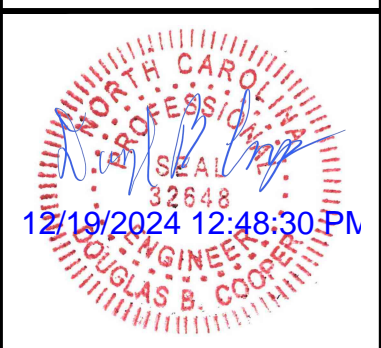


# ELIZABETH SPRINGS

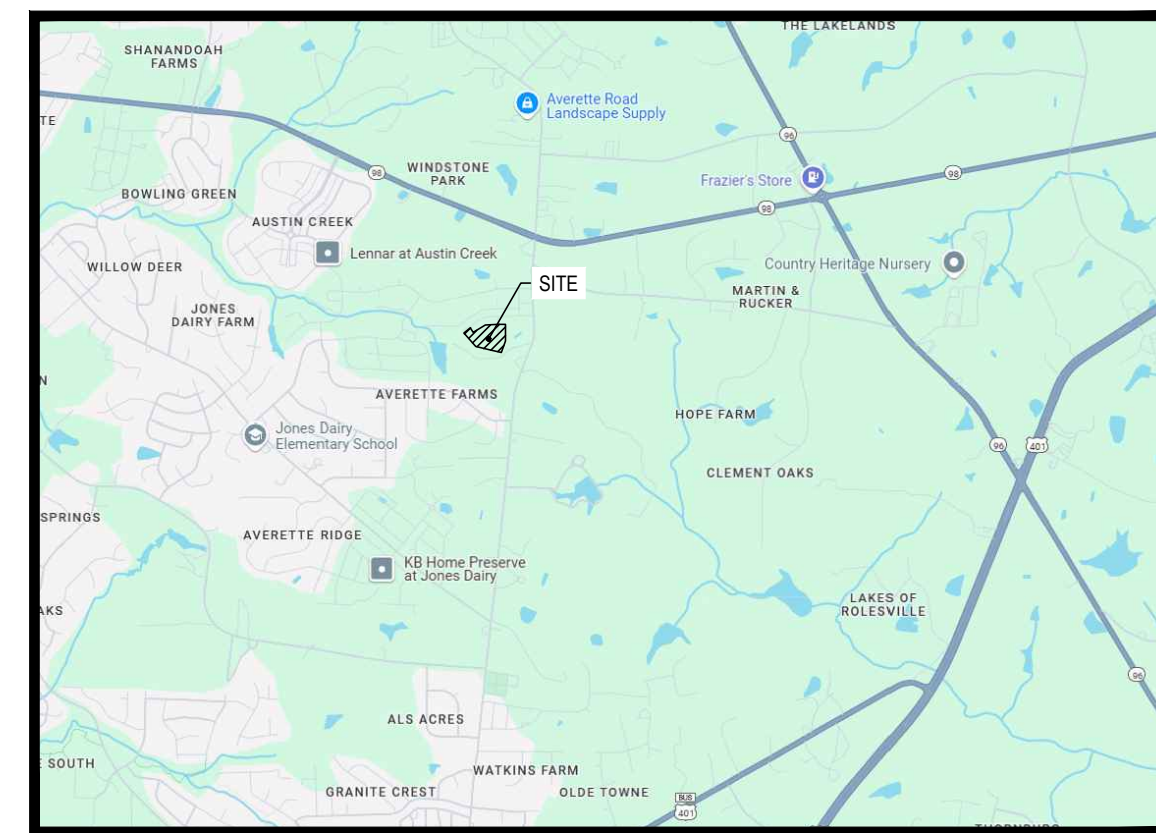
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TOWN OF ROLESVILLE BOC APPROVED SP19-01: 11/04/19

PRELIMINARY  
NOT FOR CONSTRUCTION

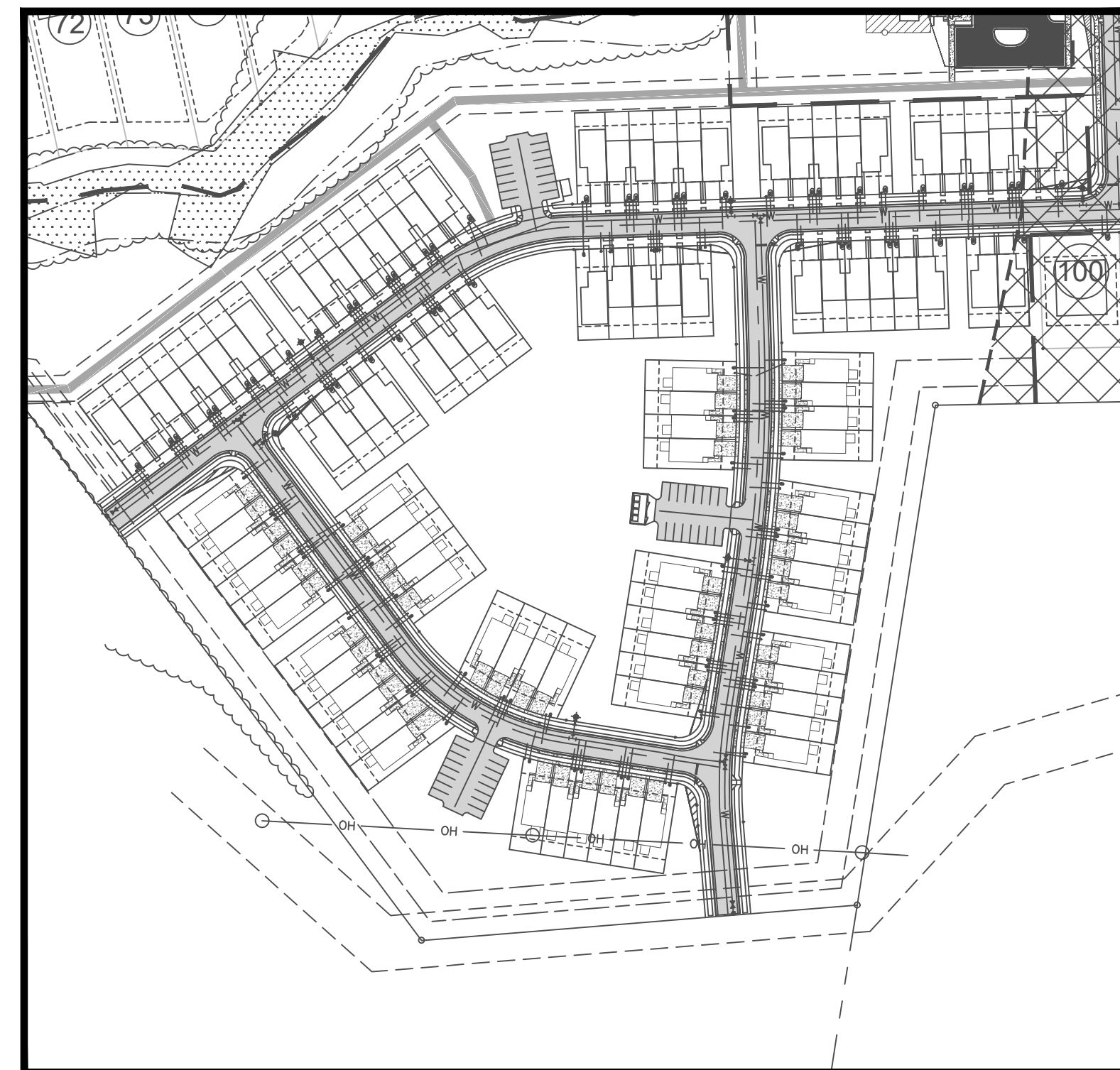
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## PHASE 2 TOWNHOMES REVISION SUBMITTAL 1: 12.19.24 TOWN OF ROLESVILLE WAKE COUNTY, NC



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

#1 - As a revision, how are these sheets sliding in to the original plans? The page numbering is different and doesn't align with the original set.  
If these are to stand alone, several sheets should be included that were included on the original set to create a full set:  
- Notes (unless all appropriate notes are included in these sheets).  
- Site Data  
- Erosion Control  
- Street Plan and Profiles  
A typical street section is also missing.

**OWNER:**

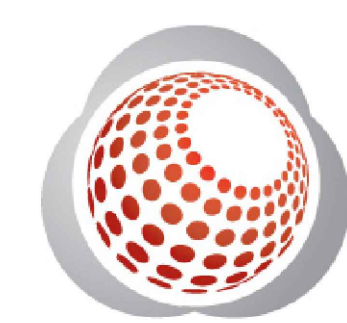
EXPERIENCEONE HOMES LLC  
PO BOX 5509  
CARY NC 27512  
P: 919.991.1428

**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

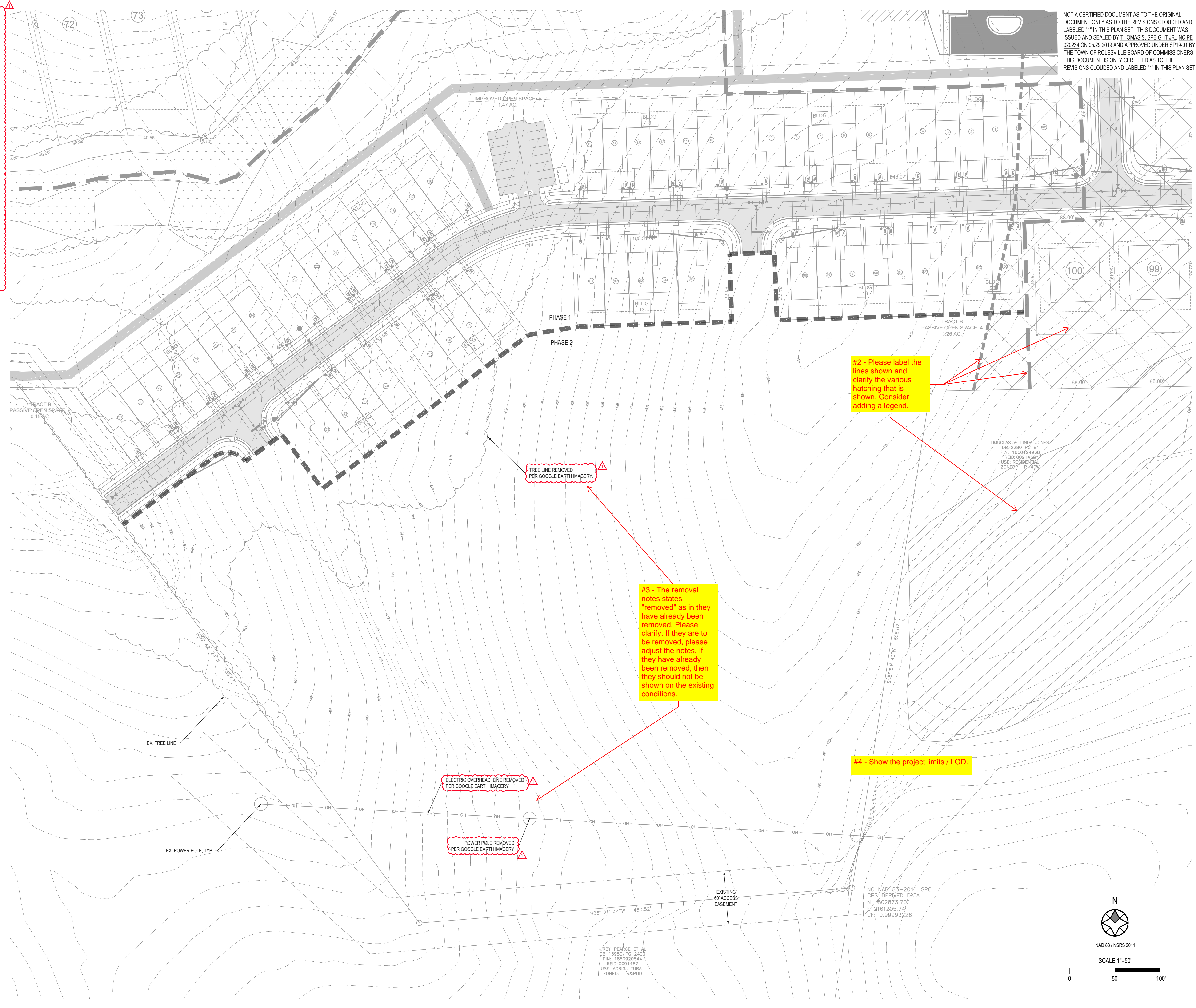
P:170348\_ELIZABETH HEIGHTS PH2 1TH REVISIONS

p:\2017\proj\ca1170348\bateman\highres\EXNG\DWG\SHEET\Revision\PH2\1TH REV.DWG



- 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 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 19, 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.

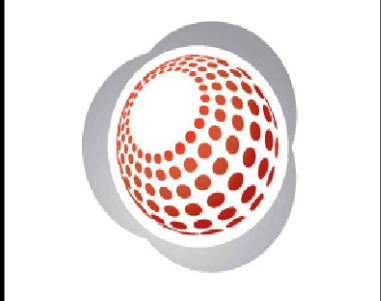


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Engineers • Surveyors • Planners  
2524 Raliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2376



**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

SHEET  
C100

#2 - Please label the lines shown and clarify the various hatching that is shown. Consider adding a legend.

TREE LINE REMOVED PER GOOGLE EARTH IMAGERY

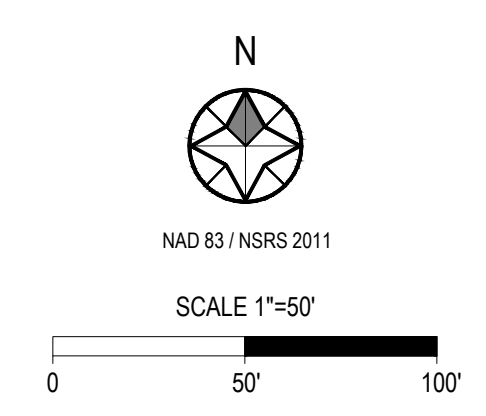
#3 - The removal notes states "removed" as in they have already been removed. Please clarify. If they are to be removed, please adjust the notes. If they have already been removed, then they should not be shown on the existing conditions.

ELECTRIC OVERHEAD LINE REMOVED PER GOOGLE EARTH IMAGERY

POWER POLE REMOVED PER GOOGLE EARTH IMAGERY

#4 - Show the project limits / LOD.

REV #	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

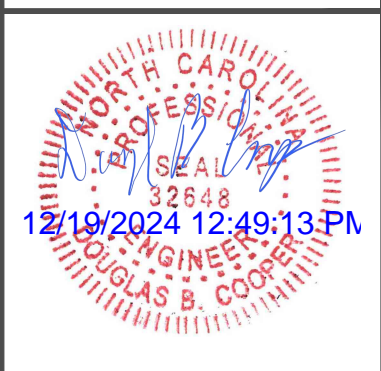


KIRBY PEARCE ET AL  
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REID: 0091467  
USE: AGRICULTURAL  
ZONED: R6PUD

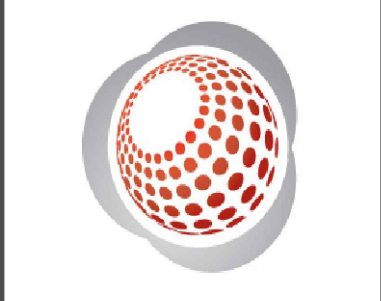
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 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FRM No. C-2378

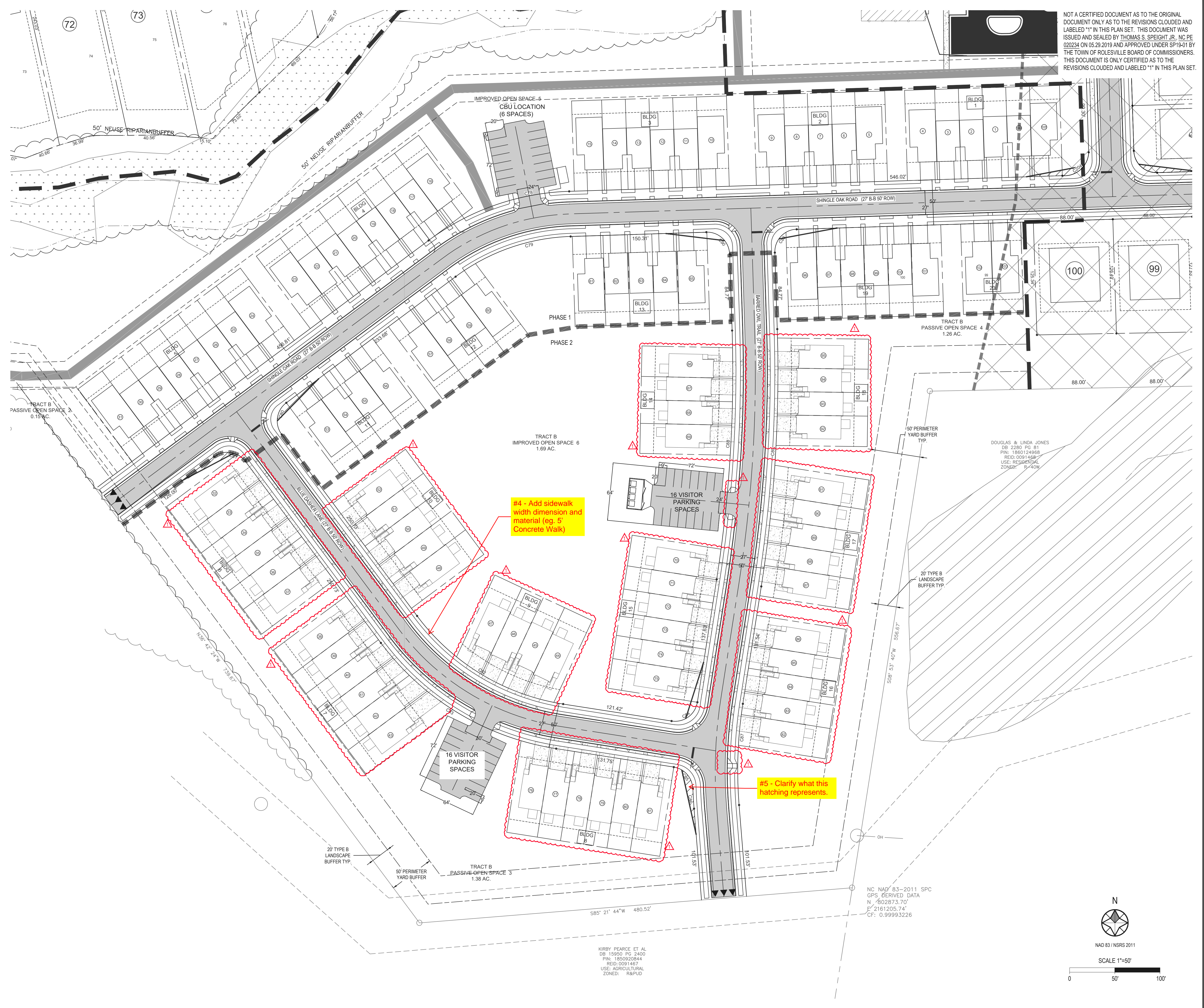


**ELIZABETH HEIGHTS**  
 PHASE 2 REVISIONS

**SITE PLAN**

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

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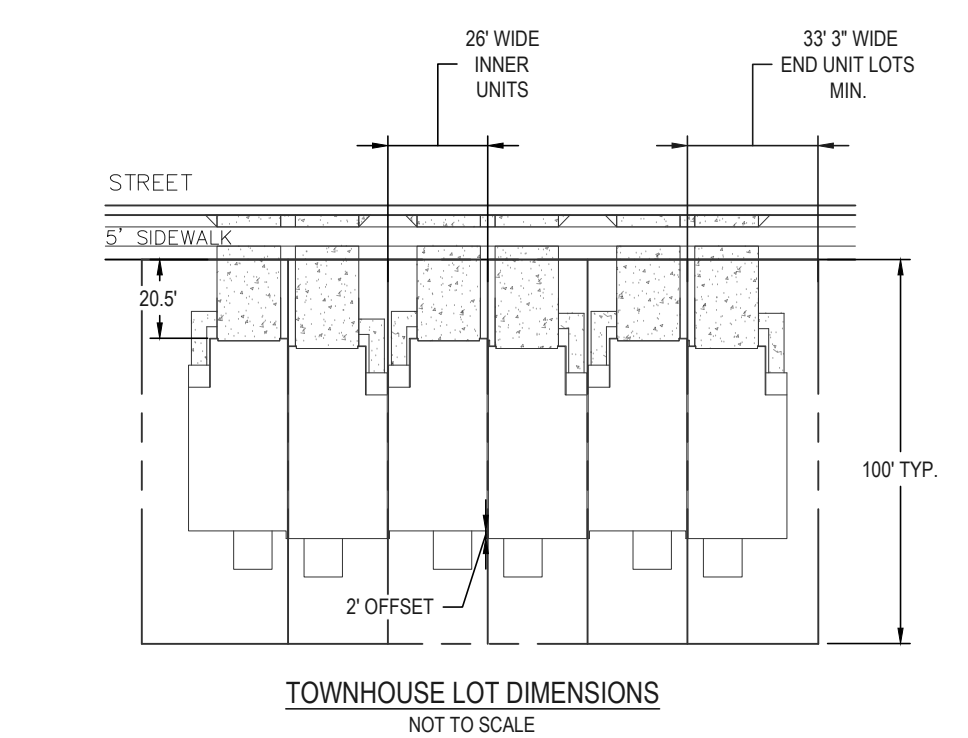
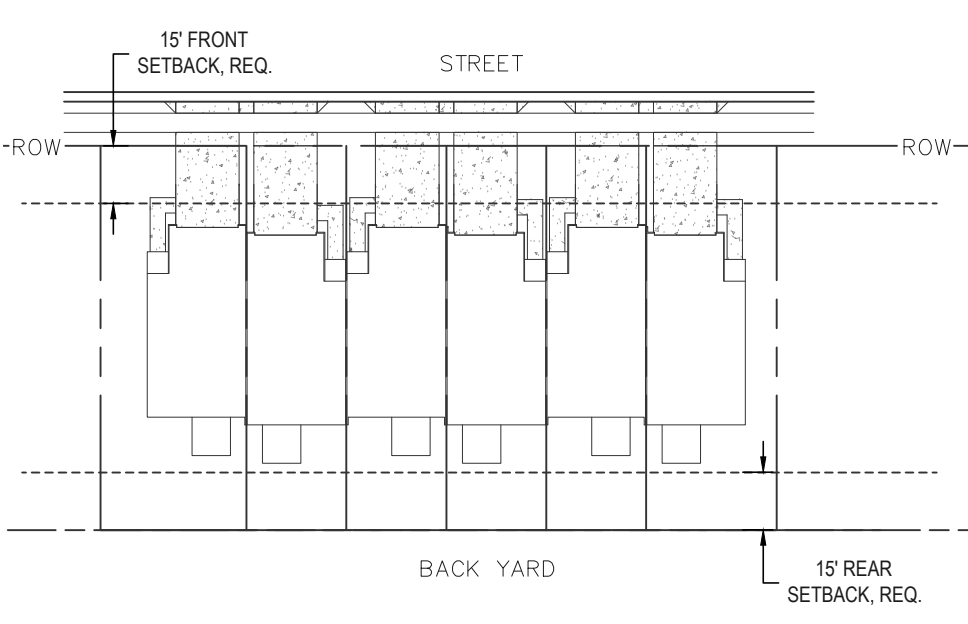
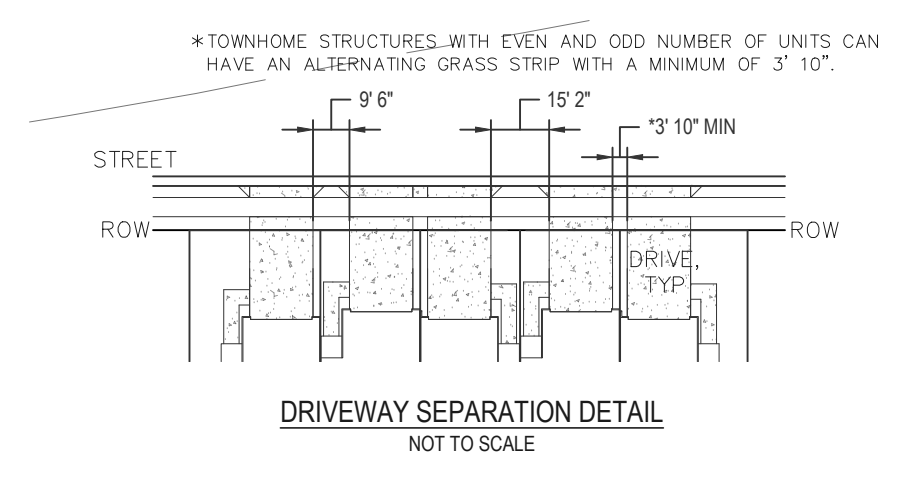


#4 - Add sidewalk width dimension and material (eg. 5' Concrete Walk)

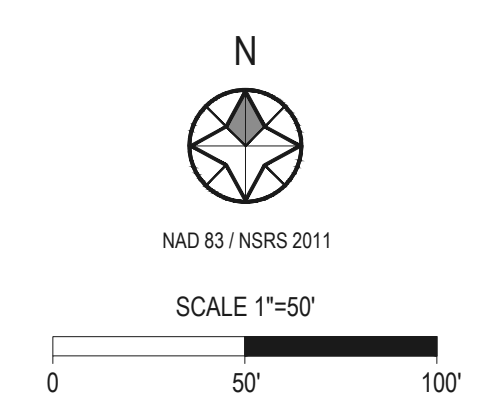
#5 - Clarify what this hatching represents.

**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)



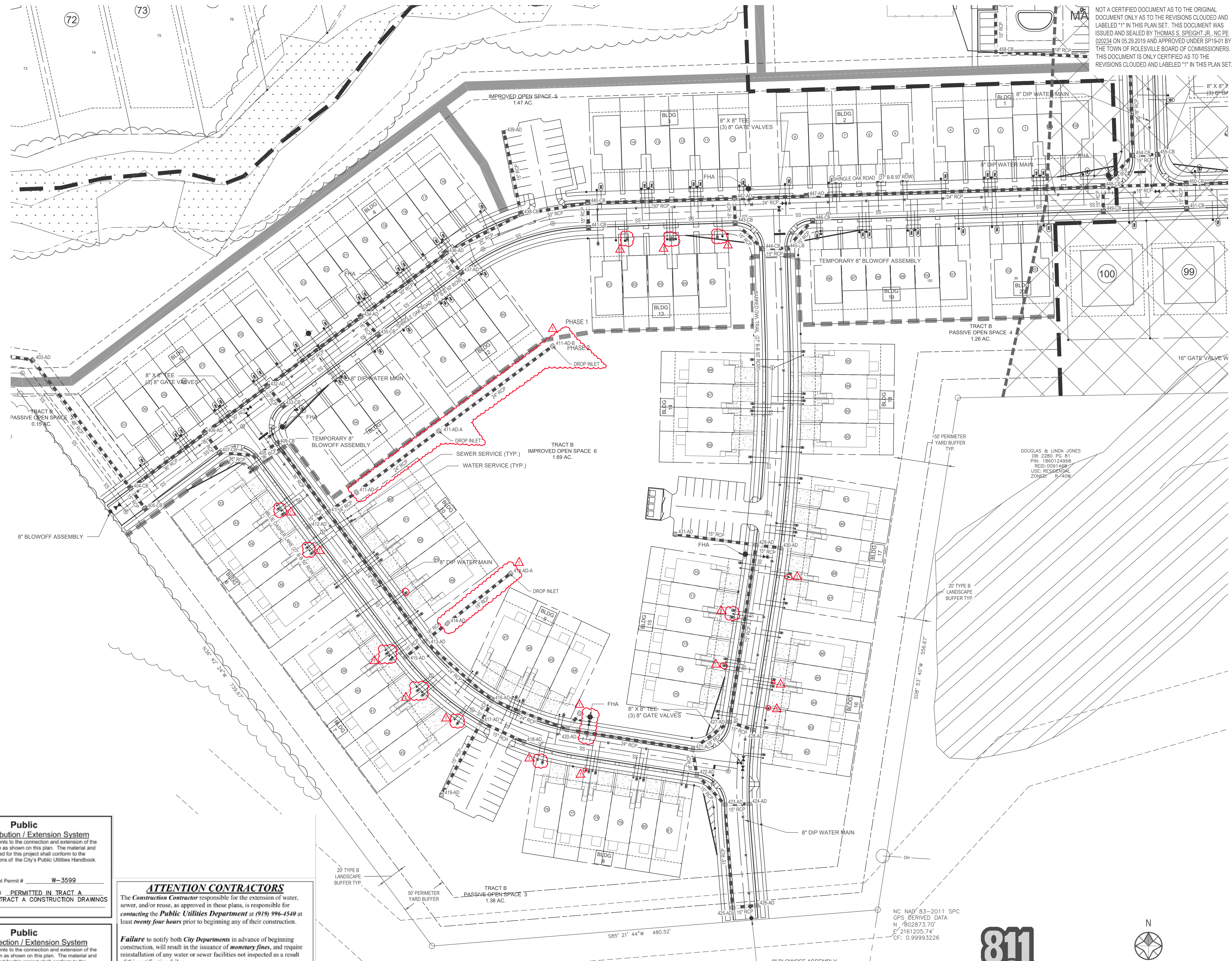
REV #	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION





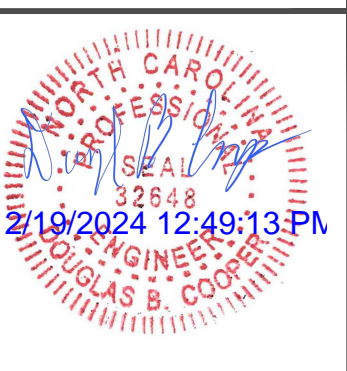
**SYMBOL LEGEND**

▲▲▲	END OF STREET SIGNAGE
—	STOP SIGN AND STREET NAME SIGN LOCATION
↕	ACCESSIBILITY RAMP
⊙	LARGE STREET TREE, TYP 2" CALIPER MIN
	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

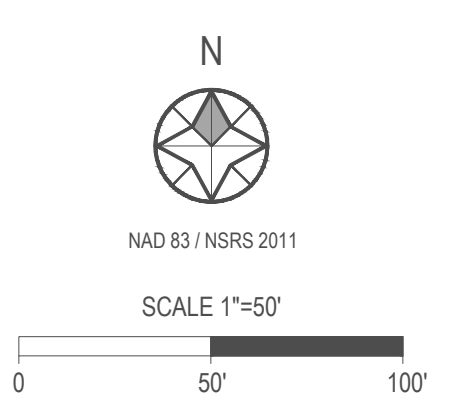
**Public Water Distribution / Extension System**  
 The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public 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  
 GPS DERIVED DATA  
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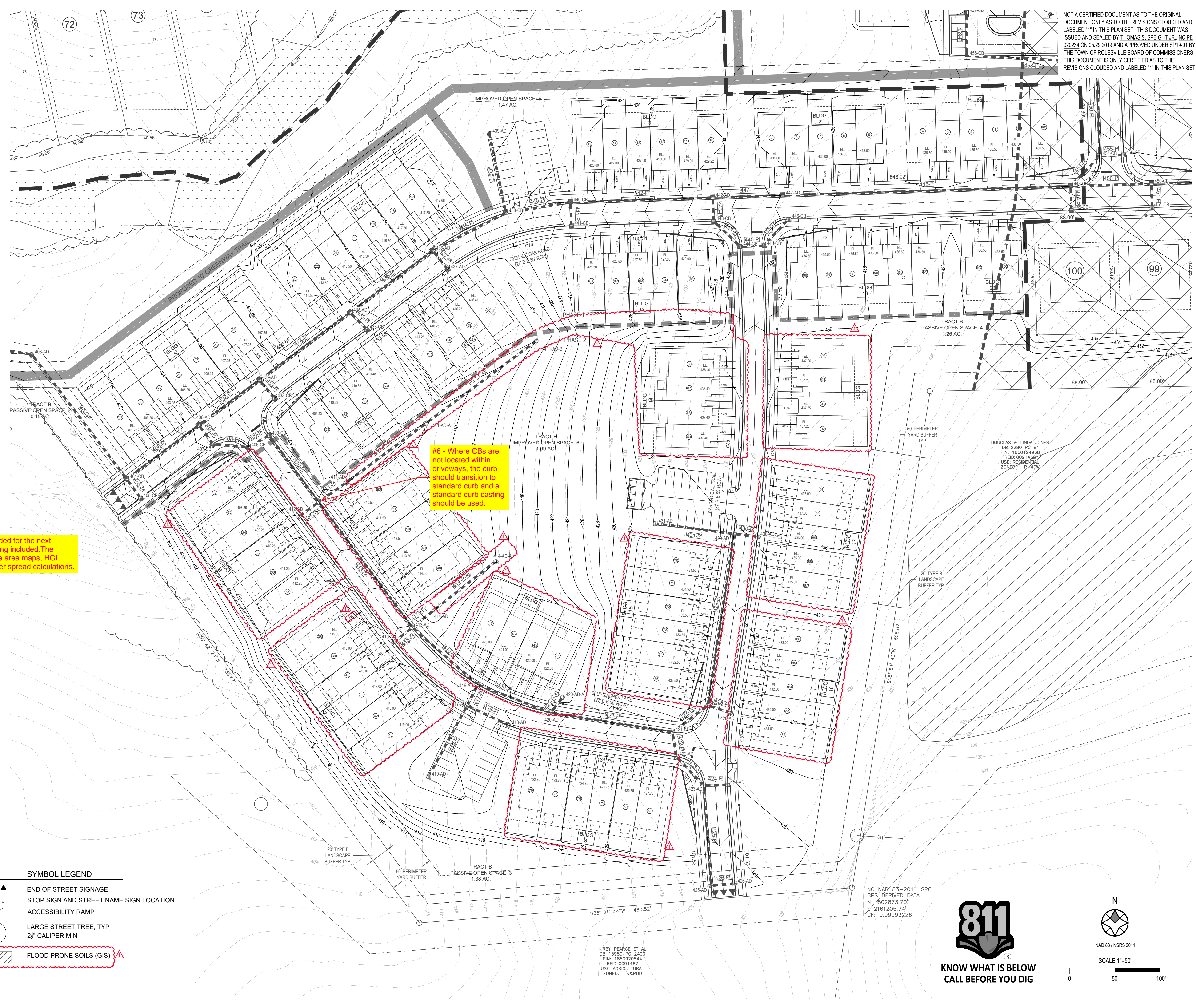
STORM STRUCTURE TABLE				
STRUCTURE	RIM EL.	STRUCTURE IN	INVERT IN	INVERT OUT
411-AD-A	407.90	411-AD-B	402.92	402.72
411-AD-B	414.00			404.60
414-AD-A	413.80			408.70
420-AD-A	419.98			416.53

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-ADA	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

#7 - An updated stormwater package is needed for the next submittal since additional storm sewer is being included. The stormwater package should include drainage area maps, HGL calculations (for the entire system), and gutter spread calculations.

#6 - Where CBs are not located within driveways, the curb should transition to standard curb and a standard curb casting should be used.



**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
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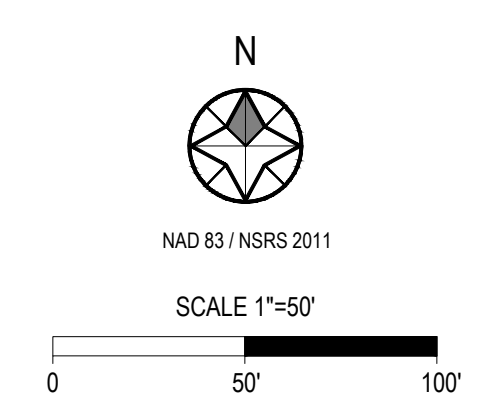


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Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FRM No. C-2378



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

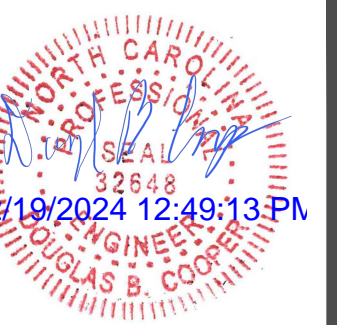
GRADING PLAN



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

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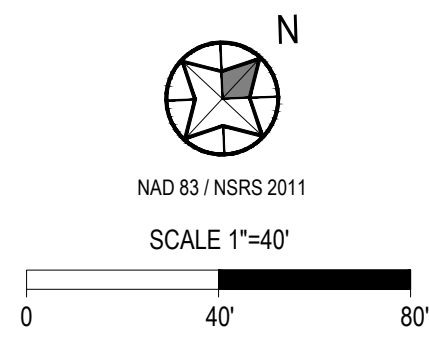




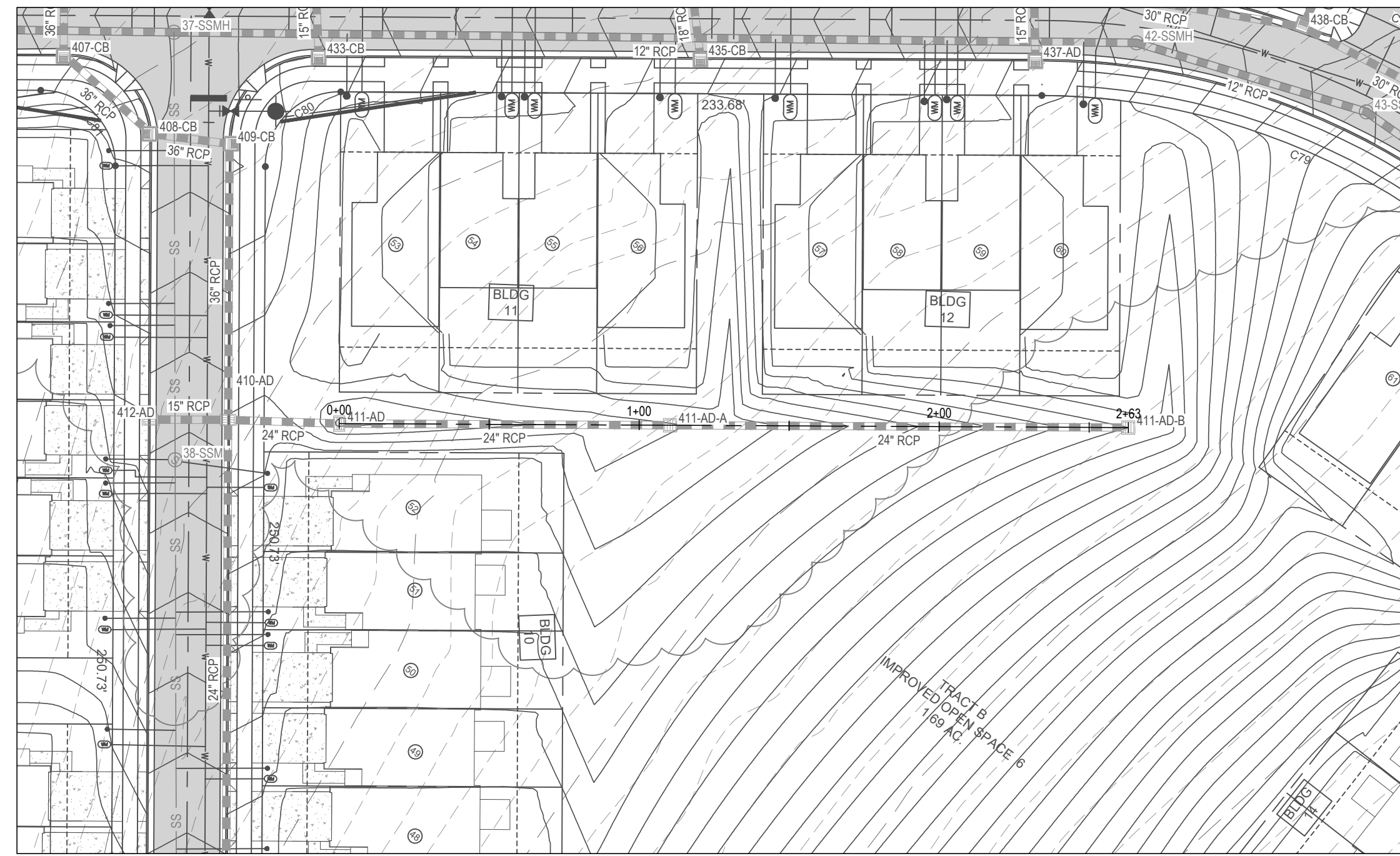
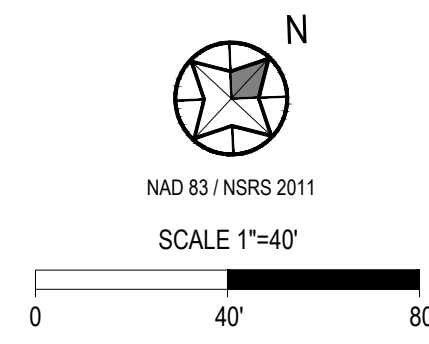
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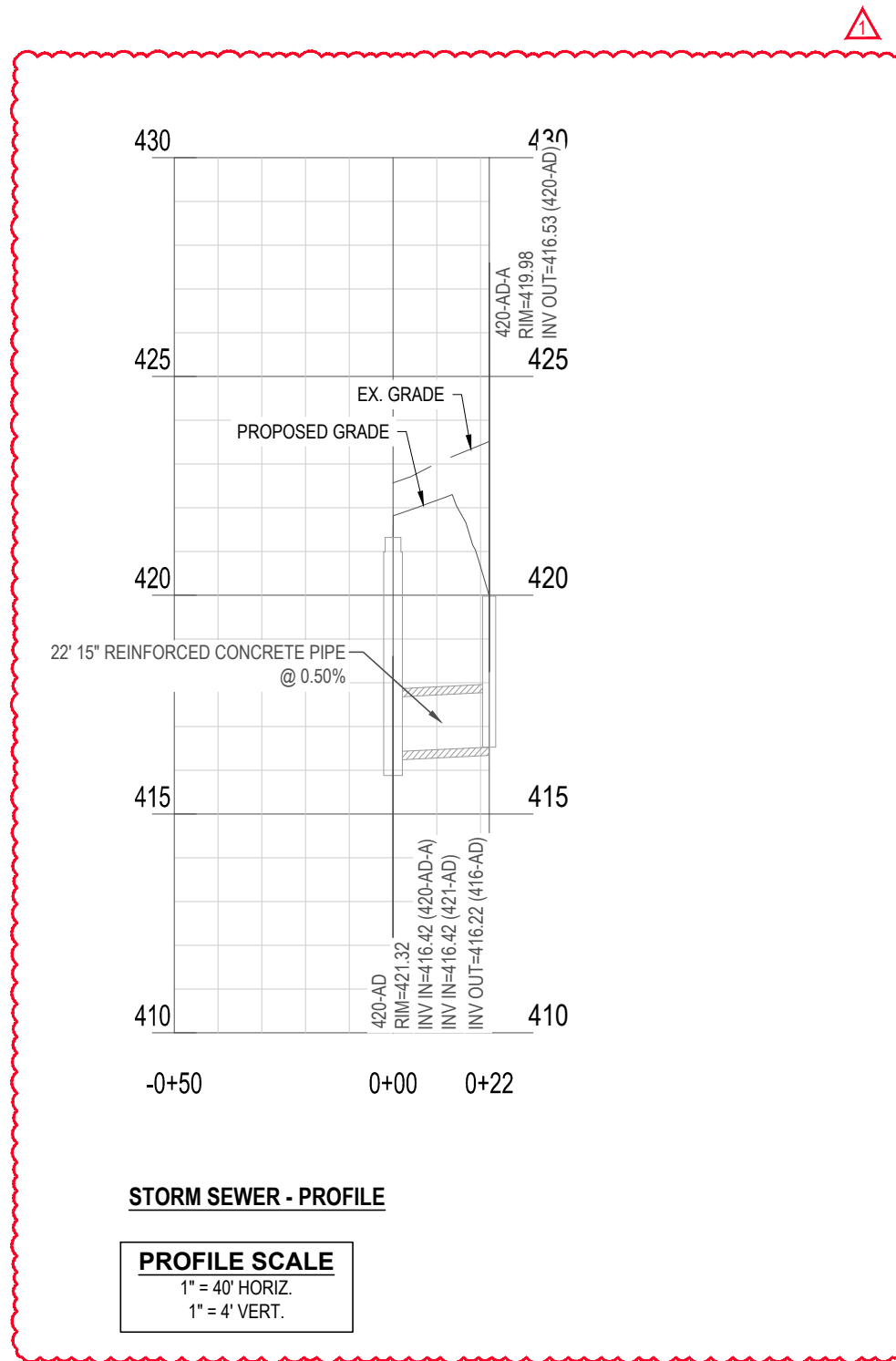
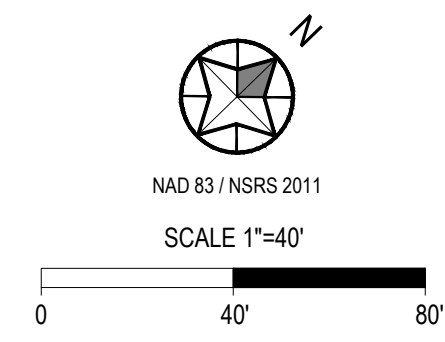
STORM SEWER - PLAN



STORM SEWER - PLAN

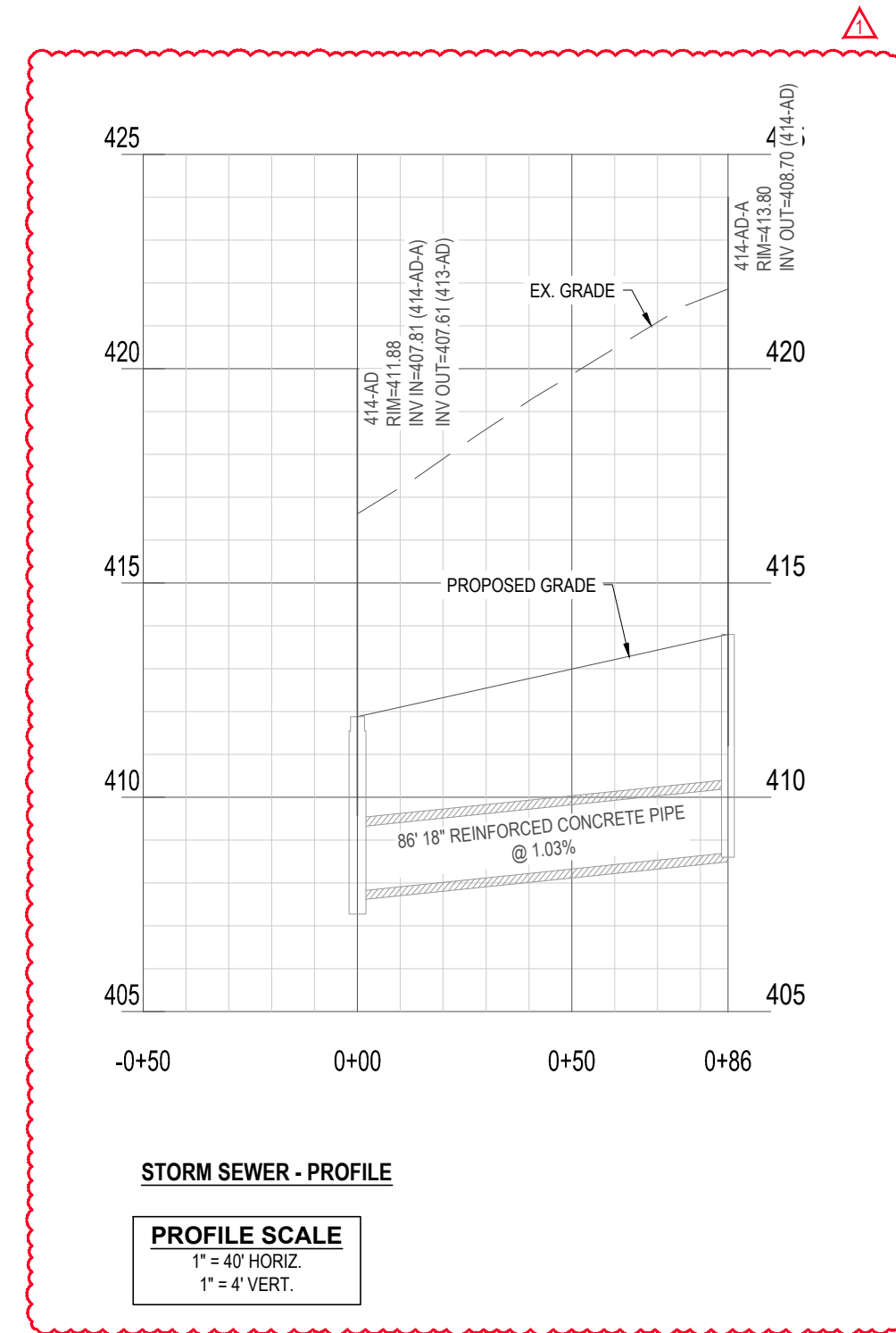


STORM SEWER - PLAN



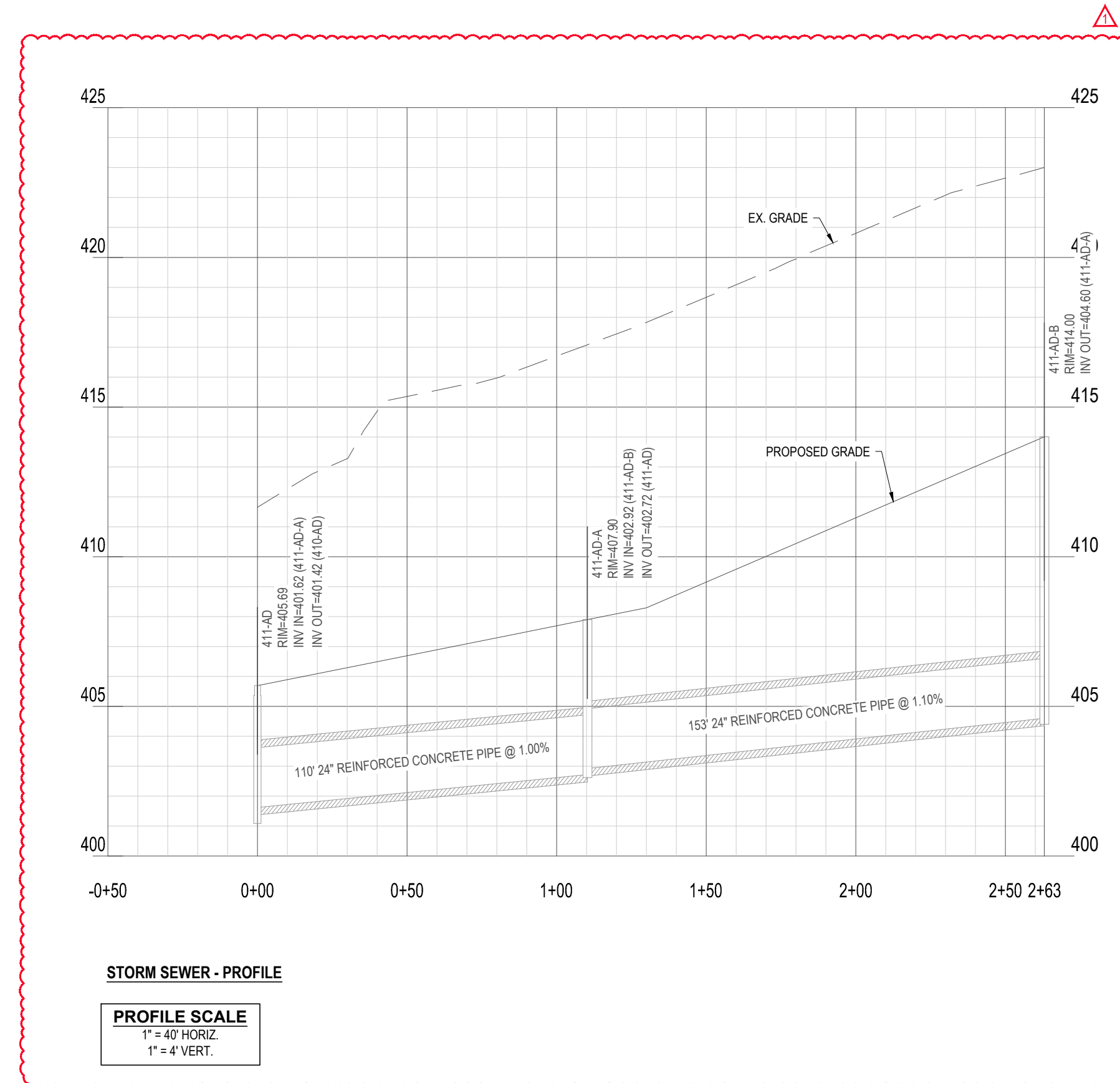
STORM SEWER - PROFILE

PROFILE SCALE  
1" = 40' HORIZ.  
1" = 4' VERT.



STORM SEWER - PROFILE

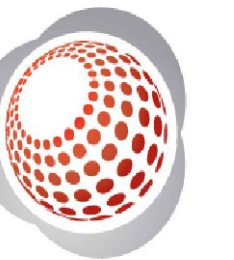
PROFILE SCALE  
1" = 40' HORIZ.  
1" = 4' VERT.



STORM SEWER - PROFILE

PROFILE SCALE  
1" = 40' HORIZ.  
1" = 4' VERT.

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1205 AVRETT ROAD  
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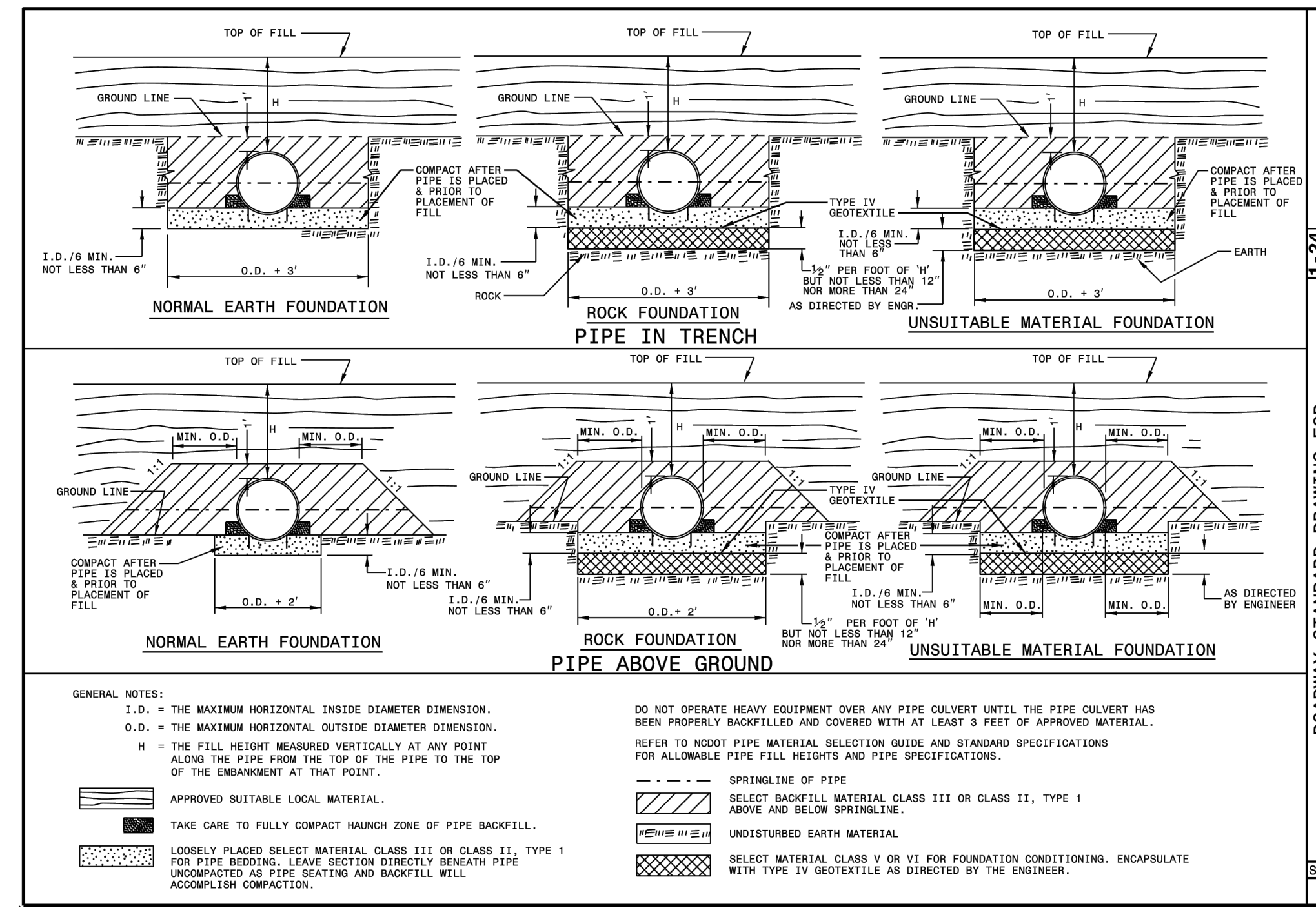
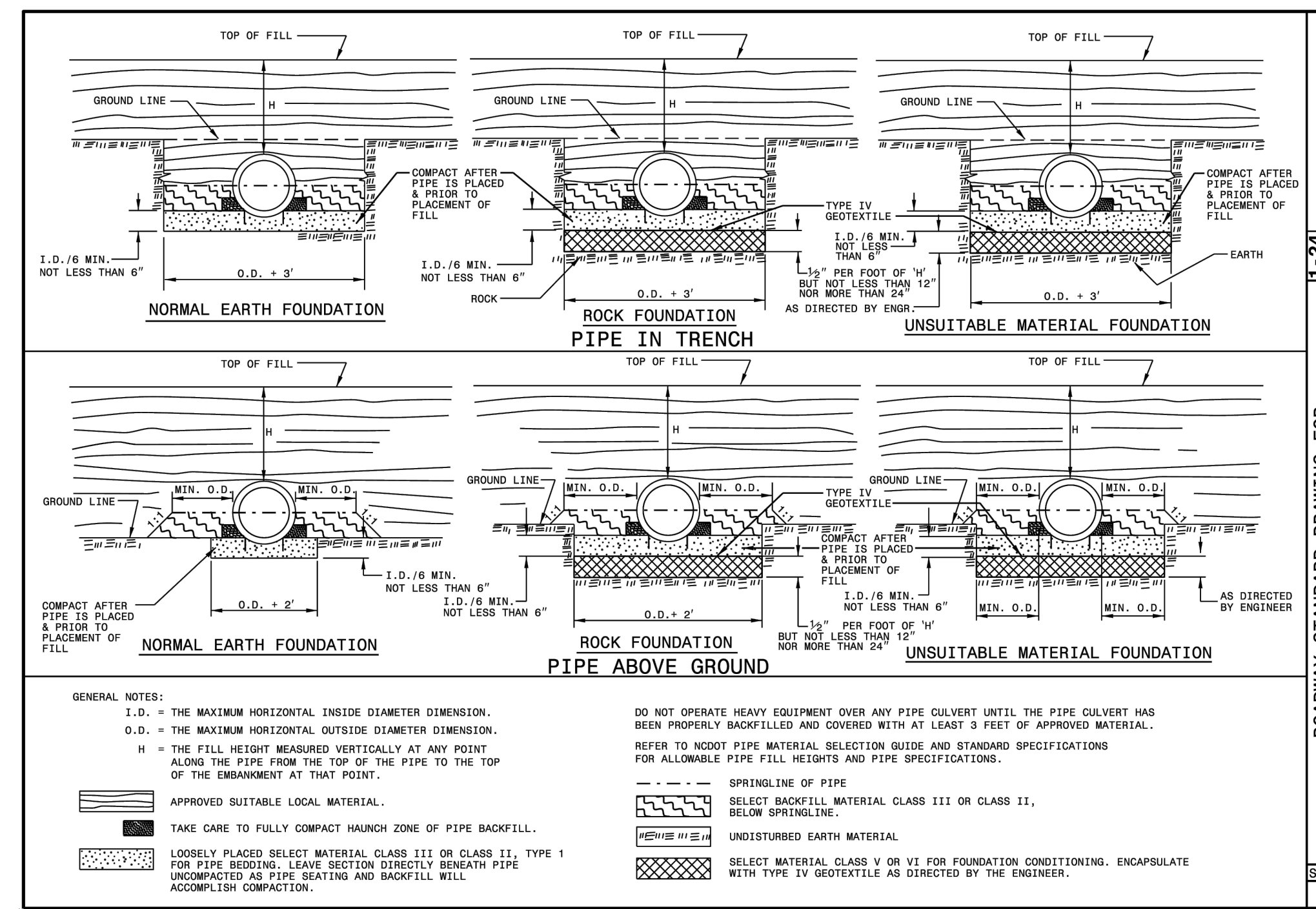
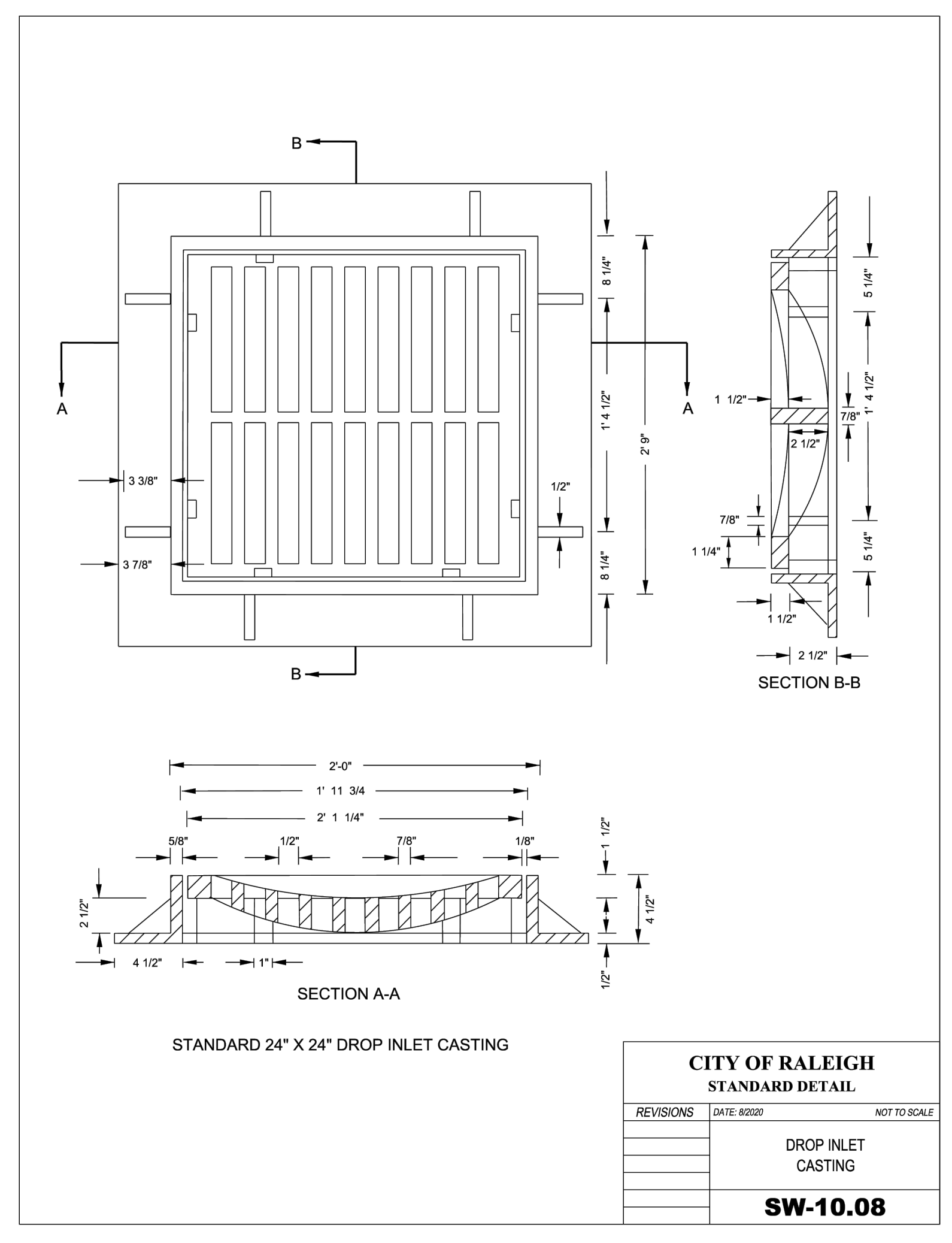
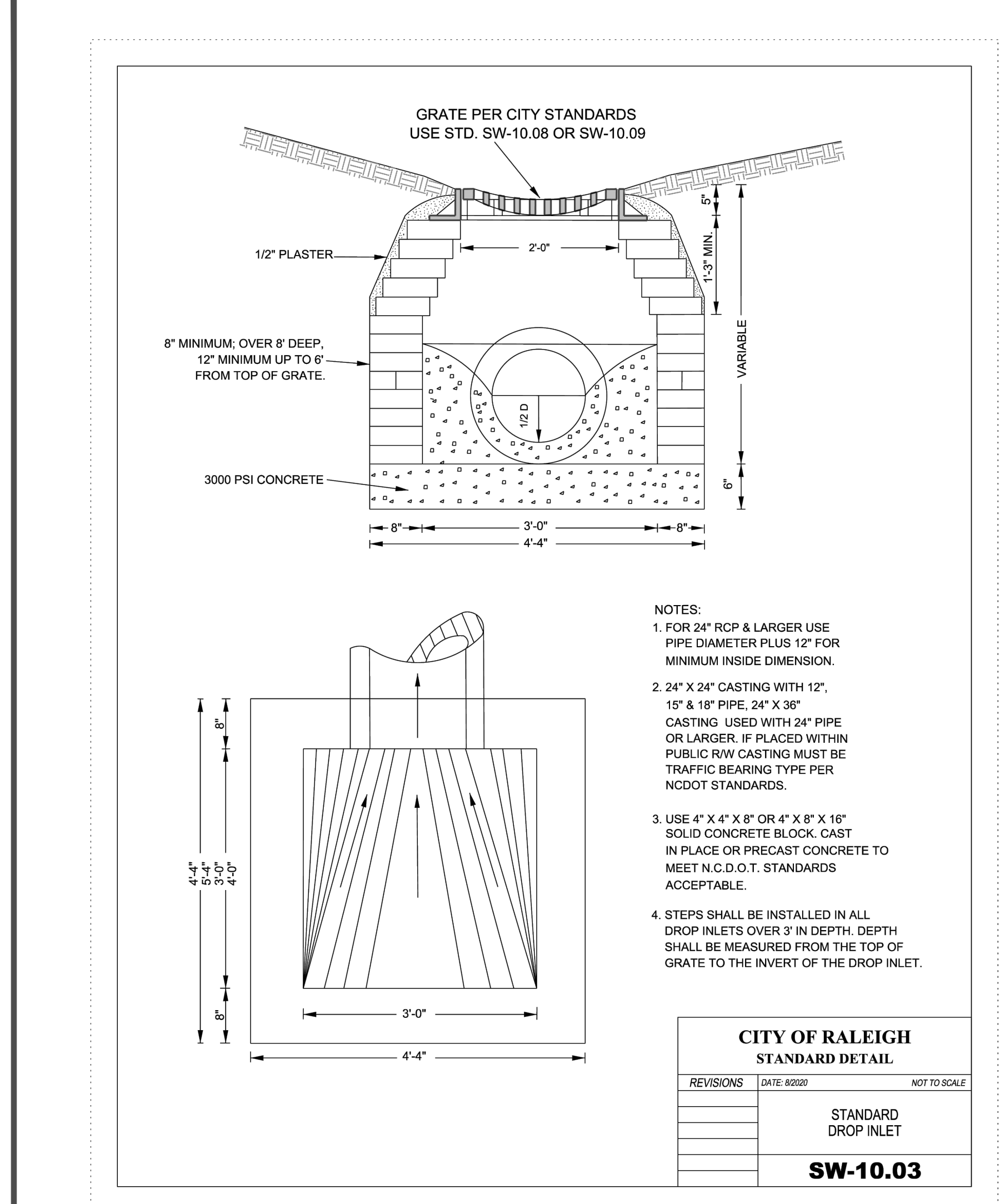
STORM SEWER PLAN & PROFILE

Design By: BCSC  
Date: 24.11.13  
Project #: P170348

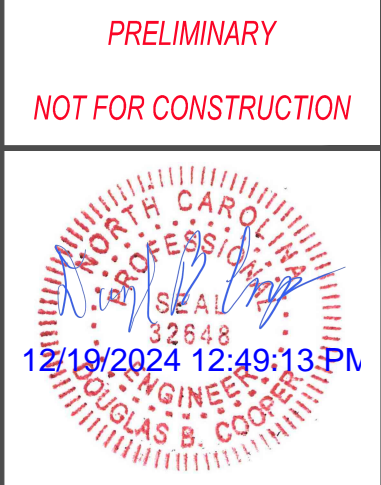
SHEET  
C800

REV #	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

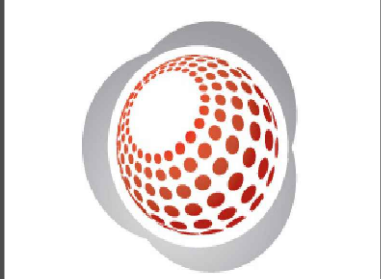




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**ELIZABETH HEIGHTS  
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WAKE FOREST, NC 27597  
WAKE COUNTY

**DETAILS**

Design By: BCSC  
Date: 24.11.13  
Project #: P170348

SHEET  
**C900**

REV#	DATE	DESCRIPTION
1	12.16.2024	BUILDING FOOTPRINT REVISION

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