

FORMER THALES SITE

2208 & 2206 Wait Ave
Rolesville, NC 27587

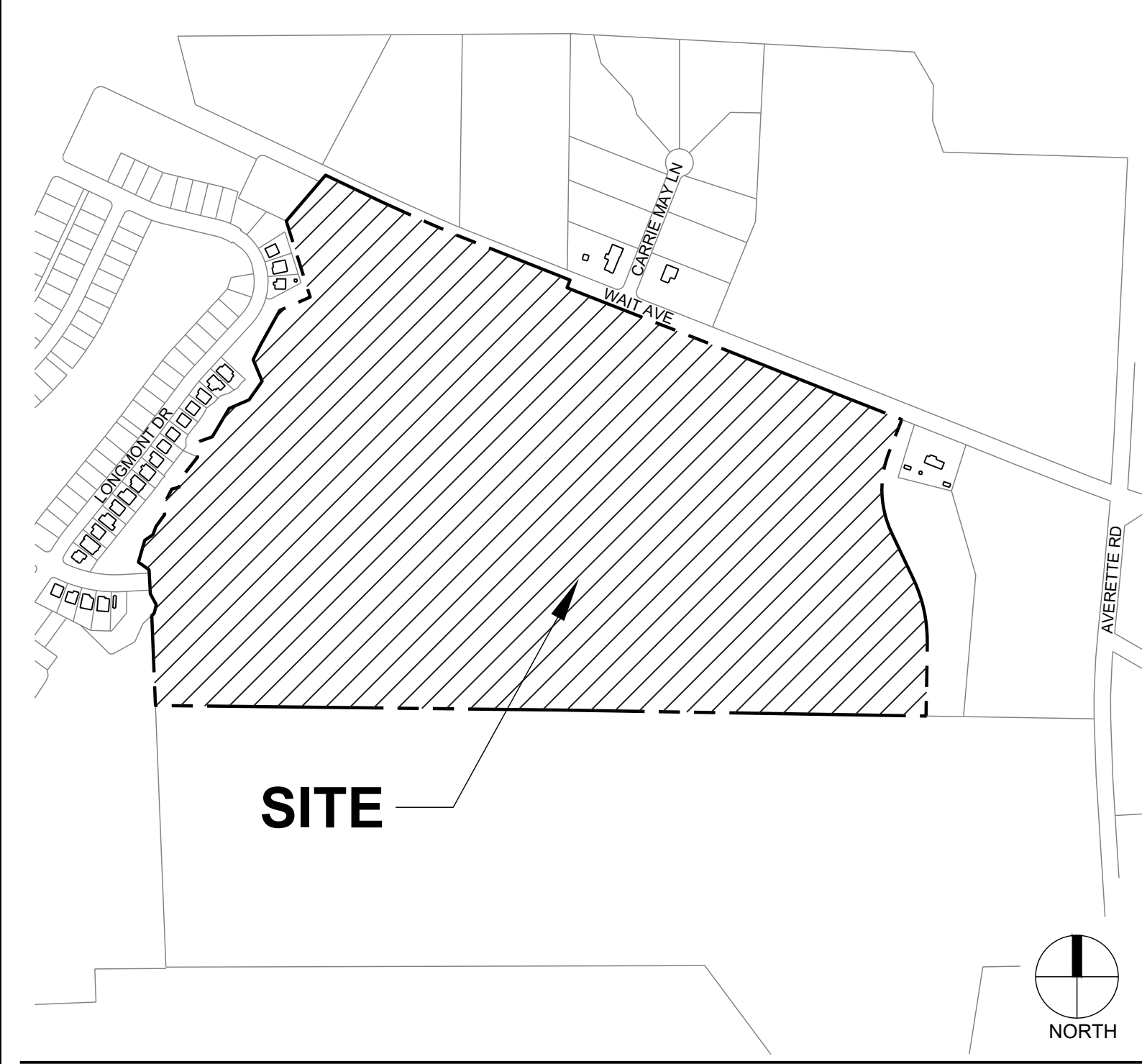
PRELIMINARY PLAT

1ST SUBMITTAL DECEMBER 23, 2020
2ND SUBMITTAL APRIL 1, 2021

Include the project number
on the cover sheet.

Per iMaps and the Deed Book,
the overall acreage of the site is
93.23. Correct site data table.

ZONING
comments_11-02-2021



VICINITY MAP
SCALE: 1" = 500'

Correct this heading as
the text is overlapped.

- LANE AND SIDEWALK CLOSURES OR DETOURS. PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NCDOT ROADWAY STANDARD DRAWING MANUAL, AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- BEFORE THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

PUBLIC INFRASTRUCTURE SUMMARY

	TOTAL
PHASE 1	
PUBLIC WATER	
12" WATER (COLLECTOR)	2,280 LF
8" WATER (LOCAL)	1,650 LF
¾" METERS	86
PUBLIC SEWER	
8" SEWER	3,000 LF
4" LATERALS	86
ROADWAYS	
FRONTAGE ALONG WAIT AVENUE	2,140 LF
RESIDENTIAL COLLECTORS	2,280 LF
RESIDENTIAL LOCAL	1,650 LF
PHASE 2	
PUBLIC WATER	
12" WATER (COLLECTOR)	2,695 LF
8" WATER (LOCAL)	5,200 LF
¾" METERS	234
PUBLIC SEWER	
8" SEWER	5,090 LF
4" LATERALS	234
ROADWAYS	
RESIDENTIAL COLLECTORS	2,695 LF
RESIDENTIAL LOCAL	4,695 LF
ALLEYS	1,750 LF

Update to include
the following
information per
phase as well:
street signs, water
stubs, and sewer
stubs.

The detail provided
states that the
parking spaces are
9'x18'. Correct
plans for
consistency.

SITE DATA	
PROJECT NAME:	FORMER THALES SITE
SITE ADDRESS:	2208 & 2206 WAIT AVE ROLESVILLE, NC 27587
COUNTY:	WAKE
PARCEL PIN #:	1850950449.00, 1860045778.00, 0.00
PARCEL OWNER:	THALES ACADEMY
PARCEL AREA:	88.81 AC
TOTAL SITE GROSS ACREAGE:	86.48 AC
NET ACREAGE:	84.03 AC (EXCLUDING 2.33 AC ROW DEDICATION AND 2.45 AC FUTURE PARCEL)
CURRENT ZONING:	R-PUD
PROPOSED ZONING:	R-PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
PROPOSED # OF LOTS:	298 LOTS
	SINGLE FAMILY LOTS 107
	28' WIDE TH LOTS 54
	24' WIDE TH LOTS (REAR) 97
	22' WIDE TH LOTS 40
MAXIMUM DENSITY:	6 UNITS / AC
PROPOSED DENSITY:	3.7 UNITS / AC
MINIMUM BUILDING SETBACKS:	FRONT: 20' EXCEPT 5' FOR ALLEYS REAR: 15' FOR SF LOTS / 10' FOR TH SIDE: 5' FOR SF LOTS / 20' SEPARATION FOR TH CORNER: 10' FOR SF LOTS / 3' FOR TH > 8.40 ACRES PROVIDED
OPEN SPACE (10% OF NET ACREAGE):	8.40 ACRES PROVIDED
ACTIVE RECREATION (50.83% OPEN SPACE):	4.27 ACRES PROVIDED
FLOODPLAINS:	NONE
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED:	NONE
CONSTRUCTION TYPE:	SINGLE FAMILY ATTACHED AND DETACHED
MAX BUILDING HEIGHT:	3 STORIES
LIMITS OF DISTURBANCE:	67.70 AC (2,949,012 SF)

AMENITY AREA / ACTIVE RECREATION		
ID	AREA (ACRES)	DESCRIPTION
AA-1	0.13	POCKET PARK
AA-2	0.51	PLAY LAWN
AA-3	0.11	POCKET PARK
AA-4	0.08	POCKET PARK
AA-5	0.08	POCKET PARK
AA-6	0.14	POCKET PARK
AA-7	0.21	POCKET PARK
AA-8	1.62	FUTURE AMENITY
AA-9	0.65	PLAY LAWN
AA-10	0.43	PLAY LAWN
AA-11	0.18	POCKET PARK
AA-12	0.45	ALL SITE TRAILS
	4.60	TOTAL ACTIVE RECREATION PROVIDED
	84.03	TOTAL NET ACREAGE
	8.40	10% OPEN SPACE REQUIRED
	4.20	50% ACTIVE RECREATION REQUIRED
	*10% OF TOTAL ACRES REQUIRED TO BE OPEN SPACE WITH A MINIMUM 50% TO BE ACTIVE RECREATION	

Reduced front
setback for rear
alley parking is only
eligible for SF per
UDO 6.2.1. Even so,
the smallest front
allowed is 10 feet.
TH is required 15
feet from ROW.

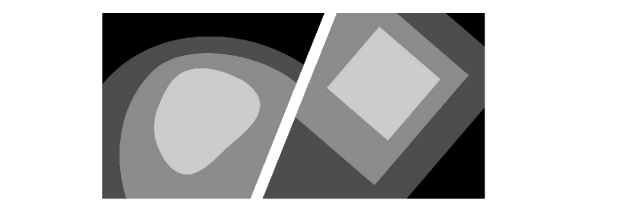
OVERALL PARKING SUMMARY		
	REQUIRED PARKING	PROVIDED PARKING
REGULAR 9'X19' SPACES	66	68
REGULAR ACCESSIBLE SPACES	2	3
VAN ACCESSIBLE PARKING SPACES	1	
TOTAL PARKING SPACES	69	73
ALL SINGLE FAMILY LOTS AND TOWNHOME LOTS LARGER THAN 22' IN WIDTH ARE SELF-PARKED PER UDO 10.1.10 - 1 HALF A SPACE PER BEDROOM OVER 2 BEDROOMS TO BE PROVIDED FOR OFF STREET PARKING. (40) 22' WIDTH TOWNHOME LOTS - 20 OFF STREET SPACES REQUIRED. 1 VISITOR PARKING SPACE FOR EVERY 4 TOWNHOMES (184 / 4 = 46 VISITOR SPACES)		

Update to include
CBU parking
requirements.
UDO Sec 9.6

This number is incorrect
as there are 48 spaces
alone for the future
amenity center shown on
the plans.

The following information needs to be revised
to show the calculations per phase, not the
overall site:

Parking, Open Space, Amenity Areas, &
Stormwater Data (impervious surface
breakdown for lots per phase + breakdown for
the total site).

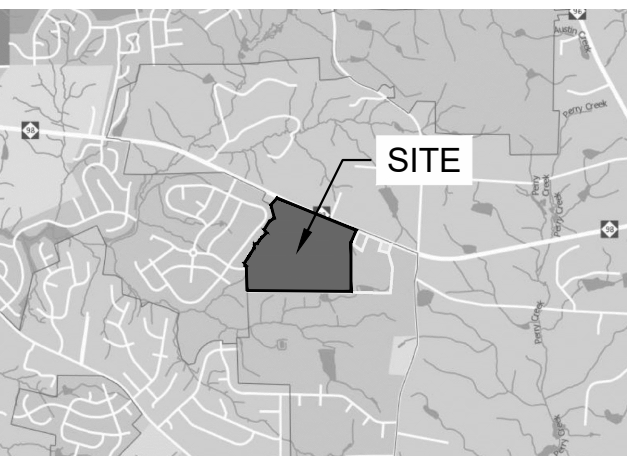


STEWART

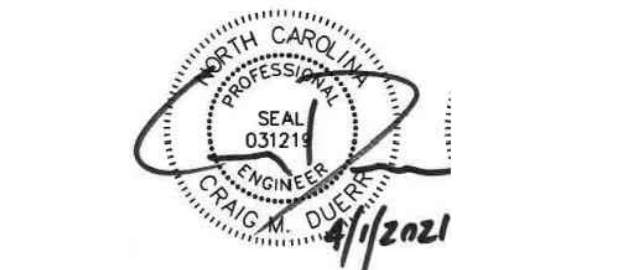
223 S. WEST ST., #1100
RALEIGH, NC 27603
FIRM LICENSE # C-1051
www.stewartinc.com
T 919.380.8750 PROJECT # C19003

Client:
PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27516
PHONE (919) 816-1100

Vicinity map:



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:
FORMER THALES SITE

Issued for:
PRELIMINARY PLAT

No.	Date	Description
1	4/01/2021	2ND SUBMITTAL

Title:
COVER SHEET

Project number: C19003 Sheet #: **C0.00**
Issued Date: 12.23.2020
Drawn by: JH
Approved by: CD



PULTE HOME COMPANY,LLC
1225 CRESCENT GREEN DRIVE
CARY, NC 27513
CONTACT: CHRIS RAUGHLEY
919.816.1100 (T)
CHRIS.RAUGHLEY@PULTE.COM



STEWART
223 S. WEST STREET
SUITE 1100
RALEIGH, NC 27603
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C19003
T 919.380.8750

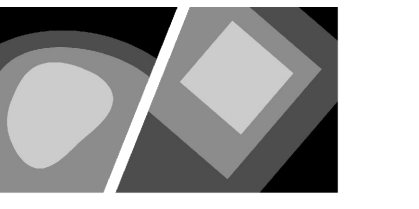
STEWART INC. - CIVIL
CONTACT: CRAIG DUERR, PE
PROJECT MANAGER
919.380.8750 (T)
919.380.8752 (F)
CDUERR@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4806 (T)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM

STEWART INC. - TRANSPORTATION
CONTACT: ANDY YOUNG, P.E.
MANAGER OF TRANSPORTATION DESIGN
919.866.4803 (T)
919.380.8752 (F)
AYOUNG@STEWARTINC.COM



STANTECH
801 JONES FRANKLIN ROAD, SUITE 300
RALEIGH, NC 27606
CONTACT: MATT PEACH
919.865.7375 (T)
MATT.PEACH@STANTECH.COM



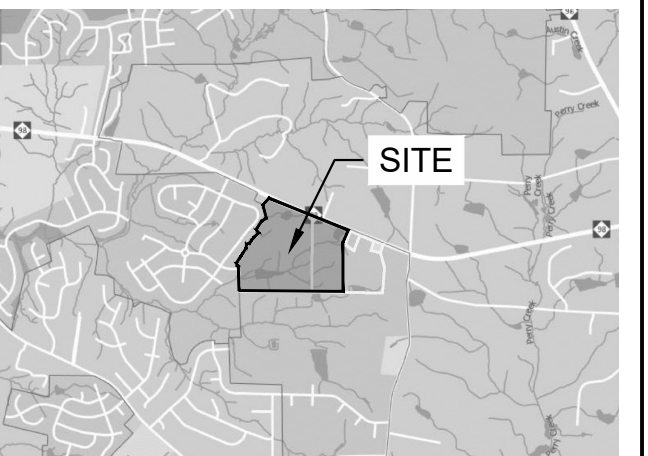
STEWART

223 S. WEST ST., #1100 FIRM LICENSE # C-1051
RALEIGH, NC 27603 www.stewartinc.com
T 919.380.8750 PROJECT # C19003

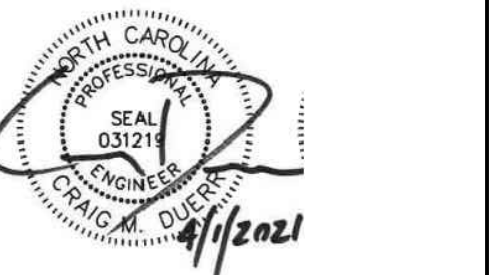
Client:

PULTE HOMES
CHRIS RAUGHEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

FORMER THALES
SITE

Issued for:

PRELIMINARY PLAT

Table with columns: No., Date, Description

Title:

GENERAL NOTES

Project number: C19003 Sheet #: 10
Issued Date: 12.23.2020
Drawn by: JH
Approved by: CD

GENERAL NOTES: 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES...

PAVING PATTERN NOTES: 1. END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.

SIGNAGE, STRIPING AND MARKING NOTES: 1. ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS.

LANDSCAPE NOTES: 1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

UTILITY NOTES: 1. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.

PROPOSED UTILITY SEPARATION: 1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:

SEWER NOTES: 1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.

WATER NOTES: 1. AS INDICATED, ALL WATER LINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM 888.

SITE NOTES: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES.

GRADING AND STORM DRAINAGE NOTES: 1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

DEMOLITION NOTES: 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.

DEMOLITION NOTES: 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.

GENERAL NOTES: 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES...

EXISTING CONDITION NOTES: 1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON THE PROPERTY OF WINFV, LLC, PIN NOS 1860950448, 1860956400, 186045778 & 1860143789.

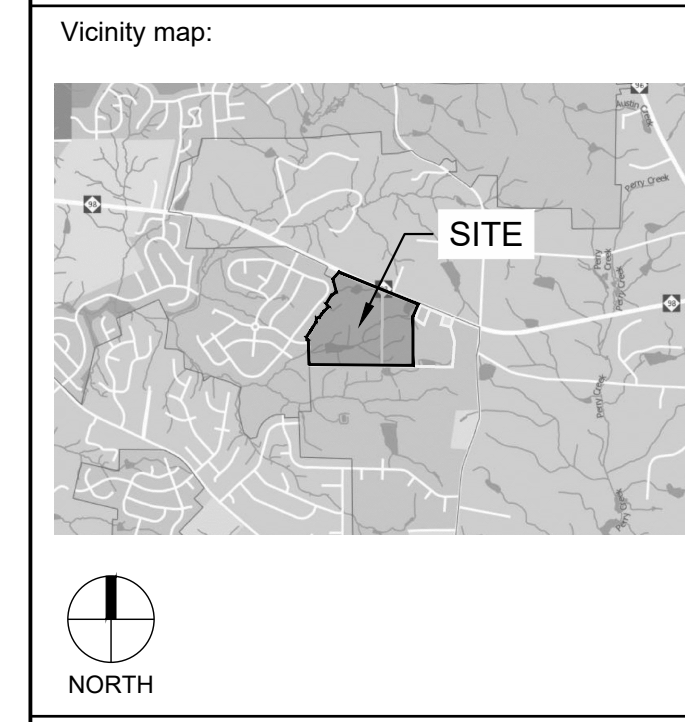
DEMOLITION NOTES: 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.

DEMOLITION NOTES: 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.

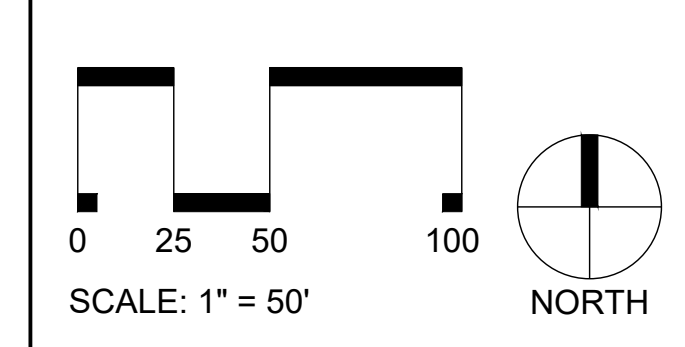
Client:
 PULTE HOMES
 CHRIS RAUGHLEY
 1224 CRESCENT GREEN
 CARY, NC 27518
 PHONE (919)816-1100

SYMBOL	DESCRIPTION	DETAIL REFERENCE
[Symbol]	PROPOSED BUILDING	SEE ARCH. PLANS
[Symbol]	PROPOSED CONCRETE SIDEWALK	#/C9.XX
[Symbol]	PROPOSED BRICK SIDEWALK	#/C9.XX
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT	#/C9.XX
[Symbol]	PROPOSED CONCRETE PAVERS	#/C9.XX
[Symbol]	PROPOSED GRAVEL	#/C9.XX
[Symbol]	PROPOSED CURB & GUTTER	#/C9.XX
[Symbol]	PROPOSED STOP BAR	#/C9.XX
[Symbol]	PROPOSED CROSSWALK	#/C9.XX
[Symbol]	PROPOSED 6' WIDE STANDARD CROSSWALK	#/C9.XX
[Symbol]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK	#/C9.XX
[Symbol]	PROPOSED SIGN	N/A
[Symbol]	PROPOSED ADA PARKING SPACE	#/C9.XX
[Symbol]	PROPOSED KEYSTONE WALL	#/C9.XX
[Symbol]	PROPOSED CIP WALL	#/C9.XX
[Symbol]	PROPOSED WHEEL STOP	#/C9.XX
[Symbol]	PROPOSED GRAVEL TRAIL	#/C9.XX
[Symbol]	PROPOSED ASPHALT TRAIL	#/C9.XX
[Symbol]	PROPOSED TREELINE	N/A
[Symbol]	PROPOSED FENCE	#/C9.XX
[Symbol]	PROPOSED LIGHT	#/C9.XX
[Symbol]	PROPOSED BIKE RACK	#/C9.XX
[Symbol]	PROPOSED BENCH	#/C9.XX
[Symbol]	PROPOSED BOLLARD	#/C9.XX
[Symbol]	LIMITS OF DISTURBANCE	N/A

NOTES:
 1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.



Seal:
 PRELIMINARY - DO NOT USE FOR CONSTRUCTION



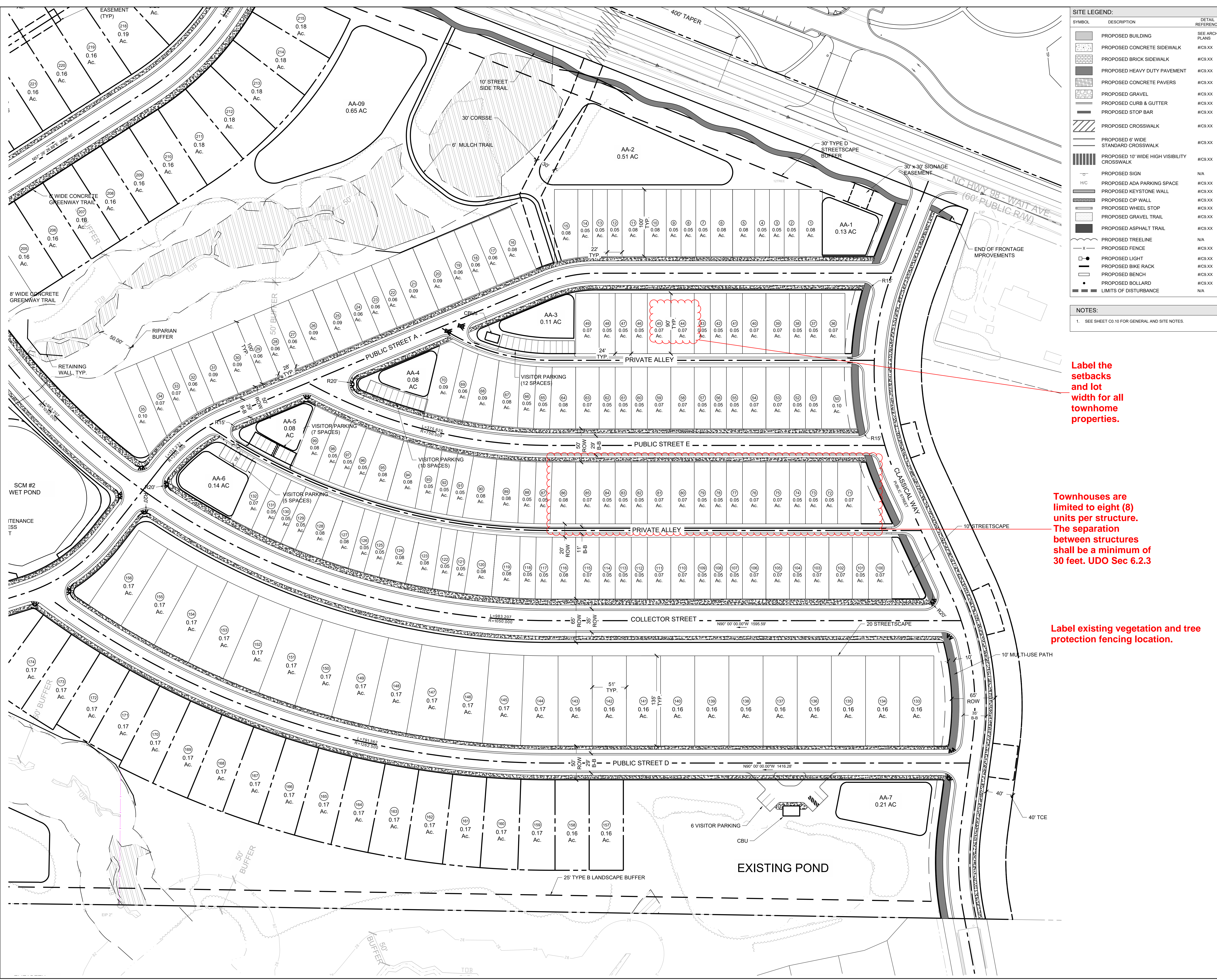
Project:
FORMER THALES SITE

Issued for:
PRELIMINARY PLAT

No.	Date	Description
1	4/01/2021	2ND SUBMITTAL

Title:
SITE PLAN EAST

Project number: C19003 Sheet #:
 Issued Date: 12.23.2020
 Drawn by: JH
 Approved by: CD



Label the setbacks and lot width for all townhome properties.

Townhouses are limited to eight (8) units per structure. The separation between structures shall be a minimum of 30 feet. UDO Sec 6.2.3

Label existing vegetation and tree protection fencing location.

L:\Projects\2019\C19003 - Wait Road\DWGS - Preliminary Plat\Sheets\C19003-C3.00 Site Plan.dwg Apr 06, 2021 - 2:46pm

