES SHALL BE MARKED WITH PRECAST CONCRETE OR BRICK PAVERS 12"x12" PLACED ALONG EACH SIDE OF THE FIRELANE FOR EVERY 10 FEET OF LENGTH.
3. IF FIRE LANE ENCROACHES INTO A LOT, AN EASEMENT WILL BE INCLUDED 1 FOOT AROUND FIRE LANE.

RETAINING WALL NOTES

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

CORPUD APPROVAL CONDITION:

CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #3 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #3 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

GRADING NOTES

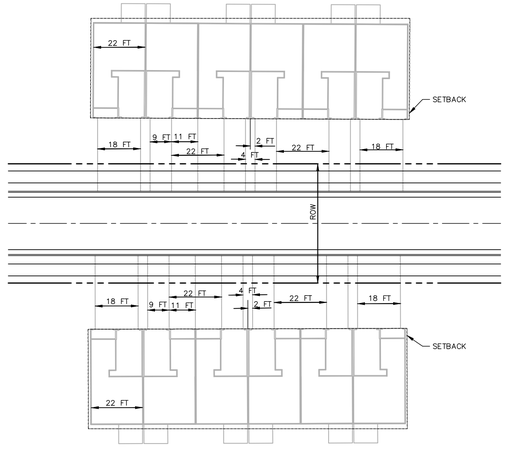
1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR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

STORM DRAINAGE NOTES

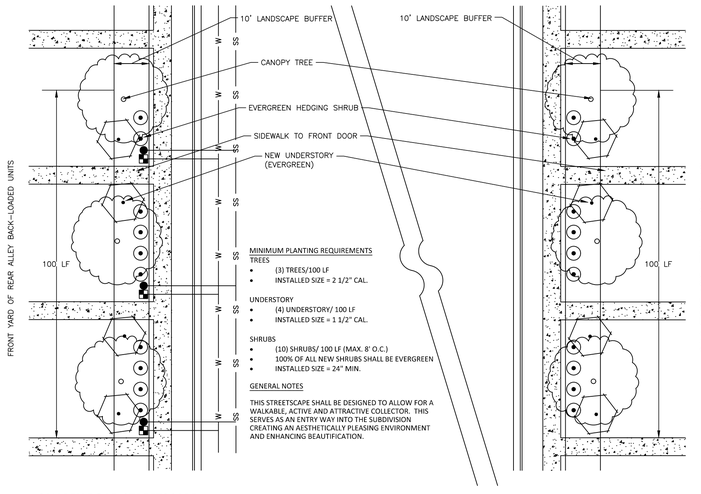
1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED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

NOTES:

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



TYPICAL TOWNHOME DRIVEWAY
SCALE 1"=30



QUARRY ROAD STREETSCAPE
NTS

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:30:17-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	02. 16. 2024

SHEET

PROJECT NOTES AND SITE DETAILS
C0.00

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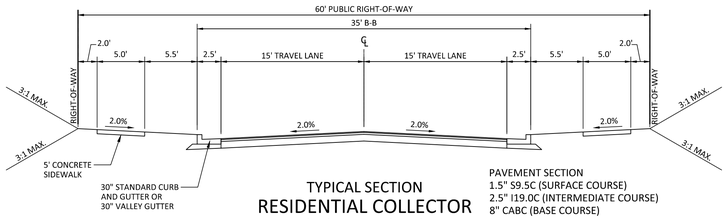
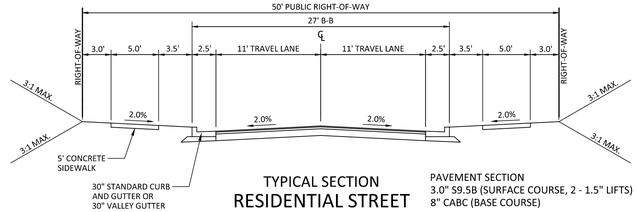


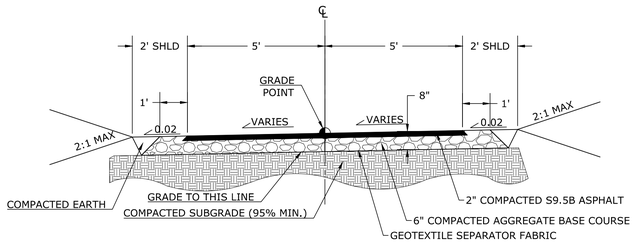
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



TYPICAL SECTION
RESIDENTIAL STREET
(50' R/W, 27' B-B)

PAVEMENT SECTION
3.0" S9.5B (SURFACE COURSE, 2 - 1.5" LIFTS)
8" CABC (BASE COURSE)



TYPICAL SECTION
10' WIDE PUBLIC GREENWAY

NOTE: THE PAVEMENT SECTIONS SHOWN ABOVE ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED BASED ON EXISTING ON SITE SOIL CONDITIONS. FINAL DESIGN BY THE GEOTECHNICAL ENGINEER SHALL SUPERCEDE THE ABOVE PAVEMENT SECTION.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:30:57-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	02. 16. 2024

SHEET

TYPICAL SECTIONS

C0.01

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OPEN SPACE / TRAILS SUMMARY ENTIRE PROJECT

TOTAL PROJECT AREA	304.00 AC
TOTAL OPEN SPACE	PROVIDED: 146.59 AC
DEVELOPED/ACTIVE RECREATION OPEN SPACE	PROVIDED: 18.28 AC (12.4% OF TOTAL OPEN SPACE)
PROGRAMMED/PASSIVE OPEN SPACE (EXCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS ENVIRONMENTAL AREAS)	PROVIDED: 92.13 AC (62.9%)
UNPROGRAMMED OPEN SPACE (INCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS, ENVIRONMENTAL AREAS)	PROVIDED: 36.18 AC (25.7% OF TOTAL OPEN SPACE)
ROLESVILLE PUBLIC GREENWAY TRAIL LINEAR FEET	PROPOSED: 11,325 LF
PRIVATE WALKING TRAIL LINEAR FEET	PROPOSED: +/- 1,922 LF

OPEN SPACE AREAS ENTIRE PROJECT

OPEN SPACE	CD PACKAGE #	AREA (AC) APPROXIMATE			USE DESCRIPTION
		ACTIVE	PASSIVE	TOTAL	
THE POINT – NORTH					
OS-1	FUTURE	2.52	13.82	711,141 SF (16.33 AC)	OUTDOOR GRILLING W/ SEATING, PLAYGROUND, DOG PARK, MAIL KIOSK, 6' PAVED GREENWAY TRAIL WITH CONNECTION TO PUBLIC GREENWAY, 10' PRIVATE GREENWAY
OS-2	FUTURE		0.20	8,712 SF (0.20 AC)	
OS-3	FUTURE		0.45	19,616 SF (0.45 AC)	
THE POINT – SOUTH					
OS-4	3		3.61	157,160 SF (3.61 AC)	
OS-5	3	2.38	10.74	571,471 SF (10.12 AC)	PUBLIC GREENWAY, EXERCISE STATION
OS-6	3	0.82	0.54	59,307 SF (1.36 AC)	PLAY AREA
OS-7	3	1.00	4.18	225,677 SF (5.18 AC)	PUBLIC GREENWAY WITH PRIVATE GREENWAY ACCESS
OS-8	2	1.60	12.94	633,331 SF (14.54 AC)	PUBLIC/PRIVATE GREENWAY WITH ACCESS TO PUBLIC GREENWAY, PLAY AREA, MAIL KIOSK
OS-9	2		5.52	240,571 SF (5.52 AC)	
OS-10	2		0.35	15,257 SF (0.35 AC)	
OS-11	2		0.71	30,965 SF (0.71 AC)	
OS-12	1	0.25	9.24	413,585 SF (9.49 AC)	DOG PARK
OS-13	1		0.37	16,056 SF (.37 AC)	
OS-14	1	0.74	8.26	392,111 SF (9.00 AC)	PRIVATE GREENWAY TRAIL, PLAY AREA, MAIL KIOSK
OS-15	2		1.02	44,524SF (1.02 AC)	
OS-16	2		0.51	22,321 SF (0.51 AC)	
OS-17	1	3.13	2.91	263,131 SF (6.04 AC)	AMENITY WITH POOL, CLUBHOUSE, MAIL KIOSK, PRIVATE TRAIL CONNECTION
OS-18	1	4.88	10.94	689,086 SF (15.82 AC)	PUBLIC GREENWAY, PUBLIC STREET SIDE GREENWAY CONNECTION
OS-19			0.44	19,221 SF (0.44 AC)	
OS-20	1	0.77	1.56	101,556 SF (2.33 AC)	PLAYGROUND, PICNIC AREA
OS-21	2		0.90	39,370 SF (0.90 AC)	
OS-22	2		0.35	15,164 SF (0.35 AC)	
OS-23	2	0.19	0.24	18,826 SF (0.43 AC)	LINEAR PARK
OS-24	1		0.29	12,492 SF (0.29 AC)	
OS-25	1		0.43	18,907 SF (0.43 AC)	
OS-26	1		0.07	2,909 SF (0.07 AC)	
OS-27	1		0.12	5,072 SF (0.12 AC)	
OS-28	1		0.13	5,491 SF (0.13 AC)	
OS-29	2		0.19	8,278 SF (0.19 AC)	
OS-30	2		0.12	5,391 SF (0.12 AC)	
OS-31	3		0.33	14,304 SF 0.33 AC)	
OS-32	3		0.20	8,761 SF (0.20 AC)	
TOTAL		18.28	91.68	4,791,458 SF (110 AC)	ENTIRE PROJECT

SITE LEGEND

- PHASE LINE
- WETLANDS
- UNPROGRAMMED OPEN SPACE
- PROGRAMMED/PASSIVE OPEN SPACE
- DEVELOPED / ACTIVE RECREATION SPACE
- OS-# OPEN SPACE (OS) NUMBER
- FUTURE PHASE

NOTE: FUTURE PHASES SHOWN FOR TOTAL OPEN SPACE CALCULATIONS ONLY

SITE AND OPEN SPACE AREAS - CD PKG 3

TOTAL SITE AREA	264.27 AC
RETAIL	12.28 AC
RESIDENTIAL	251.99 AC
R3	319 PROPOSED TOWNHOMES
R1	295 SINGLE FAMILY DETACHED
R2	190 SINGLE FAMILY DETACHED
TOTAL UNITS	804
OVERALL DENSITY	3.20 DU/AC
TOWNHOME AREA	46.79 AC
TOWNHOME DENSITY	6.9 DU/AC
ALLOWED DENSITY	6 DU/AC (ENTIRE SITE) 10 DU/AC (TOWNHOME)
OPEN SPACE REQUIRED: SINGLE FAMILY 10% SFD AREA (205.2 AC)	20.52 AC REQUIRED
TOWNHOMES 15% TH AREA (46.79 AC) 35% ACTIVE OS AREA (7.02 AC)	7.02 ACRE REQUIRED 2.46 ACRE REQUIRED
TOTAL OPEN SPACE REQUIRED:	27.54 AC
TOTAL OPEN SPACE PROVIDED:	15.76 AC ACTIVE OPEN SPACE 77.21 AC PASSIVE OPEN SPACE 93.02 TOTAL OPEN SPACE PROVIDED

GRAPHIC SCALE
0 125 250 500
1 inch = 250 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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THE POINT
PHASES 8 AND 14
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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

CID-24-01

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT SARA YUNGE DONOHOE 2027
Sara R Donohoe
2024.03.01
15:04:37 -05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-01-OSP2
CHECKED BY	SRD
DRAWN BY	JGY
SCALE	1"=250'
DATE	02. 16. 2024

SHEET

OPEN SPACE PLAN

C0.02

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-Pkg-03-OSP1.dwg, 3/1/2024 2:58:49 PM, Julie Young

SITE PLAN NOTES

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

NOTES:

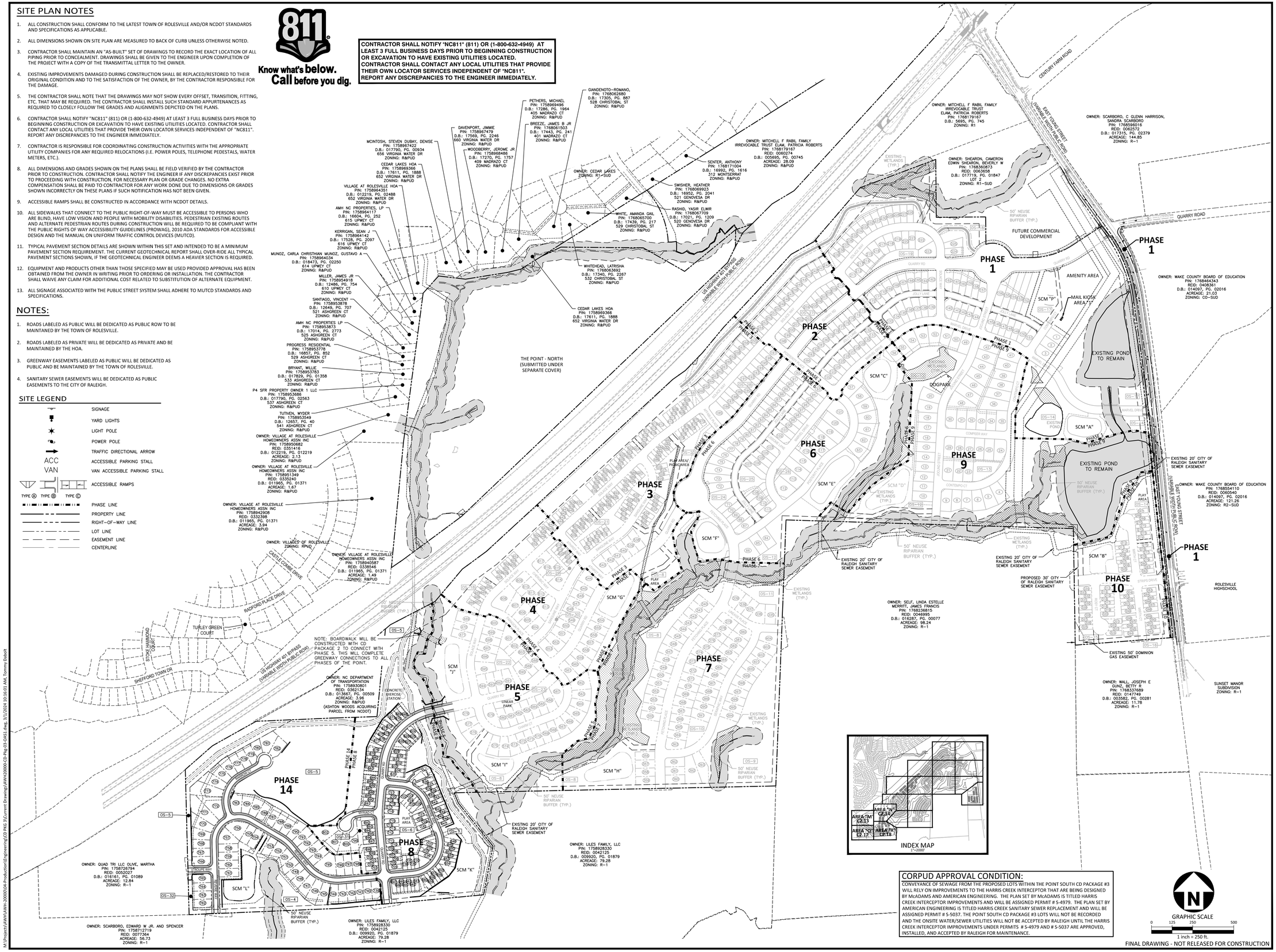
1. ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW TO BE MAINTANED BY THE TOWN OF ROLESVILLE.
2. ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
3. GREENWAY EASEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.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

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

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

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



CORPUD APPROVAL CONDITION:
CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #3 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #3 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

GRAPHIC SCALE
0 125 250 500
1 inch = 250 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawing\AWH20000-CD-Pkg-03-OAS1.dwg, 3/7/2024 10:16:01 AM, Tommy Dabolt

McADAMS
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Durham, NC 27713

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

www.mcadamsco.com

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:31:43-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-OAS1
CHECKED BY	WTO
DRAWN BY	JKD
SCALE	1"=250'
DATE	02. 16. 2024

SHEET

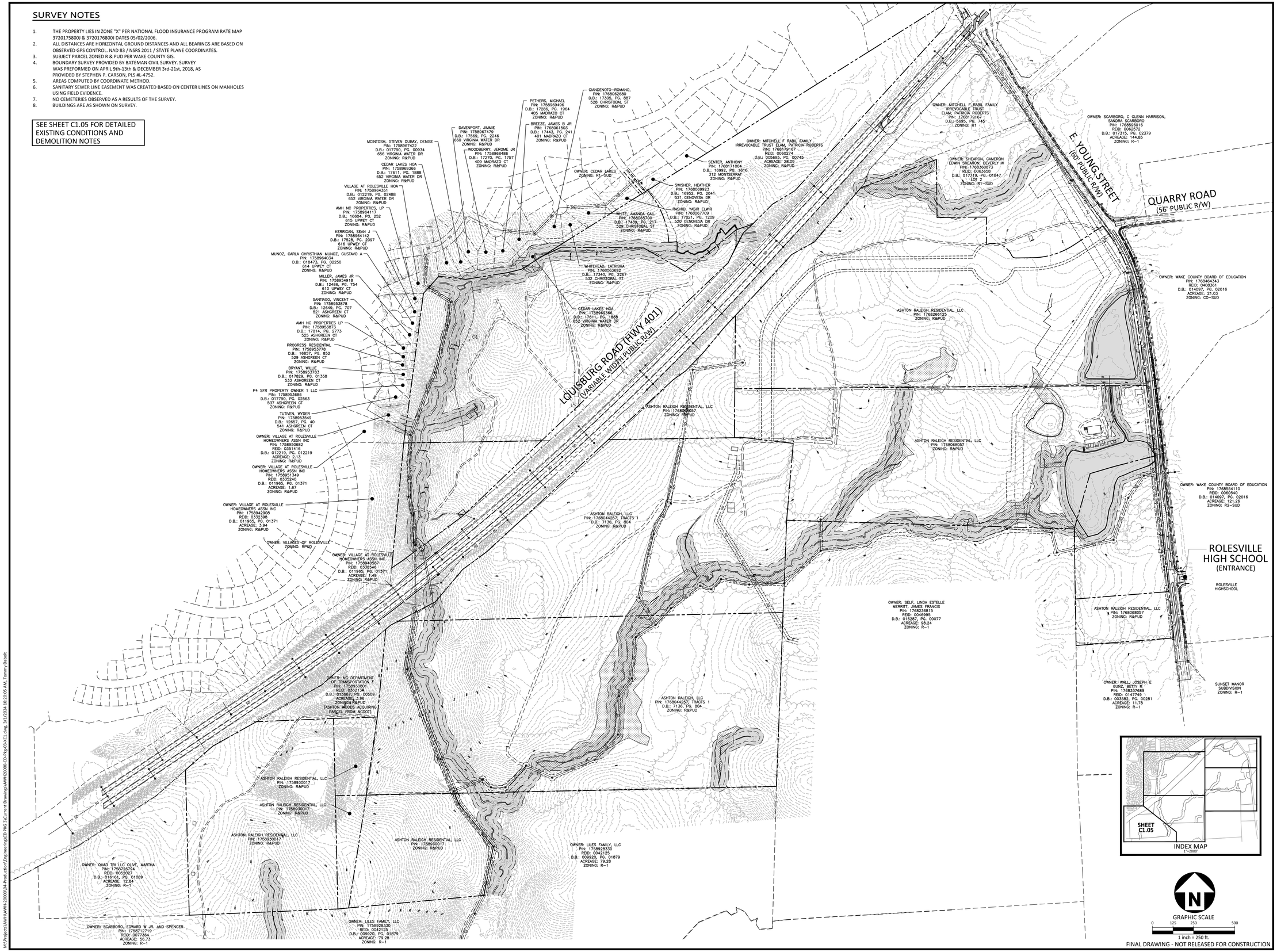
OVERALL MASTER SITE PLAN

C0.03

SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 3720175800J & 3720176800J DATES 05/02/2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL. NAD 83 / NSRS 2011 / STATE PLANE COORDINATES.
3. SUBJECT PARCEL ZONED R & PUD PER WAKE COUNTY GIS.
4. BOUNDARY SURVEY PROVIDED BY BATEMAN CIVIL SURVEY. SURVEY WAS PREFORMED ON APRIL 9th-13th & DECEMBER 3rd-21st, 2018, AS PROVIDED BY STEPHEN P. CARSON, PLS #L-4752.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
7. NO CEMETERIES OBSERVED AS A RESULTS OF THE SURVEY.
8. BUILDINGS ARE AS SHOWN ON SURVEY.

SEE SHEET C1.05 FOR DETAILED EXISTING CONDITIONS AND DEMOLITION NOTES



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

REVISIONS

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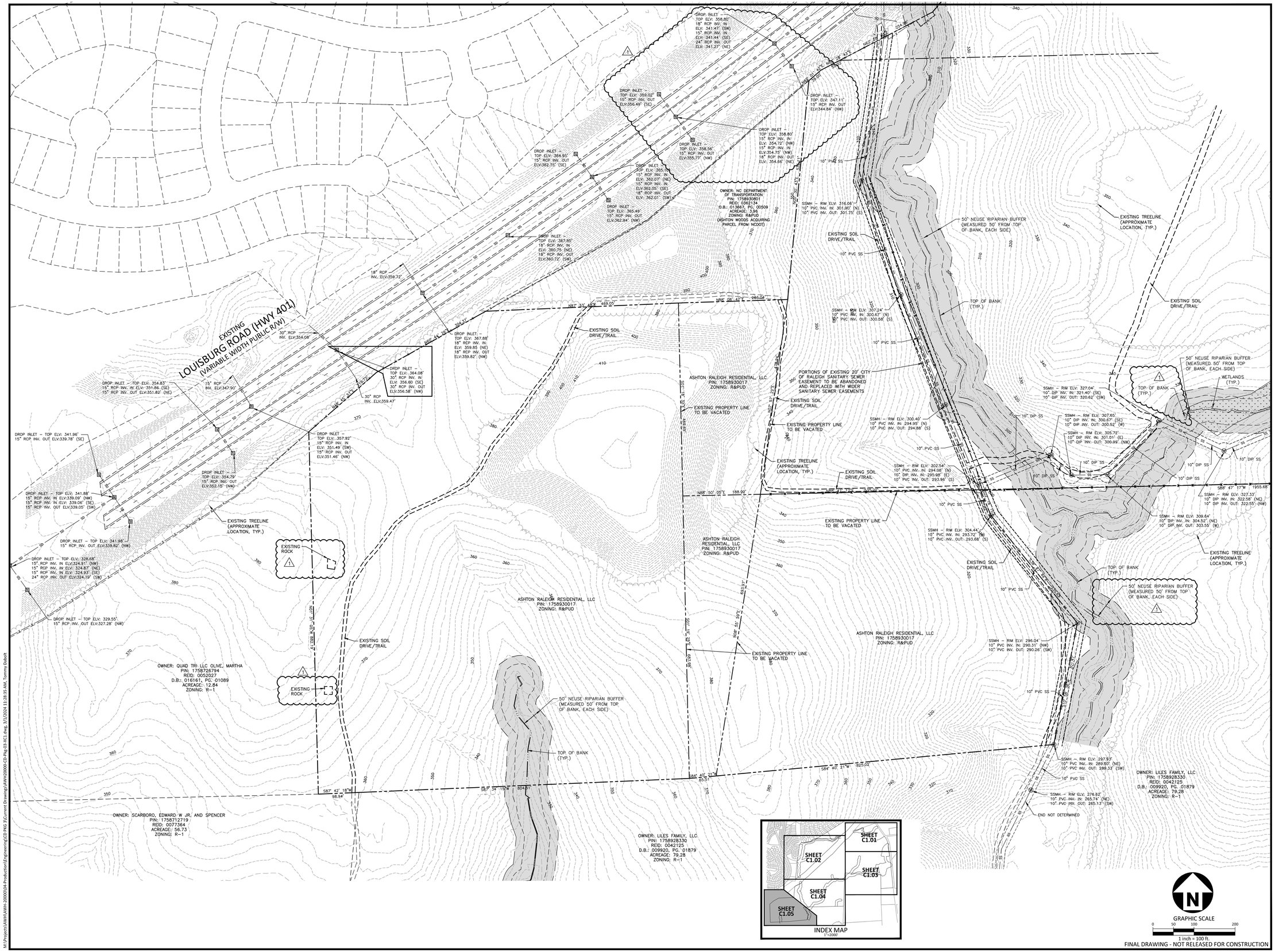
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	02. 16. 2024

SHEET

OVERALL EXISTING CONDITIONS

C1.00



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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

⚠1 CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:35:14-05'00'

NOTE:
NC PE SEAL APPLIES TO DEMOLITION ONLY AND NOT THE EXISTING CONDITIONS SURVEY

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-01-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	02. 16. 2024

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.05

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
4. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
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- PROPERTY LINE
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- LOT LINE
- EASEMENT LINE
- CENTERLINE

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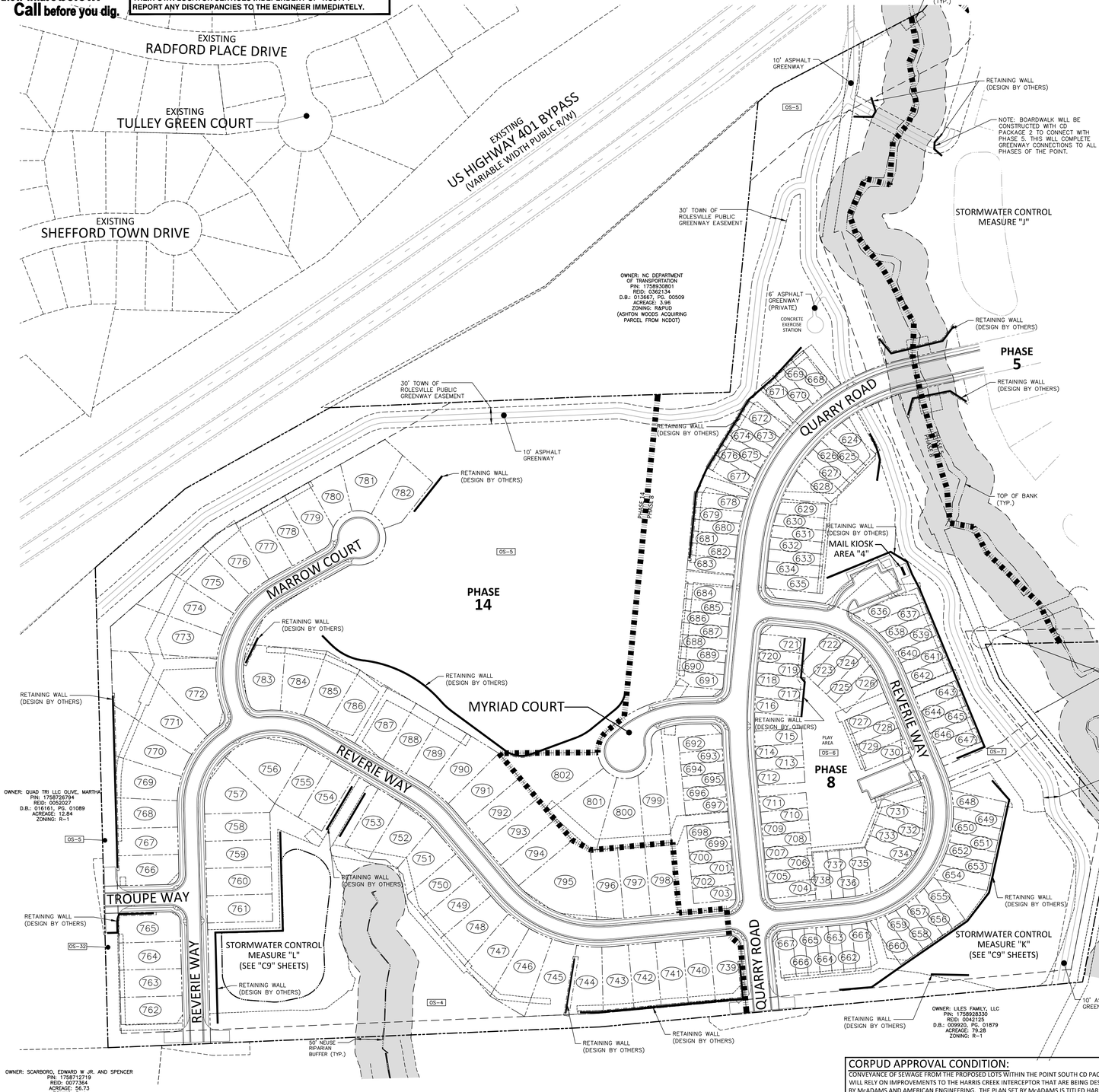

MAXIMUM IMPERVIOUS SURFACE PER LOT	
LOT #	AREA (SF)
624	1749
625	1749
626	1749
627	1749
628	1749
629	1515
630	1515
631	1515
632	1515
633	1515
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799	3615
800	3615
801	3615
802	3615

CORPUD APPROVAL CONDITION:

CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #3 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #3 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 15:39:59-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

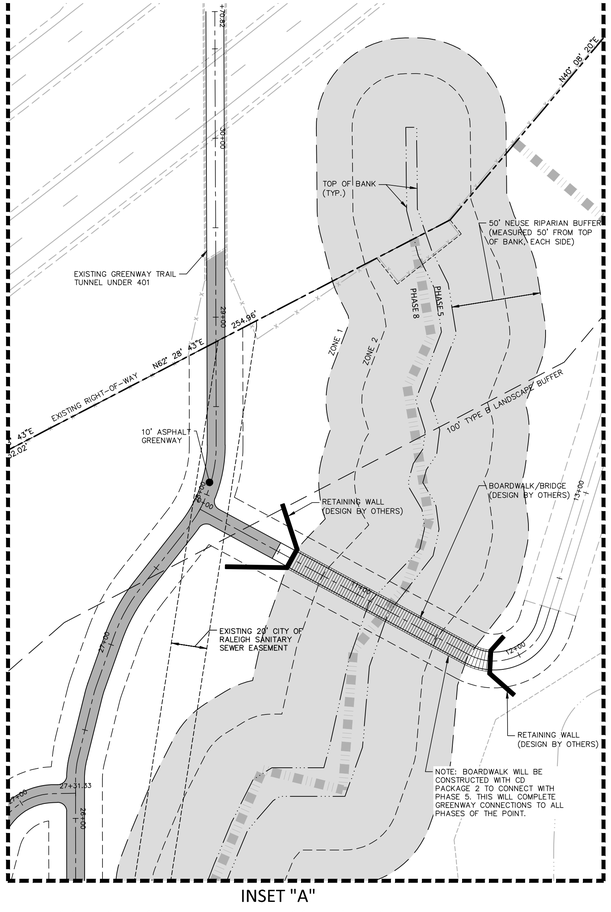
PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-OAS2
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=100'
DATE	02. 16. 2024

SHEET

CD PACKAGE 3 OVERALL SITE PLAN

C2.00

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-PKG-03-OAS2.dwg, 3/1/2024 3:39:17 PM, Tommy Daboll



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CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:03-05'00'

REVISIONS

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PLAN INFORMATION

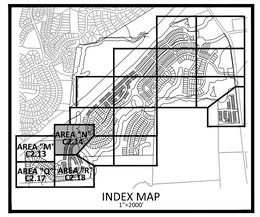
PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-S1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

SITE PLAN AREA "M"

C2.13

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-Pkg-03-S1.dwg, 3/7/2024 10:21:29 AM, Tommy Dalott



INDEX MAP
1"=2000'

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

SEE INSET "A" - SHEET C2.13

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

EXISTING RIGHT-OF-WAY

DE STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

N88° 08' 47"E 266.04'

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

10' ASPHALT GREENWAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

N04° 30' 43"E 535.11'

10' ASPHALT GREENWAY

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PHASE 8 PHASE 5 PHASE 1 ZONE 1 ZONE 2

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

TOP OF BANK (TYP.)

STORMWATER CONTROL MEASURE "I" (WET POND)
OS-18

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

OS-5

CONCRETE EXERCISE STATION

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

RETAINING WALL ACCESS EASEMENT (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

40' STORM DRAINAGE EASEMENT

QUARRY ROAD (60' PUBLIC R/W)

HIGH VISIBILITY CROSSWALK (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

RETAINING WALL ACCESS EASEMENT (TYP.)

668 2474 SF.
669 1910 SF.
670 1910 SF.
671 2474 SF.
672 2529 SF.
673 1922 SF.
674 1895 SF.
675 1895 SF.
676 1922 SF.
677 2529 SF.
678 2668 SF.
679 1997 SF.
680 1940 SF.
681 1911 SF.
682 1905 SF.
683 2424 SF.
684 2421 SF.
685 1902 SF.
686 1902 SF.
687 1902 SF.

624 2462 SF.
625 1993 SF.
626 2008 SF.
627 1993 SF.
628 2462 SF.
629 2506 SF.
630 2091 SF.
631 2161 SF.
632 2199 SF.
633 2208 SF.
634 2208 SF.
635 2811 SF.
636 3270 SF.
637 2239 SF.
638 2630 SF.
639 1884 SF.

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

REVERIE WAY (50' PUBLIC R/W)

5' CONCRETE SIDEWALK

5' PLANTER STRIP

S84°25'58"E 116.58'

R=565.00' L=458.30'

R=185.00' L=196.35'

OS-6

OS-7

MAIL KIOSK AREA "4"

6' CONCRETE SIDEWALK

45° SPACES

ACCESSIBLE PARKING SIGN

9' VAN SPACE

VAN ACCESSIBLE AISLE

OS-8

RETAINING WALL ACCESS EASEMENT (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

40' STORM DRAINAGE EASEMENT

10' ASPHALT GREENWAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

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

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "K" (WET POND)
OS-8

TOP OF BANK (TYP.)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

20' TYPE B LANDSCAPE BUFFER

598 6250 SF.
597 7847 SF.
596 8487 SF.
595 6933 SF.
594 6250 SF.
593 6250 SF.
580 10023 SF.
581 6340 SF.
579 7432 SF.
578 7556 SF.
577 7506 SF.
575 7506 SF.
574 7558 SF.

SOLACE WAY (50' PUBLIC R/W)

CHARNT COURT (50' PUBLIC R/W)

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

OS-22 OS-23

PHASE 14 PHASE 8

SEE SHEET C2.13

SEE SHEET C2.18

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawing\AWH20000-CD-PKG-03-S1.dwg, 3/1/2024 10:21:57 AM, Tommy Daboll

McADAMS
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2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

Digitally signed by William T. O'Daniel
Date: 2024.03.01 14:38:03-05'00'

REVISIONS

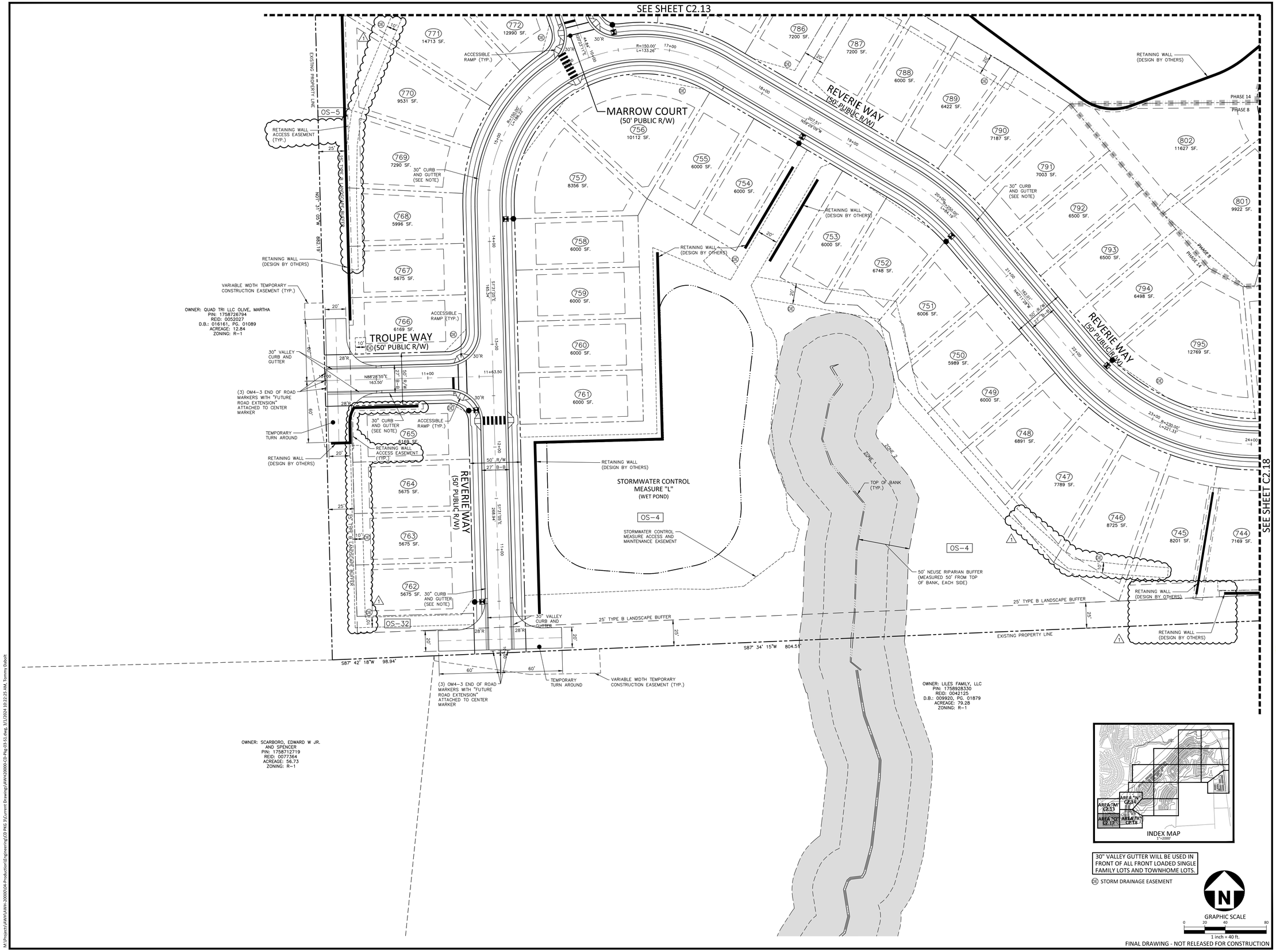
NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-S1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

SITE PLAN
AREA "N"
C2.14



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1 CID-24-01

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

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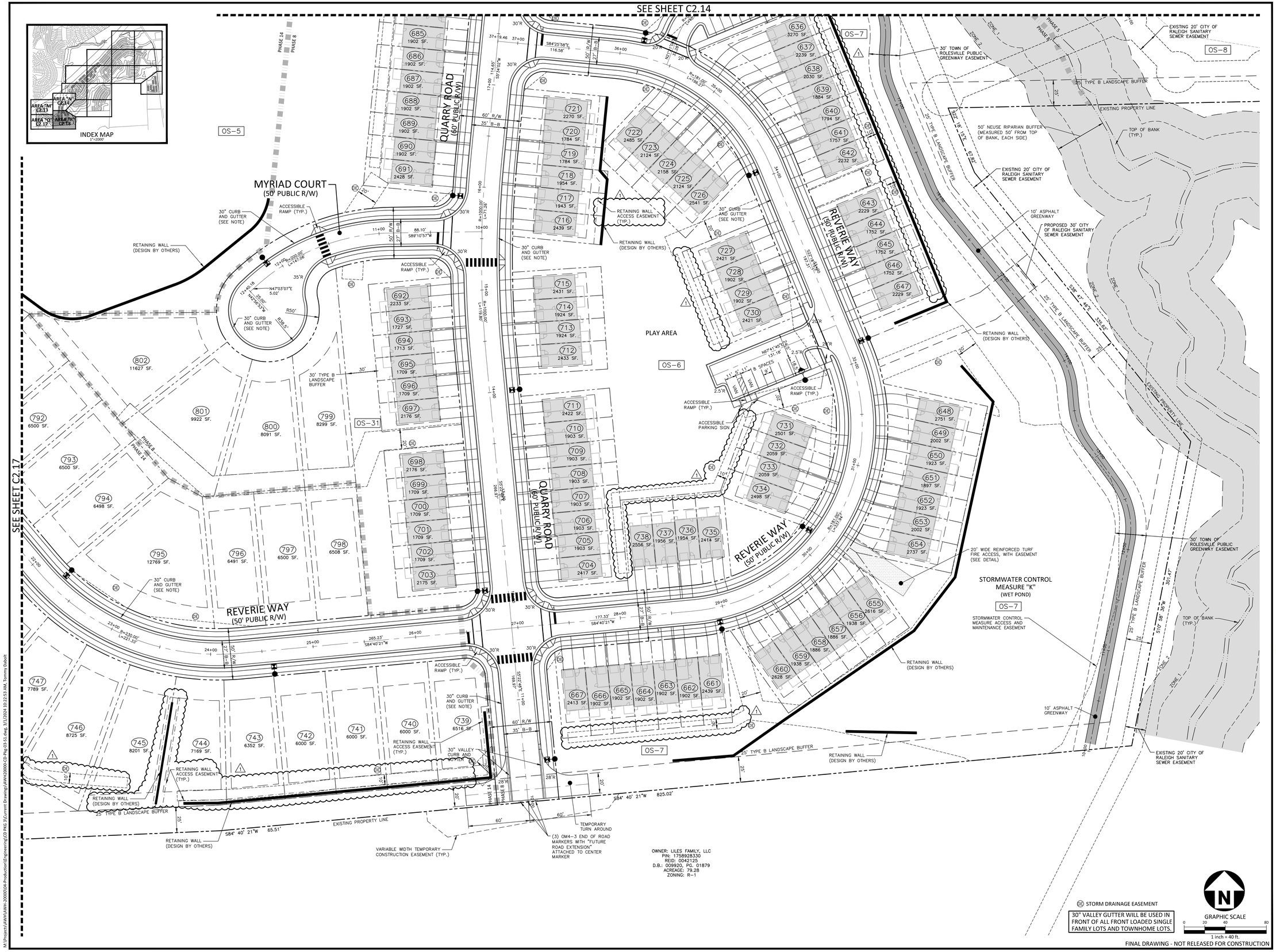
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

SITE PLAN
AREA "Q"
C2.17

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-PKG-03-S1.dwg, 3/1/2024 10:22:25 AM, Tommy Dabolt



DE STORM DRAINAGE EASEMENT

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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RALEIGH, NORTH CAROLINA 27609
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ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:04-05'00'

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FILENAME	AWH20000-CD-PKG-03-S1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

SITE PLAN
AREA "R"
C2.18

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-Pkg-03-S1.dwg, 3/1/2024 10:22:53 AM, Tommy Dabolt

SITE PLAN NOTES

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

NOTES:

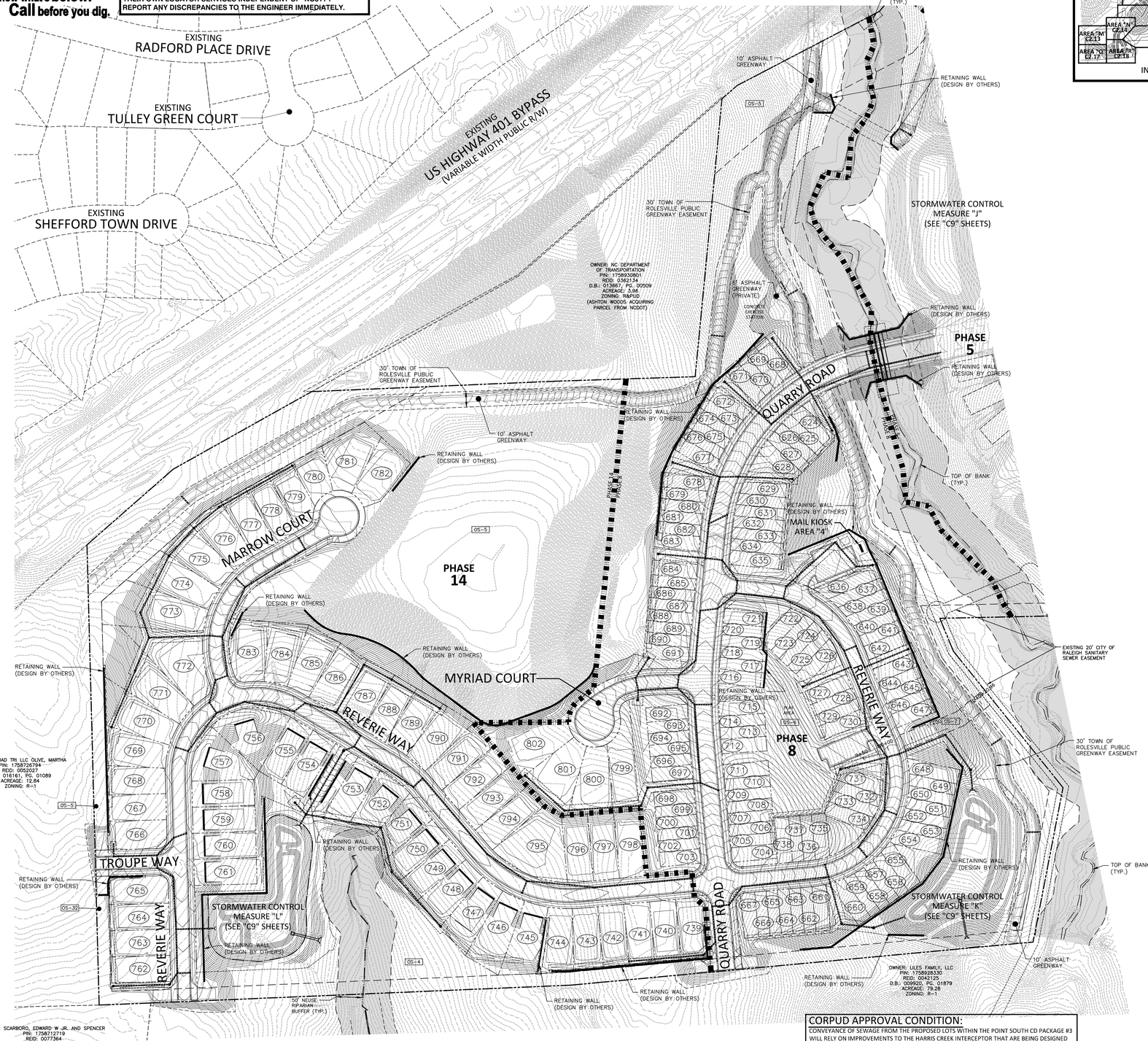
1. ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW TO BE MAINTANED BY THE TOWN OF ROLESVILLE.
2. ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
3. GREENWAY EASEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.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

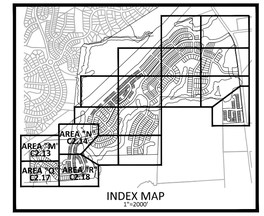
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

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

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





CORPUD APPROVAL CONDITION:

CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #3 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #3 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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2905 Meridian Parkway
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900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

1 CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:04-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

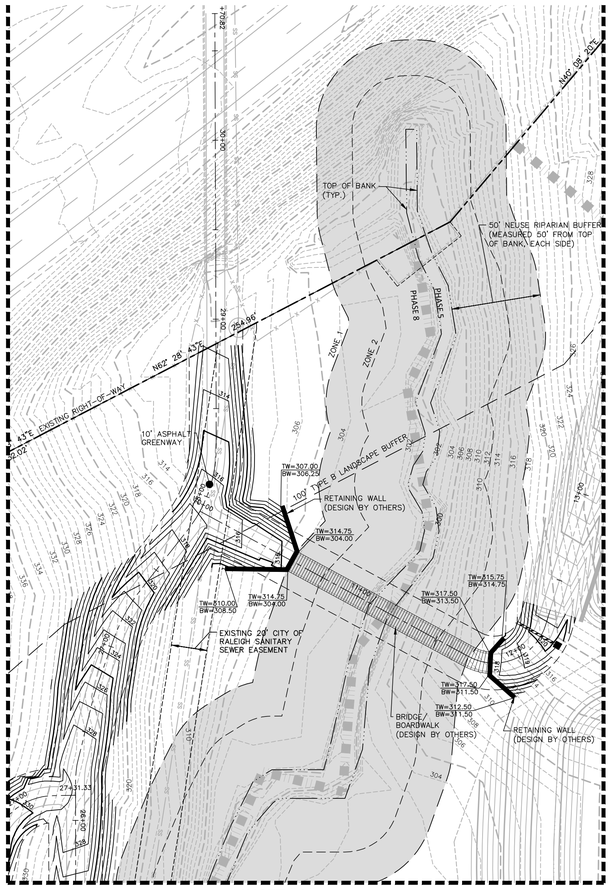
PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-OAS2
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=100'
DATE	02. 16. 2024

SHEET

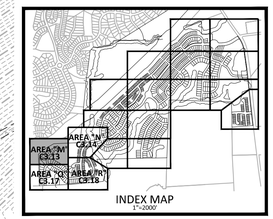
CD PACKAGE 3 OVERALL GRADING PLAN

C3.00

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawing\AWH20000-CD-Pkg-03-OAS2.dwg, 3/1/2024 10:30:09 AM, Tommy Daboll



INSET "A"



INDEX MAP
1"=2000'

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

SD STORM DRAINAGE EASEMENT

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

N87° 33' 48"E 469.05'

10' ASPHALT GREENWAY

N60° 44' 26"E 304.37'

EXISTING RIGHT-OF-WAY

OS-5

100' TYPE B LANDSCAPE BUFFER

DI-2043

780 781 782 779 778 777 776 775 774 773 772 771 770 783 784 785 786 787 788 789

TW=397.50
BW=397.00

TW=593.00
BW=389.00

RETAINING WALL (DESIGN BY OTHERS)

TW=389.50
BW=388.50

15" RCP CULVERT

160.74 LF 12" HDPE @ 2.70%

N48° 45' 51"E 219.72'

63.26 LF 15" HDPE @ 2.58%

DI-2041

CB-2034

10' ASPHALT GREENWAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

DI-2040

71.37 LF 15" HDPE @ 2.58%

MARROW COURT (50' PUBLIC R/W)

24.50 LF 15" RCP @ 0.60%

CB-2033

CB-2032

135.85 LF 15" RCP @ 4.52%

121.54 LF 18" HDPE @ 5.10%

24.50 LF 18" RCP @ 0.60%

CB-2031

DI-2039

104.88 LF 18" RCP @ 5.57%

TW=375.00
BW=373.50

TW=370.50
BW=370.00

50.79 LF 18" HDPE @ 1.78%

CB-2035

TW=374.00
BW=366.00

RETAINING WALL (DESIGN BY OTHERS)

TW=370.00
BW=365.00

TW=370.00
BW=368.00

CB-2030

68.29 LF 15" HDPE @ 1.24%

24.50 LF 24" RCP @ 0.60%

DI-2036

116.37 LF 24" RCP @ 1.03%

TW=176.00
BW=372.00

74.84 LF 30" RCP @ 0.60%

CB-2029

86.60 LF 30" RCP @ 1.14%

DI-2018

57.88 LF 30" RCP @ 0.95%

REVERIE WAY (50' PUBLIC R/W)

26.46 LF 30" RCP @ 0.60%

24.50 LF 30" RCP @ 0.60%

CB-2028

CB-2021

62.10 LF 30" RCP @ 2.69%

60.08 LF 18" HDPE @ 1.60%

DI-2019

44.38 LF 30" RCP @ 0.60%

CB-2027

105.02 LF 24" HDPE @ 1.36%

67.77 LF 15" HDPE @ 1.11%

DI-2037

DI-2020

24.48 LF 30" RCP @ 0.60%

CB-2023

CB-2022

65.00 LF 36" RCP @ 1.06%

117.57 LF 12" HDPE @ 1.03%

CB-2024

TW=380.00
BW=369.00

TW=384.00
BW=383.50

RETAINING WALL (DESIGN BY OTHERS)

OWNER: QUAD TRI LLC OLIVE, MARTHA
PIN: 1758726794
REID: 0052027
D.B.: 016161, PG. 01089
ACREAGE: 12.84
ZONING: R-10

DI-2017
T/G=359.80
INV IN=353.00 (CB-2021)
INV IN=350.81 (DI-2018)
INV OUT=350.11

DI-2018
T/G=358.20
INV IN=352.44 (DI-2019)
INV OUT=352.24

DI-2019
T/G=357.00
INV IN=353.50 (DI-2020)
INV OUT=353.40

DI-2020
T/G=358.00
INV OUT=354.70

CB-2021
T/C=360.74
INV IN=355.24 (CB-2022)
INV OUT=354.67

CB-2022
T/C=361.01
INV IN=355.50 (CB-2023)
INV OUT=355.40

CB-2023
T/C=364.57
INV IN=356.70 (CB-2024)
INV OUT=356.60

CB-2024
T/C=366.73
INV IN=357.35 (CB-2027)
INV IN=362.48 (CB-2025)
INV OUT=357.25

CB-2027
T/C=366.73
INV IN=357.59 (CB-2028)
INV OUT=357.49

CB-2028
T/C=366.06
INV IN=357.96 (CB-2029)
INV OUT=357.86

CB-2029
T/C=366.06
INV IN=358.21 (CB-2030)
INV OUT=358.11

CB-2030
T/C=369.24
INV IN=361.65 (CB-2031)
INV IN=359.15 (CB-2035)
INV OUT=358.65

CB-2031
T/C=374.62
INV IN=370.37 (CB-2033)
INV IN=367.59 (CB-2032)
INV OUT=367.49

CB-2032
T/C=374.62
INV OUT=367.74

CB-2033
T/C=381.01
INV IN=376.61 (CB-2034)
INV OUT=376.51

CB-2034
T/C=381.01
INV OUT=376.76

CB-2035
T/C=369.24
INV IN=359.30 (DI-2036)
INV OUT=359.30

DI-2036
T/G=363.62
INV IN=361.10 (DI-2039)
INV IN=361.35 (DI-2037)
INV OUT=360.50

DI-2037
T/G=365.00
INV IN=362.30 (DI-2038)
INV OUT=362.20

DI-2039
T/G=366.09
INV IN=362.13 (DI-2040)
INV OUT=362.00

DI-2040
T/G=371.86
INV IN=368.58 (DI-2041)
INV OUT=368.33

DI-2041
T/G=373.77
INV IN=370.62 (DI-2042)
INV OUT=370.42

DI-2042
T/G=375.50
INV IN=372.50 (DI-2043)
INV OUT=372.25

DI-2043
T/G=379.84
INV OUT=376.84

SEE SHEET C3.17

SEE SHEET C3.14

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-Pkg-03-G1.dwg, 3/7/2024 10:10:02 AM, Tommy Dabolt

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2905 Meridian Parkway
Durham, NC 27713

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ASHTON RALEIGH RESIDENTIAL, LLC.
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PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

⚠ CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:04-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

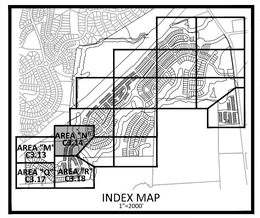
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "M"

C3.13



INDEX MAP
1"=2000'

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

TOWNHOME NOTE:
TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.

SE STORM DRAINAGE EASEMENT

SEE INSET "A" - SHEET C3.13

SEE SHEET C3.13

SEE SHEET C3.18

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

EXISTING RIGHT-OF-WAY

100' TYPE-B LANDSCAPE BUFFER

10' ASPHALT GREENWAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

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

TOP OF BANK (TYP.)

STORMWATER CONTROL MEASURE "I" (WET POND)
OS-18

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

SOLACE WAY (50' PUBLIC R/W)

OS-22

OS-23

OS-5

OS-7

OS-8

CONCRETE EXERCISE STATION

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

40' STORM DRAINAGE EASEMENT

RETAINING WALL (DESIGN BY OTHERS)

QUARRY ROAD (60' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

CHARM COURT (50' PUBLIC R/W)

MAIL KIOSK AREA "4"

STORMWATER CONTROL MEASURE "K" (WET POND)
OS-8

VELOCITY DISSIPATOR 28'Lx25.87'Wx24"TYP CLASS "I" RIP RAP

20' TYPE B LANDSCAPE BUFFER

PHASE 8

PHASE 5

PHASE 5A

PHASE 8A

ZONE 1

ZONE 2

CB-1107
T/C=320.31
INV OUT=316.06

CB-1108
T/C=321.90
INV IN=315.85 (DI-1109)
INV IN=317.19 (CB-1110)
INV IN=315.79 (CB-1112)
INV OUT=315.49

DI-1109
T/C=320.00
INV OUT=316.32

CB-1110
T/C=321.90
INV IN=317.65 (DI-1111)
INV OUT=317.55

DI-1111
T/G=323.00
INV OUT=318.75

CB-1112
T/C=325.40
INV IN=320.76 (CB-1113)
INV OUT=320.66

CB-1113
T/C=325.40
INV IN=321.06 (DI-1114)
INV OUT=320.96

DI-1114
T/G=325.80
INV OUT=321.55

CB-1822
T/C=333.81
INV IN=327.28 (CB-1823)
INV OUT=327.18

CB-1820
T/C=337.50
INV IN=321.63 (CB-1825)
INV IN=326.18 (CB-1821)
INV OUT=321.53

CB-1821
T/C=337.50
INV IN=326.42 (CB-1822)
INV OUT=326.32

CB-1823
T/C=333.77
INV IN=327.75 (DI-1824)
INV OUT=327.65

DI-1824
T/G=333.00
INV OUT=327.94

CB-1825
T/C=340.36
INV IN=333.96 (CB-1836)
INV IN=323.18 (CB-1826)
INV OUT=322.18

CB-1827
T/C=339.34
INV IN=323.82 (CB-1828)
INV OUT=323.72

CB-1828
T/C=339.31
INV IN=334.25 (DI-1829)
INV IN=324.51 (CB-1830)
INV OUT=324.31

DI-1829
T/G=342.00
INV OUT=335.35

CB-1830
T/C=336.19
INV IN=326.41 (CB-1831)
INV IN=325.01 (CB-1832)
INV OUT=324.91

CB-1831
T/C=335.16
INV OUT=326.64

CB-1832
T/C=331.98
INV IN=325.91 (DI-1833)
INV IN=325.91 (CB-1834)
INV OUT=325.56

DI-1833
T/G=332.70
INV OUT=328.24

CB-1834
T/C=331.33
INV IN=326.22 (DI-1835)
INV OUT=326.12

DI-1835
T/G=331.00
INV OUT=326.75

CB-1836
T/C=342.67
INV IN=336.70 (CB-1837)
INV OUT=335.96

CB-1837
T/C=342.86
INV IN=337.36 (CB-1838)
INV OUT=337.26

FLARED END SECTION
INV=310.00

CB-1101
T/C=323.93
INV IN=313.00 (CB-1102)
INV OUT=312.90

CB-1102
T/C=323.93
INV IN=313.35 (CB-1103)
INV OUT=313.25

CB-1103
T/C=322.17
INV IN=317.60 (CB-1104)
INV IN=314.22 (DI-1105)
INV IN=313.82 (CB-1106)
INV OUT=313.72

CB-1104
T/C=322.17
INV OUT=317.90

DI-1105
T/G=317.05
INV OUT=314.40

CB-1106
T/C=320.31
INV IN=315.66 (CB-1107)
INV IN=314.75 (CB-1108)
INV OUT=314.65

92.69 LF 84" RCP @ 1.08%
72" INV. IN=299.00
93.04 LF 72" RCP @ 1.07%
84" INV. IN=296.00
32.50 LF 15" RCP @ 1.22%
73.82 LF 24" RCP @ 3.93%
32.50 LF 24" RCP @ 0.77%
55.29 LF 24" RCP @ 0.65%
139.35 LF 24" RCP @ 0.60%
92.93 LF 15" RCP @ 1.18%
32.50 LF 15" RCP @ 1.12%
72" INV. IN=298.00
84" INV. IN=295.00
122.60 LF 18" RCP @ 0.60%
97.01 LF 24" RCP @ 5.00%
85.15 LF 15" RCP @ 0.85%
35.20 LF 15" RCP @ 2.00%
104.02 LF 15" RCP @ 0.51%
91.90 LF 18" RCP @ 0.60%
94.80 LF 15" RCP @ 2.46%
66.41 LF 24" RCP @ 0.60%
32.51 LF 24" RCP @ 1.52%
48.76 LF 24" RCP @ 0.60%
90.58 LF 18" RCP @ 1.22%
24.50 LF 24" RCP @ 0.60%
128.80 LF 15" RCP @ 0.60%
24.49 LF 15" RCP @ 0.60%
76.21 LF 36" RCP @ 0.60%
33.27 LF 36" RCP @ 1.69%
46.32 LF 36" RCP @ 6.31%
20.84 LF 36" RCP @ 0.60%
61.83 LF 15" RCP @ 0.60%
81.36 LF 15" RCP @ 0.60%
15" RCP CULVERT
10' ASPHALT GREENWAY
DI-1824
EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG: 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

N88° 08' 47"E 266.04'

N09° 30' 43"E 535.11'

TW=355.50
BW=328.50

TW=357.00
BW=334.00

TW=356.00
BW=335.00

TW=341.00
BW=340.00

TW=330.00
BW=329.00

TW=343.50
BW=326.00

TW=302.00
BW=301.50

TW=313.50
BW=301.50

TW=505.00
BW=504.00

TW=315.50
BW=300.50

TW=335.00
BW=335.00

TW=333.00
BW=304.00

TW=338.00
BW=302.00

TW=333.00
BW=308.50

TW=335.00
BW=304.50

TW=315.50
BW=300.50

TW=304.00
BW=303.00

TW=317.00
BW=314.00

TW=318.00
BW=317.00

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-PKG-03-G1.dwg, 3/1/2024 10:11:04 AM, Tommy Dabolt

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1 CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:05-05'00'

REVISIONS

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DATE	02. 16. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "N"

C3.14

SEE SHEET C3.13

SEE SHEET C3.18

MARROW COURT (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

TROUPE WAY (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

STORMWATER CONTROL MEASURE "L" (WET POND)

OWNER: QUAD TRI LLC OLIVE, MARTHA
PIN: 1758726794
REID: 0052027
D.B.: 016161; PG. 01089
ACREAGE: 12.84
ZONING: R-1

OWNER: SCARBORO, EDWARD W JR. AND SPENCER
PIN: 1758712719
REID: 0077364
ACREAGE: 56.73
ZONING: R-1

OWNER: LILES FAMILY, LLC
PIN: 1758928330
REID: 0042125
D.B.: 009920, PG. 01879
ACREAGE: 79.28
ZONING: R-1

EXISTING PROPERTY LINE

25' TYPE B LANDSCAPE BUFFER

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

TOP OF BANK (TYP.)

ZONE 1

ZONE 2

VELOCITY DISSIPATOR 9'Lx5.1'Wx18"THK CLASS "B" RIP RAP

VELOCITY DISSIPATOR 28'Lx14.7'Wx24"THK CLASS "I" RIP RAP

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

S87° 42' 18"W 98.94'

S87° 34' 15"W 804.51'

107.50 LF 12" HDPE @ 0.60%

24.50 LF 15" RCP @ 2.84%

52.20 LF 18" O-RING RCP @ 9.20%

84.07 LF 18" RCP @ 0.60%

26.70 LF 15" RCP @ 0.60%

24.50 LF 12" RCP @ 0.72%

117.57 LF 12" HDPE @ 1.03%

91.07 LF 15" RCP @ 3.21%

44.38 LF 30" RCP @ 0.60%

24.48 LF 30" RCP @ 0.60%

57.88 LF 30" RCP @ 0.95%

96.60 LF 30" RCP @ 1.14%

26.46 LF 30" RCP @ 0.60%

62.10 LF 30" RCP @ 2.69%

60.08 LF 18" HDPE @ 1.60%

105.02 LF 24" HDPE @ 1.36%

97.77 LF 15" HDPE @ 1.11%

65.00 LF 36" RCP @ 1.06%

24.50 LF 36" RCP @ 2.23%

137.33 LF 18" RCP @ 0.60%

141.62 LF 42" RCP @ 4.55%

21.59 LF 42" RCP @ 0.60%

24.50 LF 18" RCP @ 0.60%

91.12 LF 18" RCP @ 0.60%

101.06 LF 15" @ 0.63%

100.20 LF 18" RCP @ 0.57%

91.42 LF 18" RCP @ 0.68%

131.06 LF 15" RCP @ 0.60%

24.50 LF 15" RCP @ 1.01%

140.03 LF 12" HDPE @ 0.60%

87.55 LF 15" HDPE @ 0.60%

112.05 LF 18" HDPE @ 0.60%

33.91 LF 18" HDPE @ 0.60%

34.88 LF 18" HDPE @ 0.60%

46.32 LF 15" RCP @ 0.60%

24.50 LF 15" RCP @ 1.42%

101.24 LF 15" RCP @ 1.94%

33.81 LF 15" RCP @ 1.22%

83.00 LF 15" RCP @ 0.60%

25.71 LF 15" RCP @ 1.11%

23.75 LF 12" RCP @ 0.60%

24.49 LF 15" RCP @ 0.60%

RETAINING WALL (DESIGN BY OTHERS)

EW-2000 INV=341.35	CB-2024 T/C=366.73 INV IN=357.35 (CB-2027) INV IN=362.48 (CB-2025) INV OUT=357.25
JB-2001 RIM=348.50 INV IN=342.00 (JB-2006) INV IN=343.80 (DI-2002) INV IN=343.90 (DI-2001A) INV OUT=341.90	CB-2025 T/C=369.91 INV IN=365.51 (CB-2026) INV OUT=365.41
DI-2001A T/G=347.35 INV OUT=344.09	CB-2026 T/C=369.91 INV OUT=365.66
DI-2002 T/G=347.83 INV IN=344.11 (DI-2003) INV OUT=344.01	CB-2027 T/C=366.73 INV IN=357.59 (CB-2028) INV OUT=357.49
DI-2003 T/G=350.36 INV IN=344.88 (DI-2004) INV OUT=344.78	CB-2028 T/C=366.06 INV IN=357.96 (CB-2029) INV OUT=357.86
DI-2004 T/G=348.00 INV IN=345.55 (DI-2005) INV OUT=345.40	DI-2038 T/G=367.34 INV OUT=363.52
DI-2005 T/G=348.48 INV OUT=346.39	EW-2100 INV=340.45
JB-2006 RIM=359.40 INV IN=348.54 (CB-2007) INV OUT=348.44	CB-2101 T/C=367.12 INV IN=359.31 (CB-2102) INV OUT=345.25
CB-2007 T/C=359.17 INV IN=348.77 (CB-2016) INV IN=352.19 (CB-2008) INV OUT=348.67	CB-2102 T/C=367.12 INV IN=362.87 (CB-2107) INV IN=359.74 (CB-2103) INV OUT=359.49
CB-2008 T/C=361.28 INV IN=353.11 (CB-2009) INV OUT=353.01	CB-2103 T/C=365.35 INV IN=360.40 (CB-2104) INV IN=360.34 (DI-2105) INV OUT=360.24
CB-2009 T/C=361.28 INV IN=353.36 (CB-2010) INV OUT=353.26	CB-2104 T/C=365.35 INV OUT=361.10
CB-2010 T/C=363.73 INV IN=354.00 (CB-2010A) INV OUT=353.90	DI-2105 T/G=365.50 INV IN=360.70 (DI-2106) INV OUT=360.50
CB-2010A T/C=364.40 INV IN=354.67 (CB-2011) INV OUT=354.57	DI-2106 T/G=363.76 INV OUT=361.35
CB-2011 T/C=363.79 INV IN=359.29 (CB-2012) INV IN=355.39 (CB-2013) INV OUT=355.29	CB-2107 T/C=369.29 INV IN=364.94 (CB-2108) INV OUT=364.84
CB-2012 T/C=363.79 INV OUT=359.54	CB-2108 T/C=370.15 INV IN=365.45 (CB-2109) INV OUT=365.35
CB-2016 T/C=359.17 INV IN=349.42 (DI-2017) INV OUT=349.32	CB-2109 T/C=370.15 INV IN=365.90 (CB-2110) INV IN=365.90 (CB-2112) INV OUT=365.80
DI-2017 T/G=359.80 INV IN=353.00 (CB-2021) INV IN=350.81 (DI-2018) INV OUT=350.11	CB-2110 T/C=370.71 INV IN=366.28 (CB-2111) INV OUT=366.18
DI-2019 T/G=357.00 INV IN=353.50 (DI-2020) INV OUT=353.40	CB-2111 T/C=370.81 INV OUT=366.56
DI-2020 T/G=358.00 INV OUT=354.70	CB-2112 T/C=372.78 INV IN=366.50 (DI-2113) INV OUT=366.40
CB-2021 T/C=360.74 INV IN=355.24 (CB-2022) INV OUT=354.67	DI-2113 T/G=369.05 INV OUT=366.64
CB-2022 T/C=361.01 INV IN=355.50 (CB-2023) INV OUT=355.40	DI-1852 T/G=353.50 INV OUT=349.75
CB-2023 T/C=364.57 INV IN=356.70 (CB-2024) INV OUT=356.60	

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

SE STORM DRAINAGE EASEMENT

INDEX MAP
1"=2000'

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-Pkg-03-G1.dwg, 3/1/2024 10:12:02 AM, Tommy Dalbit

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CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:05-05'00'

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "Q"

C3.17

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WAKE COUNTY, NORTH CAROLINA

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "R"

C3.18

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawings\AWH20000-CD-Pkg-03-G1.dwg, 3/1/2024 10:53:18 AM, Tommy Daboll

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

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).

2. UTILITY SEPARATION REQUIREMENTS:

   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.

   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.

   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).

   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.

5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.

8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.

11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.

13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.

14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.

15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

NOTES:

1. ROADS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW TO BE MAINTANED BY THE TOWN OF ROLESVILLE.

2. ROADS LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.

3. GREENWAY EASEMENTS LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.

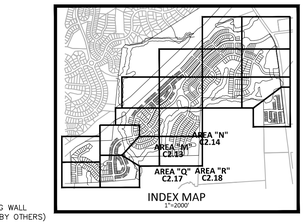
4. SANITARY SEWER EASEMENTS WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.

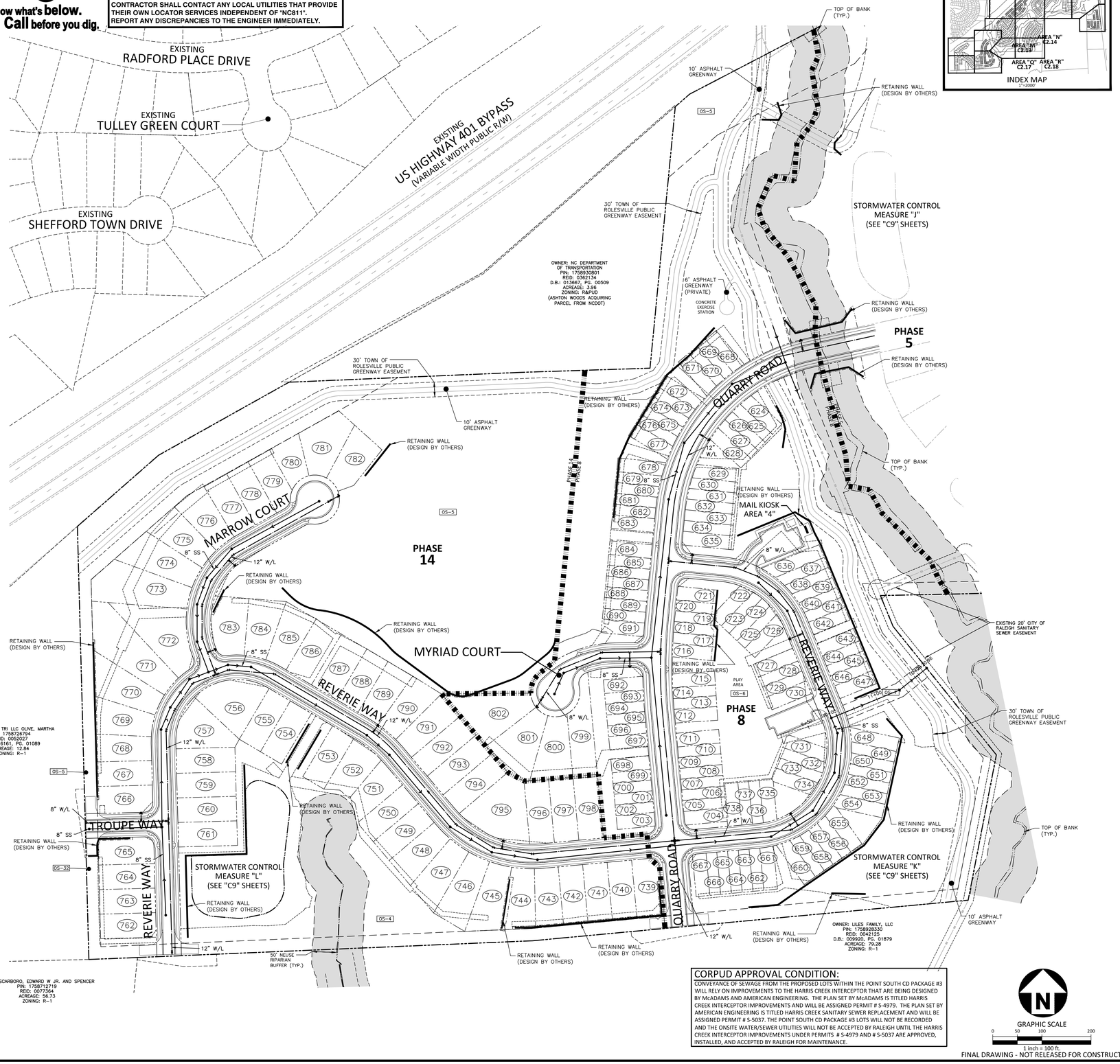
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

Know what's below. Call before you dig.

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





CORPUD APPROVAL CONDITION:

CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #3 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #3 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

www.mcadamsco.com

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

ASHTON WOODS

THE POINT
PHASES 8 AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

1 CID-24-01

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:38:06-05'00'

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-OAS2
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=100'
DATE	02. 16. 2024

SHEET

CD PACKAGE 3 OVERALL UTILITY PLAN

C4.00

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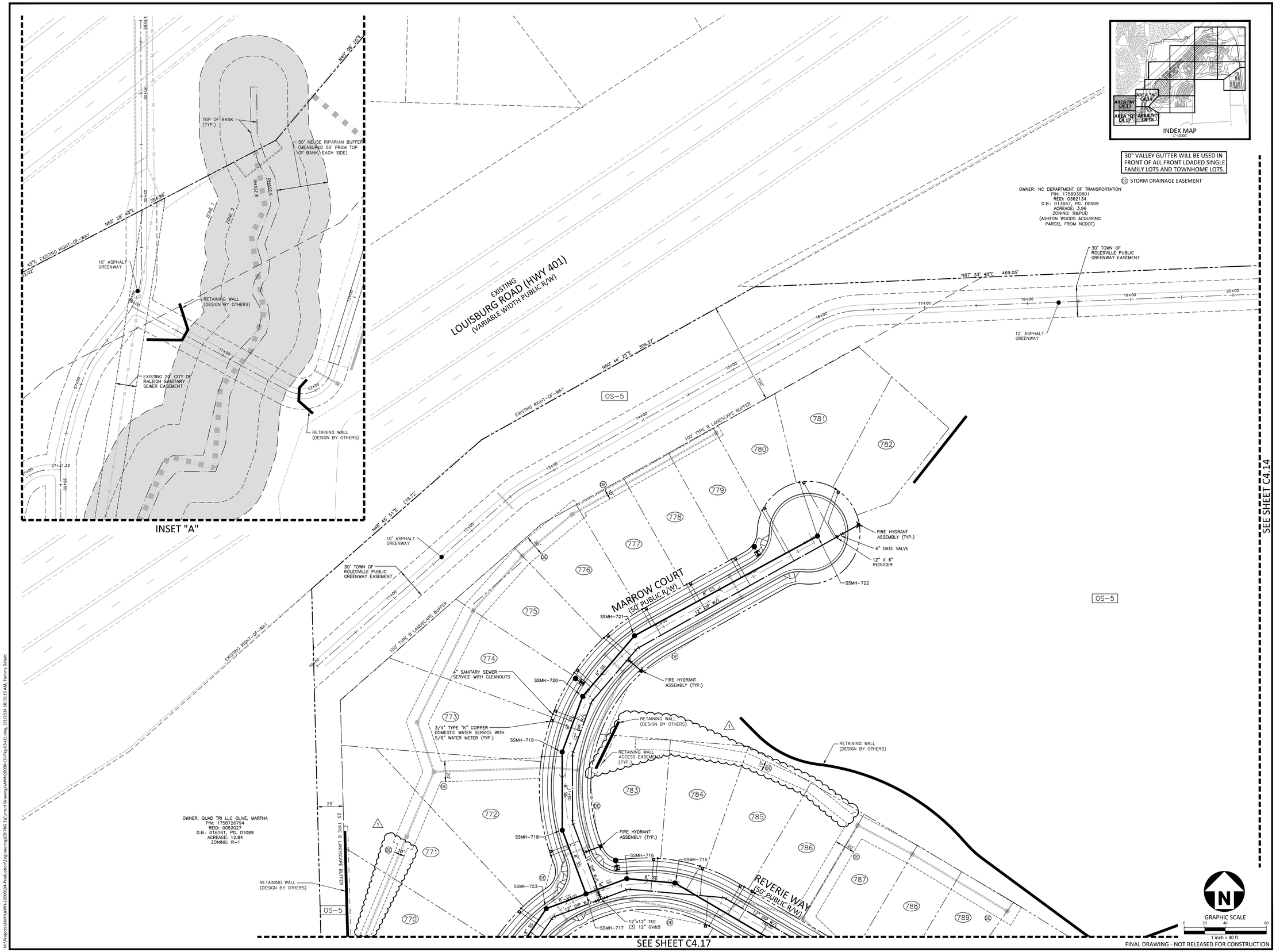

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ASHTON WOODS

THE POINT PHASES 8 AND 14

CONSTRUCTION DRAWINGS - PACKAGE 3
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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

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Date: 2024.03.01 14:38:06-05'00'

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-03-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

UTILITY PLAN AREA "M"

C4.13

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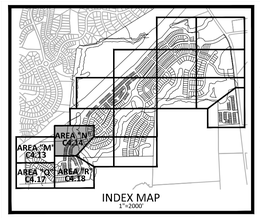

INDEX MAP
1"=2000'

30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

SEE INSET "A" - SHEET C4.13

EXISTING LOUISBURG ROAD (HWY 401) (VARIABLE WIDTH PUBLIC R/W)

EXISTING RIGHT-OF-WAY

DE STORM DRAINAGE EASEMENT

OWNER: NC DEPARTMENT OF TRANSPORTATION
PIN: 1758930801
REID: 0362134
D.B.: 013667, PG. 00509
ACREAGE: 3.96
ZONING: R&PUD
(ASHTON WOODS ACQUIRING PARCEL FROM NCDOT)

SEE SHEET C4.13

SEE SHEET C4.18

10' ASPHALT GREENWAY

100' TYPE B LANDSCAPE BUFFER

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PHASE 8

PHASE 5

ZONE 1

ZONE 2

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

TOP OF BANK (TYP.)

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

CONCRETE EXERCISE STATION

OS-5

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

RETAINING WALL ACCESS EASEMENT (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

40' STORM DRAINAGE EASEMENT

STORMWATER CONTROL MEASURE "I" (WET POND)

OS-18

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

12" DIP W/L (UNDER SEPERATE COVER)

FIRE HYDRANT ASSEMBLY (TYP.)

SSMH-800

6" SS

REMOVE 12" BLOW-OFF ASSEMBLY AND EXTEND 12" DIP W/L

OS-8

OS-22

OS-23

CHARM COURT (50' PUBLIC R/W)

N88° 08' 47"E 266.04'

19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00

27+31.33

N09° 30' 43"E 535.11'

SSMH-801

SSMH-802

SSMH-803

SSMH-704

8" DIP W/L

12" DIP W/L

3/4" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH 5/8" WATER METER (TYP.)

4" SEWER SERVICE WITH CLEANOUTS

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

QUARRY ROAD (60' PUBLIC R/W)

REVERIE WAY (50' PUBLIC R/W)

PHASE 14

PHASE 8

668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687

624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639

598 597 596 595 594 593 580 581 579 578 577 575 574

MAIL KIOSK AREA "4"

OS-6

OS-7

OS-8

RETAINING WALL (DESIGN BY OTHERS)

10' ASPHALT GREENWAY

30' TOWN OF ROLESVILLE PUBLIC GREENWAY EASEMENT

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

PROPOSED 40' CITY OF RALEIGH SANITARY SEWER EASEMENT

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

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

STORMWATER CONTROL MEASURE "K" (WET POND)

OS-8

TOP OF BANK (TYP.)

20' TYPE B LANDSCAPE BUFFER

FIRE HYDRANT ASSEMBLY (TYP.)

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD PKG 3\Current Drawing\AWH20000-CD-Pkg-03-U1.dwg, 3/1/2024 10:31:58 AM, Tommy Daboll

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ASHTON WOODS

THE POINT
PHASES 8 AND 14
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

1 CID-24-01

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

Digitally signed by William T. O'Daniel
Date: 2024.03.01 14:38:06-05'00'

REVISIONS

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1	03. 01. 2024	RESPOND TO MUNICIPAL COMMENTS

PLAN INFORMATION

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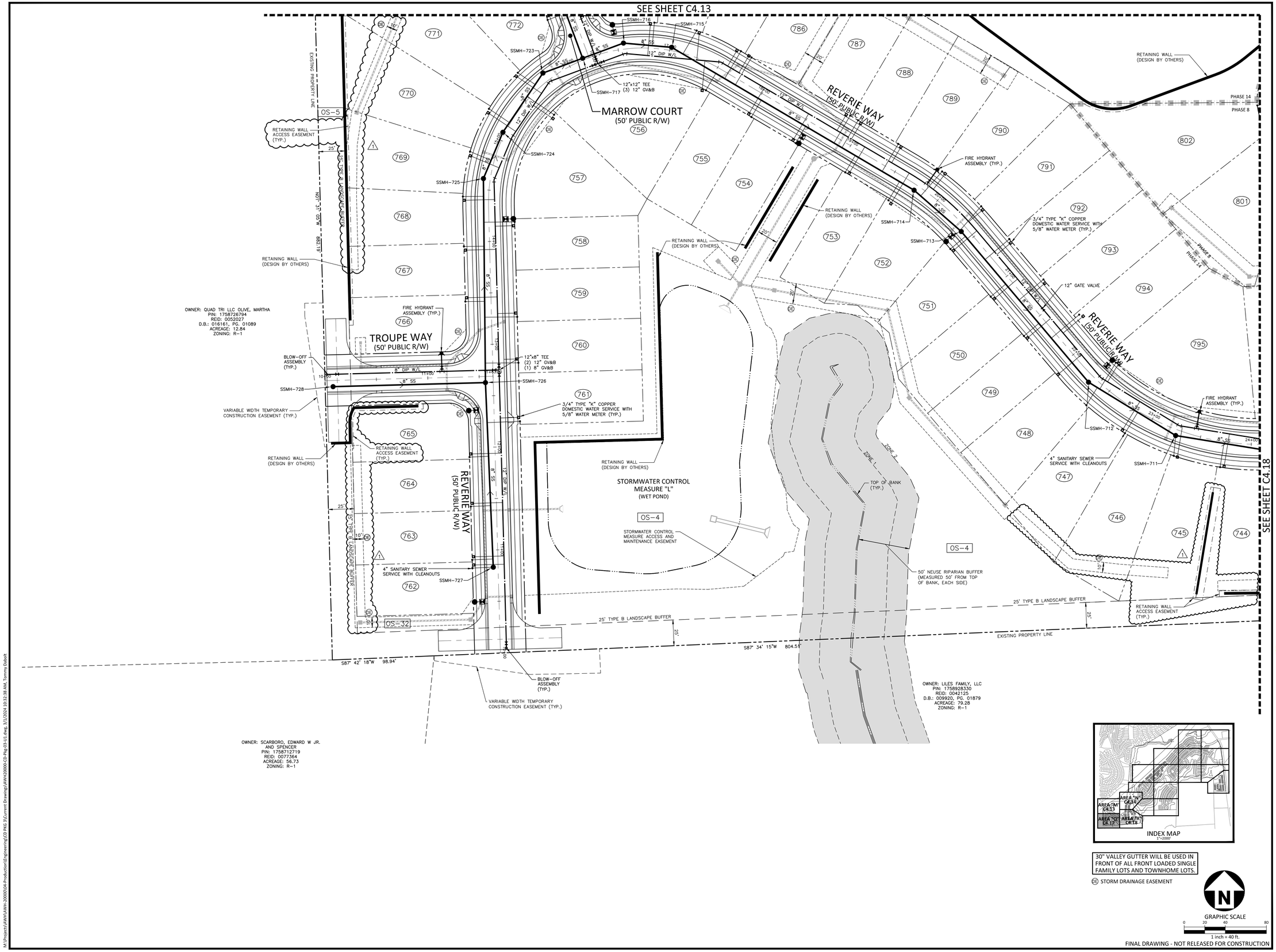
FILENAME	AWH20000-CD-PKG-03-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

UTILITY PLAN
AREA "N"

C4.14



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CID-24-01

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

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Date: 2024.03.01 14:38:07-05'00'

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FILENAME	AWH20000-CD-PKG-03-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

UTILITY PLAN
AREA "Q"

C4.17

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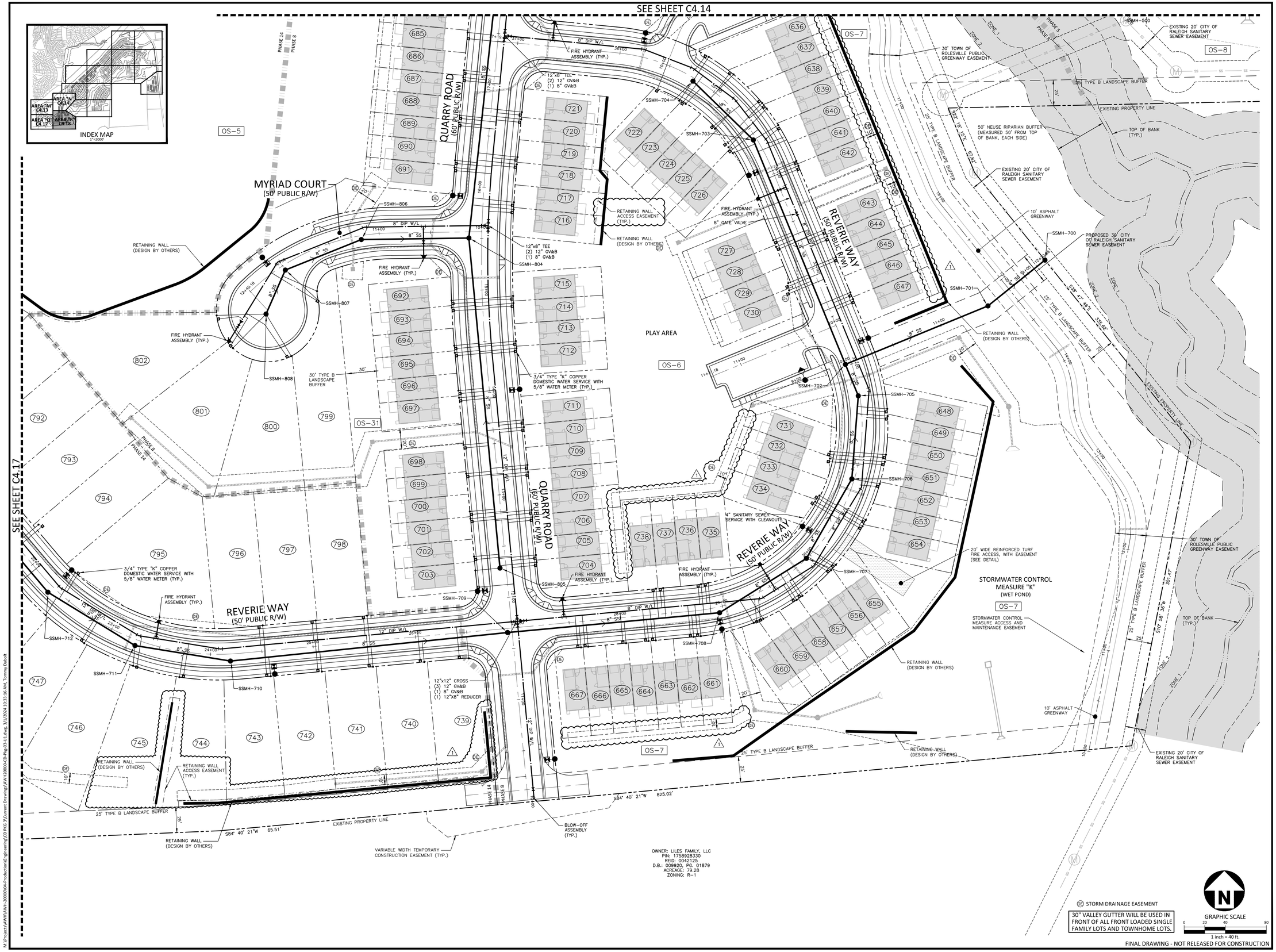

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

CID-24-01

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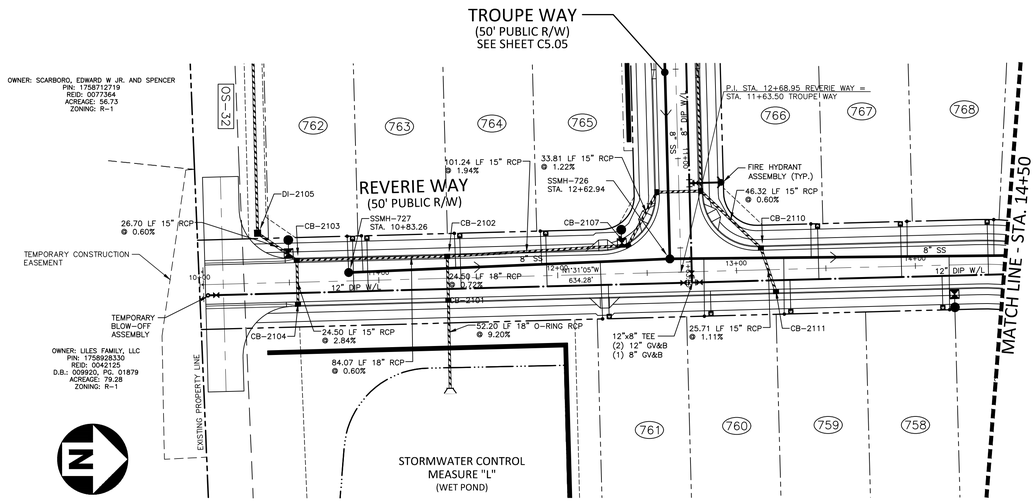
SCALE	1"=40'
DATE	02. 16. 2024

SHEET

UTILITY PLAN
AREA "R"
C4.18



CB-2021
STA. 17+65.90
T/C=360.74
INV IN=355.24 (CB-2022)
INV OUT=354.67

CB-2022
STA. 17+55.90
T/C=361.01
INV IN=355.50 (CB-2023)
INV OUT=355.40

CB-2023
STA. 16+48.61
T/C=364.57
INV IN=356.70 (CB-2024)
INV OUT=356.60

CB-2024
STA. 15+85.11
T/C=366.73
INV IN=357.35 (CB-2027)
INV IN=362.48 (CB-2025)
INV OUT=357.25

CB-2025
STA. 14+84.04
T/C=369.91
INV IN=365.51 (CB-2026)
INV OUT=365.41

CB-2026
STA. 14+84.03
T/C=369.91
INV OUT=365.66

CB-2027
STA. 15+85.09
T/C=366.73
INV IN=357.59 (CB-2028)
INV OUT=357.49

CB-2101
STA. 11+38.58
T/C=367.12
INV IN=359.31 (CB-2102)
INV OUT=345.25

CB-2102
STA. 11+38.57
T/C=367.12
INV IN=362.87 (CB-2107)
INV IN=359.74 (CB-2103)
INV OUT=359.49

CB-2103
STA. 10+54.50
T/C=365.35
INV IN=360.40 (CB-2104)
INV IN=360.34 (DI-2105)
INV OUT=360.24

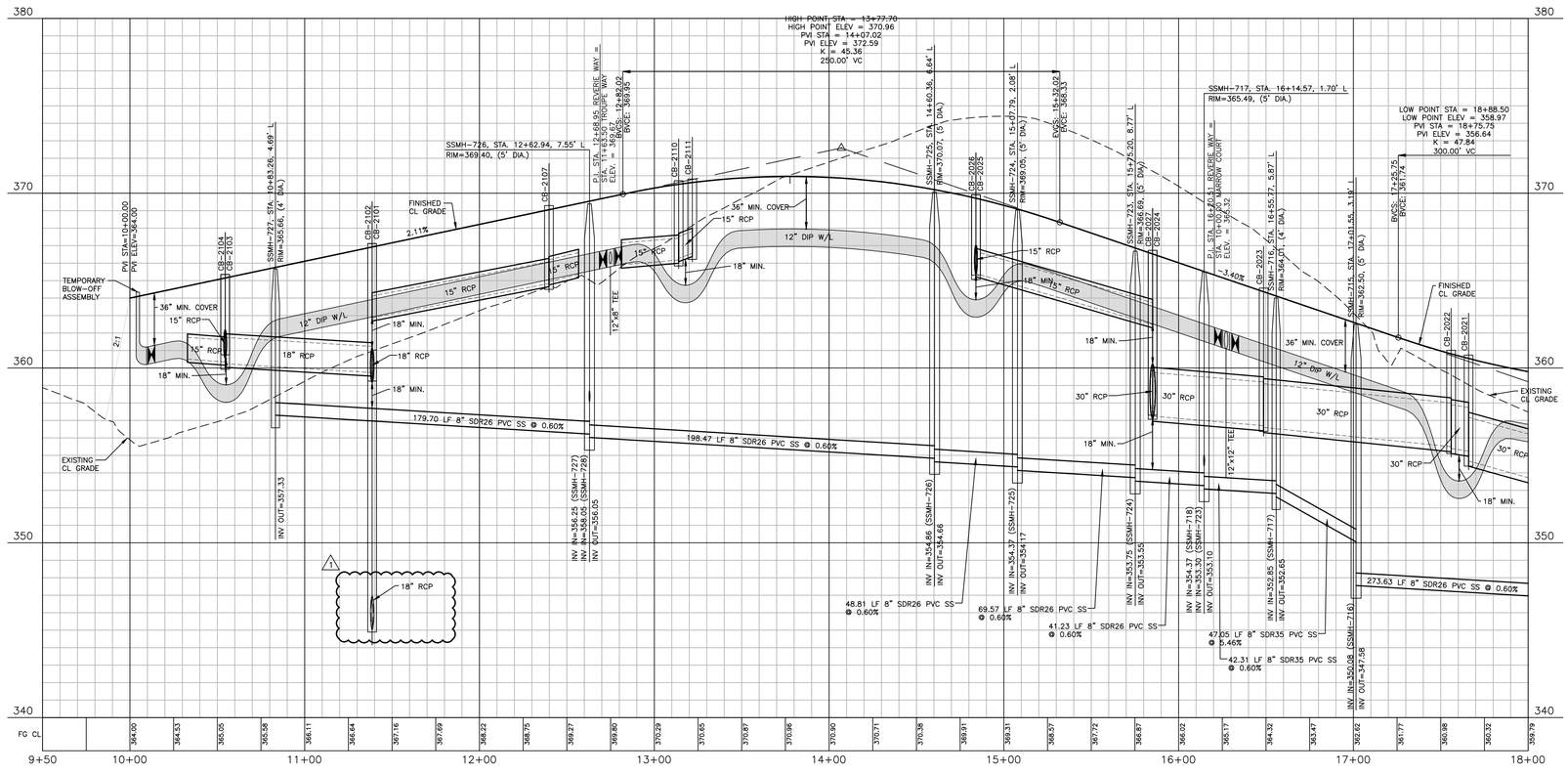
CB-2104
T/C=365.37
INV IN=357.45 (CB-2101)
INV OUT=361.10

CB-2107
STA. 12+39.75
T/C=369.29
INV IN=364.94 (CB-2108)
INV OUT=364.84

CB-2110
STA. 13+13.94
T/C=370.71
INV IN=366.28 (CB-2111)
INV OUT=366.18

CB-2111
STA. 13+21.73
T/C=370.81
INV OUT=366.56

REVERIE WAY



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

REVISIONS

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Date: 2024.03.01 14:39:36-05'00'

THE POINT - PHASES 8, AND 14

CONSTRUCTION DRAWINGS - PACKAGE 3

TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03.P1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
REVERIE WAY, STA. 9+50 THRU STA. 18+00

C5.00

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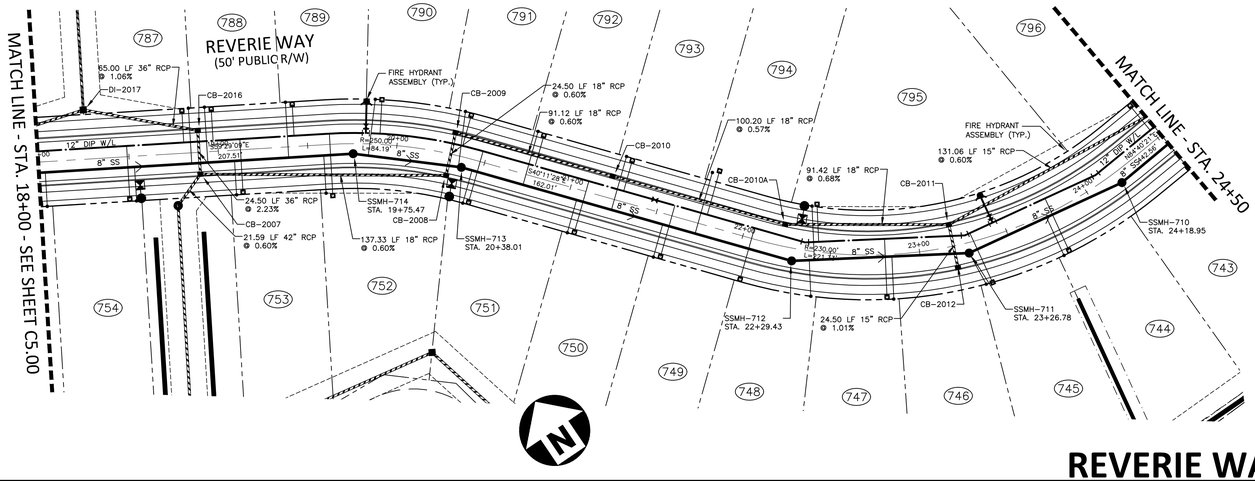
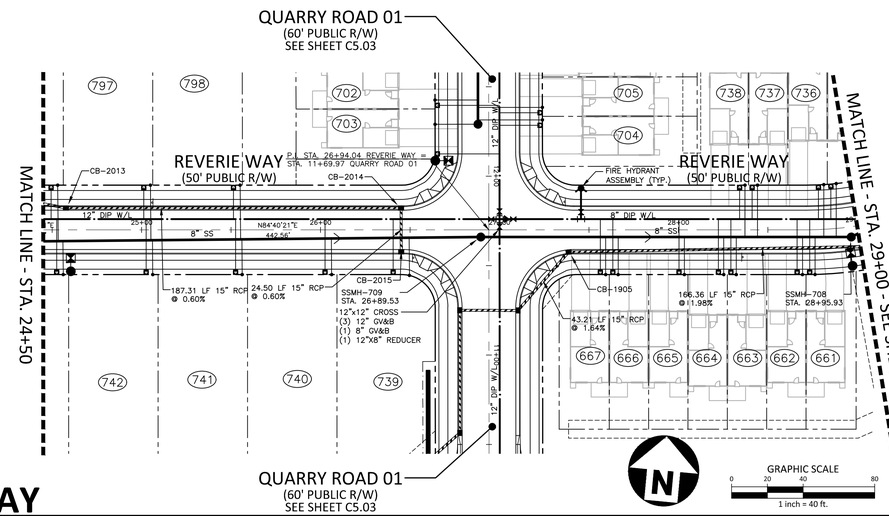




CB-2007
STA. 18+89.25
T/C=359.17
INV IN=348.77 (CB-2016)
INV IN=352.19 (CB-2008)
INV OUT=348.67

CB-2008
STA. 20+30.51
T/C=361.28
INV IN=353.11 (CB-2009)
INV OUT=353.01

CB-2009
STA. 20+30.51
T/C=361.28
INV IN=353.36 (CB-2010)
INV OUT=353.26

CB-2010
STA. 21+20.91
T/C=363.73
INV IN=354.00 (CB-2010A)
INV OUT=353.90

CB-2011
STA. 23+19.17
T/C=363.79
INV IN=359.29 (CB-2012)
INV IN=355.39 (CB-2013)
INV OUT=355.29

CB-2012
STA. 23+19.19
T/C=363.79
INV OUT=359.54

CB-2013
STA. 24+57.69
T/C=364.40
INV IN=356.28 (CB-2014)
INV OUT=356.18

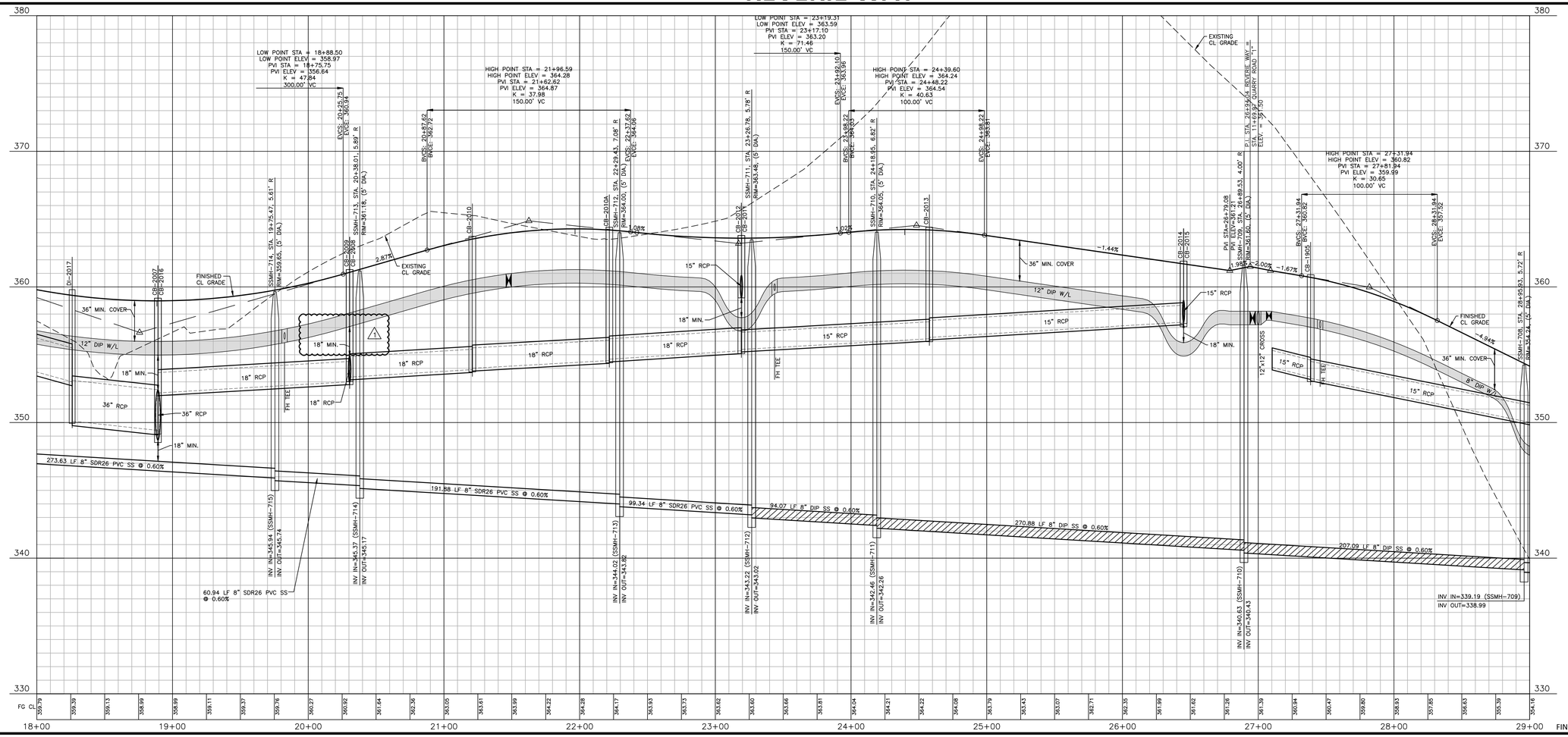
CB-2014
STA. 26+45.00
T/C=361.90
INV IN=357.50 (CB-2015)
INV OUT=357.40

CB-2015
STA. 26+45.08
T/C=361.90
INV OUT=357.65

CB-2016
STA. 18+89.25
T/C=359.17
INV IN=349.42 (DI-2017)
INV OUT=349.32

CB-1905
STA. 27+38.64
T/C=360.90
INV IN=353.36 (CB-1906)
INV OUT=353.26

REVERIE WAY



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FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPONSE TO MUNICIPAL COMMENTS

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

Digitally signed by William T. O'Daniel
Date: 2024.03.01 14:39:36-05'00'

THE POINT - PHASES 8, AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03-P
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
REVERIE WAY, STA. 18+00 THRU STA. 29+00

C5.01

CB–1903
STA. 29+03.00
T/C=354.21
INV IN=349.96 (CB–1905)
INV IN=349.81 (CB–1904)
INV OUT=349.56

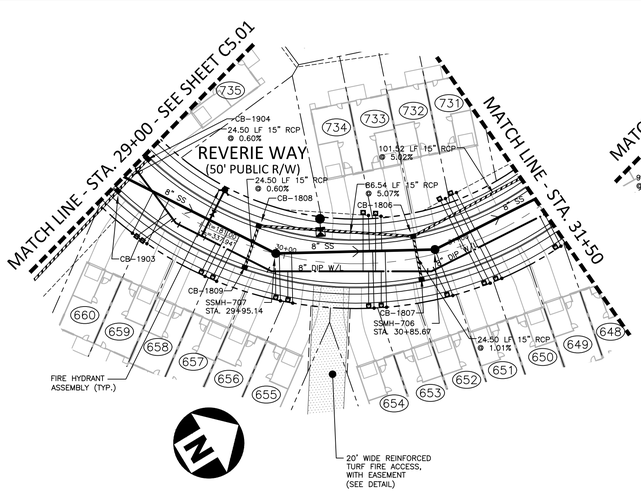
CB–1904
STA. 29+03.00
T/C=354.21
INV OUT=349.96

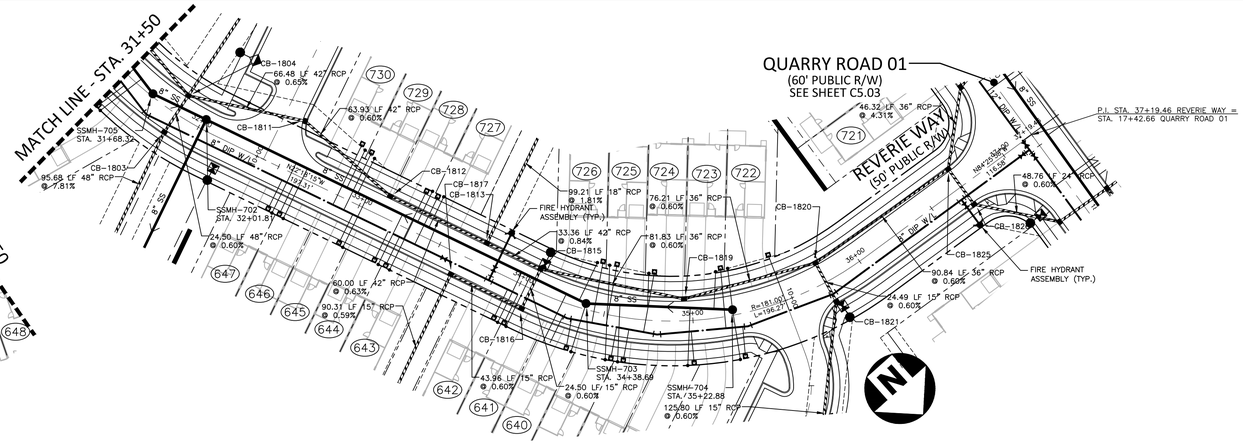
CB–1806
STA. 30+74.99
T/C=345.72
INV IN=341.22 (CB–1807)
INV IN=341.47 (CB–1808)
INV OUT=341.12

CB–1807
STA. 30+75.00
T/C=345.72
INV OUT=341.47

CB–1808
STA. 29+81.12
T/C=350.36
INV IN=345.96 (CB–1809)
INV OUT=345.86

CB–1809
STA. 29+81.13
T/C=350.36
INV OUT=346.11





CB–1803
STA. 31+85.59
T/C=340.27
INV IN=317.69 (CB–1804)
INV OUT=317.57

CB–1804
STA. 31+85.59
T/C=340.27
INV IN=318.30 (CB–1811)
INV IN=336.02 (CB–1806)
INV IN=333.26 (DI–1805)
INV OUT=317.83

CB–1811
STA. 32+51.83
T/C=338.36
INV IN=318.84 (CB–1812)
INV OUT=318.74

CB–1812
STA. 33+13.39
T/C=334.87
INV IN=319.32 (CB–1813)
INV OUT=319.22

CB–1813
STA. 33+73.39
T/C=333.78
INV IN=319.80 (CB–1815)
INV IN=328.20 (DI–1814)
INV OUT=319.70

CB–1815
STA. 34+06.77
T/C=333.62
INV IN=320.48 (CB–1819)
INV IN=329.04 (CB–1816)
INV OUT=320.08

CB–1816
STA. 34+06.77
T/C=333.62
INV IN=329.29 (CB–1817)
INV OUT=329.19

CB–1817
STA. 33+62.82
T/C=333.90
INV IN=329.65 (DI–1818)
INV OUT=329.55

CB–1819
STA. 34+95.42
T/C=334.74
INV IN=321.07 (CB–1820)
INV OUT=320.97

CB–1820
STA. 35+77.87
T/C=337.50
INV IN=321.63 (CB–1825)
INV IN=326.18 (CB–1821)
INV OUT=321.53

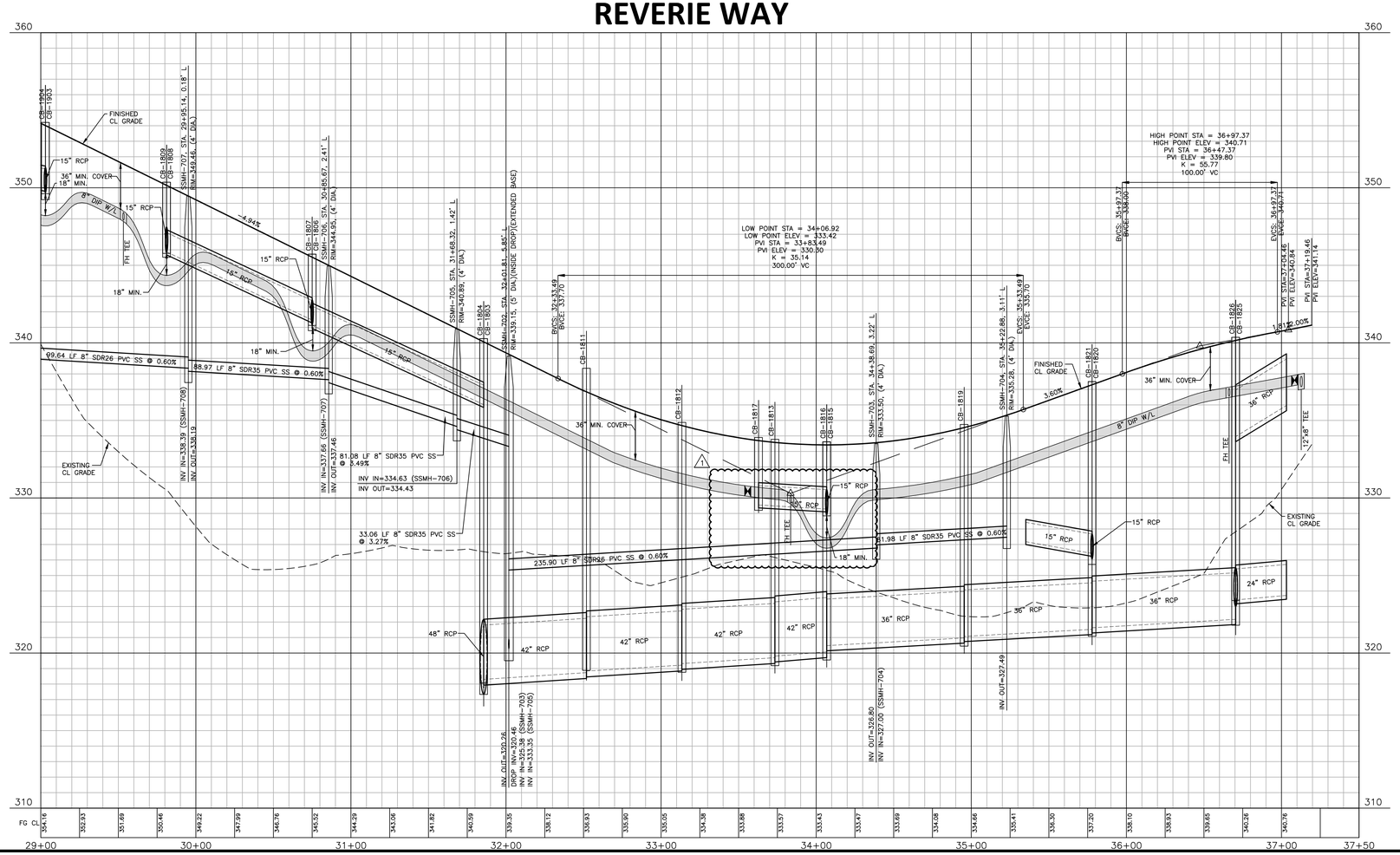
CB–1821
STA. 35+77.88
T/C=337.50
INV IN=326.42 (CB–1822)
INV OUT=326.32

CB–1825
STA. 36+70.46
T/C=340.36
INV IN=333.96 (CB–1836)
INV IN=323.18 (CB–1826)
INV OUT=322.18

CB–1826
STA. 36+70.46
T/C=340.36
INV IN=323.42 (CB–1827)
INV OUT=323.32

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

REVERIE WAY



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McADAMS

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ASHTON WOODS

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPONSE TO MUNICIPAL COMMENTS

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:39:37-05'00'

THE POINT - PHASES 8, AND 14

CONSTRUCTION DRAWINGS - PACKAGE 3

TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

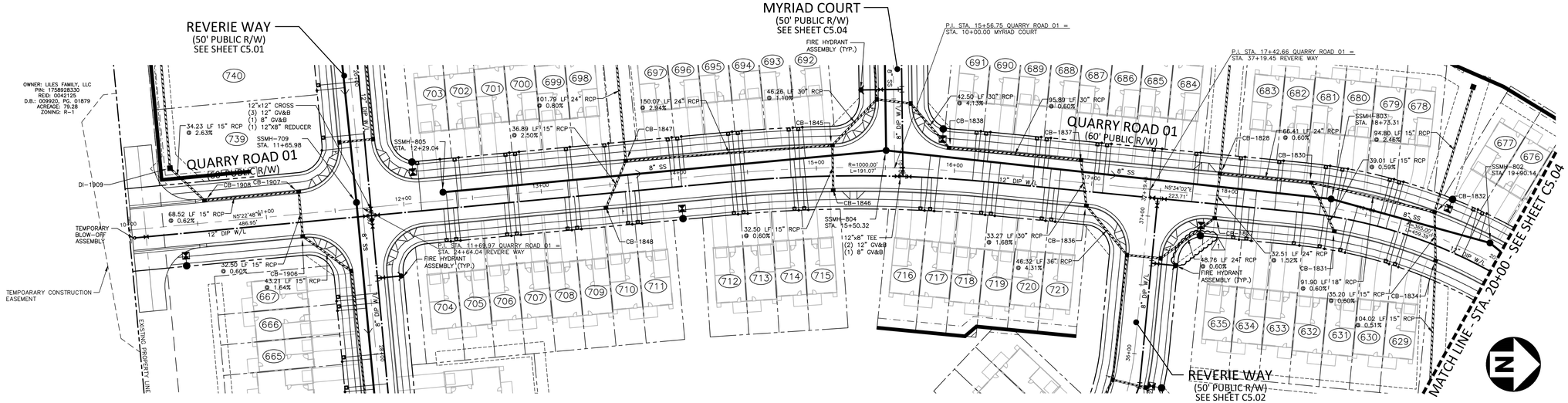
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03-P1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
REVERIE WAY, STA. 29+00 THRU STA. 37+50

C5.02



CB-1827
STA. 17+91.04
T/C=339.34
INV IN=323.82 (CB-1828)
INV OUT=323.72

CB-1828
STA. 17+91.73
T/C=339.31
INV IN=334.25 (DI-1829)
INV IN=324.51 (CB-1830)
INV OUT=324.31

CB-1830
STA. 18+57.87
T/C=336.19
INV IN=326.41 (CB-1831)
INV IN=325.01 (CB-1832)
INV OUT=324.91

CB-1831
STA. 18+79.47
T/C=335.16
INV OUT=326.64

CB-1832
STA. 19+46.06
T/C=331.98
INV IN=325.91 (DI-1833)
INV IN=325.91 (CB-1834)
INV OUT=325.56

CB-1834
STA. 19+59.58
T/C=331.33
INV IN=326.22 (DI-1835)
INV OUT=326.12

CB-1836
STA. 16+97.66
T/C=342.67
INV IN=336.70 (CB-1837)
INV OUT=335.96

CB-1837
STA. 16+90.53
T/C=342.86
INV IN=337.36 (CB-1838)
INV OUT=337.26

CB-1838
STA. 15+95.17
T/C=344.96
INV IN=338.04 (CB-1839)
INV OUT=337.94

CB-1845
STA. 15+11.91
T/C=346.79
INV IN=342.34 (CB-1846)
INV IN=341.79 (CB-1847)
INV OUT=341.04

CB-1846
STA. 15+11.92
T/C=346.79
INV OUT=342.54

CB-1847
STA. 13+63.02
T/C=352.13
INV IN=347.80 (CB-1848)
INV IN=346.30 (DI-1849)
INV OUT=346.20

CB-1848
STA. 13+45.56
T/C=352.97
INV OUT=348.72

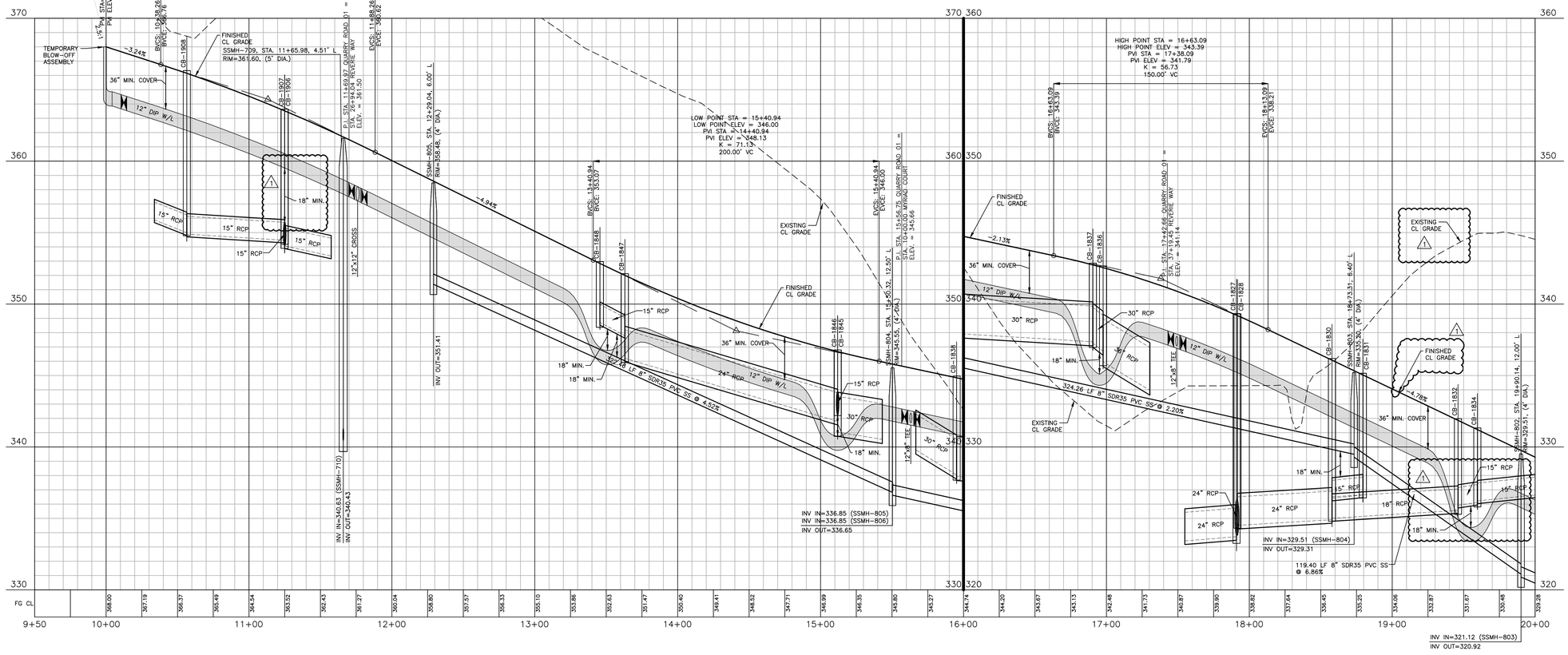
CB-1906
STA. 11+24.93
T/C=363.64
INV IN=354.17 (CB-1907)
INV OUT=354.07

CB-1907
STA. 11+25.02
T/C=363.64
INV IN=354.47 (CB-1908)
INV OUT=354.37

CB-1908
STA. 10+56.50
T/C=366.34
INV IN=354.99 (DI-1909)
INV OUT=354.89

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

QUARRY ROAD 01



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ASHTON WOODS

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPONSE TO MUNICIPAL COMMENTS

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

Digitally signed by William T O'Daniel
Date: 2024.03.01 14:39:37-05'00'

THE POINT - PHASES 8, AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03P1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
QUARRY ROAD 01, STA. 9+50 THRU STA. 20+00

C5.03

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CB–1106
STA. 23+15.15
T/C=320.31
INV IN=315.66 (CB–1107)
INV IN=314.75 (CB–1108)
INV OUT=314.65

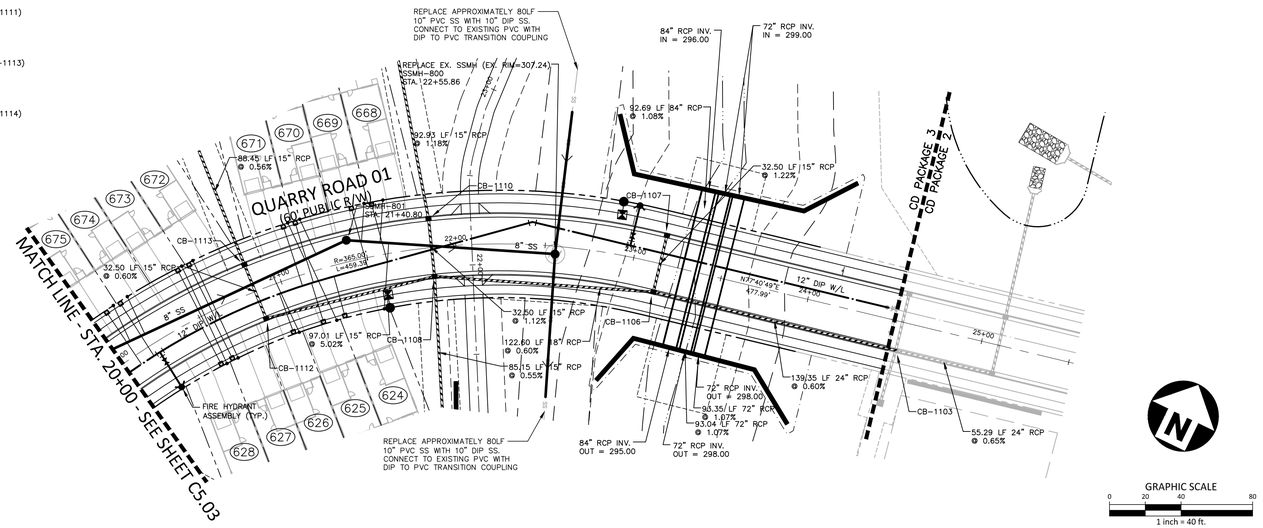
CB–1107
STA. 23+15.15
T/C=320.31
INV OUT=316.06

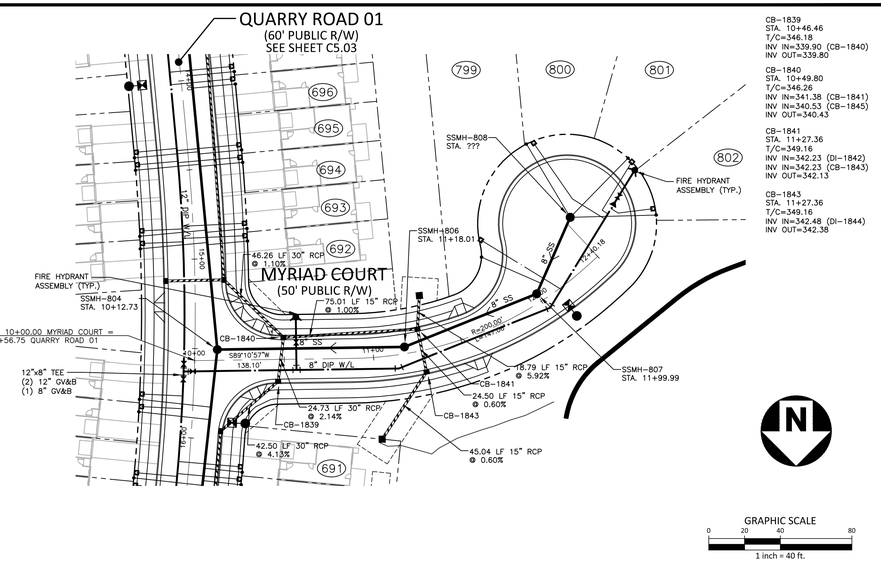
CB–1108
STA. 21+86.36
T/C=321.90
INV IN=315.85 (DI–1109)
INV IN=317.19 (CB–1110)
INV IN=315.79 (CB–1112)
INV OUT=315.49

CB–1110
STA. 21+86.37
T/C=321.90
INV IN=317.65 (DI–1111)
INV OUT=317.55

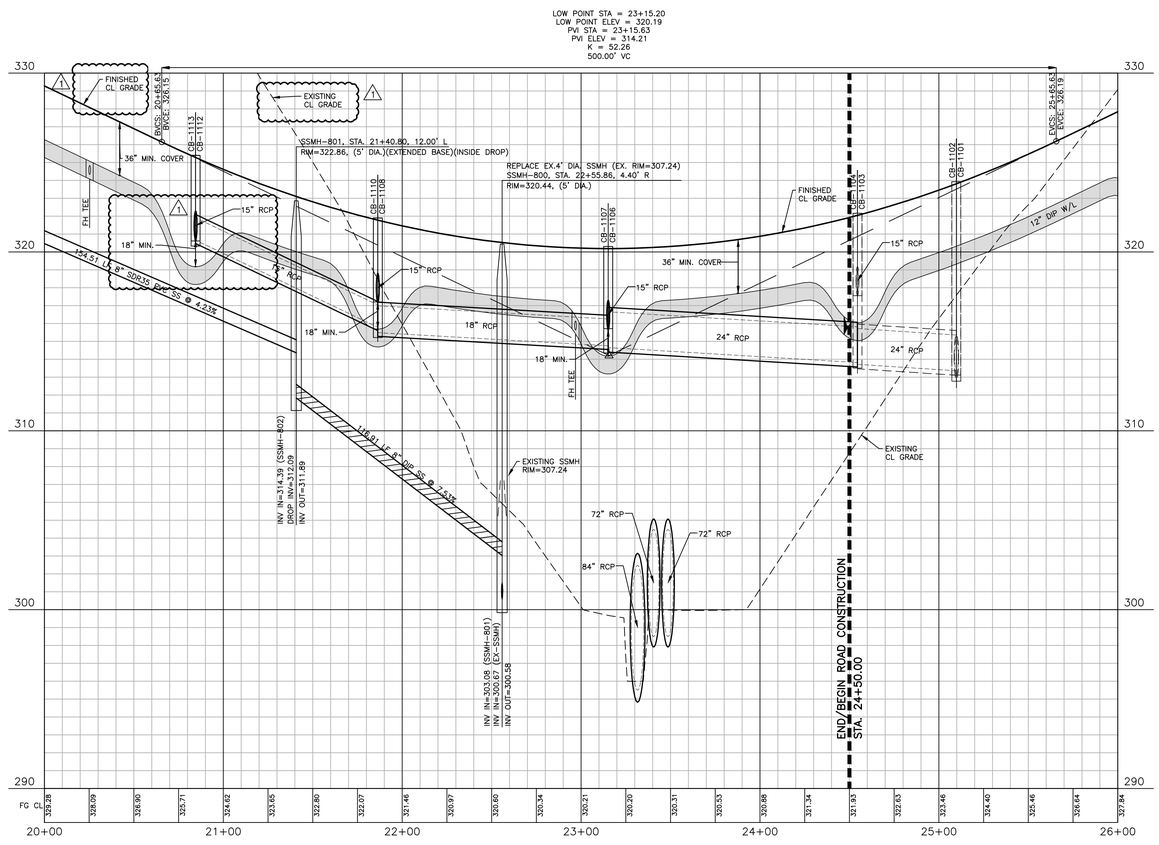
CB–1112
STA. 20+84.51
T/C=325.40
INV IN=320.76 (CB–1113)
INV OUT=320.66

CB–1113
STA. 20+84.51
T/C=325.40
INV IN=321.06 (DI–1114)
INV OUT=320.96

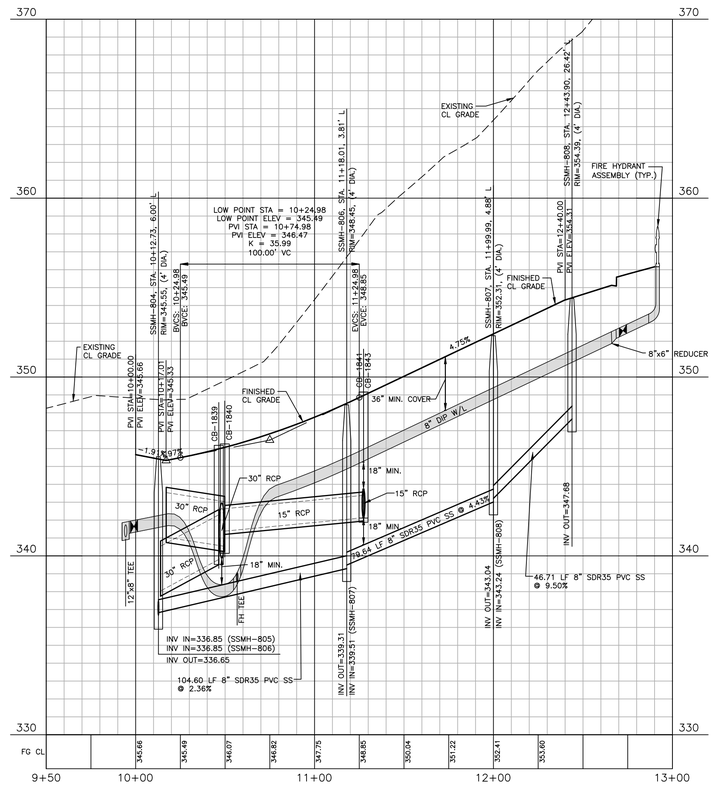




QUARRY ROAD 01



MYRIAD COURT



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REVISIONS

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

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Date: 2024.03.01 14:39:37-05'00'

THE POINT - PHASES 8, AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

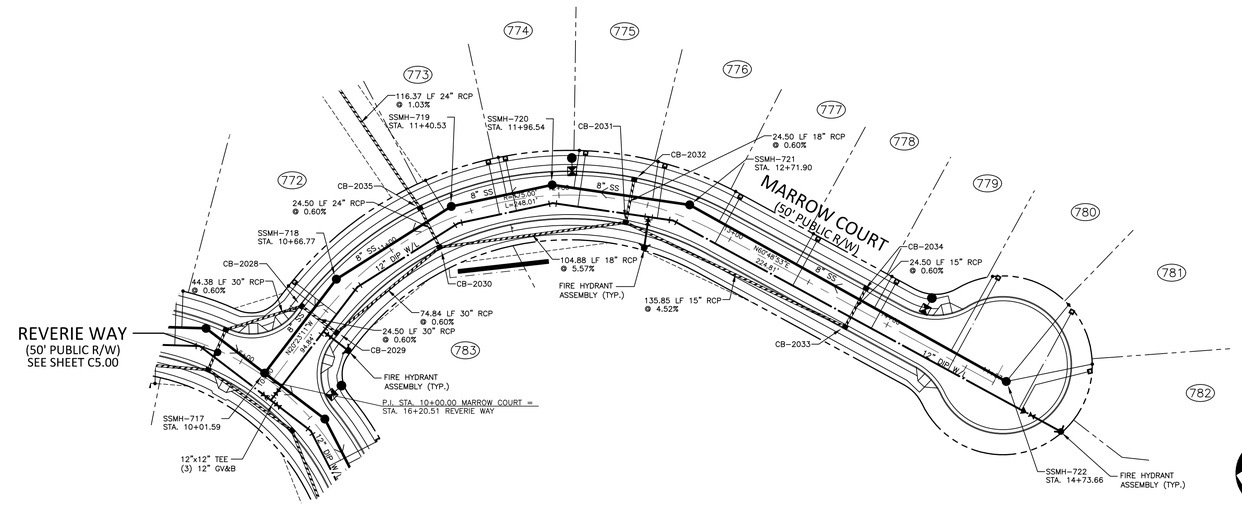
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03-P
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
QUARRY ROAD 01, STA. 20+00 THRU STA. 26+00
MYRIAD COURT, STA. 9+50 THRU STA. 13+00

C5.04



CB-2028
STA. 10+43.91
T/C=366.06
INV IN=357.96 (CB-2029)
INV OUT=357.86

CB-2029
STA. 10+43.91
T/C=366.06
INV IN=358.21 (CB-2030)
INV OUT=358.11

CB-2030
STA. 11+25.05
T/C=369.24
INV IN=361.65 (CB-2031)
INV IN=359.15 (CB-2035)
INV OUT=358.65

CB-2031
STA. 12+39.86
T/C=374.62
INV IN=370.37 (CB-2033)
INV IN=367.59 (CB-2032)
INV OUT=367.49

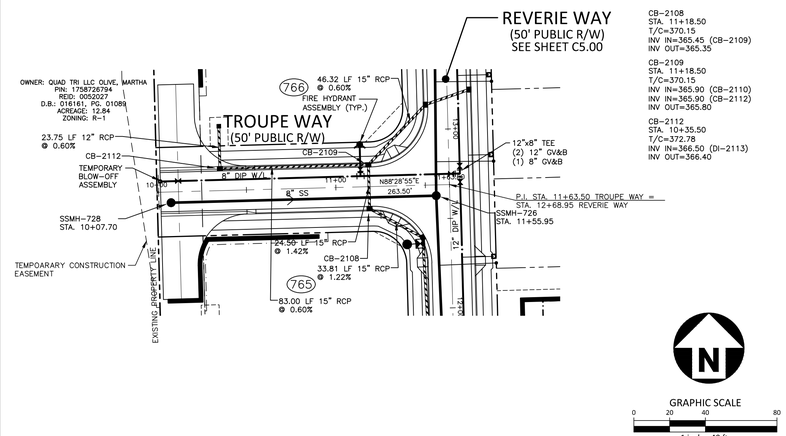
CB-2032
STA. 12+39.91
T/C=374.62
INV OUT=367.74

CB-2033
STA. 13+79.98
T/C=381.01
INV IN=376.61 (CB-2034)
INV OUT=376.51

CB-2034
STA. 13+79.98
T/C=381.01
INV OUT=376.76

CB-2035
STA. 11+25.00
T/C=369.24
INV IN=359.30 (DI-2036)
INV OUT=359.30

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



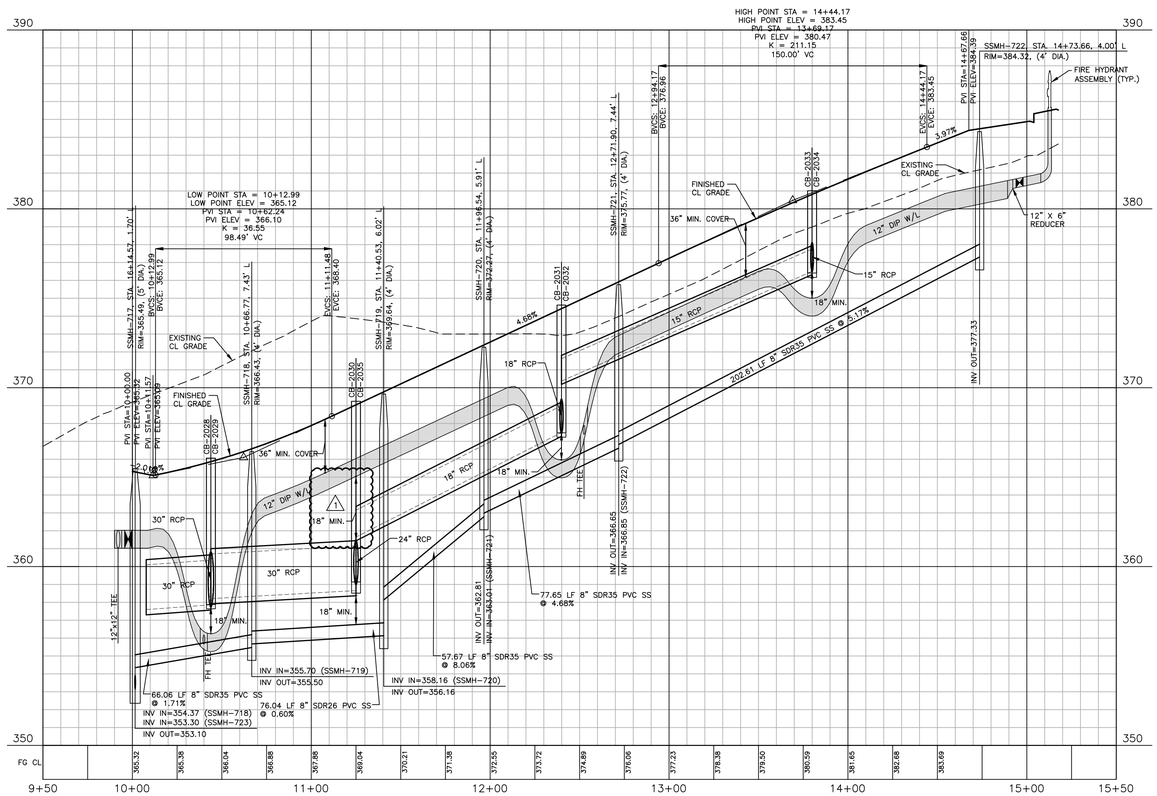
CB-2108
STA. 11+18.50
T/C=370.15
INV IN=365.45 (CB-2109)
INV OUT=365.35

CB-2109
STA. 11+18.50
T/C=370.15
INV IN=365.90 (CB-2110)
INV IN=365.90 (CB-2112)
INV OUT=365.80

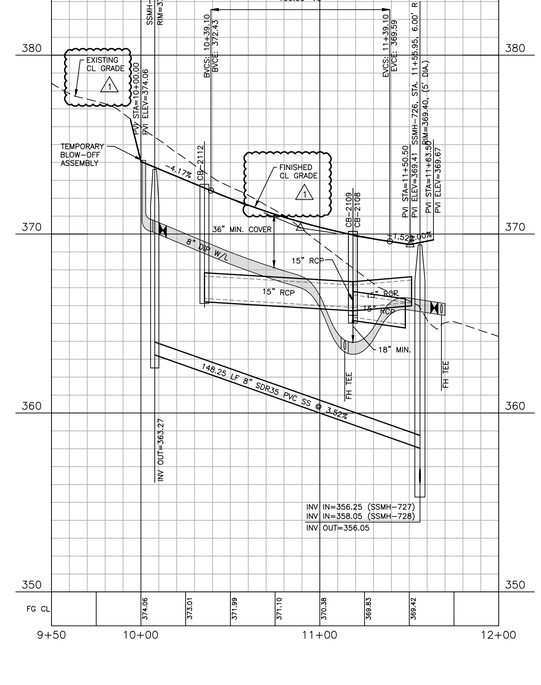
CB-2112
STA. 10+35.50
T/C=372.78
INV IN=366.50 (DI-2113)
INV OUT=366.40

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

MARROW COURT



TROUPE WAY



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

Digitally signed by William T. O'Daniel
Date: 2024.03.01 14:39:38-05'00'

THE POINT - PHASES 8, AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03.P1
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
MARROW COURT, STA. 9+50 THRU STA. 15+50
TROUPE WAY, STA. 9+50 THRU STA. 12+00

C5.05

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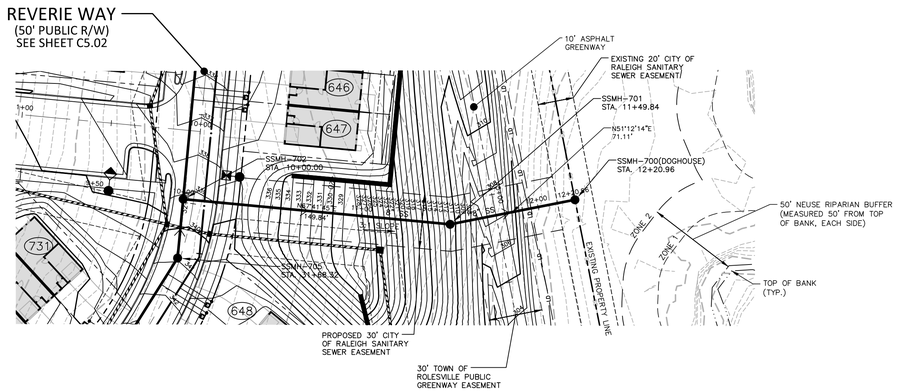

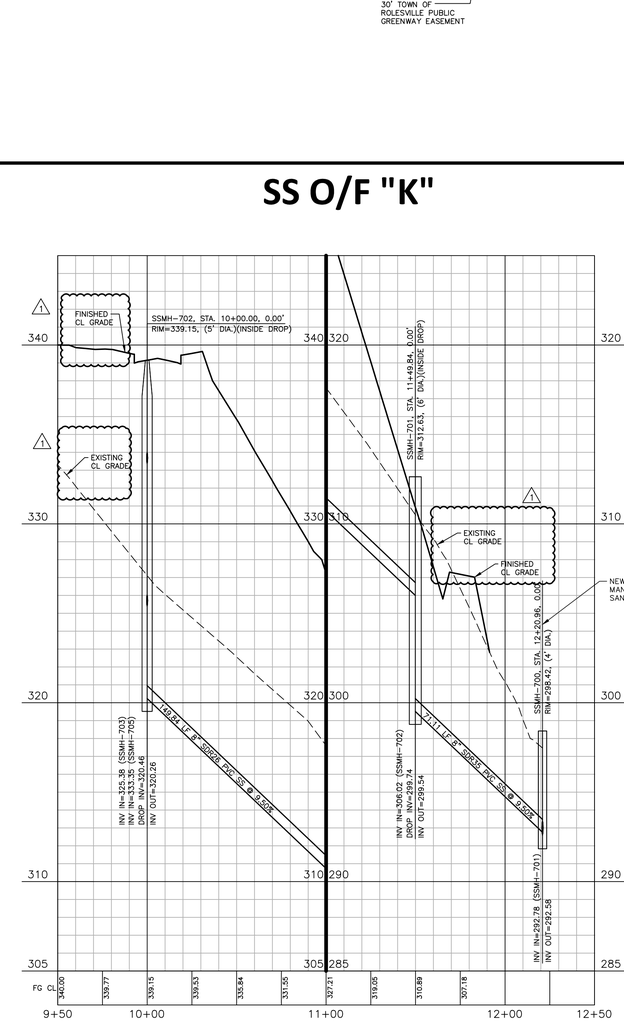

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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CLIENT
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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER
ASHTON WOODS

REVISIONS

NO.	DATE	
1	03. 01. 2024	RESPONSE TO MUNICIPAL COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
Digitally signed by William T O'Daniel
Date: 2024.03.01 14:39:38-05'00'

THE POINT - PHASES 8, AND 14
CONSTRUCTION DRAWINGS - PACKAGE 3
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

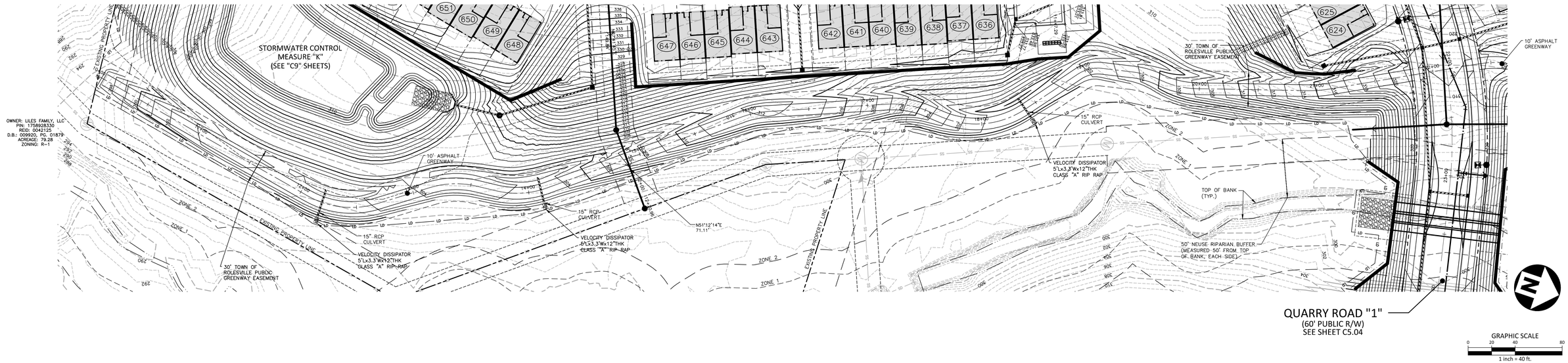
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-03-P2
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

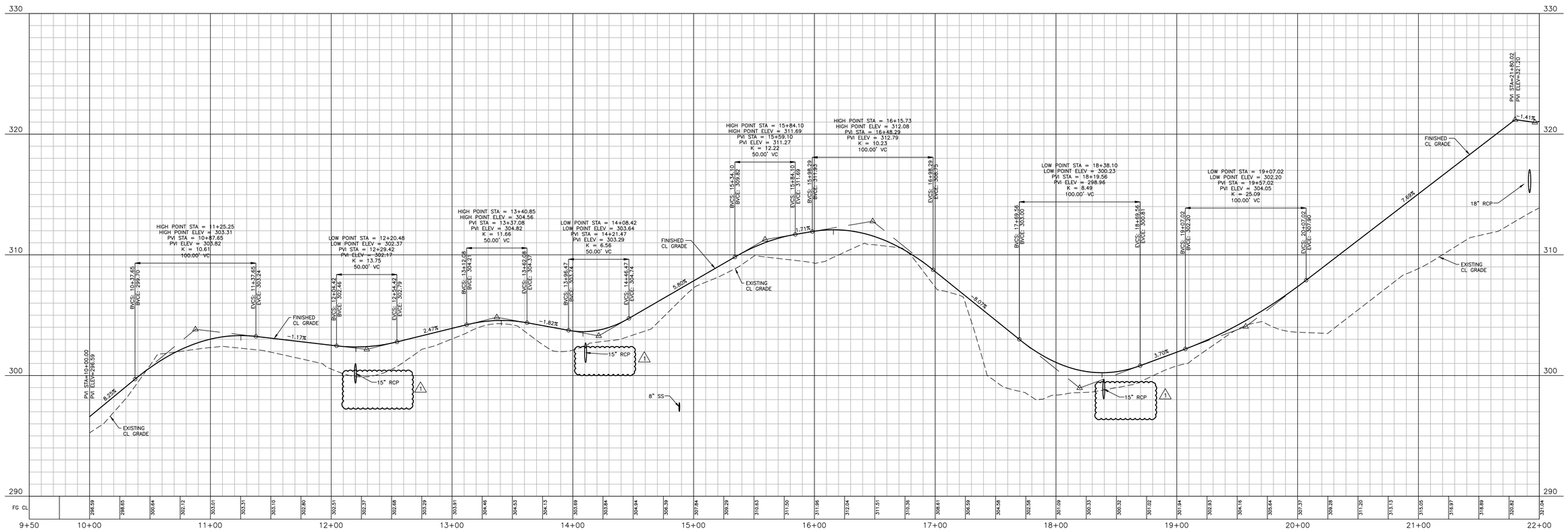
1 CID-24-01

PLAN AND PROFILE
SS O/F "K", STA. 9+50 THRU STA. 12+50

C5.06



GREENWAY "1"



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams

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W.T. O'Daniel
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Date: 2024.03.01 14:39:38-05'00'

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PLAN INFORMATION

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DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
GREENWAY "1", STA. 9+50 THRU STA. 22+00

C5.07

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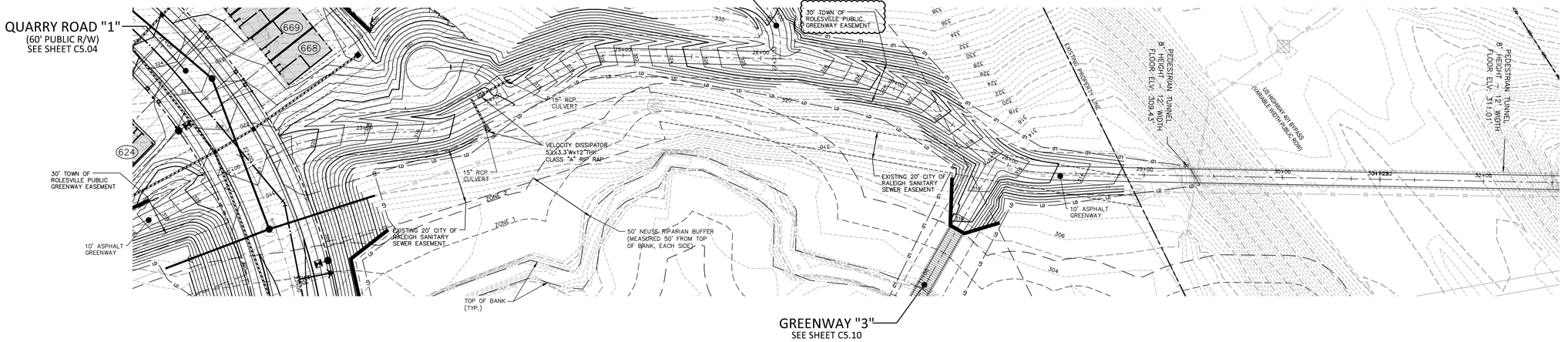

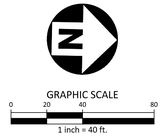

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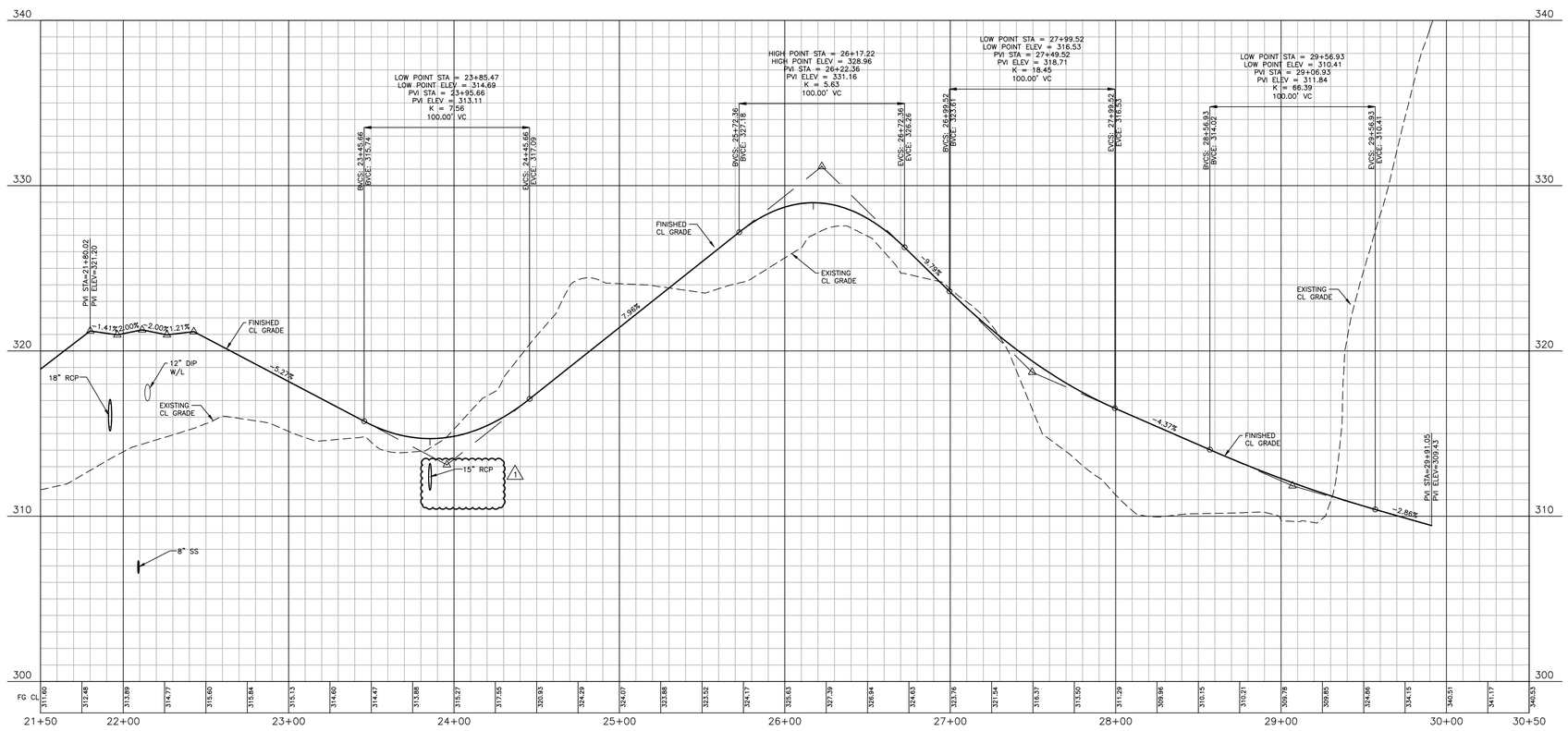

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Date: 2024.03.01 14:39:39-05'00'

THE POINT - PHASES 8, AND 14
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
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PLAN INFORMATION

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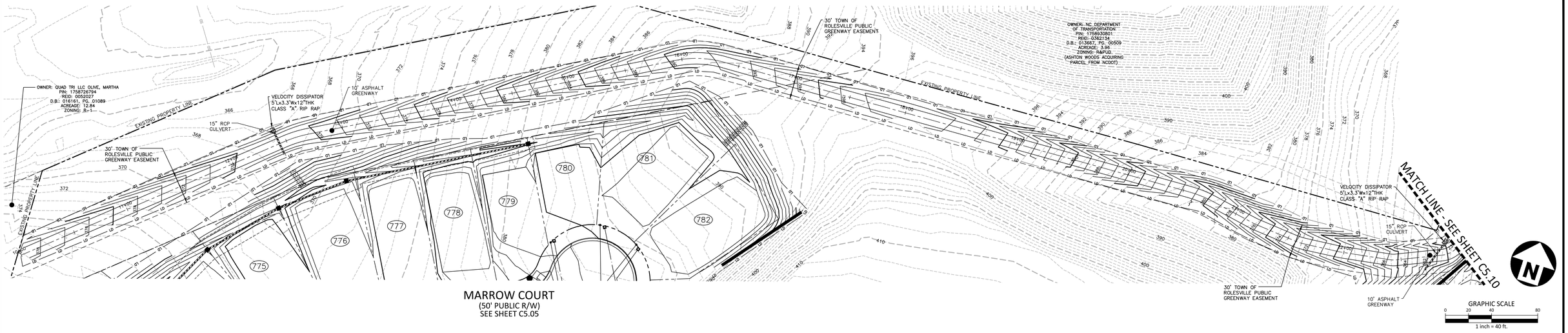
DATE	12. 13. 2023

1 CID-24-01

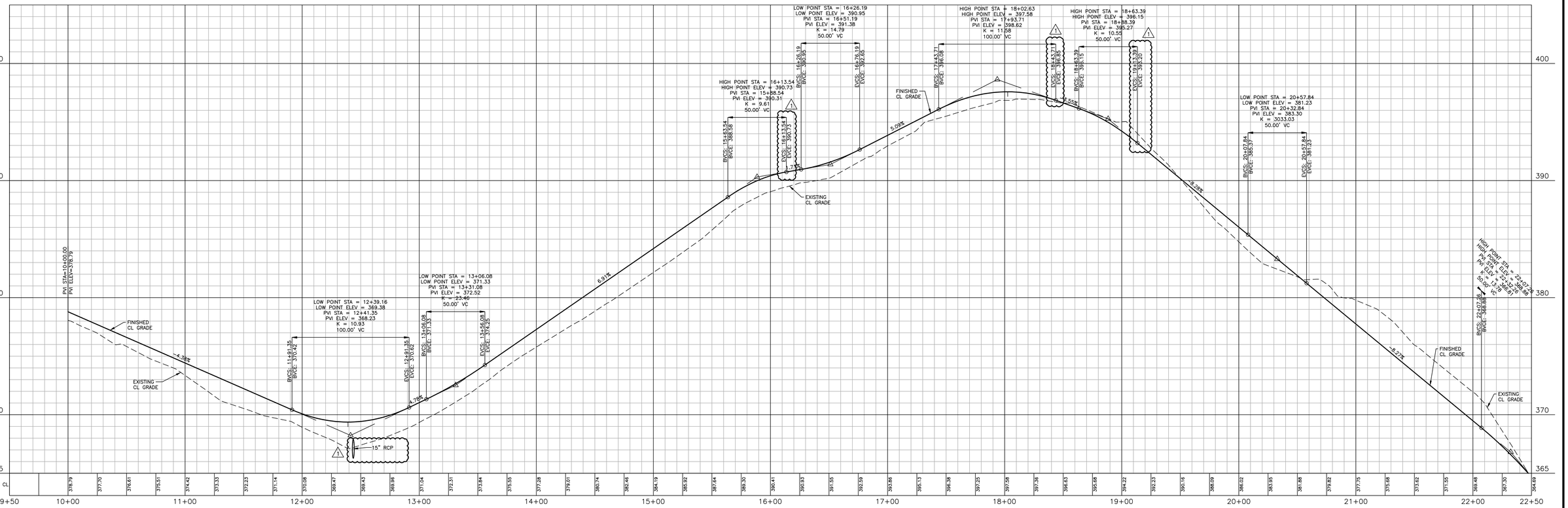
PLAN AND PROFILE
GREENWAY "1", STA. 21+50 THRU STA. 30+50

C5.08



MARROW COURT
(50' PUBLIC R/W)
SEE SHEET C5.05

GREENWAY "2"



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PLAN INFORMATION

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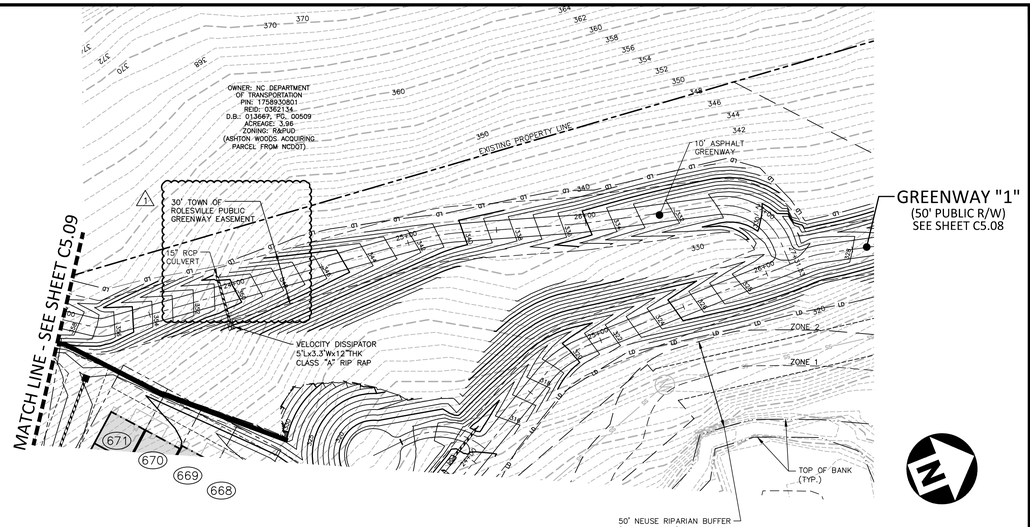
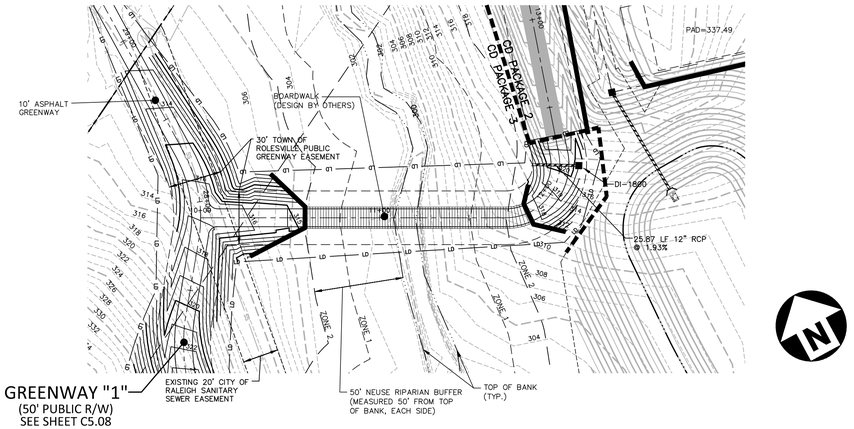
CHECKED BY	WTO
DRAWN BY	TKD
SCALE	1"=40'/1"=4'
DATE	12. 13. 2023

1 CID-24-01

PLAN AND PROFILE
GREENWAY "2", STA. 9+50 THRU STA. 22+50

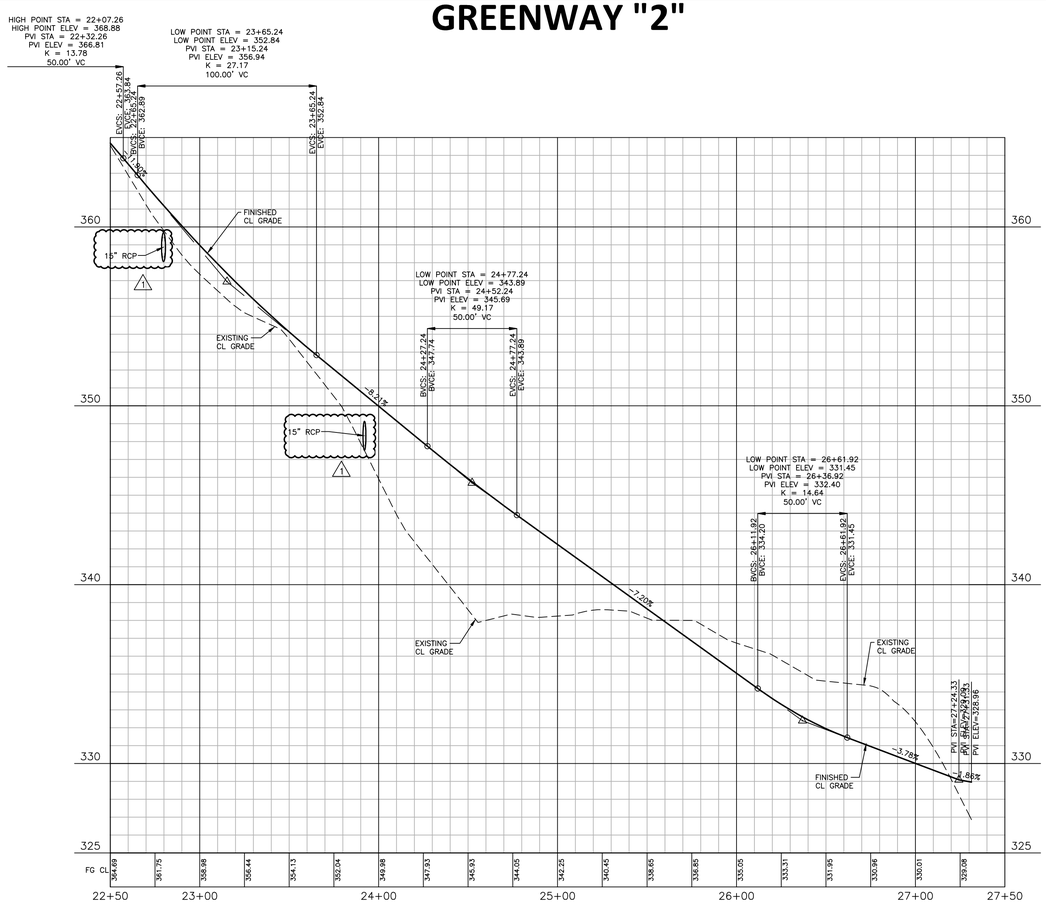
C5.09



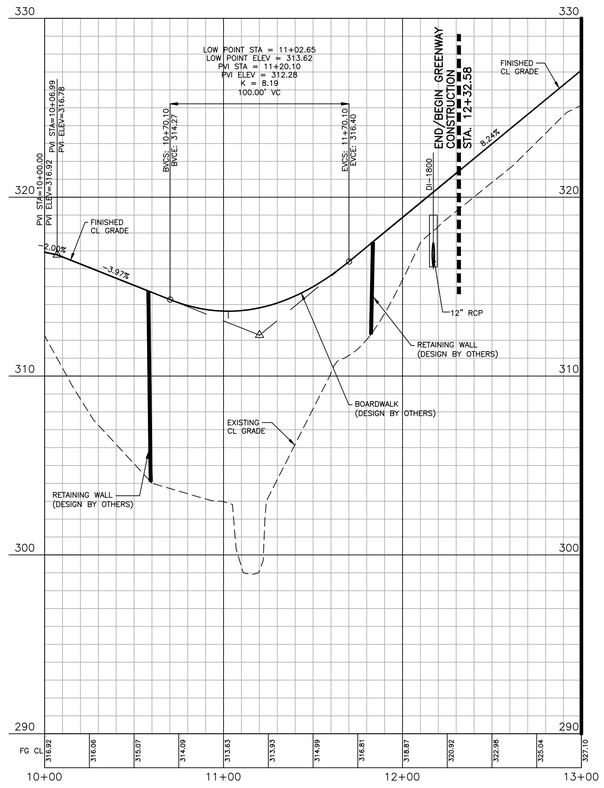


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

GREENWAY "2"



GREENWAY "3"



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1 CID-24-01

PLAN AND PROFILE
GREENWAY "2", STA. 22+50 THRU STA. 27+50
GREENWAY "3", STA. 10+00 THRU STA. 13+00

C5.10

M:\Projects\AWH\AWH-20000\04-Production\Engineering\CD Pkg 3\Current Drawing\AWH20000-CD-Pkg-03-P2.dwg, 3/1/2024 1:36:59 PM, Tommy Daboll