# THE POINT - PHASES 1-10 AND 14

# TOWNHOME AREAS ONLY

FINAL Submittal received 01-11-2022 for use at Board of Comissioners Meeting

EAST YOUNG STREET

ROLESVILLE, NORTH CAROLINA

## SITE PLAN

PROJECT NUMBER: AWH-20000

DATE: OCTOBER 7, 2020

STORMWATER SITE DATA

| | # of Lots | Max. Impervious Assumption (sf) | Total Impervious (sf) | Total Impervious (ac) |
|---|---|---|---|---|
| *22' Townhome* | 319 | 1500 | 478500 | 10.98 |
| *39' Single Family* | 82 | 2900 | 237800 | 5.46 |
| *40' Single Family* | 108 | 3100 | 334800 | 7.69 |
| *50' Single Family* | 218 | 3600 | 784800 | 18.02 |
| *60' Single Family* | 77 | 4200 | 323400 | 7.42 |
| **Total Units** | **804** | - | **2159300** | **49.57** |

| | Area (sf) | Area (ac) |
|---|---|---|
| *Onsite Sidewalk* | 413421 | 9.49 |
| *Onsite Road* | 1122952 | 25.78 |
| *Lot - Roof* | 1511510 | 34.70 |
| *Lot - Driveway* | 431860 | 9.91 |
| *Lot - Sidewalk* | 215930 | 4.96 |
| **Total Impervious** | **3695674** | **84.84** |

PARCEL OWNER LIST

| PIN | OWNER | AREA |
|---|---|---|
| 1768266125 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 52.89 AC. |
| 1768067597 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 3.74 AC. |
| 1768044257 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 108.49 AC. |
| 1758930017 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 38.43 AC. |
| 1768068057 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 104.19 AC. |

SURVEY BY:

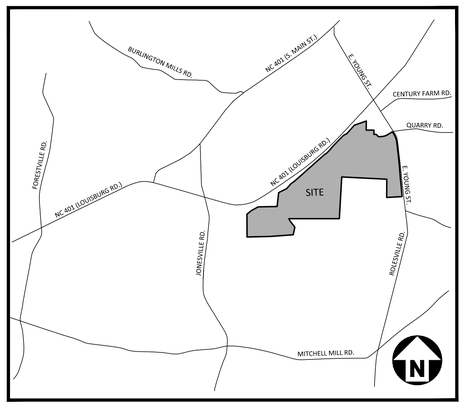
BATEMAN CIVIL SURVEY COMPANY
2424 RELIANCE AVENUE, APEX, NC 27539

TOPOGRAPHIC DECEMBER 22, 2019
ALTA SURVEY DECEMBER 12, 2019

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

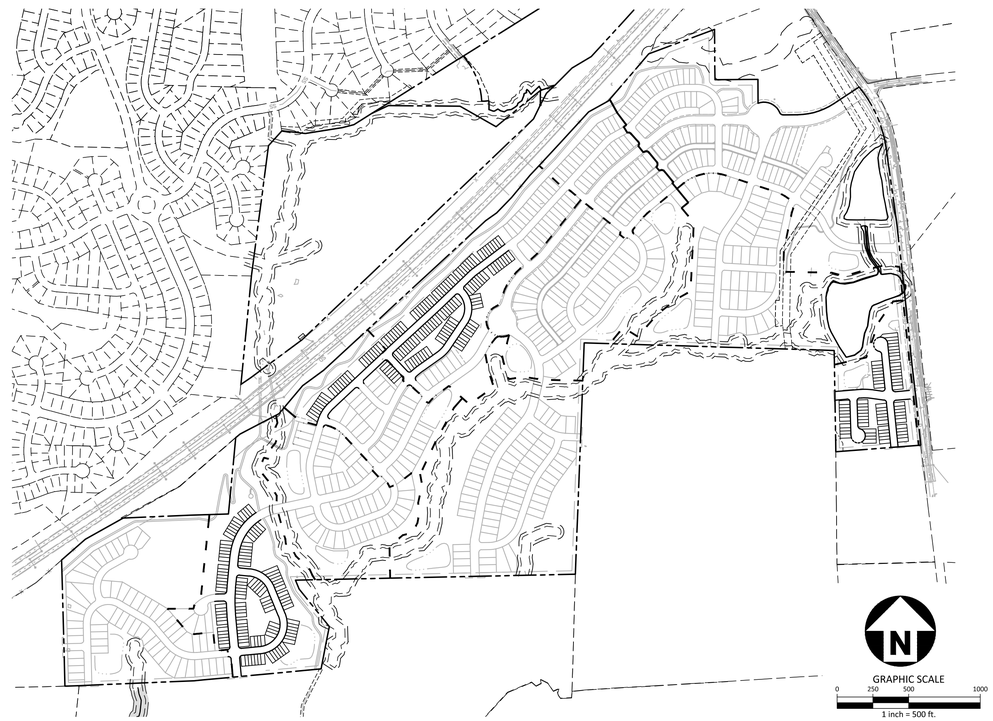
SURVEY NOTES

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




**VICINITY MAP**

**N.T.S.**




15.4.5 - Streets

15.4.5.1
Type of Street Required All subdivision lots shall abut at least 20 feet on a public street. All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. All public streets shall be built to the standards of this ordinance and all other applicable standards of the Town of Rolesville and the North Carolina Department of Transportation. Public streets not dedicated to the Town which are eligible for acceptance into the State Highway System shall be constructed to the standards necessary to be put on the State Highway System or the standards in this ordinance, whichever is stricter, in regard to each particular item and shall be put on such system. Streets not dedicated to the Town which are not eligible to be put on the State Highway System because there are too few lots or residences shall, nevertheless, be dedicated to the public and shall be in accordance with the standards in this ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular item, so as to be eligible to be put on the system at a later date. A written maintenance agreement with provisions for maintenance of the street until it is put on the State System shall be included with the final plat.

15.4.5.2
Subdivision Street Disclosure Statement All streets shown on the final plat shall be designated in accordance with G.S. § 136-102.6 and designation as public shall be conclusively presumed an offer of dedication to the public. Where streets are dedicated to the public but not accepted into a municipal or the State system, before lots are sold, a statement explaining the status of the street shall be included with the final plat.

SHEET INDEX


C0.00 PROJECT NOTES AND SITE DETAILS
C0.01 TYPICAL SECTIONS
C1.00 OVERALL EXISTING CONDITIONS
C1.01 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.02 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.03 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.04 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.05 EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00 OVERALL SITE PLAN
~~C2.01 SITE PLAN - AREA "A"~~
~~C2.02 SITE PLAN - AREA "B"~~
C2.03 SITE PLAN - AREA "C"
~~C2.04 SITE PLAN - AREA "D"~~
~~C2.05 SITE PLAN - AREA "E"~~
C2.06 SITE PLAN - AREA "F"
C2.07 SITE PLAN - AREA "G"
~~C2.08 SITE PLAN - AREA "H"~~
C2.09 SITE PLAN - AREA "I"
C2.10 SITE PLAN - AREA "J"
C2.11 SITE PLAN - AREA "K"
~~C2.12 SITE PLAN - AREA "L"~~
~~C2.13 SITE PLAN - AREA "M"~~
C2.14 SITE PLAN - AREA "N"
C2.15 SITE PLAN - AREA "O"
~~C2.16 SITE PLAN - AREA "P"~~
~~C2.17 SITE PLAN - AREA "Q"~~
C2.18 SITE PLAN - AREA "R"
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"
C3.07 GRADING AND STORM DRAINAGE PLAN - AREA "G"
~~C3.08 GRADING AND STORM DRAINAGE PLAN - AREA "H"~~
C3.09 GRADING AND STORM DRAINAGE PLAN - AREA "I"
C3.10 GRADING AND STORM DRAINAGE PLAN - AREA "J"
C3.11 GRADING AND STORM DRAINAGE PLAN - AREA "K"
~~C3.12 GRADING AND STORM DRAINAGE PLAN - AREA "L"~~
~~C3.13 GRADING AND STORM DRAINAGE PLAN - AREA "M"~~
C3.14 GRADING AND STORM DRAINAGE PLAN - AREA "N"
C3.15 GRADING AND STORM DRAINAGE PLAN - AREA "O"
~~C3.16 GRADING AND STORM DRAINAGE PLAN - AREA "P"~~
~~C3.17 GRADING AND STORM DRAINAGE PLAN - AREA "Q"~~
C3.18 GRADING AND STORM DRAINAGE PLAN - AREA "R"
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"~~
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C4.14 UTILITY PLAN - AREA "N"
C4.15 UTILITY PLAN - AREA "O"
~~C4.16 UTILITY PLAN - AREA "P"~~
~~C4.17 UTILITY PLAN - AREA "Q"~~
C4.18 UTILITY PLAN - AREA "R"
~~C4.19 UTILITY PLAN - SEWER OUTFALL~~
~~C7.00 EAST YOUNG STREET ROAD WIDENING~~
~~C7.01 EAST YOUNG STREET ROAD WIDENING~~
~~C7.02 EAST YOUNG STREET ROAD WIDENING~~
C8.00 SITE DETAILS
C8.01 SITE DETAILS
C8.02 STORM DRAINAGE DETAILS


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS


**PROJECT DIRECTORY**

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

Todd O'Daniel
Oct 12 2021 2:22 PM
DocuSign

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

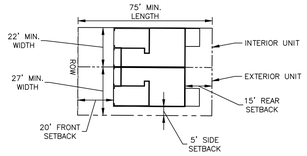
**SITE PLAN FOR:**

THE POINT
PHASES 1-10 AND 14
TOWNHOME AREAS ONLY
EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AWH-20000

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-Townhome-CS1.dwg, 10/12/2021 12:49:33 PM, Sherrill Williams

## TYPICAL LOT DIMENSIONS
**SCALE 1" = 40'**

**TOWNHOMES 22' INTERIOR LOT (R3)**

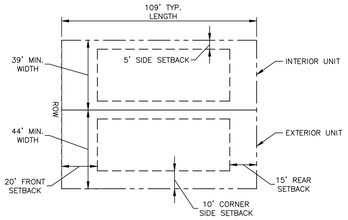



UNITS:
268–335
406–469, 473–538
620–740

SETBACKS:
15' REAR
20' FRONT
5' SIDE

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

**SINGLE FAMILY 39' MIN WIDTH (R2)**

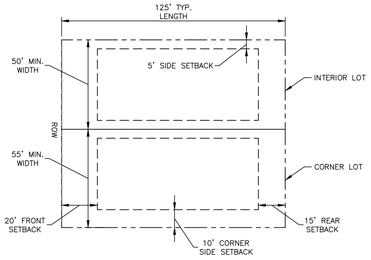



UNITS:
67–112
123–185
227–266

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

MIN LOT AREA: 4,250 SF

**SINGLE FAMILY 50' MIN WIDTH (R1)**

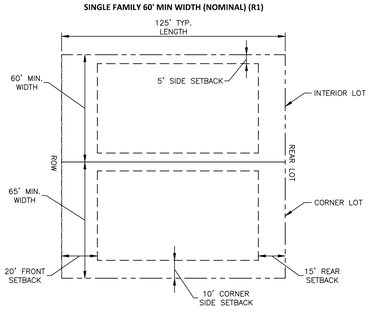



UNITS:
326–404
538–618
740–802

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

MIN LOT AREA: 6,000 SF

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

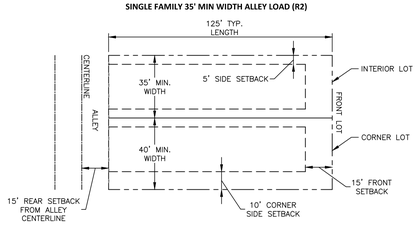



UNITS:
1–67
113–122

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

MIN LOT AREA: 6,000 SF

**SINGLE FAMILY 35' MIN WIDTH ALLEY LOAD (R2)**




UNITS:
186–226

SETBACKS:
15' FRONT
15' REAR FROM ALLEY CENTERLINE
5' SIDE
10' SIDE CORNER

MIN LOT AREA: 4,225 SF

## OPEN SPACE REQUIREMENTS

| OPEN SPACE | AREA (AC) APPROXIMATE ACTIVE | PASSIVE | TOTAL | USE DESCRIPTION |
|---|---|---|---|---|
| OS-4 | | 3.61 | 157,160 SF (3.61 AC) | |
| OS-5 | 2.38 | 10.74 | 571,471 SF (13.12 AC) | PUBLIC GREENWAY, EXERCISE STATION |
| OS-6 | 0.82 | 0.54 | 59,307 SF (1.36 AC) | PLAY AREA |
| OS-7 | 1.00 | 4.18 | 225,677 SF (5.18 AC) | PUBLIC GREENWAY WITH PRIVATE GREENWAY ACCESS |
| OS-8 | 1.60 | 12.94 | 633,331 SF (14.54 AC) | PUBLIC/PRIVATE GREENWAY WITH ACCESS TO PUBLIC GREENWAY, PLAY AREA, MAIL KIOSK |
| OS-9 | | 5.52 | 240,571 SF (5.52 AC) | |
| OS-10 | | 0.35 | 15,257 SF (0.35 AC) | |
| OS-11 | | 0.71 | 30,965 SF (0.71 AC) | |
| OS-12 | 0.25 | 9.24 | 413,585 SF (9.49 AC) | DOG PARK |
| OS-13 | | 0.37 | 16,056 SF (0.37 AC) | |
| OS-14 | 0.74 | 8.38 | 397,331 SF (9.12 AC) | PRIVATE GREENWAY TRAIL, PLAYGROUND, MAIL KIOSK |
| OS-15 | | 1.14 | 49,771 SF (1.14 AC) | |
| OS-16 | | 0.57 | 24,981 SF (0.57 AC) | |
| OS-17 | 3.13 | 2.91 | 263,131 SF (6.04 AC) | AMENITY WITH POOL, CLUBHOUSE, MAIL KIOSK, PRIVATE TRAIL CONNECTION |
| OS-18 | 4.88 | 11.01 | 692,094 SF (15.89 AC) | PUBLIC GREENWAY, STREET SIDE GREENWAY CONNECTION |
| OS-19 | | 0.44 | 19,221 SF (0.44 AC) | |
| OS-20 | 0.77 | 1.59 | 102,892 SF (2.36 AC) | PLAYGROUND, PICNIC AREA |
| OS-21 | | 0.94 | 40,830 SF (0.94 AC) | |
| OS-22 | | 0.35 | 15,164 SF (0.35 AC) | |
| OS-23 | 0.19 | 0.24 | 18,826 SF (0.43 AC) | LINEAR PARK |
| OS-24 | | 0.29 | 12,492 SF (0.29 AC) | |
| OS-25 | | 0.43 | 18,907 SF (0.43 AC) | |
| OS-26 | | 0.11 | 4,603 SF (0.11 AC) | |
| OS-27 | | 0.12 | 5,072 SF (0.12 AC) | |
| OS-28 | | 0.13 | 5,491 SF (0.13 AC) | |
| OS-29 | | 0.20 | 8,566 SF (0.20 AC) | |
| OS-30 | | 0.12 | 5,391 SF (0.12 AC) | |
| OS-31 | | 0.33 | 14,304 SF (0.33 AC) | |
| OS-32 | | 0.20 | 8,761 SF (0.20 AC) | |
| TOTAL | 15.76 | 77.70 | 4,071,167 SF (93.46 AC) | SOUTH OF 401 BYPASS |

## GENERAL NOTES:

1. ALL CONTRUCTION ON THIS PROJECT TO BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE, WAKE COUNTY, CITY OF RALEIGH UTILITY DEPARTMENT, OR NCDOT STANDARDS AS APPLICABLE.
2. ALL RETAINING WALLS WILL DESIGNED BY OTHERS, BUT CONSTRUCTION DRAWINGS FOR THE SITE SHALL INCLUDE TOP AND BOTTOM OF WALL ELEVATIONS.
3. SITE CONSTRUCTION DRAWINGS WILL INCLUDE ALL DETAILED GRADING, STORM DRAINAGE STRUCTURES, PIPING AND MANAGEMENT FACILITIES TO ENSURE STORMWATER RUNOFF WILL NOT NEGATIVELY IMPACT ANY RESIDENTIAL LOTS OR AMENITIES ON THE SITE.
4. CONSTRUCTION OF THE TOWNHOME UNITS SHOWN ON THESE PLANS WILL BE INCLUDED IN THE OVERALL CONSTRUCTION OF THE SITE WHICH WILL BE SHOWN IN CONSTRUCTION DRAWING PACKAGE #2 AND #3.
5. ROADS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
6. ROADS BEING LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
7. GREENWAY EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
8. SANITARY SEWER EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.
9. MINIMUM GRADE OF ALL SWALES SHOWN ON THESE PLANS IS 2.00%.

## SETBACKS (SOUTH OF 401 BYPASS)

| R1 PUD | |
|---|---|
| FRONT (FRONT LOAD) | 20 FT |
| SIDE | 5 FT |
| AGGREGATE SIDE | 10 FT |
| CORNER SIDE | 10 FT |
| REAR | 15 FT |
| MIN LOT WIDTH | 50 FT |
| MIN LOT AREA | 6,000 FT |

| R2 PUD | |
|---|---|
| FRONT (FRONT LOAD) | 20 FT |
| FRONT (ALLEY LOAD) | 10 FT |
| SIDE | 5 FT |
| AGGREGATE SIDE | 10 FT |
| CORNER SIDE | 10 FT |
| REAR (FRONT LOAD) | 15 FT |
| REAR (ALLEY LOAD) | 5 FT (RIGHT-OF-WAY) |
| MIN LOT WIDTH | 35 FT |

| R3 PUD | |
|---|---|
| FRONT | 20 FT |
| SIDE | 5 FT (END UNIT) |
| REAR | 15 FT |
| MIN WIDTH | 20 FT |

## SITE AND OPEN SPACE AREAS

| | |
|---|---|
| TOTAL SITE AREA | 264.27 AC |
| RETAIL | 12.28 AC |
| RESIDENTIAL | 251.99 AC |
| R3 | 319 PROPOSED TOWNHOMES |
| R1 | 295 SINGLE FAMILY DETACHED |
| R2 | 190 SINGLE FAMILY DETACHED |
| TOTAL UNITS | 804 |
| OVERALL DENSITY | 3.20 DU/AC |
| TOWNHOME AREA | 46.79 AC |
| TOWNHOME DENSITY | 6.9 DU/AC |
| ALLOWED DENSITY | 6 DU/AC (ENTIRE SITE)<br>10 DU/AC (TOWNHOME) |
| OPEN SPACE<br>REQUIRED:<br>SINGLE FAMILY<br>10% SFD AREA (205.2 AC) | 20.52 AC REQUIRED |
| TOWNHOMES<br>15% TH AREA (46.79 AC)<br>35% ACTIVE OS AREA (7.02 AC) | 7.02 ACRE REQUIRED<br>2.46 ACRE REQUIRED |
| TOTAL OPEN SPACE REQUIRED: | 27.54 AC |
| TOTAL OPEN SPACE PROVIDED: | 15.76 AC ACTIVE OPEN SPACE<br>77.70 AC PASSIVE OPEN SPACE<br>93.46 TOTAL OPEN SPACE PROVIDED |

## REQUIRED TOWNHOME PARKING

| | |
|---|---|
| AREA 1 | LOTS 626-740 |
| AREA 2 | LOTS 406-469, 473-538, 620-625 |
| AREA 3 | LOTS 268-335 |

REQUIRED PARKING:
2 SPACES FOR EVERY 2 BEDROOM UNIT
2.5 SPACES FOR EVERY 3 BEDROOM UNIT
1 VISITOR SPACE FOR EVERY 4 UNITS

| | AREA 1 | AREA 2 | AREA 3 |
|---|---|---|---|
| TOTAL UNITS | 115 | 136 | 68 |
| TOTAL 3 BEDROOM HOMES | 76 | 102 | 46 |
| TOTAL 2 BEDROOM HOMES | 39 | 34 | 22 |
| VISITOR PARKING NEEDED | 29 | 34 | 17 |
| MAIL KIOSK PARKING | 5 | 6 | 3 |
| TOTAL REQUIRED PARKING | 302 | 363 | 179 |
| PROVIDED PARKING: | | | |
| ALLOWED STREET PARKING | 40 | 39 | 22 |
| GARAGE PARKING | 115 | 136 | 68 |
| DRIVEWAY PARKING | 115 | 136 | 68 |
| MAIL KIOSK PARKING | 5 | 6 | 3 |
| PARKING LOT SPACES | 27 | 49 | 18 |
| TOTAL PROVIDED PARKING | 302 | 366 | 179 |

## MAIL KIOSK CALCULATIONS

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

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

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

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

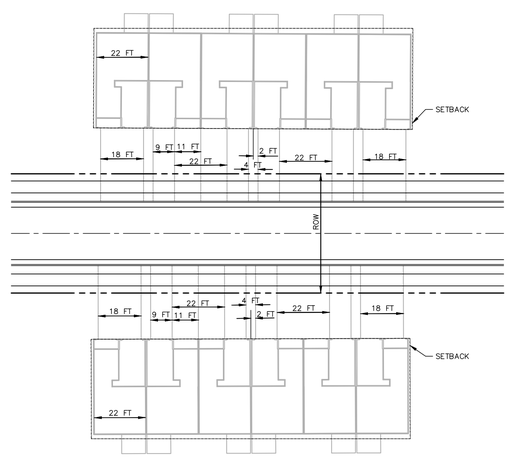
MAIL KIOSK PARKING: 68 UNITS
REQUIRED: 3 SPACES
PROVIDED: 9 SPACES (1 ACCESSIBLE)

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

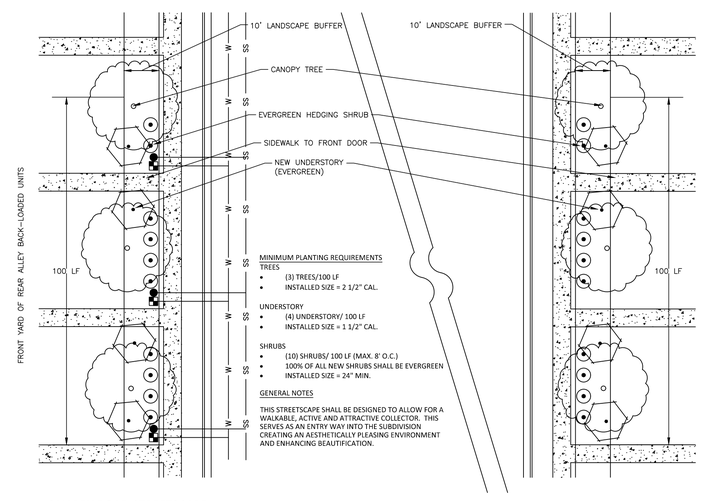
MAIL KIOSK PARKING: 245 UNITS
REQUIRED: 10 SPACES
PROVIDED: 11 SPACES (1 ACCESSIBLE)

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

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




TYPICAL TOWNHOME DRIVEWAY
SCALE 1"=30




QUARRY ROAD STREETSCAPE
NTS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


McADAMS
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**CLIENT**

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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY
SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
Nov 15 2021 9:36 AM
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**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |
| 3 | 11. 15. 2021 | REVISE PARKING TABLE |

**PLAN INFORMATION**

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| FILENAME | AWH20000-SOUTH-N1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | N.T.S. |
| DATE | 10. 07. 2020 |

**SHEET**

**PROJECT NOTES AND SITE DETAILS**

**C0.00**


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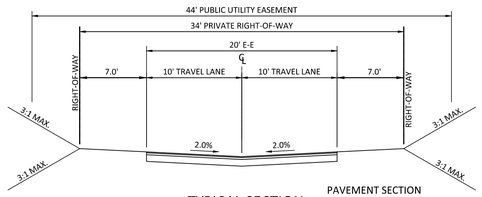
## PROPOSED QUARRY RD.

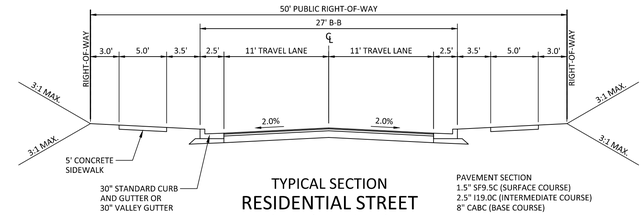
JOCUND STREET TO FETCHING PLACE
60' COLLECTOR
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE

FETCHING PLACE TO E. YOUNG ST.
80' COLLECTOR
20' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE.
9' LANDSCAPE MEDIAN ALONG CENTERLINE.



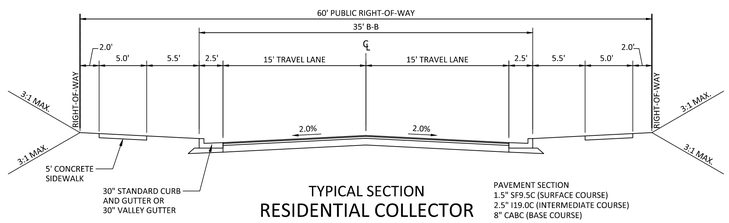

TYPICAL SECTION
ALLEY
(34' R/W, 20' E-E)

PAVEMENT SECTION
1.0" SF9.5B (TOP SURFACE)
2.0" SF9.5C (INTERMEDIATE SURFACE)
8" CABC (BASE COURSE)



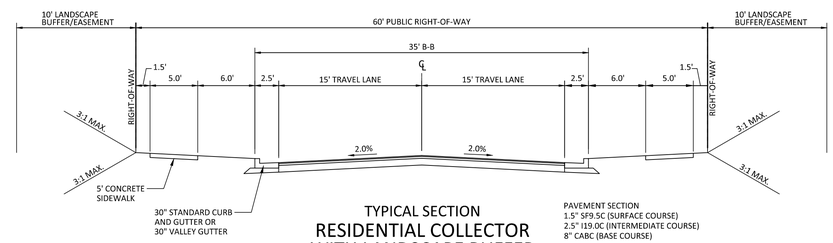

TYPICAL SECTION
RESIDENTIAL STREET
(50' R/W, 27' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



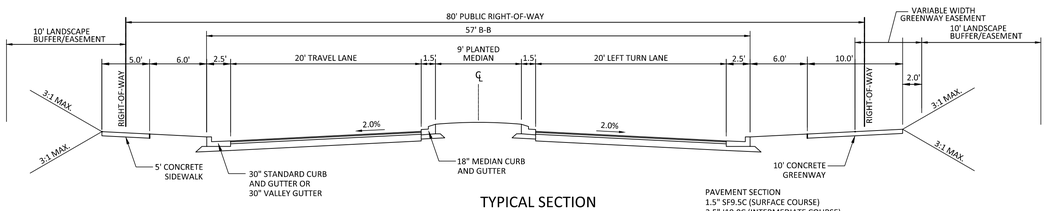

TYPICAL SECTION
RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



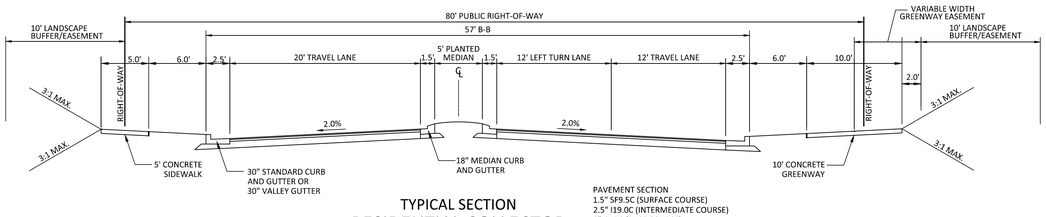

TYPICAL SECTION
RESIDENTIAL COLLECTOR
WITH LANDSCAPE BUFFER
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



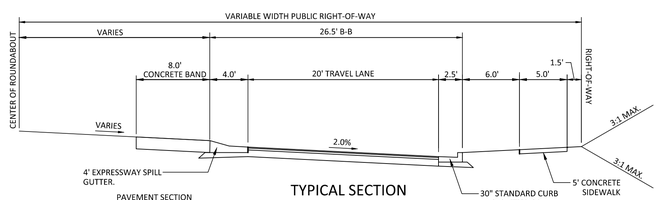

TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



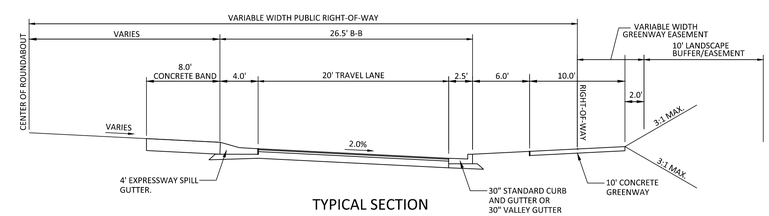

TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



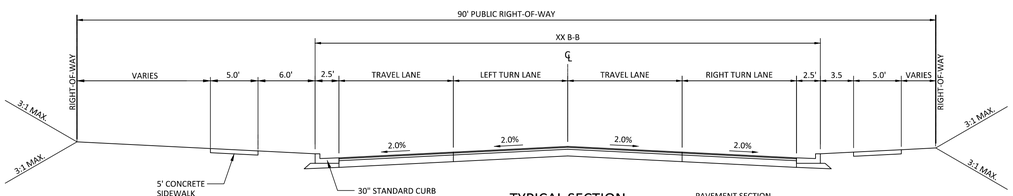

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

TYPICAL SECTION
ROUNDABOUT
(VARIABLE R/W, 26.5' B-B)



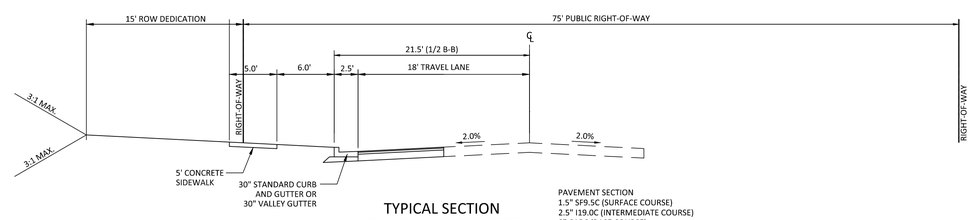

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

TYPICAL SECTION
ROUNDABOUT
(WITH GREENWAY)
(VARIABLE R/W, 26.5' B-B)




TYPICAL SECTION
E. YOUNG STREET
(FOUR LANE)
(90' R/W, XX B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)




TYPICAL SECTION
E. YOUNG STREET
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

W.T. O'Daniel Oct 12 2021 2:23 PM
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**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

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| PROJECT NO. | AWH-20000 |
| FILENAME | AWH20000-SOUTH-N1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | N.T.S. |
| DATE | 10. 07. 2020 |

**SHEET**

**TYPICAL SECTIONS**

# C0.01

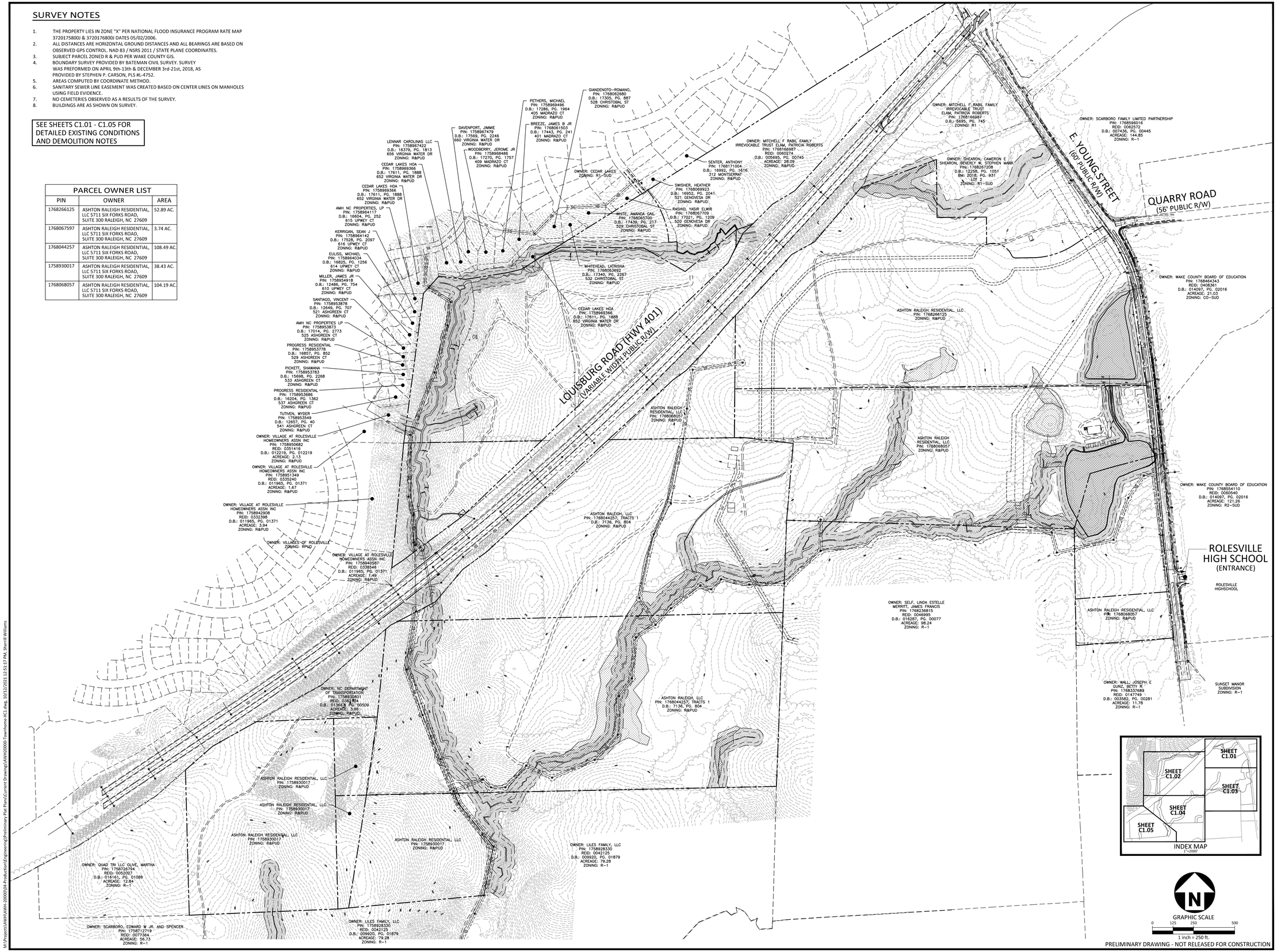
## SURVEY NOTES

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

SEE SHEETS C1.01 - C1.05 FOR DETAILED EXISTING CONDITIONS AND DEMOLITION NOTES

### PARCEL OWNER LIST

| PIN | OWNER | AREA |
|---|---|---|
| 1768266125 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 52.89 AC. |
| 1768067597 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 3.74 AC. |
| 1768044257 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 108.49 AC. |
| 1758930017 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 38.43 AC. |
| 1768068057 | ASHTON RALEIGH RESIDENTIAL, LLC 5711 SIX FORKS ROAD, SUITE 300 RALEIGH, NC 27609 | 104.19 AC. |




PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

**REVISIONS**

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**PLAN INFORMATION**

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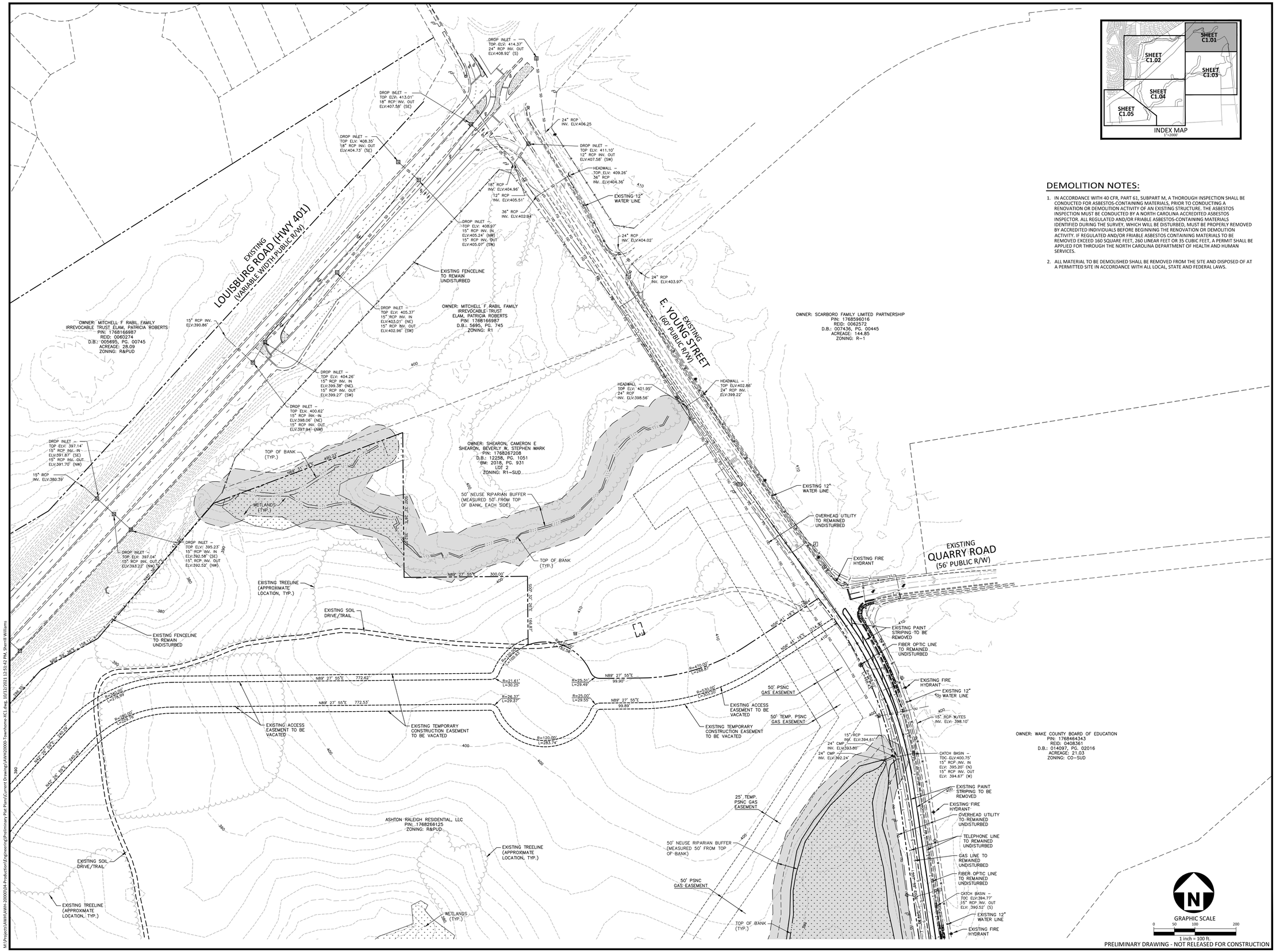
| FILENAME | AWH20000-SOUTH-XC1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | 1"=250' |
| DATE | 10. 07. 2020 |

**SHEET**

**OVERALL EXISTING CONDITIONS**

**C1.00**




## DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.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# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

**REVISIONS**

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**PLAN INFORMATION**

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| FILENAME | AWH20000-SOUTH-XC1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | 1"=100' |
| DATE | 10. 07. 2020 |

**SHEET**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

# C1.01

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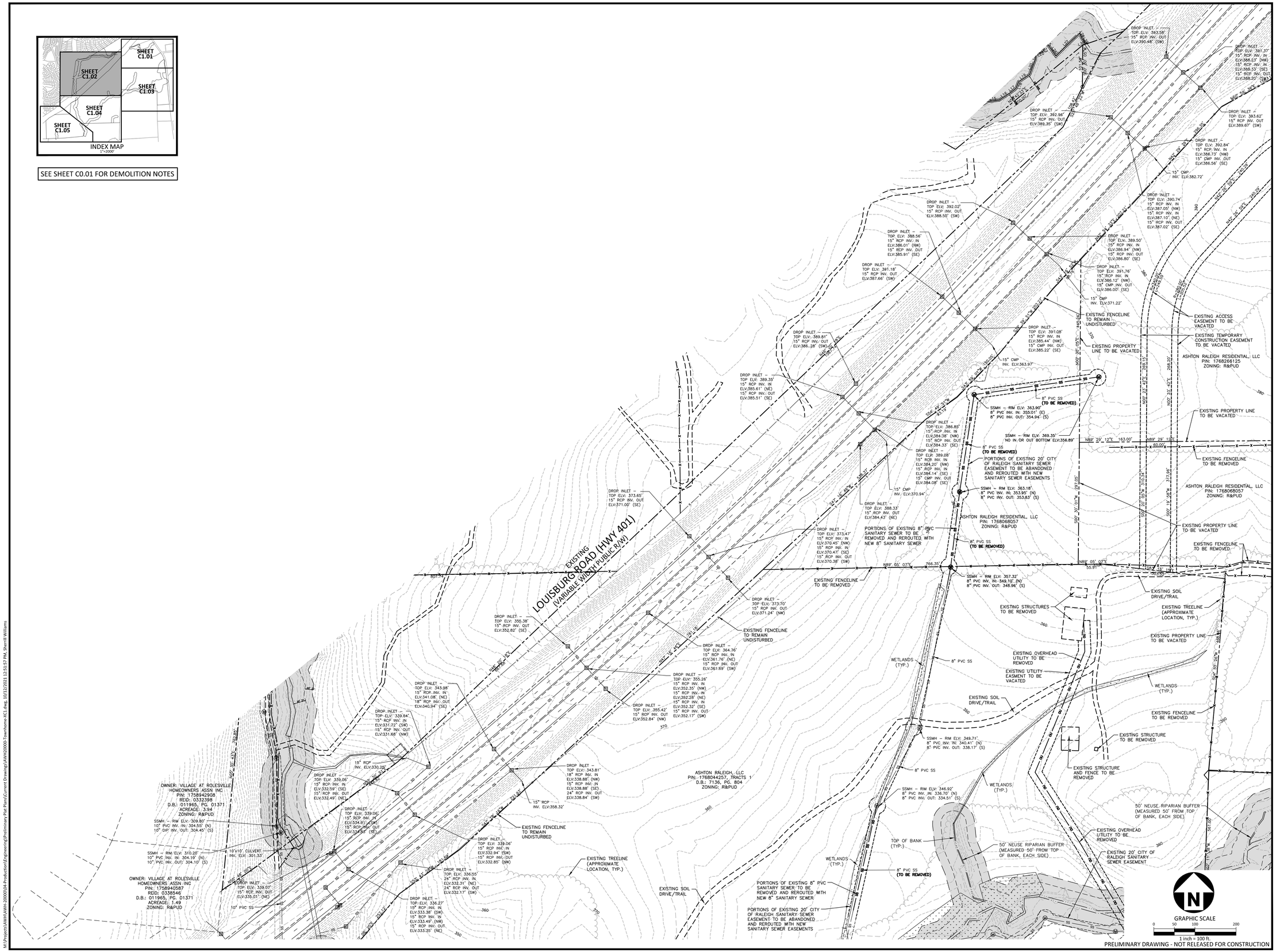
INDEX MAP
1" = 2000'

SEE SHEET C0.01 FOR DEMOLITION NOTES

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# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

**REVISIONS**

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**PLAN INFORMATION**

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| CHECKED BY | . |
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| SCALE | 1"=100' |
| DATE | 10. 07. 2020 |

**SHEET**

## EXISTING CONDITIONS AND DEMOLITION PLAN

# C1.02

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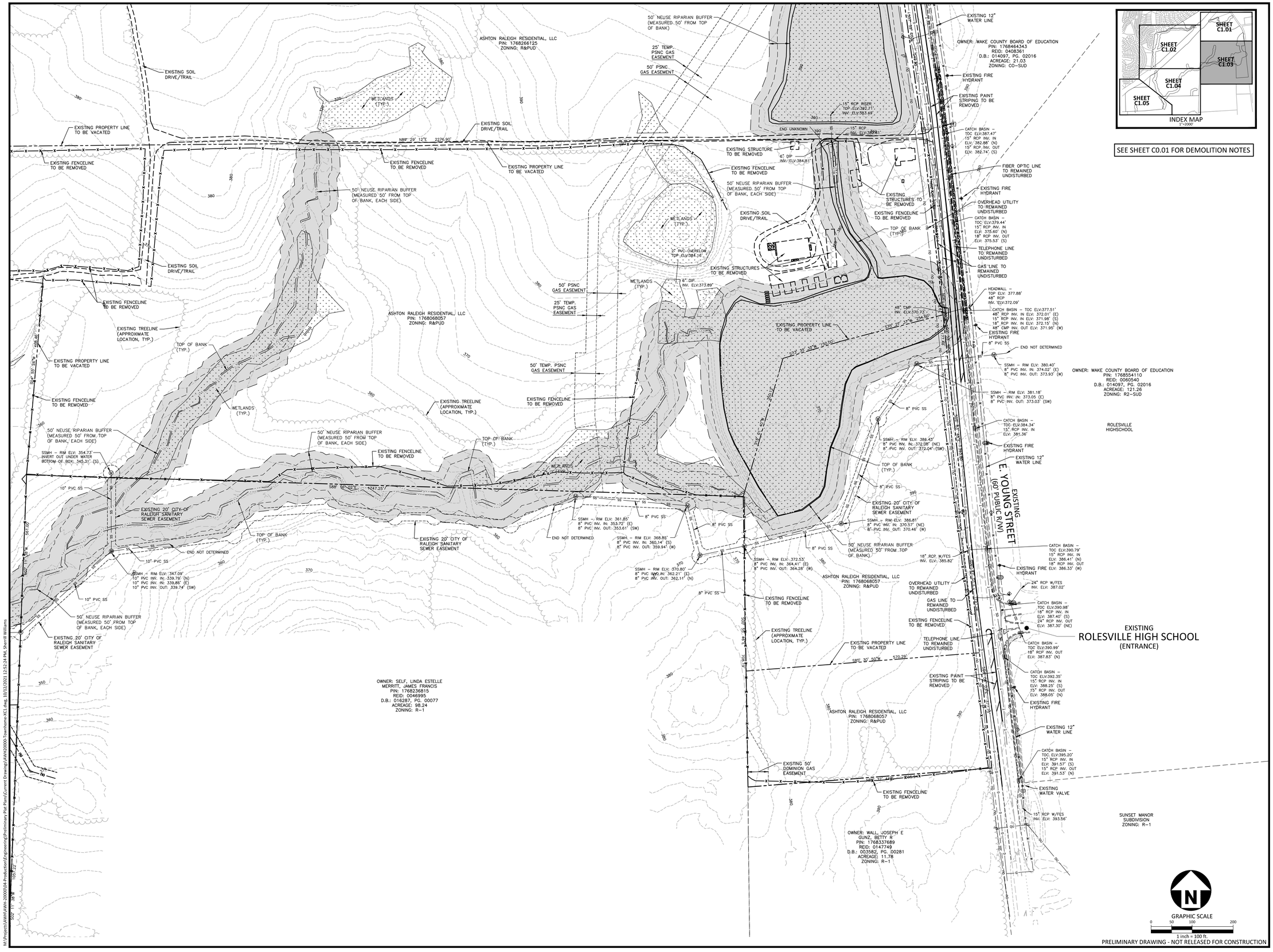





SEE SHEET C0.01 FOR DEMOLITION NOTES


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ASHTON WOODS

# PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

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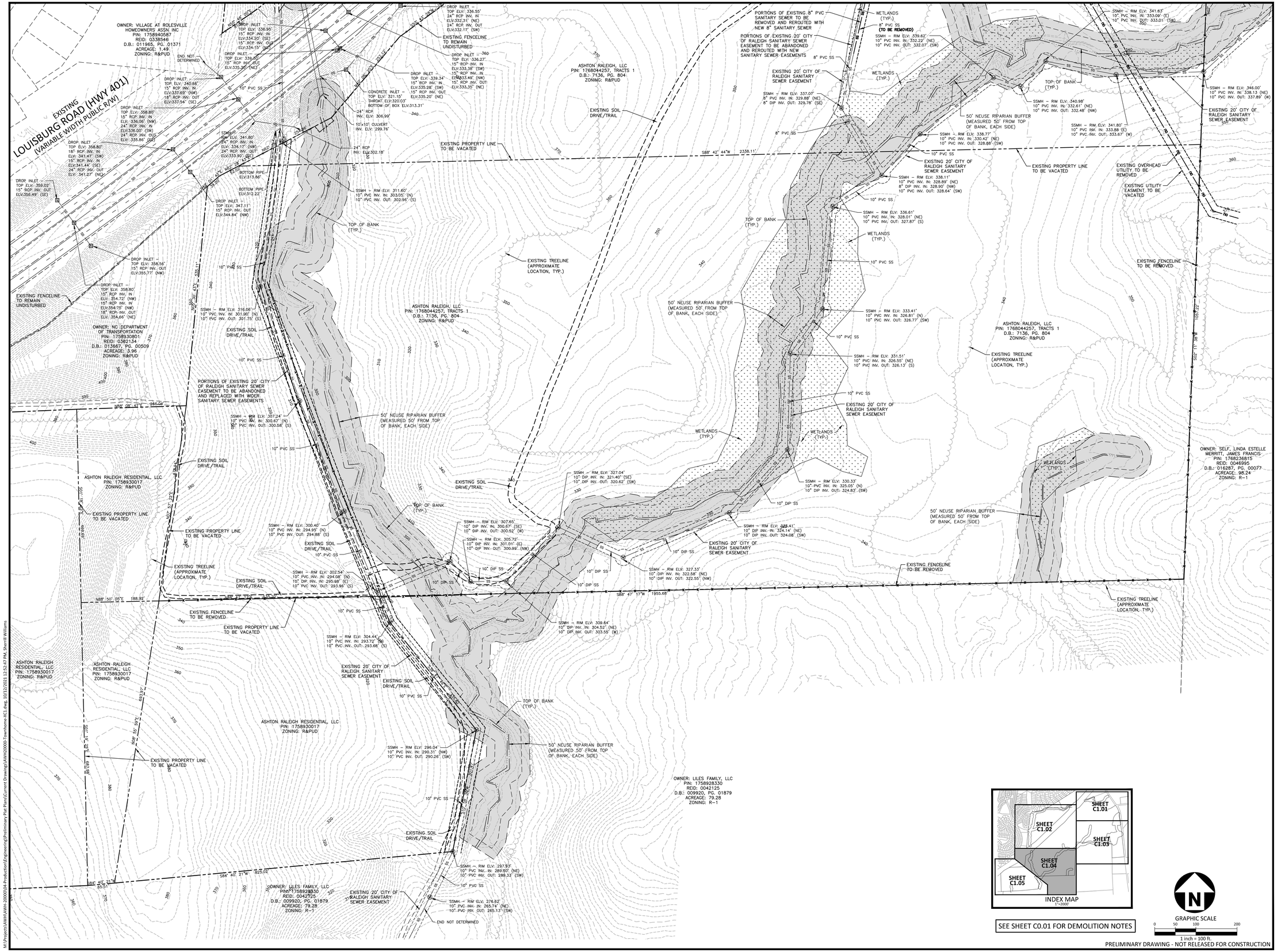
| SCALE | 1"=100' |
| DATE | 10. 07. 2020 |

**SHEET**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**C1.03**





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# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

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**SHEET**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**C1.04**




SEE SHEET C0.01 FOR DEMOLITION NOTES

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

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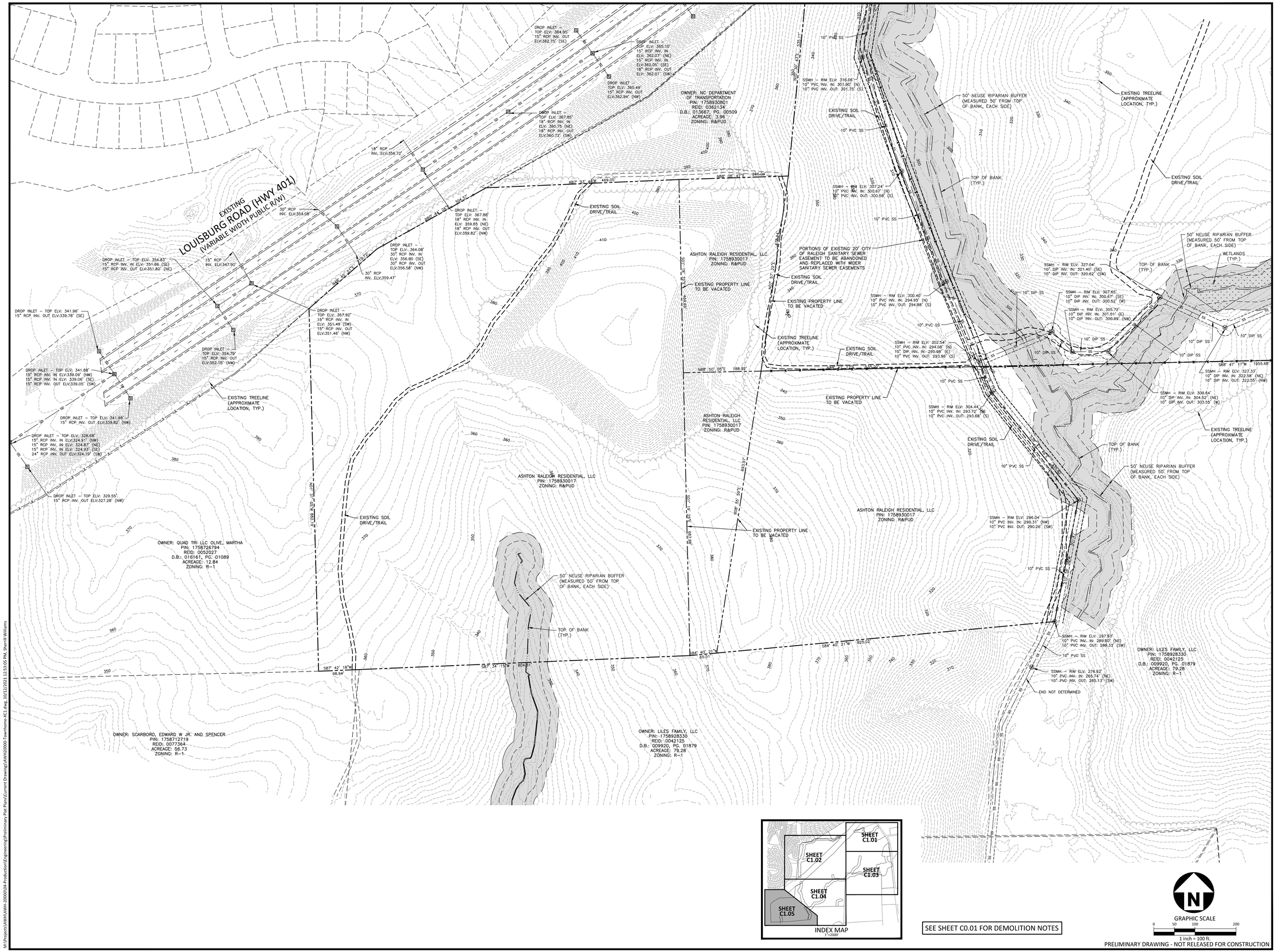


SEE SHEET C0.01 FOR DEMOLITION NOTES

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ASHTON WOODS

# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

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| SCALE | 1"=100' |
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**SHEET**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

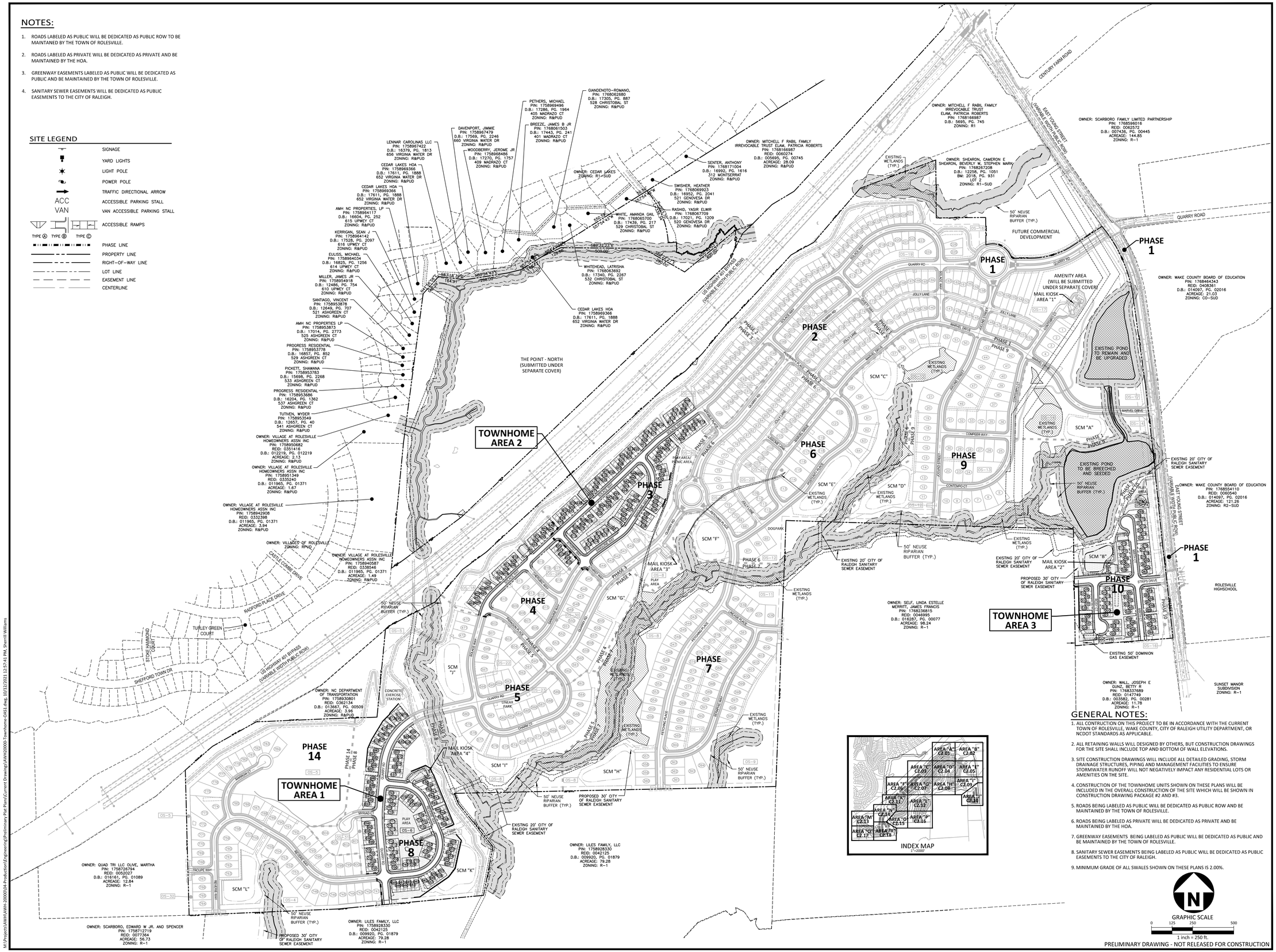
# C1.05

## NOTES:

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

## SITE LEGEND

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




## GENERAL NOTES:

1. ALL CONTRUCTION ON THIS PROJECT TO BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE, WAKE COUNTY, CITY OF RALEIGH UTILITY DEPARTMENT, OR NCDOT STANDARDS AS APPLICABLE.
2. ALL RETAINING WALLS WILL DESIGNED BY OTHERS, BUT CONSTRUCTION DRAWINGS FOR THE SITE SHALL INCLUDE TOP AND BOTTOM OF WALL ELEVATIONS.
3. SITE CONSTRUCTION DRAWINGS WILL INCLUDE ALL DETAILED GRADING, STORM DRAINAGE STRUCTURES, PIPING AND MANAGEMENT FACILITIES TO ENSURE STORMWATER RUNOFF WILL NOT NEGATIVELY IMPACT ANY RESIDENTIAL LOTS OR AMENITIES ON THE SITE.
4. CONSTRUCTION OF THE TOWNHOME UNITS SHOWN ON THESE PLANS WILL BE INCLUDED IN THE OVERALL CONSTRUCTION OF THE SITE WHICH WILL BE SHOWN IN CONSTRUCTION DRAWING PACKAGE #2 AND #3.
5. ROADS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
6. ROADS BEING LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
7. GREENWAY EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
8. SANITARY SEWER EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.
9. MINIMUM GRADE OF ALL SWALES SHOWN ON THESE PLANS IS 2.00%.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION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www.mcadamsco.com


**CLIENT**

ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
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**REVISIONS**

| NO. | DATE | |
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| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

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| FILENAME | AWH20000-OAS1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | 1"=250' |
| DATE | 10. 07. 2020 |

**SHEET**

OVERALL SITE PLAN

C2.00

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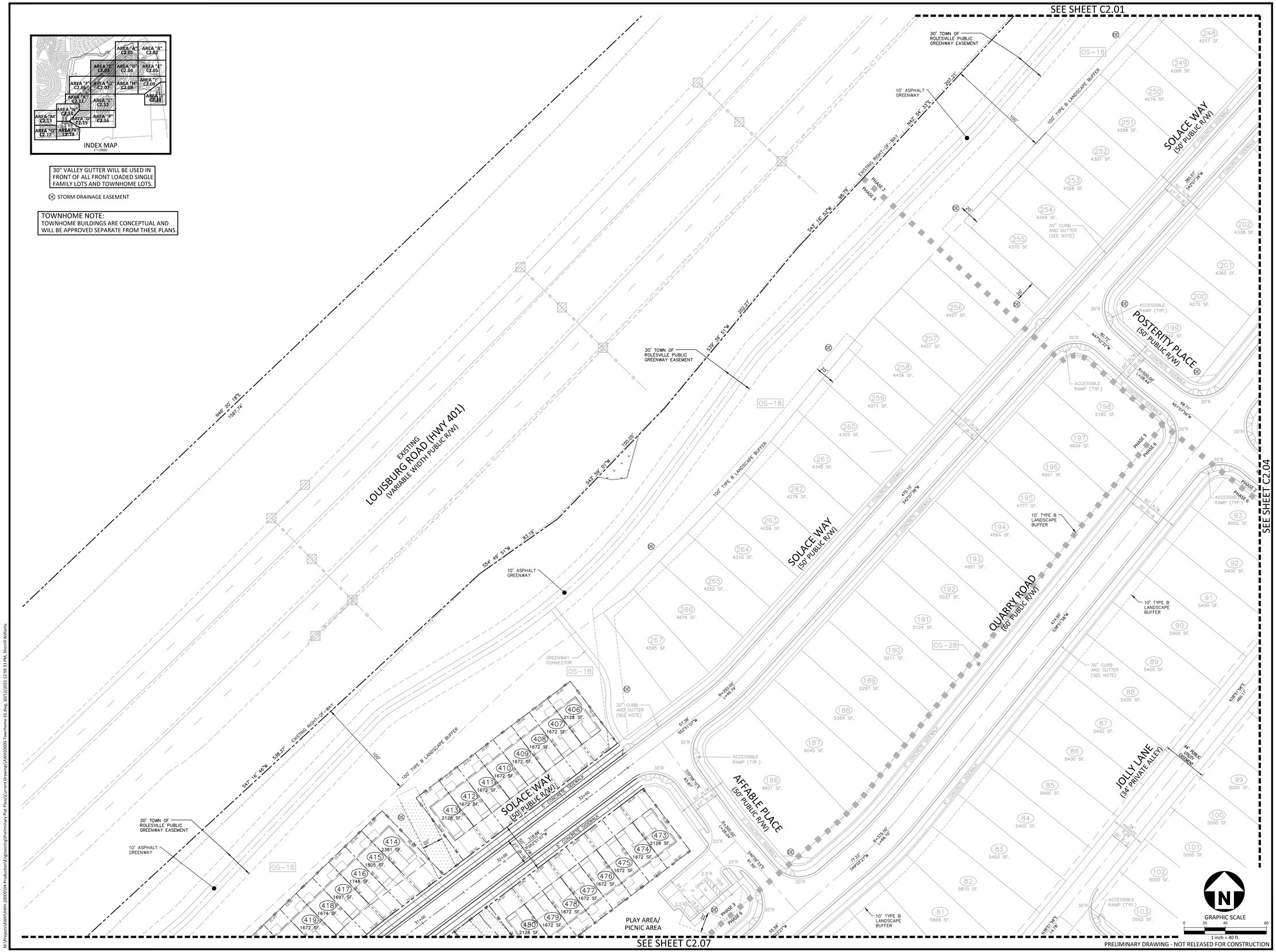



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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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**PLAN INFORMATION**

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| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN
AREA "C"

# C2.03

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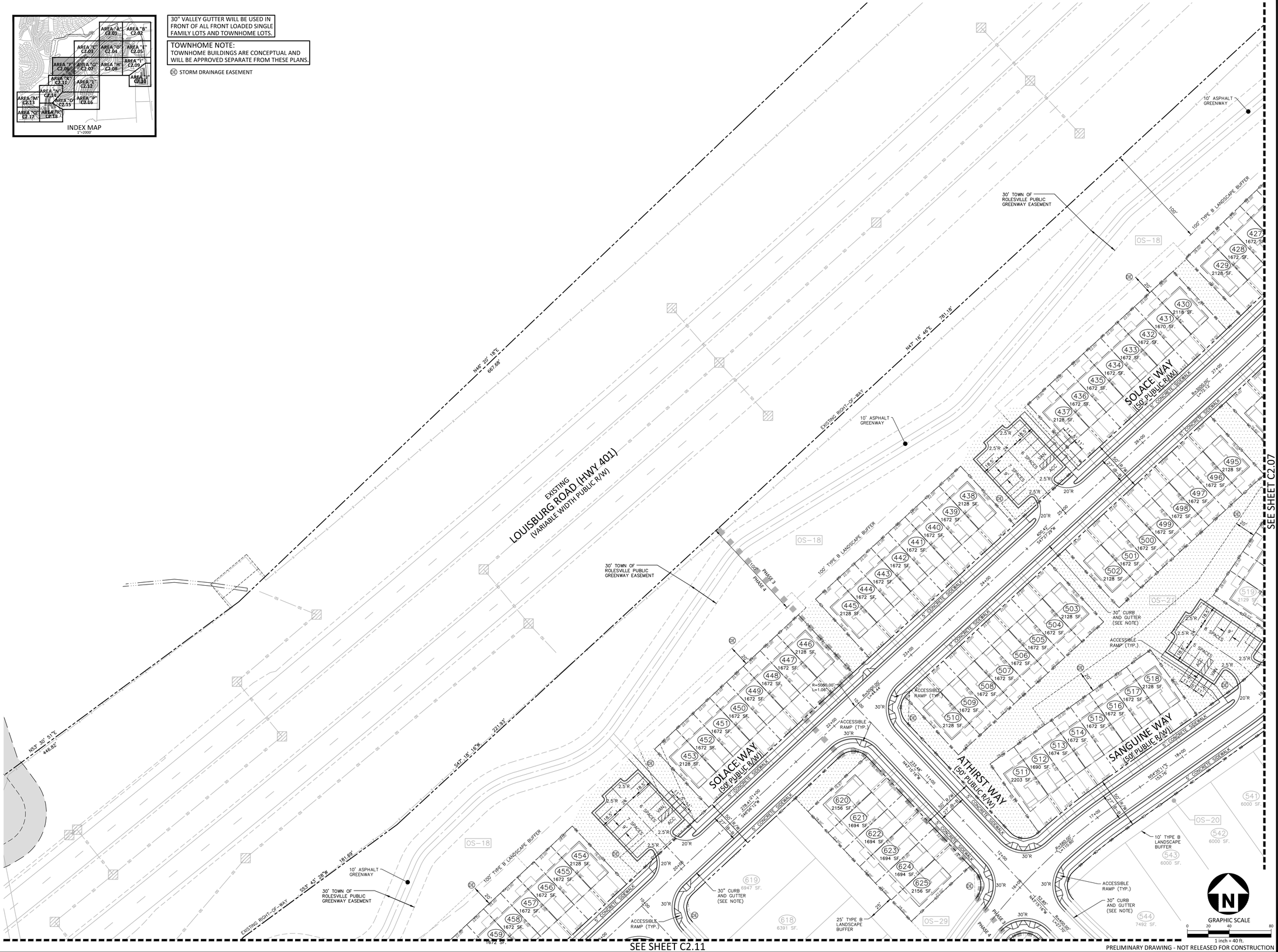
30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

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

DE STORM DRAINAGE EASEMENT




PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASHTON WOODS

# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

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| DRAWN BY | . |
| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN
AREA "F"

# C2.06

SEE SHEET C2.03

SEE SHEET C2.06

SEE SHEET C2.08

SEE SHEET C2.12

AFFABLE PLACE (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

SOLACE WAY (50' PUBLIC R/W)

SANGUINE WAY (50' PUBLIC R/W)

JOLLY LANE (34' PRIVATE ALLEY)

LISSOME LANE (50' PUBLIC R/W)

MARVEL DRIVE (50' PUBLIC R/W)

FETCHING PLACE (60' PUBLIC R/W)

POSTERITY PLACE (50' PUBLIC R/W)

PLAY AREA/ PICNIC AREA

DOGPARK

STORMWATER CONTROL MEASURE "F" (WET POND)

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

MAIL KIOSK AREA "3"

PLAY AREA

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

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

GRAPHIC SCALE
1 inch = 40 ft.

INDEX MAP
1"=200'

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

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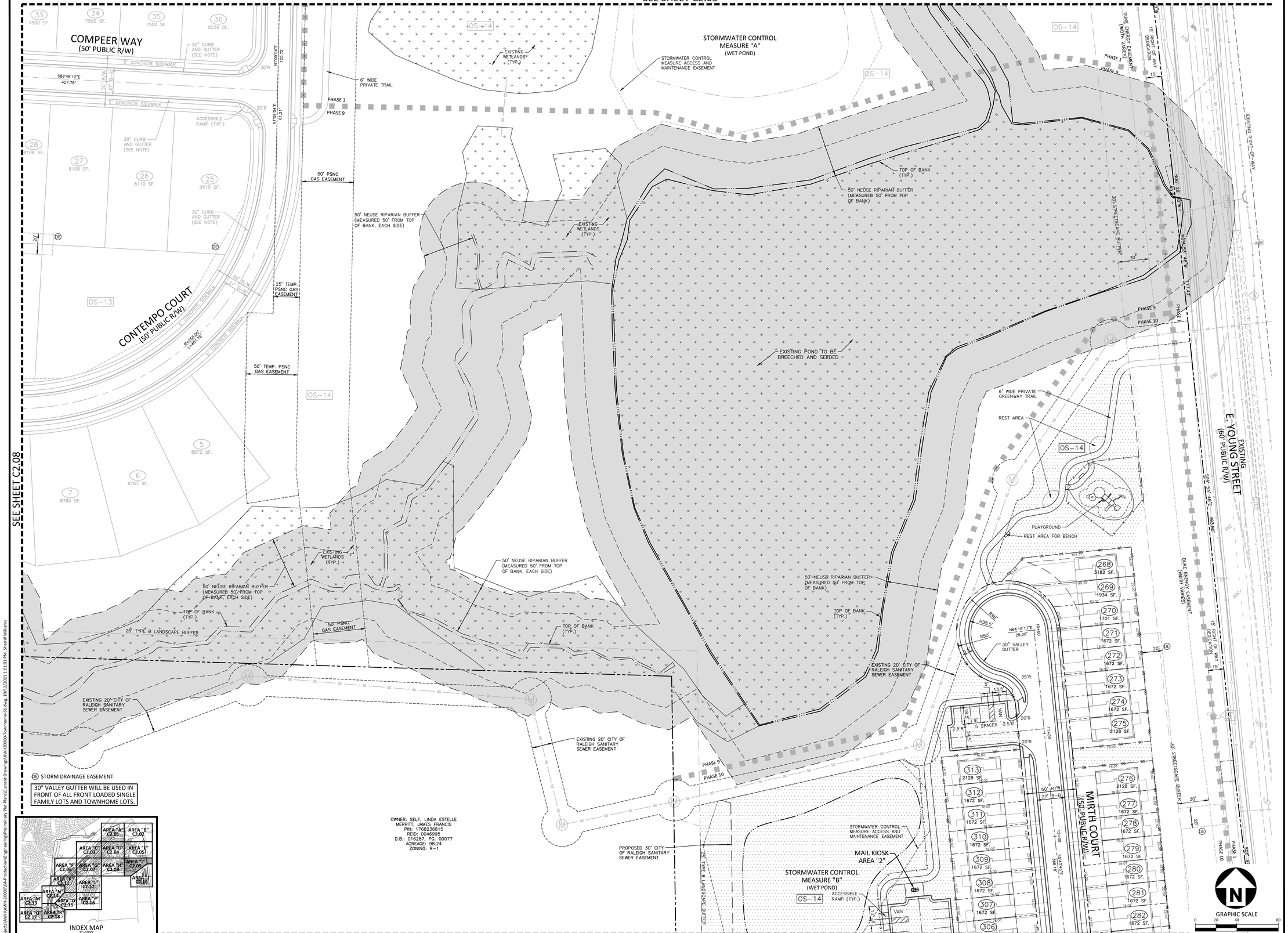
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN
AREA "G"

# C2.07

SEE SHEET C2.05

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# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

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| SCALE | 1"=40' |
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**SHEET**

SITE PLAN
AREA "I"

# C2.09

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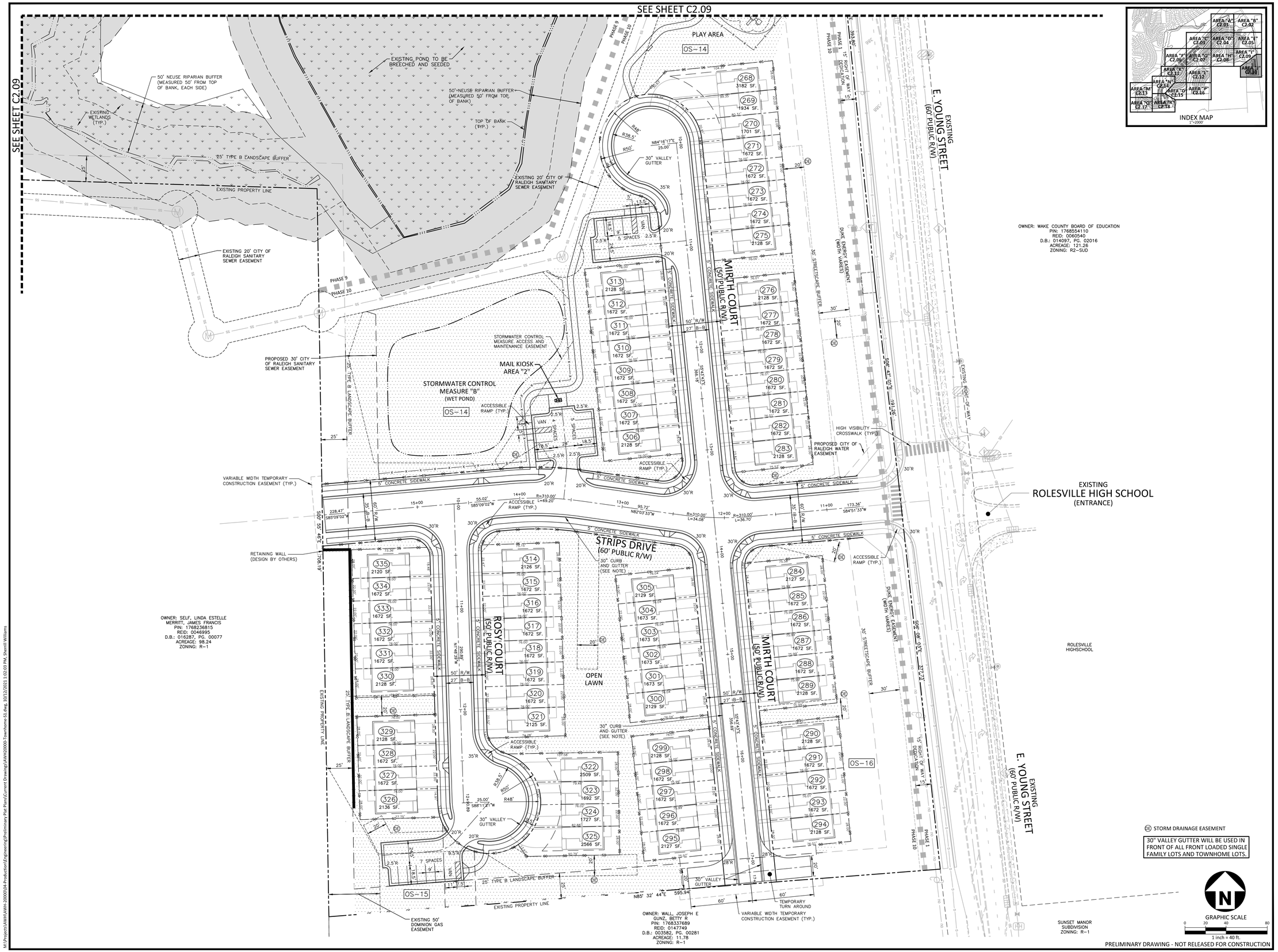


STORM DRAINAGE EASEMENT

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


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# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

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| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN AREA "J"

# C2.10

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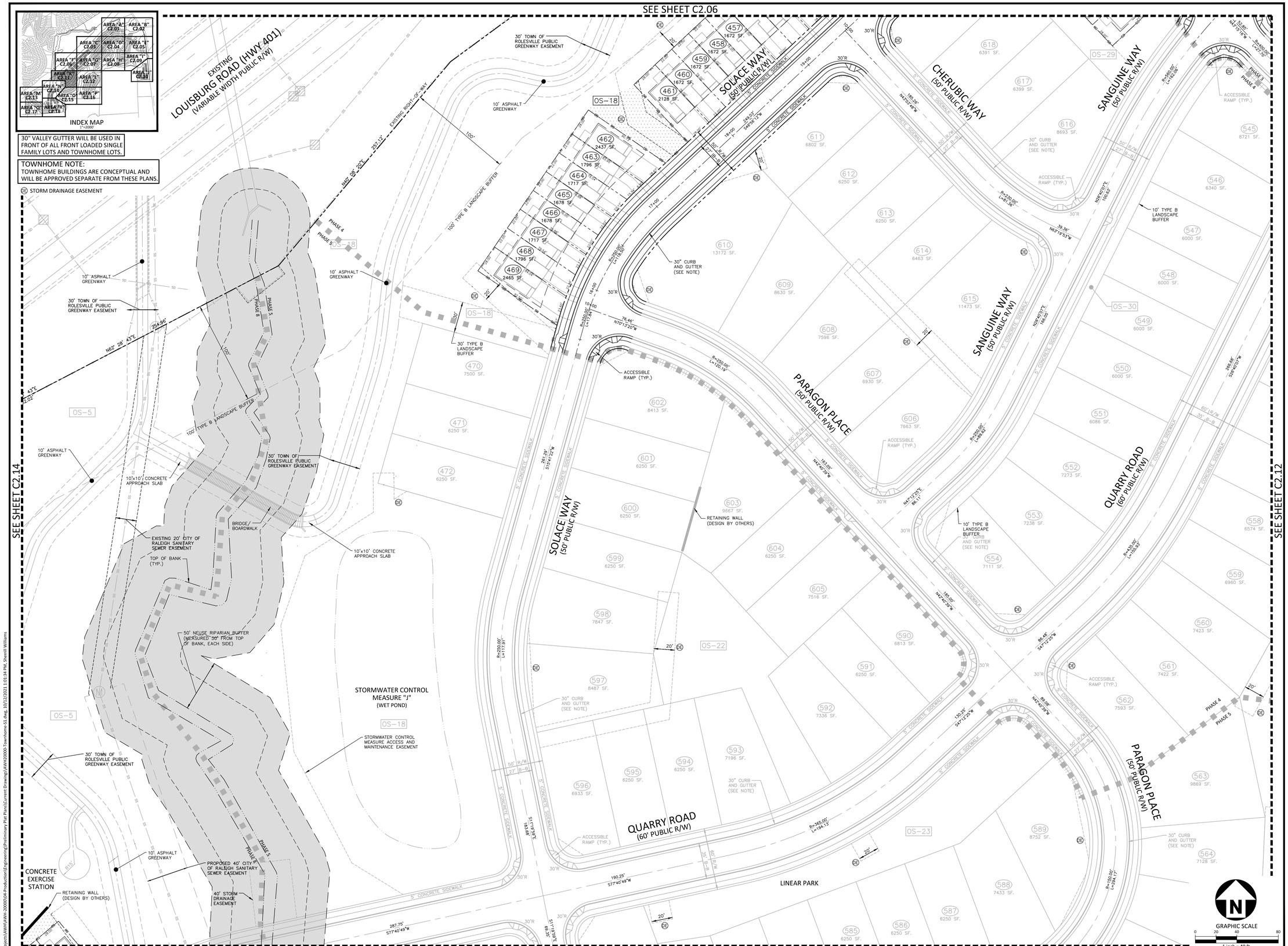
SEE SHEET C2.06




SEE SHEET C2.14

SEE SHEET C2.12

SEE SHEET C2.15

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SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

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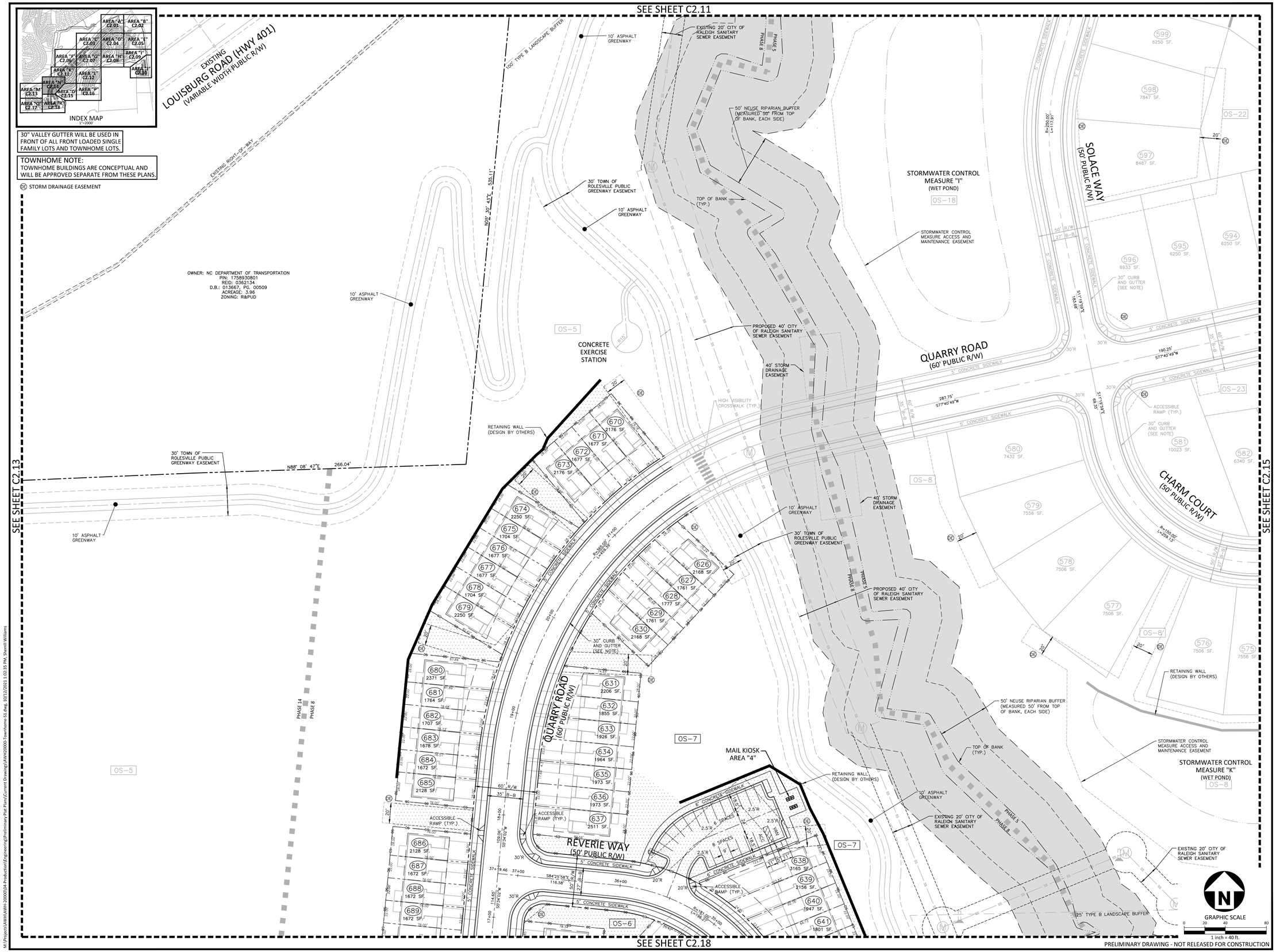
| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN
AREA "K"

# C2.11

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| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN
AREA "N"

# C2.14

SEE SHEET C2.11

SEE SHEET C2.14

SEE SHEET C2.16

SEE SHEET C2.18

STORMWATER CONTROL MEASURE ACCESS AND MAINTENANCE EASEMENT

SOLACE WAY (50' PUBLIC R/W)

QUARRY ROAD (60' PUBLIC R/W)

40' STORM DRAINAGE EASEMENT

LINEAR PARK

CHARM COURT (50' PUBLIC R/W)

5' CONCRETE SIDEWALK

30" CURB AND GUTTER (SEE NOTE)

ACCESSIBLE RAMP (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

10' ASPHALT GREENWAY

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

TOP OF BANK (TYP.)

STORMWATER CONTROL MEASURE "I" (WET POND)

EXISTING WETLANDS (TYP.)

STORMWATER CONTROL MEASURE "H" (WET POND)

EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT

25' TYPE B LANDSCAPE BUFFER

EXISTING PROPERTY LINE

1955.68' S88° 47' 17"W

PROPOSED 30' CITY OF RALEIGH SANITARY SEWER EASEMENT

REVERIE WAY (50' PUBLIC R/W)

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

DE STORM DRAINAGE EASEMENT

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

TOWNHOME NOTE:
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INDEX MAP
1"=2000'

GRAPHIC SCALE
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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ASHTON WOODS

# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

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

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

Todd O'Daniel
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**REVISIONS**

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**PLAN INFORMATION**

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| DRAWN BY | . |
| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

SITE PLAN
AREA "O"

# C2.15

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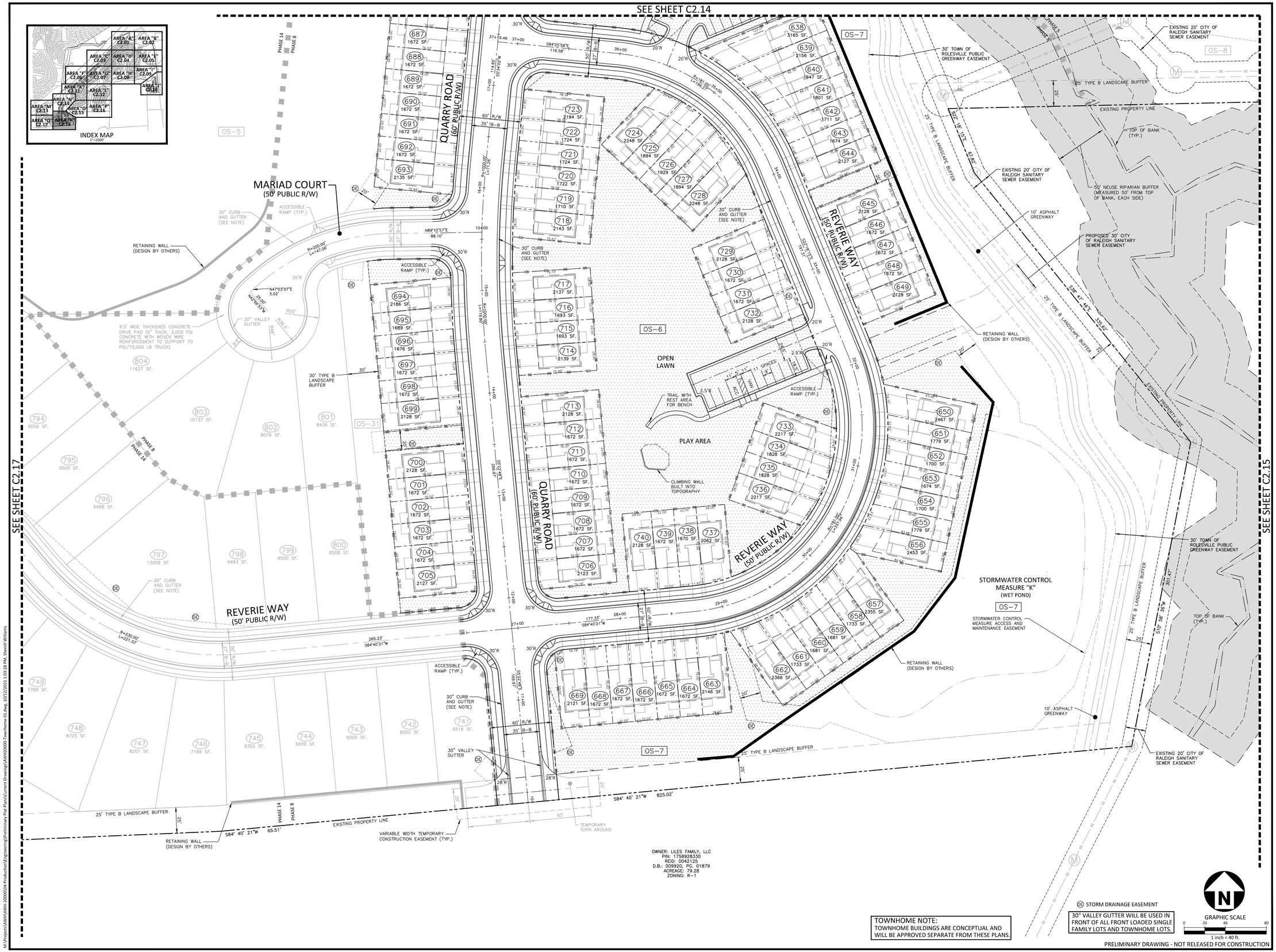



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ASHTON WOODS

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# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

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**SHEET**

SITE PLAN
AREA "R"

# C2.18

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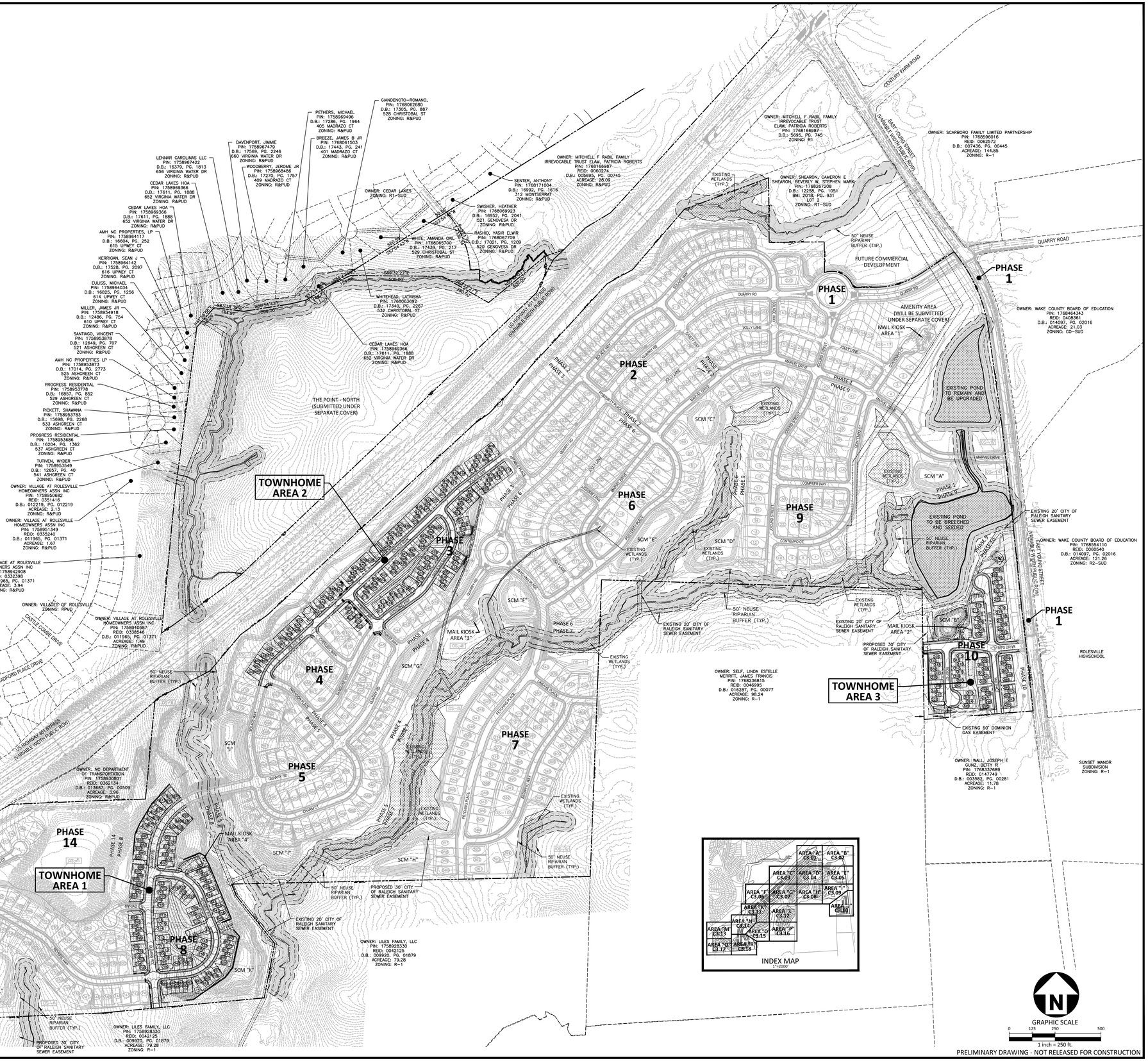
## GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- STORM DRAINAGE
- 250 MAJOR CONTOUR
- 252 MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE

## GENERAL NOTES:

1. ALL CONTRUCTION ON THIS PROJECT TO BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE, WAKE COUNTY, CITY OF RALEIGH UTILITY DEPARTMENT, OR NCDOT STANDARDS AS APPLICABLE.
2. ALL RETAINING WALLS WILL DESIGNED BY OTHERS, BUT CONSTRUCTION DRAWINGS FOR THE SITE SHALL INCLUDE TOP AND BOTTOM OF WALL ELEVATIONS.
3. SITE CONSTRUCTION DRAWINGS WILL INCLUDE ALL DETAILED GRADING, STORM DRAINAGE STRUCTURES, PIPING AND MANAGEMENT FACILITIES TO ENSURE STORMWATER RUNOFF WILL NOT NEGATIVELY IMPACT ANY RESIDENTIAL LOTS OR AMENITIES ON THE SITE.
4. CONSTRUCTION OF THE TOWNHOME UNITS SHOWN ON THESE PLANS WILL BE INCLUDED IN THE OVERALL CONSTRUCTION OF THE SITE WHICH WILL BE SHOWN IN CONSTRUCTION DRAWING PACKAGE #2 AND #3.
5. ROADS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
6. ROADS BEING LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
7. GREENWAY EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
8. SANITARY SEWER EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.
9. MINIMUM GRADE OF ALL SWALES SHOWN ON THESE PLANS IS 2.00%.

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license number: C-0293, C-187

www.mcadamsco.com


**CLIENT**

ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
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**REVISIONS**

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| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

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| DATE | 10. 07. 2020 |

**SHEET**

**OVERALL GRADING AND STORM DRAINAGE PLAN**

**C3.00**

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**PLAN INFORMATION**

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**SHEET**

## GRADING AND STORM DRAINAGE PLAN AREA "C"

# C3.03

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INDEX MAP
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WAKE COUNTY, NORTH CAROLINA

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GRADING AND STORM DRAINAGE PLAN AREA "F"

# C3.06

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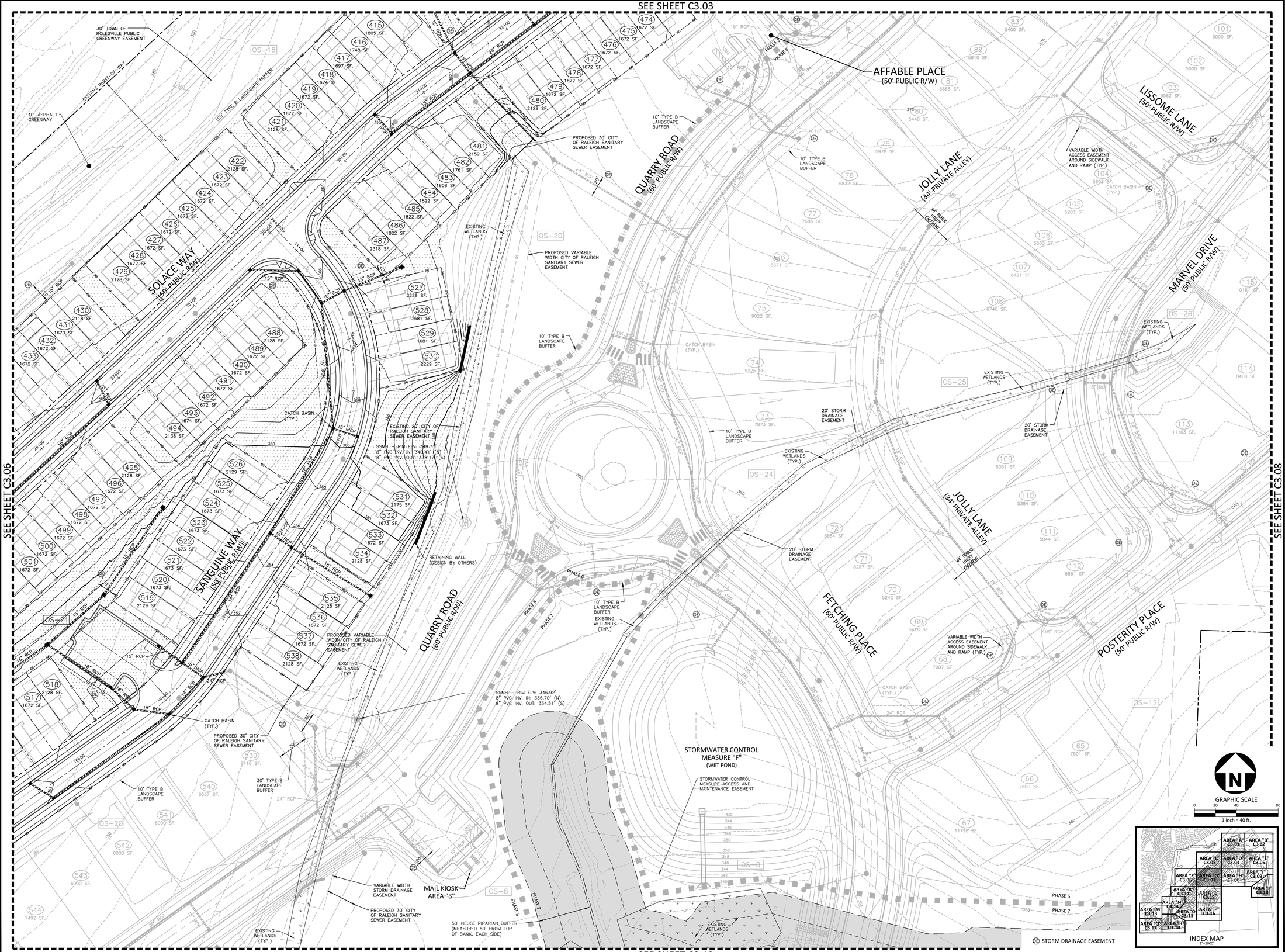



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**GRADING AND STORM DRAINAGE PLAN AREA "G"**

# C3.07

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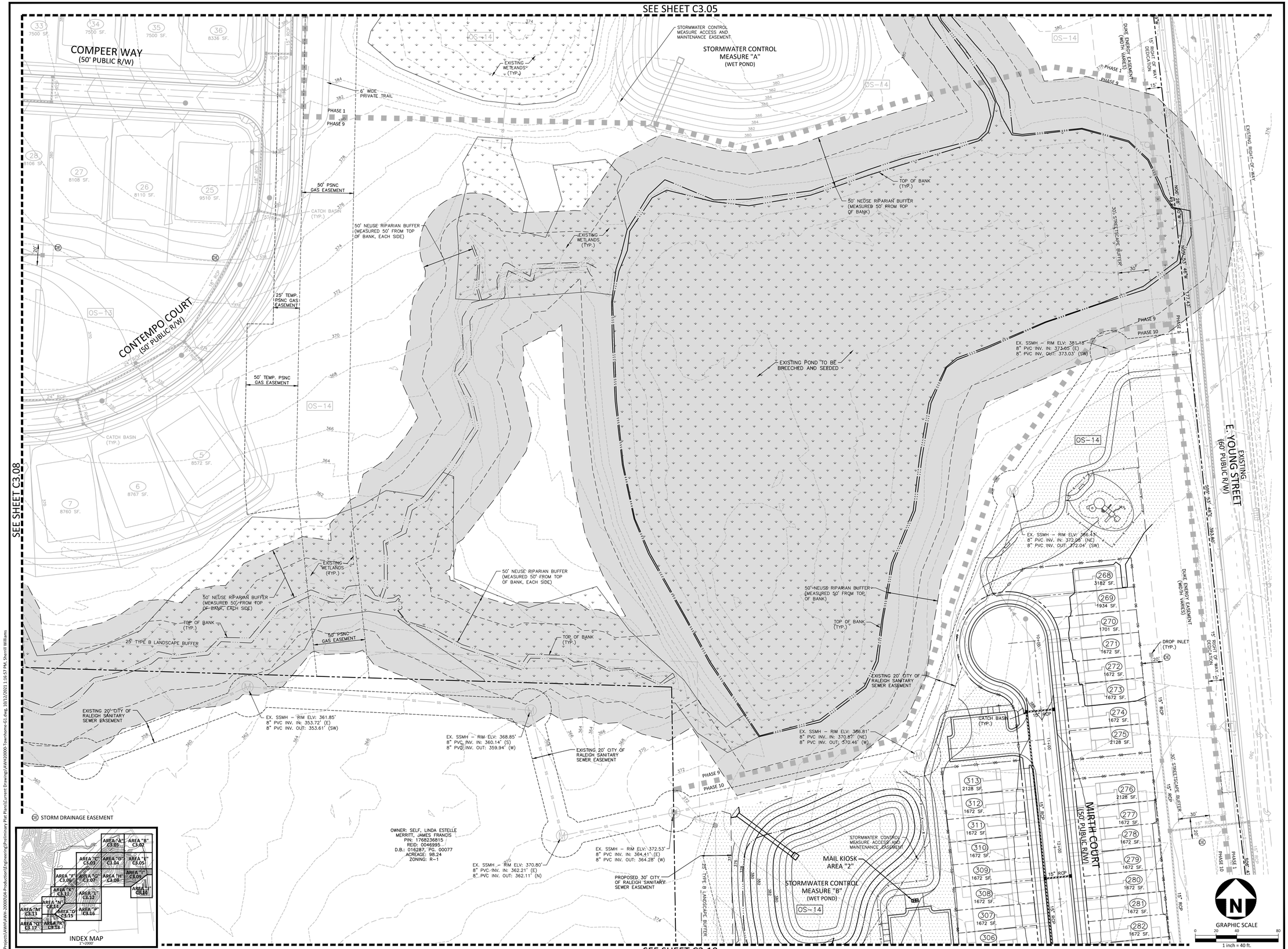


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GRADING AND STORM DRAINAGE PLAN AREA "I"

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GRADING AND STORM DRAINAGE PLAN AREA "J"

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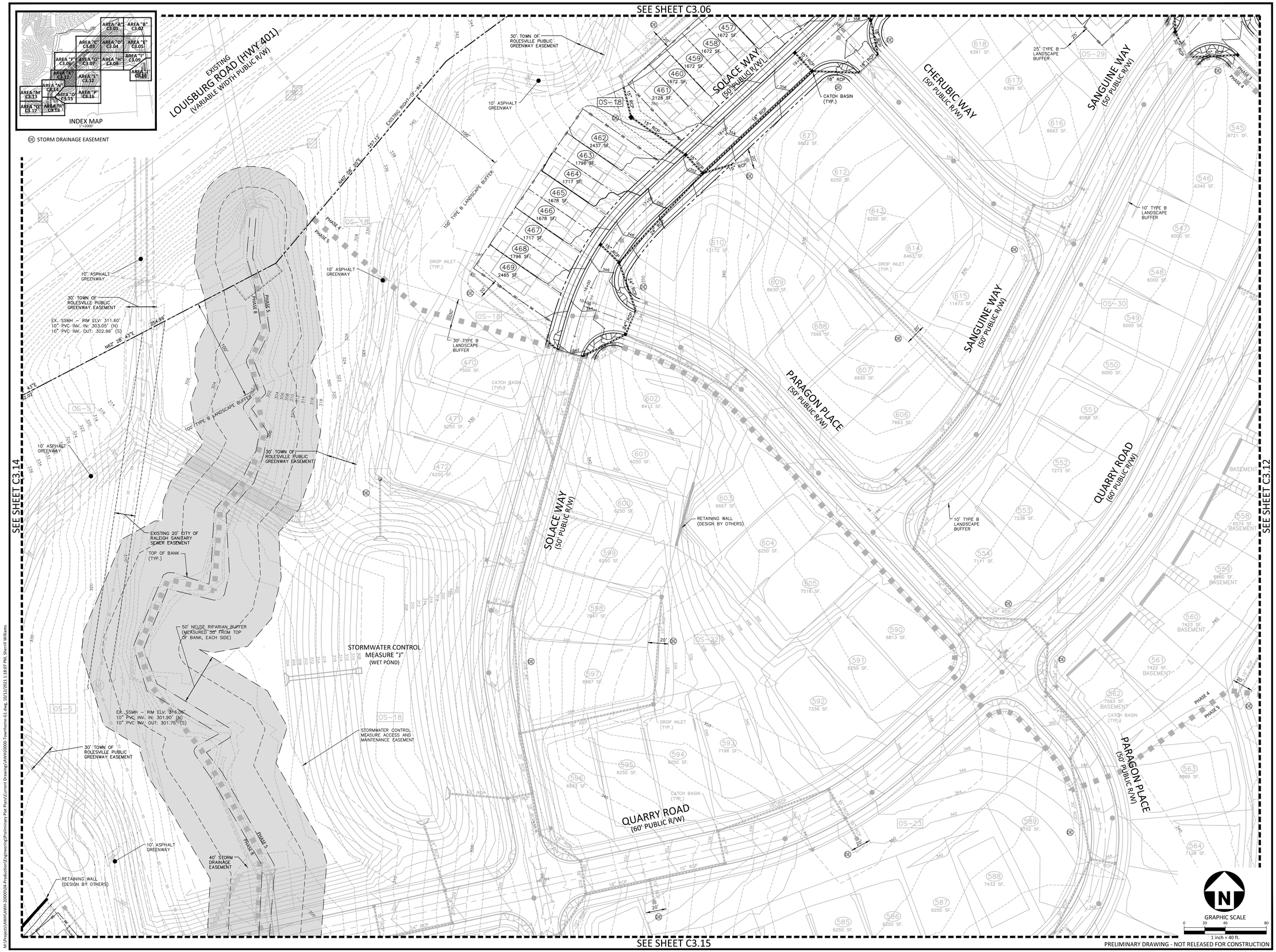


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GRADING AND STORM DRAINAGE PLAN AREA "K"

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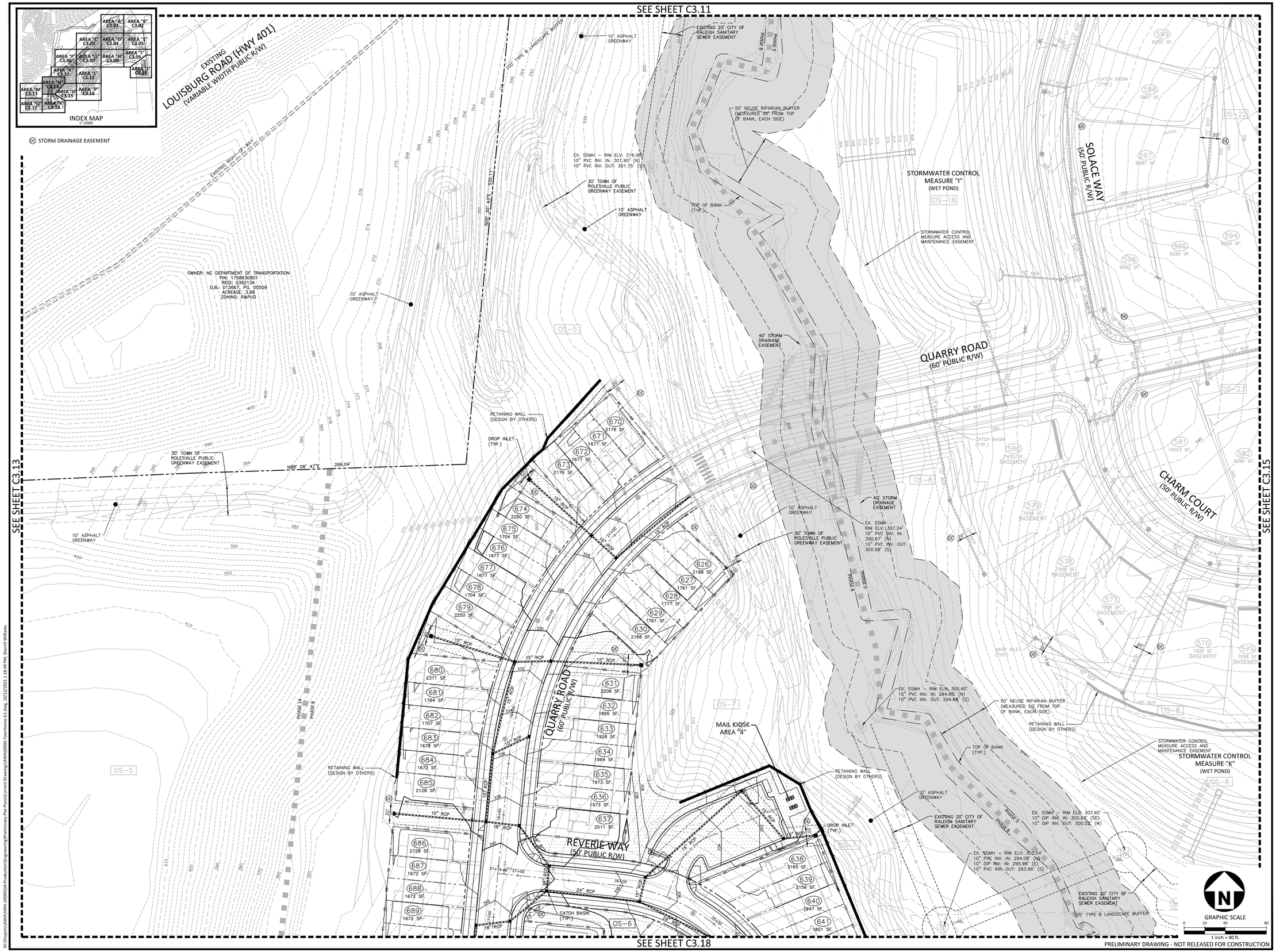


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GRADING AND STORM DRAINAGE PLAN AREA "N"

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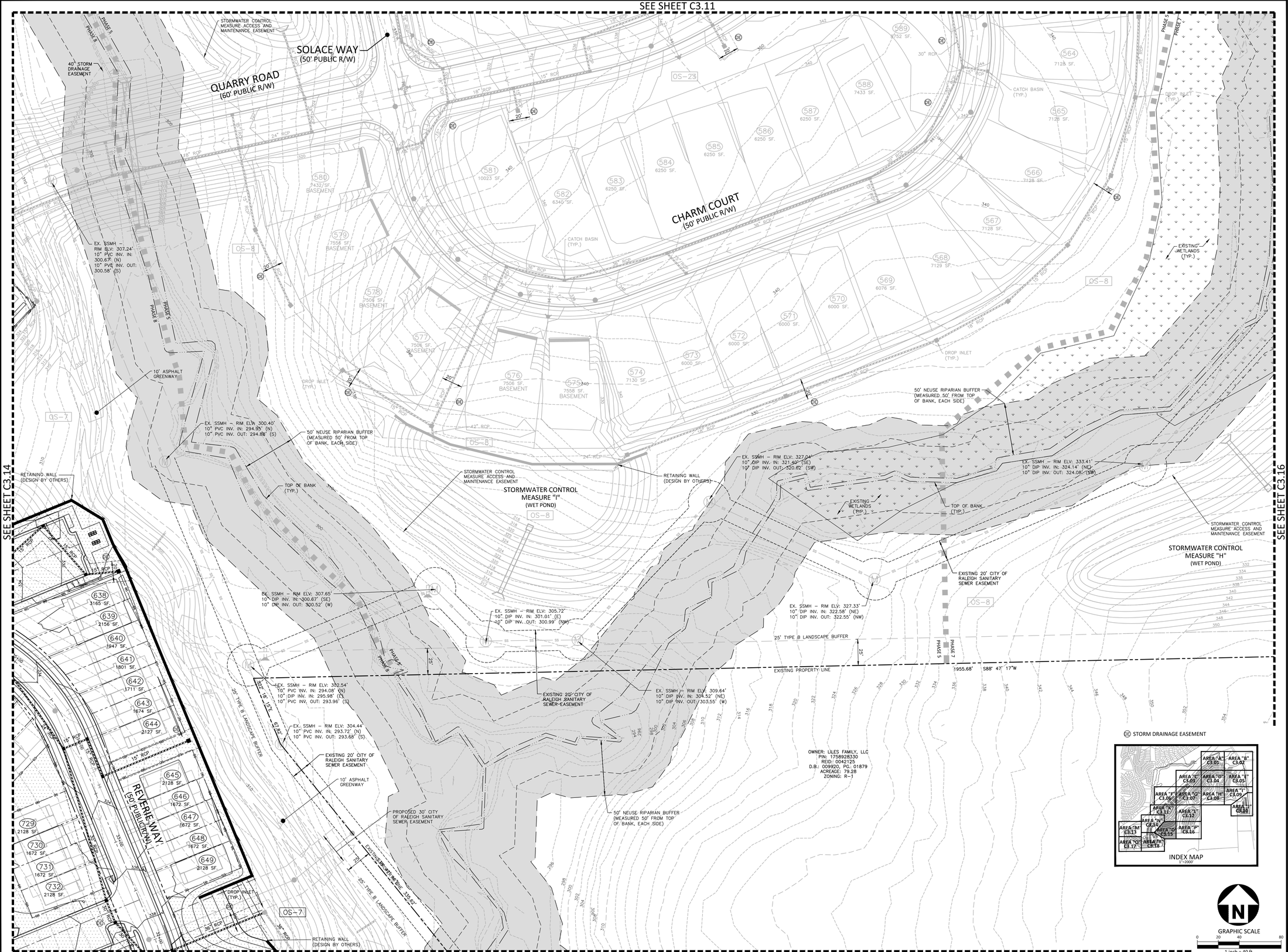


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**GRADING AND STORM DRAINAGE PLAN AREA "O"**

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GRADING AND STORM DRAINAGE PLAN AREA "R"

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

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

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

4. 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.

5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

6. 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.

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

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

9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.

10. 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.

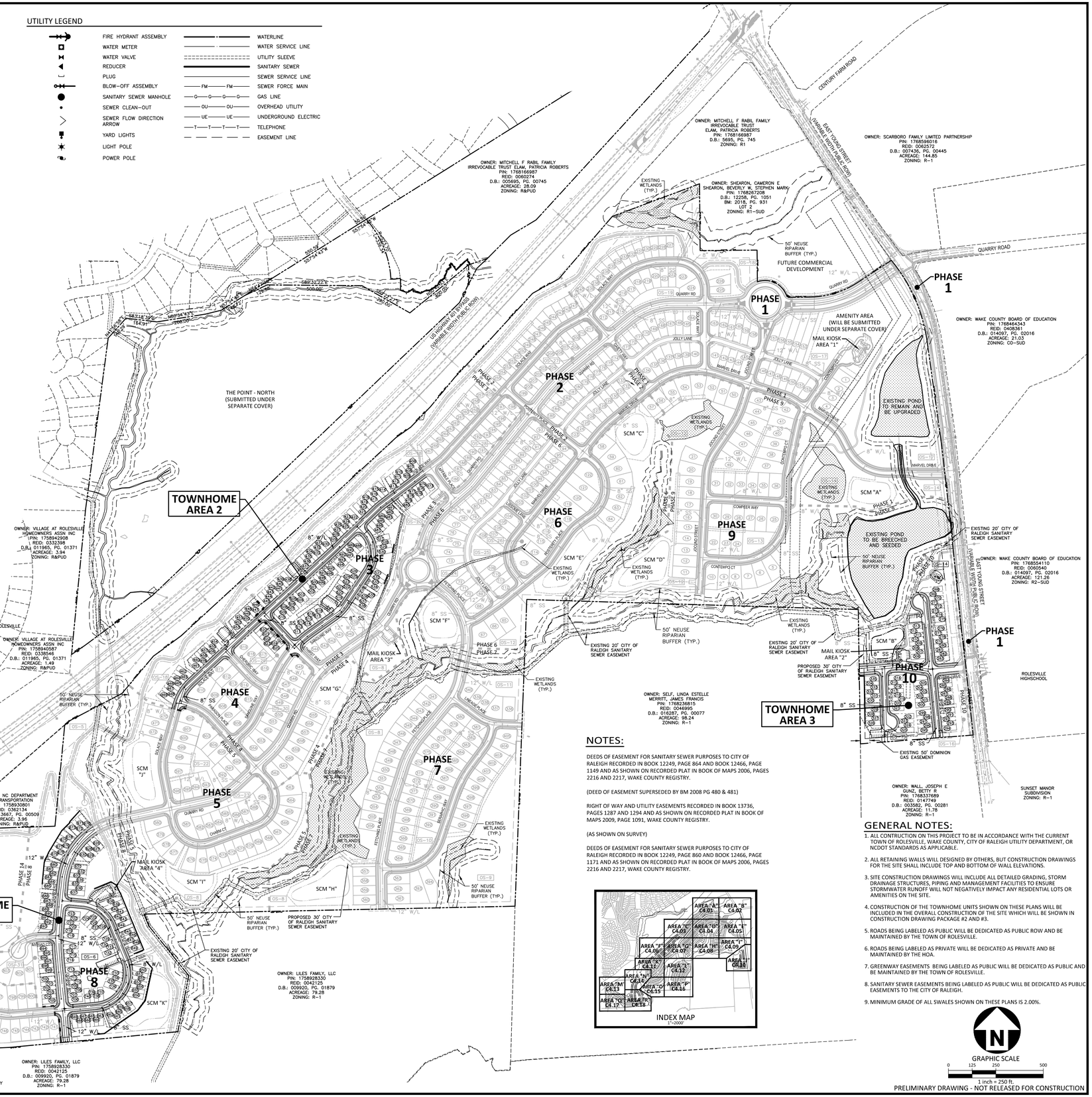
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.

12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 296-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

### UTILITY LEGEND

| | | | |
|---|---|---|---|
| | FIRE HYDRANT ASSEMBLY | | WATERLINE |
| | WATER METER | | WATER SERVICE LINE |
| | WATER VALVE | | UTILITY SLEEVE |
| | REDUCER | | SANITARY SEWER |
| | PLUG | | SEWER SERVICE LINE |
| | BLOW-OFF ASSEMBLY | FM FM | SEWER FORCE MAIN |
| | SANITARY SEWER MANHOLE | G G G G | GAS LINE |
| | SEWER CLEAN-OUT | OU OU | OVERHEAD UTILITY |
| | SEWER FLOW DIRECTION ARROW | UE UE | UNDERGROUND ELECTRIC |
| | YARD LIGHTS | T T T T | TELEPHONE |
| | LIGHT POLE | | EASEMENT LINE |
| | POWER POLE | | |




## NOTES:

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INDEX MAP
1"=2000'

## GENERAL NOTES:

1. ALL CONTRUCTION ON THIS PROJECT TO BE IN ACCORDANCE WITH THE CURRENT TOWN OF ROLESVILLE, WAKE COUNTY, CITY OF RALEIGH UTILITY DEPARTMENT, OR NCDOT STANDARDS AS APPLICABLE.
2. ALL RETAINING WALLS WILL DESIGNED BY OTHERS, BUT CONSTRUCTION DRAWINGS FOR THE SITE SHALL INCLUDE TOP AND BOTTOM OF WALL ELEVATIONS.
3. SITE CONSTRUCTION DRAWINGS WILL INCLUDE ALL DETAILED GRADING, STORM DRAINAGE STRUCTURES, PIPING AND MANAGEMENT FACILITIES TO ENSURE STORMWATER RUNOFF WILL NOT NEGATIVELY IMPACT ANY RESIDENTIAL LOTS OR AMENITIES ON THE SITE.
4. CONSTRUCTION OF THE TOWNHOME UNITS SHOWN ON THESE PLANS WILL BE INCLUDED IN THE OVERALL CONSTRUCTION OF THE SITE WHICH WILL BE SHOWN IN CONSTRUCTION DRAWING PACKAGE #2 AND #3.
5. ROADS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC ROW AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
6. ROADS BEING LABELED AS PRIVATE WILL BE DEDICATED AS PRIVATE AND BE MAINTAINED BY THE HOA.
7. GREENWAY EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC AND BE MAINTAINED BY THE TOWN OF ROLESVILLE.
8. SANITARY SEWER EASEMENTS BEING LABELED AS PUBLIC WILL BE DEDICATED AS PUBLIC EASEMENTS TO THE CITY OF RALEIGH.
9. MINIMUM GRADE OF ALL SWALES SHOWN ON THESE PLANS IS 2.00%.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


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CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
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| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

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| DATE | 10. 07. 2020 |

**SHEET**

**OVERALL UTILITY PLAN**

**C4.00**

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INDEX MAP
1"=2000'

DE STORM DRAINAGE EASEMENT

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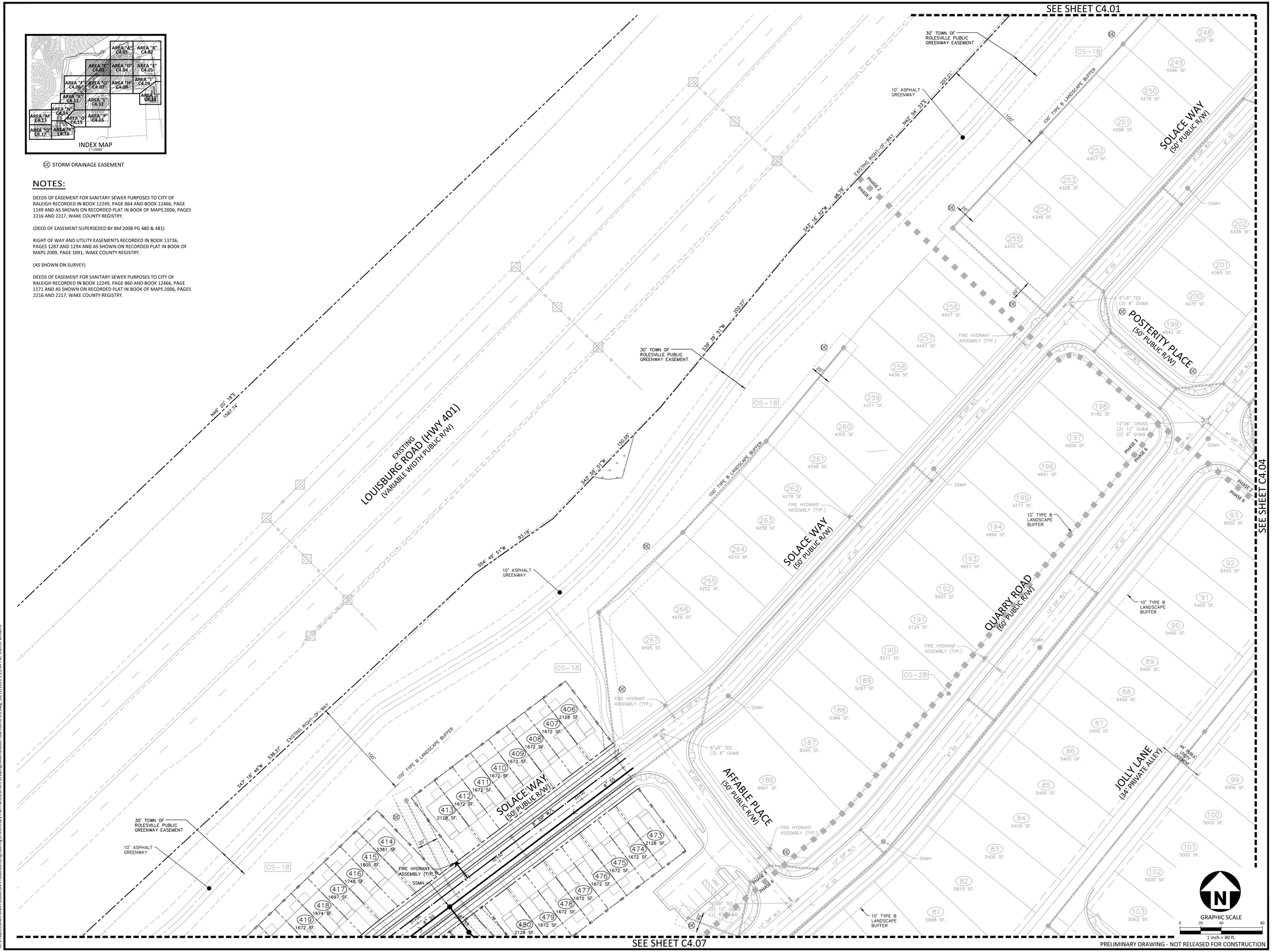


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WAKE COUNTY, NORTH CAROLINA

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

William T. O'Daniel
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| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

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| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

UTILITY PLAN
AREA "C"

# C4.03

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INDEX MAP
1"=2000'

DE STORM DRAINAGE EASEMENT

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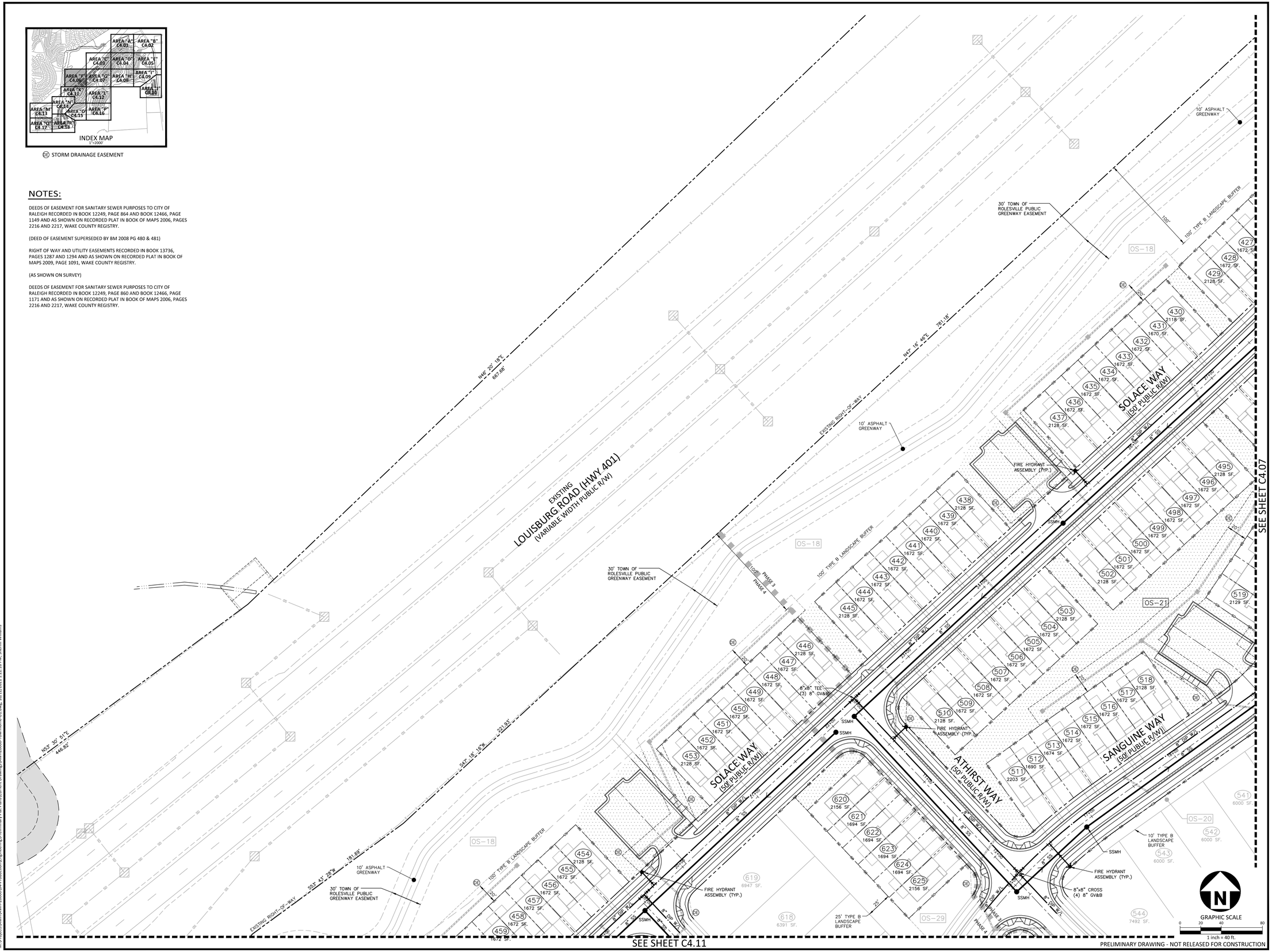


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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

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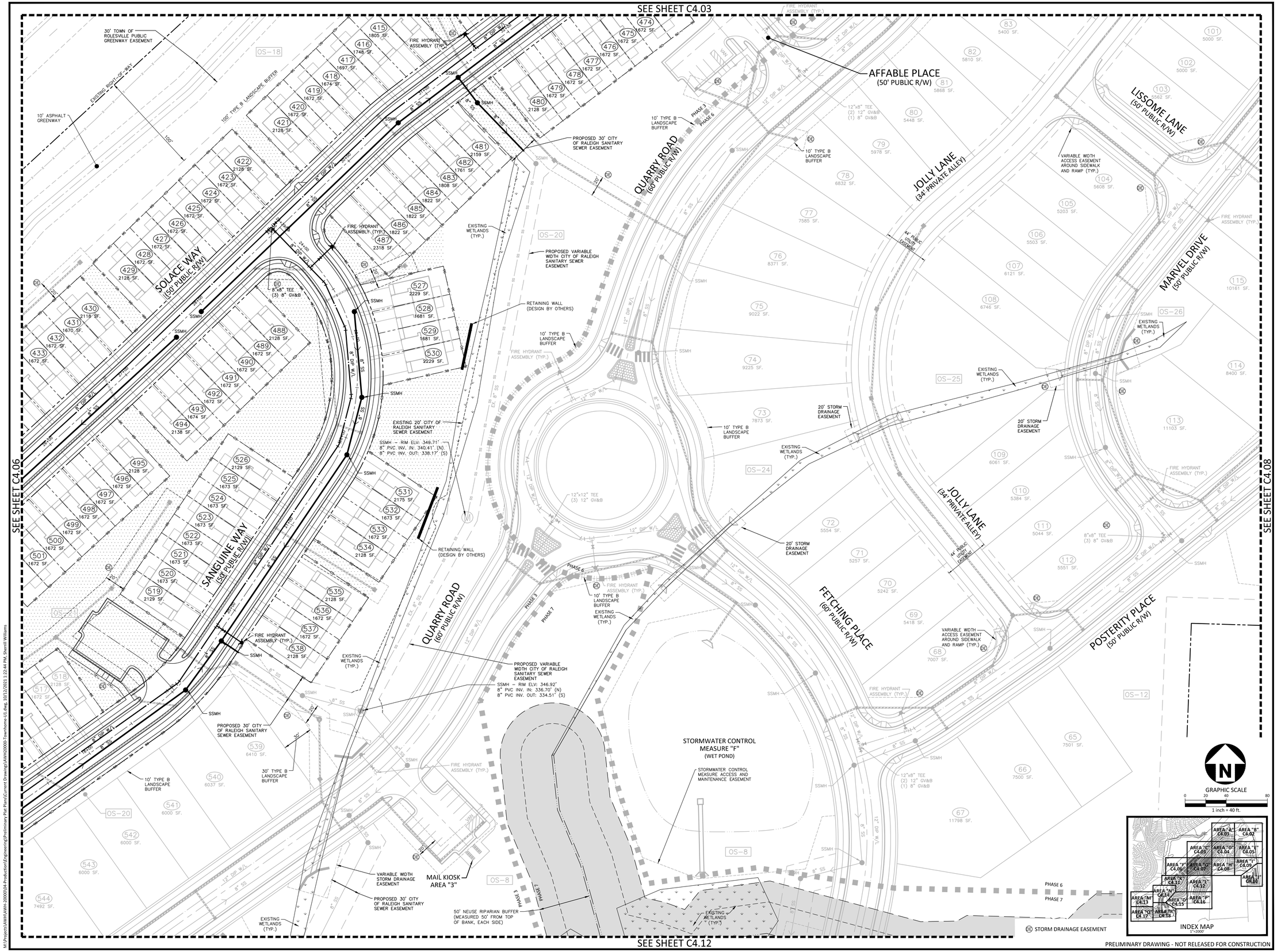
UTILITY PLAN
AREA "F"

# C4.06

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| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

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| DRAWN BY | . |
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**SHEET**

UTILITY PLAN
AREA "G"

# C4.07

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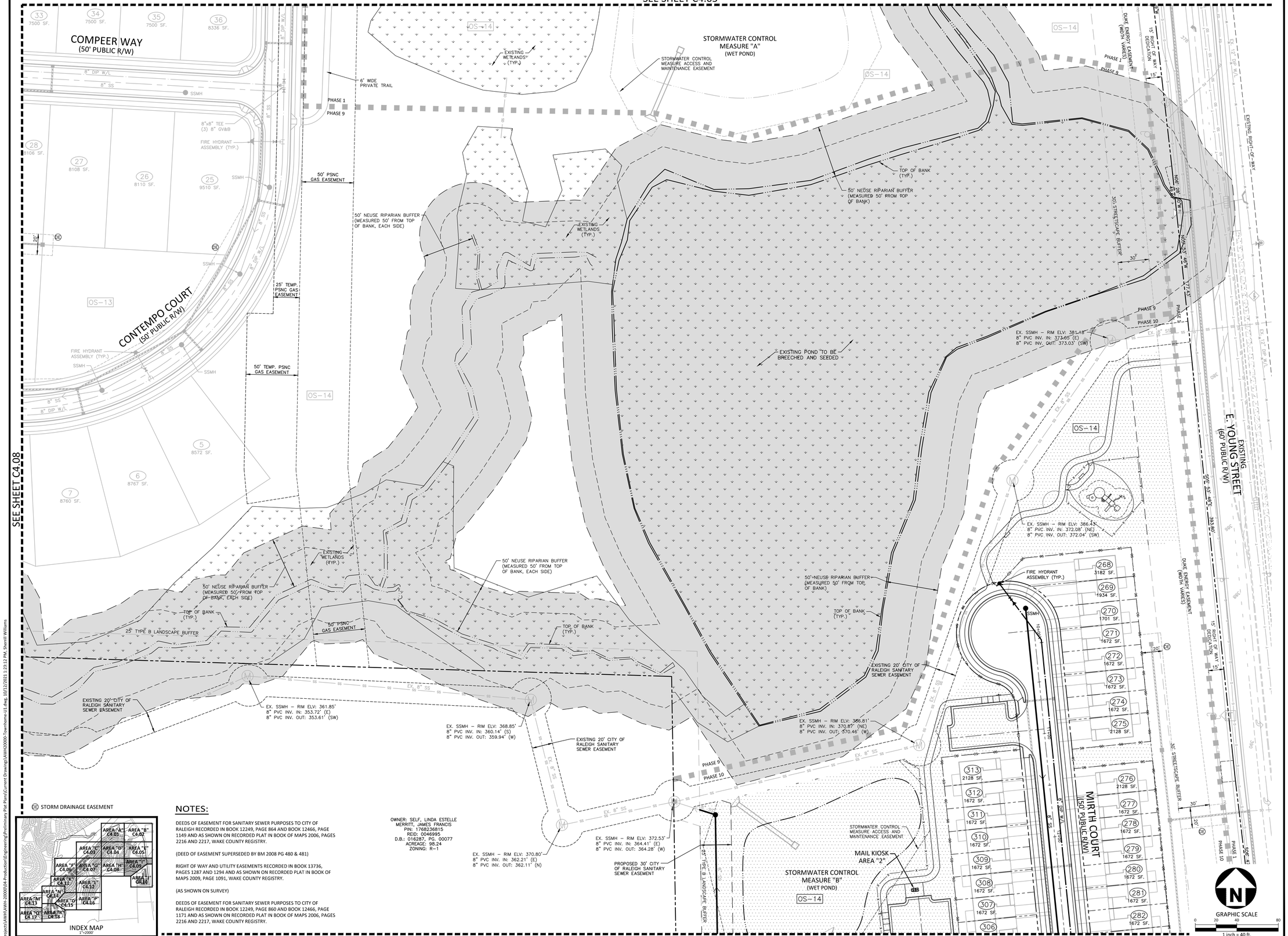


STORM DRAINAGE EASEMENT

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OWNER: SELF, LINDA ESTELLE
MERRITT, JAMES FRANCIS
PIN: 1768236815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1




INDEX MAP
1"=200'

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ASHTON WOODS

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# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

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**PLAN INFORMATION**

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**SHEET**

UTILITY PLAN
AREA "I"

# C4.09

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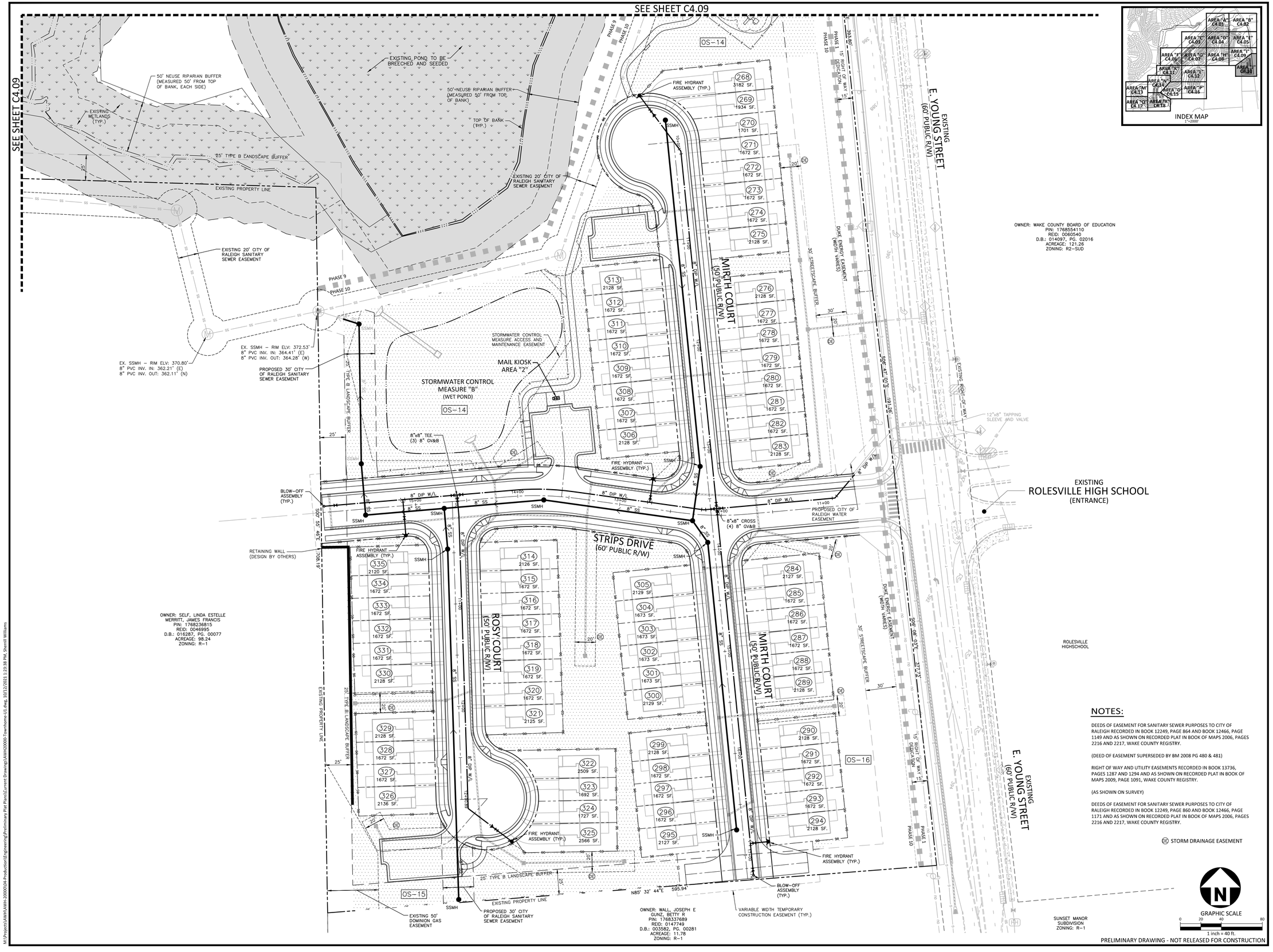


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DE STORM DRAINAGE EASEMENT


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ASHTON WOODS

# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN

EAST YOUNG STREET

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

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

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| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

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**UTILITY PLAN**
**AREA "J"**

# C4.10

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SEE SHEET C4.06

SEE SHEET C4.14

SEE SHEET C4.12

SEE SHEET C4.15

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

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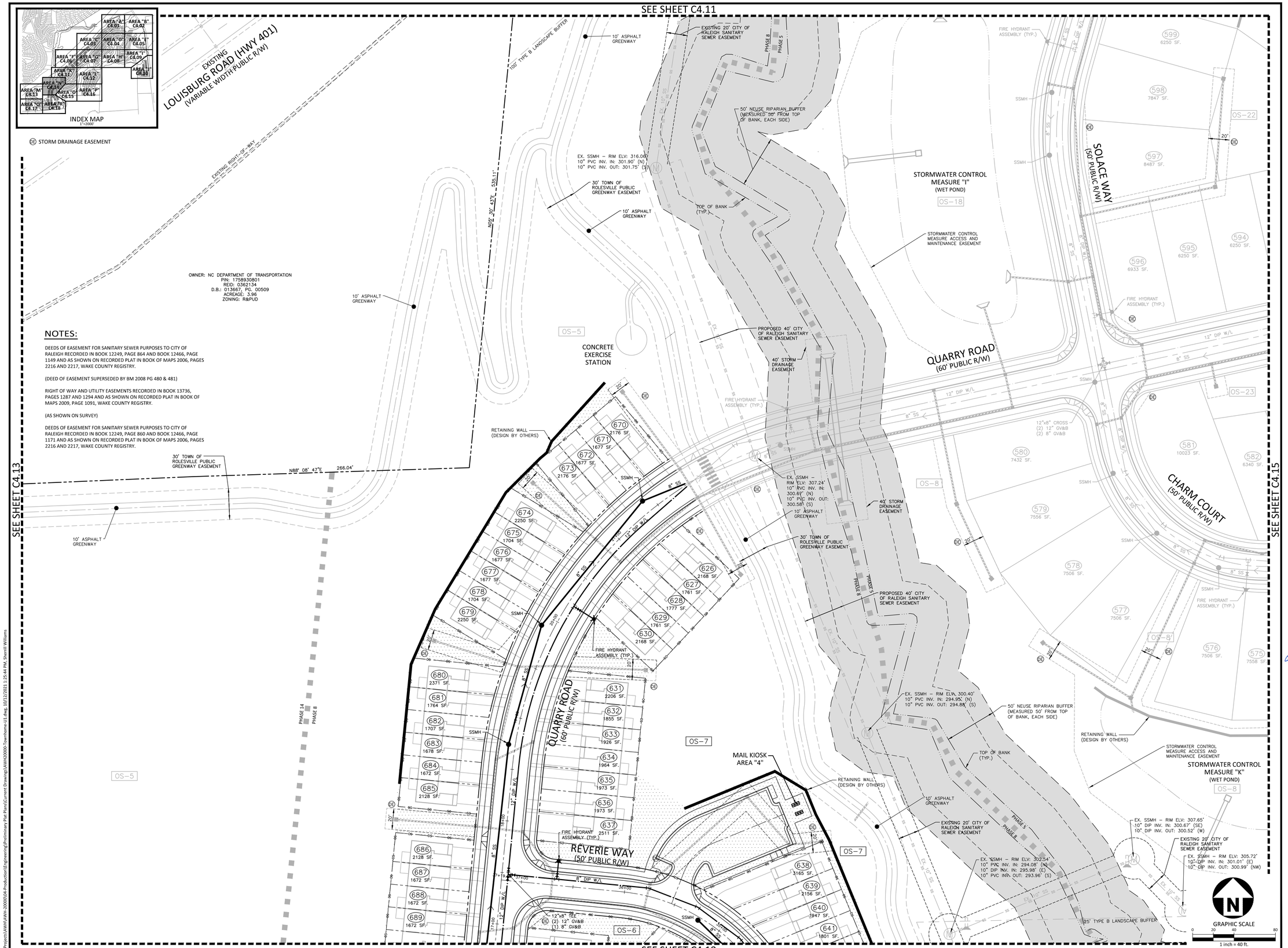
**SHEET**

UTILITY PLAN
AREA "K"

# C4.11

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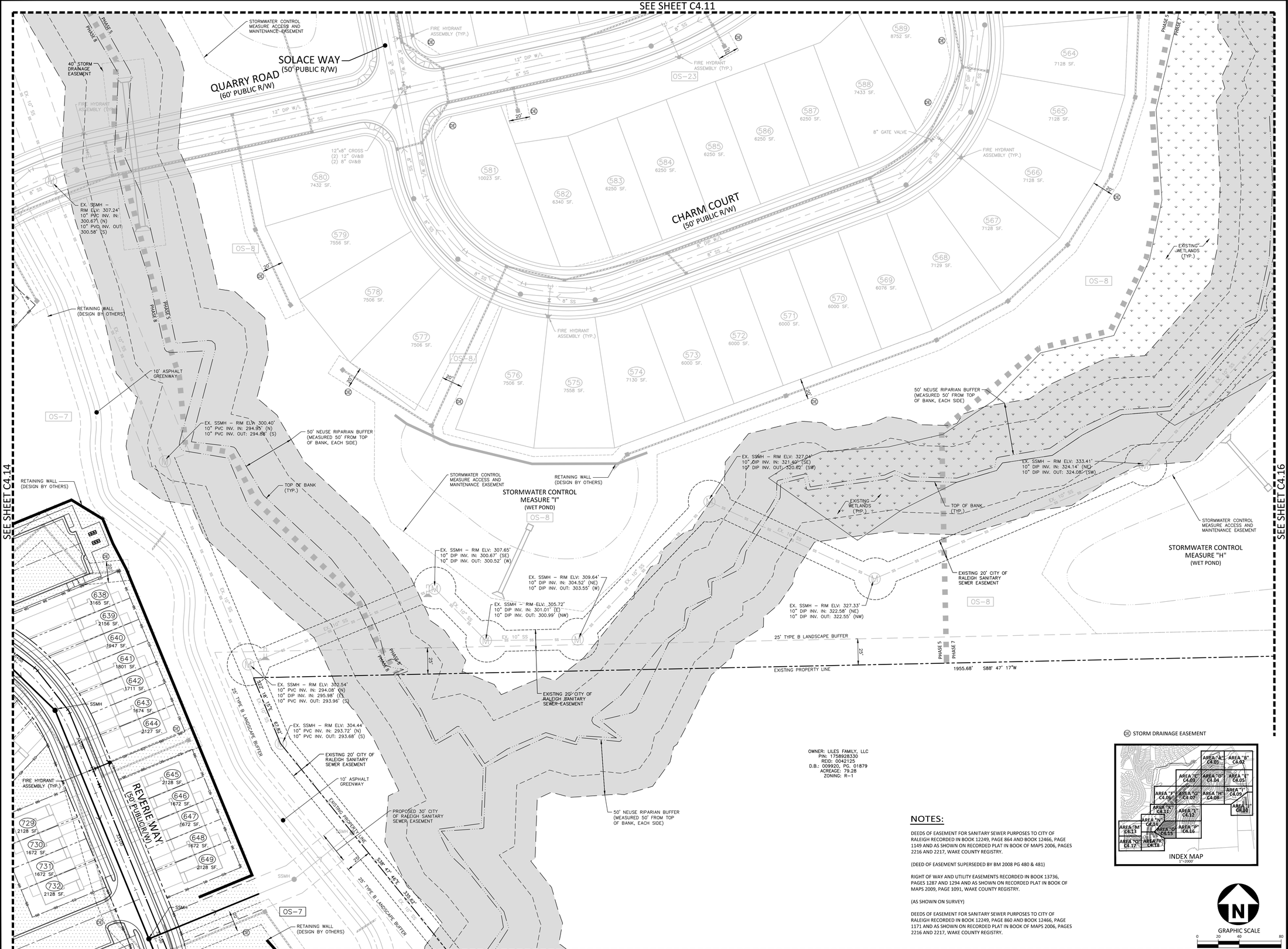
**SHEET**

UTILITY PLAN
AREA "N"

# C4.14

SEE SHEET C4.11




SEE SHEET C4.14

SEE SHEET C4.16

SEE SHEET C4.18

DE STORM DRAINAGE EASEMENT




INDEX MAP
1"=2000'

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RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13736, PAGES 1287 AND 1294 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2009, PAGE 1091, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
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RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
Oct 12 2021 2:33 PM
DocuSign

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | AWH-20000 |
| FILENAME | AWH20000-SOUTH-U1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

UTILITY PLAN
AREA "O"

# C4.15

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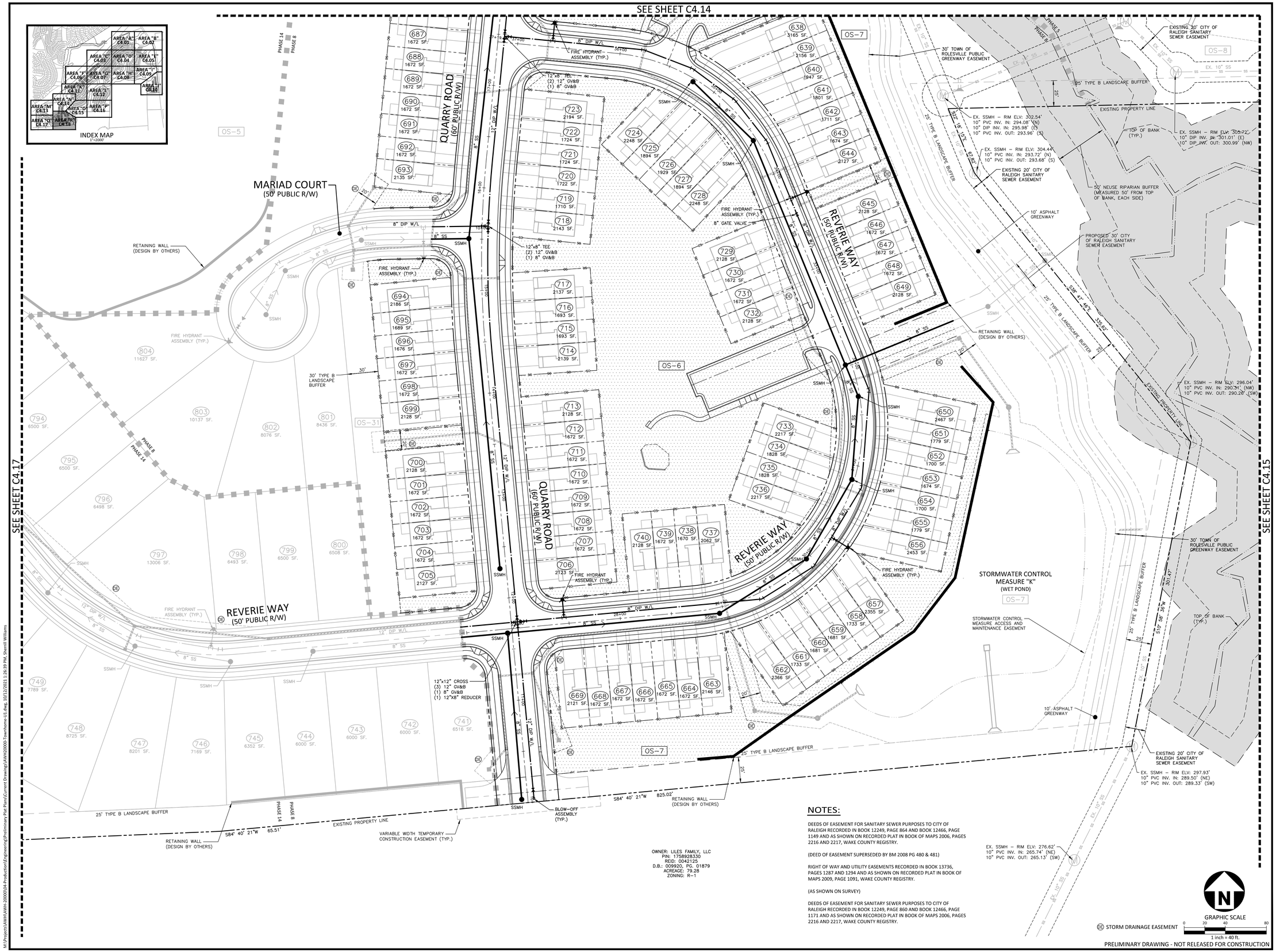


## NOTES:

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 864 AND BOOK 12466, PAGE 1149 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

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# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
Oct 12 2021 2:34 PM
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**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

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| FILENAME | AWH20000-SOUTH-U1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | 1"=40' |
| DATE | 10. 07. 2020 |

**SHEET**

UTILITY PLAN
AREA "R"

# C4.18

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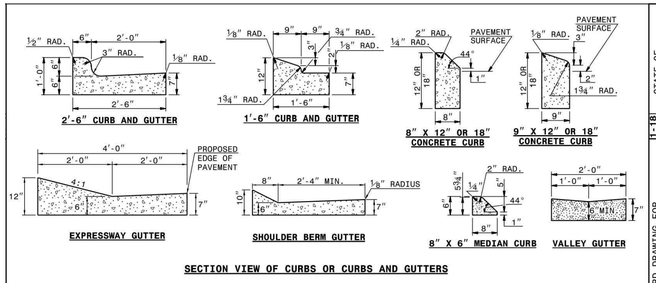
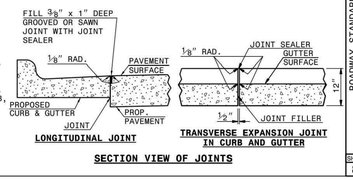



SECTION VIEW OF CURBS OR CURBS AND GUTTERS

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.




LONGITUDINAL JOINT

TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

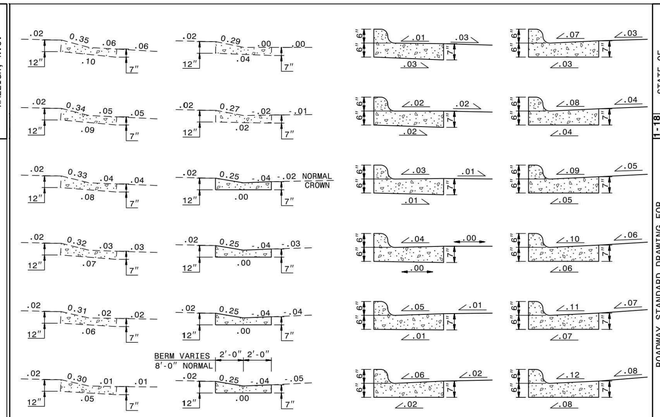
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 1 OF 3

**846.01**




SECTION VIEWS OF EXPRESSWAY GUTTER IN SUPER ELEVATION

SECTION VIEWS OF 2'-6" CURB AND GUTTER SUPERELEVATION RATES

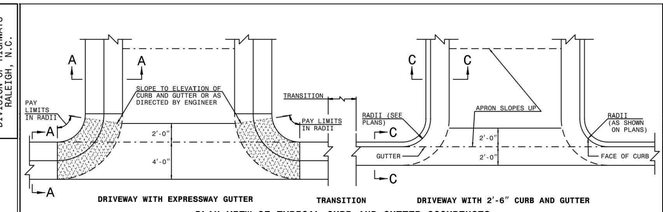
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

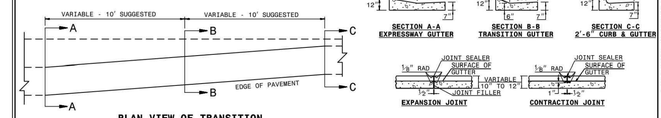
ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 2 OF 3

**846.01**




PLAN VIEW OF TYPICAL CURB AND GUTTER OCCURENCES




PLAN VIEW OF TRANSITION
EXPRESSWAY GUTTER TO 2'-6" CURB AND GUTTER

NOTES:
- IN THE TRANSITION FROM 4'-0" CONCRETE EXPRESSWAY GUTTER TO 2'-6" CONCRETE CURB AND GUTTER, PLACE ½" EXPANSION JOINTS AT 20' INTERVALS.
- PLACE GROOVE JOINTS 1" DEEP AT 12'-6" INTERVALS BETWEEN EXPANSION JOINTS.
- FILL AND SEAL THE TOP ½" OF THE EXPANSION JOINTS AND 1" OF CONTRACTION JOINTS WITH APPROVED JOINT SEALING COMPOUND.

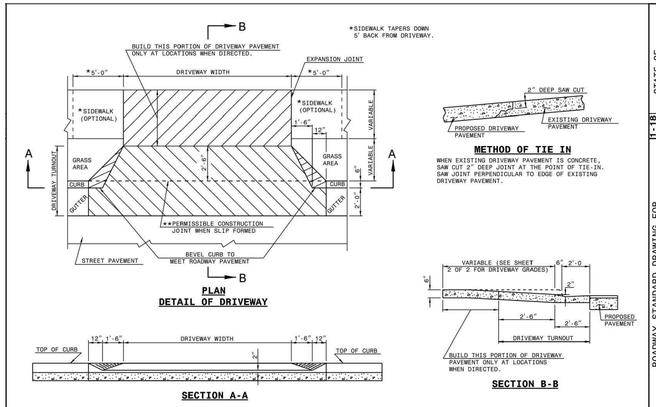
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR **CONCRETE CURB, GUTTER AND CURB & GUTTER**

SHEET 3 OF 3

**846.01**




PLAN
DETAIL OF DRIVEWAY

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.

SECTION A-A

SECTION B-B

GENERAL NOTES:
** NO CONSTRUCTION JOINT WILL BE PERMITTED IF FORMS ARE USED TO CAST DRIVEWAY. SLIP FORMING OF CURB AND GUTTER PERMITS THE USE OF CONSTRUCTION JOINT.

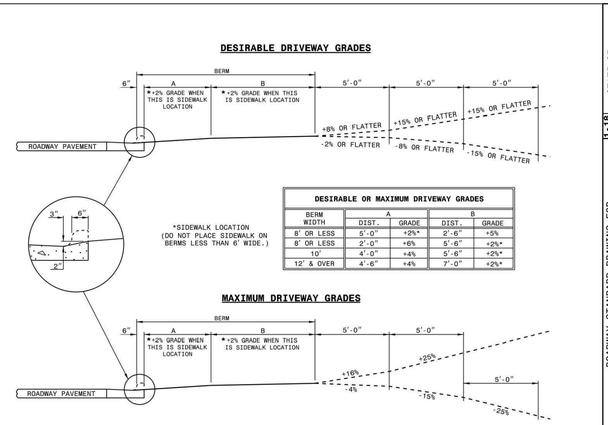
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR **DRIVEWAY TURNOUT** DROP CURB TYPE

SHEET 1 OF 3

**848.03**




| 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%* |

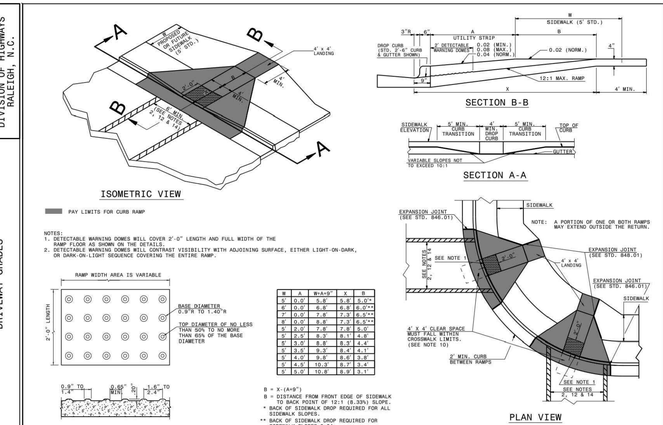
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR **DRIVEWAY TURNOUT** DRIVEWAY GRADES

SHEET 2 OF 3

**848.03**




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

| W | A | B=A+9" | X | B |
|---|---|---|---|---|
| 5' | 0.0' | 5.8' | 5.8' | 5.0'* |
| 6' | 0.0' | 6.8' | 6.8' | 6.0'* |
| 7' | 0.0' | 7.8' | 7.3' | 6.5'** |
| 8' | 0.0' | 8.8' | 7.3' | 6.5'** |
| 4' | 3.0' | 7.8' | 7.8' | 5.0' |
| 5' | 3.0' | 8.8' | 8.1' | 5.0' |
| 6' | 3.0' | 9.8' | 8.3' | 4.0' |
| 5' | 3.0' | 9.3' | 8.4' | 4.1' |
| 5' | 4.0' | 9.8' | 8.4' | 3.0' |
| 5' | 4.0' | 10.3' | 8.7' | 3.4' |
| 6' | 5.0' | 10.8' | 8.8' | 3.1' |

B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.

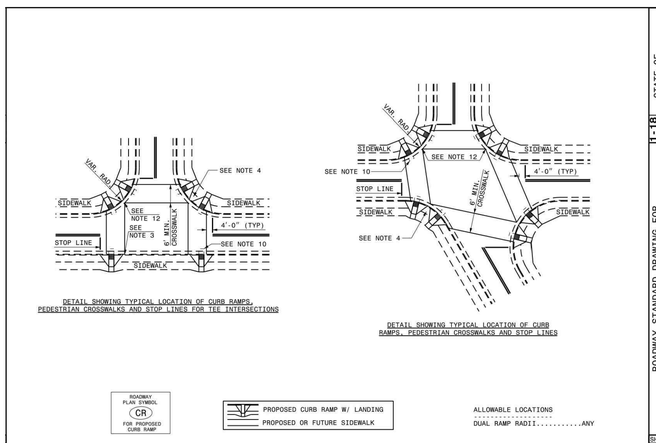
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PROPOSED CURB AND GUTTER

SHEET 1 OF 3

**848.05**




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

1-18

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PROPOSED CURB AND GUTTER

SHEET 2 OF 3

**848.05**

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' BACK OF A 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 LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
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 THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A 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. 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. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

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

1-18

ROADWAY STANDARD DRAWING FOR **CURB RAMPS** NOTES

SHEET 3 OF 3

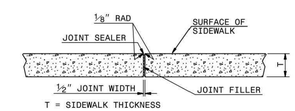
**848.05**

NOTES:

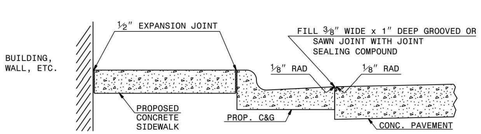
CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

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.




TRANSVERSE EXPANSION JOINT IN SIDEWALK




DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

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

1-18

ROADWAY STANDARD DRAWING FOR **CONCRETE SIDEWALK**

SHEET 1 OF 1

**848.01**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ASHTON WOODS

# THE POINT
## PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
Oct 12 2021 2:34 PM
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**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
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| FILENAME | AWH20000-South-D1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | N/A |
| DATE | 10. 07. 2020 |

**SHEET**

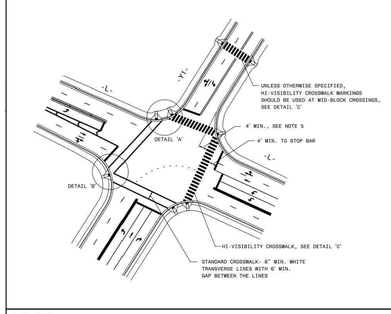
**SITE DETAILS**

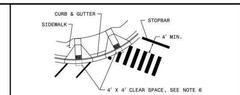
**C8.00**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

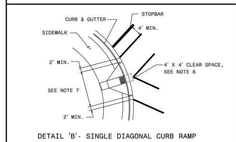
M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-Townhome-D1.dwg, 10/12/2021 12:50:01 PM, Sherrill Williams

## CROSSWALK PLACEMENT GUIDANCE

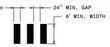



DETAIL 'A'- DUAL CURB RAMPS




DETAIL 'B'- SINGLE DIAGONAL CURB RAMP




DETAIL 'C'- HI-VISIBILITY CROSSWALK

GENERAL NOTES:

1- USE THE DETAILS ABOVE AND THE FOLLOWING NOTES FOR GUIDANCE IN PLACING CROSSWALK MARKINGS. REFER TO NCDOT ROADWAY STANDARD DRAWINGS, MUTCD AND ADA STANDARDS FOR ADDITIONAL GUIDANCE.

2- THE LOCATION AND TYPE OF CROSSWALK MARKINGS SHOWN ON THE ABOVE DETAILS ARE FOR REFERENCE ONLY. LOCATE CROSSWALK MARKINGS AS SHOWN ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER. THE CROSSWALK MARKING TYPE, STANDARD OR HI-VISIBILITY, SHALL BE INSTALLED AS SPECIFIED ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER.

3- THE STANDARD CROSSWALK IS TWO WHITE 8" WIN. TRANSVERSE LINES WITH A 6' MIN. GAP BETWEEN THE LINES. THE HI-VISIBILITY CROSSWALK IS WHITE 24" MAX. WIDE LONGITUDINAL LINES WITH 24" MIN. GAPS BETWEEN LINES, SEE DETAIL 'C'. HI-VISIBILITY CROSSWALKS SHOULD BE A MINIMUM OF 6' WIDE. CURB RAMPS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARES.

4- STOP BARS SHOULD BE PLACED A 4' MIN. IN ADVANCE OF NEAREST CROSSWALK LINE.

5- SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.

6- BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' X 4' MIN. SHALL BE PROVIDED WITHIN THE MARKINGS.

7- SINGLE DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 2' MIN. LONG LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING, SEE DETAIL 'B'.

8- CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR DETAILS OR A SPECIAL DESIGN.

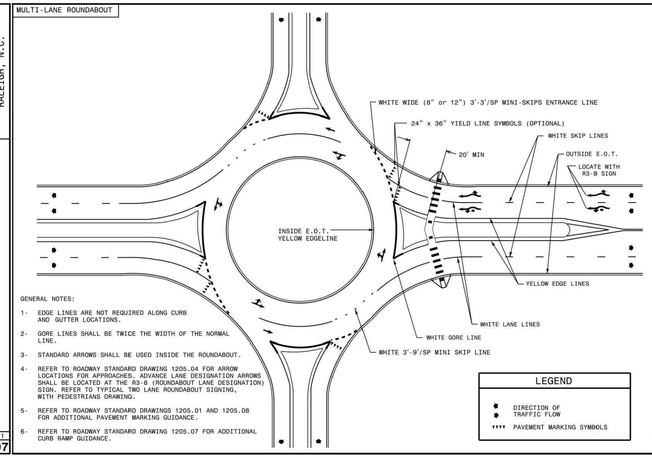
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
**PAVEMENT MARKINGS**
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
**1205.07**

## MULTI-LANE ROUNDABOUT




GENERAL NOTES:

1- EDGE LINES ARE NOT REQUIRED ALONG CURB AND GUTTER LOCATIONS.

2- GORE LINES SHALL BE TWICE THE WIDTH OF THE NORMAL LINE.

3- STANDARD ARROWS SHALL BE USED INSIDE THE ROUNDABOUT.

4- REFER TO ROADWAY STANDARD DRAWING 1205.04 FOR ARROW LOCATIONS FOR APPROACHES. ADVANCE LANE DESIGNATION ARROWS SHALL BE LOCATED AT THE R3-8 (ROUNDABOUT LANE DESIGNATION) SIGN. REFER TO TYPICAL TWO LANE ROUNDABOUT SIGNING, WITH PEDESTRIANS DRAWING.

5- REFER TO ROADWAY STANDARD DRAWINGS 1205.01 AND 1205.08 FOR ADDITIONAL PAVEMENT MARKING GUIDANCE.

6- REFER TO ROADWAY STANDARD DRAWING 1205.07 FOR ADDITIONAL CURB RAMP GUIDANCE.

LEGEND

- DIRECTION OF TRAFFIC FLOW
- PAVEMENT MARKING SYMBOLS

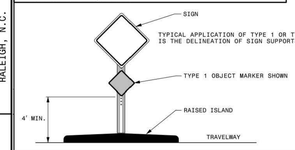
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

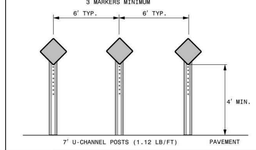
ROADWAY STANDARD DRAWING FOR
**PAVEMENT MARKINGS**
ROUNDABOUTS

SHEET 2 OF 2
**1205.14**

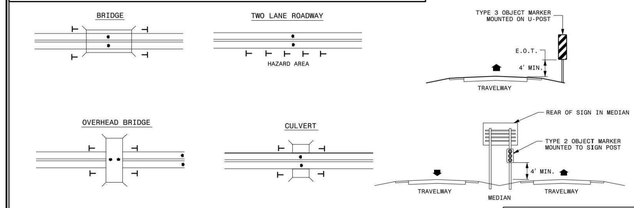
## TYPE 1 OR TYPE 3 MARKERS FOR OBSTRUCTIONS WITHIN THE ROADWAY




## TYPE 4 MARKERS FOR END OF ROADWAY




## TYPE 2 OR TYPE 3 MARKERS FOR OBSTRUCTIONS ADJACENT TO THE ROADWAY




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.

LEGEND

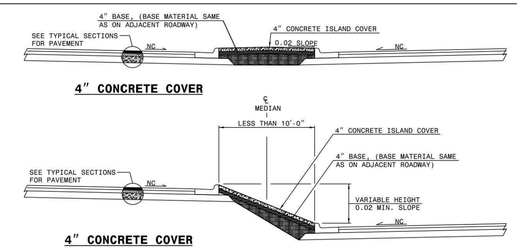
- OBJECT MARKER
- DIRECTION OF TRAFFIC FLOW

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

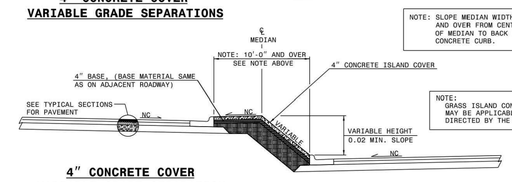
1-18

ROADWAY STANDARD DRAWING FOR
**OBJECT MARKERS**
INSTALLATION

SHEET 1 OF 1
**1264.02**

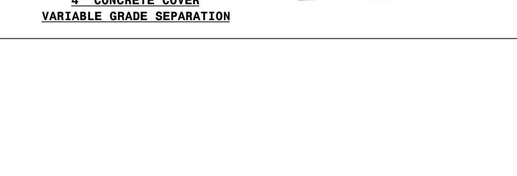



**4" CONCRETE COVER**




**4" CONCRETE COVER**
**VARIABLE GRADE SEPARATIONS**

NOTE: SLOPE MEDIAN WIDTHS 10'-0" AND OVER FROM CENTERLINE OF MEDIAN TO BACK OF EACH CONCRETE CURB.




NOTE:
GRASS ISLAND CONSTRUCTION MAY BE APPLICABLE AS DIRECTED BY THE ENGINEER.

**4" CONCRETE COVER**
**VARIABLE GRADE SEPARATION**

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

1-18

ROADWAY STANDARD DRAWING FOR
**MEDIAN CONSTRUCTION**
WITH CURB AND GUTTER

SHEET 1 OF 1
**852.10**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ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT
# PHASES 1-10 AND 14
# TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

Todd O'Daniel
Oct 12 2021 2:34 PM
DocuSign

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | AWH-20000 |
| FILENAME | AWH20000-South-D1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | N/A |
| DATE | 10. 07. 2020 |

**SHEET**

**SITE DETAILS**

# C8.01

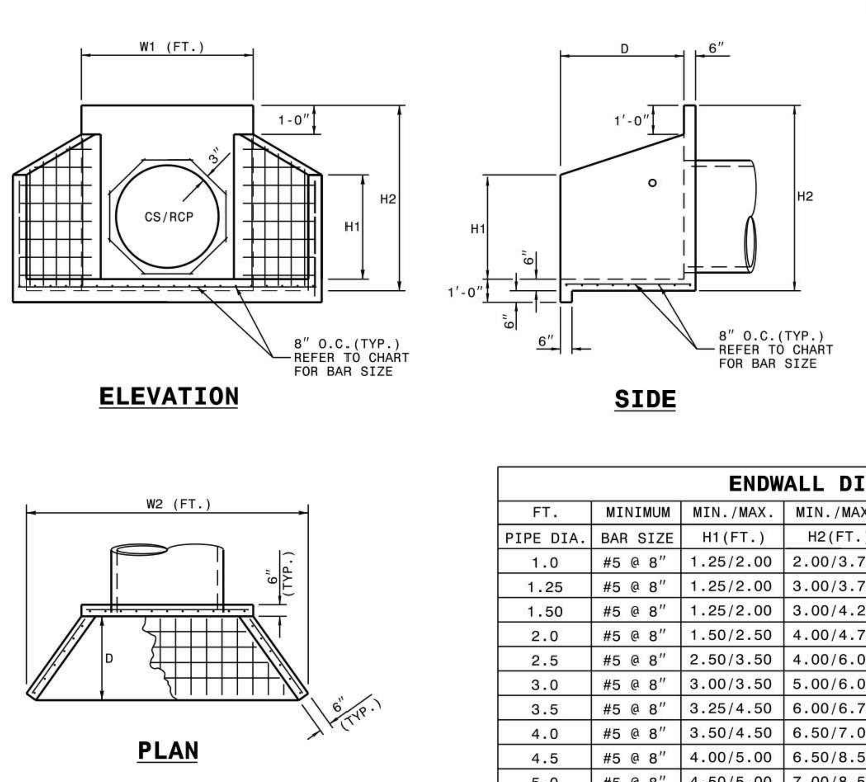
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-Townhome-D1.dwg, 10/12/2021 12:50:21 PM, Sherrill Williams

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 |

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
**PRECAST CONCRETE ENDWALL**
FOR SINGLE 12" THRU 72" PIPE - 90° SKEW
SHEET 1 OF 1
**838.80**

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.

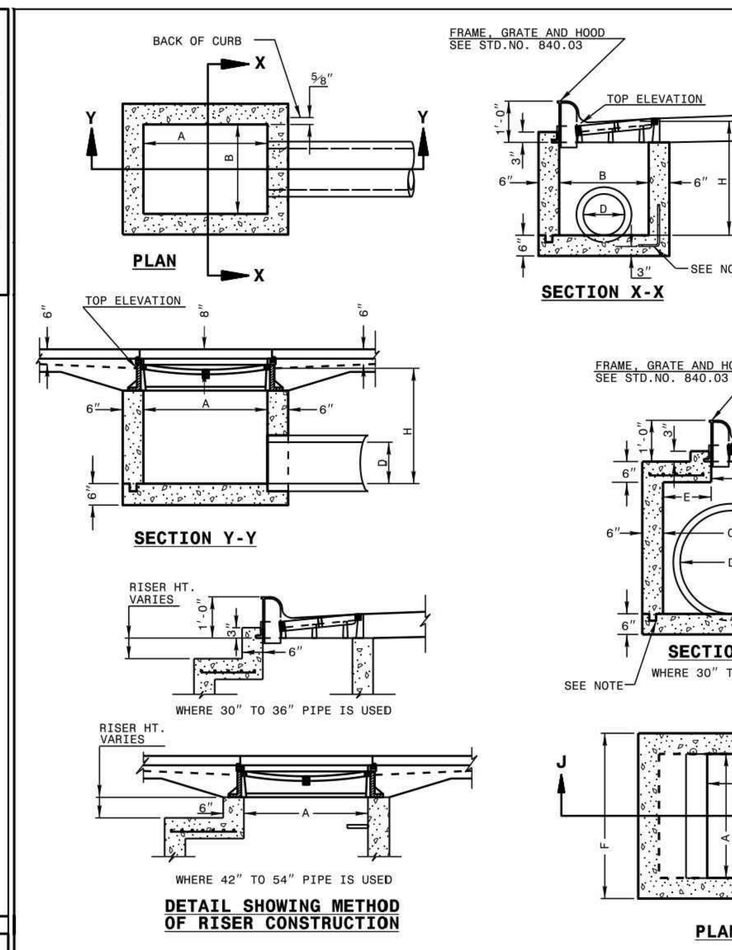
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

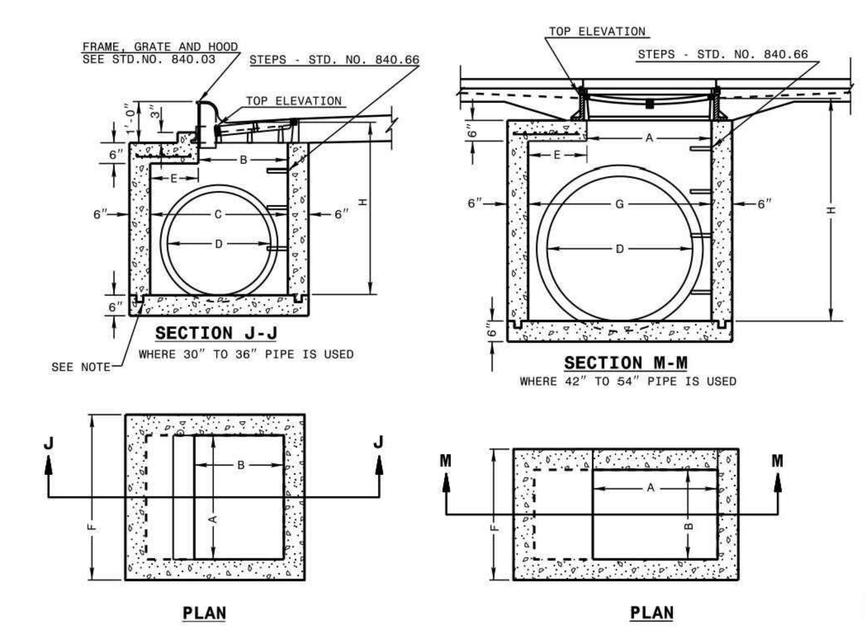
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

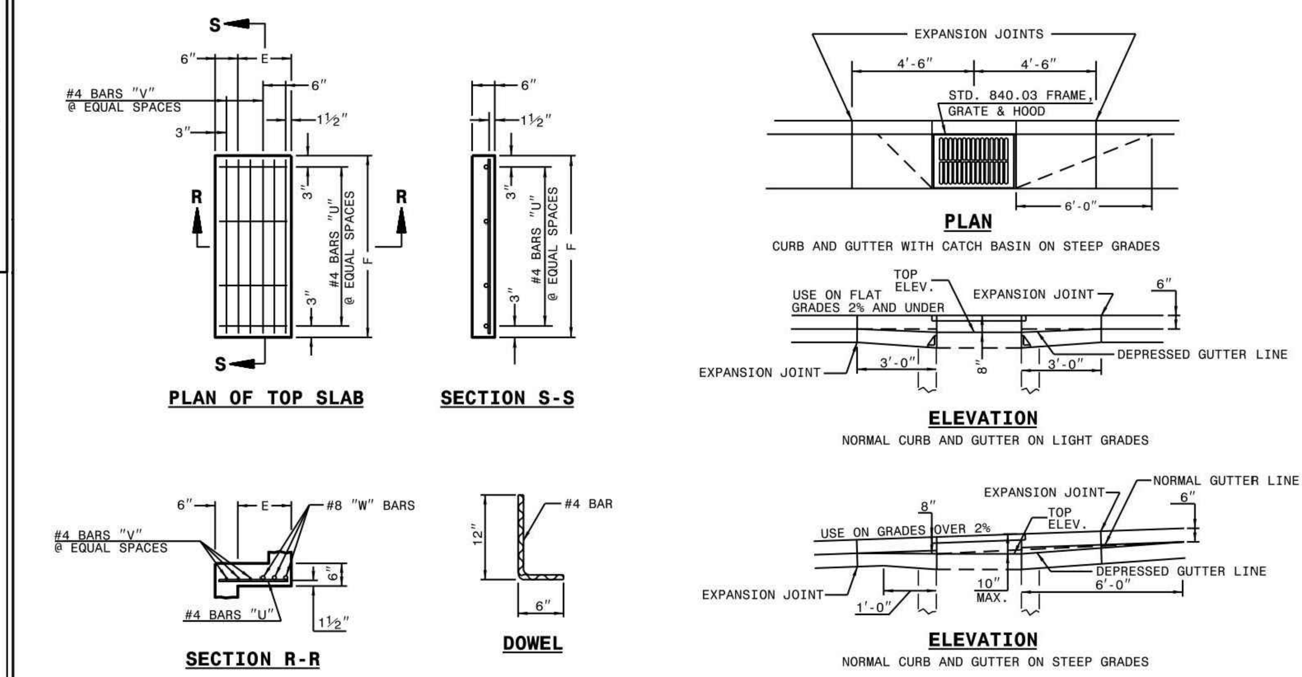
CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.




STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
**CONCRETE CATCH BASIN**
12" THRU 54" PIPE
SHEET 1 OF 2
**840.02**



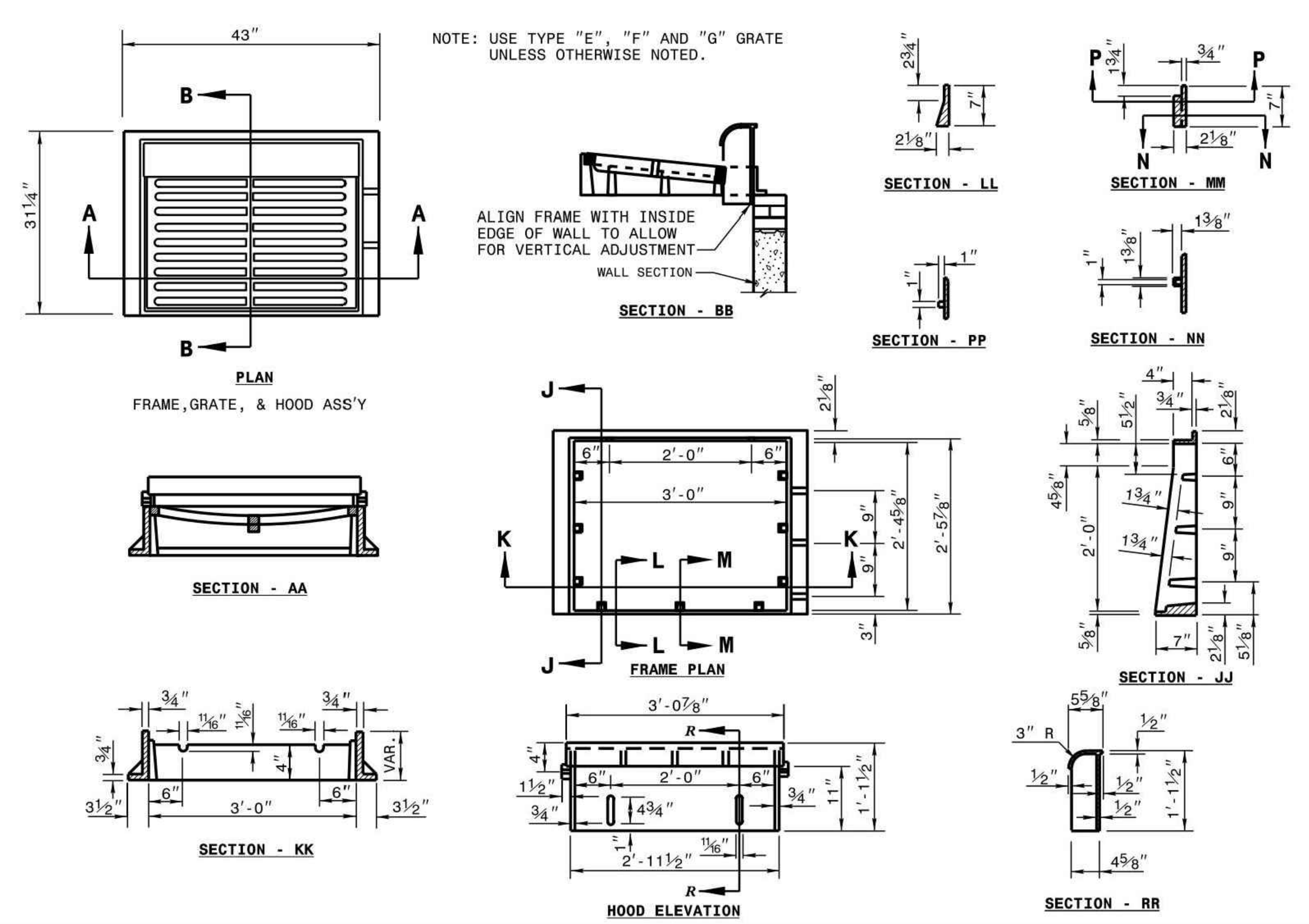

MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

| DIMENSIONS OF BOX AND PIPE | | | | | | COVER DIMENSION | | BARS-U | | BARS-V | | BARS-W | | TOTAL LBS. | CU.YDS. CONC. IN BOX | | | DEDUCTIONS ONE PIPE | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PIPE | SPAN | WIDTH | WIDTH | SPAN | MIN. HEIGHT | | | | | | | | | | 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 |

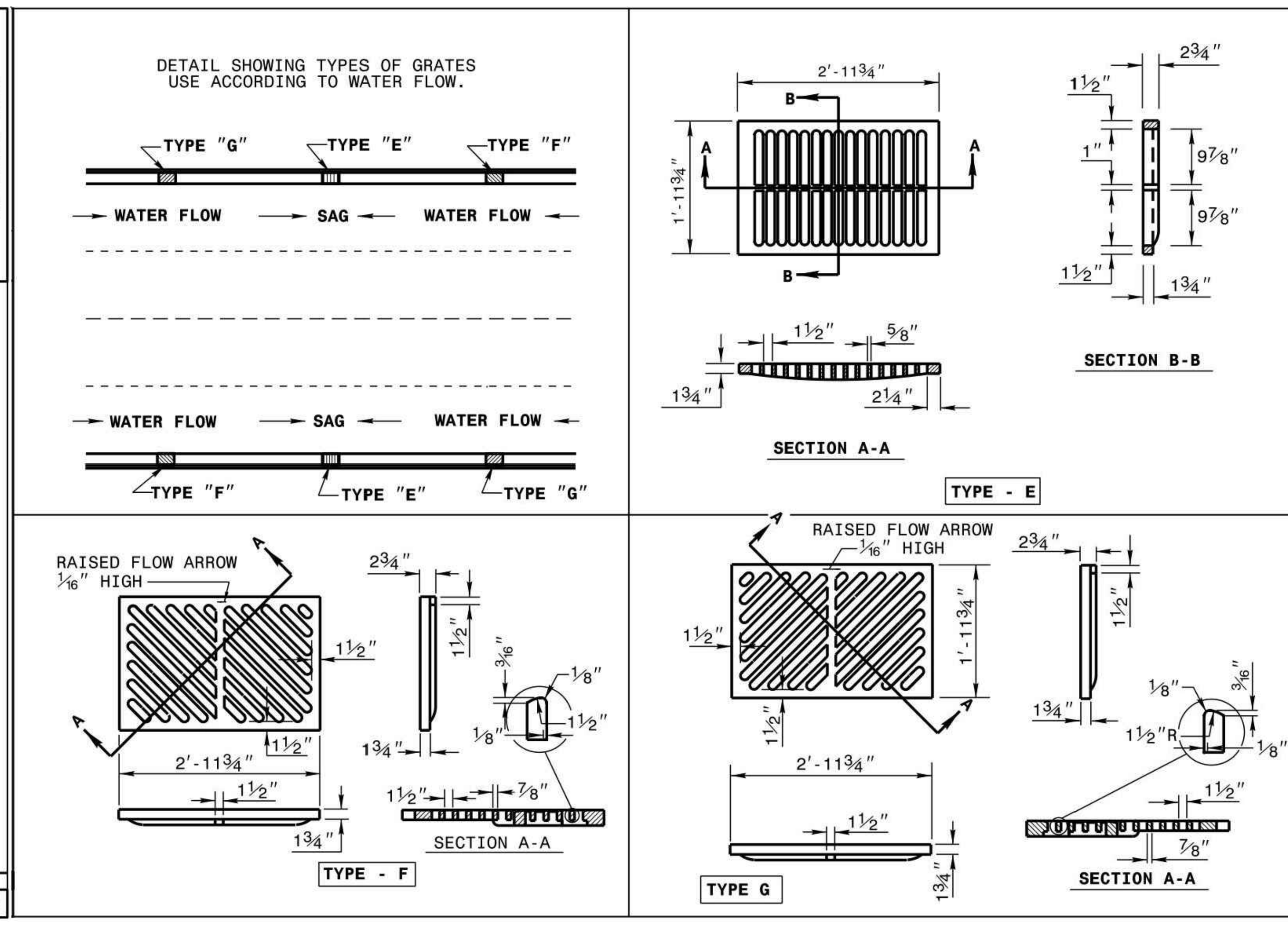
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
**CONCRETE CATCH BASIN**
12" THRU 54" PIPE
SHEET 2 OF 2
**840.02**

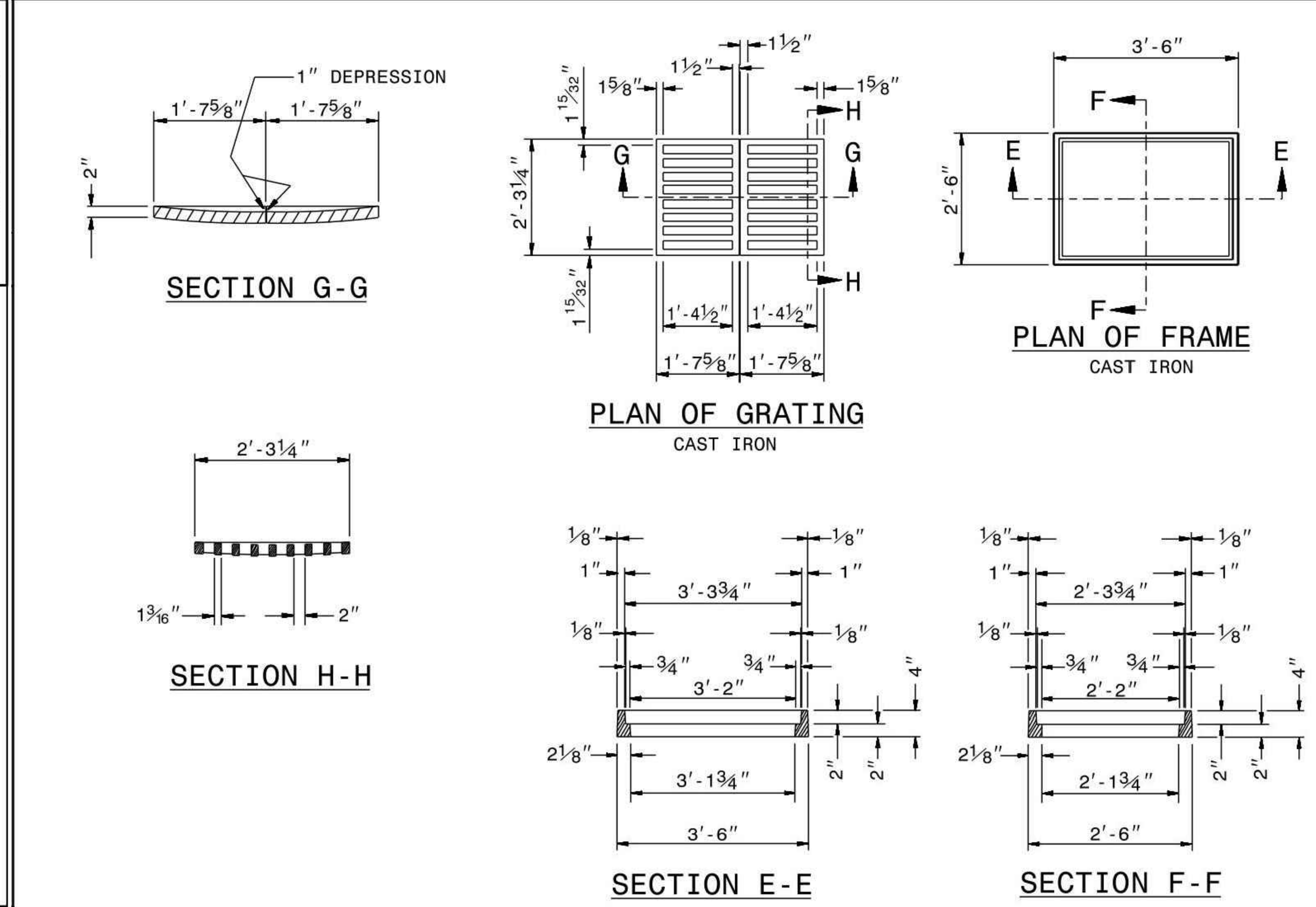
NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.




STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
**FRAME, GRATES, AND HOOD**
FOR USE ON STANDARD CATCH BASIN
SHEET 1 OF 2
**840.03**




STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
**FRAME, GRATES, AND HOOD**
FOR USE ON STANDARD CATCH BASIN
SHEET 2 OF 2
**840.03**




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**

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.

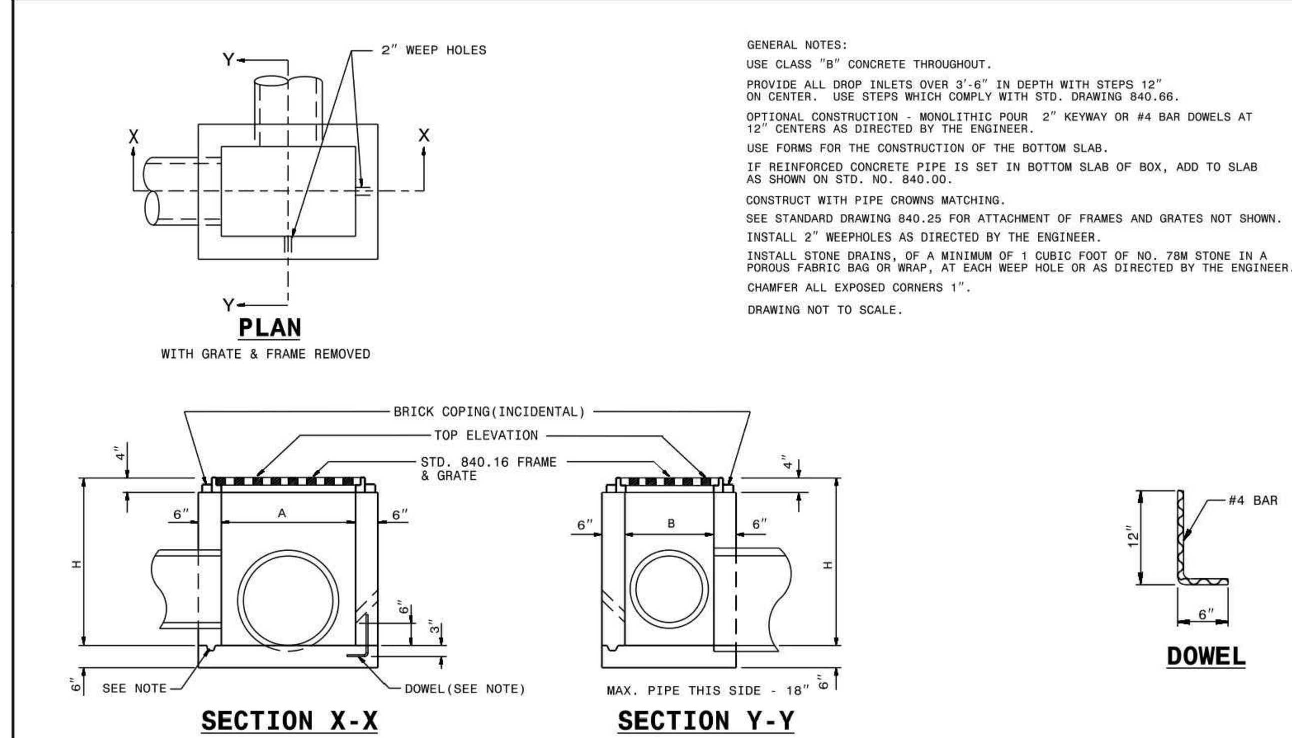
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

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 |

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
**CONCRETE DROP INLET**
12" THRU 30" PIPE
SHEET 1 OF 1
**840.14**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fax 919. 361. 2269
license number: C-0293, C-187

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**CLIENT**

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5711 SIX FORKS ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 232. 3695
CONTACT: BOB MISHLER

ASHTON WOODS

# THE POINT PHASES 1-10 AND 14 TOWNHOME AREAS ONLY

SITE PLAN
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL
W. T. O'Daniel
Todd O'Daniel
Oct 12 2021 2:35 PM
DocuSign

**REVISIONS**

| NO. | DATE | |
|---|---|---|
| 1 | 12. 11. 2020 | REV PER TOWN COMMENTS |
| 2 | 10. 12. 2021 | REV PER TOWN COMMENTS |

**PLAN INFORMATION**

| | |
|---|---|
| PROJECT NO. | AWH-20000 |
| FILENAME | AWH20000-South-D1 |
| CHECKED BY | . |
| DRAWN BY | . |
| SCALE | N/A |
| DATE | 10. 07. 2020 |

**SHEET**

**STORM DRAINAGE DETAILS**

**C8.02**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-Townhome-D1.dwg, 10/12/2021 12:50:34 PM, Sherrill Williams