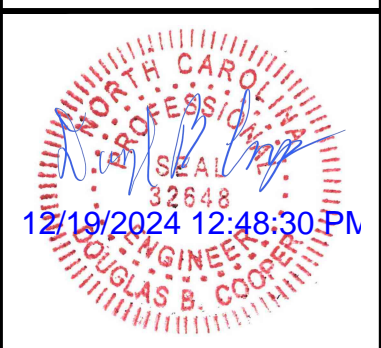


# ELIZABETH SPRINGS

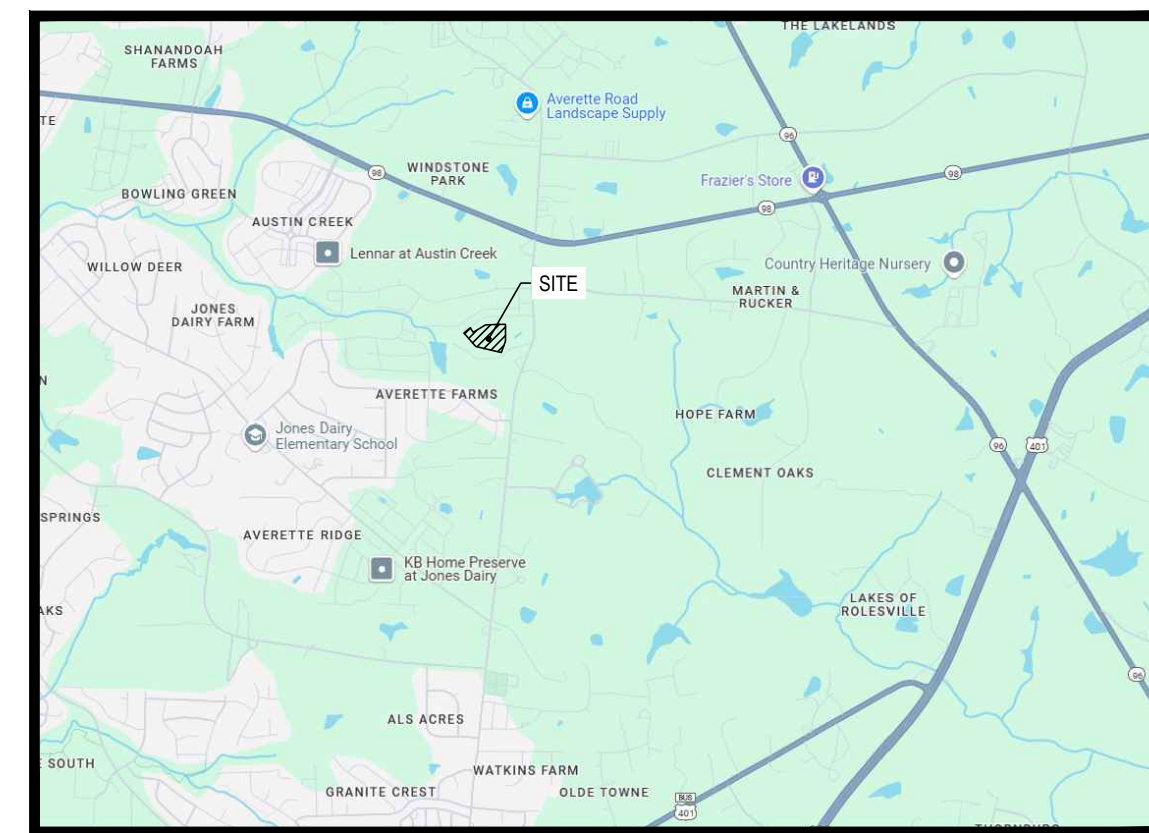
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TOWN OF ROLESVILLE BOC APPROVED SP19-01: 11/04/19

PRELIMINARY  
NOT FOR CONSTRUCTION

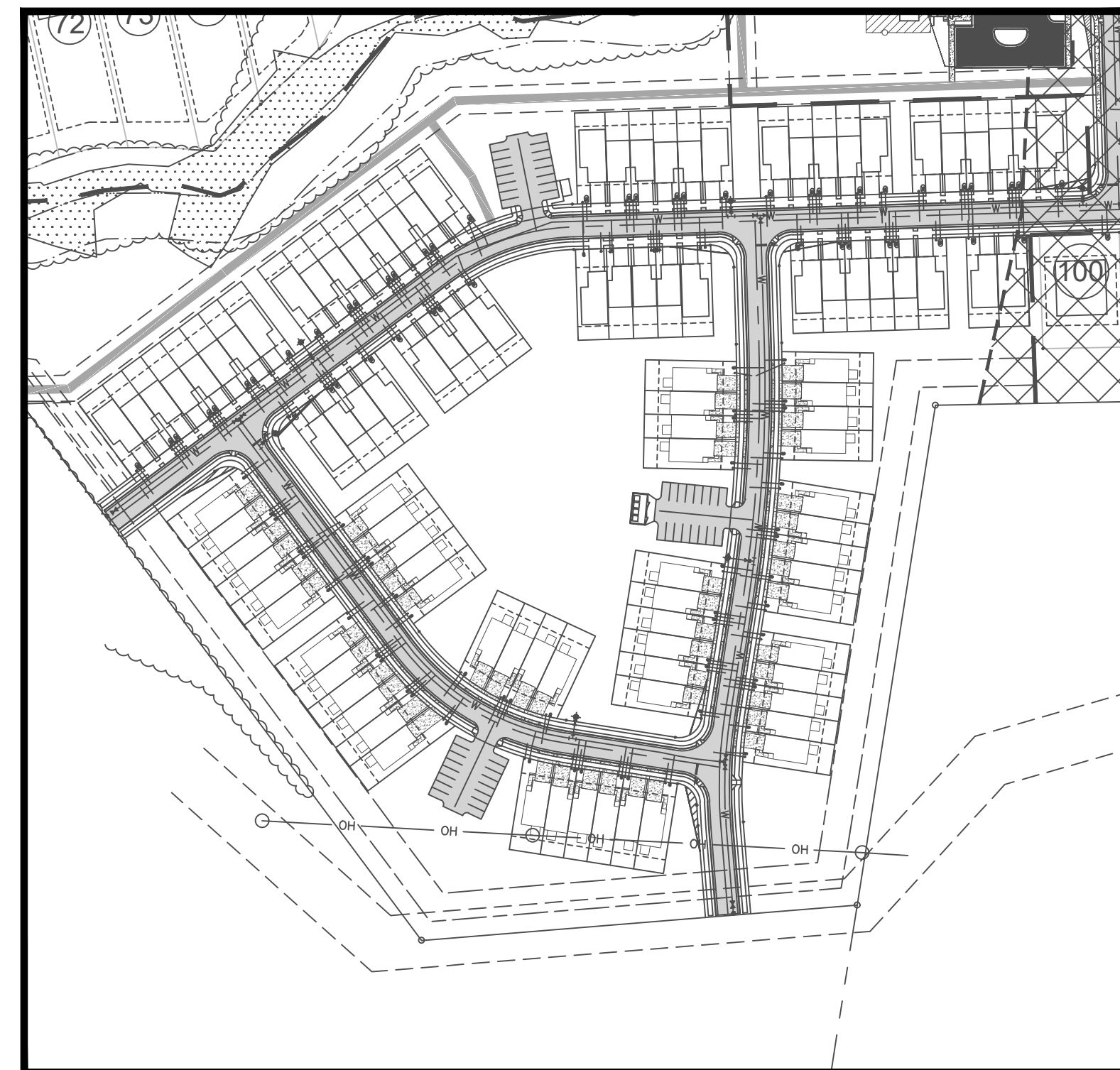
NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT ONLY AS TO THE REVISIONS CLOUDED AND LABELED "1" IN THIS PLAN SET. THIS DOCUMENT WAS ISSUED AND SEALED BY THOMAS S. SPEIGHT, JR., NC PE 020224 ON 05-29-2019 AND APPROVED UNDER SP19-01 BY THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS. THIS DOCUMENT IS ONLY CERTIFIED AS TO THE REVISIONS CLOUDED AND LABELED "1" IN THIS PLAN SET.



## PHASE 2 TOWNHOMES REVISION SUBMITTAL 1: 12.19.24 TOWN OF ROLESVILLE WAKE COUNTY, NC



VICINITY MAP  
SCALE: NTS



PROJECT PLAN  
SCALE: 1" = 150'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS
C200	SITE PLAN
C400	UTILITY PLAN
C500	GRADING PLAN
C600	STORM SEWER PLAN & PROFILE
C900	DETAILS

**OWNER:**

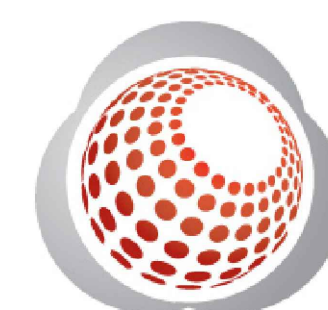
EXPERIENCEONE HOMES LLC  
PO BOX 5509  
CARY NC 27512  
P: 919.991.1428

**BUILDER:**

LENNAR  
CONTACT: ANA LANCASTER  
1100 PERIMETER PARK DRIVE STE. 112  
MORRISVILLE, NC 27560  
P: 984.209.2952

**ENGINEER:**

BATEMAN CIVIL SURVEY COMPANY  
DOUGLAS B. COOPER, PE  
2524 RELIANCE AVE.  
APEX, NC 27539  
P: 919.577.1080



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



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REV #	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

Date:	11.19.24
Project #:	P170348
SHEET	C000

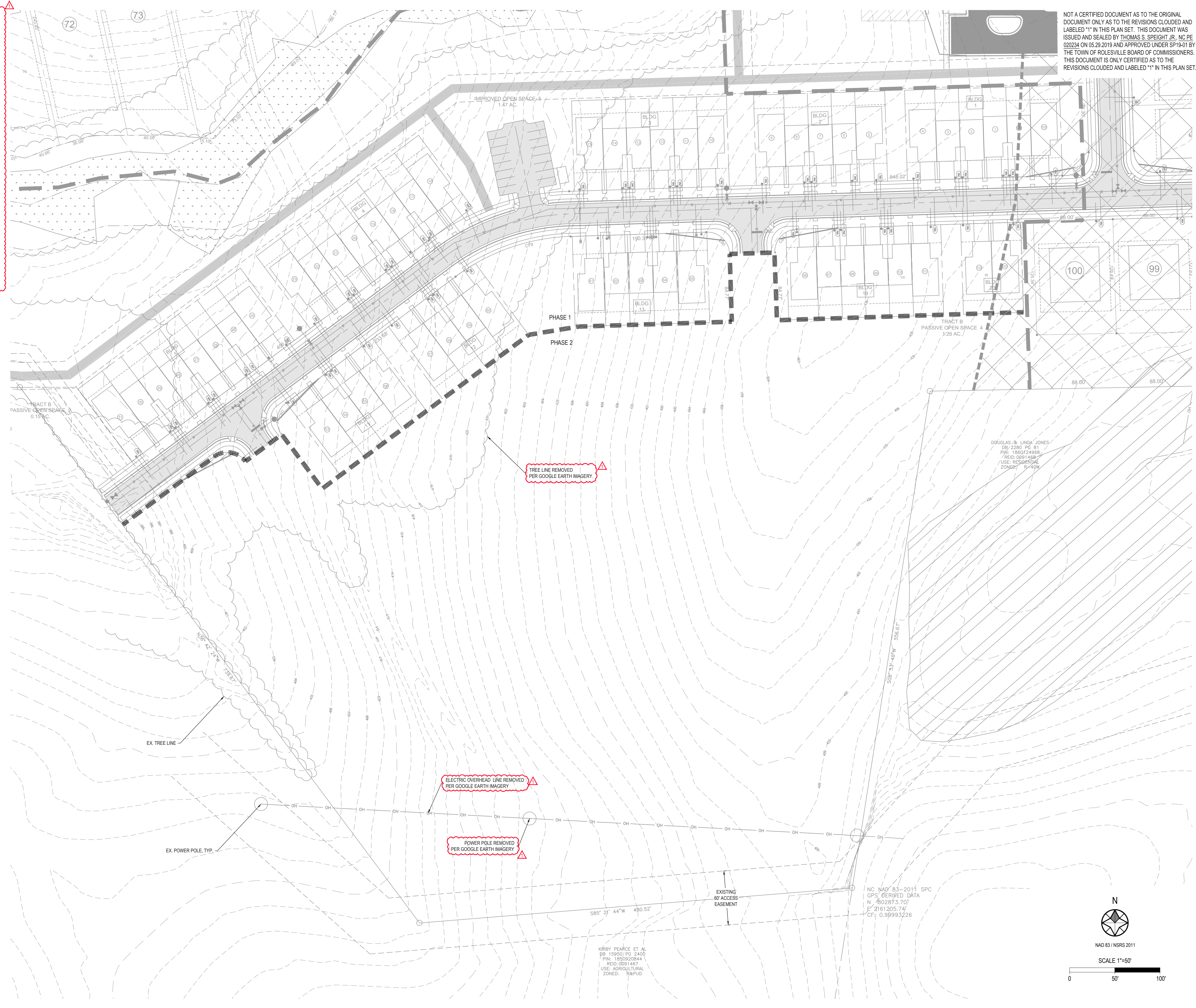
P170348\_ELIZABETH HEIGHTS PH2 1TH REVISIONS

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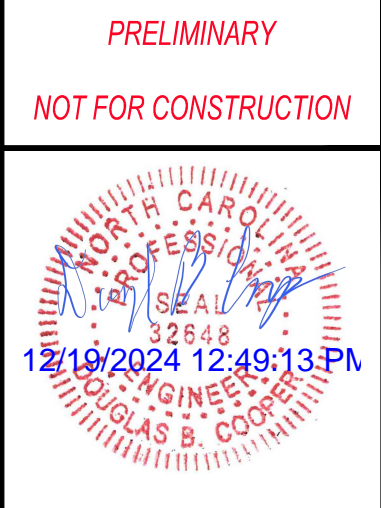


- GENERAL NOTES:**
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
  - ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
  - REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS.
  - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
  - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNERS FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY THE ENGINEER IMMEDIATELY.
  - THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE AND FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
  - VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
  - EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER INDICATED OR NOT TO BE MODIFIED).
  - GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING, ETC. WITH OWNER.
  - CONTRACTOR SHALL INSPECT ALL EXISTING SIDEWALK AND SHALL REPLACE OR REPAIR ANY BROKEN OR DAMAGED SECTIONS.
  - CONTRACTOR SHALL COMPLY WITH WAKE COUNTY CONSTRUCTION STANDARDS AND SPECS.

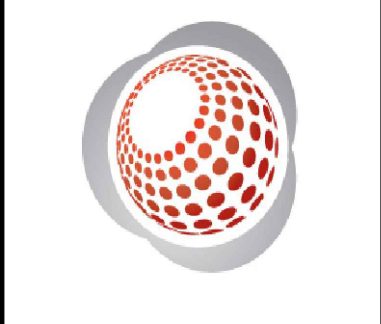
- EXISTING CONDITIONS NOTES**
- BOUNDARY AND FIELD TOPOGRAPHIC SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, AUGUST 8, 2017.
  - ADDITIONAL BASE INFORMATION PER WAKE COUNTY GIS.
  - PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL #370185000K (ZONE XI) DATED JULY 18, 2022.
  - EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.
  - SURVEY INFORMATION BY OTHERS. ENGINEER HAS NOT VERIFIED THE ACCURACY OF COMPLETENESS OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSION THAT MAY BE INCORPORATED AS A RESULT. THIS SHALL NOT BE CONSIDERED A CERTIFIED SURVEY.



NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT ONLY AS TO THE REVISIONS CLOUDED AND LABELED "1" IN THIS PLAN SET. THIS DOCUMENT WAS ISSUED AND SEALED BY THOMAS S. SPEIGHT, JR., NC PE 020234 ON 05.29.2019 AND APPROVED UNDER SP19-01 BY THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS. THIS DOCUMENT IS ONLY CERTIFIED AS TO THE REVISIONS CLOUDED AND LABELED "1" IN THIS PLAN SET.



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



**ELIZABETH HEIGHTS**  
 PHASE 2 REVISIONS  
 105 AVRETT ROAD  
 WAKE FOREST, NC 27587  
 WAKE COUNTY

**EXISTING CONDITIONS**

Design By: BCSC  
 Date: 24.11.13  
 Project #: P170348

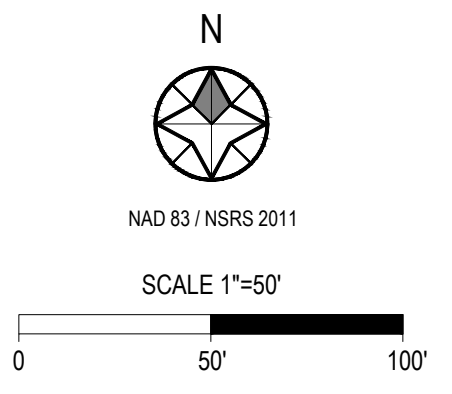
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 C100

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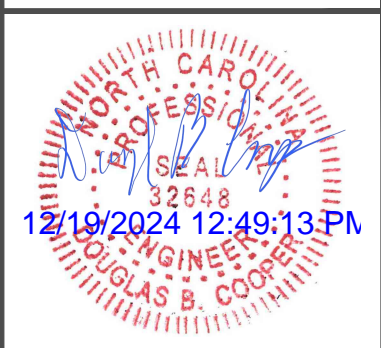
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 ZONED: R6PUD

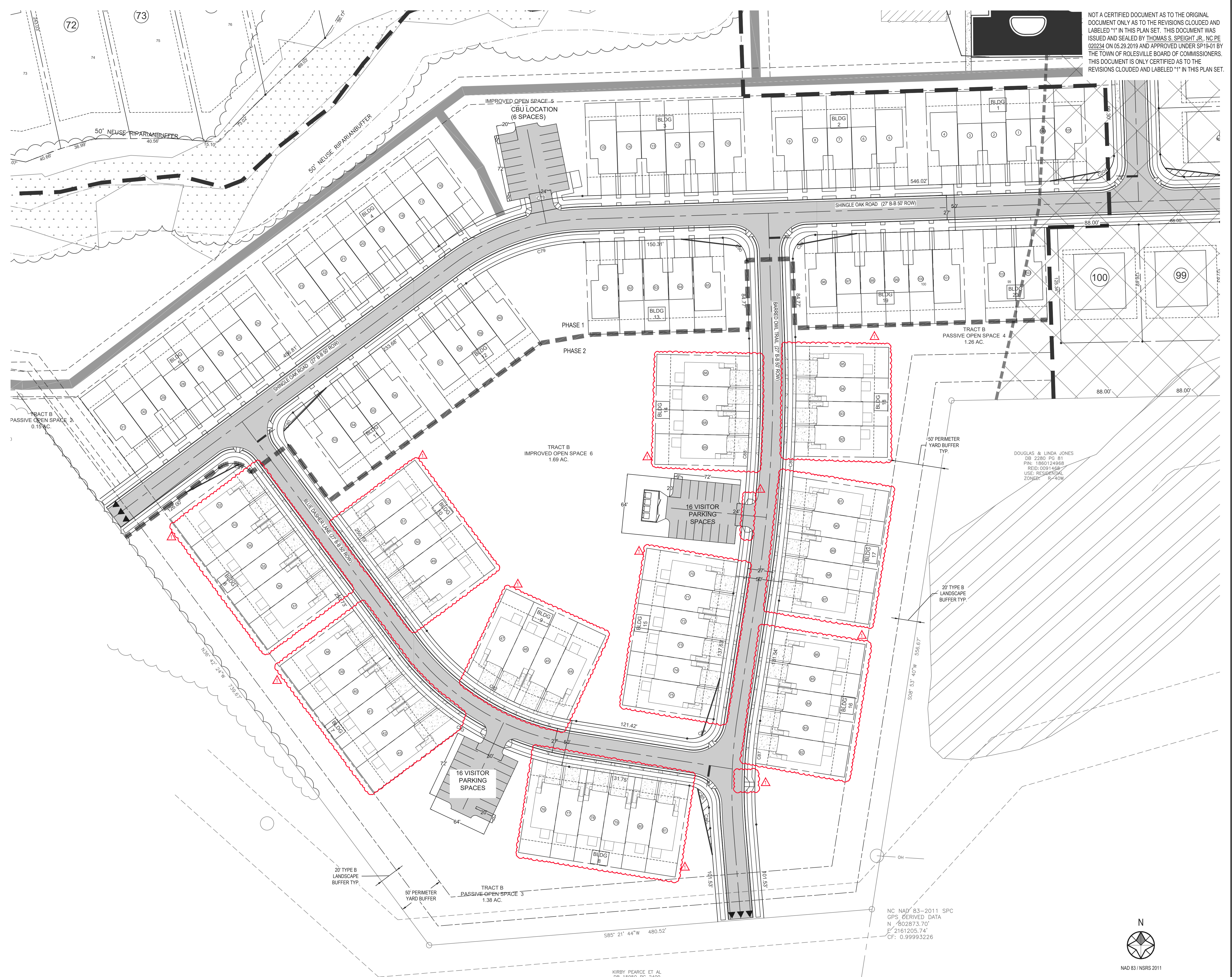
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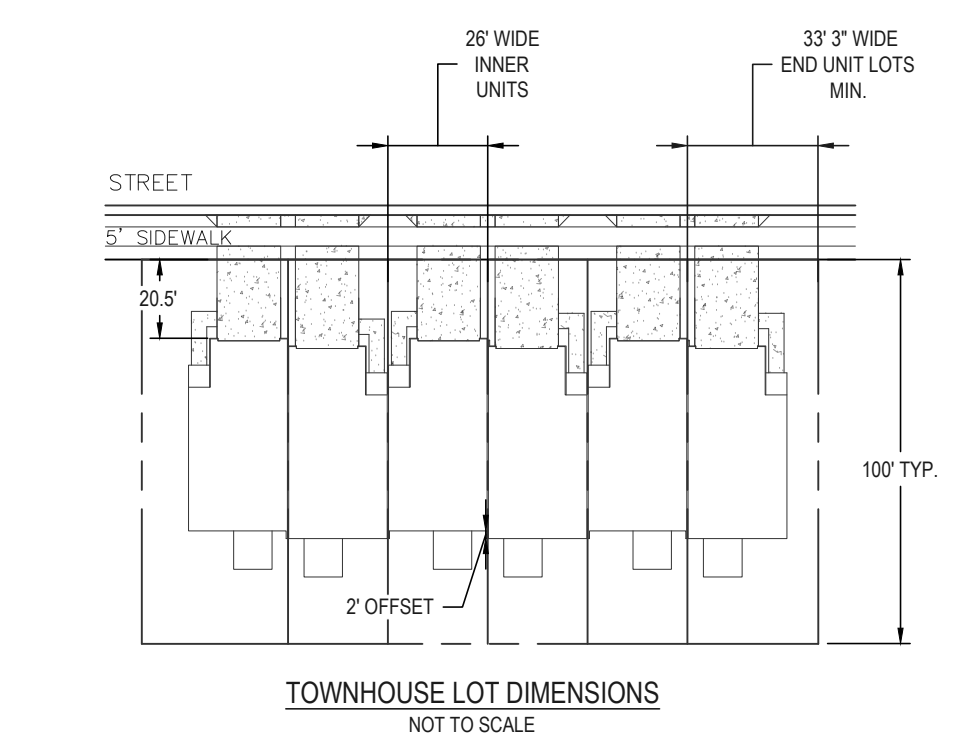
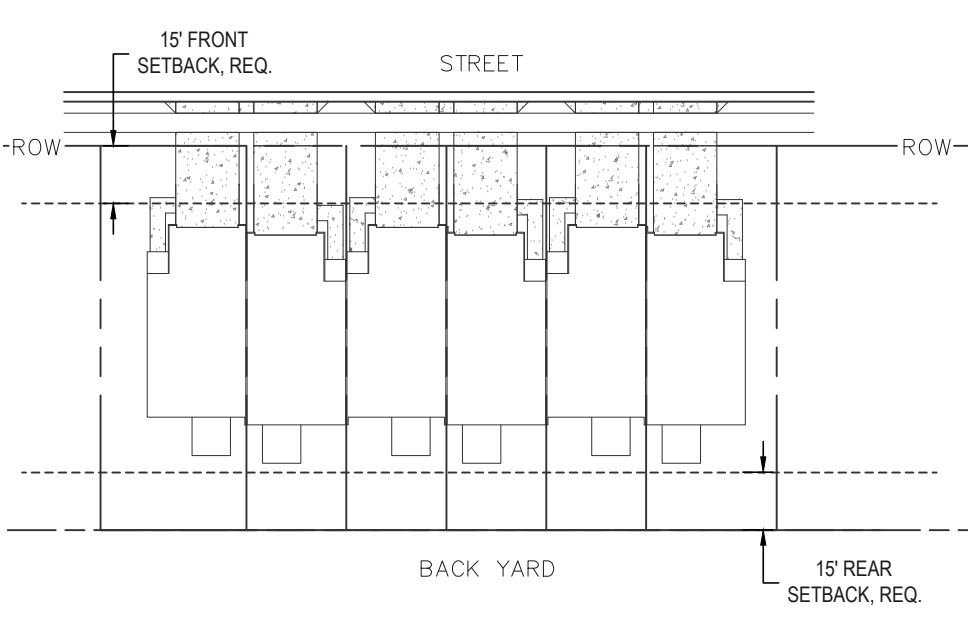
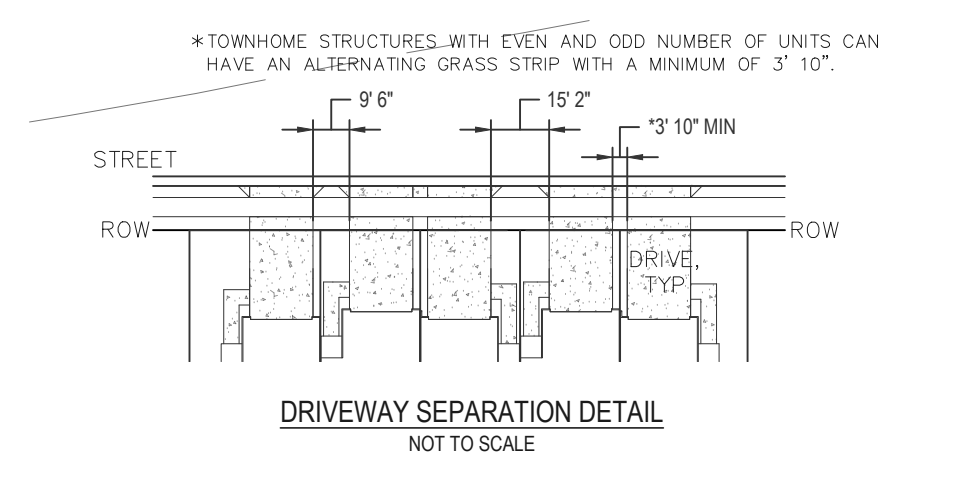


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**SYMBOL LEGEND**

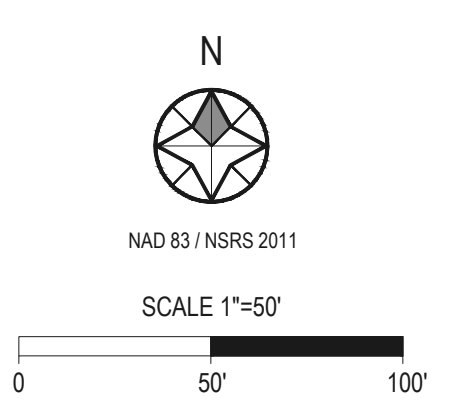
- ▲▲▲ END OF STREET SIGNAGE
- STOP SIGN AND STREET NAME SIGN LOCATION
- ACCESSIBILITY RAMP
- LARGE STREET TREE, TYP  
2 1/2" CALIPER MIN
- ▨ FLOOD PRONE SOILS (GIS)



REV #	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

KIRBY PEARCE ET AL  
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PIN: 1800920844  
RED: 0091467  
USE: AGRICULTURAL  
ZONED: R&PUD

NC NAD 83-2011 SPC  
GPS DERIVED DATA  
N: 602873.70  
E: 2161205.74  
CF: 0.99993226



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Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FRM No. C-2378



**ELIZABETH HEIGHTS**  
PHASE 2 REVISIONS

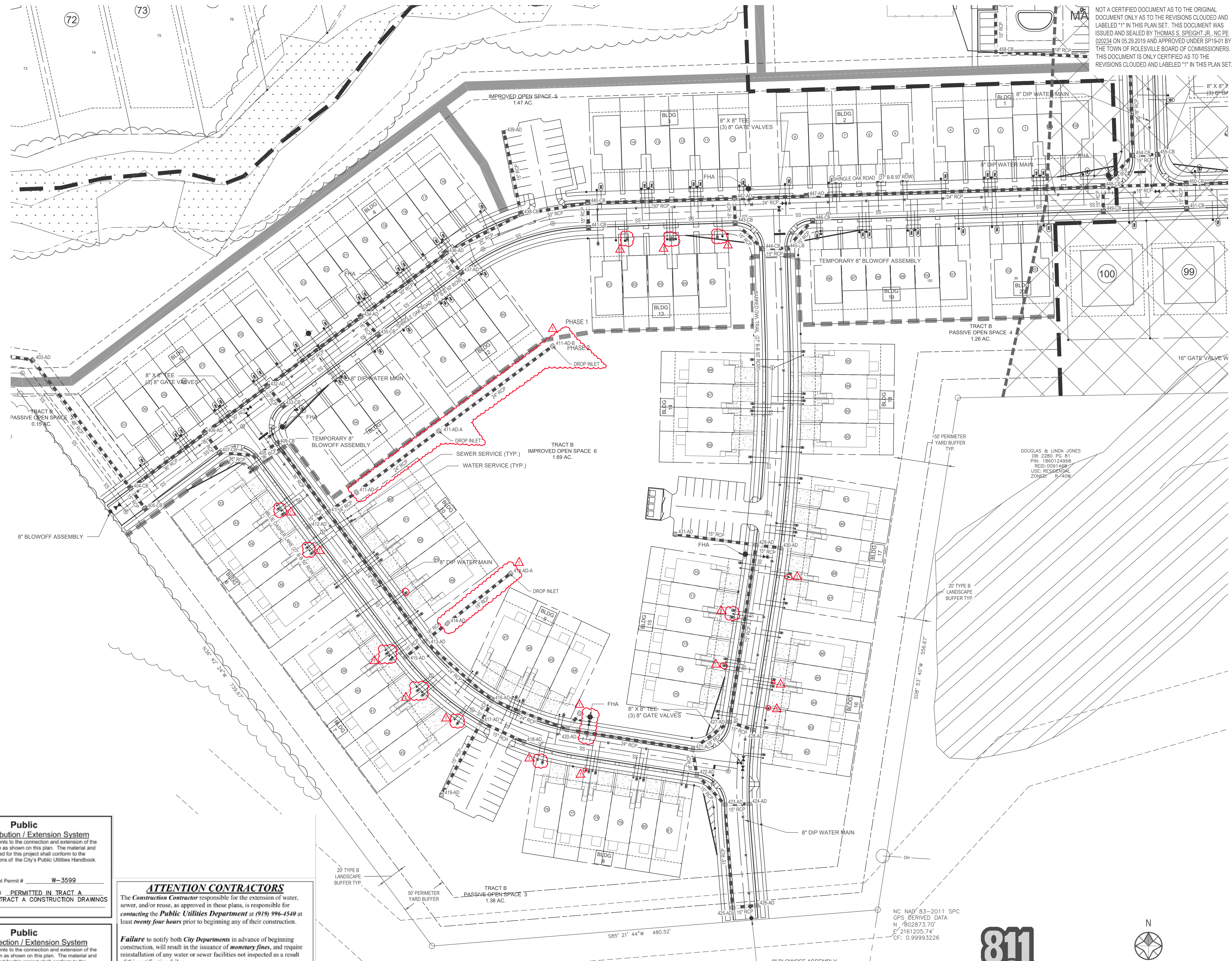
**SITE PLAN**

Design By: BCSC  
Date: 24.11.13  
Project #: P170348  
SHEET  
C200



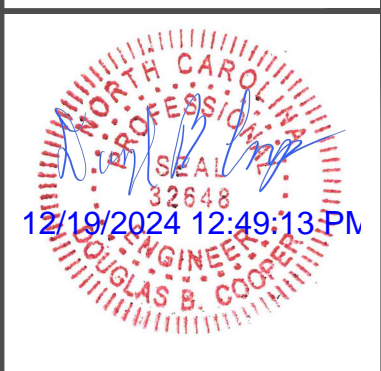
**SYMBOL LEGEND**

▲▲▲	END OF STREET SIGNAGE
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	FLOOD PRONE SOILS (GIS)

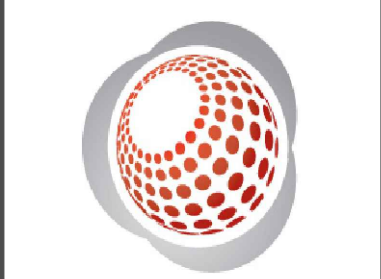


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 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FRM No. C-2376



**ELIZABETH HEIGHTS**  
 PHASE 2 REVISIONS

UTILITY PLAN

Design By: BCSC  
 Date: 24.11.13  
 Project #: P170348  
 SHEET  
 C400

REV#	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

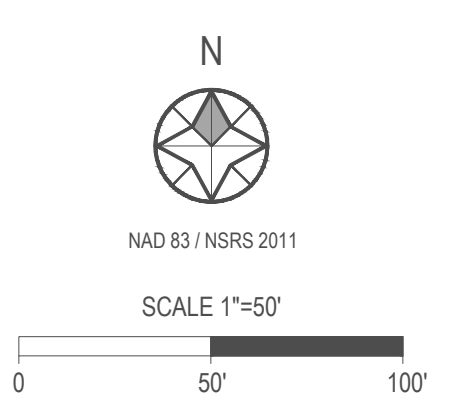
**Public Water Distribution / Extension System**  
 The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.  
 City of Raleigh  
 Public Utilities Department Permit # W-3599  
 Authorization to Construct **PERMITTED IN TRACT A**  
 SEE TRACT A CONSTRUCTION DRAWINGS  
 Date \_\_\_\_\_

**Public Sewer Collection / Extension System**  
 The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.  
 City of Raleigh  
 Public Utilities Department Permit # S-4523  
 Authorization to Construct **PERMITTED IN TRACT A**  
 SEE TRACT A CONSTRUCTION DRAWINGS  
 Date \_\_\_\_\_

**ATTENTION CONTRACTORS**  
 The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.  
**Failure** to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.  
**Failure** to call for **Inspection, Install a Downstream Plug, have Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.



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KIRBY PEARCE ET AL  
 DB 15950 PG 2400  
 PIN: 180592844  
 REID: 0091467  
 USE: AGRICULTURAL  
 ZONED: R&PUD

NC NAD 83-2011 SPC  
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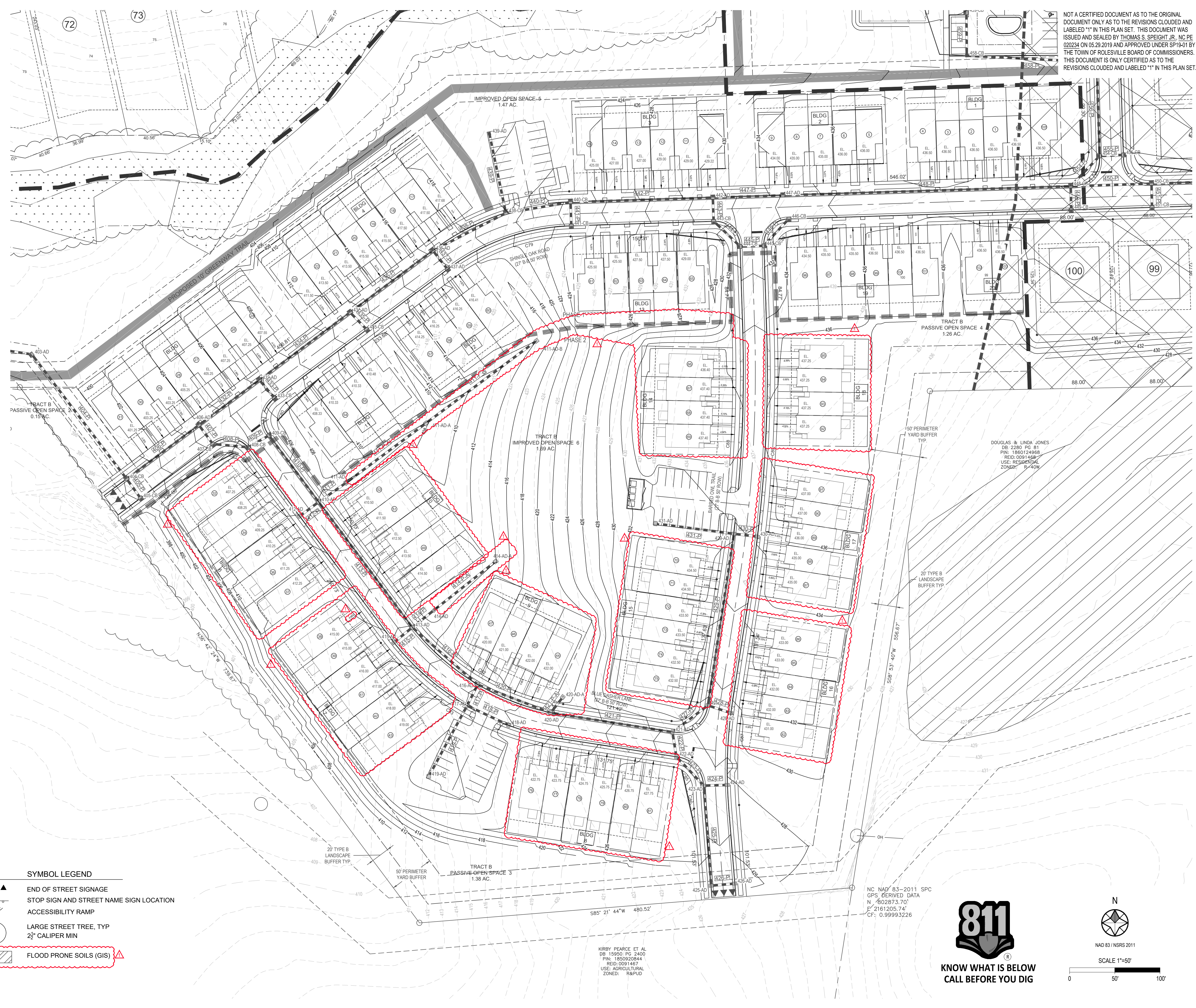
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STORM STRUCTURE TABLE				
STRUCTURE	RIM EL.	STRUCTURE IN	INVERT IN	INVERT OUT
411-AD-A	407.90	411-AD-B	402.92	402.72
411-AD-B	414.00			404.60
414-AD-A	413.80			408.70
420-AD-A	419.98			416.53

STORM SYSTEM DATA					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL
420-AD-A	420-AD	15	21.96	0.50%	Reinforced Concrete Pipe
414-AD-A	414-AD	18	86.47	1.03%	Reinforced Concrete Pipe
411-AD-B	411-AD-A	24	152.73	1.10%	Reinforced Concrete Pipe
411-AD-A	411-AD	24	110.32	1.00%	Reinforced Concrete Pipe

**NOTES**  
1. ALL CATCH BASINS SHALL BE ROLLOVER GRATES



**SYMBOL LEGEND**

- ▲▲▲ END OF STREET SIGNAGE
- STOP SIGN AND STREET NAME SIGN LOCATION
- ↗ ACCESSIBILITY RAMP
- ⊕ LARGE STREET TREE, TYP  
2 1/2" CALIPER MIN
- ▨ FLOOD PRONE SOILS (GIS)

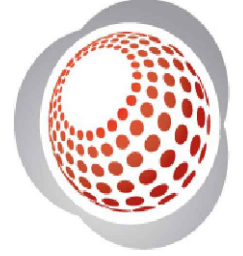
REV#	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

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Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FRM No. C-2378



**ELIZABETH HEIGHTS**  
PHASE 2 REVISIONS

GRADING PLAN

Design By: BCSC  
Date: 24.11.13  
Project #: P170348  
SHEET  
C500



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N  
NAD 83 / NRS 2011  
SCALE 1"=50'  
0 50' 100'

KIRBY PEARCE ET AL  
DB 15950 PG 2400  
PIN: 185920844  
RED: 0091467  
USE: AGRICULTURAL  
ZONED: R&PUD

DOUGLAS & LINDA JONES  
DB 2280 PG 81  
PIN: 185024988  
RED: 0091458  
USE: RESIDENTIAL  
ZONED: R-40W

30' TYPE B  
LANDSCAPE  
BUFFER TYP.

50' PERIMETER  
YARD BUFFER  
TYP.

TRACT B  
PASSIVE-OPEN SPACE 3  
1.38 AC.

TRACT B  
IMPROVED OPEN SPACE 6  
1.89 AC.

TRACT B  
PASSIVE OPEN SPACE 4  
1.26 AC.

IMPROVED OPEN SPACE 5  
1.47 AC.

PROPOSED 10' GREENWAY TRAIL  
0.04 AC.

SHINGLE OAK ROAD  
(27' B-50 ROW)

BLUE WASHNET LANE  
(27' B-50 ROW)

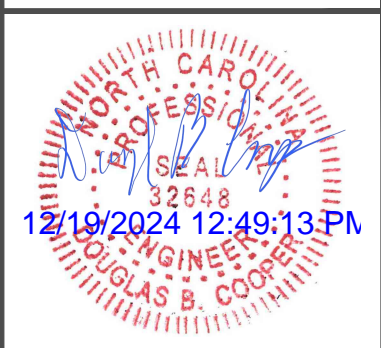
BARREN OAK TRAIL  
(27' B-50 ROW)

NC NAD 83-2011 SPC  
GPS DERIVED DATA  
N: 602873.70  
E: 2161205.74  
CF: 0.99993226

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Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FRM No. C-2376

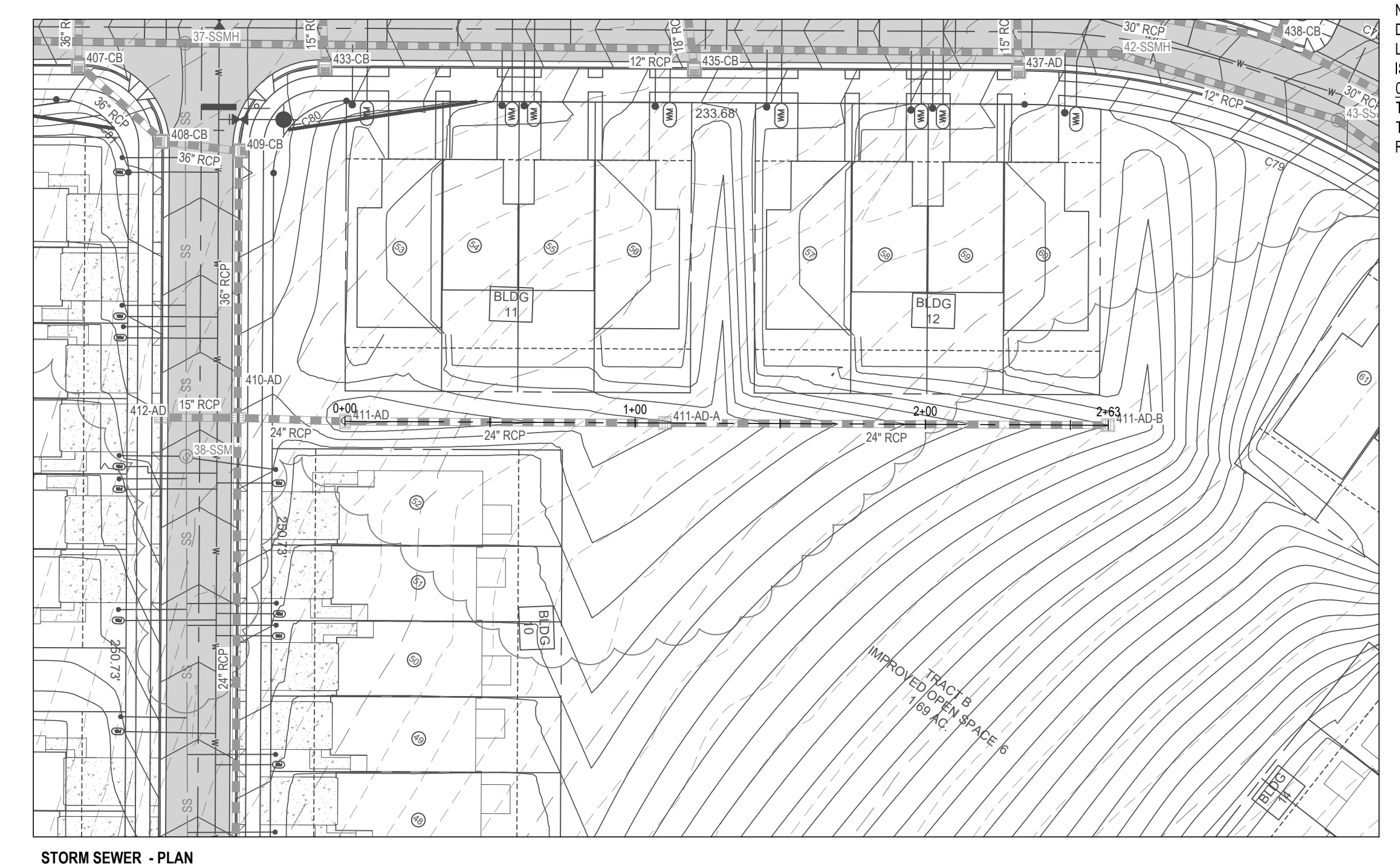


**ELIZABETH HEIGHTS**  
PHASE 2 REVISIONS  
1205 AVRETT ROAD  
WAKE FOREST, NC 27587  
WAKE COUNTY

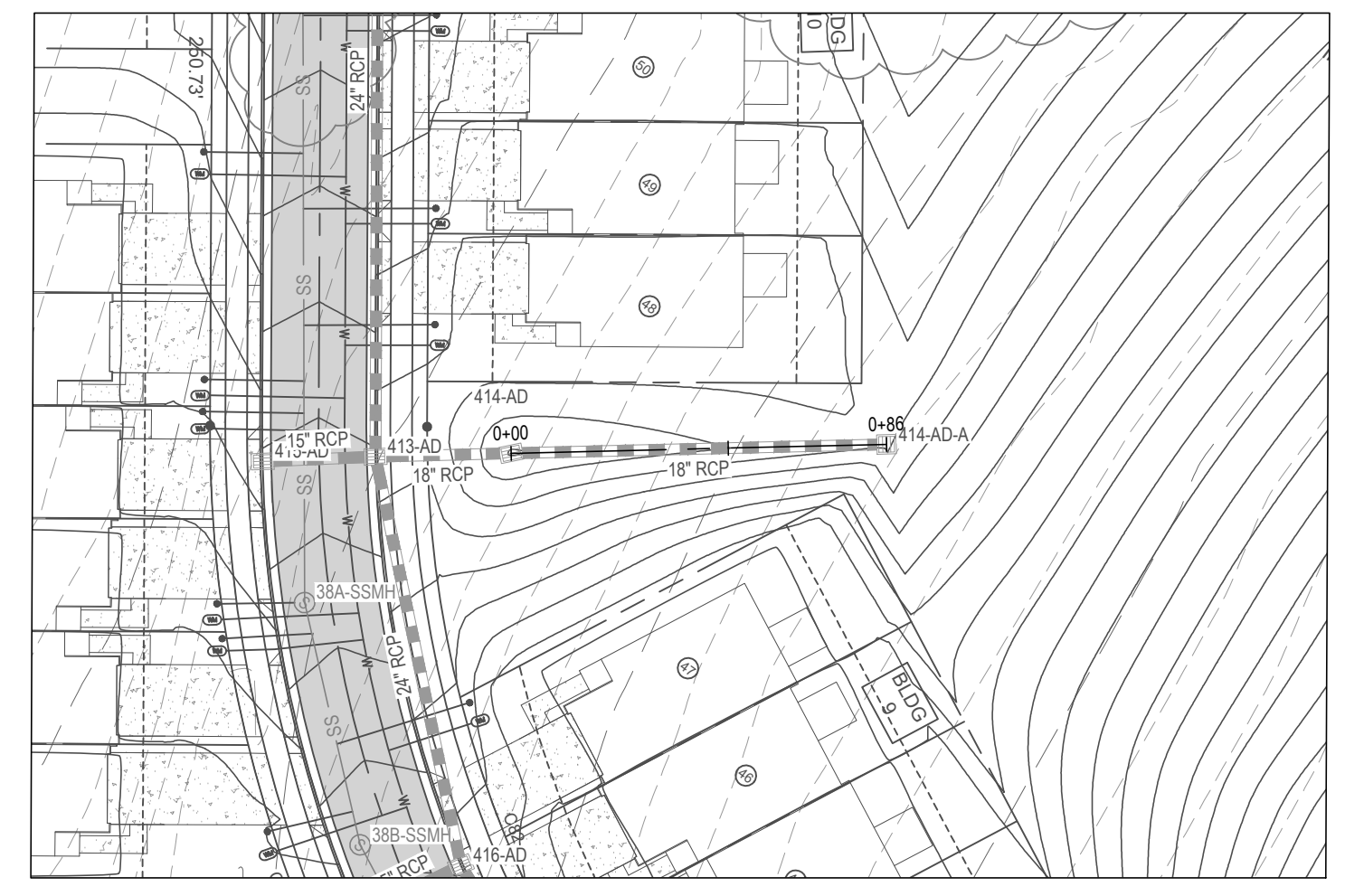
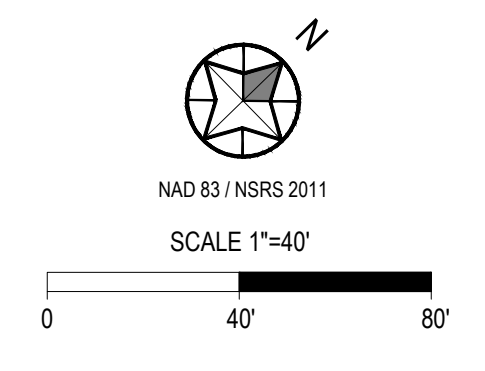
**STORM SEWER PLAN & PROFILE**

Design By: BCSC  
Date: 24.11.13  
Project #: P170348

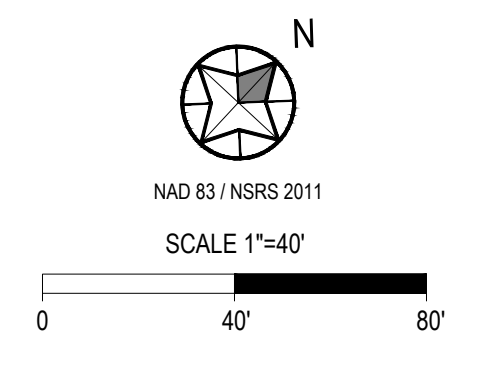
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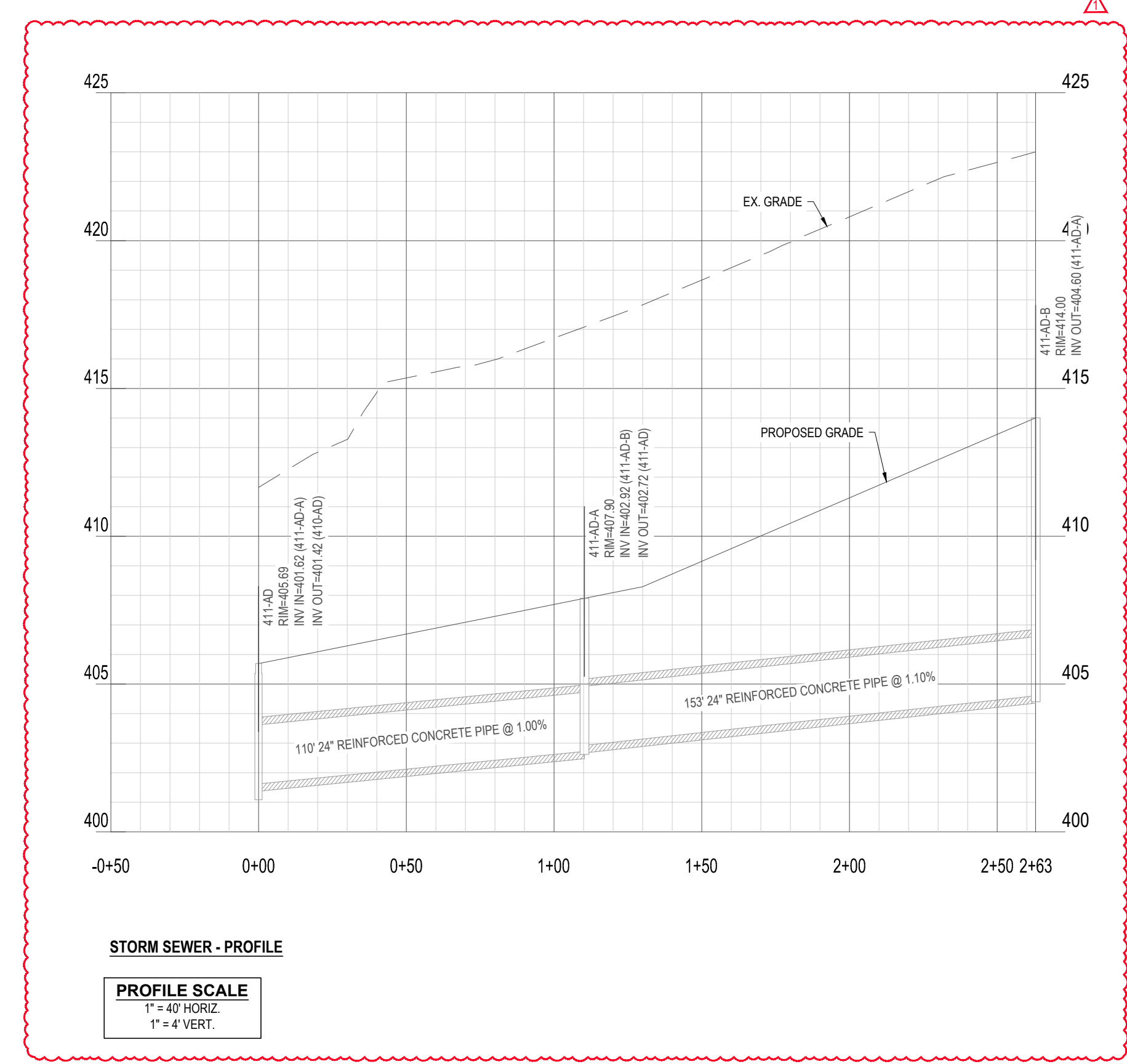
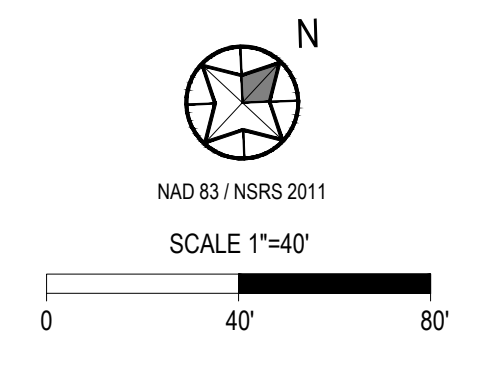
STORM SEWER - PLAN



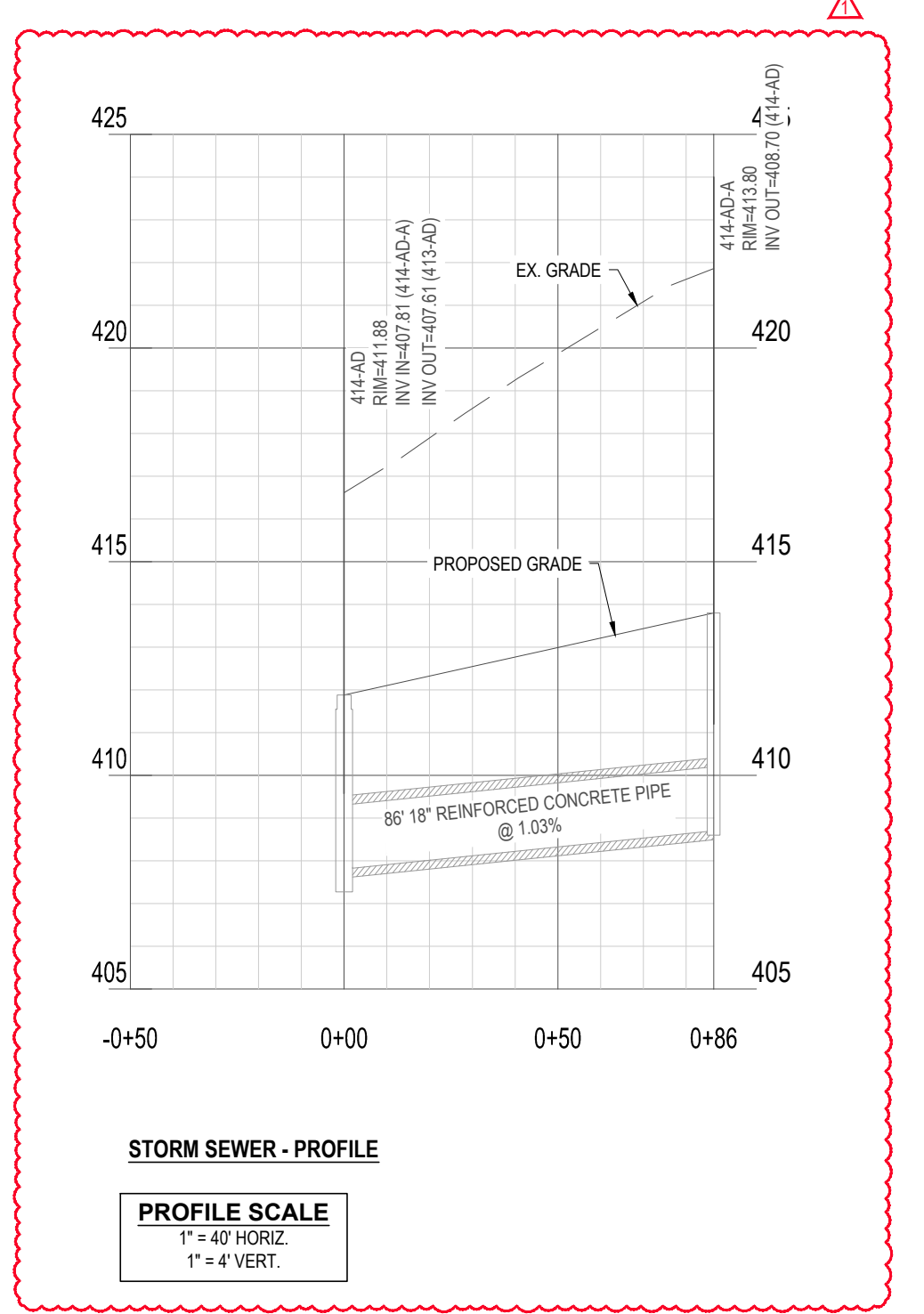
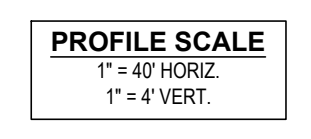
STORM SEWER - PLAN



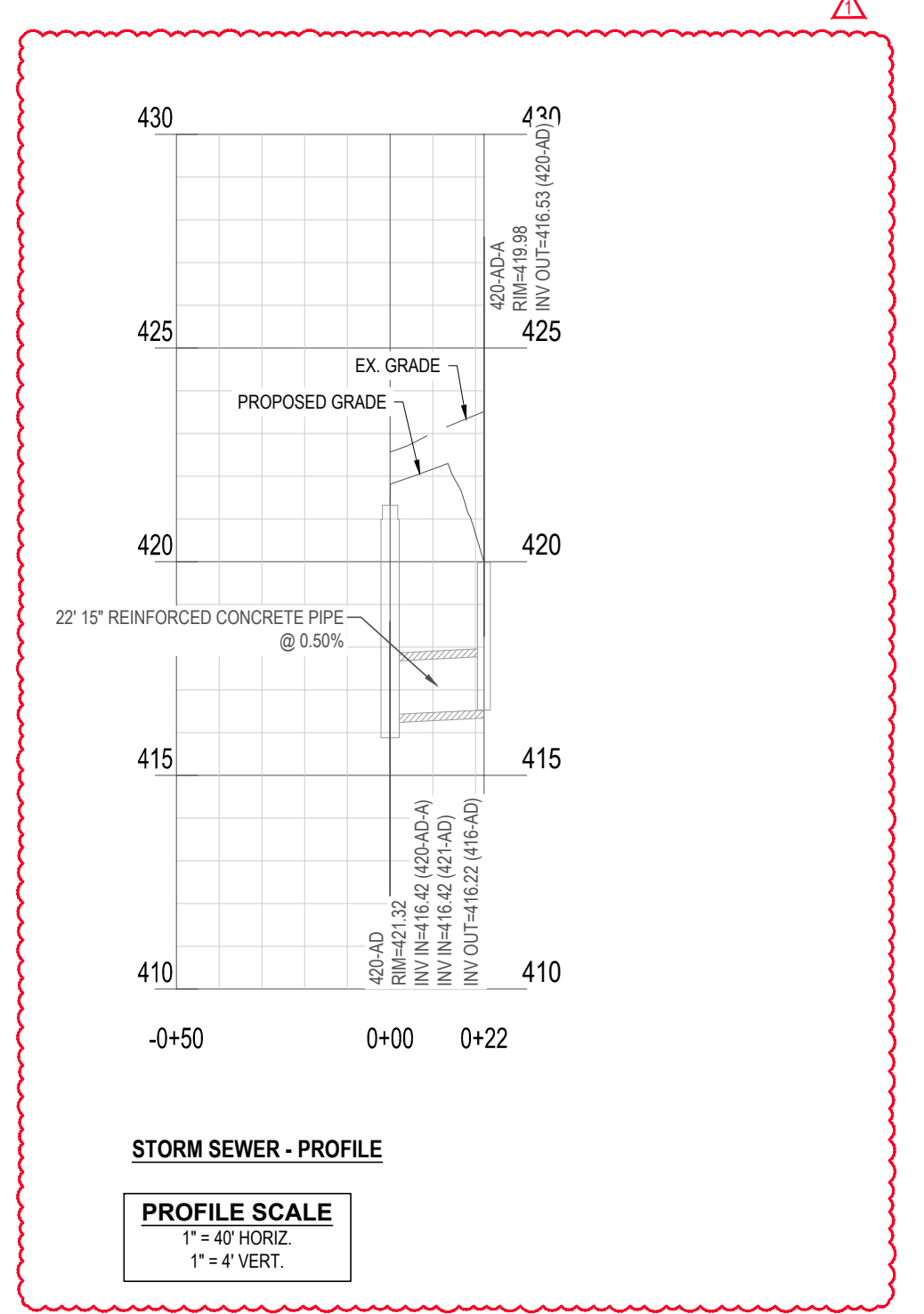
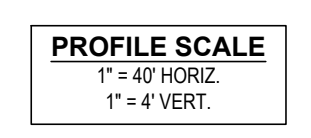
STORM SEWER - PLAN



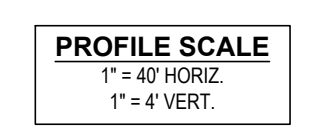
STORM SEWER - PROFILE



STORM SEWER - PROFILE



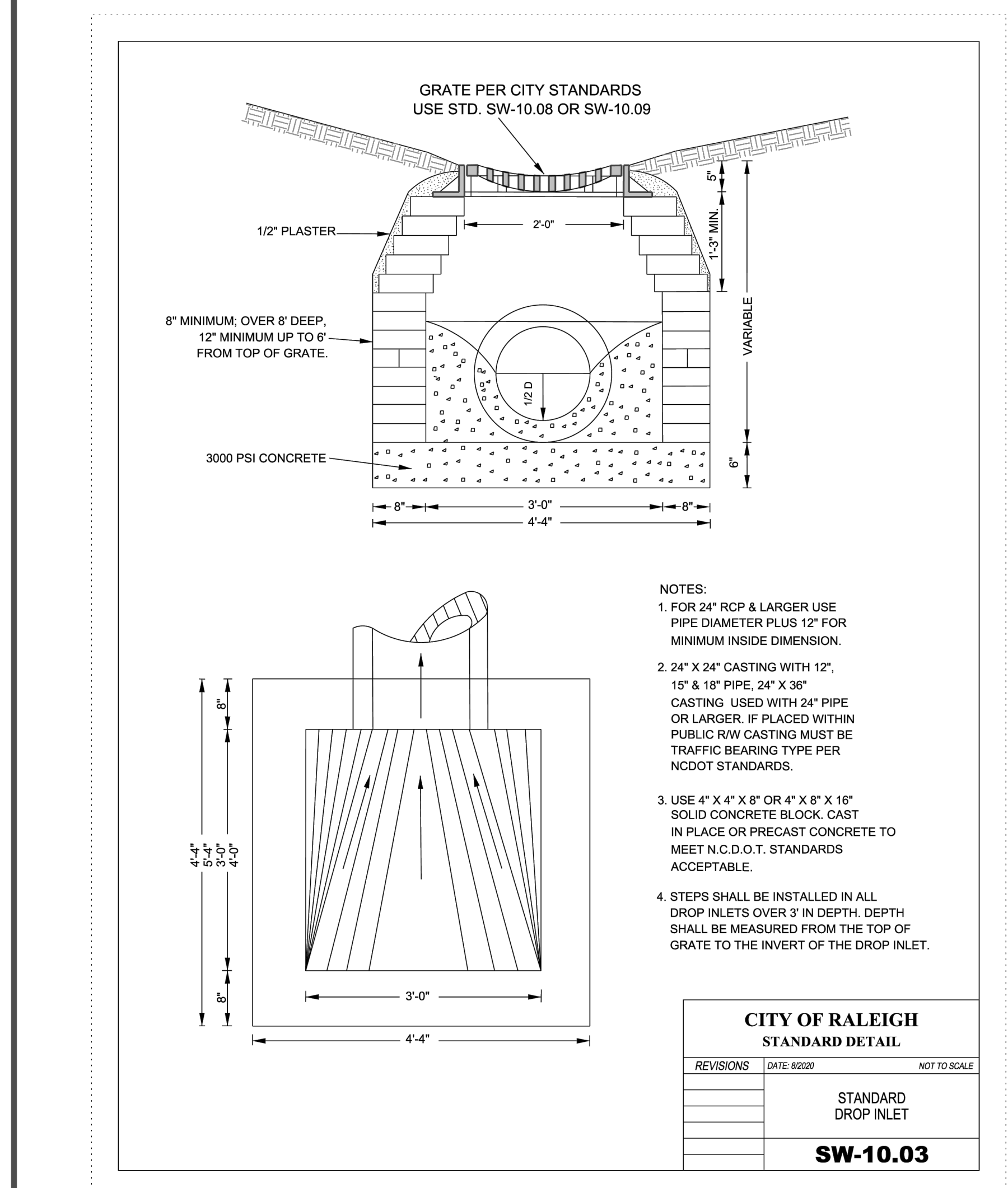
STORM SEWER - PROFILE



REV #	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

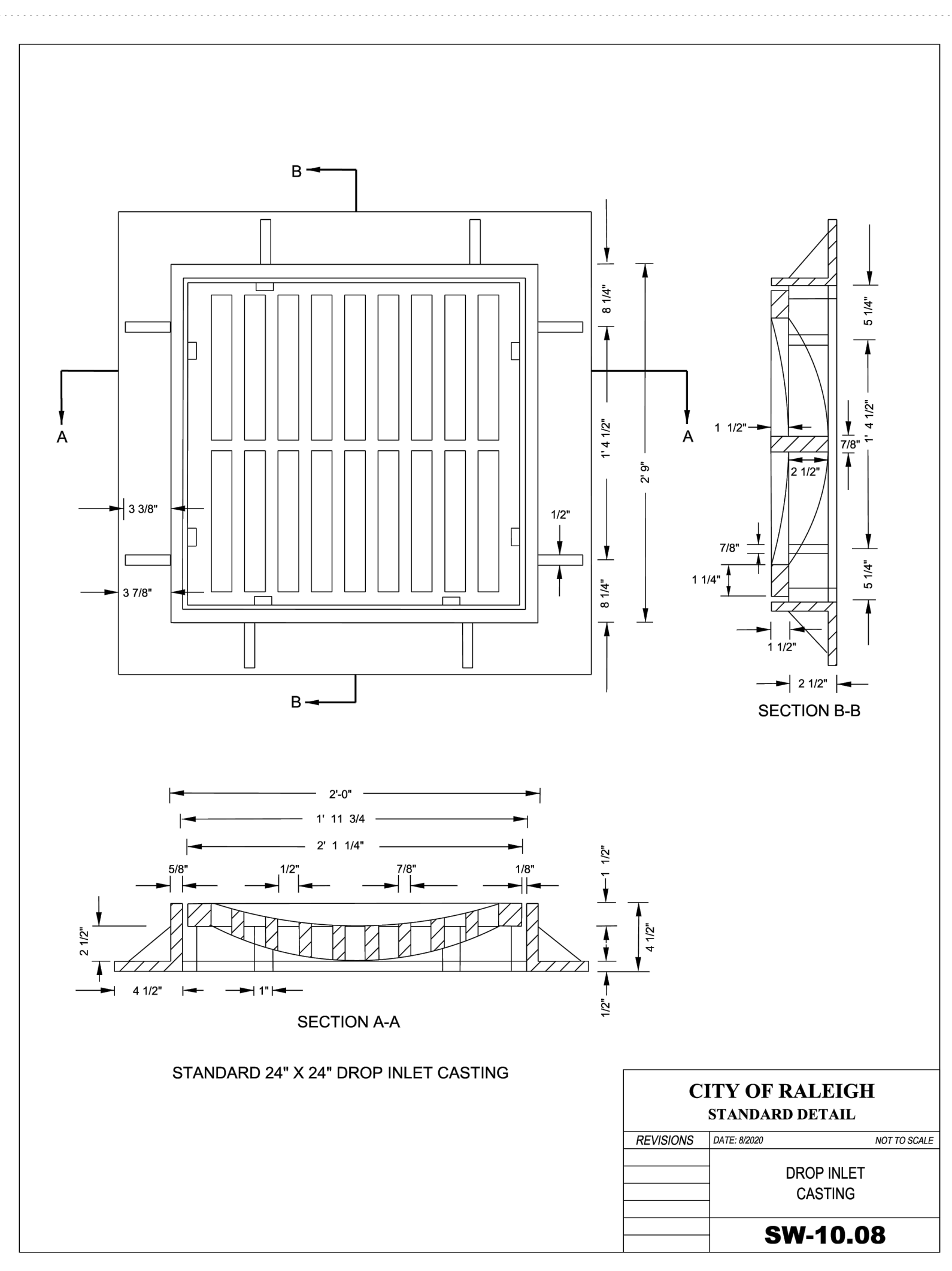
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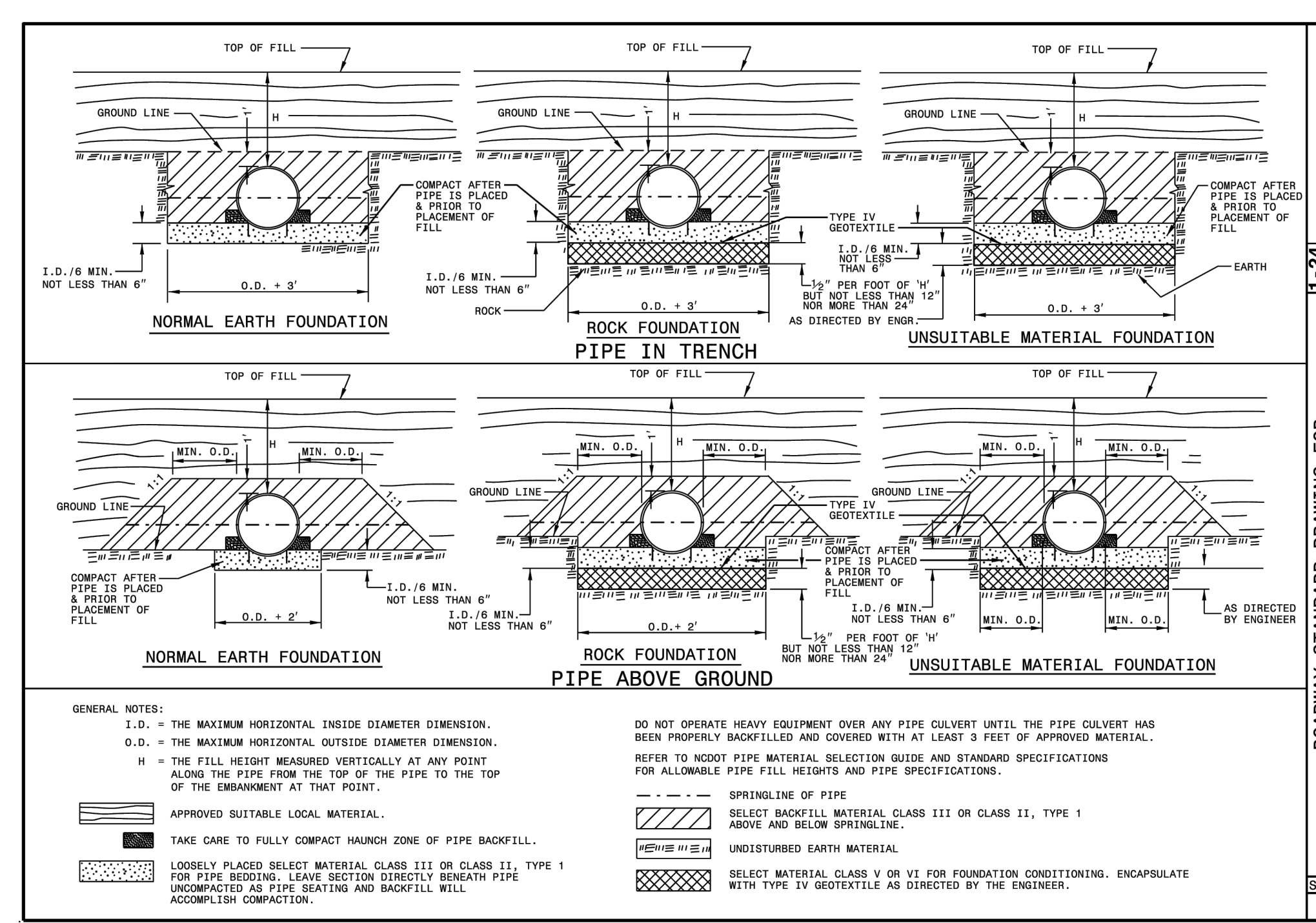
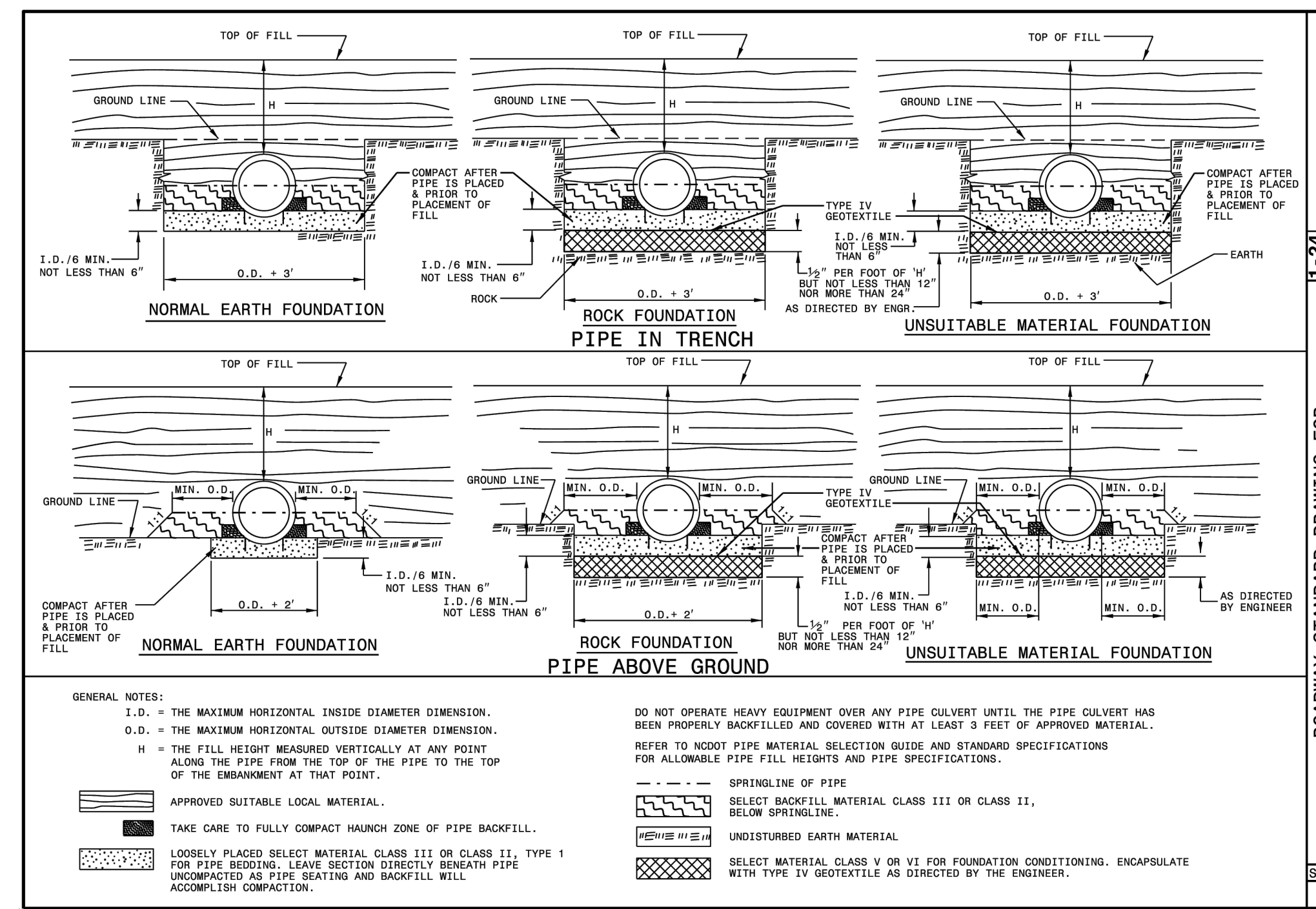
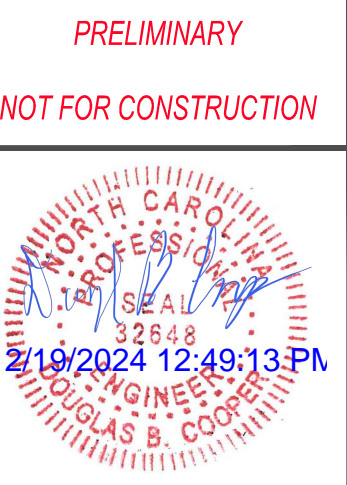
- NOTES:
- FOR 24" RCP & LARGER USE PIPE DIAMETER PLUS 12" FOR MINIMUM INSIDE DIMENSION.
  - 24" X 24" CASTING WITH 12", 15" & 18" PIPE, 24" X 36" CASTING USED WITH 24" PIPE OR LARGER. IF PLACED WITHIN PUBLIC RW CASTING MUST BE TRAFFIC BEARING TYPE PER NCDOT STANDARDS.
  - USE 4" X 4" X 8" OR 4" X 8" X 16" SOLID CONCRETE BLOCK, CAST IN PLACE OR PRECAST CONCRETE TO MEET N.C.D.O.T. STANDARDS ACCEPTABLE.
  - STEPS SHALL BE INSTALLED IN ALL DROP INLETS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF GRATE TO THE INVERT OF THE DROP INLET.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 8/20/09	NOT TO SCALE
		STANDARD DROP INLET
		<b>SW-10.03</b>



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 8/20/09	NOT TO SCALE
		DROP INLET CASTING
		<b>SW-10.08</b>

NOT A CERTIFIED DOCUMENT AS TO THE ORIGINAL DOCUMENT ONLY AS TO THE REVISIONS CLOUD AND LABELED "1" IN THIS PLAN SET. THIS DOCUMENT WAS ISSUED AND SEALED BY THOMAS S. SPEIGHT, JR., N.C. PE 020234 ON 05.29.2019 AND APPROVED UNDER SP19-01 BY THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS. THIS DOCUMENT IS ONLY CERTIFIED AS TO THE REVISIONS CLOUD AND LABELED "1" IN THIS PLAN SET.



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

ROADWAY STANDARD DRAWING FOR  
**METHOD OF PIPE INSTALLATION**  
RIGID PIPE

SHEET 2 OF 2  
**300.01**

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

ROADWAY STANDARD DRAWING FOR  
**METHOD OF PIPE INSTALLATION**  
FLEXIBLE PIPE

SHEET 1 OF 2  
**300.01**

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NCBELS FRM No. C-2378



**ELIZABETH HEIGHTS**  
PHASE 2 REVISIONS  
1205 AVERETTE ROAD  
WAKE FOREST, NC 27597  
WAKE COUNTY

**DETAILS**

REV#	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

Design By: BCSC  
Date: 24.11.13  
Project #: P170348

SHEET  
**C900**