Town of Rolesville, NC
Department of Planning

502 Southtown Circle
Rolesville, NC 27571
Phone: (919) 556-3506

Comments on #PSP-26-0002 - Planning & Zoning: Preliminary Subdivision Plat

Application Number: #PSP-26-0002
Application Type: Preliminary Subdivision Plat
Date: October 1, 2026
Address: 2206 Wait Ave Wake Forest NC 27587

THIS DOCUMENT IS NOT AN APPROVAL.

The Town of Rolesville Technical Review Committee has reviewed your Preliminary Subdivision Plat Application and provided a set of comments requiring your attention. These comments must be addressed in full before approval is issued.

Reviewing this document on the GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be addressed before approval is granted.

After you have addressed all comments, please upload corrected versions of the plans by clicking here or by visiting https://app.govwell.com/record/4d7d4156-3e1d-4905-9c46-64518658df81.

Contacts

Austin Bain City of Raleigh Engineer	(919) 996-3468 austin.bain@raleighnc.gov	Updates Requested
Eddie Henderson Parks & Recreation	ehenderson@rolesvillenc.gov	Repeat Comment(s)
Jacqueline Thompson On-Call Civil Engineer	jacqueline.thompson@bolton-menk.com	Updates Requested
Michael Elabarger Assistant Planning Director	melabarger@rolesvillenc.gov	Updates Requested
Michele Raby Planner II	mraby@rolesvillenc.gov	Review complete *See comments
Scott Miles Town Engineer PE	smiles@rolesvillenc.gov	No Comment

Stephen Wensman Planning Director	swensman@rolesvillenc.gov	Updates Requested
Stephen Wolf Wake County Deputy Fire Marshal	stephen.wolf@wake.gov	Updates Requested
Tanner Hayslette Planner I	thayslette@rolesvillenc.gov	Updates Requested

Comments on Plan

Reviewer feedback tied to specific locations on the plan. The number on each comment corresponds to a matching number marked on the plan page. Each comment must be resolved in GovWell.

1 TH Tanner Hayslette
Planner I

Tanner Hayslette will be continued in the review for the Pedestrianism topics like Greenways, sidepaths, bicycle lanes, backing up Eddie Henderson; he has no tangible comment at this time but should this project scope morph, needs to see future submittals. TY.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • October 1, 2026, 8:46am

2 AB Austin Bain
City of Raleigh Engineer

See COR comments in Energov. Majority of V1 comments not addressed.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 23, 2026, 10:18am

3 ME Michael Elabarger
Assistant Planning Director

At this point, per the Site Data Table, this is a subdivision of 3 properties - PIN x0449 is addressed as 2028 Wait Ave / PIN x5578 is addressed as 2206 Wait Ave / PINx6400 is addressed as 2200 Wait Avenue - why is there No Address here in the title?

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 24, 2026, 8:51pm

4 ME Michael Elabarger
Assistant Planning Director

Add "Cover Sheet" to the index - it is the 1st sheet. It would be great if you could also add a "#" column, 1 through ## - it makes it that much easier to use a plan set esp. PDF when you can see in the Index the sheet you want is number 17, and then you go to the little sheet by sheet scroll and enter "17" of 33 and ENTER and it takes you there. Randomly scrolling and scouring the lower right hand corner for C#.## is cumbersome. thank you.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 2, 2026, 3:15pm

5 MR Michele Raby
Planner II

Pls add the September revision date.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 11, 2026, 3:51pm

6 ME Michael Elabarger
Assistant Planning Director

C2.03 through C2.08 the Pavement marking information is CID level - a Prelim PLat clarifies rights-of-way widths - not the final paint striping on the final lift of asphalt. Remove the construction specific information, but if these sheets are needed as the tiled blow-ups of the overall, then they can stay. Keep in mind - fine-level construction level detail is for CID

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 2, 2026, 3:17pm

7 MR Michele Raby
Planner II

The Legal Description field contains a summary of the proposed land uses rather than the actual legal description of the property. Please update this field to provide the Book of Maps or Register of Deeds Book and Page numbers for the parcels (e.g., DB 16732 PG 2366 and DB 17303 PG 01329), as indicated on your Site Data table.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 11, 2026, 3:51pm

8 ME Michael Elabarger
Assistant Planning Director

The scope of this PSP is still not the entire Rezoned property which is rezoned as an NC mixed use district, which inextricably combines and includes the entire property (and the mix of residential and non-residential uses). Staff spoke with entitlement entity Ardent Builders about this major point; Staff does not want to continue to review a scope that might - should - be changing.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 1 • September 24, 2026, 8:54pm

9 JT Jacqueline Thompson
On-Call Civil Engineer

REPEAT: Please add ROW labels

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 3 • September 24, 2026, 7:31am

10 JT Jacqueline Thompson
On-Call Civil Engineer

REPEAT: Please add ROW labels

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 3 • September 24, 2026, 7:31am

11 JT Jacqueline Thompson
On-Call Civil Engineer

Please update submittal number on all sheets

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 3 • September 24, 2026, 7:33am

12 JT Jacqueline Thompson
On-Call Civil Engineer

REPEAT: Please add ROW labels

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 3 • September 24, 2026, 7:32am

13 SW **Stephen Wensman**
Planning Director

Add a note: To be dedicated to the Town of Rolesville at Final Plat.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 6 • September 3, 2026, 1:26pm

14 SW **Stephen Wensman**
Planning Director

Town prefers that riparian buffers be located outside of individual lots.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 6 • September 3, 2026, 1:27pm

15 SW **Stephen Wensman**
Planning Director

Provide documentation that the road does not violate NCDEQ Buffer Rule.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 6 • September 3, 2026, 1:24pm

16 SW **Stephen Wensman**
Planning Director

Verify if this is riparian buffer on this lot. Riparian buffers should be outside of lot area.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 6 • September 3, 2026, 1:26pm

17 JT **Jacqueline Thompson**
On-Call Civil Engineer

Based on the phasing plat table, I am assuming this phasing is for platting and not construction? Please clarify if that is the case, for both, or just construction. Consider adding a note onto the sheet for clarification. If for construction, there is a concern with having Phase 1 at the center and construction vehicles driving across new infrastructure as subsequent phasing has construction occurring for utilities and streets. Also, infrastructure needs to be reviewed for constructability based on phasing - Where the phasing lines are shown provides some question as to when storm, parking areas, etc. will be constructed. Some phasing notes may help with this if that is the case for this specific project.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 7 • September 24, 2026, 7:44am

18 SW **Stephen Wensman**
Planning Director

General Note: Work with Wake County to identify street names for the development.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 7 • September 3, 2026, 1:31pm

19 SW **Stephen Wensman**
Planning Director

Add min. Lot Width and Depth to the Details

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8 • September 3, 2026, 2:29pm

20 SW **Stephen Wensman**
Planning Director

The TIA indicated a traffic signal was needed at this intersection. When will the traffic signal be installed, or is it no longer required by NCDOT?

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8 • September 3, 2026, 2:45pm

21 SW **Stephen Wensman**
Planning Director

General Note: The response to comments mentioned 3 Kiosk locations. These are not shown on the plans, but be sure to provide them on the CIDs.
General Note: sewer cleanouts and water meters should be located outside of sidewalks or driveways.
General Note: Be sure to adhere to tree setbacks to fire hydrants and Street Lights when preparing the CIDs.
Comment: With 15' setbacks and front loading lots, where will cars park?

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8 • September 3, 2026, 3:34pm

22 SW **Stephen Wensman**
Planning Director

Add note: Wall to be maintained by HOA

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8 • September 3, 2026, 2:29pm

23 SW **Stephen Wensman**
Planning Director

Town prefers that lots be fully outside of riparian buffers.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8 • September 3, 2026, 2:30pm

24 SW **Stephen Wensman**
Planning Director

Town prefers that lots be fully outside of riparian buffers as a best practice.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8 • September 3, 2026, 2:31pm

25 SW **Stephen Wensman**
Planning Director

Add note: wall to be maintained by the HOA

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 9 • September 3, 2026, 2:33pm

26 SW **Stephen Wensman**
Planning Director

Tree save hatch seems impractical give the retaining wall

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 9 • September 3, 2026, 2:34pm

27 SW **Stephen Wensman**
Planning Director

What is the purpose for the 6' mulch trail?

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 10 • September 3, 2026, 2:55pm

28 SW **Stephen Wensman**
Planning Director

Add note: Wall to be maintained by HOA

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 10 • September 3, 2026, 2:39pm

29 SW **Stephen Wensman**
Planning Director

Retaining walls should be moved outside of the public right of way.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 10 • September 3, 2026, 2:43pm

30 SW **Stephen Wensman**
Planning Director

Add note: Wall to be maintained by HOA.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 13 • September 3, 2026, 2:58pm

31 SW **Stephen Wensman**
Planning Director

Town prefers that riparian buffers be outside of lot area.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 13 • September 3, 2026, 2:57pm

32 SW **Stephen Wensman**
Planning Director

Wall appears to be in Zone 1 of a riparian buffer. Provide documentation that the wall meets NCDEQ buffer rules.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 14 • September 3, 2026, 3:01pm

33 SW **Stephen Wensman**
Planning Director

Zone 1 of riparian buffer should not be disturbed by grading. Provide documentation that wall meets NCDEQ Buffer rules.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 14 • September 3, 2026, 3:04pm

34 SW **Stephen Wensman**
Planning Director

Wall and road in Buffer. Provide documentation that the wall and road meet NCDEQ Buffer Rules.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 14 • September 3, 2026, 3:02pm

35 SW **Stephen Wolf**
Wake County Deputy Fire Marshal

1. Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning. (Cul-de-sac 98 feet diameter)
2. Dead end roads over 150 ft in length shall have 60 ft hammerhead turn around provided. If temporary due to phased construction, then a temporary turnaround shall be provided.
3. Buildings over 30 ft in height above fire department access road shall have 26 ft wide access roads for aerial apparatus.
4. Alleys serving the front door of residence shall be name for E911 addressing and meet the same requirements as all other roads.
5. Roundabouts shall have a mountable truck apron.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 14 • September 23, 2026, 2:22pm

36 JT **Jacqueline Thompson**
On-Call Civil Engineer

At CID level, please include driveway locations to be shown. These will be reviewed with the storm system to ensure no CBs are within driveway locations. If possible, please review that at this time and adjust storm as necessary. Driveways do not need shown at this time.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 16 • September 24, 2026, 8:02am

37 SM **Scott Miles**
Town Engineer PE

all retaining walls need private access easements for maintenance (HOA will be responsible.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 16 • September 24, 2026, 9:14am

38 JT **Jacqueline Thompson**
On-Call Civil Engineer

Drainage swales crossing 2 or more lots shall have a drainage easement for maintenance.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 16 • September 24, 2026, 7:57am

39 JT **Jacqueline Thompson**
On-Call Civil Engineer

Please adjust LOD label to align with linework.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 19 • September 24, 2026, 7:41am

40 JT **Jacqueline Thompson**
On-Call Civil Engineer

We understand grading is still in development throughout the PSP, but find it beneficial to provide some preliminary feedback for CID consideration - The Town strives to have all greenways meet ADA compliance. Please see the Town Standards Manual for greenway design requirements for longitudinal grades. During CIDs, plan and profile sheets will be required for all streets and greenways.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 20 • September 24, 2026, 7:56am

41 SW **Stephen Wensman**
Planning Director

Wall appears to be in Zone 1 of riparian buffer. Provide documentation that the grading and wall meet NCDEQ riparian buffer regulations.

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 21 • September 3, 2026, 3:10pm

42 SW **Stephen Wensman**
Planning Director

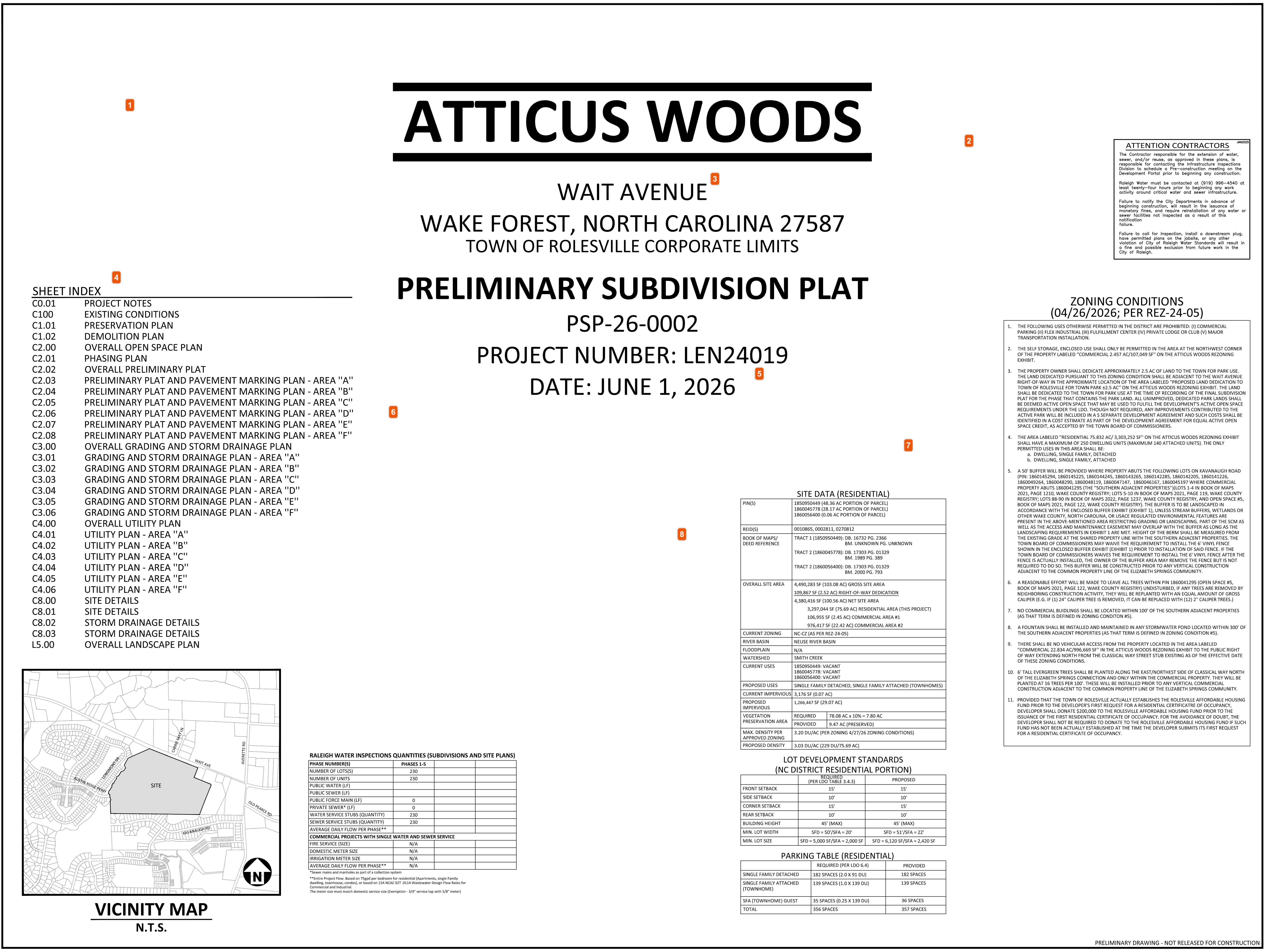
Where will mail kiosk(s) be located and associated off-street parking?

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 33 • September 3, 2026, 3:22pm

43 SW **Stephen Wensman**
Planning Director

Has the recombination plat been submitted?

V2_PSP_Atticus Woods_Response to Comments Letter.pdf · Page 1 • September 3, 2026, 3:15pm



ATTICUS WOODS

WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587
TOWN OF ROLESVILLE CORPORATE LIMITS

PRELIMINARY SUBDIVISION PLAT

PSP-26-0002
PROJECT NUMBER: LEN24019
DATE: JUNE 1, 2026

SHEET INDEX

C0.01	PROJECT NOTES
C100	EXISTING CONDITIONS
C1.01	PRESERVATION PLAN
C1.02	DEMOLITION PLAN
C2.00	OVERALL OPEN SPACE PLAN
C2.01	PHASING PLAN
C2.02	OVERALL PRELIMINARY PLAT
C2.03	PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''A''
C2.04	PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''B''
C2.05	PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''C''
C2.06	PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''D''
C2.07	PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''E''
C2.08	PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''F''
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - AREA ''A''
C3.02	GRADING AND STORM DRAINAGE PLAN - AREA ''B''
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA ''C''
C3.04	GRADING AND STORM DRAINAGE PLAN - AREA ''D''
C3.05	GRADING AND STORM DRAINAGE PLAN - AREA ''E''
C3.06	GRADING AND STORM DRAINAGE PLAN - AREA ''F''
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - AREA ''A''
C4.02	UTILITY PLAN - AREA ''B''
C4.03	UTILITY PLAN - AREA ''C''
C4.04	UTILITY PLAN - AREA ''D''
C4.05	UTILITY PLAN - AREA ''E''
C4.06	UTILITY PLAN - AREA ''F''
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	STORM DRAINAGE DETAILS
L5.00	OVERALL LANDSCAPE PLAN

VICINITY MAP
N.T.S.

RALEIGH WATER INSPECTIONS QUANTITIES (SUBDIVISIONS AND SITE PLANS)

PHASE NUMBER(S)	**PHASES 1-5**		
NUMBER OF LOTS(S)	230		
NUMBER OF UNITS	230		
PUBLIC WATER (LF)			
PUBLIC SEWER (LF)			
PUBLIC FORCE MAIN (LF)	0		
PRIVATE SEWER* (LF)	0		
WATER SERVICE STUBS (QUANTITY)	230		
SEWER SERVICE STUBS (QUANTITY)	230		
AVERAGE DAILY FLOW PER PHASE**			
COMMERCIAL PROJECTS WITH SINGLE WATER AND SEWER SERVICE			
FIRE SERVICE (SIZE)	N/A		
DOMESTIC METER SIZE	N/A		
IRRIGATION METER SIZE	N/A		
AVERAGE DAILY FLOW PER PHASE**	N/A		

*Sewer mains and manholes as part of a collection system

**Entire Project Flow. Based on 75gpd per bedroom for residential (Apartments, single Family dwelling, townhouse, condos), or based on 15A NCAC 02T .0114 Wastewater Design Flow Rates for Commercial and Industrial.
The meter size must match domestic service size (Exemption - 3/4" service tap with 5/8" meter)

SITE DATA (RESIDENTIAL)

PIN(S)	1850950449 (48.36 AC PORTION OF PARCEL) 1860045778 (28.17 AC PORTION OF PARCEL) 1860056400 (0.06 AC PORTION OF PARCEL)
REID(S)	0010865, 0002811, 0270812
BOOK OF MAPS/ DEED REFERENCE	TRACT 1 (1850950449): DB. 16732 PG. 2366 BM. UNKNOWN PG. UNKNOWN TRACT 2 (1860045778): DB. 17303 PG. 01329 BM. 1989 PG. 389 TRACT 2 (1860056400): DB. 17303 PG. 01329 BM. 2000 PG. 793
OVERALL SITE AREA	4,490,283 SF (103.08 AC) GROSS SITE AREA 109,867 SF (2.52 AC) RIGHT-OF-WAY DEDICATION 4,380,416 SF (100.56 AC) NET SITE AREA 3,297,044 SF (75.69 AC) RESIDENTIAL AREA (THIS PROJECT) 106,955 SF (2.45 AC) COMMERCIAL AREA #1 976,417 SF (22.42 AC) COMMERCIAL AREA #2
CURRENT ZONING	NC-CZ (AS PER REZ-24-05)
RIVER BASIN	NEUSE RIVER BASIN
FLOODPLAIN	N/A
WATERSHED	SMITH CREEK
CURRENT USES	1850950449: VACANT 1860045778: VACANT 1860056400: VACANT
PROPOSED USES	SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED (TOWNHOMES)
CURRENT IMPERVIOUS	3,176 SF (0.07 AC)
PROPOSED IMPERVIOUS	1,266,447 SF (29.07 AC)
VEGETATION PRESERVATION AREA	REQUIRED: 78.08 AC x 10% = 7.80 AC PROVIDED: 9.47 AC (PRESERVED)
MAX. DENSITY PER APPROVED ZONING	3.20 DU/AC (PER ZONING 4/27/26 ZONING CONDITIONS)
PROPOSED DENSITY	3.03 DU/AC (229 DU/75.69 AC)

LOT DEVELOPMENT STANDARDS (NC DISTRICT RESIDENTIAL PORTION)

	REQUIRED (PER LDO TABLE 3.4.3)	PROPOSED
FRONT SETBACK	15'	15'
SIDE SETBACK	10'	10'
CORNER SETBACK	15'	15'
REAR SETBACK	10'	10'
BUILDING HEIGHT	45' (MAX)	45' (MAX)
MIN. LOT WIDTH	SFD = 50'/SFA = 20'	SFD = 51'/SFA = 22'
MIN. LOT SIZE	SFD = 5,000 SF/SFA = 2,000 SF	SFD = 6,120 SF/SFA = 2,420 SF

PARKING TABLE (RESIDENTIAL)

	REQUIRED (PER LDO 6.4)	PROVIDED
SINGLE FAMILY DETACHED	182 SPACES (2.0 X 91 DU)	182 SPACES
SINGLE FAMILY ATTACHED (TOWNHOME)	139 SPACES (1.0 X 139 DU)	139 SPACES
SFA (TOWNHOME) GUEST	35 SPACES (0.25 X 139 DU)	36 SPACES
TOTAL	356 SPACES	357 SPACES

ATTENTION CONTRACTORS

JAN2025

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

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

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

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

ZONING CONDITIONS (04/26/2026; PER REZ-24-05)

1. THE FOLLOWING USES OTHERWISE PERMITTED IN THE DISTRICT ARE PROHIBITED: (I) COMMERCIAL PARKING (II) FLEX INDUSTRIAL (III) FULFILLMENT CENTER (IV) PRIVATE LODGE OR CLUB (V) MAJOR TRANSPORTATION INSTALLATION.
2. THE SELF STORAGE, ENCLOSED USE SHALL ONLY BE PERMITTED IN THE AREA AT THE NORTHWEST CORNER OF THE PROPERTY LABELED ''COMMERCIAL 2.457 AC/107,049 SF'' ON THE ATTICUS WOODS REZONING EXHIBIT.
3. THE PROPERTY OWNER SHALL DEDICATE APPROXIMATELY 2.5 AC OF LAND TO THE TOWN FOR PARK USE. THE LAND DEDICATED PURSUANT TO THIS ZONING CONDITION SHALL BE ADJACENT TO THE WAIT AVENUE RIGHT-OF-WAY IN THE APPROXIMATE LOCATION OF THE AREA LABELED ''PROPOSED LAND DEDICATION TO TOWN OF ROLESVILLE FOR TOWN PARK ±2.5 AC'' ON THE ATTICUS WOODS REZONING EXHIBIT. THE LAND SHALL BE DEDICATED TO THE TOWN FOR PARK USE AT THE TIME OF RECORDING OF THE FINAL SUBDIVISION PLAT FOR THE PHASE THAT CONTAINS THE PARK LAND. ALL UNIMPROVED, DEDICATED PARK LANDS SHALL BE DEEMED ACTIVE OPEN SPACE THAT MAY BE USED TO FULFILL THE DEVELOPMENT'S ACTIVE OPEN SPACE REQUIREMENTS UNDER THE LDO. THOUGH NOT REQUIRED, ANY IMPROVEMENTS CONTRIBUTED TO THE ACTIVE PARK WILL BE INCLUDED IN A S SEPARATE DEVELOPMENT AGREEMENT AND SUCH COSTS SHALL BE IDENTIFIED IN A COST ESTIMATE AS PART OF THE DEVELOPMENT AGREEMENT FOR EQUAL ACTIVE OPEN SPACE CREDIT, AS ACCEPTED BY THE TOWN BOARD OF COMMISSIONERS.
4. THE AREA LABELED ''RESIDENTIAL 75.832 AC/ 3,303,252 SF'' ON THE ATTICUS WOODS REZONING EXHIBIT SHALL HAVE A MAXIMUM OF 250 DWELLING UNITS (MAXIMUM 140 ATTACHED UNITS). THE ONLY PERMITTED USES IN THIS AREA SHALL BE:
   a. DWELLING, SINGLE FAMILY, DETACHED
   b. DWELLING, SINGLE FAMILY, ATTACHED
5. A 50' BUFFER WILL BE PROVIDED WHERE PROPERTY ABUTS THE FOLLOWING LOTS ON KAVANAUGH ROAD (PIN: 1860145294, 1860145225, 1860144245, 1860143265, 1860142285, 1860142205, 1860141226, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197 WHERE COMMERCIAL PROPERTY ABUTS 1860041295 (THE ''SOUTHERN ADJACENT PROPERTIES'')(LOTS 1-4 IN BOOK OF MAPS 2021, PAGE 1210, WAKE COUNTY REGISTRY; LOTS 5-10 IN BOOK OF MAPS 2021, PAGE 119, WAKE COUNTY REGISTRY; LOTS 88-90 IN BOOK OF MAPS 2022, PAGE 1237, WAKE COUNTY REGISTRY, AND OPEN SPACE #5, BOOK OF MAPS 2021, PAGE 122, WAKE COUNTY REGISTRY). THE BUFFER IS TO BE LANDSCAPED IN ACCORDANCE WITH THE ENCLOSED BUFFER EXHIBIT (EXHIBIT 1), UNLESS STREAM BUFFERS, WETLANDS OR OTHER WAKE COUNTY, NORTH CAROLINA, OR USACE REGULATED ENVIRONMENTAL FEATURES ARE PRESENT IN THE ABOVE-MENTIONED AREA RESTRICTING GRADING OR LANDSCAPING. PART OF THE SCM AS WELL AS THE ACCESS AND MAINTENANCE EASEMENT MAY OVERLAP WITH THE BUFFER AS LONG AS THE LANDSCAPING REQUIREMENTS IN EXHIBIT 1 ARE MET. HEIGHT OF THE BERM SHALL BE MEASURED FROM THE EXISTING GRADE AT THE SHARED PROPERTY LINE WITH THE SOUTHERN ADJACENT PROPERTIES. THE TOWN BOARD OF COMMISSIONERS MAY WAIVE THE REQUIREMENT TO INSTALL THE 6' VINYL FENCE SHOWN IN THE ENCLOSED BUFFER EXHIBIT (EXHIBIT 1) PRIOR TO INSTALLATION OF SAID FENCE. IF THE TOWN BOARD OF COMMISSIONERS WAIVES THE REQUIREMENT TO INSTALL THE 6' VINYL FENCE AFTER THE FENCE IS ACTUALLY INSTALLED, THE OWNER OF THE BUFFER AREA MAY REMOVE THE FENCE BUT IS NOT REQUIRED TO DO SO. THIS BUFFER WILL BE CONSTRUCTED PRIOR TO ANY VERTICAL CONSTRUCTION ADJACENT TO THE COMMON PROPERTY LINE OF THE ELIZABETH SPRINGS COMMUNITY.
6. A REASONABLE EFFORT WILL BE MADE TO LEAVE ALL TREES WITHIN PIN 1860041295 (OPEN SPACE #5, BOOK OF MAPS 2021, PAGE 122, WAKE COUNTY REGISTRY) UNDISTURBED, IF ANY TREES ARE REMOVED BY NEIGHBORING CONSTRUCTION ACTIVITY, THEY WILL BE REPLANTED WITH AN EQUAL AMOUNT OF GROSS CALIPER (E.G. IF (1) 24" CALIPER TREE IS REMOVED, IT CAN BE REPLACED WITH (12) 2" CALIPER TREES.)
7. NO COMMERCIAL BUIDLINGS SHALL BE LOCATED WITHIN 100' OF THE SOUTHERN ADJACENT PROPERTIES (AS THAT TERM IS DEFINED IN ZONING CONDITON #5).
8. A FOUNTAIN SHALL BE INSTALLED AND MAINTAINED IN ANY STORMWATER POND LOCATED WITHIN 300' OF THE SOUTHERN ADJACENT PROPERTIES (AS THAT TERM IS DEFINED IN ZONING CONDITION #5).
9. THERE SHALL BE NO VEHICULAR ACCESS FROM THE PROPERTY LOCATED IN THE AREA LABELED ''COMMERCIAL 22.834 AC/996,669 SF'' IN THE ATTICUS WOODS REZONING EXHIBIT TO THE PUBLIC RIGHT OF WAY EXTENDING NORTH FROM THE CLASSICAL WAY STREET STUB EXISTING AS OF THE EFFECTIVE DATE OF THESE ZONING CONDITIONS.
10. 6' TALL EVERGREEN TREES SHALL BE PLANTED ALONG THE EAST/NORTHEST SIDE OF CLASSICAL WAY NORTH OF THE ELIZABETH SPRINGS CONNECTION AND ONLY WITHIN THE COMMERCIAL PROPERTY. THEY WILL BE PLANTED AT 16 TREES PER 100'. THESE WILL BE INSTALLED PRIOR TO ANY VERTICAL COMMERCIAL CONSTRUCTION ADJACENT TO THE COMMON PROPERTY LINE OF THE ELIZABETH SPRINGS COMMUNITY.
11. PROVIDED THAT THE TOWN OF ROLESVILLE ACTUALLY ESTABLISHES THE ROLESVILLE AFFORDABLE HOUSING FUND PRIOR TO THE DEVELOPER'S FIRST REQUEST FOR A RESIDENTIAL CERTIFICATRE OF OCCUPANCY, DEVELOPER SHALL DONATE $200,000 TO THE ROLESVILLE AFFORDABLE HOUSING FUND PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY. FOR THE AVOIDANCE OF DOUBT, THE DEVELOPER SHALL NOT BE REQUIRED TO DONATE TO THE ROLESVILLE AFFORDABLE HOUSING FUND IF SUCH FUND HAS NOT BEEN ACTUALLY ESTABLISHED AT THE TIME THE DEVELOPER SUBMITS ITS FIRST REQUEST FOR A RESIDENTIAL CERTIFICATE OF OCCUPANCY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SEAL 048250
NICOLAS D. WILLIAMSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PRELIMINARY SUBDIVISION PLAT FOR:
ATTICUS WOODS
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587
PROJECT NUMBER: LEN24019

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf - Page 1

1 **Tanner Hayslette**
Tanner Hayslette will be continued in the review for the Pedestrianism topics like Greenways, sidepaths, bicycle lanes, backing up Eddie Henderson; he has no tangible comment at this time but should this project scope morph, needs to see future submittals. TY.

2 **Austin Bain**
See COR comments in Energov. Majority of V1 comments not addressed.

3 **Michael Elabarger**
At this point, per the Site Data Table, this is a subdivision of 3 properties - PIN x0449 is addressed as 2028 Wait Ave / PIN x5578 is addressed as 2206 Wait Ave / PINx6400 is addressed as 2200 Wait Avenue - why is there No Address here in the title?

4 **Michael Elabarger**
Add "Cover Sheet" to the index - it is the 1st sheet. It would be great if you could also add a "#" column, 1 through ## - it makes it that much easier to use a plan set esp. PDF when you can see in the Index the sheet you want is number 17, and then you go to the little sheet by sheet scroll and enter "17" of 33 and ENTER and it takes you there. Randomly scrolling and scouring the lower right hand corner for C#.## is cumbersome. thank you.

5 **Michele Raby**
Pls add the September revision date.

6 **Michael Elabarger**
C2.03 through C2.08 the Pavement marking information is CID level - a Prelim PLat clarifies rights-of-way widths - not the final paint striping on the final lift of asphalt. Remove the construction specific information, but if these sheets are needed as the tiled blow-ups of the overall, then they can stay. Keep in mind - fine-level construction level detail is for CID

7 **Michele Raby**
The Legal Description field contains a summary of the proposed land uses rather than the actual legal description of the property. Please update this field to provide the Book of Maps or Register of Deeds Book and Page numbers for the parcels (e.g., DB 16732 PG 2366 and DB 17303 PG 01329), as indicated on your Site Data table.

8 **Michael Elabarger**
The scope of this PSP is still not the entire Rezoned property which is rezoned as an NC mixed use district, which inextricably combines and includes the entire property (and the mix of residential and non-residential uses). Staff spoke with entitlement entity Ardent Builders about this major point; Staff does not want to continue to review a scope that might - should - be changing.

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 AND/OR CITY OF RALEIGH DETAILS.
10. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER 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.

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.

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-N1.dwg, 9/1/2026 2:58:39 PM, Cody James

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.

RETAINING WALL NOTES

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

GRADING NOTES

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

SIGNAGE NOTES

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

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

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W- 41 & S-49).
   - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING – A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A – GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

ATTENTION CONTRACTORS

JAN2025

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

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

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

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

ADJOINING PROPERTIES

1
WAKE ELETRIC MEMBERSHIP CORP
PIN: 1850867237
D.B. 008182, PG. 02604
ZONING: R–15
LAND CLASS: STATE ASSESSED

2
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850856710
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA

3
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850852022
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA

4
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850841696
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA

5
LENNAR CAROLINAS LLC
PIN: 1850841551
D.B. 015377, PG. 02089
ZONING: GR10
LAND CLASS: HOA

6
MUNOZ, WELLMAN FRANKLIN
MUNOZ, KRISTEN BRAUN
PIN: 1850843268
D.B. 019407, PG. 01343
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

7
TRIPP, MICHELE L
PIN: 1850844370
D.B. 019344, PG. 01384
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

8
BRATLEE—WHITAKER, EMILY
WHITAKER, TYLER
PIN: 1850845277
D.B. 19328, PG. 00555
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

9
BIZIEFF, MICHAEL P
BIZIEFF, VESAL
PIN: 185046285
D.B. 019508, PG. 02570
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

10
BURGOA, CHRISTOPHER
PIN: 1850847266
D.B. 019481, PG. 01310
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

11
GIBBS, MICHAEL
GIBBS, STEFANI
PIN: 1850848247
D.B. 019509, PG. 01828
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

12
MOULTON, ALAN
MOULTON, BRYNN
PIN: 1850849227
D.B. 020025, PG. 00138
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

13
HOISETH, BRUCE CAERLY
HOISETH, MARYELLEN
PIN: 1850940208
D.B. 019366, PG. 01724
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

14
MCNEAL, BERLONDRIKA JERTORIA
PIN: 1850940289
D.B. 019342, PG. 01506
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

15
FAYAD, AKRAM
FAYAD, RANIA
PIN: 1850941279
D.B. 019368, PG. 02463
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

16
JENSEN, KENT
JENSEN, LINDA
PIN: 1850943209
D.B. 019616, PG. 01836
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

17
MILLER, THOMAS W
MILLER, BARBARA M
PIN: 1850943299
D.B. 019470, PG. 00962
ZONING: R&PUD
LAND USE: RESIDENTIAL

18
WINFREE, CRYSTAL ROSE
WINFREE, ANDREW CLAY
PIN: 1850944298
D.B. 019425, PG. 00429
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

19
ORTALS, EDWARD J
ORTALS, EILEEN
PIN: 1850945275
D.B. 019328, PG. 01625
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

20
BAVISOTTO, DANIELLE M
BAVISOTTO, ERIC N
PIN: 1850946232
D.B. 019699, PG. 02162
ZONING: R&PUD
LAND CLASS: RESIDENTIAL

21
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC
PIN: 1850947236
D.B. 019883, PG. 01181
ZONING: R&PUD
LAND CLASS: HOA

22
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC
PIN: 1860041295
D.B. 019883, PG. 01181
ZONING: R&PUD
LAND CLASS: HOA

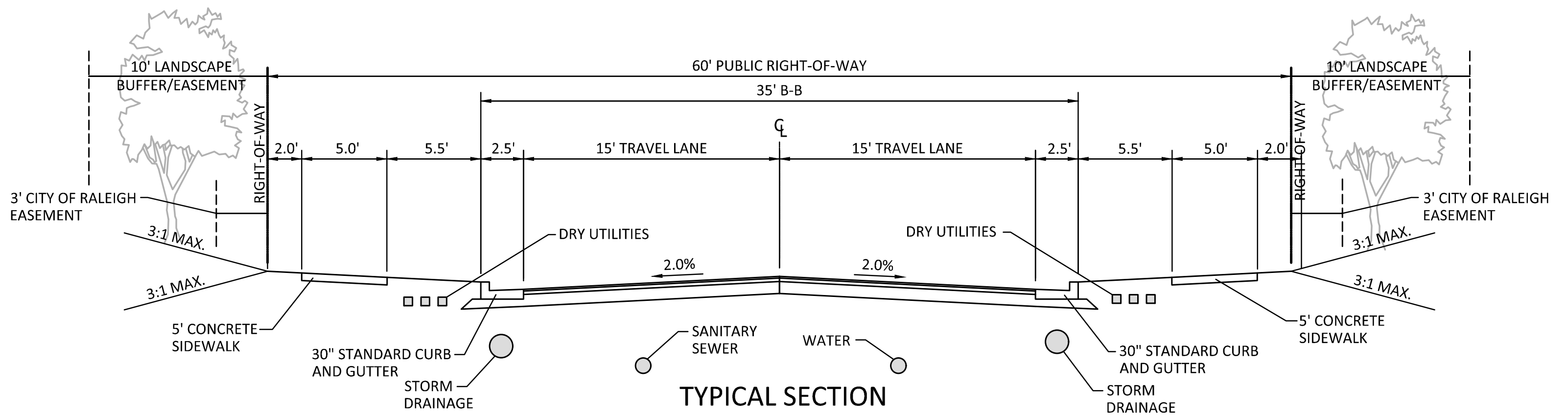
23
THALES ACADEMY
PIN: 1860161023
D.B. 016710, PG. 02295
ZONING: HB
LAND CLASS: VACANT

24
HENLEY, FRANK A
HENLEY, ELIZABETH V
PIN: 1860052808
D.B. 006573, PG. 00175
ZONING: HD
LAND CLASS: RESIDENTIAL

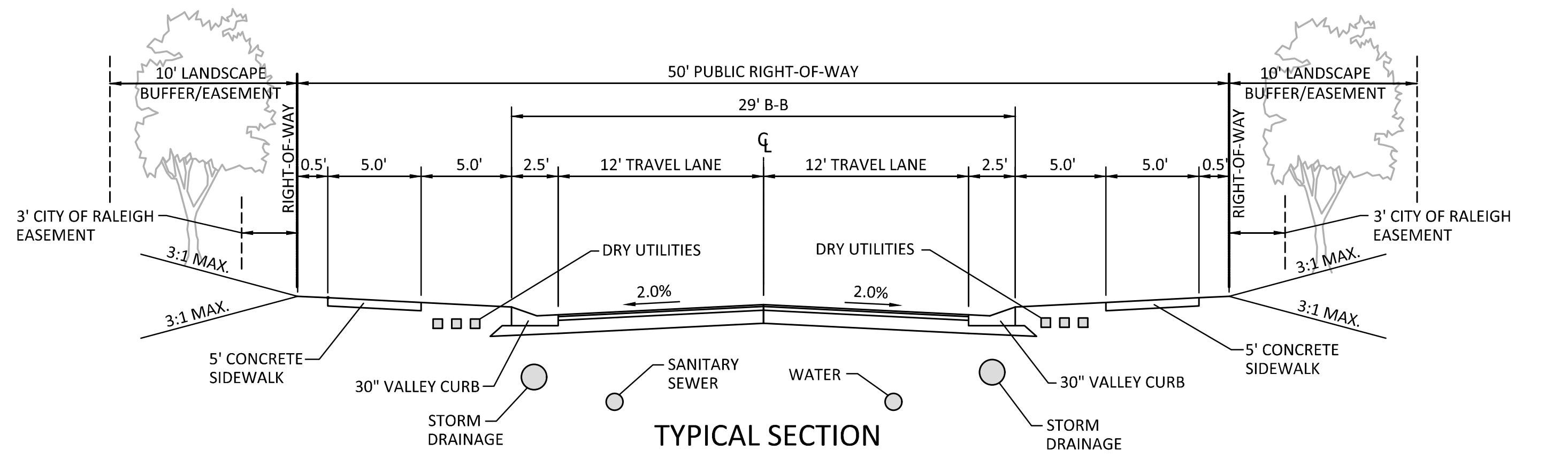
25
DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL

26
TABI LLC
PIN: 1850965586
D.B. 019648, PG. 02204
ZONING: HD
LAND CLASS: RESIDENTIAL

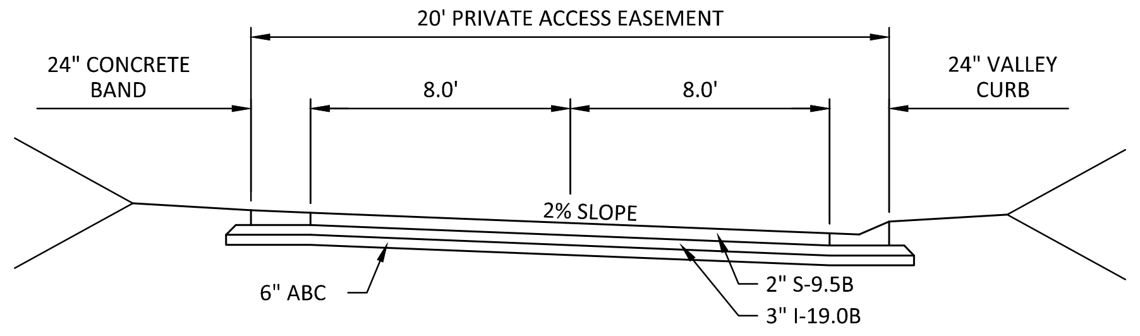
27
TABI LLC
PIN: 1850962688
D.B. 019648, PG. 02204
ZONING: HD
LAND CLASS: RESIDENTIAL



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



TYPICAL SECTION
LOCAL STREET
(50' R/W, 29' B-B)



TYPICAL SECTION
ALLEY
(20' PRIVATE ACCESS EASEMENT)
NOTE: REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

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

www.mcadamsco.com

CLIENT

LENNAR
1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

LENNAR

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048280
NICHOLAS D. WILLIAMSON

REVISIONS

N0.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

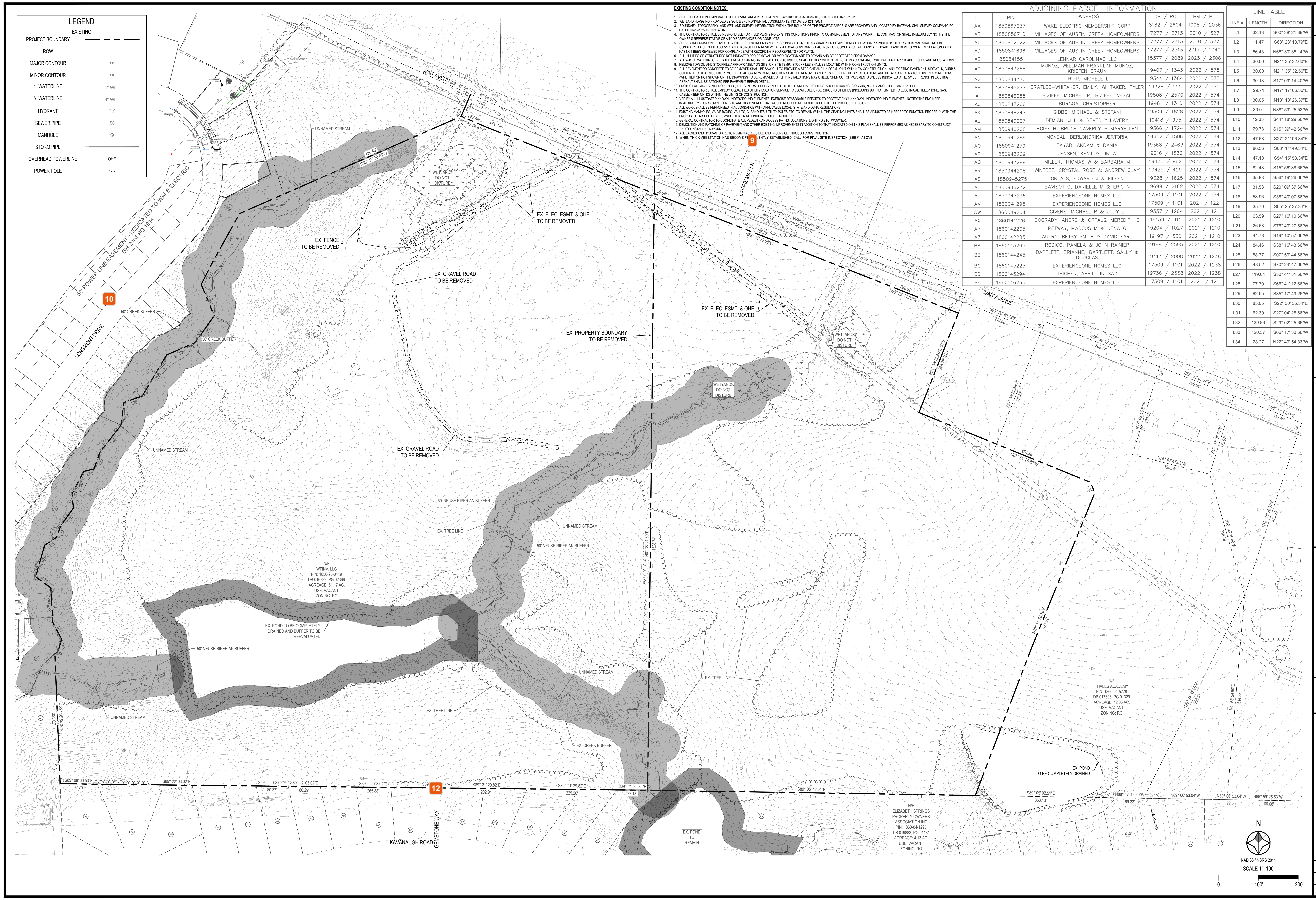
PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-N1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	N.T.S
DATE	06. 01. 2026

SHEET

PROJECT NOTES

C0.01


WAIT AVENUE
CARRIE MAY LN
LONGMONT DRIVE
50' POWER LINE EASEMENT - DEDICATED TO WAKE ELECTRIC BM 2004 PG 1914
50' CREEK BUFFER
UNNAMED STREAM
WETLANDS "DO NOT DISTURB"
EX. FENCE TO BE REMOVED
EX. GRAVEL ROAD TO BE REMOVED
EX. ELEC. ESMT. & OHE TO BE REMOVED
EX. PROPERTY BOUNDARY TO BE REMOVED
50' NEUSE RIPERIAN BUFFER
EX. TREE LINE
N/F WFINV, LLC PIN: 1850-95-0449 DB 016732, PG 02366 ACREAGE: 51.17 AC. USE: VACANT ZONING: RO
EX. POND TO BE COMPLETELY DRAINED AND BUFFER TO BE REEVALUATED
EX. CREEK BUFFER
N/F THALES ACADEMY PIN: 1860-04-5778 DB 017303, PG 01329 ACREAGE: 42.06 AC. USE: VACANT ZONING: RO
EX. POND TO BE COMPLETELY DRAINED
N/F ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC PIN: 1860-04-1295 DB 019883, PG 01181 ACREAGE: 4.13 AC. USE: VACANT ZONING: RO
EX. POND TO REMAIN
KAVANAUGH ROAD
GEMSTONE WAY
S68° 26' 42.79"E 210.00'
S68° 30' 12.24"E
S68° 31' 07.24"E 200.54'
N68° 30' 35.14"W 56.54'
S89° 08' 30.53"E 92.70'
S89° 22' 03.02"E 398.59'
S89° 21' 29.82"E 225.20'
S89° 05' 42.64"E 621.67'
S89° 05' 02.51"E 353.13'
L1
L2
L3
L4
L5
L7
L8
N
NAD 83 / NSRS 2011
SCALE 1"=100'
0
100'
200'

LEGEND

EXISTING

PROJECT BOUNDARY	— — — —
ROW	— – – – —
MAJOR CONTOUR	——295——
MINOR CONTOUR	– – –294– – –
4" WATERLINE	—— 4" WL ——
6" WATERLINE	—— 6" WL ——
HYDRANT	HYD
SEWER PIPE	—— SS ——
MANHOLE	Ⓢ
STORM PIPE	━━━
OVERHEAD POWERLINE	—— OHE ——
POWER POLE	

EXISTING CONDITION NOTES:

1. SITE IS LOCATED IN A MINIMAL FLOOD HAZARD AREA PER FIRM PANEL 372018500K & 372018600K, BOTH DATED 07/19/2022 .
2. WETLAND FLAGGING PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC DATED 12/11/2024
3. BOUNDARY, TOPOGRAPHY, AND WETLAND SURVEY INFORMATION WITHIN THE BOUNDS OF THE PROJECT PARCELS ARE PROVIDED AND LOCATED BY BATEMAN CIVIL SURVEY COMPANY, PC DATED 07/29/2025 AND 09/04/2025
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. SURVEY INFORMATION PROVIDED BY OTHERS. ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF WORK PROVIDED BY OTHERS. THIS MAP SHALL NOT BE CONSIDERED A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
6. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
7. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH WITH ALL APPLICABLE RULES AND REGULATIONS.
8. REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMP. STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
9. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
10. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
11. THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE, FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
12. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
14. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
15. GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING ETC. W/OWNER.
16. DEMOLITION AND PATCHING OF PAVEMENT AND OTHER EXISTING IMPROVEMENTS IN ADDITION TO THAT INDICATED ON THIS PLAN SHALL BE PERFORMED AS NECESSARY TO CONSTRUCT AND/OR INSTALL NEW WORK.
17. ALL VALVES AND HYDRANTS ARE TO REMAIN ACCESSIBLE AND IN SERVICE THROUGH CONSTRUCTION.
18. WHEN THICK VEGETATION HAS BECOME PE NENTLY ESTABLISHED, CALL FOR FINAL SITE INSPECTION (SEE #4 ABOVE).

ADJOINING PARCEL INFORMATION

ID	PIN	OWNER(S)	DB / PG	BM / PG
AA	1850867237	WAKE ELECTRIC MEMBERSHIP CORP	8182 / 2604	1998 / 2036
AB	1850856710	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2010 / 527
AC	1850852022	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2010 / 527
AD	1850841696	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2017 / 1040
AE	1850841551	LENNAR CAROLINAS LLC	15377 / 2089	2023 / 2306
AF	1850843268	MUNOZ, WELLMAN FRANKLIN; MUNOZ, KRISTEN BRAUN	19407 / 1343	2022 / 575
AG	1850844370	TRIPP, MICHELE L	19344 / 1384	2022 / 575
AH	1850845277	BRATLEE–WHITAKER, EMILY; WHITAKER, TYLER	19328 / 555	2022 / 575
AI	1850846285	BIZIEFF, MICHAEL P; BIZIEFF, VESAL	19508 / 2570	2022 / 574
AJ	1850847266	BURGOA, CHRISTOPHER	19481 / 1310	2022 / 574
AK	1850848247	GIBBS, MICHAEL & STEFANI	19509 / 1828	2022 / 574
AL	1850849227	DEMIAN, JILL & BEVERLY LAVERY	19418 / 975	2022 / 574
AM	1850940208	HOISETH, BRUCE CAVERLY & MARYELLEN	19366 / 1724	2022 / 574
AN	1850940289	MCNEAL, BERLONDRIKA JERTORIA	19342 / 1506	2022 / 574
AO	1850941279	FAYAD, AKRAM & RANIA	19368 / 2463	2022 / 574
AP	1850943209	JENSEN, KENT & LINDA	19616 / 1836	2022 / 574
AQ	1850943299	MILLER, THOMAS W & BARBARA M	19470 / 962	2022 / 574
AR	1850944298	WINFREE, CRYSTAL ROSE & ANDREW CLAY	19425 / 429	2022 / 574
AS	1850945275	ORTALS, EDWARD J & EILEEN	19328 / 1625	2022 / 574
AT	1850946232	BAVISOTTO, DANIELLE M & ERIC N	19699 / 2162	2022 / 574
AU	1850947236	EXPERIENCEONE HOMES LLC	17509 / 1101	2022 / 574
AV	1860041295	EXPERIENCEONE HOMES LLC	17509 / 1101	2021 / 122
AW	1860049264	GIVENS, MICHAEL R & JODY L	19557 / 1264	2021 / 121
AX	1860141226	BOORADY, ANDRE J; ORTALS, MEREDITH B	19159 / 911	2021 / 1210
AY	1860142205	PETWAY, MARCUS M & KENA G	19204 / 1027	2021 / 1210
AZ	1860142285	AUTRY, BETSY SMITH & DAVID EARL	19197 / 530	2021 / 1210
BA	1860143265	RODICO, PAMELA & JOHN RAINIER	19198 / 2595	2021 / 1210
BB	1860144245	BARTLETT, BRIANNE; BARTLETT, SALLY & DOUGLAS	19413 / 2008	2022 / 1238
BC	1860145225	EXPERIENCEONE HOMES LLC	17509 / 1101	2022 / 1238
BD	1860145294	THIGPEN, APRIL LINDSAY	19736 / 2558	2022 / 1238
BE	1860146265	EXPERIENCEONE HOMES LLC	17509 / 1101	2021 / 121

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	32.13	S00° 38' 21.39"W
L2	11.47	S68° 23' 18.79"E
L3	56.43	N68° 30' 35.14"W
L4	30.00	N21° 35' 32.60"E
L5	30.00	N21° 35' 32.56"E
L6	30.13	S17° 09' 14.40"W
L7	29.71	N17° 17' 06.36"E
L8	30.05	N18° 18' 26.37"E
L9	30.01	N88° 59' 25.53"W
L10	12.33	S44° 18' 29.66"W
L11	29.73	S15° 39' 42.66"W
L12	47.68	S27° 21' 06.34"E
L13	86.56	S03° 11' 49.34"E
L14	47.18	S54° 15' 58.34"E
L15	82.48	S15° 56' 38.66"W
L16	35.88	S56° 19' 26.66"W
L17	31.53	S20° 09' 37.66"W
L18	53.96	S35° 40' 07.66"W
L19	35.70	S05° 25' 37.34"E
L20	63.59	S27° 16' 10.66"W
L21	26.68	S76° 49' 27.66"W
L23	44.78	S19° 10' 57.66"W
L24	84.46	S38° 16' 43.66"W
L25	58.77	S07° 59' 44.66"W
L26	48.52	S70° 24' 47.66"W
L27	119.64	S30° 41' 31.66"W
L28	77.79	S66° 41' 12.66"W
L29	82.65	S35° 17' 49.26"W
L30	85.05	S22° 30' 36.34"E
L31	62.39	S27° 04' 25.66"W
L32	139.83	S29° 02' 25.66"W
L33	120.37	S66° 17' 30.66"W
L34	28.27	N22° 49' 54.33"W

PRELIMINARY

NOT FOR CONSTRUCTION

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

01.02.2026
ATTICUS WOODS PRELIMINARY
SUBDIVISION PLAT PSP-XX
ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

REV #	DATE	DESCRIPTION

EXISTING CONDITIONS

Design By: JTH
Date: 01.01.2026
Project #: P240831

SHEET
C100

P:\2024 Projects\240831 Wait_Averette_Thales- E1\ENG\DWG\Sheets\P240831_C100_EXST.dwg

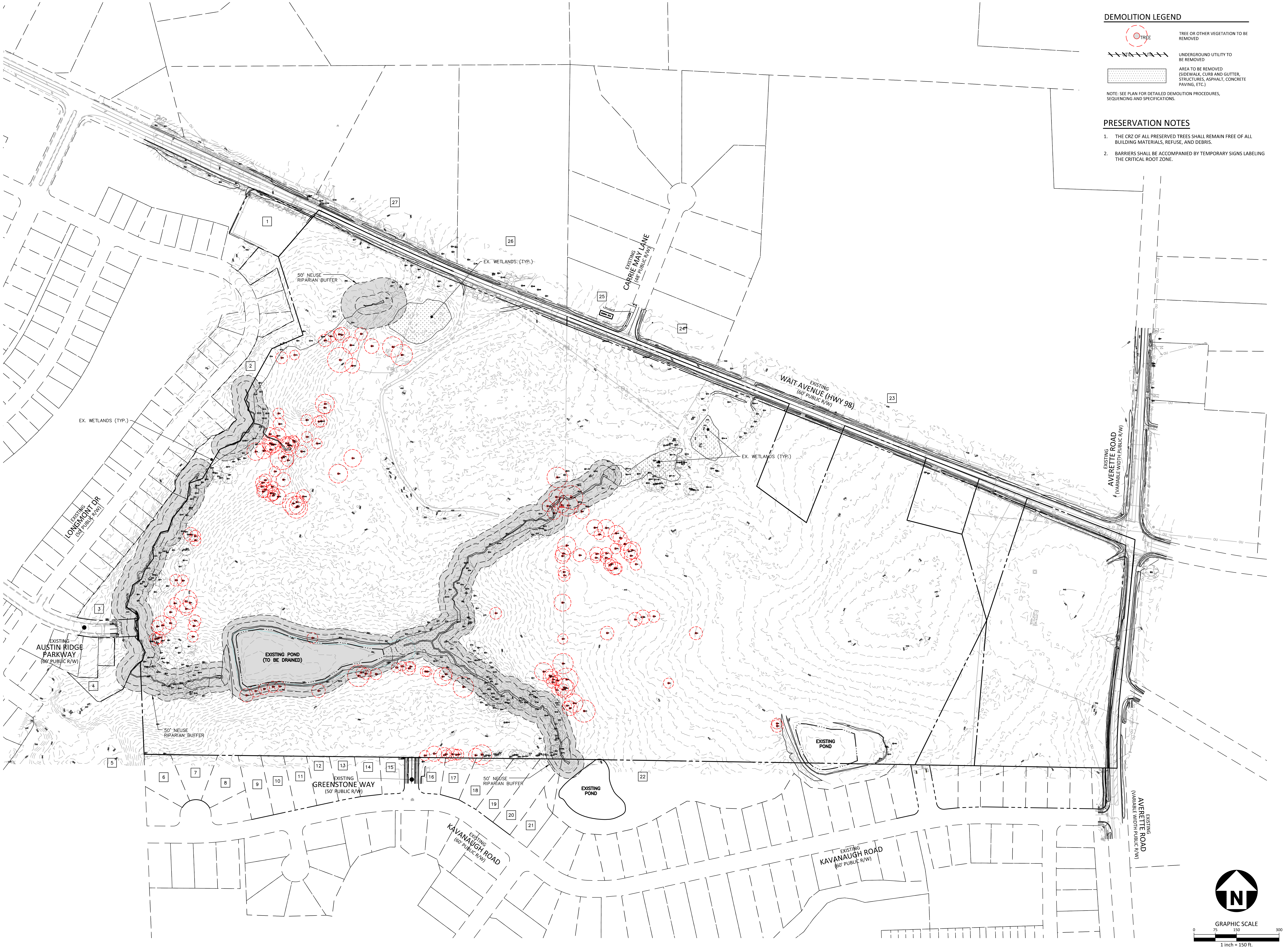
V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 3

9 **Jacqueline Thompson**
REPEAT: Please add ROW labels

10 **Jacqueline Thompson**
REPEAT: Please add ROW labels

11 **Jacqueline Thompson**
Please update submittal number on all sheets

12 **Jacqueline Thompson**
REPEAT: Please add ROW labels


EX. WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER
EXISTING CARRIE MAY LANE (48' PUBLIC R/W)
EXISTING WAIT AVENUE (HWY 98) (60' PUBLIC R/W)
EXISTING AVERETTE ROAD (VARIABLE WIDTH PUBLIC R/W)
EXISTING LONGMONT DR (50' PUBLIC R/W)
EXISTING AUSTIN RIDGE PARKWAY (60' PUBLIC R/W)
EXISTING POND (TO BE DRAINED)
EXISTING POND
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
N
GRAPHIC SCALE
0
75
150
300
1 inch = 150 ft.

DEMOLITION LEGEND

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
UTIL UTIL	UNDERGROUND UTILITY TO BE REMOVED
▨	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

PRESERVATION NOTES

1. THE CRZ OF ALL PRESERVED TREES SHALL REMAIN FREE OF ALL BUILDING MATERIALS, REFUSE, AND DEBRIS.
2. BARRIERS SHALL BE ACCOMPANIED BY TEMPORARY SIGNS LABELING THE CRITICAL ROOT ZONE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\LEN\LEN24019\04-Production\Engineering\Production Drawings\Current Drawings\Preliminary Subdivision Plat\LEN24019-PRP1.dwg, 9/1/2026 2:59:07 PM, Cody James

MCADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

phone 919. 361. 5000
fax 919. 361. 2269
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CLIENT

LENNAR
1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

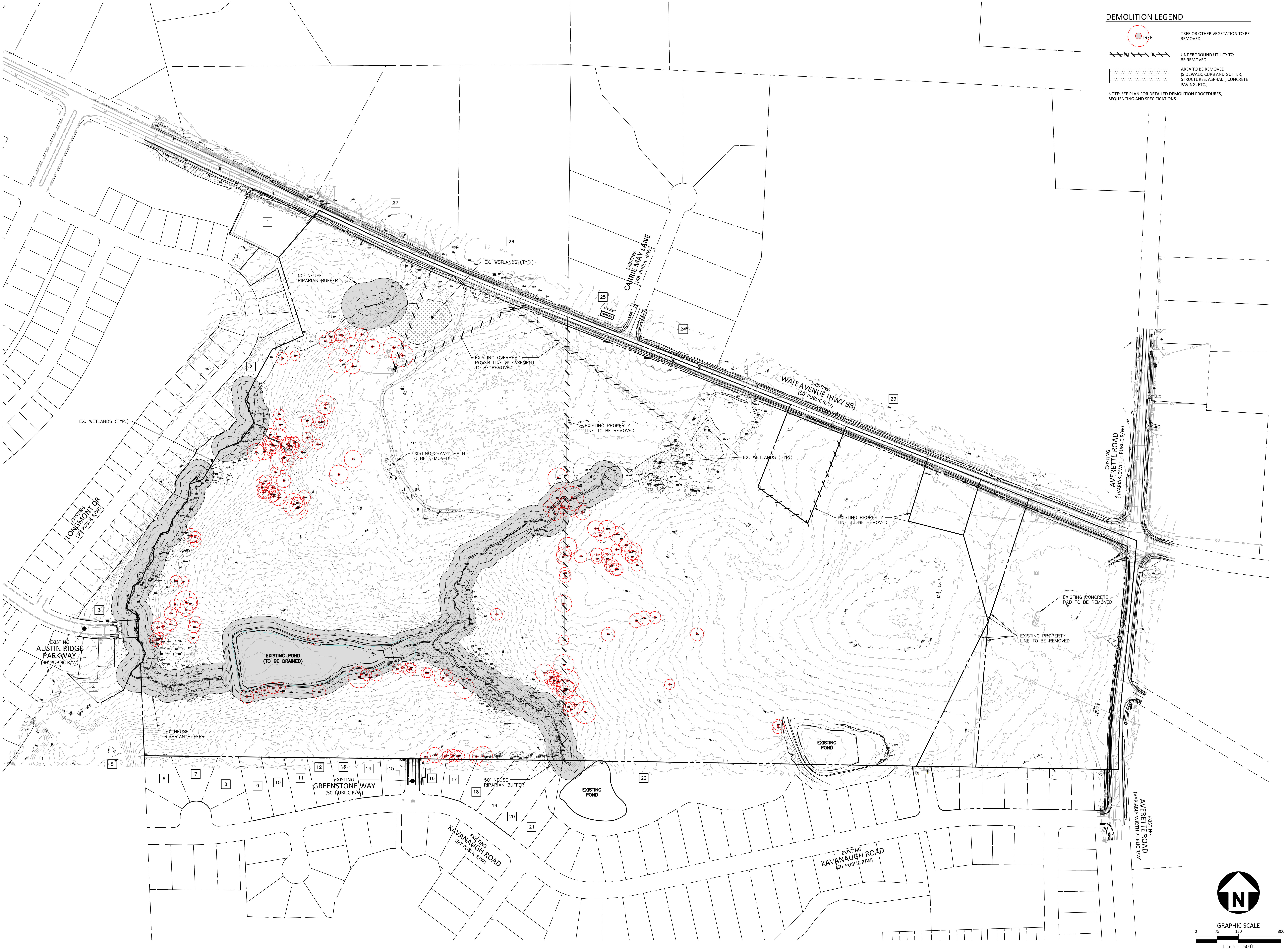
PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-PRP1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 150'
DATE	06. 01. 2026

SHEET

PRESERVATION PLAN

C1.01


EXISTING WAIT AVENUE (HWY 98) (60' PUBLIC R/W)
EXISTING CARRIE MAY LANE (48' PUBLIC R/W)
EXISTING AVERETTE ROAD (VARIABLE WIDTH PUBLIC R/W)
EXISTING LONGMONT DR (50' PUBLIC R/W)
EXISTING AUSTIN RIDGE PARKWAY (60' PUBLIC R/W)
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
EX. WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER
EXISTING OVERHEAD POWER LINE & EASEMENT TO BE REMOVED
EXISTING PROPERTY LINE TO BE REMOVED
EXISTING GRAVEL PATH TO BE REMOVED
EXISTING POND (TO BE DRAINED)
EXISTING POND
EXISTING CONCRETE PAD TO BE REMOVED
DEBRIS PILE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
N
GRAPHIC SCALE
0
75
150
300
1 inch = 150 ft.

DEMOLITION LEGEND

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
UTIL UTIL	UNDERGROUND UTILITY TO BE REMOVED
▨	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

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Anna Lancaster
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LENNAR

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048250
NICOLAS D. WILLIAMSON

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

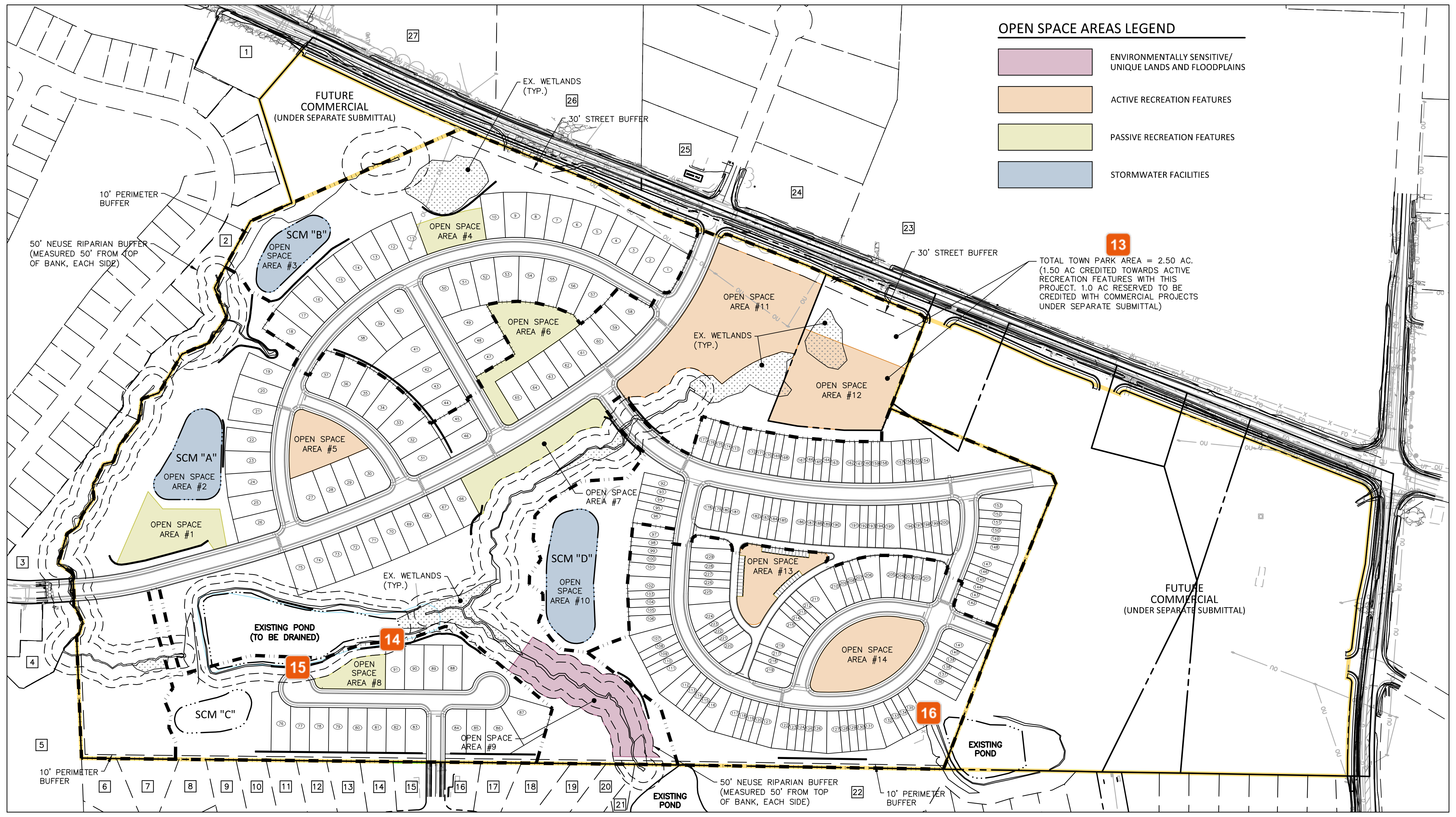
PROJECT NO.	LEN24019
FILENAME	LEN24019-DM1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 150'
DATE	06. 01. 2026

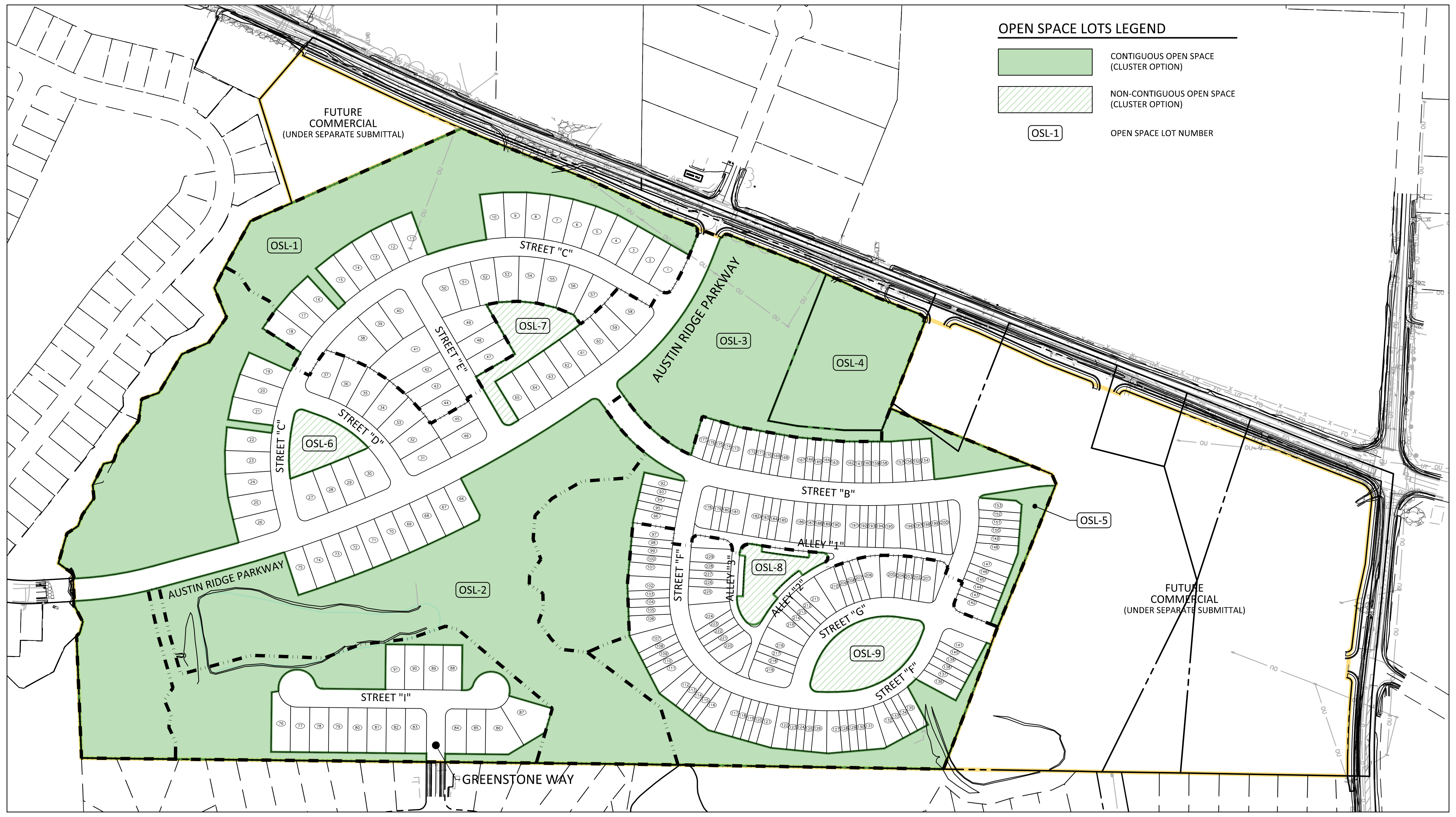
SHEET

DEMOLITION PLAN

C1.02

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-DM1.dwg, 9/1/2026 2:59:26 PM, Cody James


OPEN SPACE AREAS LEGEND
ENVIRONMENTALLY SENSITIVE/ UNIQUE LANDS AND FLOODPLAINS
ACTIVE RECREATION FEATURES
PASSIVE RECREATION FEATURES
STORMWATER FACILITIES
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
EX. WETLANDS (TYP.)
30' STREET BUFFER
10' PERIMETER BUFFER
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
SCM "A"
SCM "B"
SCM "C"
SCM "D"
OPEN SPACE AREA #1
OPEN SPACE AREA #2
OPEN SPACE AREA #3
OPEN SPACE AREA #4
OPEN SPACE AREA #5
OPEN SPACE AREA #6
OPEN SPACE AREA #7
OPEN SPACE AREA #8
OPEN SPACE AREA #9
OPEN SPACE AREA #10
OPEN SPACE AREA #11
OPEN SPACE AREA #12
OPEN SPACE AREA #13
OPEN SPACE AREA #14
EXISTING POND (TO BE DRAINED)
EXISTING POND
13
TOTAL TOWN PARK AREA = 2.50 AC. (1.50 AC CREDITED TOWARDS ACTIVE RECREATION FEATURES WITH THIS PROJECT. 1.0 AC RESERVED TO BE CREDITED WITH COMMERCIAL PROJECTS UNDER SEPARATE SUBMITTAL)
14
15
16


OPEN SPACE LOTS LEGEND
CONTIGUOUS OPEN SPACE (CLUSTER OPTION)
NON-CONTIGUOUS OPEN SPACE (CLUSTER OPTION)
OSL-1
OPEN SPACE LOT NUMBER
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
OSL-1
OSL-2
OSL-3
OSL-4
OSL-5
OSL-6
OSL-7
OSL-8
OSL-9
STREET "C"
STREET "E"
STREET "D"
STREET "B"
STREET "F"
STREET "G"
STREET "I"
ALLEY "1"
ALLEY "2"
AUSTIN RIDGE PARKWAY
GREENSTONE WAY

OPEN SPACE (NC-CZ ZONING)

NET PROJECT AREA = 3,297,044 SF / 75.69 AC (SEE SITE DATA TABLE ON COVER)		
	REQUIRED (LDO SECTION 6.2)	PROPOSED
TOTAL OPEN SPACE (15% OF PROJECT AREA)	494,557 SF MIN. (3,297,044 SF x 15%)	520,302 SF (15.78%)
ACTIVE RECREATION FEATURES (50% OF TOTAL OPEN SPACE)	247,278 SF MIN. (494,557 SF x 50%)	258,830 SF (52.34%)
PASSIVE RECREATION FEATURES (50% OF TOTAL OPEN SPACE) (INCLUDES CATEGORIES BELOW)	247,278 SF MIN. (494,557 SF x 50%)	261,472 SF (52.87%) (TOTAL PASSIVE RECREATION FEATURES AREA INCLUDES 49,363 SF ENVIRONMENTALLY SENSITIVE/ UNIQUE LANDS AND 94,940 SF STORMWATER FACILITIES AS DETAILED BELOW)
ENVIRONMENTALLY SENSITIVE/UNIQUE LANDS AND FLOODPLAINS (INCLUDES WETLANDS, PROTECTED STREAM BUFFERS, ROCK OUTCROPPINGS, AND FLOODPLAINS) (20% OF PASSIVE OPEN SPACE MAX.)	49,456 SF MAX. PASSIVE OPEN SPACE (247,278 SF x 20%)	49,363 SF (19.96%)
STORMWATER FACILITIES (50% OF PASSIVE OPEN SPACE MAX.)	123,639 SF MAX. PASSIVE OPEN SPACE (247,278 SF x 50%)	94,941 SF (38.39%)

OPEN SPACE BY PHASE (NC-CZ ZONING)

	PHASE 1 1,508,564 SF		PHASES 1 & 2 1,974,635 SF		PHASES 1, 2 & 3 2,497,979 SF		PHASES 1, 2, 3 & 4 3,008,872 SF		PHASES 1, 2, 3, 4 & 5 3,297,044 SF	
	REQUIRED*	PROPOSED	REQUIRED*	PROPOSED	REQUIRED*	PROPOSED	REQUIRED*	PROPOSED	REQUIRED*	PROPOSED
TOTAL OPEN SPACE (15% OF PROJECT AREA)	226,285 SF MIN.	338,389 SF	296,195 SF MIN.	387,075 SF	374,697 SF MIN.	429,771 SF	451,331 SF MIN.	503,422 SF	494,557 SF MIN.	520,302 SF
ACTIVE RECREATION FEATURES (50% OF TOTAL OPEN SPACE)	113,142 SF MIN.	193,905 SF	148,098 SF MIN.	193,905 SF	187,348 SF MIN.	193,905 SF	225,665 SF MIN.	258,830 SF	247,278 SF MIN.	258,830 SF
PASSIVE RECREATION FEATURES (50% OF TOTAL OPEN SPACE) (INCLUDES CATEGORIES BELOW)	113,142 SF MIN.	144,484 SF	148,098 SF MIN.	193,170 SF	187,348 SF MIN.	235,866 SF	225,665 SF MIN.	244,796 SF	247,278 SF MIN.	261,472 SF
ENVIRONMENTALLY SENSITIVE/UNIQUE LANDS AND FLOODPLAINS (INCLUDES WETLANDS, PROTECTED STREAM BUFFERS, ROCK OUTCROPPINGS, AND FLOODPLAINS) (20% OF PASSIVE OPEN SPACE MAX.)	22,628 SF MAX.	22,628 SF CREDITED (49,363 SF TOTAL)	29,620 SF MAX.	29,620 SF CREDITED (49,363 SF TOTAL)	37,470 SF MAX.	37,470 SF CREDITED (49,363 SF TOTAL)	45,133 SF MAX.	45,133 SF CREDITED (49,363 SF TOTAL)	49,456 SF MAX.	49,363 SF
STORMWATER FACILITIES (50% OF PASSIVE OPEN SPACE MAX.)	56,571 SF MAX.	31,682 SF	74,049 SF MAX.	73,376 SF	93,674 SF MAX.	93,674 SF CREDITED (94,941 SF TOTAL)	112,833 SF MAX.	94,941 SF	123,639 SF MAX.	94,941 SF

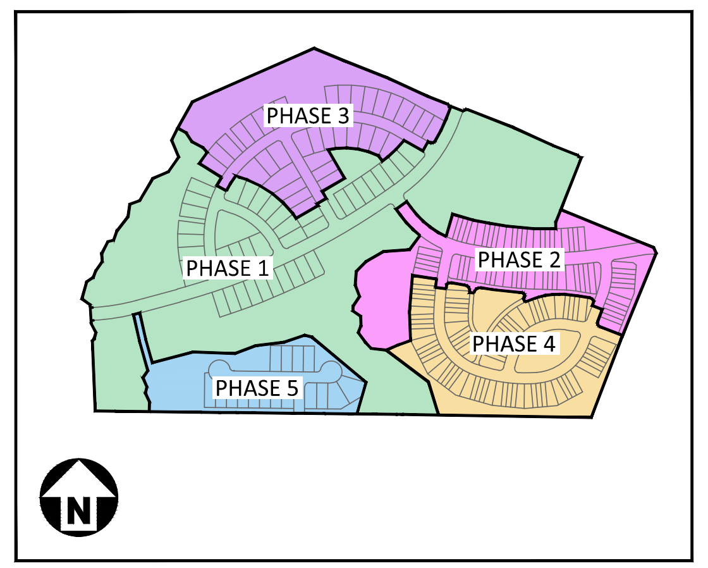
* LDO SECTION 6.2

OPEN SPACE AREAS SUMMARY

OPEN SPACE AREA	ACTIVE RECREATION FEATURES	PASSIVE RECREATION FEATURES	ENVIRONMENTALLY SENSITIVE/UNIQUE LANDS	STORMWATER FACILITIES	OPEN SPACE SIZE	OPEN SPACE TYPE / USE
OS AREA #1	-	30,678 SF (PH1)	-	-	SMALL	POCKET PARK
OS AREA #2	-	-	-	31,682 SF (PH1)	SMALL	STORMWATER FEATURE
OS AREA #3	-	-	-	21,565 SF (PH3)	SMALL	STORMWATER FEATURE
OS AREA #4	-	14,548 SF (PH3)	-	-	SMALL	POCKET PARK
OS AREA #5	22,785 SF (PH1)	-	-	-	SMALL	POCKET PARK
OS AREA #6	-	32,633 SF (PH1)	-	-	SMALL	POCKET PARK
OS AREA #7	-	26,863 SF (PH1)	-	-	SMALL	POCKET PARK
OS AREA #8	-	12,446 SF (PH5)	-	-	SMALL	POCKET PARK
OS AREA #9	-	-	49,363 SF (PH1)	-	MEDIUM	ENVIRONMENTAL FEATURE
OS AREA #10	-	-	-	41,694 SF (PH2)	SMALL	STORMWATER FEATURE
OS AREA #11	105,594 SF (PH1)	-	-	-	MEDIUM	AMENITY CENTER
OS AREA #12	65,526 SF (PH1)	-	-	-	MEDIUM	TOWN PARK
OS AREA #13	23,509 SF (PH4)	-	-	-	SMALL	POCKET PARK
OS AREA #14	41,416 SF (PH4)	-	-	-	SMALL	GREEN
TOTAL	247,671 SF	117,168 SF	49,363 SF	94,941 SF	-	-

OPEN SPACE LOTS (CLUSTER OPTION)

	REQUIRED (LDO SECTION 6.2)	PROPOSED
CONTIGUOUS OPEN SPACE (40% OF PROJECT AREA)	1,318,818 SF MIN. (3,297,044 SF x 40%)	1,585,616 SF (48.09%) (OSL-1, OSL-2, OSL-3, OSL-4, OSL-5)


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
N

PHASING DIAGRAM

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-OS1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 200'
DATE	06. 01. 2026

SHEET

OVERALL OPEN SPACE PLAN

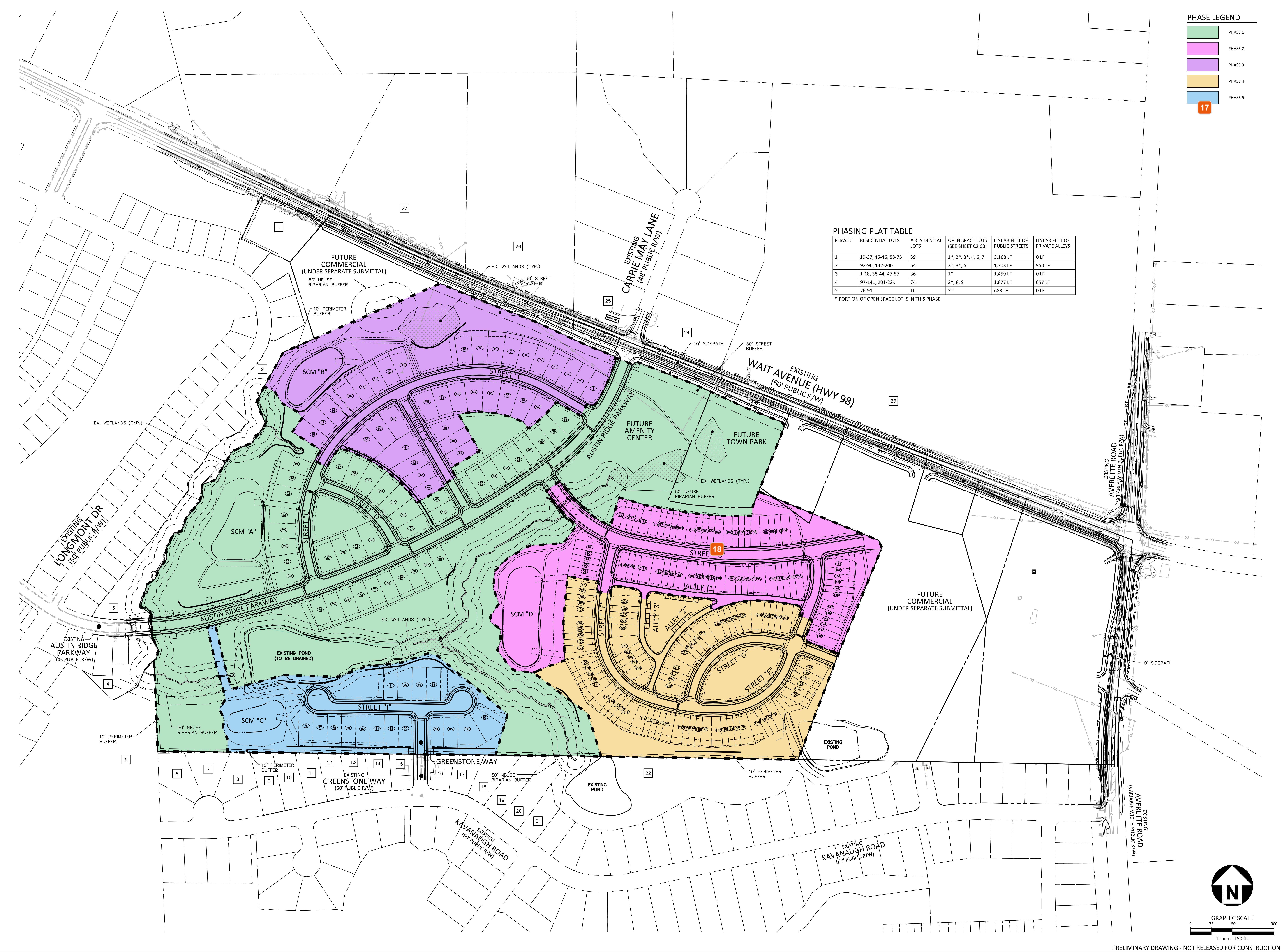
C2.00

13 **Stephen Wensman**
Add a note: To be dedicated to the Town of Rolesville at Final Plat.

14 **Stephen Wensman**
Town prefers that riparian buffers be located outside of individual lots.

15 **Stephen Wensman**
Provide documentation that the road does not violate NCDEQ Buffer Rule.

16 **Stephen Wensman**
Verify if this is riparian buffer on this lot. Riparian buffers should be outside of lot area.


PHASE LEGEND
🟩 PHASE 1
🟪 PHASE 2
🟪 PHASE 3
🟨 PHASE 4
🟦 PHASE 5
17
18
WAIT AVENUE (HWY 98)
EXISTING (60' PUBLIC R/W)
EXISTING CARRIE MAY LANE (48' PUBLIC R/W)
EXISTING LONGMONT DR (50' PUBLIC R/W)
EXISTING AUSTIN RIDGE PARKWAY (60' PUBLIC R/W)
AUSTIN RIDGE PARKWAY
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
GREENSTONE WAY
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
EXISTING AVERETTE ROAD (VARIABLE WIDTH PUBLIC R/W)
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
FUTURE AMENITY CENTER
FUTURE TOWN PARK
SCM "A"
SCM "B"
SCM "C"
SCM "D"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "I"
ALLEY "1"
ALLEY "2"
ALLEY "3"
EXISTING POND (TO BE DRAINED)
EXISTING POND
EX. WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER
10' PERIMETER BUFFER
30' STREET BUFFER
10' SIDEPATH
GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.
N

PHASING PLAT TABLE

PHASE #	RESIDENTIAL LOTS	# RESIDENTIAL LOTS	OPEN SPACE LOTS (SEE SHEET C2.00)	LINEAR FEET OF PUBLIC STREETS	LINEAR FEET OF PRIVATE ALLEYS
1	19-37, 45-46, 58-75	39	1*, 2*, 3*, 4, 6, 7	3,168 LF	0 LF
2	92-96, 142-200	64	2*, 3*, 5	1,703 LF	950 LF
3	1-18, 38-44, 47-57	36	1*	1,459 LF	0 LF
4	97-141, 201-229	74	2*, 8, 9	1,877 LF	657 LF
5	76-91	16	2*	683 LF	0 LF

* PORTION OF OPEN SPACE LOT IS IN THIS PHASE

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WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-PP1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 150'
DATE	06. 01. 2026

SHEET

PHASING PLAN

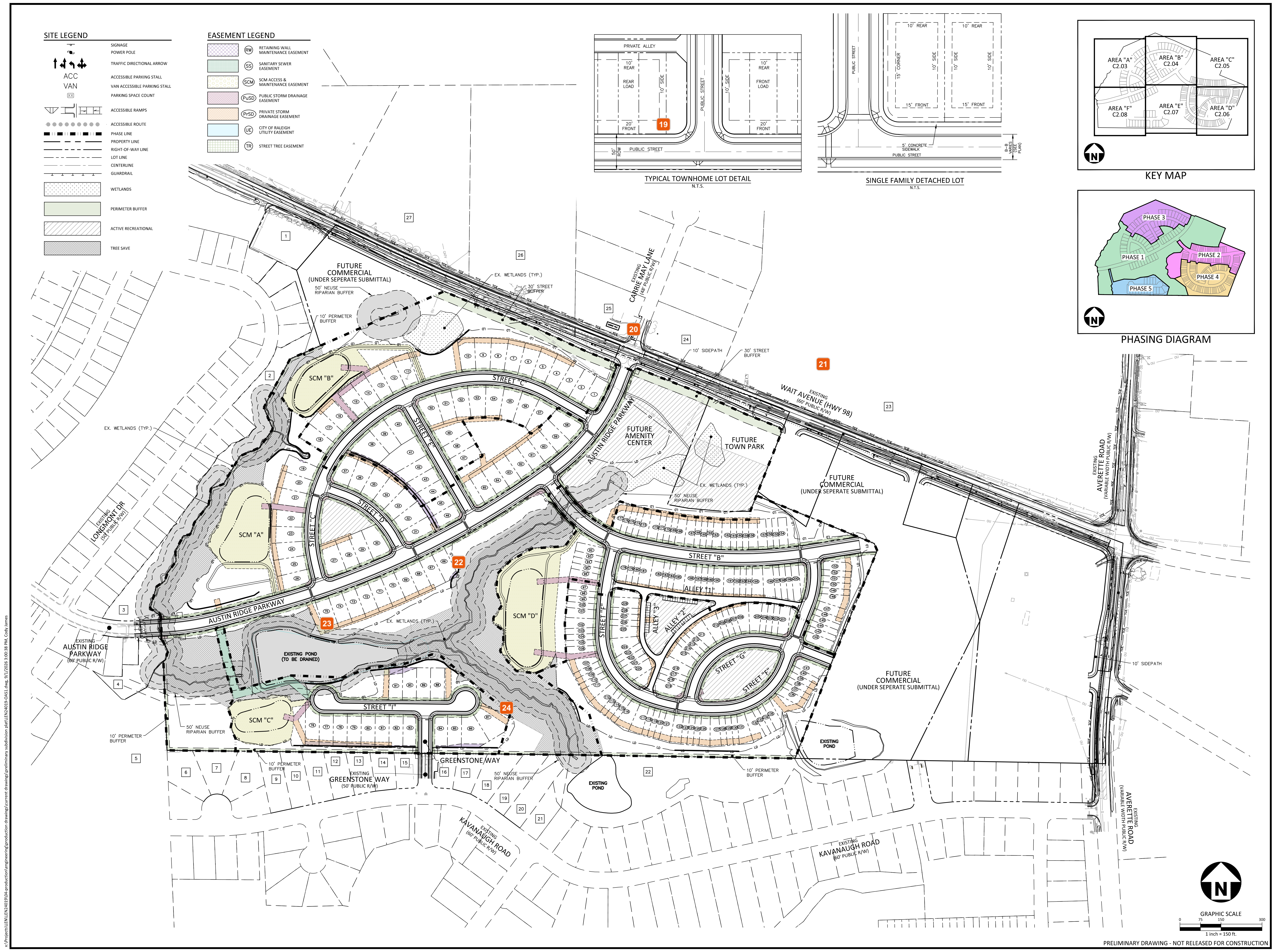
C2.01

17 **Jacqueline Thompson**

Based on the phasing plat table, I am assuming this phasing is for platting and not construction? Please clarify if that is the case, for both, or just construction. Consider adding a note onto the sheet for clarification. If for construction, there is a concern with having Phase 1 at the center and construction vehicles driving across new infrastructure as subsequent phasing has construction occurring for utilities and streets. Also, infrastructure needs to be reviewed for constructability based on phasing - Where the phasing lines are shown provides some question as to when storm, parking areas, etc. will be constructed. Some phasing notes may help with this if that is the case for this specific project.

18 **Stephen Wensman**

General Note: Work with Wake County to identify street names for the development.


SITE LEGEND
SIGNAGE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACC — ACCESSIBLE PARKING STALL
VAN — VAN ACCESSIBLE PARKING STALL
XX — PARKING SPACE COUNT
ACCESSIBLE RAMPS
ACCESSIBLE ROUTE
PHASE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
CENTERLINE
GUARDRAIL
WETLANDS
PERIMETER BUFFER
ACTIVE RECREATIONAL
TREE SAVE
EASEMENT LEGEND
RW — RETAINING WALL MAINTENANCE EASEMENT
SS — SANITARY SEWER EASEMENT
SCM — SCM ACCESS & MAINTENANCE EASEMENT
PuSD — PUBLIC STORM DRAINAGE EASEMENT
PrSD — PRIVATE STORM DRAINAGE EASEMENT
UE — CITY OF RALEIGH UTILITY EASEMENT
TR — STREET TREE EASEMENT
TYPICAL TOWNHOME LOT DETAIL
N.T.S.
PRIVATE ALLEY
10' REAR
REAR LOAD
FRONT LOAD
20' FRONT
PUBLIC STREET
SINGLE FAMILY DETACHED LOT
N.T.S.
10' REAR
15' CORNER
10' SIDE
15' FRONT
5' CONCRETE SIDEWALK
KEY MAP
AREA "A" C2.03
AREA "B" C2.04
AREA "C" C2.05
AREA "D" C2.06
AREA "E" C2.07
AREA "F" C2.08
PHASING DIAGRAM
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
FUTURE COMMERCIAL (UNDER SEPERATE SUBMITTAL)
50' NEUSE RIPARIAN BUFFER
10' PERIMETER BUFFER
EX. WETLANDS (TYP.)
30' STREET BUFFER
EXISTING CARRIE MAY LANE
10' SIDEPATH
EXISTING WAIT AVENUE (HWY 98) (60' PUBLIC R/W)
FUTURE AMENITY CENTER
FUTURE TOWN PARK
AUSTIN RIDGE PARKWAY
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "I"
ALLEY "1"
ALLEY "2"
ALLEY "3"
SCM "A"
SCM "B"
SCM "C"
SCM "D"
EXISTING POND (TO BE DRAINED)
EXISTING POND
EXISTING LONGMONT DR
EXISTING AUSTIN RIDGE PARKWAY (60' PUBLIC R/W)
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
GREENSTONE WAY
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
EXISTING AVERETTE ROAD
19
20
21
22
23
24
GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.
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REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-OAS1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 150'
DATE	06. 01. 2026

SHEET

OVERALL PRELIMINARY PLAT

C2.02

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 8

19 **Stephen Wensman**

Add min. Lot Width and Depth to the Details

20 **Stephen Wensman**

The TIA indicated a traffic signal was needed at this intersection. When will the traffic signal be installed, or is it no longer required by NCDOT?

21 **Stephen Wensman**

General Note: The response to comments mentioned 3 Kiosk locations. These are not shown on the plans, but be sure to provide them on the CIDs.
General Note: sewer cleanouts and water meters should be located outside of sidewalks or driveways.
General Note: Be sure to adhere to tree setbacks to fire hydrants and Street Lights when preparing the CIDs.
Comment: With 15' setbacks and front loading lots, where will cars park?

22 **Stephen Wensman**

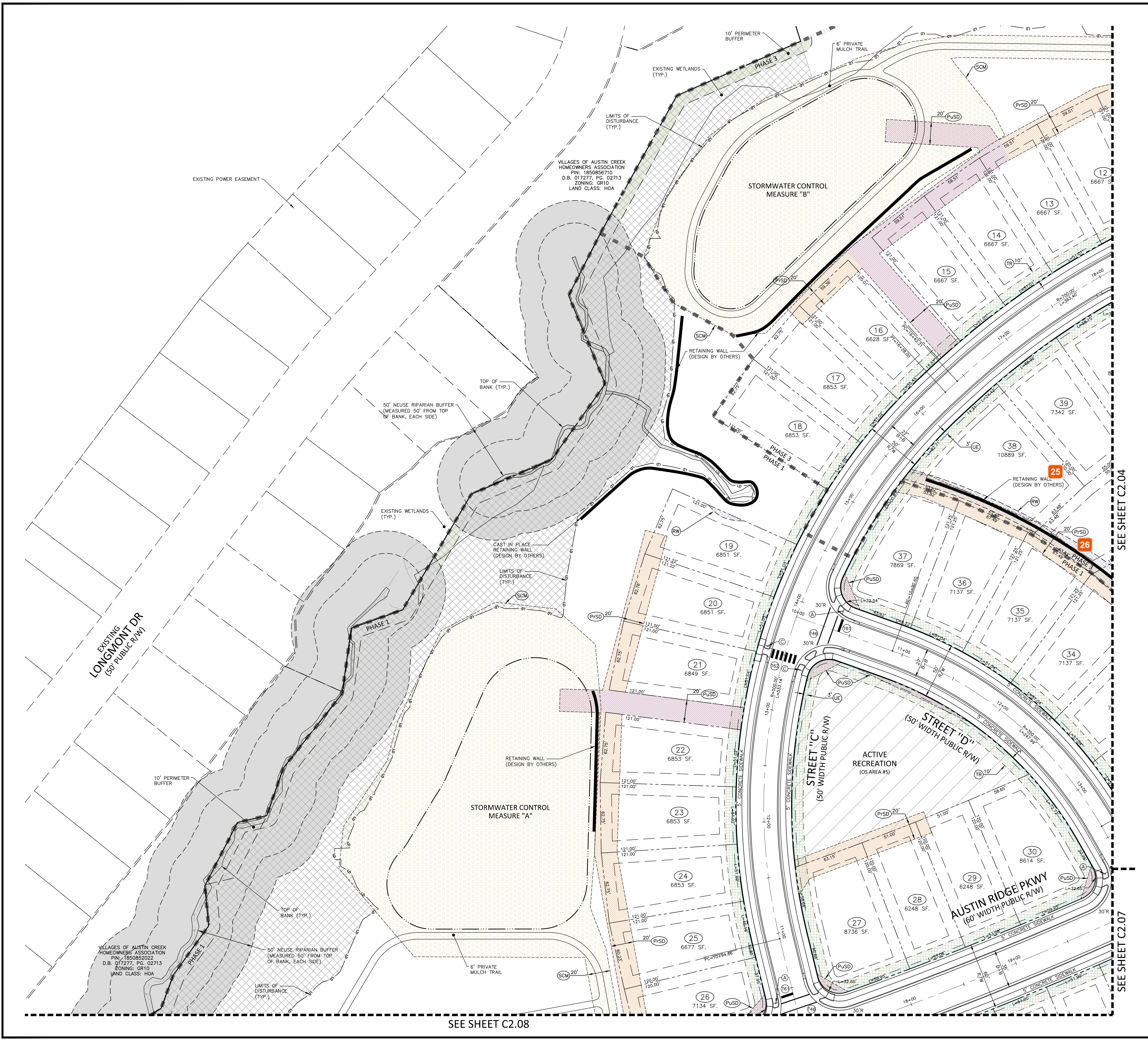
Add note: Wall to be maintained by HOA

23 **Stephen Wensman**

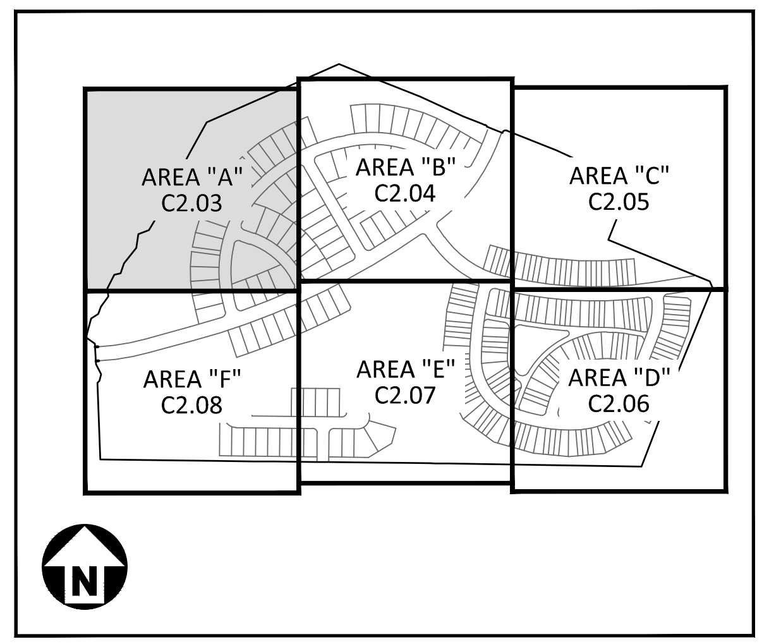
Town prefers that lots be fully outside of riparian buffers.

24 **Stephen Wensman**

Town prefers that lots be fully outside of riparian buffers as a best practice.


10' PERIMETER BUFFER
6' PRIVATE MULCH TRAIL
EXISTING WETLANDS (TYP.)
PHASE 3
LIMITS OF DISTURBANCE (TYP.)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850856710
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA
EXISTING POWER EASEMENT
STORMWATER CONTROL MEASURE "B"
SCM
PrSD 20'
PuSD 20'
TR 10'
RETAINING WALL (DESIGN BY OTHERS)
TOP OF BANK (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
EXISTING WETLANDS (TYP.)
CAST IN PLACE RETAINING WALL (DESIGN BY OTHERS)
LIMITS OF DISTURBANCE (TYP.)
PHASE 1
PHASE 3
PHASE 1
EXISTING LONGMONT DR (50' PUBLIC R/W)
12 6667 SF.
13 6667 SF.
14 6667 SF.
15 6667 SF.
16 6628 SF.
17 6853 SF.
18 6853 SF.
19 6851 SF.
20 6851 SF.
21 6849 SF.
22 6853 SF.
23 6853 SF.
24 6853 SF.
25 6677 SF.
26 7134 SF.
27 8736 SF.
28 6248 SF.
29 6248 SF.
30 8614 SF.
34 7137 SF.
35 7137 SF.
36 7137 SF.
37 7869 SF.
38 10889 SF.
39 7342 SF.
RW
3' UE
25
RETAINING WALL (DESIGN BY OTHERS)
26
R=700.00' L=363.40'
R=500.00' L=533.14'
R=350.00' L=247.99'
27' B-B
50' R/W
60' R/W
35' B-B
30'R
T46
T61
T62
A
C
5' CONCRETE SIDEWALK
STREET "C" (50' WIDTH PUBLIC R/W)
STREET "D" (50' WIDTH PUBLIC R/W)
ACTIVE RECREATION (OS AREA #5)
AUSTIN RIDGE PKWY (60' WIDTH PUBLIC R/W)
STORMWATER CONTROL MEASURE "A"
10' PERIMETER BUFFER
TOP OF BANK (TYP.)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850852022
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
LIMITS OF DISTURBANCE (TYP.)
6' PRIVATE MULCH TRAIL
SCM 20'
SEE SHEET C2.04
SEE SHEET C2.07
SEE SHEET C2.08

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-S1.dwg, 9/1/2026 3:01:04 PM, Cody James


AREA "A" C2.03
AREA "B" C2.04
AREA "C" C2.05
AREA "F" C2.08
AREA "E" C2.07
AREA "D" C2.06
N

KEY MAP

EASEMENT LEGEND

▨	(RW)	RETAINING WALL MAINTENANCE EASEMENT
▨	(SS)	SANITARY SEWER EASEMENT
▨	(SCM)	SCM ACCESS & MAINTENANCE EASEMENT
▨	(PuSD)	PUBLIC STORM DRAINAGE EASEMENT
▨	(PrSD)	PRIVATE STORM DRAINAGE EASEMENT
▨	(UE)	CITY OF RALEIGH UTILITY EASEMENT
▨	(TR)	STREET TREE EASEMENT

SITE LEGEND

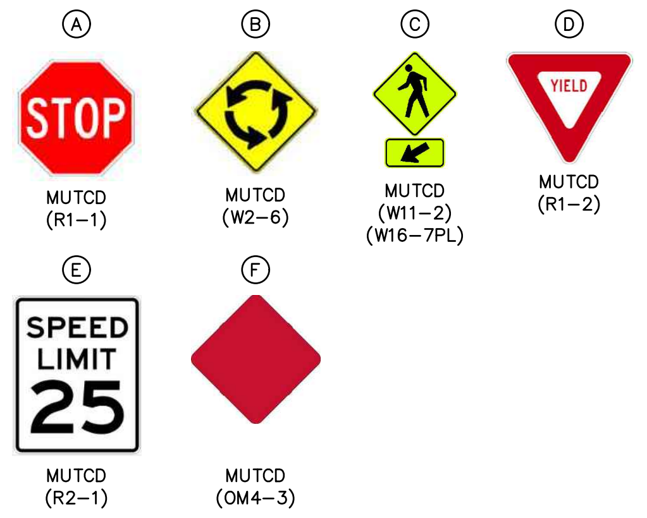
	SIGNAGE
	POWER POLE
↑	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
● ● ● ●	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	GUARDRAIL
▨	HEAVY DUTY ASPHALT PAVEMENT
	WETLANDS
🟩	PERIMETER BUFFER
▨	ACTIVE RECREATIONAL
▨	TREE SAVE

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T46	WHITE CROSSWALK LINE (8", 90 MIL)
T61	WHITE STOPBAR (24", 90 MIL)
T62	WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)


A
STOP
B
C
D
YIELD
E
SPEED LIMIT 25
F

A MUTCD (R1–1)
B MUTCD (W2–6)
C MUTCD (W11–2) (W16–7PL)
D MUTCD (R1–2)
E MUTCD (R2–1)
F MUTCD (OM4–3)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Raleigh, NC 27603
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1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

LENNAR

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048250
NICHOLAS D. WILLIAMS

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-S1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

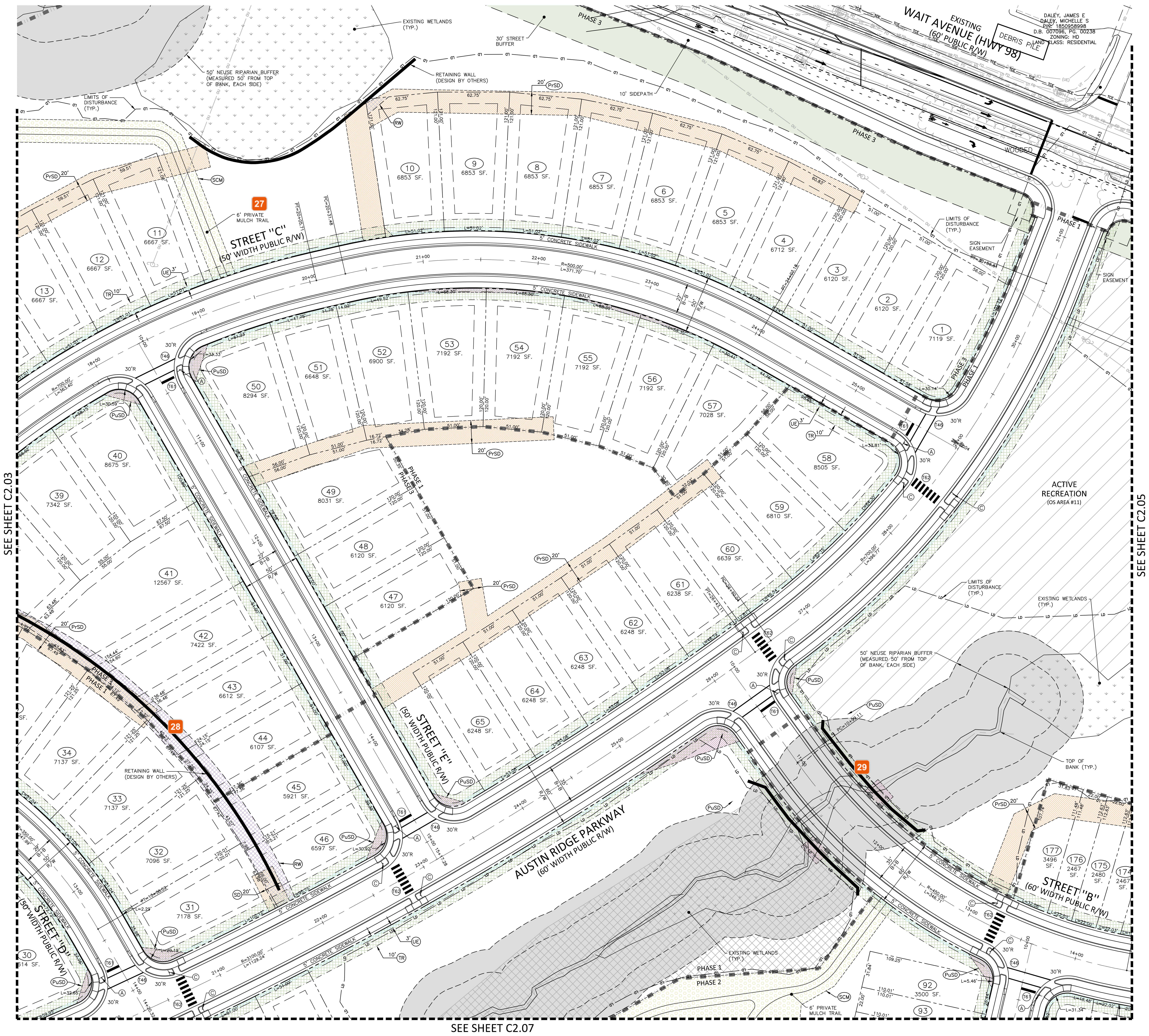
SHEET

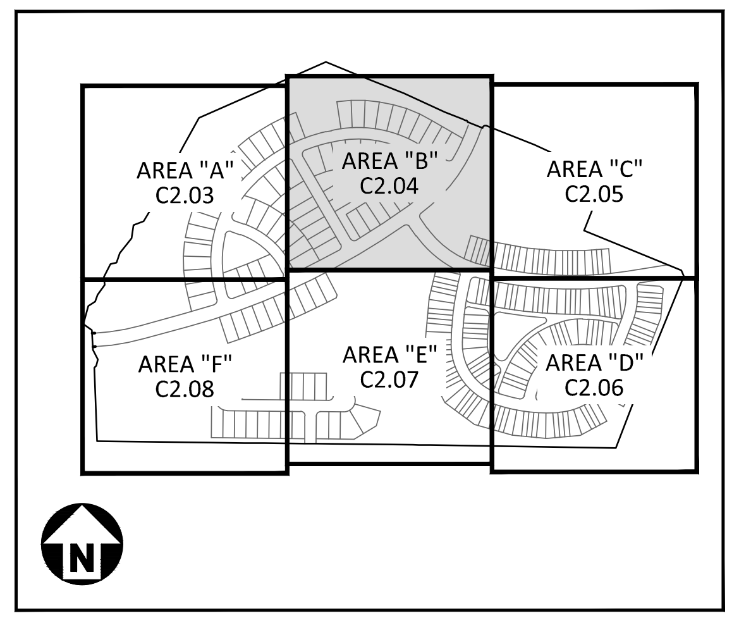
PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "A"

C2.03

25 **Stephen Wensman**
Add note: wall to be maintained by the HOA

26 **Stephen Wensman**
Tree save hatch seems impractical give the retaining wall


WAIT AVENUE (HWY 98)
EXISTING
(60' PUBLIC R/W)
DEBRIS PILE
DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL
EXISTING WETLANDS (TYP.)
30' STREET BUFFER
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
RETAINING WALL (DESIGN BY OTHERS)
LIMITS OF DISTURBANCE (TYP.)
10' SIDEPATH
PHASE 3
PHASE 1
PHASE 2
STREET "C" (50' WIDTH PUBLIC R/W)
STREET "E" (50' WIDTH PUBLIC R/W)
STREET "D" (50' WIDTH PUBLIC R/W)
STREET "B" (60' WIDTH PUBLIC R/W)
AUSTIN RIDGE PARKWAY (60' WIDTH PUBLIC R/W)
6' PRIVATE MULCH TRAIL
5' CONCRETE SIDEWALK
SIGN EASEMENT
ACTIVE RECREATION (OS AREA #11)
TOP OF BANK (TYP.)
1 7119 SF.
2 6120 SF.
3 6120 SF.
4 6712 SF.
5 6853 SF.
6 6853 SF.
7 6853 SF.
8 6853 SF.
9 6853 SF.
10 6853 SF.
11 6667 SF.
12 6667 SF.
13 6667 SF.
30 614 SF.
31 7178 SF.
32 7096 SF.
33 7137 SF.
34 7137 SF.
39 7342 SF.
40 8675 SF.
41 12567 SF.
42 7422 SF.
43 6612 SF.
44 6107 SF.
45 5921 SF.
46 6597 SF.
47 6120 SF.
48 6120 SF.
49 8031 SF.
50 8294 SF.
51 6648 SF.
52 6900 SF.
53 7192 SF.
54 7192 SF.
55 7192 SF.
56 7192 SF.
57 7028 SF.
58 8505 SF.
59 6810 SF.
60 6639 SF.
61 6238 SF.
62 6248 SF.
63 6248 SF.
64 6248 SF.
65 6248 SF.
92 3500 SF.
93
174 2467 SF.
175 2480 SF.
176 2467 SF.
177 3496 SF.
27
28
29
SEE SHEET C2.03
SEE SHEET C2.05
SEE SHEET C2.07


AREA "A" C2.03
AREA "B" C2.04
AREA "C" C2.05
AREA "F" C2.08
AREA "E" C2.07
AREA "D" C2.06
N

KEY MAP

EASEMENT LEGEND

▨	(RW)	RETAINING WALL MAINTENANCE EASEMENT
▨	(SS)	SANITARY SEWER EASEMENT
▨	(SCM)	SCM ACCESS & MAINTENANCE EASEMENT
▨	(PuSD)	PUBLIC STORM DRAINAGE EASEMENT
▨	(PrSD)	PRIVATE STORM DRAINAGE EASEMENT
☐	(UE)	CITY OF RALEIGH UTILITY EASEMENT
▨	(TR)	STREET TREE EASEMENT

SITE LEGEND

-o-	SIGNAGE
●	POWER POLE
↑ ↰ ↶ ✥	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
▽	ACCESSIBLE RAMPS
● ● ● ● ●	ACCESSIBLE ROUTE
▬ ▬ ▬	PHASE LINE
— — —	PROPERTY LINE
— — —	RIGHT-OF-WAY LINE
— — —	LOT LINE
— – —	CENTERLINE
┴ ┴ ┴	GUARDRAIL
▨	HEAVY DUTY ASPHALT PAVEMENT
▨	WETLANDS
🟩	PERIMETER BUFFER
▨	ACTIVE RECREATIONAL
▨	TREE SAVE

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T46	WHITE CROSSWALK LINE (8", 90 MIL)
T61	WHITE STOPBAR (24", 90 MIL)
T62	WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)

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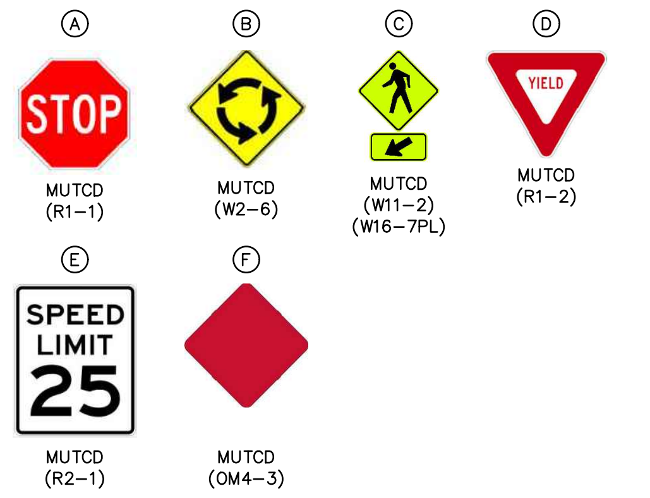
A
STOP
MUTCD (R1–1)
B
MUTCD (W2–6)
C
MUTCD (W11–2) (W16–7PL)
D
YIELD
MUTCD (R1–2)
E
SPEED LIMIT 25
MUTCD (R2–1)
F
MUTCD (OM4–3)

N

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-S1.dwg, 9/1/2026 3:01:16 PM, Cody James

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SEAL 048250
NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-S1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

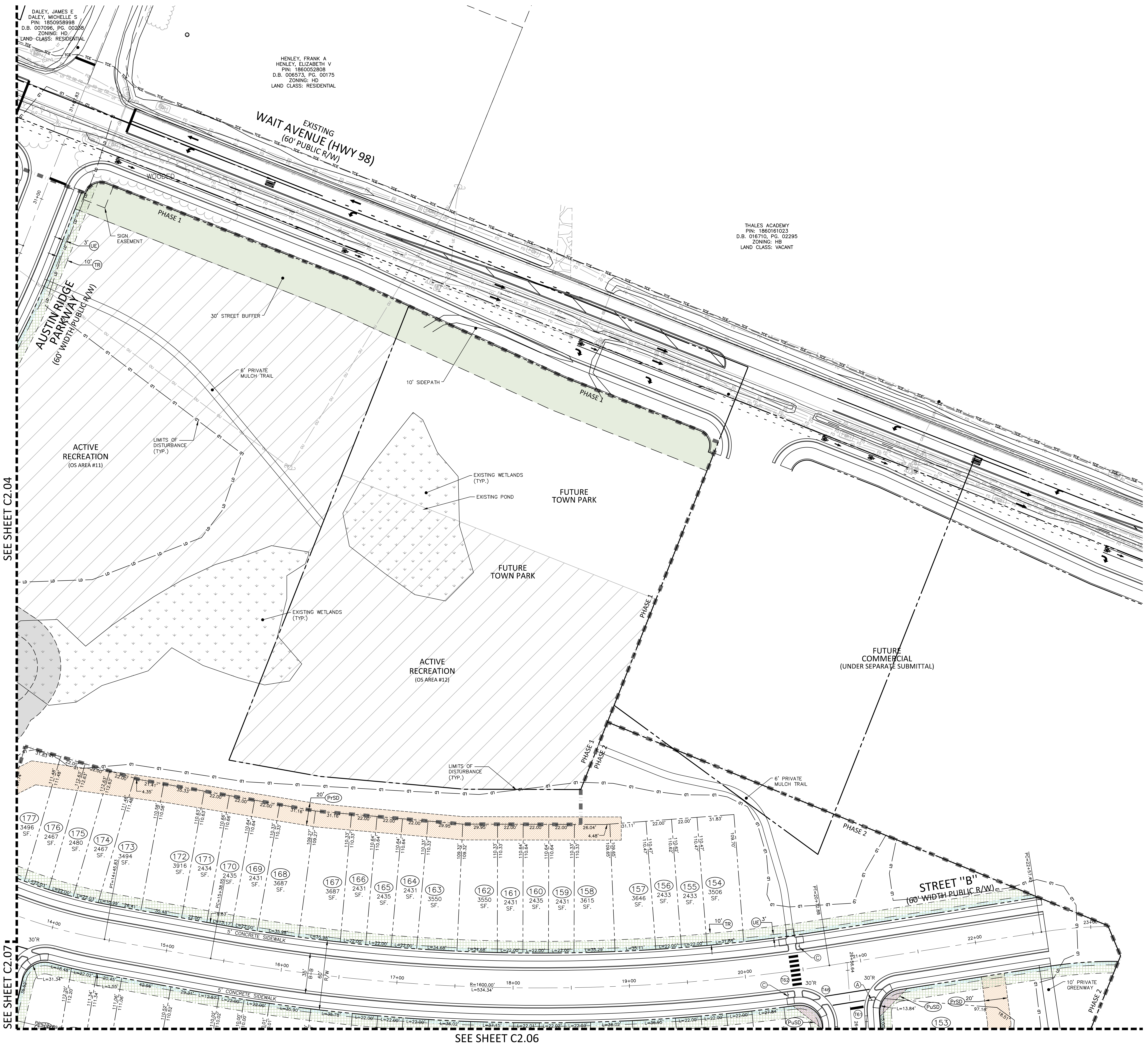
PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA ''B''

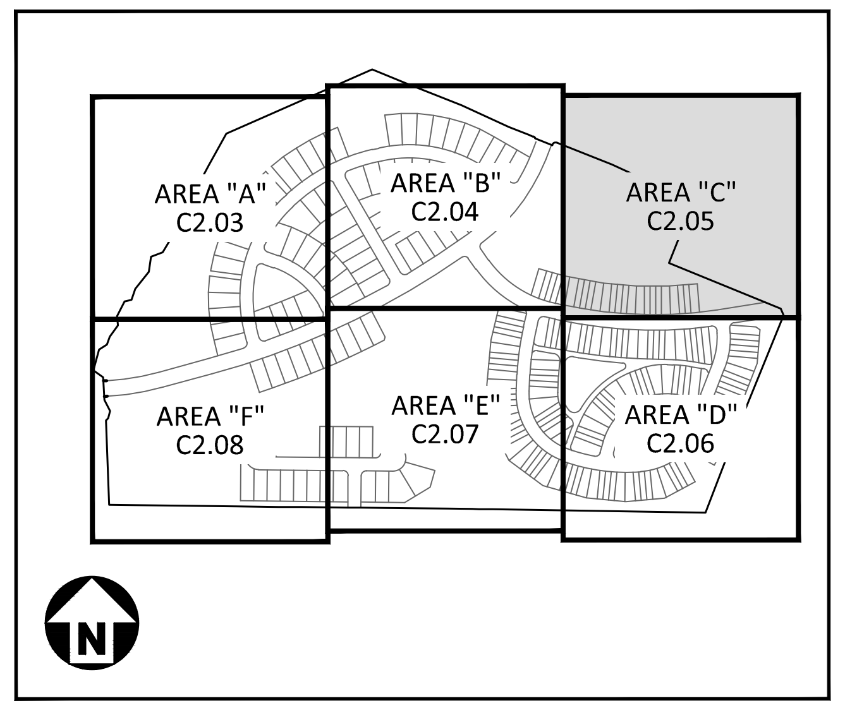
C2.04

27 **Stephen Wensman**
What is the purpose for the 6' mulch trail?

28 **Stephen Wensman**
Add note: Wall to be maintained by HOA

29 **Stephen Wensman**
Retaining walls should be moved outside of the public right of way.


DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL
HENLEY, FRANK A
HENLEY, ELIZABETH V
PIN: 1860052808
D.B. 006573, PG. 00175
ZONING: HD
LAND CLASS: RESIDENTIAL
EXISTING
WAIT AVENUE (HWY 98)
(60' PUBLIC R/W)
THALES ACADEMY
PIN: 1860161023
D.B. 016710, PG. 02295
ZONING: HB
LAND CLASS: VACANT
WOODED
PHASE 1
SIGN EASEMENT
3' UE
10' TR
AUSTIN RIDGE PARKWAY
(60' WIDTH PUBLIC R/W)
30' STREET BUFFER
6' PRIVATE MULCH TRAIL
10' SIDEPATH
ACTIVE RECREATION
(OS AREA #11)
LIMITS OF DISTURBANCE (TYP.)
EXISTING WETLANDS (TYP.)
EXISTING POND
FUTURE TOWN PARK
FUTURE TOWN PARK
EXISTING WETLANDS (TYP.)
ACTIVE RECREATION
(OS AREA #12)
FUTURE COMMERCIAL
(UNDER SEPARATE SUBMITTAL)
PHASE 1
PHASE 2
LIMITS OF DISTURBANCE (TYP.)
6' PRIVATE MULCH TRAIL
20' PrSD
177 3496 SF.
176 2467 SF.
175 2480 SF.
174 2467 SF.
173 3494 SF.
172 3916 SF.
171 2434 SF.
170 2435 SF.
169 2431 SF.
168 3687 SF.
167 3687 SF.
166 2431 SF.
165 2435 SF.
164 2431 SF.
163 3550 SF.
162 3550 SF.
161 2431 SF.
160 2435 SF.
159 2431 SF.
158 3615 SF.
157 3646 SF.
156 2433 SF.
155 2433 SF.
154 3506 SF.
153
PT=14+45.83
PC=15+38.55
5' CONCRETE SIDEWALK
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
R=1600.00'
L=534.34'
30'R
STREET "B"
(60' WIDTH PUBLIC R/W)
PT=20+72.88
PC=22+57.40
26+56.64
T62
T46
T61
PuSD
PrSD
10' PRIVATE GREENWAY
SEE SHEET C2.04
SEE SHEET C2.07
SEE SHEET C2.06


AREA "A" C2.03
AREA "B" C2.04
AREA "C" C2.05
AREA "D" C2.06
AREA "E" C2.07
AREA "F" C2.08
N

KEY MAP

EASEMENT LEGEND

▨	(RW)	RETAINING WALL MAINTENANCE EASEMENT
▦	(SS)	SANITARY SEWER EASEMENT
▨	(SCM)	SCM ACCESS & MAINTENANCE EASEMENT
▨	(PuSD)	PUBLIC STORM DRAINAGE EASEMENT
▨	(PrSD)	PRIVATE STORM DRAINAGE EASEMENT
▭	(UE)	CITY OF RALEIGH UTILITY EASEMENT
▦	(TR)	STREET TREE EASEMENT

SITE LEGEND

⊸	SIGNAGE
●	POWER POLE
↑	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
▽	ACCESSIBLE RAMPS
● ● ●	ACCESSIBLE ROUTE
▬ ▬	PHASE LINE
— —	PROPERTY LINE
— —	RIGHT-OF-WAY LINE
— - -	LOT LINE
— -	CENTERLINE
┬┬┬	GUARDRAIL
▒	HEAVY DUTY ASPHALT PAVEMENT
↓ ↓	WETLANDS
🟩	PERIMETER BUFFER
▨	ACTIVE RECREATIONAL
▩	TREE SAVE

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T46	WHITE CROSSWALK LINE (8", 90 MIL)
T61	WHITE STOPBAR (24", 90 MIL)
T62	WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)

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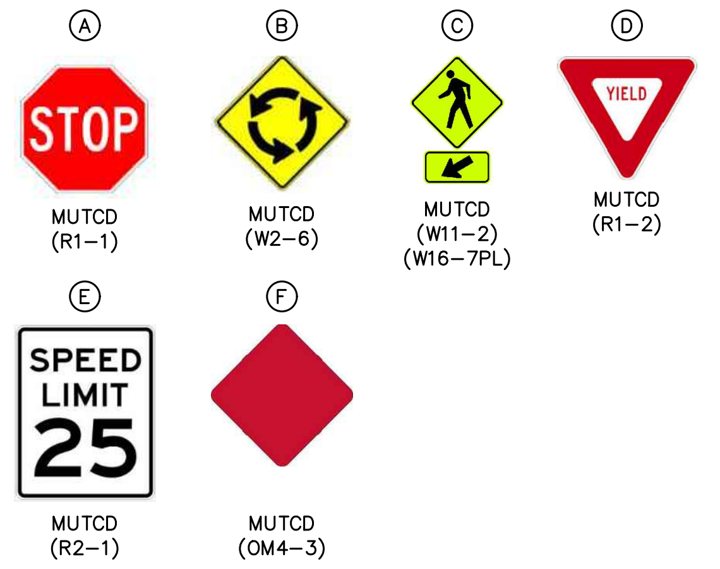
STOP
YIELD
SPEED LIMIT 25

Ⓐ MUTCD (R1–1)
Ⓑ MUTCD (W2–6)
Ⓒ MUTCD (W11–2) (W16–7PL)
Ⓓ MUTCD (R1–2)
Ⓔ MUTCD (R2–1)
Ⓕ MUTCD (OM4–3)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-S1.dwg, 9/1/2026 3:01:25 PM, Cody James

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WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
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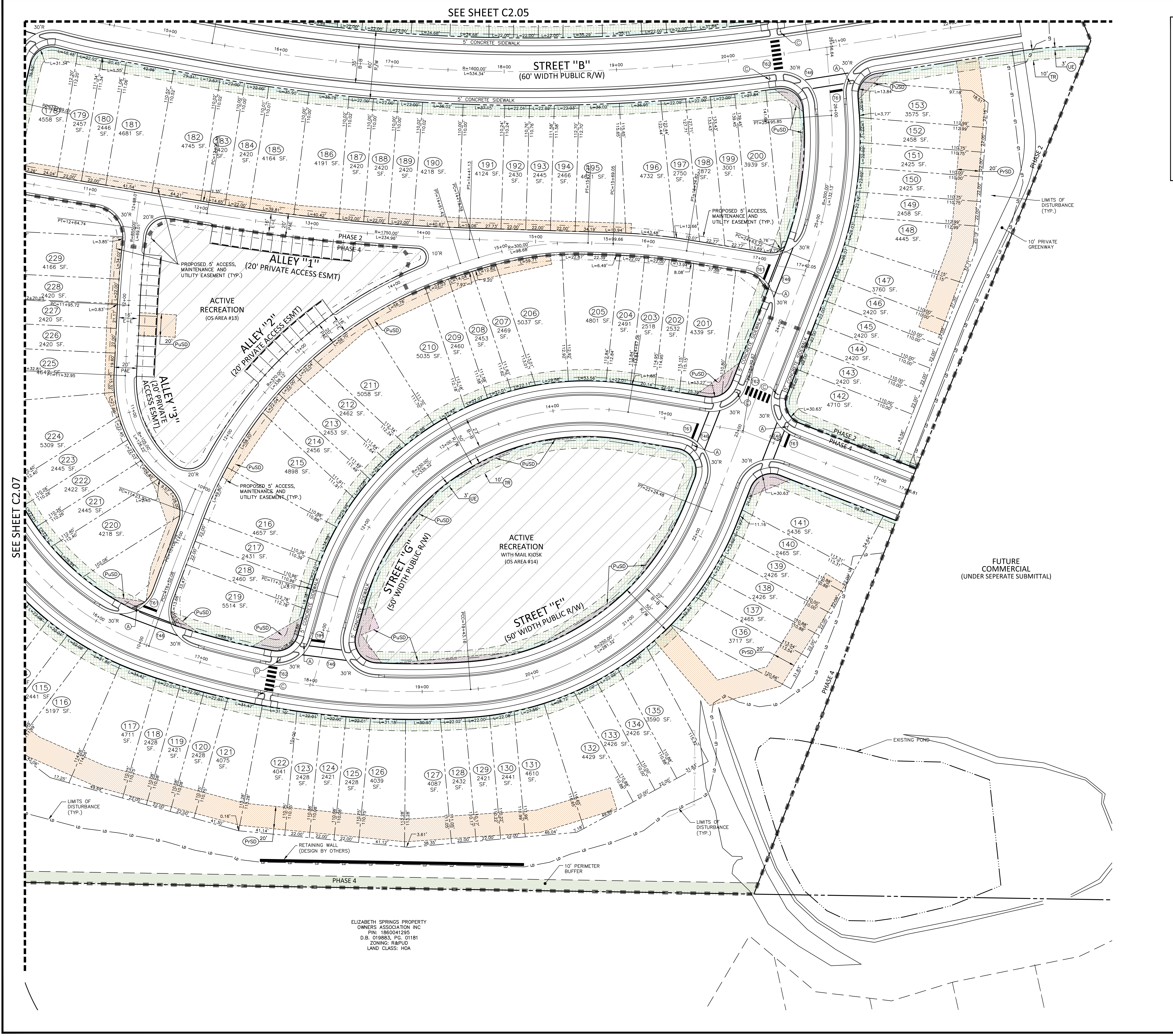
PLAN INFORMATION

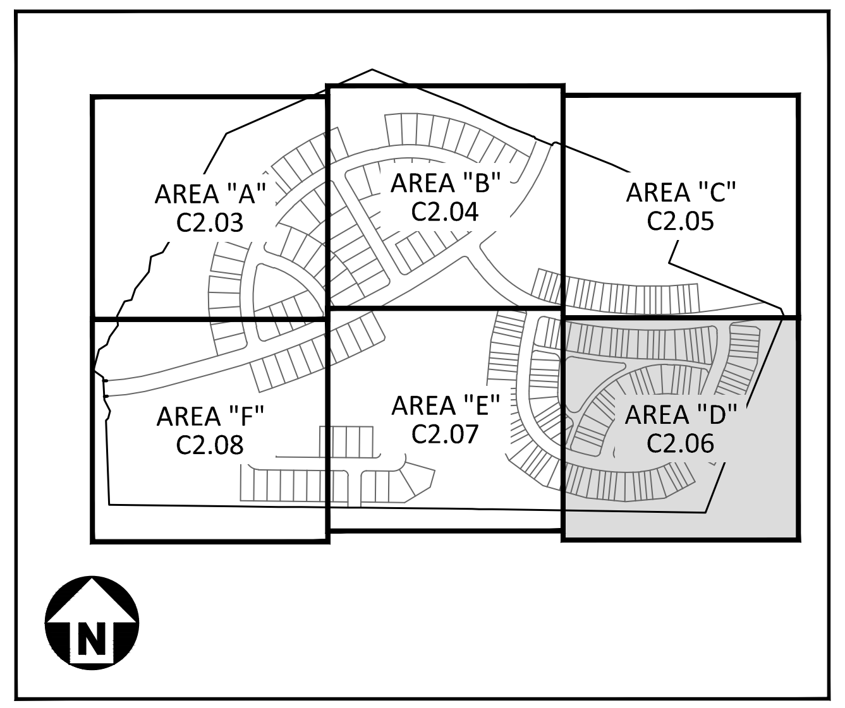
PROJECT NO.	LEN24019
FILENAME	LEN24019-S1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "C"

C2.05


SEE SHEET C2.05
STREET "B"
(60' WIDTH PUBLIC R/W)
5' CONCRETE SIDEWALK
SEE SHEET C2.07
ALLEY "1"
(20' PRIVATE ACCESS ESMT)
ALLEY "2"
(20' PRIVATE ACCESS ESMT)
ALLEY "3"
(20' PRIVATE ACCESS ESMT)
ACTIVE RECREATION
(OS AREA #13)
ACTIVE RECREATION
WITH MAIL KIOSK
(OS AREA #14)
STREET "G"
(50' WIDTH PUBLIC R/W)
STREET "F"
(50' WIDTH PUBLIC R/W)
PROPOSED 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (TYP.)
LIMITS OF DISTURBANCE (TYP.)
10' PRIVATE GREENWAY
FUTURE COMMERCIAL
(UNDER SEPERATE SUBMITTAL)
EXISTING POND
RETAINING WALL
(DESIGN BY OTHERS)
10' PERIMETER BUFFER
PHASE 2
PHASE 4
ELIZABETH SPRINGS PROPERTY
OWNERS ASSOCIATION INC
PIN: 1860041295
D.B. 019883, PG. 01181
ZONING: R&PUD
LAND CLASS: HOA
115 2441 SF.
116 5197 SF.
117 4711 SF.
118 2428 SF.
119 2421 SF.
120 2428 SF.
121 4075 SF.
122 4041 SF.
123 2428 SF.
124 2421 SF.
125 2428 SF.
126 4039 SF.
127 4087 SF.
128 2432 SF.
129 2421 SF.
130 2441 SF.
131 4610 SF.
132 4429 SF.
133 2426 SF.
134 2426 SF.
135 3590 SF.
136 3717 SF.
137 2465 SF.
138 2426 SF.
139 2426 SF.
140 2465 SF.
141 5436 SF.
142 4710 SF.
143 2420 SF.
144 2420 SF.
145 2420 SF.
146 2420 SF.
147 3760 SF.
148 4445 SF.
149 2458 SF.
150 2425 SF.
151 2425 SF.
152 2458 SF.
153 3575 SF.
178 4558 SF.
179 2457 SF.
180 2446 SF.
181 4681 SF.
182 4745 SF.
183 2420 SF.
184 2420 SF.
185 4164 SF.
186 4191 SF.
187 2420 SF.
188 2420 SF.
189 2420 SF.
190 4218 SF.
191 4124 SF.
192 2430 SF.
193 2445 SF.
194 2466 SF.
195 4621 SF.
196 4732 SF.
197 2750 SF.
198 2872 SF.
199 3001 SF.
200 3939 SF.
201 4339 SF.
202 2532 SF.
203 2518 SF.
204 2491 SF.
205 4801 SF.
206 5037 SF.
207 2469 SF.
208 2453 SF.
209 2460 SF.
210 5035 SF.
211 5058 SF.
212 2462 SF.
213 2453 SF.
214 2456 SF.
215 4898 SF.
216 4657 SF.
217 2431 SF.
218 2460 SF.
219 5514 SF.
220 4218 SF.
221 2445 SF.
222 2422 SF.
223 2445 SF.
224 5309 SF.
225 4647 SF.
226 2420 SF.
227 2420 SF.
228 2420 SF.
229 4166 SF.


AREA "A"
C2.03
AREA "B"
C2.04
AREA "C"
C2.05
AREA "F"
C2.08
AREA "E"
C2.07
AREA "D"
C2.06
N

KEY MAP

EASEMENT LEGEND

▨	(RW)	RETAINING WALL MAINTENANCE EASEMENT
▦	(SS)	SANITARY SEWER EASEMENT
▨	(SCM)	SCM ACCESS & MAINTENANCE EASEMENT
▨	(PuSD)	PUBLIC STORM DRAINAGE EASEMENT
▨	(PrSD)	PRIVATE STORM DRAINAGE EASEMENT
▭	(UE)	CITY OF RALEIGH UTILITY EASEMENT
▦	(TR)	STREET TREE EASEMENT

SITE LEGEND

	SIGNAGE
	POWER POLE
↑	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
● ● ● ● ●	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	GUARDRAIL
▒	HEAVY DUTY ASPHALT PAVEMENT
	WETLANDS
▭	PERIMETER BUFFER
▨	ACTIVE RECREATIONAL
▩	TREE SAVE

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T46	WHITE CROSSWALK LINE (8", 90 MIL)
T61	WHITE STOPBAR (24", 90 MIL)
T62	WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)

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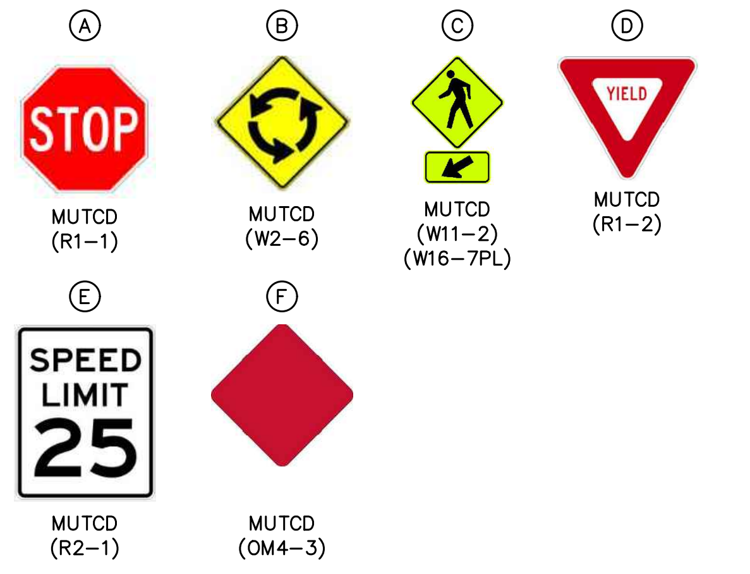
Ⓐ
STOP
MUTCD
(R1–1)
Ⓑ
MUTCD
(W2–6)
Ⓒ
MUTCD
(W11–2)
(W16–7PL)
Ⓓ
YIELD
MUTCD
(R1–2)
Ⓔ
SPEED
LIMIT
25
MUTCD
(R2–1)
Ⓕ
MUTCD
(OM4–3)

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Anna Lancaster
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048250
NICOLAS D. WILLIAMSON

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REVISIONS

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PLAN INFORMATION

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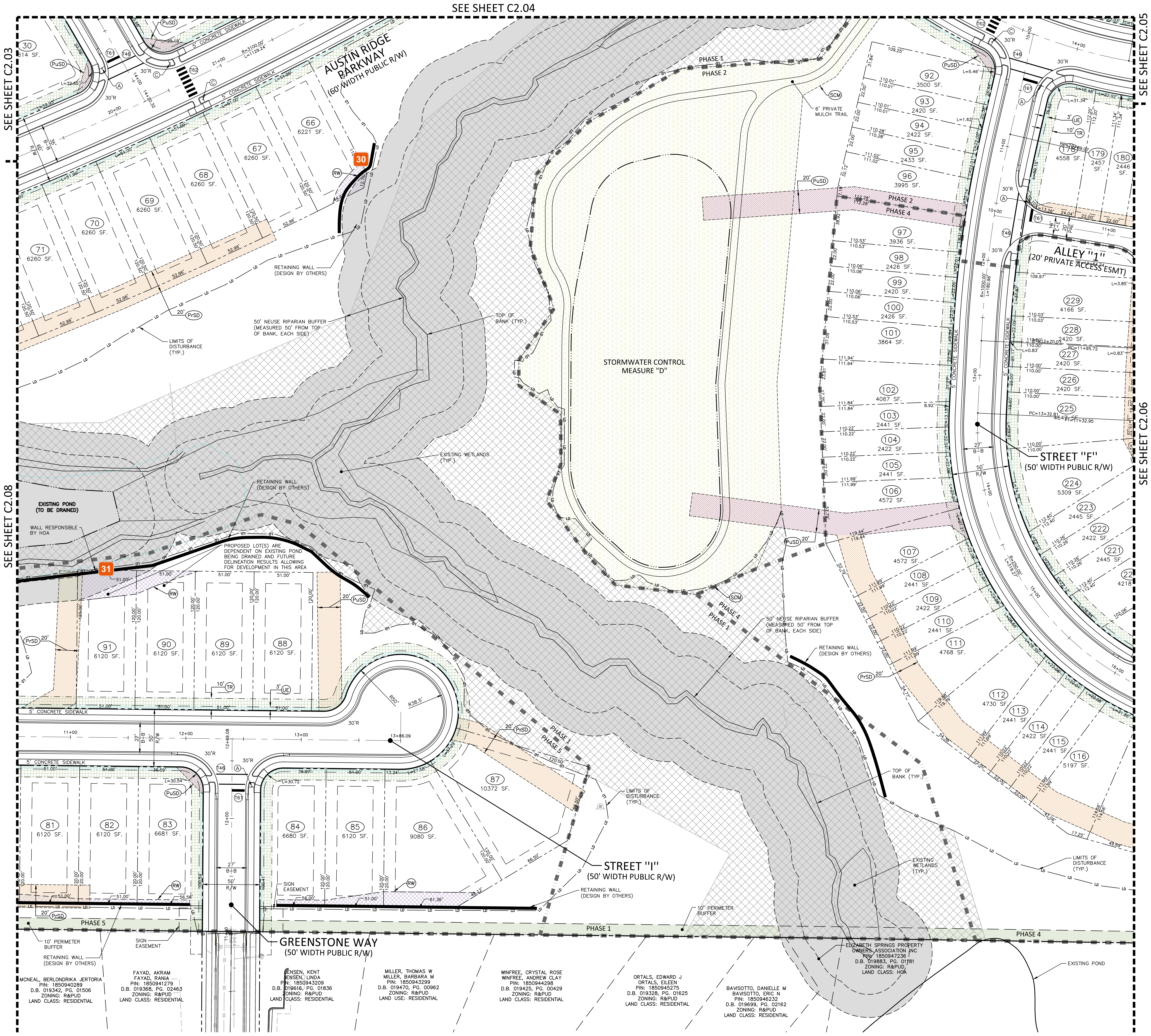
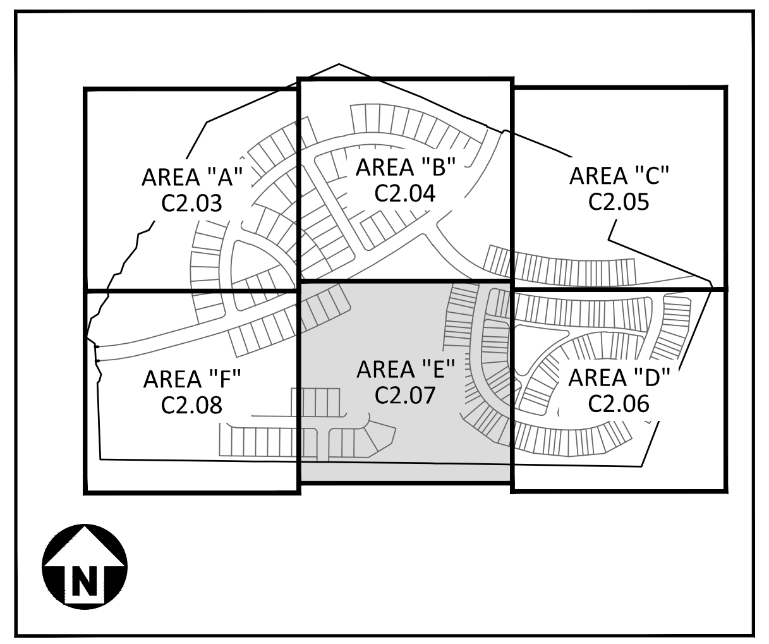
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "D"

C2.06


SEE SHEET C2.04
SEE SHEET C2.03
SEE SHEET C2.05
SEE SHEET C2.06
SEE SHEET C2.08
AUSTIN RIDGE BARKWAY (60' WIDTH PUBLIC R/W)
STORMWATER CONTROL MEASURE "D"
STREET "F" (50' WIDTH PUBLIC R/W)
ALLEY "1" (20' PRIVATE ACCESS ESMT)
STREET "I" (50' WIDTH PUBLIC R/W)
GREENSTONE WAY (50' WIDTH PUBLIC R/W)
EXISTING POND (TO BE DRAINED)
WALL RESPONSIBLE BY HOA
PROPOSED LOT(S) ARE DEPENDENT ON EXISTING POND BEING DRAINED AND FUTURE DELINEATION RESULTS ALLOWING FOR DEVELOPMENT IN THIS AREA
RETAINING WALL (DESIGN BY OTHERS)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
LIMITS OF DISTURBANCE (TYP.)
TOP OF BANK (TYP.)
EXISTING WETLANDS (TYP.)
6' PRIVATE MULCH TRAIL
PHASE 1
PHASE 2
PHASE 4
PHASE 5
10' PERIMETER BUFFER
SIGN EASEMENT
5' CONCRETE SIDEWALK
EXISTING POND
30
31
MCNEAL, BERLONDRIKA JERTORIA
PIN: 1850940289
D.B. 019342, PG. 01506
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
FAYAD, AKRAM
FAYAD, RANIA
PIN: 1850941279
D.B. 019368, PG. 02463
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
JENSEN, KENT
JENSEN, LINDA
PIN: 1850943209
D.B. 019616, PG. 01836
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
MILLER, THOMAS W
MILLER, BARBARA M
PIN: 1850943299
D.B. 019470, PG. 00962
ZONING: R&PUD
LAND USE: RESIDENTIAL
WINFREE, CRYSTAL ROSE
WINFREE, ANDREW CLAY
PIN: 1850944298
D.B. 019425, PG. 00429
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
ORTALS, EDWARD J
ORTALS, EILEEN
PIN: 1850945275
D.B. 019328, PG. 01625
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
BAVISOTTO, DANIELLE M
BAVISOTTO, ERIC N
PIN: 1850946232
D.B. 019699, PG. 02162
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC
PIN: 1850947236
D.B. 019883, PG. 01181
ZONING: R&PUD
LAND CLASS: HOA
30 614 SF.
66 6221 SF.
67 6260 SF.
68 6260 SF.
69 6260 SF.
70 6260 SF.
71 6260 SF.
81 6120 SF.
82 6120 SF.
83 6681 SF.
84 6680 SF.
85 6120 SF.
86 9080 SF.
87 10372 SF.
88 6120 SF.
89 6120 SF.
90 6120 SF.
91 6120 SF.
92 3500 SF.
93 2420 SF.
94 2422 SF.
95 2433 SF.
96 3995 SF.
97 3936 SF.
98 2426 SF.
99 2420 SF.
100 2426 SF.
101 3864 SF.
102 4067 SF.
103 2441 SF.
104 2422 SF.
105 2441 SF.
106 4572 SF.
107 4572 SF.
108 2441 SF.
109 2422 SF.
110 2441 SF.
111 4768 SF.
112 4730 SF.
113 2441 SF.
114 2422 SF.
115 2441 SF.
116 5197 SF.
178 4558 SF.
179 2457 SF.
180 2446 SF.
221 2445 SF.
222 2422 SF.
223 2445 SF.
224 5309 SF.
225 2420 SF.
226 2420 SF.
227 2420 SF.
228 2420 SF.
229 4166 SF.


AREA "A" C2.03
AREA "B" C2.04
AREA "C" C2.05
AREA "F" C2.08
AREA "E" C2.07
AREA "D" C2.06
N

KEY MAP

EASEMENT LEGEND

▨	(RW)	RETAINING WALL MAINTENANCE EASEMENT
▨	(SS)	SANITARY SEWER EASEMENT
▨	(SCM)	SCM ACCESS & MAINTENANCE EASEMENT
▨	(PuSD)	PUBLIC STORM DRAINAGE EASEMENT
▨	(PrSD)	PRIVATE STORM DRAINAGE EASEMENT
▨	(UE)	CITY OF RALEIGH UTILITY EASEMENT
▨	(TR)	STREET TREE EASEMENT

SITE LEGEND

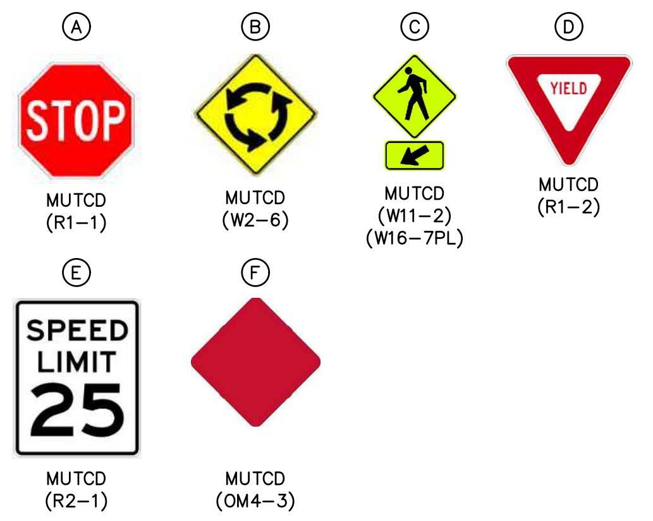
⊸	SIGNAGE
●	POWER POLE
↑ ↰ ↶ ✥	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
▽	ACCESSIBLE RAMPS
● ● ● ● ●	ACCESSIBLE ROUTE
▬ ▬ ▬	PHASE LINE
— — —	PROPERTY LINE
— - - —	RIGHT-OF-WAY LINE
— - —	LOT LINE
— - —	CENTERLINE
┬ ┬ ┬	GUARDRAIL
▨	HEAVY DUTY ASPHALT PAVEMENT
▨	WETLANDS
🟩	PERIMETER BUFFER
▨	ACTIVE RECREATIONAL
▨	TREE SAVE

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T46	WHITE CROSSWALK LINE (8", 90 MIL)
T61	WHITE STOPBAR (24", 90 MIL)
T62	WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)


A
STOP
MUTCD (R1–1)
B
MUTCD (W2–6)
C
MUTCD (W11–2) (W16–7PL)
D
YIELD
MUTCD (R1–2)
E
SPEED LIMIT 25
MUTCD (R2–1)
F
MUTCD (OM4–3)

N

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

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

www.mcadamsco.com

CLIENT

LENNAR
1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048250

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-S1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

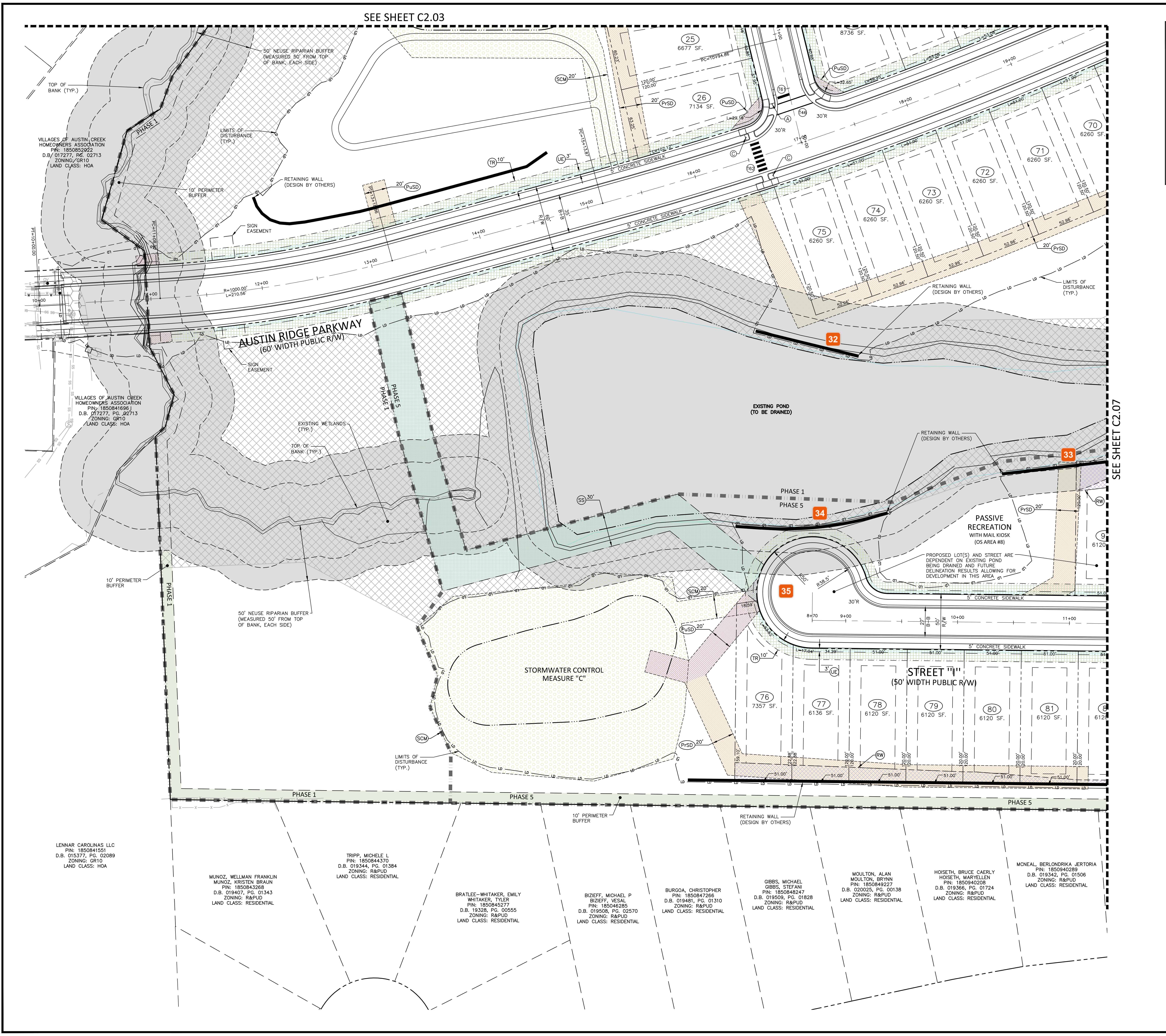
PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "E"

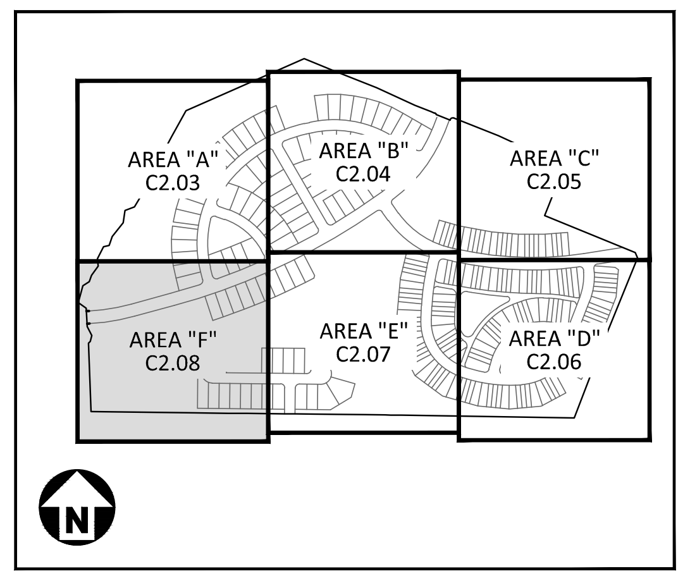
C2.07

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 13

30 **Stephen Wensman**
Add note: Wall to be maintained by HOA.

31 **Stephen Wensman**
Town prefers that riparian buffers be outside of lot area.


SEE SHEET C2.03
SEE SHEET C2.07
AUSTIN RIDGE PARKWAY
(60' WIDTH PUBLIC R/W)
STREET "I"
(50' WIDTH PUBLIC R/W)
EXISTING POND
(TO BE DRAINED)
STORMWATER CONTROL
MEASURE "C"
PASSIVE
RECREATION
WITH MAIL KIOSK
(OS AREA #8)
PROPOSED LOT(S) AND STREET ARE DEPENDENT ON EXISTING POND BEING DRAINED AND FUTURE DELINEATION RESULTS ALLOWING FOR DEVELOPMENT IN THIS AREA
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
LIMITS OF DISTURBANCE (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
10' PERIMETER BUFFER
SIGN EASEMENT
EXISTING WETLANDS (TYP.)
5' CONCRETE SIDEWALK
R=1000.00'
L=210.56'
PHASE 1
PHASE 5
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850852022
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION
PIN: 1850841696
D.B. 017277, PG. 02713
ZONING: GR10
LAND CLASS: HOA
LENNAR CAROLINAS LLC
PIN: 1850841551
D.B. 015377, PG. 02089
ZONING: GR10
LAND CLASS: HOA
MUNOZ, WELLMAN FRANKLIN
MUNOZ, KRISTEN BRAUN
PIN: 1850843268
D.B. 019407, PG. 01343
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
TRIPP, MICHELE L
PIN: 1850844370
D.B. 019344, PG. 01384
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
BRATLEE-WHITAKER, EMILY
WHITAKER, TYLER
PIN: 1850845277
D.B. 19328, PG. 00555
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
BIZIEFF, MICHAEL P
BIZIEFF, VESAL
PIN: 185046285
D.B. 019508, PG. 02570
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
BURGOA, CHRISTOPHER
PIN: 1850847266
D.B. 019481, PG. 01310
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
GIBBS, MICHAEL
GIBBS, STEFANI
PIN: 1850848247
D.B. 019509, PG. 01828
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
MOULTON, ALAN
MOULTON, BRYNN
PIN: 1850849227
D.B. 020025, PG. 00138
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
HOISETH, BRUCE CAERLY
HOISETH, MARYELLEN
PIN: 1850940208
D.B. 019366, PG. 01724
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
MCNEAL, BERLONDRIKA JERTORIA
PIN: 1850940289
D.B. 019342, PG. 01506
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
25 6677 SF.
26 7134 SF.
70 6260 SF.
71 6260 SF.
72 6260 SF.
73 6260 SF.
74 6260 SF.
75 6260 SF.
76 7357 SF.
77 6136 SF.
78 6120 SF.
79 6120 SF.
80 6120 SF.
81 6120 SF.
32
33
34
35


AREA "A" C2.03
AREA "B" C2.04
AREA "C" C2.05
AREA "F" C2.08
AREA "E" C2.07
AREA "D" C2.06
N

KEY MAP

EASEMENT LEGEND

▨	RW	RETAINING WALL MAINTENANCE EASEMENT
▨	SS	SANITARY SEWER EASEMENT
▨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
▨	PuSD	PUBLIC STORM DRAINAGE EASEMENT
▨	PrSD	PRIVATE STORM DRAINAGE EASEMENT
▨	UE	CITY OF RALEIGH UTILITY EASEMENT
▨	TR	STREET TREE EASEMENT

SITE LEGEND

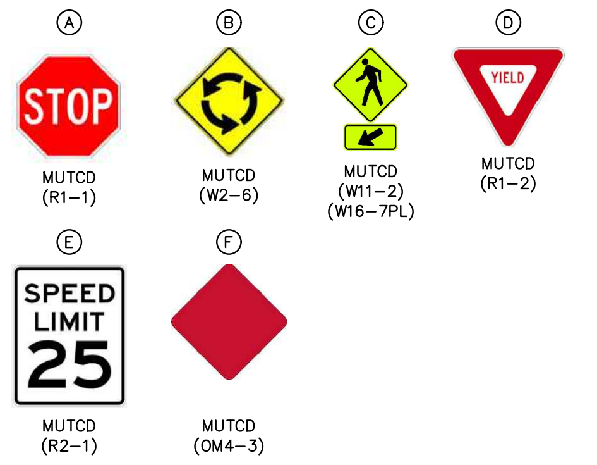
	SIGNAGE
	POWER POLE
↑	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
● ● ● ●	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	GUARDRAIL
▨	HEAVY DUTY ASPHALT PAVEMENT
▨	WETLANDS
🟩	PERIMETER BUFFER
▨	ACTIVE RECREATIONAL
▨	TREE SAVE

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T46	WHITE CROSSWALK LINE (8", 90 MIL)
T61	WHITE STOPBAR (24", 90 MIL)
T62	WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)


STOP
YIELD
SPEED LIMIT 25

Ⓐ MUTCD (R1–1)
Ⓑ MUTCD (W2–6)
Ⓒ MUTCD (W11–2) (W16–7PL)
Ⓓ MUTCD (R1–2)
Ⓔ MUTCD (R2–1)
Ⓕ MUTCD (OM4–3)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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Raleigh, NC 27603

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license number: C-0293, C-187

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1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

NORTH CAROLINA PROFESSIONAL SEAL 048250 ENGINEER NICOLAS D. WILLIAMSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-S1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "F"

C2.08

32 **Stephen Wensman**

Wall appears to be in Zone 1 of a riparian buffer. Provide documentation that the wall meets NCDEQ buffer rules.

33 **Stephen Wensman**

Zone 1 of riparian buffer should not be disturbed by grading. Provide documentation that wall meets NCDEQ Buffer rules.

34 **Stephen Wensman**

Wall and road in Buffer. Provide documentation that the wall and road meet NCDEQ Buffer Rules.

35 **Stephen Wolf**

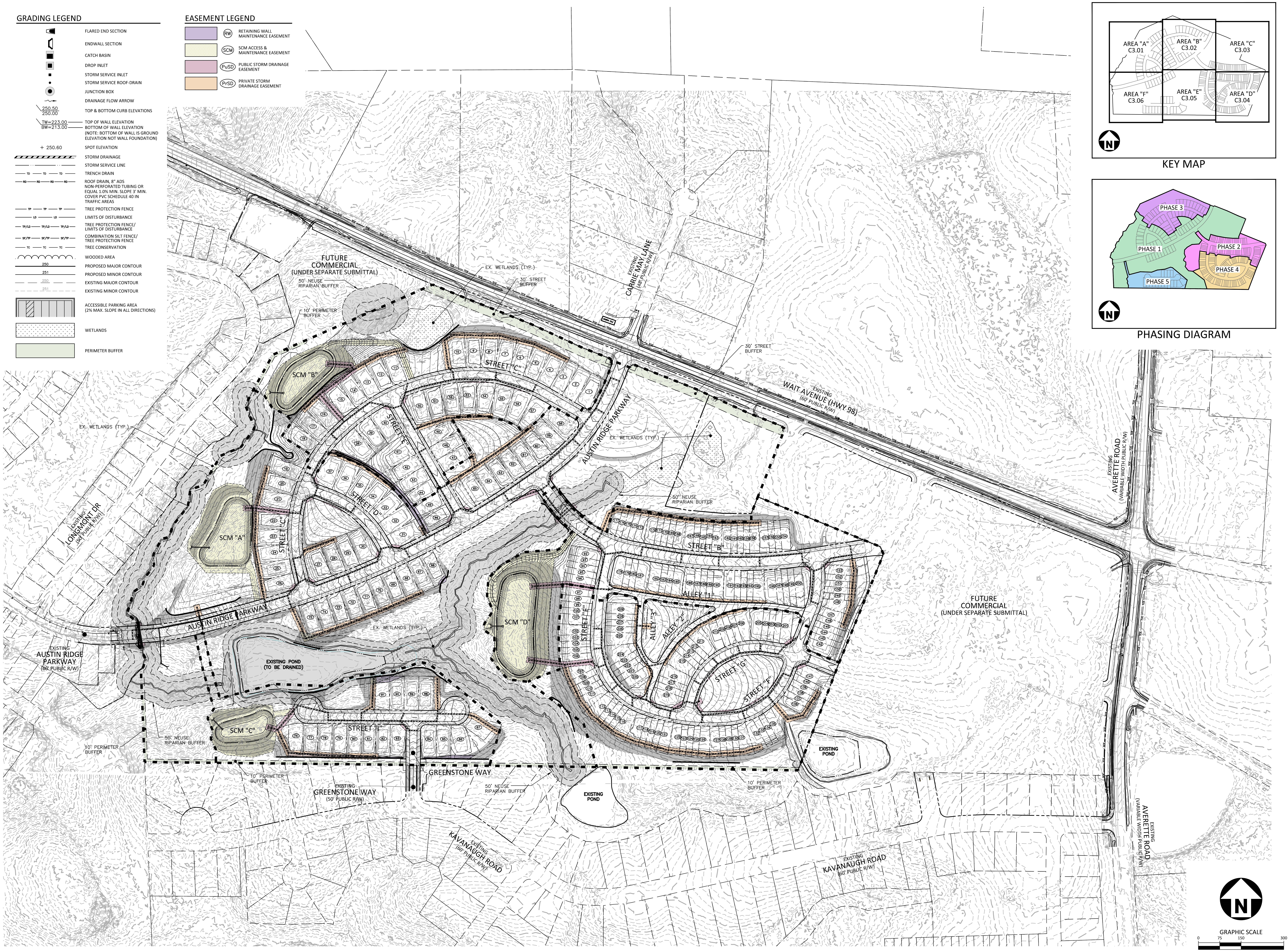
1. Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning. (Cul-de-sac 98 feet diameter)
2. Dead end roads over 150 ft in length shall have 60 ft hammerhead turn around provided. If temporary due to phased construction, then a temporary turnaround shall be provided.
3. Buildings over 30 ft in height above fire department access road shall have 26 ft wide access roads for aerial apparatus.
4. Alleys serving the front door of residence shall be name for E911 addressing and meet the same requirements as all other roads....

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 TOP OF WALL ELEVATION
- BW=213.00 BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- — TD — TD — TD — TRENCH DRAIN
- — RD — RD — RD — RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- — TP — TP — TP — TREE PROTECTION FENCE
- — LD — LD — LIMITS OF DISTURBANCE
- — TP/LD — TP/LD — TP/LD — TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- — SF/TP — SF/TP — SF/TP — COMBINATION SILT FENCE/ TREE PROTECTION FENCE
- — TC — TC — TC — TREE CONSERVATION
- WOODED AREA
- 250 PROPOSED MAJOR CONTOUR
- 251 PROPOSED MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 251 EXISTING MINOR CONTOUR
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- WETLANDS
- PERIMETER BUFFER

EASEMENT LEGEND

- (RW) RETAINING WALL MAINTENANCE EASEMENT
- (SCM) SCM ACCESS & MAINTENANCE EASEMENT
- (PuSD) PUBLIC STORM DRAINAGE EASEMENT
- (PrSD) PRIVATE STORM DRAINAGE EASEMENT


AREA "A" C3.01
AREA "B" C3.02
AREA "C" C3.03
AREA "D" C3.04
AREA "E" C3.05
AREA "F" C3.06
KEY MAP
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASING DIAGRAM
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
50' NEUSE RIPARIAN BUFFER
10' PERIMETER BUFFER
EX. WETLANDS (TYP.)
30' STREET BUFFER
EXISTING CARRIE MAY LANE (60' PUBLIC R/W)
EXISTING WAIT AVENUE (HWY 98) (60' PUBLIC R/W)
EXISTING AVERETTE ROAD (VARIABLE WIDTH PUBLIC R/W)
AUSTIN RIDGE PARKWAY
EXISTING LONGMONT DR (60' PUBLIC R/W)
EXISTING AUSTIN RIDGE PARKWAY (60' PUBLIC R/W)
SCM "A"
SCM "B"
SCM "C"
SCM "D"
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
ALLEY "1"
ALLEY "2"
ALLEY "3"
EXISTING POND (TO BE DRAINED)
EXISTING POND
GREENSTONE WAY
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-OAG1.dwg, 9/1/2026 3:02:47 PM, Cody James

McADAMS

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Anna Lancaster
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PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048250
NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

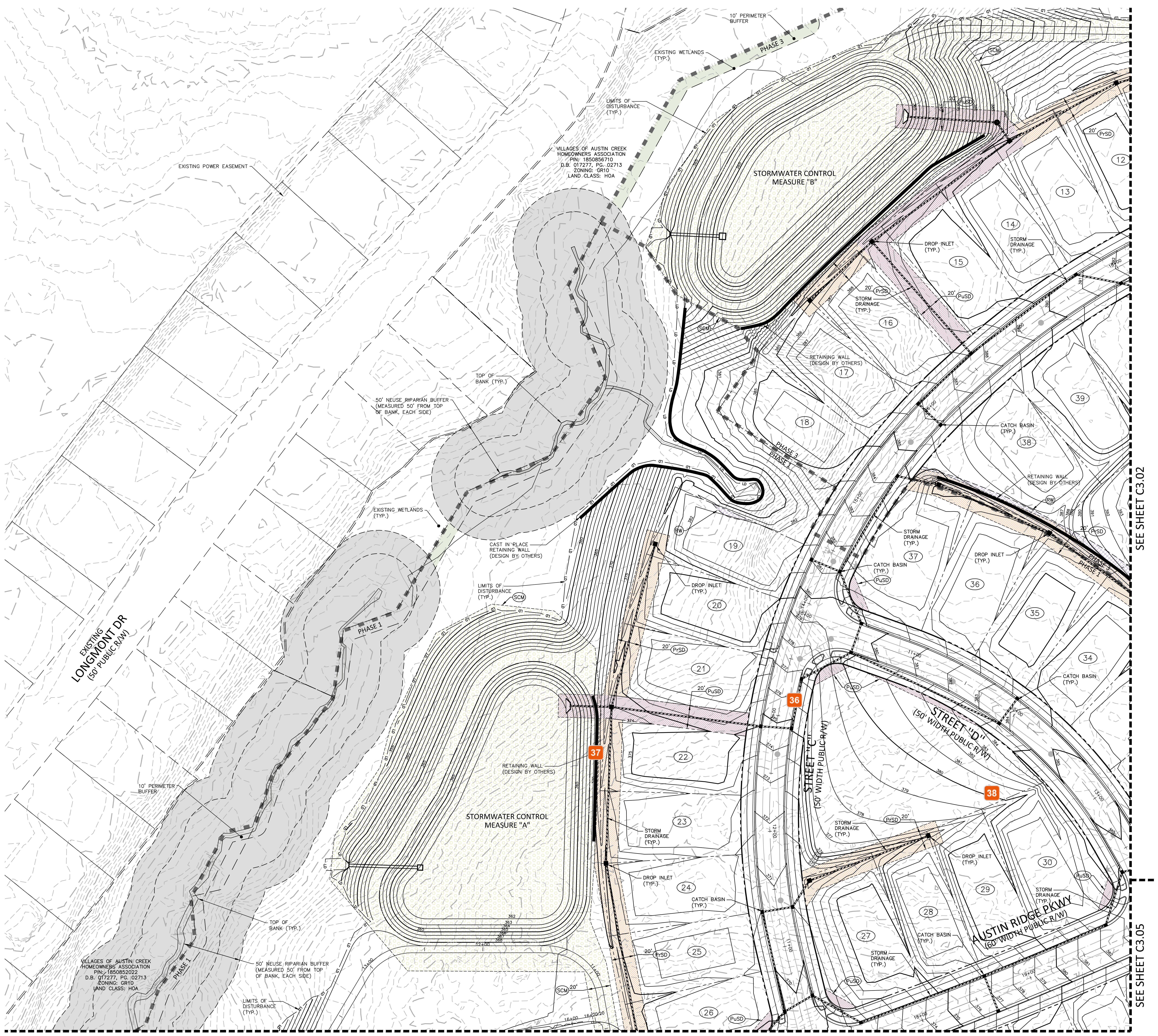
PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-OAG1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 150'
DATE	06. 01. 2026

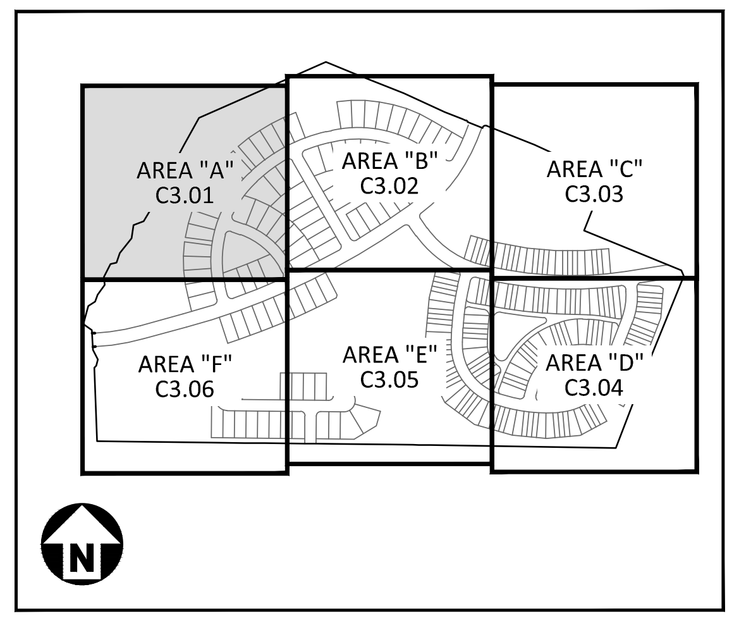
SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00


10' PERIMETER BUFFER
EXISTING WETLANDS (TYP.)
PHASE 3
LIMITS OF DISTURBANCE (TYP.)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850856710 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
EXISTING POWER EASEMENT
STORMWATER CONTROL MEASURE "B"
SCM
20' PuSD
20' PrSD
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
34
35
36
37
38
39
STORM DRAINAGE (TYP.)
DROP INLET (TYP.)
CATCH BASIN (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
RW
PHASE 3
PHASE 1
TOP OF BANK (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
CAST IN PLACE RETAINING WALL (DESIGN BY OTHERS)
EXISTING LONGMONT DR (50' PUBLIC R/W)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850852022 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
STORMWATER CONTROL MEASURE "A"
STREET "C" (50' WIDTH PUBLIC R/W)
STREET "D" (50' WIDTH PUBLIC R/W)
AUSTIN RIDGE PKWY (60' WIDTH PUBLIC R/W)
36
37
38
SEE SHEET C3.02
SEE SHEET C3.05
SEE SHEET C3.06

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-G1.dwg, 9/1/2026 3:03:39 PM, Cody James


AREA "A" C3.01
AREA "B" C3.02
AREA "C" C3.03
AREA "F" C3.06
AREA "E" C3.05
AREA "D" C3.04
N

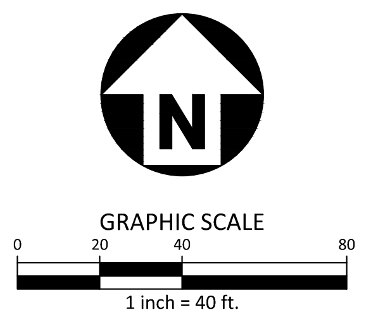
KEY MAP

EASEMENT LEGEND

▨	RW	RETAINING WALL MAINTENANCE EASEMENT
▨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
▨	PuSD	PUBLIC STORM DRAINAGE EASEMENT
▨	PrSD	PRIVATE STORM DRAINAGE EASEMENT

GRADING LEGEND

◁	FLARED END SECTION
▯	ENDWALL SECTION
■	CATCH BASIN
■	DROP INLET
▪	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
◉	JUNCTION BOX
→	DRAINAGE FLOW ARROW
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
▬	STORM DRAINAGE
—— · · ——	STORM SERVICE LINE
—— TD —— TD ——	TRENCH DRAIN
—— RD —— RD —— RD ——	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
—— TP —— TP —— TP ——	TREE PROTECTION FENCE
—— LD —— LD ——	LIMITS OF DISTURBANCE
—— TP/LD —— TP/LD ——	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
—— SF/TP —— SF/TP ——	COMBINATION SILT FENCE/ TREE PROTECTION FENCE
—— TC —— TC ——	TREE CONSERVATION
⌒⌒⌒	WOODED AREA
250	PROPOSED MAJOR CONTOUR
251	PROPOSED MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
▥	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
☐	WETLANDS
🟩	PERIMETER BUFFER



GRAPHIC SCALE
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

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ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-G1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

GRADING AND STORM DRAINAGE PLAN - AREA ''A''

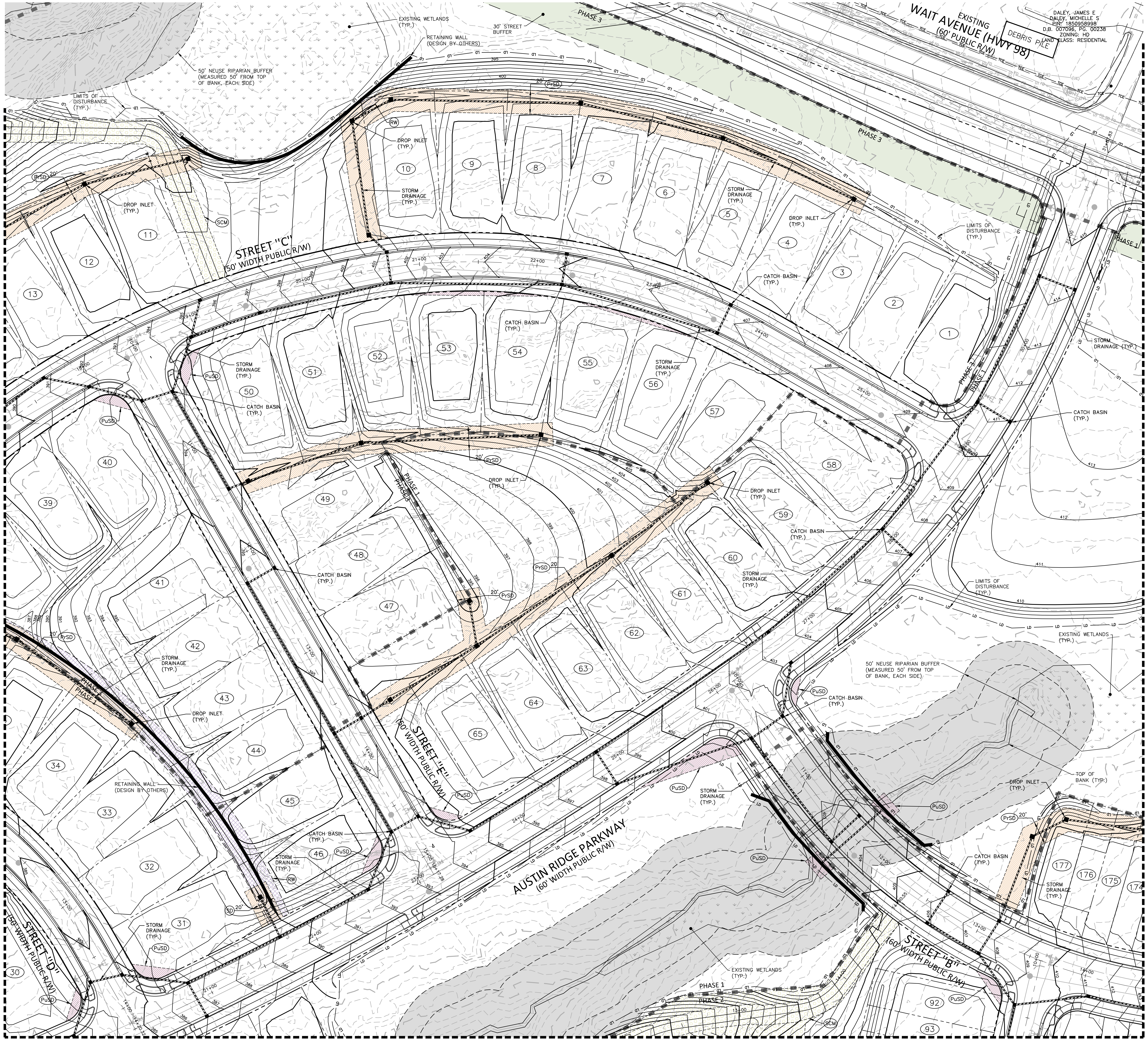
C3.01

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 16

36 **Jacqueline Thompson**
At CID level, please include driveway locations to be shown. These will be reviewed with the storm system to ensure no CBs are within driveway locations. If possible, please review that at this time and adjust storm as necessary. Driveways do not need shown at this time.

37 **Scott Miles**
all retaining walls need private access easements for maintenance (HOA will be responsible.

38 **Jacqueline Thompson**
Drainage swales crossing 2 or more lots shall have a drainage easement for maintenance.


WAIT AVENUE (HWY 98)
EXISTING
(60' PUBLIC R/W)
DEBRIS PILE
DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL
EXISTING WETLANDS (TYP.)
30' STREET BUFFER
RETAINING WALL (DESIGN BY OTHERS)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
LIMITS OF DISTURBANCE (TYP.)
PHASE 3
PHASE 1
PHASE 2
STREET "C" (50' WIDTH PUBLIC R/W)
STREET "E" (50' WIDTH PUBLIC R/W)
STREET "D" (50' WIDTH PUBLIC R/W)
STREET "B" (60' WIDTH PUBLIC R/W)
AUSTIN RIDGE PARKWAY (60' WIDTH PUBLIC R/W)
DROP INLET (TYP.)
CATCH BASIN (TYP.)
STORM DRAINAGE (TYP.)
TOP OF BANK (TYP.)
RW
SCM
PuSD
PrSD
20'
1
2
3
4
5
6
7
8
9
10
11
12
13
30
31
32
33
34
39
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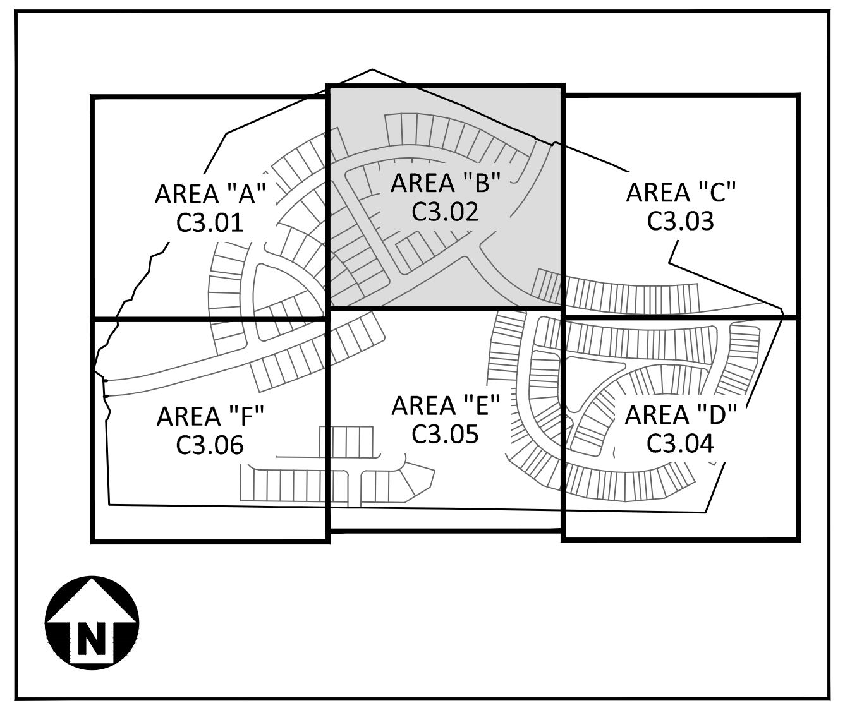
SEE SHEET C3.01
SEE SHEET C3.03
SEE SHEET C3.05


AREA "A" C3.01
AREA "B" C3.02
AREA "C" C3.03
AREA "D" C3.04
AREA "E" C3.05
AREA "F" C3.06
N

KEY MAP

EASEMENT LEGEND

▨	RW	RETAINING WALL MAINTENANCE EASEMENT
▨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
▨	PuSD	PUBLIC STORM DRAINAGE EASEMENT
▨	PrSD	PRIVATE STORM DRAINAGE EASEMENT

GRADING LEGEND

◀	FLARED END SECTION
◁	ENDWALL SECTION
■	CATCH BASIN
■	DROP INLET
▪	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
◉	JUNCTION BOX
→	DRAINAGE FLOW ARROW
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
▬	STORM DRAINAGE
— · · —	STORM SERVICE LINE
— TD — TD —	TRENCH DRAIN
— RD — RD — RD —	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
— TP — TP — TP —	TREE PROTECTION FENCE
— LD — LD —	LIMITS OF DISTURBANCE
— TP/LD — TP/LD —	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
— SF/TP — SF/TP —	COMBINATION SILT FENCE/ TREE PROTECTION FENCE
— TC — TC —	TREE CONSERVATION
⌒⌒⌒⌒⌒⌒	WOODED AREA
250	PROPOSED MAJOR CONTOUR
251	PROPOSED MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
▥	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
↓ ↓ ↓	WETLANDS
🟩	PERIMETER BUFFER

N

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

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WAKE FOREST, NORTH CAROLINA 27587

048250
NICOLAS D. WILLIAMSON

REVISIONS

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3		
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PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-G1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

GRADING AND STORM DRAINAGE PLAN - AREA ''B''

C3.02

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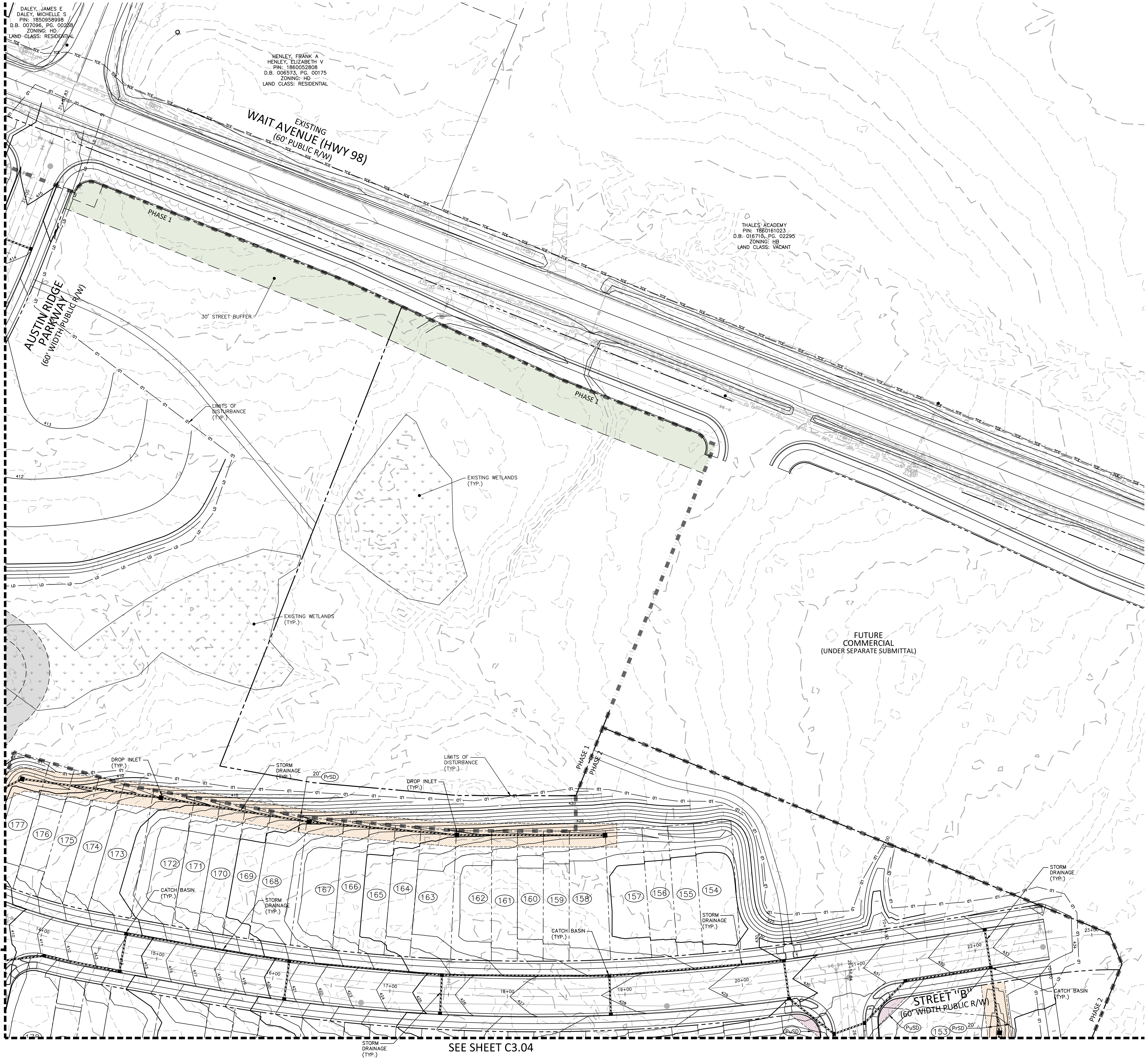
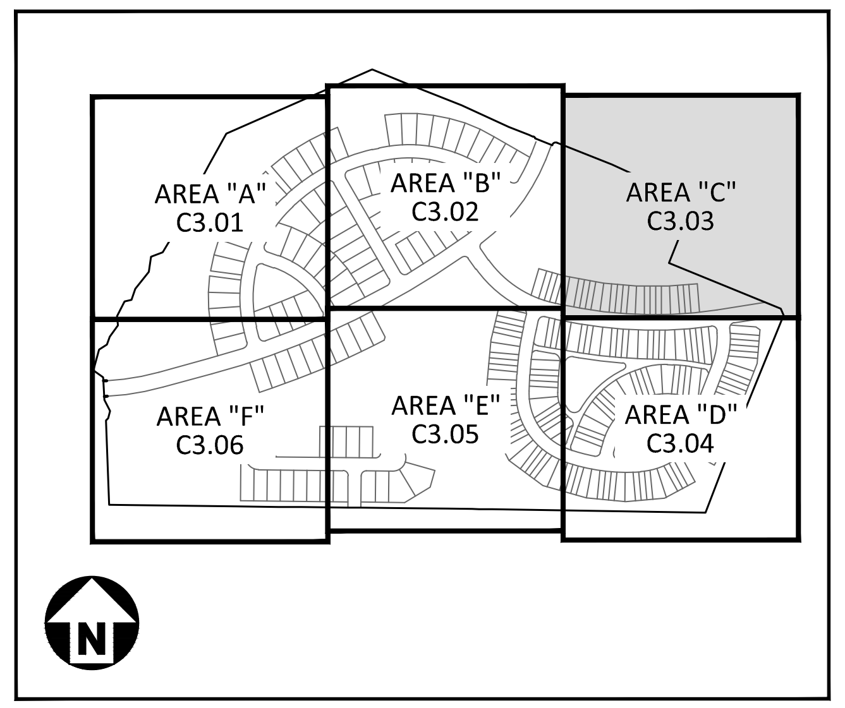

DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL
HENLEY, FRANK A
HENLEY, ELIZABETH V
PIN: 1860052808
D.B. 006573, PG. 00175
ZONING: HD
LAND CLASS: RESIDENTIAL
EXISTING
WAIT AVENUE (HWY 98)
(60' PUBLIC R/W)
THALES ACADEMY
PIN: 1860161023
D.B. 016710, PG. 02295
ZONING: HB
LAND CLASS: VACANT
PHASE 1
AUSTIN RIDGE PARKWAY
(60' WIDTH PUBLIC R/W)
30' STREET BUFFER
LIMITS OF DISTURBANCE (TYP.)
EXISTING WETLANDS (TYP.)
FUTURE COMMERCIAL
(UNDER SEPARATE SUBMITTAL)
SEE SHEET C3.02
SEE SHEET C3.05
SEE SHEET C3.04
DROP INLET (TYP.)
STORM DRAINAGE (TYP.)
20' PrSD
CATCH BASIN (TYP.)
PHASE 1
PHASE 2
177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
STREET "B"
(60' WIDTH PUBLIC R/W)
PuSD
PrSD


AREA "A"
C3.01
AREA "B"
C3.02
AREA "C"
C3.03
AREA "F"
C3.06
AREA "E"
C3.05
AREA "D"
C3.04
N

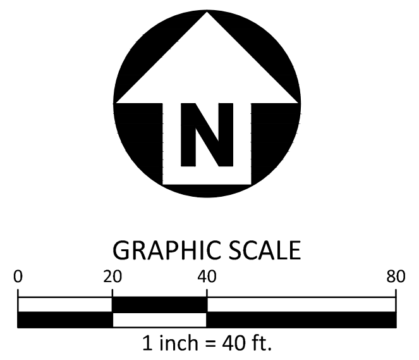
KEY MAP

EASEMENT LEGEND

▨	RW	RETAINING WALL MAINTENANCE EASEMENT
▨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
▨	PuSD	PUBLIC STORM DRAINAGE EASEMENT
▨	PrSD	PRIVATE STORM DRAINAGE EASEMENT

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
■	CATCH BASIN
■	DROP INLET
■	STORM SERVICE INLET
●	STORM SERVICE ROOF-DRAIN
◉	JUNCTION BOX
→	DRAINAGE FLOW ARROW
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
— TD — TD —	TRENCH DRAIN
— RD — RD — RD —	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
— TP — TP — TP —	TREE PROTECTION FENCE
— LD — LD —	LIMITS OF DISTURBANCE
— TP/LD — TP/LD —	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
— SF/TP — SF/TP —	COMBINATION SILT FENCE/ TREE PROTECTION FENCE
— TC — TC —	TREE CONSERVATION
	WOODED AREA
250	PROPOSED MAJOR CONTOUR
251	PROPOSED MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
	WETLANDS
🟩	PERIMETER BUFFER


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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
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3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-G1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

GRADING AND STORM DRAINAGE PLAN - AREA ''C''

C3.03

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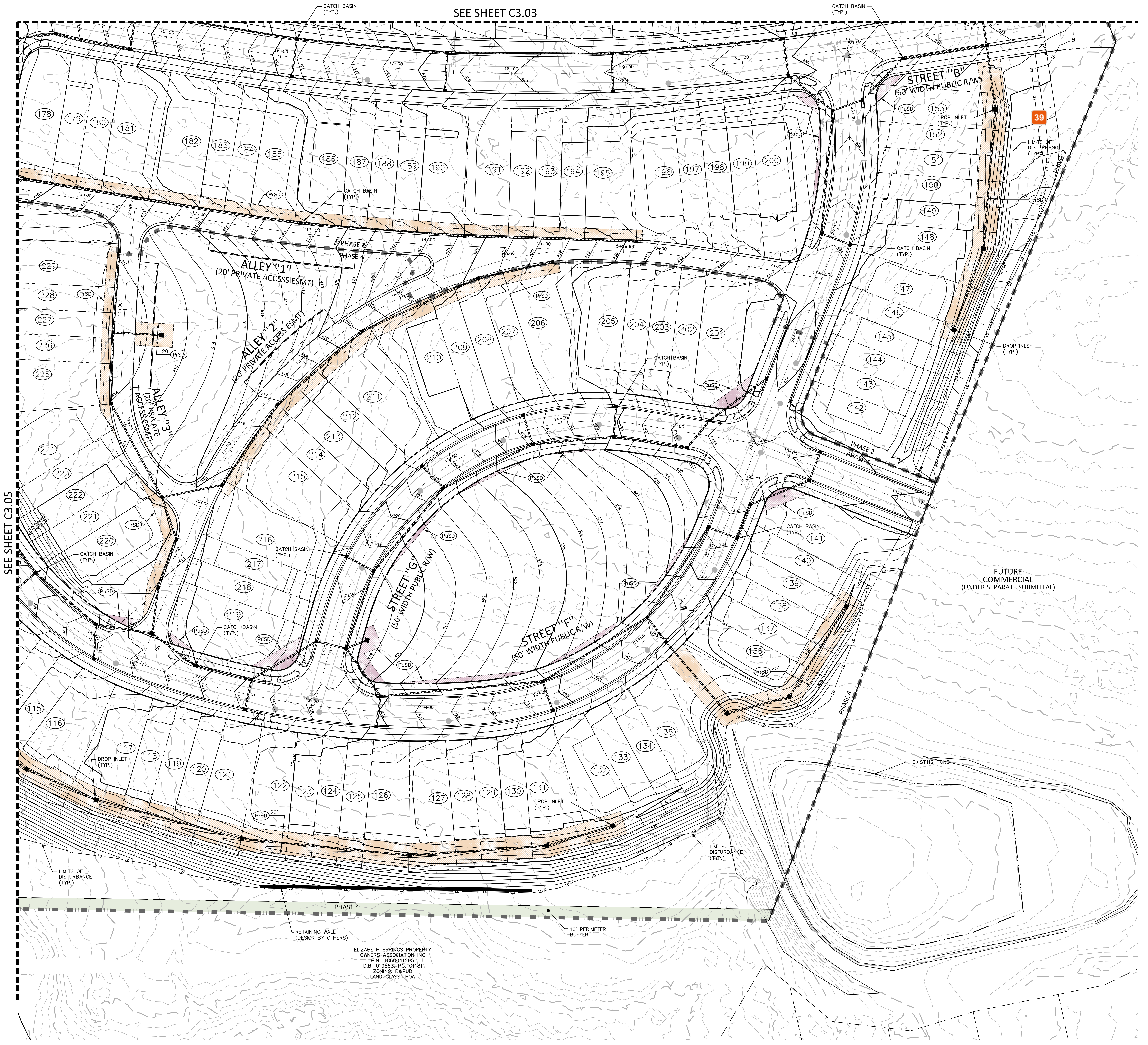
SEE SHEET C3.03
SEE SHEET C3.05
CATCH BASIN (TYP.)
DROP INLET (TYP.)
LIMITS OF DISTURBANCE (TYP.)
STREET "B" (60' WIDTH PUBLIC R/W)
STREET "F" (50' WIDTH PUBLIC R/W)
STREET "G" (50' WIDTH PUBLIC R/W)
ALLEY "1" (20' PRIVATE ACCESS ESMT)
ALLEY "2" (20' PRIVATE ACCESS ESMT)
ALLEY "3" (20' PRIVATE ACCESS ESMT)
PHASE 2
PHASE 4
PHASE 2
PUSD
PrSD
39
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
EXISTING POND
RETAINING WALL (DESIGN BY OTHERS)
10' PERIMETER BUFFER
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC PIN: 1860041295 D.B. 019883, PG. 01181 ZONING: R&PUD LAND CLASS: HOA
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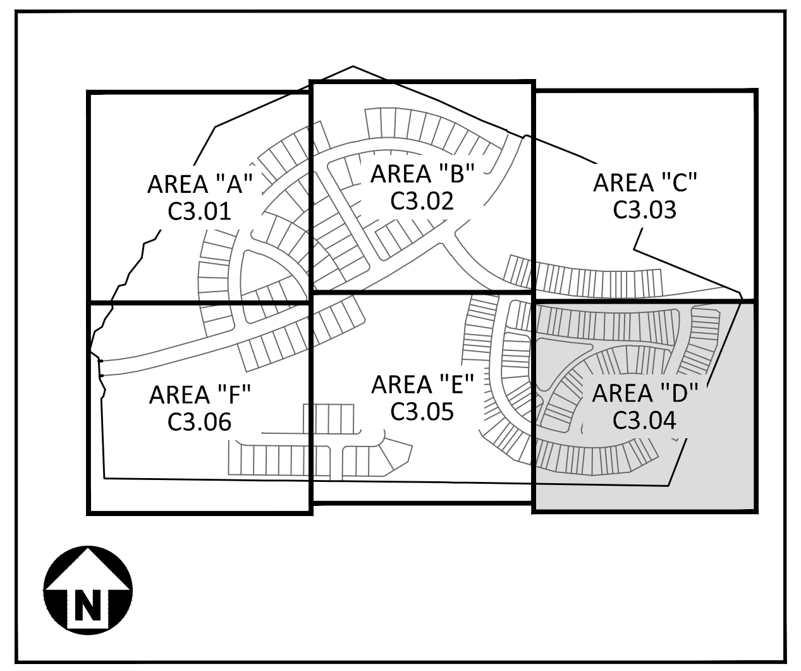
AREA "A" C3.01
AREA "B" C3.02
AREA "C" C3.03
AREA "F" C3.06
AREA "E" C3.05
AREA "D" C3.04
N

KEY MAP

EASEMENT LEGEND

▨	RW	RETAINING WALL MAINTENANCE EASEMENT
▨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
▨	PuSD	PUBLIC STORM DRAINAGE EASEMENT
▨	PrSD	PRIVATE STORM DRAINAGE EASEMENT

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
■	CATCH BASIN
■	DROP INLET
▪	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
◉	JUNCTION BOX
	DRAINAGE FLOW ARROW
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
TD TD	TRENCH DRAIN
RD RD RD	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
TP TP TP	TREE PROTECTION FENCE
LD LD	LIMITS OF DISTURBANCE
TP/LD TP/LD	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
SF/TP SF/TP	COMBINATION SILT FENCE/ TREE PROTECTION FENCE
TC TC	TREE CONSERVATION
	WOODED AREA
250	PROPOSED MAJOR CONTOUR
251	PROPOSED MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
▨	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
▨	WETLANDS
🟩	PERIMETER BUFFER

N

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-G1.dwg, 9/1/2026 3:04:12 PM, Cody James

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SEAL
048250
NICOLAS D. WILLIAMSON

PRELIMINARY
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REVISIONS

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4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-G1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

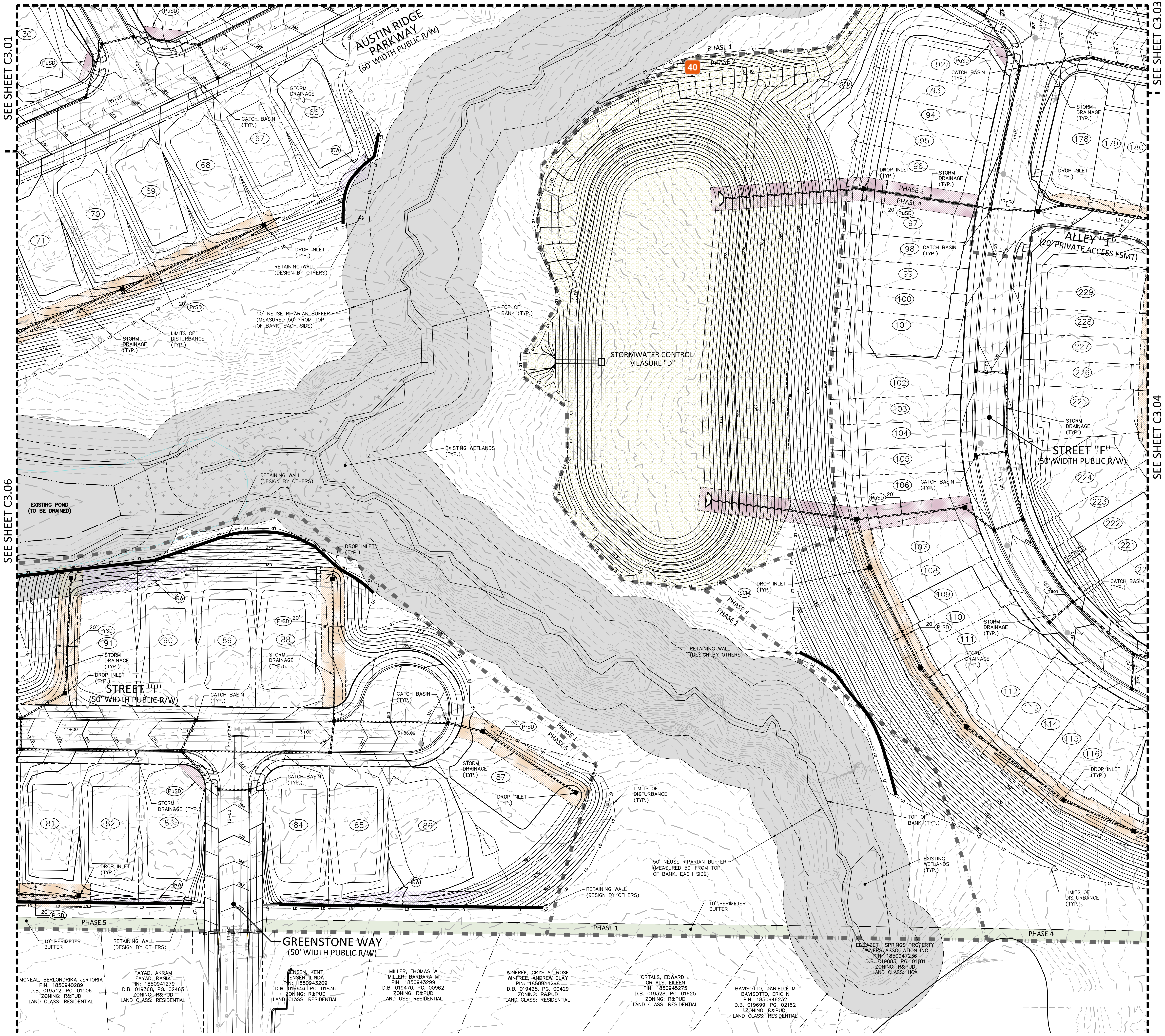
GRADING AND STORM DRAINAGE PLAN - AREA ''D''

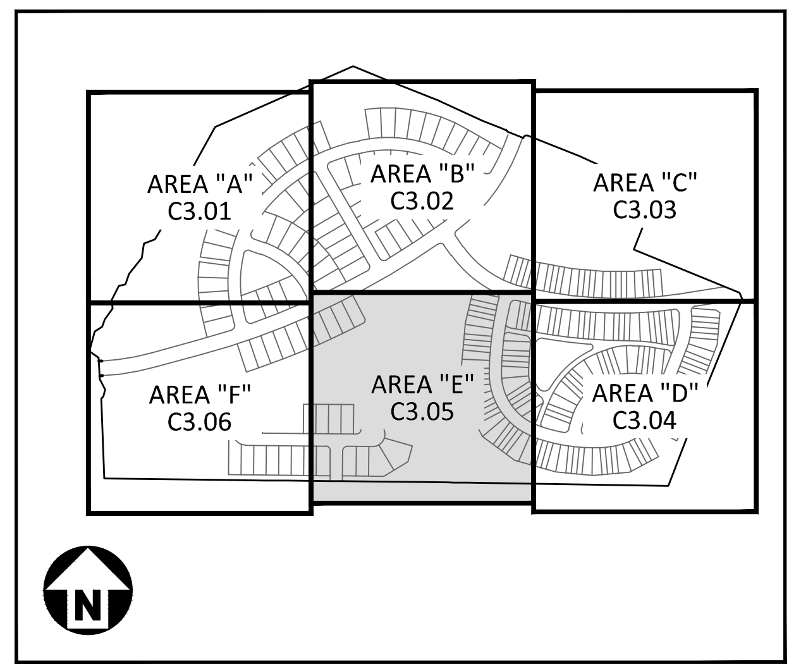
C3.04

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 19

39 **Jacqueline Thompson**
Please adjust LOD label to align with linework.

SEE SHEET C3.02


SEE SHEET C3.01
SEE SHEET C3.03
SEE SHEET C3.04
SEE SHEET C3.06
AUSTIN RIDGE PARKWAY
(60' WIDTH PUBLIC R/W)
STORMWATER CONTROL MEASURE "D"
PHASE 1
PHASE 2
PHASE 4
PHASE 5
40
STREET "F"
(50' WIDTH PUBLIC R/W)
STREET "I"
(50' WIDTH PUBLIC R/W)
ALLEY "1"
(20' PRIVATE ACCESS ESMT)
GREENSTONE WAY
(50' WIDTH PUBLIC R/W)
EXISTING POND
(TO BE DRAINED)
EXISTING WETLANDS
(TYP.)
50' NEUSE RIPARIAN BUFFER
(MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
LIMITS OF DISTURBANCE (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
STORM DRAINAGE (TYP.)
CATCH BASIN (TYP.)
DROP INLET (TYP.)
10' PERIMETER BUFFER
MCNEAL, BERLONDRIKA JERTORIA
PIN: 1850940289
D.B. 019342, PG. 01506
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
FAYAD, AKRAM
FAYAD, RANIA
PIN: 1850941279
D.B. 019368, PG. 02463
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
JENSEN, KENT
JENSEN, LINDA
PIN: 1850943209
D.B. 019616, PG. 01836
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
MILLER, THOMAS W
MILLER, BARBARA M
PIN: 1850943299
D.B. 019470, PG. 00962
ZONING: R&PUD
LAND USE: RESIDENTIAL
WINFREE, CRYSTAL ROSE
WINFREE, ANDREW CLAY
PIN: 1850944298
D.B. 019425, PG. 00429
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
ORTALS, EDWARD J
ORTALS, EILEEN
PIN: 1850945275
D.B. 019328, PG. 01625
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
BAVISOTTO, DANIELLE M
BAVISOTTO, ERIC N
PIN: 1850946232
D.B. 019699, PG. 02162
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC
PIN: 1850947236
D.B. 019883, PG. 01181
ZONING: R&PUD
LAND CLASS: HOA
x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-G1.dwg, 9/1/2026 3:04:23 PM, Cody James


AREA "A" C3.01
AREA "B" C3.02
AREA "C" C3.03
AREA "F" C3.06
AREA "E" C3.05
AREA "D" C3.04
N

KEY MAP

EASEMENT LEGEND

▨	RW	RETAINING WALL MAINTENANCE EASEMENT
▨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
▨	PuSD	PUBLIC STORM DRAINAGE EASEMENT
▨	PrSD	PRIVATE STORM DRAINAGE EASEMENT

GRADING LEGEND

◀	FLARED END SECTION
◁	ENDWALL SECTION
■	CATCH BASIN
■	DROP INLET
■	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
◉	JUNCTION BOX
→	DRAINAGE FLOW ARROW
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
▬	STORM DRAINAGE
—	STORM SERVICE LINE
— TD — TD —	TRENCH DRAIN
— RD — RD — RD —	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
— TP — TP — TP —	TREE PROTECTION FENCE
— LD — LD —	LIMITS OF DISTURBANCE
— TP/LD — TP/LD —	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
— SF/TP — SF/TP —	COMBINATION SILT FENCE/ TREE PROTECTION FENCE
— TC — TC —	TREE CONSERVATION
⌒⌒⌒	WOODED AREA
250	PROPOSED MAJOR CONTOUR
251	PROPOSED MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
▥	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
▭	WETLANDS
🟩	PERIMETER BUFFER

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

LENNAR

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048280 NICOLAS D. WILLIAMS

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-G1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

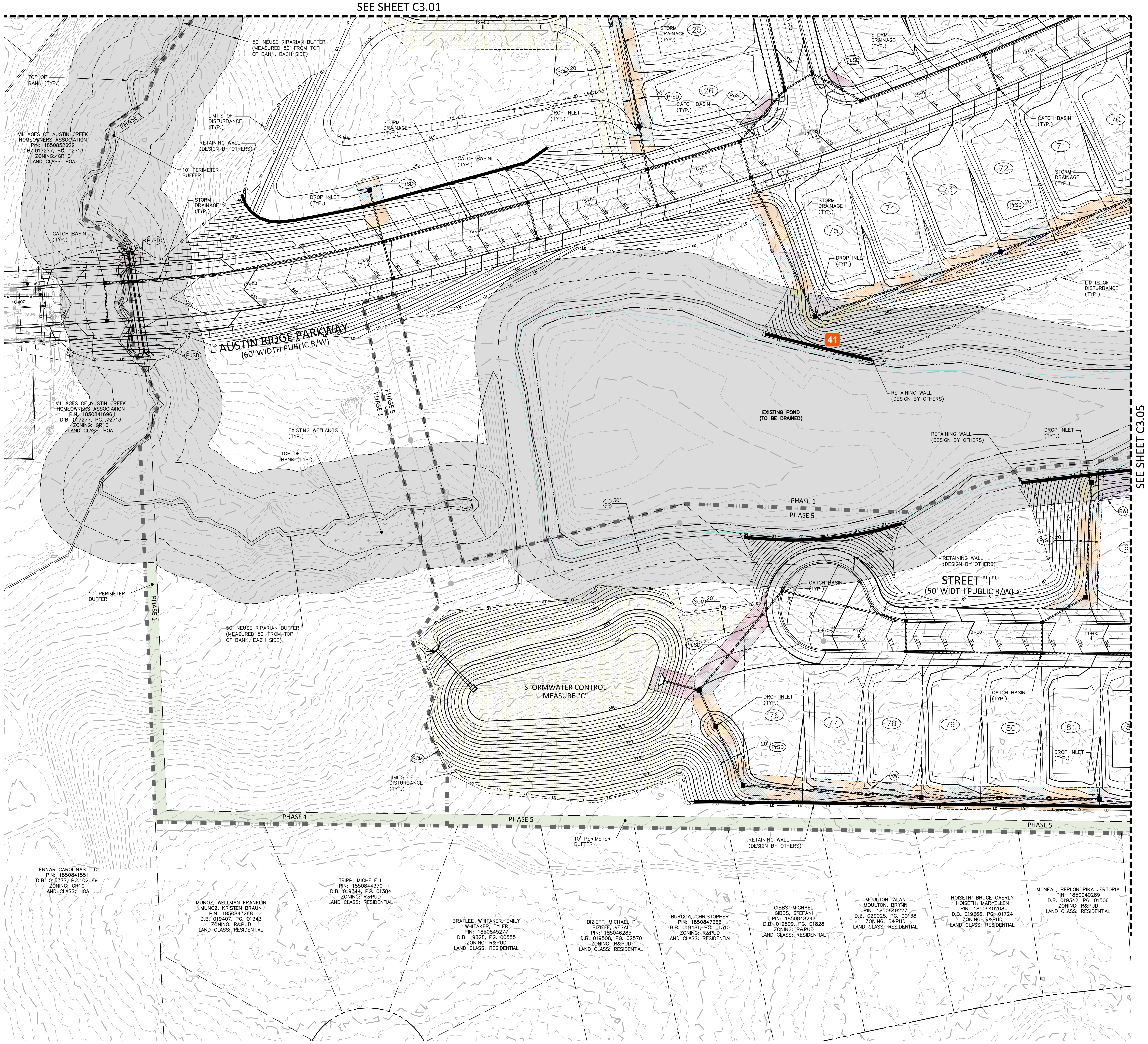
SHEET

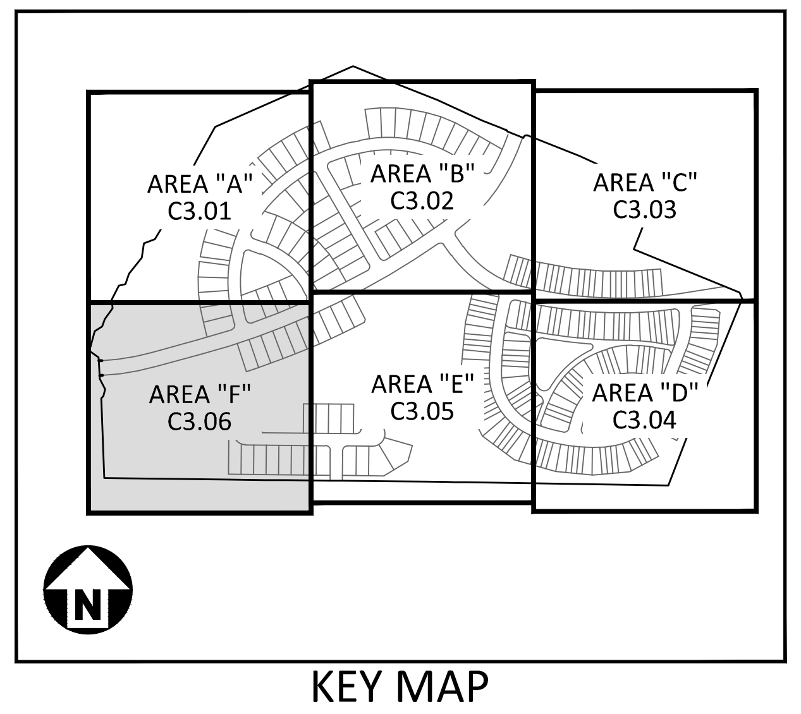
GRADING AND STORM DRAINAGE PLAN - AREA "E"

C3.05

40 **Jacqueline Thompson**

We understand grading is still in development throughout the PSP, but find it beneficial to provide some preliminary feedback for CID consideration - The Town strives to have all greenways meet ADA compliance. Please see the Town Standards Manual for greenway design requirements for longitudinal grades. During CIDs, plan and profile sheets will be required for all streets and greenways.


SEE SHEET C3.01
SEE SHEET C3.05
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850852022 D.B 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
PHASE 1
LIMITS OF DISTURBANCE (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
10' PERIMETER BUFFER
STORM DRAINAGE (TYP.)
CATCH BASIN (TYP.)
PuSD
SCM
PrSD
DROP INLET (TYP.)
AUSTIN RIDGE PARKWAY (60' WIDTH PUBLIC R/W)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850841696 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
EXISTING WETLANDS (TYP.)
PHASE 5
EXISTING POND (TO BE DRAINED)
41
STREET "I" (50' WIDTH PUBLIC R/W)
STORMWATER CONTROL MEASURE "C"
25
26
70
71
72
73
74
75
76
77
78
79
80
81
10' PERIMETER BUFFER
LENNAR CAROLINAS LLC PIN: 1850841551 D.B. 015377, PG. 02089 ZONING: GR10 LAND CLASS: HOA
MUNOZ, WELLMAN FRANKLIN MUNOZ, KRISTEN BRAUN PIN: 1850843268 D.B. 019407, PG. 01343 ZONING: R&PUD LAND CLASS: RESIDENTIAL
TRIPP, MICHELE L PIN: 1850844370 D.B. 019344, PG. 01384 ZONING: R&PUD LAND CLASS: RESIDENTIAL
BRATLEE-WHITAKER, EMILY WHITAKER, TYLER PIN: 1850845277 D.B. 19328, PG. 00555 ZONING: R&PUD LAND CLASS: RESIDENTIAL
BIZIEFF, MICHAEL P BIZIEFF, VESAL PIN: 185046285 D.B. 019508, PG. 02570 ZONING: R&PUD LAND CLASS: RESIDENTIAL
BURGOA, CHRISTOPHER PIN: 1850847266 D.B. 019481, PG. 01310 ZONING: R&PUD LAND CLASS: RESIDENTIAL
GIBBS, MICHAEL GIBBS, STEFANI PIN: 1850848247 D.B. 019509, PG. 01828 ZONING: R&PUD LAND CLASS: RESIDENTIAL
MOULTON, ALAN MOULTON, BRYNN PIN: 1850849227 D.B. 020025, PG. 00138 ZONING: R&PUD LAND CLASS: RESIDENTIAL
HOISETH, BRUCE CAERLY HOISETH, MARYELLEN PIN: 1850940208 D.B. 019366, PG. 01724 ZONING: R&PUD LAND CLASS: RESIDENTIAL
MCNEAL, BERLONDRIKA JERTORIA PIN: 1850940289 D.B. 019342, PG. 01506 ZONING: R&PUD LAND CLASS: RESIDENTIAL


AREA "A" C3.01
AREA "B" C3.02
AREA "C" C3.03
AREA "F" C3.06
AREA "E" C3.05
AREA "D" C3.04
N

KEY MAP

EASEMENT LEGEND

▨	(RW)	RETAINING WALL MAINTENANCE EASEMENT
▨	(SCM)	SCM ACCESS & MAINTENANCE EASEMENT
▨	(PuSD)	PUBLIC STORM DRAINAGE EASEMENT
▨	(PrSD)	PRIVATE STORM DRAINAGE EASEMENT

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
■	CATCH BASIN
■	DROP INLET
■	STORM SERVICE INLET
●	STORM SERVICE ROOF-DRAIN
●	JUNCTION BOX
	DRAINAGE FLOW ARROW
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
TW=223.00 BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
TD TD	TRENCH DRAIN
RD RD RD	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
TP TP TP	TREE PROTECTION FENCE
LD LD	LIMITS OF DISTURBANCE
TP/LD TP/LD	TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
SF/TP SF/TP	COMBINATION SILT FENCE/ TREE PROTECTION FENCE
TC TC	TREE CONSERVATION
	WOODED AREA
250	PROPOSED MAJOR CONTOUR
251	PROPOSED MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
▨	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
	WETLANDS
🟩	PERIMETER BUFFER

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LENNAR

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048280

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-G1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

GRADING AND STORM DRAINAGE PLAN - AREA "F"

C3.06

V2_PSP_Atticus Woods_Combined Plans_Optimized.pdf · Page 21

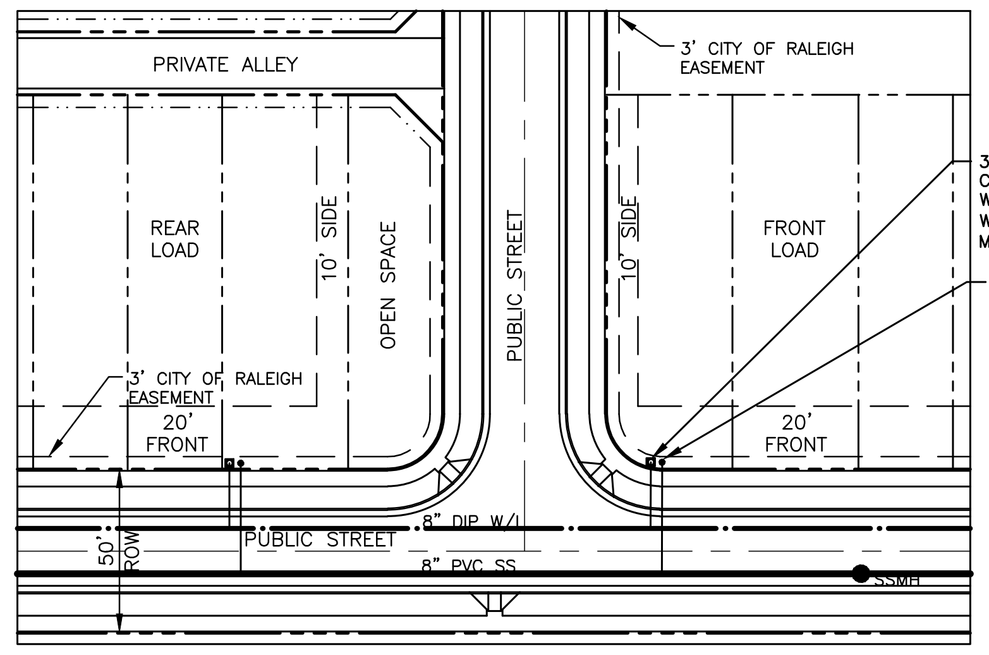
41 **Stephen Wensman**
Wall appears to be in Zone 1 of riparian buffer. Provide documentation that the grading and wall meet NCDEQ riparian buffer regulations.

UTILITY LEGEND

▶◀●	FIRE HYDRANT ASSEMBLY
●	FIRE DEPARTMENT CONNECTION (FDC)
▣	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
○⋈—	BLOW-OFF ASSEMBLY
●	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
▬	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
●	POWER POLE
————	WATERLINE
————	WATER SERVICE LINE
= = = =	UTILITY SLEEVE
————	SANITARY SEWER
————	SEWER SERVICE LINE
—FM—FM—	SEWER FORCE MAIN
—G—G—G—	GAS LINE
—RCW—RCW—	RECLAIMED WATER
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—	TELEPHONE
—TC—TC—TC—	TREE CONSERVATION
▨	WETLANDS
🟩	PERIMETER BUFFER

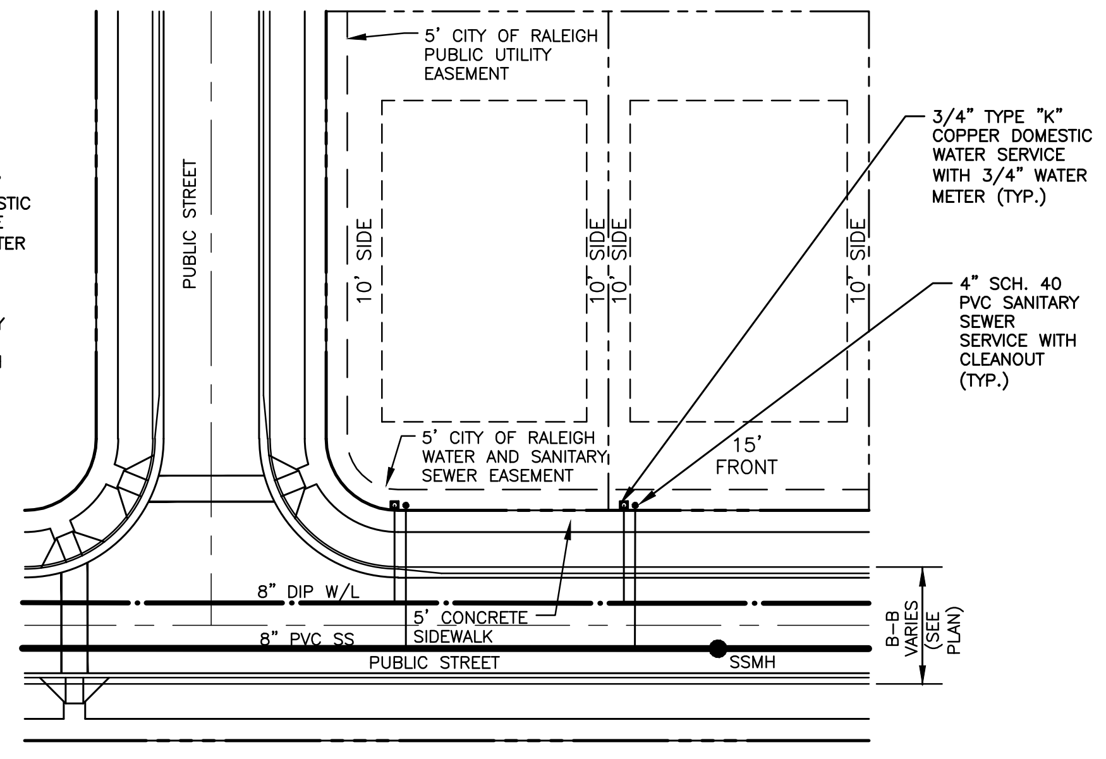
EASEMENT LEGEND

🟩	SS	SANITARY SEWER EASEMENT
🟦	WE	WATERLINE EASEMENT
⬜	UE	CITY OF RALEIGH UTILITY EASEMENT


PRIVATE ALLEY
3' CITY OF RALEIGH EASEMENT
REAR LOAD
10' SIDE
OPEN SPACE
PUBLIC STREET
FRONT LOAD
3/4" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH 3/4" WATER METER (TYP.)
4" SCH. 40 PVC SANITARY SEWER SERVICE WITH CLEANOUT (TYP.)
3' CITY OF RALEIGH EASEMENT
20' FRONT
20' FRONT
8" DIP W/L
PUBLIC STREET
8" PVC SS
SSMH
50' ROW

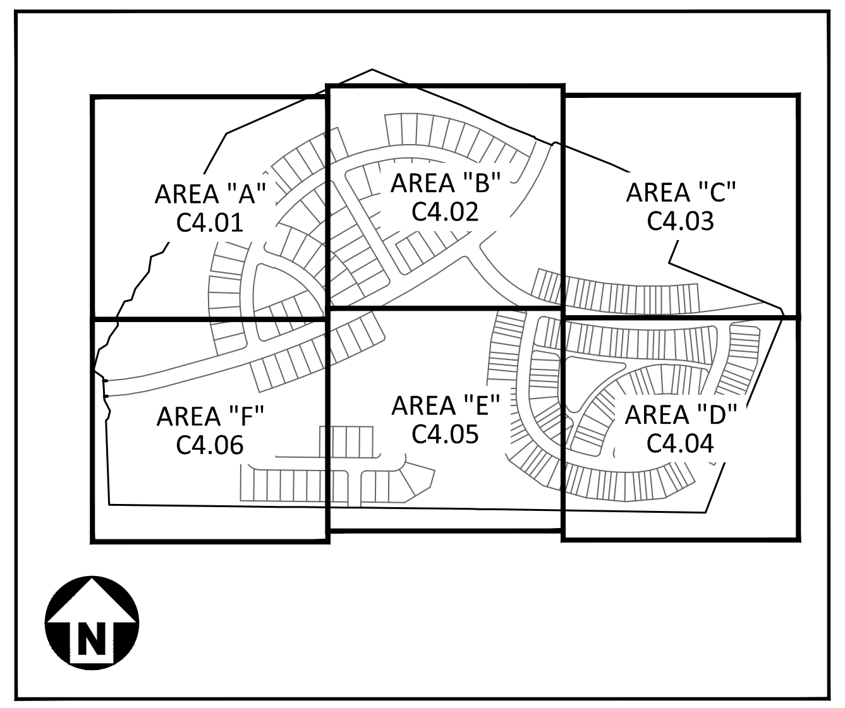
TOWNHOME LOT DETAIL

NTS

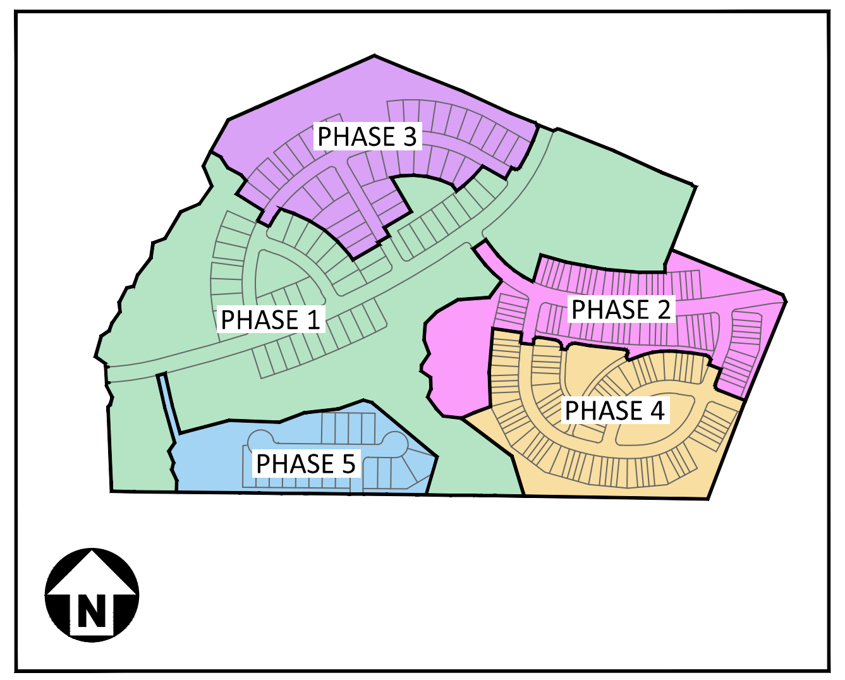

5' CITY OF RALEIGH PUBLIC UTILITY EASEMENT
PUBLIC STREET
10' SIDE
10' SIDE
10' SIDE
10' SIDE
3/4" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH 3/4" WATER METER (TYP.)
4" SCH. 40 PVC SANITARY SEWER SERVICE WITH CLEANOUT (TYP.)
5' CITY OF RALEIGH WATER AND SANITARY SEWER EASEMENT
15' FRONT
8" DIP W/L
5' CONCRETE SIDEWALK
8" PVC SS
PUBLIC STREET
SSMH
B-B VARIES (SEE PLAN)

TYPICAL LOT LAYOUT

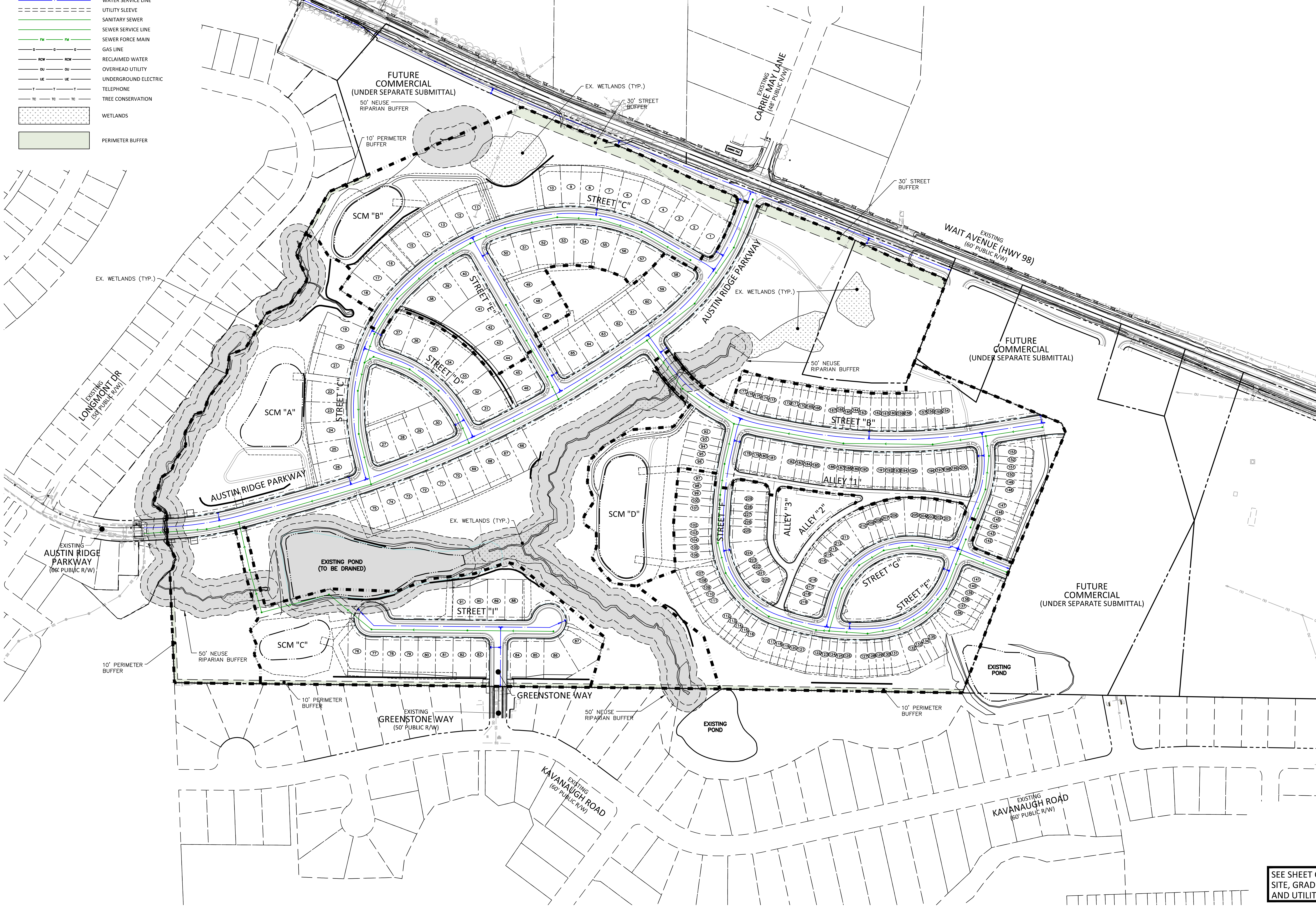
N.T.S.


AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
N

KEY MAP


PHASE 3
PHASE 1
PHASE 2
PHASE 4
PHASE 5
N

PHASING DIAGRAM


FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
50' NEUSE RIPARIAN BUFFER
10' PERIMETER BUFFER
EX. WETLANDS (TYP.)
30' STREET BUFFER
EXISTING CARRIE MAY LANE (46' PUBLIC R/W)
30' STREET BUFFER
EXISTING WAIT AVENUE (HWY 98) (60' PUBLIC R/W)
SCM "B"
STREET "C"
STREET "E"
STREET "D"
AUSTIN RIDGE PARKWAY
EX. WETLANDS (TYP.)
EX. WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
EXISTING LONGMONT DR (50' PUBLIC R/W)
SCM "A"
STREET "C"
AUSTIN RIDGE PARKWAY
STREET "B"
ALLEY "1"
ALLEY "3"
ALLEY "2"
STREET "F"
STREET "G"
STREET "F"
SCM "D"
EX. WETLANDS (TYP.)
EXISTING POND (TO BE DRAINED)
EXISTING AUSTIN RIDGE PARKWAY (86' PUBLIC R/W)
STREET "I"
SCM "C"
10' PERIMETER BUFFER
50' NEUSE RIPARIAN BUFFER
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
EXISTING POND
GREENSTONE WAY
10' PERIMETER BUFFER
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
50' NEUSE RIPARIAN BUFFER
EXISTING POND
10' PERIMETER BUFFER
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
EXISTING AVERETTE ROAD (VARIABLE WIDTH PUBLIC R/W)

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

GRAPHIC SCALE

0 75 150 300

1 inch = 150 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ATTICUS WOODS

PRELIMINARY SUBDIVISION PLAT

WAIT AVENUE

WAKE FOREST, NORTH CAROLINA 27587

048250
NICOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
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6		

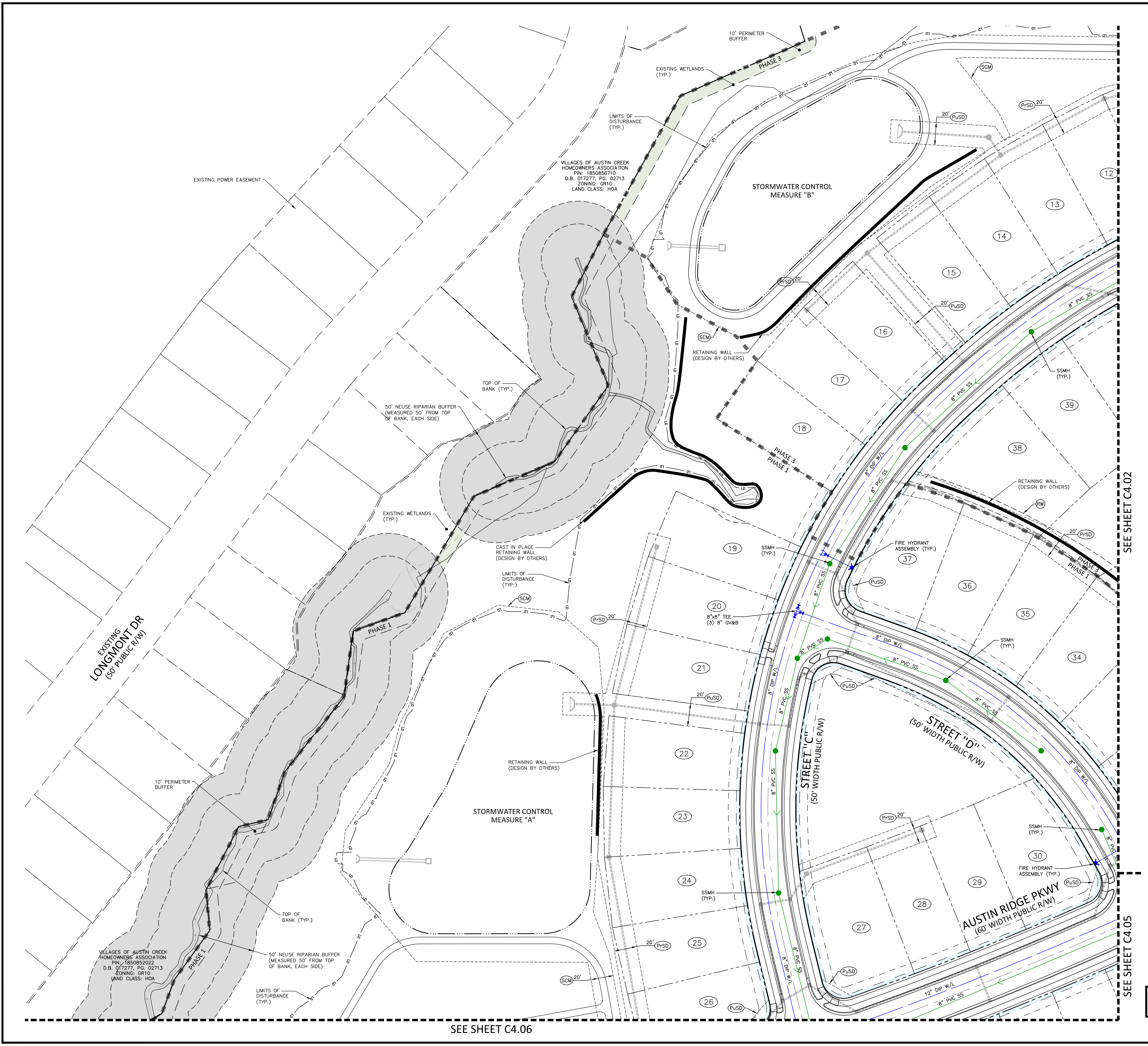
PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-OAU1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 150'
DATE	06. 01. 2026

SHEET

OVERALL UTILITY PLAN

C4.00


10' PERIMETER BUFFER
EXISTING WETLANDS (TYP.)
PHASE 3
LIMITS OF DISTURBANCE (TYP.)
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850856710 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
EXISTING POWER EASEMENT
STORMWATER CONTROL MEASURE "B"
SCM
PrSD
PuSD
20'
RETAINING WALL (DESIGN BY OTHERS)
TOP OF BANK (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
EXISTING WETLANDS (TYP.)
CAST IN PLACE RETAINING WALL (DESIGN BY OTHERS)
LIMITS OF DISTURBANCE (TYP.)
PHASE 1
PHASE 3
PHASE 1
EXISTING LONGMONT DR (50' PUBLIC R/W)
SSMH (TYP.)
FIRE HYDRANT ASSEMBLY (TYP.)
8"x8" TEE (3) 8" GV&B
8" DIP W/L
8" PVC SS
RW
STREET "C" (50' WIDTH PUBLIC R/W)
STREET "D" (50' WIDTH PUBLIC R/W)
AUSTIN RIDGE PKWY (60' WIDTH PUBLIC R/W)
12" DIP W/L
STORMWATER CONTROL MEASURE "A"
10' PERIMETER BUFFER
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850852022 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
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29
30
34
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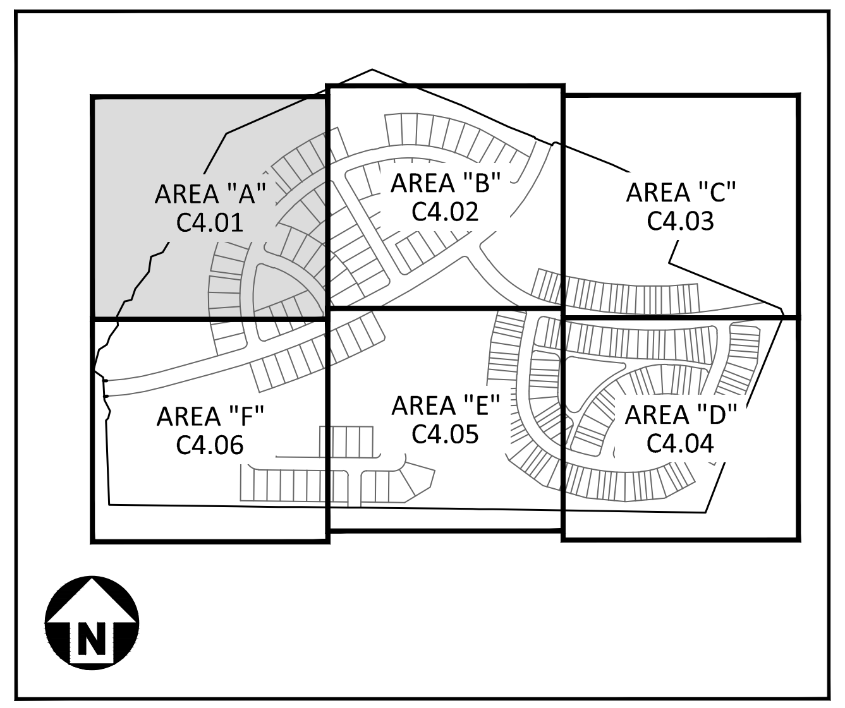
36
37
38
39
SEE SHEET C4.02
SEE SHEET C4.05
SEE SHEET C4.06


AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "F" C4.06
AREA "E" C4.05
AREA "D" C4.04
N

KEY MAP

EASEMENT LEGEND

▦	SS	SANITARY SEWER EASEMENT
▦	WE	WATERLINE EASEMENT
▭	UE	CITY OF RALEIGH UTILITY EASEMENT

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM SEWER FORCE MAIN
- G G GAS LINE
- RCW RCW RECLAIMED WATER
- OU OU OVERHEAD UTILITY
- UE UE UNDERGROUND ELECTRIC
- T T TELEPHONE
- TC TC TREE CONSERVATION
- WETLANDS
- PERIMETER BUFFER

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

N

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-U1.dwg, 9/1/2026 3:05:32 PM, Cody James

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SEAL 048250
NICHOLAS D. WILLIAMSON

REVISIONS

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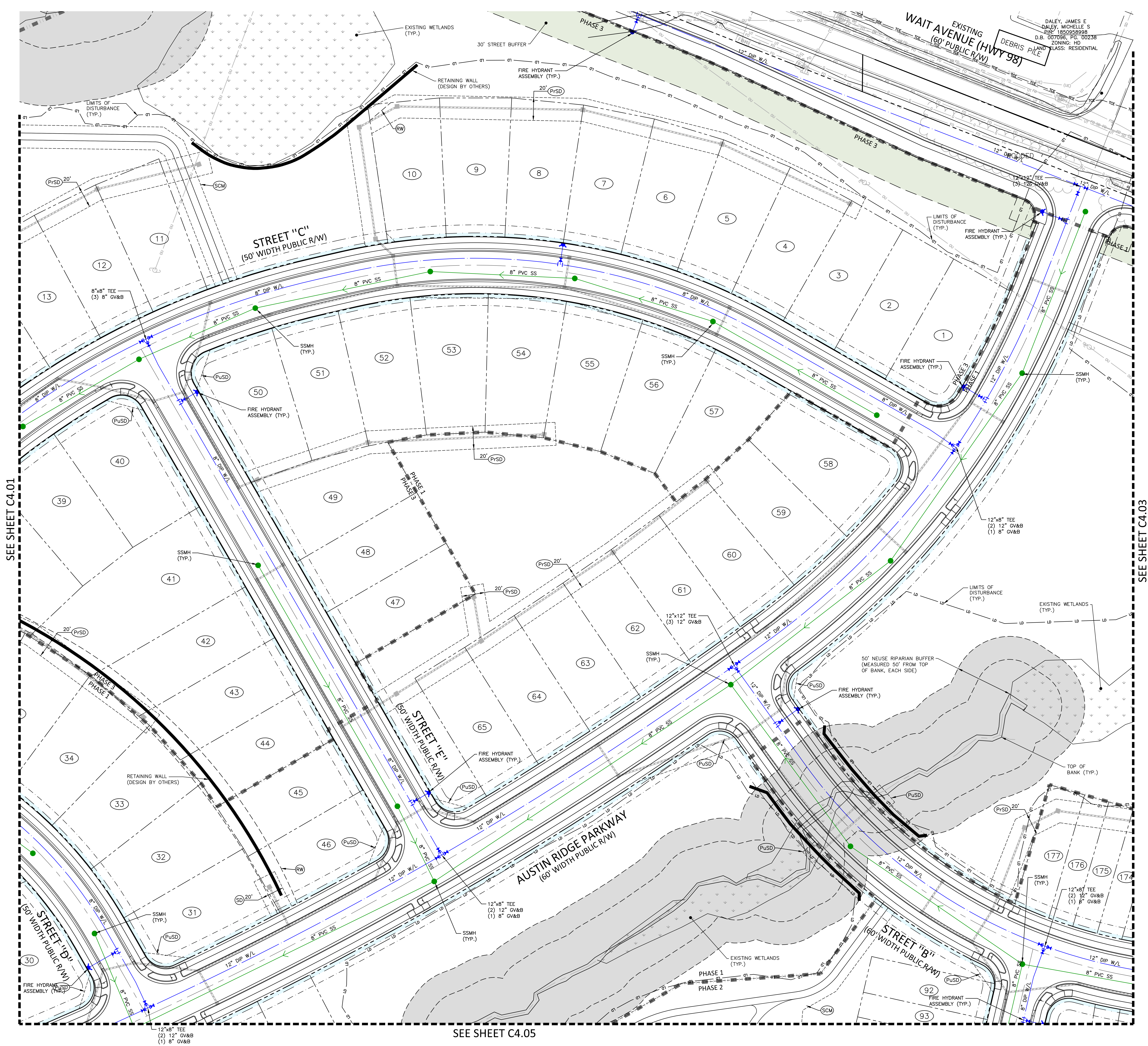
PLAN INFORMATION

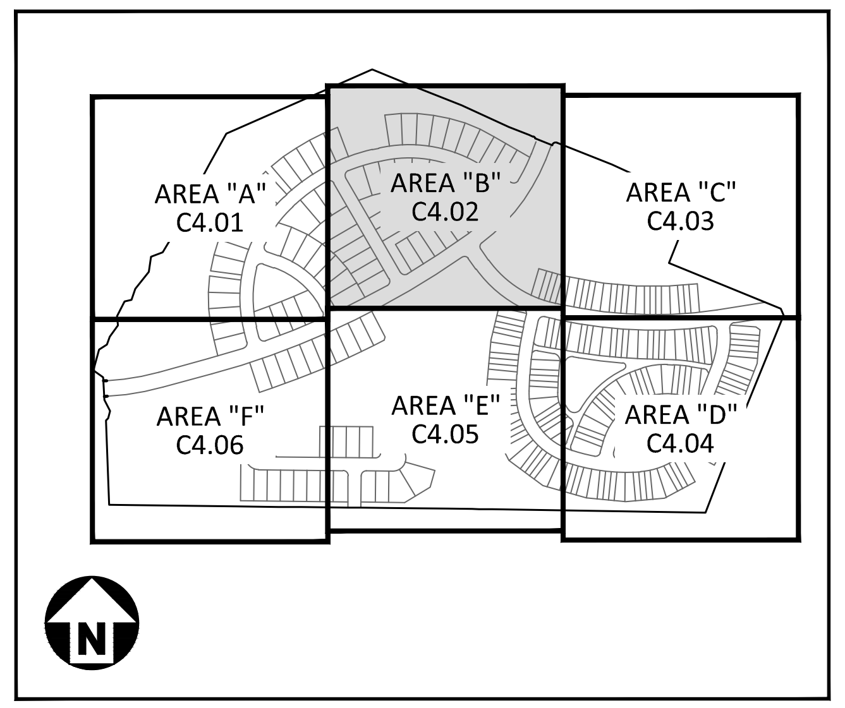
PROJECT NO.	LEN24019
FILENAME	LEN24019-U1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

UTILITY PLAN - AREA "A"

C4.01


EXISTING WAIT AVENUE (HWY 98)
(60' PUBLIC R/W)
DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL
DEBRIS PILE
WOODED
EXISTING WETLANDS (TYP.)
30' STREET BUFFER
PHASE 3
PHASE 1
PHASE 2
RETAINING WALL (DESIGN BY OTHERS)
FIRE HYDRANT ASSEMBLY (TYP.)
LIMITS OF DISTURBANCE (TYP.)
STREET "C" (50' WIDTH PUBLIC R/W)
STREET "E" (50' WIDTH PUBLIC R/W)
STREET "D" (50' WIDTH PUBLIC R/W)
STREET "B" (60' WIDTH PUBLIC R/W)
AUSTIN RIDGE PARKWAY (60' WIDTH PUBLIC R/W)
8" DIP W/L
8" PVC SS
12" DIP W/L
12"x12" TEE
(3) 12" GV&B
8"x8" TEE
(3) 8" GV&B
12"x8" TEE
(2) 12" GV&B
(1) 8" GV&B
SSMH (TYP.)
PrSD 20'
PuSD
SCM
RW
SD 20'
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
1 2 3 4 5 6 7 8 9 10 11 12 13
30 31 32 33 34 39 40 41 42 43 44 45 46 47 48 49 50
51 52 53 54 55 56 57 58 59 60 61 62 63 64 65
92 93 174 175 176 177
SEE SHEET C4.01
SEE SHEET C4.03
SEE SHEET C4.05


AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
N

KEY MAP

EASEMENT LEGEND

▦	SS	SANITARY SEWER EASEMENT
▦	WE	WATERLINE EASEMENT
▭	UE	CITY OF RALEIGH UTILITY EASEMENT

UTILITY LEGEND

→⋈●	FIRE HYDRANT ASSEMBLY
●	FIRE DEPARTMENT CONNECTION (FDC)
▣	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
o⋈—	BLOW-OFF ASSEMBLY
●	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
▬	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
●	POWER POLE
—— · ——	WATERLINE
—— · ——	WATER SERVICE LINE
═ ═ ═ ═	UTILITY SLEEVE
————	SANITARY SEWER
————	SEWER SERVICE LINE
— FM — FM —	SEWER FORCE MAIN
— G — G —	GAS LINE
— RCW — RCW —	RECLAIMED WATER
— OU — OU —	OVERHEAD UTILITY
— UE — UE —	UNDERGROUND ELECTRIC
— T — T —	TELEPHONE
— TC — TC —	TREE CONSERVATION
▭	WETLANDS
▭	PERIMETER BUFFER

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

N

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Raleigh, NC 27603

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license number: C-0293, C-187

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Anna Lancaster
PHONE: 919. 465. 5900

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WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL
048250
NICOLAS D. WILLIAMSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
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PLAN INFORMATION

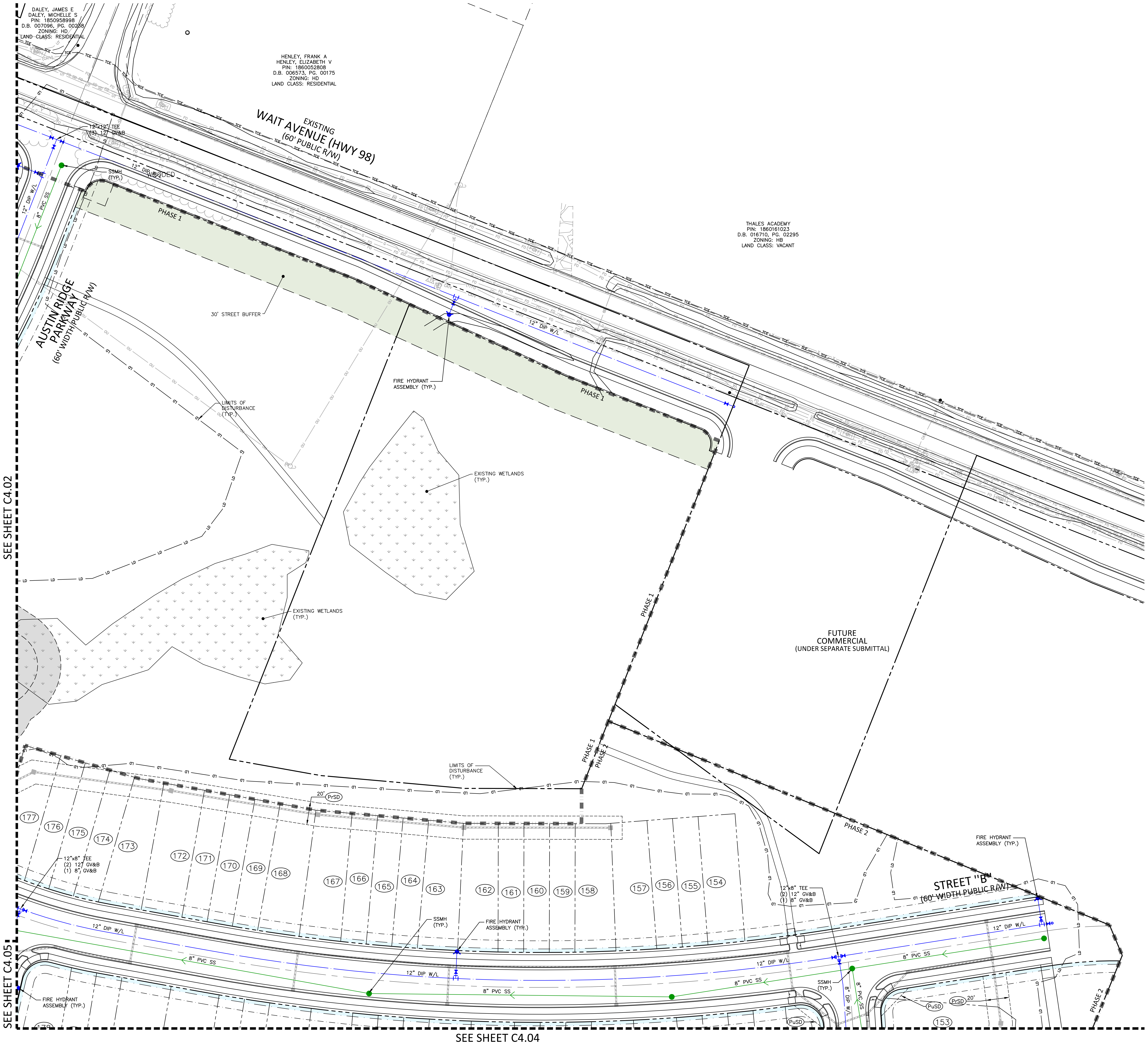
PROJECT NO.	LEN24019
FILENAME	LEN24019-U1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

UTILITY PLAN - AREA ''B''

C4.02

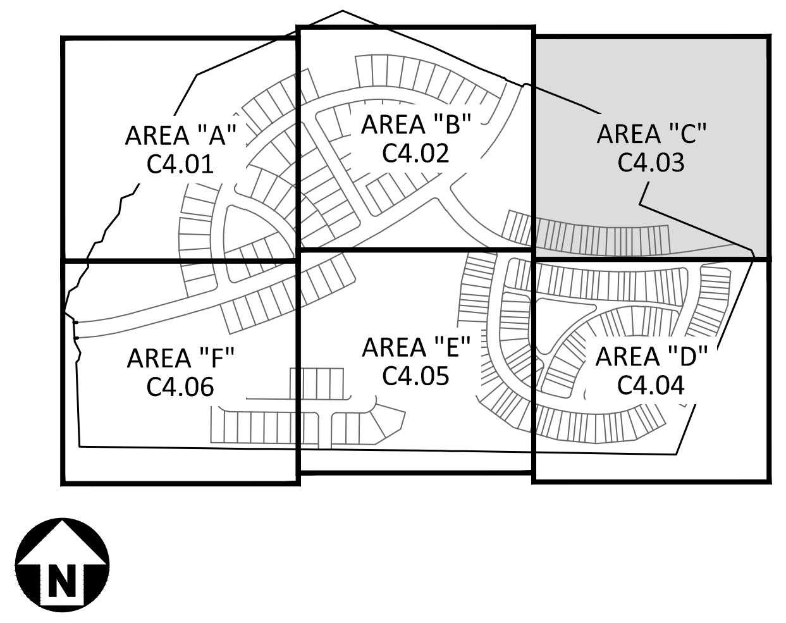
x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-U1.dwg, 9/1/2026 3:05:42 PM, Cody James


DALEY, JAMES E
DALEY, MICHELLE S
PIN: 1850958998
D.B. 007096, PG. 00238
ZONING: HD
LAND CLASS: RESIDENTIAL
HENLEY, FRANK A
HENLEY, ELIZABETH V
PIN: 1860052808
D.B. 006573, PG. 00175
ZONING: HD
LAND CLASS: RESIDENTIAL
EXISTING
WAIT AVENUE (HWY 98)
(60' PUBLIC R/W)
THALES ACADEMY
PIN: 1860161023
D.B. 016710, PG. 02295
ZONING: HB
LAND CLASS: VACANT
12"x12" TEE
(3) 12" GV&B
SSMH
(TYP.)
12" DIP W/L
WOODED
12" DIP W/L
8" PVC SS
PHASE 1
30' STREET BUFFER
AUSTIN RIDGE
PARKWAY
(60' WIDTH PUBLIC R/W)
LIMITS OF
DISTURBANCE
(TYP.)
FIRE HYDRANT
ASSEMBLY (TYP.)
12" DIP W/L
PHASE 1
EXISTING WETLANDS
(TYP.)
EXISTING WETLANDS
(TYP.)
PHASE 1
FUTURE
COMMERCIAL
(UNDER SEPARATE SUBMITTAL)
LIMITS OF
DISTURBANCE
(TYP.)
PHASE 1
PHASE 2
20'
PrSD
PHASE 2
177
176
175
174
173
172
171
170
169
168
167
166
165
164
163
162
161
160
159
158
157
156
155
154
153
12"x8" TEE
(2) 12" GV&B
(1) 8" GV&B
12" DIP W/L
8" PVC SS
12" DIP W/L
8" PVC SS
SSMH
(TYP.)
FIRE HYDRANT
ASSEMBLY (TYP.)
FIRE HYDRANT
ASSEMBLY (TYP.)
12"x8" TEE
(2) 12" GV&B
(1) 8" GV&B
12" DIP W/L
8" PVC SS
SSMH
(TYP.)
8" DIP W/L
8" PVC SS
FIRE HYDRANT
ASSEMBLY (TYP.)
STREET "B"
(60' WIDTH PUBLIC R/W)
12" DIP W/L
8" PVC SS
PuSD
PuSD
PrSD
20'
PHASE 2
SEE SHEET C4.02
SEE SHEET C4.05
SEE SHEET C4.04

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


AREA "A"
C4.01
AREA "B"
C4.02
AREA "C"
C4.03
AREA "F"
C4.06
AREA "E"
C4.05
AREA "D"
C4.04
N

KEY MAP

EASEMENT LEGEND

▦	(SS)	SANITARY SEWER EASEMENT
▦	(WE)	WATERLINE EASEMENT
▢	(UE)	CITY OF RALEIGH UTILITY EASEMENT

UTILITY LEGEND

FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION (FDC)
WATER METER
WATER VALVE
PIV POST INDICATOR VALVE
VALVE IN MANHOLE
METER & VAULT
BACKFLOW PREVENTER
REDUCER
PLUG
BLOW-OFF ASSEMBLY
SANITARY SEWER MANHOLE
SEWER CLEAN-OUT
GREASE TRAP
SEWER FLOW DIRECTION ARROW
POWER POLE
WATERLINE
WATER SERVICE LINE
UTILITY SLEEVE
SANITARY SEWER
SEWER SERVICE LINE
FM FM SEWER FORCE MAIN
G G GAS LINE
RCW RCW RECLAIMED WATER
OU OU OVERHEAD UTILITY
UE UE UNDERGROUND ELECTRIC
T T TELEPHONE
TC TC TREE CONSERVATION
WETLANDS
PERIMETER BUFFER

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048250
NICOLAS D. WILLIAMSON

PRELIMINARY
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REVISIONS

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3		
4		
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PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-U1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

UTILITY PLAN -
AREA "C"

C4.03

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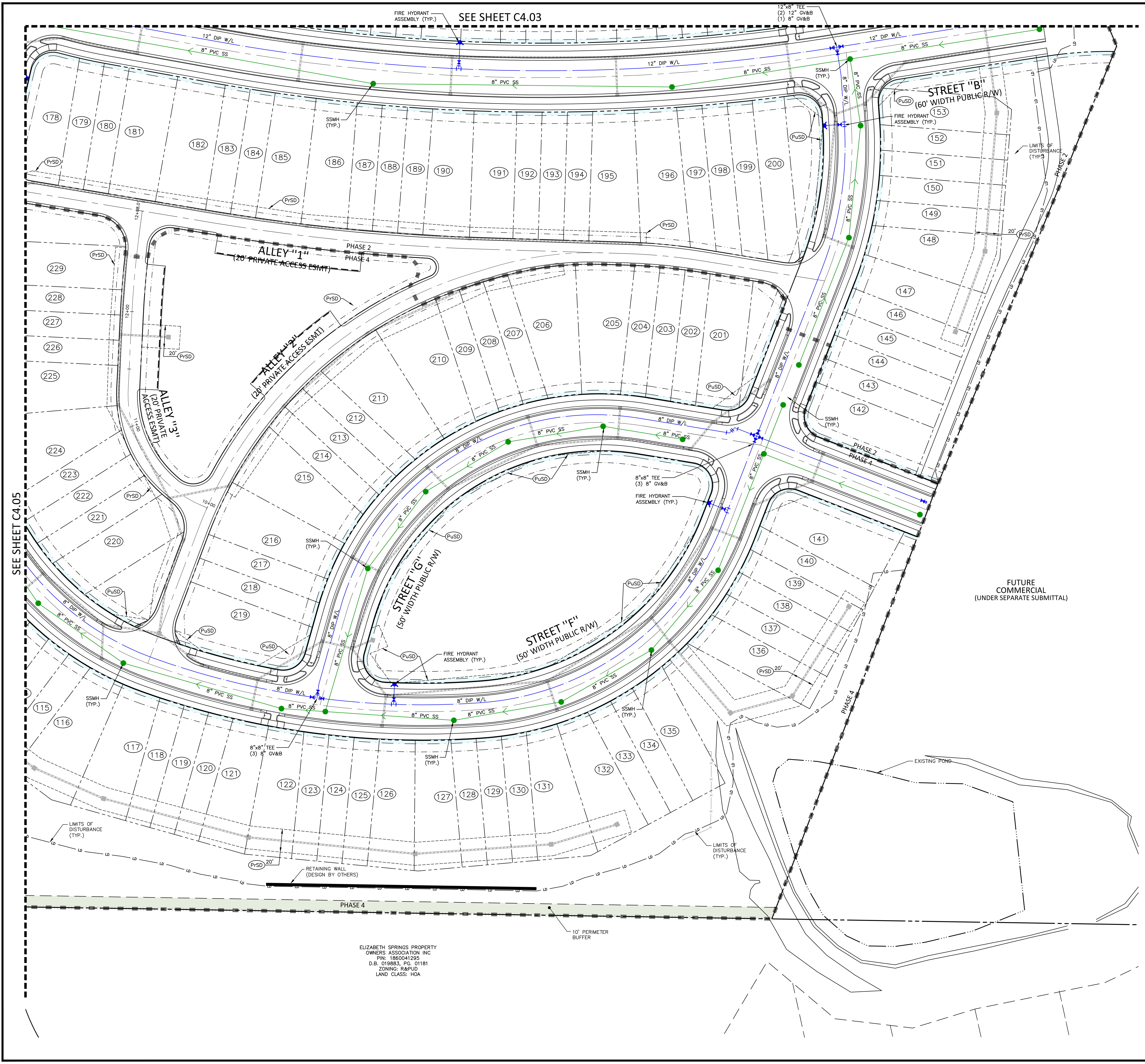
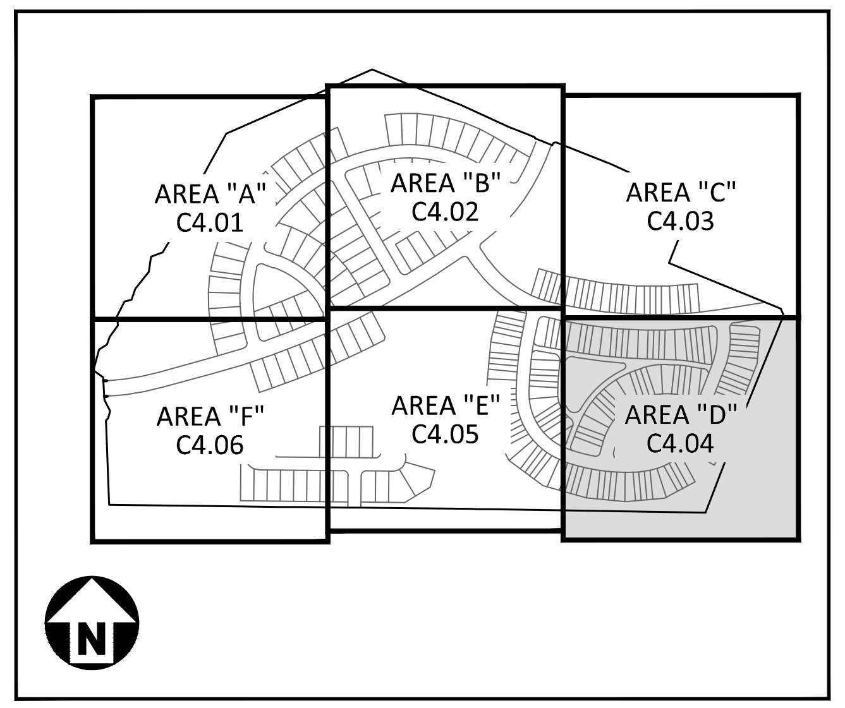

SEE SHEET C4.03
SEE SHEET C4.05
FIRE HYDRANT ASSEMBLY (TYP.)
12"x8" TEE (2) 12" GV&B (1) 8" GV&B
12" DIP W/L
8" PVC SS
8" DIP W/L
SSMH (TYP.)
STREET "B" (60' WIDTH PUBLIC R/W)
STREET "F" (50' WIDTH PUBLIC R/W)
STREET "G" (50' WIDTH PUBLIC R/W)
ALLEY "1" (20' PRIVATE ACCESS ESMT)
ALLEY "2" (20' PRIVATE ACCESS ESMT)
ALLEY "3" (20' PRIVATE ACCESS ESMT)
8"x8" TEE (3) 8" GV&B
PHASE 2
PHASE 4
LIMITS OF DISTURBANCE (TYP.)
FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
EXISTING POND
RETAINING WALL (DESIGN BY OTHERS)
10' PERIMETER BUFFER
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC PIN: 1860041295 D.B. 019883, PG. 01181 ZONING: R&PUD LAND CLASS: HOA
PrSD
PuSD
GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "F" C4.06
AREA "E" C4.05
AREA "D" C4.04
N

KEY MAP

EASEMENT LEGEND

SS	SANITARY SEWER EASEMENT
WE	WATERLINE EASEMENT
UE	CITY OF RALEIGH UTILITY EASEMENT

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- — FM — FM — SEWER FORCE MAIN
- — G — G — GAS LINE
- — RCW — RCW — RECLAIMED WATER
- — OU — OU — OVERHEAD UTILITY
- — UE — UE — UNDERGROUND ELECTRIC
- — T — T — TELEPHONE
- — TC — TC — TREE CONSERVATION
- WETLANDS
- PERIMETER BUFFER

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SEAL 048250 NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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2	09. 01. 2026	REVISED PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-U1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

UTILITY PLAN - AREA "D"

C4.04

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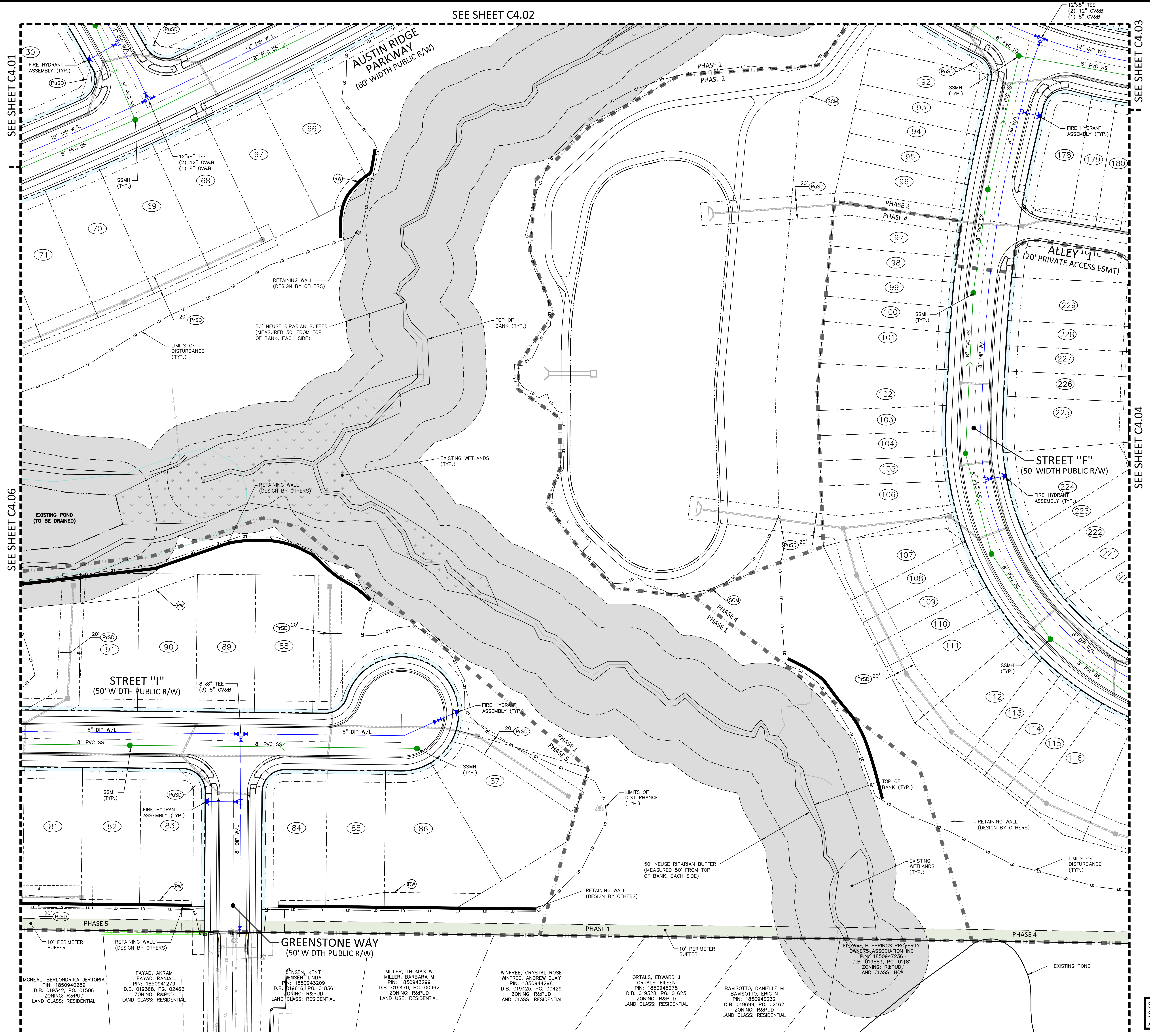
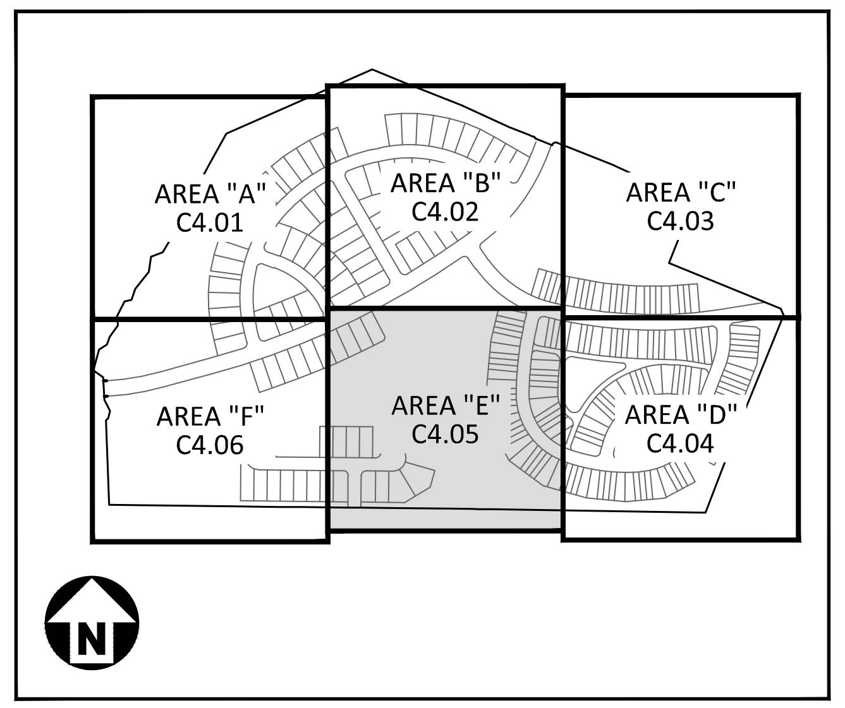

SEE SHEET C4.02
SEE SHEET C4.01
SEE SHEET C4.03
SEE SHEET C4.04
SEE SHEET C4.06
AUSTIN RIDGE PARKWAY
(60' WIDTH PUBLIC R/W)
12" DIP W/L
8" PVC SS
FIRE HYDRANT ASSEMBLY (TYP.)
12"x8" TEE
(2) 12" GV&B
(1) 8" GV&B
SSMH (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
LIMITS OF DISTURBANCE (TYP.)
EXISTING WETLANDS (TYP.)
EXISTING POND (TO BE DRAINED)
PHASE 1
PHASE 2
PHASE 4
PHASE 5
SCM
ALLEY "1"
(20' PRIVATE ACCESS ESMT)
STREET "F"
(50' WIDTH PUBLIC R/W)
STREET "I"
(50' WIDTH PUBLIC R/W)
8"x8" TEE
(3) 8" GV&B
8" DIP W/L
8" PVC SS
GREENSTONE WAY
(50' WIDTH PUBLIC R/W)
10' PERIMETER BUFFER
EXISTING POND
MCNEAL, BERLONDRIKA JERTORIA
PIN: 1850940289
D.B. 019342, PG. 01506
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
FAYAD, AKRAM
FAYAD, RANIA
PIN: 1850941279
D.B. 019368, PG. 02463
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
JENSEN, KENT
JENSEN, LINDA
PIN: 1850943209
D.B. 019616, PG. 01836
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
MILLER, THOMAS W
MILLER, BARBARA M
PIN: 1850943299
D.B. 019470, PG. 00962
ZONING: R&PUD
LAND USE: RESIDENTIAL
WINFREE, CRYSTAL ROSE
WINFREE, ANDREW CLAY
PIN: 1850944298
D.B. 019425, PG. 00429
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
ORTALS, EDWARD J
ORTALS, EILEEN
PIN: 1850945275
D.B. 019328, PG. 01625
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
BAVISOTTO, DANIELLE M
BAVISOTTO, ERIC N
PIN: 1850946232
D.B. 019699, PG. 02162
ZONING: R&PUD
LAND CLASS: RESIDENTIAL
ELIZABETH SPRINGS PROPERTY OWNERS ASSOCIATION INC
PIN: 1850947236
D.B. 019883, PG. 01181
ZONING: R&PUD
LAND CLASS: HOA

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06

KEY MAP

EASEMENT LEGEND

▦	(SS)	SANITARY SEWER EASEMENT
▦	(WE)	WATERLINE EASEMENT
▭	(UE)	CITY OF RALEIGH UTILITY EASEMENT

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM SEWER FORCE MAIN
- G — G GAS LINE
- RCW — RCW RECLAIMED WATER
- OU — OU OVERHEAD UTILITY
- UE — UE UNDERGROUND ELECTRIC
- T — T TELEPHONE
- TC — TC TREE CONSERVATION
- WETLANDS
- PERIMETER BUFFER

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WAKE FOREST, NORTH CAROLINA 27587

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-U1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

UTILITY PLAN - AREA "E"

C4.05

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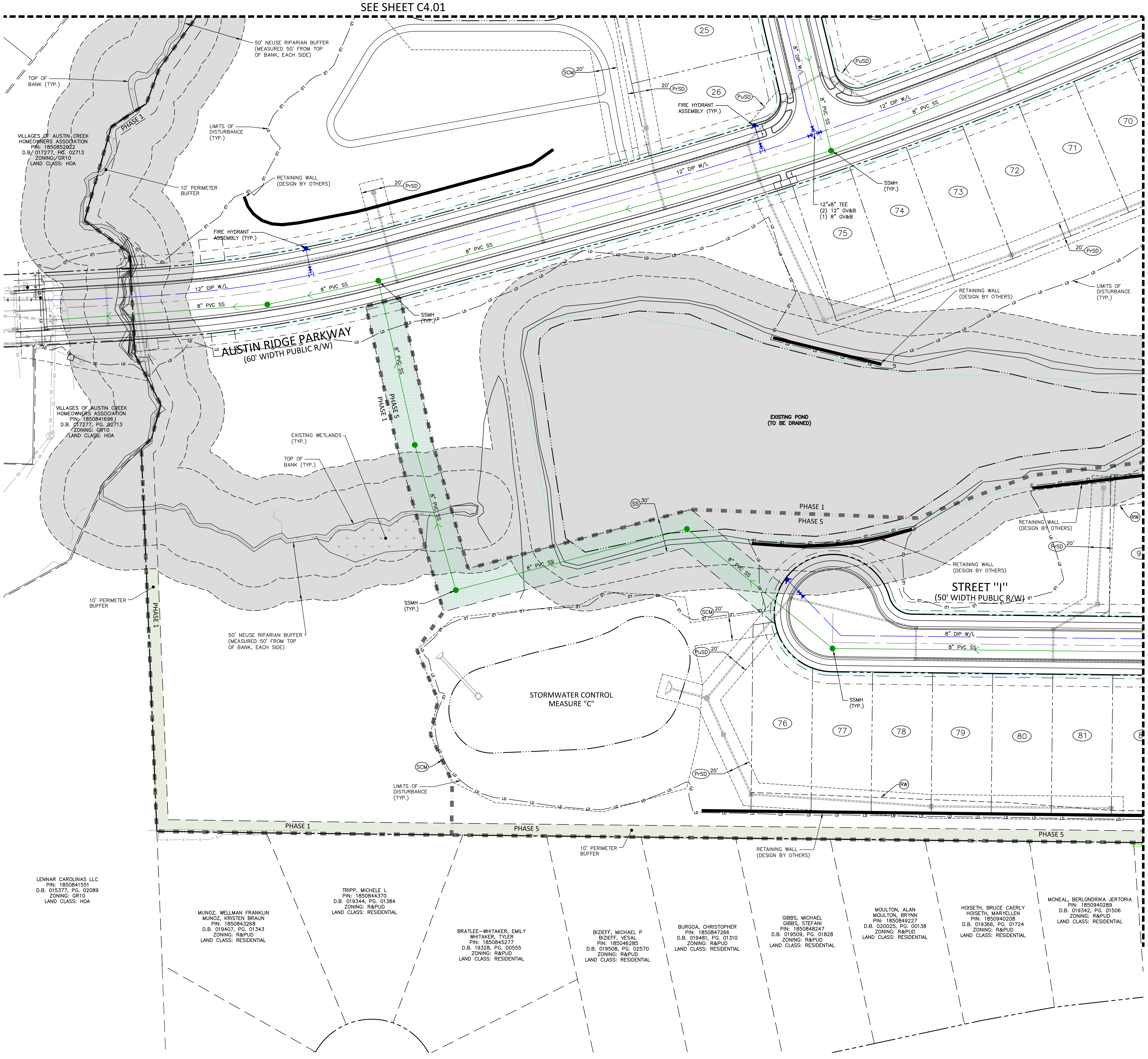
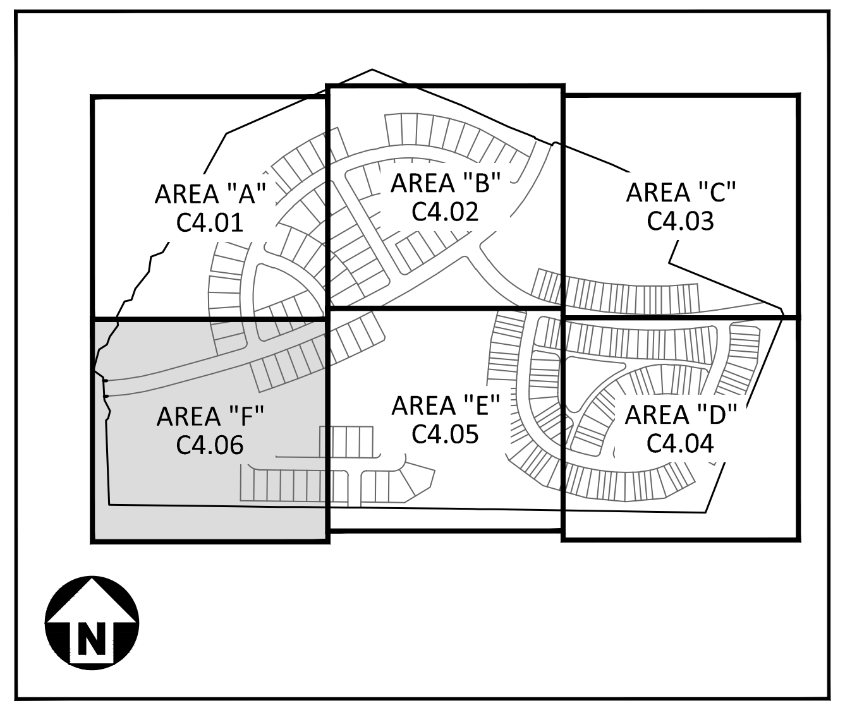

SEE SHEET C4.01
SEE SHEET C4.05
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
TOP OF BANK (TYP.)
PHASE 1
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850852022 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
LIMITS OF DISTURBANCE (TYP.)
10' PERIMETER BUFFER
RETAINING WALL (DESIGN BY OTHERS)
SCM 20'
20' PrSD
20' PrSD
25
26
PuSD
PuSD
FIRE HYDRANT ASSEMBLY (TYP.)
8" DIP W/L
8" PVC SS
12" DIP W/L
8" PVC SS
12"x8" TEE (2) 12" GV&B (1) 8" GV&B
SSMH (TYP.)
70
71
72
73
74
75
20' PrSD
LIMITS OF DISTURBANCE (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
FIRE HYDRANT ASSEMBLY (TYP.)
8" PVC SS
12" DIP W/L
8" PVC SS
8" PVC SS
SSMH (TYP.)
AUSTIN RIDGE PARKWAY (60' WIDTH PUBLIC R/W)
8" PVC SS
PHASE 5
PHASE 1
VILLAGES OF AUSTIN CREEK HOMEOWNERS ASSOCIATION PIN: 1850841696 D.B. 017277, PG. 02713 ZONING: GR10 LAND CLASS: HOA
EXISTING WETLANDS (TYP.)
TOP OF BANK (TYP.)
EXISTING POND (TO BE DRAINED)
8" PVC SS
SS 30'
PHASE 1
PHASE 5
RETAINING WALL (DESIGN BY OTHERS)
RW
PrSD 20'
RETAINING WALL (DESIGN BY OTHERS)
8" PVC SS
8" PVC SS
STREET "I" (50' WIDTH PUBLIC R/W)
8" DIP W/L
8" PVC SS
10' PERIMETER BUFFER
PHASE 1
SSMH (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
SCM 20'
PuSD 20'
STORMWATER CONTROL MEASURE "C"
SSMH (TYP.)
76
77
78
79
80
81
SCM
LIMITS OF DISTURBANCE (TYP.)
PrSD 20'
RW
PHASE 1
PHASE 5
PHASE 5
10' PERIMETER BUFFER
RETAINING WALL (DESIGN BY OTHERS)
LD
LENNAR CAROLINAS LLC PIN: 1850841551 D.B. 015377, PG. 02089 ZONING: GR10 LAND CLASS: HOA
MUNOZ, WELLMAN FRANKLIN MUNOZ, KRISTEN BRAUN PIN: 1850843268 D.B. 019407, PG. 01343 ZONING: R&PUD LAND CLASS: RESIDENTIAL
TRIPP, MICHELE L PIN: 1850844370 D.B. 019344, PG. 01384 ZONING: R&PUD LAND CLASS: RESIDENTIAL
BRATLEE–WHITAKER, EMILY WHITAKER, TYLER PIN: 1850845277 D.B. 19328, PG. 00555 ZONING: R&PUD LAND CLASS: RESIDENTIAL
BIZIEFF, MICHAEL P BIZIEFF, VESAL PIN: 185046285 D.B. 019508, PG. 02570 ZONING: R&PUD LAND CLASS: RESIDENTIAL
BURGOA, CHRISTOPHER PIN: 1850847266 D.B. 019481, PG. 01310 ZONING: R&PUD LAND CLASS: RESIDENTIAL
GIBBS, MICHAEL GIBBS, STEFANI PIN: 1850848247 D.B. 019509, PG. 01828 ZONING: R&PUD LAND CLASS: RESIDENTIAL
MOULTON, ALAN MOULTON, BRYNN PIN: 1850849227 D.B. 020025, PG. 00138 ZONING: R&PUD LAND CLASS: RESIDENTIAL
HOISETH, BRUCE CAERLY HOISETH, MARYELLEN PIN: 1850940208 D.B. 019366, PG. 01724 ZONING: R&PUD LAND CLASS: RESIDENTIAL
MCNEAL, BERLONDRIKA JERTORIA PIN: 1850940289 D.B. 019342, PG. 01506 ZONING: R&PUD LAND CLASS: RESIDENTIAL


AREA "A" C4.01
AREA "B" C4.02
AREA "C" C4.03
AREA "F" C4.06
AREA "E" C4.05
AREA "D" C4.04
N

KEY MAP

EASEMENT LEGEND

▦	SS	SANITARY SEWER EASEMENT
▦	WE	WATERLINE EASEMENT
▭	UE	CITY OF RALEIGH UTILITY EASEMENT

UTILITY LEGEND

—⋈—●	FIRE HYDRANT ASSEMBLY
●	FIRE DEPARTMENT CONNECTION (FDC)
▣	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
o⋈—	BLOW-OFF ASSEMBLY
●	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
▬	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
●	POWER POLE
—— · ——	WATERLINE
—— · ——	WATER SERVICE LINE
= = = =	UTILITY SLEEVE
———	SANITARY SEWER
———	SEWER SERVICE LINE
— FM — FM —	SEWER FORCE MAIN
— G — G —	GAS LINE
— RCW — RCW —	RECLAIMED WATER
— OU — OU —	OVERHEAD UTILITY
— UE — UE —	UNDERGROUND ELECTRIC
— T — T —	TELEPHONE
— TC — TC —	TREE CONSERVATION
↓ ↓ ↓	WETLANDS
▭	PERIMETER BUFFER

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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048250
NICOLAS D. WILLIAMSON

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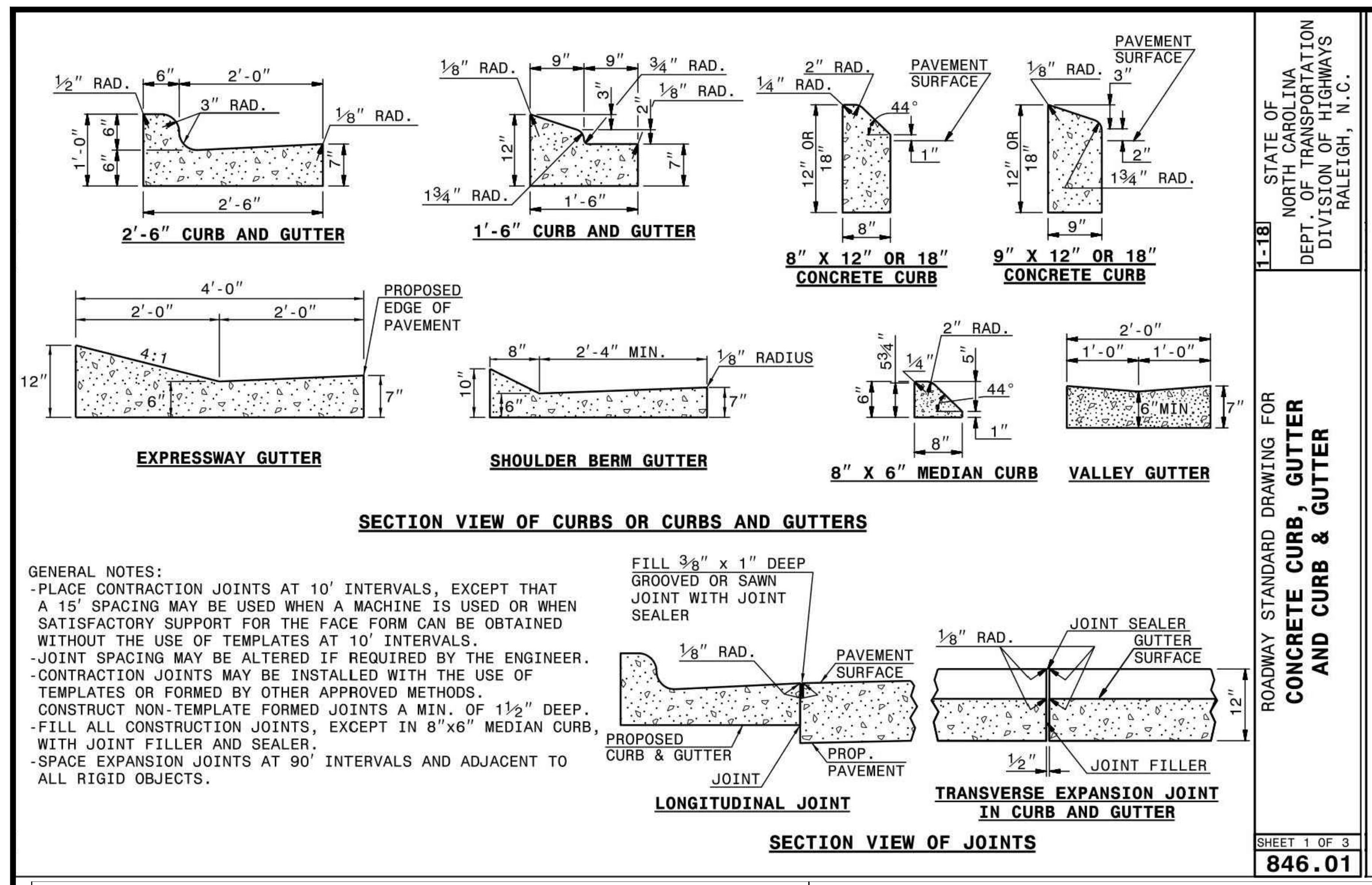
FILENAME	LEN24019-U1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	1" = 40'
DATE	06. 01. 2026

SHEET

UTILITY PLAN - AREA ''F''

C4.06

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-U1.dwg, 9/1/2026 3:06:19 PM, Cody James


2'-6" CURB AND GUTTER
1'-6" CURB AND GUTTER
8" X 12" OR 18" CONCRETE CURB
9" X 12" OR 18" CONCRETE CURB
EXPRESSWAY GUTTER
SHOULDER BERM GUTTER
8" X 6" MEDIAN CURB
VALLEY GUTTER
PROPOSED EDGE OF PAVEMENT
PAVEMENT SURFACE
FILL 3/8" x 1" DEEP GROOVED OR SAWN JOINT WITH JOINT SEALER
PROPOSED CURB & GUTTER
PROP. PAVEMENT
JOINT SEALER
JOINT FILLER
LONGITUDINAL JOINT
TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER
ROADWAY STANDARD DRAWING FOR CONCRETE CURB, GUTTER AND CURB & GUTTER
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
SHEET 1 OF 3
846.01

SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:

- PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
- JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
- CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
- FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
- SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

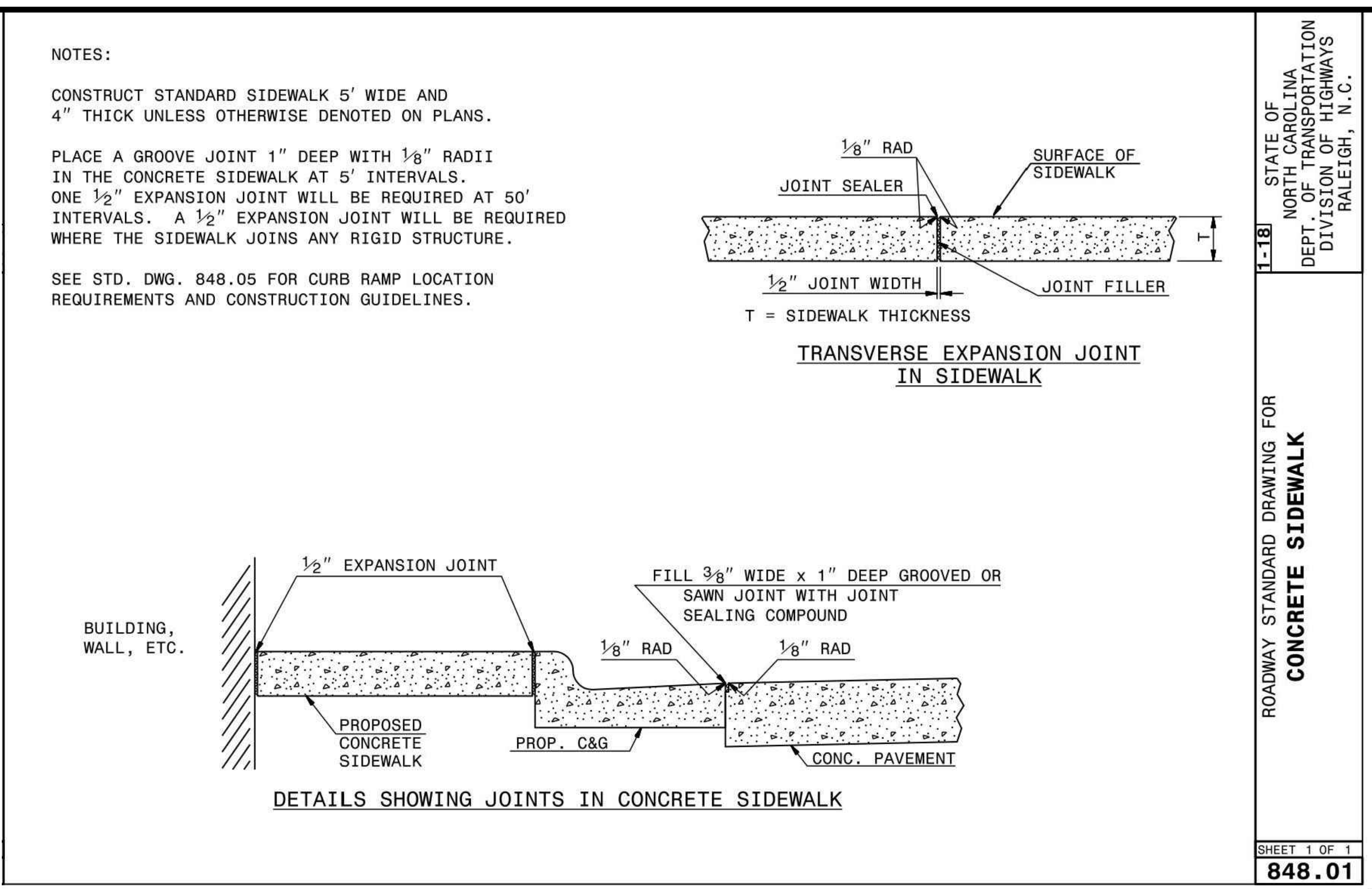
SECTION VIEW OF JOINTS

NOTES:

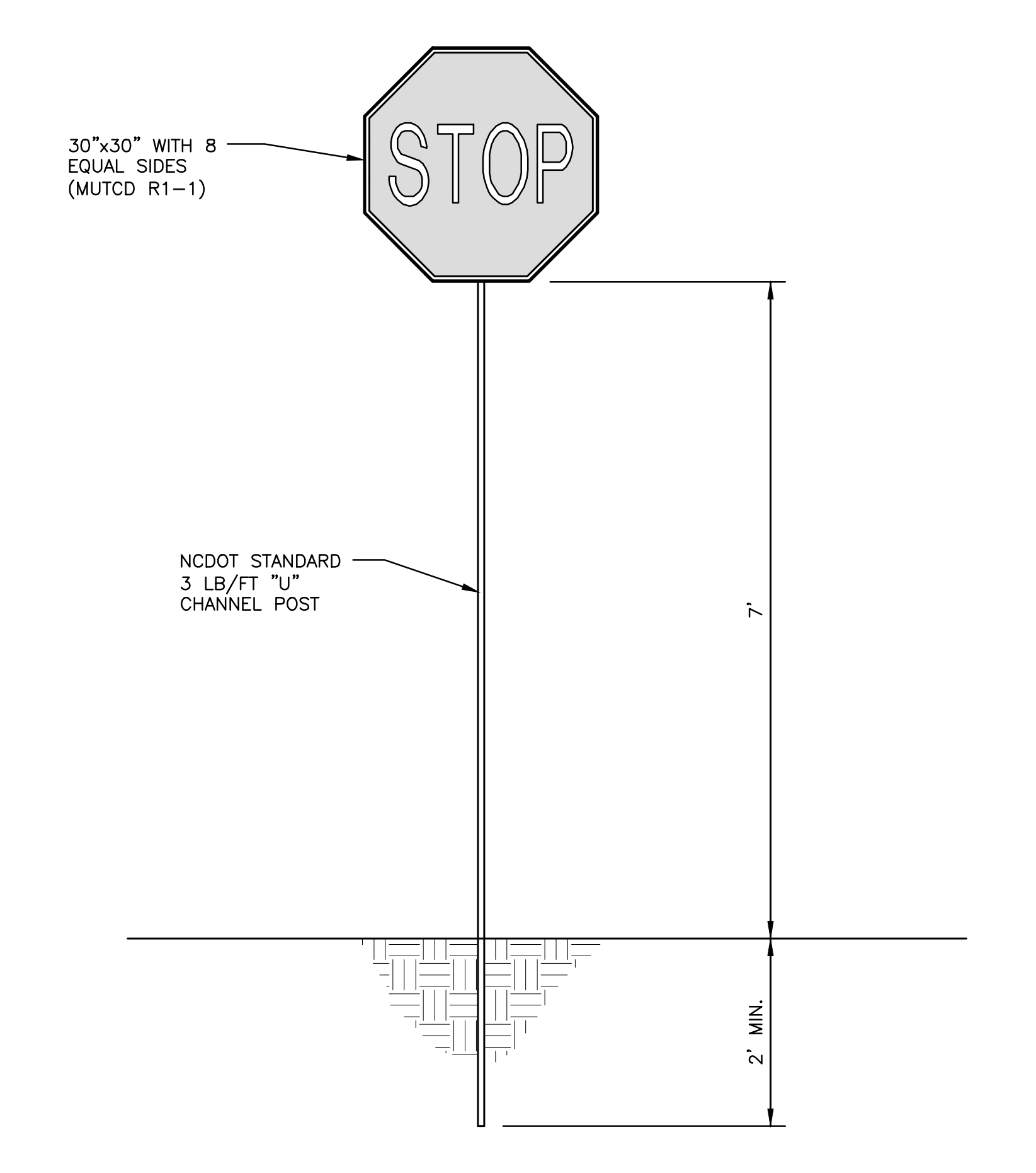
CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

PLACE A GROOVE JOINT 1" DEEP WITH ⅛" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A ½" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.

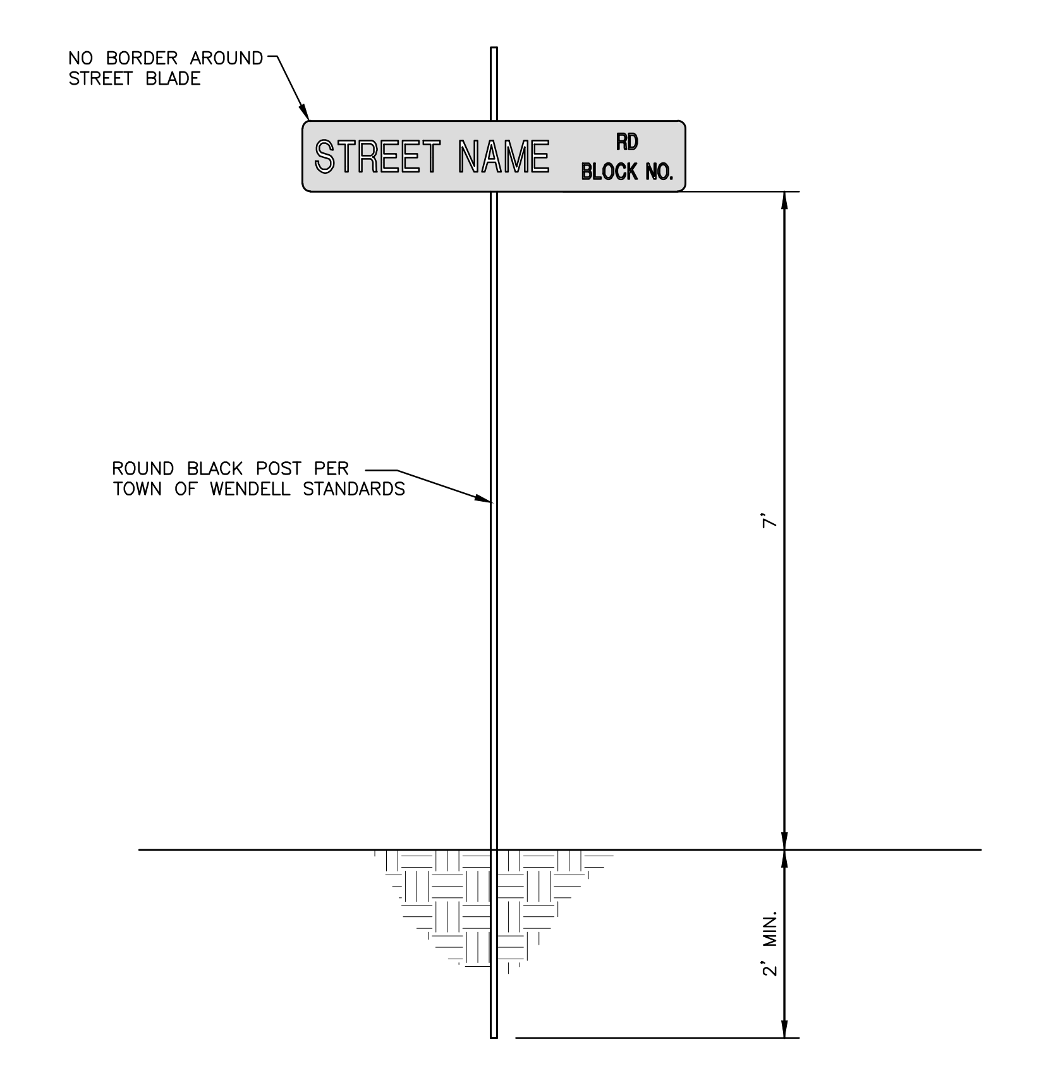

JOINT SEALER
⅛" RAD
SURFACE OF SIDEWALK
½" JOINT WIDTH
JOINT FILLER
T = SIDEWALK THICKNESS
TRANSVERSE EXPANSION JOINT IN SIDEWALK
BUILDING, WALL, ETC.
½" EXPANSION JOINT
FILL 3/8" WIDE x 1" DEEP GROOVED OR SAWN JOINT WITH JOINT SEALING COMPOUND
PROPOSED CONCRETE SIDEWALK
PROP. C&G
CONC. PAVEMENT
ROADWAY STANDARD DRAWING FOR CONCRETE SIDEWALK
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
SHEET 1 OF 1
848.01

DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK


30"x30" WITH 8 EQUAL SIDES (MUTCD R1-1)
STOP
NCDOT STANDARD 3 LB/FT "U" CHANNEL POST
7'
2' MIN.

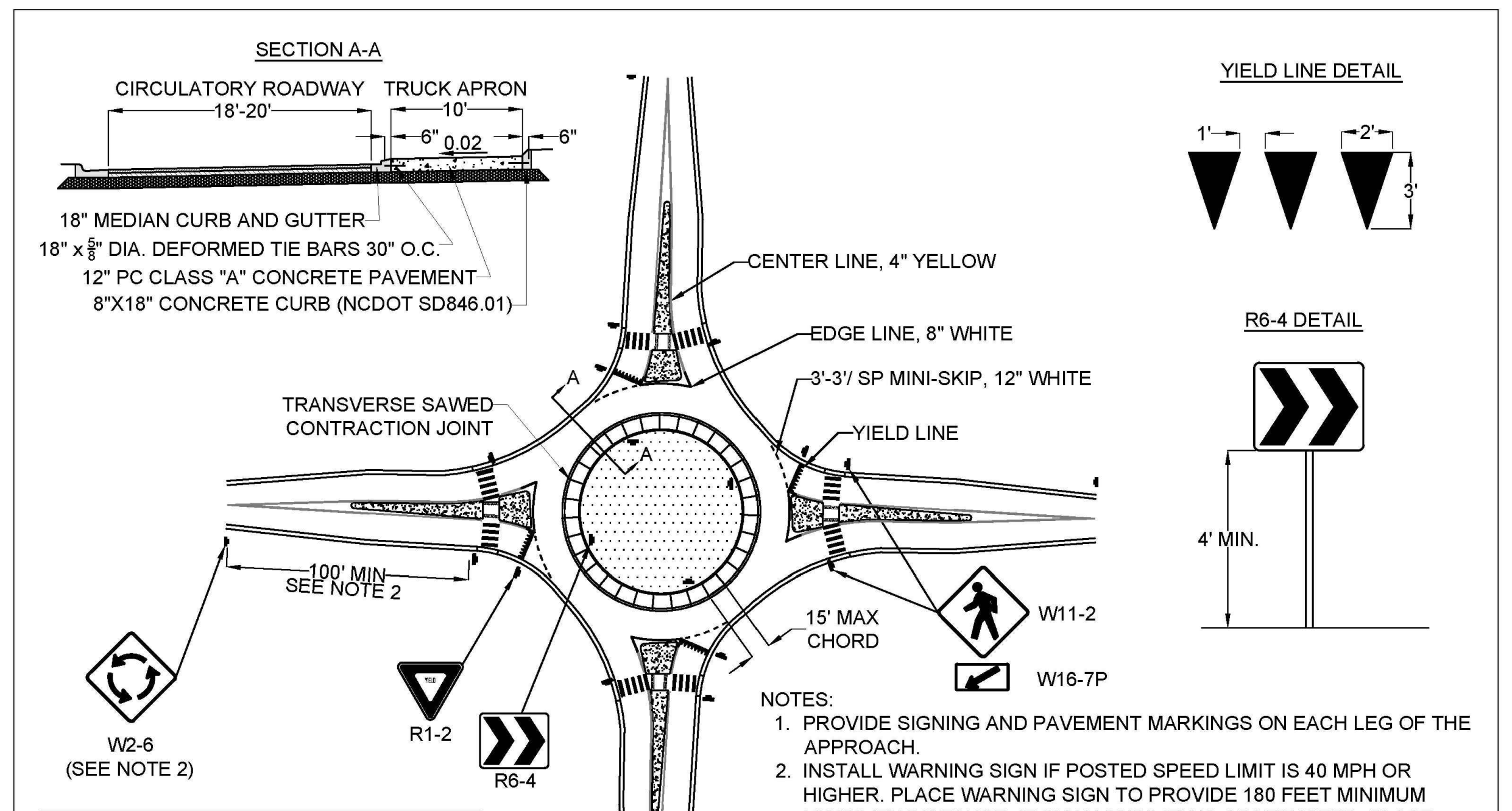
STOP SIGN DETAIL

N.T.S.


NO BORDER AROUND STREET BLADE
STREET NAME RD BLOCK NO.
ROUND BLACK POST PER TOWN OF WENDELL STANDARDS
7'
2' MIN.

STREET SIGN DETAIL

N.T.S.

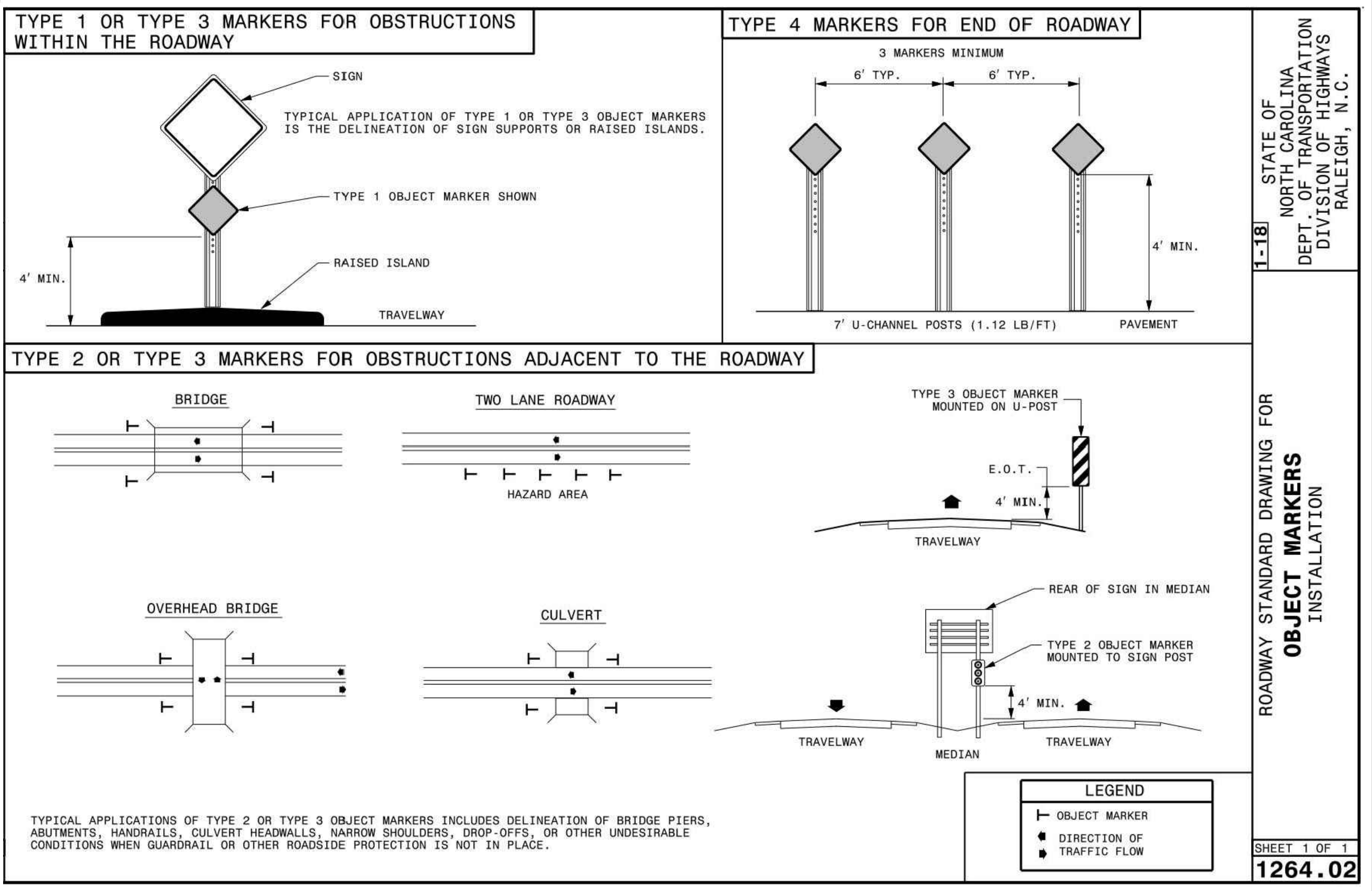

SECTION A-A
CIRCULATORY ROADWAY 18'-20'
TRUCK APRON 10'
18" MEDIAN CURB AND GUTTER
18" x #5 DIA. DEFORMED TIE BARS 30" O.C.
12" PC CLASS "A" CONCRETE PAVEMENT
8"X18" CONCRETE CURB (NCDOT SD846.01)
CENTER LINE, 4" YELLOW
EDGE LINE, 8" WHITE
3'-3' SP MINI-SKIP, 12" WHITE
YIELD LINE
TRANSVERSE SAWED CONTRACTION JOINT
100' MIN SEE NOTE 2
15' MAX CHORD
W2-6 (SEE NOTE 2)
R1-2
R6-4
W11-2
W16-7P
YIELD LINE DETAIL
R6-4 DETAIL
4' MIN.

SIGN TYPE	SIGN SIZE
R6-4 (2 CHEVRONS)	30" x 24"
W2-6	30" x 30"
W11-2	30" x 30"
W16-7P	24" x 12"
R1-2	36" x 36" x 36"

NOTES:

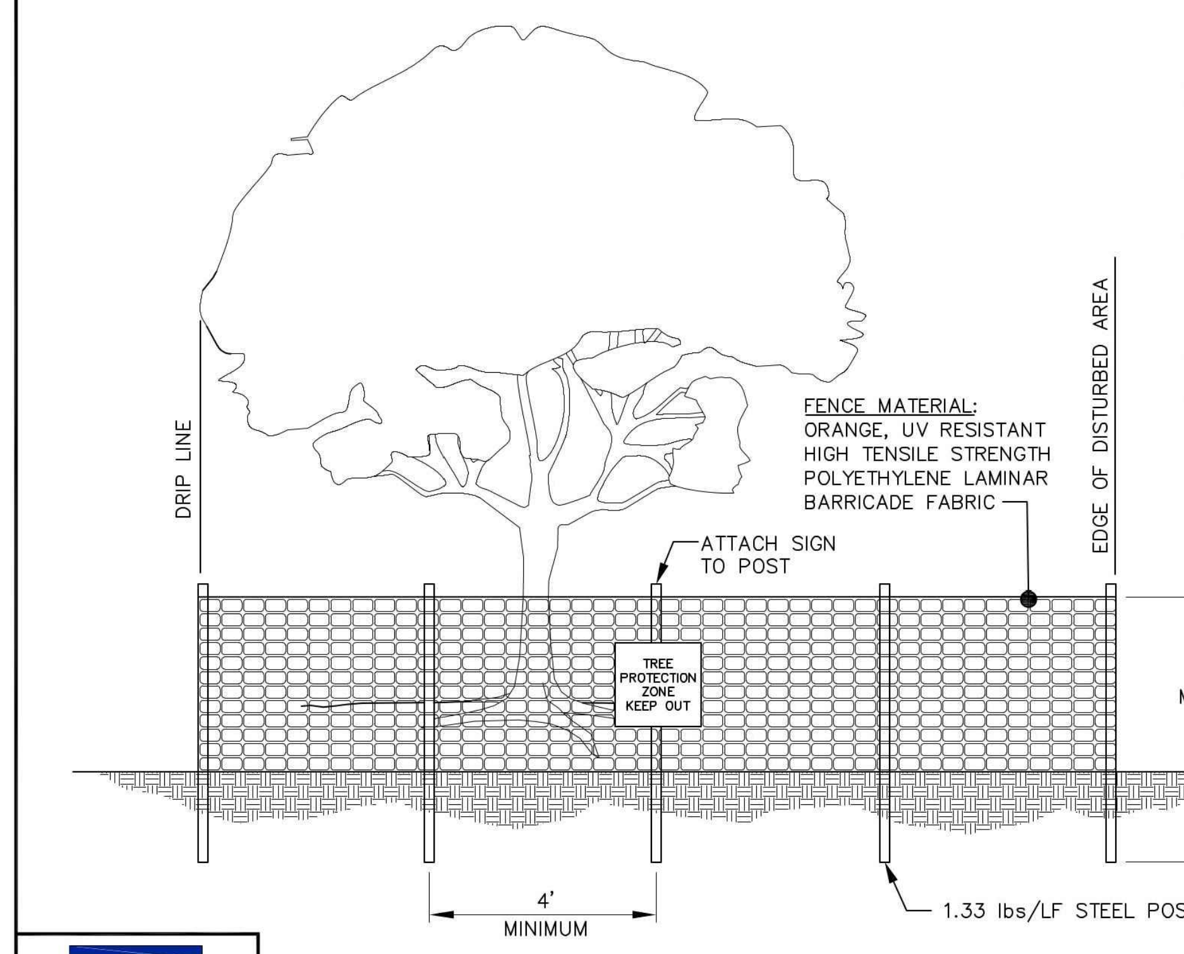
1. PROVIDE SIGNING AND PAVEMENT MARKINGS ON EACH LEG OF THE APPROACH.
2. INSTALL WARNING SIGN IF POSTED SPEED LIMIT IS 40 MPH OR HIGHER. PLACE WARNING SIGN TO PROVIDE 180 FEET MINIMUM VISIBILITY DISTANCE. IF SIGN VISIBILITY IS OBSTRUCTED, PLACE SIGN IN ADVANCE OF OBSTRUCTION.
3. CONTRACTION JOINTS SHALL BE EQUALLY SPACED, WITH MAX OUTSIDE CHORD SPACING OF 15 FEET.
4. REFER TO NCDOT STANDARD DRAWINGS 700.01 FOR TRANSVERSE CONTRACTION JOINT DETAIL.
5. PLACE WELDED WIRE FABRIC IN THE CENTER OF SLAB.
6. LAP TRANSVERSE EDGES OF SHEETS OF WELDED WIRE FABRIC 12 INCHES EXCEPT AT TRANSVERSE EXPANSION JOINTS.

SINGLE-LANE ROUNDABOUT


TYPE 1 OR TYPE 3 MARKERS FOR OBSTRUCTIONS WITHIN THE ROADWAY
SIGN
TYPE 1 OBJECT MARKER SHOWN
RAISED ISLAND
TRAVELWAY
4' MIN.
TYPE 4 MARKERS FOR END OF ROADWAY
3 MARKERS MINIMUM
6' TYP.
6' TYP.
4' MIN.
7' U-CHANNEL POSTS (1.12 LB/FT)
PAVEMENT
TYPE 2 OR TYPE 3 MARKERS FOR OBSTRUCTIONS ADJACENT TO THE ROADWAY
BRIDGE
TWO LANE ROADWAY
HAZARD AREA
TYPE 3 OBJECT MARKER MOUNTED ON U-POST
E.O.T.
4' MIN.
TRAVELWAY
OVERHEAD BRIDGE
CULVERT
REAR OF SIGN IN MEDIAN
TYPE 2 OBJECT MARKER MOUNTED TO SIGN POST
4' MIN.
TRAVELWAY
MEDIAN
TRAVELWAY
LEGEND
OBJECT MARKER
DIRECTION OF TRAFFIC FLOW
ROADWAY STANDARD DRAWING FOR OBJECT MARKERS INSTALLATION
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
SHEET 1 OF 1
1264.02

TYPICAL APPLICATION OF TYPE 1 OR TYPE 3 OBJECT MARKERS IS THE DELINEATION OF SIGN SUPPORTS OR RAISED ISLANDS.

TYPICAL APPLICATIONS OF TYPE 2 OR TYPE 3 OBJECT MARKERS INCLUDES DELINEATION OF BRIDGE PIERS, ABUTMENTS, HANDRAILS, CULVERT HEADWALLS, NARROW SHOULDERS, DROP-OFFS, OR OTHER UNDESIRABLE CONDITIONS WHEN GUARDRAIL OR OTHER ROADSIDE PROTECTION IS NOT IN PLACE.


DRIP LINE
EDGE OF DISTURBED AREA
FENCE MATERIAL: ORANGE, UV RESISTANT HIGH TENSILE STRENGTH POLYETHYLENE LAMINAR BARRICADE FABRIC
ATTACH SIGN TO POST
TREE PROTECTION ZONE KEEP OUT
4' MINIMUM
GRADE
2' MIN.
4' MINIMUM
1.33 lbs/LF STEEL POST

NOTES:

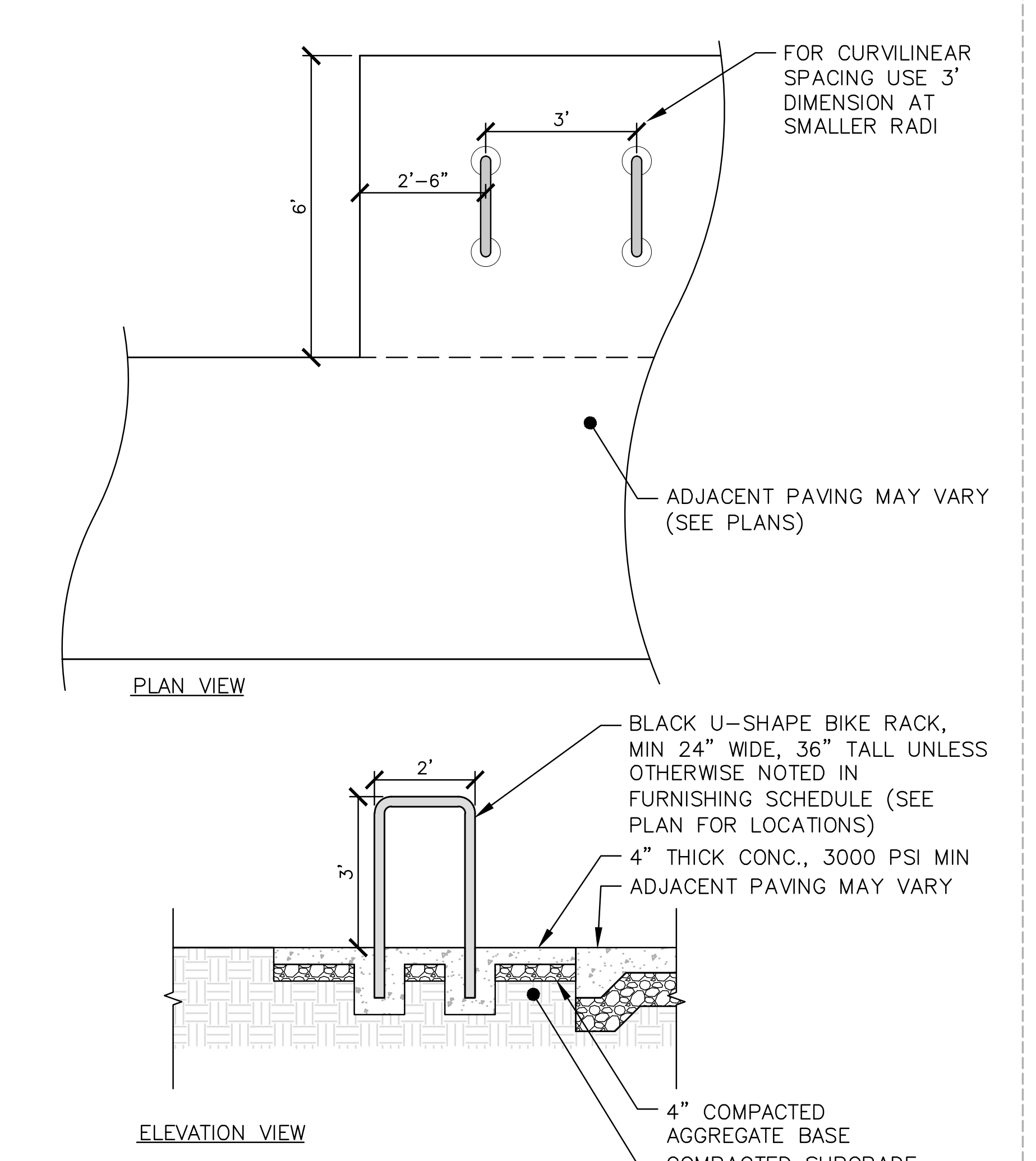
1. All plants designated to be saved shall be protected by fencing, as illustrated.
2. Install tree protection fence at tree drip line or at edge of disturbed area, as shown on plans, prior to commencement of construction.
3. Space tree protection zone signs a minimum of one every 300 feet. The size of each sign must be a minimum of 2' x 2' and be visible from both sides of the fence. The sign must contain the following language in both english & spanish: "TREE PROTECTION ZONE, KEEP OUT".
4. There shall be no storage of material within the boundaries of the tree protection fencing.
5. Tree protection fencing shall be maintained throughout the duration of the project.

WAKE COUNTY NORTH CAROLINA

REVISED: 1/2/2020

STANDARD TREE PROTECTION FENCE DETAIL

A-11

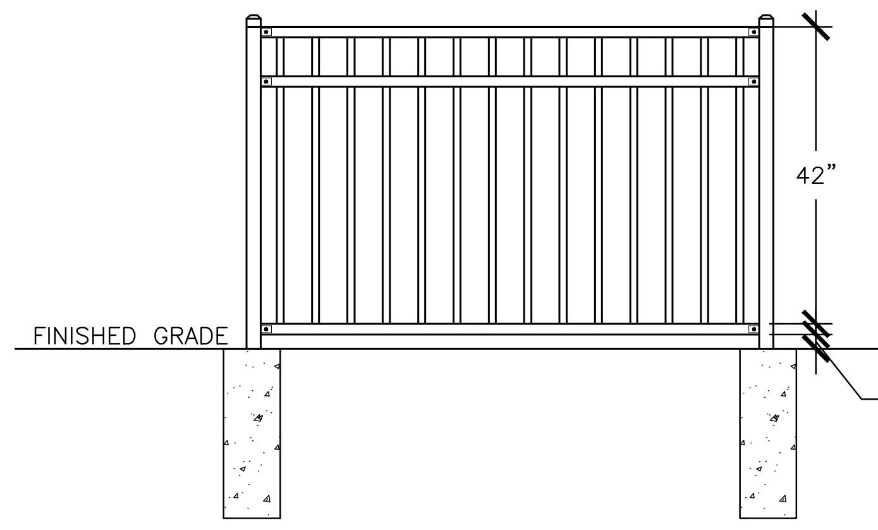

FOR CURVILINEAR SPACING USE 3' DIMENSION AT SMALLER RADI
3'
2'-6"
6'
ADJACENT PAVING MAY VARY (SEE PLANS)
PLAN VIEW
BLACK U-SHAPE BIKE RACK, MIN 24" WIDE, 36" TALL UNLESS OTHERWISE NOTED IN FURNISHING SCHEDULE (SEE PLAN FOR LOCATIONS)
4" THICK CONC., 3000 PSI MIN
ADJACENT PAVING MAY VARY
2'
3'
4" COMPACTED AGGREGATE BASE
COMPACTED SUBGRADE
ELEVATION VIEW

NOTES:

1. ANCHOR BIKE RACK TO CONCRETE. MOUNT PER MFR. RECOMMENDATIONS.
2. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PAVING TYPE AND BIKE RACK MOUNTING METHOD

BIKE RACK

SCALE: 1/4"=1'-0"


42"
FINISHED GRADE
2"

NOTES:

1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. FENCE DIMENSIONS (OR EQUAL)
    COMMERCIAL STRENGTH ALUMINUM
    POSTS: 2" X 2"
    RAILS: 1" X 1" – NO EXPOSED SCREW SYSTEM
    PICKETS: ⅝" X 5/8" W/ 3 13/16" SPACING
    COLOR: BLACK

FALL PROTECTION FENCE

SCALE: N. T. S

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603

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

www.mcadamsco.com

CLIENT

LENNAR
1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS

PRELIMINARY SUBDIVISION PLAT

WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

048250
NICOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

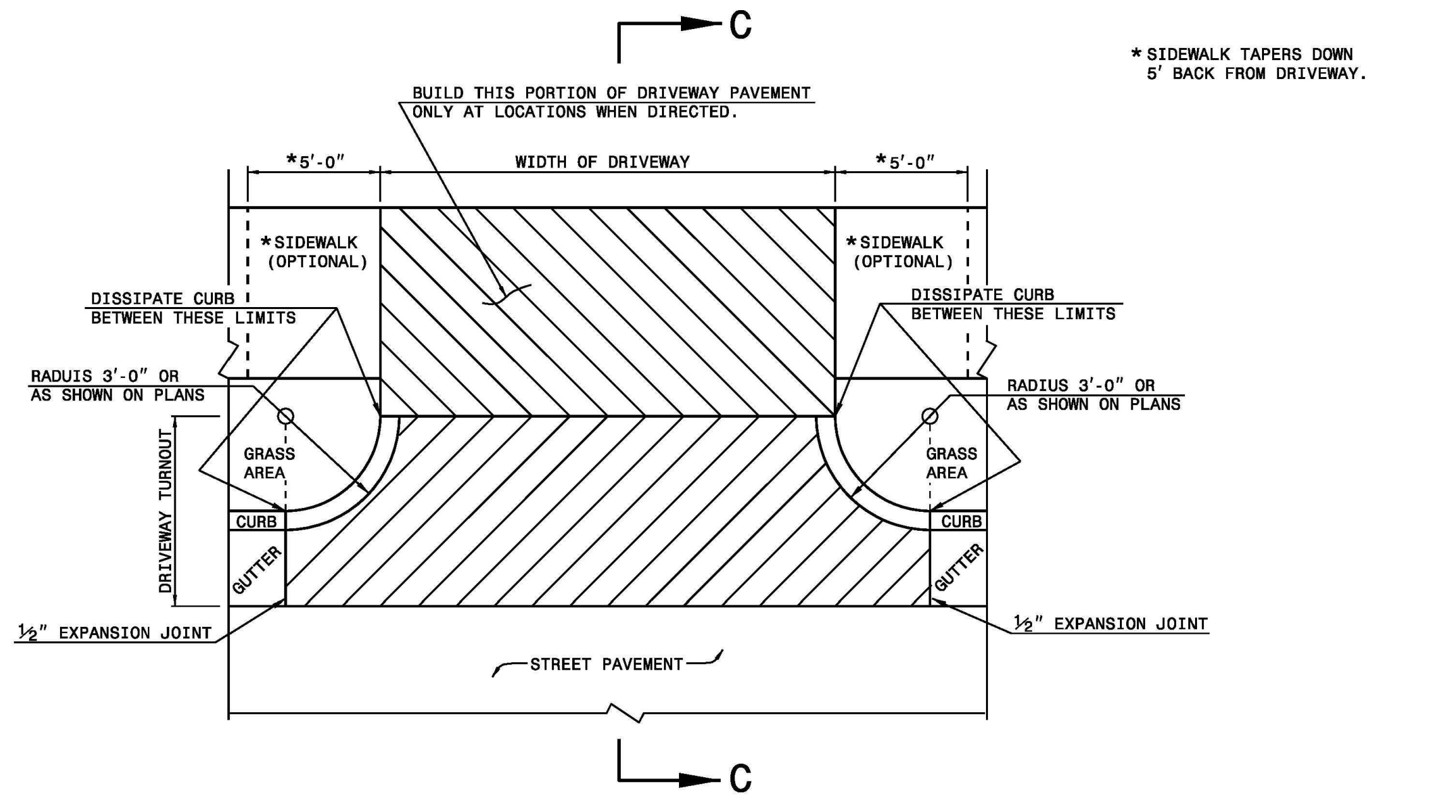
PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-D1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	N.T.S
DATE	06. 01. 2026

SHEET

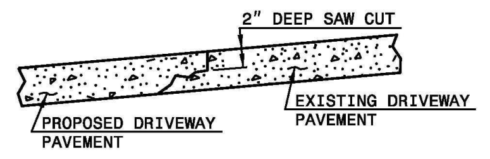
SITE DETAILS

C8.00


C
C
BUILD THIS PORTION OF DRIVEWAY PAVEMENT ONLY AT LOCATIONS WHEN DIRECTED.
*5'-0"
WIDTH OF DRIVEWAY
*5'-0"
*SIDEWALK (OPTIONAL)
*SIDEWALK (OPTIONAL)
DISSIPATE CURB BETWEEN THESE LIMITS
DISSIPATE CURB BETWEEN THESE LIMITS
RADUIS 3'-0" OR AS SHOWN ON PLANS
RADIUS 3'-0" OR AS SHOWN ON PLANS
GRASS AREA
GRASS AREA
DRIVEWAY TURNOUT
CURB
CURB
GUTTER
GUTTER
½" EXPANSION JOINT
½" EXPANSION JOINT
STREET PAVEMENT

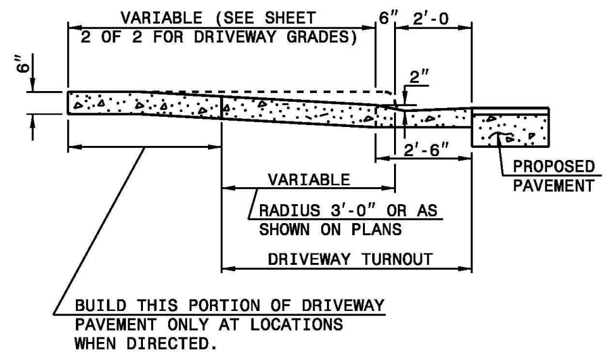
* SIDEWALK TAPERS DOWN 5' BACK FROM DRIVEWAY.

PLAN
DETAIL OF DRIVEWAY


2" DEEP SAW CUT
PROPOSED DRIVEWAY PAVEMENT
EXISTING DRIVEWAY PAVEMENT

METHOD OF TIE IN

WHEN EXISTING DRIVEWAY PAVEMENT IS CONCRETE, SAW CUT 2" DEEP JOINT AT THE POINT OF TIE-IN. SAW JOINT PERPENDICULAR TO EDGE OF EXISTING DRIVEWAY PAVEMENT.


VARIABLE (SEE SHEET 2 OF 2 FOR DRIVEWAY GRADES)
6"
2'-0
6"
2"
2'-6"
VARIABLE
RADIUS 3'-0" OR AS SHOWN ON PLANS
DRIVEWAY TURNOUT
PROPOSED PAVEMENT
BUILD THIS PORTION OF DRIVEWAY PAVEMENT ONLY AT LOCATIONS WHEN DIRECTED.

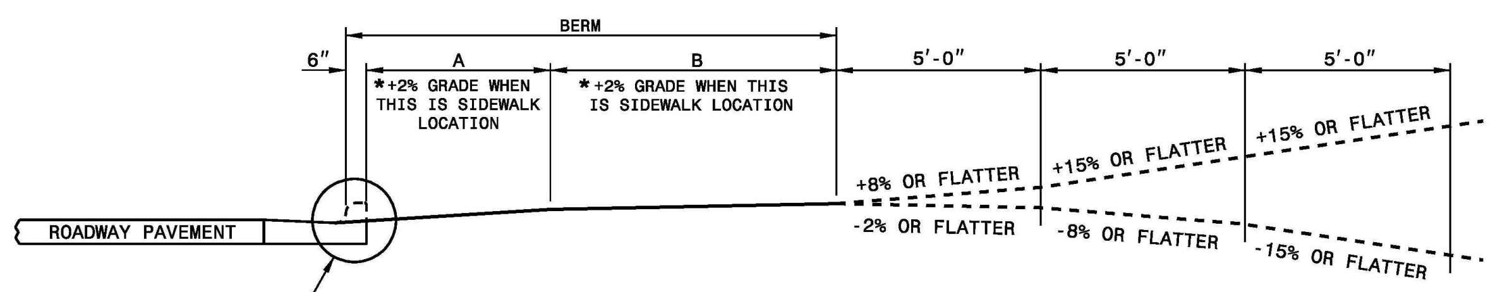
SECTION C-C

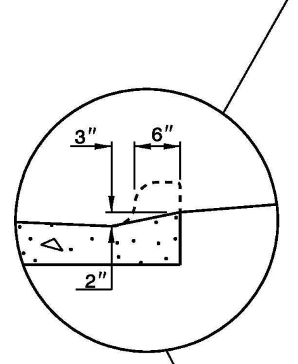
ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
RADIUS TYPE

1-24
STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

SHEET 1 OF 2
848.02

DESIRABLE DRIVEWAY GRADES

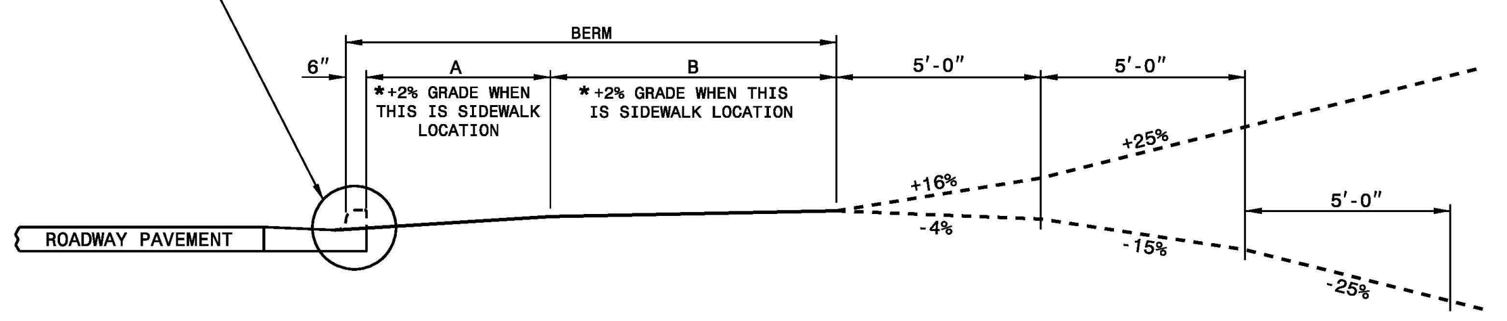

BERM
6"
A
B
*+2% GRADE WHEN THIS IS SIDEWALK LOCATION
*+2% GRADE WHEN THIS IS SIDEWALK LOCATION
5'-0"
5'-0"
5'-0"
+8% OR FLATTER
+15% OR FLATTER
+15% OR FLATTER
-2% OR FLATTER
-8% OR FLATTER
-15% OR FLATTER
ROADWAY PAVEMENT



*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON BERMS LESS THAN 6' WIDE.)

DESIRABLE OR MAXIMUM DRIVEWAY GRADES				
BERM WIDTH	A		B	
	DIST.	GRADE	DIST.	GRADE
8' OR LESS	5'-0"	+2%*	2'-6"	+5%
8' OR LESS	2'-0"	+6%	5'-6"	+2%*
10'	4'-0"	+4%	5'-6"	+2%*
12' & OVER	4'-6"	+4%	7'-0"	+2%*

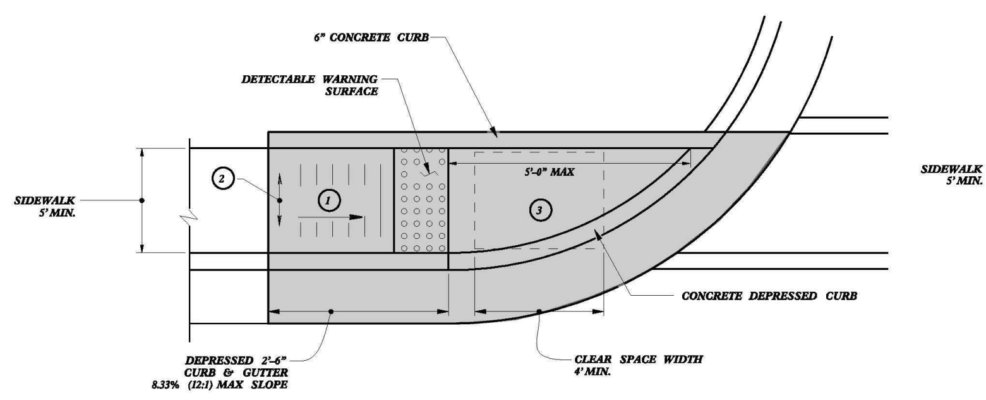
MAXIMUM DRIVEWAY GRADES


BERM
6"
A
B
*+2% GRADE WHEN THIS IS SIDEWALK LOCATION
*+2% GRADE WHEN THIS IS SIDEWALK LOCATION
5'-0"
5'-0"
5'-0"
+16%
+25%
-4%
-15%
-25%
ROADWAY PAVEMENT

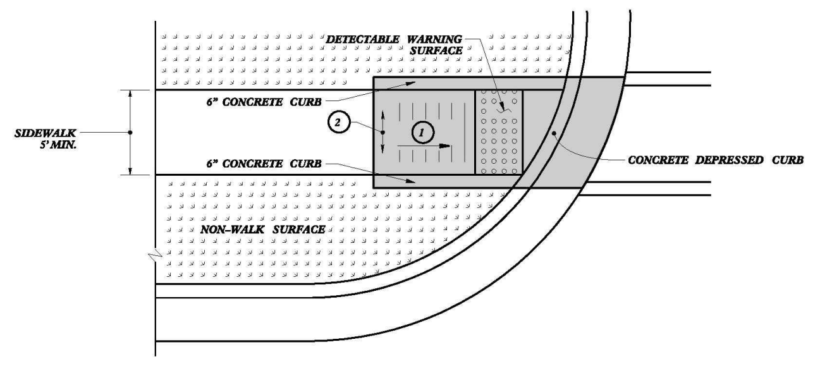
ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

1-24
STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

SHEET 2 OF 2
848.02


6" CONCRETE CURB
DETECTABLE WARNING SURFACE
SIDEWALK 5' MIN.
5'-0" MAX
CONCRETE DEPRESSED CURB
DEPRESSED 2'-6" CURB & GUTTER 8.33% (12:1) MAX SLOPE
CLEAR SPACE WIDTH 4' MIN.
1
2
3

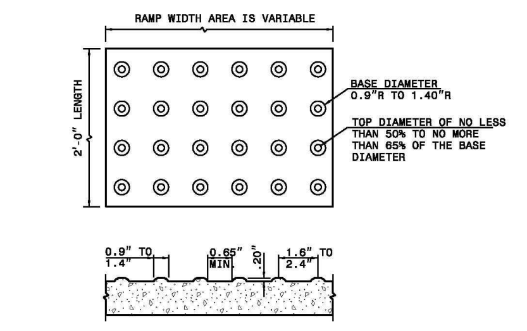
TYPE 1


DETECTABLE WARNING SURFACE
6" CONCRETE CURB
6" CONCRETE CURB
SIDEWALK 5' MIN.
CONCRETE DEPRESSED CURB
NON-WALK SURFACE
1
2

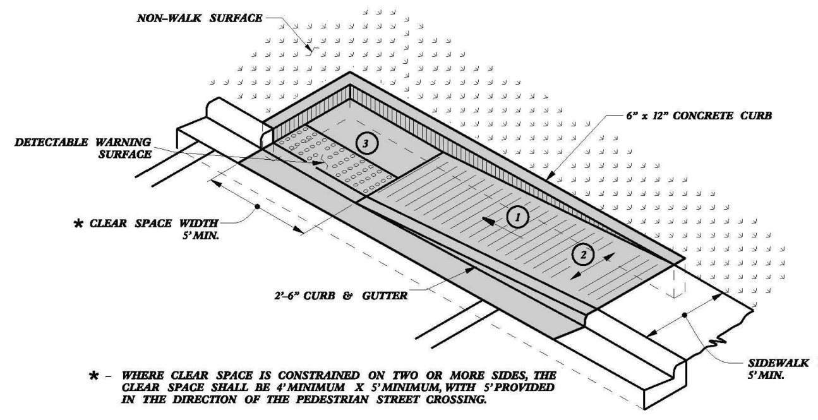
TYPE 1 MODIFIED

① 8.33% (12:1) MAX RAMP SLOPE
② CROSS SLOPE: 2.00%
③ MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
DETECTABLE WARNING SURFACE SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.


RAMP WIDTH AREA IS VARIABLE
2'-0" LENGTH
BASE DIAMETER 0.9"R TO 1.40"R
TOP DIAMETER OF NO LESS THAN 50% TO NO MORE THAN 65% OF THE BASE DIAMETER
0.9" TO 1.4"
0.65" MIN
.20"
1.6" TO 2.4"

DETECTABLE WARNING SURFACE


NON-WALK SURFACE
6" x 12" CONCRETE CURB
DETECTABLE WARNING SURFACE
* CLEAR SPACE WIDTH 5' MIN.
2'-6" CURB & GUTTER
SIDEWALK WIDTH 5' MIN.
1
2
3

* - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

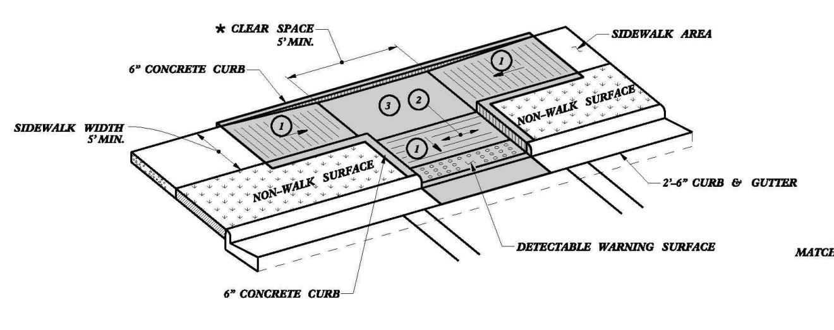
TYPE 1A

▨ PAY LIMITS FOR 1 CURB RAMP

ROADWAY STANDARD DRAWING FOR
CURB RAMP
DIRECTIONAL RAMP

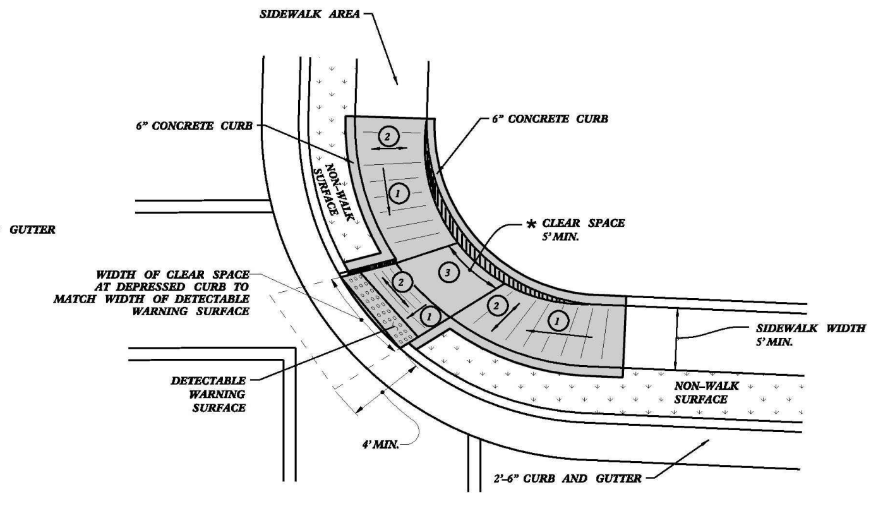
1-24
STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

SHEET 6 OF 13
848.06


* CLEAR SPACE 5' MIN.
SIDEWALK AREA
6" CONCRETE CURB
SIDEWALK WIDTH 5' MIN.
NON-WALK SURFACE
NON-WALK SURFACE
2'-6" CURB & GUTTER
DETECTABLE WARNING SURFACE
6" CONCRETE CURB
1
2
3

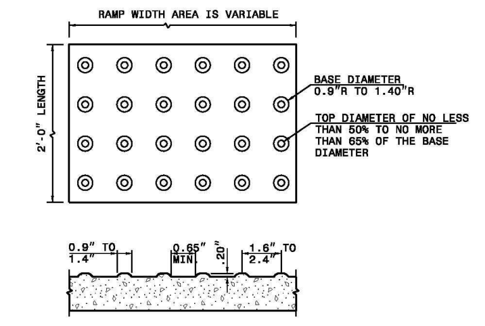
TYPE 3

* - WHERE CLEAR SPACE IS CONSTRAINED ON TWO OR MORE SIDES, THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.


SIDEWALK AREA
6" CONCRETE CURB
6" CONCRETE CURB
NON-WALK SURFACE
* CLEAR SPACE 5' MIN.
WIDTH OF CLEAR SPACE AT DEPRESSED CURB TO MATCH WIDTH OF DETECTABLE WARNING SURFACE
SIDEWALK WIDTH 5' MIN.
DETECTABLE WARNING SURFACE
NON-WALK SURFACE
4' MIN.
2'-6" CURB AND GUTTER
1
2
3

TYPE 3 MODIFIED
INSTALLATION IN A RADIUS

NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
DETECTABLE WARNING SURFACE SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.


RAMP WIDTH AREA IS VARIABLE
2'-0" LENGTH
BASE DIAMETER 0.9"R TO 1.40"R
TOP DIAMETER OF NO LESS THAN 50% TO NO MORE THAN 65% OF THE BASE DIAMETER
0.9" TO 1.4"
0.65" MIN
.20"
1.6" TO 2.4"

DETECTABLE WARNING SURFACE

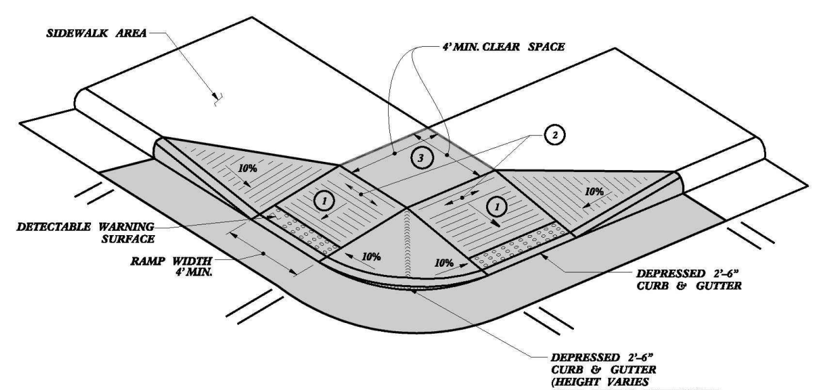
① 8.33% (12:1) MAX RAMP SLOPE
② CROSS SLOPE: 2.00%
③ MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

▨ PAY LIMITS FOR 1 CURB RAMP

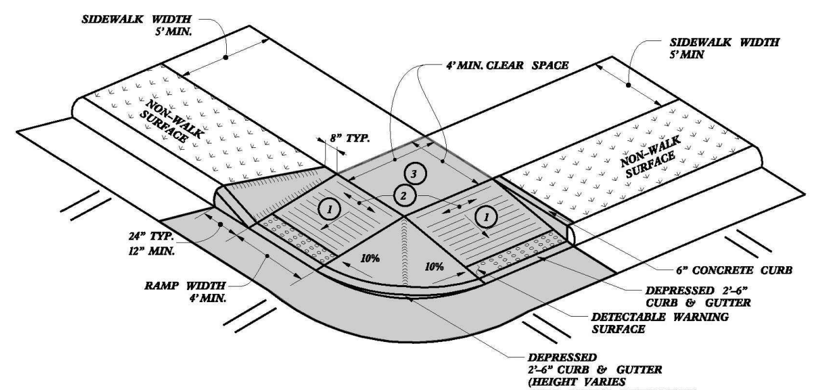
ROADWAY STANDARD DRAWING FOR
CURB RAMP
PARALLEL RAMP

1-24
STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

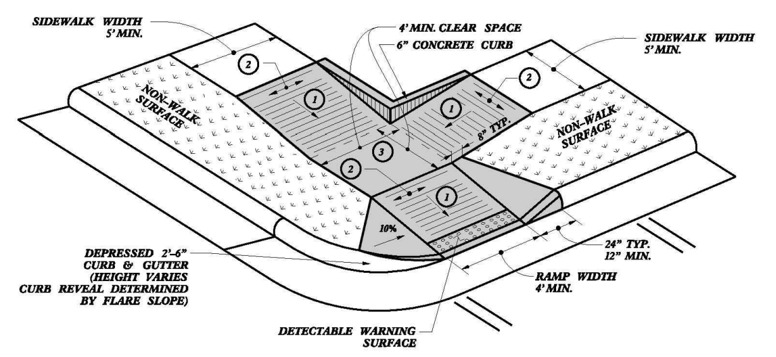
SHEET 9 OF 13
848.06


SIDEWALK AREA
4' MIN. CLEAR SPACE
DETECTABLE WARNING SURFACE
RAMP WIDTH 4' MIN.
DEPRESSED 2'-6" CURB & GUTTER
DEPRESSED 2'-6" CURB & GUTTER (HEIGHT VARIES CURB REVEAL DETERMINED BY FLARE SLOPE)
10%
10%
10%
10%
1
2
3

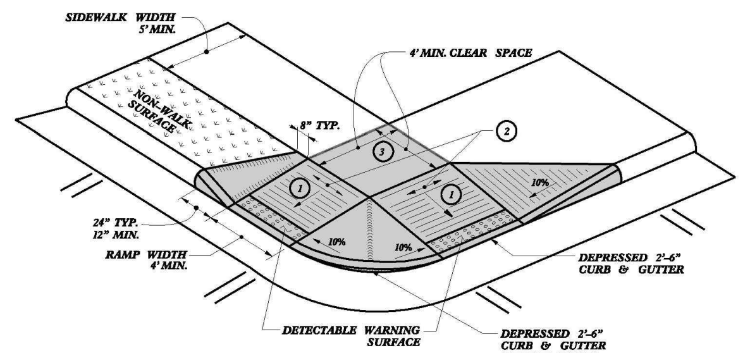
TYPE 4


SIDEWALK WIDTH 5' MIN.
4' MIN. CLEAR SPACE
SIDEWALK WIDTH 5' MIN
NON-WALK SURFACE
NON-WALK SURFACE
8" TYP.
24" TYP. 12" MIN.
RAMP WIDTH 4' MIN.
6" CONCRETE CURB
DEPRESSED 2'-6" CURB & GUTTER
DETECTABLE WARNING SURFACE
DEPRESSED 2'-6" CURB & GUTTER (HEIGHT VARIES CURB REVEAL DETERMINED BY FLARE SLOPE)
10%
10%
1
2
3

TYPE 4A

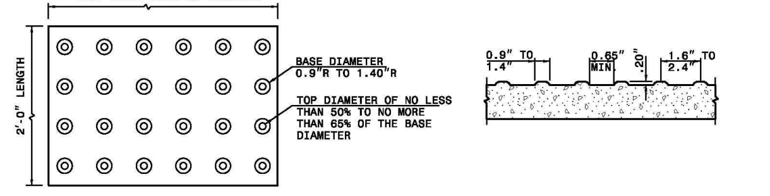

SIDEWALK WIDTH 5' MIN.
4' MIN. CLEAR SPACE
6" CONCRETE CURB
SIDEWALK WIDTH 5' MIN.
NON-WALK SURFACE
NON-WALK SURFACE
8" TYP.
DEPRESSED 2'-6" CURB & GUTTER (HEIGHT VARIES CURB REVEAL DETERMINED BY FLARE SLOPE)
24" TYP. 12" MIN.
RAMP WIDTH 4' MIN.
DETECTABLE WARNING SURFACE
10%
1
2
3

TYPE 4B


SIDEWALK WIDTH 5' MIN.
4' MIN. CLEAR SPACE
NON-WALK SURFACE
8" TYP.
24" TYP. 12" MIN.
RAMP WIDTH 4' MIN.
DEPRESSED 2'-6" CURB & GUTTER
DETECTABLE WARNING SURFACE
DEPRESSED 2'-6" CURB & GUTTER (HEIGHT VARIES CURB REVEAL DETERMINED BY FLARE SLOPE)
10%
10%
10%
1
2
3

TYPE 4C

NOTES:
DETECTABLE WARNING SURFACE SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
DETECTABLE WARNING SURFACE SHALL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.


RAMP WIDTH AREA IS VARIABLE
2'-0" LENGTH
BASE DIAMETER 0.9"R TO 1.40"R
TOP DIAMETER OF NO LESS THAN 50% TO NO MORE THAN 65% OF THE BASE DIAMETER
0.9" TO 1.4"
0.65" MIN
.20"
1.6" TO 2.4"

DETECTABLE WARNING SURFACE

① 8.33% (12:1) MAX RAMP SLOPE
② CROSS SLOPE: 2.00%
③ MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00%.

▨ PAY LIMITS FOR 1 OR 2 CURB RAMPS (CALCULATE BASED ON NUMBER OF SETS OF DETECTABLE WARNING SURFACES

ROADWAY STANDARD DRAWING FOR
CURB RAMP
SHARED LANDING

1-24
STATE OF
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DIVISION OF HIGHWAYS
RALEIGH, N.C.

SHEET 10 OF 13
848.06

NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. IF CONSTRAINED ON TWO OR MORE SIDES, THE THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, WHERE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE, OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. DETECTABLE WARNING SURFACES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
19. DETECTABLE WARNING SURFACES WILL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

ROADWAY STANDARD DRAWING FOR
CURB RAMP
NOTES

1-24
STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

SHEET 13 OF 13
848.06

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PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-D1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	N.T.S
DATE	06. 01. 2026

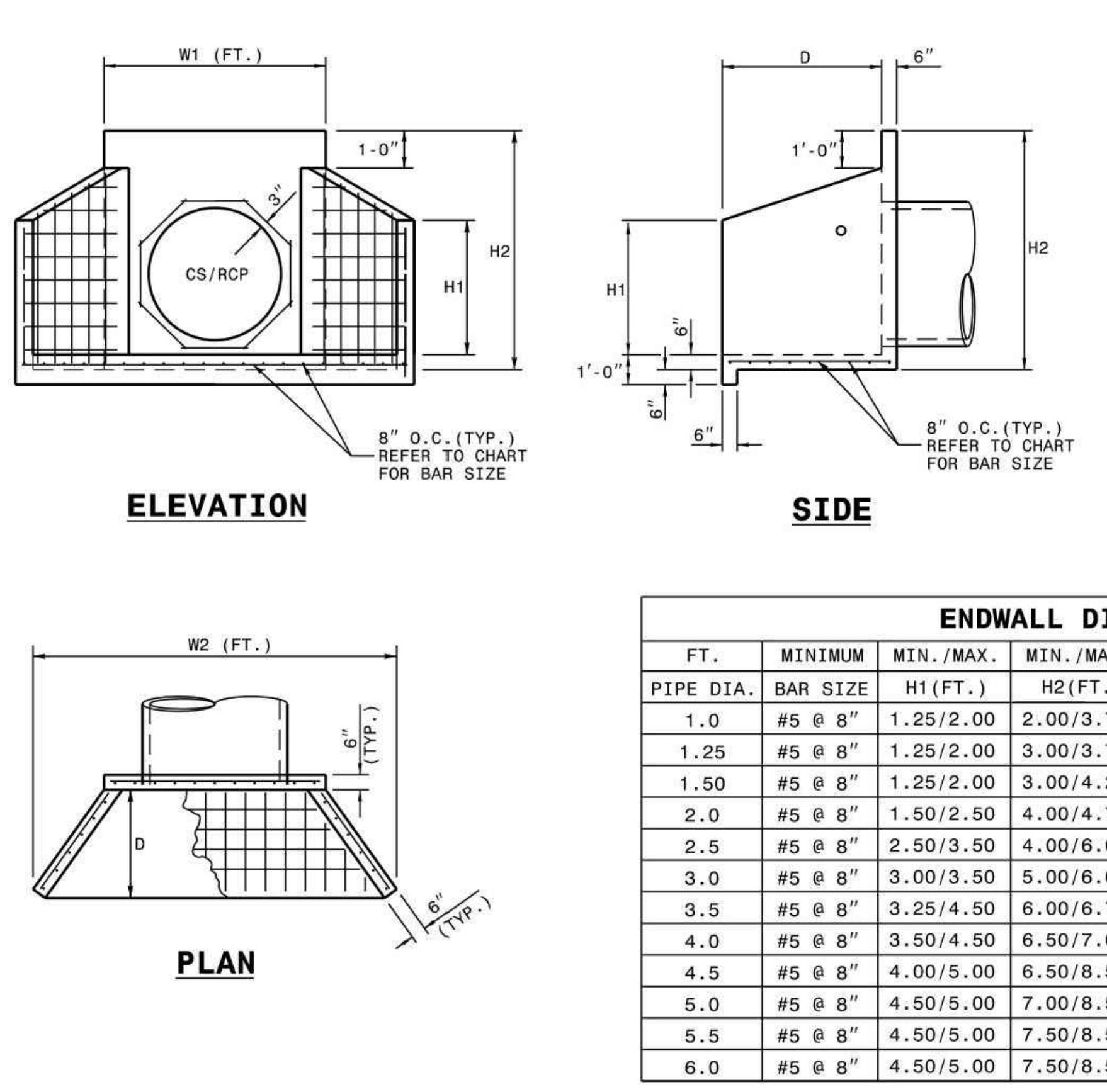
SHEET

SITE DETAILS

C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-D1.dwg, 9/1/2026 3:06:46 PM, Cody James


W1 (FT.)
1'-0"
CS/RCP
H2
H1
1'-0"
8" O.C.(TYP.) REFER TO CHART FOR BAR SIZE
ELEVATION
D
6"
1'-0"
H2
H1
6"
1'-0"
6"
6"
8" O.C.(TYP.) REFER TO CHART FOR BAR SIZE
SIDE
W2 (FT.)
D
6" (TYP.)
PLAN

NOTES:

- * THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 838.01, 838.11, 838.21, 838.27, 838.33, 838.39, 838.51, 838.57, 838.63 AND 838.69.
- * INSTALL PRECAST ENDWALLS WITH WINGS AND PAY FOR IN ACCORDANCE WITH SPECIFICATION SECTION 838.
- * USE 4000 PSI CONCRETE.
- * PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A615 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A185 WITH 2" MIN. CLEARANCE.
- * PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704.
- * PIPE TO BE GROUTED INTO HEADWALL AT JOB SITE BY CONTRACTOR
- * ALL ELEMENTS PRECAST TO MEET ASTM C913.
- * WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
- * CHAMFER ALL CORNERS 1" OR HAVE A RADIUS OF 1".

NOTE: THE MINIMUM BAR SIZE SHALL BE #5 BARS AT 8" CTS.THE CONTRACTOR WILL HAVE THE OPTION TO INCREASE THIS BAR SIZE AS NEEDED.

ENDWALL DIMENSIONS

FT.	MINIMUM	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.
PIPE DIA.	BAR SIZE	H1(FT.)	H2(FT.)	D (FT.)	W1	W2
1.0	#5 @ 8"	1.25/2.00	2.00/3.75	1.25/1.75	3.00/3.75	5.50/6.00
1.25	#5 @ 8"	1.25/2.00	3.00/3.75	1.25/2.00	3.50/3.75	6.50/6.75
1.50	#5 @ 8"	1.25/2.00	3.00/4.25	1.50/2.50	3.50/3.75	6.50/6.75
2.0	#5 @ 8"	1.50/2.50	4.00/4.75	1.75/2.50	4.00/4.25	7.50/8.25
2.5	#5 @ 8"	2.50/3.50	4.00/6.00	2.00/3.00	4.50/5.50	10.00/11.50
3.0	#5 @ 8"	3.00/3.50	5.00/6.00	2.75/3.50	5.25/5.75	11.50/11.75
3.5	#5 @ 8"	3.25/4.50	6.00/6.75	3.25/3.50	6.00/6.75	12.00/13.25
4.0	#5 @ 8"	3.50/4.50	6.50/7.00	3.25/3.50	6.50/6.75	13.00/13.25
4.5	#5 @ 8"	4.00/5.00	6.50/8.50	3.25/4.00	7.00/9.25	13.50/15.75
5.0	#5 @ 8"	4.50/5.00	7.00/8.50	3.25/4.00	7.25/9.25	13.75/15.75
5.5	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.25/9.25	14.00/15.75
6.0	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.75/9.25	14.75/16.75

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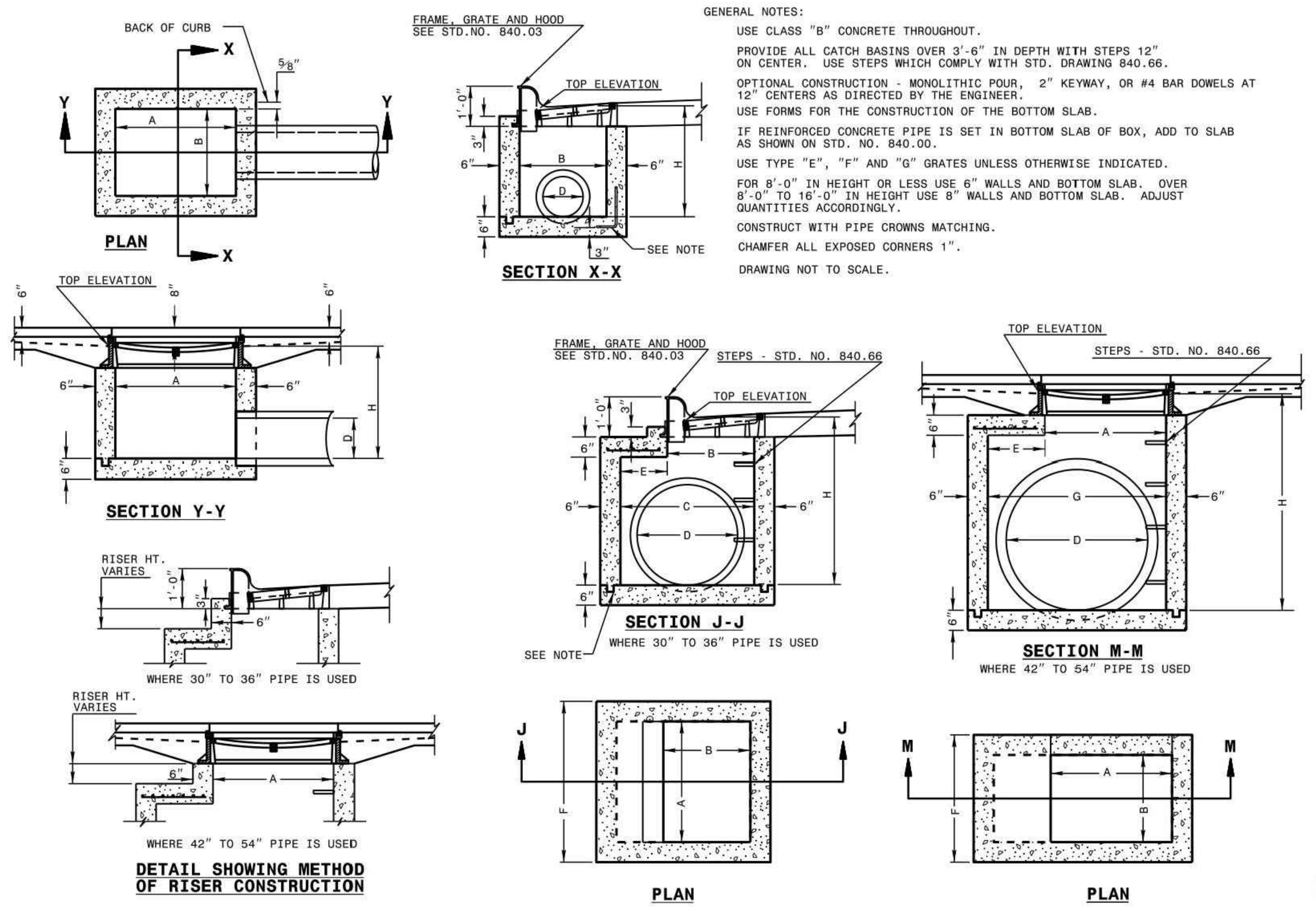
ROADWAY STANDARD DRAWING FOR
PRECAST CONCRETE ENDWALL
FOR SINGLE 12" THRU 72" PIPE - 90° SKEW

SHEET 1 OF 1
838.80


BACK OF CURB
PLAN
FRAME, GRATE AND HOOD SEE STD.NO. 840.03
TOP ELEVATION
SEE NOTE
SECTION X-X
TOP ELEVATION
SECTION Y-Y
RISER HT. VARIES
WHERE 30" TO 36" PIPE IS USED
RISER HT. VARIES
WHERE 42" TO 54" PIPE IS USED
DETAIL SHOWING METHOD OF RISER CONSTRUCTION
FRAME, GRATE AND HOOD SEE STD.NO. 840.03
STEPS - STD. NO. 840.66
TOP ELEVATION
SEE NOTE
SECTION J-J
WHERE 30" TO 36" PIPE IS USED
TOP ELEVATION
STEPS - STD. NO. 840.66
SECTION M-M
WHERE 42" TO 54" PIPE IS USED
PLAN
PLAN

GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

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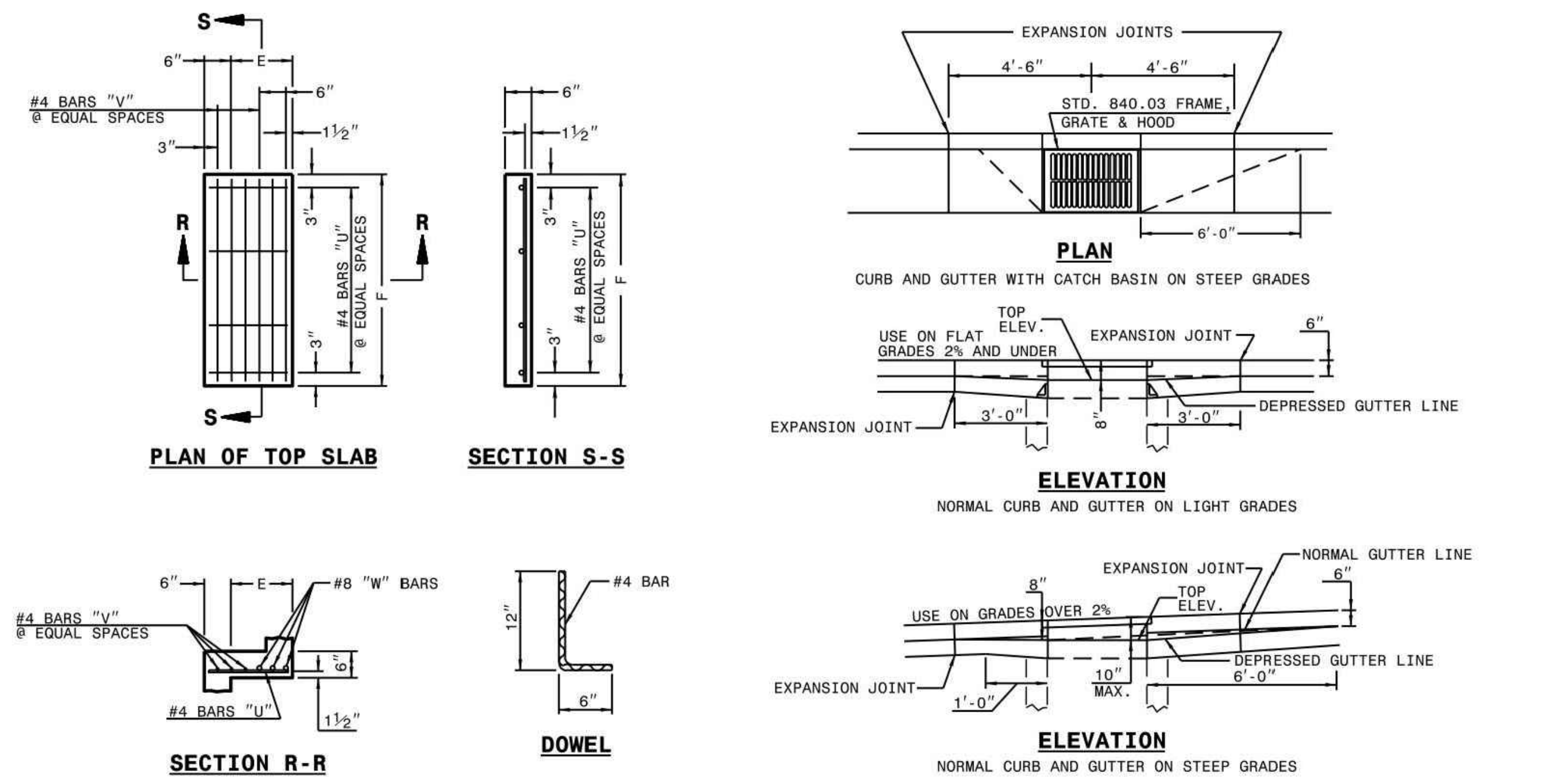
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 1 OF 2
840.02


#4 BARS "V" @ EQUAL SPACES
PLAN OF TOP SLAB
SECTION S-S
#8 "W" BARS
#4 BARS "V" @ EQUAL SPACES
#4 BARS "U"
SECTION R-R
#4 BAR
DOWEL
EXPANSION JOINTS
STD. 840.03 FRAME, GRATE & HOOD
PLAN
CURB AND GUTTER WITH CATCH BASIN ON STEEP GRADES
USE ON FLAT GRADES 2% AND UNDER
TOP ELEV.
EXPANSION JOINT
DEPRESSED GUTTER LINE
ELEVATION
NORMAL CURB AND GUTTER ON LIGHT GRADES
USE ON GRADES OVER 2%
NORMAL GUTTER LINE
DEPRESSED GUTTER LINE
ELEVATION
NORMAL CURB AND GUTTER ON STEEP GRADES

MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION									CU.YDS. CONC. IN BOX			DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT			BARS-U		BARS-V		BARS-W		TOTAL LBS.	TOP SLAB	BOTTOM SLAB	TOT. CONC. FOR MINIMUM HEIGHT, H		
D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH					C.M.	R.C.
12"	3'-0"	2'-2"	--	--	2'-9"	--	--	--	--	--	--	--	--	--	--	0.235	0.772	0.015	0.026
15"	3'-0"	2'-2"			3'-0"											0.235	0.829	0.023	0.036
18"	3'-0"	2'-2"			3'-3"											0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"											0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	1.433	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	1.714	0.132	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

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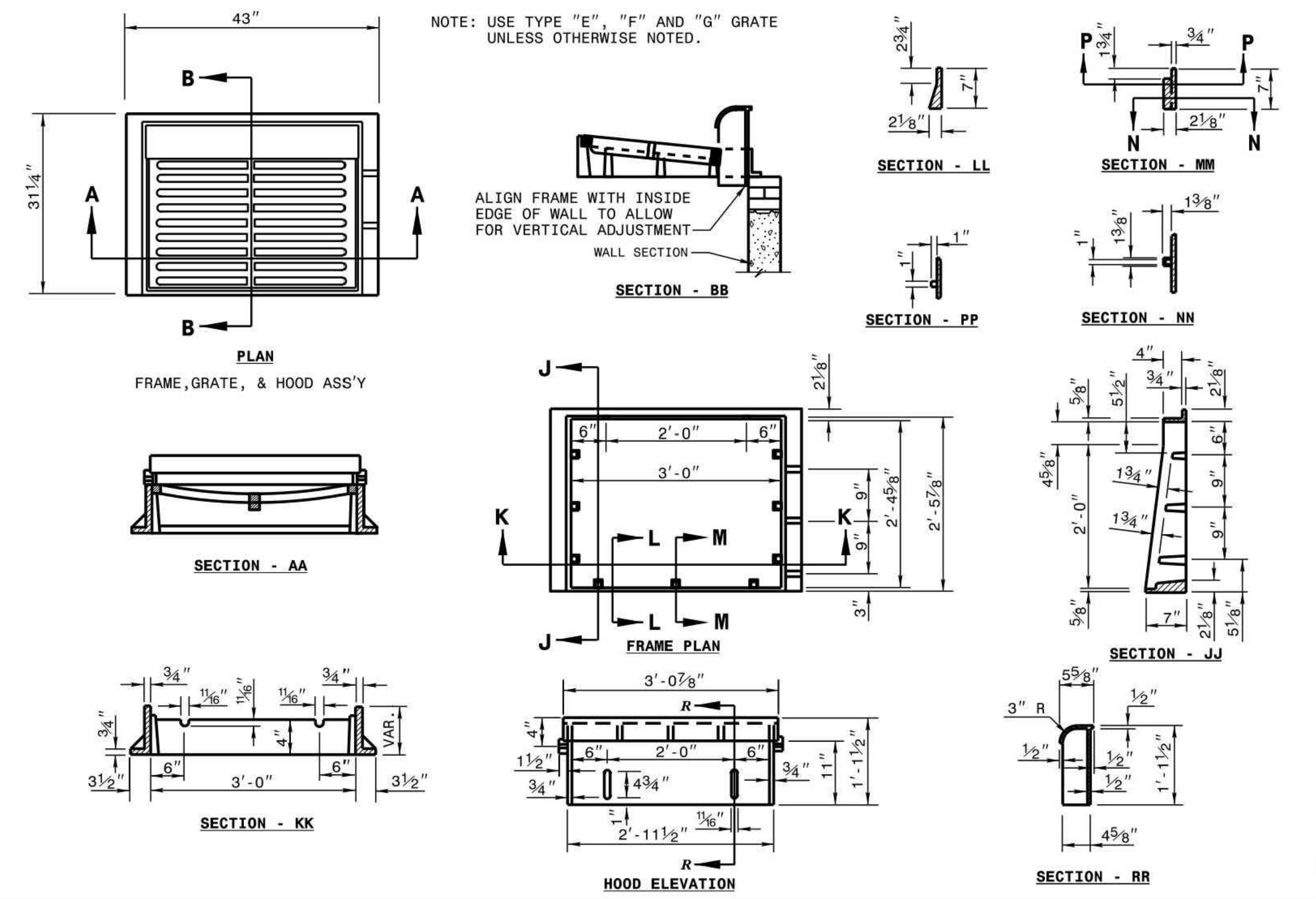
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 2 OF 2
840.02


43"
B
A
A
B
31¼"
PLAN
FRAME,GRATE, & HOOD ASS'Y
NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.
ALIGN FRAME WITH INSIDE EDGE OF WALL TO ALLOW FOR VERTICAL ADJUSTMENT
WALL SECTION
SECTION - BB
SECTION - LL
SECTION - MM
SECTION - PP
SECTION - NN
SECTION - AA
FRAME PLAN
SECTION - JJ
SECTION - KK
HOOD ELEVATION
SECTION - RR

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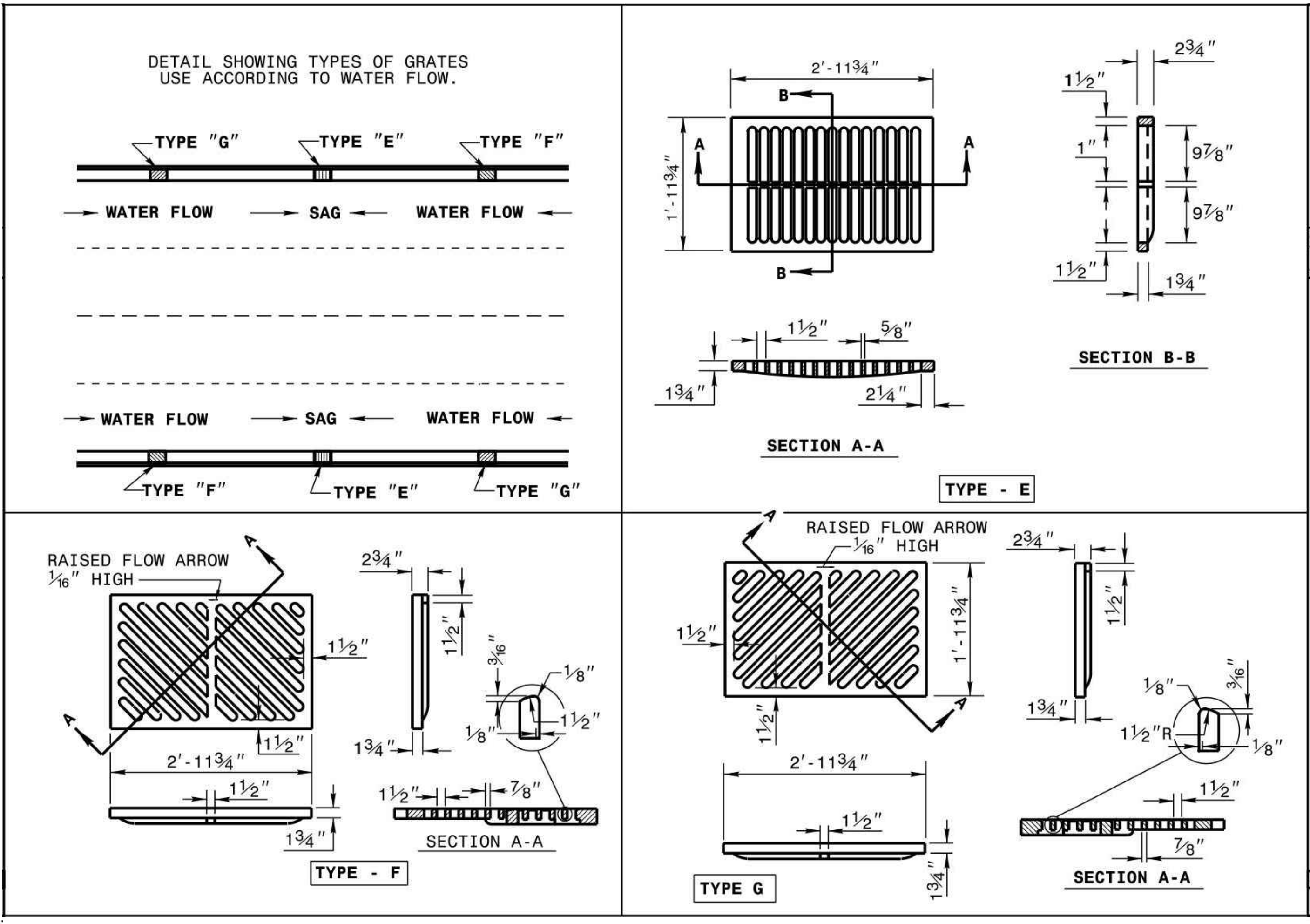
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2
840.03


DETAIL SHOWING TYPES OF GRATES USE ACCORDING TO WATER FLOW.
TYPE "G"
TYPE "E"
TYPE "F"
WATER FLOW
SAG
WATER FLOW
WATER FLOW
SAG
WATER FLOW
TYPE "F"
TYPE "E"
TYPE "G"
SECTION B-B
SECTION A-A
TYPE - E
RAISED FLOW ARROW ⅛" HIGH
SECTION A-A
TYPE - F
RAISED FLOW ARROW ⅛" HIGH
SECTION A-A
TYPE G

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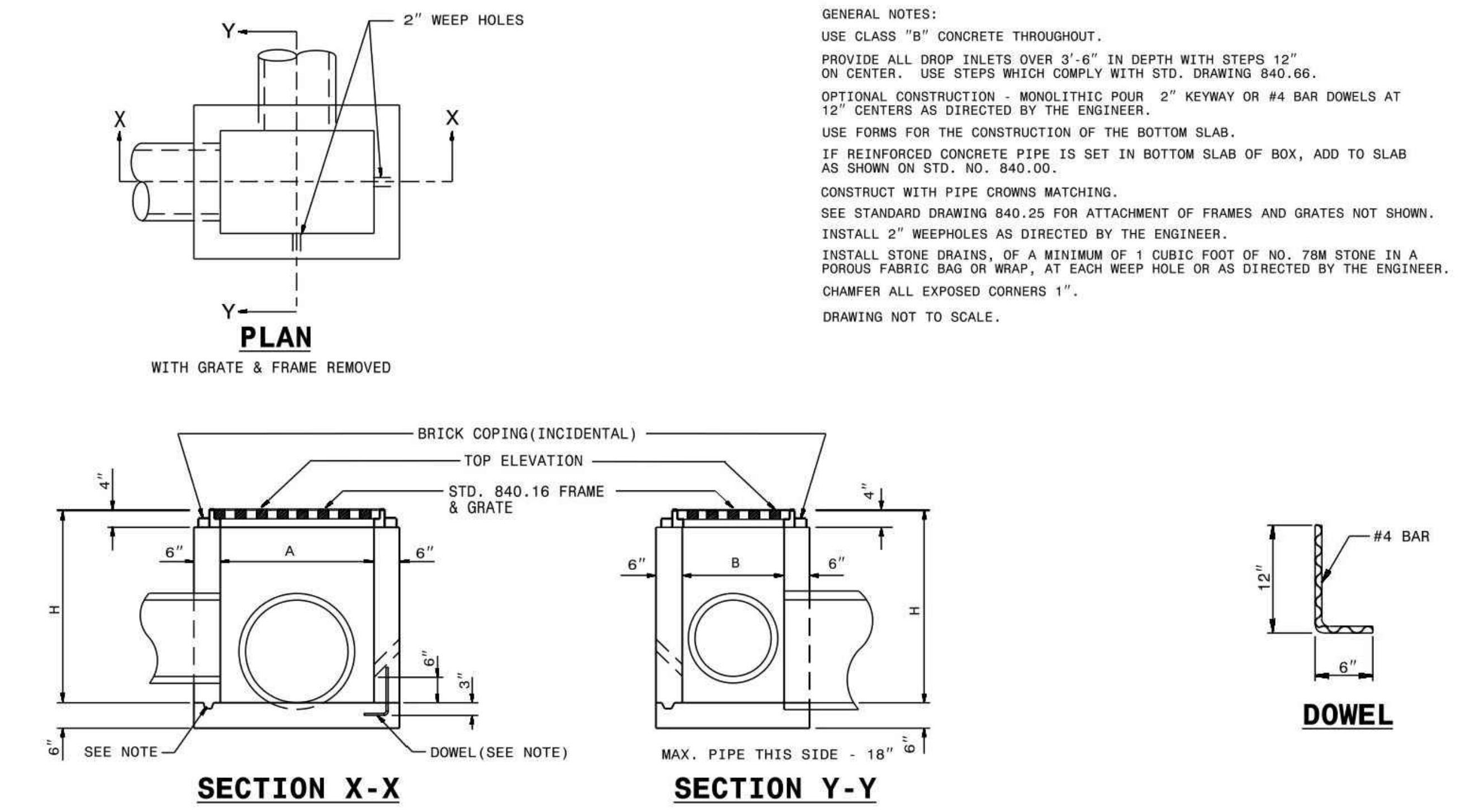
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2
840.03


2" WEEP HOLES
PLAN
WITH GRATE & FRAME REMOVED
BRICK COPING(INCIDENTAL)
TOP ELEVATION
STD. 840.16 FRAME & GRATE
SEE NOTE
DOWEL(SEE NOTE)
SECTION X-X
MAX. PIPE THIS SIDE - 18"
SECTION Y-Y
#4 BAR
DOWEL

GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

CONSTRUCT WITH PIPE CROWNS MATCHING.

SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT					
D	A	B	H	BOTTOM SLAB	WALL PER FT. HT.	TOTAL CONCRETE FOR MINIMUM HEIGHT, H	C.M.	R.C.
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"			2'-3"			0.648	0.023	0.036
18"			2'-6"			0.703	0.033	0.049
24"			3'-0"			0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

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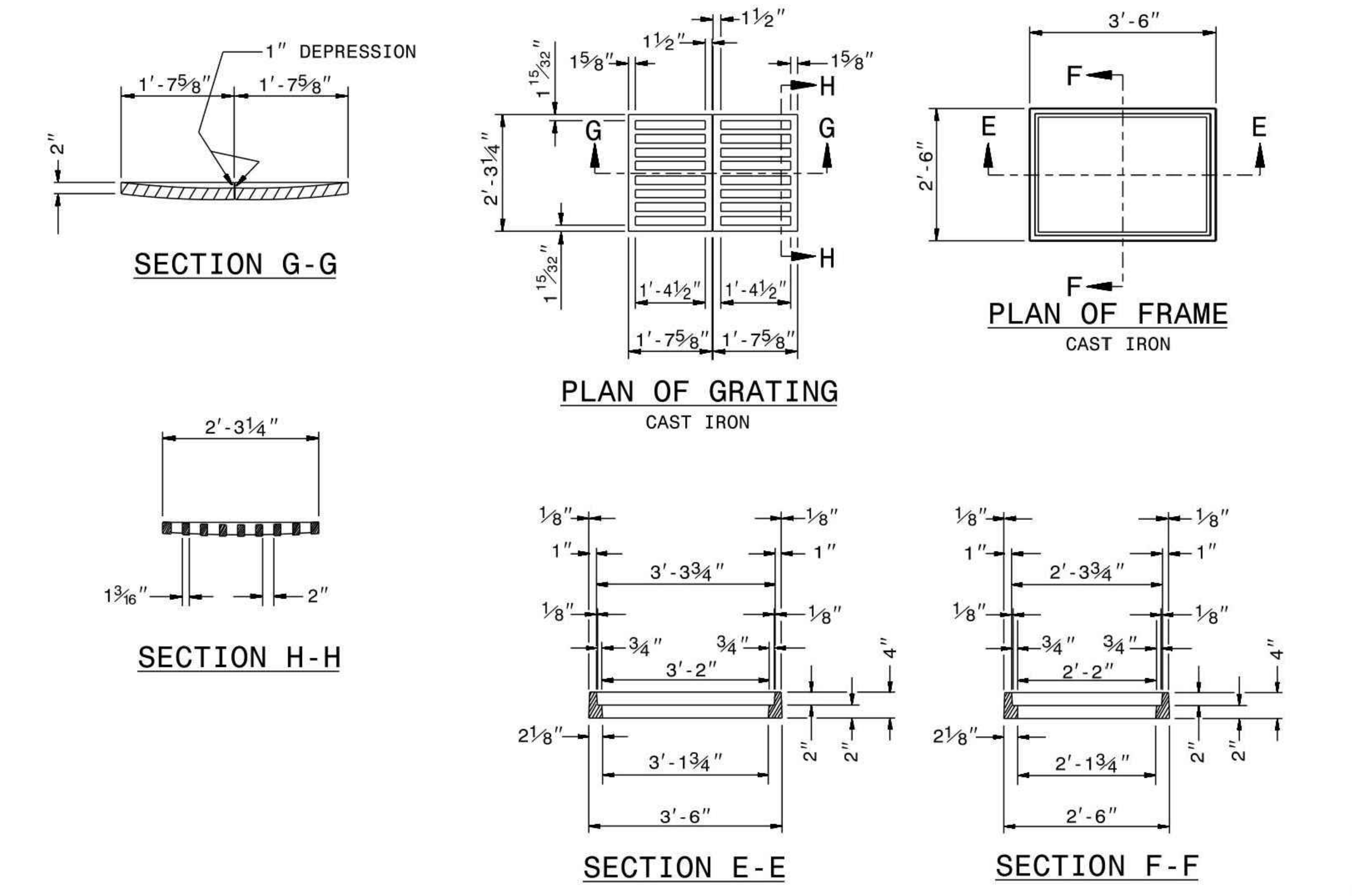
ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.14


1" DEPRESSION
1'-7⅝"
1'-7⅝"
2"
SECTION G-G
2'-3¼"
1⅜"
2"
SECTION H-H
G
G
H
H
2'-3¼"
1'-7⅝"
1'-7⅝"
PLAN OF GRATING
CAST IRON
3'-6"
F
F
E
E
2'-6"
PLAN OF FRAME
CAST IRON
3'-3¾"
3'-2"
3'-1¾"
3'-6"
SECTION E-E
2'-3¾"
2'-2"
2'-1¾"
2'-6"
SECTION F-F

STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
1-18

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16

x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-D1.dwg, 9/1/2026 3:06:50 PM, Cody James

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

LENNAR
1010 SYNC DRIVE, SUITE 600
MORRISVILLE, NORTH CAROLINA 27560
Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL
048250
NICOLAS D. WILLIAMSON

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

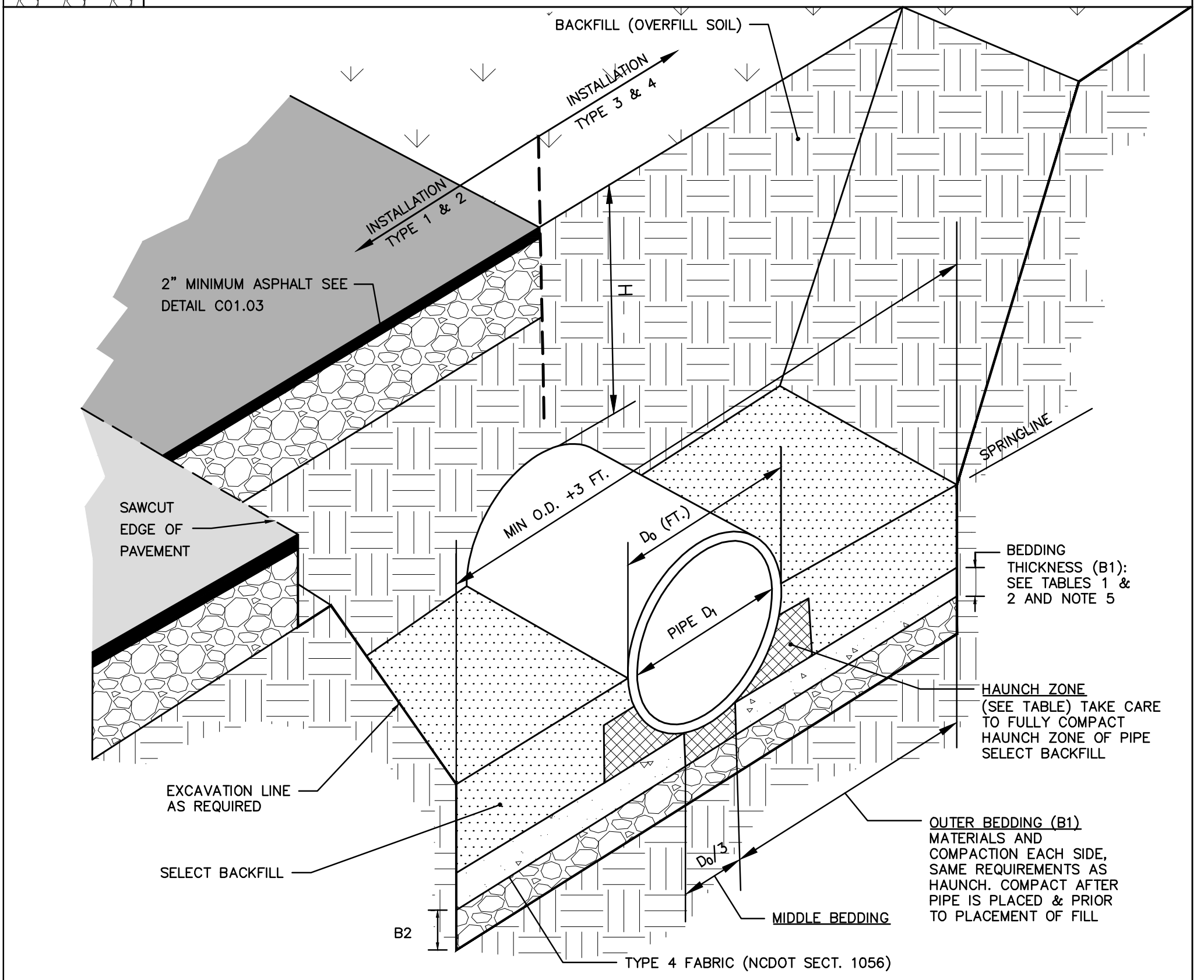
PROJECT NO.	LEN24019
FILENAME	LEN24019-D1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	N.T.S
DATE	06. 01. 2026

SHEET

STORM DRAINAGE DETAILS

C8.02

H=	THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE EMBANKMENT AT THE POINT. DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.
▨	UNDISTURBED EARTH MATERIAL
▨	**BEDDING** (MIDDLE AND OUTER): LOOSELY PLACED SELECT BACKFILL MATERIAL MEETING NCDOT CLASS II, TYPE 1 (WASHED OR UNWASHED CRUSHED STONE SCREENINGS) OR CLASS III, TYPE 1 (NCDOT 2S OR 2MS FINE AGGREGATE). LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.
▨	**SELECT BACKFILL** (BELOW SPRINGLINE): SELECT BACKFILL MATERIAL MEETING NCDOT CLASS II, TYPES 1 OR 2 OR NCDOT CLASS III, TYPES 1 OR 2
▨	**BACKFILL:** APPROVED SUITABLE LOCAL COMPACTABLE MATERIAL ABOVE SPRINGLINE OF PIPE MEETING LOCAL MUNICIPAL SPECIFICATIONS.
▨	**ROCK FOUNDATION OR UNSUITABLE MATERIAL FOUNDATION:** SELECT MATERIAL NCDOT CLASS V (#78M STONE) OR NCDOT CLASS VI (#57 STONE) FOR FOUNDATION CONDITIONING. ENCAPSULATE WITH ENGINEERING FABRIC AS DIRECTED BY THE ENGINEER: TYPE 4 SOIL STABILIZATION FABRIC (NCDOT TABLE 1056-1). OVERLAP ALL TRANSVERSE AND LONGITUDINAL JOINTS IN FABRIC AT LEAST 18 INCHES. MAINTAIN THE PIPE FOUNDATION IN A DRY CONDITION.


BACKFILL (OVERFILL SOIL)
INSTALLATION TYPE 3 & 4
INSTALLATION TYPE 1 & 2
2" MINIMUM ASPHALT SEE DETAIL C01.03
H
SAWCUT EDGE OF PAVEMENT
SPRINGLINE
MIN O.D. +3 FT.
Do (FT.)
PIPE Di
BEDDING THICKNESS (B1): SEE TABLES 1 & 2 AND NOTE 5
HAUNCH ZONE (SEE TABLE) TAKE CARE TO FULLY COMPACT HAUNCH ZONE OF PIPE SELECT BACKFILL
EXCAVATION LINE AS REQUIRED
SELECT BACKFILL
OUTER BEDDING (B1) MATERIALS AND COMPACTION EACH SIDE, SAME REQUIREMENTS AS HAUNCH. COMPACT AFTER PIPE IS PLACED & PRIOR TO PLACEMENT OF FILL
Do/3
MIDDLE BEDDING
B2
TYPE 4 FABRIC (NCDOT SECT. 1056)

STORM DRAIN PIPE INSTALLATION

N.T.S.

1 OF 3

TABLE 1

EQUIVALENT USCS[a] AND AASHTO SOIL CLASSIFICATION FOR SIDD[b] SOIL DESIGNATIONS

SIDD	USCS	NCDOT/AASHTO
GRAVELLY SAND (CATEGORY I)	SW, SP, GW, GP	–NCDOT CLASS II–TYPE I (CRUSHED STONE SCREEENINGS), LL<30; PI≤6 –NCDOT CLASS III, TYPE I (2S OR 2MS), LL<30; PI≤6
SANDY SILT (CATEGORY II)	GM, SM, ALSO GC, SC WITH LESS THAN 20% PASSING #200 SIEVE	–NCDOT CLASS II TYPE I (CRUSHED STONE SCREENINGS) AND CLASS II, TYPE 2 (AASHTO M145 FOR A–2–4 WITH MAX PI OF 6, A–4 W/ MAX 45% PASSING #200 SIEVE AND A MAX PI OF 6) –NCDOT CLASS III, TYPE 1 (2S OR 2MS) OR CLASS III, TYPE 2 (AASHTO M145 FOR SOIL CLASSIFICATION A–1 OR A–3)
SILTY CLAY (CATEGORY III)	CL, MH, GC, SC	A5, A6

[a] UNIFOLD SOIL CLASSIFICATION SYSTEM
[b] STANDARD INSTALLATIONS DIRECT DESIGN

TABLE 2

STANDARD INSTALLATIONS SOILS AND MINIMUM COMPACTION REQUIREMENTS

INSTALLATION TYPE	BEDDING THICKNESS	OUTER BEDDING (B1) NOTE 5 (% COMPACTION/CATEGORY)	HAUNCH ZONE & SELECT BACKFILL AREA (% COMPACTION/CATEGORY)	LOCATION
TYPE 1	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, $\frac{1}{2}$" /FT OF 'H', 12" MIN/24" MAX	95% CATEGORY 1	90% CATEGORY 1 95% CATEGORY II	PAVED AREAS WITH 2' OR LESS BURY
TYPE 2	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, $\frac{1}{2}$" /FT OF 'H', 12" MIN/24" MAX	90% CATEGORY 1	85% CATEGORY 1 90% CATEGORY II	PAVED AREAS WITH GREATER THAN 2' OF BURY
TYPE 3	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, $\frac{1}{2}$" /FT OF 'H', 12" MIN/24" MAX	85% CATEGORY 1 90% CATEGORY II	85% CATEGORY 1 90% CATEGORY II OR 95% CATEGORY III	IN R/W OUTSIDE OF PAVEMENT
TYPE 4	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, $\frac{1}{2}$" /FT OF 'H', 12" MIN/24" MAX	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NATURAL AREAS

NOTES:

1. COMPACTION AND SOIL SYMBOLS – I.E. "95% CATEGORY I" – REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. SOIL IN THE OUTER BEDDING, HAUNCH, AND LOWER SIDE ZONES, EXCEPT UNDER THE MIDDLE $\frac{1}{3}$ OF THE PIPE, SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF THE SOIL IN THE OVERFILL (BACKFILL) ZONE.
3. FOR TRENCHES. THE TOP ELEVATION SHALL BE NO LOWER THAN 0.1H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1–FOOT BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
4. FOR TRENCHES, THE WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
5. COMPACT OUTER BEDDING AFTER PIPE IS PLACED AND PRIOR TO PLACEMENT OF SELECT FILL. MIDDLE BEDDING IS UNCOMPACTED.
6. OVERFILL (BACKFILL) SOILS TO BE PLACED PER STANDARD SPECIFICATION 02700 STORM DRAINAGE FOR THE APPLICABLE BACKFILL TYPE AND BURY LIMITATIONS.
7. THESE TWO TABLES WERE MODIFIED TO GENERALLY CONFORM TO THE NCDOT STANDARDS AS SHOWN IN DETAIL 300.01 RIGID PIPE IN TRENCH CONDITION.

REFERENCE SOURCES:

1. AMERICAN CONCRETE PIPE ASSOCIATION DESIGN STANDARDS
2. 2012 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AND NCDOT STANDARD DETAILS 300.01 FOR RIGID PIPE, TRENCH CONDITIONS."

STORM DRAIN PIPE INSTALLATION

2 OF 3

FILL HEIGHT TABLE[a]

	TYPE 3 (BEDDING) INSTALLATION (0.01 INCH CRACK)		TYPE 4 (BEDDING) INSTALLATION (0.01 INCH CRACK)	
INSIDE PIPE DIAMETER Di (INCHES)	CLASS III PIPE MAXIMUM BURY H (FEET)	CLASS IV PIPE MAXIMUM BURY H (FEET)	CLASS III PIPE MAXIMUM BURY H (FEET)	CLASS IV PIPE MAXIMUM BURY H (FEET)
15	2 MIN, 12 MAX	1 MIN, 20 MAX	3 MIN, 7 MAX	2 MIN, 12 MAX
18	2 MIN, 12 MAX	1 MIN, 20 MAX	3 MIN, 7 MAX	1 MIN, 13 MAX
24	1 MIN, 12 MAX	1 MIN, 20 MAX	2 MIN, 8 MAX	1 MIN, 13 MAX
30	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
36	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
42	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
48	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
54	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
60	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
72	1 MIN, 11 MAX	1 MIN, 19 MAX	1 MIN, 7 MAX	1 MIN, 13 MAX

FILL HEIGHT TABLE BASE ON:

1. Ys = 120 PCF (BACKFILL LOAD)
2. AASHTO HL–93 LIVE LOAD
3. POSITIVE PROJECTING EMBANKMENT CONDITION (THIS GIVES CONSERVATIVE RESULTS IN COMPARISON TO TRENCH CONDITIONS)
4. PIPE = REINFORCED CONCRETE PIPE MEETING ASTM C76 (AASHTO M170), WALL C THICKNESS
5. CONCRETE PIPE SHOULD BE INSTALLED IN ACCORDANCE WITH AASHTO LRFD BRIDGE CONSTRUCTION SPECIFICATIONS SECTION 27 OR ASTM C1479.

[a] FILL HEIGHT TABLES, THE PORTION EXCERPTED HERE. WAS DEVELOPED BY THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) USING THE INDIRECT DESIGN METHOD IN ACCORDANCE WITH SECTION 12.10.4.3 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATION, 4TH, 2007 WITH 2008 INTERIM.

NOTES:

1. GREATER BURY DEPTHS THAN THOSE SHOWN ABOVE ARE ACHIEVABLE BY EITHER USING TYPE 1 OR 2 INSTALLATION, USING CLASS V PIPE, CONTROLLING BACKFILL TYPE, CALCULATING DEPTH USING A TRENCH CONDITION, OR BY SPECIAL DESIGN. SEE ALSO DESIGN DATA 9 PUBLISHED BY THE ACPA FOR DESIGN METHODOLOGY.
2. IN LIEU OF CALCULATING BURY DEPTH FOR OTHER CONDITIONS, FIRST SEE "LRFD FILL HEIGHT TABLES FOR CONCRETE PIPE", LAST REVISED JULY 2009 OR LATER), PREPARED BY THE ACPA FOR OTHER BURY DEPTH POSSIBILITIES

STORM DRAIN PIPE INSTALLATION

3 OF 3

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Anna Lancaster
PHONE: 919. 465. 5900

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

SEAL 048250
NICOLAS D. WILLIAMSON

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-D1
CHECKED BY	BJ
DRAWN BY	CJ
SCALE	N.T.S
DATE	06. 01. 2026

SHEET

STORM DRAINAGE DETAILS

C8.03

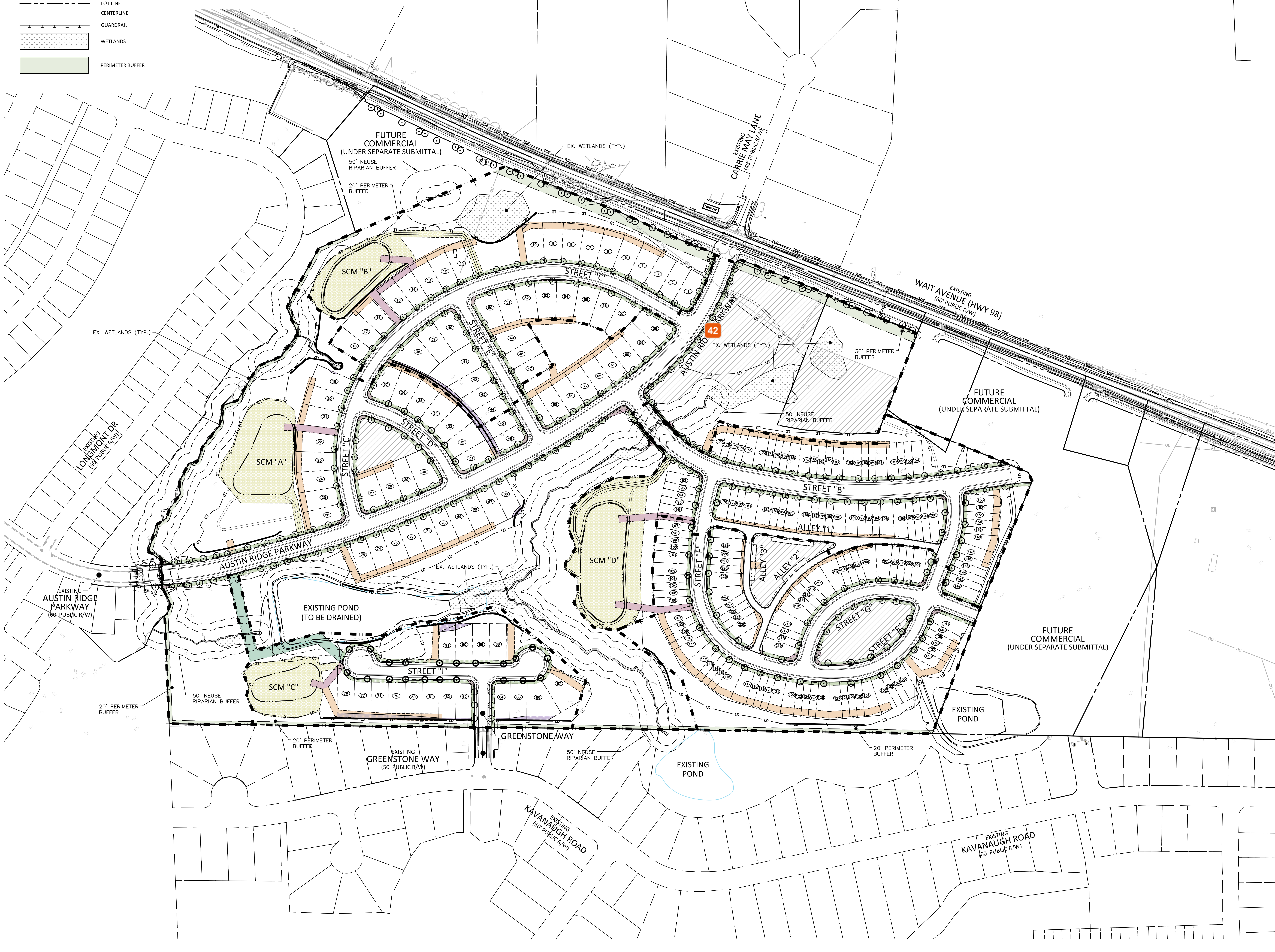
x:\Projects\LEN\LEN24019\04-production\engineering\production drawings\current drawings\preliminary subdivision plat\LEN24019-D1.dwg, 9/1/2026 3:06:51 PM, Cody James

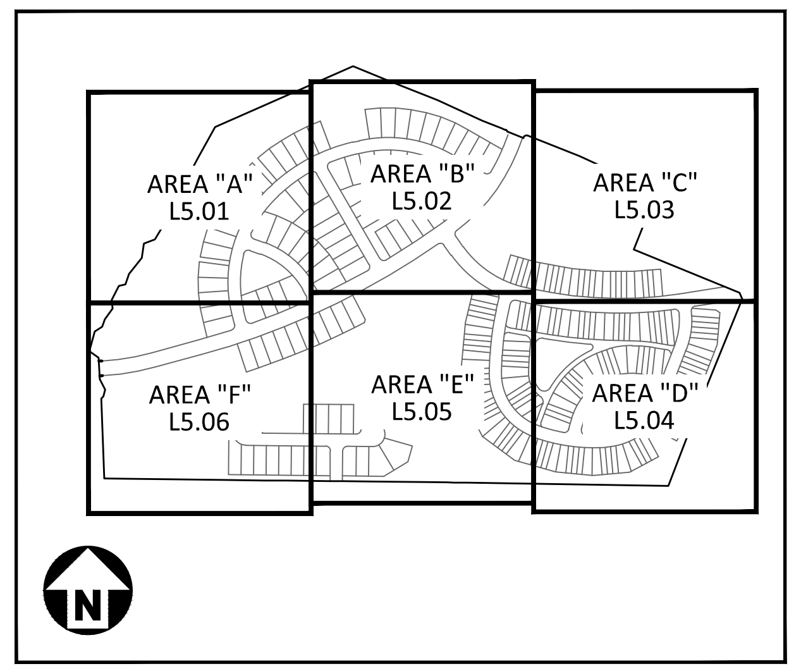
SITE LEGEND

—o—	SIGNAGE
●	POWER POLE
↑	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
▽	ACCESSIBLE RAMPS
● ● ● ●	ACCESSIBLE ROUTE
▬ ‖ ▬ ‖ ▬	PHASE LINE
—— – – ——	PROPERTY LINE
—— - - - ——	RIGHT-OF-WAY LINE
—— - - ——	LOT LINE
—— – ——	CENTERLINE
┬ ┬ ┬	GUARDRAIL
▨	WETLANDS
🟩	PERIMETER BUFFER

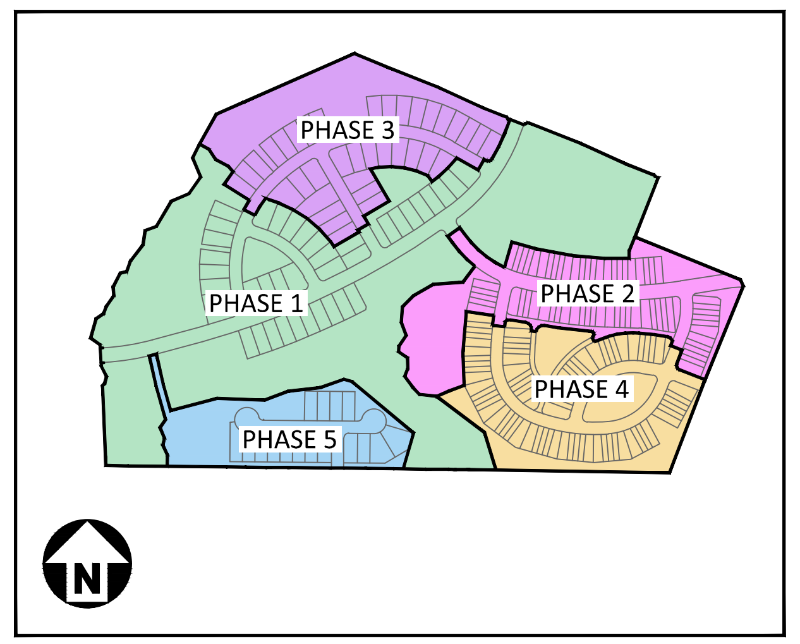
EASEMENT LEGEND

🟪	RW	RETAINING WALL MAINTENANCE EASEMENT
🟩	SS	SANITARY SEWER EASEMENT
🟨	SCM	SCM ACCESS & MAINTENANCE EASEMENT
🟪	PuSD	PUBLIC STORM DRAINAGE EASEMENT
🟧	PrSD	PRIVATE STORM DRAINAGE EASEMENT
🟦	UE	CITY OF RALEIGH UTILITY EASEMENT
▦	TR	STREET TREE EASEMENT


FUTURE COMMERCIAL (UNDER SEPARATE SUBMITTAL)
50' NEUSE RIPARIAN BUFFER
20' PERIMETER BUFFER
EX. WETLANDS (TYP.)
EXISTING CARRIE MAY LANE (45' PUBLIC R/W)
EXISTING WAIT AVENUE (HWY 98) (60' PUBLIC R/W)
30' PERIMETER BUFFER
SCM "B"
STREET "C"
STREET "E"
AUSTIN RIDGE PARKWAY
42
SCM "A"
STREET "D"
EXISTING LONGMONT DR (50' PUBLIC R/W)
EXISTING AUSTIN RIDGE PARKWAY (60' PUBLIC R/W)
STREET "B"
ALLEY "1"
ALLEY "2"
ALLEY "3"
STREET "F"
STREET "G"
STREET "H"
SCM "D"
EXISTING POND (TO BE DRAINED)
SCM "C"
STREET "I"
GREENSTONE WAY
EXISTING GREENSTONE WAY (50' PUBLIC R/W)
EXISTING POND
EXISTING KAVANAUGH ROAD (60' PUBLIC R/W)
EXISTING AVERETTE ROAD (VARIABLE WIDTH PUBLIC R/W)
N
GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.


AREA "A" L5.01
AREA "B" L5.02
AREA "C" L5.03
AREA "F" L5.06
AREA "E" L5.05
AREA "D" L5.04
N

KEY MAP


PHASE 3
PHASE 1
PHASE 2
PHASE 4
PHASE 5
N

PHASING DIAGRAM

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LENNAR

ATTICUS WOODS
PRELIMINARY SUBDIVISION PLAT
WAIT AVENUE
WAKE FOREST, NORTH CAROLINA 27587

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2594 JOHN RICHARD HAYTON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 01. 2026	FIRST SUBMITTAL
2	09. 01. 2026	REVISED PER TOWN COMMENTS
3		
4		
5		
6		

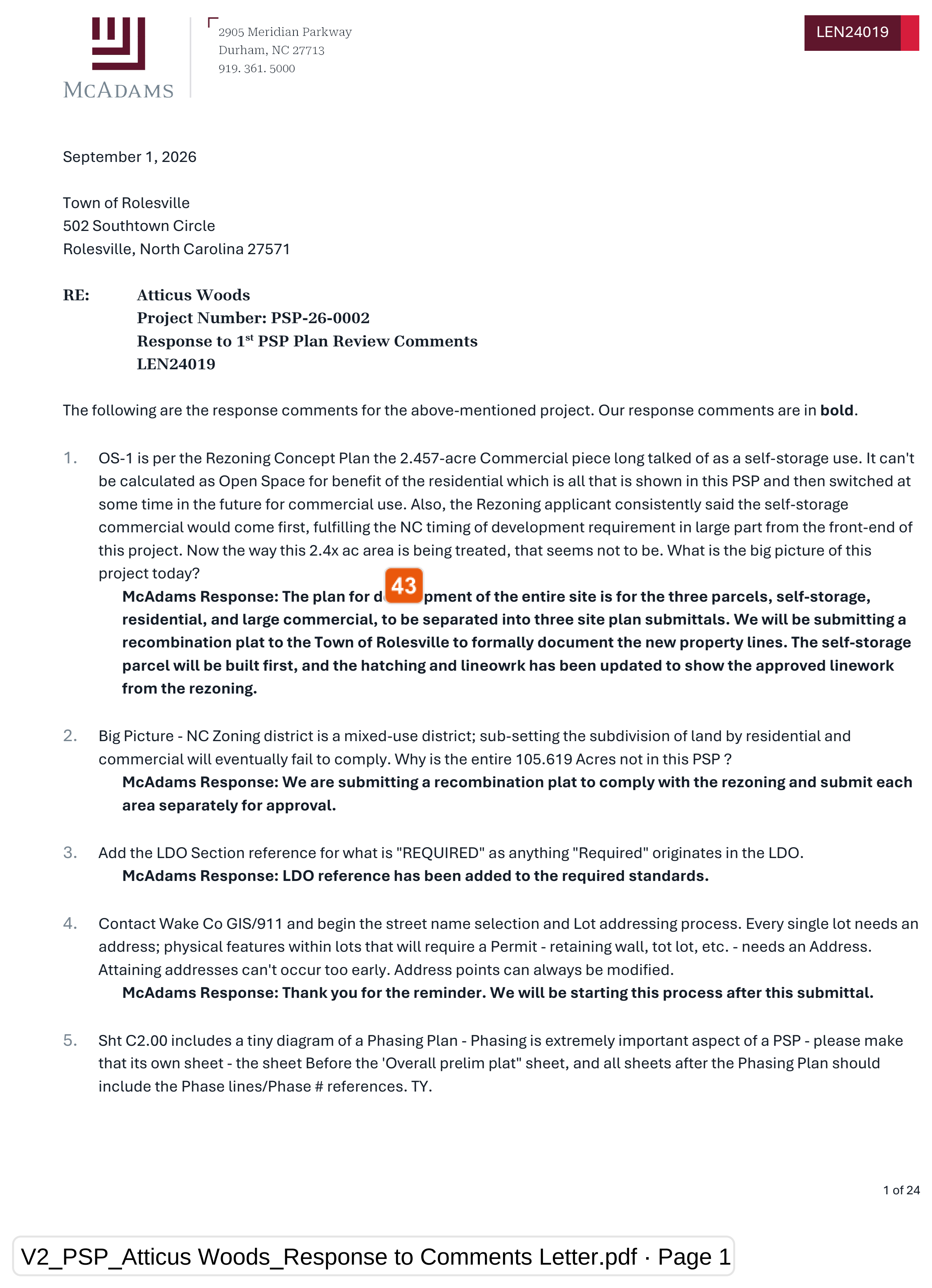
PLAN INFORMATION

PROJECT NO.	LEN24019
FILENAME	LEN24019-OLS1
CHECKED BY	JRH
DRAWN BY	FBW
SCALE	1" = 150'
DATE	06. 01. 2026

SHEET

OVERALL LANDSCAPE PLAN
L5.00

42 **Stephen Wensman**
Where will mail kiosk(s) be located and associated off-street parking?



McAdams
2905 Meridian Parkway
Durham, NC 27713
919. 361. 5000

September 1, 2026

Town of Rolesville
502 Southtown Circle
Rolesville, North Carolina 27571

RE: **Atticus Woods**
Project Number: PSP-26-0002
Response to 1st PSP Plan Review Comments
LEN24019

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

1. OS-1 is per the Rezoning Concept Plan the 2.457-acre Commercial piece long talked of as a self-storage use. It can't be calculated as Open Space for benefit of the residential which is all that is shown in this PSP and then switched at some time in the future for commercial use. Also, the Rezoning applicant consistently said the self-storage commercial would come first, fulfilling the NC timing of development requirement in large part from the front-end of this project. Now the way this 2.4x ac area is being treated, that seems not to be. What is the big picture of this project today?
   McAdams Response: The plan for d 43 **pment of the entire site is for the three parcels, self-storage, residential, and large commercial, to be separated into three site plan submittals. We will be submitting a recombination plat to the Town of Rolesville to formally document the new property lines. The self-storage parcel will be built first, and the hatching and lineowrk has been updated to show the approved linework from the rezoning.**

2. Big Picture - NC Zoning district is a mixed-use district; sub-setting the subdivision of land by residential and commercial will eventually fail to comply. Why is the entire 105.619 Acres not in this PSP ?
   McAdams Response: We are submitting a recombination plat to comply with the rezoning and submit each area separately for approval.

3. Add the LDO Section reference for what is "REQUIRED" as anything "Required" originates in the LDO.
   McAdams Response: LDO reference has been added to the required standards.

4. Contact Wake Co GIS/911 and begin the street name selection and Lot addressing process. Every single lot needs an address; physical features within lots that will require a Permit - retaining wall, tot lot, etc. - needs an Address. Attaining addresses can't occur too early. Address points can always be modified.
   McAdams Response: Thank you for the reminder. We will be starting this process after this submittal.

5. Sht C2.00 includes a tiny diagram of a Phasing Plan - Phasing is extremely important aspect of a PSP - please make that its own sheet - the sheet Before the 'Overall prelim plat" sheet, and all sheets after the Phasing Plan should include the Phase lines/Phase # references. TY.

V2_PSP_Atticus Woods_Response to Comments Letter.pdf · Page 1

43 **Stephen Wensman**

Has the recombination plat been submitted?

McAdams Response: C2.01 has been added as an overall phasing plan.

6. See Comments about Phasing - all of these Phasing specific data could be moved to the Phasing PLan sheet that focuses on Phasing.
   McAdams Response: Created Phasing Plan sheet and relocated phasing table

7. This application is submitted under the Address of 2206 Wait; the Rezoning was for 5 separately addressed PIN's. This PSP is only for a portion of those 5 PIN's but goes beyond the 2206 Wait Ave PIN. Clarify/Explain/add an appropriate address to the plans and rectify the erroneous Address in Govwell.
   McAdams Response: This PSP only applies to 3 of the parcels out of the 5 that were rezoned (Addressed as 2200, 2206 and 2208 Wait Avenue). If the permit portal will allow input of multiple addresses, we will add the 2208 Wait Avenue address as well within Govwell.

8. The mailing address of this property is actually Wake Forest, not Rolesville. 27587 is a "Wake Forest" zip code due to the Wake Forest USPS serving this property. If the intent is to write the address, it should say "Wake Forest". It is fine to then add "Town of Rolesville Corporate Limits" because that is correct also.
   McAdams Response: The address has been updated to Wake Forest on all sheets.

9. Please add PSP-26-0002
   McAdams Response: PSP-26-002 has been added to the cover sheet.

10. Landscape Plans are physical improvements for installation (construction) - they are a requirement for Construction Infrastructure Drawing (CID) plan set. Preliminary subdivision needs to vet and demonstrate major spatial locations and future easements (again, spatial), not plantings. Consider removing the core landscaping details and saving for CID, or else CID will repeat those details, and confusion may occur as to which plan is to be looked at.
    McAdams Response: Landscape plans have been removed from the Preliminary Subdivision set. We have kept an overall landscape plan for reference, but full landscape design will be included in the Construction Infrastructure Drawing (CID) plan set, as recommended.

11. Submit to COR Energov portal. Include PSP-26-0002 in the Energov details for cross-reference purposes.
    McAdams Response: Plan set has been reviewed by City of Raleigh Water and comments have been addressed accordingly.

12. Place revision dates right below, building Submittal/plan version dates. Suggest turning June 1, 2026, into "V1" when you add the V2 date below...
    McAdams Response: The June 1st date is listed on the title as the original application date. Since this log is specific to revisions, we have added the first revision/submittal date in that section.

13. If you do not include the full commercial area, teh commercial area will have to comply with Tree Preservation and Open Space requirements unto itself like a separate subdivision.
    McAdams Response: Understood.

14. Add the LDO Section reference for this and anything that is "REQUIRED" since "Required" means it is per the LDO.
    McAdams Response: LDO reference has been added to the required standards.

15. N/A for Wake County

    McAdams Response: Noted.

16. also add the date of the Conditions which is 04-26-2026

    McAdams Response: Zoning conditions data has been added.

17. Zoning Conditions as per REZ-24-05.

    McAdams Response: Zoning conditions per REZ-24-05 have been added to the cover sheet.

18. In the Site Data Table please include watershed information and if within a floodplain. If the development is within a flood plain, provide the correct flood plain insurance rate map (FIRM), panel number, and date.

    McAdams Response: Added watershed information; site is not within a floodplain, so no other updates are needed.

19. 1.07 is less than 1.17 Required - ? Revise.

    McAdams Response: The 1.17 AC figure represents a MAXIMUM amount of acreage of required passive open space which can be located within environmental sensitive lands and counted within our open space. This is why the proposed figure is lower.

20. Pin x5778 - it does not appear that ALL of this is included; re-phrase to "xx acre portion of PIN ..." Is PIN1860056400 in this at all or is it just east/outside the bounds?

    McAdams Response: Pins have been updated to reflect only what is being submitted and reference the acreage of parcel.

21. Pls add 2 additional prohibited uses in approved conditions d. private lodge and e. major transportation installation

    McAdams Response: The two additional prohibited uses have been added to zoning condition 1.

22. Correct current zoning to NC Zoning District as per REZ-24-05.

    McAdams Response: Current zoning condition has been updated to NC-CZ (as per REZ-24-05).

23. Please confirm that no part of this plat set was created thinking this land is zoned R&PUD which only lives in the UDO, whereas this property was rezoned to NC-CZ under the LDO.

    McAdams Response: Confirmed. The R&PUD current zoning label was just a typo.

24. Confirm: Conditions signed on 4.27.26 #4 show max 250 dwelling units (maximum 140 attached units). https://www.rolesvillenc.gov/sites/default/files/uploads/projects/documents/atticus-woods-final-zoning-conditions-luddy-signed.pdf

    McAdams Response: We have corrected our listed max density and our zoning conditions to relect max of 250 units.

25. "Single-family Attached (Townhomes)"

    McAdams Response: Wording has been updated.

26. at least add "Residential" to this - remember NC is a mixed-use district, it contemplates and facilitates all Permitted uses which are both SFD, SFA, multifamily and many non-res uses.
    McAdams Response: Residential clarification label added.

27. Add "Residential" - reminder NC is a mixed-use district that facilitates development of SFD, SFA, multifamily, and many non-res uses and their associated lots and buildings.
    McAdams Response: Residential clarification label added.

28. Label with "NC District".
    McAdams Response: Revised.

29. Please include owner, applicant, consultant contact information
    McAdams Response: Contact Information updated.

30. Please note minimum lot size.
    McAdams Response: Minium lot size has been added to the Lot Development Standards table.

31. Why is "SFD" assumed? Revise: SFD = 50' / SFA = 20'
    McAdams Response: Minimum lot width has been updated to reflect SFD=50’ / SFA=20’.

32. Revise: SFD = 51' / SFA = 22'
    McAdams Response: Minimum lot width has been updated to reflect SFD=51’ / SFA=22’.

33. Add "Residential" - reminder that NC district allows non-res as well as SFD and SFA which are proposed in this PSP.
    McAdams Response: ’Residential label’ added in multiple locations.

34. add LDO Section for reference.
    McAdams Response: LDO section has been added for reference.

35. add " Detached"
    McAdams Response: Detached has been added in the parking table.

36. Revise to Single-family Attached (townhome)
    McAdams Response: Wording revised to single family attached (townhome) in the parking table.

37. Please include information on accessible parking spaces being provided
    McAdams Response: Accessible parking will be provided to serve the main recreational amenity site, but details on the size of that facility are still forthcoming, thus the overall parking requirement and the associated accessible parking are TBD.

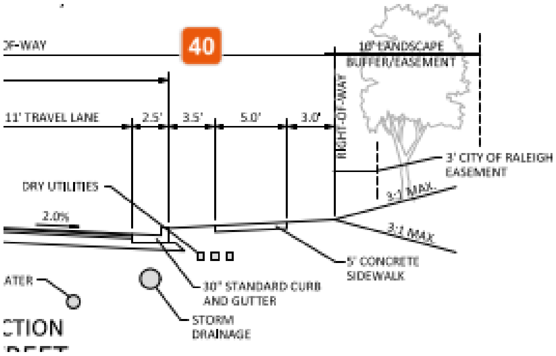
38. Revised to SFA (Townhome) Guest
    McAdams Response: Wording has been revised in the parking table.

39. Please add a Total or Sum field below the Provided column. TY

McAdams Response: Total has been added for required and proposed in the parking table.

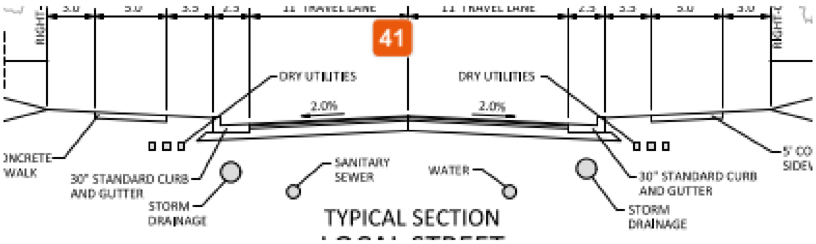
C0.01 PROJECT NOTES

40. Per the Town's Standards Manual, a utility strip shall be provided between the back of curb and sidewalk at a width of 5' - dry utilities should be located within this space and not under the sidewalk. This comment applies to both residential collector and local streets.


40
10' LANDSCAPE BUFFER/EASEMENT
11' TRAVEL LANE
2.5'
3.5'
5.0'
3.0'
RIGHT-OF-WAY
3' CITY OF RALEIGH EASEMENT
DRY UTILITIES
2.0%
3:1 MAX.
3:1 MAX
5' CONCRETE SIDEWALK
30" STANDARD CURB AND GUTTER
STORM DRAINAGE

McAdams Response: Adjusted street section to comply with the Town's standards.

41. Please review the Town's Standards Manual for street section dimensions for both residential collector and local streets.


41
DRY UTILITIES
DRY UTILITIES
2.0%
2.0%
30" STANDARD CURB AND GUTTER
STORM DRAINAGE
SANITARY SEWER
WATER
30" STANDARD CURB AND GUTTER
STORM DRAINAGE
TYPICAL SECTION

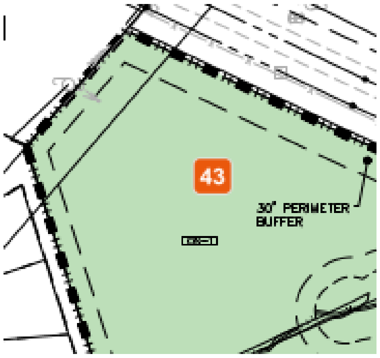
McAdams Response: Reviewed the Town's Standards Manual for street section dimensions and adjusted where needed.

C0.02 OVERALL OPEN SPACE PLAN

42. Please identify future amenity center site.

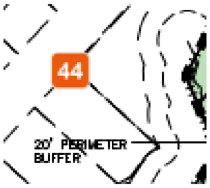
McAdams Response: Future amenity site has been identified as OS Area #11 on C2.00 in the open space areas summary table.

43. Is this the 2.457-acre commercial area zoned for a storage use? Plans do not reflect this.


43
30' PERIMETER BUFFER

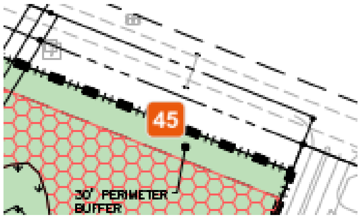
McAdams Response: Open space has been revised to not include the commercial area.

44. Please clarify the buffer - the LDO does not have any 20' buffers and I do not see any specific zoning conditions for this.


44
20' PERIMETER BUFFER

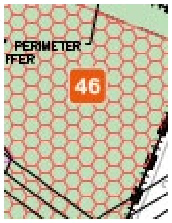
McAdams Response: Buffer widths have been changed to 10' wide Type 1 buffers.

45. This space would be a Street Buffer, not Perimeter - revise. 30' dimension is correct.


45
30' PERIMETER BUFFER

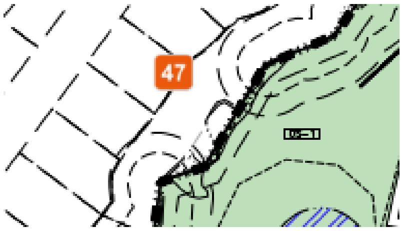
McAdams Response: Label has been revised to 30' Street Buffer.

46. The plans do not identify the Town's future park property as shown on Zoning approval


PERIMETER
FFER
46

McAdams Response: The Town's future park site has been identified as OS Area #12 on C2.00 in the open space areas summary table.

47. Please label and provide required setbacks.



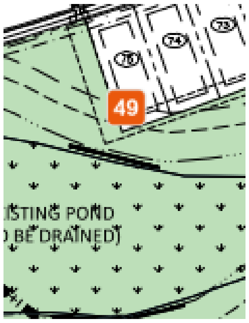
McAdams Response: We do not show setbacks on the overall sheets. Also, those lot lines are for the existing subdivision, which is not a part of this project site.

48. The entire preliminary plat should be shown, including commercial lots with a note stating the development of the commercial lots will be under a future Site Plan application.

48
FUTURE
DEVELOPMENT

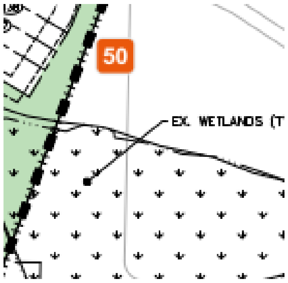
McAdams Response: A separate sheet has been added to the plan set showing the entirety of the development.

49. Wetland Buffer should be outside of residential lots



McAdams Response: Once ponds are drained, the buffer will be reestablished, and buffers will no longer be within the lots.

50. The Classic Way Connection is missing - does not match zoning approval



McAdams Response: The Classic Way connection has been added and stubbed. The remainder of the Classic Way connection will be approved under a separate submittal for the 22.834 AC commercial site plan.

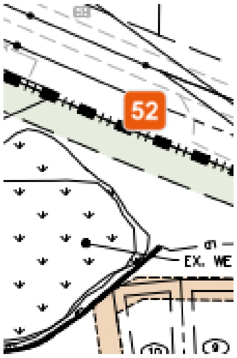
C100 EXISTING CONDITIONS

51. Please provide existing right-of-way widths on adjacent streets

    McAdams Response: Labels have been added to the existing street.

C2.00 OVERALL PRELIMINARY PLAT

52. Show the ROW dedication for Wait Avenue. CTP has this as a 4- lane raised median divided roadway with curb gutter bike lanes and sidePATH. based on similar cross-sections described in the CTP, that is a 110' ultimate ROW. with 60' ROW existing, 1/2 of the delta (50') is a dedication of 25' ROW at least.

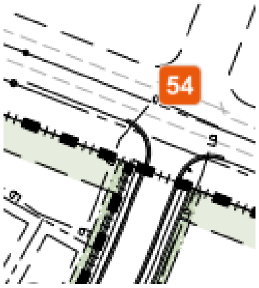


    McAdams Response: ROW dedication has been added to plans.

53. see Cover Sht comment about Phasing Plan.

    McAdams Response: A phasing plan sheet has been added. See C2.01.

54. Off-Site Improvements should be included to meet the Town's CTP.

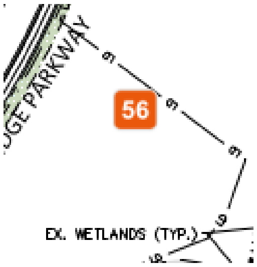


    McAdams Response: Offsite roadway improvements are now shown on the plans.

55. What is the plan for the entirety of the site included in rezoning case REZ-24-05?

    McAdams Response: The plan for development of the entire site is for the three parcels, self-storage, residential, and large commercial, to be separated into three site plan submittals. We will be submitting a recombination plat to the Town of Rolesville to formally document the new property lines.

56. Identify as "future amenity center" where that is planned, just as a holder bc it helps Staff review all that is shown to be occurring around it. TY.



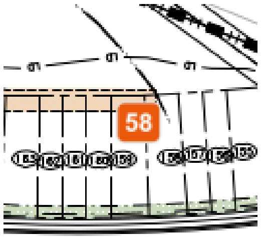
McAdams Response: Future amenity site has been identified as OS Area #11 on C2.00 in the open space areas summary table.

57. Is site layout shown for commercial area for information only?

57
FUTURE
DEVELOPMENT

McAdams Response: Yes, that is correct. Linework is no longer shown and labels now reference under separate submittal.

58. On this page and/or on the zoomed in sheets, please add a diagram showing how townhome buildings meet setbacks/building separation.



McAdams Response: Setbacks are shown on the zoomed in sheets (C2.03-C2.05).

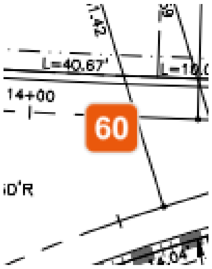
C2.01 PRELIMINARY PLAT AND PAVEMENT MARKING PLAN – AREA "A"

59. Riparian Buffer should be outside of individual lot area.

McAdams Response: This is pointing to an existing subdivision and not a part of our project site. Once we have stream and wetland buffer determinations from the environmental consultant, we will make sure to update linework where needed.

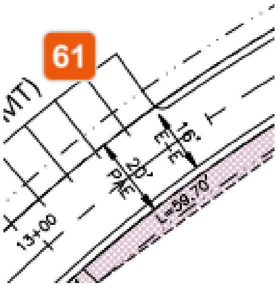
C2.04 PRELIMINARY PLAT AND PAVEMENT MARKING PLAN – AREA "D"

60. This intersection is not encouraged. See the LDO for intersection design requirements.



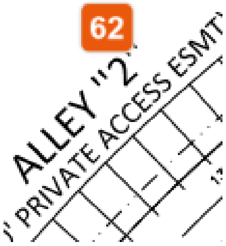
McAdams Response: The angle of the intersection has been adjusted slightly. Since this is a private alley, they do not fall under the LDO design requirements.

61. Show curb and gutter on parking stalls. Show handicap accessible parking stalls as required.



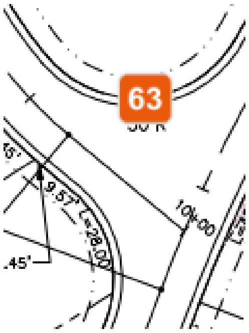
McAdams Response: Wheel stops added. Accessible parking will be provided to serve the main recreational amenity site, but details on the size of that facility are still forthcoming, thus the overall parking requirement and the associated accessible parking are TBD.

62. Show Mail Kiosk location



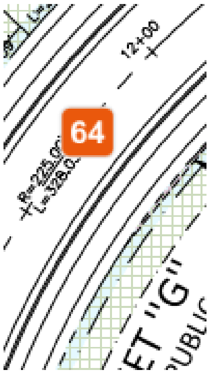
McAdams Response: Mail kiosk labels have been added to three locations throughout the site.

63. Per the LDO, Intersections should intersect as nearly as possible at right angles. No street shall intersect any other street at an angle of less than 60 degrees. Please review all intersections to improve as much as possible.



McAdams Response: Check LDO and see if it mentions anything about this for private streets.

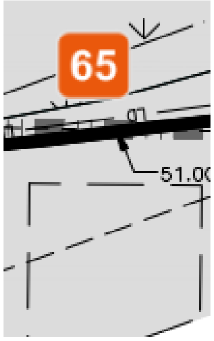
64. Minimum centerline radius for local streets is 230' per the NCDOT Subdivision Standards.



McAdams Response: Adjusted centerline radius to 230' as per NCDOT standards.

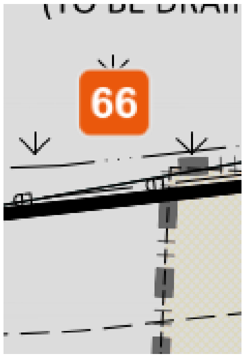
C2.05 PRELIMINARY PLAT AND PAVEMENT MARKING PLAN – AREA "E"

65. Does wall encroach on the lot area? There should be an HOA easement if so. Add note that the wall is the responsibility of the HOA.



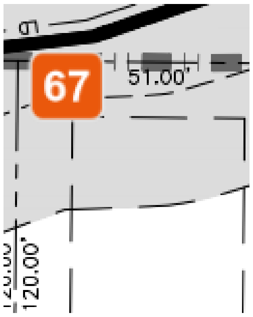
McAdams Response: Added wall easement to lots 89-91.

66. This wall appears to be within zone 1 of the riparian buffer. Please refer to Neuse Buffer Rules: 15a NCAC 02b.0714



McAdams Response: We have approved Pond Dam Breach plans and intend to drain this pond. After the delineation is done, the buffer will be removed, and the wall will no longer be in the buffer.

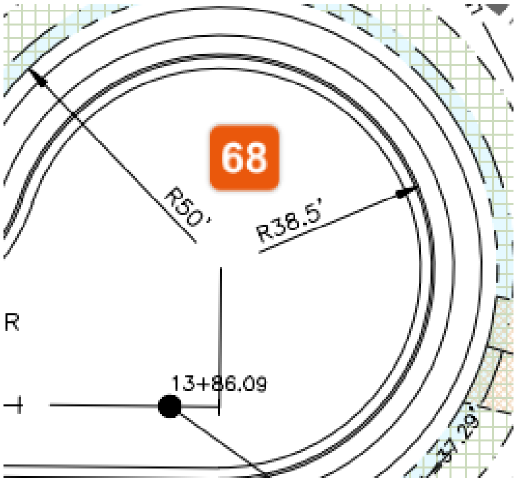
67. Riparian buffer should be outside of lot areas to ensure they remain protected.



McAdams Response: We have approved Pond Dam Breach plans and intend to drain this pond. After the delineation is done, the buffer will be removed, and the wall will no longer be in the buffer.

68.

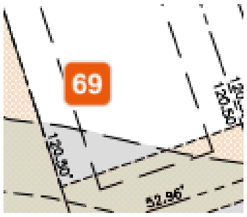
- Fire Department access roads shall meet provisions of the Fire Code for emergency operations.
- Street width shall be a minimum of 20 ft wide with an all-weather surface capable of withstanding imposed loads of fire apparatus weighing at least 80,000 lbs.
- No vertical obstructions within 13 ft 6 inches over roadway which includes tree branches, signs or gates.
- Grade shall meet minimum DOT standards and not exceed 10% grade.
- Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning.
- Road widths where a hydrant is located shall be a minimum of 26 ft.
- Dead end roads over 150 ft in length shall have 60 ft hammerhead turn around provided. If temporary due to phased construction, then a temporary turnaround shall be provided.
- If entrance gate provided then immediate emergency vehicle access shall be provided.
- Gated entrances shall have a minimum or 12 ft roadway width in each direction or if one gate then a minimum of 20 ft width.
- Buildings over 30 ft in height above fire department access road shall have 26 ft wide access roads for aerial apparatus.
- Fire lane marking may be required in areas near building and around hydrants to provide unobstructed access.
- Alleys serving the front door of residence shall be name for E911 addressing and meet the same requirements as all other roads



McAdams Response: Thank you for the notes. We will make sure that our subdivision design complies with the fire code requirements you listed above.

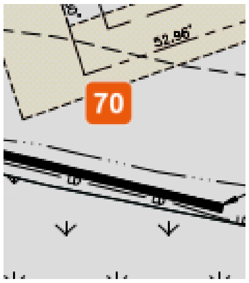
C2.06 PRELIMINARY PLAT AND PAVEMENT MARKING PLAN – AREA "F"

69. Riparian Buffer should be outside of lot area to ensure protection.



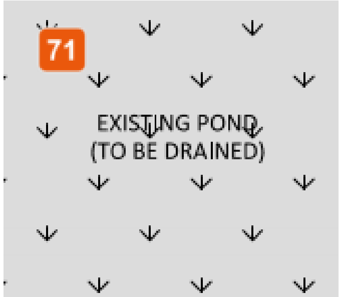
McAdams Response: We have approved Pond Dam Breach plans and intend to drain this pond. After the delineation is done, the buffer will be removed, and the lot will no longer be in the buffer.

70. Retaining wall appears to be within zone 1 of the Riparian Buffer



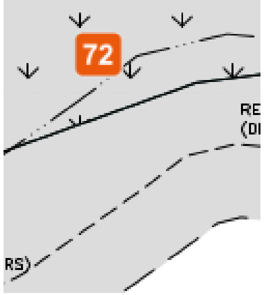
McAdams Response: We have approved Pond Dam Breach plans and intend to drain this pond. After the delineation is done, the buffer will be removed, and the wall will no longer be in the buffer.

71. has the process to get these wetlands mitigated begun?



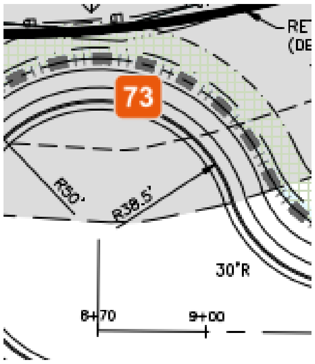
McAdams Response: The process should begin within the next couple of months.

72. Retaining walls appear to be within zone 1 of the riparian buffer



McAdams Response: With the existing pond being drained we feel confident that when the pond is redetermined, the retaining wall will no longer be in the buffer. A note has been added to affected areas referencing that development is dependent on future delineation.

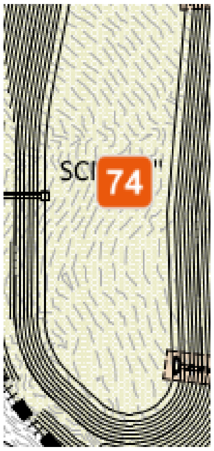
73. Road impacts riparian buffer. Will the impacts be mitigated in accordance with Neuse River rules.



McAdams Response: With the existing pond being drained we feel confident that when the pond is redetermined, the street will no longer be in the buffer. A note has been added to affected areas referencing that development is dependent on future delineation.

C3.00 OVERALL GRADING AND STORM DRAINAGE PLAN

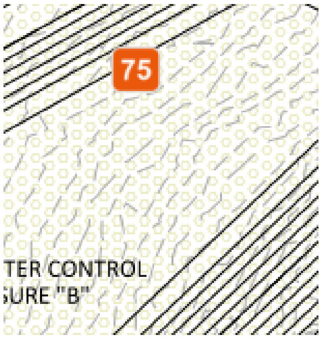
74. General comment: How are these SCM's accessible from a public right of way for future cleanout



McAdams Response: Added access paths to SCM with grading.

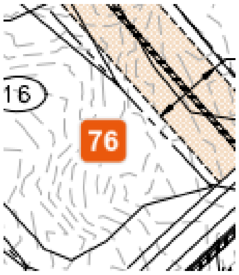
C3.01 GRADING AND STORM DRAINAGE PLAN – AREA "A"

75. For all SCMs, please provide access route and grade accordingly.



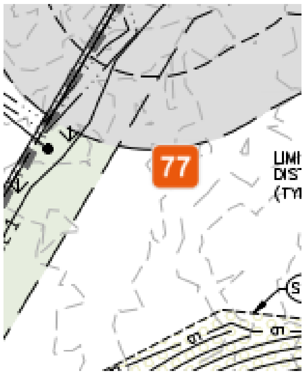
McAdams Response: Added access path to SCMs with grading.

76. Label proposed contours.



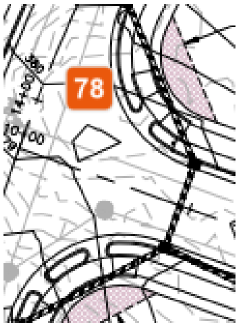
McAdams Response: Added proposed contour labels.

77. Label existing contours



McAdams Response: Added existing contour labels.

78. Please review intersection design to ensure contours are not developing potential low points.



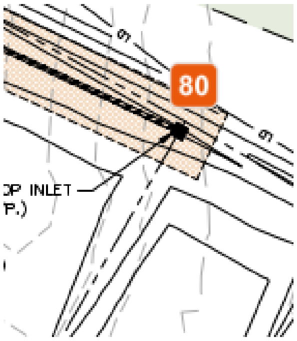
McAdams Response: Removed low spot from intersection.

79. During CIDs, please plan to show driveway locations and proposed FFE. Driveways will be reviewed with CBs to ensure no CBs are within driveways.

    McAdams Response: Thanks for the comment, we will show driveway locations and proposed FFE during CDs.

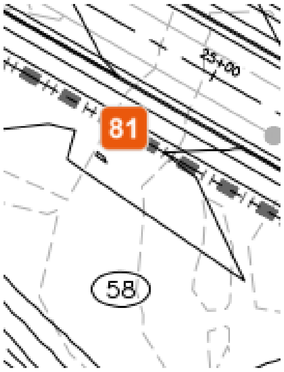
C3.02 GRADING AND STORM DRAINAGE PLAN – AREA "B"

80. all drainage easements not carrying "public water" to be private



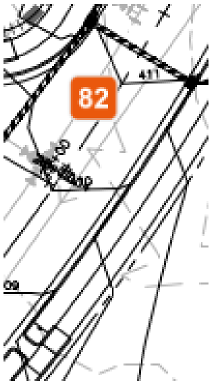
McAdams Response: Modified drainage easements to public drainage easements.

81. Review grading for low points without drainage.



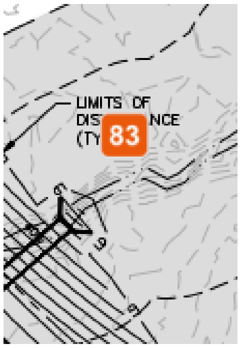
McAdams Response: Removed low point in lot 58.

82. Adjust text/labels for legibility



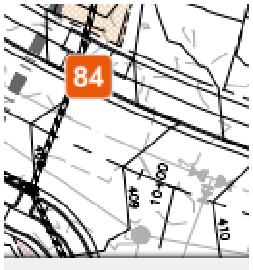
McAdams Response: Adjusted text and labels for legibility.

83. Provide easement for culvert - Minimum width should be 20' but depth should be accounted for so all future maintenance can be maintained within easement.



McAdams Response: Added easement for culvert for future maintenance.

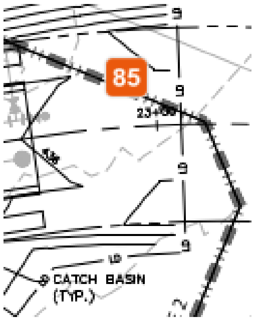
84. CBs cannot be located within pedestrian ramps and need to be located far enough away to ensure curb height transitions can occur.



McAdams Response: Relocated CBs from pedestrian ramps and far enough for the curb transitions.

C3.03 GRADING AND STORM DRAINAGE PLAN – AREA "C"

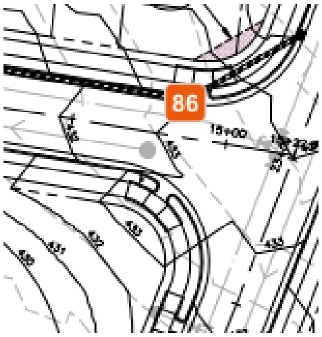
85. Street should be shown all the way to Wait Avenue



McAdams Response: The street connects through a roundabout with Wait Avenue, but the roundabout is in the commercial property which is to be submitted under a separate cover. A stub road will be shown to better separate the two Street "B" sections.

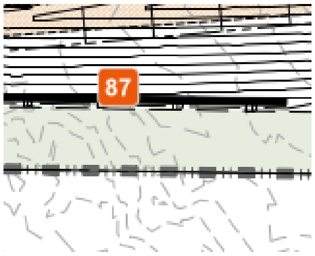
C3.04 GRADING AND STORM DRAINAGE PLAN – AREA "D"

86. Review all CB locations to ensure they are constructable with the curb and gutter/ADA compliance. There are several located within or right at pedestrian ramps which will not be able to work.



McAdams Response: CBs have been moved off of the pedestrian ramps, and more space was given to allow for the curb transitions.

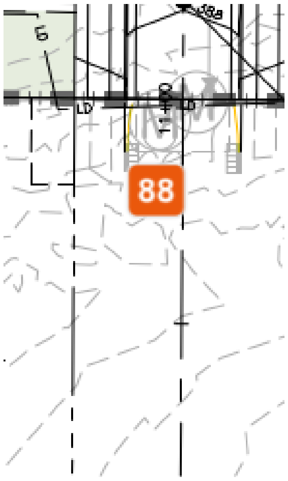
87. In CIDs, please include top and bottom of wall elevations.



McAdams Response: We will show top and bottom of wall elevations in CIDs.

C3.05 GRADING AND STORM DRAINAGE PLAN – AREA "E"

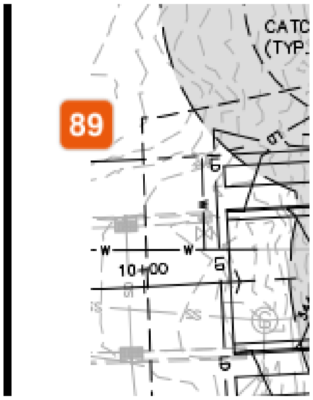
88. Show existing conditions to ensure widths/transitions are occurring properly, including existing grading. It appears additional survey may be needed since this is an existing roadway but contours don't reflect a road.



McAdams Response: Noted. We are working on getting updated survey for the tie in roads and will update the plans and grading accordingly.

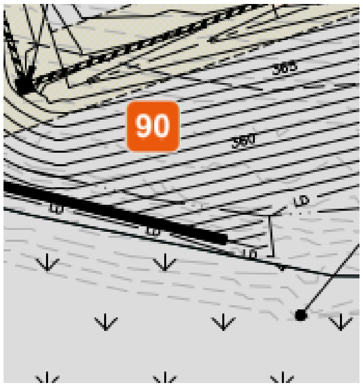
C3.06 GRADING AND STORM DRAINAGE PLAN – AREA "F"

89. Existing Sidewalks are not shown. Please show all existing conditions to ensure tie ins are correct.



McAdams Response: Noted. We are working on getting updated survey for the tie in roads and will update the plans and grading accordingly.

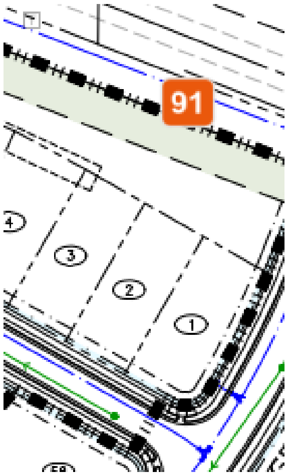
90. Retaining wall appears to be in Zone 1 of the riparian buffer.



McAdams Response: The existing pond is to be drained, so the buffer will be removed from that area.

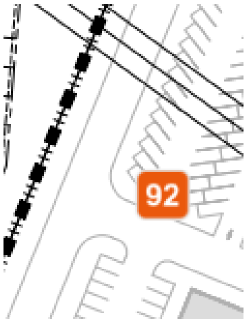
C4.00 OVERALL UTILITY PLAN

91. Revise to show 10' wide sidepath and label.



McAdams Response: 10' pathway is now showing along Wait Avenue.

92. FYI comment - sidepath and bike lane will need to be shown along Averette Road for the future commercial development



McAdams Response: The side path along Averette Rd. will be shown once the commercial parcel submits their plans.

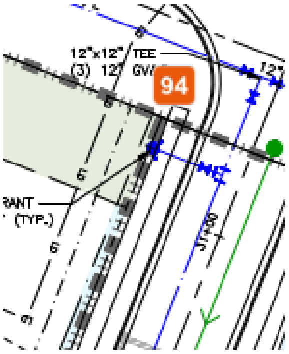
93. Revise to show greenway connecting from Elizabeth Springs to the parkland

144
143
142
141
140
39
93

McAdams Response: The greenway that crosses into the residential portion is now shown from the Classic Way stub to the park. The connection of the greenway from Elizabeth Springs will be shown when the commercial parcel submits their site plan.

C4.02 UTILITY PLAN – AREA "B"

94. Please add sign easements where applicable



McAdams Response: Sign easements have been added where applicable.

L5.00 OVERALL LANDSCAPE PLAN

95. See LDO 6.2.2.2. for Street Buffers, which is what applies to the Wait Avenue frontage (30' wide for this 'thoroughfare') , and the frontages of all the new local public streets (10' for local streets).

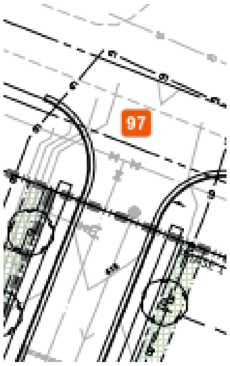
McAdams Response: Thank you for the comment. We will make sure to use LDO 6.2.2.2 when designing the street buffers.

96. see LDO 6.2.3. for Mixed Use Perimeter compatibility - which is what is used for NC district.

McAdams Response: Thank you for the comment. We will make sure to use LDO 6.2.3 for design guidance within the buffer.

L5.02 LANDSCAPE PLAN – AREA "B"

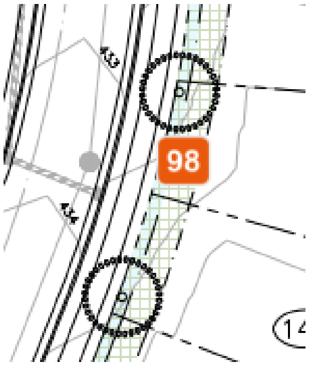
97. Show required NCDOT improvements



McAdams Response: As recommended by previous comment, detailed landscape plan enlargements are not required at the preliminary subdivision plan stage. This comment will be addressed during the Construction Document review. An overall landscape plan will be provided for reference with the preliminary subdivision plan, but the detailed enlargements and full landscape design will be forthcoming with the future submittal of construction documents.

L5.04 LANDSCAPE PLAN – AREA "D"

98. These appear to be front-loaded townhomes. Verify trees will not conflict with driveways.



McAdams Response: As recommended by previous comment, detailed landscape plan enlargements are not required at the preliminary subdivision plan stage. This comment will be addressed during the Construction Document review. An overall landscape plan will be provided for reference with the preliminary subdivision plan, but the detailed enlargements and full landscape design will be forthcoming with the future submittal of construction documents.

99. Check tree size in 10-20 years; will there be enough room between homes and branches. Consider columnar shaped trees. Also happy to brainstorm with you on this topic.

NYSSA SYLVATICA
BLACKGUM
99
QUERCUS PHELLOS
WILLOW OAK

McAdams Response: As recommended by previous comment, detailed landscape plan enlargements are not required at the preliminary subdivision plan stage. This comment will be addressed during the Construction Document review. An overall landscape plan will be provided for reference with the

preliminary subdivision plan, but the detailed enlargements and full landscape design will be forthcoming with the future submittal of construction documents.

100. Please add variety/additional trees to plant list.
    McAdams Response: As recommended by previous comment, detailed landscape plan enlargements are not required at the preliminary subdivision Plan stage. This comment will be addressed during the Construction Document review. An overall landscape plan will be provided for reference with the preliminary subdivision plan, but the detailed enlargements and full landscape design will be forthcoming with the future submittal of construction documents.

Raleigh Water

Austin Bain

1. Add Raleigh Water Inspections Quantities Table to the cover sheet.
    McAdams Response: Added Raleigh Water Inspections Quantities Table to cover sheet.

2. Add Standard Utility notes to the utility sheets.
    McAdams Response: Added call out to mention where to find standard utility notes in the utility sheets.

3. Add Attention contractors note to the cover sheet and utility sheets.
    McAdams Response: Added call out to mention where to find attention contractors note in the utility sheets.

4. Call out hydrant as public or private and show hydrant leg size and material.
    McAdams Response: All fire hydrants are public and are using a standard 6” leg size and material as DIP.

5. You are showing the proposed sewer as "8" SS". What is the material? Please call it out and include material. Ex: 8" PVC
    McAdams Response: Labeled proposed sewer material as PVC.

6. Where are your water and sewer services for the lots?
    McAdams Response: Added typical lot service layout to sheet C4.00.

7. All easements need to be called out and clearly shown.
    McAdams Response: All easements have been labeled in their respective sheets.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,
McAdams

Brittany Johnson | Assistant Project Manager, Residential
bjohnson@mcadamsco.com | 919. 361. 5000

BJ/tp