Memorandum

To: Mayor and Town Board of Commissioners
From: Michael Elabarger, Senior Planner
Date: January 27, 2022
Re: Site Plan SP 20-04

Case SP 20-04, The Point South, Townhomes; A Site Plan review application by Ashton Woods Homes-Raleigh for 319 residential townhomes in three separate locations within an approximately 316-acre site, currently being Wake County PIN # 1768254698, 1768043342, 1768347557, and 1758839170. Per UDO Section 3.6.2, an Evidentiary Quasi-Judicial public hearing shall be held by the Town Board of Commissioners prior to approval of an application for Site Plan.

Background

Applicant and Property Owner
Property Owner – Ashton Raleigh Residential, LLC
Developer – Ashton Woods Homes - Raleigh
Applicant/Contact – Mike Sanchez, McAdams Company

Request
A request for a Site Plan approval for construction of 319 residential townhouse dwelling units located in three areas across a 316-acre development. The overall property is zoned (per the Unified Development Ordinance, UDO) the Residential and Planned Unit Development District (R&PUD), with the areas planned for Townhome development being in R-3 sections as described in UDO Section 6.2./6.2.3. The Site Plan is following the approved The Point PUD Master Plan for SUP 18-09 for residential townhouse development. The proposed Site Plan meets all the provisions of the UDO with proposed public streets, off-street visitor and mail kiosk parking, required off-street parking for each residential unit and the minimum required spacing between townhouse unit's driveways. The Site Plan also shows the required open space and nearby amenities.

Rolesville Comprehensive Plan
The Future Land Use Map, adopted with the 2017 Comprehensive Plan, classifies these parcels for mixed use neighborhood use.

Rolesville Community Transportation Plan
Access to the Townhome sites is via public right-of-ways approved via Special Use Permit SUP 18-09 and Preliminary Subdivision Plat PR 20-01 for Phases 1-10 and 14. Townhomes are approved within Phases 3, 8, and 10 as shown in Attachments 3 & 5. Quarry Road through the overall development primarily serves the Phase 3 and 8 townhome areas, while the Phase 10 townhome area takes primary access (Strips Drive intersection with) East Young Street

Technical Review Committee and Planning Staff Recommendations.
The Technical Review Committee Staff reviewed the proposed Site Plan and determined that it is consistent with the approved Special Use Permit and Preliminary Subdivision Plat, and

complies with the UDO and other entities regulations and requirements as they relate to the scope of this Application. The TRC Staff recommends approval of the application.

In accordance with Section 3.6.2, Special Use Permit/Site Plan Findings of Fact

The following Findings, based on evidence and testimony received at a public hearing in accordance with procedures specified in [the Unified Development Ordinance], must be made by the Town Board in order to approve any Special Use Permit or any application for Site Plan:

(A) That the proposed development and/or use will not materially endanger the public health or safety;

(B) That the proposed development and/or use will not substantially injure the value of adjoining property;

(C) That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;

(D) That the proposed development and/or use will generally conform with the Comprehensive Plan and other official plans adopted by the Town;

(E) That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;

(F) That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;

(G) That the proposed development and use comply with all applicable requirements of this ordinance.

The Site Plan application and proposed Site Plan that is attached along with the testimony and evidence given at the public hearing can be used for determining the Findings of Fact.

Board Options

- Approve the Site Plan based on the evidence and testimony presented at the public hearing.
- Deny the Site Plan based on the evidence and testimony presented at the public hearing with stated reason(s) for denial.

Relationship to Current Budget/Goals

None

Recommended Action

Motion to approve public hearing Case SP 20-04, The Point South, Townhomes Site Plan with the evidence and testimony received at the hearing to be used for determining the findings of fact.

Attachments:

1. Application signed 2020-10-17
2. SP 20-04 Townhome Site Plan
3. Overall PUD Master Plan (approved via SUP 18-09)
4. PUD Master Plan Zoning sections (approved via SUP 18-09)
5. Overall Preliminary Plat & Phasing Plan (approved via PR 20-01)

ATTACHMENT 1 - SP 20-04

Case No._____

Date _____

Development Plan Review Application

Project/Development Name The Point - Townhomes

Application Type ☐ Sketch Plan ☑ Preliminary Plat

☐ Construction Drawings ☐ Final Plat

Contact Information

Property Owner Byrum Family LLC, Cameron + Beverly Shearon, The Donald F Williams Trust

Address 823 Amanda Drive, 4325 Galax Road, 617 Bakersdale City/State/Zip Matthews, NC 28104; Raleigh, NC 27612; Raleigh, NC 27604

Phone _____ Email bob.mishler@ashtonwoods.com

Developer Ashton Woods Homes - Raleigh

Contact Name Mr. Bob Mishler, Land Entitlement Manager

Address 5711 Six Forks Road, Suite 300 City/State/Zip Raleigh, NC 27609

Phone 919. 232. 3695 Email bob.mishler@ashtonwoods.com

Design Engineering Company McAdams Company

Contact Name Mike Sanchez

Address 2905 Meridian Parkway City/State/Zip Durham, NC 27713

Phone 919.361.5000 Email sanchez@mcadamsco.com

Property Information

Wake County PIN(s) 1768267208, 1768068057, 1768044257, 1758930017 Address 900 East Young Street, Rolesville, NC

Total Property Acreage 316.8ac Total Phases 3

Total Lots 319 Average Lot Size 1,857 sf

Smallest Lot Size 1,670 sf Largest Lot Size 3,182 sf

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature Bob Mishler Date 10/7/2020

ATTACHMENT 2
- SP 20-04

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.

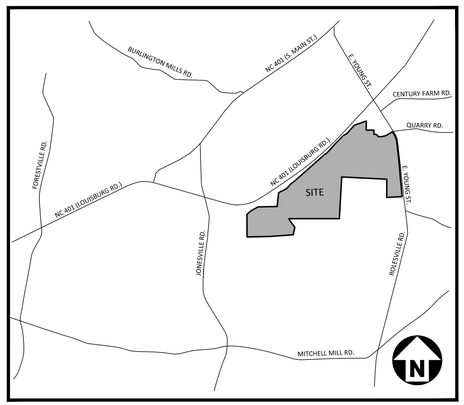
SURVEY BY:
BATEMAN CIVIL SURVEY COMPANY
2424 RELIANCE AVENUE, APEX, NC 27539

TOPOGRAPHIC DECEMBER 22, 2019
ALTA SURVEY DECEMBER 12, 2019

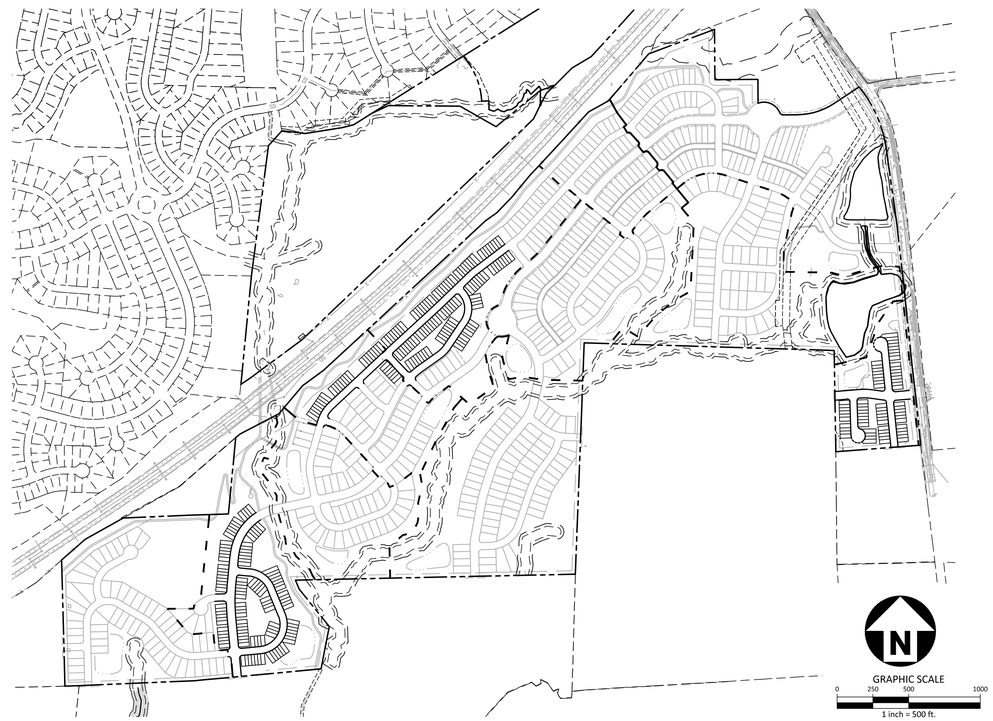
STEVEN P CARSON, PLS
NC LICENSE # 4752
919-577-1081

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"~~
~~C4.05 UTILITY PLAN - AREA "E"~~
C4.06 UTILITY PLAN - AREA "F"
C4.07 UTILITY PLAN - AREA "G"
~~C4.08 UTILITY PLAN - AREA "H"~~
C4.09 UTILITY PLAN - AREA "I"
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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

McADAMS
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Durham, NC 27713

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

www.mcadamsco.com

CONTACT

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CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
5711 SIX FORKS ROAD, SUITE 300
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

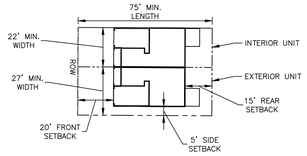
SITE PLAN FOR:
THE POINT
PHASES 1-10 AND 14
TOWNHOME AREAS ONLY
EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AWH-20000

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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)

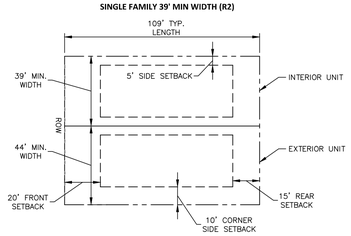


UNITS:
268–335
406–469, 473–538
620–740

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)

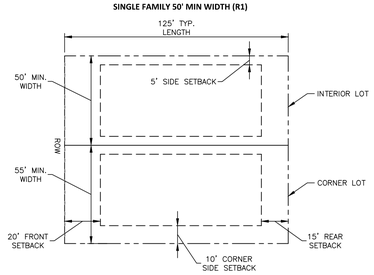


UNITS:
67–112
123–185
227–266

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

MIN LOT AREA: 4,250 SF

SINGLE FAMILY 50' MIN WIDTH (R1)

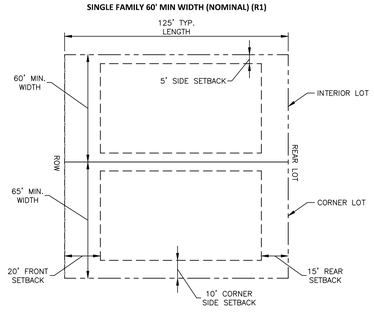


UNITS:
326–404
538–618
740–802

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

MIN LOT AREA: 6,000 SF

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

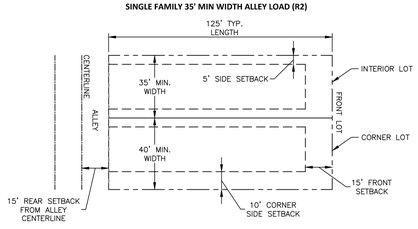


UNITS:
1–67
113–122

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) 10 DU/AC (TOWNHOME)
OPEN SPACE REQUIRED: SINGLE FAMILY 10% SFD AREA (205.2 AC)	20.52 AC REQUIRED
TOWNHOMES 15% TH AREA (46.79 AC) 35% ACTIVE OS AREA (7.02 AC)	7.02 ACRE REQUIRED 2.46 ACRE REQUIRED
TOTAL OPEN SPACE REQUIRED:	27.54 AC
TOTAL OPEN SPACE PROVIDED:	15.76 AC ACTIVE OPEN SPACE 77.70 AC PASSIVE OPEN SPACE 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)

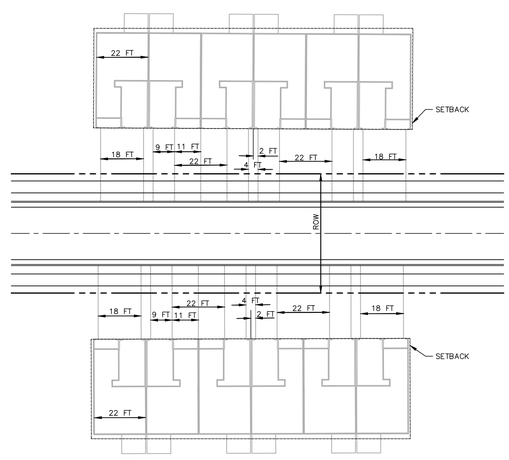
MAIL KIOSK PARKING: 68 UNITS
REQUIRED: 3 SPACES
PROVIDED: 9 SPACES (1 ACCESSIBLE)

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

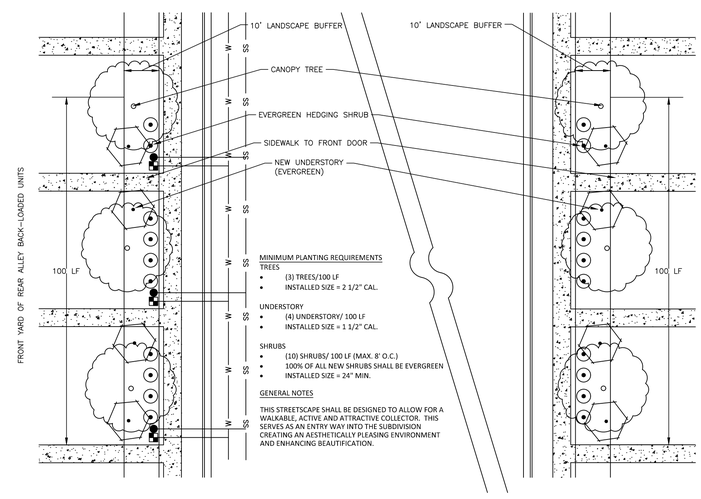
MAIL KIOSK PARKING: 245 UNITS
REQUIRED: 10 SPACES
PROVIDED: 11 SPACES (1 ACCESSIBLE)

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

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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
Nov 15 2021 9:36 AM
DocuSign

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

PROJECT NO.	AWH-20000
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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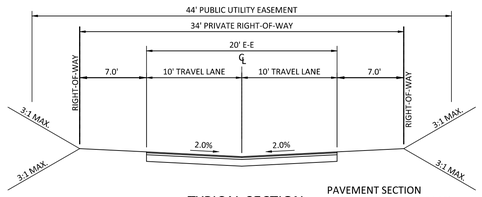
PROPOSED QUARRY RD.

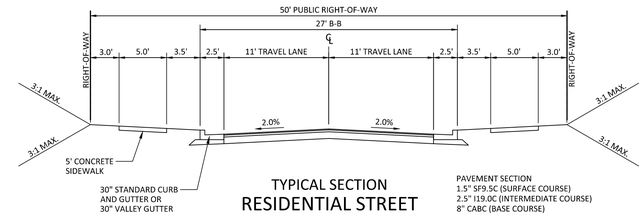
JOCUND STREET TO FETCHING PLACE
60' COLLECTOR
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE

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.



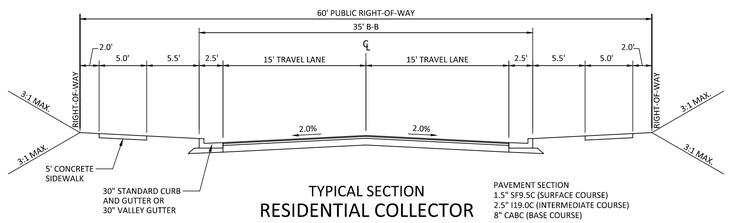
TYPICAL SECTION
ALLEY
(34' R/W, 20' E-E)

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



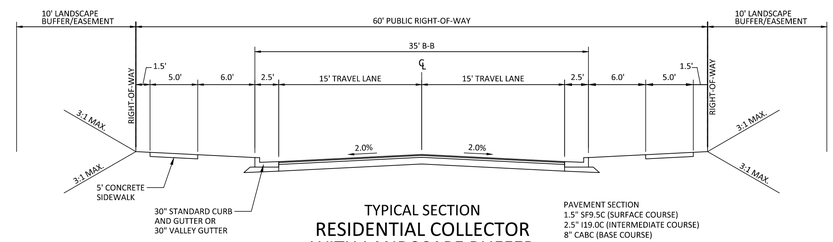
TYPICAL SECTION
RESIDENTIAL STREET
(50' R/W, 27' B-B)

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



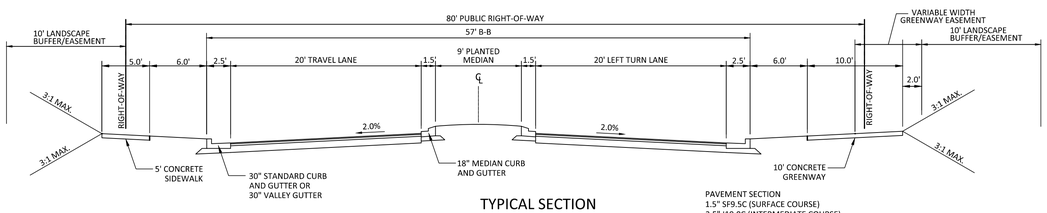
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)

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



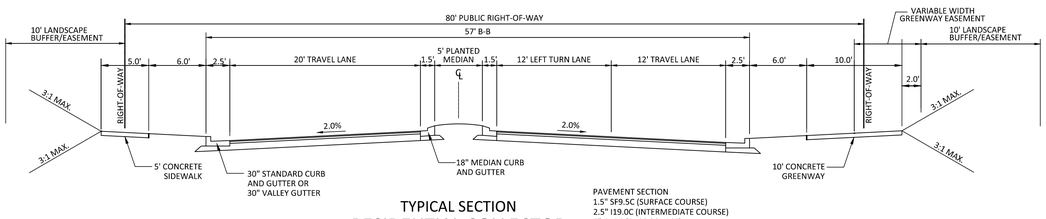
TYPICAL SECTION
RESIDENTIAL COLLECTOR
WITH LANDSCAPE BUFFER
(60' R/W, 35' B-B)

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



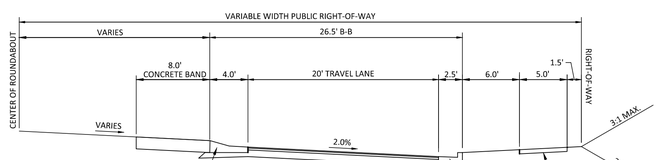
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

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



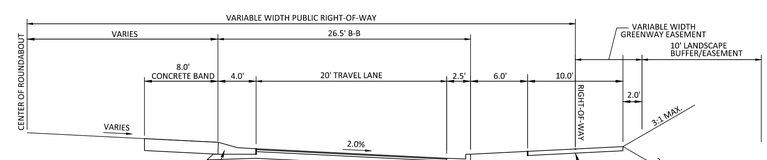
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

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



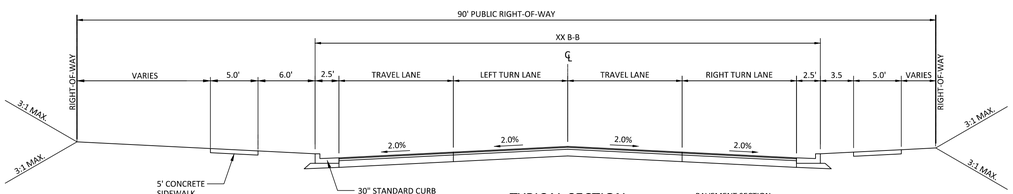
PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

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



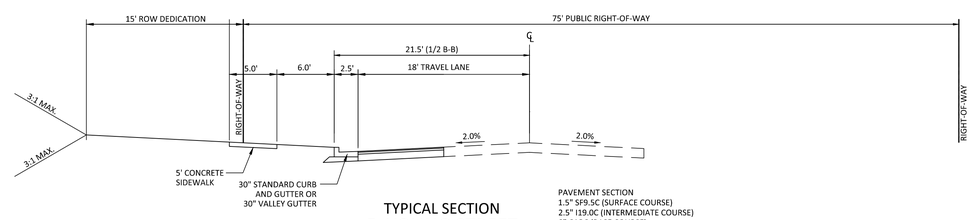
PAVEMENT SECTION
1.5" SF9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

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

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-Townhome-N1.dwg, 10/12/2021 12:54:48 PM, Sherrill Williams

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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

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

SHEET

TYPICAL SECTIONS

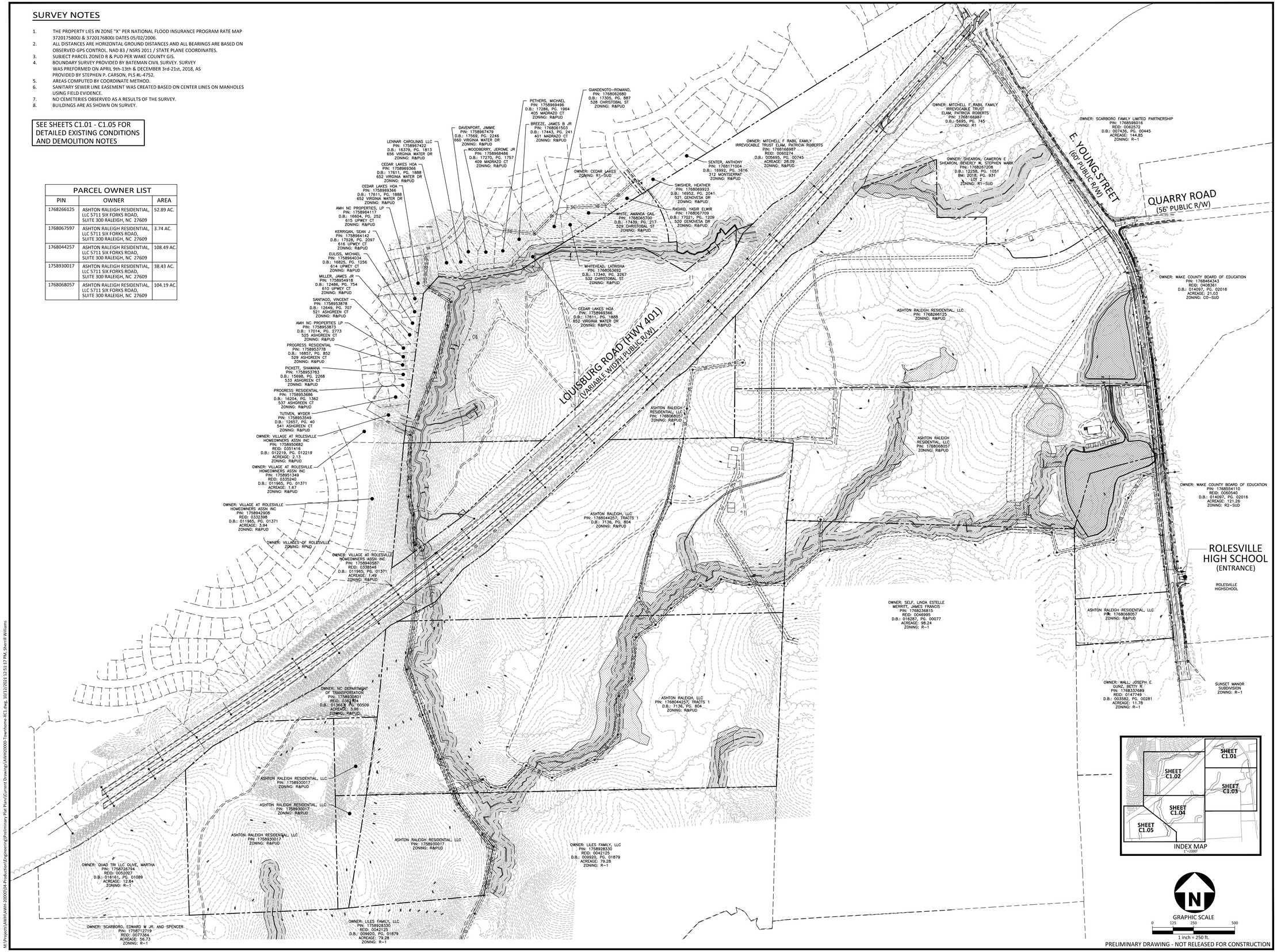
C0.01

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.



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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

NO.	DATE	
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2	10. 12. 2021	REV PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	10. 07. 2020

SHEET

OVERALL EXISTING CONDITIONS

C1.00

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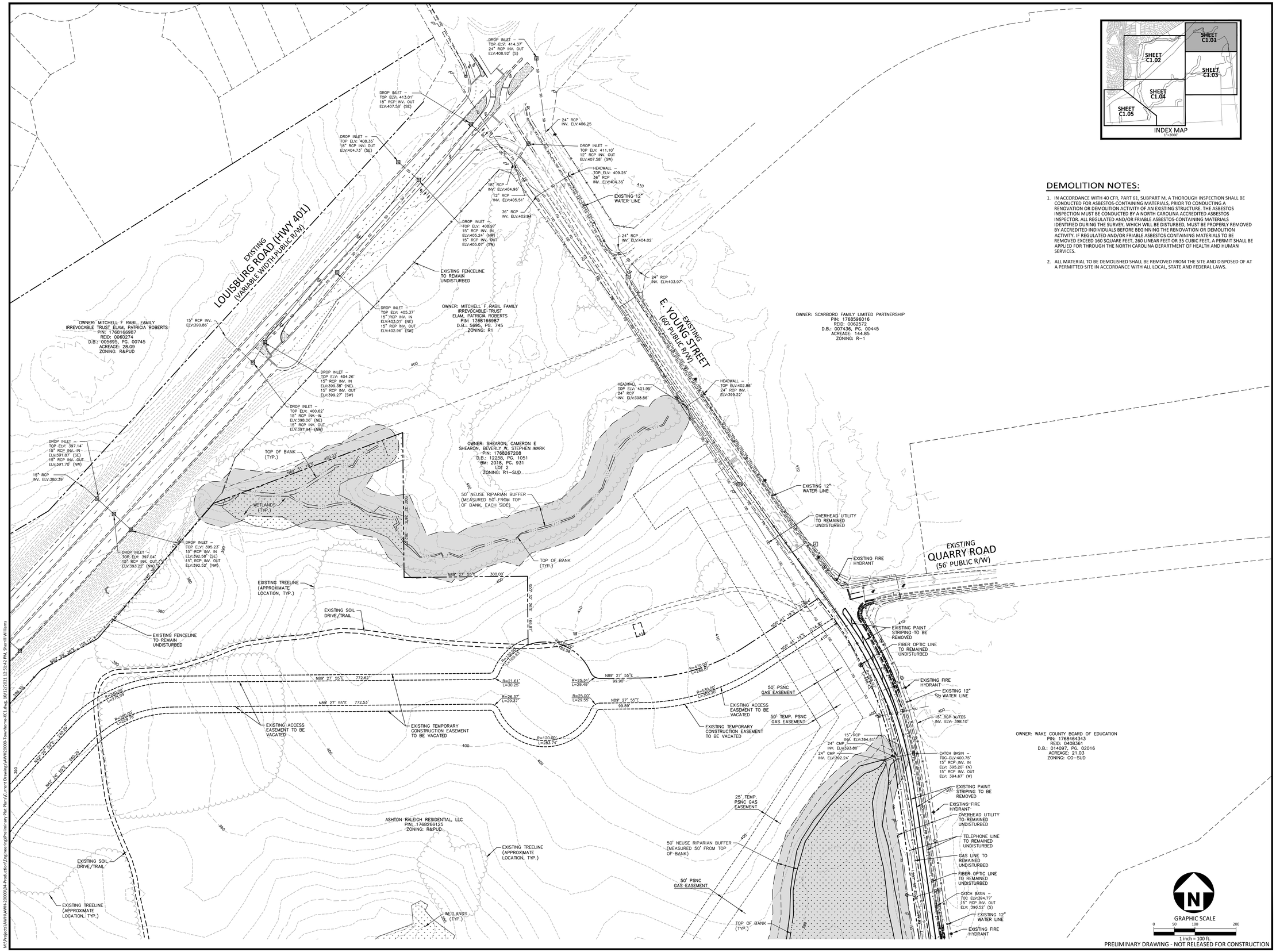

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	10. 07. 2020

SHEET

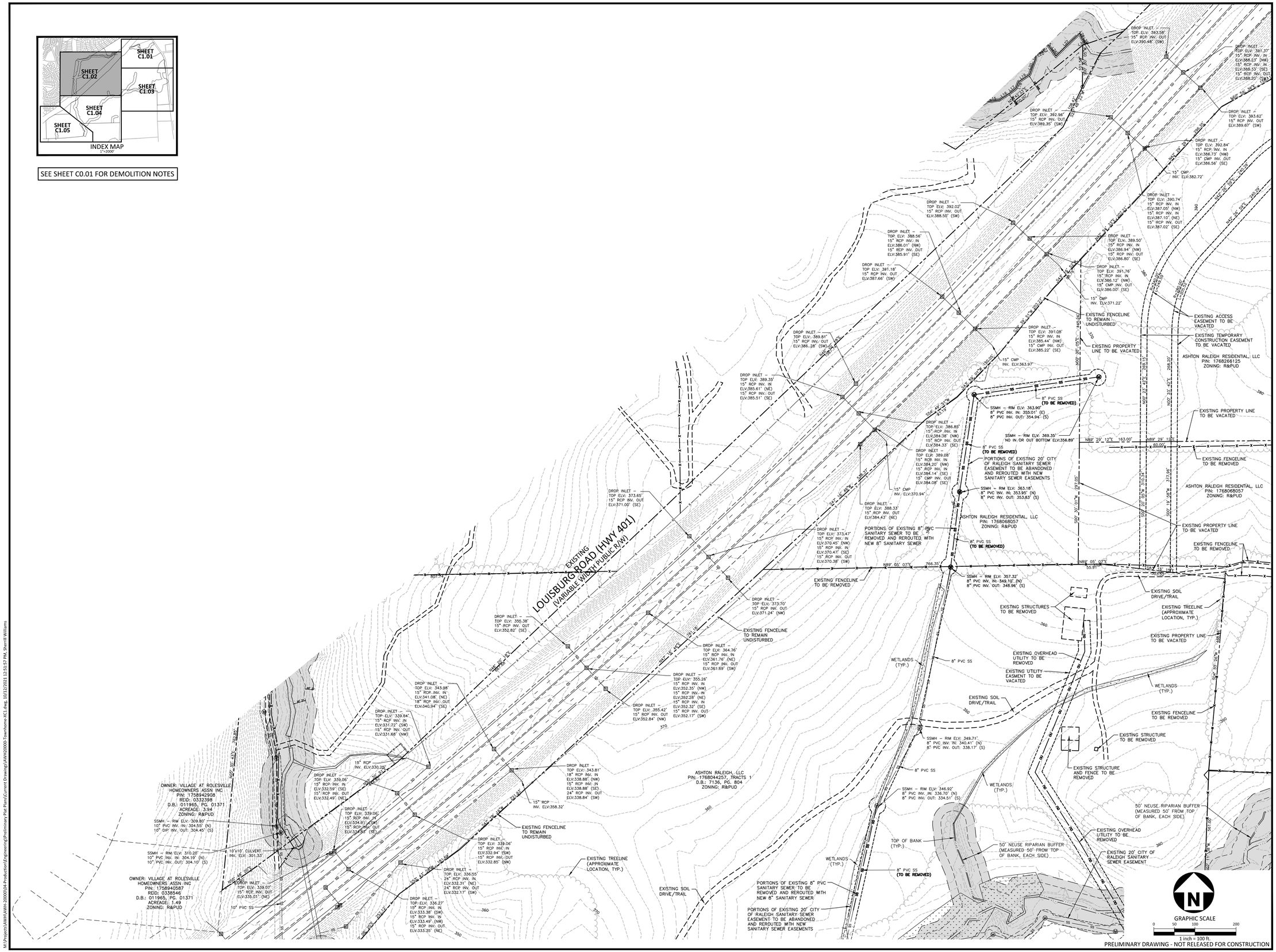
EXISTING CONDITIONS AND DEMOLITION PLAN

C1.01

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-Townhome-XC1.dwg, 10/12/2021 12:51:42 PM, Sherrill Williams

INDEX MAP
1" = 2000'

SEE SHEET C0.01 FOR DEMOLITION NOTES



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

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PLAN INFORMATION

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

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.02

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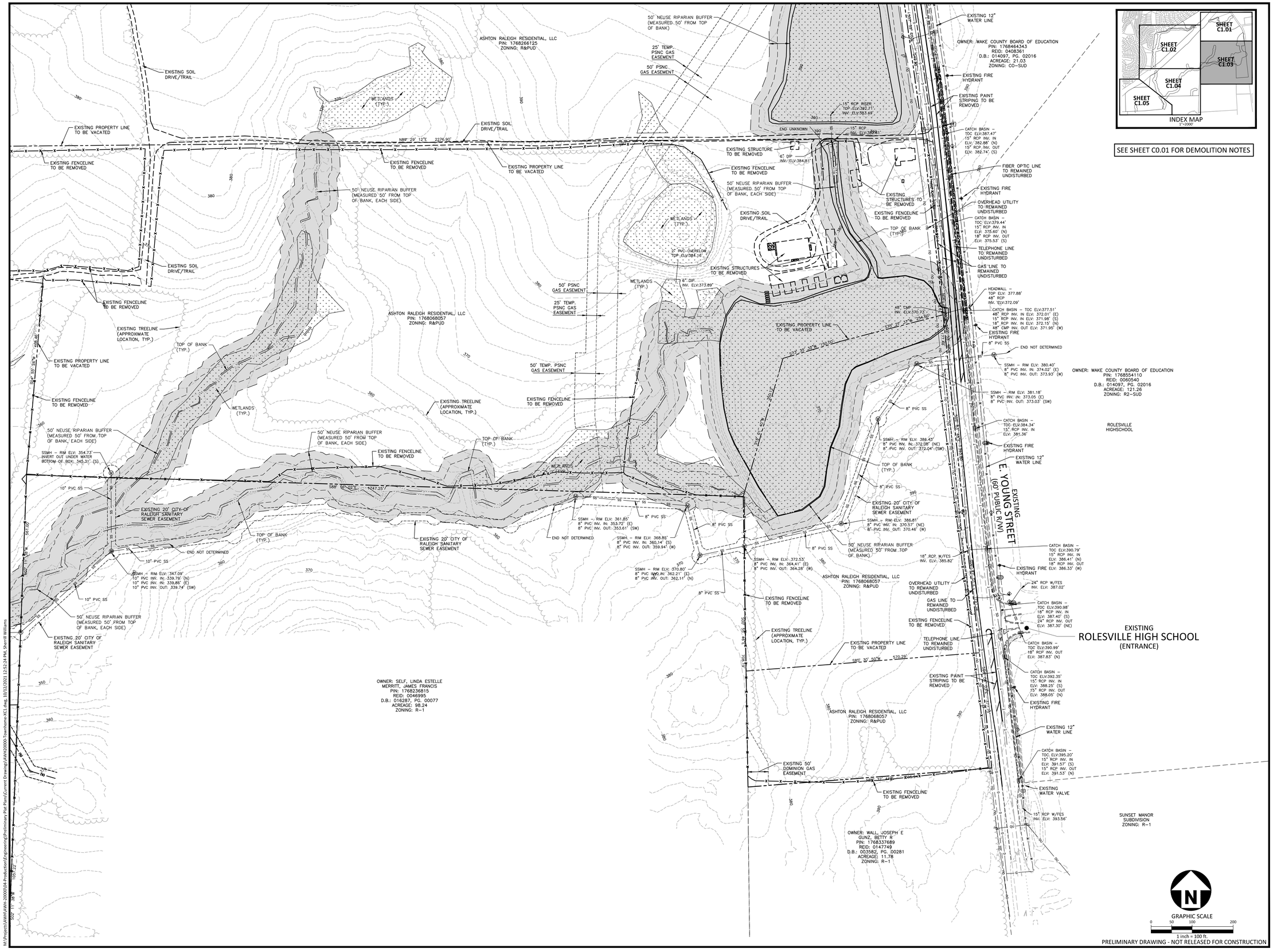

SEE SHEET C0.01 FOR DEMOLITION NOTES

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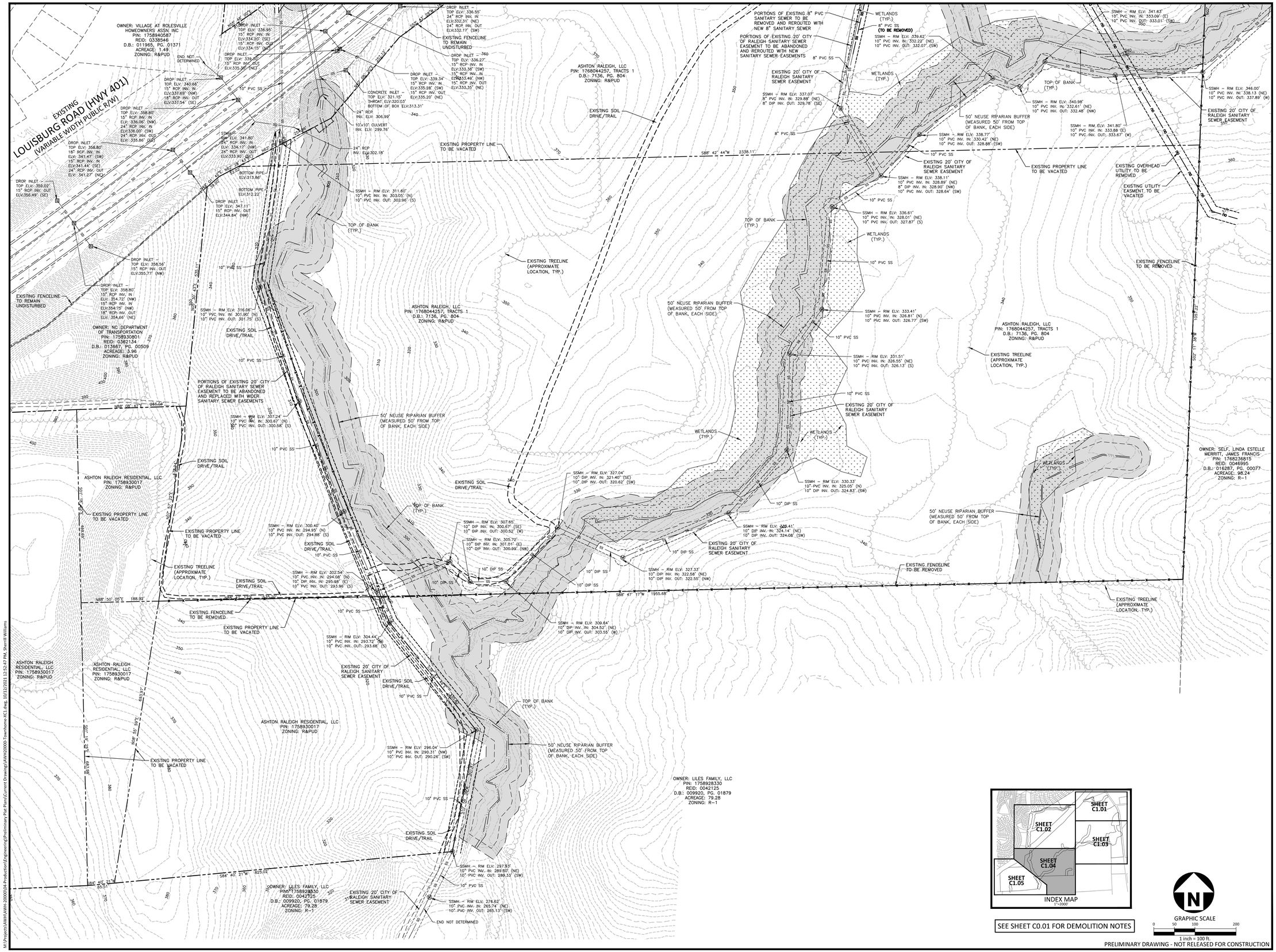
FILENAME	AWH20000-SOUTH-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	10. 07. 2020

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.03



SEE SHEET C0.01 FOR DEMOLITION NOTES

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

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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

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

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.04

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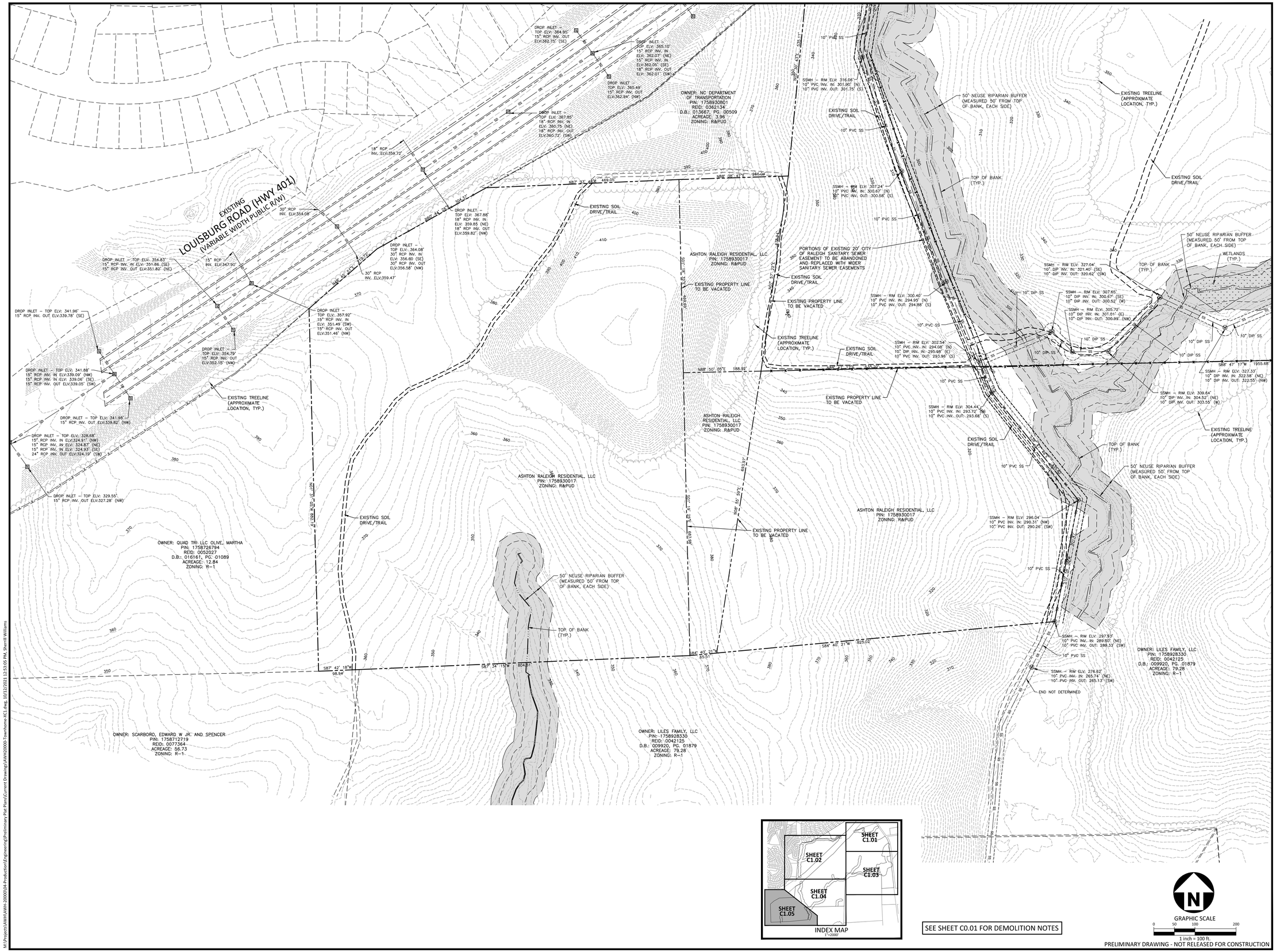

SEE SHEET C0.01 FOR DEMOLITION NOTES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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

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

SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.05

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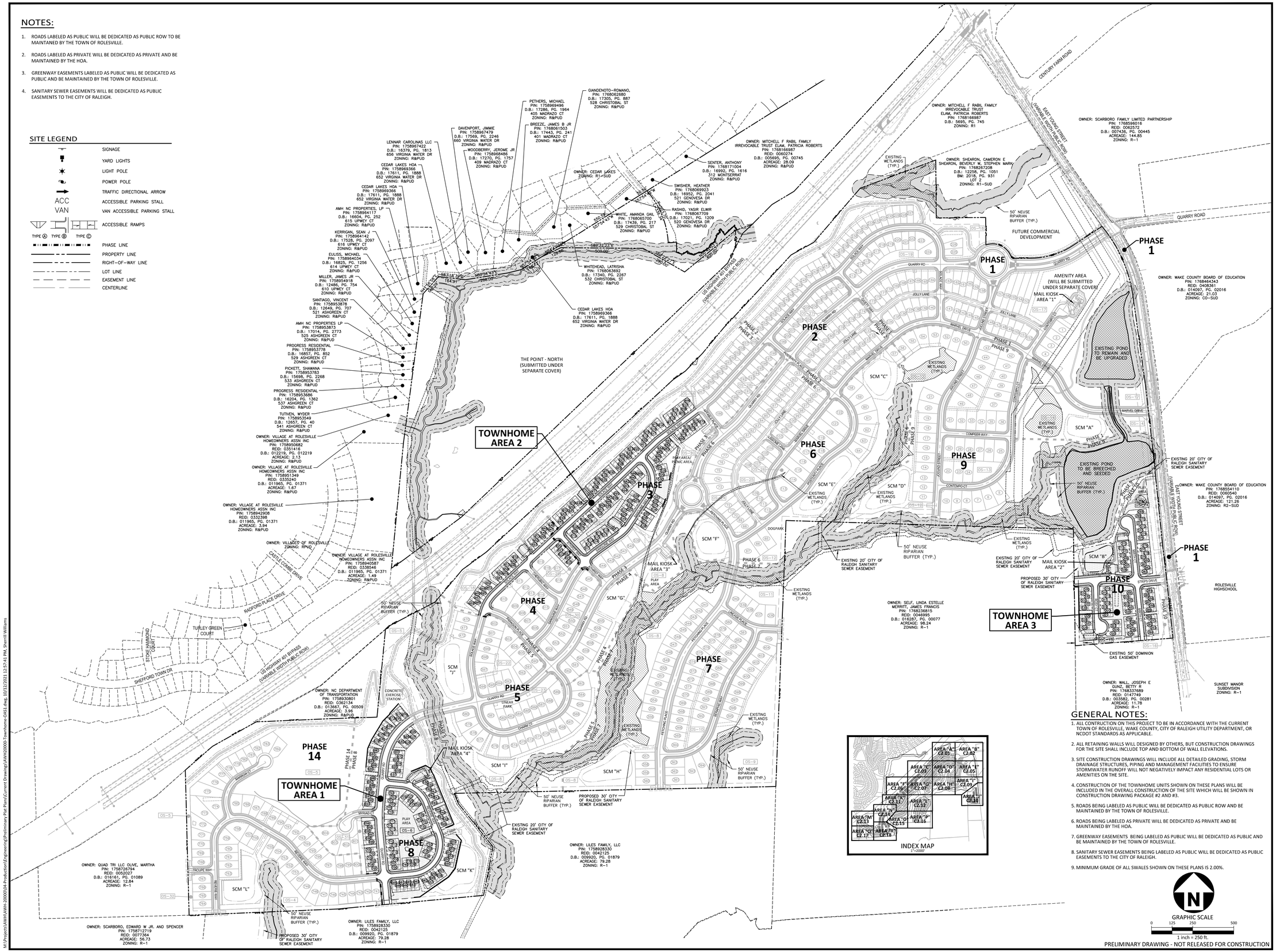
NOTES:

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
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- 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%.

GRAPHIC SCALE
0 125 250 500
1 inch = 250 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
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 2:24 PM
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REVISIONS

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	10. 07. 2020

SHEET

OVERALL SITE PLAN

C2.00

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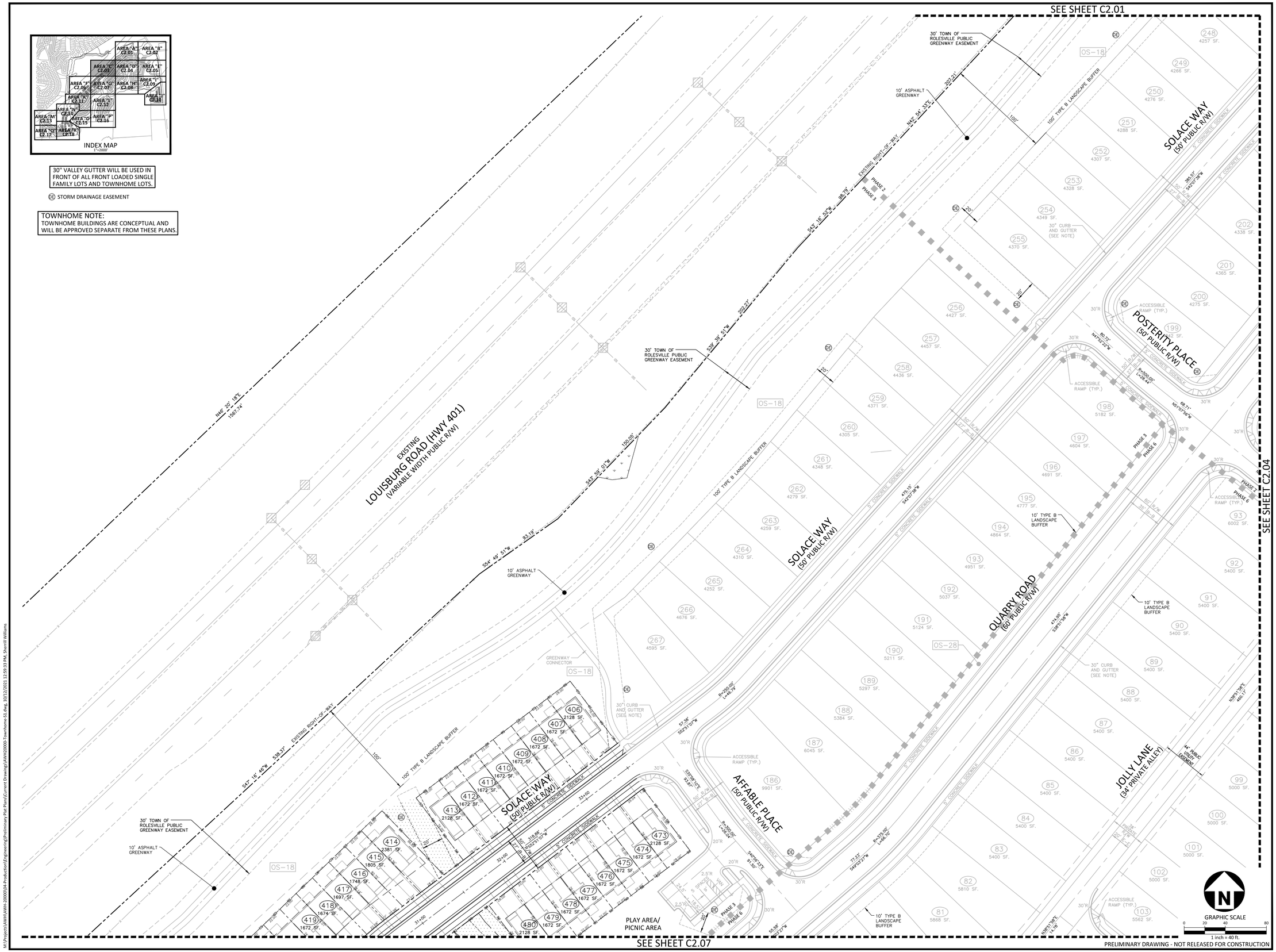

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 07. 2020

SHEET

SITE PLAN
AREA "C"

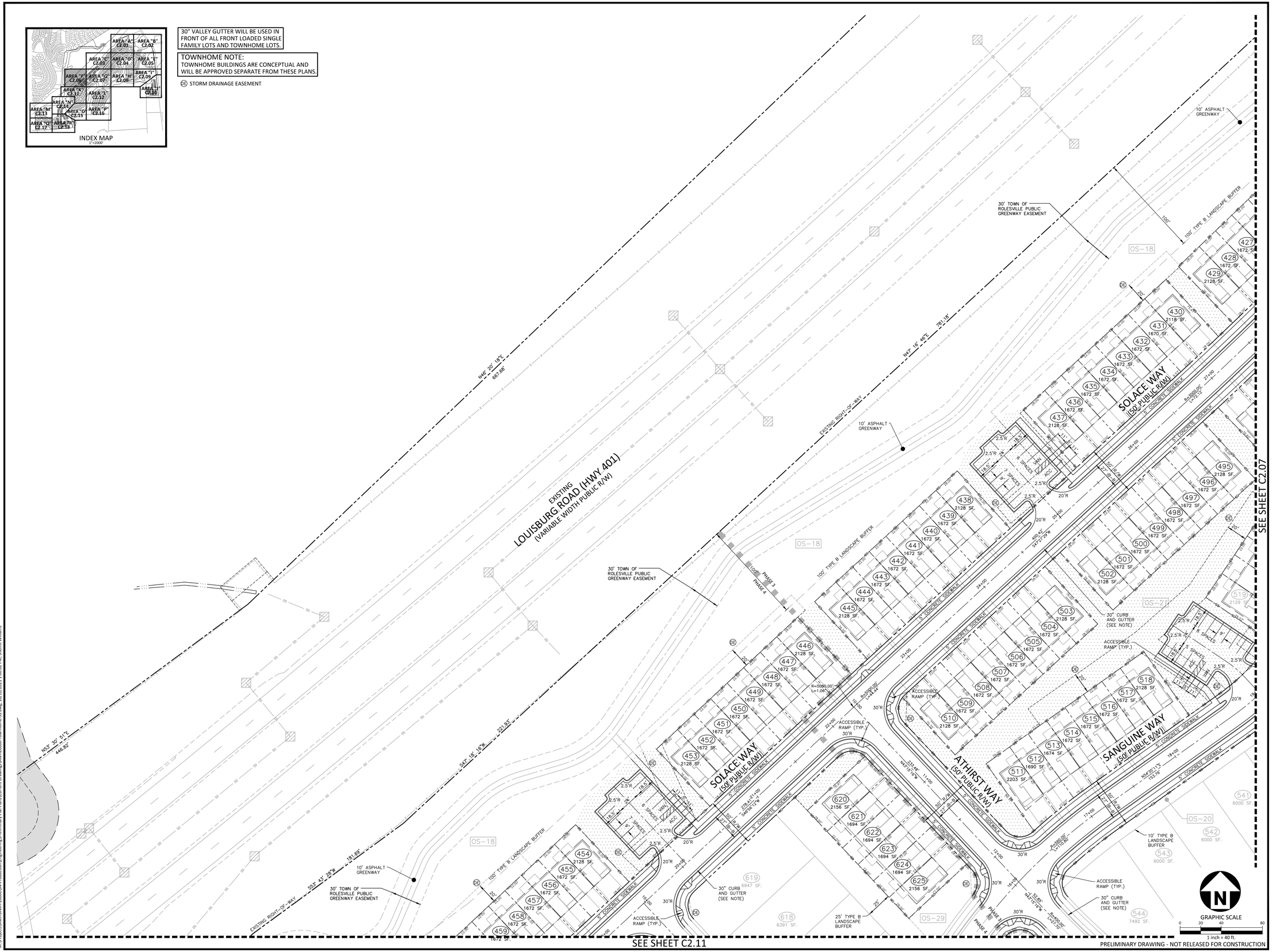
C2.03

INDEX MAP
1"=2000'

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

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

DE STORM DRAINAGE EASEMENT



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THE POINT
PHASES 1-10 AND 14
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SITE PLAN
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WAKE COUNTY, NORTH CAROLINA

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DRAWN BY	.
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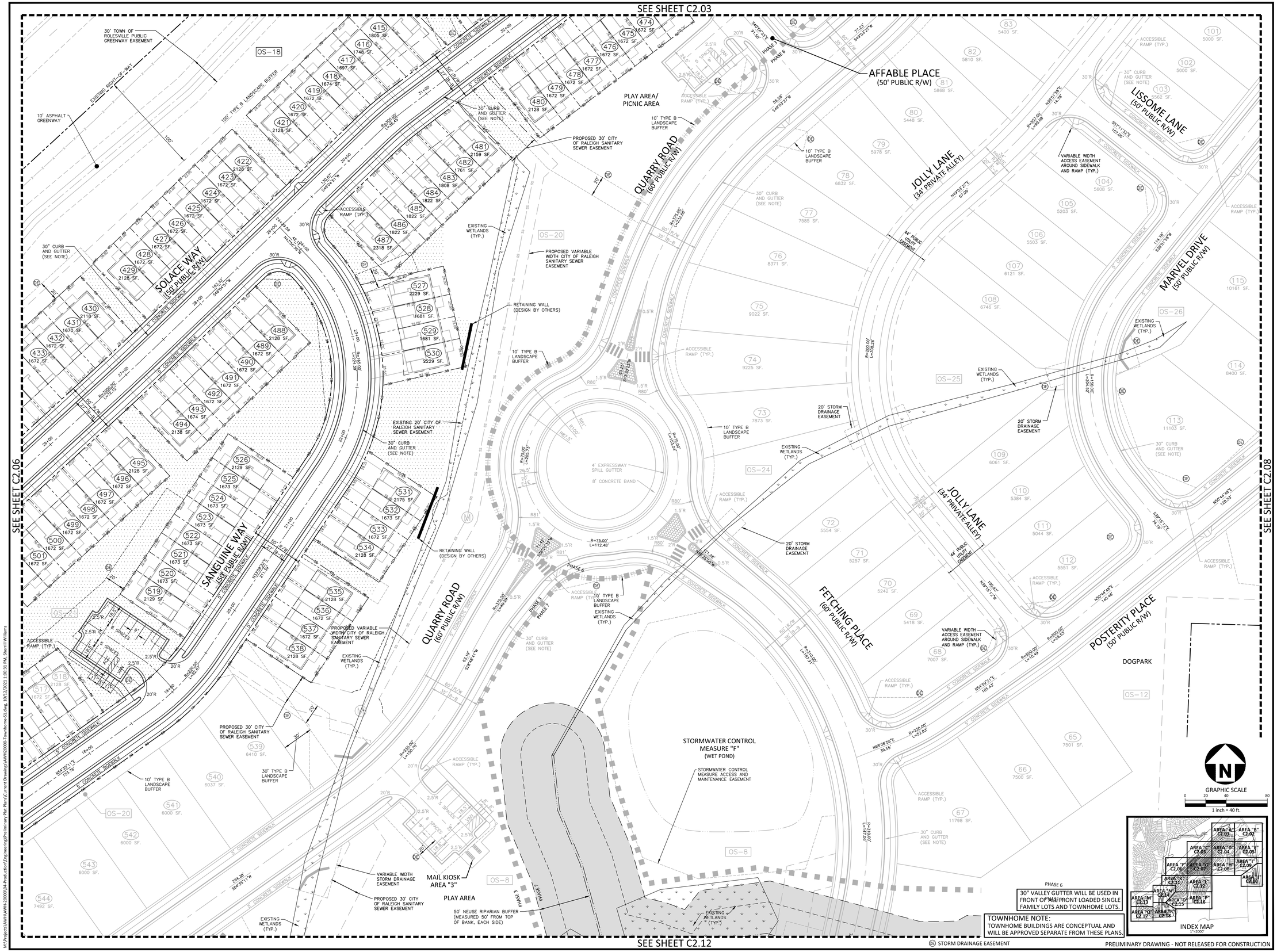
DATE	10. 07. 2020

SHEET

SITE PLAN
AREA "F"

C2.06



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WAKE COUNTY, NORTH CAROLINA

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PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 07. 2020

SHEET

SITE PLAN
AREA "G"

C2.07

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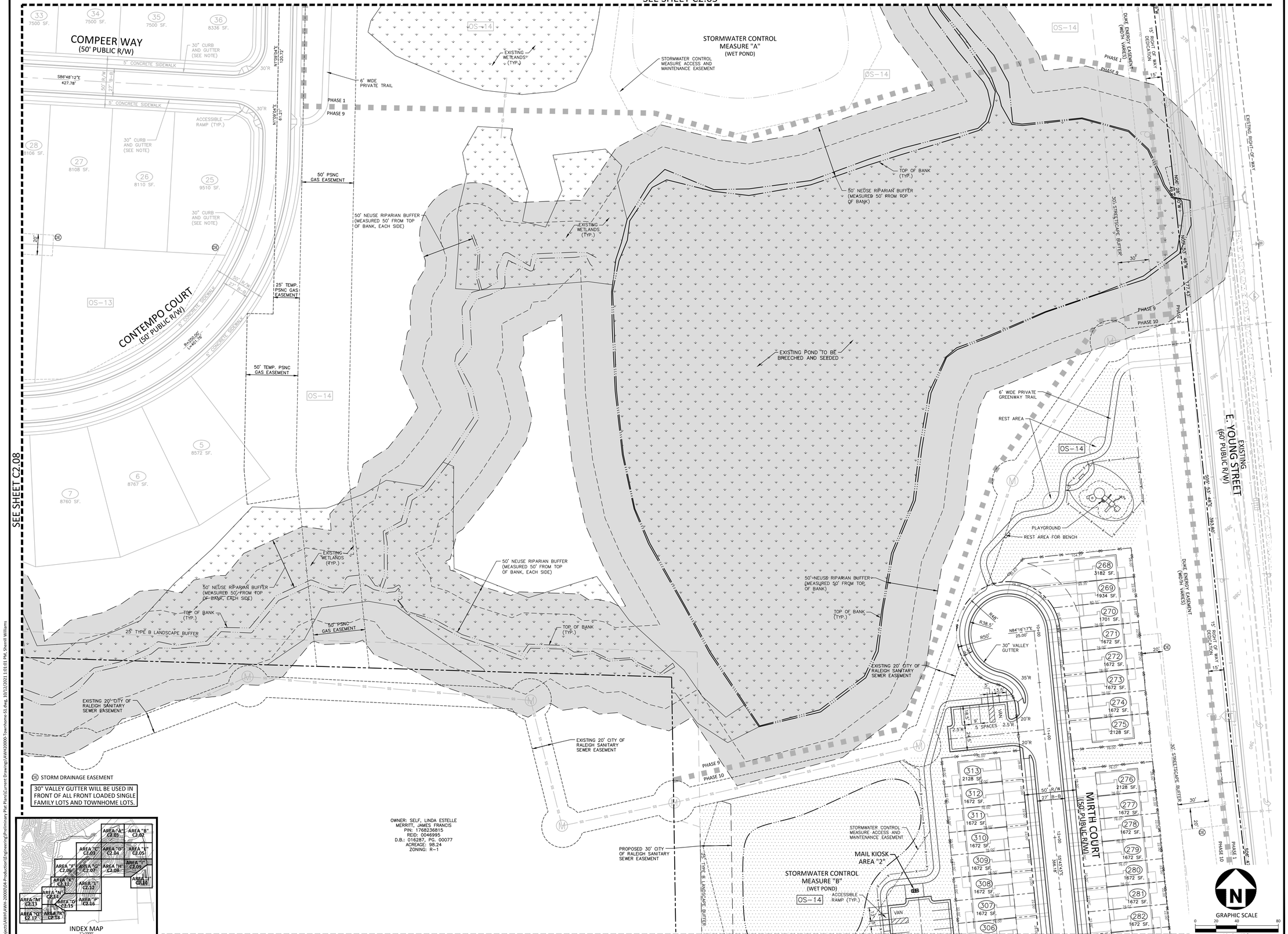
SEE SHEET C2.05



DE STORM DRAINAGE EASEMENT

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

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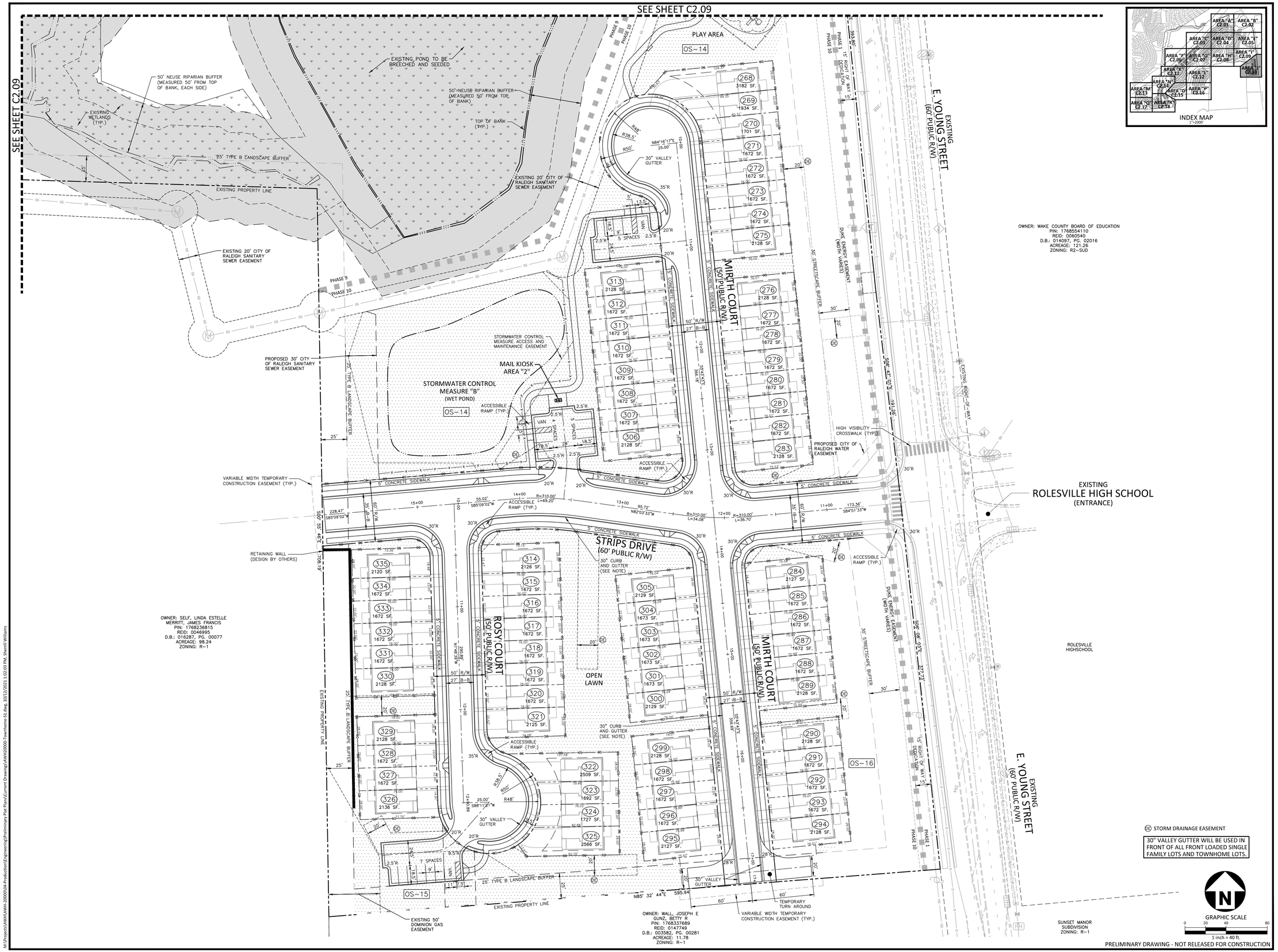
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 07. 2020

SHEET

SITE PLAN
AREA "I"

C2.09



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SHEET

SITE PLAN AREA "J"

C2.10

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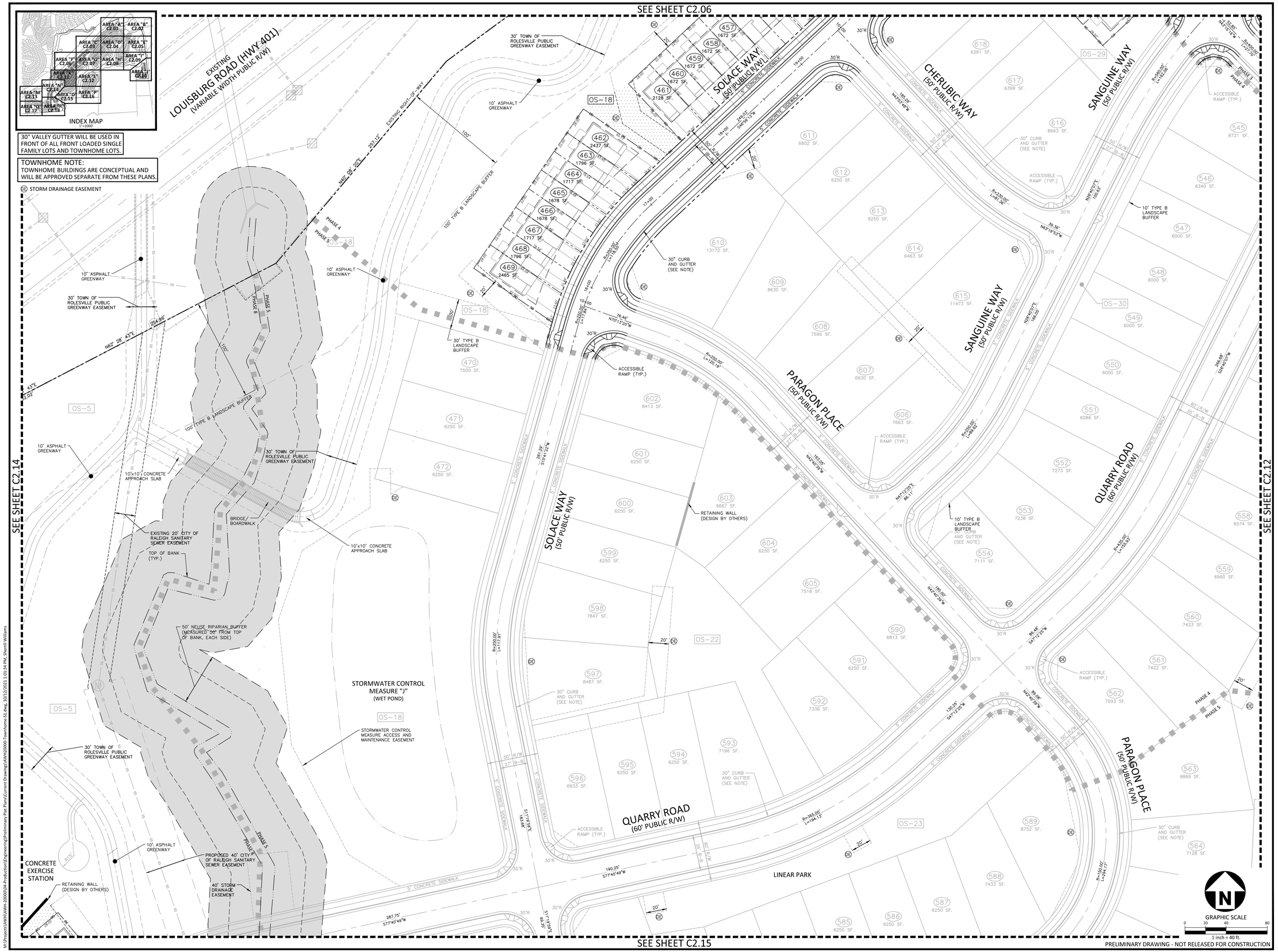

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SHEET

SITE PLAN
AREA "K"

C2.11

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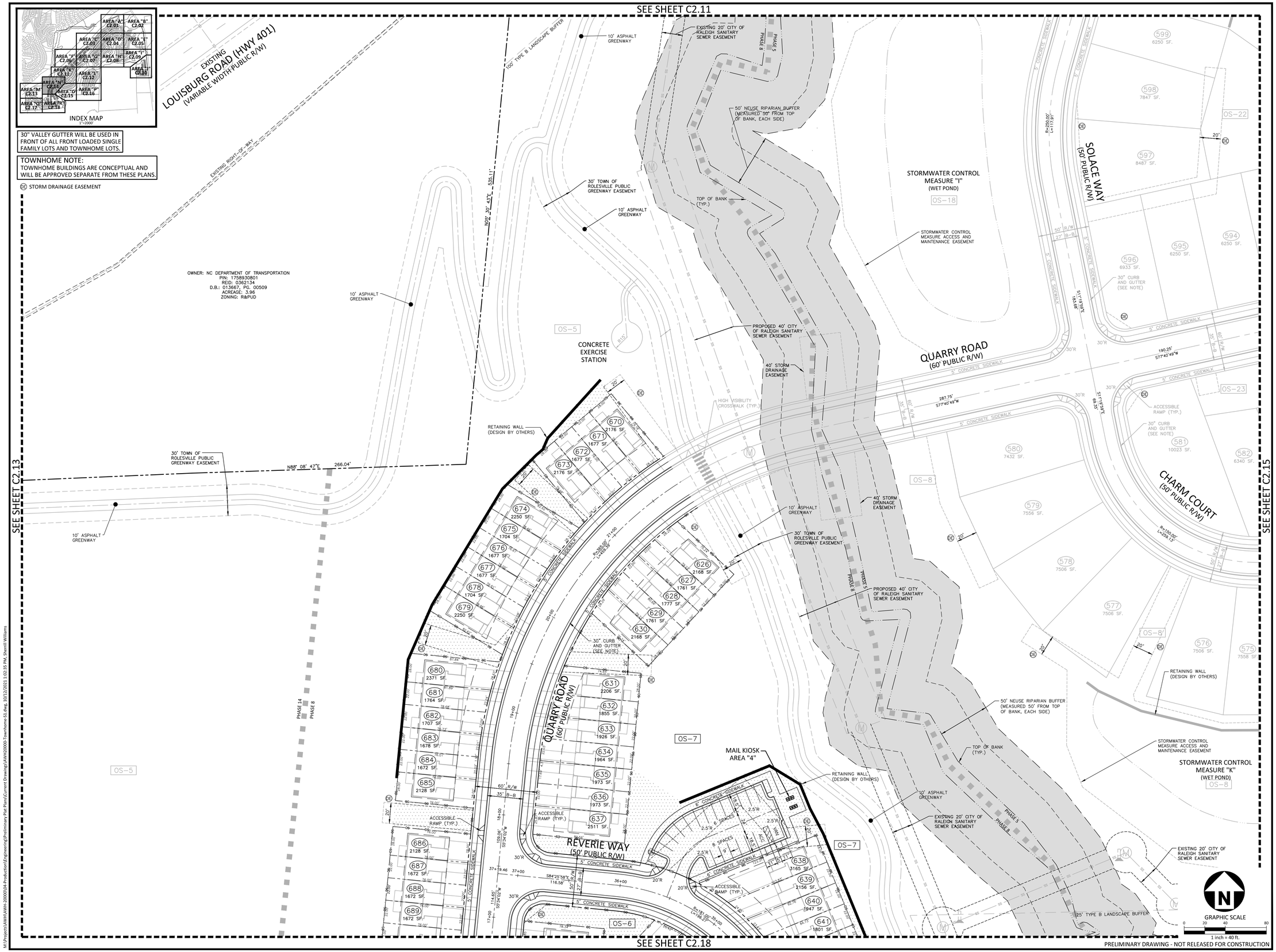

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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SHEET

SITE PLAN
AREA "N"

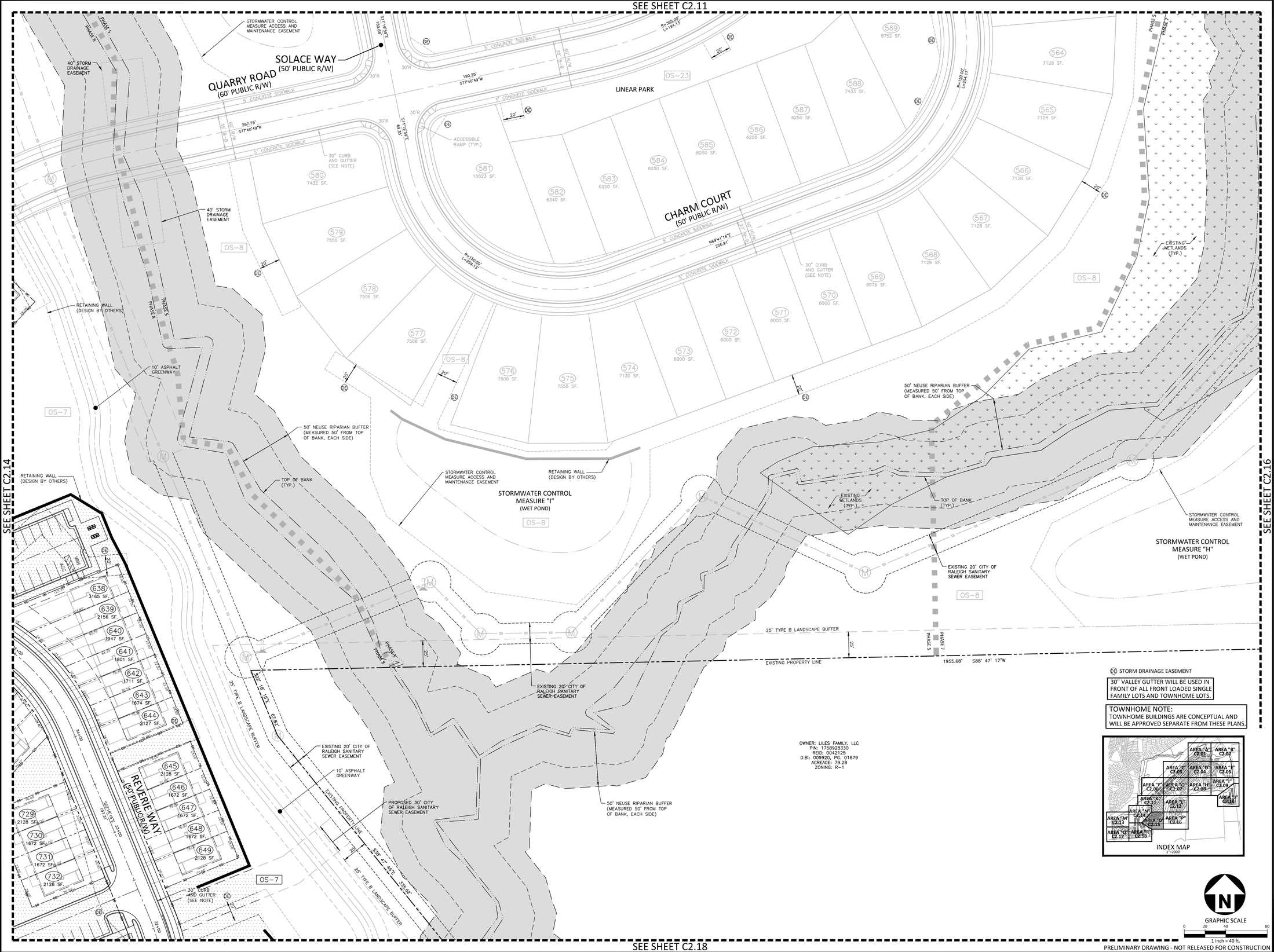
C2.14

SEE SHEET C2.11

SEE SHEET C2.14

SEE SHEET C2.16

SEE SHEET C2.18



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SITE PLAN
AREA "O"

C2.15

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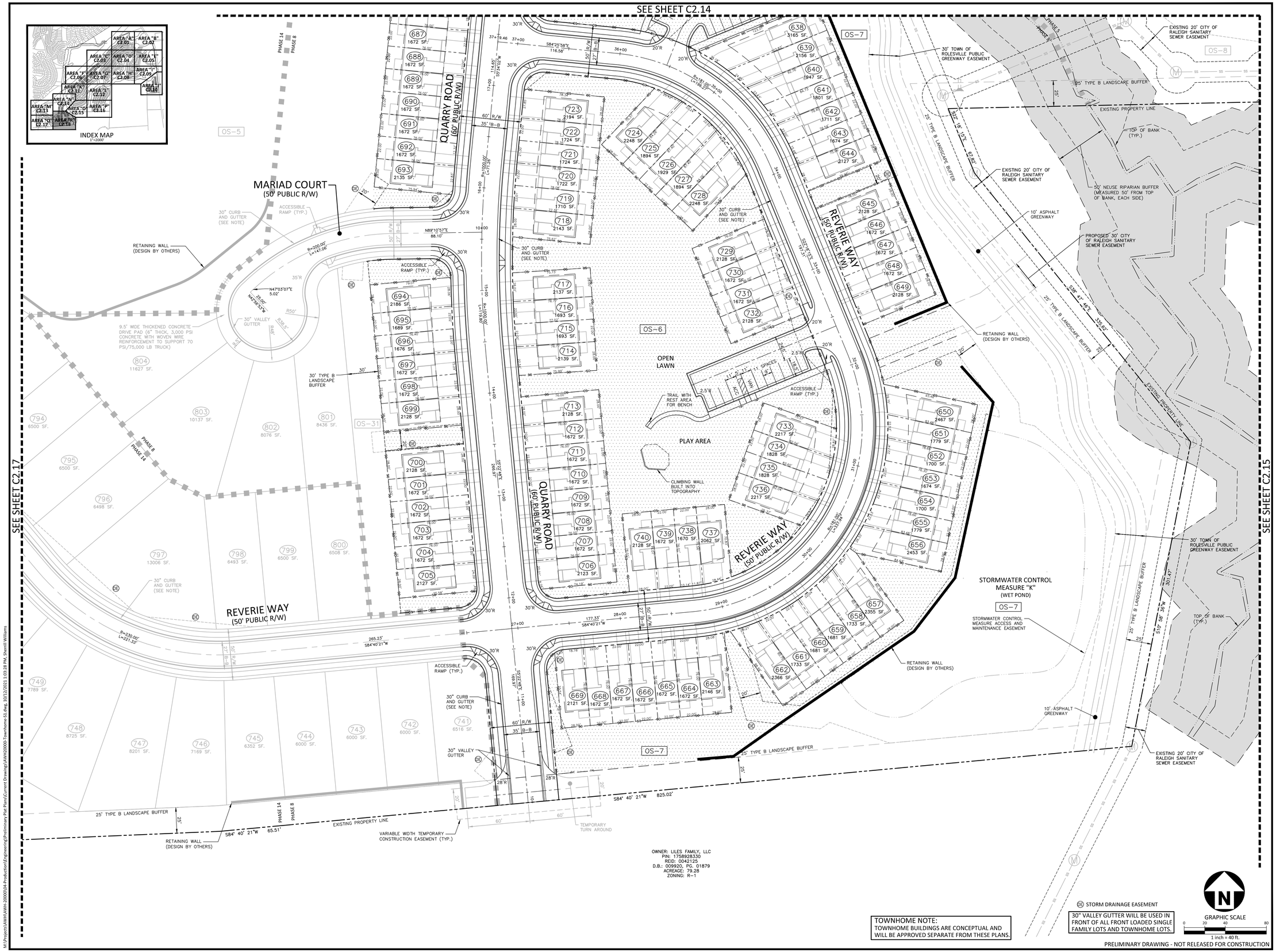

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SHEET

SITE PLAN AREA "R"

C2.18

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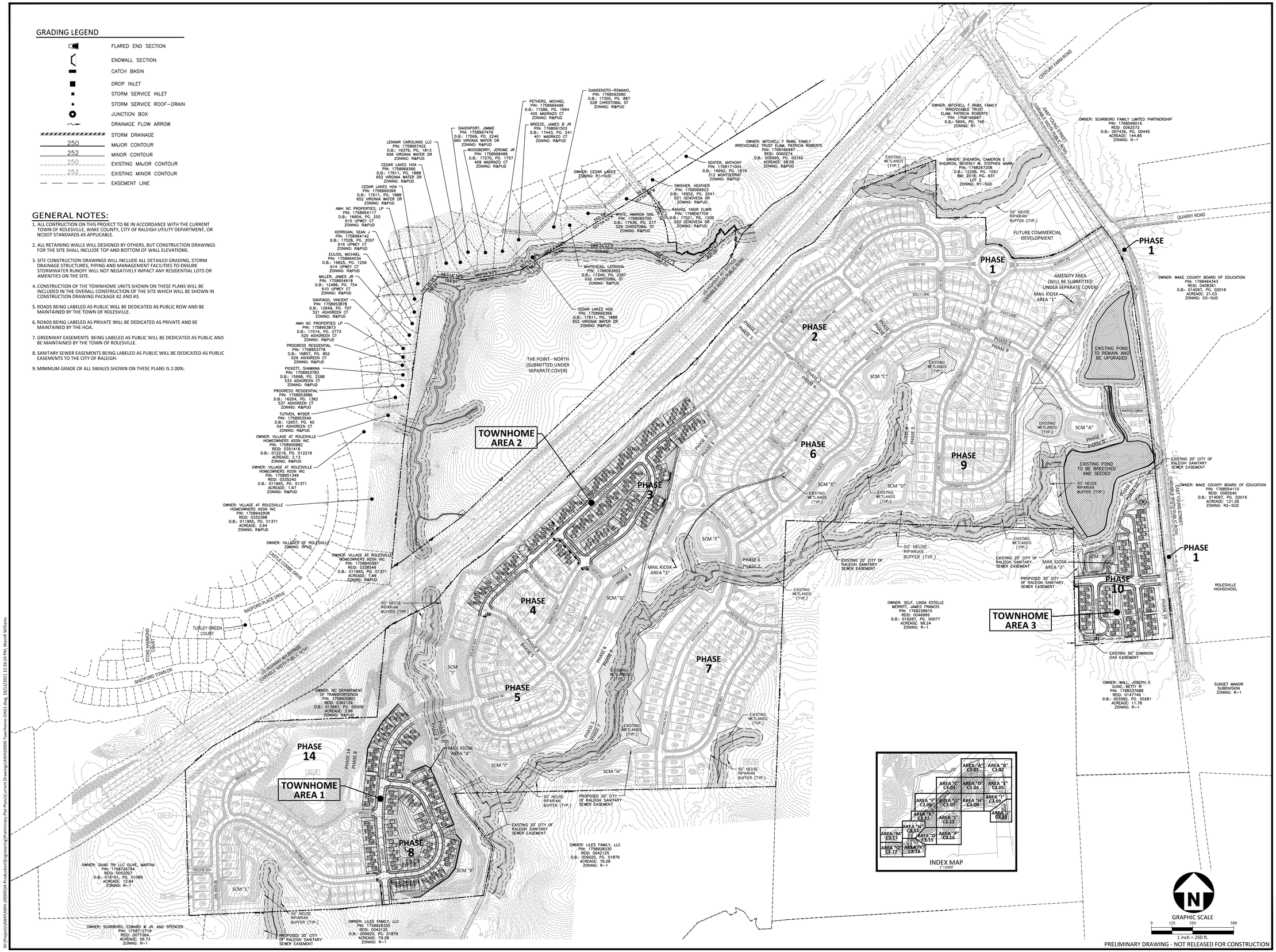
GRADING LEGEND

- 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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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

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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-OAG1
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SCALE	1"=250'
DATE	10. 07. 2020

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

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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

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PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-G1
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SCALE	1"=40'
DATE	10. 07. 2020

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

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DE STORM DRAINAGE EASEMENT

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SITE PLAN

EAST YOUNG STREET

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

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GRADING AND STORM DRAINAGE PLAN AREA "F"

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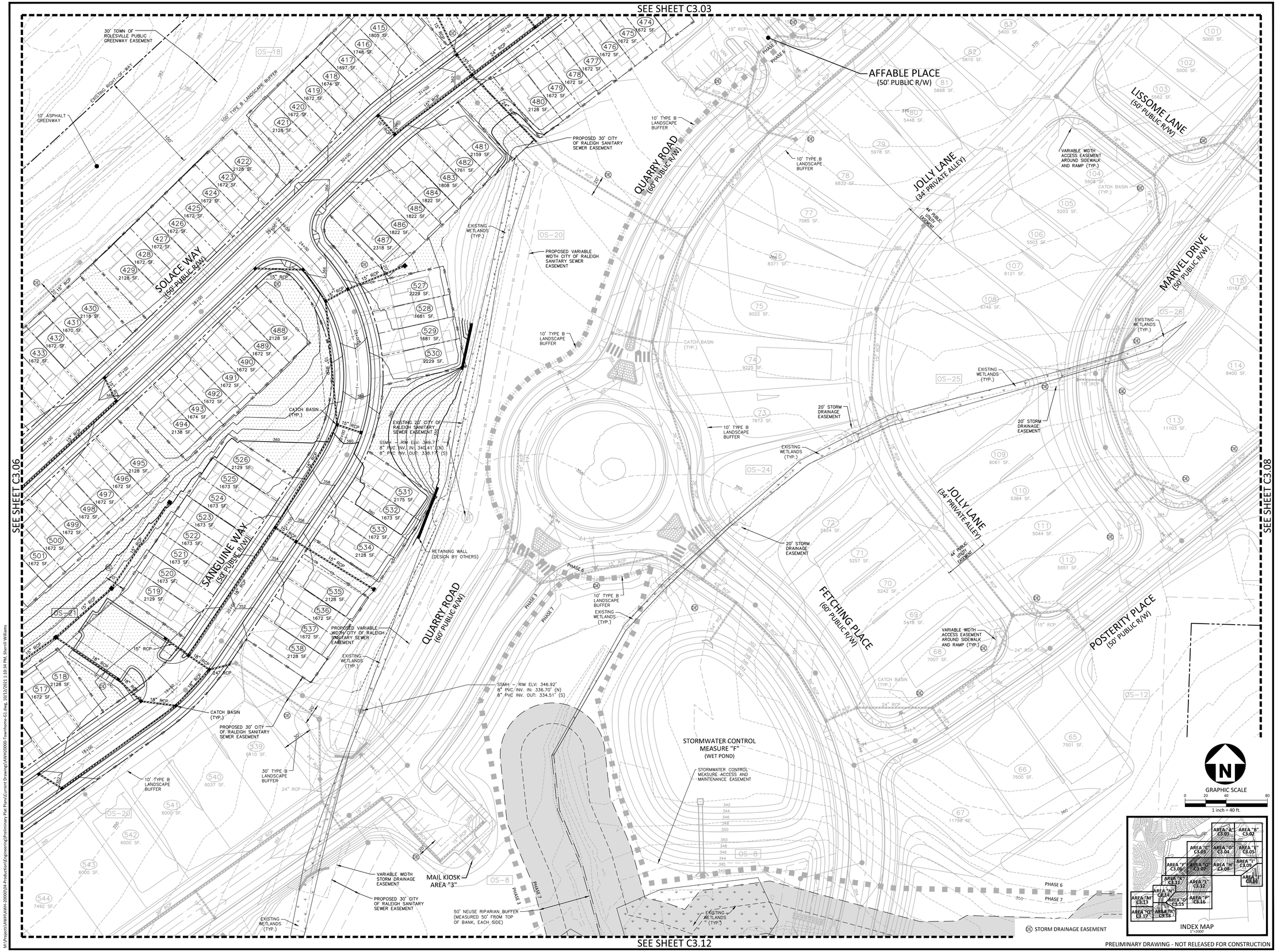

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GRADING AND STORM DRAINAGE PLAN AREA "G"

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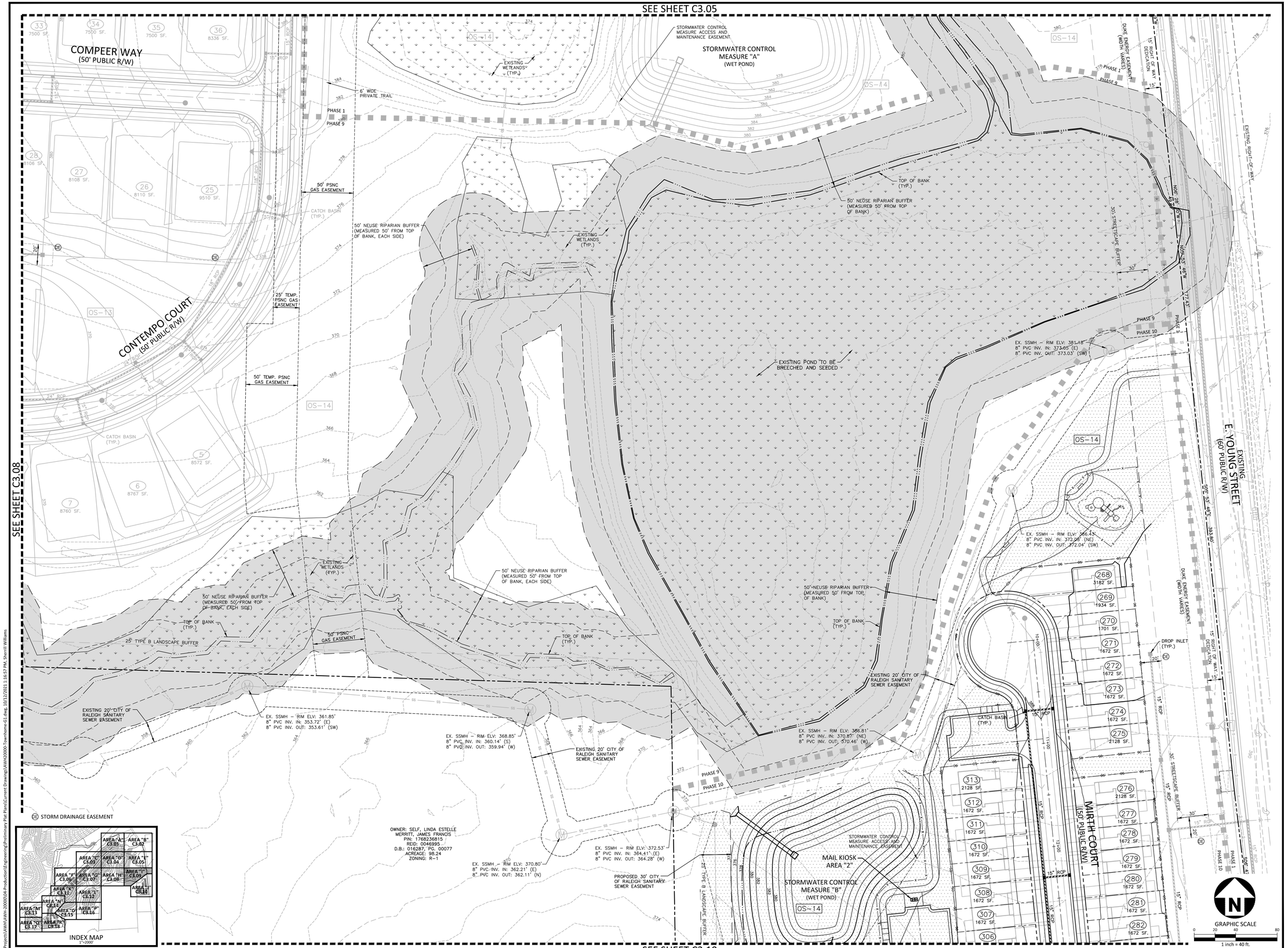

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SEE SHEET C3.10

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WAKE COUNTY, NORTH CAROLINA

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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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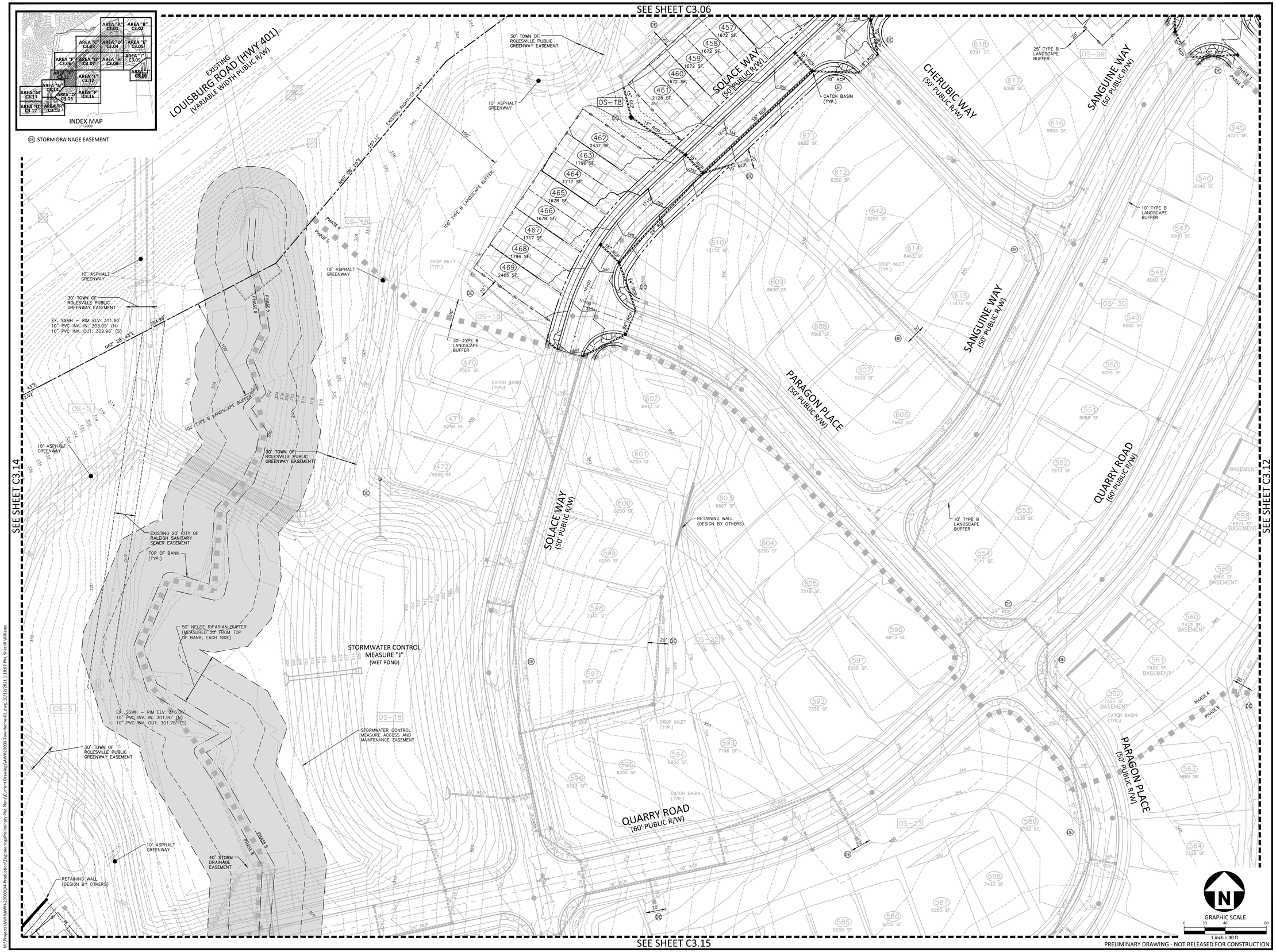

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GRADING AND STORM DRAINAGE PLAN AREA "K"

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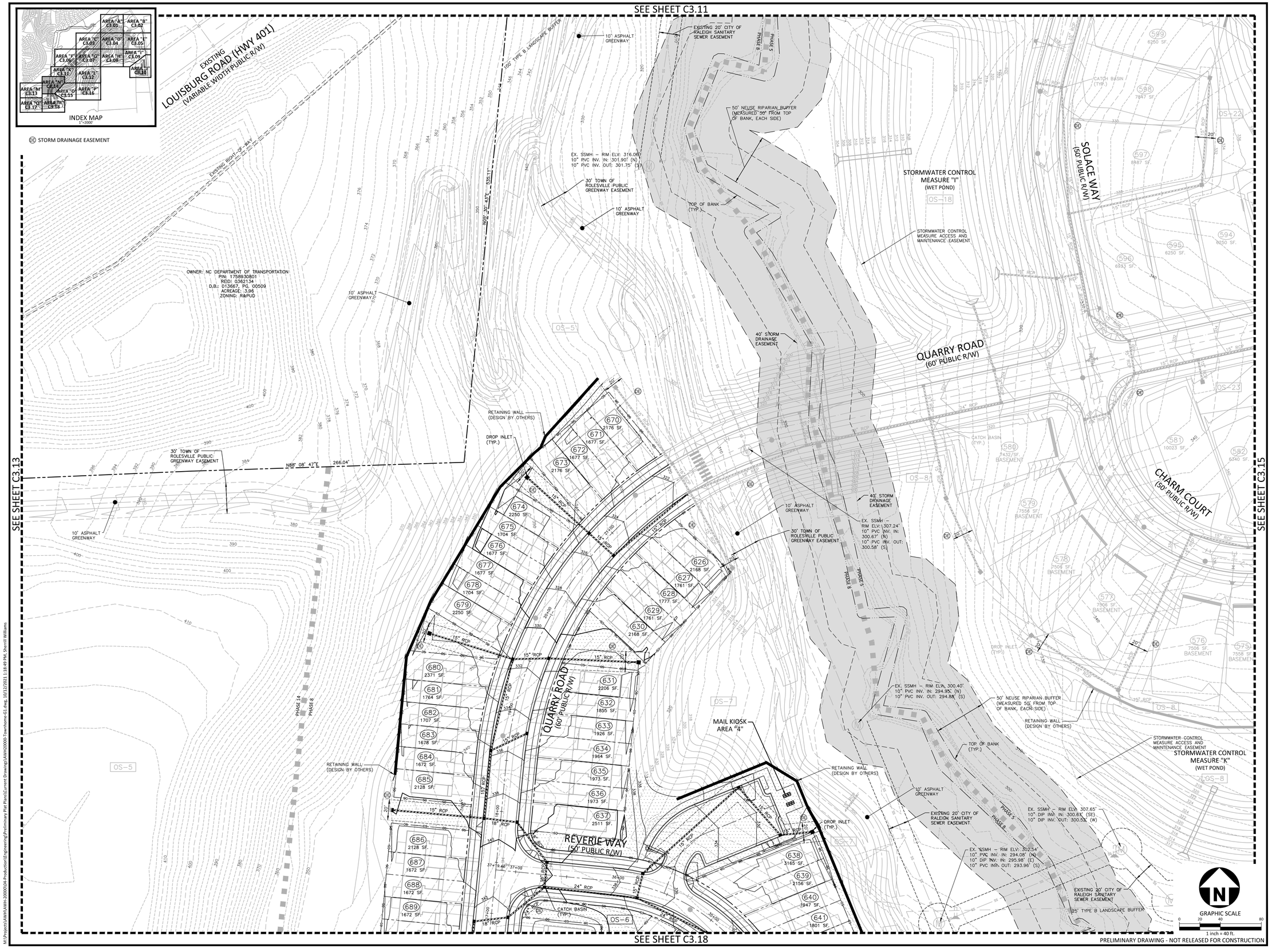

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GRADING AND STORM DRAINAGE PLAN AREA "N"

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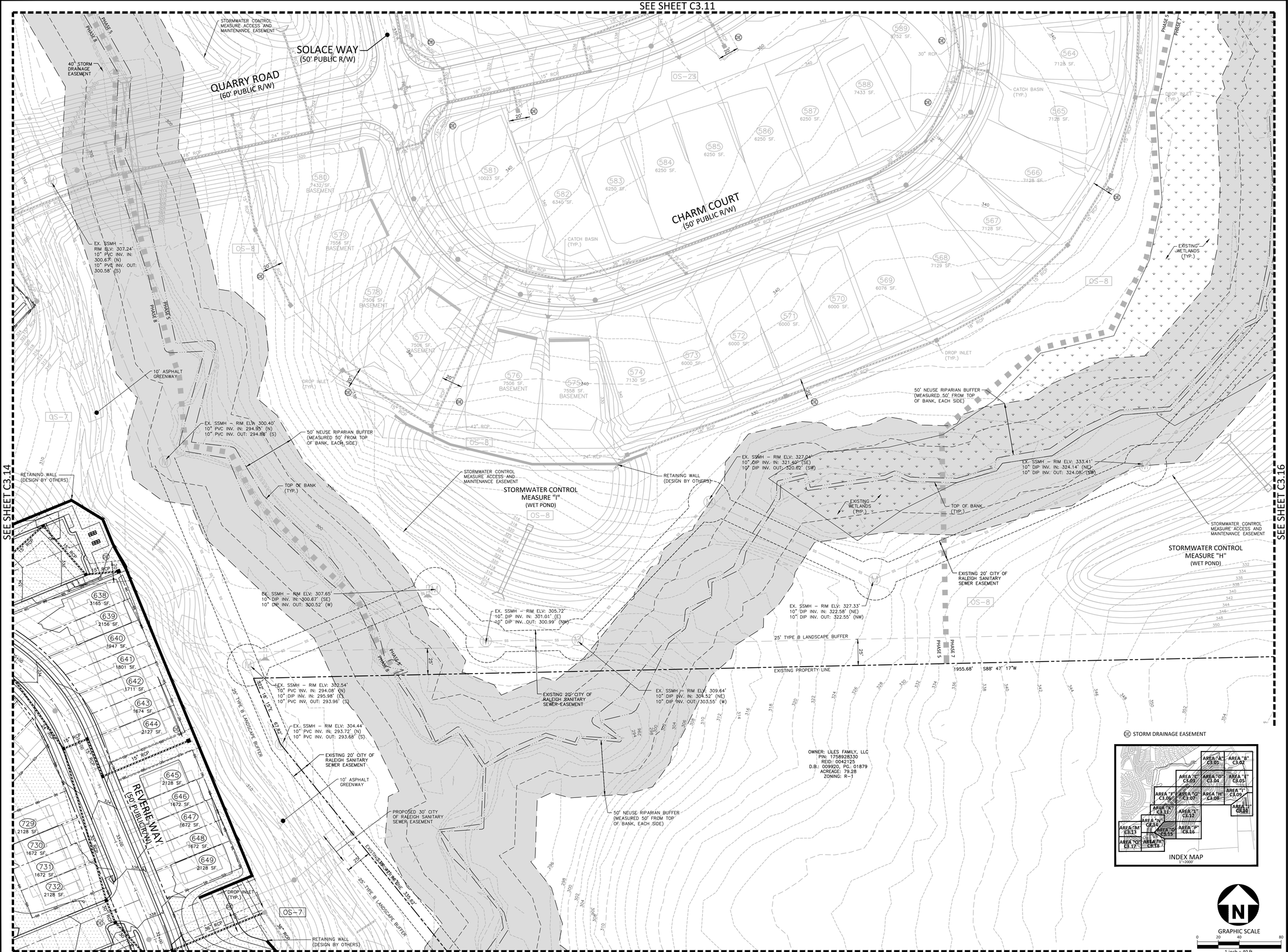

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SEE SHEET C3.18

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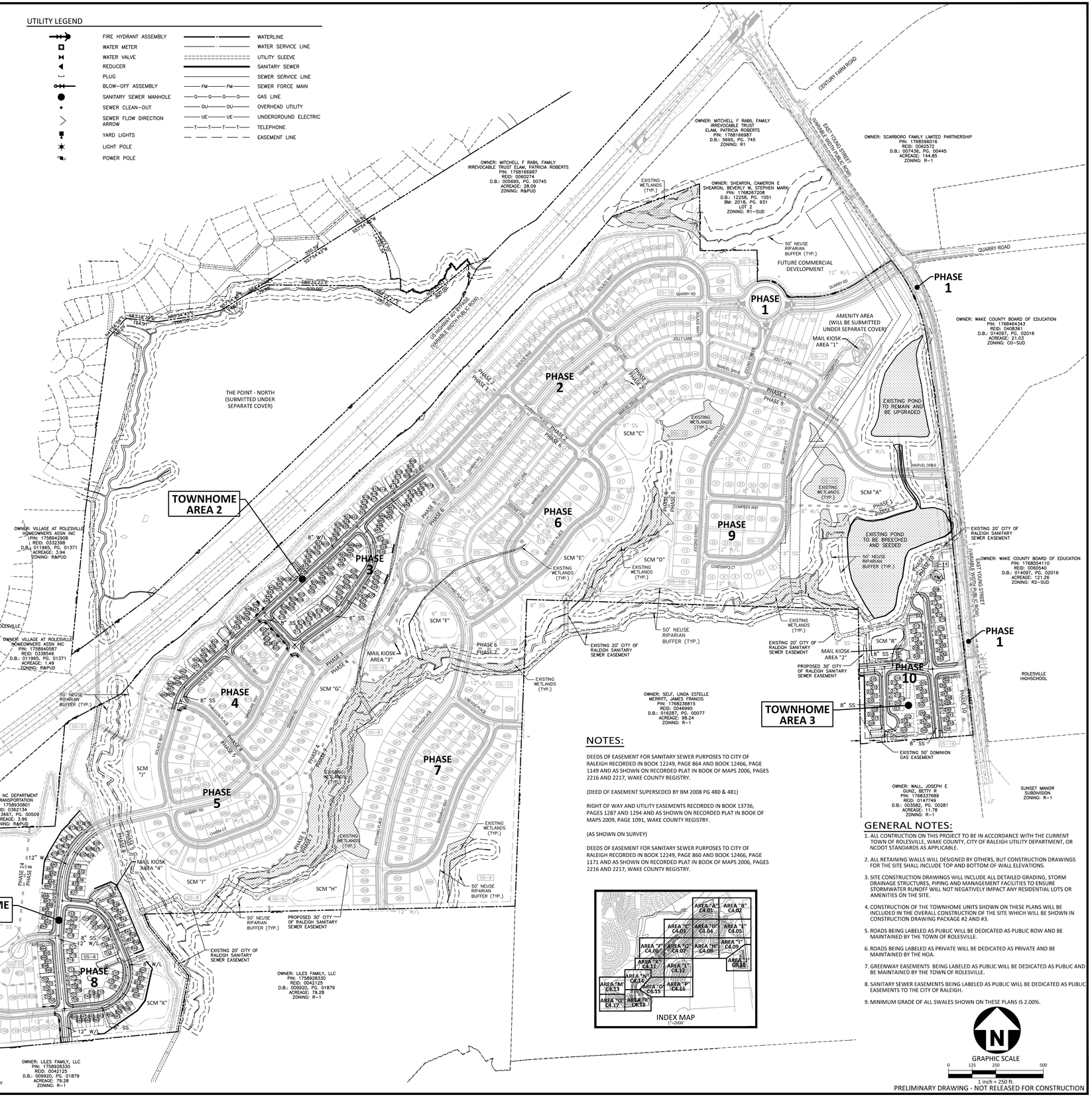
CITY OF RALEIGH PUBLIC UTILITIES
STANDARD UTILITY NOTES (AS APPLICABLE)

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		



SEE INSET, THIS SHEET, FOR CONTINUATION

NOTES:

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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

McADAMS
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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
Oct 12 2021 2:31 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

PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAU1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
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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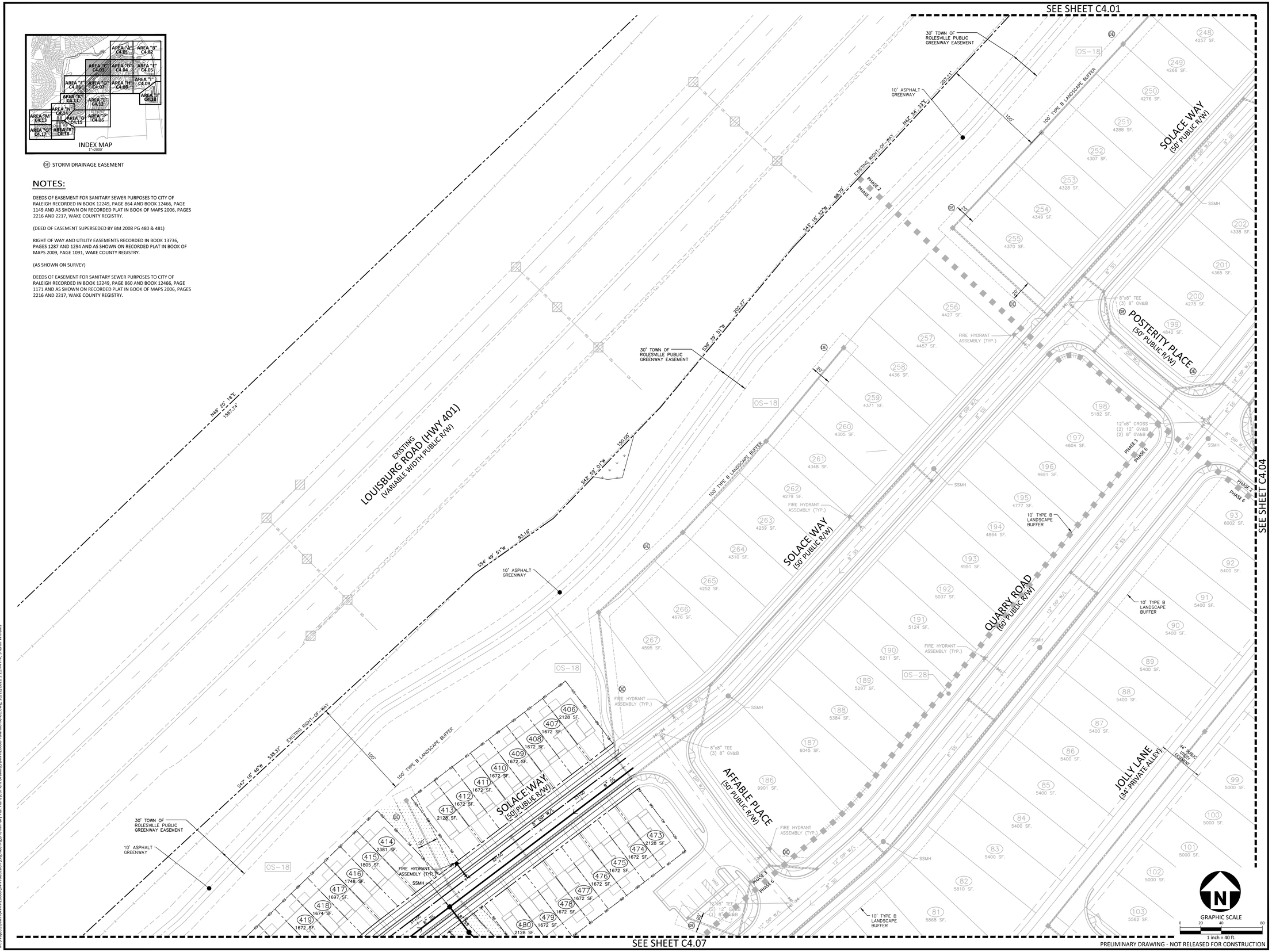

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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

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

William T. O'Daniel
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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

PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
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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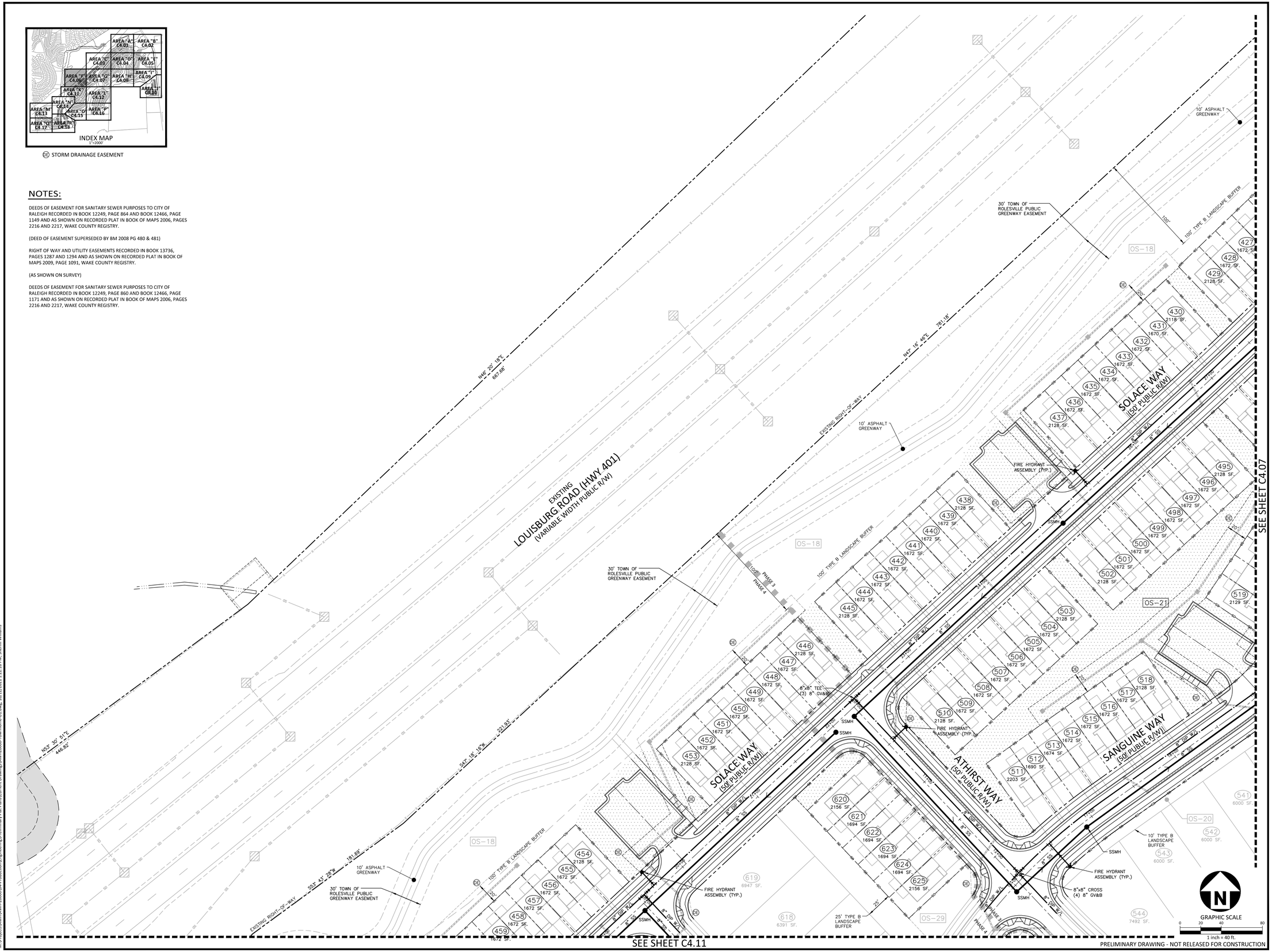

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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2	10. 12. 2021	REV PER TOWN COMMENTS

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 "F"

C4.06

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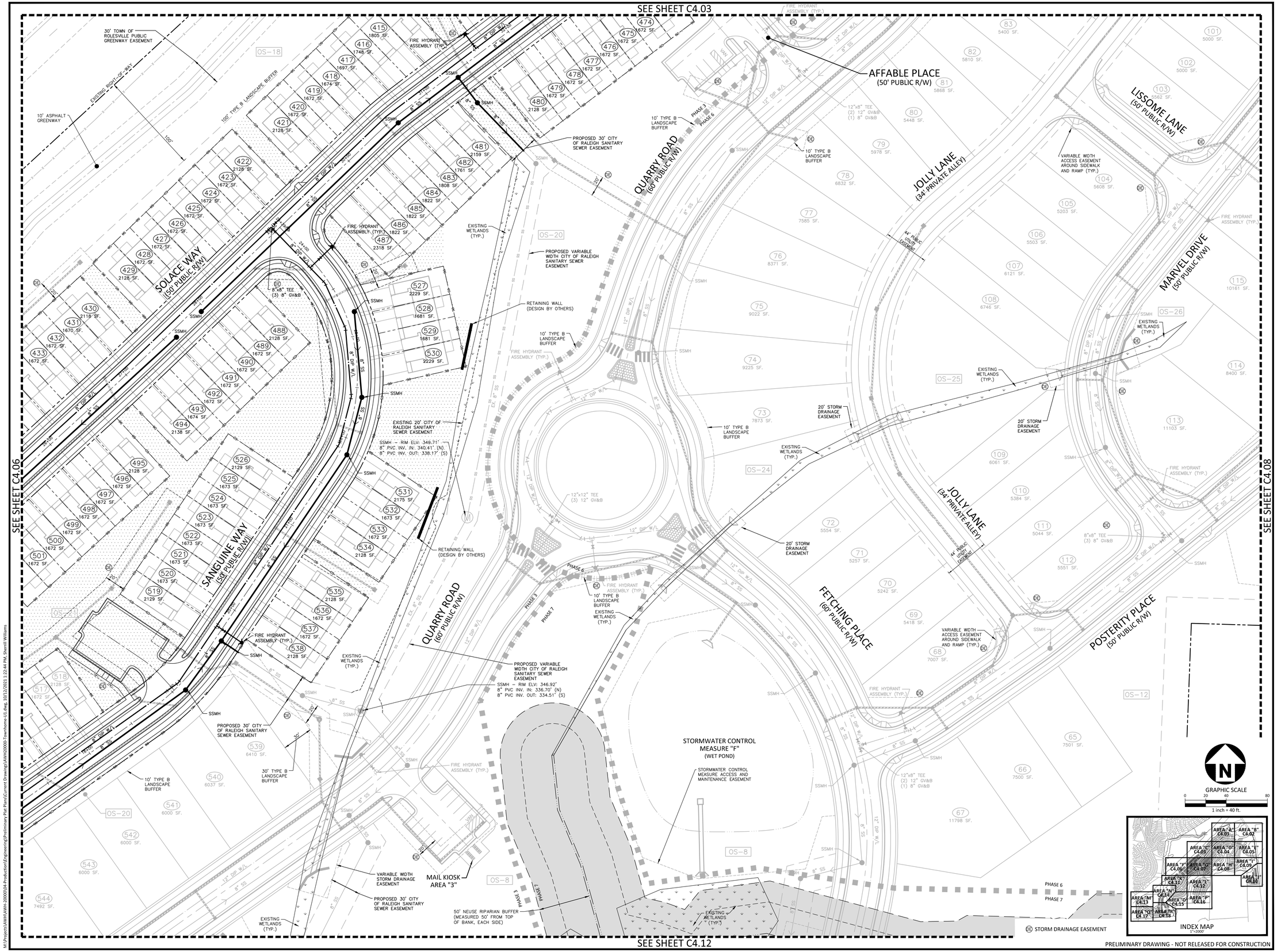

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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

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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 "G"

C4.07

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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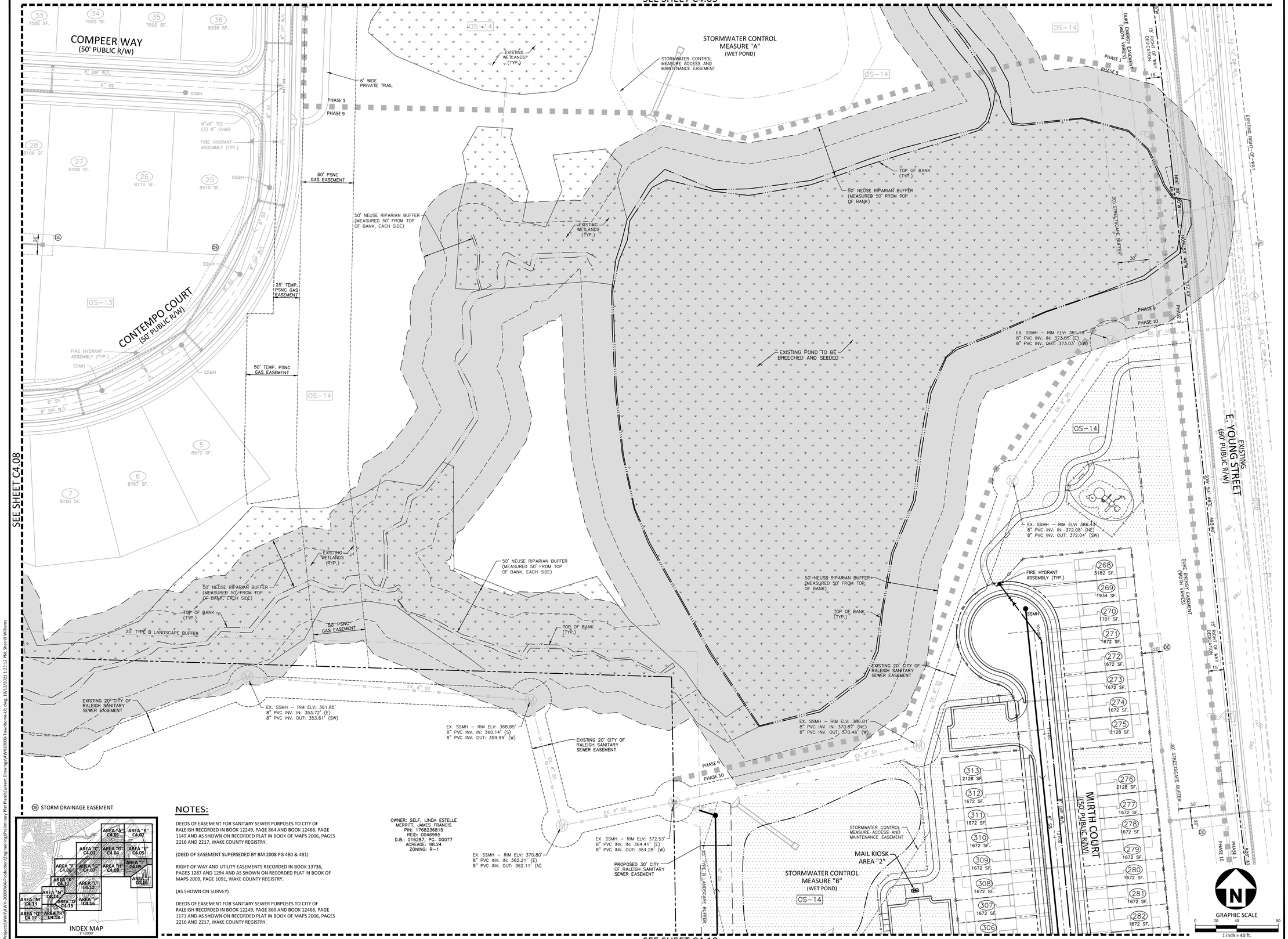
SEE SHEET C4.05



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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REVISIONS

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2	10. 12. 2021	REV PER TOWN COMMENTS

PLAN INFORMATION

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

SHEET

UTILITY PLAN
AREA "I"

C4.09

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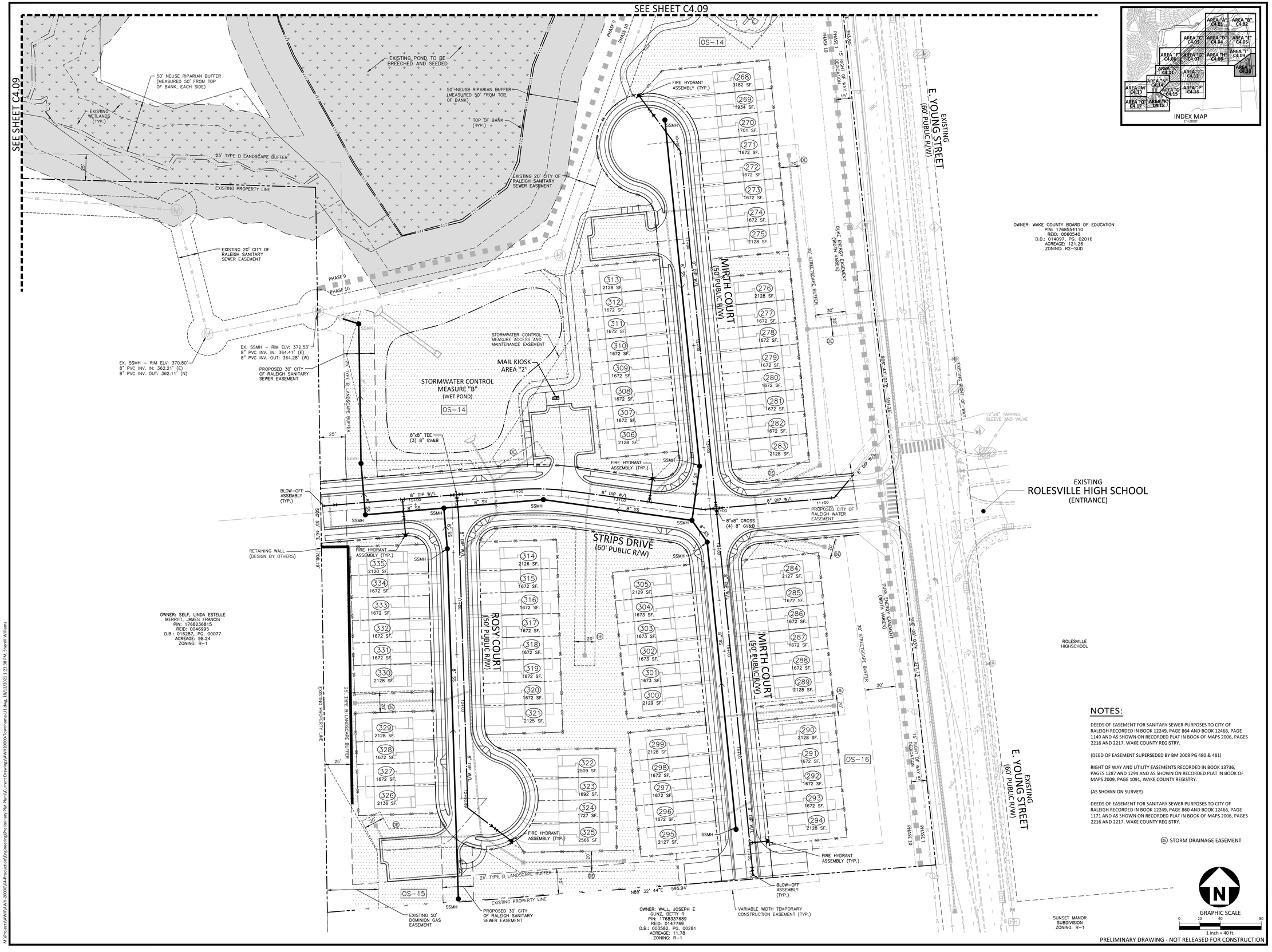

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DE STORM DRAINAGE EASEMENT

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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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REVISIONS

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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 "J"

C4.10

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SEE SHEET C4.06

SEE SHEET C4.14

SEE SHEET C4.12

SEE SHEET C4.15

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

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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 "K"

C4.11

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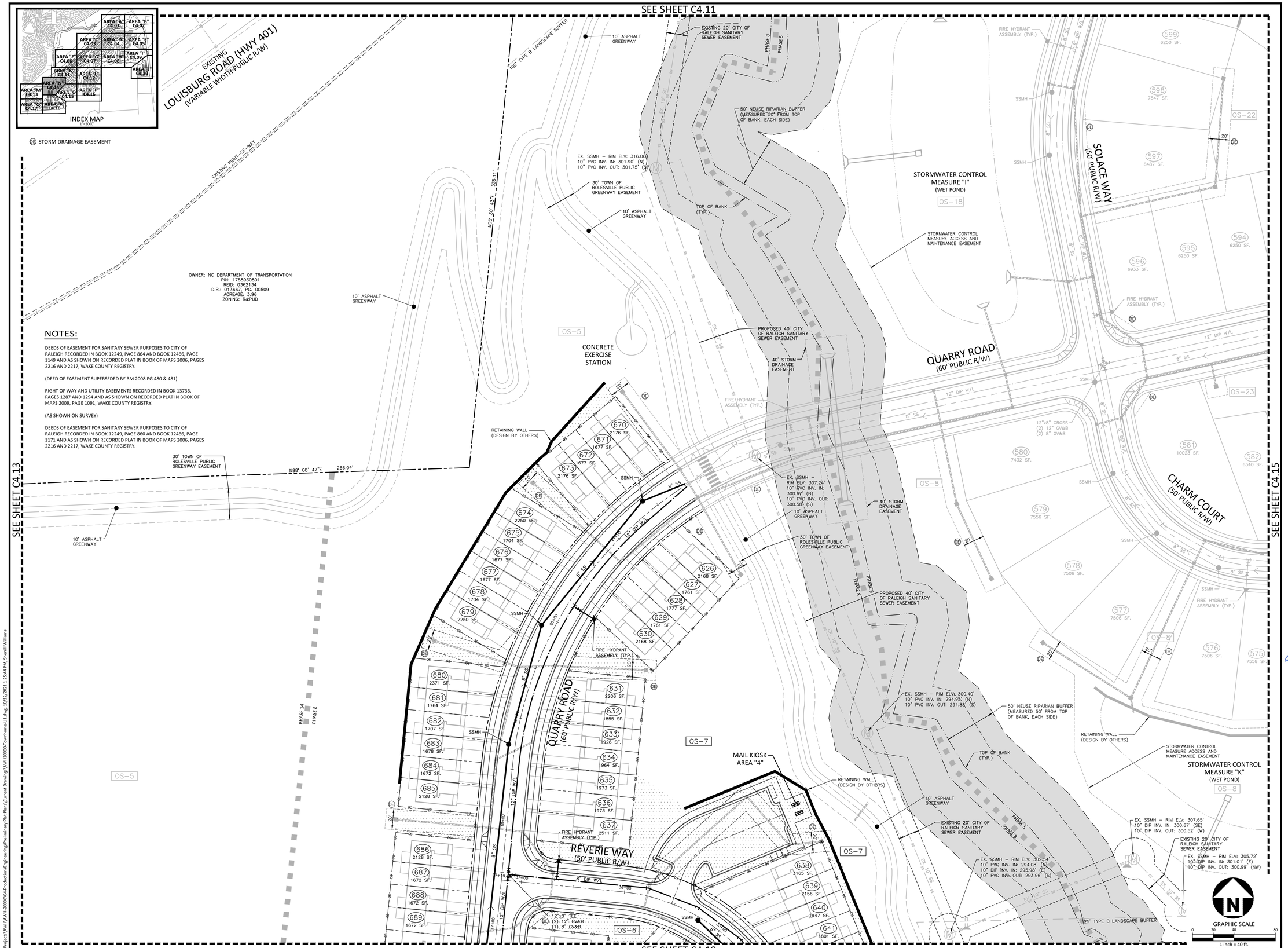

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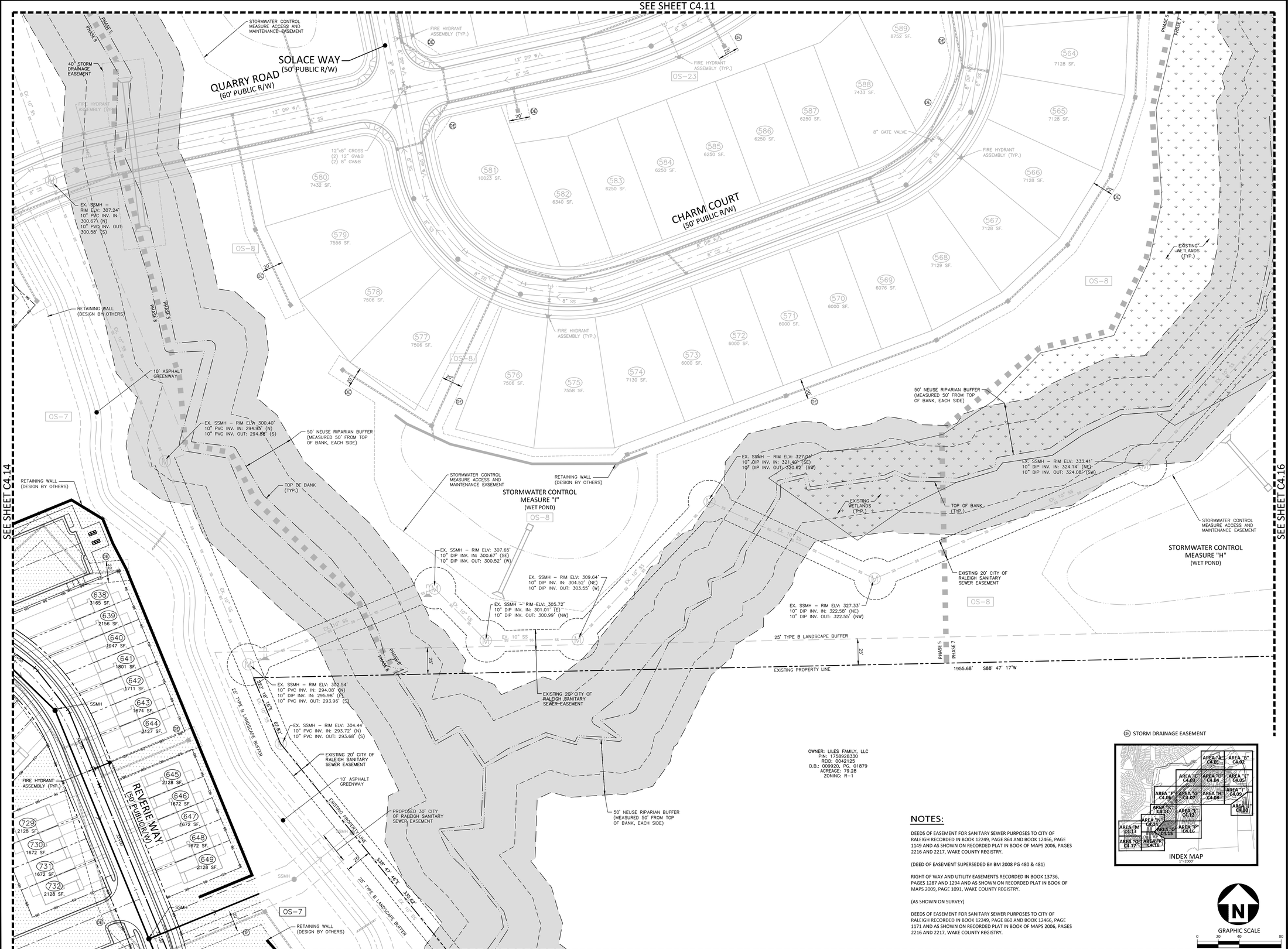
DRAWN BY	.
SCALE	1"=40'
DATE	10. 07. 2020

SHEET

UTILITY PLAN
AREA "N"

C4.14

SEE SHEET C4.11



SEE SHEET C4.14

SEE SHEET C4.16

SEE SHEET C4.18

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

SHEET

UTILITY PLAN
AREA "O"

C4.15

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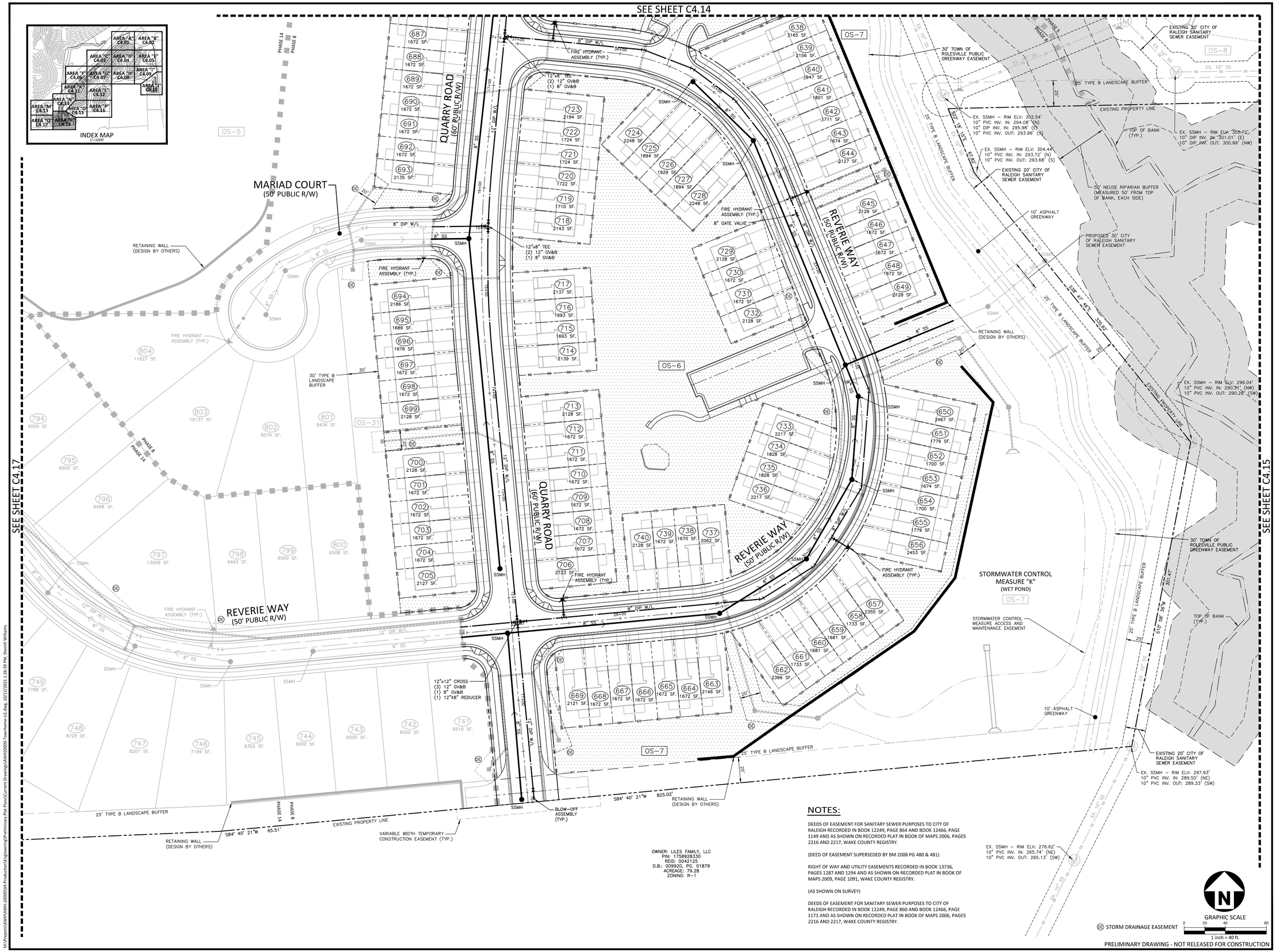

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RIGHT OF WAY AND UTILITY EASEMENTS RECORDED IN BOOK 13736, PAGES 1287 AND 1294 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2009, PAGE 1091, WAKE COUNTY REGISTRY.

(AS SHOWN ON SURVEY)

DEEDS OF EASEMENT FOR SANITARY SEWER PURPOSES TO CITY OF RALEIGH RECORDED IN BOOK 12249, PAGE 860 AND BOOK 12466, PAGE 1171 AND AS SHOWN ON RECORDED PLAT IN BOOK OF MAPS 2006, PAGES 2216 AND 2217, WAKE COUNTY REGISTRY.

McADAMS
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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
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

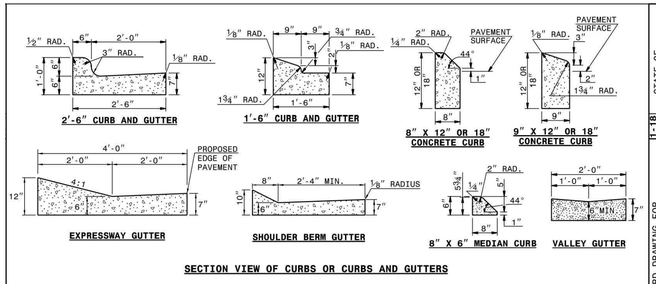
PROJECT NO.	AWH-20000
FILENAME	AWH20000-SOUTH-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 07. 2020

SHEET

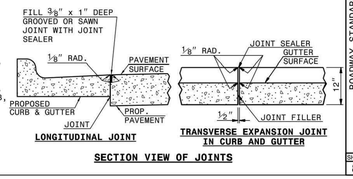
UTILITY PLAN
AREA "R"

C4.18

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawings\AWH20000-Townhome-U1.dwg, 10/12/2021 1:26:39 PM, Sherrill Williams



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.



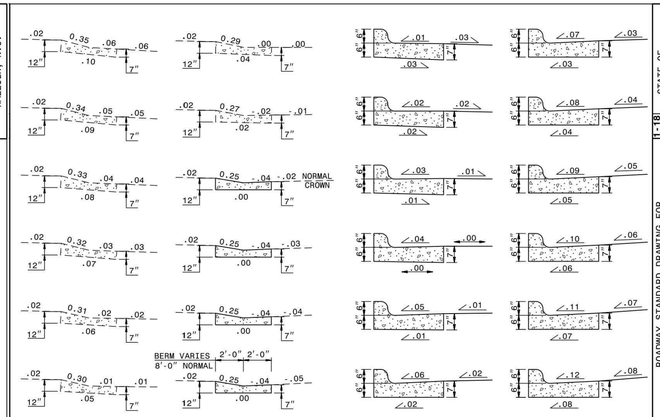
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

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

SHEET 1 OF 3

846.01



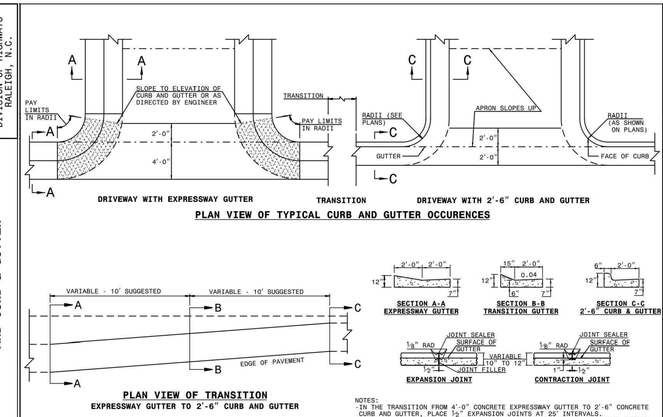
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

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

SHEET 2 OF 3

846.01



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.

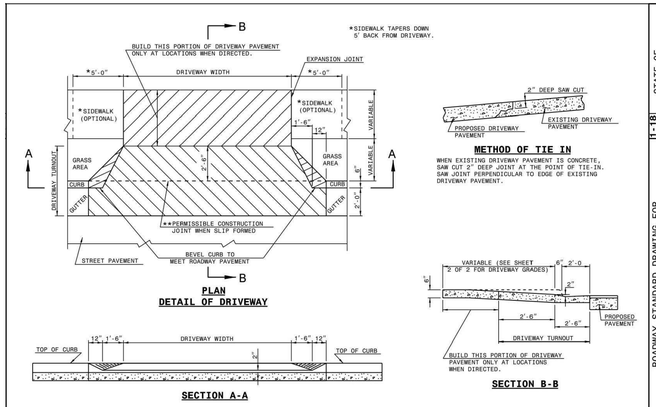
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

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

SHEET 3 OF 3

846.01



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.

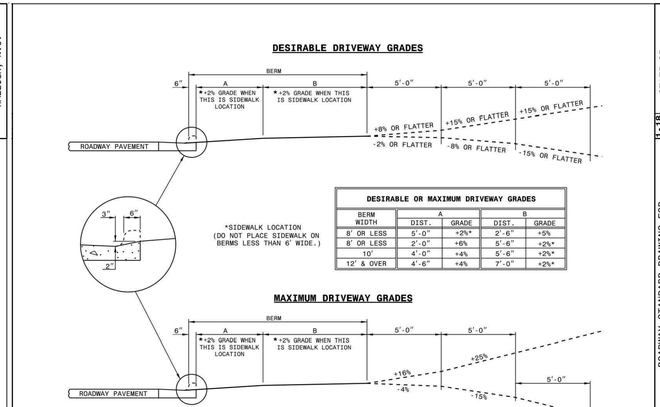
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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%*

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

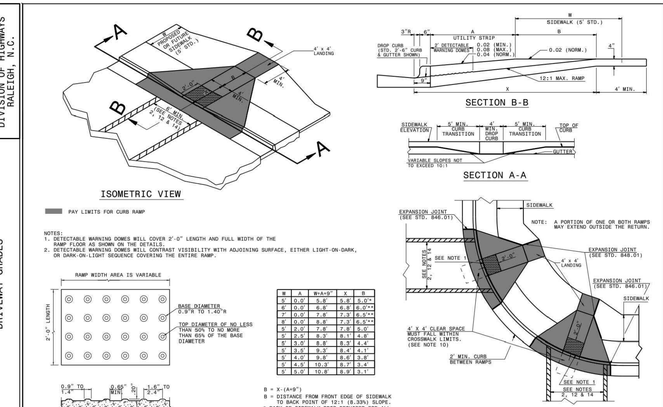
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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'**
6'	3.0'	9.8'	7.8'	5.0'
7'	3.0'	9.8'	8.1'	5.0'
8'	3.0'	9.8'	8.3'	4.0'
5'	3.0'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.4'	3.9'
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.

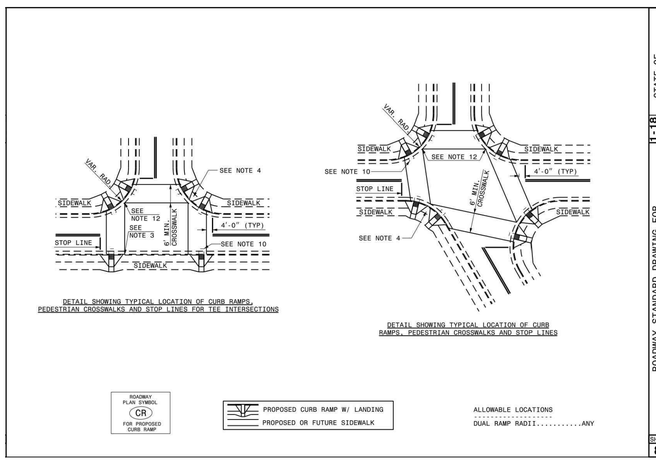
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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

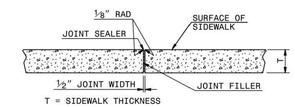
848.05

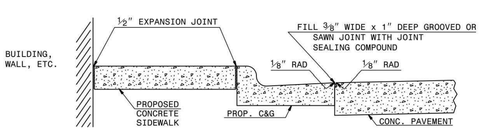
NOTES:

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.





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
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

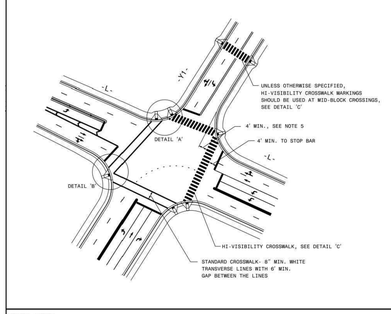
SITE DETAILS

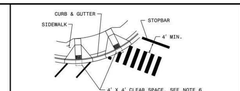
C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

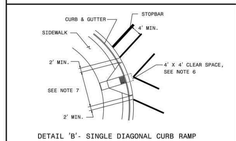
M:\Projects\AWH\AWH-20000\04-Production\Engineering\Preliminary Plat Plans\Current Drawing\AWH20000-Townhome-D1.dwg, 10/12/2021 12:50:01 PM, Sherrill Williams

CROSSWALK PLACEMENT GUIDANCE

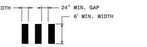




DETAIL 'A'- DUAL CURB RAMPS



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" MIN. 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
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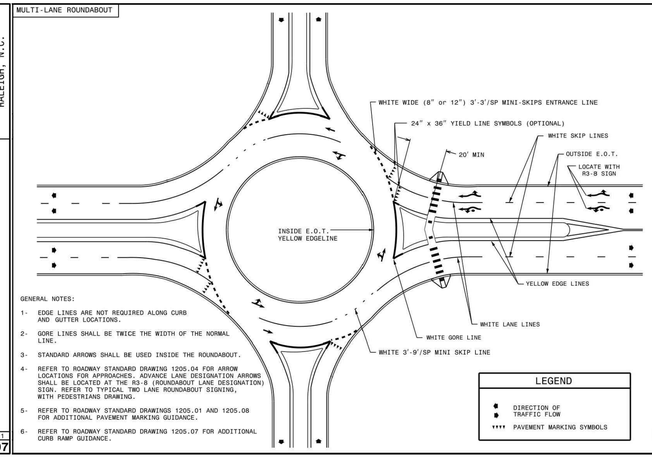
DIVISION OF HIGHWAYS
RALEIGH, N.C.

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

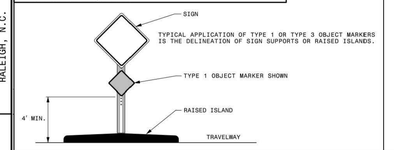
STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-18

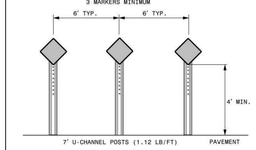
ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
ROUNDABOUTS

SHEET 2 OF 2
1205.14

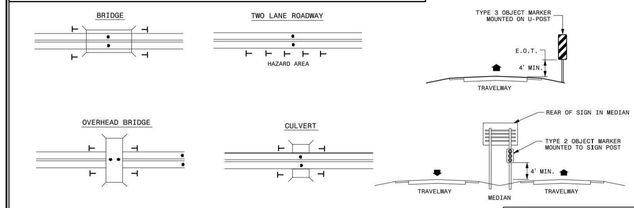
TYPE 1 OR TYPE 3 MARKERS FOR OBSTRUCTIONS WITHIN THE ROADWAY



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

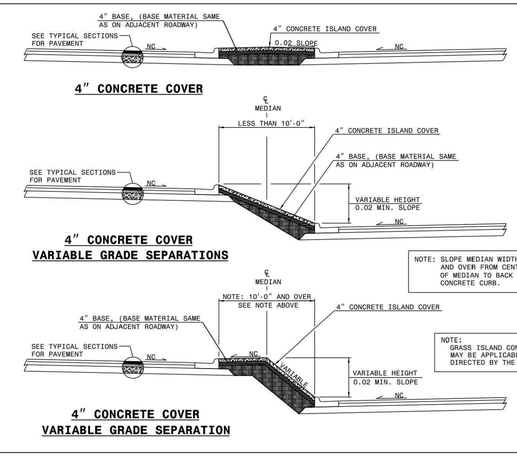
- OBJECT MARKER
- DIRECTION OF TRAFFIC FLOW

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



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

ASHTON WOODS

PHA 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

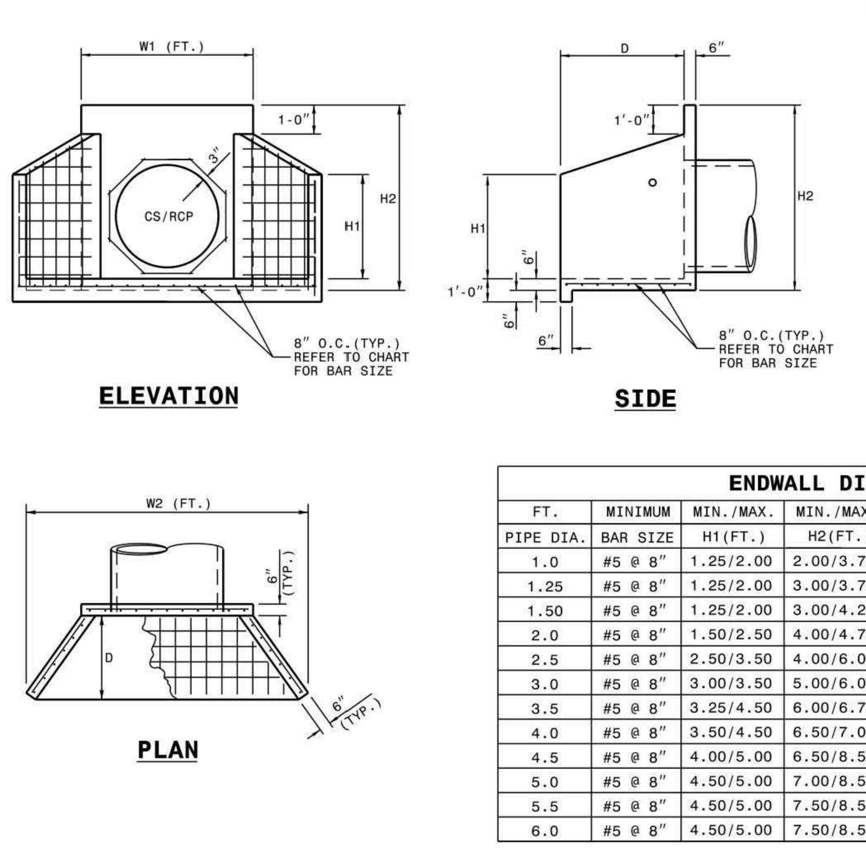
SHEET

SITE DETAILS

C8.01

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



NOTES:

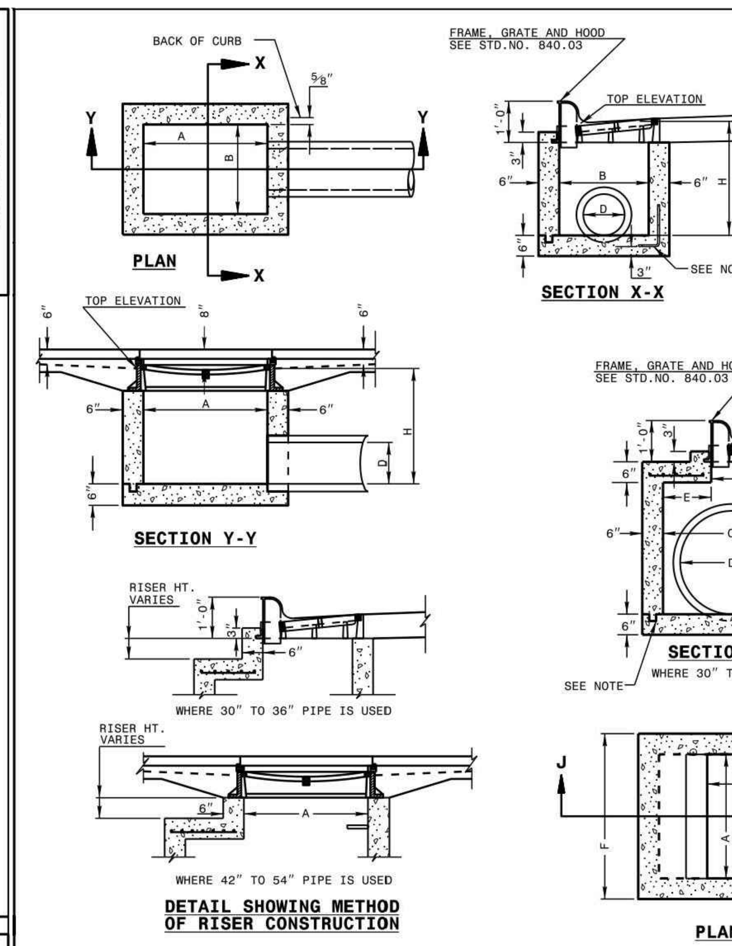
- * THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 838.01, 838.11, 838.21, 838.27, 838.33, 838.39, 838.51, 838.57, 838.63 AND 838.69.
- * INSTALL PRECAST ENDWALLS WITH WINGS AND PAY FOR IN ACCORDANCE WITH SPECIFICATION SECTION 838.
- * USE 4000 PSI CONCRETE.
- * PROVIDE ALL REINFORCING 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.

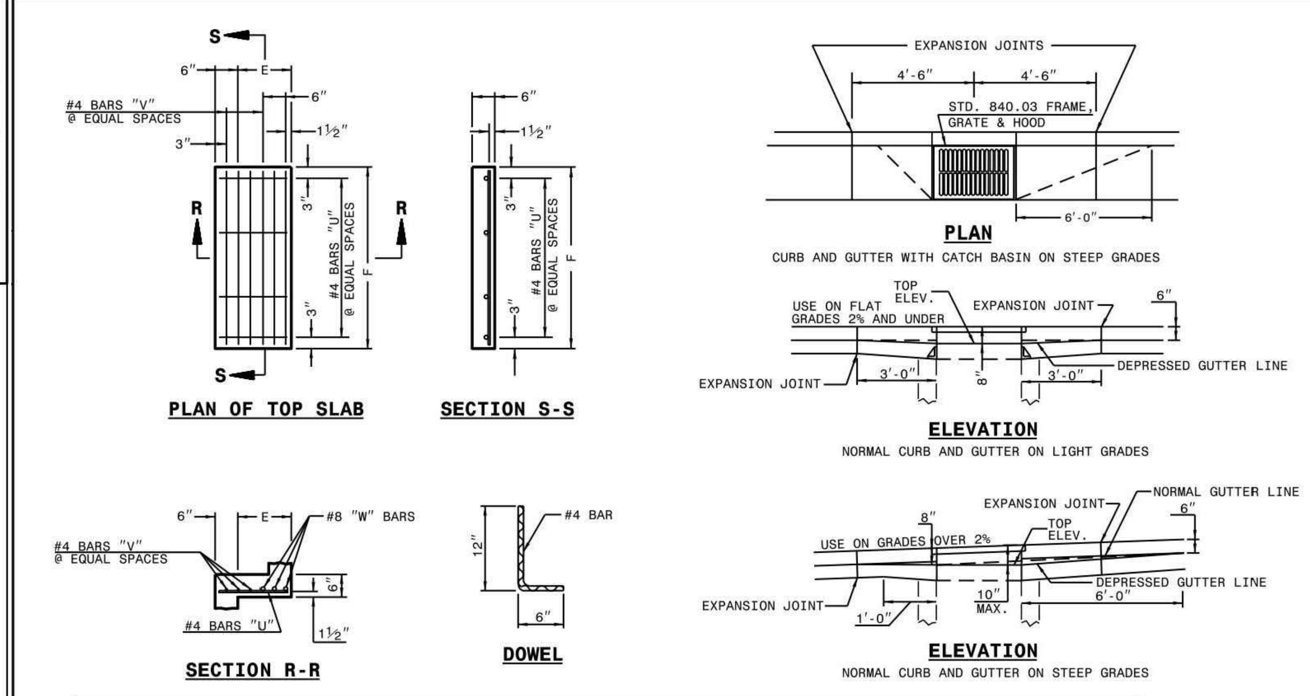
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

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

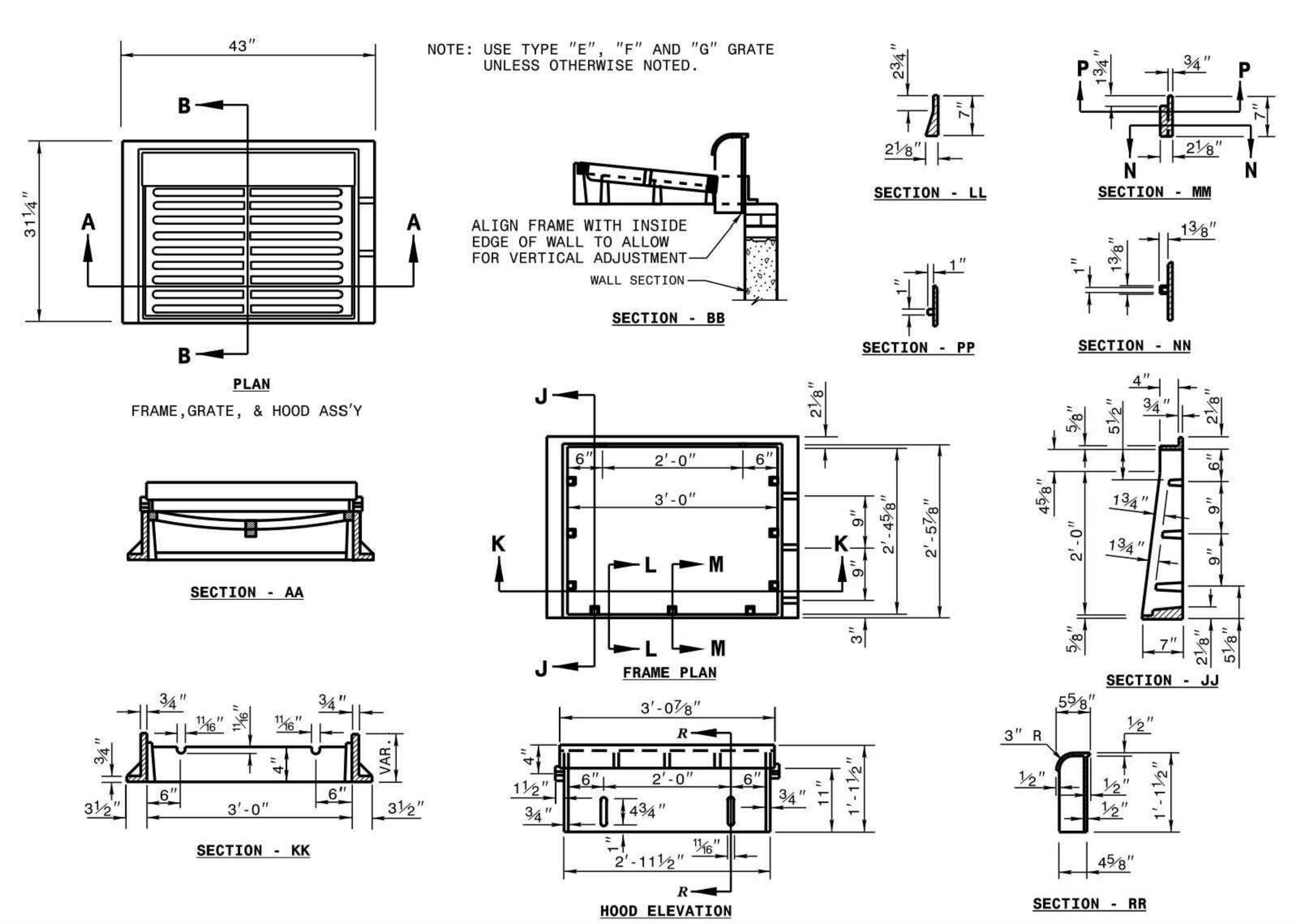


MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

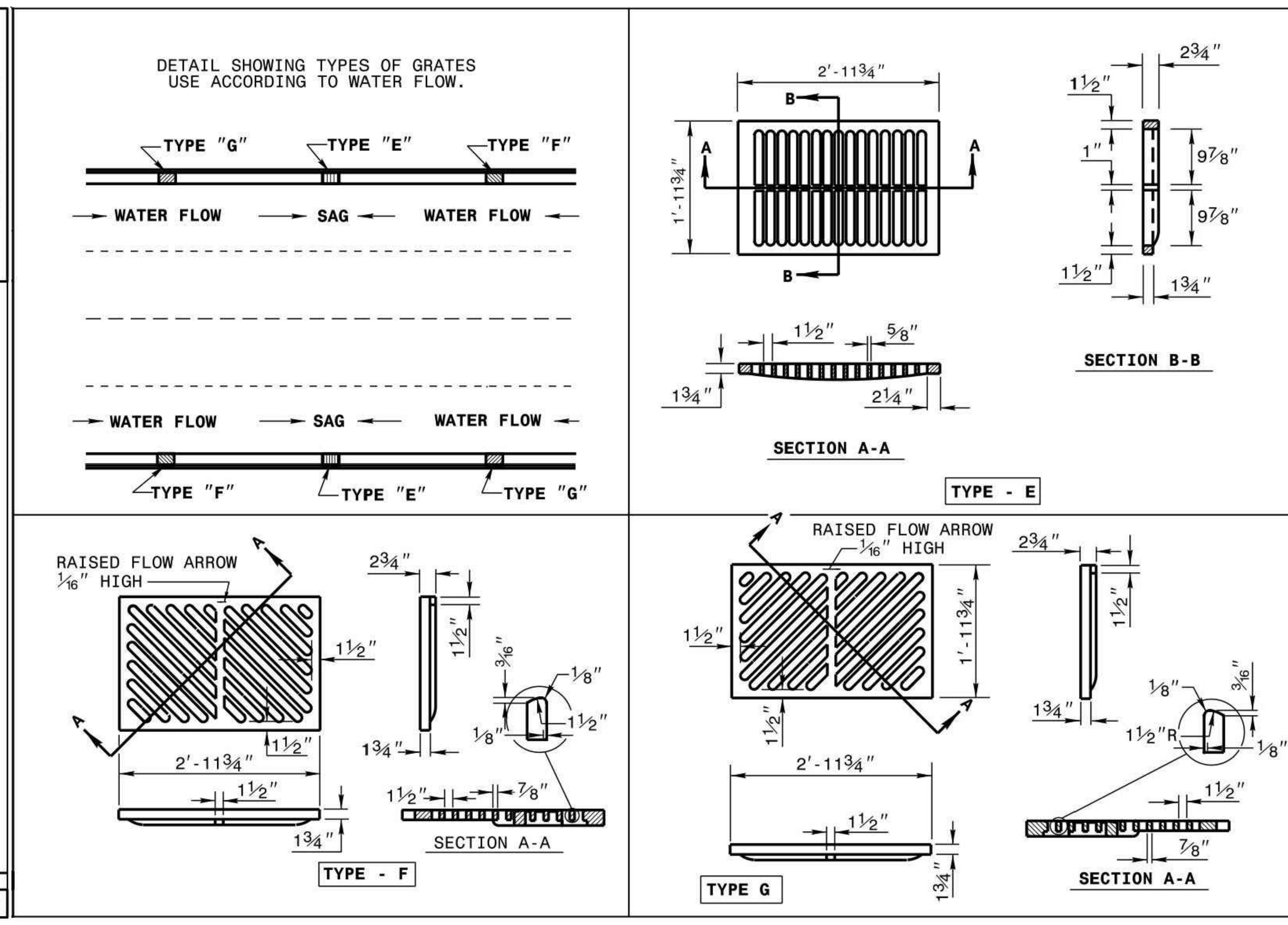
DIMENSIONS OF BOX AND PIPE						COVER DIMENSION									CU.YDS. CONC. IN BOX			DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT			BARS-U		BARS-V		BARS-W		TOTAL LBS.	TOP SLAB	BOTTOM SLAB	TOT. CONC. FOR MINIMUM HEIGHT, H		
D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH					C.M.	R.C.
12"	3'-0"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

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

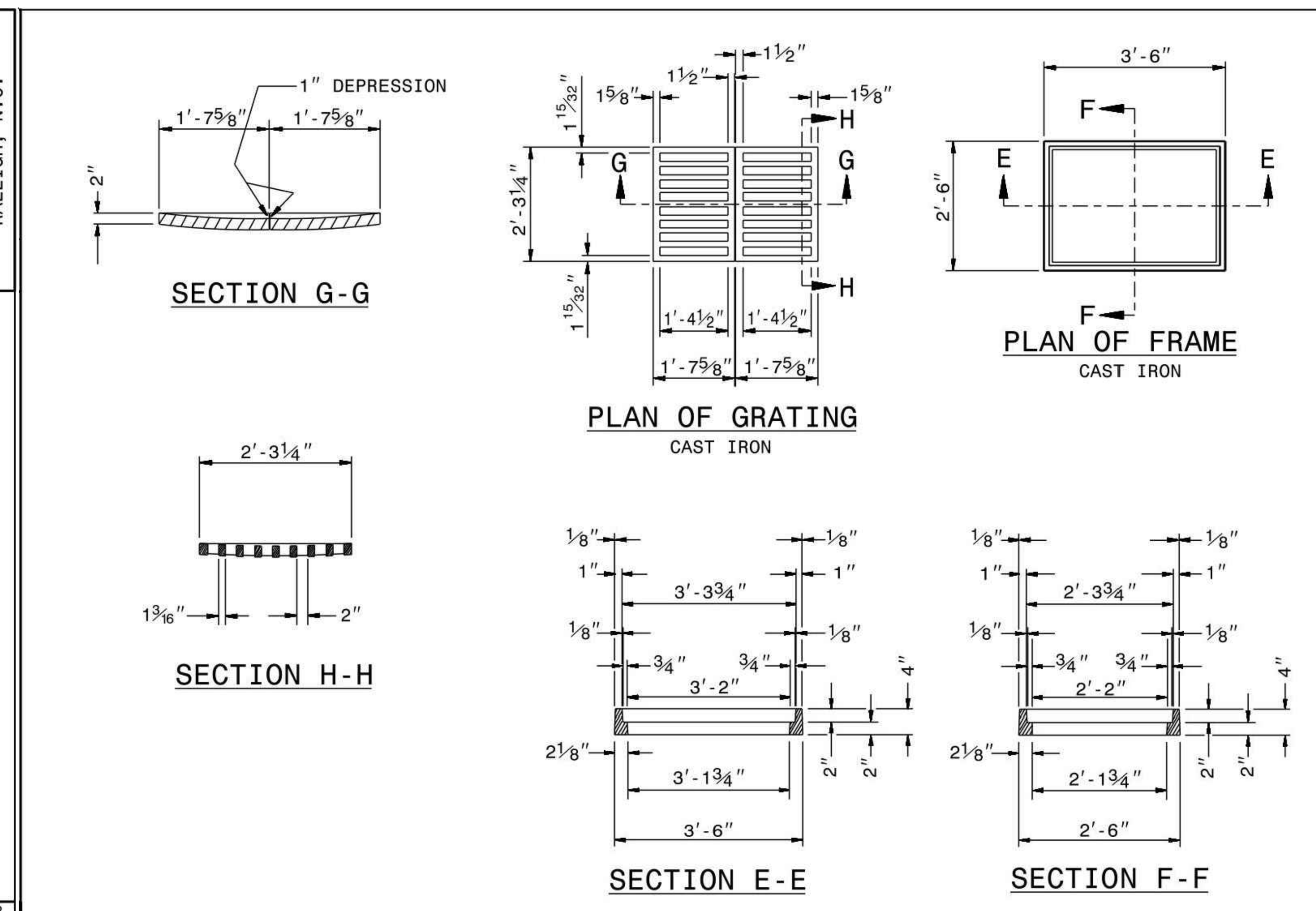
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE
SHEET 2 OF 2
840.02



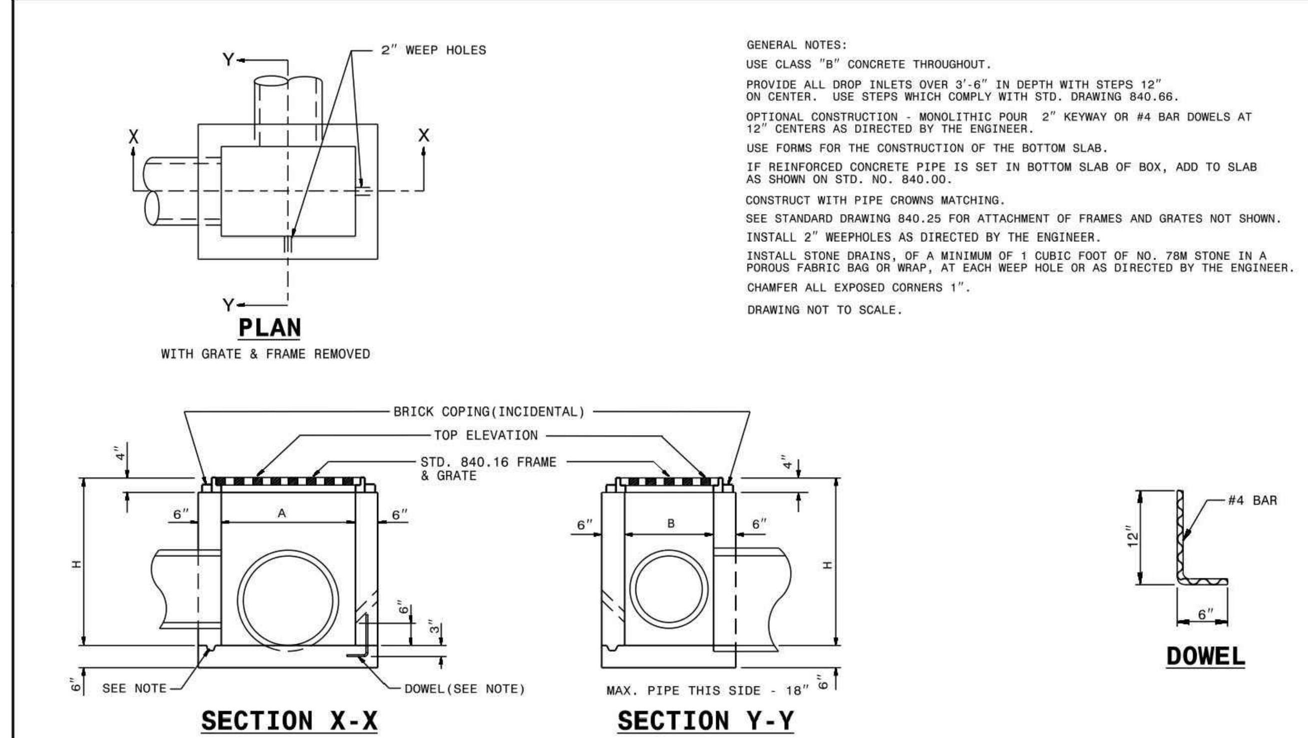
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
1-18
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN
SHEET 1 OF 2
840.03



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	BOTTOM SLAB	WALL PER FT. HT.	TOTAL CONCRETE FOR MINIMUM HEIGHT, H	C.M.	R.C.
D	A	B	H					
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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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 2:35 PM

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

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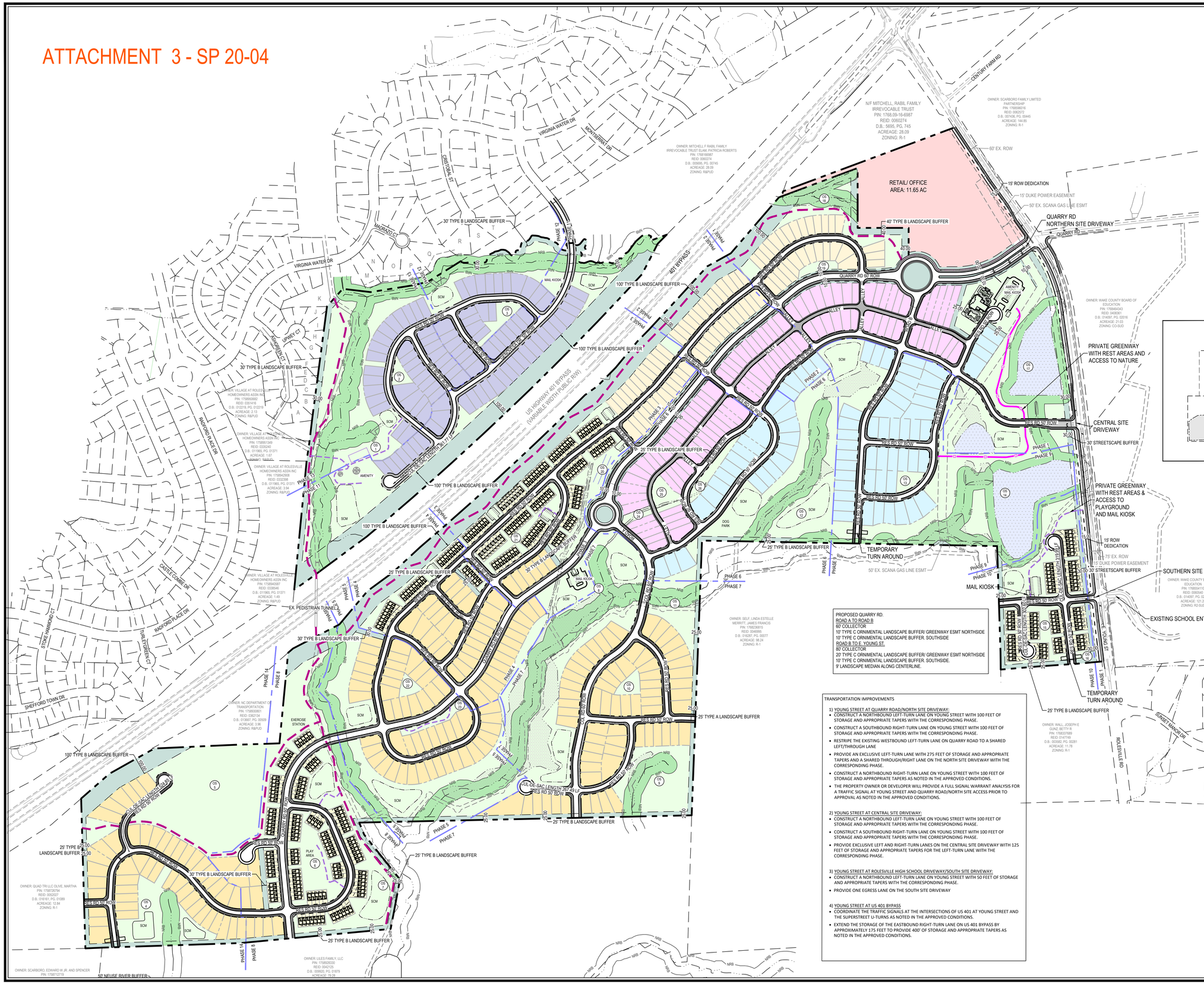
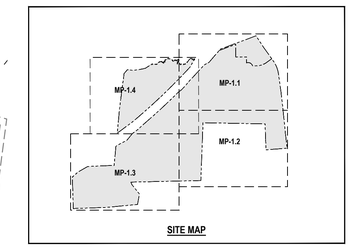
ATTACHMENT 3 - SP 20-04



KEY

- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM
- NRB — NEUSE RIVER BUFFER
- NEUSE RIVER BUFFER AREA
- KNOWN ROCK OUTCROP
- 10' PUBLIC GREENWAY
- 8' PUBLIC STREETSIDE GREENWAY
- 6' PRIVATE GREENWAY
- 6' PRIVATE MULCH TRAIL
- LANDSCAPE BUFFER AREA
- LANDSCAPE BUFFER
- RETAIL/OFFICE
- SINGLE FAMILY 40' MIN WIDTH (R2)
- SINGLE FAMILY 50' MIN WIDTH (R1)
- SINGLE FAMILY 60' MIN WIDTH (NOMINAL) (R1)
- SINGLE FAMILY 39' MIN WIDTH LOT (R2)
- SINGLE FAMILY 45' MIN WIDTH (R2)
- TOWNHOMES 22' INTERIOR LOT (R3)
- PRIVATE ALLEY 24' ROW
- OS - PROPOSED OPEN SPACE
- SCM - PROPOSED STORMWATER DETENTION
- PHASING LINE



SITE MAP

PROPOSED QUARRY RD.
ROAD A TO ROAD B
60' COLLECTOR
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNIMENTAL LANDSCAPE BUFFER. SOUTHSIDE
ROAD B 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.

TRANSPORTATION IMPROVEMENTS

1) YOUNG STREET AT QUARRY ROAD/NORTH SITE DRIVEWAY:
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- RESTRIPE THE EXISTING WESTBOUND LEFT-TURN LANE ON QUARRY ROAD TO A SHARED LEFT/THROUGH LANE
- PROVIDE AN EXCLUSIVE LEFT-TURN LANE WITH 275 FEET OF STORAGE AND APPROPRIATE TAPERS AND A SHARED THROUGH/RIGHT LANE ON THE NORTH SITE DRIVEWAY WITH THE CORRESPONDING PHASE.
- CONSTRUCT A NORTHBOUND RIGHT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS AS NOTED IN THE APPROVED CONDITIONS.
- THE PROPERTY OWNER OR DEVELOPER WILL PROVIDE A FULL SIGNAL WARRANT ANALYSIS FOR A TRAFFIC SIGNAL AT YOUNG STREET AND QUARRY ROAD/NORTH SITE ACCESS PRIOR TO APPROVAL AS NOTED IN THE APPROVED CONDITIONS.

2) YOUNG STREET AT CENTRAL SITE DRIVEWAY:
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE ON YOUNG STREET WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- PROVIDE EXCLUSIVE LEFT AND RIGHT-TURN LANES ON THE CENTRAL SITE DRIVEWAY WITH 125 FEET OF STORAGE AND APPROPRIATE TAPERS FOR THE LEFT-TURN LANE WITH THE CORRESPONDING PHASE.

3) YOUNG STREET AT ROLESVILLE HIGH SCHOOL DRIVEWAY/SOUTH SITE DRIVEWAY:
- CONSTRUCT A NORTHBOUND LEFT-TURN LANE ON YOUNG STREET WITH 50 FEET OF STORAGE AND APPROPRIATE TAPERS WITH THE CORRESPONDING PHASE.
- PROVIDE ONE EGRESS LANE ON THE SOUTH SITE DRIVEWAY

4) YOUNG STREET AT US 401 BYPASS
- COORDINATE THE TRAFFIC SIGNALS AT THE INTERSECTIONS OF US 401 AT YOUNG STREET AND THE SUPERSTREET U-TURNS AS NOTED IN THE APPROVED CONDITIONS.
- EXTEND THE STORAGE OF THE EASTBOUND RIGHT-TURN LANE ON US 401 BYPASS BY APPROXIMATELY 175 FEET TO PROVIDE 400' OF STORAGE AND APPROPRIATE TAPERS AS NOTED IN THE APPROVED CONDITIONS.

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

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

THE POINT YOUNG ST. PUD

ROLESVILLE, NC

OVERALL PUD MASTERPLAN

Job No.	02.180280	Drawn By	W&R
Date	09.28.18	Designer	W&R

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
MP1.0

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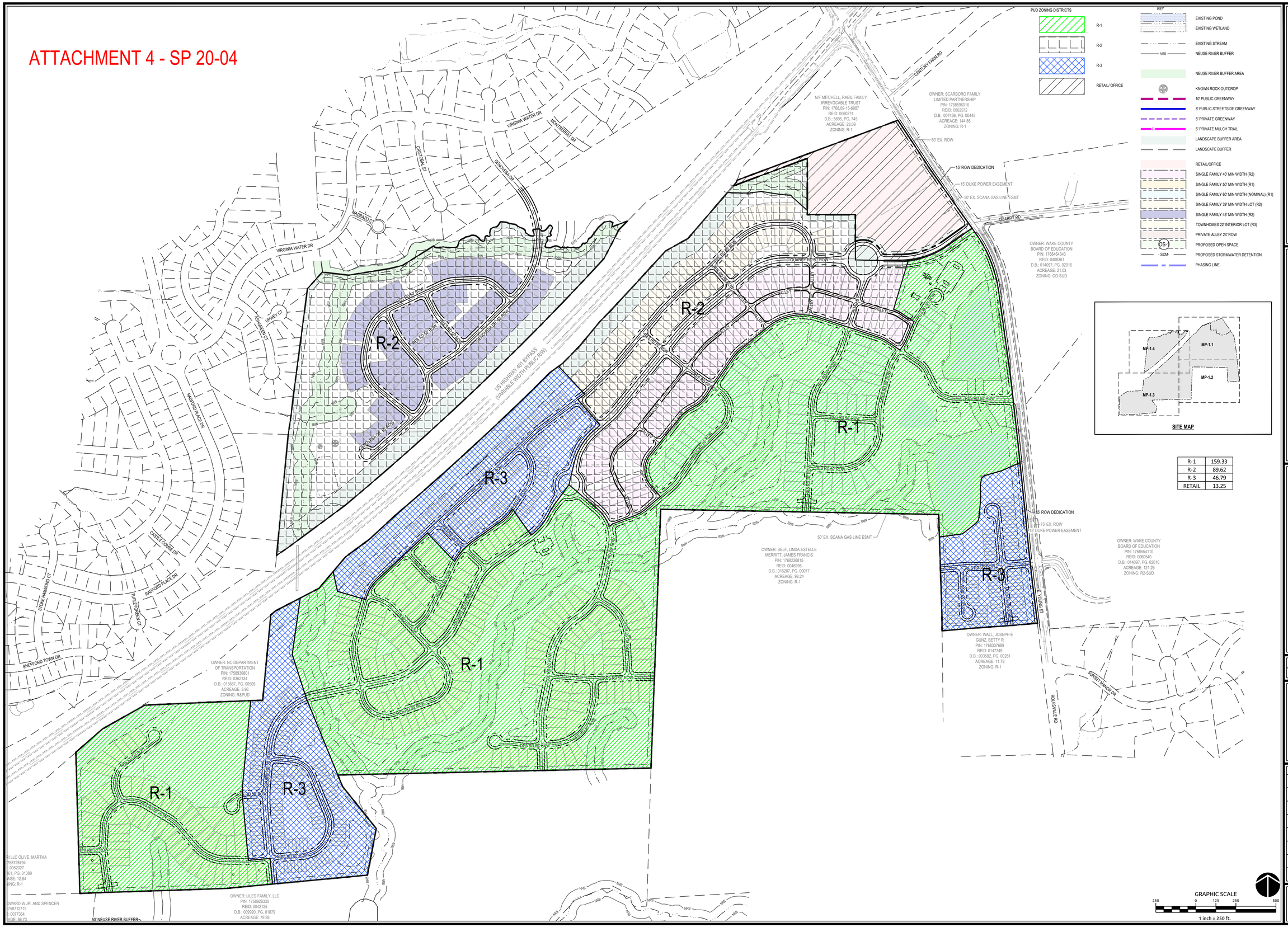
ATTACHMENT 4 - SP 20-04



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THE POINT YOUNG ST. PUD

ROLESVILLE, NC

PUD MASTERPLAN ZONING DISTRICTS

Job No.	02.180280	Drawn By	W&R
Date	09.28.18	Designer	W&R

NORTH CAROLINA PROFESSIONAL
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JAYNE LEAL

Revisions

Sheet No.
MP0.02

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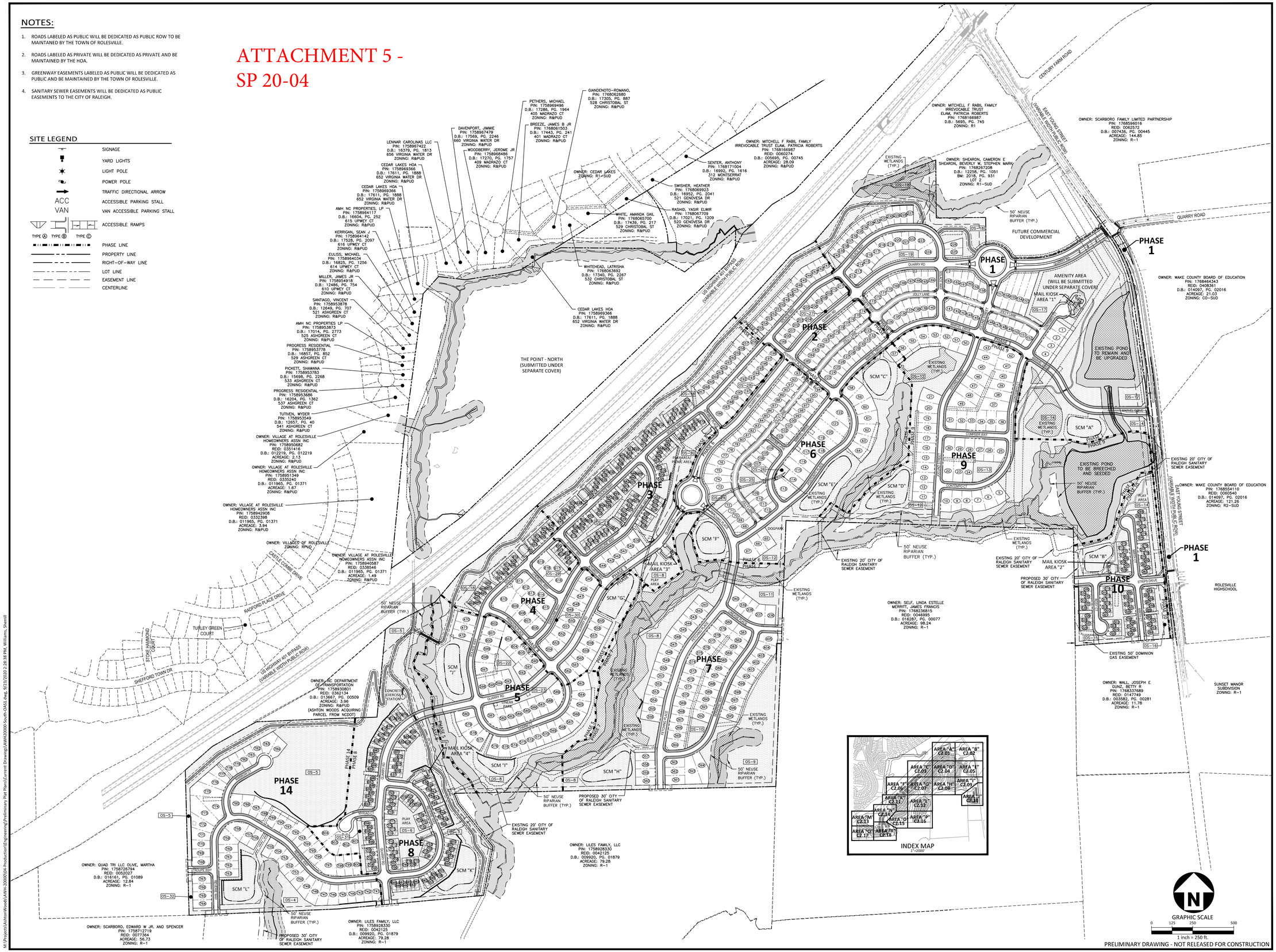
ATTACHMENT 5 -
SP 20-04

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



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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
PRELIMINARY PLAT PLANS
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

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

REVISIONS

NO.	DATE	
1	04. 09. 2020	REV PER TOWN COMMENTS
2	06. 19. 2020	REV PER MUNICIPAL COMMENTS
3	08. 21. 2020	REV PER MUNICIPAL COMMENTS

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=250'
DATE	01. 28. 2020

SHEET

OVERALL PRELIMINARY PLAT

C2.00

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