V1-PSP-23-04 --

PEARCE FARM

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

PRELIMINARY PLAT PLANS

PROJECT NUMBER: AGN-23001

DATE: DECEMBER 1, 2023

PARCEL OWNER LIST		
PIN	OWNER	AREA
1748891680	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	171.9233 AC.
1758081893	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	33.7998 AC.
1768051864	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	17.1034 AC.

DEVELOPER

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NC 27615
CONTACT: JACOB ANDERSON
PHONE: 919-239-9486

SURVEY BY:

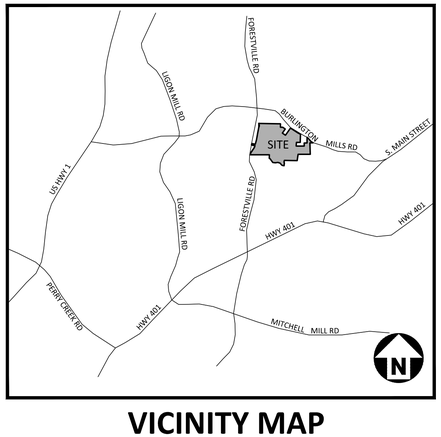
BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
ALTA SURVEY NOVEMBER 13, 2023

DAN GREGORY, PROFESSIONAL LAND SURVEYOR
NC LICENSE # L-5240
919-851-4422

SURVEY NOTES

1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174800K, 3720174900K & 3720175800K DATED JULY 19, 2022.
6. PROPERTIES ARE IN WAKE COUNTY AND TOWN OF ROLESVILLE ETJ AS SHOWN.
7. PROPERTIES ARE ZONED "R-30" & "RL" AS SHOWN.
8. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
11. ITEM 6(A) & 6(B) - NO ZONING REPORT PROVIDED AT THIS TIME.
12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY.
13. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC. DATED AUGUST 2015.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE UTILITIES/STRUCTURES SHOULD BE VERIFIED.



VICINITY MAP
N.T.S.

SITE DATA

PIN(S)	1748891680, 1758081893, 1748884104	
REID(S)	0318100, 0325091, 0063677	
BOOK OF MAPS/ DEED REFERENCE	TRACT 1 (1748891680): DB. 11033 PG. 85 DB. 14427 PG. 1034 BM. 2015 PG. 2033 BM. 2016 PG. 1918 TRACT 2 (1758081893): DB. 11146 PG. 339 BM. 1997 PG. 1970 BM. 2015 PG. 2033 TRACT 3 (1748884104): DB. 11180 PG. 1815	
SITE AREA	222.83 AC (9,706,323 SF)	
CURRENT ZONING	RM-CZ	
RIVER BASIN	NEUSE	
CURRENT USES	1748891680: VACANT 1758081893: VACANT 1748884104: FORESTRY	
PROPOSED USES	SINGLE FAMILY DETACHED	
CURRENT IMPERVIOUS	17,873 SF	
PROPOSED IMPERVIOUS	3,987855 SF	
VEGETATION PRESERVATION	REQUIRED	222.83 AC x 10% = 22.28 AC
	PROVIDED	23.41 AC (PRESERVED)
MAX. DENSITY PER APPROVED ZONING	2.70 DU/AC	
PROPOSED DENSITY	2.50 DU/AC (557 DU/222.83 AC)	

LOT DEVELOPMENT STANDARDS

	REQUIRED (PER LDO)	PROPOSED (PER APPROVED ZONING)
FRONT SETBACK	20'	20'
SIDE SETBACK	5'	5'
CORNER SETBACK	10'	10'
REAR SETBACK	20'	20'
LOT AREA	5,000 SF (MIN)	5,000 SF-7,500 SF

GENERAL DISTRICT CONDITIONS

1. THE FOLLOWING USES OTHERWISE PERMITTED IN THE DISTRICT ARE PROHIBITED: (I) MAJOR UTILITY, EXCLUDING CITY OF RALEIGH PUBLIC UTILITIES OR OTHER PUBLIC OR PRIVATE UTILITIES REQUIRED BY THE TOWN OF ROLESVILLE FOR PUBLIC BENEFIT (I.E. WATER TOWER), AND (II) TELECOMMUNICATION TOWER.
2. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
3. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ARCHITECTURAL REQUIREMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET.
4. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE TRANSPORTATION IMPROVEMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
5. TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED 2.7 UNITS PER ACRE.
6. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED IN ACCORDANCE WITH THE ROLESVILLE LAND DEVELOPMENT ORDINANCE. HOA DOCUMENTS MUST BE RECORDED WITH THE FIRST FINAL PLAT.
7. A MAIN CENTRAL AMENITY WILL BE CONSTRUCTED WITH DEVELOPMENT OF THESE PROPERTIES AND SHALL INCLUDE (I) CLUBHOUSE, (II) POOL, (III) PICKLEBALL COURTS, (IV) GRILLING STATION(S) AND/OR FIRE PIT(S) AND (V) OTHER RECREATIONAL OUTDOOR ACTIVITIES FOR RESIDENTS OF THE DEVELOPMENT (COLLECTIVELY, THE "AMENITY FACILITY").
8. IN ADDITION TO THE APPROXIMATELY 4,500-FEET OF GREENWAY, AS DEPICTED ON THE MASTER PLAN, DEVELOPMENT SHALL PROVIDE AT LEAST THE SAME LENGTH OF PRIVATE TRAILS (>4,500-FEET) TO CONNECT PROGRAMMED OPEN SPACES WITHIN THE PROPERTIES.
9. OPEN SPACE THROUGHOUT THE DEVELOPMENT SHALL INCLUDE:
   - GARBAGE AND PET WASTE RECEPTACLES TO BE MAINTAINED BY THE HOA.
   - REESTABLISHMENT OF GROUND COVER, SHRUBBERY, AND TREE PLANTINGS USING ONLY NATIVE SPECIES, AND TO SPECIFICALLY INCLUDE LOW-TO-NO MAINTENANCE PLANTINGS ON SLOPES GREATER THAN 4:1, ESPECIALLY PERENNIAL FLOWERING AND FRUIT-BEARING GROUNDCOVER AND TREE SPECIES WHICH PROVIDE FOOD AND HABITAT FOR POLLINATORS.
10. AT THE TIME OF THE RECORDING OF THE FIRST PLAT ADJOINING ANY PORTION OF 2017 FORESTVILLE ROAD (WAKE PIN: 174-869-4159), APPROXIMATELY 4 ACRES OF THIS PARCEL SHALL BE DEDICATED TO THE TOWN AS SHOWN ON THE CONCEPT PLAN. IN ADDITION, AT THE TIME OF THE RECORDING OF THE FIRST PLAT ADJOINING ANY PORTION OF 4124 BURLINGTON MILLS ROAD (WAKE PIN: 1749-80-8878), APPROXIMATELY 5 ACRES OF THIS PARCEL SHALL BE DEDICATED TO THE TOWN AS SHOWN ON CONCEPT PLAN. THESE AREAS SHALL BE DEDICATED AS PUBLIC PARK SPACE SUBJECT TO VARIOUS GRADING, LANDSCAPE, SLOPE, ROADWAY, PEDESTRIAN ACCESS, AND UTILITY EASEMENTS, ETC. AS MAY BE MUTUALLY BENEFICIAL TO THE DEVELOPMENT AND/OR THE TOWN FOR COMPLETION OF THE DEVELOPMENT AND/OR THE PARK SPACE.
11. AT THE TIME OF THE RECORDING OF THE FIRST PLAT DEDICATING ACCESS "B" UPON THE ADJOINING PARCEL KNOWN AS 4124 BURLINGTON MILLS ROAD (WAKE PIN: 1749-80-8878) AS SHOWN ON THE CONCEPT PLAT, ACCESS "B" SHALL BE CONSTRUCTED ACROSS SAID ADJOINING PARCEL THROUGH THE PUBLIC ACCESS EASEMENT.
12. PRIOR TO ISSUANCE OF THE 175TH BUILDING PERMIT FOR A HOME, A BUILDING PERMIT SHALL BE SUBMITTED FOR THE MAIN AMENITY FACILITY. THE MAIN AMENITY FACILITY SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ISSUANCE OF THE 325TH BUILDING PERMIT.
13. PRIOR TO THE ISSUANCE OF THE 175TH BUILDING PERMIT, THE EAST-WEST COLLECTOR STREET SHALL BE SUBSTANTIALLY COMPLETE AND OPEN FOR PUBLIC VEHICULAR SERVICE FROM ACCESS A (FORESTVILLE RD) TO ACCESS C (BURLINGTON MILLS RD).
14. CONSTRUCTION DOCUMENTS FOR THE PROPERTY TO INCLUDE ON-LOT GRADING INCLUDING (I) PROPOSED FINISHED FLOOR ELEVATIONS, (II) 4-CORNER FINISHED-PAD SPOT ELEVATIONS, (III) 1-FOOT CONTOURS OF THE PROPOSED GRADES, (IV) PROPOSED HIGH POINT(S), (V) PROPOSED SWALE DIRECTIONS, SPOT ELEVATIONS, AND SLOPES AT NOT LESS THAN 2%, AND (VI) OTHER INFORMATION AS NECESSARY TO DEMONSTRATE FUTURE FEASIBILITY OF COMPLIANCE WITH SECTION R401.3 OF THE NC RESIDENTIAL CODE.
15. AFTER HOME CONSTRUCTION, EACH LOT SHALL HAVE NOT LESS THAN: (I) 3 LARGE SHRUBS AND 6 SMALL SHRUBS BETWEEN THE R.O.W. AND THE FRONT FACADE OF THE HOME, AND (II) 1 LARGE SHRUB AND TOW SMALL SHRUBS IN THE REAR YARD OF THE HOME. LARGE SHRUBS SHALL BE THOSE WHOSE MATURE SIZE IS 5'-8' IN HEIGHT, AND SHALL BE PLANTED AT NOT LESS THAN 30" IN HEIGHT. SMALL SHRUBS SHALL BE THOSE WHOSE MATURE SIZE IS 2'-4" IN HEIGHT, AND SHALL BE PLANTED AT NOT LESS THAN 20" IN HEIGHT.
16. PRIOR TO THE ISSUANCE OF THE 325TH BUILDING PERMIT, A SINGLE FAMILY DETACHED LOT SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER AND BUILDER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES OF THIS HOME.

OPEN SPACE / TRAILS SUMMARY

TOTAL PROJECT AREA	222.83 AC
TOTAL OPEN SPACE REQUIRED PER ZONING	91.00 AC
TOTAL OPEN SPACE PROVIDED	95.85 AC
DEVELOPED/ACTIVE RECREATION OPEN SPACE	PROVIDED: 22.00 AC (22.95% OF TOTAL OPEN SPACE)
PROGRAMMED/PASSIVE OPEN SPACE (EXCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS ENVIRONMENTAL AREAS)	PROVIDED: 49.29 AC (51.42%)
UNPROGRAMMED OPEN SPACE (INCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS, ENVIRONMENTAL AREAS)	PROVIDED: 24.56 AC (25.62% OF TOTAL OPEN SPACE)
ROLESVILLE PUBLIC GREENWAY TRAIL LINEAR FEET	PROPOSED: 4,500 LF (MIN.)
PRIVATE SOFT SURFACE TRAIL LINEAR FEET	PROPOSED: 4,500 LF (MIN.)
TOTAL VEGETATION PRESERVATION REQUIRED	222.83 AC X 10% = 22.28 AC
TOTAL VEGETATION PRESERVATION PROVIDED	23.41 AC

ARCHITECTURAL STANDARDS

- FOUNDATIONS WILL BE CRAWL SPACE OR RAISED SLAB WHICH VARY IN HEIGHT BASED ON TOPOGRAPHY AND DRAINAGE REQUIREMENTS. FOUNDATIONS WILL BE CONSTRUCTED AT A MINIMUM HEIGHT OF 18" IN NOT LESS THAN ONE LOCATION ON ANY HOME.
- FOUNDATIONS WILL BE BRICK OR STONE VENEERED ON THE FRONT ELEVATION OF ALL HOMES AND ON THE SIDE ELEVATION ON CORNER LOTS.
- ALL SINGLE-FAMILY DETACHED HOMES WILL BE CONSTRUCTED WITH A FRONT PORCH WITH A MINIMUM PORCH DEPTH OF 6'.
- EXTERIOR WALL MATERIALS MAY INCLUDE WOOD, SYNTHETIC WOOD, CEMENTITIOUS MATERIALS (HORIZONTAL SIDING, SHAKES, BOARD AND BATTEN), BRICK AND/OR STONE. FRONT FACADES AND THE SIDE ELEVATIONS ON CORNER LOTS WILL INCLUDE A MINIMUM OF TWO OF THESE MATERIALS.
- ANY PRIMARY ROOF PITCH FACING A STREET WILL BE GREATER THAN OR EQUAL TO 5:12 AND WILL BE CLAD IN ARCHITECTURAL ROOF SHINGLES. SECONDARY OR ACCENT ROOF PITCHES WILL BE GREATER THAN OR EQUAL TO 3:12 AND MAY BE CLAD IN ARCHITECTURAL SHINGLES OR METAL ROOFING MATERIALS.
- THERE WILL BE NO UNINTERRUPTED BUILDING PLANTS GREATER THAN 30' WHICH FACE A STREET, INCLUDING THE SIDE ELEVATIONS ON CORNER LOTS.
- THE DEPTH OF EAVES WILL BE A MINIMUM OF 6" EXCEPT FOR BAY WINDOW OR SIMILAR FACADE PROJECTIONS WHICH MAY HAVE EAVES OF NOT LESS THAN 2".
- GARAGE DOORS WILL INCLUDE GLASS INSERTS FOR ALL FRONT-ENTRY GARAGE HOMES. GLASS DESIGN WILL VARY, PER PLAN.
- ALL WINDOWS, SOFFITS, EAVES, SHUTTERS, FACIA, AND OTHER EXTERIOR TRIMS WILL BE CONSTRUCTED OF WEATHER-RESISTANT MATERIALS INCLUDING CEMENTITIOUS, VINYL, SYNTHETIC, OR METAL PRODUCTS.
- TO ENSURE ARCHITECTURAL DIVERSITY AND A VARIED STREETSCAPE IN THE COMMUNITY, NO FLOOR PLAN AND ELEVATION WILL BE REPEATED ON ADJOINING LOTS OR HOMES DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. THE FRONT ELEVATIONS OFFERED WILL DIFFER WITH RESPECT TO THE FOLLOWING: (1) WALL MATERIALS AND SIDING CONFIGURATIONS, (2) PORCH ARCHITECTURE AND WIDTH, (3) MASONRY TYPES OR SELECTIONS, (4) ROOFLINES AND ROOFING SELECTIONS, (5) WINDOW SIZE, PLACEMENT AND GRILLE STYLES, AND (6) EXTERIOR COLOR PALETTES.

TRANSPORTATION IMPROVEMENTS

PRIOR TO THE ISSUANCE OF THE 100TH CERTIFICATE OF OCCUPANCY (C.O) FOR THE PROJECT:

BURLINGTON MILLS ROAD AT FORESTVILLE ROAD:
- CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH 150' OF STORAGE.
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH 200' OF STORAGE.
- EXTEND THE EXISTING SOUTHBOUND LEFT-TURN LANE TO PROVIDE 300' OF STORAGE.
- EXTEND THE EXISTING WESTBOUND LEFT-TURN LANE TO PROVIDE 225' OF STORAGE.
- EXTEND THE EXISTING NORTHBOUND LEFT-TURN LANE TO PROVIDE 225' OF STORAGE.
- EXTEND THE EXISTING EASTBOUND LEFT-TURN LANE TO PROVIDE 575' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS A:

FORESTVILLE ROAD AT ACCESS A:
- CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH 100' OF STORAGE.
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH 100' OF STORAGE.
- MONITOR INTERSECTION FOR SIGNAL WARRANTS AND INSTALL IF/WHEN WARRANTED.

FORESTVILLE ROAD FRONTAGE:
- CONSTRUCTION OF ½ OF THE PLANNED ULTIMATE ROADWAY SECTION ALONG THE SITE FRONTAGE ON FORESTVILLE ROAD. THE ULTIMATE SECTION FOR FORESTVILLE ROAD CONSISTS OF A 4-LANE MEDIAN DIVIDED ROADWAY WITH SIDEPATHS.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS B, C, OR D:

BURLINGTON MILLS ROAD:
- CONSTRUCTION OF ½ OF THE PLANNED ULTIMATE ROADWAY SECTION ALONG THE SITE FRONTAGE ON BURLINGTON MILL ROAD. THE ULTIMATE SECTION FOR BURLINGTON MILLS ROAD CONSISTS OF A 4-LANE MEDIAN DIVIDED ROADWAY WITH BIKE LANES AND SIDEWALKS.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS B:

BURLINGTON MILLS ROAD AT ACCESS B:
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS C:

BURLINGTON MILLS ROAD AT ACCESS C/CENTAUR ROAD:
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.
- CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH 50' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS D:

BURLINGTON MILLS ROAD AT ACCESS D/HUNTINGCREEK DRIVE:
- CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.
- CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH 50' OF STORAGE.

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AGNC BROKERAGE | CONSULTING | PLANNING

PROJECT DIRECTORY

PSP-YR-XX

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

REVISIONS

NO. DATE

PRELIMINARY PLAT PLANS FOR:
PEARCE FARM
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AGN-23001

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SITE PLAN NOTES

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

STORM DRAINAGE NOTES

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

NOTES:

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

RETAINING WALL NOTES

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

GRADING NOTES

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

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

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

SIGNAGE NOTES

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

STREET NAME - NUMBER OF LETTERS*	STREET MARKER BLANK LENGTH
3-5 LETTERS	24-INCHES
6-7 LETTERS	30-INCHES
8-9 LETTERS	36-INCHES
ABOVE 9 LETTERS	36-INCHES PLUS 6-INCHES FOR EVERY 2 ADDITIONAL LETTERS

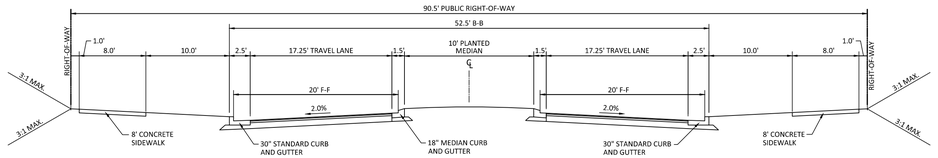
* NUMBER OF LETTERS REFERS TO THE NAME OF THE STREET, NOT THE ABBREVIATION FOR ROAD, DRIVE, STREET, ETC.

MAIL KIOSK CALCULATIONS

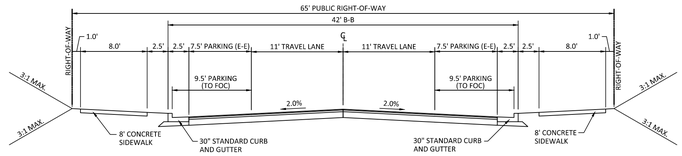
NUMBER OF MAIL BOXES(UNITS)	REQUIRED PARKING SPACES
52 OR LESS	2
53-78	3
79-104	4
105 OR MORE	4 PLUS 1 PER EACH ADDITIONAL 26 MAILBOXES

MAIL KIOSK AREA (MAIN AMENITY)
MAIL KIOSK CALCULATION:
558 UNITS @ 16 UNITS/KIOSK (CBU) = 35 KIOSKS (CBUs)

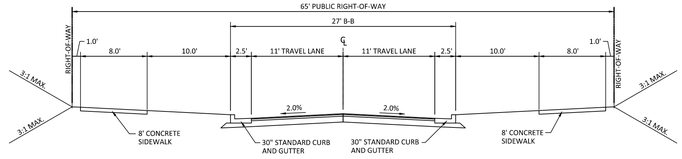
MAIL KIOSK PARKING: 558 UNITS
REQUIRED: 22 SPACES
PROVIDED: 22 SPACES (5 VAN ACCESSIBLE)



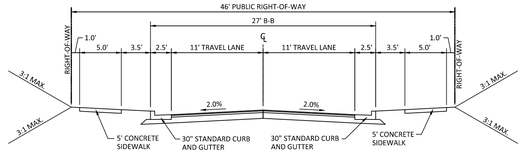
TYPICAL SECTION
COLLECTOR STREET ENTRANCE
(90.5' R/W, 52.5' B-B)



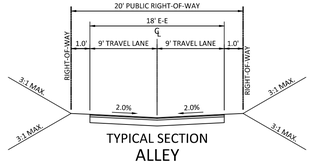
TYPICAL SECTION
COLLECTOR STREET WITH PARKING
(65' R/W, 42' B-B)



TYPICAL SECTION
COLLECTOR STREET WITHOUT PARKING
(65' R/W, 27' B-B)



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



TYPICAL SECTION
ALLEY
(20' R/W, 18' E-E)

Know what's below. Call before you dig.

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

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
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www.mcadamsco.com

CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	12. 01. 2023

SHEET

PROJECT NOTES AND TYPICAL SECTIONS
C0.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-N1.dwg, 11/30/2023 8:52:17 AM, Sherrill Williams, 1:1

SITE LEGEND

- WETLANDS
- UNPROGRAMMED OPEN SPACE
- PROGRAMMED/PASSIVE OPEN SPACE
- DEVELOPED / ACTIVE RECREATION SPACE
- VEGETATION PRESERVATION AREA
- OS-# — OPEN SPACE (OS) NUMBER
- ROLESVILLE PUBLIC GREENWAY TRAIL
- PRIVATE SOFT SURFACE TRAIL
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

OPEN SPACE AREAS AND PROGRAMMING

OPEN SPACE	AREA (AC) APPROXIMATE			USE DESCRIPTION
	ACTIVE	PASSIVE	TOTAL	
OS-1	4.44		193,379 SF (4.44 AC)	AMENITY FACILITY INCLUDING CLUBHOUSE, POOL, PICKLEBALL COURTS, GRILLING STATIONS AND/OR FIRE PITS
OS-2	5.44		236,975 SF (5.44 AC)	PUBLIC PARK
OS-3	7.62	6.20	926,700 SF (21.27 AC)	PARK SPACE WITH PUBLIC GREENWAY ACCESS AND +/-7.45 AC STREAM BUFFER, WETLANDS AND POND AREA
OS-4	4.00	22.66	1,882,162 SF (43.21 AC)	PASSIVE OPEN SPACE W/PUBLIC GREENWAY/TRAILHEAD(S) AND PRIVATE SOFT SURFACE TRAILS AND +/-16.55 AC STREAM BUFFER, WETLANDS AND FLOODPLAIN
OS-5	0.28	3.27	154,636 SF (3.55 AC)	PASSIVE OPEN SPACE W/PRIVATE SOFT SURFACE TRAIL
OS-6		3.95	185,249 SF (4.25 AC)	PASSIVE OPEN SPACE W/ +/-0.30 AC WETLAND AREA
OS-7	0.15	3.74	180,448 SF (4.14 AC)	PASSIVE OPEN SPACE W/ PRIVATE SOFT SURFACE TRAILS AND +/-0.25 AC WETLAND AREA AND STREAM BUFFER AREA
OS-8	0.07	3.67	162,774 SF (3.74 AC)	PASSIVE OPEN SPACE W/ PRIVATE SOFT SURFACE TRAILS
OS-9		1.13	49,051 SF (1.13 AC)	
OS-10		1.17	50,802 SF (1.17 AC)	
OS-11		0.19	8,195 SF (0.19 AC)	
OS-12		0.20	8,573 SF (0.20 AC)	
OS-13		0.30	13,207 SF (0.30 AC)	
OS-14		0.27	11,758 SF (0.27 AC)	
OS-15		0.18	7,914 SF (0.18 AC)	
OS-16		0.16	7,101 SF (0.16 AC)	
OS-17		0.21	9,169 SF (0.21 AC)	
OS-18		0.19	8,339 SF (0.19 AC)	
OS-19		0.18	7,712 SF (0.18 AC)	
OS-20		0.19	8,110 SF (0.19 AC)	
OS-21		0.21	9,134 SF (0.21 AC)	
OS-22		0.22	9,566 SF (0.22 AC)	
OS-23		0.12	5,200 SF (0.12 AC)	
OS-24		0.08	3,290 SF (0.08 AC)	
OS-25		0.06	2,407 SF (0.06 AC)	
OS-26		0.05	2,384 SF (0.05 AC)	
OS-27		0.69	30,197 SF (0.69 AC)	

OPEN SPACE / TRAILS SUMMARY

TOTAL PROJECT AREA	222.83 AC
TOTAL OPEN SPACE REQUIRED PER ZONING	91.00 AC
TOTAL OPEN SPACE PROVIDED	95.85 AC
DEVELOPED/ACTIVE RECREATION OPEN SPACE	PROVIDED: 22.00 AC (22.95% OF TOTAL OPEN SPACE)
PROGRAMMED/PASSIVE OPEN SPACE (EXCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS ENVIRONMENTAL AREAS)	PROVIDED: 49.29 AC (51.42%)
UNPROGRAMMED OPEN SPACE (INCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS, ENVIRONMENTAL AREAS)	PROVIDED: 24.56 AC (25.62% OF TOTAL OPEN SPACE)
ROLESVILLE PUBLIC GREENWAY TRAIL LINEAR FEET	PROPOSED: 4,500 LF (MIN.)
PRIVATE SOFT SURFACE TRAIL LINEAR FEET	PROPOSED: 4,500 LF (MIN.)
TOTAL VEGETATION PRESERVATION REQUIRED	222.83 AC X 10% = 22.28 AC
TOTAL VEGETATION PRESERVATION PROVIDED	23.41 AC

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawing\AGN23001-OSP1.dwg, 11/30/2023 1:16:34 PM, Sean VanderIce

McADAMS
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CLIENT

ALLIANCE GROUP OF NC, LLC
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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 25630 WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

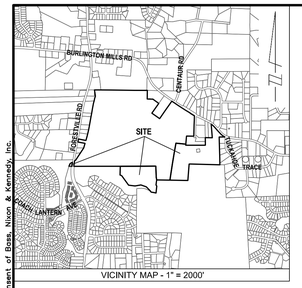
NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OSP1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 01. 2023

SHEET

OVERALL
OPEN SPACE PLAN
C0.02



NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174800K, 3720174900K & 3720175800K DATED JULY 19, 2022.
6. PROPERTIES ARE IN WAKE COUNTY AND TOWN OF ROLESVILLE ETJ AS SHOWN.
7. PROPERTIES ARE ZONED "R-30" & "RE" AS SHOWN.
8. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983(2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
11. ITEM 6(A) & 6(B) - NO ZONING REPORT PROVIDED AT THIS TIME.
12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY.
13. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC., DATED AUGUST 2015.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

BUILDING SETBACKS

R-30 (WAKE COUNTY)
FRONT & CORNER: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

RL (TOWN OF ROLESVILLE)
FRONT: 30 FEET
SIDE: 12 FEET
CORNER: 17 FEET
REAR: 25 FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°03'18" W	82.83'
L2	N 81°17'29" W	73.12'
L3	N 40°14'28" W	51.36'
L4	N 42°37'15" W	65.20'
L5	N 58°25'53" W	57.87'
L6	S 36°22'14" E	43.86'
L7	S 5°7'28"23" W	97.45'
L8	S 11°15'58" W	66.94'
L9	N 59°34'48" E	44.62'
L10	N 89°56'19" W	99.63'
L11	N 25°32'05" E	86.45'
L12	N 59°20'06" E	86.13'
L13	S 01°35'31" E	59.97'
L14	N 11°14'29" E	68.64'
L15	N 18°2'2109" E	82.04'
L16	S 01°33'22" W	39.97'
L17	S 59°29'31" W	61.06'
L18	N 11°1'2944" W	87.28'
L19	N 81°15'55" E	104.50'
L20	S 08°44'05" E	104.50'
L21	S 81°15'55" W	104.50'
L22	N 08°44'05" W	104.50'
L23	N 89°56'19" W	60.28'
L24	N 01°43'18" W	61.83'
L25	N 00°42'26" W	198.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD	
C1	1,906.64'	66.84'	S 82°01'11" E	66.83'	
C2	1,906.64'	127.59'	S 59°05'54" E	127.57'	
C3	2,159.61'	133.80'	S 07°19'14" W	133.78'	
C4	2,099.61'	173.68'	S 08°04'20" W	173.61'	
C5	663.20'	82.16'	N 45°38'18" W	82.10'	
C6	515.69'	226.19'	S 54°26'47" E	224.37'	

TBD TITLE INSURANCE COMPANY
COMMITMENT NUMBER:
COMMITMENT DATE:

SCHEDULE B, PART II
EXCEPTIONS

NC GRID (NAD 83/2011)

REFERENCES:

BM. 1997 PG. 911
BM. 1997 PG. 1970
BM. 2001 PG. 2256
BM. 2008 PG. 316
BM. 2011 PG. 665
BM. 2015 PG. 2033
BM. 2016 PG. 1918
DB. 11033 PG. 85
DB. 11146 PG. 339
DB. 11180 PG. 1815
DB. 14427 PG. 1034

LEGEND

- EIP = EXISTING IRON PIPE
- EIR = EXISTING REBAR
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
- ELECTRIC POLE
- GUY WIRE
- GUY POLE
- WATER VALVE
- WELL
- FIRE HYDRANT
- FIBER-OPTIC MARKER
- TELEPHONE PEDESTAL
- GAS LINE VALVE
- SIGN
- GRAVE
- O/H ELECTRIC LINE
- STORM WATER LINE
- FENCE
- WETLANDS

PROPERTY DESCRIPTIONS PER RECORD:

TRACT 1: Wake County PIN 1748891680 & Real Estate ID 0131280:

BEGINNING at an existing iron pipe in the southern right of way of Burlington Mills Road (65 foot R/W), said iron pipe also being the northeast corner of the property described in Deed Book 2641, Page 187, Wake County Registry, and further described on Book of Maps 1978, Page 466, Wake County Registry; thence with said right of way south 5° 03 minutes 58 seconds east 751.20 feet to an iron pipe set; thence along the right of way, a curve to the left, having a radius of 1,906.64 feet, a length of 127.31 feet, and a chord bearing of south 59° 06 minutes 25 seconds east, a distance of 127.29 feet to an existing iron pipe; thence with said right of way a curve to the left, having a radius of 1,906.64 feet, a length of 67.07 feet, and a chord bearing of south 62° 01 minutes 39 seconds east, a distance of 67.07 feet to an iron pipe set; thence leaving said right of way, running south 1° 49 minutes 49 seconds west 515.06 feet to an existing iron pipe; thence south 2° 38 minutes 41 seconds west 61.06 feet to an existing iron pipe; thence south 1° 52 minutes 32 seconds west 89.98 feet to an existing iron pipe; thence north 89° 11 minutes 52 seconds west 612.55 feet to an existing iron pipe; thence south 9° 02 minutes 45 seconds west 1,416.53 feet to an existing iron pipe; thence north 88° 57 minutes 54 seconds west 428.27 feet to an existing iron pipe; thence north 11° 28 minutes 24 seconds west 87.29 feet to an existing iron pipe; thence north 2° 02 minutes 16 seconds west 362.50 feet to an existing iron pipe; thence south 89° 57 minutes 57 seconds west 1,159.79 feet to an existing iron pipe; thence north 89° 56 minutes 03 seconds west 1,514.37 feet to a point in the eastern right of way of Forestville Road (60 foot R/W), thence crossing Forestville Road north 89° 56 minutes 03 seconds west, 60.28 to an iron pipe set in the western right of way of Forestville Road; thence north 89° 56 minutes 03 seconds west 99.63 feet to iron pipe set; thence north 25° 17 minutes 33 seconds east 98.59 feet to an existing iron pipe; thence north 59° 43 minutes 14 seconds east 86.20 feet to an existing iron pipe in the western right of way of Forestville Road; thence with the western right of way of Forestville Road a curve to the left, having a radius of 2,159.61 feet, a length of 133.87 feet, and a chord bearing of south 7° 18 minutes 06 seconds west, a distance of 133.85 feet to the iron pipe set in the western right of way of Forestville Road referenced in a prior call; thence crossing Forestville Road south 89° 56 minutes 03 seconds east 60.28 feet to a point in the eastern right of way of Forestville Road referenced in a prior call; thence with the eastern right of way of Forestville Road along a curve to the right having a radius of 2,099.61 feet, a length of 174.09 feet, and a chord bearing of north 08° 03 minutes 22 seconds east a distance of 174.04 feet to an iron pipe set in the eastern right of way of Forestville Road; thence leaving said right of way, running north 59° 43 minutes 48 seconds east 44.35 feet to an existing iron pipe; thence north 33° 56 minutes 01 seconds east 456.12 feet to an iron pipe set; thence north 15° 01 minutes 20 seconds east 160.64 feet to an existing iron pipe; thence north 15° 01 minutes 28 seconds east 330.18 feet to an existing iron pipe; thence north 15° 01 minutes 04 seconds east 147.82 feet to an existing iron pipe; thence north 10° 16 minutes 39 seconds east 545.20 feet to an existing iron pipe; thence north 1° 33 minutes 22 seconds east 458.01 feet to an existing iron pipe; thence north 1° 34 minutes 23 seconds west 81.56 feet to an existing iron pipe; thence north 0° 48 minutes 14 seconds west 199.03 feet to an existing iron pipe; thence south 89° 01 minutes 51 seconds east 1,370.25 feet to an existing iron pipe; thence south 0° 05 minutes 45 seconds east 280.95 feet to an existing iron pipe; thence north 89° 58 minutes 45 seconds east 363.19 feet to an existing iron pipe, thence south 28° 07 minutes 34 seconds east 140.81 feet to an existing iron pipe; thence south 62° 01 minutes 13 seconds east 41.37 feet to an existing iron pipe; thence south 28° 01 minutes 45 seconds east 178.37 feet to an iron pipe set in the southern right of way of Burlington Mills Road; thence along the southern right of way of Burlington Mills Road with a curve to the left, having a radius of 2,799.00 feet, a length of 182.48 feet, and a chord bearing of south 57° 06 minutes 15 seconds east, a distance of 182.45 feet; to an iron pipe set; thence with said right of way south 52° 58 minutes 19 seconds east 51.56 feet to an existing iron pipe; thence leaving said right of way, running south 34° 45 minutes 14 seconds west 697.14 feet to an existing iron pipe; thence south 55° 15 minutes 03 seconds east 299.78 feet to an existing iron pipe; thence north 34° 50 minutes 22 seconds east 696.76 feet to an existing iron pipe in the southern right of way of Burlington Mills Road, being the point and place of beginning, containing 1,170.78 acres, as shown on survey entitled, "Property of Bobby E. Eddins and Betty M. Eddins, dated 8/18/04, prepared by Mabry Engineers and Consultants."

and

BEING all of that 0.339 acre tract shown on plat entitled "Recombination Survey For POGE, LLC & ESNE, LLC", a copy of which is recorded in Book of Maps 2011, Page 665, Wake County Registry. This tract is bounded on the north by Burlington Mills Road, on the east by other land of Grantee, on the south by other land of Perry and on the west by the center line of Forestville Road.

TRACT 2: Wake County PIN 1748891893 and Real Estate ID 0063677:

BEGINNING at an existing iron pipe in the southern right of way of Burlington Mills Road, being the northeast corner of Herbert F. Fulton Property Deed Book 5004, Page 204, Wake County Registry; thence with the said right of way south 0° 51 minutes 30 seconds east 154.59 feet to an iron pipe set; thence south 89° 17 minutes 54 seconds west 234.59 feet to an existing iron pipe; thence south 0° 48 minutes 14 seconds east 199.03 feet to an existing iron pipe; thence south 1° 34 minutes 23 seconds east 81.56 feet to an existing iron pipe; thence south 84° 20 minutes 42 seconds west 199.98 feet to an existing iron pipe; thence south 39° 06 minutes 46 seconds west 2,205.31 feet to an existing iron pipe; thence south 85° 50 minutes 13 seconds east 195.46 feet to a bent iron pipe set; south 28° 39 minutes 21 seconds east 161.96 feet to an iron pipe; thence south 89° 56 minutes 12 seconds east 964.62 feet to an iron pipe; thence south 56° 14 minutes 55 seconds west 57.18 feet to an iron pipe; thence south 31° 15 minutes 47 seconds west 253.38 feet to an iron pipe; thence south 31° 15 minutes 39 seconds west 194.63 feet to an iron pipe; thence south 31° 15 minutes 39 seconds west 1945.03 feet to an iron pipe; thence south 58° 37 minutes 47 seconds west 595.15 feet to an iron pipe; thence south 84° 02 minutes 56 seconds east 326.29 feet to a point in the southern right of way of Burlington Mills Road, thence along with the southern right of way of Burlington Mills Road to the right, having a radius of 5,619.58 feet, a length of 376.14 feet, and a chord bearing of north 54° 25 minutes 16 seconds west, a distance of 376.07 feet to an iron pipe set; thence with said right of way north 47° 33 minutes 36 seconds west 1,797.40 feet to an iron pipe set; thence with said right of way north 44° 29 minutes 14 seconds west 447.29 feet to the point of beginning, containing 75.00 acres, as shown on survey entitled, "Property of Bobby E. Eddins and Betty M. Eddins, dated 8/18/04, prepared by Mabry Engineers and Consultants."

See also plat recorded in Book of Maps 1997, Page 1970, Wake County Registry.

TRACT 3: Wake County PIN 1748884104 and REAL ESTATE ID 0355991:

BEGINNING at an existing iron pipe located in the southern line of that property now or formerly belonging to Bobby E. Eddins and Betty M. Eddins as described in Book 2152, Page 261, Wake County Registry and the northeast corner of that property now or formerly belonging to Milbridge Investments, Inc. as described in Book 9207, Page 1737, Wake County Registry, said existing iron pipe also having North Carolina Grid Coordinates of N=788,506.3688 and E=2,141,745.4989; runs thence with the southern line of the aforesaid Eddins property North 89° 57' 57" East 1159.79 feet to an existing iron pipe; runs thence continuing with the line of the Eddins property South 02° 07' 16" East 362.50 feet to an existing iron pipe and South 11° 28' 24" East 87.29 feet to an existing iron pipe; runs thence with the line of the Opp/Caldwell/Kay property the following courses and distances: South 11° 10' 13" West 47.04 feet to an existing iron pipe; South 37° 22' 24" West 93.23 feet to an existing iron pipe; South 39° 22' 20" East 43.76 feet to an existing iron pipe; South 08° 54' 04" West 350.85 feet to existing iron pipe; North 77° 08' 13" West 82.83 feet to an existing iron pipe; North 81° 12' 34" West 75.13 feet to an existing iron pipe; and North 80° 16' 25" West 21.56 feet to an existing iron pipe; runs thence North 43° 57' 13" West 65.28 feet to a point; runs thence South 46° 16' 14" West 120.35 feet to a point; runs thence North 70° 48' 07" West 186.82 feet to a point; runs thence South 86° 12' 56" West 59.36 feet to a point; runs thence North 83° 15' 37" West 211.03 feet to a point; runs thence North 36° 02' 11" West 382.26 feet to a point; runs thence North 68° 25' 59" West 57.67 feet to a point in the eastern line of that property now or formerly belonging to Milbridge Investments, Inc.; runs thence with the eastern line of the aforesaid Milbridge Investments property North 01° 28' 20" East 256.16 feet to an existing iron pipe, the point and place of Beginning, containing 17.33 acres as shown on that plat entitled "Exempt Subdivision Plat Property of Jerry William Ellenberg" prepared by Mabry Engineers & Consultants and dated 08-18-2004.

• west 617

PROPERTY DESCRIPTION PER FIELD - TRACT 1

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD, AND BEING LOCATED NORTH 89°39'19" WEST A DISTANCE OF 25.12 FEET FROM THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15909, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 788506.21 FEET, EAST 2140231.62 FEET; THENCE CROSSING SAID NORTH-OF-WAY NORTH 89°39'19" WEST A DISTANCE OF 60.28 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY OF SAID FORESTVILLE ROAD; THENCE NORTH 89°39'19" WEST A DISTANCE OF 99.63 FEET TO A POINT LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HOMEOWNERS ASSOCIATION OF STONEGATE INC AS SHOWN IN BOOK OF MAPS 2006, PAGE 2405, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 25°32'05" EAST A DISTANCE OF 86.45 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 59°20'06" EAST A DISTANCE OF 86.13 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY OF SAID FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 2,159.61 FEET, A CHORD DIRECTION OF SOUTH 07°19'14" WEST, AND A CHORD DISTANCE OF 133.78 FEET TO A POINT; THENCE CROSSING BACK OVER SAID RIGHT-OF-WAY SOUTH 89°39'19" EAST A DISTANCE OF 99.63 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 173.68 FEET, SAID CURVE HAVING A RADIUS OF 2,099.61 FEET, A CHORD DIRECTION OF NORTH 08°04'20" EAST, AND A CHORD DISTANCE OF 173.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF WILLIAM CHESTER HALL AS RECORDED IN DEED BOOK 15126, PAGE 726, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 58°34'48" EAST A DISTANCE OF 44.62 FEET TO A NEW IRON PIPE; THENCE NORTH 33°33'22" EAST A DISTANCE OF 456.32 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1997, PAGE 911, WAKE COUNTY REGISTRY; THENCE CONTINUING ALONG AND WITH SAID SOUTHERN PROPERTY LINE OF LOT 1 AS SHOWN IN BOOK OF MAPS 1997, PAGE 911, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 15°01'04" EAST A DISTANCE OF 160.34 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 15°01'28" EAST A DISTANCE OF 233.22 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE NORTH 10°16'39" EAST A DISTANCE OF 114.91 FEET TO A POINT LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2011, PAGE 665, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 79°15'04" EAST A DISTANCE OF 34.16 FEET TO A NEW IRON PIPE; THENCE NORTH 15°01'04" EAST A DISTANCE OF 215.27 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1995, PAGE 1939, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 15°01'07" EAST A DISTANCE OF 147.51 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2003, PAGE 954, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 15°01'07" EAST A DISTANCE OF 160.18 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2016, PAGE 996, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 10°16'39" EAST A DISTANCE OF 545.20 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 1°34'23" EAST A DISTANCE OF 458.01 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 1°34'23" EAST A DISTANCE OF 81.56 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 0°48'14" EAST A DISTANCE OF 199.03 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°01'51" EAST A DISTANCE OF 1,370.25 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 0°05'45" EAST A DISTANCE OF 280.95 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°58'45" EAST A DISTANCE OF 363.19 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 28°07'34" EAST A DISTANCE OF 140.81 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 62°01'13" EAST A DISTANCE OF 41.37 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 28°01'45" EAST A DISTANCE OF 178.37 FEET TO AN IRON PIPE SET IN THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,799.00 FEET, A LENGTH OF 182.48 FEET, AND A CHORD BEARING OF SOUTH 57°06'15" EAST A DISTANCE OF 182.45 FEET; THENCE SOUTH 52°58'19" EAST A DISTANCE OF 51.56 FEET TO AN IRON PIPE SET; THENCE WITH SAID RIGHT OF WAY SOUTH 52° 58 MINUTES 19 SECONDS EAST 51.56 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, RUNNING SOUTH 34° 45 MINUTES 14 SECONDS WEST 697.14 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 55° 15 MINUTES 03 SECONDS EAST 299.78 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 34° 50 MINUTES 22 SECONDS EAST 696.76 FEET TO AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF BURLINGTON MILLS ROAD, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 1,170.78 ACRES, AS SHOWN ON SURVEY ENTITLED, "PROPERTY OF BOBBY E. EDDINS AND BETTY M. EDDINS, DATED 8/18/04, PREPARED BY MABRY ENGINEERS AND CONSULTANTS."

AND

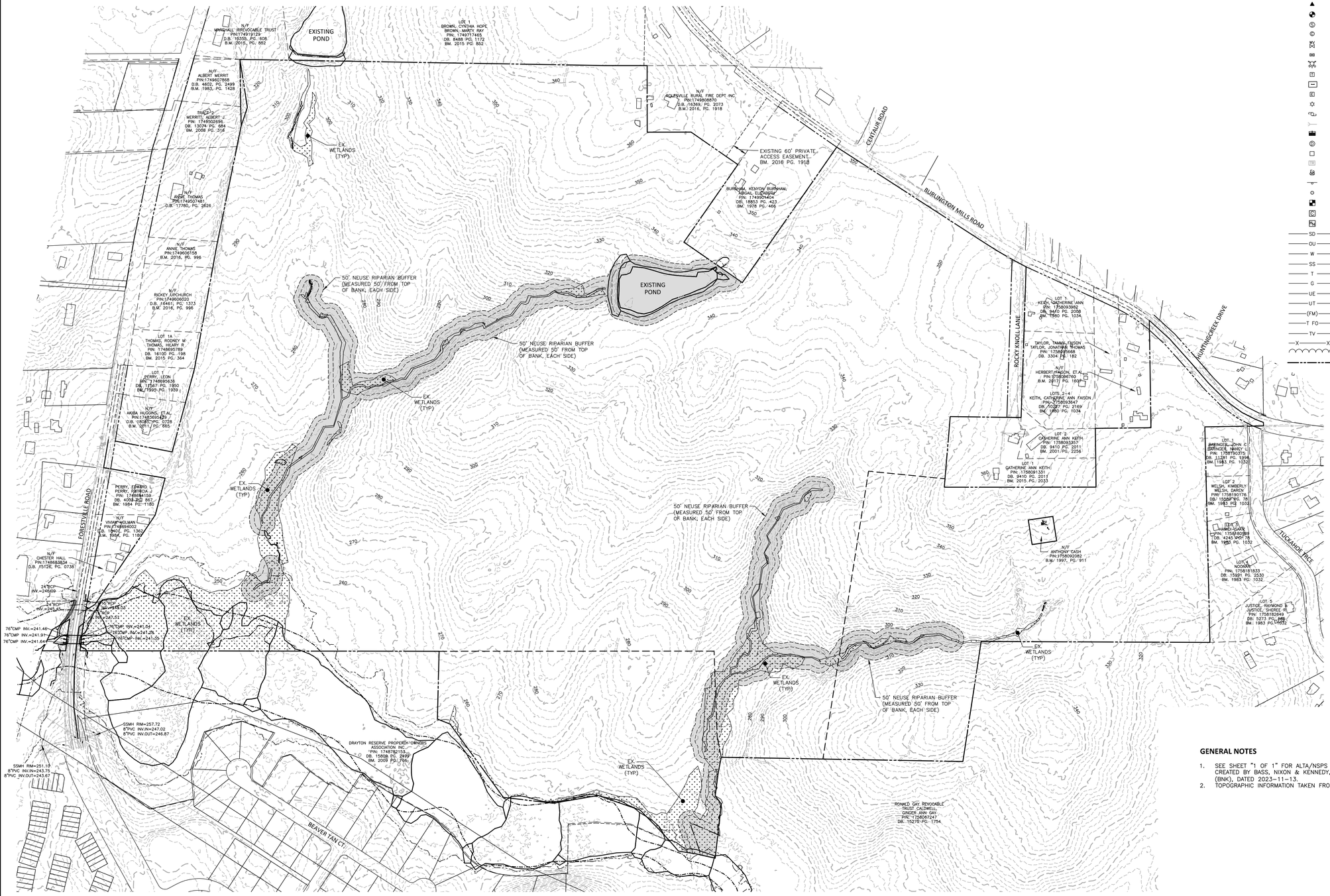
BEING ALL OF THAT 0.339 ACRE TRACT SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR POGE, LLC & ESNE, LLC", A COPY OF WHICH IS RECORDED IN BOOK OF MAPS 2011, PAGE 665, WAKE COUNTY REGISTRY. THIS TRACT IS BOUNDED ON THE NORTH BY BURLINGTON MILLS ROAD, ON THE EAST BY OTHER LAND OF GRANTEE, ON THE SOUTH BY OTHER LAND OF PERRY AND ON THE WEST BY THE CENTER LINE OF FORESTVILLE ROAD.

PROPERTY DESCRIPTION PER FIELD - TRACT 2

BEGINNING AT AN EXISTING IRON REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF BURLINGTON MILLS ROAD, AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FARONA AS RECORDED IN DEED BOOK 13951, PAGE 1220, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 788664.84 FEET, EAST 2140740.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 0°51'30" EAST A DISTANCE OF 154.59 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAPS 2001, PAGE 2256, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 0°48'14" EAST A DISTANCE OF 234.65 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAPS 2001, PAGE 2256, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 1°34'23" WEST A DISTANCE OF 81.56 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 1°33'22" WEST A DISTANCE OF 458.01 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 10°16'39" WEST A DISTANCE OF 545.20 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°01'04" WEST A DISTANCE OF 147.51 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°01'28" WEST A DISTANCE OF 233.22 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°01'07" WEST A DISTANCE OF 160.18 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 79°15'04" WEST A DISTANCE OF 34.16 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 226.19 FEET, SAID CURVE HAVING A RADIUS OF 515.69 FEET, A CHORD DIRECTION OF SOUTH 54°26'47" EAST, AND A CHORD DISTANCE OF 224.37 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°56'19" WEST A DISTANCE OF 206.08 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 OF TUCKAHOE SUBDIVISION AS RECORDED IN BOOK OF MAPS 1983, PAGE 1552, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN SUBDIVISION LINE SOUTH 01°19'02" EAST A DISTANCE OF 205.52 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2; THENCE SOUTH 01°19'49" EAST A DISTANCE OF 639.09 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 3; THENCE SOUTH 01°19'49" EAST A DISTANCE OF 274.14 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF RONALD GAY REVOCABLE TRUST AS RECORDED IN DEED BOOK 15273, PAGE 1764, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°46'05" WEST A DISTANCE OF 964.52 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 56°14'55" EAST A DISTANCE OF 57.18 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88°59'47" WEST A DISTANCE OF 595.55 FEET TO A NEW IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS DESCRIBED INDEED BOOK 11033, PAGE 85, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 09°02'02" EAST A DISTANCE OF 1,220.10 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°20'42" EAST A DISTANCE OF 323.69 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 1 AS RECORDED IN BOOK OF MAPS 2015, PAGE 2033, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 04°49'42" WEST A DISTANCE OF 35.52 FEET TO A NEW IRON PIPE; THENCE SOUTH 84°20'42" EAST A DISTANCE OF 199.98 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF TAMMY JONATHAN TAYLOR AS RECORDED IN DEED BOOK 3304, PAGE 182, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 89°17'54" EAST A DISTANCE OF 234.59 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FARONA AS RECORDED IN DEED BOOK 13951, PAGE 1220, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°58'44" WEST A DISTANCE OF 414.35 FEET TO THE POINT OF BEGINNING, CONTAINING 34,000 ACRES LESS AND EXCEPT A 0.2507 ACRE CEMETERY LOT DESCRIBED BELOW LEAVING A NET AREA OF 33.7598 ACRES.

SAID ABOVE REFERENCED CEMETERY LOT BEING NOW OR FORMERLY OWNED BY ANTHONY N. CASH AS RECORDED IN BOOK OF MAPS 1997, PAGE 911, WAKE COUNTY REGISTRY, AND BEING FURTHER DESCRIBED AS:

COMMENCING AT AN EXISTING IRON REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF BURLINGTON MILLS ROAD, AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FARONA AS RECORDED IN DEED BOOK 13951, PAGE 1220, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 788664.84 FEET, EAST 2140740.71 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 0°51'30" EAST A DISTANCE OF 154.59 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAPS 2001, PAGE 2256, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 0°48'14" EAST A DISTANCE OF 234.65 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 3 AS RECORDED IN BOOK OF MAPS 2001, PAGE 2256, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 1°34'23" WEST A DISTANCE OF 81.56 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 1°33'22" WEST A DISTANCE OF 458.01 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 10°16'39" WEST A DISTANCE OF 545.20 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°01'04" WEST A DISTANCE OF 147.51 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°01'28" WEST A DISTANCE OF 233.22 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 15°01'07" WEST A DISTANCE OF 160.18 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 79°15'04" WEST A DISTANCE OF 34.16 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 57.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 66.84 FEET, SAID CURVE HAVING A RADIUS OF 1,906.64 FEET, A CHORD DIRECTION OF SOUTH 82°01'11" EAST, AND A CHORD DISTANCE OF 66.83 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2015, PAGE 2033, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE OF LOT 1 AS SHOWN IN BOOK OF MAPS 2015, PAGE 2033, WAKE COUNTY REGISTRY, SOUTH 89°05'57" EAST A DISTANCE OF 61.28 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 07°04'27" EAST A DISTANCE OF 302.61 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 11°29'44" EAST A DISTANCE OF 87.28 FEET TO AN EXISTING AXLE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 11033, PAGE 85, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG AND WITH SAID NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 11033, PAGE 85, WAKE COUNTY REGISTRY, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°57'24" EAST A DISTANCE OF 1,159.79 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 02°07'43" EAST A DISTANCE OF 362.61 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 11°28'44" EAST A DISTANCE OF 87.28 FEET TO AN EXISTING AXLE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF RONALD GAY REVOCABLE TRUST AS RECORDED IN DEED BOOK 15273, PAGE 1764, WAKE COUNTY REGISTRY; THENCE LEAVING AND WITH SAID NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 11033, PAGE 85, WAKE COUN



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- TELEPHONE HAND HOLE(ACCESS PANEL)
- CABLE PEDESTAL
- UTILITY HAND HOLE
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- (FM) — TOWN OF APEX FORCE MAIN
- T FO — UNDERGROUND FIBER
- TV — UNDERGROUND TELEVISION
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE

GENERAL NOTES

1. SEE SHEET "1 OF 1" FOR ALTA/NSPS TITLE SURVEY INFORMATION, CREATED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS (BNK), DATED 2023-11-13.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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license number: C-0293, C-187

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PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 01. 2023

SHEET

EXISTING CONDITIONS

C1.00

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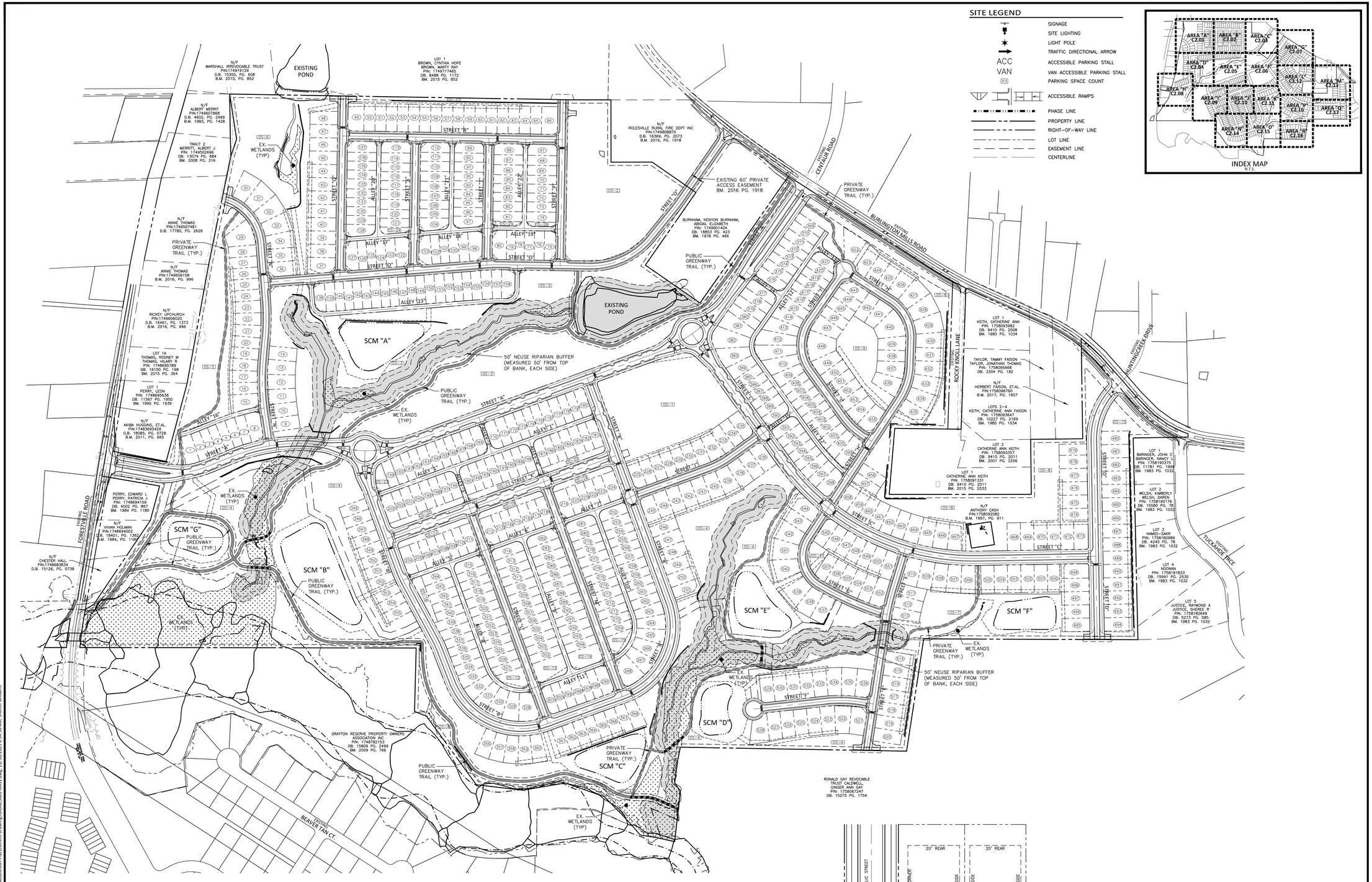

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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 01. 2023

SHEET

OVERALL PRELIMINARY PLAT
C2.00

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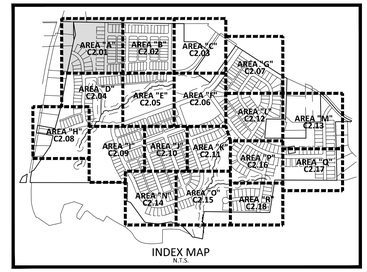


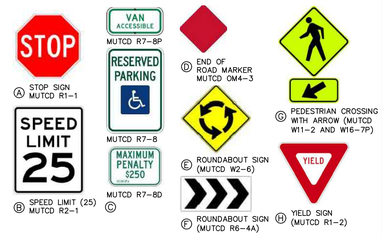
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
MUTCD R7-8P
MUTCD R7-8
MUTCD R7-8D
B SPEED LIMIT (25) MUTCD R2-1
C
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01~1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
T46 WHITE CROSSWALK LINE (8", 90 MIL)
T61 WHITE STOPBAR (24", 90 MIL)
T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "A"

C2.01

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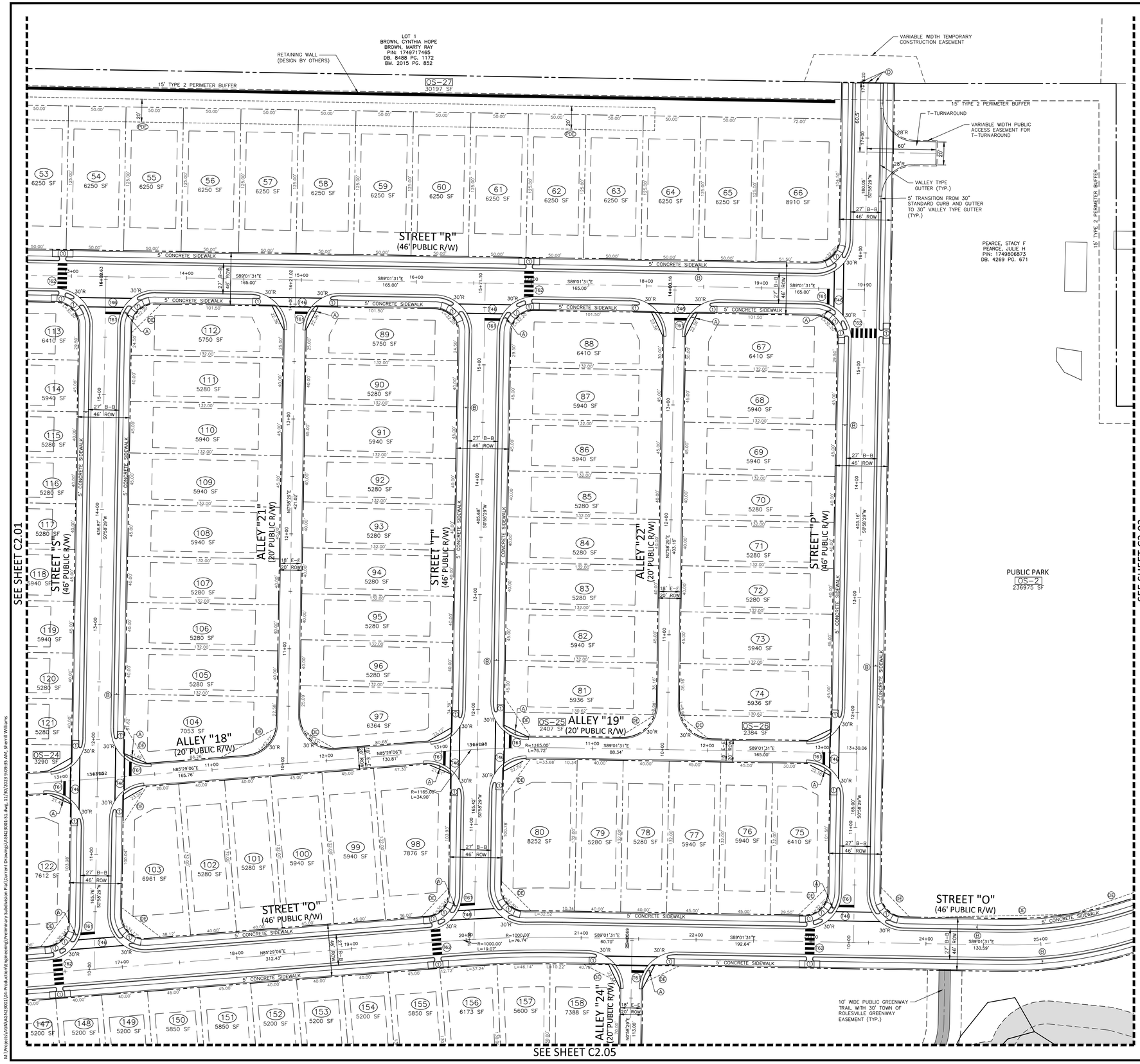
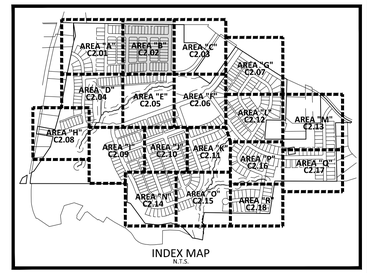




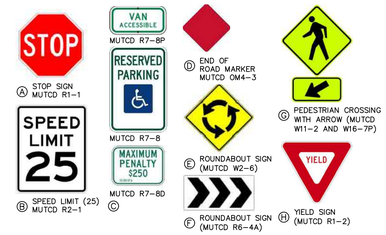
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
B SPEED LIMIT (25) MUTCD R2-1
C
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
T46 WHITE CROSSWALK LINE (8", 90 MIL)
T61 WHITE STOPBAR (24", 90 MIL)
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T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS

T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "B"

C2.02

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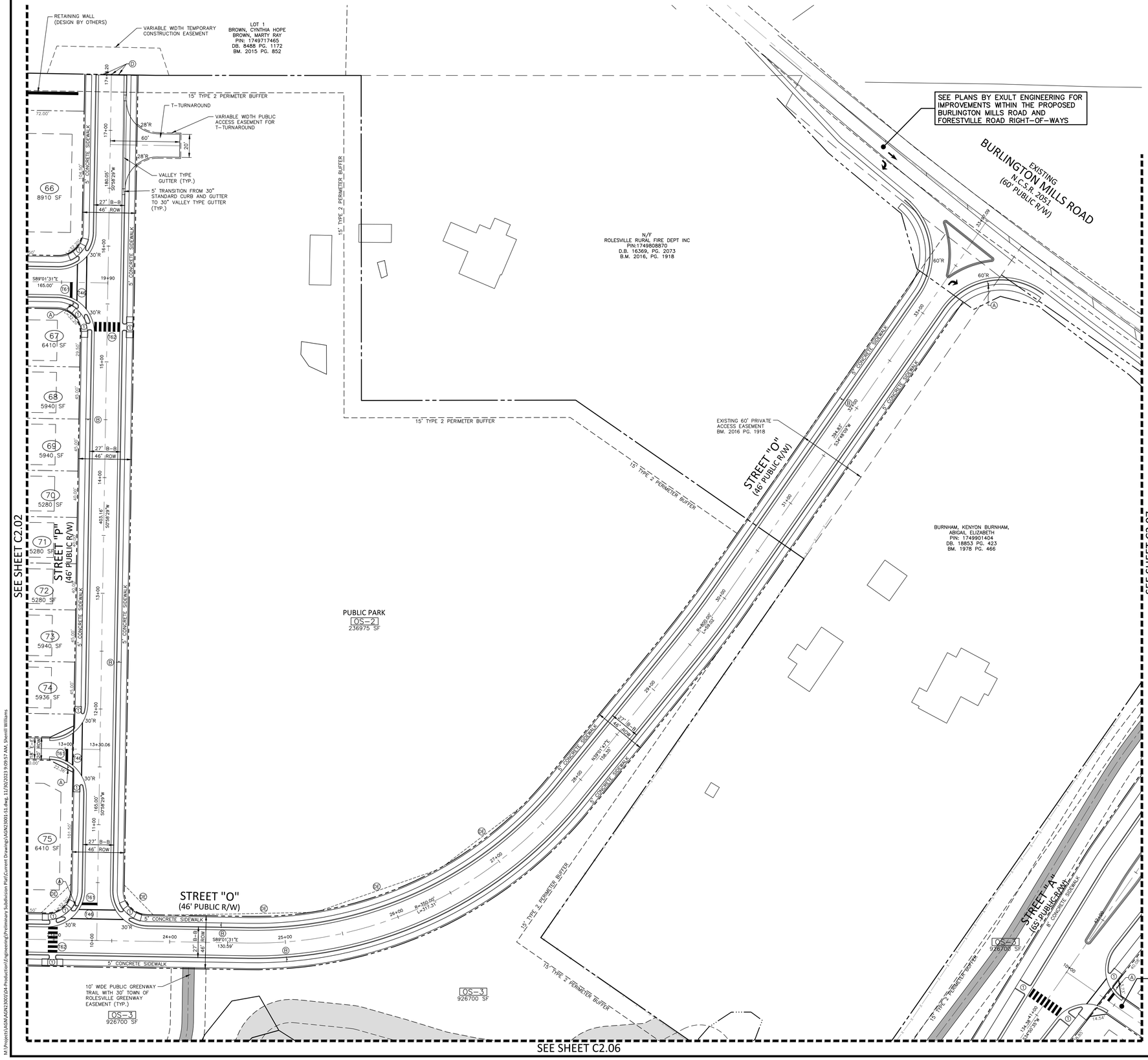

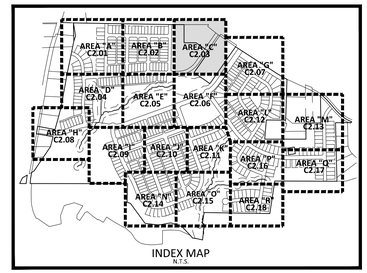

SITE LEGEND

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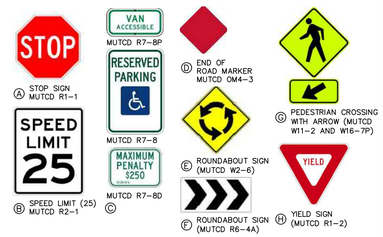
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
- PDE PRIVATE STORM DRAINAGE EASEMENT
- PE PUBLIC STORM DRAINAGE EASEMENT



NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
- T46 WHITE CROSSWALK LINE (8", 90 MIL)
- T61 WHITE STOPBAR (24", 90 MIL)
- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "C"

C2.03

M:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-S1.dwg, 11/30/2023 9:09:57 AM, Sherrill Williams
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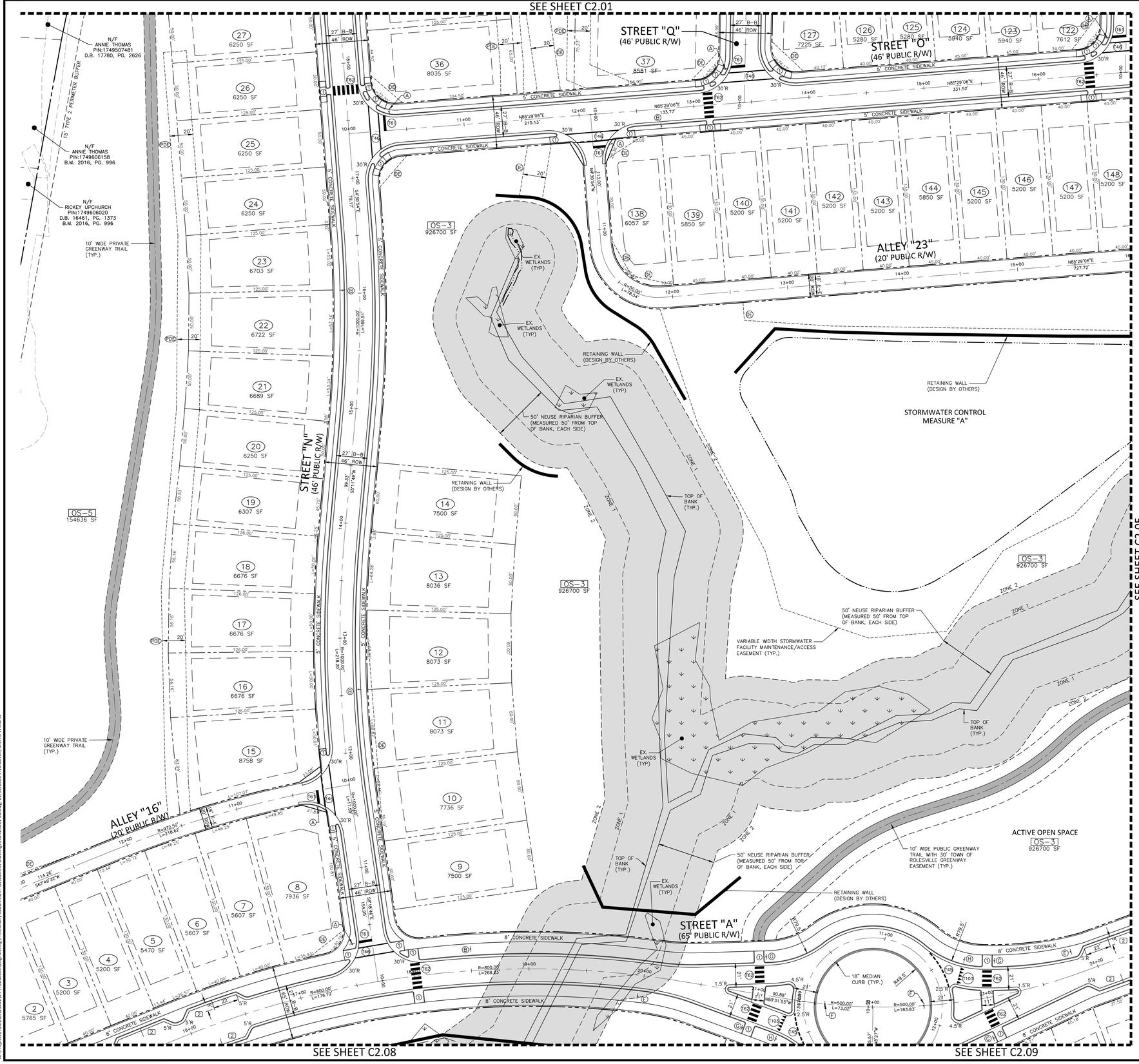
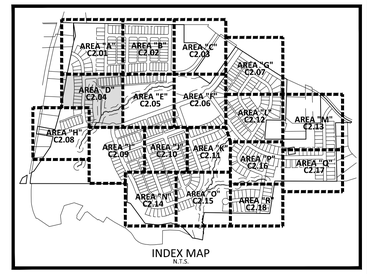
SEE SHEET C2.01





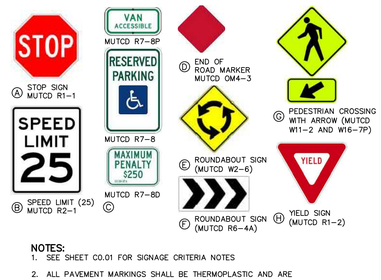
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01-1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

- T2 WHITE SOLID LANE LINE (4", 90 MIL)
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- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS

- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

PSP-YR-XX

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL NOT VALID WITHOUT ORIGINAL SIGNATURE

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "D"

C2.04

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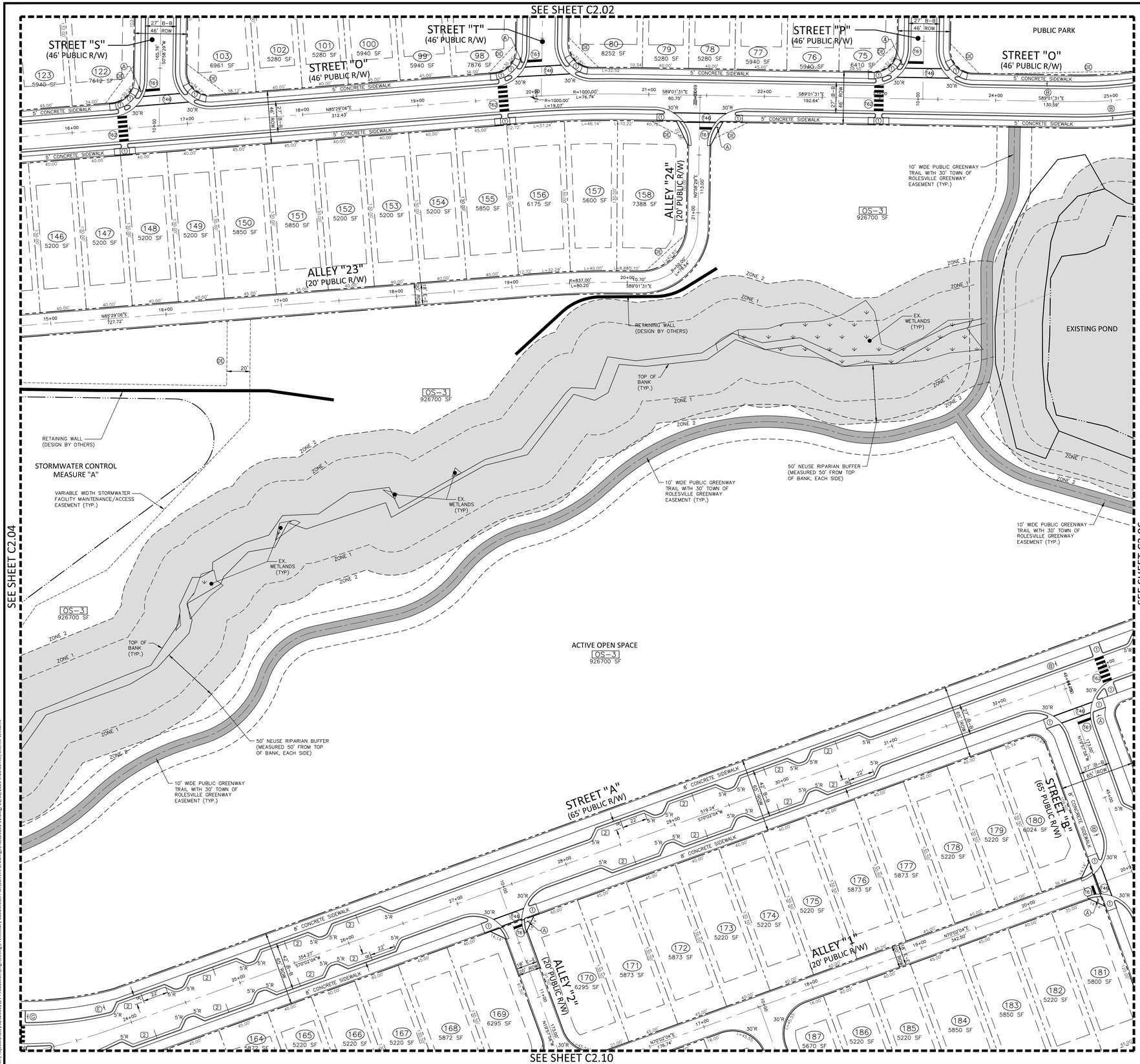
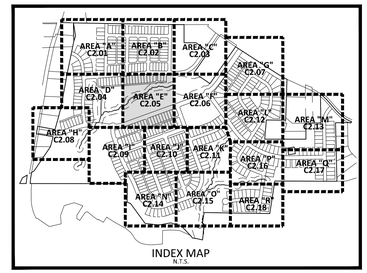
SEE SHEET C2.02





INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
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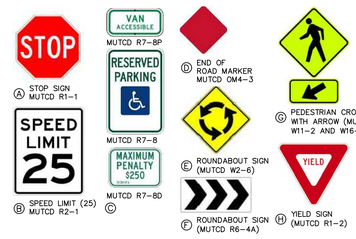
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. PE — PUBLIC STORM DRAINAGE EASEMENT



NOTES:

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

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

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- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS

- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "E"

C2.05

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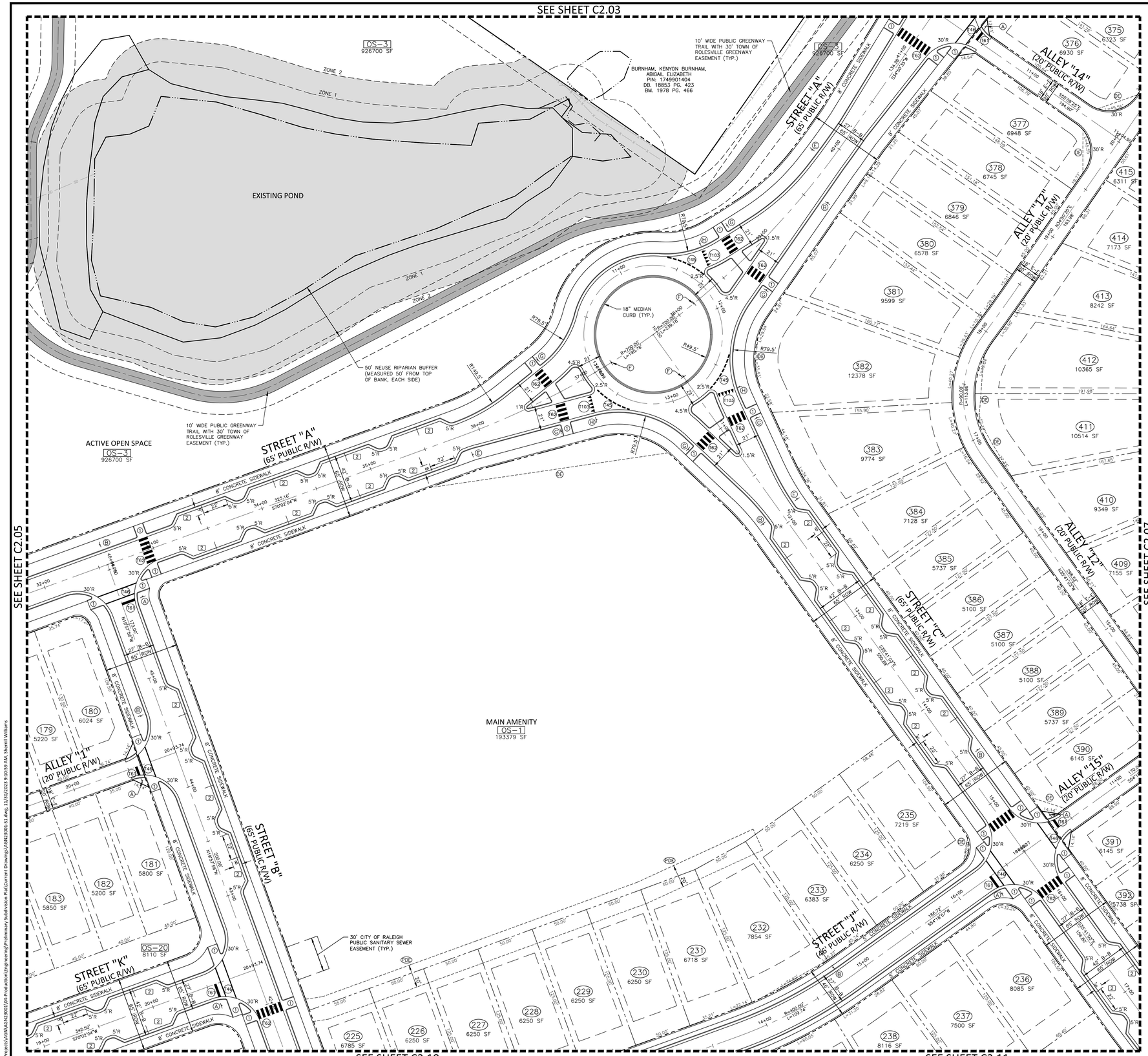
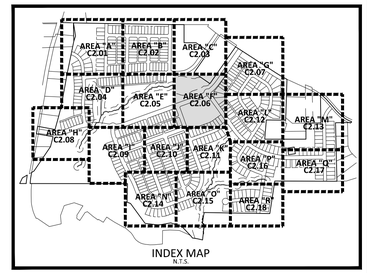


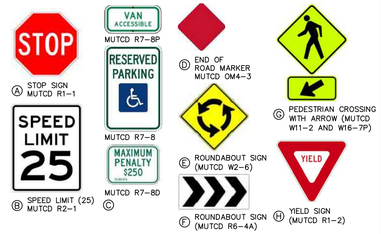


SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-28 OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
- T46 WHITE CROSSWALK LINE (8", 90 MIL)
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- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS

- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "F"

C2.06

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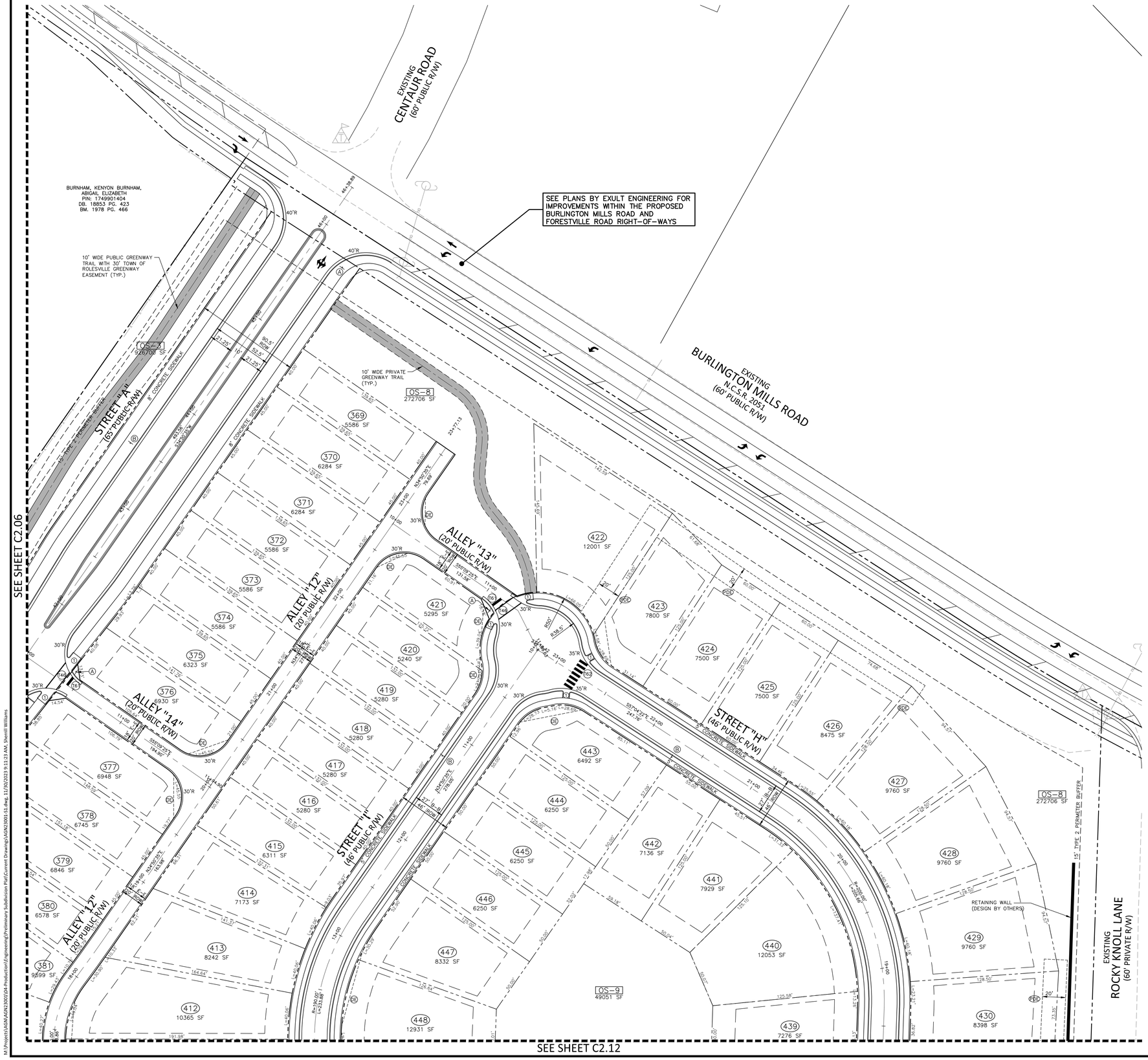

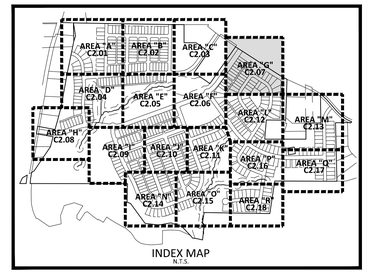

INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
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- ACCESSIBLE RAMPS
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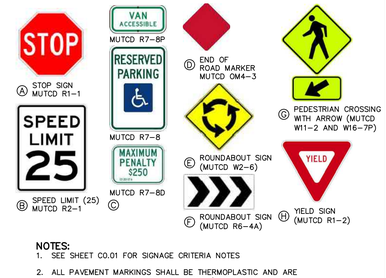
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
- PDE — PRIVATE STORM DRAINAGE EASEMENT
- PE — PUBLIC STORM DRAINAGE EASEMENT



(A) STOP SIGN MUTCD R1-1
(B) SPEED LIMIT (25) MUTCD R2-1
(C)
(D) END OF ROAD MARKER MUTCD OM4-3
(E) ROUNDABOUT SIGN (MUTCD W2-6)
(F) ROUNDABOUT SIGN (MUTCD R6-4A)
(G) PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
(H) YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
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- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "G"

C2.07

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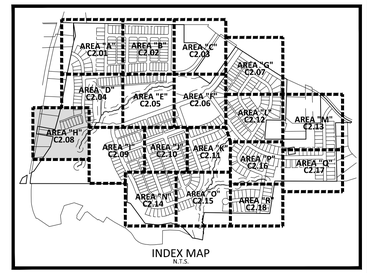

INDEX MAP
N.T.S.

SITE LEGEND

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KEY LEGEND

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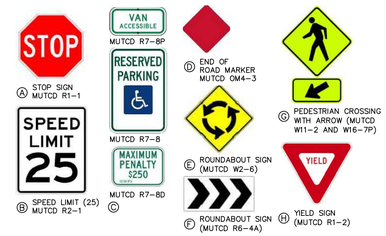

Ⓐ STOP SIGN MUTCD R1-1
MUTCD R7-8P
MUTCD R7-8
MUTCD R7-8D
Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)
Ⓑ SPEED LIMIT (25) MUTCD R2-1

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1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "H"

C2.08

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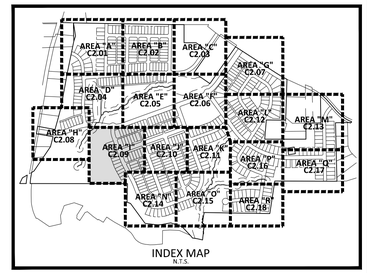
SEE SHEET C2.04

SEE SHEET C2.08

SEE SHEET C2.10

SEE SHEET C2.14



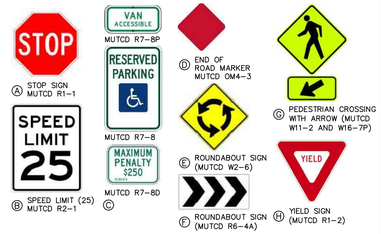
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-28 OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
B SPEED LIMIT (25) MUTCD R2-1
C
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
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T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
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GENERAL NOTES:

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "I"

C2.09

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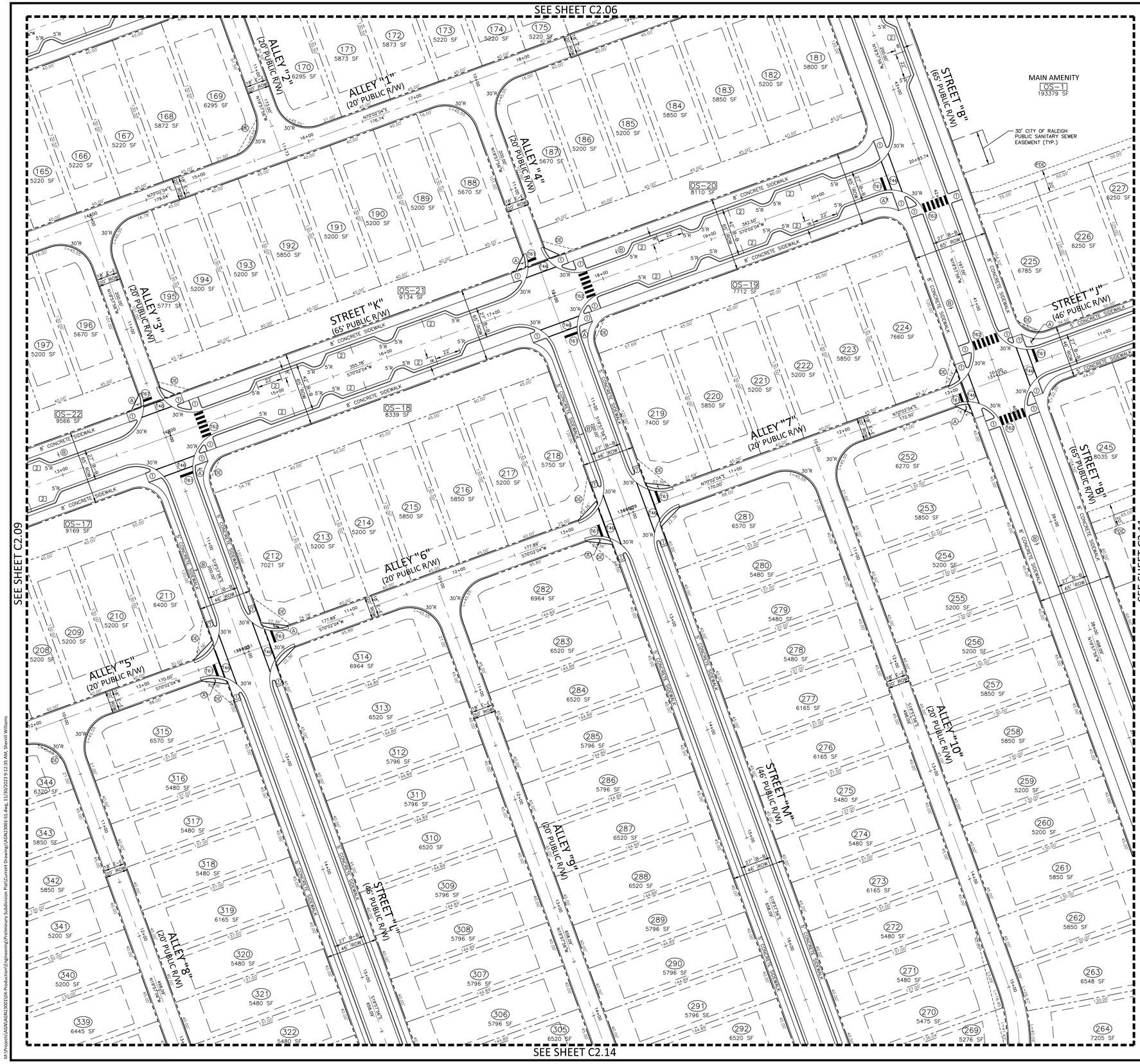
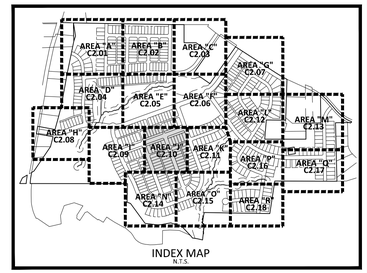
SEE SHEET C2.06





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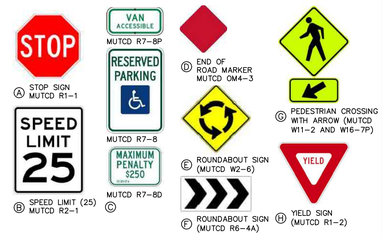
PE PUBLIC STORM DRAINAGE EASEMENT



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- T71 RIGHT TURN ARROW (90 MIL)

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PSP-YR-XX

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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "J"

C2.10

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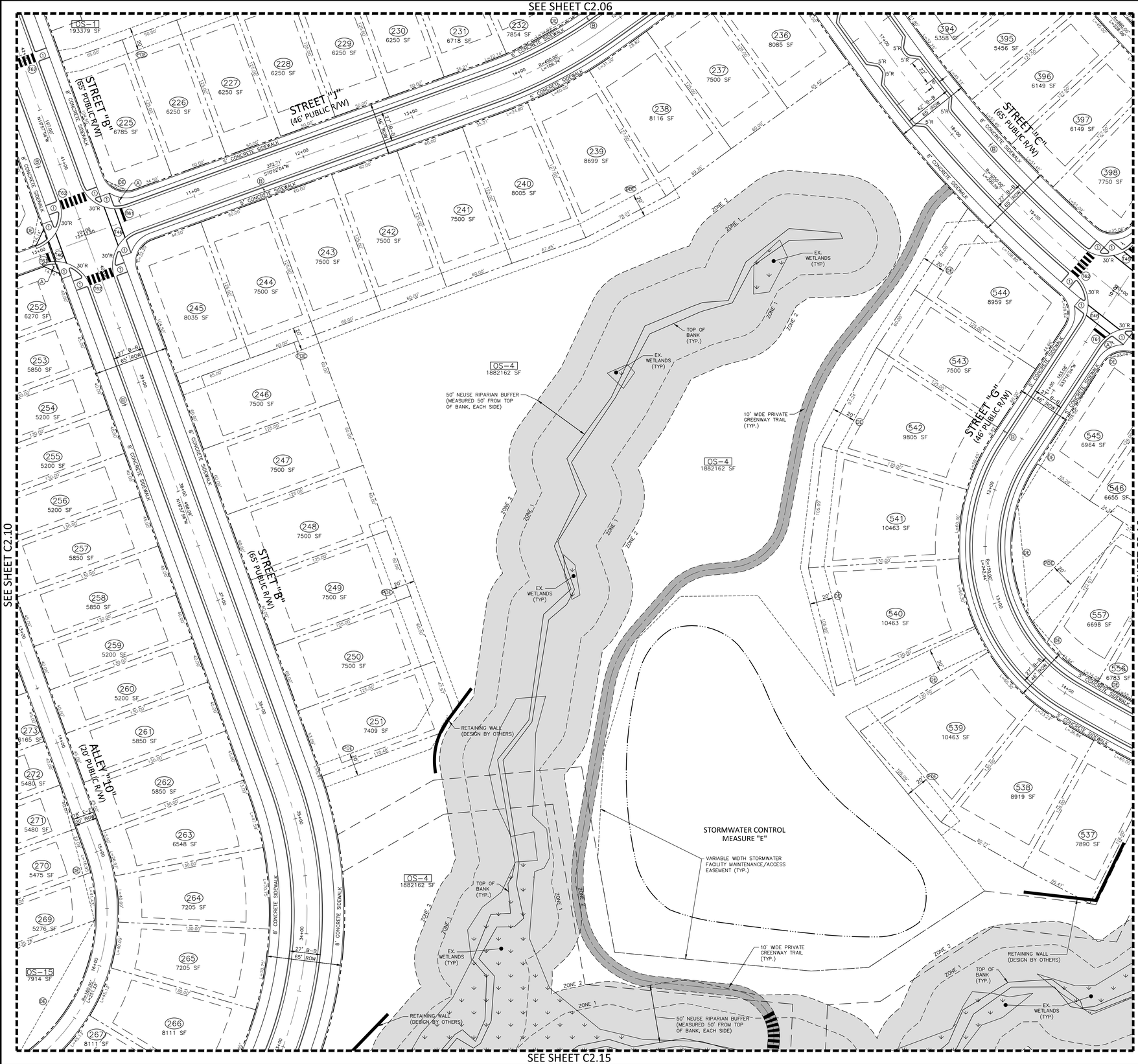

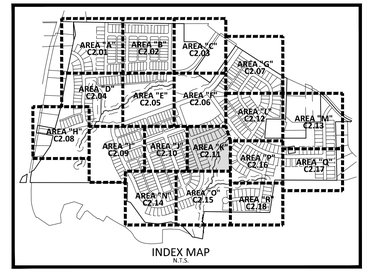

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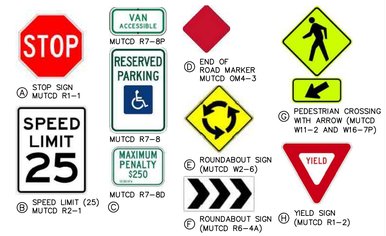

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "K"

C2.11

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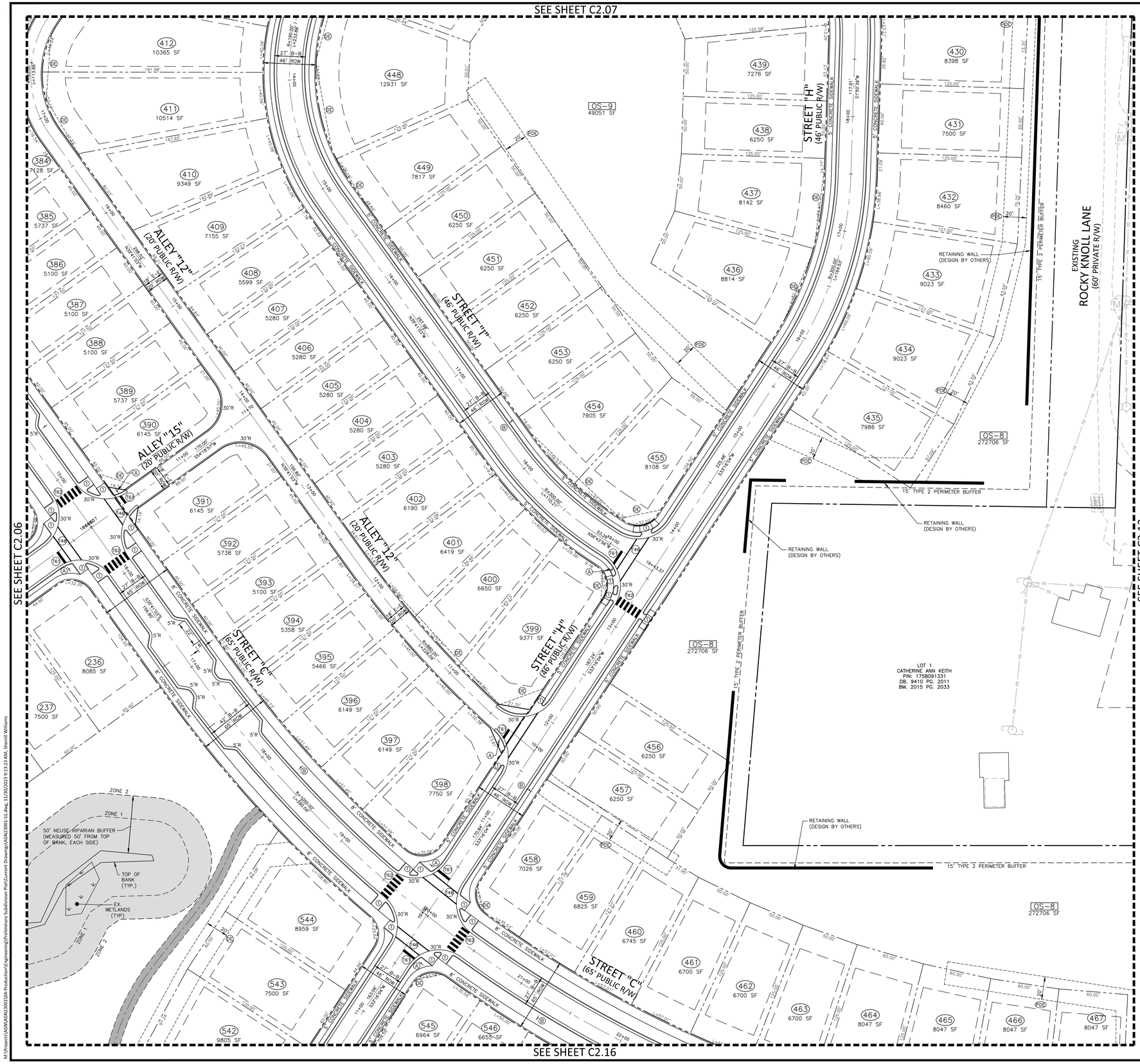
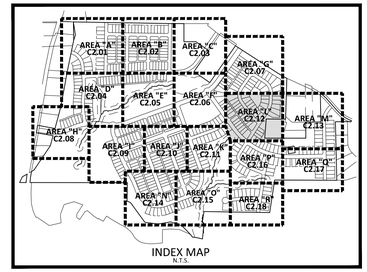
SEE SHEET C2.07

SEE SHEET C2.06

SEE SHEET C2.13

SEE SHEET C2.16





INDEX MAP
N.T.S.

SITE LEGEND

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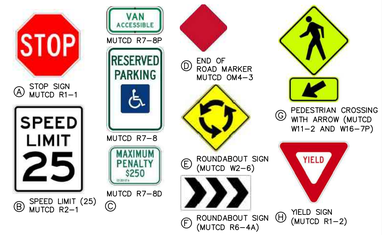

Ⓐ STOP SIGN MUTCD R1-1
Ⓑ SPEED LIMIT (25) MUTCD R2-1
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Ⓓ END OF ROAD MARKER MUTCD OM4-3
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GENERAL NOTES:

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GRAPHIC SCALE
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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "L"

C2.12

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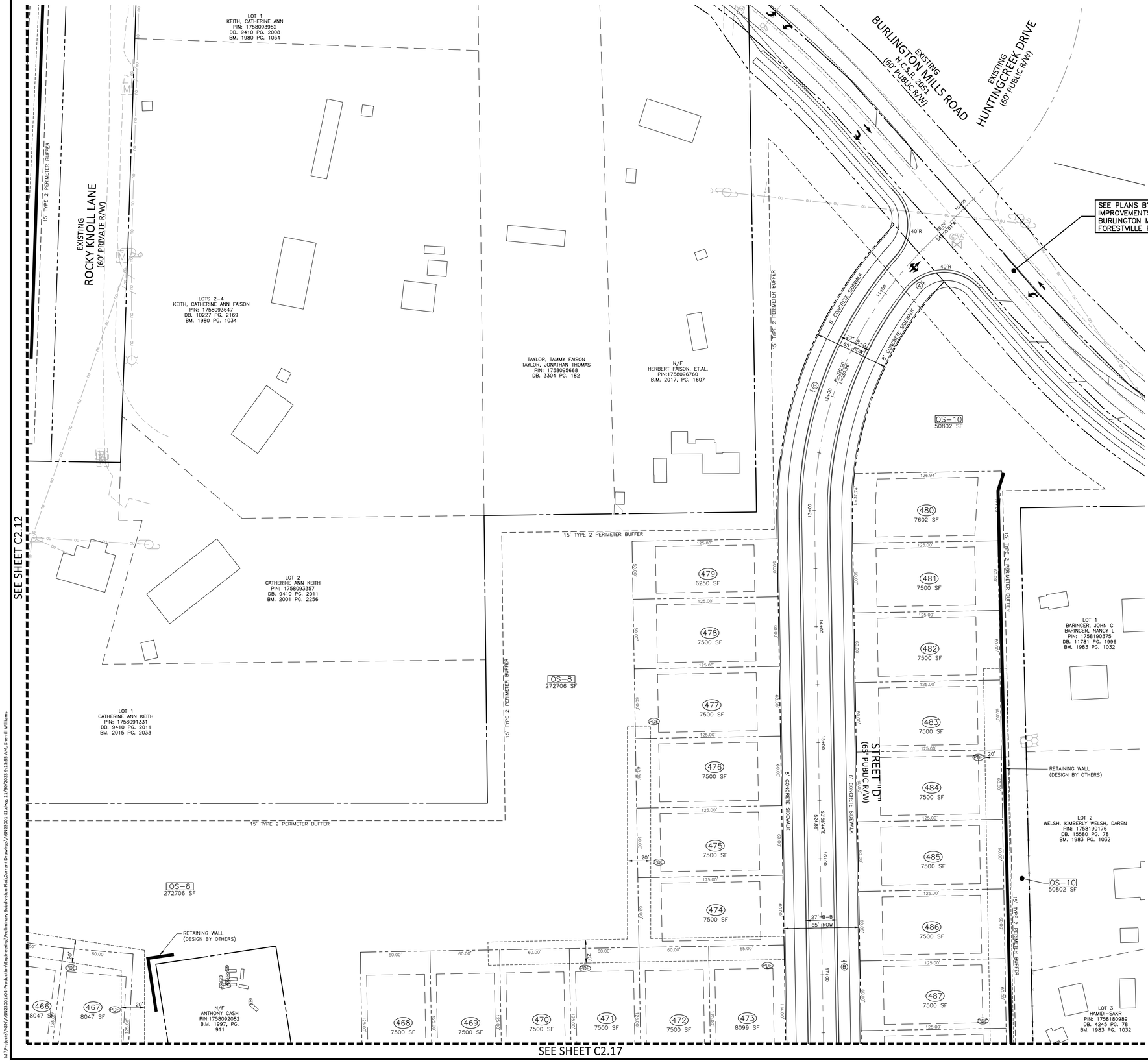

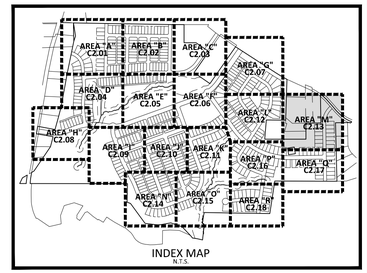

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
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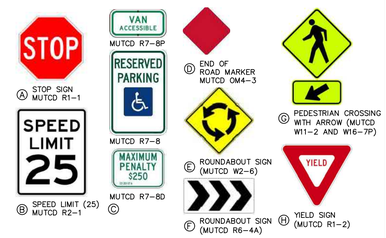

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PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "M"

C2.13

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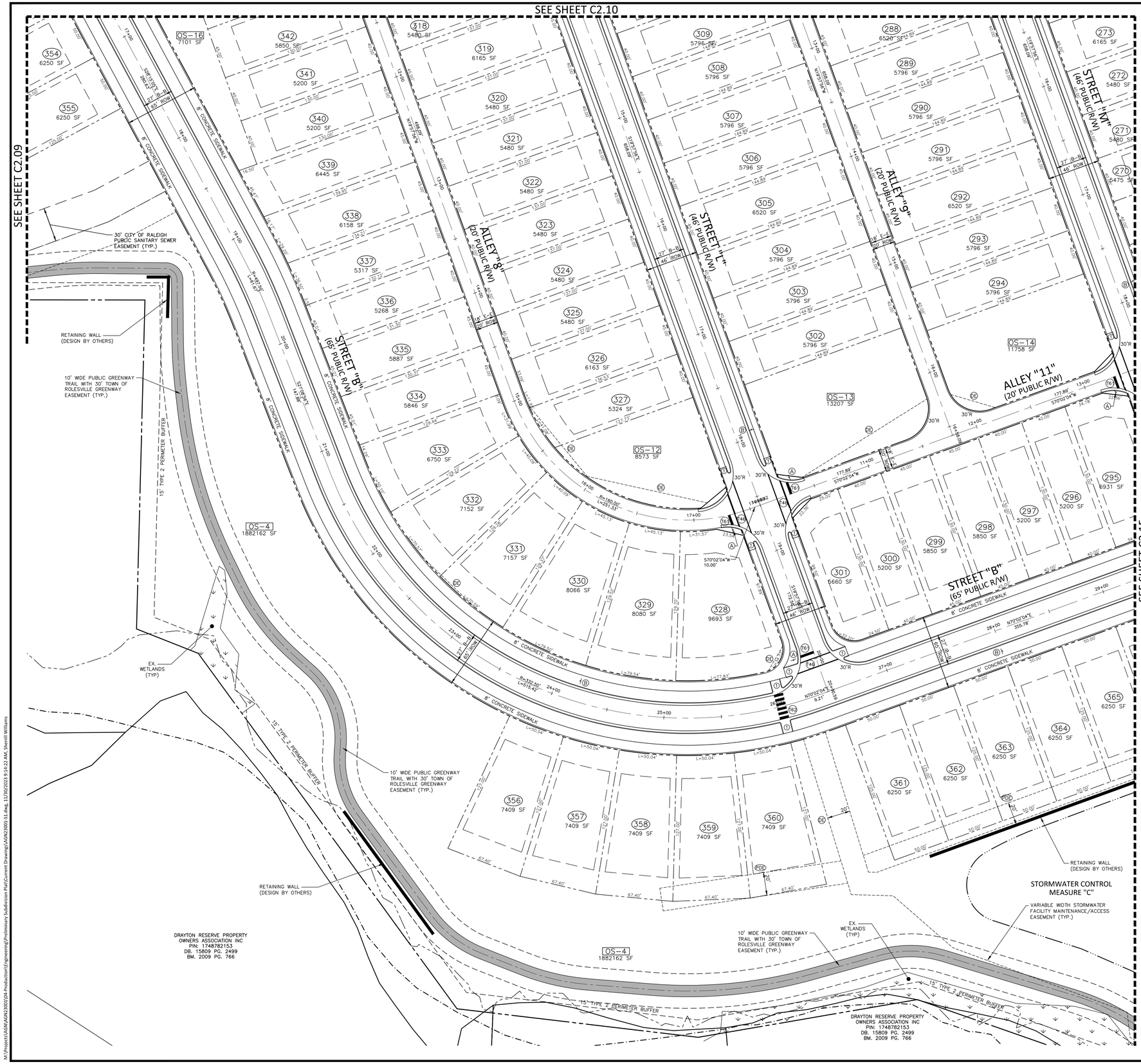
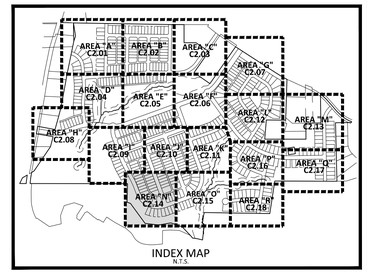




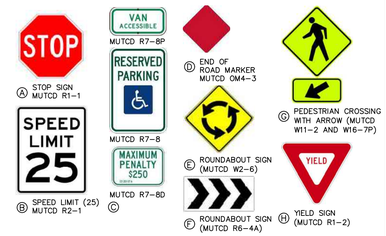
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-2B OR R-4 UNLESS OTHERWISE NOTED)
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. PE — PUBLIC STORM DRAINAGE EASEMENT



(A) STOP SIGN MUTCD R1-1
(B) SPEED LIMIT (25) MUTCD R2-1
(C)
(D) END OF ROAD MARKER MUTCD OM4-3
(E) ROUNDABOUT SIGN (MUTCD W2-6)
(F) ROUNDABOUT SIGN (MUTCD R6-4A)
(G) PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
(H) YIELD SIGN (MUTCD R1-2)

NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
- T46 WHITE CROSSWALK LINE (8", 90 MIL)
- T61 WHITE STOPBAR (24", 90 MIL)
- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS

- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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Durham, NC 27713

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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "N"

C2.14

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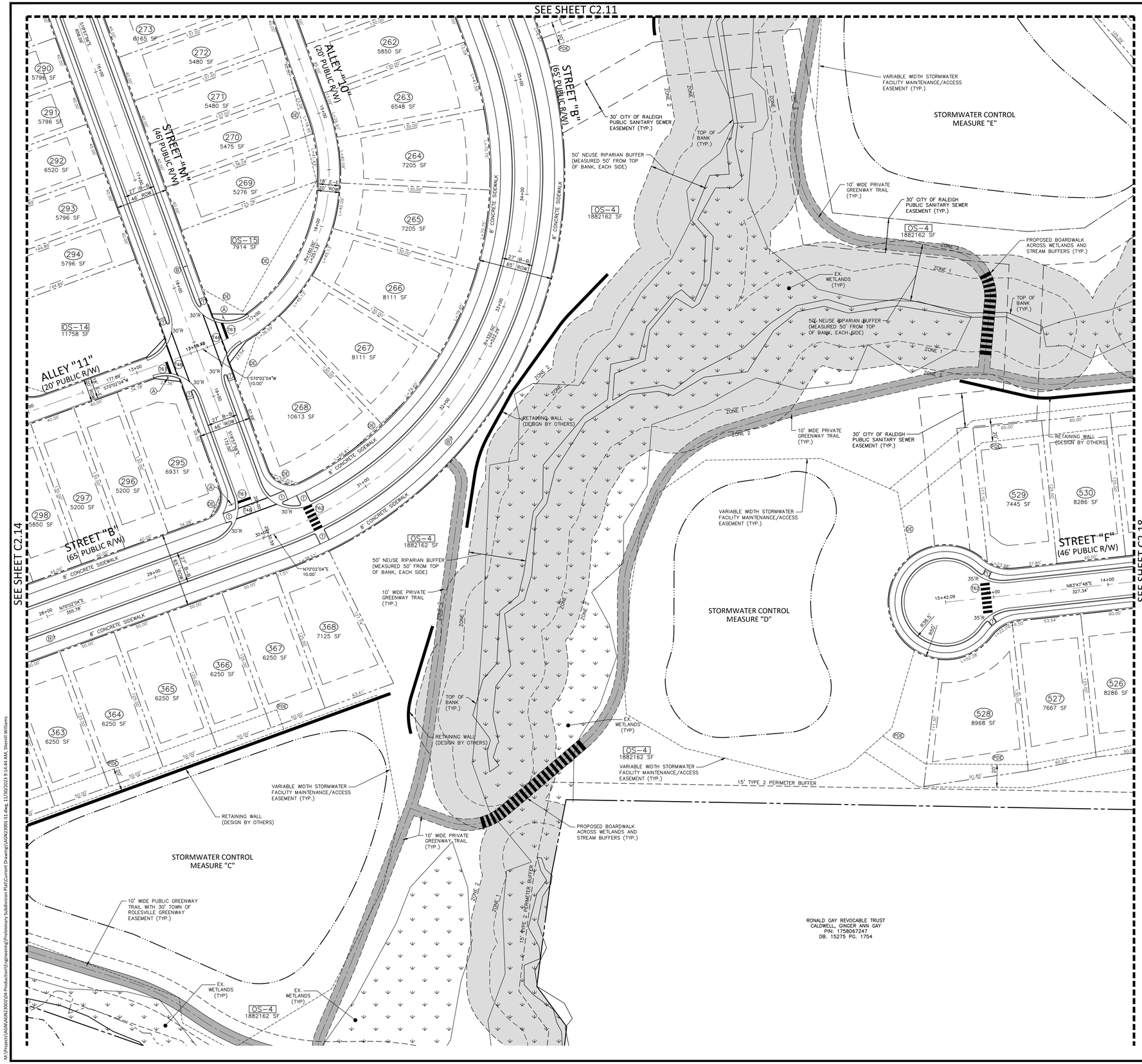
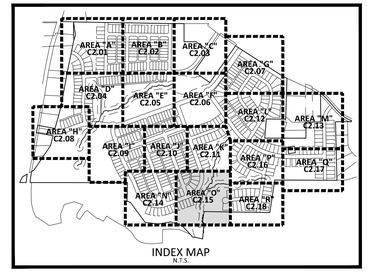
SEE SHEET C2.11

SEE SHEET C2.14

SEE SHEET C2.18





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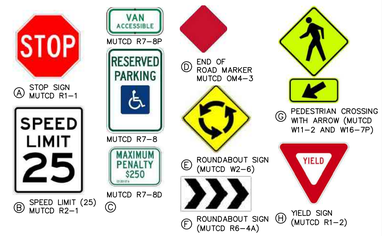
3. PE — PUBLIC STORM DRAINAGE EASEMENT



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GRAPHIC SCALE
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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "O"

C2.15

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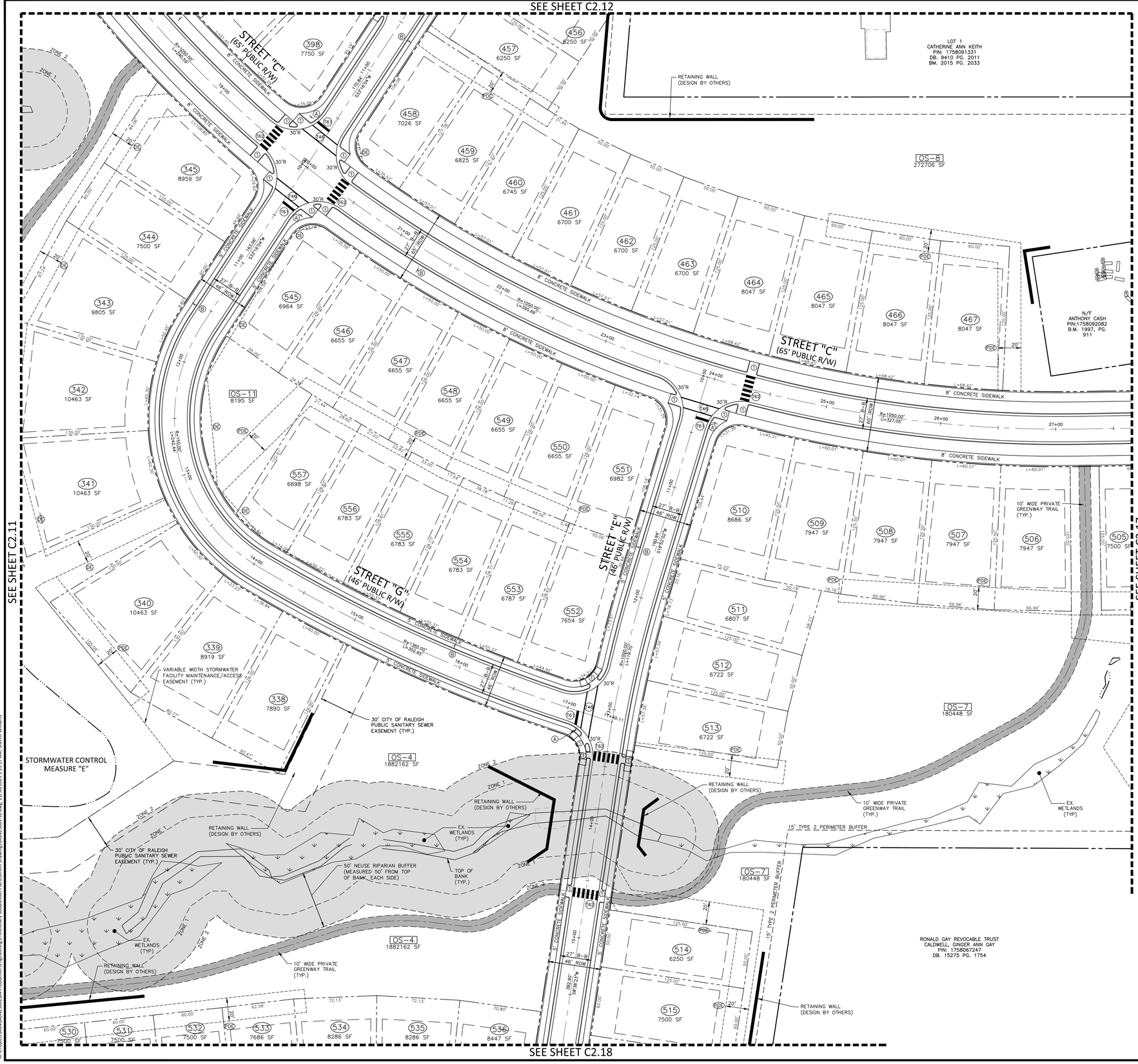

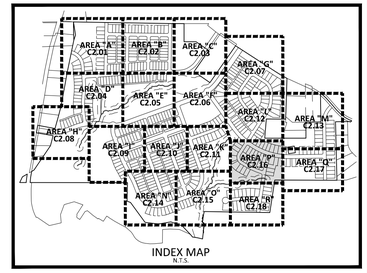

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KEY LEGEND

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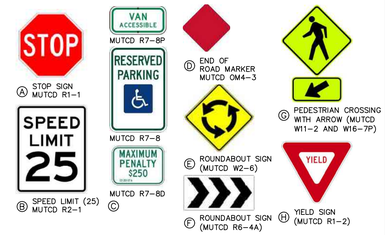
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



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GRAPHIC SCALE
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1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "P"

C2.16

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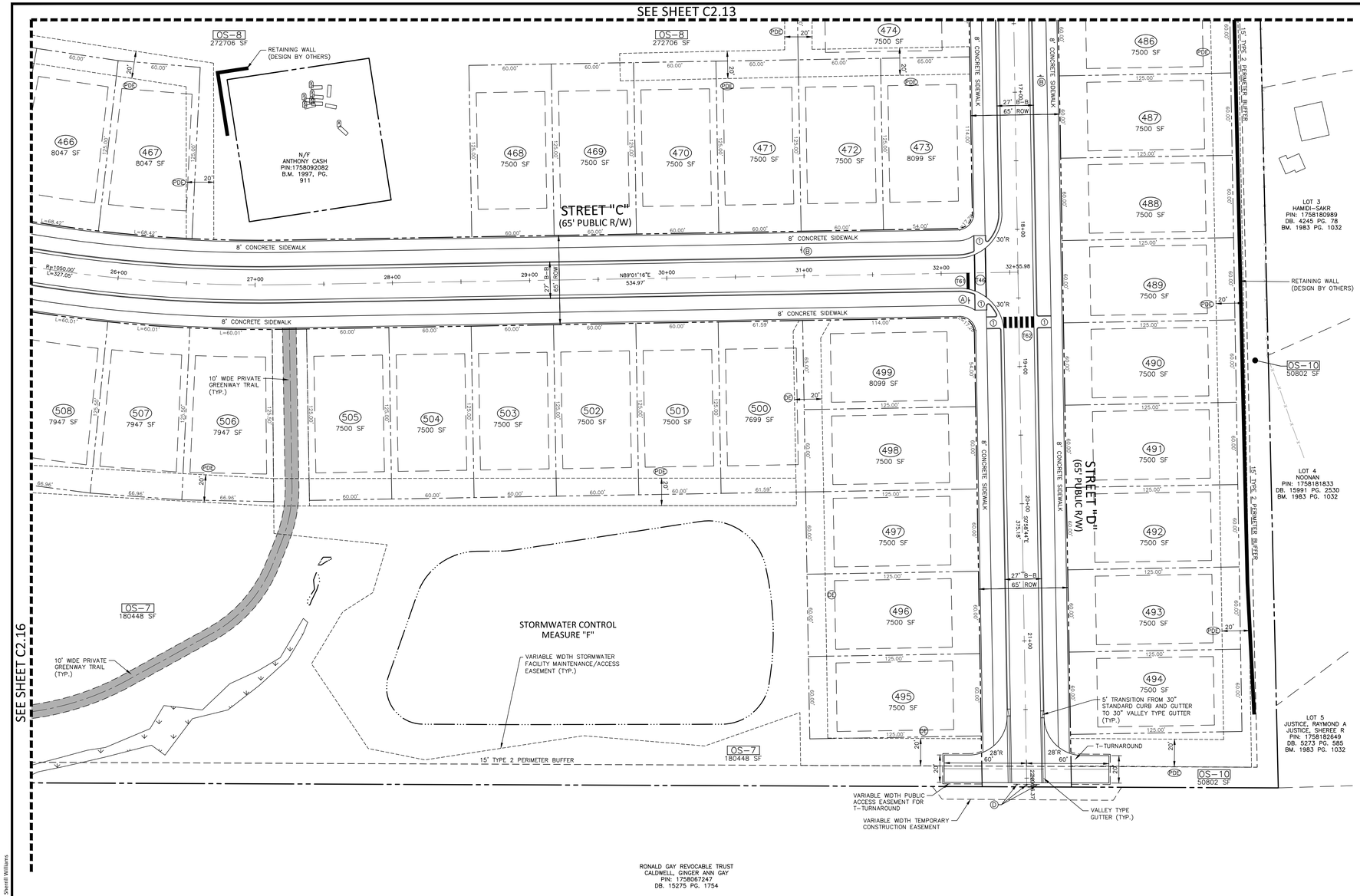
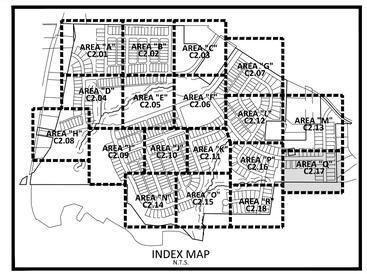
SEE SHEET C2.13



SEE SHEET C2.16

RONALD GAY REVOCABLE TRUST
CALDWELL, GINGER ANN GAY
PIN: 1758067247
DB. 15275 PG. 1754



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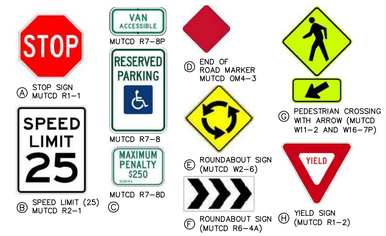

Ⓐ STOP SIGN MUTCD R1-1
MUTCD R7-8P
MUTCD R7-8
Ⓑ SPEED LIMIT (25) MUTCD R2-1
MUTCD R7-8D Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
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Ⓗ YIELD SIGN (MUTCD R1-2)

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GENERAL NOTES:

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "Q"

C2.17

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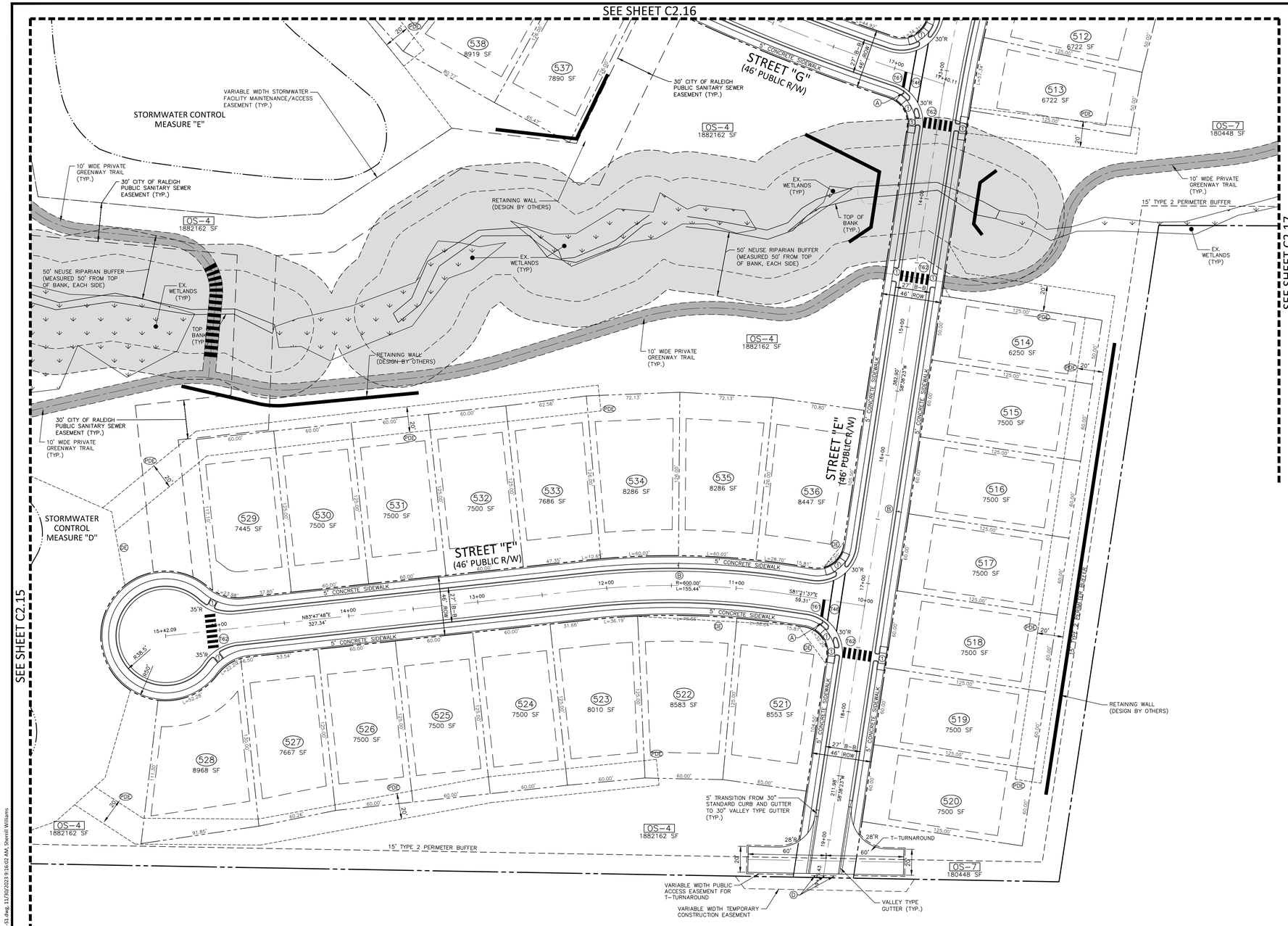

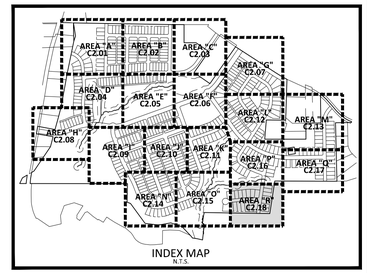

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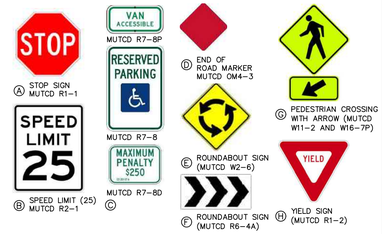

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PSP-YR-XX

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REVISIONS

NO. DATE

PLAN INFORMATION

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DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "R"

C2.18

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EXISTING POND
N/F MARSHALL IRREVOCABLE TRUST PIN:1749919129 D.B. 16305, PG. 608 B.M. 2015, PG. 852
LOT 1 BROWN, CYNTHIA HOPE BROWN, MARTY RAY PIN: 1749717465 DB. 8488 PG. 1172 BM. 2015 PG. 852
N/F ALBERT MERRIT PIN:1749607868 D.B. 4602, PG. 2499 B.M. 1983, PG. 1428
TRACT MERRITT, ALBERT J PIN: 1749502696 DB. 13074 PG. 684 BM. 2008 PG. 316
EX. WETLANDS (TYP)
N/F ANNE THOMAS PIN:1749507048 D.B. 17780, PG. 2626
N/F ANNE THOMAS PIN:1749606158 B.M. 2016, PG. 996
N/F ROLESVILLE RURAL FIRE DEPT INC PIN:1749808570 D.B. 16369, PG. 2073 B.M. 2016, PG. 1918
EXISTING 60' PRIVATE ACCESS EASEMENT BM. 2016 PG. 1918
BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH PIN: 1749901404 DB. 18553 PG. 423 BM. 1978 PG. 466
CENTAUR ROAD
BURLINGTON MILLS ROAD
EXISTING
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
ALLEY 1A
ALLEY 1B
ALLEY 1C
ALLEY 1D
ALLEY 2A
ALLEY 2B
ALLEY 2C
ALLEY 2D
ALLEY 3A
ALLEY 3B
ALLEY 3C
ALLEY 3D
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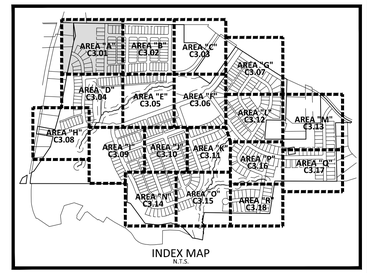
ALLEY 4B
ALLEY 4C
ALLEY 4D
ALLEY 5A
ALLEY 5B
ALLEY 5C
ALLEY 5D
ALLEY



INDEX MAP
N.T.S.

GRADING LEGEND

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- STORM SERVICE INLET
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- 252 — EXISTING MINOR CONTOUR
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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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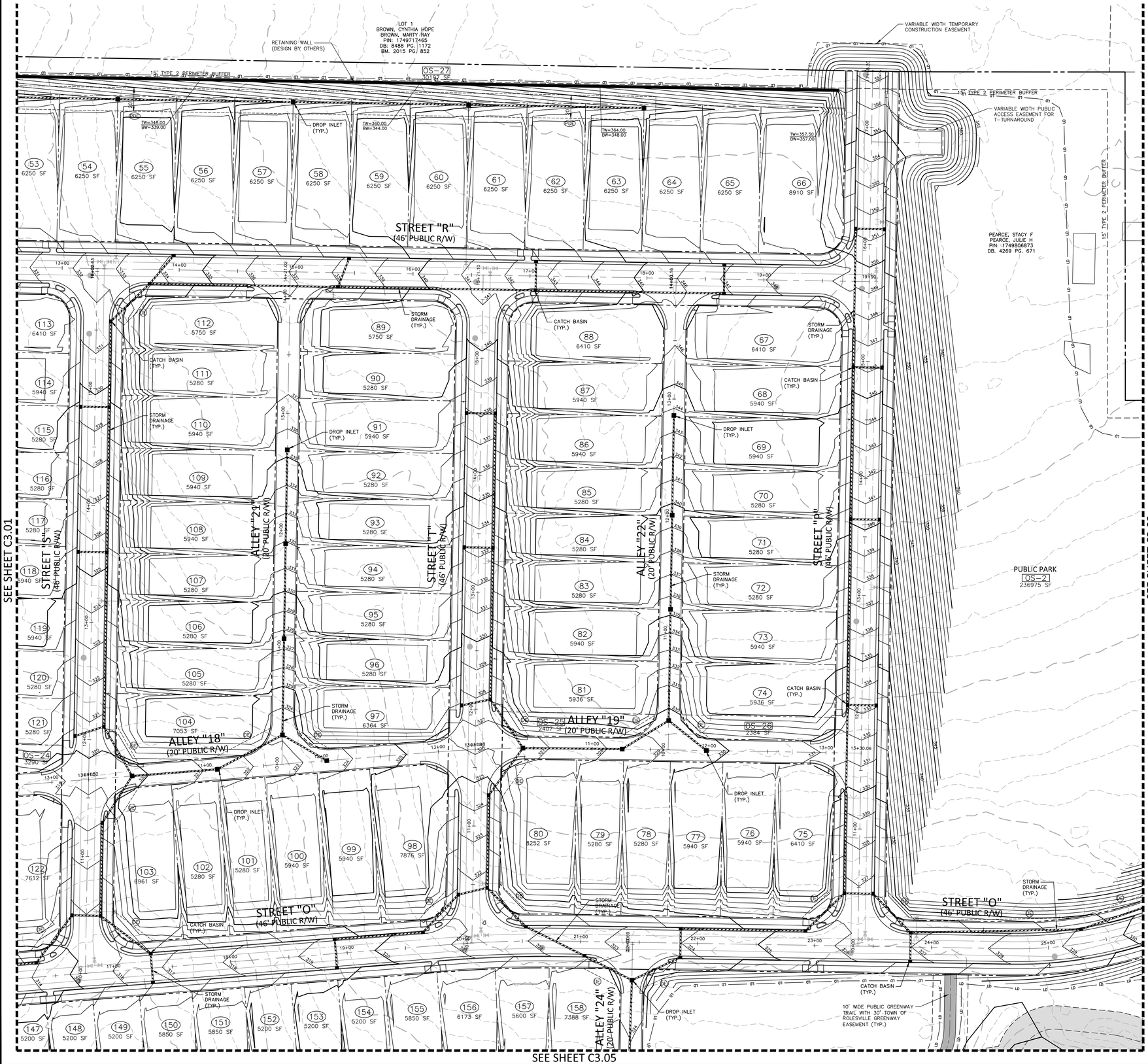

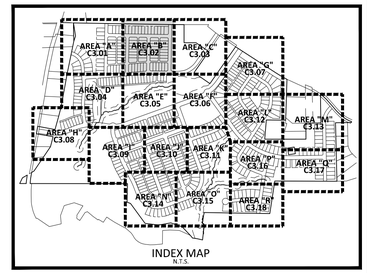

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PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02

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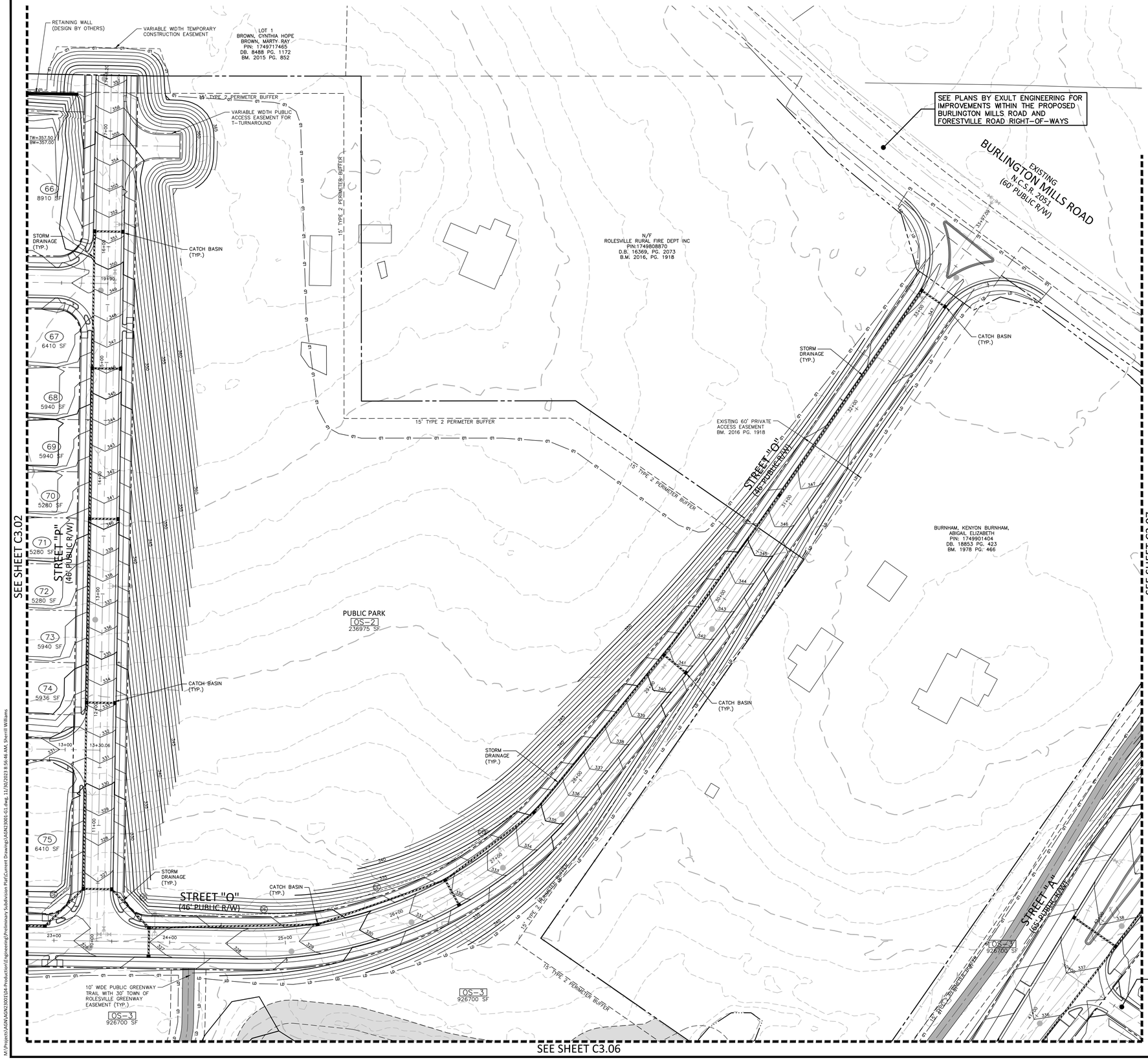

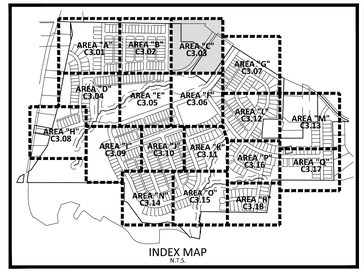

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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

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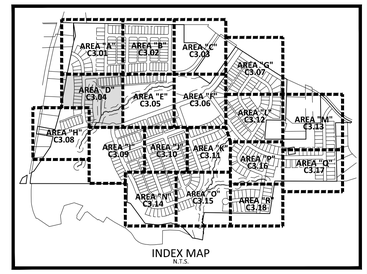
SEE SHEET C3.01

SEE SHEET C3.05

SEE SHEET C3.08

SEE SHEET C3.09



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PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "D"

C3.04

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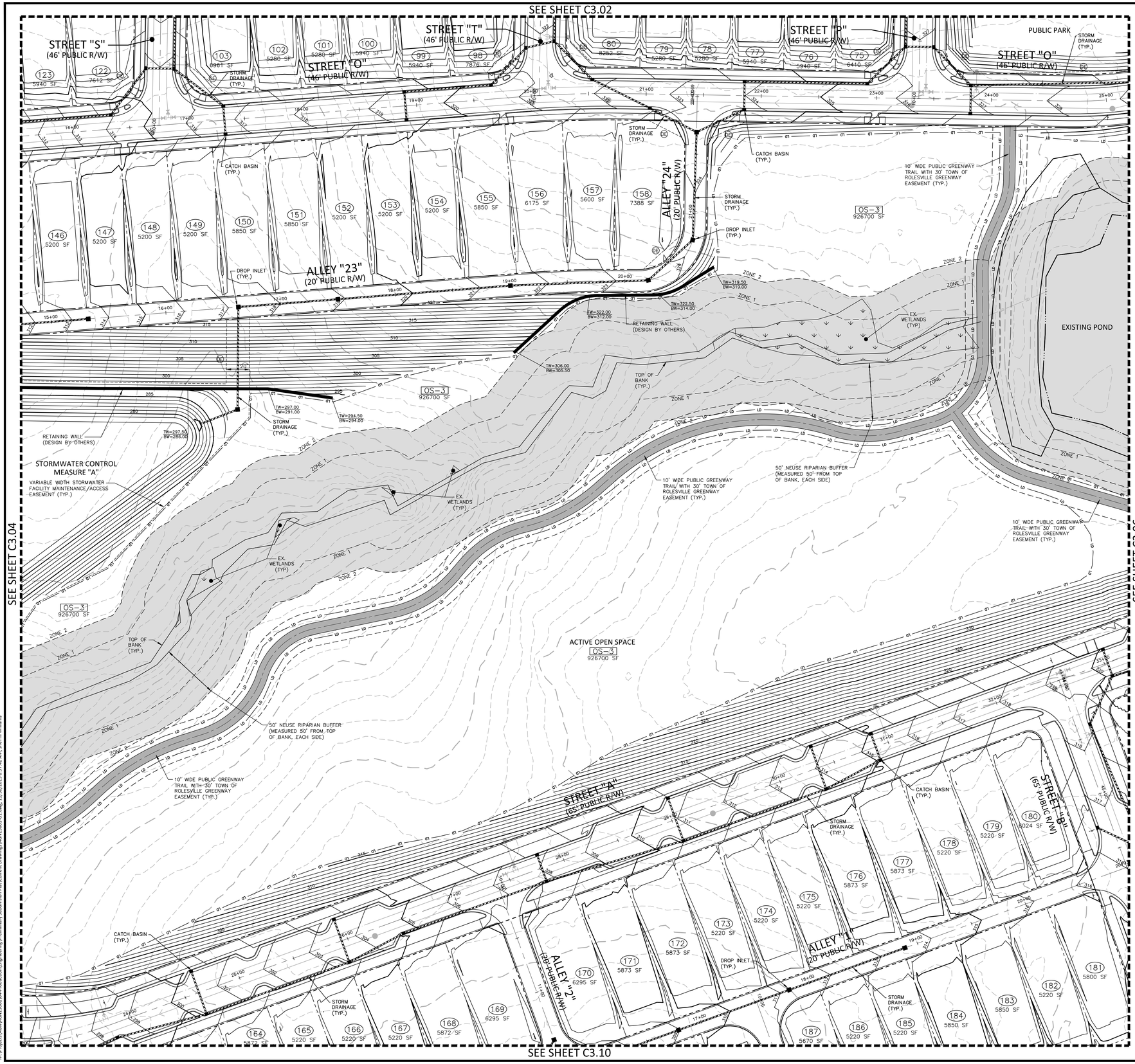

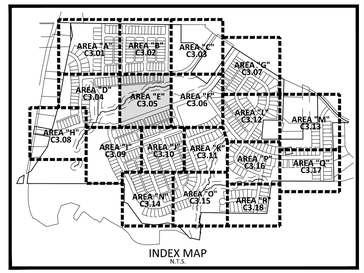

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PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "E"

C3.05

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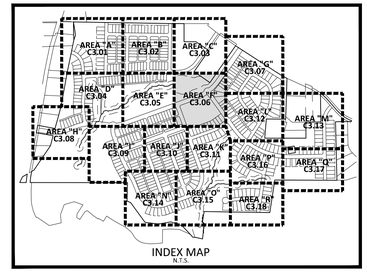
SEE SHEET C3.03

SEE SHEET C3.05

SEE SHEET C3.07

SEE SHEET C3.10

SEE SHEET C3.11



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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "F"

C3.06

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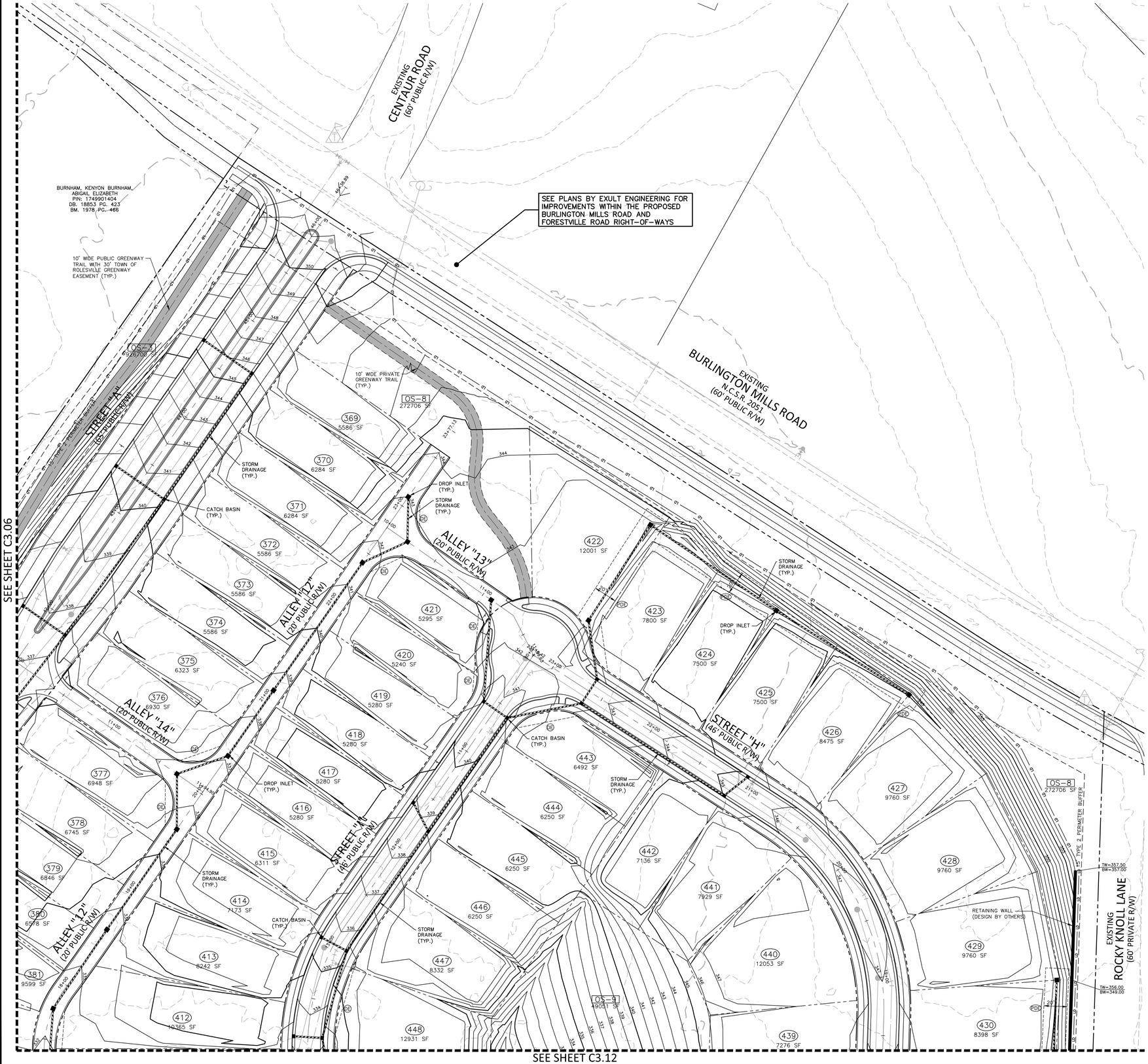

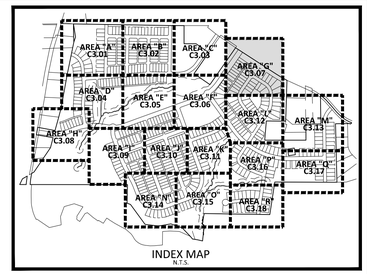

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PSP-YR-XX

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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "G"

C3.07

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SEE SHEET C3.04

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BM. 2015 PG. 364

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DB. 11567 PG. 1950
BM. 1995 PG. 1939

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

EXISTING FORESTVILLE ROAD NC.S.R. 2068 (60' PUBLIC R/W)

N/F
AKIBA HUGGINS, ET.AL.
PIN:17483695429
D.B. 18085, PG. 0728
B.M. 2011, PG. 665

PERRY, EDWARD L
PERRY, PATRICIA J
PIN: 1748694159
DB. 4002 PG. 867
BM. 1984 PG. 1180

N/F
VIVIAN HOLMAN
PIN:1748694002
D.B. 18401, PG. 1362
B.M. 1984, PG. 1180

N/F
CHESTER HALL
PIN:1748683834
D.B. 15126, PG. 0738

10' WIDE PRIVATE GREENWAY TRAIL (TYP.)

15' TYPE 2 PERIMETER BUFFER

OS-5
154636 SF

ALLEY "1G"
20' PUBLIC R/W

STREET "A"
(65' PUBLIC R/W)

STREET "N"
(45' PUBLIC R/W)

1 7172 SF
2 5765 SF
3 5200 SF
4 5200 SF
5 5470 SF
6 5607 SF
7 5607 SF
8 7936 SF
9 7500 SF
10 7736 SF
11 8073 SF
12 8073 SF
15 8758 SF
16 6676 SF
17 8276 SF

CATCH BASIN (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
STORM DRAINAGE (TYP.)
DROP INLET (TYP.)
JUNCTION BOX (TYP.)
STORM DRAINAGE (TYP.)
CATCH BASIN (TYP.)
STORM DRAINAGE (TYP.)

TW=270.00
BW=269.00
TW=274.00
BW=265.50
TW=268.50
BW=268.00
TW=276.00
BW=259.50
TW=270.50
BW=259.50
TW=262.00
BW=261.50

30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

ACTIVE OPEN SPACE
OS-4
1882162 SF

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

STORMWATER CONTROL MEASURE "G"

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE/ACCESS EASEMENT (TYP.)

STORMWATER CONTROL MEASURE "B"

EX. WETLANDS (TYP)

TOP OF BANK (TYP.)

ZONE 1
ZONE 2
ZONE 3

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

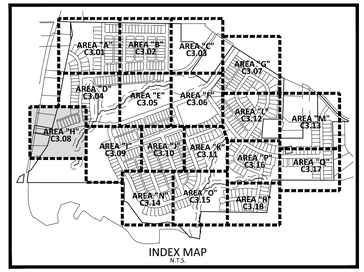
PROPOSED BOARDWALK ACROSS WETLANDS AND STREAM BUFFERS (TYP.)

SEE SHEET C3.09

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "H"

C3.08

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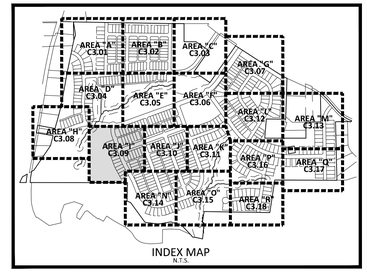
SEE SHEET C3.04

SEE SHEET C3.08

SEE SHEET C3.10

SEE SHEET C3.14



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
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DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "I"

C3.09

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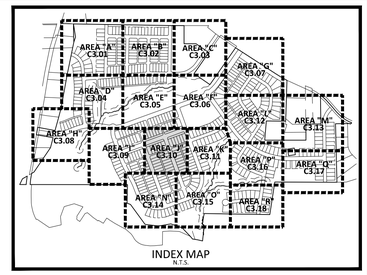
SEE SHEET C3.06

SEE SHEET C3.09

SEE SHEET C3.11

SEE SHEET C3.14



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
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SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "J"

C3.10

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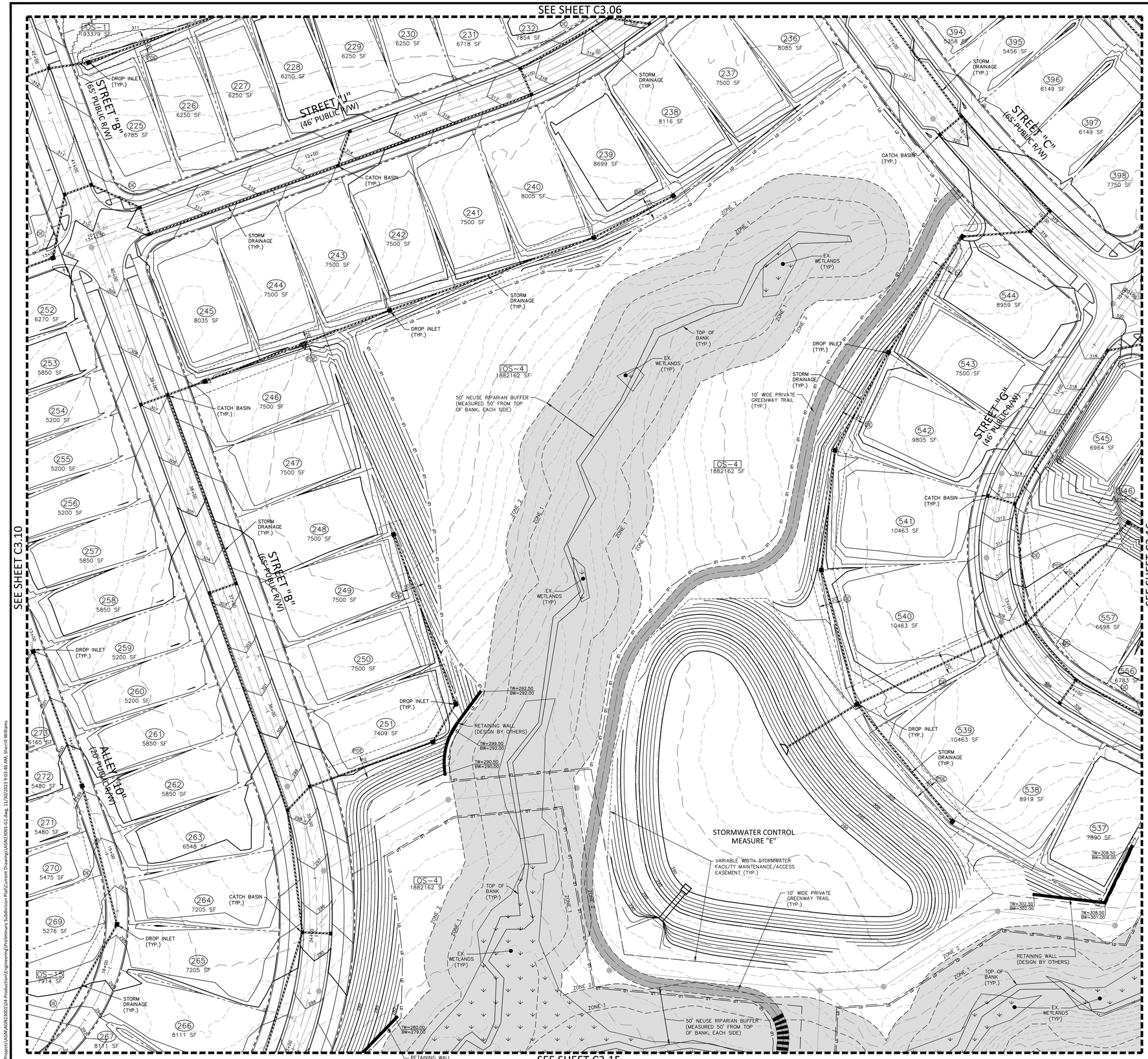

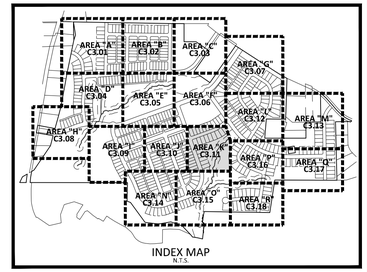

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PSP-YR-XX

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "K"

C3.11

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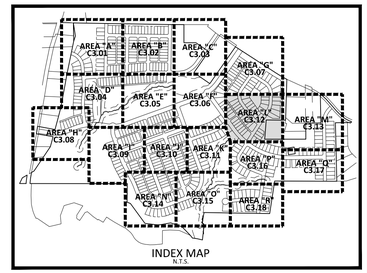
SEE SHEET C3.07

SEE SHEET C3.06

SEE SHEET C3.13

SEE SHEET C3.16



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PSP-YR-XX

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

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
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SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "L"

C3.12

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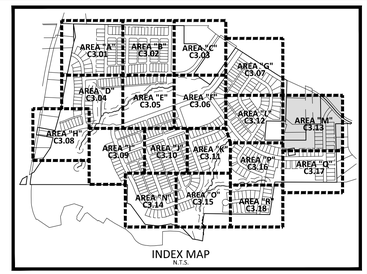

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PSP-YR-XX

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

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
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SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "M"

C3.13

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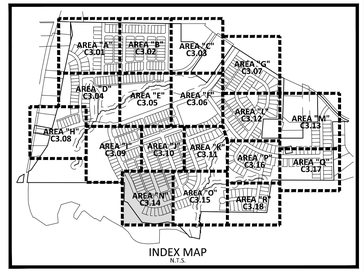
SEE SHEET C3.10

SEE SHEET C3.09

SEE SHEET C3.15



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "N"

C3.14

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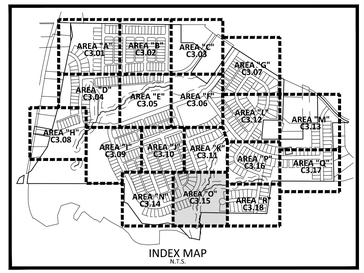
SEE SHEET C3.11



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- EASEMENT LINE

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

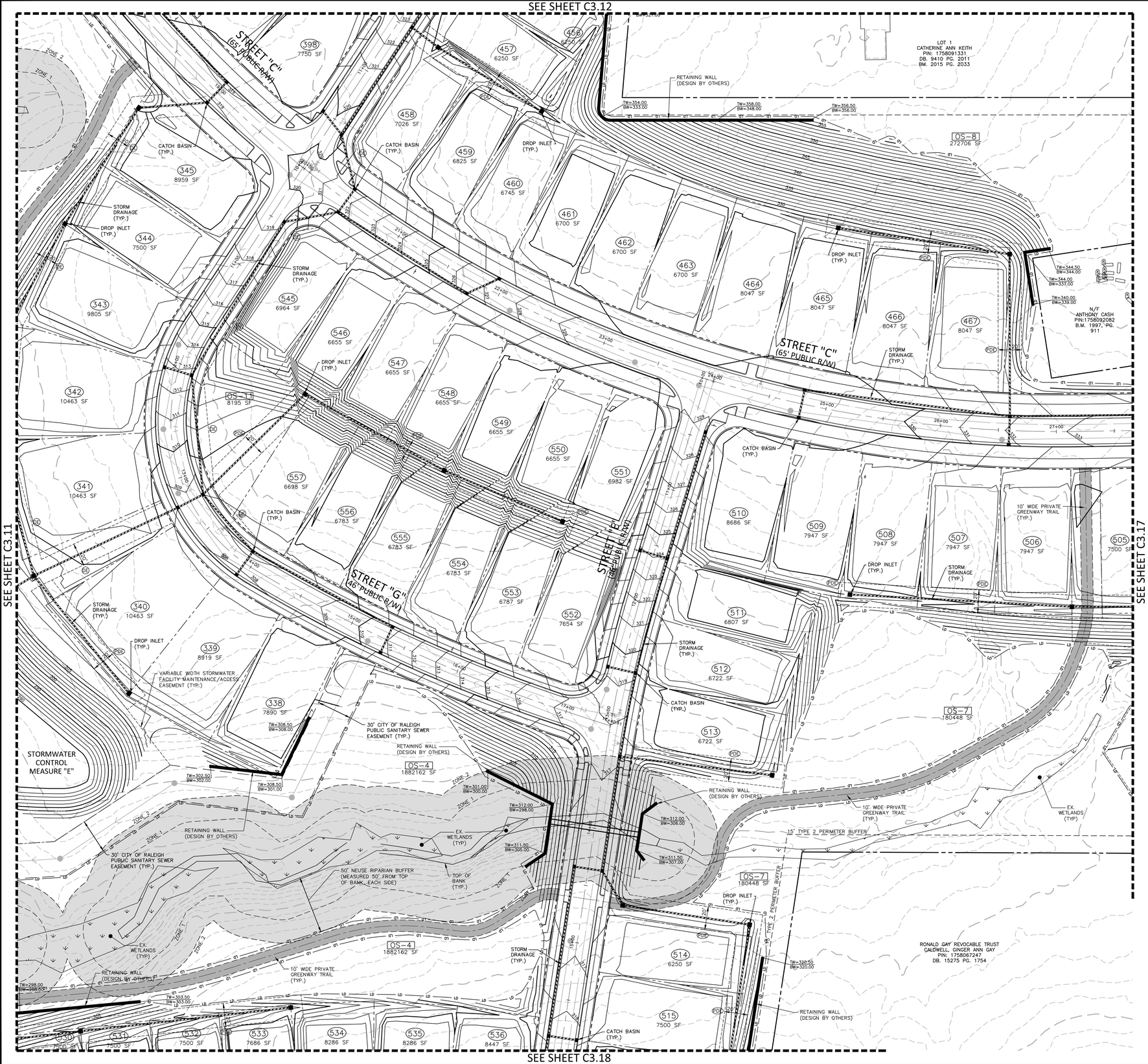
SHEET

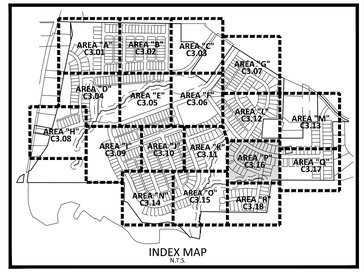
GRADING AND STORM DRAINAGE PLAN AREA "O"

C3.15

M:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-G1.dwg, 11/30/2023 9:06:05 AM, Williams, 1:1

SEE SHEET C3.12





INDEX MAP
N.T.S.

GRADING LEGEND

- FLARED END SECTION
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- STORM SERVICE INLET
- JUNCTION BOX
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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "P"

C3.16

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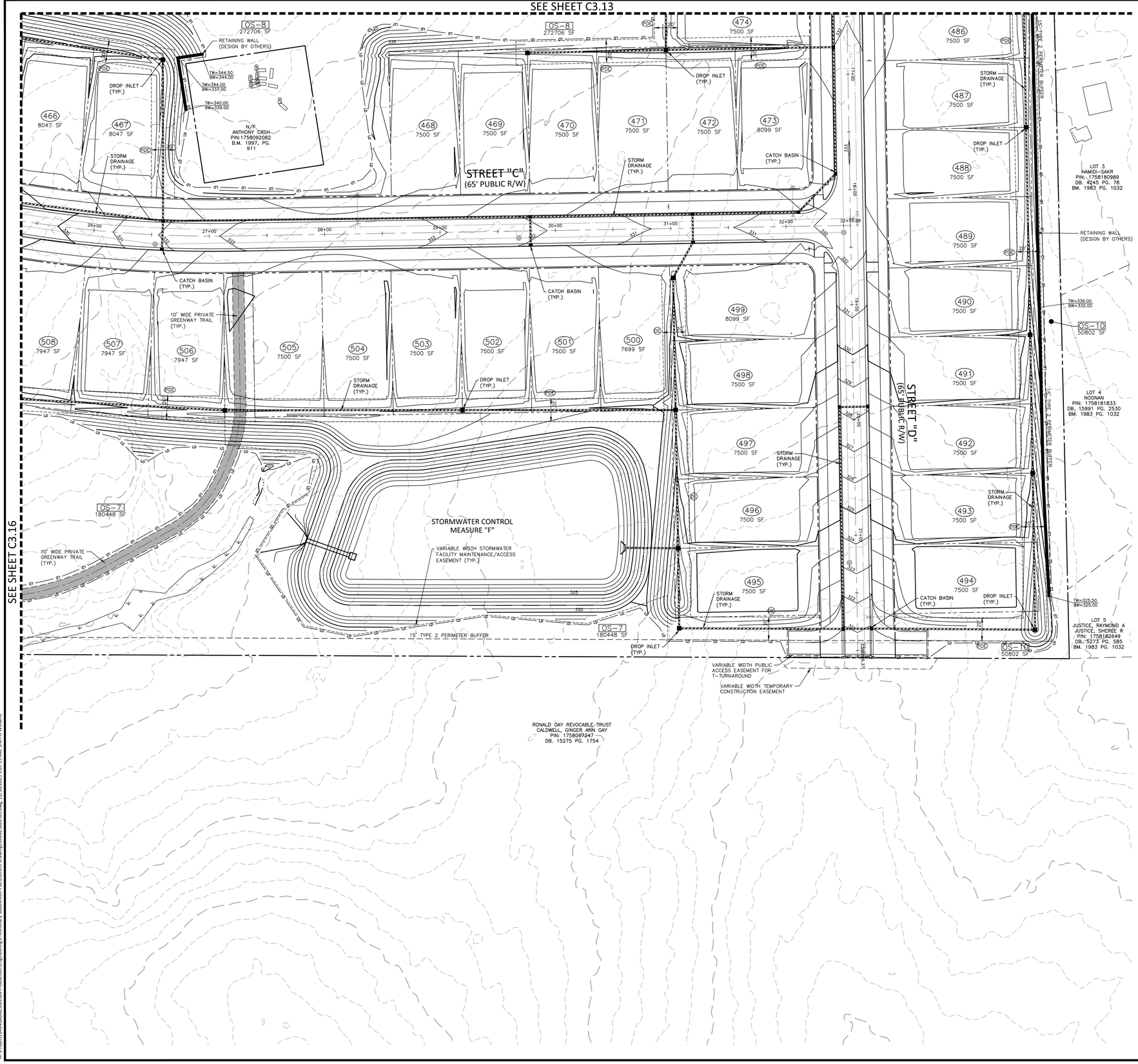

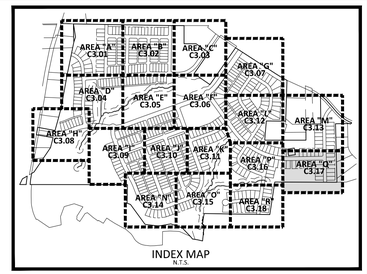

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "Q"

C3.17

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SEE SHEET C3.16

SEE SHEET C3.17

SEE SHEET C3.15

STORMWATER CONTROL MEASURE "E"

STORMWATER CONTROL MEASURE "D"

STREET "G" (46' PUBLIC R/W)

STREET "F" (46' PUBLIC R/W)

STREET "E" (46' PUBLIC R/W)

10' WIDE PRIVATE GREENWAY TRAIL (TYP.)

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE/ACCESS EASEMENT (TYP.)

30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

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

EX. WETLANDS (TYP)

TOP OF BANK (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

15' TYPE 2 PERIMETER BUFFER

VARIABLE WIDTH PUBLIC ACCESS EASEMENT FOR T-TURNAROUND

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

RONALD GAY REVOCABLE TRUST
CALDWELL, GINGER ANN GAY
PIN: 1758067247
DB. 15275 PG. 1754

512	6722 SF	
513	6722 SF	
514	6250 SF	
515	7500 SF	
516	7500 SF	
517	7500 SF	
518	7500 SF	
519	7500 SF	
520	7500 SF	
521	8553 SF	
522	8583 SF	
523	8010 SF	
524	7500 SF	
525	7500 SF	
526	7500 SF	
527	7667 SF	
528	8968 SF	
529	7445 SF	
530	7500 SF	
531	7500 SF	
532	7500 SF	
533	7686 SF	
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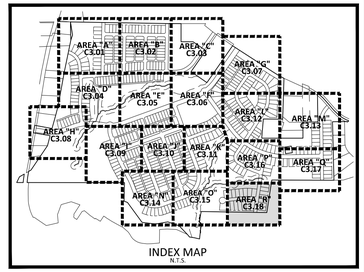
536	8447 SF	
537	7890 SF	
538	8919 SF	
OS-4	1882162 SF	
OS-7	180448 SF	



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PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "R"

C3.18

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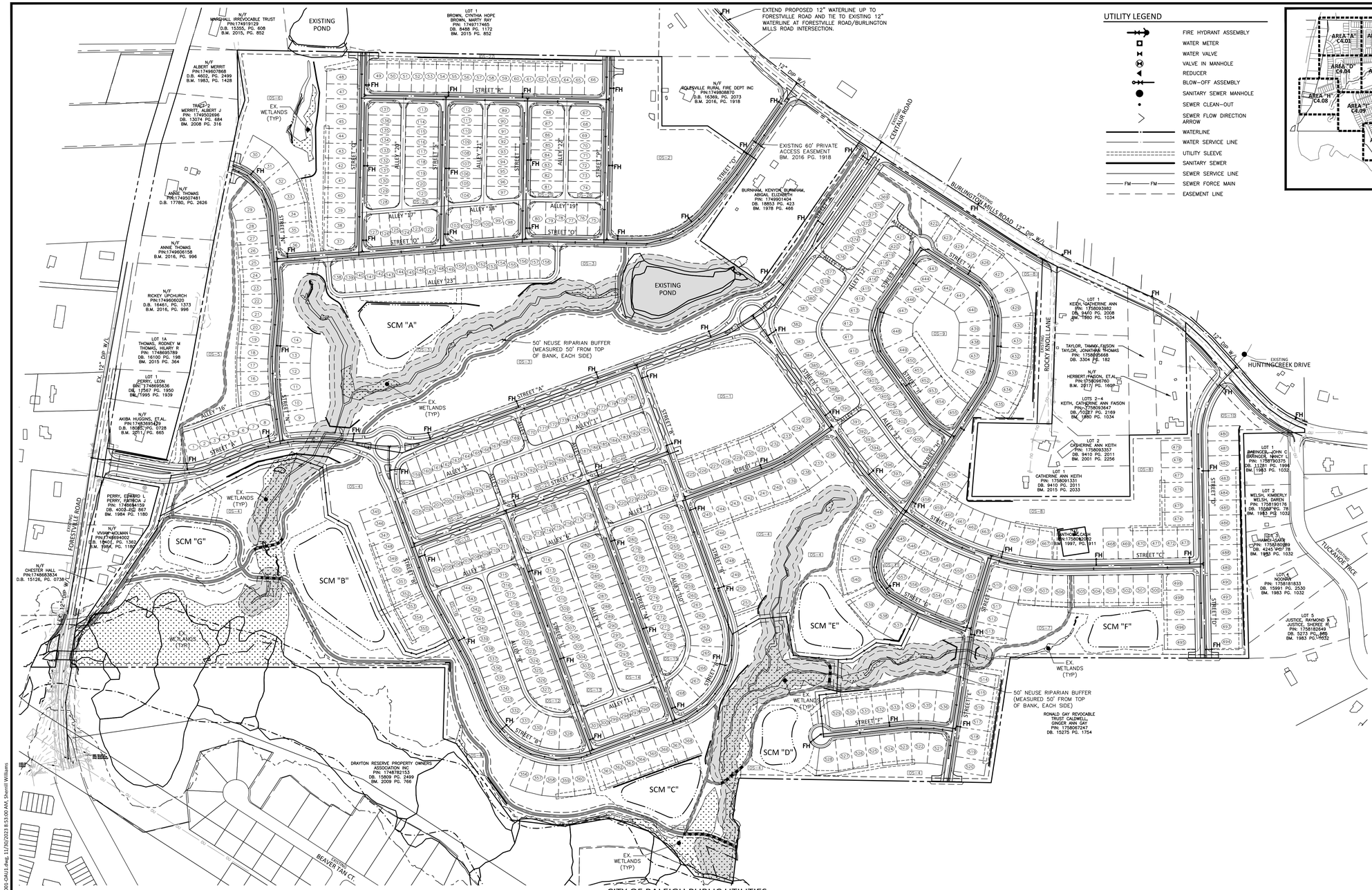

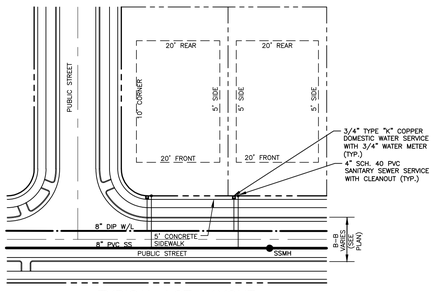

TYPICAL LOT LAYOUT
N.T.S.

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

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X3' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

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

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THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF WILLIAM T. O'DANIEL, NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER, NO. 22630. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OAU1
CHECKED BY	.
DRAWN BY	.
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SHEET

OVERALL UTILITY PLAN
C4.00

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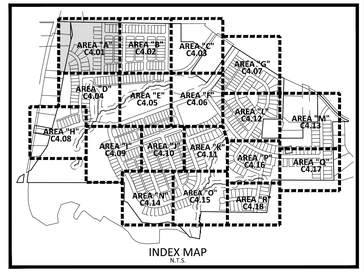

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- VALVE IN MANHOLE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM SEWER FORCE MAIN
- EASEMENT LINE

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SHEET

UTILITY PLAN
AREA "A"
C4.01

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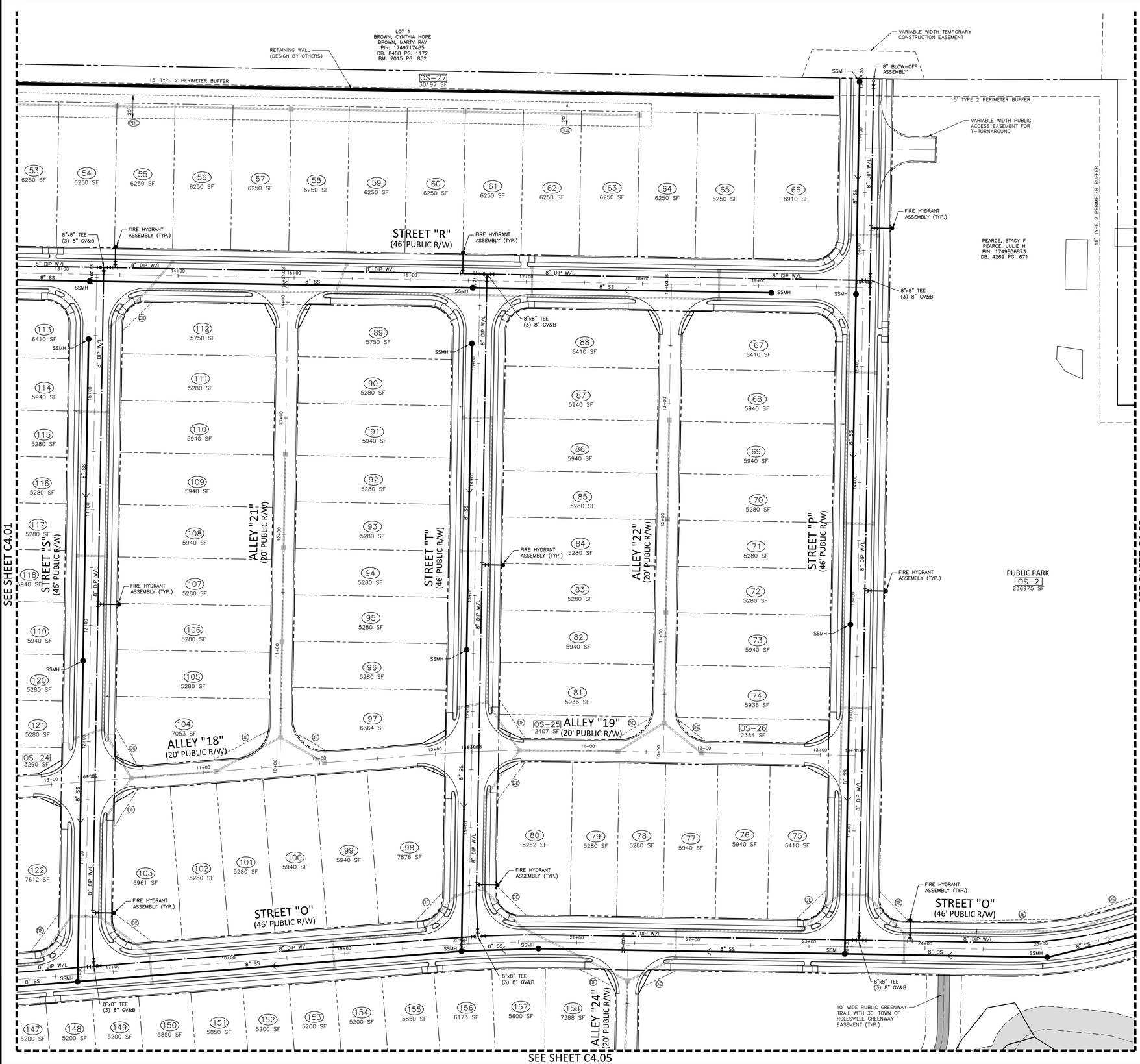

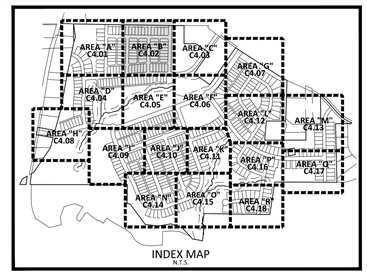

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- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- EASEMENT LINE

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

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

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

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PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "B"

C4.02

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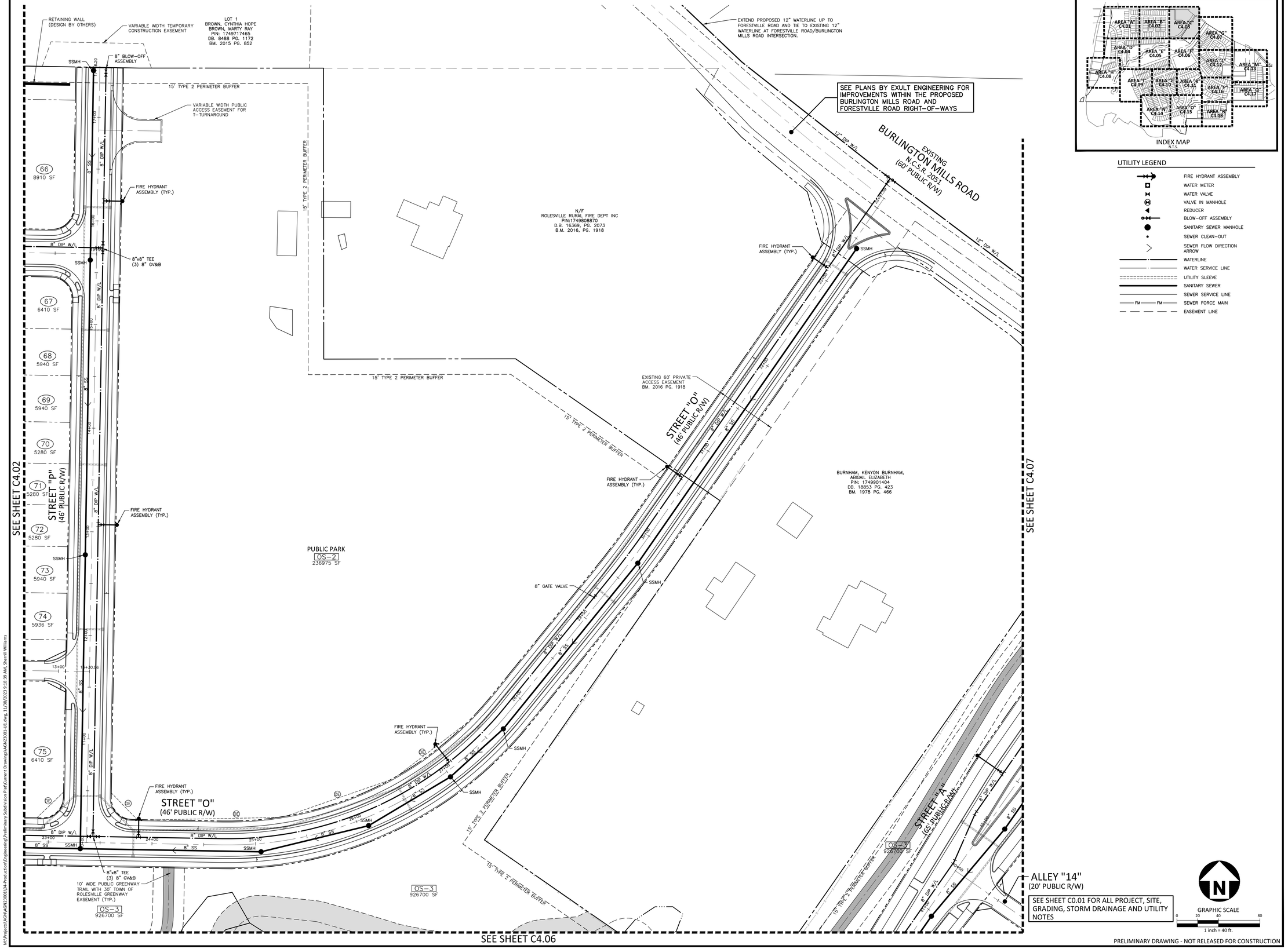

INDEX MAP
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DRAWN BY	.
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DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "C"

C4.03

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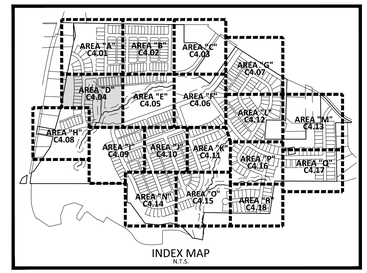
SEE SHEET C4.01



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REVISIONS

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SHEET

UTILITY PLAN AREA "D"

C4.04

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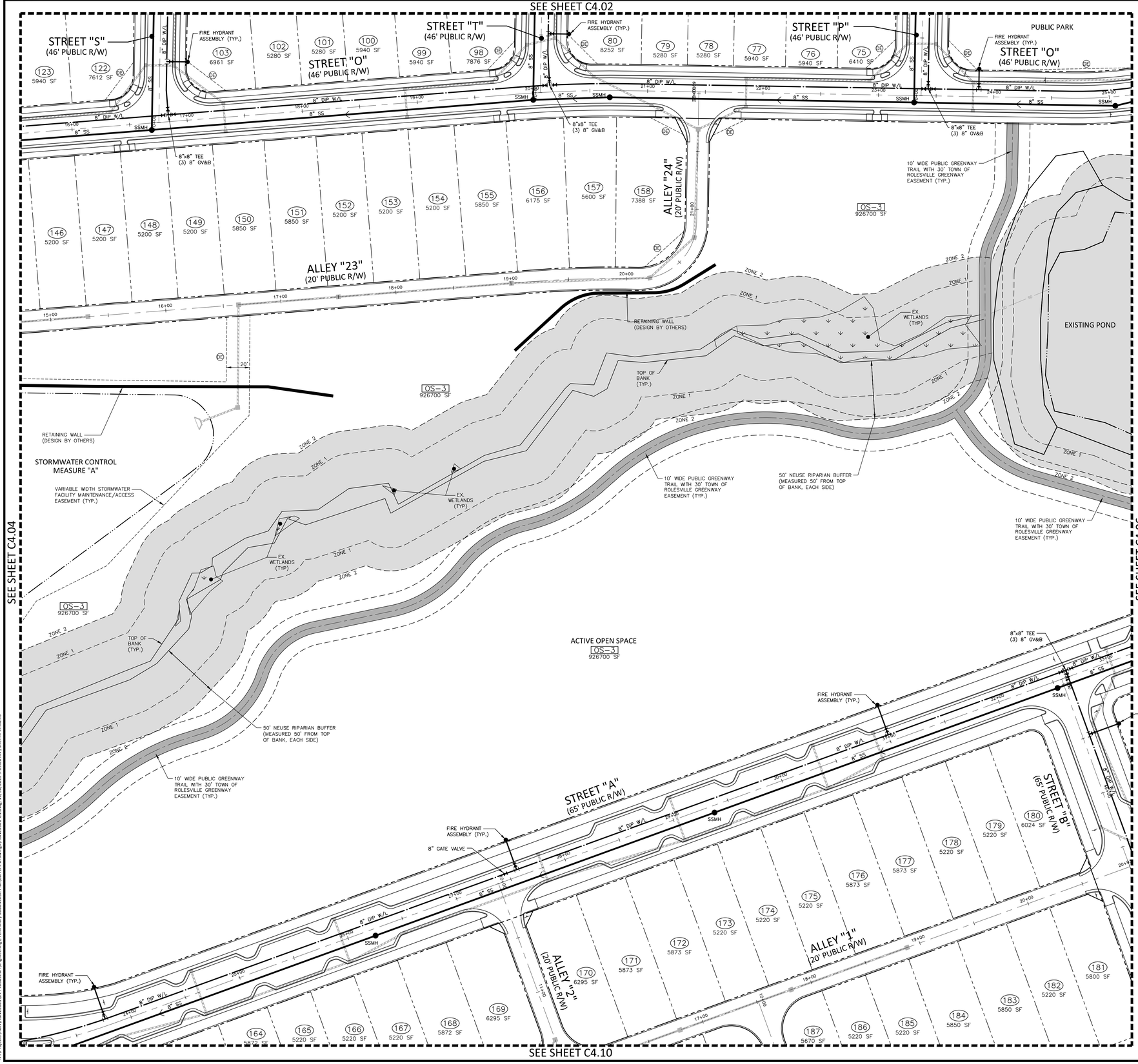
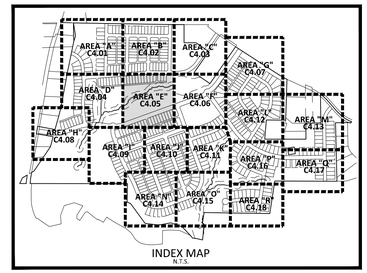
SEE SHEET C4.02



SEE SHEET C4.04

SEE SHEET C4.06

SEE SHEET C4.10



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

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UTILITY PLAN
AREA "E"

C4.05

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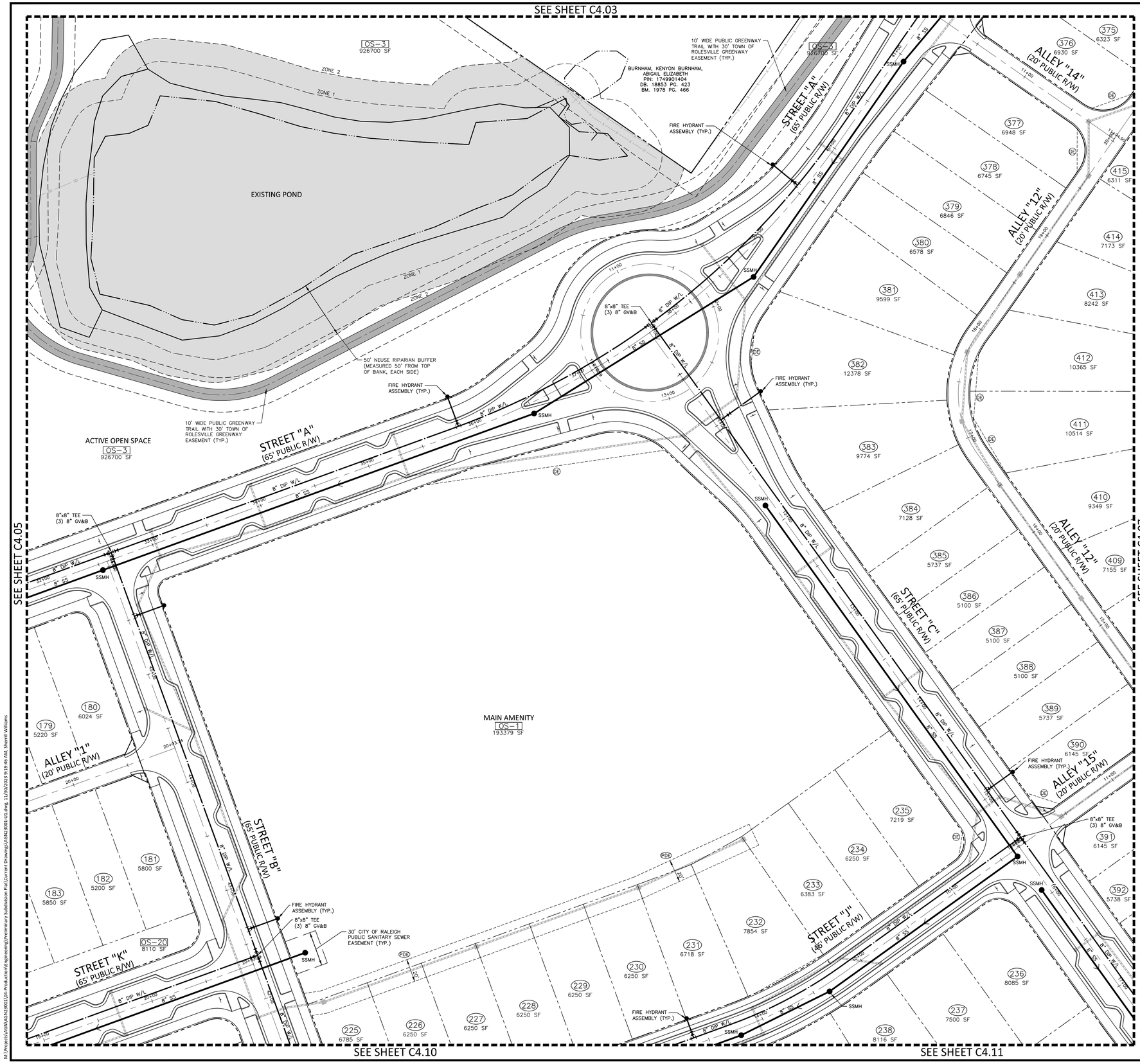

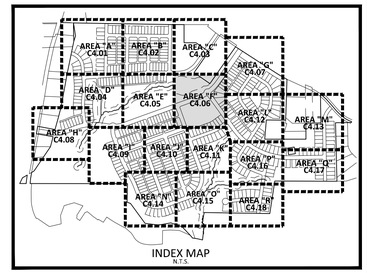

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PSP-YR-XX

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UTILITY PLAN
AREA "F"
C4.06

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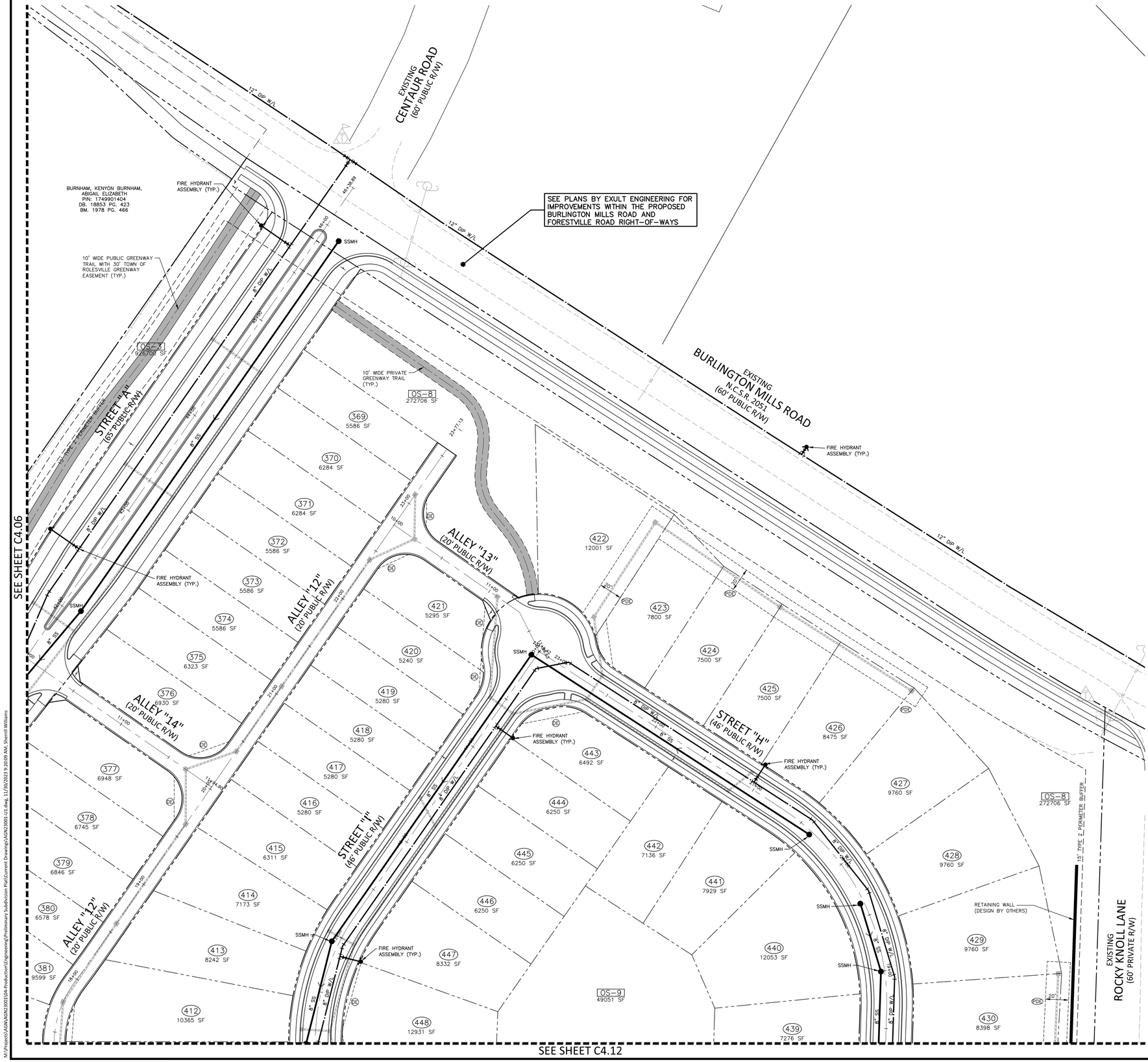

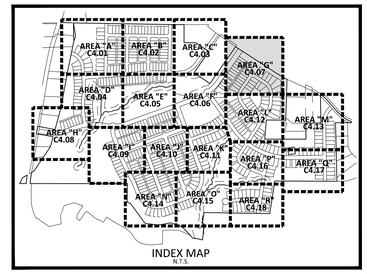

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0 20 40 80
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PSP-YR-XX

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

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FILENAME	AGN23001-U1
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SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN AREA "G"

C4.07

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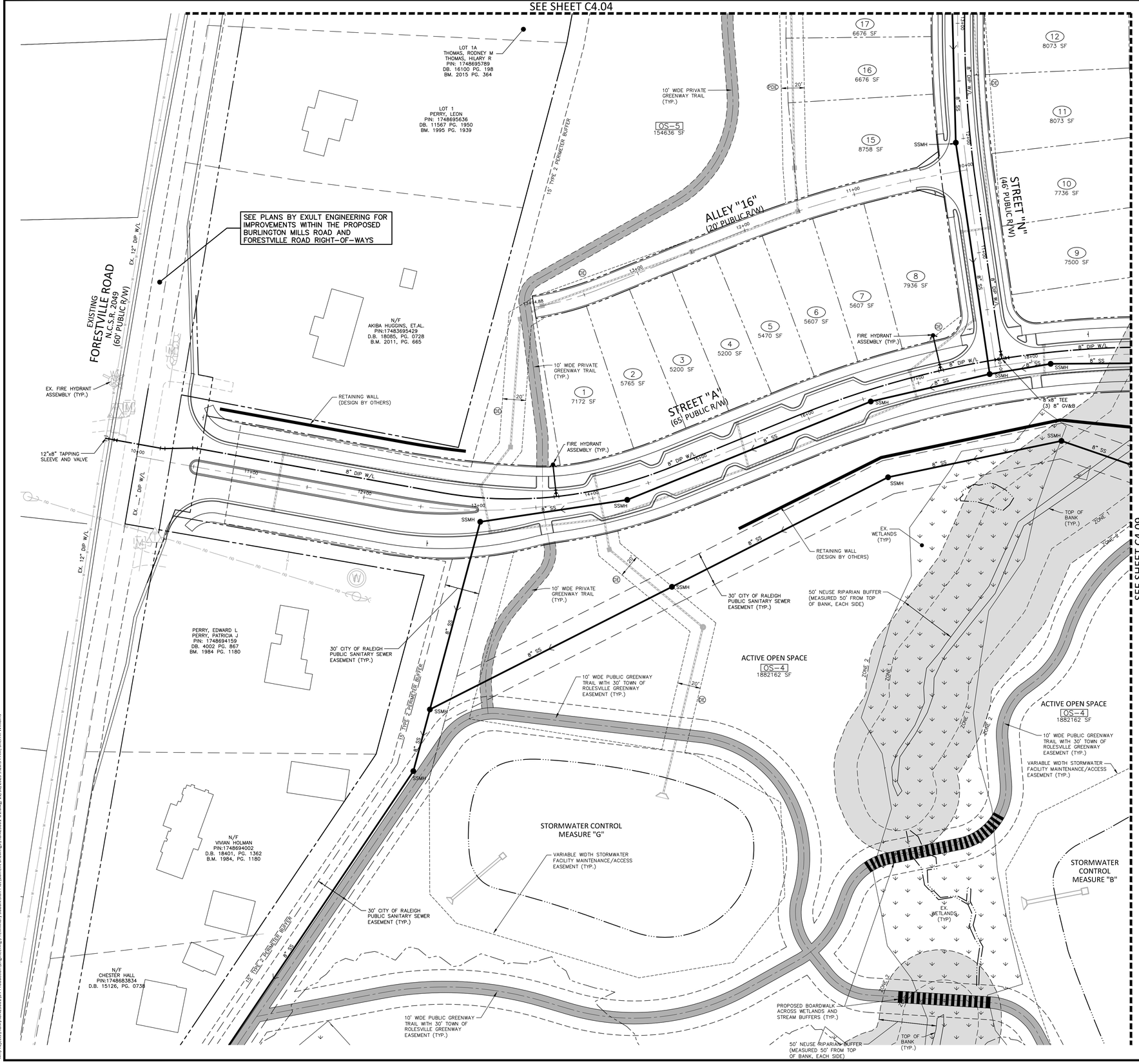

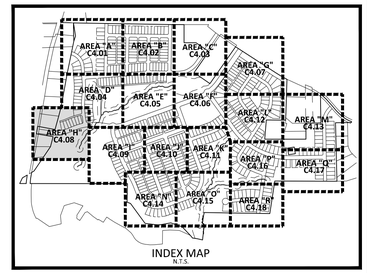

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UTILITY PLAN
AREA "H"

C4.08

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SEE SHEET C4.04

SEE SHEET C4.08

SEE SHEET C4.10

SEE SHEET C4.14

STREET "N" (46' PUBLIC R/W)

STREET "A" (65' PUBLIC R/W)

STREET "B" (65' PUBLIC R/W)

STREET "K" (65' PUBLIC R/W)

ALLEY "1" (20' PUBLIC R/W)

ALLEY "2" (20' PUBLIC R/W)

ALLEY "5" (20' PUBLIC R/W)

ALLEY "8" (20' PUBLIC R/W)

FIRE HYDRANT ASSEMBLY (TYP.)

8"x8" TEE (3) 8" GV&B

SSMH

8" DIP W/L

8" SS

RETAINING WALL (DESIGN BY OTHERS)

TOP OF BANK (TYP.)

ZONE 1

ZONE 2

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

ACTIVE OPEN SPACE
OS-4
1882162 SF

30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

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

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE/ACCESS EASEMENT (TYP.)

EX. WETLANDS (TYP)

PROPOSED BOARDWALK ACROSS WETLANDS AND STREAM BUFFERS (TYP.)

STORMWATER CONTROL MEASURE "B"

OS-23 5200 SF

OS-22 9566 SF

OS-17 9169 SF

OS-16 7101 SF

345 6250 SF
346 6250 SF
347 6250 SF
348 6250 SF
349 6250 SF
350 6250 SF
351 6250 SF
352 7004 SF
353 6682 SF
354 6250 SF
355 6250 SF

159 5397 SF
160 5502 SF
161 5134 SF
162 5220 SF
163 5872 SF
164 5872 SF
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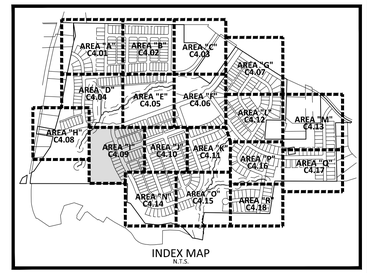

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SHEET

UTILITY PLAN
AREA "I"

C4.09

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SEE SHEET C4.06

SEE SHEET C4.09

SEE SHEET C4.11

SEE SHEET C4.14

ALLEY "1" (20' PUBLIC R/W)
ALLEY "2" (20' PUBLIC R/W)
ALLEY "3" (20' PUBLIC R/W)
ALLEY "4" (20' PUBLIC R/W)
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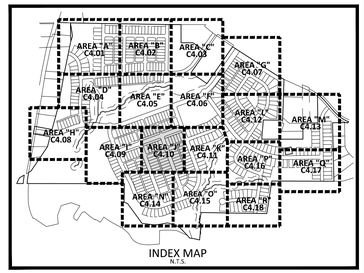
STREET "K" (65' PUBLIC R/W)
STREET "L" (46' PUBLIC R/W)
STREET "M" (46' PUBLIC R/W)

MAIN AMENITY
OS-1
193379 SF

OS-17 9169 SF
OS-18 8339 SF
OS-19 7712 SF
OS-20 8110 SF
OS-21 9134 SF
OS-22 9566 SF

FIRE HYDRANT ASSEMBLY (TYP.)
8"x8" TEE (3) 8" GV&B
30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)
SSMH
8" GATE VALVE
8" DIP W/L
8" SS



INDEX MAP
N.T.S.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- VALVE IN MANHOLE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM SEWER FORCE MAIN
- EASEMENT LINE

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

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PSP-YR-XX

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

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN AREA "J"

C4.10

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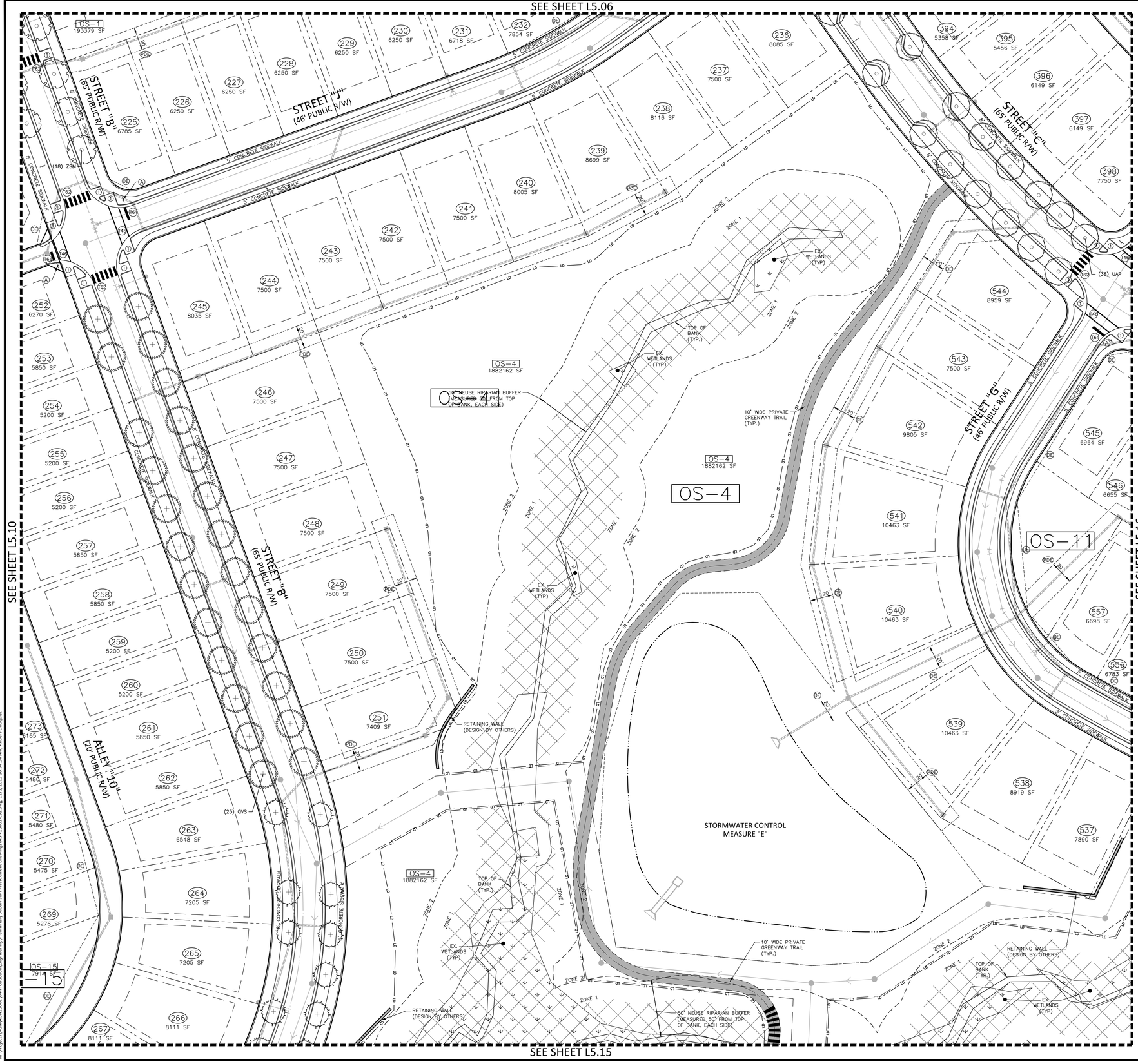
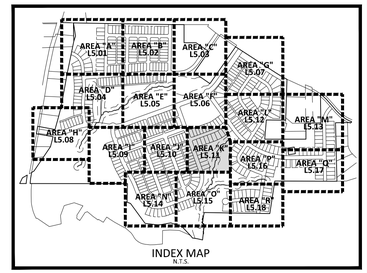
SEE SHEET L5.06



SEE SHEET L5.10

SEE SHEET L5.16

SEE SHEET L5.15



INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-28 OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

SYMBOL	COMMON NAME
CANOPY TREES	
	American Elm
	Bald Cypress
	Chinese Pistache
	Legacy Sugar Maple
	Maidenhair Tree
	Myrimar Zelkova
	Overcup Oak
	Shumard Red Oak
	Sour Gum
	Southern Live Oak
	Summer Red Red Maple

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NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SARA RUNGE DONOHUE 2027 PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "K"

L5.11

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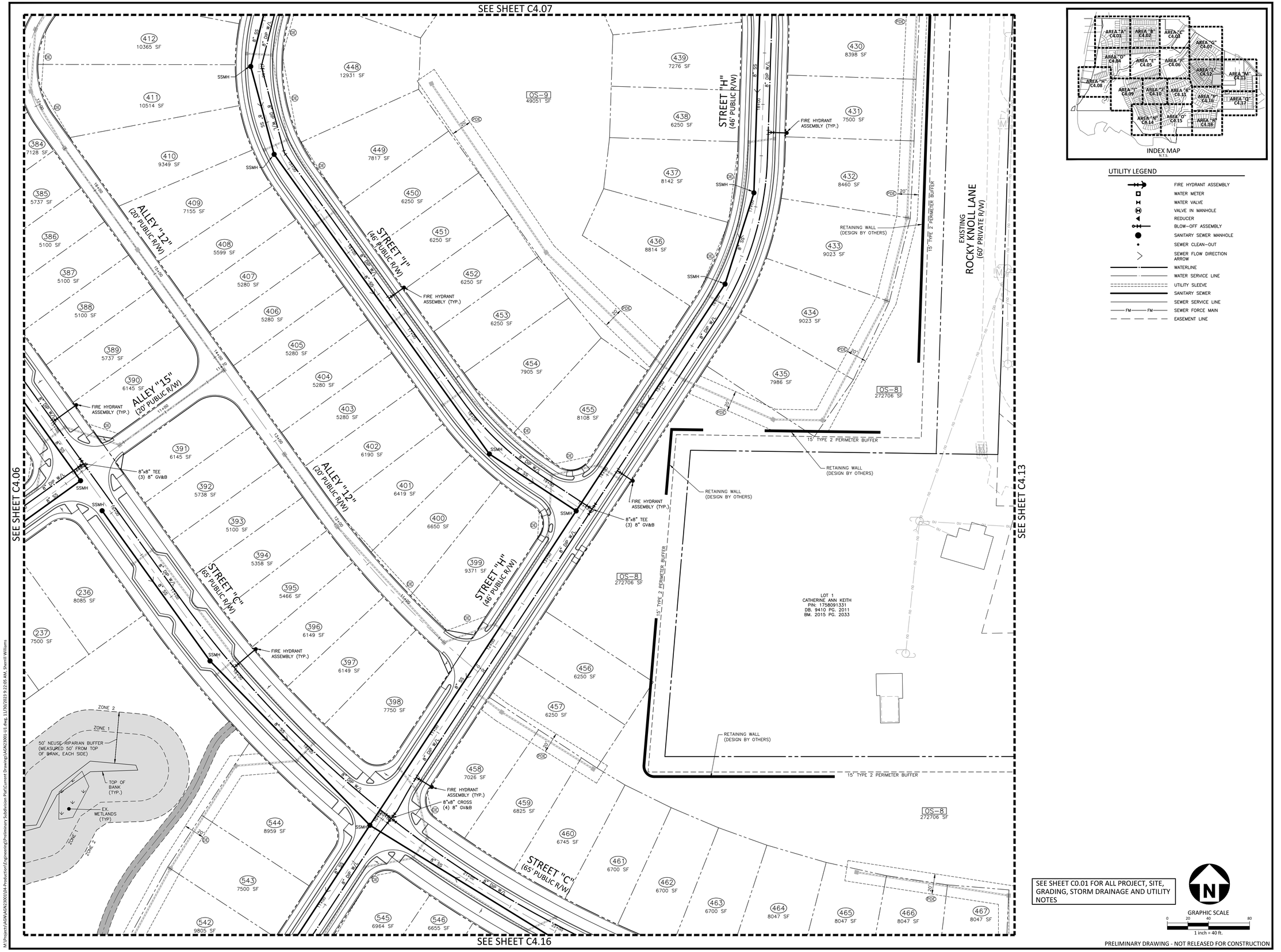

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL

REVISIONS

NO. DATE

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PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "L"

C4.12

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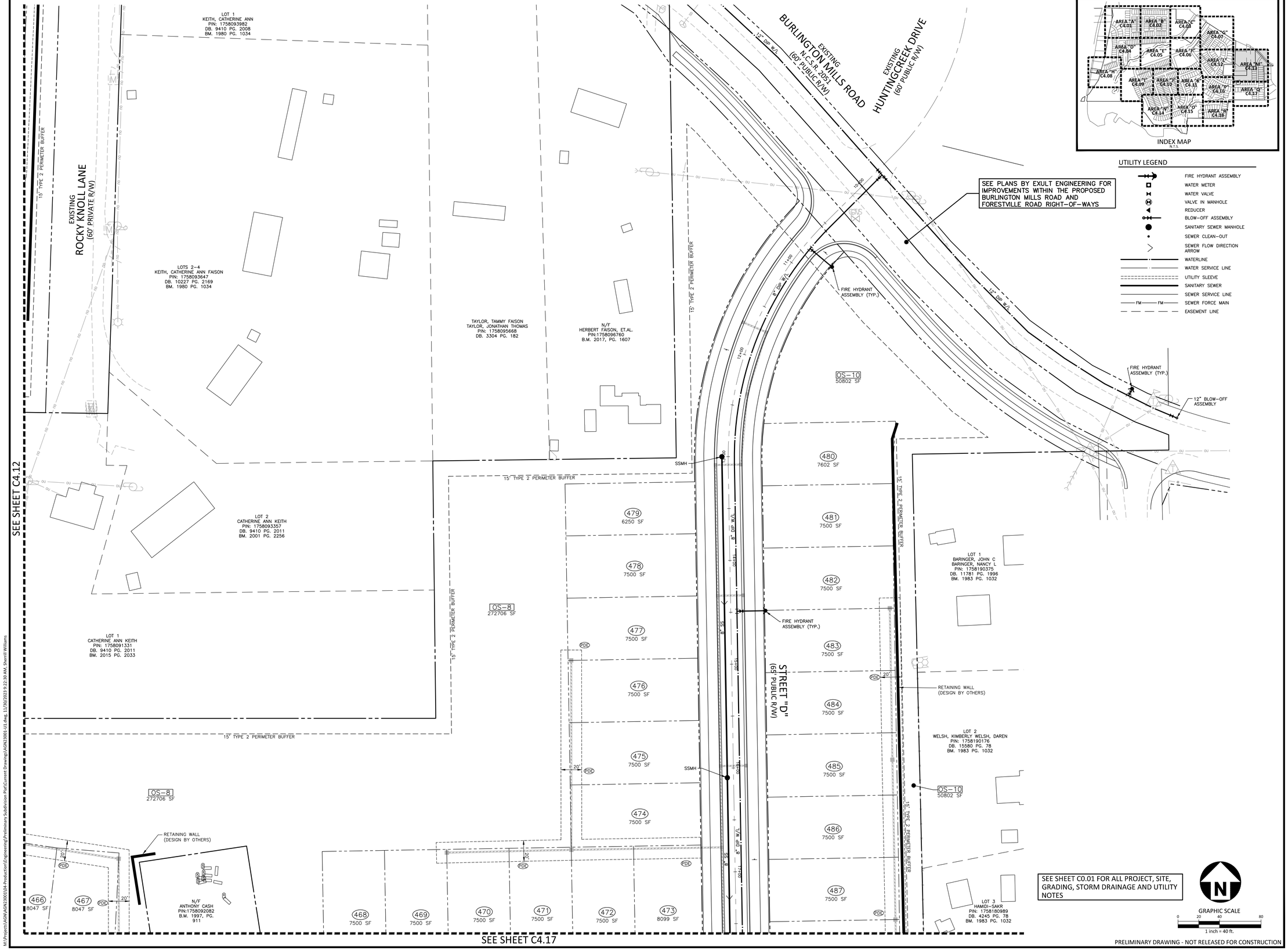

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FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

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UTILITY PLAN
AREA "M"
C4.13

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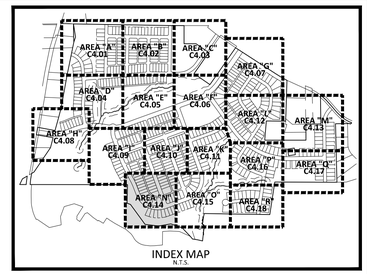
SEE SHEET C4.10

SEE SHEET C4.09

SEE SHEET C4.15



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0 20 40 80
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FILENAME	AGN23001-U1
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SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "N"
C4.14

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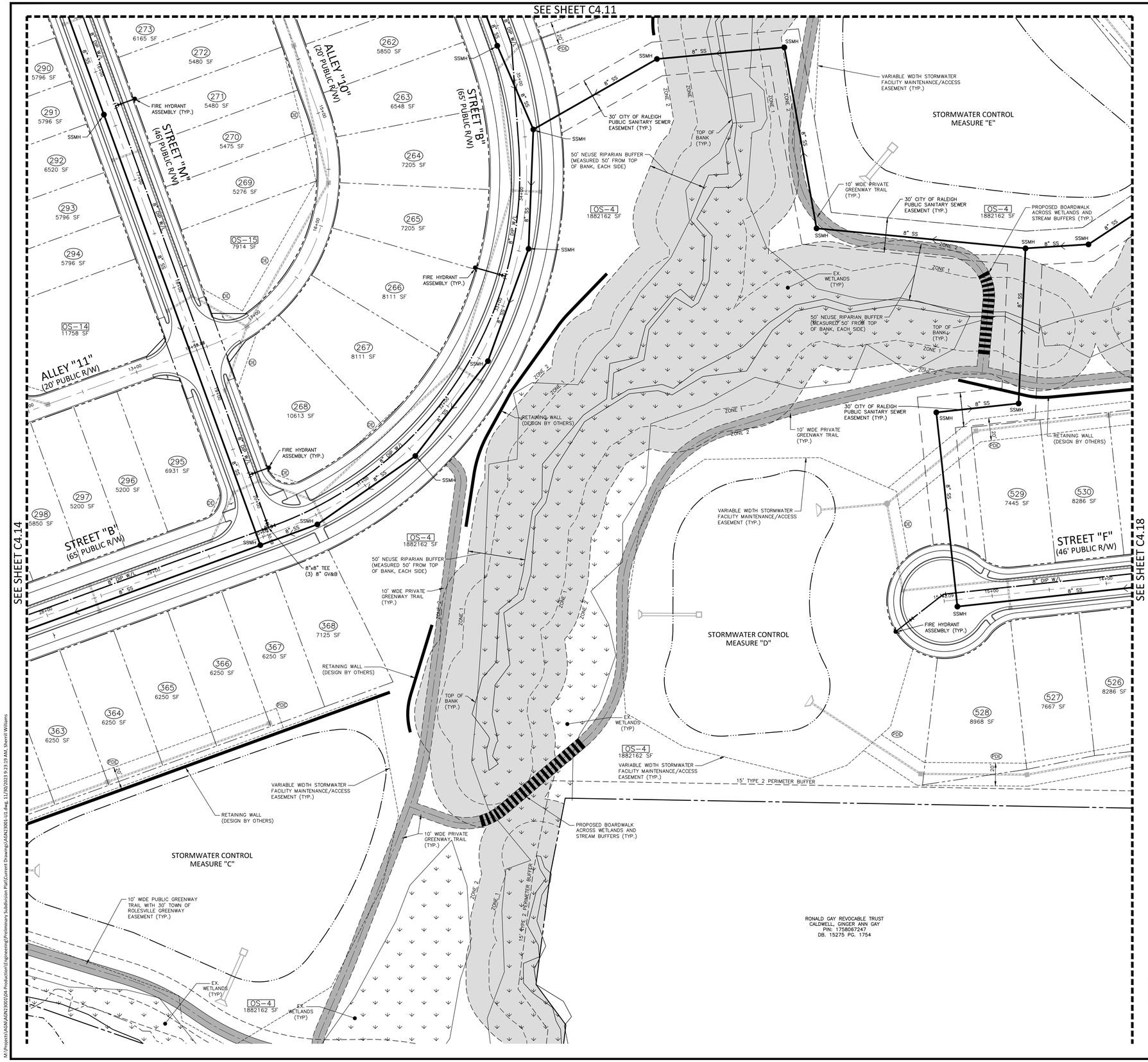
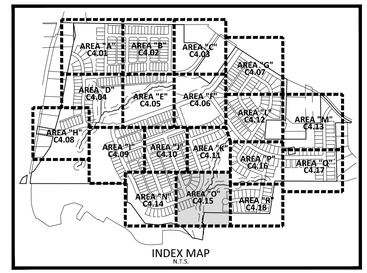
SEE SHEET C4.11

SEE SHEET C4.14

SEE SHEET C4.18





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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

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

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "O"

C4.15

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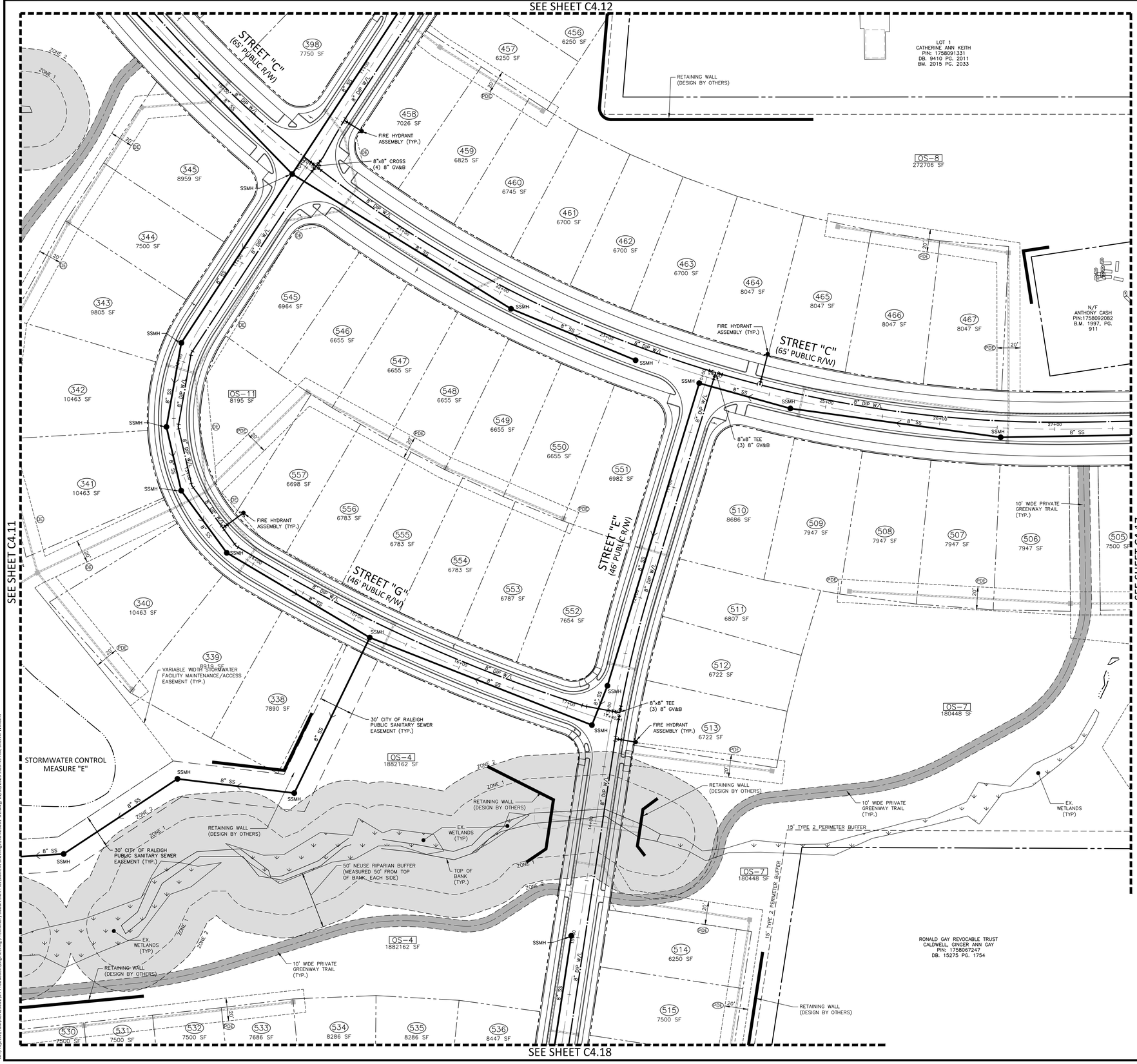

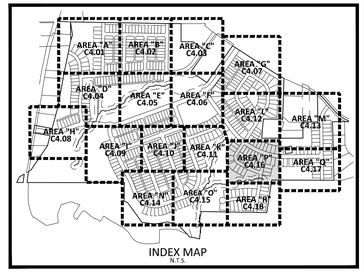

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PSP-YR-XX

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PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "P"

C4.16

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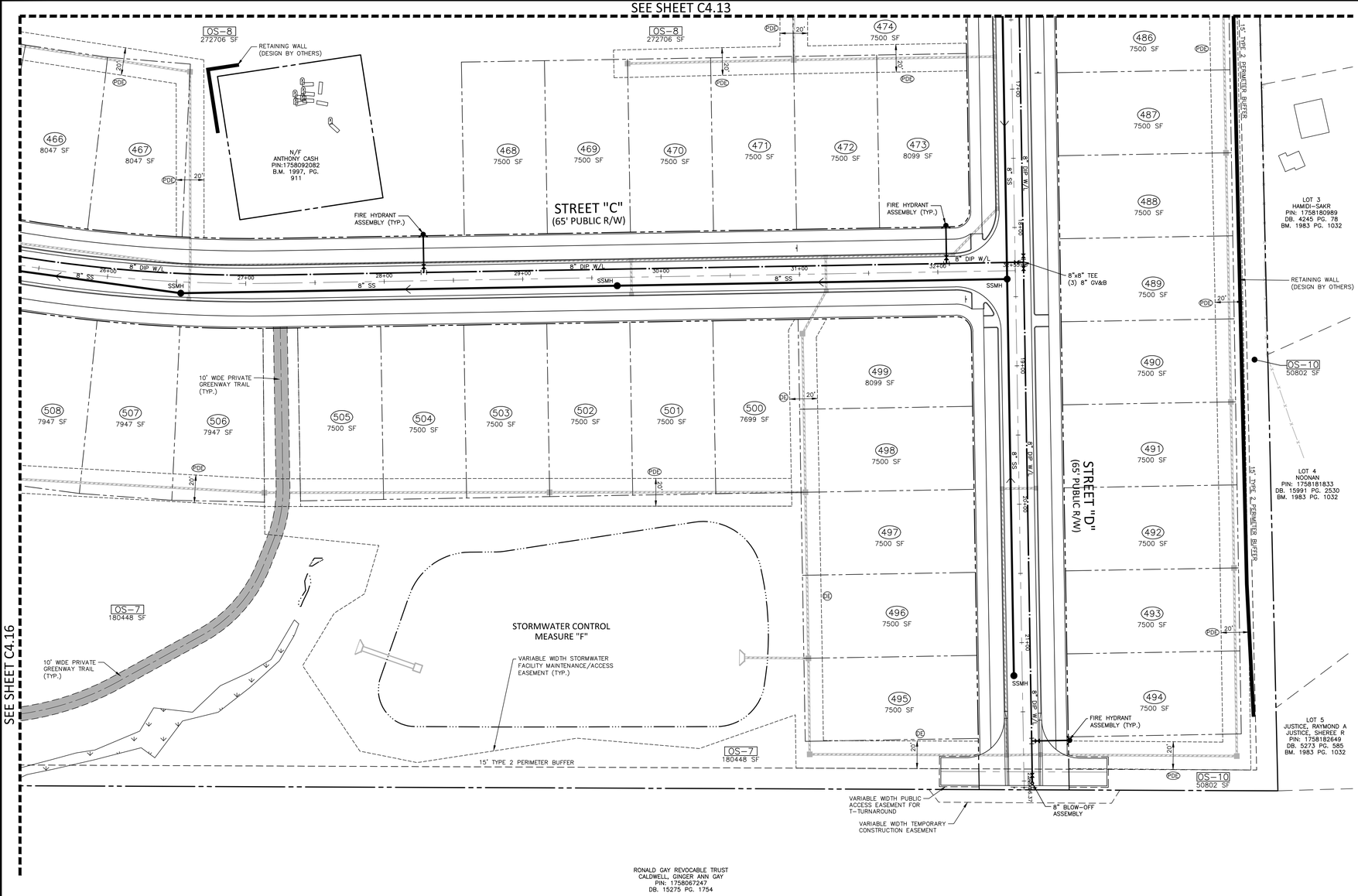

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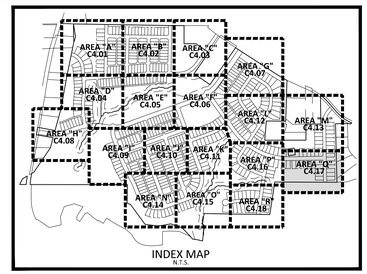

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "Q"
C4.17

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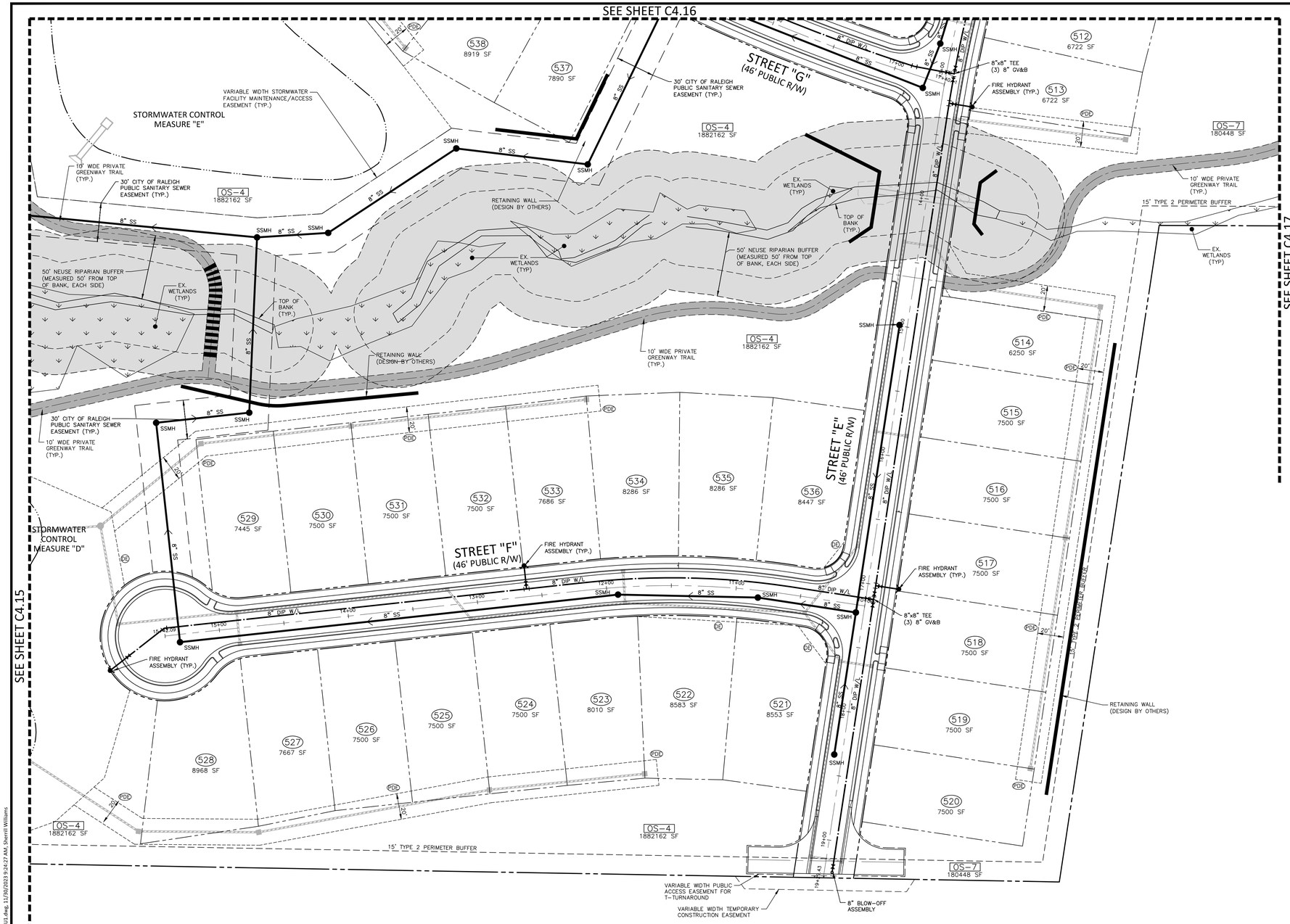

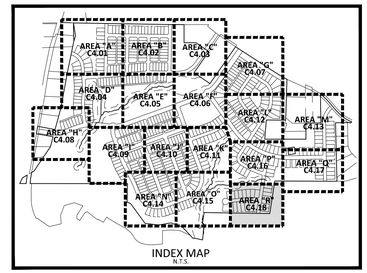

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RONALD GAY REVOCABLE TRUST
CALDWELL, GINGER ANN GAY
PIN: 1758067247
DB. 15275 PG. 1754

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

UTILITY PLAN
AREA "R"
C4.18

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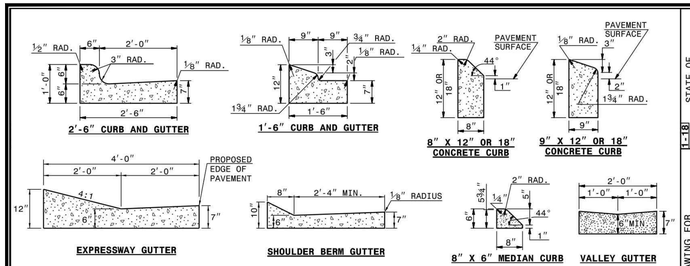
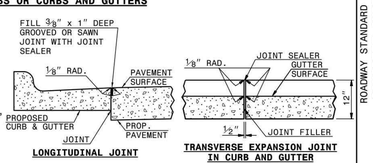


SECTION VIEW OF CURBS OR CURBS AND GUTTERS

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



LONGITUDINAL JOINT — TRANSVERSE EXPANSION JOINT IN CURB AND GUTTER

SECTION VIEW OF JOINTS

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

1-18

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

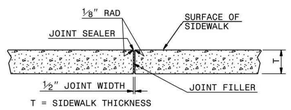
SHEET 1 OF 3
846.01

NOTES:

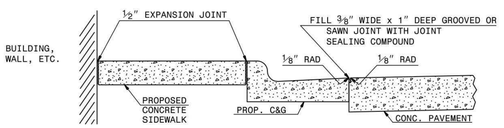
CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

PLACE A GROOVE JOINT 1" DEEP WITH 1/8" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A ½" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

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



TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

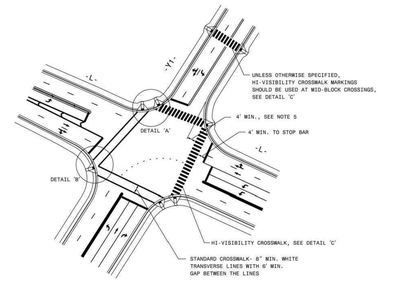
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

SHEET 1 OF 1
848.01

CROSSWALK PLACEMENT GUIDANCE



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.

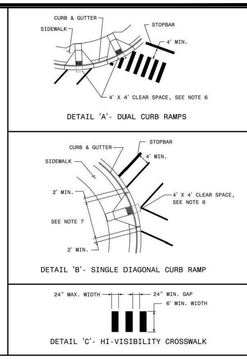
4- STOP BARS SHOULD BE PLACED A 4' MIN. IN ADVANCE OF NEAREST CROSSWALK LINE.

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.

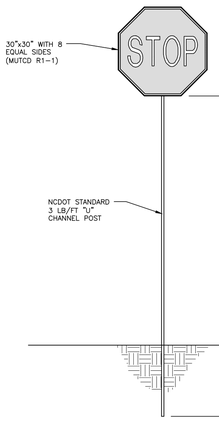


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
1205.07



STOP SIGN DETAIL
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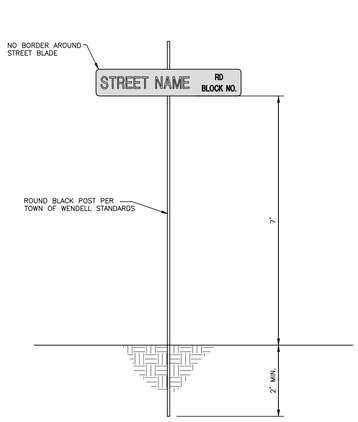

STREET SIGN DETAIL
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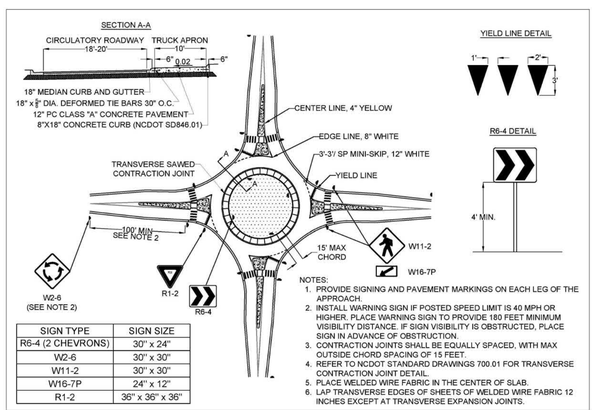
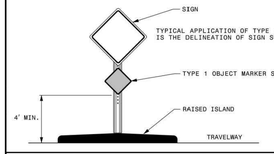


SIGN TYPE	SIGN SIZE
R6-4 (2 CHEVRONS)	30" x 24"
W2-6	30" x 30"
W11-2	30" x 30"
W16-7P	24" x 12"
R1-2	36" x 36" x 36"

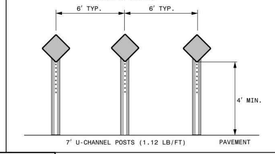
NOTES:
1. PROVIDE SIGNING AND PAVEMENT MARKINGS ON EACH LEG OF THE APPROACH.
2. INSTALL WARNING SIGN IF POSTED SPEED LIMIT IS 40 MPH OR HIGHER. PLACE WARNING SIGN TO PROVIDE 180 FEET MINIMUM VISIBILITY DISTANCE. IF SIGN VISIBILITY IS OBSTRUCTED, PLACE SIGN IN ADVANCE OF OBSTRUCTION.
3. CONTRACTION JOINTS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

SINGLE-LANE ROUNDABOUT

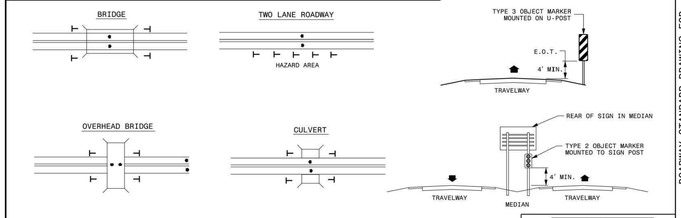
TYPE 1 OR TYPE 3 MARKERS FOR OBSTRUCTIONS WITHIN THE ROADWAY



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CLIENT

ALLIANCE GROUP OF NC, LLC
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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	12. 01. 2023

SHEET

SITE DETAILS

C8.00

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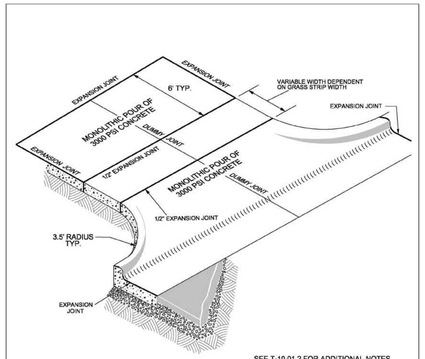
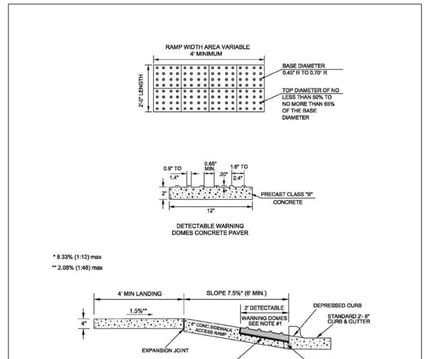


SHEET 1 OF 4

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/8/05	NOT TO SCALE
DATE: 12/05/2	DRIVEWAY AND SIDEWALK DETAIL	
	T-10.01.1	



SHEET 2 OF 4

CITY OF RALEIGH
STANDARD DETAIL

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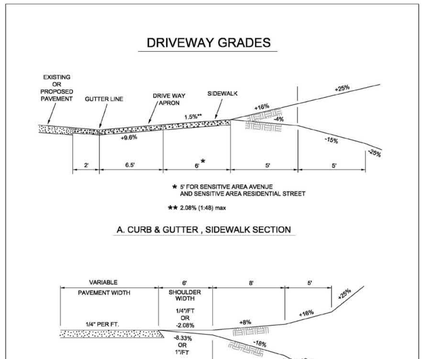
DATE: 12/05/2	DETECTABLE WARNING SURFACE PAVERS	
	T-20.04.2	



SHEET 1 OF 4

CITY OF RALEIGH
STANDARD DETAIL

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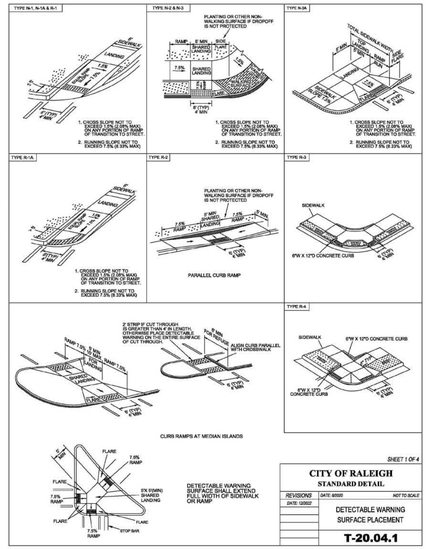
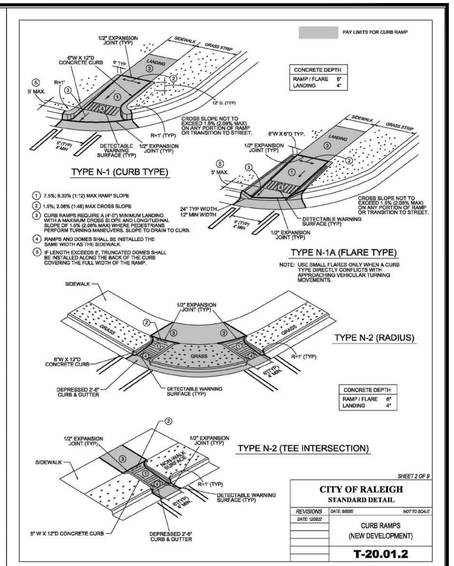
DATE: 12/05/2	DRIVEWAY GRADES	
	T-10.04	



SHEET 1 OF 4

CITY OF RALEIGH
STANDARD DETAIL

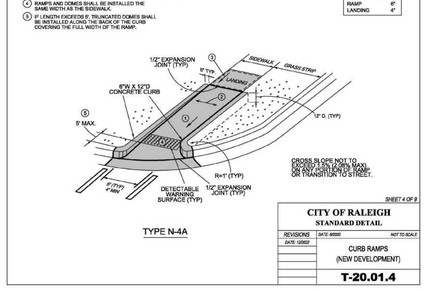
REVISIONS	DATE: 8/8/05	NOT TO SCALE
DATE: 12/05/2	DETECTABLE WARNING SURFACE PLACEMENT	
	T-20.04.1	



SHEET 2 OF 9

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/8/05	NOT TO SCALE
DATE: 12/05/2	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.2	



SHEET 4 OF 9

CITY OF RALEIGH
STANDARD DETAIL

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	CURB RAMPS (NEW DEVELOPMENT)	
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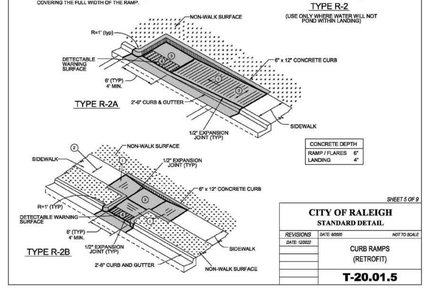

SHEET 5 OF 9

CITY OF RALEIGH
STANDARD DETAIL

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	CURB RAMPS (RETROFIT)	
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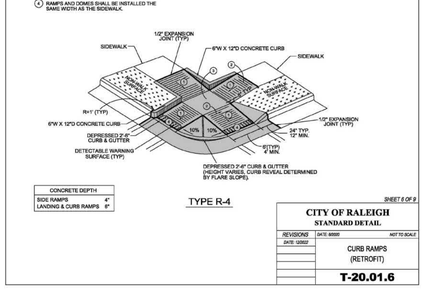

SHEET 6 OF 9

CITY OF RALEIGH
STANDARD DETAIL

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	CURB RAMPS (RETROFIT)	
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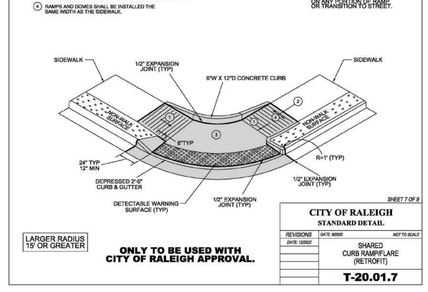


SHEET 7 OF 9

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/8/05	NOT TO SCALE
DATE: 12/05/2	SHARED CURB RAMP/FLARE (RETROFIT)	
	T-20.01.7	

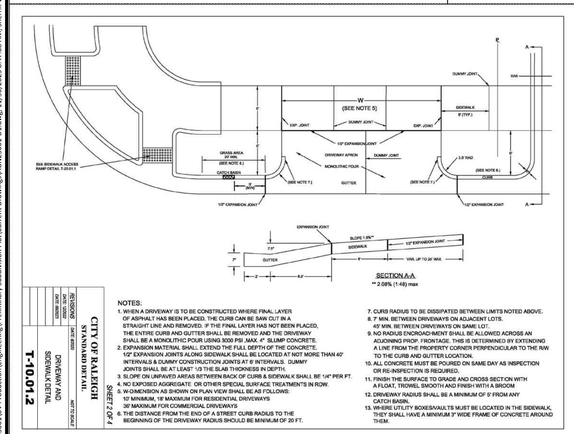
CITY OF RALEIGH
CURB RAMPS
GENERAL NOTES

1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

SHEET 8 OF 9

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/8/05	NOT TO SCALE
	CURB RAMP NOTES	
	T-20.01.8	



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/8/05	NOT TO SCALE
DATE: 12/05/2	DRIVEWAY AND SIDEWALK DETAIL	
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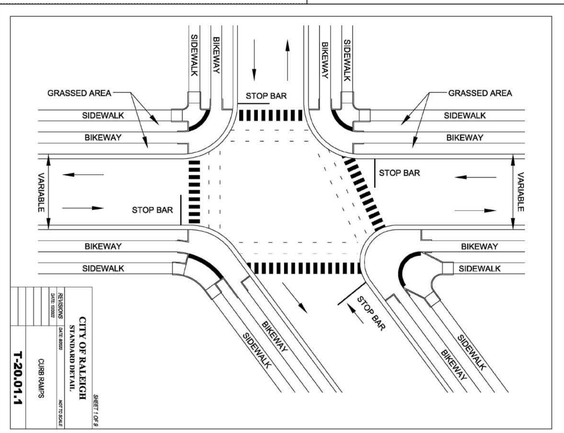
SHEET 2 OF 4



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/8/05	NOT TO SCALE
DATE: 12/05/2	CURB RAMPS	
	T-20.01.1	

SHEET 7 OF 9

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	12. 01. 2023

SHEET

SITE DETAILS

C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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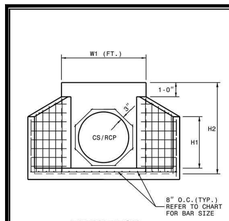

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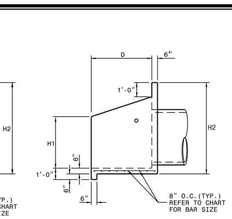
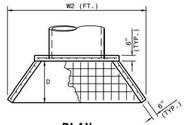


SIDE

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.



PLAN

ENDWALL DIMENSIONS

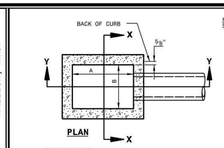
FT.	MINIMUM	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.
PIPE DIA.	BAR SIZE	H1(FT.)	H2(FT.)	D (FT.)	W1	W2
1.0	#5 @ 8"	1.25/2.00	2.00/3.75	1.25/1.75	3.00/3.75	5.50/6.00
1.25	#5 @ 8"	1.25/2.00	3.00/3.75	1.25/2.00	3.50/3.75	6.50/6.75
1.50	#5 @ 8"	1.25/2.00	3.00/4.25	1.50/2.50	3.50/3.75	6.50/6.75
2.0	#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

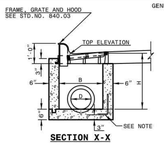
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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.

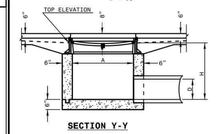
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

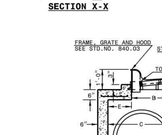
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

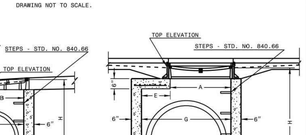
CONSTRUCT WITH PIPE CROWNS MATCHING.

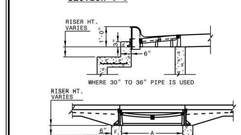
CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

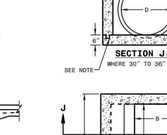


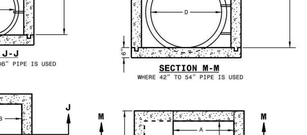






DETAIL SHOWING METHOD OF RISER CONSTRUCTION



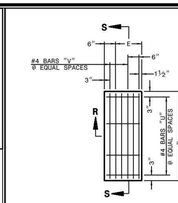


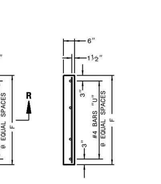
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

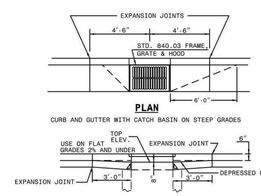
1-18

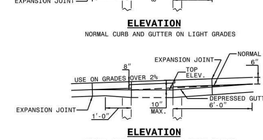
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

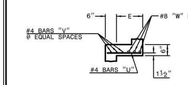
SHEET 1 OF 2
840.02

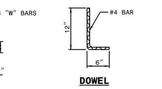












MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

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		TOP SLAB	BOTTOM SLAB (SEE NOTE)	WALL PER FT. OF HT. (SEE NOTE)	
D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	TOTAL LBS.			C.Y.	R.C.
12"	3'-0"	2'-2"	---	---	2'-8"	---	---	---	---	---	---	---	---	---	0.235	0.222	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'-4"	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	0.140	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

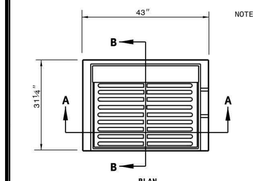
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

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

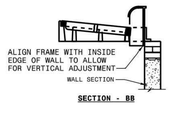
1-18

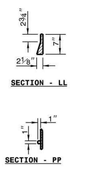
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

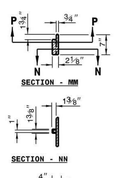
SHEET 2 OF 2
840.02

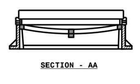


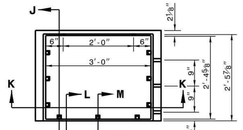
NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.

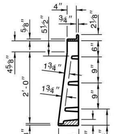


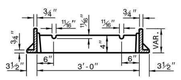


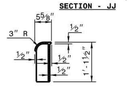










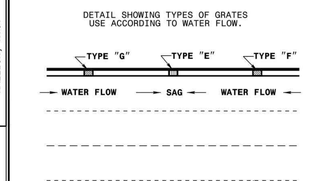


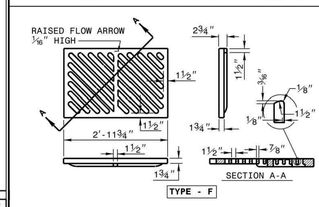
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

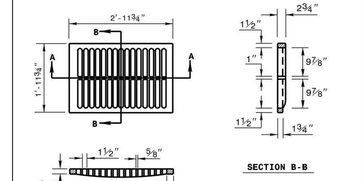
1-18

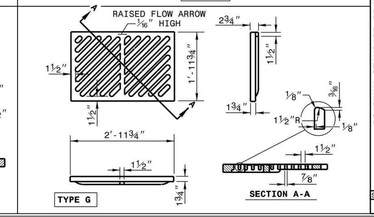
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

SHEET 1 OF 2
840.03







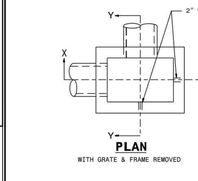


STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

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

SHEET 2 OF 2
840.03



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.

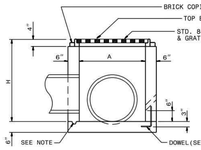
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

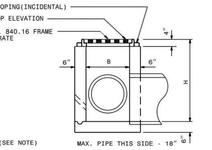
INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

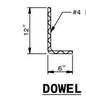
INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.







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

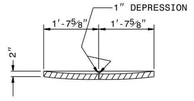
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT	BOTTOM SLAB	WALL PER FT. HT.	(SEE NOTE) CONCRETE PER ADDITIONAL FOOT OF HEIGHT	C.Y.	R.C.
D	A	B	H					
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	/	/	2'-3"	/	/	0.648	0.023	0.036
18"	/	/	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

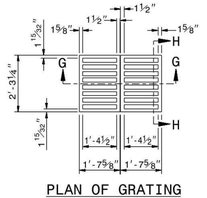
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

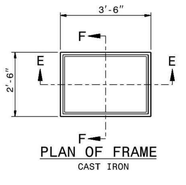
1-18

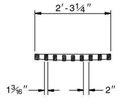
ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

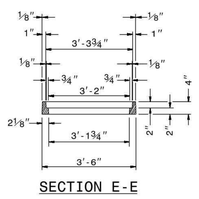
SHEET 1 OF 1
840.14

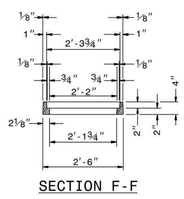












STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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

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

PSP-YR-XX

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	12. 01. 2023

SHEET

STORM DRAINAGE DETAILS

C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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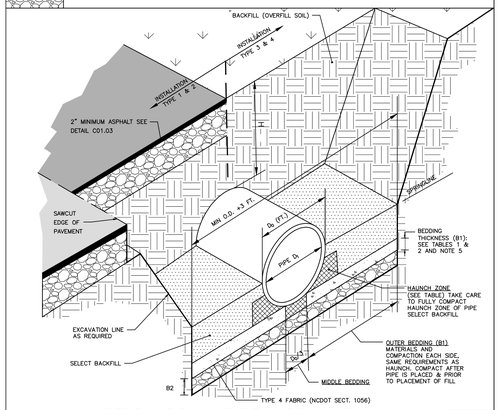
H=	THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE EMBANKMENT AT THE POINT. DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.
	UNDISTURBED EARTH MATERIAL
	BEDDING (MIDDLE AND OUTER): LOOSELY PLACED SELECT BACKFILL MATERIAL MEETING NCDOT CLASS II, TYPE 1 (WASHED OR UNWASHED CRUSHED STONE SCREENINGS) OR CLASS III, TYPE 1 (NCDOT 25 OR 2MS FINE AGGREGATE). LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.
	SELECT BACKFILL (BELOW SPRINGLINE): SELECT BACKFILL MATERIAL MEETING NCDOT CLASS II, TYPES 1 OR 2 OR NCDOT CLASS III, TYPES 1 OR 2
	BACKFILL: APPROVED SUITABLE LOCAL COMPACTABLE MATERIAL ABOVE SPRINGLINE OF PIPE MEETING LOCAL MUNICIPAL SPECIFICATIONS.
	ROCK FOUNDATION OR UNSUITABLE MATERIAL FOUNDATION: SELECT MATERIAL NCDOT CLASS V (#78M STONE) OR NCDOT CLASS VI (#57 STONE) FOR FOUNDATION CONDITIONING. ENCAPSULATE WITH ENGINEERING FABRIC AS DIRECTED BY THE ENGINEER: TYPE 4 SOIL STABILIZATION FABRIC (NCDOT TABLE 1056-1). OVERLAP ALL TRANSVERSE AND LONGITUDINAL JOINTS IN FABRIC AT LEAST 18 INCHES. MAINTAIN THE PIPE FOUNDATION IN A DRY CONDITION.



STORM DRAIN PIPE INSTALLATION

N.T.S.

TABLE 1
EQUIVALENT USCS[a] AND AASHTO SOIL CLASSIFICATION FOR SIDD[b] SOIL DESIGNATIONS

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

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

TABLE 2
STANDARD INSTALLATIONS SOILS AND MINIMUM COMPACTION REQUIREMENTS

INSTALLATION TYPE	BEDDING THICKNESS	OUTER BEDDING (B1) NOTE 5 (% COMPACTION/CATEGORY)	HAUNCH ZONE & SELECT BACKFILL AREA (% COMPACTION/CATEGORY)	LOCATION
TYPE 1	B1 = Di/6 (6" MIN) ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 2" /FT OF 'H', 12" MIN/24" MAX	95% CATEGORY 1	90% CATEGORY 1 95% CATEGORY II	PAVED AREAS WITH 2' OR LESS BURY
TYPE 2	B1 = Di/6 (6" MIN) ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 2" /FT OF 'H', 12" MIN/24" MAX	90% CATEGORY 1	85% CATEGORY 1 90% CATEGORY II	PAVED AREAS WITH GREATER THAN 2' OF BURY
TYPE 3	B1 = Di/6 (6" MIN) ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 2" /FT OF 'H', 12" MIN/24" MAX	85% CATEGORY 1 90% CATEGORY II	80% CATEGORY 1 90% CATEGORY II OR 95% CATEGORY III	IN R/W OUTSIDE OF PAVEMENT
TYPE 4	B1 = Di/6 (6" MIN) ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 2" /FT OF 'H', 12" MIN/24" MAX	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NATURAL AREAS

NOTES:
1. COMPACTION AND SOIL SYMBOLS – I.E. "95% CATEGORY I" – REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. SOIL IN THE OUTER BEDDING, HAUNCH, AND LOWER SIDE ZONES, EXCEPT UNDER THE MIDDLE ½ OF THE PIPE, SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF THE SOIL IN THE OVERFILL (BACKFILL) ZONE.
3. FOR TRENCHES: THE TOP ELEVATION SHALL BE NO LOWER THAN 0.1H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1–FOOT BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
4. FOR TRENCHES, THE WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
5. COMPACT OUTER BEDDING AFTER PIPE IS PLACED AND PRIOR TO PLACEMENT OF SELECT FILL. MIDDLE BEDDING IS UNCOMPACTED.
6. OVERFILL (BACKFILL) SOILS TO BE PLACED PER STANDARD SPECIFICATION 02700 STORM DRAINAGE FOR THE APPLICABLE BACKFILL TYPE AND BURY LIMITATIONS.
7. THESE TWO TABLES WERE MODIFIED TO GENERALLY CONFORM TO THE NCDOT STANDARDS AS SHOWN IN DETAIL 300.01 RIGID PIPE IN TRENCH CONDITION.

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

STORM DRAIN PIPE INSTALLATION

FILL HEIGHT TABLE[a]

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

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

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

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

STORM DRAIN PIPE INSTALLATION

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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	12. 01. 2023

SHEET

STORM DRAINAGE DETAILS

C8.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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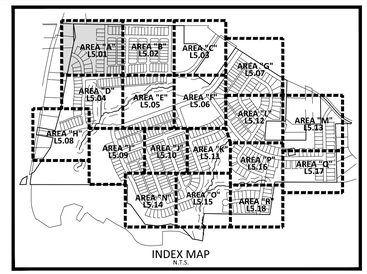

INDEX MAP
N.T.S.

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- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-28 OR N-4 UNLESS OTHERWISE NOTED)

PDE PRIVATE STORM DRAINAGE EASEMENT

PE PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

SYMBOL	COMMON NAME
CANOPY TREES	
	American Elm
	Bald Cypress
	Chinese Pistache
	Legacy Sugar Maple
	Maidenhair Tree
	Myrimar Zelkova
	Overcup Oak
	Shumard Red Oak
	Sour Gum
	Southern Live Oak
	Summer Red Red Maple

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARA RUNGE DONOHUE 2027 — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-L5.1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "A"

L5.01

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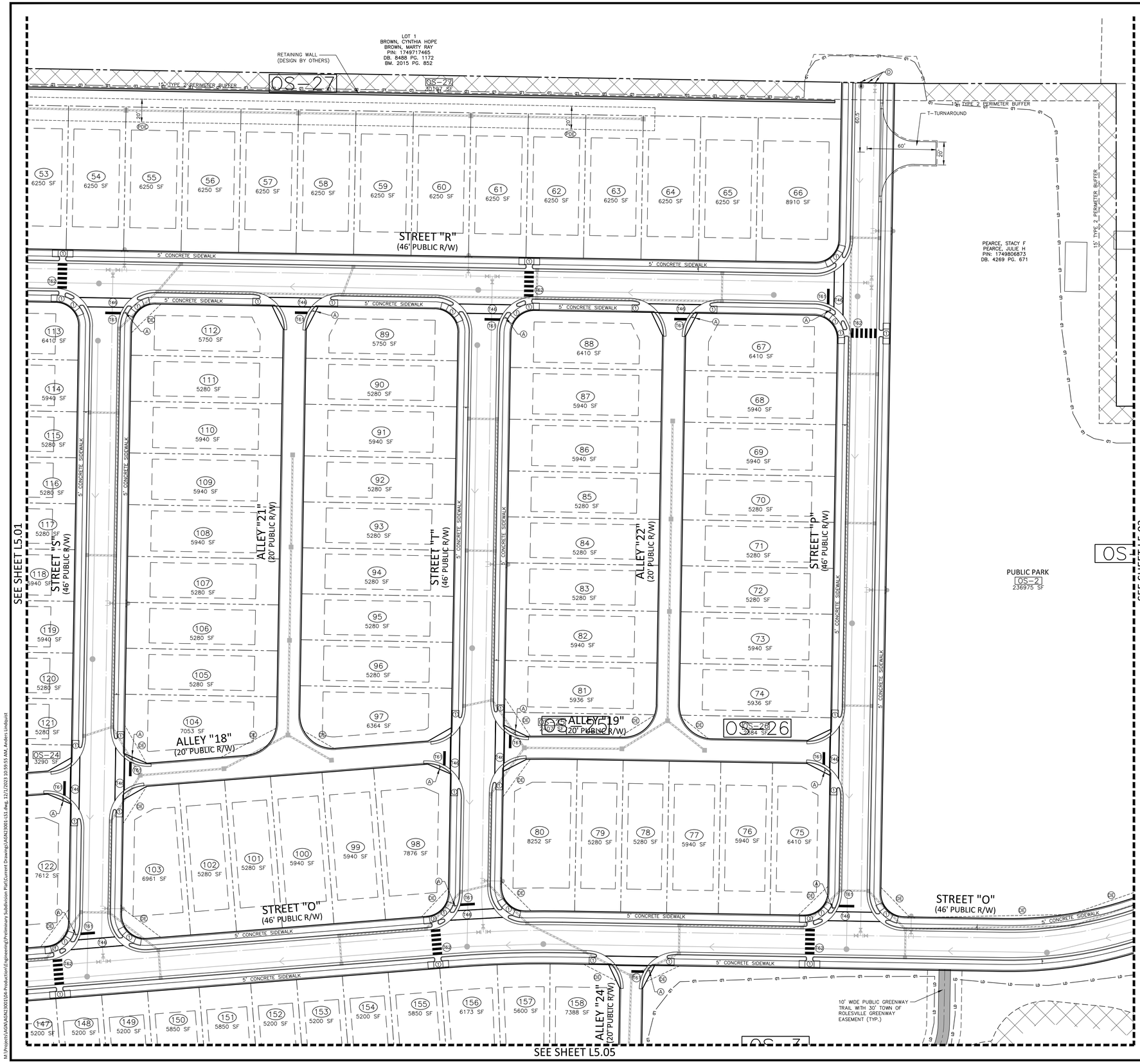

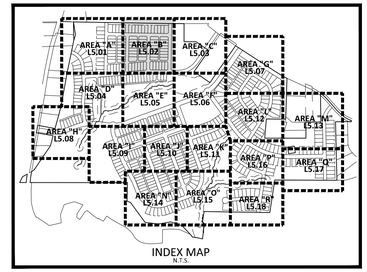

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PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECTURE SARA RUNGE DONOSO 2027
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "B"

L5.02

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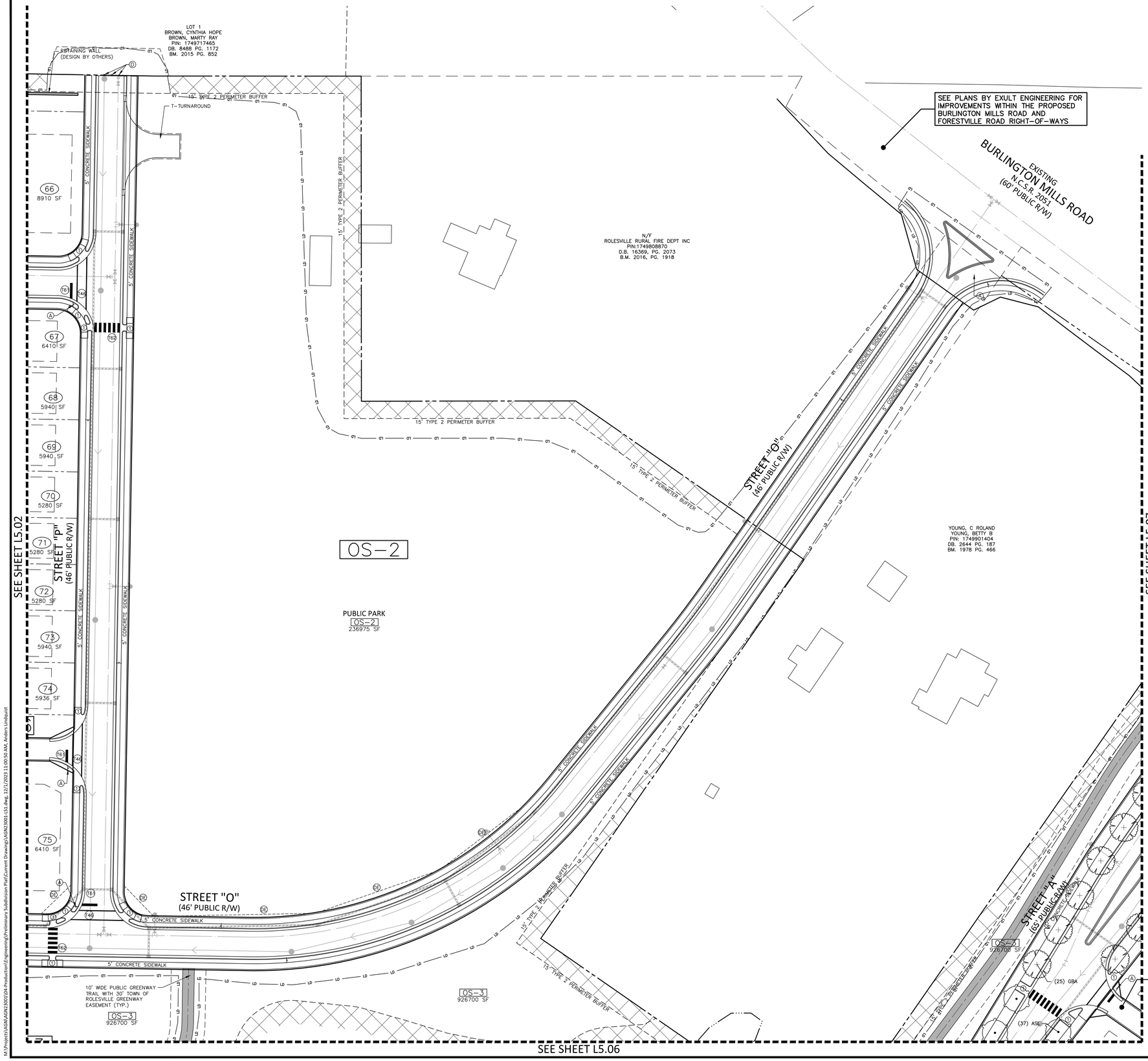

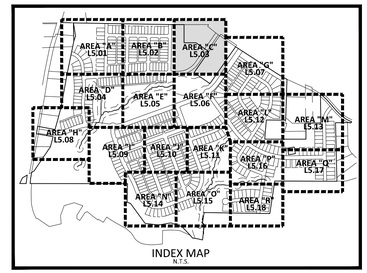

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- DE — PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

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	Sour Gum
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PSP-YR-XX

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
2027
SARA RUNGE DONOHOE
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "C"

L5.03

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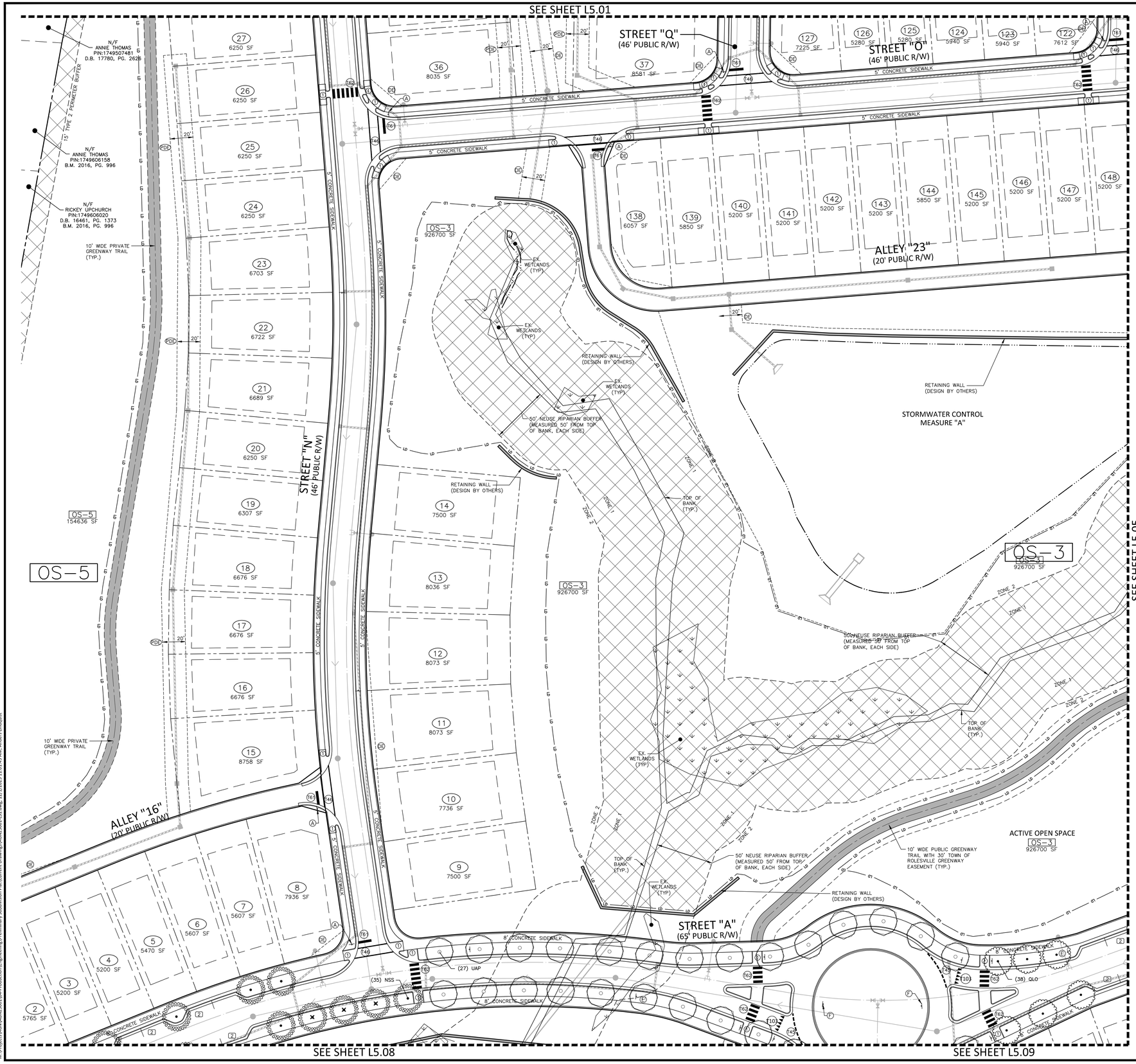

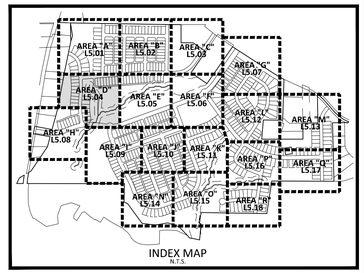

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	Chinese Pistache
	Legacy Sugar Maple
	Maidenhair Tree
	Myrimar Zelkova
	Overcup Oak
	Shumard Red Oak
	Sour Gum
	Southern Live Oak
	Summer Red Red Maple

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARA RUNGE DONOHUE 2027 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "D"

L5.04

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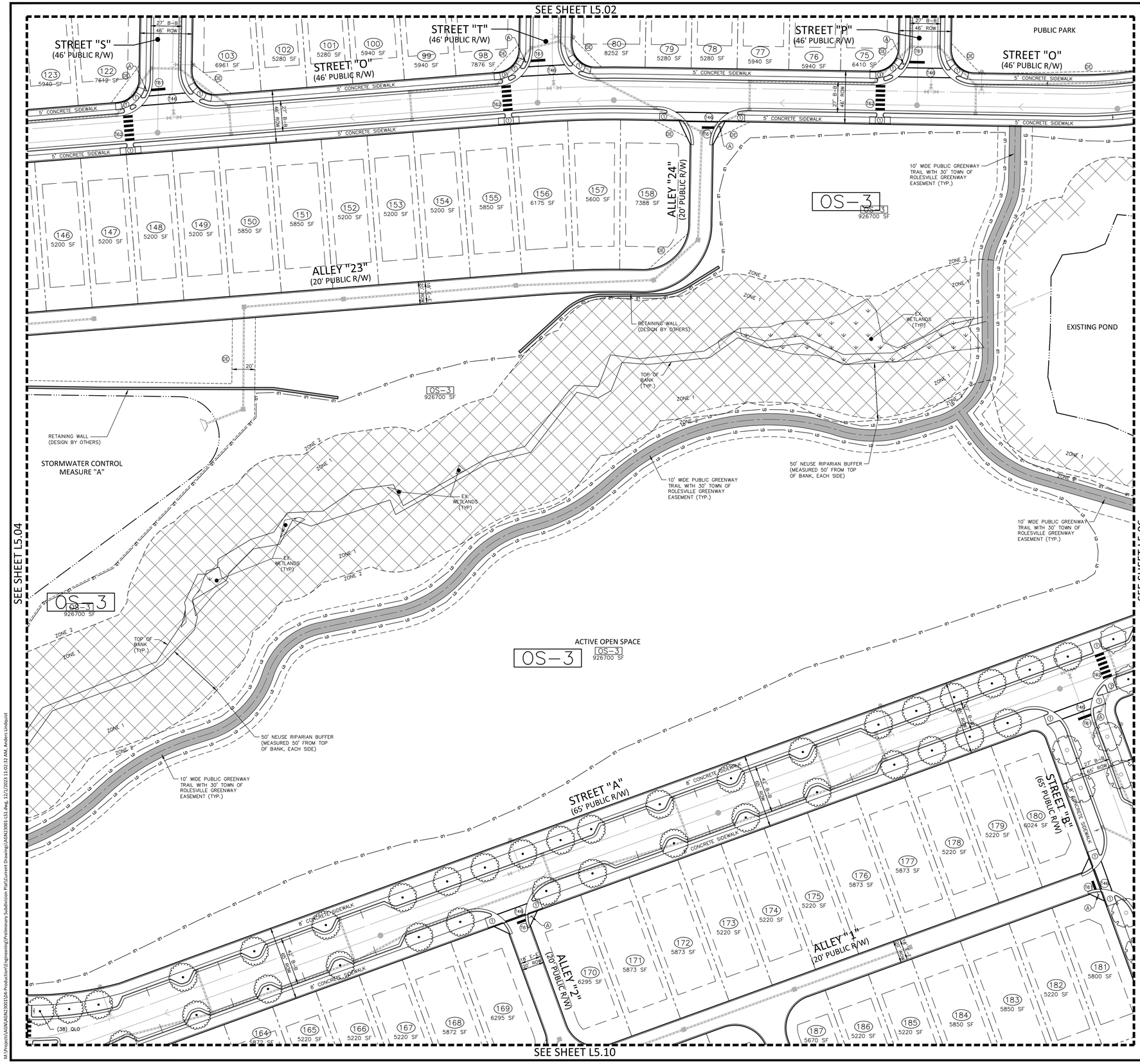

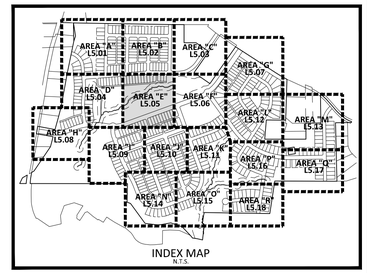

INDEX MAP
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2. PDE — PRIVATE STORM DRAINAGE EASEMENT
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REFERENCE PLANT SCHEDULE

SYMBOL	COMMON NAME
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	Legacy Sugar Maple
	Maidenhair Tree
	Myrimar Zelkova
	Overcup Oak
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PSP-YR-XX

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SARA RUNGE DONOGHUE 2027 — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "E"

L5.05

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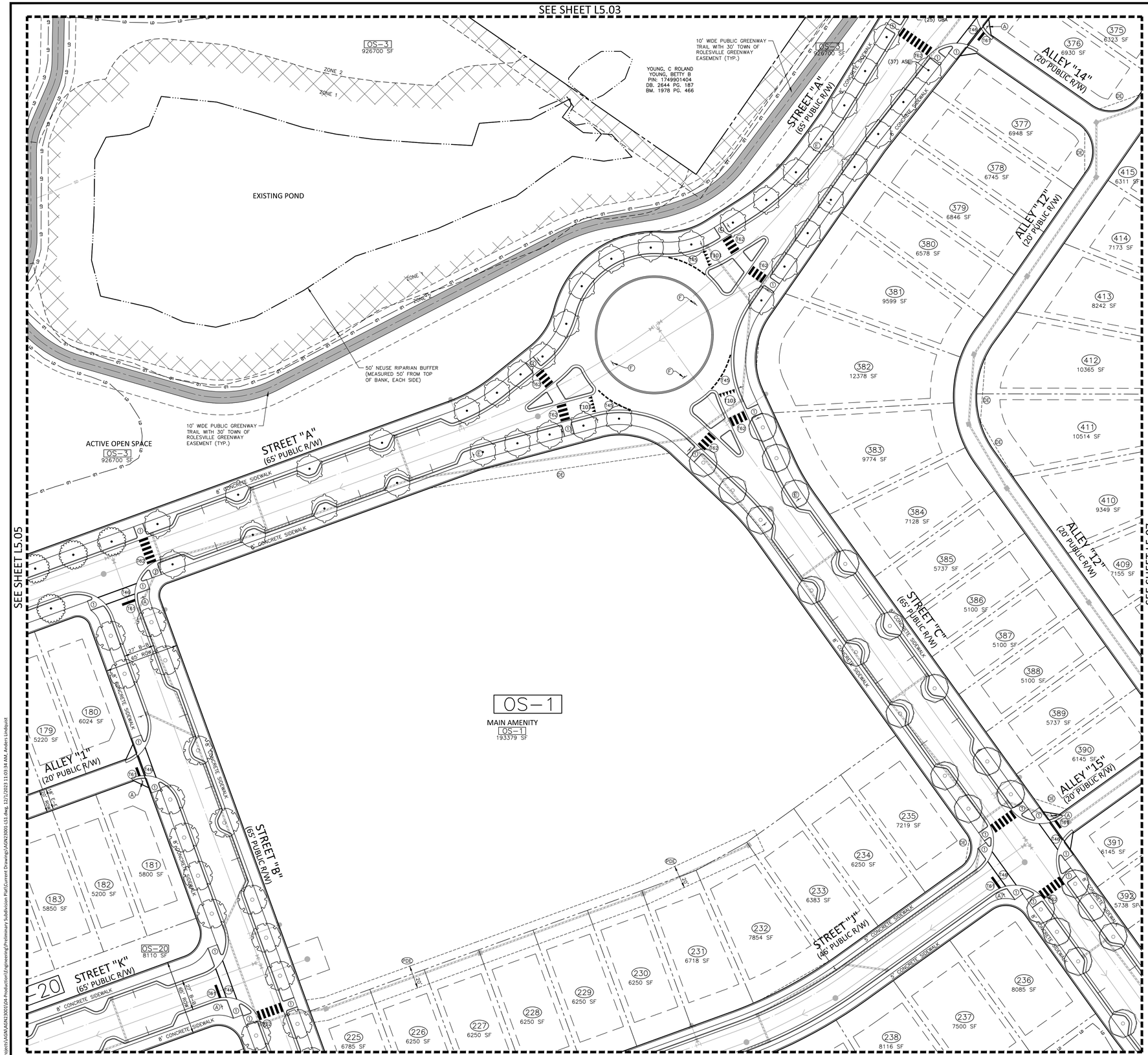

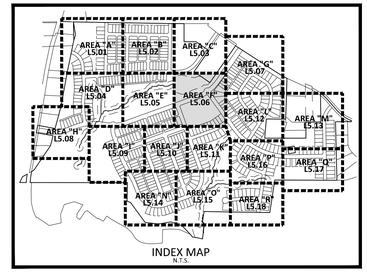

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PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECT SARA RUNGE DONOSO 2027
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "F"

L5.06

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SEE SHEET L5.06

SEE SHEET L5.12

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

EXISTING CENTAUR ROAD (60' PUBLIC R/W)

EXISTING BURLINGTON MILLS ROAD N.C.S.R. 2051 (60' PUBLIC R/W)

YOUNG, C ROLAND
YOUNG, BETTY B
PIN: 1749901404
DB. 2644 PG. 187
BM. 1978 PG. 466

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

10' WIDE PRIVATE GREENWAY TRAIL (TYP.)

OS-3
526700 SF

OS-8
272706 SF

OS-9
49051 SF

STREET "A1" (65' PUBLIC R/W)

STREET "H" (46' PUBLIC R/W)

STREET "I" (46' PUBLIC R/W)

ALLEY "11" (20' PUBLIC R/W)

ALLEY "12" (20' PUBLIC R/W)

ALLEY "13" (20' PUBLIC R/W)

ALLEY "14" (20' PUBLIC R/W)

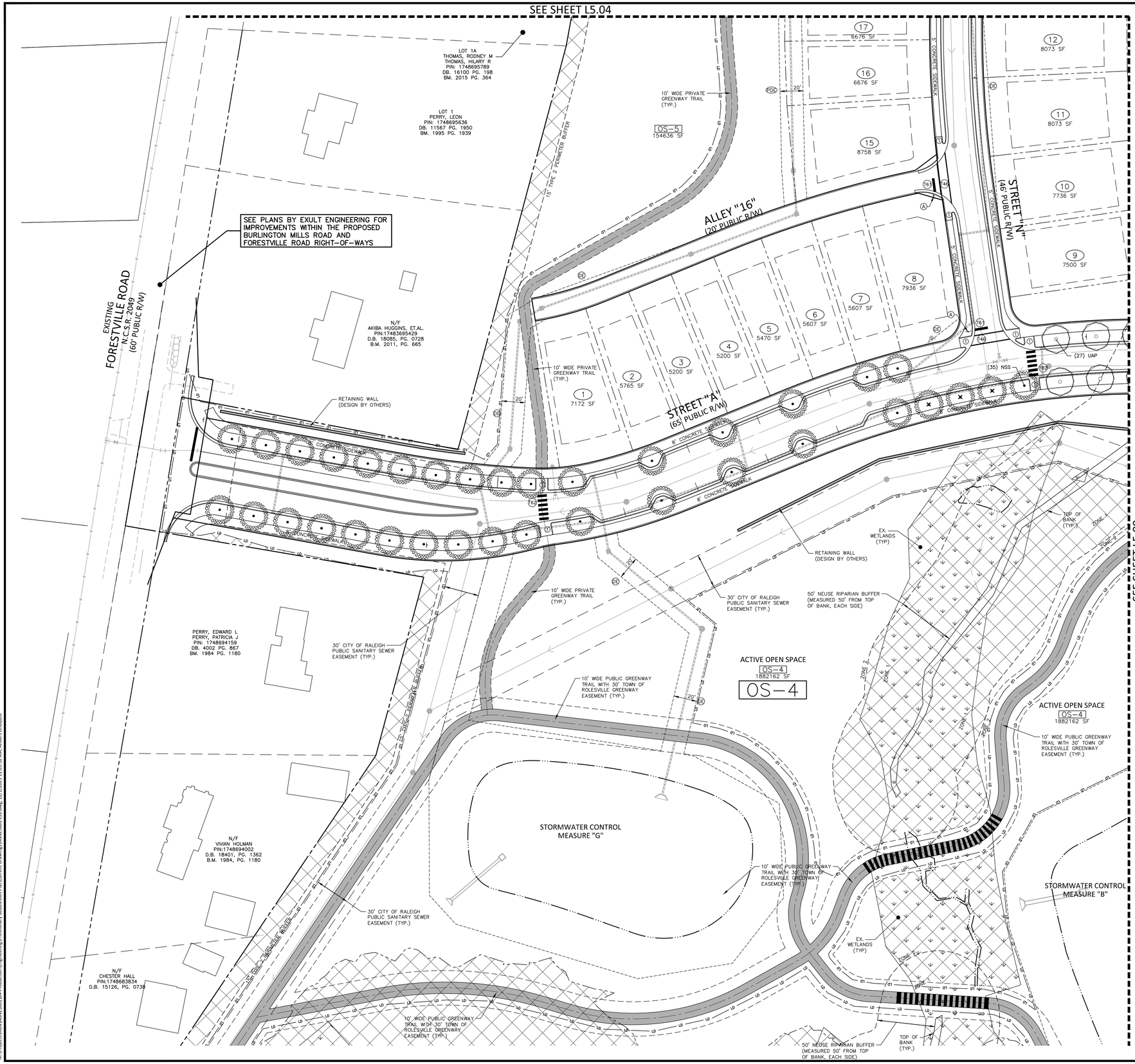
5' CONCRETE SIDEWALK

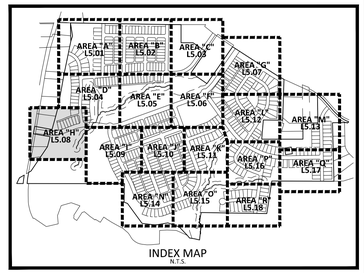
15' TYPE 2 PERIMETER BUFFER

RETAINING WALL (DESIGN BY OTHERS)

EXISTING ROCKY KNOLL LANE (60' PRIVATE R/W)

| | | |





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1 inch = 40 ft.

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PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECT SARA RUNGE DONOHUE 2027 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "H"

L5.08

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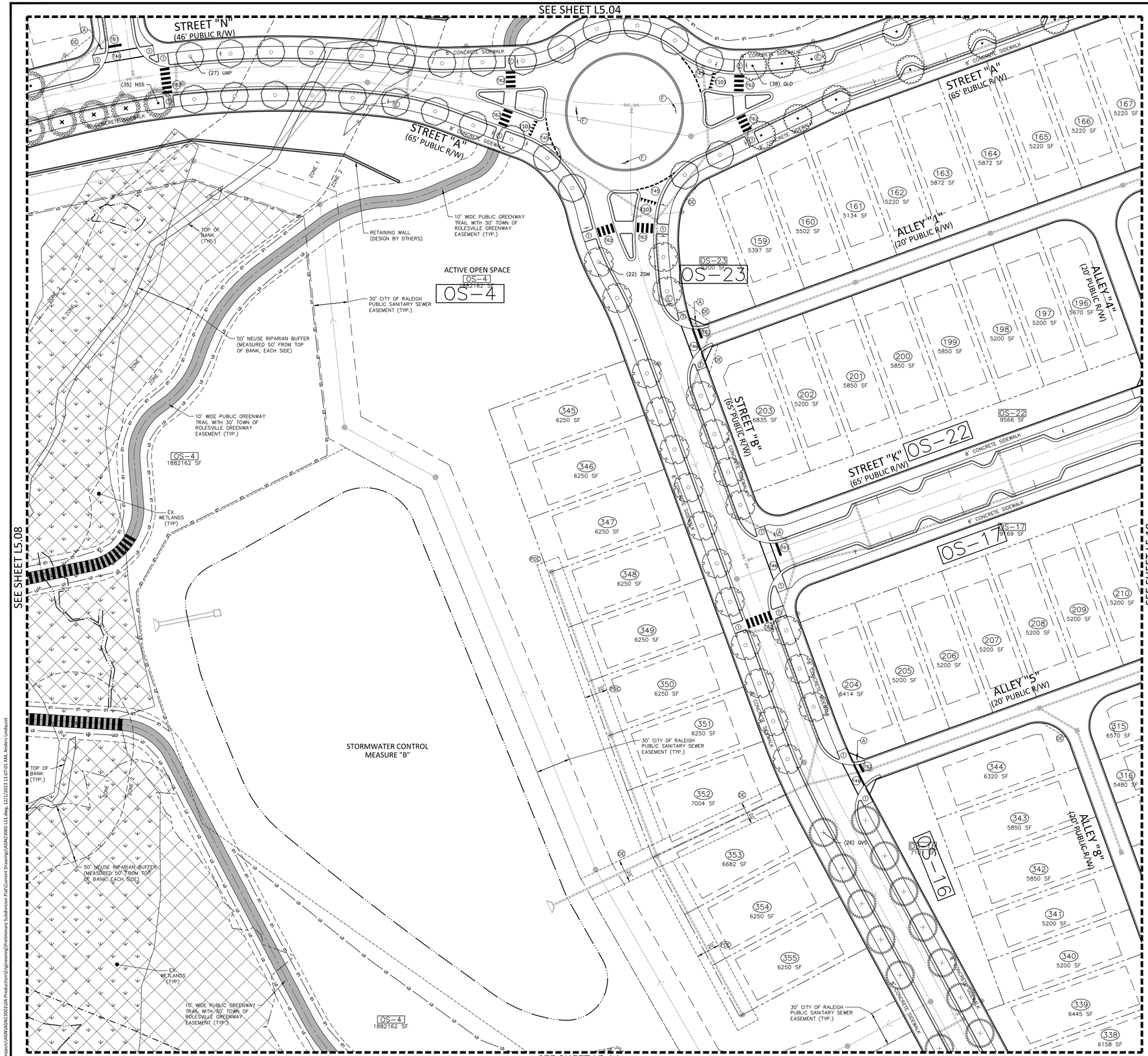
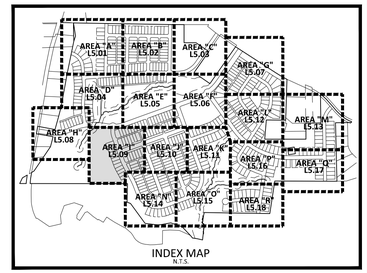


SEE SHEET L5.08

SEE SHEET L5.10

SEE SHEET L5.14



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PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECTURE SARA RUNGE DONOHOE 2027 — PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "I"

L5.09

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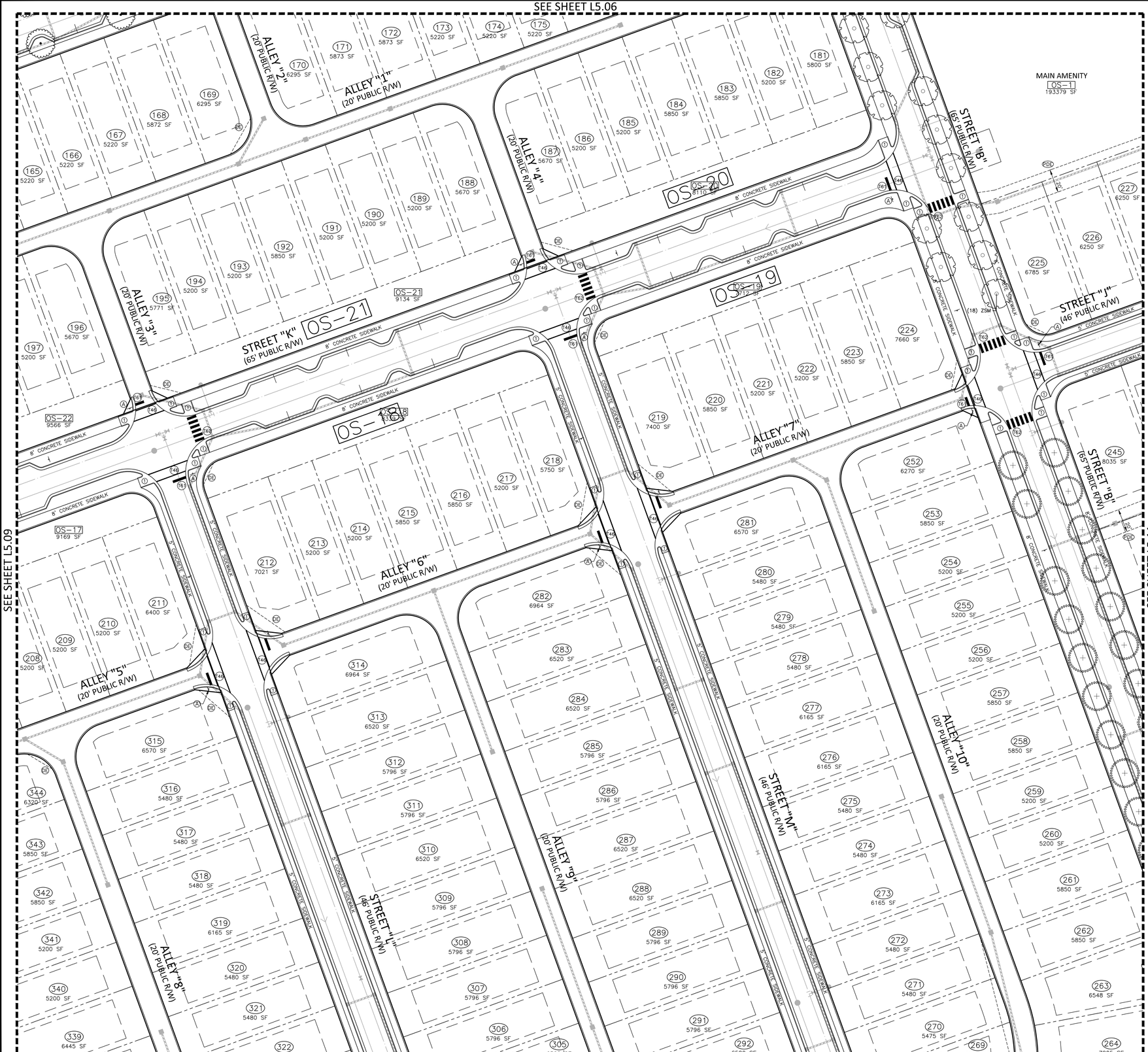

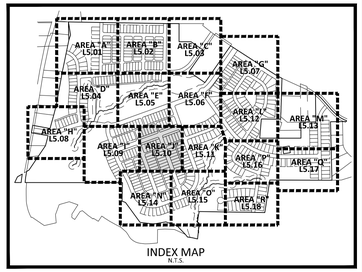

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PSP-YR-XX

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARA RUNGE DONOGHUE 2027 NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
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CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "J"

L5.10

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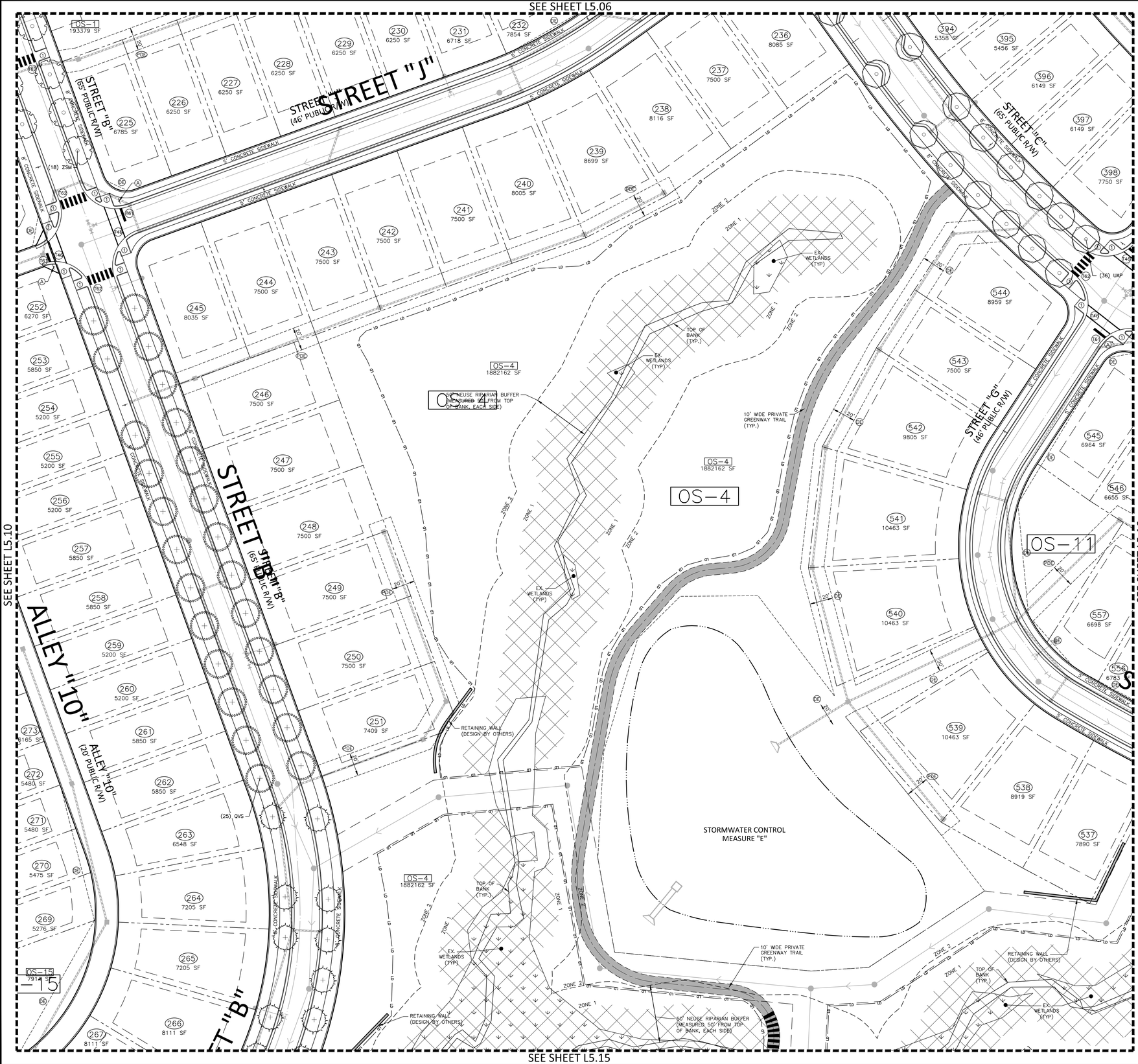
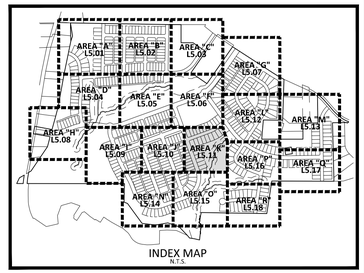
SEE SHEET L5.06

SEE SHEET L5.10

SEE SHEET L5.16

SEE SHEET L5.15





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PSP-YR-XX

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REVISIONS

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PLAN INFORMATION

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DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "K"

L5.11

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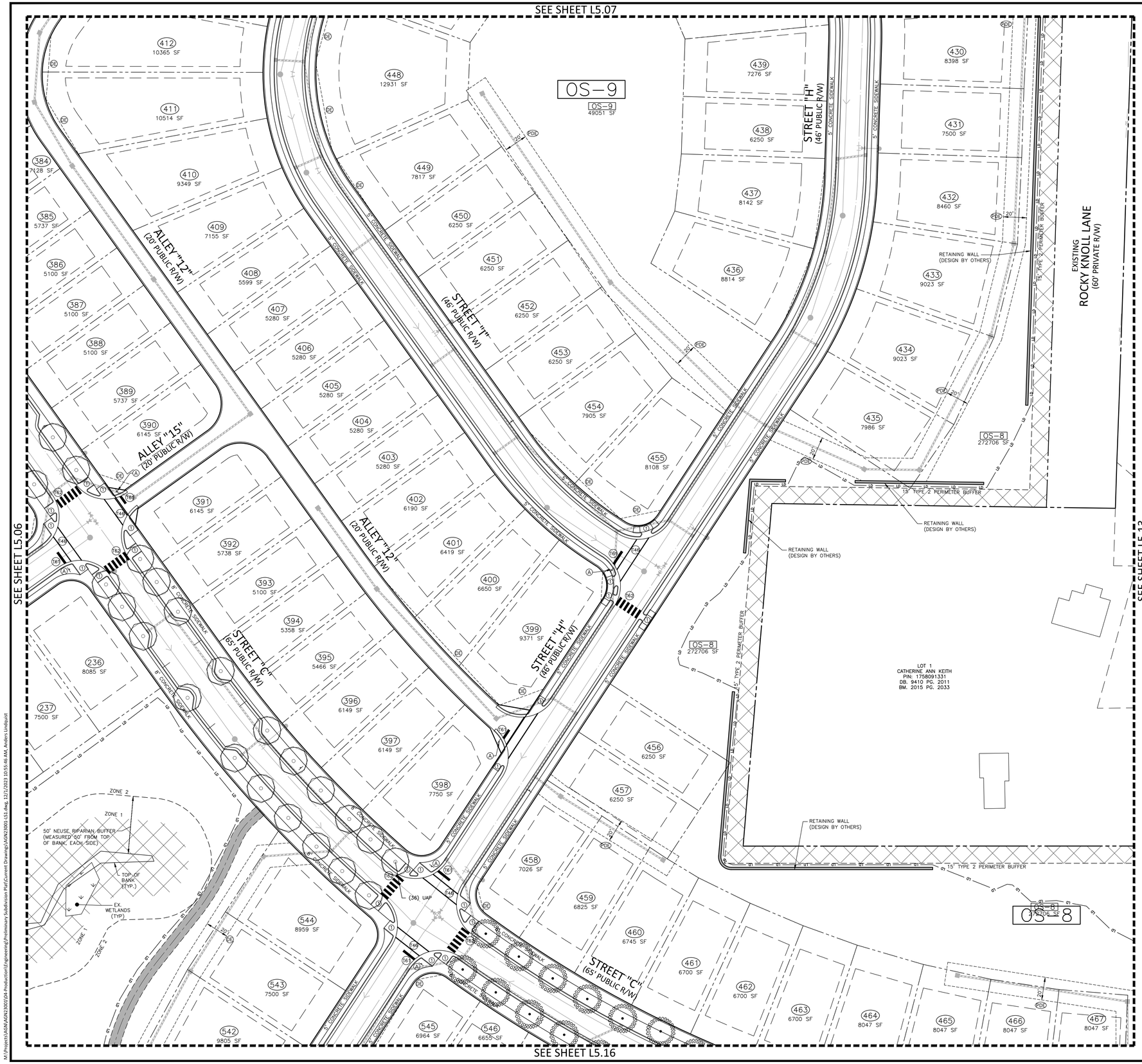
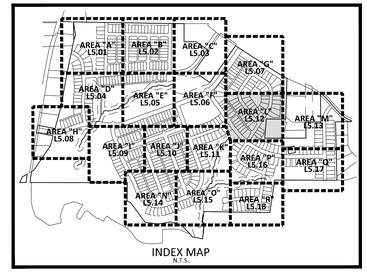


SEE SHEET L5.06

SEE SHEET L5.13

SEE SHEET L5.16



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	Sour Gum
	Southern Live Oak
	Summer Red Red Maple

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC
BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA
SARA RUNGE DONOGHUE
2027
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "L"

L5.12

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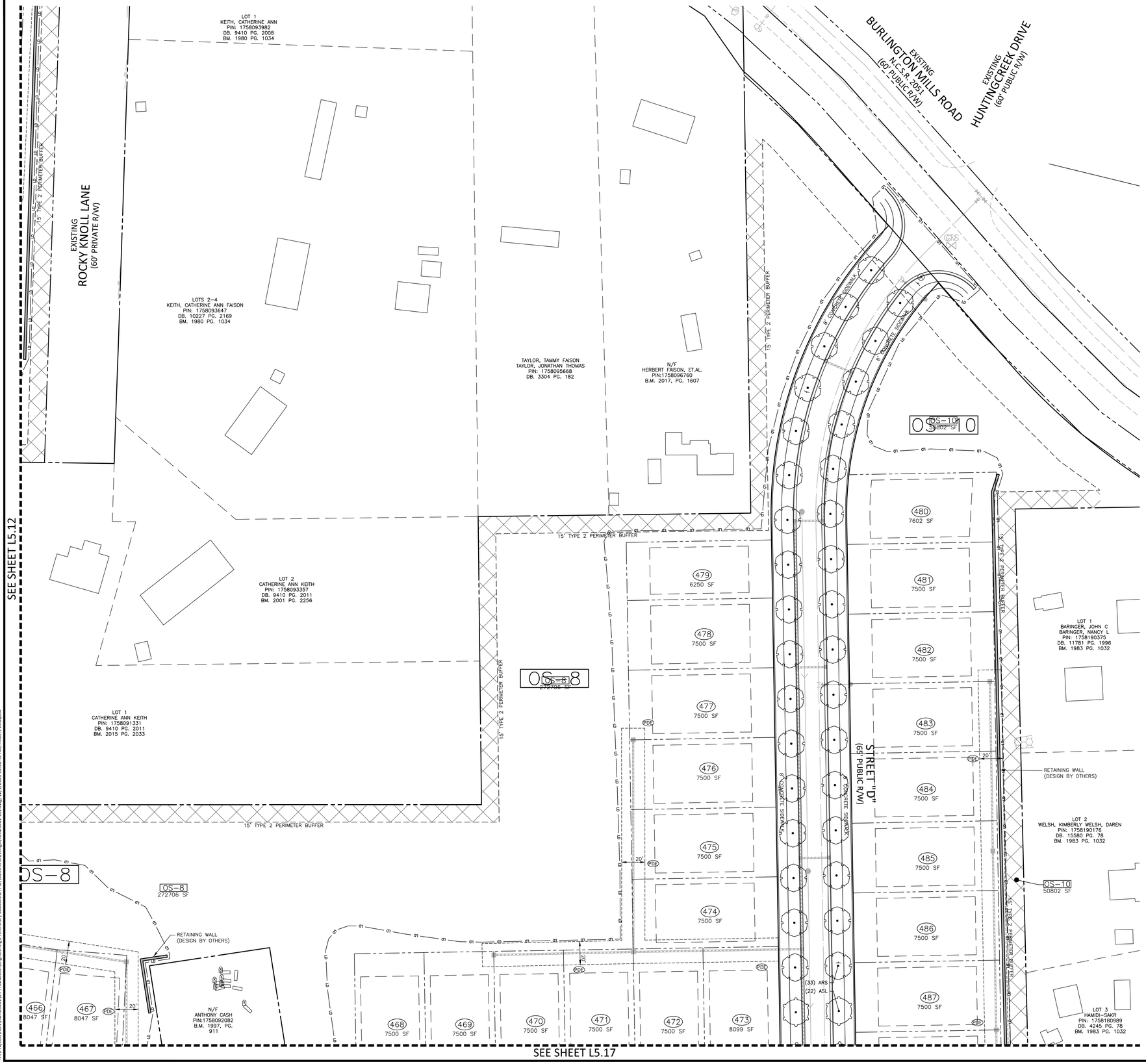

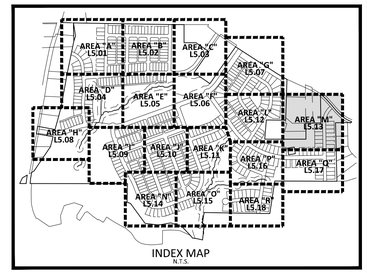

INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. PE — PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

SYMBOL	COMMON NAME
CANOPY TREES	
	American Elm
	Bald Cypress
	Chinese Pistache
	Legacy Sugar Maple
	Maidenhair Tree
	Myrimar Zelkova
	Overcup Oak
	Shumard Red Oak
	Sour Gum
	Southern Live Oak
	Summer Red Red Maple

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECT SARA RUNGE DONOSO 2027 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "M"

L5.13

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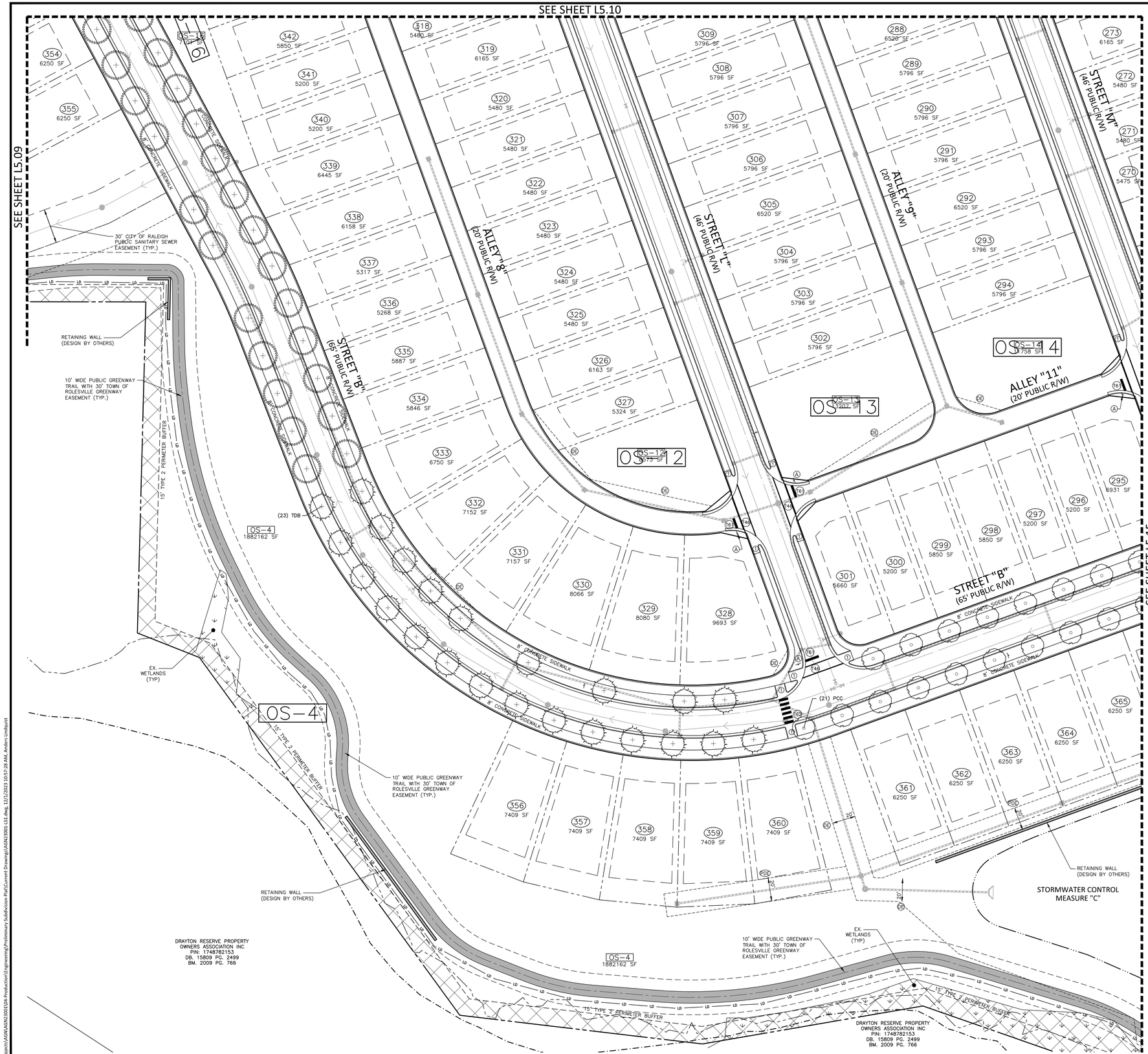
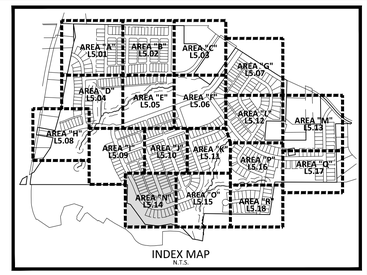
SEE SHEET L5.10

SEE SHEET L5.09

SEE SHEET L5.15





INDEX MAP
N.T.S.

SITE LEGEND

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KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-28 OR N-4 UNLESS OTHERWISE NOTED)

PDE PRIVATE STORM DRAINAGE EASEMENT

PE PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

SYMBOL	COMMON NAME
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	American Elm
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	Maidenhair Tree
	Myrimar Zelkova
	Overcup Oak
	Shumard Red Oak
	Sour Gum
	Southern Live Oak
	Summer Red Red Maple

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

N

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECT SARA RUNGE DONOHOE 2027 EXPIRATION NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "N"

L5.14

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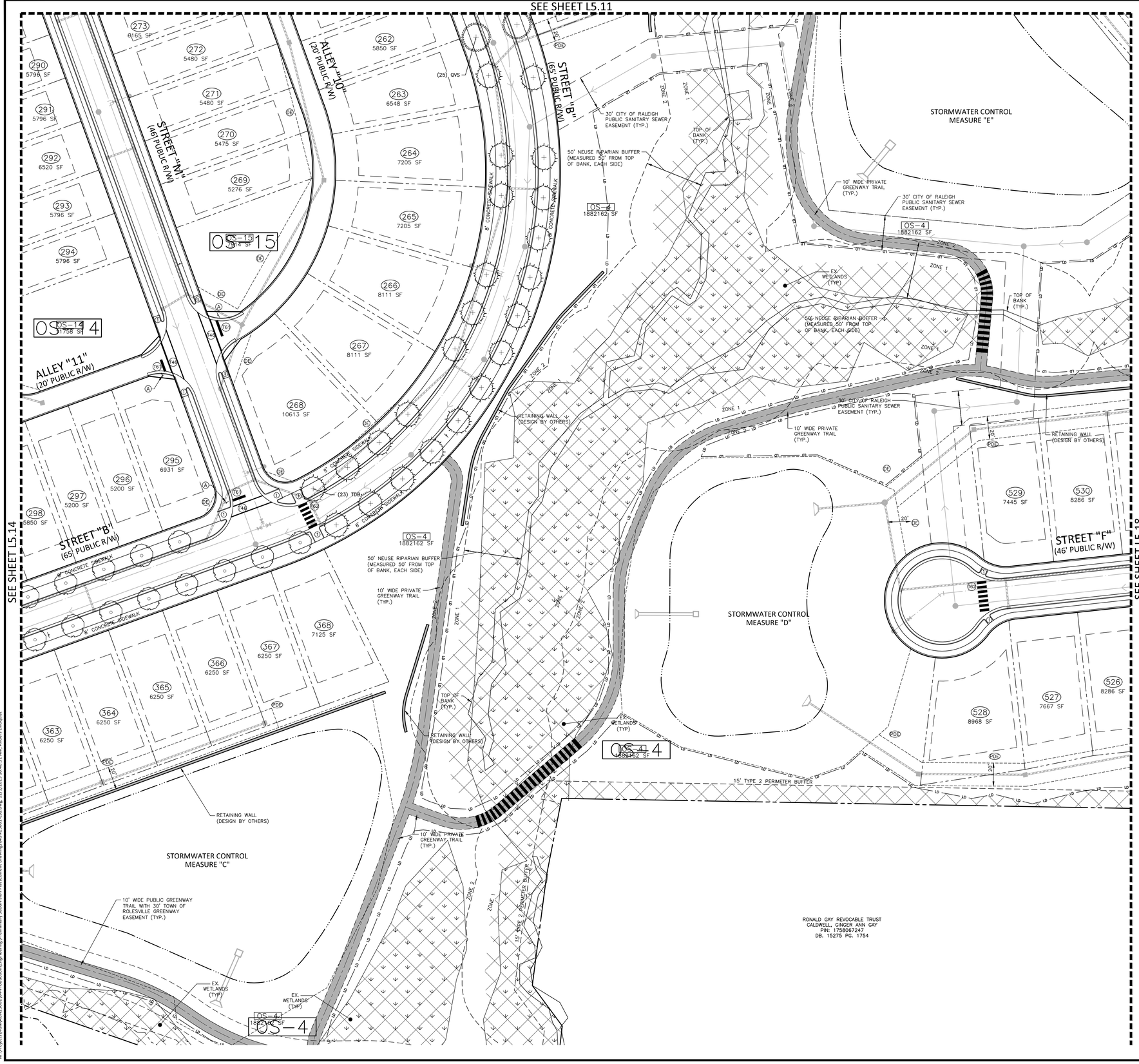
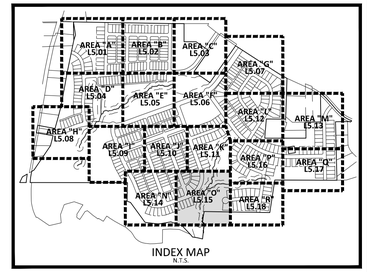
SEE SHEET L5.11





SITE LEGEND

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KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)

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PE PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA LANDSCAPE ARCHITECT SARA RUNGE DONOHOE 2027 FOR PRELIMINARY PLAT CONSTRUCTION NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "O"

L5.15

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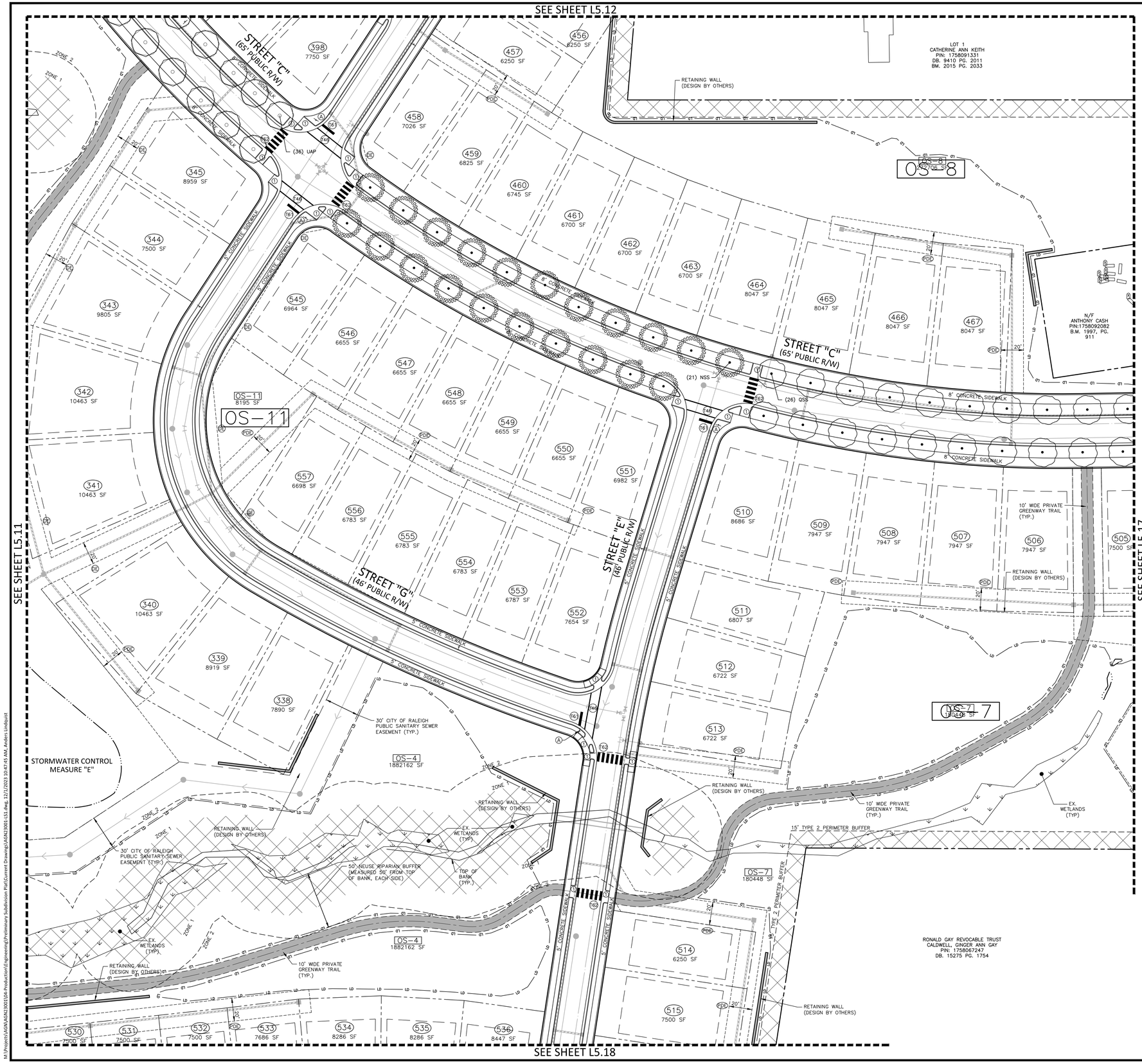

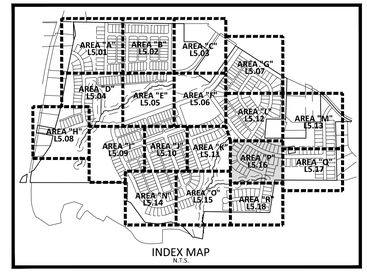

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KEY LEGEND

① ACCESSIBLE RAMP (TYPE R-2B OR N-4 UNLESS OTHERWISE NOTED)
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

PSP-YR-XX

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SARA RUNGE DONOSO 2027 — PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "P"

L5.16

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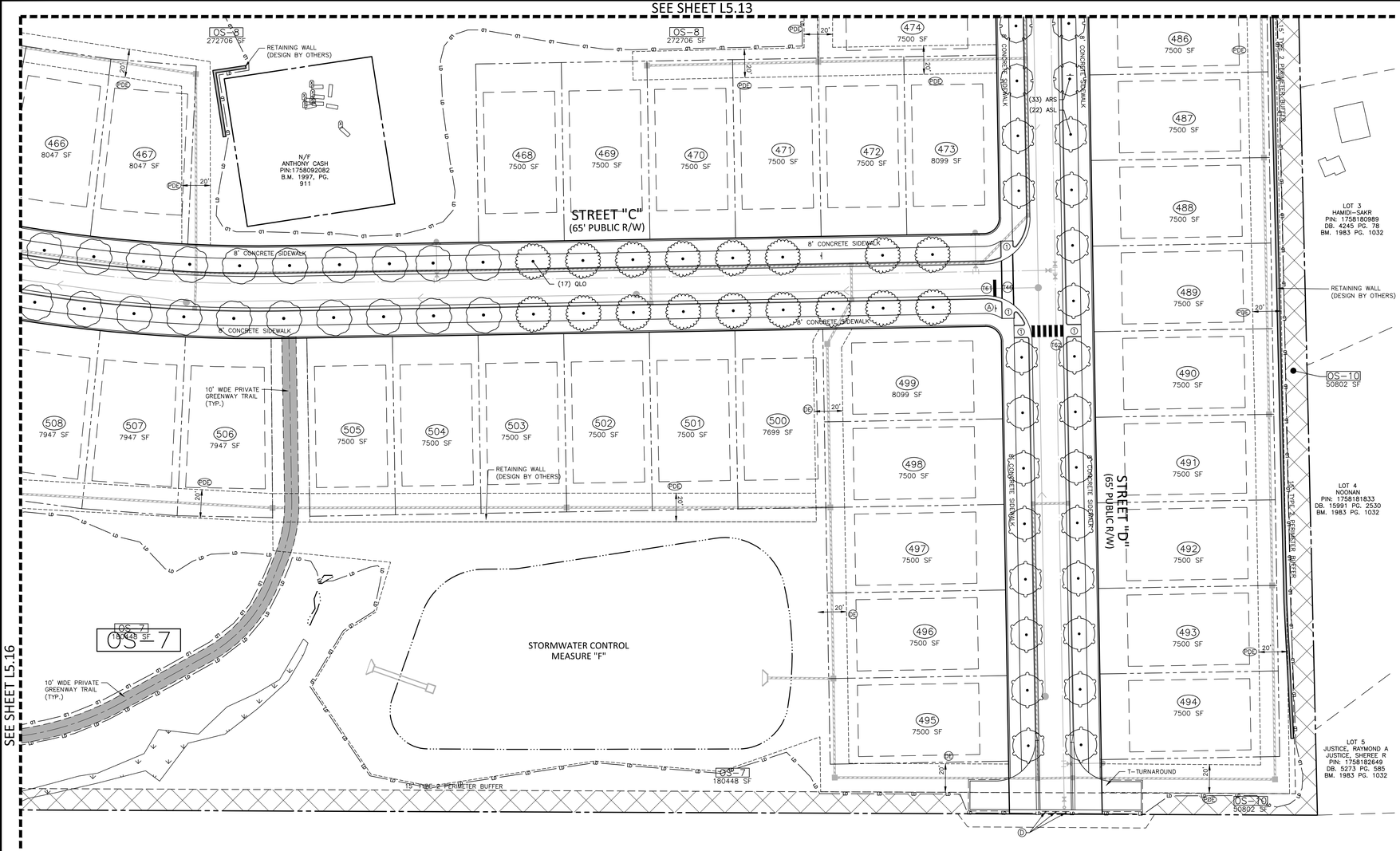

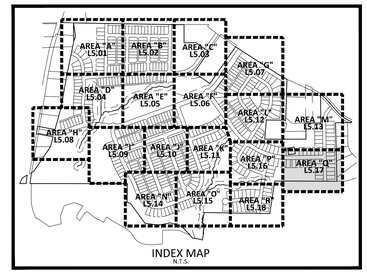

INDEX MAP
N.T.S.

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KEY LEGEND

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REFERENCE PLANT SCHEDULE

SYMBOL	COMMON NAME
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-YR-XX

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARA RUNGE DONOHUE 2027 PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "Q"

L5.17

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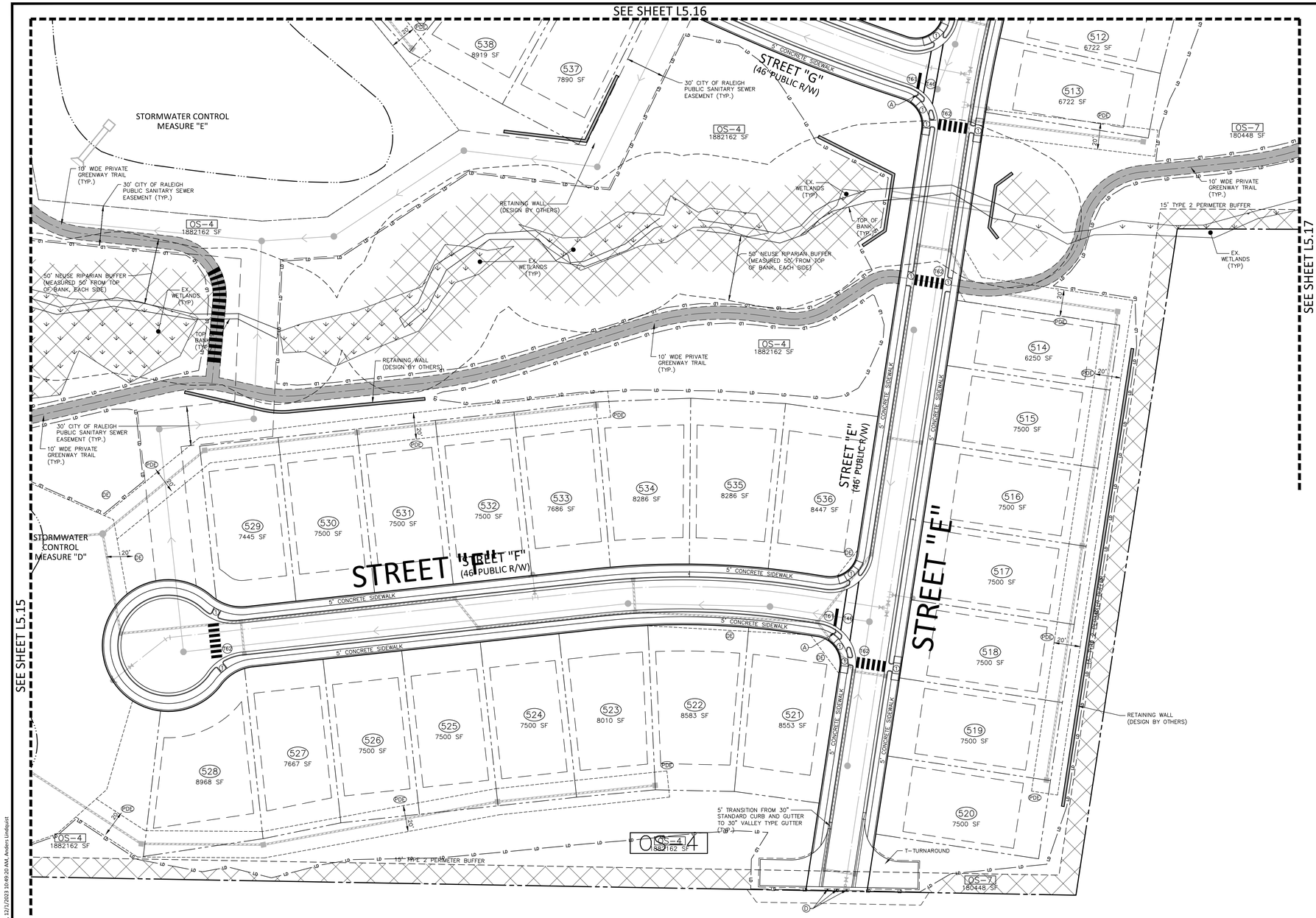

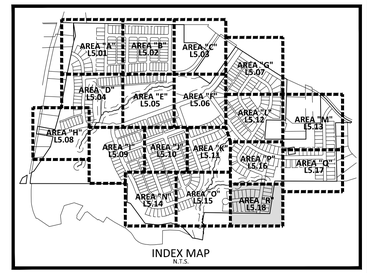

SITE LEGEND

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KEY LEGEND

1. ACCESSIBLE RAMP (TYPE R-28 OR N-4 UNLESS OTHERWISE NOTED)
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. PE — PUBLIC STORM DRAINAGE EASEMENT

REFERENCE PLANT SCHEDULE

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	Sour Gum
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	Summer Red Red Maple

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

RONALD GAY REVOCABLE TRUST
CALDWELL, GINGER ANN GAY
PIN: 1758067247
DB. 15275 PG. 1754

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PSP-YR-XX

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SARA RUNGE DONOHOE 2027
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	1"=40'
DATE	12. 01. 2023

SHEET

CODE COMPLIANT LANDSCAPE PLAN AREA "R"

L5.18

M:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-LS1.dwg, 12/1/2023 10:49:20 AM, Anders Lindquist

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE OWNER OR LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
26. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
27. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

WARRANTY & MAINTENANCE:

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
2. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
   - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

LANDSCAPE CALCULATIONS - TOWN OF ROLESVILLE

PERIMETER BUFFERS (LDO 6.2.2.1)

SUBJECT PROPERTY ZONED RM-CU, ZONING DISTRICT OF ADJACENT PROPERTIES IS RL OR R-30.
A TYPE 2 BUFFER (15' WIDTH) IS REQUIRED PER LDO 6.2.2.1.G AND IS PROPOSED HEREIN.

PLANT MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH THE BELOW MINIMUM STANDARDS

CANOPY TREES	3/100 LF
UNDERSTORY TREES	1/100 LF
SHRUBS	50/100 LF

TOTAL PERIMETER BUFFER 16,488 LF
PERIMETER BUFFER AREAS LEFT IN AN UNDISTURBED, VEGETATED CONDITION DO NOT REQUIRE REPLANTING OR FENCE INSTALLATION.

TOTAL LINEAR FEET TO BE REPLANTED: TBD

CANOPY TREES	MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)
REQUIRED:	TBD
PROVIDED:	TBD
UNDERSTORY TREES	MINIMUM 1" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)
REQUIRED:	TBD
PROVIDED:	TBD
SHRUBS	SHALL REACH MINIMUM HEIGHT OF 30" AND SPREAD OF 30" WITHIN THREE YEARS
REQUIRED:	TBD
PROVIDED:	TBD

STREET BUFFERS

STREET 'A'	
TOTAL LENGTH:	6,484 LF
REQUIRED:	162 STREET TREES (1/40LF)
PROVIDED:	162
STREET 'B'	
TOTAL LENGTH:	6,309 LF
REQUIRED:	158 STREET TREES (1/40LF)
PROVIDED:	158
STREET 'C'	
TOTAL LENGTH:	3,855 LF
REQUIRED:	96 STREET TREES (1/40LF)
PROVIDED:	100
STREET 'D'	
TOTAL LENGTH:	2,167 LF
REQUIRED:	54 STREET TREES (1/40LF)
PROVIDED:	55

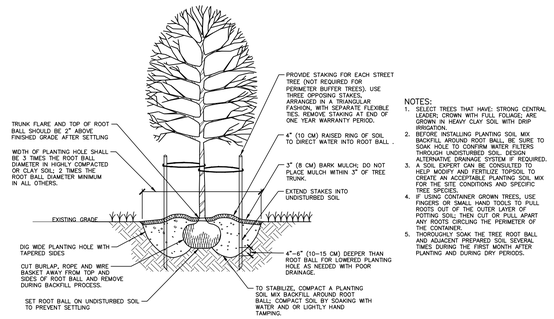
PLANT DIVERSITY (LDO 6.2.4.3)

- THERE ARE GREATER THAN 100 TREES PLANTED ON SITE
- THE MINIMUM NUMBER OF GENERA REQUIRED IS FOUR (4)
- A MAXIMUM OF 40% OF ANY ONE GENERA IS ALLOWED

TOTAL CANOPY TREES PROVIDED: 475 CANOPY TREES
MAXIMUM OF ANY GENERA ALLOWED: 190 (40%)
MAXIMUM OF ANY GENERA PROPOSED: 63
*CALCULATIONS REFLECT STREET TREE QUANTITIES, FINAL CALCULATIONS TO BE PROVIDED UPON DETERMINATION OF PERIMETER BUFFER REPLANTING TOTAL LINEAR FOOTAGE.

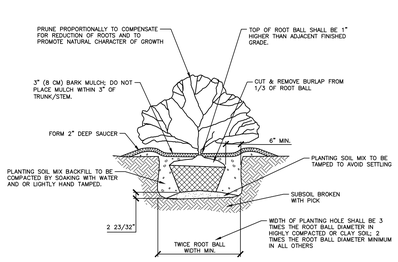
ADDITIONAL LDO PLANTING NOTES

- NO TREE MAY BE PLANTED CLOSER THAN 35' OF A STREET CORNER, MEASURED FROM THE POINT OF NEAREST INTERSECTION CURBS.
- NO STREET TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY FIRE HYDRANT.

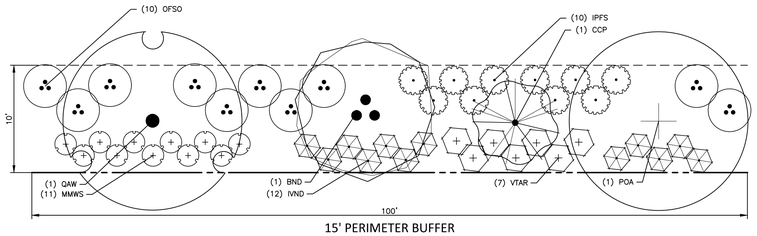


NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX OR BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE SHARP KNIFE OR PRUNING TOOLS TO CUT ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

01 TREE INSTALLATION
SCALE: NTS



02 SHRUB INSTALLATION
SCALE: NTS

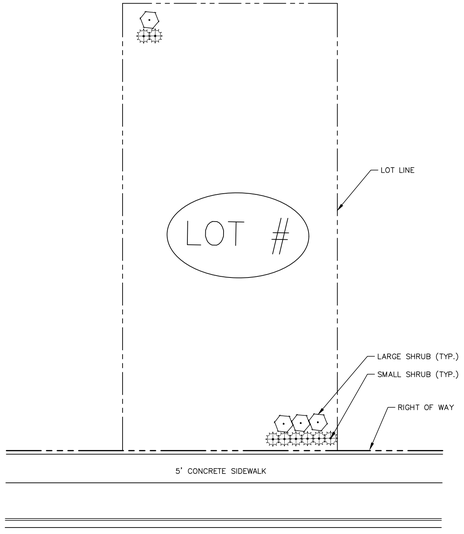


15' PERIMETER BUFFER
(100' TYPICAL DETAIL)
SCALE: 1" = 10'

PLANT SCHEDULE 15' PERIMETER BUFFER (PER 100 LF)

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
CANOPY TREES						
	BND	1	Duraheat River Birch	Betula nigra 'Duraheat'	2.5"	
	POA	1	American Sycamore	Platanus occidentalis	2.5"	
	QAW	1	White Oak	Quercus alba	2.5"	
UNDERSTORY TREES						
	CCP	1	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	1"	8'

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING
EVERGREEN SHRUBS						
	IVND	12	Dwarf Yaupon	Ilex vomitoria 'Nana'	18" min	
	IPFS	10	Florida Sunshine Anise Tree	Illicium parviflorum 'Florida Sunshine'	24" min	
	MMWS	11	Mahonia hybrid	Mahonia x media 'Winter Sun'	18" min	
	OFSO	10	Sweet Olive	Osmanthus fragrans	24" min	
	VTAR	7	Arrowwood	Viburnum tinus	18" min	



STREET

INDIVIDUAL LOT LANDSCAPING
(TYPICAL DETAIL)
SCALE: 1" = 20'

INDIVIDUAL LOTS APPROVED PLANT SPECIES

LARGE SHRUB SPECIES:	30" MIN. PLANTING HEIGHT
LOROPETALUM CHINENSE (CHINESE FRINGE)	5'-8" MATURE HT.
MYRICA PENSYLVANICA (BAYBERRY)	6'-10' MATURE HT.
HYDRANGEA QUERCIFOLIA (OAKLEAF HYDRANGEA)	6'-8' MATURE HT.
LINDERA BENZOIN (SPICEBUSH)	6'-8' MATURE HT.
VIBURNUM TINUS (ARROWOOD)	

SMALL SHRUB SPECIES:	20" MIN. PLANTING HEIGHT
ANDROPOGON GERARDII 'RED OCTOBER' (BIG BLUESTEM)	2'-4' MATURE HT.
CALAMAGROSTIS BRACHYTRICHA (REED GRASS)	3' MATURE HT.
ILEX GLABRA 'SHAMROCK' (INKBERRY HOLLY)	3'-4' MATURE HT.
LEUCOTHOE FONTANESIANA (DROOPING LEUCOTHOE)	3'-4' MATURE HT.
MUHLENBERGIA CAPILLARIS (PINK MUHKY GRASS)	3'-4' MATURE HT.

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL
CANOPY TREES					
	ARS	33	Summer Red Red Maple	Acer rubrum 'Summer Red'	2.5"
	ASL	59	Legacy Sugar Maple	Acer saccharum 'Legacy'	2.5"
	GBA	25	Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2.5"
	NSS	56	Sour Gum	Nyssa sylvatica	2.5"
	PCC	21	Chinese Pistache	Pistacia chinensis	2.5"
	QLO	55	Overcup Oak	Quercus lyrata	2.5"
	QSS	26	Shumard Red Oak	Quercus shumardii	2.5"
	QVS	51	Southern Live Oak	Quercus virginiana	2.5"
	TDB	46	Bald Cypress	Taxodium distichum	2.5"
	UAP	63	American Elm	Ulmus americana 'Princeton'	2.5"
	ZSM	40	Myrimar Zelkova	Zelkova serrata 'Myrimar'	2.5"

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PEARCE FARM
PRELIMINARY PLAT PLANS
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-YR-XX

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL SARA RUNGE DONORDE 2027 NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	SRD
DRAWN BY	AAL
SCALE	NTS
DATE	12. 01. 2023

SHEET

LANDSCAPE CALCULATIONS AND DETAILS

L5.19

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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