

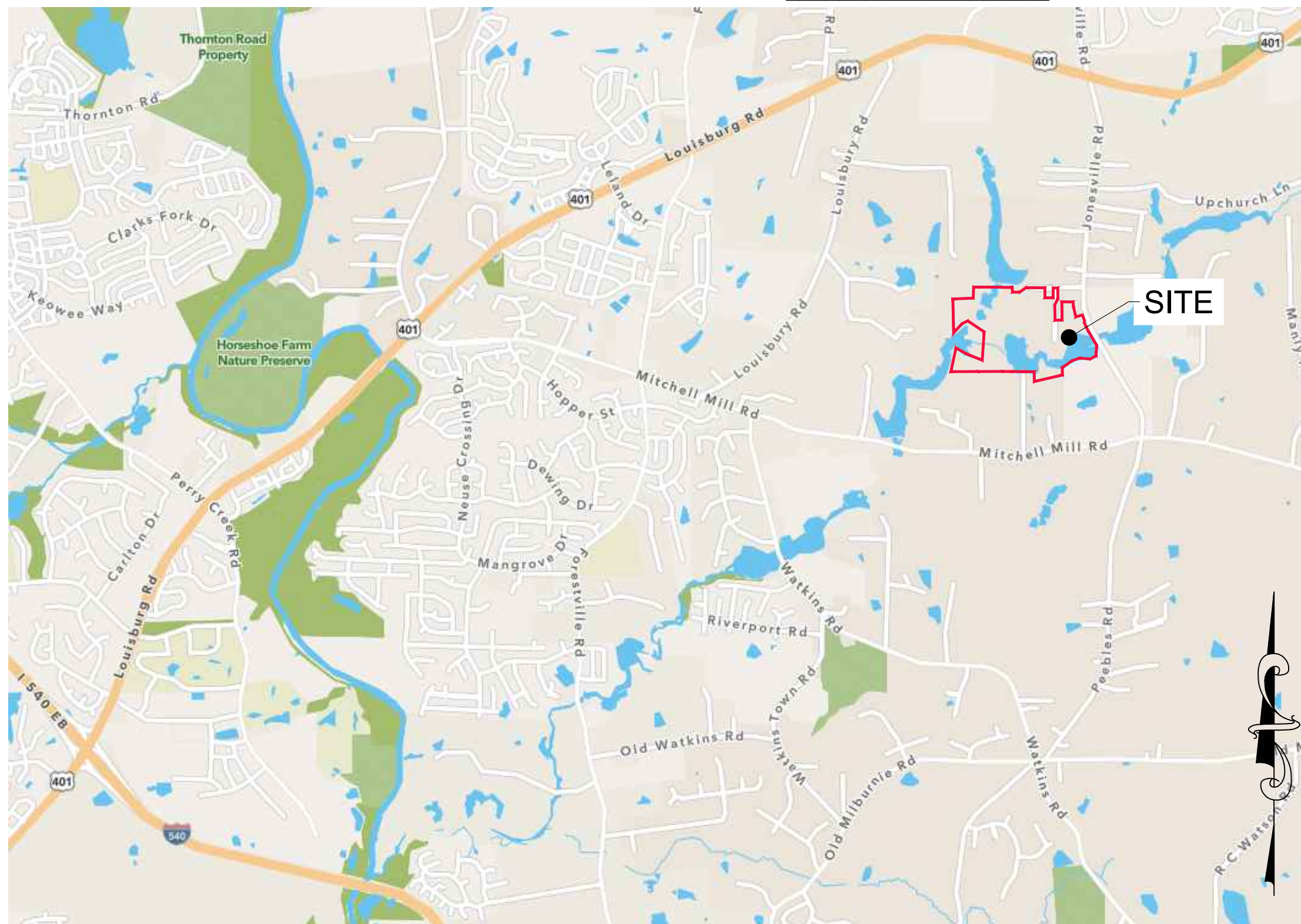
PRELIMINARY PLAT FOR

# HARRIS CREEK FARMS

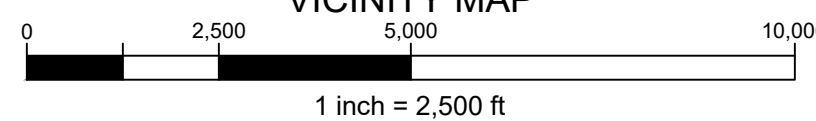
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CASE NUMBER: **PSP-24-05**

APPROVED BY THE TOWN OF ROLESVILLE



VICINITY MAP



SITE DATA TABLE	
OWNER:	KENNETH INVESTMENTS, LLC Contact: STEPHAN GEORGE 10030 GREEN LEVEL CHURCH RD, STE 802 CARY, NC 27519
ENGINEER:	QUANTECH ENGINEERING BRYAN A. HARRIS, PE 15000 WESTON PARKWAY, STE. 174 CARY, NC 27513 PHONE: (919) 815-9987 EMAIL: BRYAN@QUANTECHENG.COM
DEVELOPER:	THE CSC GROUP, LLC STEVE GEORGE 600 PARK OFFICES DRIVE, STE 372 RESEARCH TRIANGLE, NC 27709 PHONE: (919) 815-9987
ENVIRONMENTAL CONSULTANT:	MORRIS & RITCHE ASSOCIATES 530 HINTON POND ROAD, SUITE 104 KNIGHTDALE, NC 27545
SURVEYOR:	BATEMAN CIVIL SURVEY COMPANY JOSH DAVIDSON 2524 RELIANCE AVE APEX, NC 27539 PHONE: 919-557-1080 Ext 109 josh@batemancivilsurvey.com
SITE ADDRESS:	4928 UNIVERSAL DR WAKE FOREST, NC 27587-6356
PIN:	1757277811, 1757471559, 1757383572, 1757384572, 1757385064, 1757375975, 1757375865, 1757375765, 1757375665, 1757375575, 1757375464, 1757375365, 1757375276, 1757378303, 1757378109, 1757378013, 1757368816
DEED BOOK / PAGE:	019248 / 01884 (all parcels)
PLAT BOOK / PAGE:	BM2007 / 01224
TOTAL SITE AREA:	94.99 AC
EXISTING ZONING:	RM-CZ
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL-CLUSTER (MEDIUM DENSITY)
RIVER BASIN:	NEUSE RIVER BASIN
SUB WATERSHED:	NEUSE (UPPER) - 03020201
FEMA FIRM PANEL #:	3720175700K
RESIDENTIAL DENSITY CALCULATIONS (CLUSTER SUBDIVISION)	
MAXIMUM DENSITY ALLOWED:	5.0 UNITS / AC
PROPOSED DENSITY:	120 UNITS / 94.99 AC = 1.26 UNITS / AC
LOTS (CLUSTER)	
MINIMUM BUILDING SETBACKS:	FRONT: 20' REAR: 20' CORNER: 12' SIDE: 5'
OPENSACE (MEDIUM DENSITY, CLUSTER)	
OPEN SPACE (REQUIRED 12%)	11.40 AC
OPEN SPACE (PROPOSED)	63.60 AC
PASSIVE (REQUIRED)	5.70 AC
PASSIVE (PROPOSED)	54.79 AC
PASSIVE (NOT IN SCM OR ENVIRONMENTAL AREAS)	6.53 AC
ACTIVE (REQUIRED)	5.70 AC
ACTIVE (PROPOSED)	8.81 AC
ACTIVE SPACES (REQUIRED)	1 MEDIUM AREA (1.0 - 2.5 AC) 1 LARGE AREA (> 2.5 AC)
ACTIVE SPACES (PROVIDED)	(3) MEDIUM AREAS Area 1 = (44,303 SF, 1.02 AC) Area 2 = (45,382 SF, 1.04 AC) Area 3 = (178,457 SF, 1.80 AC) (1) LARGE AREA (215,733 SF, 4.96 AC)
TREE SAVE SUMMARY (CLUSTER)	
EXISTING QUALIFIED TREES:	514 Total
REQUIRED TREES SAVE:	52 (10% of Total)
PROPOSED TREES SAVE:	267 (52% of Total)
STREET DATA	
STREET A	1,125 LF 50' R/W 35' BC - BC
STREET B	1,245 LF VARIABLE R/W 35' BC - BC
STREET C	2,360 LF 50' R/W 35' BC - BC
STREET D	705 LF 50' R/W 27' BC - BC
STREET E	370 LF 50' R/W 27' BC - BC
DEDICATED ROAD R.O.W.	7.64 ACRES

IMPERVIOUS AREA	
EXISTING GRAVEL ROADS	69,021 SF (1.58 AC)
PROPOSED ROADS	186,157 SF (4.27 AC)
PROPOSED PARKING LOTS	11,176 SF (0.26 AC)
PROPOSED SIDEWALKS	56,138 SF (1.29 AC)
PROPOSED GREENWAYS	65,664 SF (1.51 AC)
ALLOWABLE / LOTS	20% = 827,553 SF (19.00 AC) -319,890 SF (7.34 AC) = 507,663 SF (11.65 AC) 507,663 SF / 120 Lots = 4,230 SF / Lot

PARKING CALCULATIONS			
PRINCIPAL USES	MINIMUM REQ'D	MAX ALLOWED	PROPOSED SPACES
PARKS/PUBLIC RECREATION FACILITIES	3 PER GROSS ACRE PLUS 1 PER 1000 SF OF GROSS FLOOR AREA OF BUILDINGS 5.09 Ac * 3 = 15.26 0 SF OF FLOOR = 0 SPACES ADA CALC'S 26-50 PARKING SPACES REQUIRE ONE VAN ACCESSIBLE AND ONE STANDARD	NO MAXIMUM	28 SPACES (INCLUDES 4 VAN ACCESSIBLE ADA SPACES)

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Notes
3	Overall Existing conditions
4	Existing Tree Survey
5	Tree Removal Plan
6	Tree Save Plan
7	Overall Site Plan
8	SITE PLAN SHEET 1 of 6
9	SITE PLAN SHEET 2 of 6
10	SITE PLAN SHEET 3 of 6
11	SITE PLAN SHEET 4 of 6
12	SITE PLAN SHEET 5 of 6
13	SITE PLAN SHEET 6 of 6
14	SITE PLAN Data & Details
15	Overall Erosion Control Plan
16	Overall Grading & Drainage Plan
17	Grading & Drainage plan sheet 1 of 6
18	Grading & Drainage plan sheet 2 of 6
19	Grading & Drainage plan sheet 3 of 6
20	Grading & Drainage plan sheet 4 of 6
21	Grading & Drainage plan sheet 5 of 6
22	Grading & Drainage plan sheet 6 of 6
23	Overall Utility Plan
24	UTILITY PLAN SHEET 1 of 6
25	UTILITY PLAN SHEET 2 of 6
26	UTILITY PLAN SHEET 3 of 6
27	UTILITY PLAN SHEET 4 of 6
28	UTILITY PLAN SHEET 5 of 6
29	UTILITY PLAN SHEET 6 of 6
30	Utility Details
31	Overall Landscaping Plan
32	Landscaping Details
33	Jonesville Striping Plan
34	Mitchell Mill Striping Plan
35	Road Widening & Striping Details
36	Road Widening & Striping Details
37	Road Widening & Striping Details
38	Road Widening & Striping Details
39	Mitchell Waterline 0+00 to 12+50
40	Mitchell Waterline 12+50 to 25+00
41	Mitchell Waterline 25+00 to 37+50
42	Mitchell Waterline 37+50 to 50+00
43	Mitchell Waterline 50+00 to 62+50
44	Mitchell Waterline 62+50 to 75+00
45	Mitchell Waterline 75+00 to 84+00
46	Jonesville Rd Waterline 0+00 to 10+00
47	Jonesville Rd Waterline 10+00 to 20+00
48	Jonesville Rd Waterline 20+00 to 30+00

Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
Firm # F-1517  
15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
2524 Reliance Avenue  
Apex, NC 27539  
919-557-1080 ext 109  
www.batemancivilsurvey.com

Jurisdiction / Municipality  
Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:  
NORTH CAROLINA PROFESSIONAL ENGINEERS  
SEAL  
53676  
BRYAN A. HARRIS  
2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:36)  
File Name: 1 Cover.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**COVER**

Agency Contacts:  
Town of Rolesville  
Planning Department  
502 Southtown Circle  
Rolesville, NC 27511  
Wake County  
Watershed Management  
Waverly F. Atkins Building  
337 S. Salisbury St  
Raleigh, NC 27601  
Contact: Karyn Pageau  
Phone: (919) 756-8769  
Email: karyn.pageau@wakegov.com  
City of Raleigh Public Utilities Dept.  
One Exchange Plaza Suite 620  
Raleigh, NC 27602  
Phone: (919) 996-3245  
Email: publicutilityinfo@raleighnc.gov  
NCDOT  
Division 5, District 1 Office  
4009 District Drive  
Raleigh, NC 27607

N.C. UNDERGROUND UTILITIES  
**811**  
3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)632-4949  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Sheet #: **1**



**GENERAL NOTES:**

- THE CONTRACTOR SHALL MARK THE LIMITS OF THE STREAM BUFFER AND WETLANDS WITH ORANGE TREE PROTECTION FENCE WITH APPROPRIATE SIGNAGE. TREE PROTECTION FENCE SHALL BE INSTALLED ALONG THE OUTER ZONE OF ANY NEUSE RIVER BUFFER OR CAPE FEAR BUFFER OR IF THERE IS ANY CONSTRUCTION WITHIN 50 FEET OF THE BUFFER EDGE. THIS MUST BE DONE PRIOR TO STARTING ANY CLEARING AND MUST BE DONE TO OBTAIN A CERTIFICATE OF COMPLIANCE.
- IF THE DEVELOPER HAS RECEIVED APPROVAL TO WORK IN THE FIRST 20-FOOT OF A STREAM BUFFER, THEN THE LAST 30-FOOT BOUNDARY SHALL BE MARKED IN THE AREA ADJACENT TO THIS WORK. OTHERWISE THE ENTIRE 50-FOOT SHALL BE MARKED. THIS MARKING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT DISTURBED AREAS HAVE BEEN COMPLETED AND STABILIZED.
- CONTRACTOR WILL INSTALL TEMPORARY DIVERSION DITCHES WHEN SETTING UP EROSION CONTROL MEASURES IN THE SAME LOCATION AS THE PERMANENT DITCHES (7 DAY GROUND COVER REQUIRED).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (ELECTRIC, GAS, TELEPHONE, ETC.)
- THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO ENSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
- THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTED OR UNCHARTED, LOCATED OR UNLOCATED. ANY AND ALL WORK PERFORMED TO REPAIR UTILITIES DAMAGED BY THE UTILITY CONTRACTOR MUST MEET THE APPROVAL OF THE ASSOCIATED UTILITY COMPANY AND THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SUCH REPAIRS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF A SUITABLE BACKFILL MATERIAL AND SHALL PLACE MATERIAL IN 12" LAYERS AND COMPACT SAID FILL TO A 95% STANDARD PROCTOR.
- THE CONTRACTOR SHALL BE COGNIZANT OF THE EROSION CONTROL DEVICES FOR THIS PROJECT AND SHALL MAKE EVERY EFFORT TO ASSURE THAT ALL SUCH DEVICES ARE KEPT CLEAN AND IN APPROPRIATE WORKING ORDER. AFTER EACH STORM OR RAINFALL EVENT, ALL COLLECTED SEDIMENT SHALL BE REMOVED AND THE DEVICES RETURNED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL REIMBURSE ANY FINES, DUE TO EROSION CONTROL FAILURES, TO THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH NCDOT AND ALL MUNICIPALITY STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT EDITION OF THE ORDINANCE.
- THE CONTRACTOR SHALL OBTAIN A LANE CLOSURE PERMIT (IF APPLICABLE) FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAFFIC LANE FROM THE PUBLIC WORKS DEPARTMENT-TRANSPORTATION OPERATION DIVISION AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT A STREET CUT PERMIT (IF APPLICABLE).
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
- ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS "PRE-APPROVAL" OF THE PROJECT ENGINEER.
- IT IS REQUIRED BY THE STATE, THAT THE ENGINEER CERTIFY THE AS-BUILT CONDITIONS OF THE UTILITIES AFTER THEY HAVE BEEN CONSTRUCTED. IT IS THEREFORE NECESSARY THAT THE ENGINEER WITNESS AND MONITOR THE CONSTRUCTION PROCESS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER, WITH AT LEAST 48 HOURS OF ADVANCE NOTICE OF WHEN THE CONSTRUCTION WILL TAKE PLACE SO THAT PROPER INSPECTIONS CAN BE MADE.
- ALL EROSION CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
- TO PREVENT SHORT CIRCUITING OF SEDIMENT TRAPS, ALL TRAPS CALL FOR SILT FENCE FLOW DIVERSIONS PER TRAPS DETAIL.
- TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED ALONG THE SIDES OF THE CLEARING AREA UNTIL SUCH TIME AS THE TYPICAL ROADWAY SECTION CAN BE ESTABLISHED.
- NO EROSION CONTROL MEASURES MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND LOCAL INSPECTOR.
- THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUND COVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS. (PER GENERAL STATUTE 113A-57 PARAGRAPH 2 & 3).
- NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONDUCTED.
- SEEDING OF THE SHOULDERS SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET WITH THESE PLANS.
- THE WATER LINES SHALL BE BURIED A MINIMUM OF 3' DEEP, FROM THE TOP OF THE FINISHED GROUND ELEVATION TO THE TOP OF THE PIPE THROUGH THE ENTIRE LENGTH OF THE PIPE.
- THE METER SETTERS SHALL BE PLACED AT LEAST SIX (6) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS AND NO MORE THAN TEN (10) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS. THE METER SETTERS SHALL BE LOCATED ONE (1) FOOT WITHIN THE RIGHT-OF-WAY NEAR THE LOT CORNER OF EACH LOT (UNLESS RESTRICTED BY SIDEWALK IN WHICH CASE WILL BE PLACED A REASONABLE DISTANCE FROM THE SIDEWALK BUT NO FURTHER THAN 6 FEET).
- EACH WATER LINE TAP SHALL BE INDIVIDUAL AND MADE A MINIMUM OF 12" APART.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRDACH ON THE MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH THE ADA AND LOCAL STANDARD. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS.
- EXISTING UNUSED UTILITY SERVICES SHALL BE ABANDONED AT MAIN AND REMOVED FROM THE ROW OR EASEMENT.
- ALL STRUCTURAL STORM WATER SCM'S SHALL BE LOCATED OUTSIDE OF NCDOT RIGHT OF WAYS. A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT OF WAY(S) FOR ACCESS. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION & MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORMWATER SCM'S.
- ALL ROADWAY DITCHES MUST BE STABLE BEFORE THEY WILL BE TAKEN INTO THE STATE SYSTEM.
- LOTS DENOTED WITH AN ASTERISK (\*) NEXT TO THE LOT NUMBER MEANS THERE IS A 100 YR FLOOD EASEMENT WHICH CONSISTS OF THE 100 YR FLOOD PLAIN (BACK WATER) PLUS 1' (OBTAINED FROM GIS ELEVATIONS) OR THE LOT HAS FLOOD HAZARD SOILS ON IT.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN \* (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA INFORMATION. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED.

**SITE SPECIFIC NOTES:**

- OVERALL TOPOGRAPHIC INFORMATION WAS TAKEN FROM WAKE COUNTY GIS. STREET SECTIONS AND LOCATION OF EXISTING PAVEMENT AND STRUCTURES PROVIDED BY THE SURVEYOR.
- BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION PROVIDED BY THE SURVEYOR.
- ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL.
- LOCAL RESIDENTIAL STREET RIGHT-OF-WAY WIDTHS SHALL BE 50' AND HAVE 24" WIDE ASPHALT PAVEMENT SECTION WITH 30 INCH VALLEY CURB & GUTTER. COLLECTOR RESIDENTIAL STREETS SHALL HAVE 60' RIGHT-OF-WAY WIDTHS AND HAVE 30" ASPHALT PAVEMENT SECTION WITH 30" STANDARD CURB & GUTTER.
- CUL-DE-SACS SHALL HAVE A 50' RADIUS; ASPHALT PAVEMENT RADI WITHIN CUL-DE-SAC SHALL BE 35'.
- THERE ARE NO FEMA FLOOD BOUNDARIES ON THIS SITE ACCORDING TO CURRENT FIRM PANEL.
- 404/401 PERMITS WILL NOT BE NEEDED.

**MA 22-08 REZONING CONDITIONS:**

- THE SUBJECT PROPERTY SHALL BE DEVELOPED IN GENERAL COMPLIANCE WITH THE MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24.
- THE DEVELOPMENT SHALL CONSIST OF MAXIMUMS OF 120 SINGLE FAMILY DETACHED DWELLING UNITS/LOTS AS DETAILED IN THE MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24.
- SINGLE FAMILY DETACHED DWELLING UNIT FACADE ANTI-MONOTONY: IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, NO SINGLE FAMILY FRONT FACADE SHALL BE DUPLICATED FOR THREE LOTS IN A ROW, OR DIRECTLY ACROSS THE STREET. FOR THE CORNER LOTS, THIS SHALL APPLY TO THE LOTS DIAGONALLY ACROSS THE INTERSECTION.
- ALL GARAGE DOORS SHALL EITHER CONTAIN WINDOWS OR CARRIAGE STYLE ADORNMENTS.
- SINGLE FAMILY DETACHED DWELLING UNITS SHALL:
  - BE A MINIMUM OF 1,500 HEATED SQUARE FEET.
  - HAVE CEMENTITIOUS SIDING THAT SHALL VARY IN TYPE AND COLOR WITH BRICK, SHAKES, BOARD AND BATTEN OR STONE ACCENTS PROVIDED AS DECORATIVE FEATURES.
  - HAVE AT LEAST TWO TYPES OF FINISHES ON THE FRONT: LAP SIDING, MASONRY, SHAKES, AND BOARD BATTEN.
- A HOME OWNERS ASSOCIATION (HOA) SHALL BE CREATED AND ALL OPEN SPACES OBSERVED IN MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24, SHALL BE OWNED AND MAINTAINED BY THE HOA.
- FOUNDATIONS: ALL FOUNDATIONS ARE TO BE MONOLITHIC POURED SLAB FOUNDATIONS. TOP OF SLABS SHALL BE ELEVATED A MINIMUM OF 18" ABOVE FINISHED GRADE FOR ALL DWELLING UNITS. ALL FOUNDATIONS SHALL BE TREATED WITH MASONRY ON THE FRONT AND STREET-FACING SIDES FOR A MINIMUM OF 10".
- RECREATIONAL AMENITIES: THE FOLLOWING RECREATIONAL AMENITIES SHALL BE CONSTRUCTED AS OBSERVED IN MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24. PUBLIC GREENWAY (APPROXIMATELY 5,600 LINEAR FEET), PRIVATE MULTI-USE PATHS (APPROXIMATELY 410 LINEAR FEET), GAZEBO'S, PLAYGROUNDS, AND A DOG PARK. AMENITIES SHALL BE BUILT PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR THE 70<sup>TH</sup> LOT.
- LANDSCAPING: AT LEAST 20 PERCENT (20%) OF ALL LANDSCAPING REQUIRED BY THE LDO, THAT DOES NOT ALREADY QUALIFY UNDER LDO 6.2, SHALL UTILIZE PLANT MATERIALS LISTED AS NATIVE POLLINATOR PLANTS BY THE NORTH CAROLINA WILDLIFE FEDERATION, WHERE EVERGREEN PLANTINGS OR STREET TREES ARE REQUIRED BY THE LDO, NATIVE POLLINATOR PLANTINGS SHALL NOT BE REQUIRED. SUCH PLANTINGS SHALL NOT BE REQUIRED. SUCH PLANTINGS SHALL BE CLEARLY SHOWN IN CONSTRUCTION DRAWINGS AND INSTALLED AS PART OF SUBDIVISION INFRASTRUCTURE. NOTHING HEREIN SHALL BE CONSTRUCTED TO LIMIT THE PLANT MATERIALS PERMITTED ON THE INDIVIDUAL RESIDENTIAL LOTS.
- SIDEWALK EASEMENT: THE DEVELOPMENT SHALL ATTEMPT TO PROCURE AN EASEMENT FROM THE OWNERS OF THOSE PROPERTIES WITH PINS: 1757-48-1376 AND 1757-38-8408 IN ORDER TO PROVIDE A 5' WIDE SIDEWALK RUNNING FROM THE DEVELOPMENT'S PROPOSED ACCESS TO JONESVILLE ROAD TO THE INTERSECTION WITH UNIVERSAL DRIVE. IF THE DEVELOPMENT PROCURES EASEMENTS FROM BOTH PROPERTY OWNERS, THE SIDEWALK SHALL BE LOCATED WITHIN SAID EASEMENTS AND CONSTRUCTED CONSISTENT WITH THE TOWN OF ROLESVILLE TRANSPORTATION PLAN, AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE ONE HUNDRETH (100<sup>TH</sup>) BUILDING PERMIT. IF THE DEVELOPMENT IS UNABLE TO PROCURE AN EASEMENT FROM EITHER OF THE PROPERTY OWNER PRIOR TO THE ISSUANCE OF THE FIRST (1<sup>ST</sup>) BUILDING PERMIT, THEN THE DEVELOPMENT SHALL PAY A FEE-IN-LIEU FOR THE SIDEWALK CONSTRUCTION TO THE TOWN OF ROLESVILLE. THE FEE-IN-LIEU SHALL BE PAID PRIOR TO THE ISSUANCE OF THE ONE HUNDRETH (100<sup>TH</sup>) BUILDING PERMIT.
- UNIVERSAL DRIVE: THE DEVELOPMENT SHALL ATTEMPT TO PROCURE A MINIMUM 20' WIDE ACCESS EASEMENT FROM THE OWNER OF THAT PROPERTY WITH PIN: 1757-38-8408 FOR VEHICULAR INGRESS AND EGRESS TO AND FROM GIDEON DRIVE AND JONESVILLE ROAD. THIS EASEMENT SHALL BE RECORDED WITH THE WAKE COUNTY REGISTRY. IF THE EASEMENT IS OBTAINED AND RECORDED, THE DEVELOPMENT SHALL PAVE THE EASEMENT AREA WITH A 20' WIDE ASPHALT SURFACE COAT OVER TOP OF THE EXISTING PRIVATE GRAVEL ACCESS DRIVE. THE PAVING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE ONE HUNDRETH (100<sup>TH</sup>) BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A DWELLING UNIT, THE DEVELOPMENT SHALL DONATE THIRTY FIVE THOUSAND DOLLARS AND NO CENTS (\$35,000.00) TO HOMES FOR HEROES.
- HISTORICAL MONUMENT: THE DEVELOPMENT SHALL DEDICATE A 10-FOOT BY 10-FOOT AREA LOCATED NEXT TO THE GAZEBO AND GREENWAY PARKING AREA ALONG JONESVILLE ROAD TO ALLOW THE TOWN OF ROLESVILLE TO PLACE A HISTORICAL MONUMENT RELATED TO THE JONESVILLE AREA.
- NAMING OF ROADS: PRIOR TO THE NAMING OF ANY PUBLIC ROADS WITHIN THE DEVELOPMENT, THE PROPERTY OWNER SHALL FORMALLY REQUEST SUGGESTED ROAD NAMES FROM JONESVILLE COMMUNITY CONNECT AND WILL SUBMIT THOSE SUGGESTED NAMES TO THE POST OFFICE FOR APPROVAL. IF THE NUMBER OF THOSE APPROVED NAMES ARE EQUAL OR GREATER THAN THE NUMBER OF PUBLIC STREETS WITHIN THE DEVELOPMENT, THE DEVELOPMENT SHALL EXCLUSIVELY USE THOSE APPROVED ROAD NAMES WITHIN THE DEVELOPMENT. IF THE NUMBER OF THOSE APPROVED NAMES IS LESS THAN THE NUMBER OF PUBLIC ROADS WITHIN THE DEVELOPMENT, THE DEVELOPMENT SHALL USE ALL OF THOSE APPROVED NAMES AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR NAMING THE REMAINING PUBLIC ROADS.
- BLASTING: THE PROPERTY OWNER SHALL COMPLY WITH ALL WAKE COUNTY AND NORTH CAROLINA REGULATIONS RELATED TO BLASTING. SEE 29 CFR 1926.900-909 & 13 NCAC 07F. 0703-.0712. ANY PERSON DETONATING EXPLOSIVES ON THE PROPERTY SHALL FIRST NOTIFY THE TOWN OF ROLESVILLE THAT A BLAST IS PLANNED. SUCH NOTIFICATION SHALL BE RECEIVED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE PLANNED DETONATION AND SHALL GIVE THE TIME (WITHIN 30 MINUTES) OF THE PLANNED DETONATION AND THE LOCATION WHERE THE BLASTING IS TO BE DONE. THE PERSON DETONATING THE EXPLOSIVES SHALL GIVE AN EQUIVALENT NOTICE TO EACH PROPERTY OWNER THAT IS LOCATED WITHIN 1000 FEET OF THE PROPOSED BLASTING LOCATION. AT LEAST 60 DAYS PRIOR TO ANY BLASTING WITH EXPLOSIVE MATERIALS ON THE PROPERTY, THE PROPERTY OWNER WILL NOTIFY THE HOMEOWNERS WITHIN 1000 FEET OF THE PROPERTY OF THE EXPECTED BLASTING AND SHALL PROVIDE AN OPPORTUNITY FOR A PRE-BLASTING INSPECTION ("PBI") OF THE HOMEOWNER'S PROPERTY (INCLUDING STRUCTURES AND WELLS) TO ESTABLISH A BASELINE CONDITION OF THE HOMEOWNER'S PROPERTY. IF A NOTICED HOMEOWNER PROVIDES A WRITTEN ELECTION FOR A PBI AND PROVIDES REASONABLE ACCESS TO ITS PROPERTY AT REASONABLE TIMES, PROPERTY OWNER THROUGH ITS CONSULTANT ("BLASTING CONSULTANT") WILL CAUSE A PBI REGARD TO SUCH HOMEOWNER'S PROPERTY TO BE PERFORMED PRIOR TO BLASTING ACTIVITIES. CONTACT INFORMATION FOR THE PURPOSE OF REPORTING DAMAGE CAUSED BY BLASTING SHALL BE PROVIDED. IF A PBI WAS PERFORMED AND THE HOMEOWNER PROVIDES NOTICE OF DAMAGE CAUSED BY BLASTING WITHIN 30 DAYS FOLLOWING BLASTING, THE PROPERTY OWNER SHALL CAUSE AN AFTER BLASTING INSPECTION ("ABI") TO BE PERFORMED AND IF A COMPARISON OF THE PBI TO THE ABI INDICATES THAT DAMAGE WAS CAUSED BY PROPERTY OWNER'S BASTING, IN THE REASONABLE OPINION OF THE BLASTING CONSULTANT, THE PROPERTY OWNER SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO REPAIR SUCH DAMAGE WITHIN 180 DAYS OF FOLLOWING COMPLETION OF BLASTING ACTIVITIES ON THE PROPERTY. ALL BLASTING OPERATIONS SHALL BE COVERED IN SUCH MANNER AS TO PREVENT FRAGMENTS OF ROCK, GRAVEL, EARTH, TREES, OR OTHER SUBSTANCES OR MATERIALS FROM BEING THROWN AGAINST OR UPON LOTS, BUILDINGS, UTILITY LINES, OR ANY STREET OR HIGHWAY. WHENEVER BLASTING IS BEING CONDUCTED IN THE VICINITY OF GAS, ELECTRIC, WATER, FIRE ALARM, TELEPHONE, TELEGRAPH, OR STEAM UTILITIES, THE BLASTER SHALL NOTIFY THE APPROPRIATE REPRESENTATIVE OF SUCH UTILITIES AT LEAST 24 HOURS IN ADVANCE OF BLASTING SPECIFYING THE LOCATION AND INTENDED TIME OF SUCH BLASTING. HOURS OF DETONATION SHALL BE LIMITED AS PROVIDED BY THE ROLESVILLE TOWN CODE. PERSONS RESPONSIBLE FOR BLASTING SHALL MAINTAIN A RECORD OF EACH BLAST. ALL ORIGINAL BLASTING RECORDS SHALL BE RETAINED BY THE PERSONS RESPONSIBLE FOR THE BLASTING OPERATIONS FOR AT LEAST FIVE YEARS FOLLOWING THE CESSATION OF THE BLASTING OPERATIONS AND SHALL BE AVAILABLE FOR INSPECTION BY THE FIRE MARSHAL UPON REQUEST.

File Location: C:\Users\Tim Newsome\OneDrive\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\1 - Cover.dwg

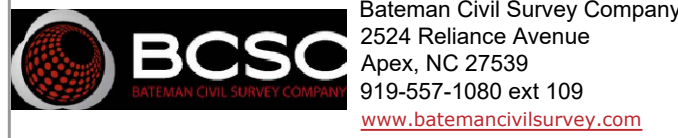
Developer



Engineer



Surveyor

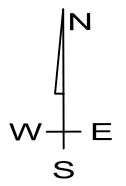


Jurisdiction / Municipality

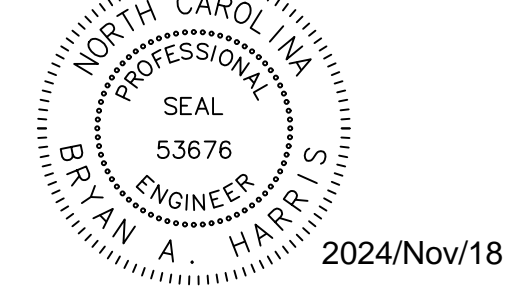


Other Consultants

Sheet map:



Seal:



FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:36)

File Name: 1 Cover.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:

**HARRIS CREEK FARMS**

D2300222

Issued for: PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

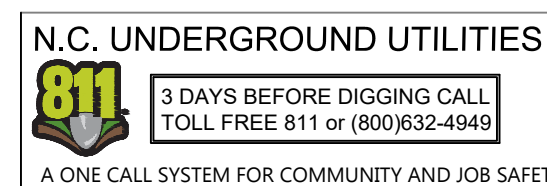
REVISIONS

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

**NOTES**

Sheet#:



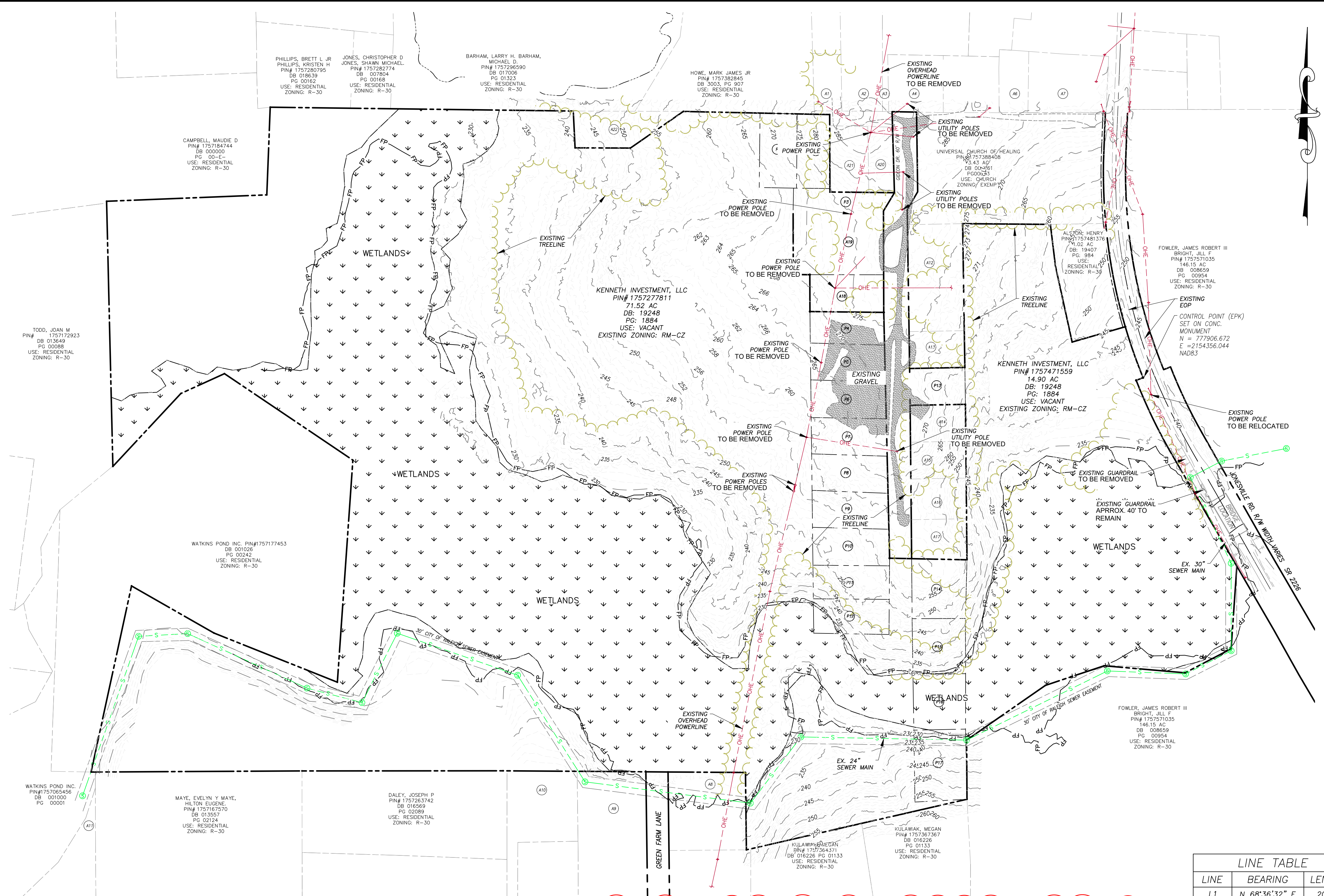
2

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



**EXISTING CONDITION NOTES:**

- BOUNDARY TAKEN FROM SURVEY BY GIL CLARK SURVEYING, 2329 HODGE RD, KNIGHTDALE, NC 27545 . (919) 286-8732. DATED 07-28-2022
- TOPOGRAPHIC INFORMATION TAKEN FROM BATEMAN CIVIL SURVEY COMPANY, 2524 RELIANCE AVENUE, APEX NC 27539.
- THE SUBJECT PROPERTY HAS FEMA 100 YR-FLOODWAY PER FEMA MAP #3720175700K WITH AN EFFECTIVE DATE OF JULY 19, 2022.
- SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.
- THIS SITE HAS ACCESS TO WATER, SEWER AND ELECTRICAL UTILITY SERVICES.

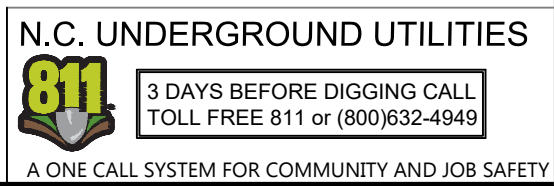
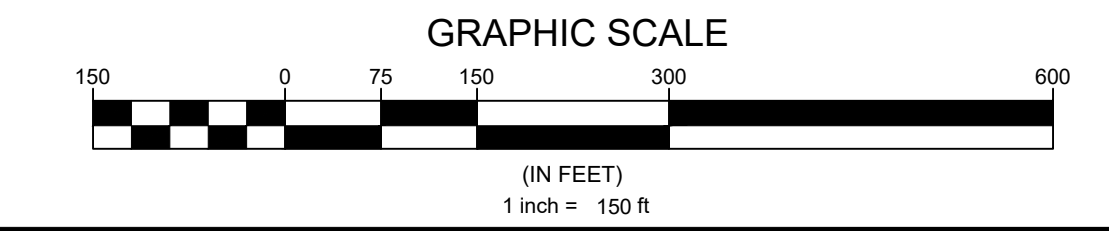
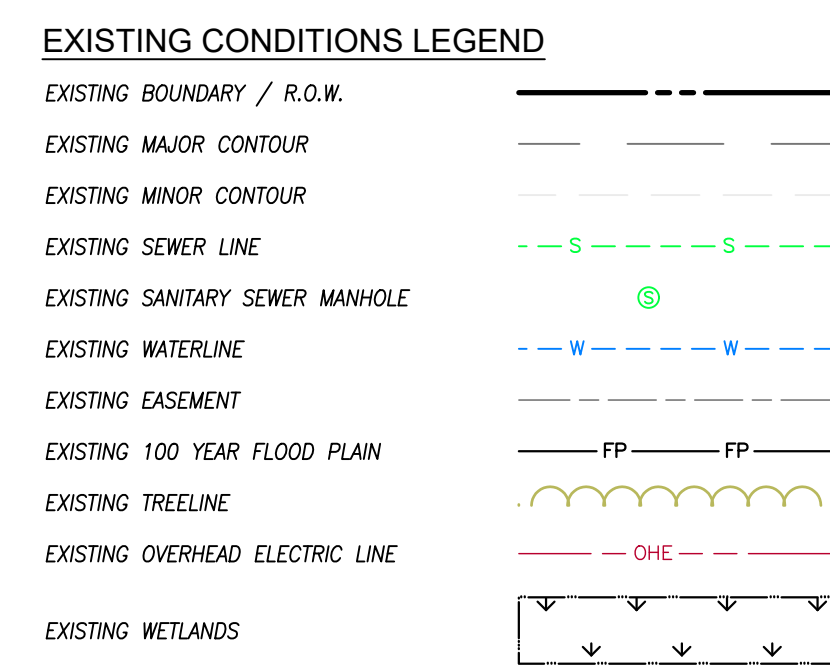


ADJACENT PROPERTIES					
PLAN ID	PIN #	OWNER	DB/PG	USE	ZONING
A1	1757-38-4791	ROSARIO, MODESTO ESCARFULLER	19545 / 517	Residential	R-30
A2	1757-38-5884	CURTIS, HENDALL HEIRS	20-E / 3830	Residential	R-30
A3	1757-38-7858	GARCIA, SALVADOR	18610 / 2740	Residential	R-30
A4	1757-38-5884	FERRELL, CHARLES E & FERRELL, SHARON R	7662 / 727	Residential	R-30
A5	1757-38-8780	POWER ELEVEN CONSTRUCTION, LLC	19349 / 1245	Residential	R-30
A6	1757-48-0701	HARTSFIELD, ROZELIA J HEIRS, HATTIE SMITH	10-E / 1220	Residential	R-30
A7	1757-48-1740	HARTSFIELD, ROZELIA J HEIRS, HATTIE SMITH	10-E / 1220	Residential	R-30
A8	1757-36-1783	BIRMINGHAM, JOHN DAVIS	3642 / 732	Residential	R-30
A9	1757-26-9620	CARPENTER, BOBBY RAY CARPENTER, ALBERTA L	19601 / 2199	Residential	R-30
A10	1757-26-6697	RIVERS, SUSAN MARSHALL	3406 / 539	Residential	R-30
A11	1757-16-4026	SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN	17592 / 381	Residential	R-30
A12	1757-38-7189	DUNN, JAMES WILLIAM HEIRS MONTAGUE, BUNNIE DUNN	N/A	Vacant	R-30
A13	1757-38-7090	WW OVERTIME LLC	19202 / 2051	Vacant	R-30
A14	1757-37-7799	WHITLEY, CLEVELAND G HEIRS	N/A	Residential	R-30
A15	1757-37-7699	JARVIS, MARIE D CURTIS, HURLEY MAE	11946 / 1968	Vacant	R-30
A16	1757-37-8610	JARVIS, MYRON JARVIS, MARIE	9106 / 1133	Residential	R-30
A17	1757-37-7497	JARVIS, MARIE D CURTIS, HURLEY MAE	11946 / 1968	Residential	R-30
A18	1757-38-5155	HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B	98-E / 2613	Vacant	R-30
A19	1757-38-5249	BOSTIC, BILLIE D BOSTIC, JOHN	8518 / 367	Residential	R-30
A20	1757-27-7811	ROUSE, ELLEN CURTIS	19170 / 1070	Vacant	R-30
A21	1757-38-5562	QUIRINO, MARIA ESTELA	17501 / 945	Residential	R-30
A22	1757-28-9559	WILDER, THOMAS H III WILDER, MAGGIE	12-E / 3295	Residential	R-30

DEVELOPMENT OWNED PROPERTIES					
PLAN ID	PIN #	OWNER	DB/PG	USE	ZONING
P1	1757-38-3572	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P2	1757-38-4572	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P3	1757-38-5349	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P4	1757-38-5064	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P5	1757-37-5975	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P6	1757-37-5865	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P7	1757-37-5765	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P8	1757-37-5665	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P9	1757-37-5575	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P10	1757-37-5464	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P11	1757-37-5365	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P12	1757-37-5276	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P13	1757-37-7990	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P14	1757-37-8303	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P15	1757-37-8109	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P16	1757-37-8073	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ
P17	1757-36-8816	KENNETH INVESTMENT, LLC	19248 / 1884	Vacant	RM-CZ

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 68°36'32" E	20.00'
L2	N 89°33'15" W	60.01'
L3	S 02°47'46" E	100.00'
L4	S 89°47'46" E	150.00'
L5	N 55°18'54" E	174.59'
L6	S 31°00'37" W	57.95'
L7	S 00°09'07" E	175.02'
L8	N 89°21'02" E	45.00'
L9	S 00°09'07" E	100.01'
L10	S 88°57'37" W	150.00'
L11	N 00°53'13" W	100.00'
L12	N 88°57'37" E	150.00'
L13	S 06°57'52" E	113.70'
L14	N 73°55'50" E	149.95'

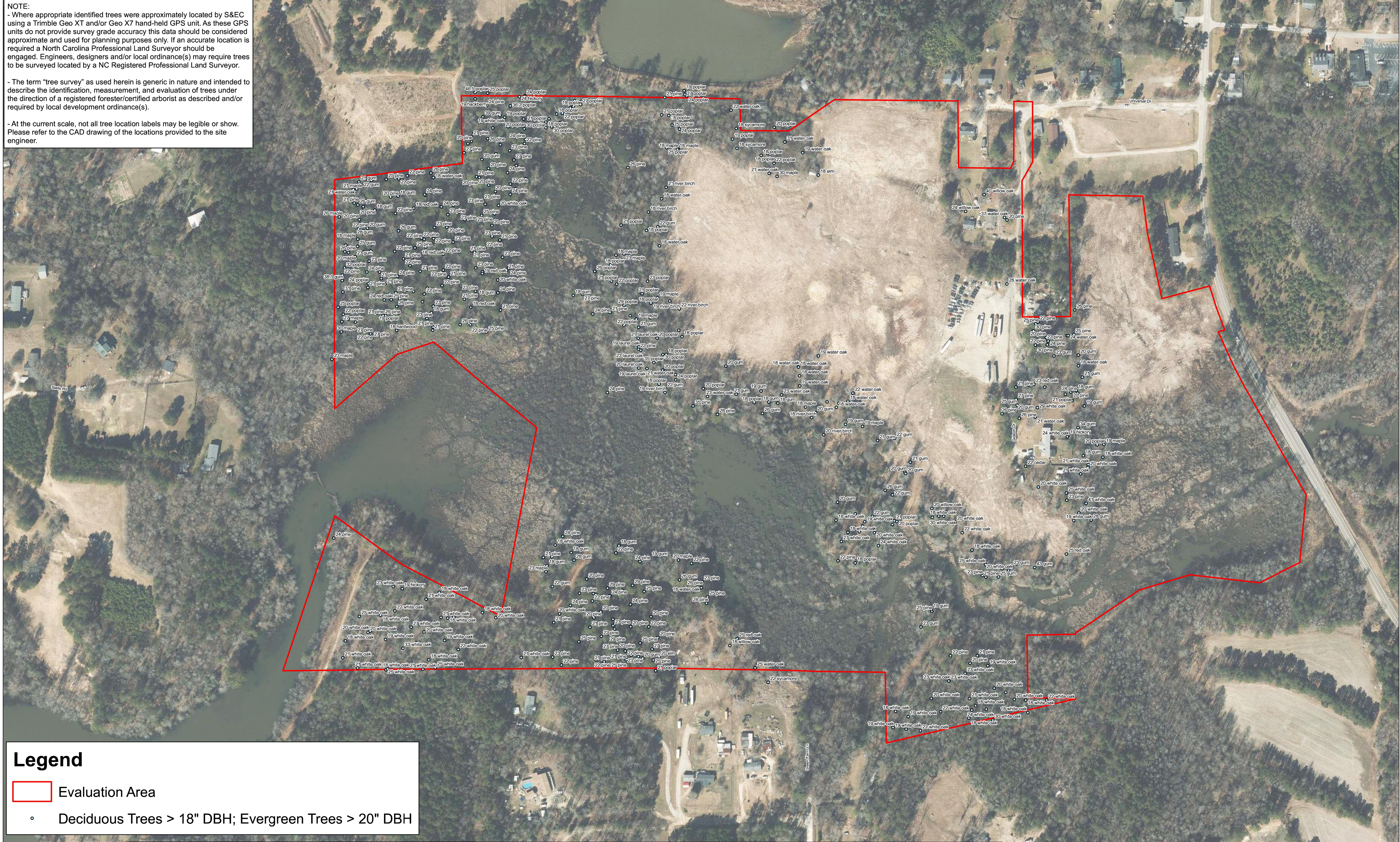
CURVE TABLE				
CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C1	S 19°15'36" E	146.36'	146.42'	1462.39'
C2	S 25°28'26" E	211.09'	211.27'	1482.39'





**NOTE:**

- Where appropriate identified trees were approximately located by S&EC using a Trimble Geo XT and/or Geo XT7 hand-held GPS unit. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.
- The term "tree survey" as used herein is generic in nature and intended to describe the identification, measurement, and evaluation of trees under the direction of a registered forester/certified arborist as described and/or required by local development ordinance(s).
- At the current scale, not all tree location labels may be legible or show. Please refer to the CAD drawing of the locations provided to the site engineer.



**Legend**

- Evaluation Area
- Deciduous Trees > 18" DBH; Evergreen Trees > 20" DBH

**Project No.**  
16217.W1

**Project Mgr.:**  
SB

**Scale:**  
1" = 150'

**09/30/2024**

**0 150 300 600**

**Feet**

**Town of Rolesville Tree Survey Sketch Map**

Harris Tract

**Source:**  
Aerials from NC One Maps

**Soil & Environmental Consultants, Inc.**  
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone (919) 846-5900 • Fax (919) 846-9467  
saudcec.com

Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
Firm # F-1517  
15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
2524 Reliance Avenue  
Apex, NC 27539  
919-557-1080 ext 109  
www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:36)  
File Name: 3 Overall Existing conditions.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**EXISTING TREE SURVEY**

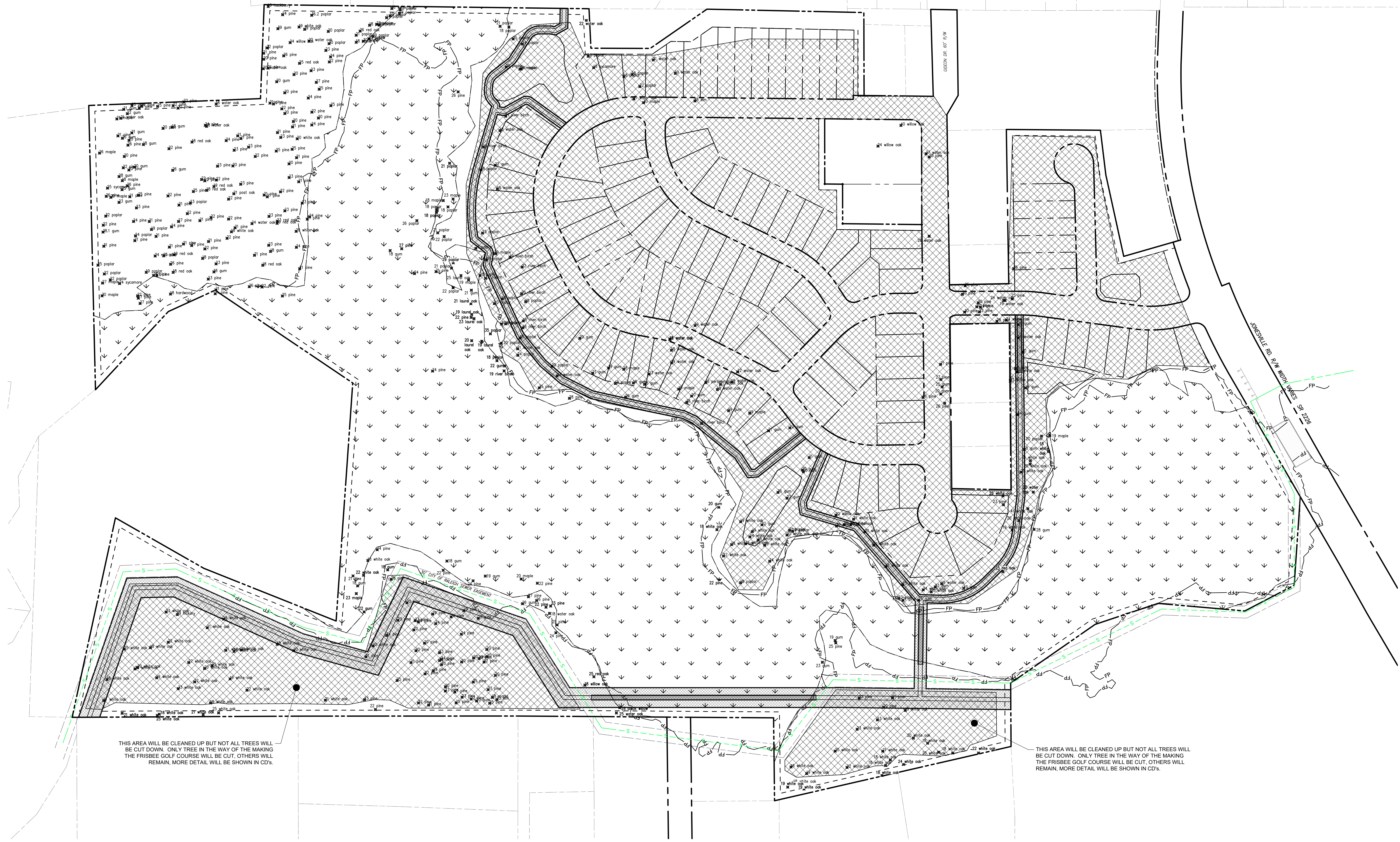
Sheet #:  
**4**

**N.C. UNDERGROUND UTILITIES**  
**811** 3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)632-4949  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

File Location: C:\Users\Tim Newsome\OneDrive\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\3 Overall Existing conditions.dwg

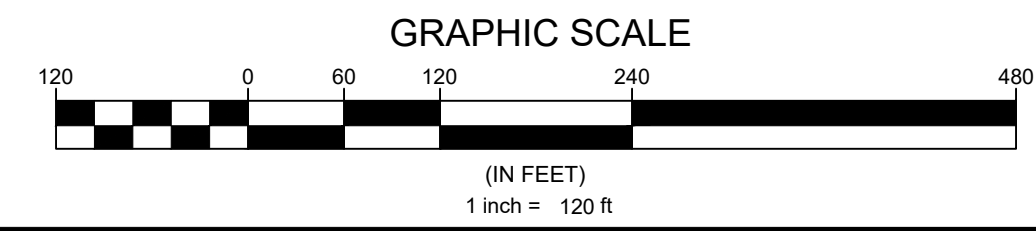
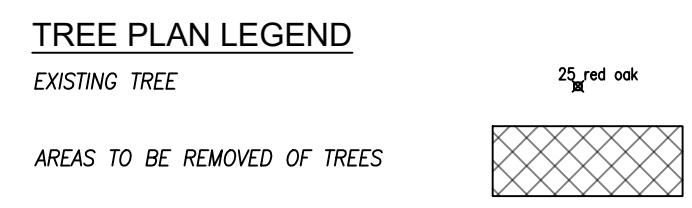


File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction\Plans\Overall Existing conditions.dwg



THIS AREA WILL BE CLEANED UP BUT NOT ALL TREES WILL BE CUT DOWN. ONLY TREE IN THE WAY OF THE MAKING THE FRISBEE GOLF COURSE WILL BE CUT. OTHERS WILL REMAIN. MORE DETAIL WILL BE SHOWN IN CD'S.

THIS AREA WILL BE CLEANED UP BUT NOT ALL TREES WILL BE CUT DOWN. ONLY TREE IN THE WAY OF THE MAKING THE FRISBEE GOLF COURSE WILL BE CUT. OTHERS WILL REMAIN. MORE DETAIL WILL BE SHOWN IN CD'S.



**N.C. UNDERGROUND UTILITIES**

3 DAYS BEFORE DIGGING CALL TOLL FREE 811 or (800)632-4949

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO**  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
  
**Rolesville**  
Charlotte-Mecklenburg Council of Governments  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:

2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:37)  
 File Name: 3 Overall Existing conditions.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

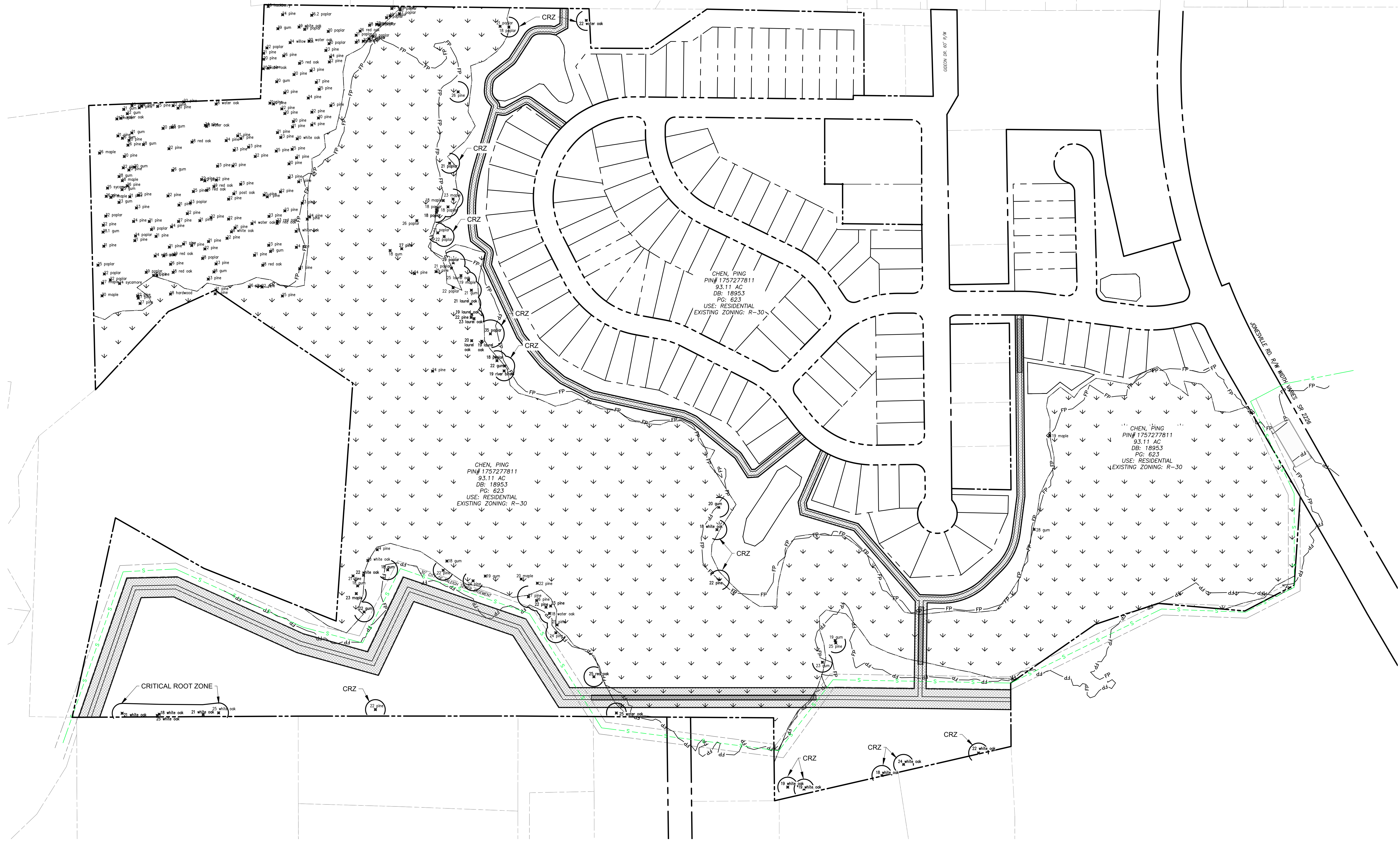
Sheet Title:

**TREE REMOVAL PLAN**

Sheet #:



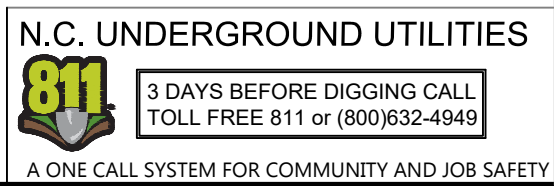
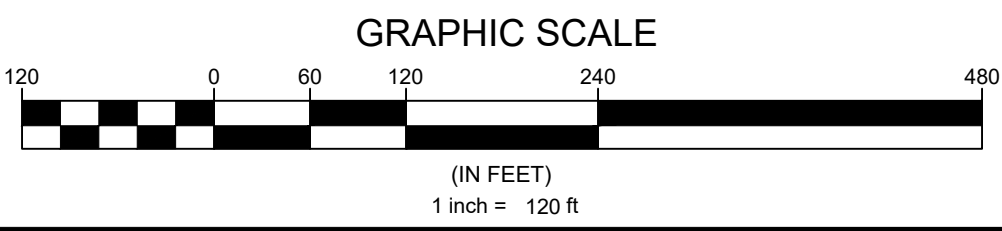
File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction\Plans\Overall Existing conditions.dwg



**TREE SAVE NOTES:**

1. QUALIFYING TREES TO BE SAVED ARE SHOWN WITH CRITICAL ROOT ZONES (CRZ) AND LABELED AS "CRZ".
2. THE AREA IN THE NORTH WEST PART OF THE TRACT TO THE WEST OF THE WETLANDS WILL NOT BE DISTURBED AND ALL TREES IN THIS AREA SHALL BE SAVED.
3. ADDITIONAL QUALIFYING TREES IN WETLANDS WILL BE SAVED IN THE WETLANDS.
4. ADDITIONAL QUALIFYING TREES MAY BE SAVED IN THE ACTIVE AREAS AT THE DISCRETION OF THE CONTRACTOR.

TREE SAVE SUMMARY	
EXISTING QUALIFIED TREES:	514 Total
REQUIRED TREE SAVE:	52 (10% of Total)
PROPOSED TREE SAVE:	267 (52% of Total)



Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:37)  
 File Name: 3 Overall Existing conditions.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

# HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

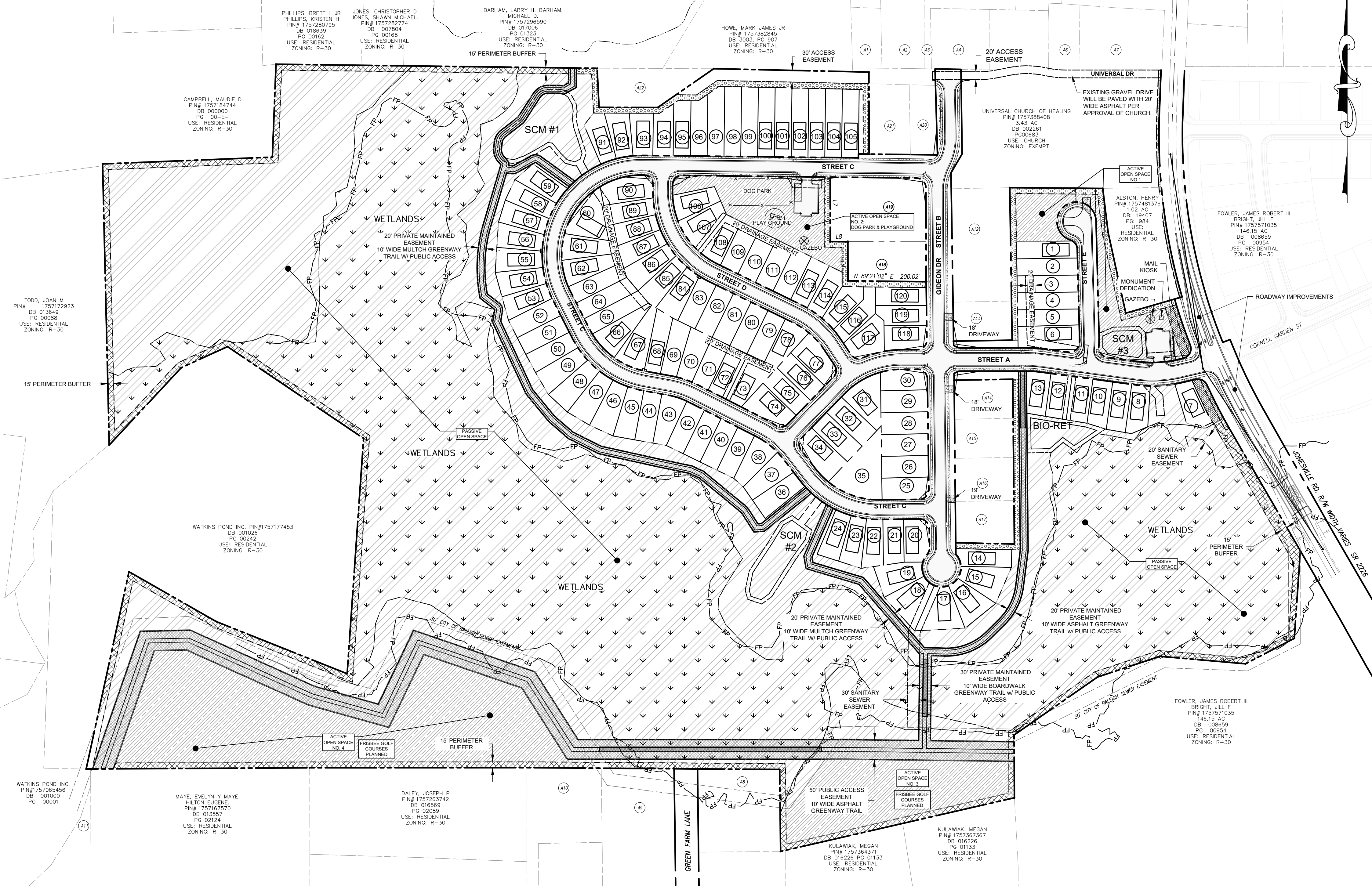
# TREE SAVE PLAN

Sheet #:

# 6



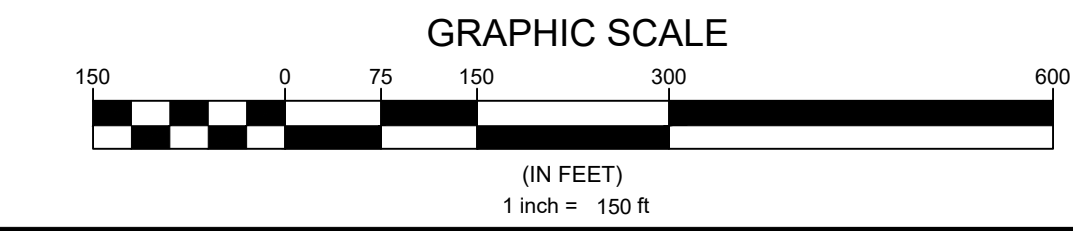
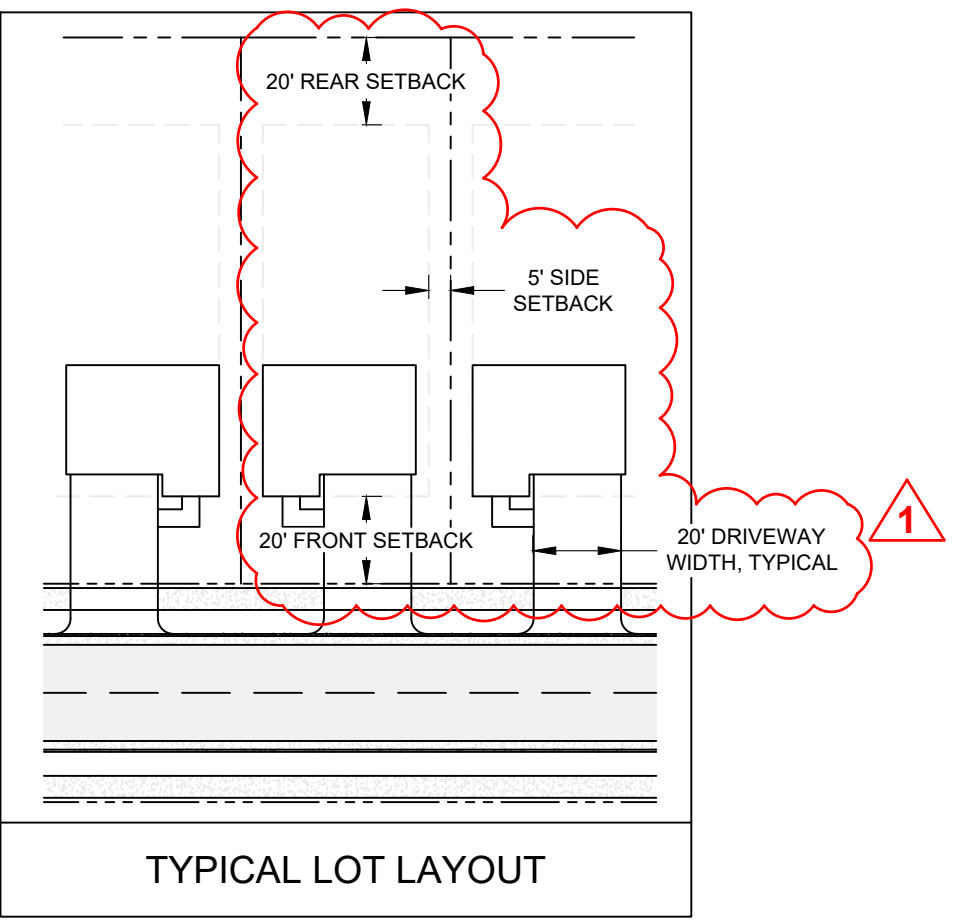
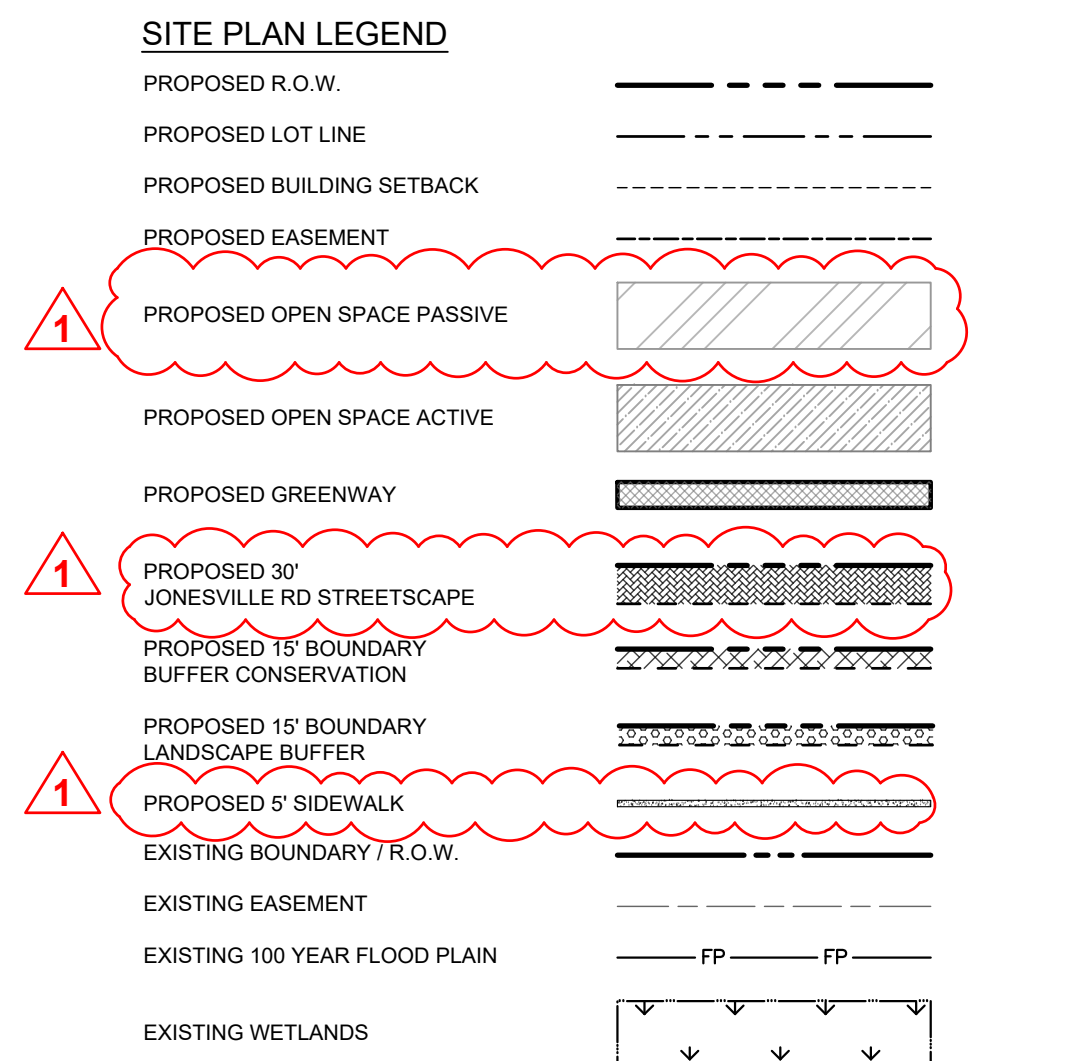
File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\Overall Site Plan.dwg



**GENERAL SITE NOTES:**  
 1. SEE SHEET 14 FOR ROADWAY SECTIONS AND LINE & CURVE TABLES.

SITE DATA TABLE	
OWNER:	KENNETH INVESTMENTS, LLC Contact: STEPHAN GEORGE 10030 GREEN LEVEL CHURCH RD, STE 802 CARY, NC 27519
ENGINEER:	QUANTECH ENGINEERING BRYAN A. HARRIS, PE 15000 WESTON PARKWAY, STE. 174 CARY, NC 27513 PHONE: (919) 815-9987 EMAIL: BRYAN@QUANTECHENG.COM
DEVELOPER:	THE CSC GROUP, LLC STEVE GEORGE 600 PARK OFFICES DRIVE, STE 372 RESEARCH TRIANGLE, NC 27709 PHONE: (919) 815-9987
ENVIRONMENTAL CONSULTANT:	MORRIS & RITCHIE ASSOCIATES 530 HINTON POND ROAD, SUITE 104 KNIGHTDALE, NC 27545
SURVEYOR:	BATEMAN CIVIL SURVEY COMPANY JOSH DAVIDSON 2524 RELIANCE AVE APEX, NC 27539 PHONE: 919 557-1080 Ext 109 josh@batemancivilsurvey.com
SITE ADDRESS:	4928 UNIVERSAL DR WAKE FOREST, NC 27587-6356
PIN:	1757277811, 1757471559, 1757383372, 1757384572, 1757385054, 1757375875, 1757375885, 1757375765, 1757375665, 1757375575, 1757375464, 1757375365, 1757375276, 1757378303, 1757378109, 1757375013, 1757368816
DEED BOOK / PAGE:	019248 / 01884 (all parcels)
PLAT BOOK / PAGE:	BM2007 / 01224
TOTAL SITE AREA:	94.99 AC
EXISTING ZONING:	RM-CZ
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL-CLUSTER (MEDIUM DENSITY)
RIVER BASIN:	NEUSE RIVER BASIN
SUB WATERSHED:	NEUSE (UPPER) - 03020201
FEMA FIRM PANEL #:	372015700K
<b>RESIDENTIAL DENSITY CALCULATIONS (CLUSTER SUBDIVISION)</b>	
MAXIMUM DENSITY ALLOWED:	5.0 UNITS / AC
PROPOSED DENSITY:	120 UNITS / 94.99 AC = 1.26 UNITS / AC
<b>LOTS (CLUSTER)</b>	
MINIMUM BUILDING SETBACKS:	FRONT: 20' REAR: 20' CORNER: 12' SIDE: 5'
<b>OPENSOURCE (MEDIUM DENSITY, CLUSTER)</b>	
OPEN SPACE (REQUIRED 12%):	11.40 AC
OPEN SPACE (PROPOSED):	63.93 AC
PASSIVE (REQUIRED):	5.70 AC
PASSIVE (PROPOSED):	55.12 AC
PASSIVE (NOT IN SCM OR ENVIRONMENTAL AREAS):	6.53 AC
ACTIVE (REQUIRED):	5.70 AC
ACTIVE (PROPOSED):	8.81 AC
ACTIVE SPACES (REQUIRED):	1 MEDIUM AREA (1.0 - 2.5 AC) 1 LARGE AREA (> 2.5 AC)
ACTIVE SPACES (PROVIDED):	(3) MEDIUM AREAS Area 1 = (44,303 SF, 1.02 AC) Area 2 = (45,382 SF, 1.04 AC) Area 3 = (79,467 SF, 1.80 AC) (1) LARGE AREA Area 4 = (215,733 SF, 4.95 AC)
<b>TREE SAVE SUMMARY (CLUSTER)</b>	
EXISTING QUALIFIED TREES:	514 Total
REQUIRED TREES SAVE:	52 (10% of Total)
PROPOSED TREES SAVE:	267 (52% of Total)
<b>STREET DATA</b>	
STREET A	1,125 LF 50' RW 35' BC - BC
STREET B	1,245 LF VARIABLE RW 35' BC - BC
STREET C	2,360 LF 50' RW 35' BC - BC
STREET D	705 LF 50' RW 27' BC - BC
STREET E	370 LF 50' RW 27' BC - BC
DEDICATED ROAD R.O.W.	7.84 ACRES

ADJACENT PROPERTIES					
PLAN ID	PIN #	OWNER	DB/PG	USE	ZONING
A1	1757-38-4791	ROSARIO, MODESTO ESCARFULLER	19545 / 517	Residential	R-30
A2	1757-38-5884	CURTIS, HENDALL HEIRS	20-E / 3830	Residential	R-30
A3	1757-38-7858	GARCIA, SALVADOR	18610 / 2740	Residential	R-30
A4	1757-38-5884	FERRELL, CHARLES E & FERRELL, SHARON R	7662 / 727	Residential	R-30
A5	1757-38-8780	POWER ELEVEN CONSTRUCTION, LLC	19349 / 1245	Residential	R-30
A6	1757-48-0701	HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH	10-E / 1220	Residential	R-30
A7	1757-48-1740	HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH	10-E / 1220	Residential	R-30
A8	1757-36-1783	BIRMINGHAM, JOHN DAVIS	3642 / 732	Residential	R-30
A9	1757-26-9620	CARPENTER, BOBBY RAY CARPENTER, ALBERTA L	19601 / 2199	Residential	R-30
A10	1757-26-6697	RIVERS, SUSAN MARSHALL	3406 / 539	Residential	R-30
A11	1757-16-4026	SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN	17592 / 381	Residential	R-30
A12	1757-38-7189	DUNN, JAMES WILLIAM HEIRS MONTAGUE, BUNNIE DUNN	N/A	Vacant	R-30
A13	1757-38-7090	WW OVERTIME LLC	19202 / 2051	Vacant	R-30
A14	1757-37-7799	WHITLEY, CLEVELAND G HEIRS	N/A	Residential	R-30
A15	1757-37-7899	JARVIS, MARIE D CURTIS, HURLEY MAE	11946 / 1968	Vacant	R-30
A16	1757-37-8610	JARVIS, MYRON JARVIS, MARIE	9106 / 1133	Residential	R-30
A17	1757-37-7497	JARVIS, MARIE D CURTIS, HURLEY MAE	11946 / 1968	Residential	R-30
A18	1757-38-5155	HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B	98-E / 2613	Vacant	R-30
A19	1757-38-5249	BOSTIC, BILLIE D BOSTIC, JOHN	8518 / 367	Residential	R-30
A20	1757-27-7811	ROUSE, ELLEN CURTIS	19170 / 1070	Vacant	R-30
A21	1757-38-5562	QUIRINO, MARIA ESTELA	17501 / 945	Residential	R-30
A22	1757-28-9559	WILDER, THOMAS H III WILDER, MAGGIE	12-E / 3295	Residential	R-30



**N.C. UNDERGROUND UTILITIES**  
 811  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

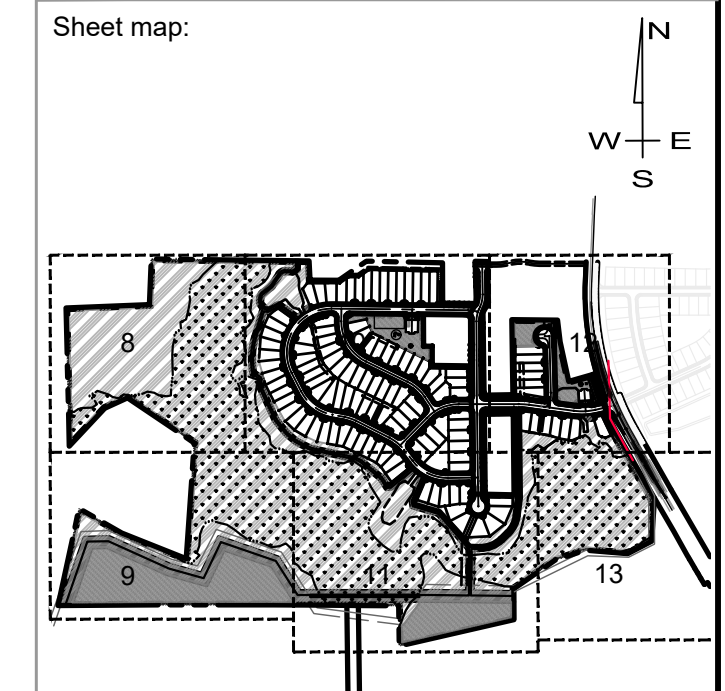
Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 919-554-6517  
 PSP-24-05

Other Consultants



Seal:  
  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:38)  
 File Name: 7 Overall Site Plan.dwg  
 Last Saved by: Tim Newsome  
 Drawn by: TAN  
 Project:

# HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

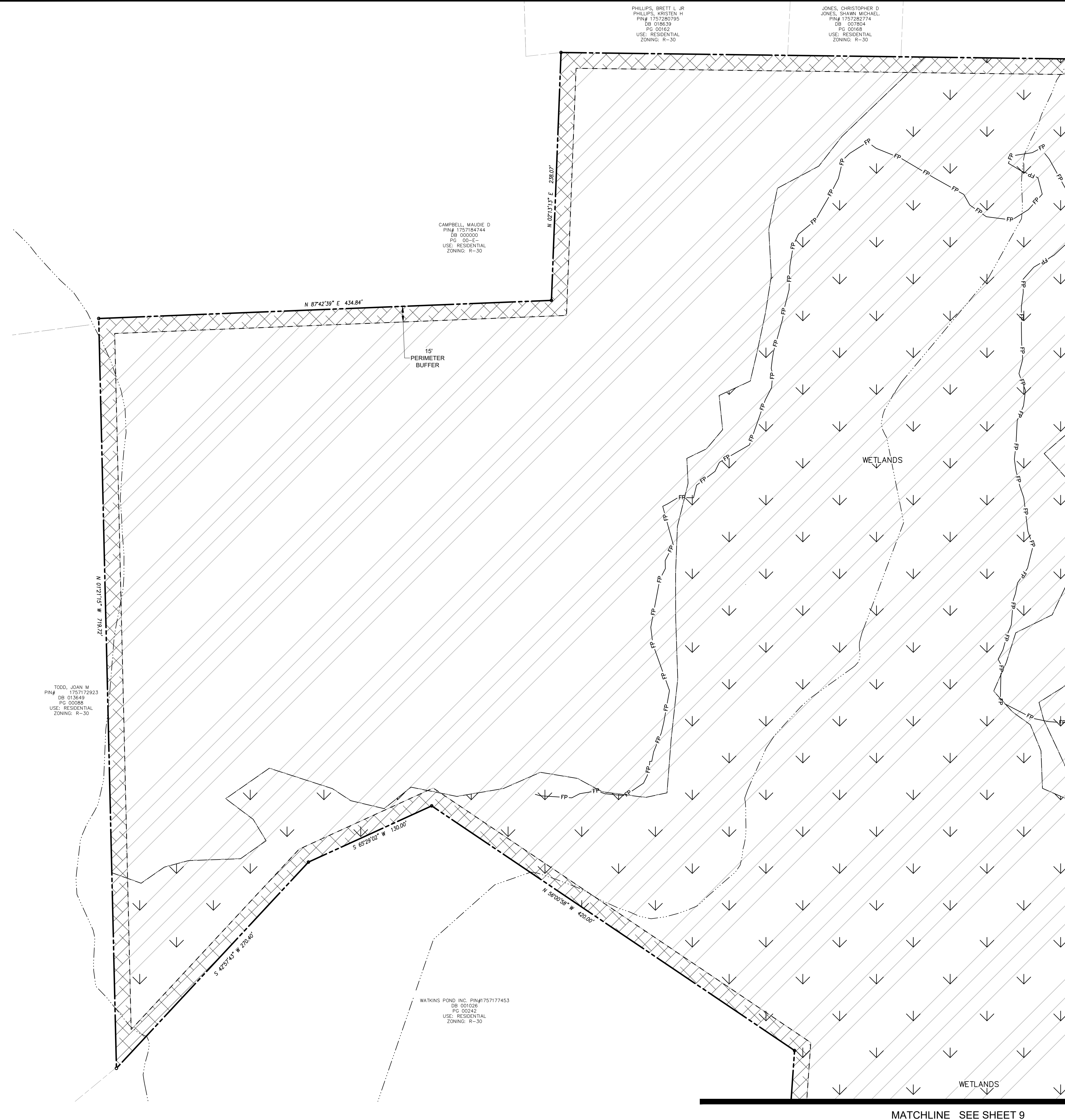
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**OVERALL SITE PLAN**

Sheet #:  
**7**



File Location: C:\Users\Tim Newsome\OneDrive\Quantech Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\Overall Site Plan.dwg

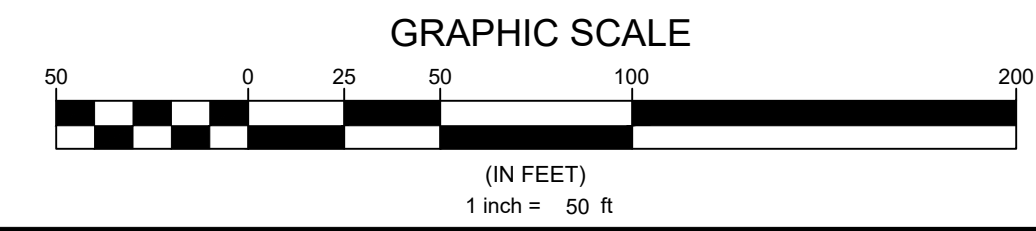


MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 9

**SITE PLAN LEGEND**

PROPOSED R.O.W.	
PROPOSED LOT LINE	
PROPOSED LOT SETBACK	
PROPOSED EASEMENT	
PROPOSED OPEN SPACE PASSIVE	
PROPOSED OPEN SPACE ACTIVE	
PROPOSED GREENWAY	
PROPOSED 30' JONESVILLE RD STREETSCAPE	
PROPOSED 15' BOUNDARY BUFFER CONSERVATION	
PROPOSED 15' BOUNDARY LANDSCAPE BUFFER	
PROPOSED 5' SIDEWALK	
EXISTING BOUNDARY / R.O.W.	
EXISTING EASEMENT	
EXISTING 100 YEAR FLOOD PLAIN	
EXISTING WETLANDS	



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:

2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:38)  
 File Name: 7 Overall Site Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

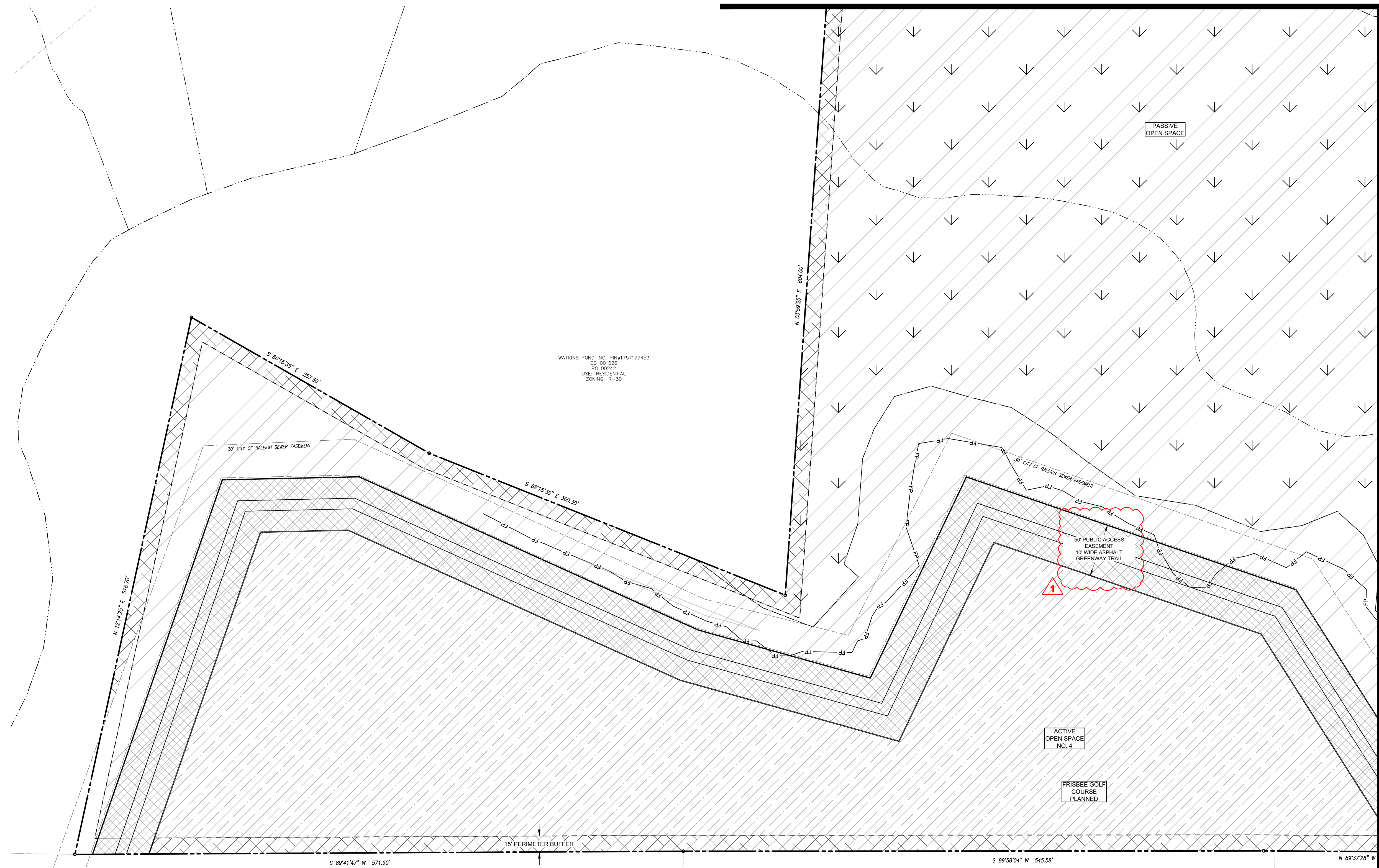
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**SITE PLAN SHEET 1 OF 6**

Sheet#:  
**8**



MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 11

WATKINS POND, INC. PIN#175717453  
 DB 001026  
 PG 00242  
 USE: RESIDENTIAL  
 ZONING: R-30

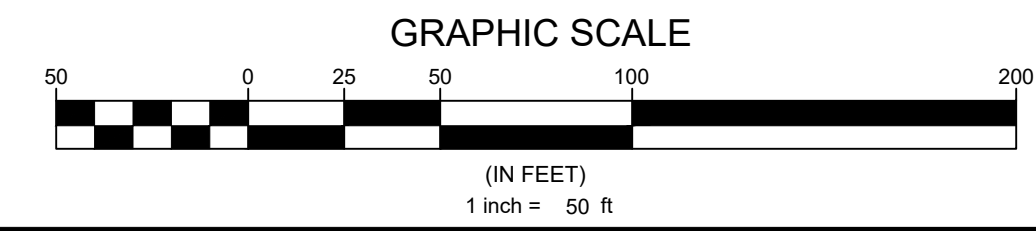
MAYE, EVELYN Y MAYE,  
 HILTON EUGENE  
 PIN# 1757167570  
 DB 013557  
 PG 02124  
 USE: RESIDENTIAL  
 ZONING: R-30

DALEY, JOSEPH P  
 PIN# 1757263742  
 DB 016569  
 PG 02089  
 USE: RESIDENTIAL  
 ZONING: R-30

WATKINS POND, INC.  
 PIN#1757054556  
 DB 001000  
 PG 00001

**SITE PLAN LEGEND**

PROPOSED R.O.W.	
PROPOSED LOT LINE	
PROPOSED LOT SETBACK	
PROPOSED EASEMENT	
PROPOSED OPEN SPACE PASSIVE	
PROPOSED OPEN SPACE ACTIVE	
PROPOSED GREENWAY	
PROPOSED 30' JONESVILLE RD STREETSCAPE	
PROPOSED 15' BOUNDARY BUFFER CONSERVATION	
PROPOSED 15' BOUNDARY LANDSCAPE BUFFER	
PROPOSED 5' SIDEWALK	
EXISTING BOUNDARY / R.O.W.	
EXISTING EASEMENT	
EXISTING 100 YEAR FLOOD PLAIN	
EXISTING WETLANDS	



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:  
  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:38)  
 File Name: 7 Overall Site Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

**REVISIONS**

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

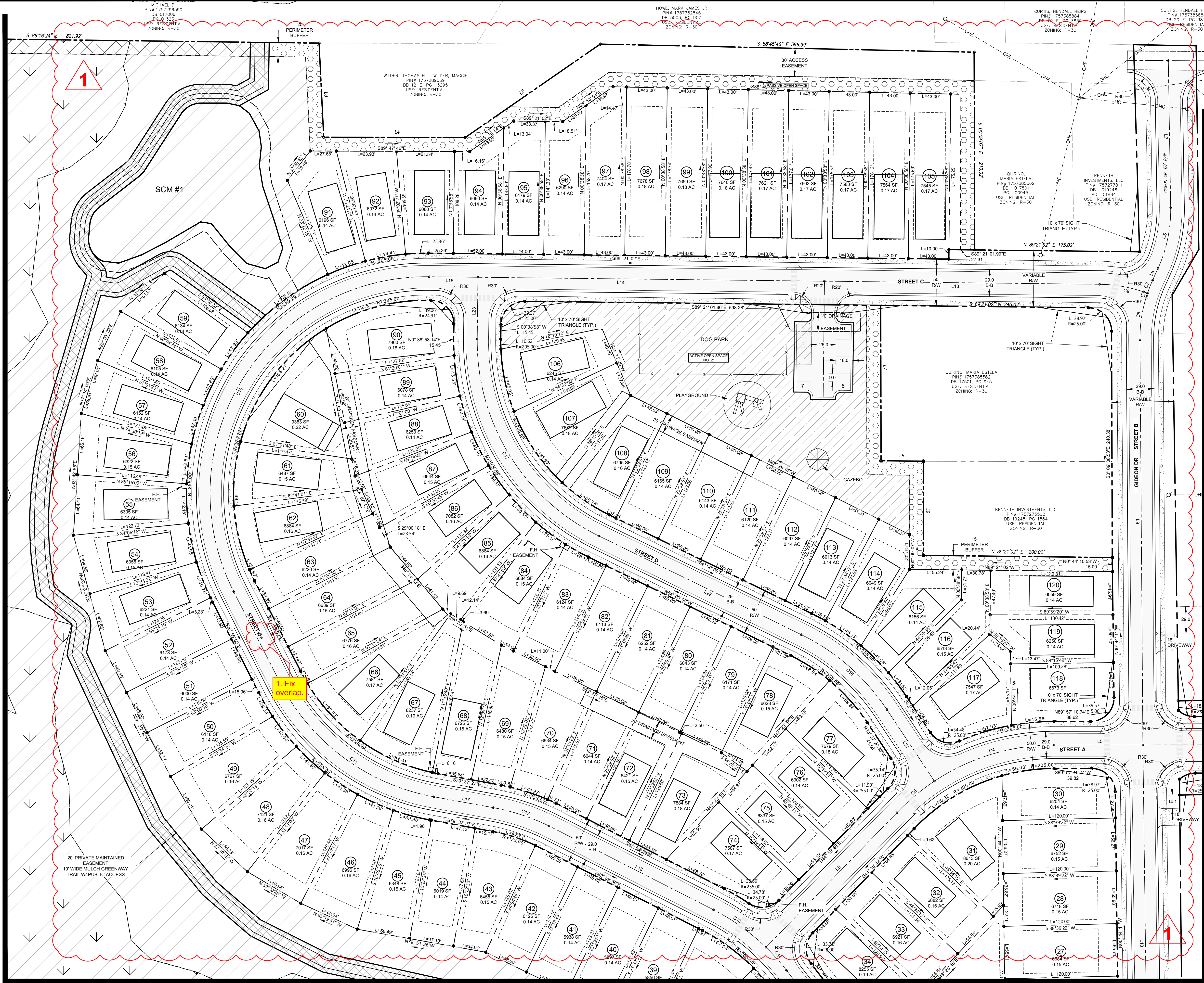
Sheet Title:  
**SITE PLAN SHEET 2 OF 6**

Sheet#:  
**9**

File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\7 Overall Site Plan.dwg



MATCHLINE SEE SHEET 8

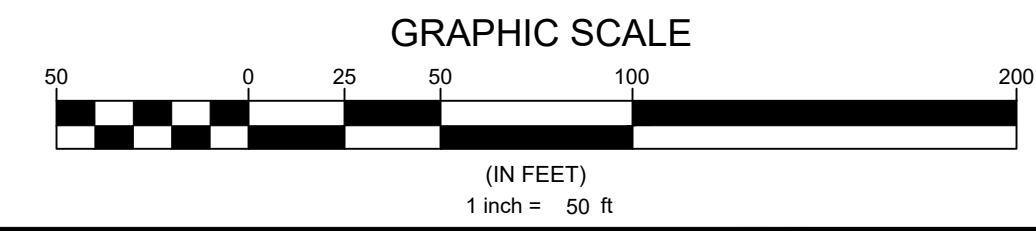


MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12

**SITE PLAN LEGEND**

PROPOSED R.O.W.	
PROPOSED LOT LINE	
PROPOSED LOT SETBACK	
PROPOSED EASEMENT	
PROPOSED OPEN SPACE PASSIVE	
PROPOSED OPEN SPACE ACTIVE	
PROPOSED GREENWAY	
PROPOSED 30' JONESVILLE RD STREETSCAPE	
PROPOSED 15' BOUNDARY BUFFER CONSERVATION	
PROPOSED 15' BOUNDARY LANDSCAPE BUFFER	
PROPOSED 5' SIDEWALK	
EXISTING BOUNDARY / R.O.W.	
EXISTING EASEMENT	
EXISTING 100 YEAR FLOOD PLAIN	
EXISTING WETLANDS	



**N.C. UNDERGROUND UTILITIES**  
 3 DAYS BEFORE DIGGING CALL TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

**Developer**  
**THE CSC GROUP**  
 CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

**Engineer**  
**QUANTECH ENGINEERING**  
 INNOVATIVE SOLUTIONS • ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

**Surveyor**  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

**Jurisdiction / Municipality**  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 919-557-1080 ext 109  
**PSP-24-05**

**Other Consultants**

**Sheet map:**

**Seal:**  
  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

**Issued / Print Date:** 2024-November-15 (12:38)  
**File Name:** 7 Overall Site Plan.dwg

**Last Saved by:** Tim Newsome  
**Drawn by:** TAN

**Project:**  
**HARRIS CREEK FARMS**  
 D2300222

**Issued for:**  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

**Sheet Title:**  
**SITE PLAN SHEET 3 OF 6**

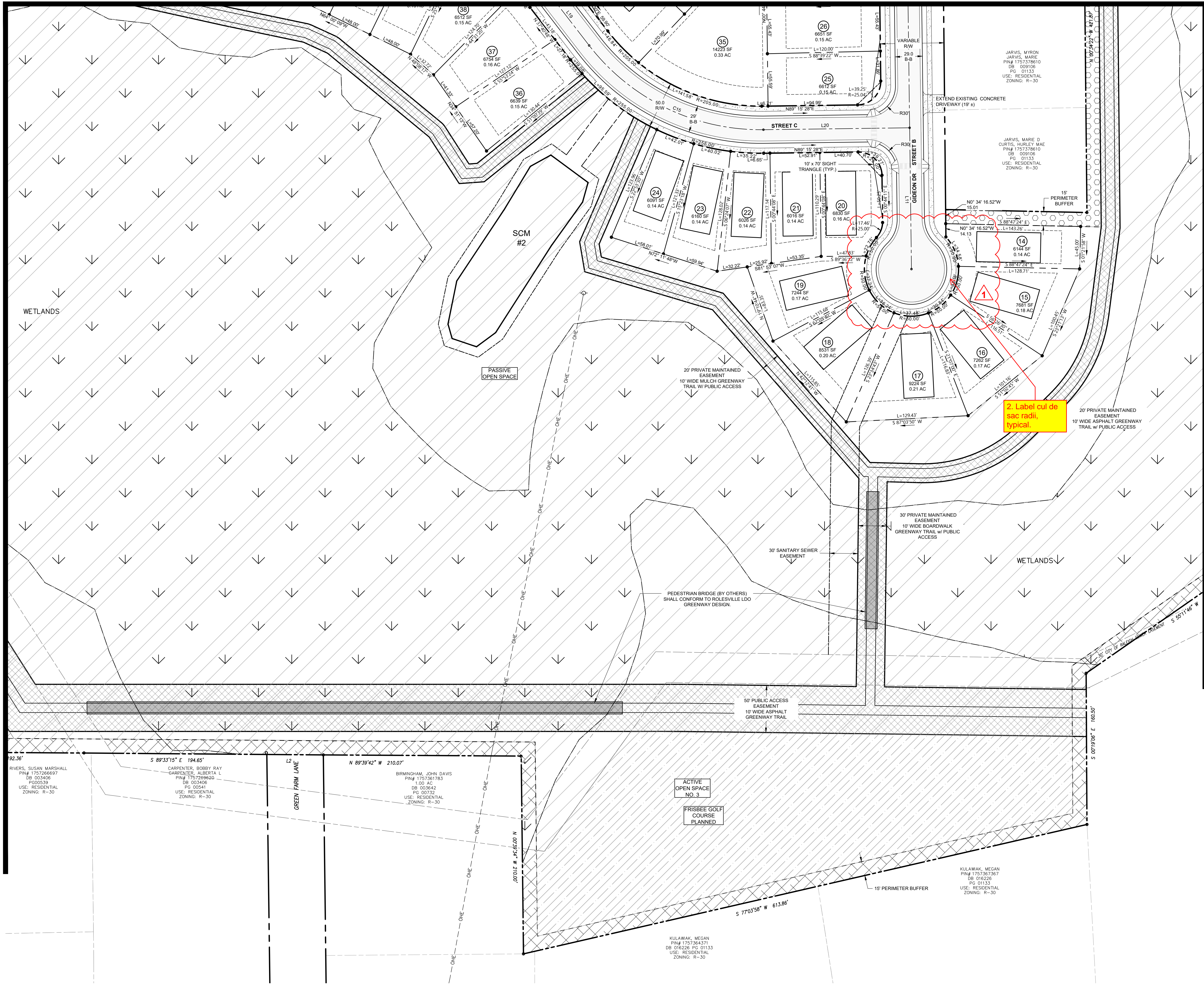
**Sheet #:**  
**10**



MATCHLINE SEE SHEET 10

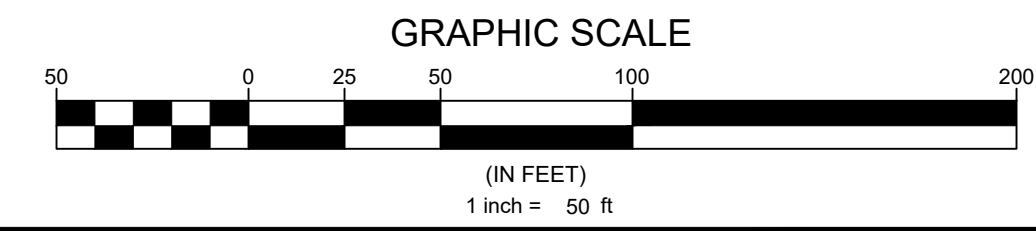
MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 13



**SITE PLAN LEGEND**

PROPOSED R.O.W.	
PROPOSED LOT LINE	
PROPOSED LOT SETBACK	
PROPOSED EASEMENT	
PROPOSED OPEN SPACE PASSIVE	
PROPOSED OPEN SPACE ACTIVE	
PROPOSED GREENWAY	
PROPOSED 30' JONESVILLE RD STREETSCAPE	
PROPOSED 15' BOUNDARY BUFFER CONSERVATION	
PROPOSED 15' BOUNDARY LANDSCAPE BUFFER	
PROPOSED 5' SIDEWALK	
EXISTING BOUNDARY / R.O.W.	
EXISTING EASEMENT	
EXISTING 100 YEAR FLOOD PLAN	
EXISTING WETLANDS	



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

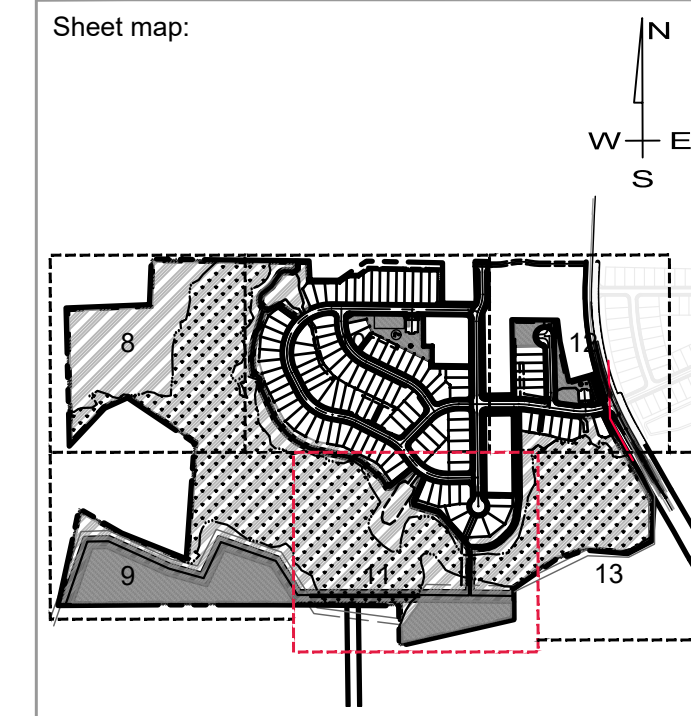
Developer  
**THE CSC GROUP**  
 CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO**  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants



Seal:

2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**  
 Issued / Print Date: 2024-November-15 (12:38)  
 File Name: 7 Overall Site Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

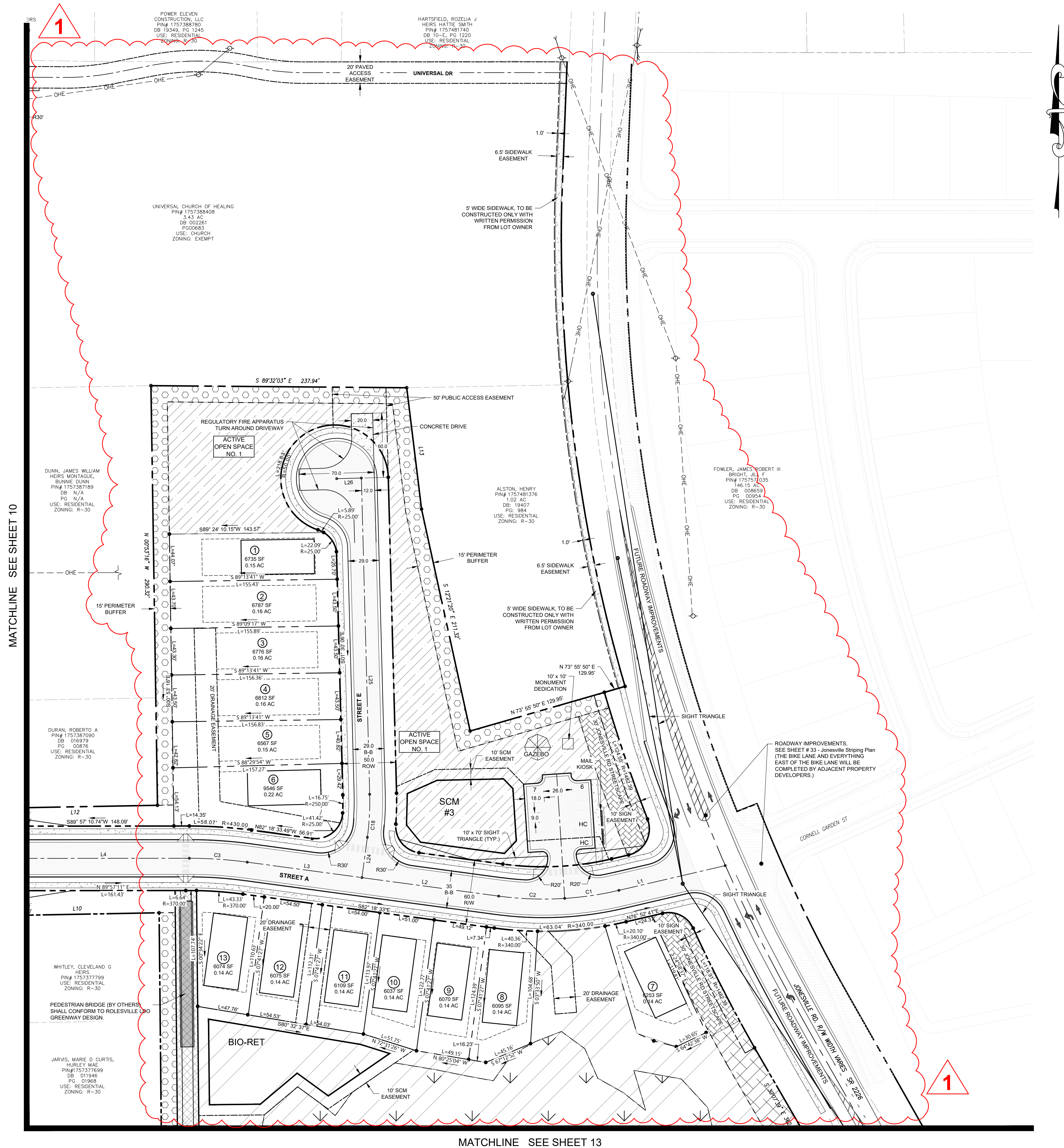
**REVISIONS**

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**SITE PLAN SHEET 4 OF 6**

Sheet#:  
**11**





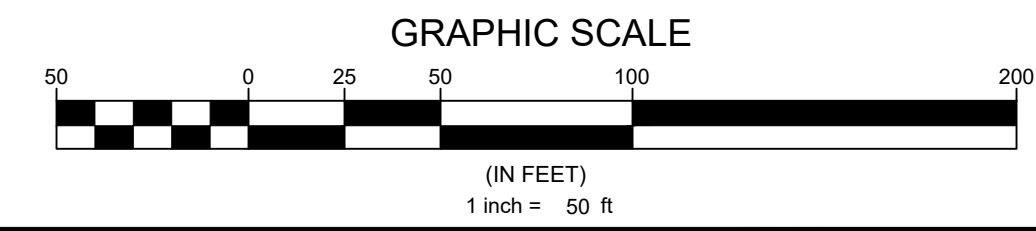
MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 13



<b>Description</b>	A freestanding ground sign identifying entry to a mixed-use district, neighborhood, or a residential subdivision. A sign permit is required.
<b>Size</b>	Sign Width: Maximum 25', excluding support structures, columns or decorative features without a sign face. Sign Height: Maximum 10', including support structures, columns or other features including sign face. Sign Area: For projects/developments up to 5 acres, a maximum 50 square feet (single tenant) and 100 square feet (multi-tenant). For projects/developments 5 acres or greater, a maximum 100 square feet (single tenant) and 200 square feet (multi-tenant).
<b>Location</b>	2 signs per entrance, maximum. Approval for any right-of-way encroachment required by the owner of the right-of-way, consistent with Section 6.1.2.K.
<b>Standards</b>	Identifying signs may be placed on a subdivision wall or fence provided that no part of the wall or fence exceeds 6' in height.

SITE PLAN LEGEND	
PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
PROPOSED LOT SETBACK	---
PROPOSED EASEMENT	---
PROPOSED OPEN SPACE PASSIVE	▨
PROPOSED OPEN SPACE ACTIVE	▨
PROPOSED GREENWAY	▨
PROPOSED 30' JONESVILLE RD STREETSCAPE	▨
PROPOSED 15' BOUNDARY BUFFER CONSERVATION	▨
PROPOSED 15' BOUNDARY LANDSCAPE BUFFER	▨
PROPOSED 5' SIDEWALK	▨
EXISTING BOUNDARY / R.O.W.	---
EXISTING EASEMENT	---
EXISTING 100 YEAR FLOOD PLAIN	FP FP FP
EXISTING WETLANDS	▨



**N.C. UNDERGROUND UTILITIES**  
 811  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

**Developer**  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

**Engineer**  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

**Surveyor**  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

**Jurisdiction / Municipality**  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

**Other Consultants**

**Sheet map:**

**Seal:**

**2024/Nov/18**  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

**Issued / Print Date:** 2024-November-15 (12:39)  
**File Name:** 7 Overall Site Plan.dwg

**Last Saved by:** Tim Newsome  
**Drawn by:** TAN

**Project:**

**HARRIS CREEK FARMS**  
 D2300222

**Issued for:** PRELIMINARY PLANS  
 DO NOT USE FOR CONSTRUCTION

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

**Sheet Title:**

**SITE PLAN SHEET 5 OF 6**

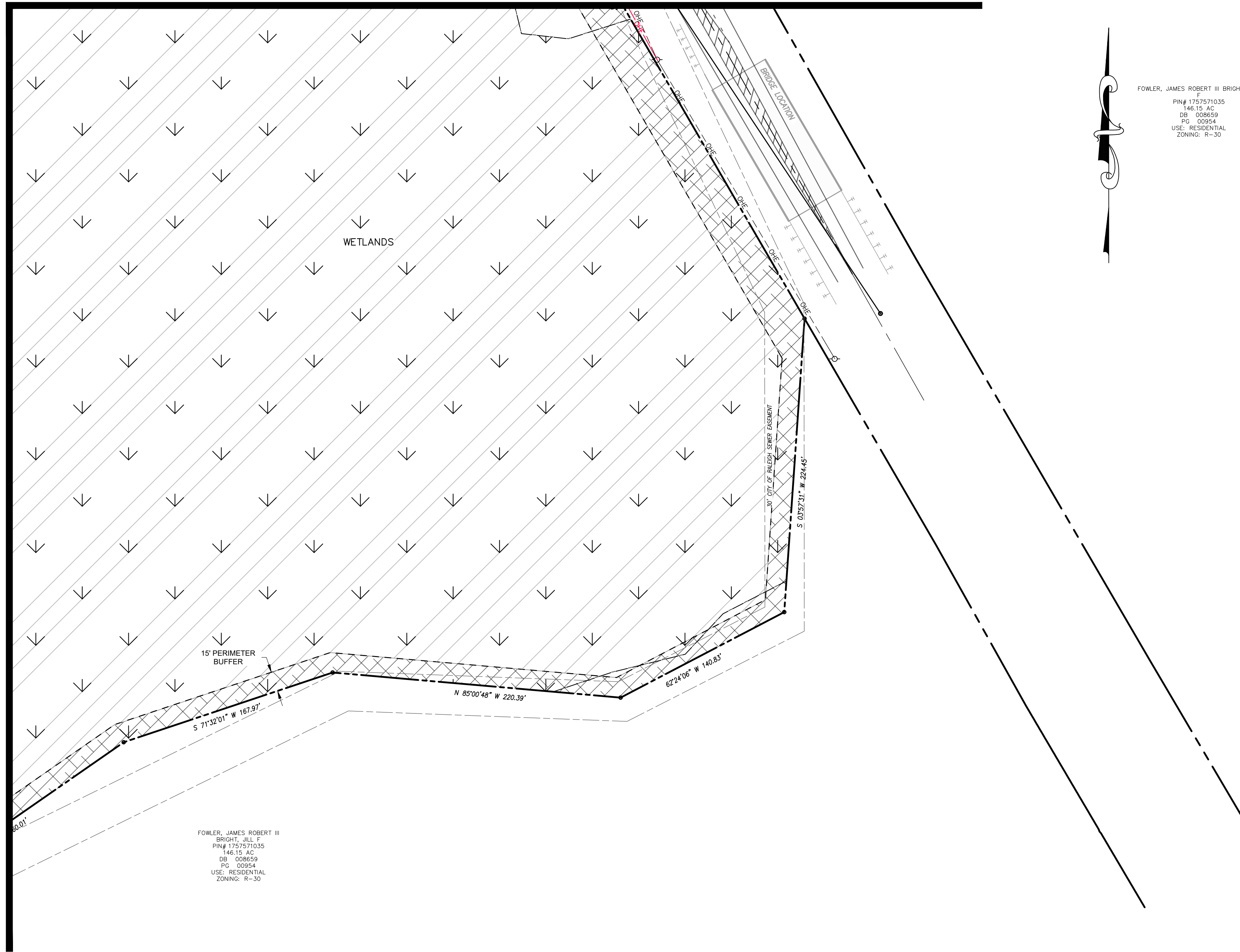
**Sheet#:**

**12**



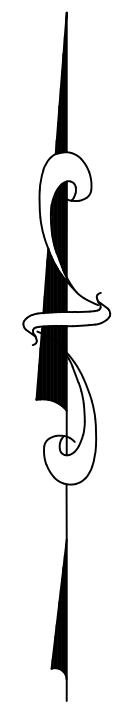
MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 11



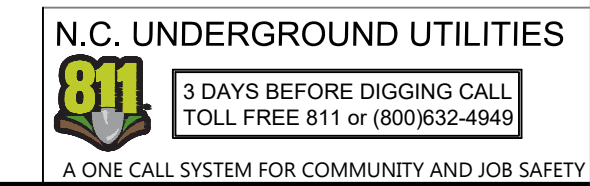
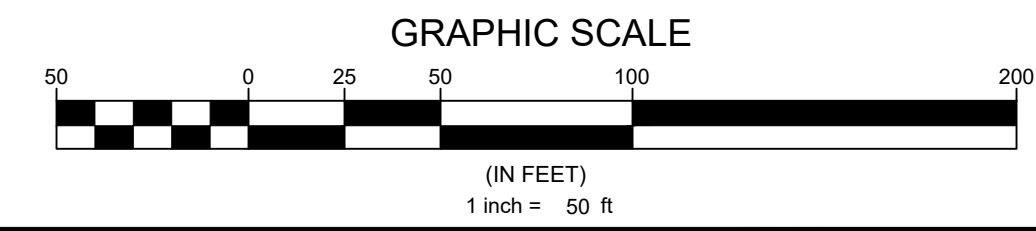
FOWLER, JAMES ROBERT III BRIGHT, JILL  
 F  
 PIN# 1757571035  
 146.15 AC  
 DB: 008659  
 PG: 00954  
 USE: RESIDENTIAL  
 ZONING: R-30

FOWLER, JAMES ROBERT III  
 BRIGHT, JILL  
 PIN# 1757571035  
 146.15 AC  
 DB: 008659  
 PG: 00954  
 USE: RESIDENTIAL  
 ZONING: R-30



**SITE PLAN LEGEND**

PROPOSED R.O.W.	—————
PROPOSED LOT LINE	-----
PROPOSED LOT SETBACK	-----
PROPOSED EASEMENT	-----
PROPOSED OPEN SPACE PASSIVE	
PROPOSED OPEN SPACE ACTIVE	
PROPOSED GREENWAY	
PROPOSED 30' JONESVILLE RD STREETSCAPE	
PROPOSED 15' BOUNDARY BUFFER CONSERVATION	
PROPOSED 15' BOUNDARY LANDSCAPE BUFFER	
PROPOSED 5' SIDEWALK	
EXISTING BOUNDARY / R.O.W.	-----
EXISTING EASEMENT	-----
EXISTING 100 YEAR FLOOD PLAIN	FP FP FP
EXISTING WETLANDS	



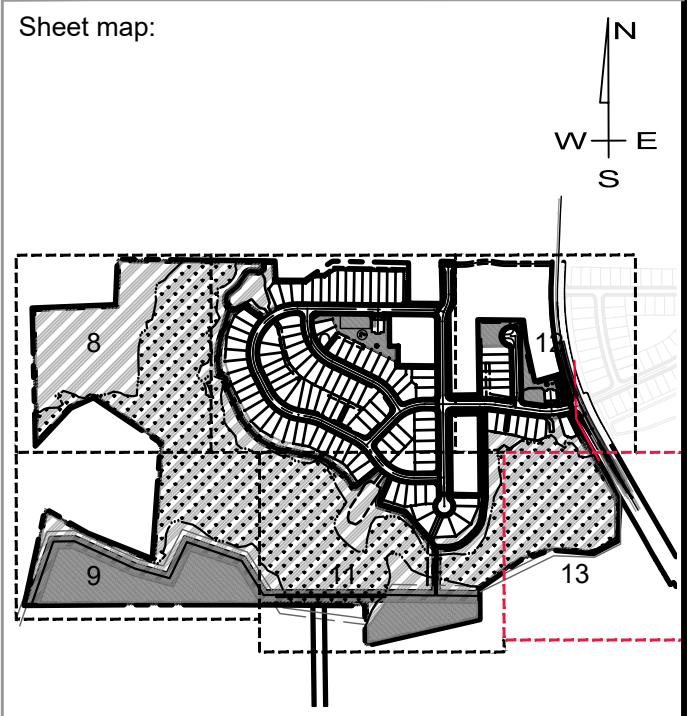
Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants



Seal:

2024/Nov/18  
 FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:39)  
 File Name: 7 Overall Site Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

# HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

## SITE PLAN SHEET 6 OF 6

Sheet#:

# 13



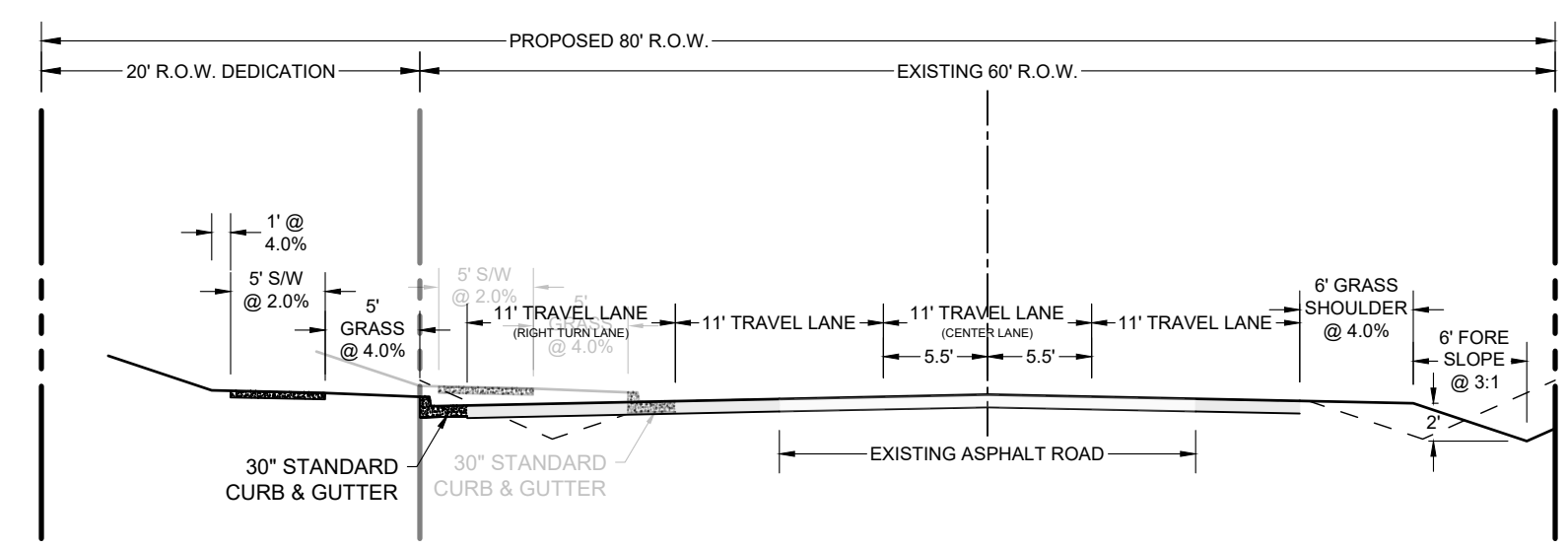
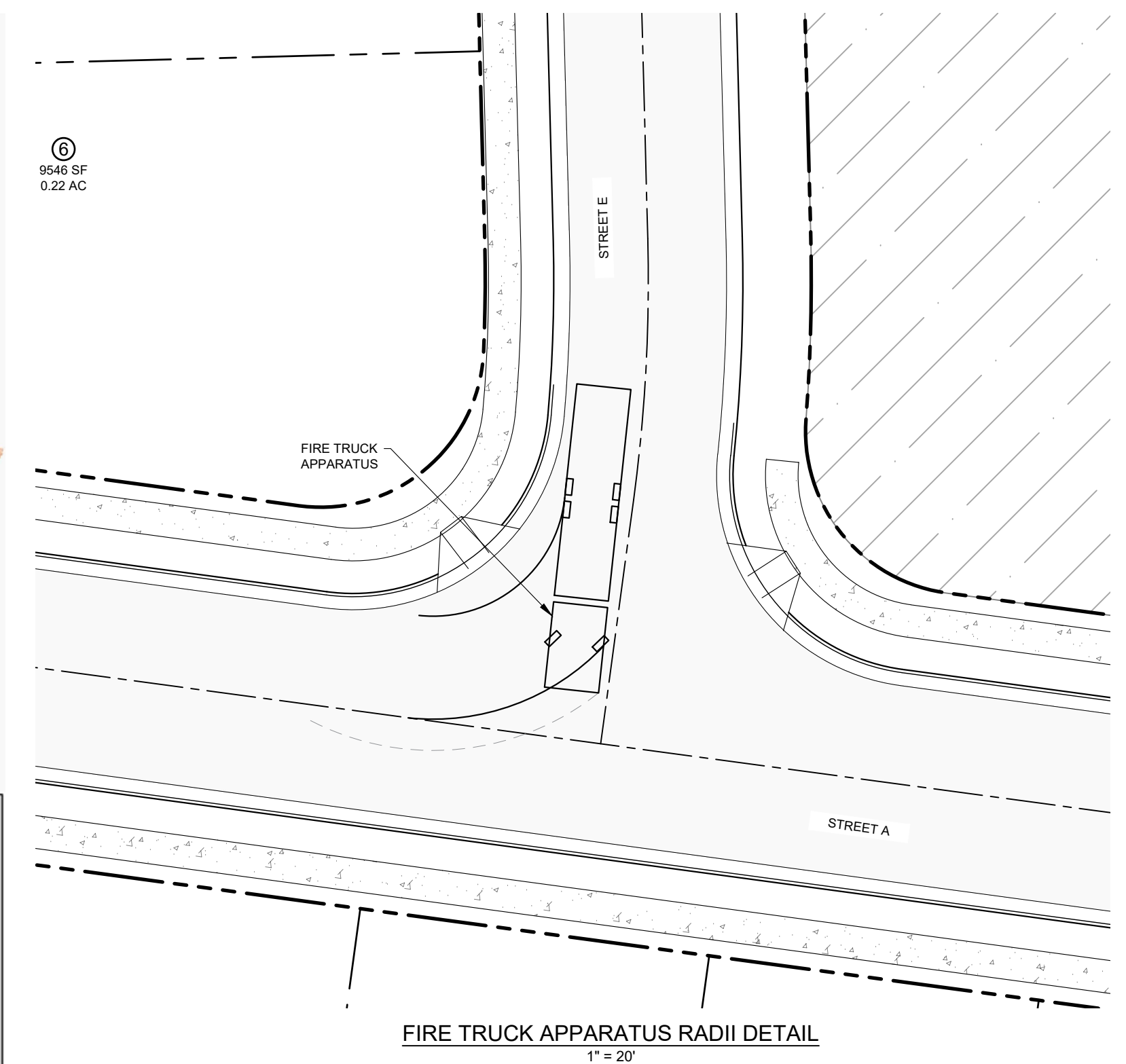
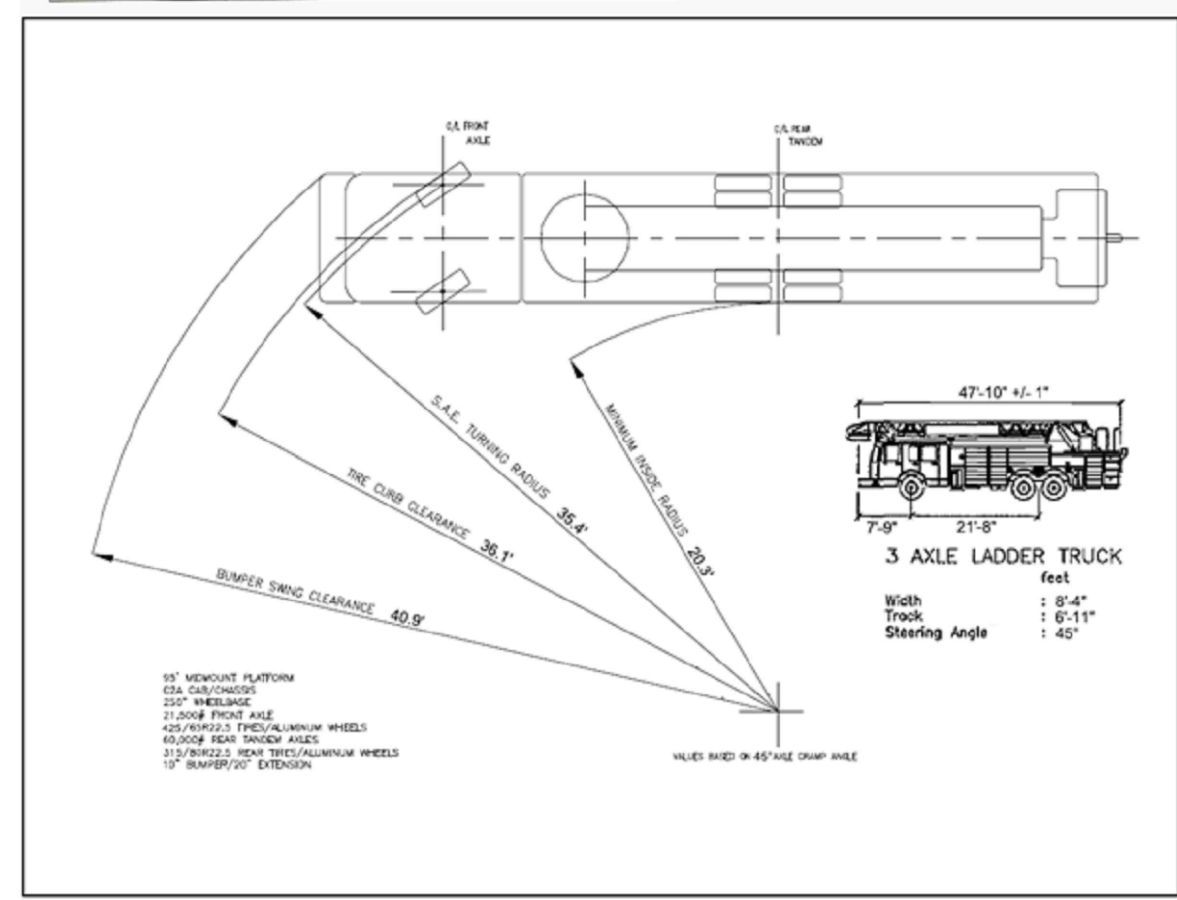
1

Line #	Length (ft)	BEARING
L1	101.59	N76° 52' 41"E
L2	235.96	S82° 18' 33"E
L3	235.96	S82° 18' 33"E
L4	217.09	N89° 57' 11"E
L5	94.23	N89° 57' 11"E
L6	199.48	N44° 10' 45"E
L7	156.18	N00° 55' 12"W
L8	13.91	N24° 26' 33"E
L9	430.33	N00° 25' 00"W
L10	382.48	N00° 44' 11"W
L11	150.00	N00° 44' 11"W
L12	4.45	N71° 12' 02"W
L13	292.04	N89° 21' 02"W
L14	367.89	N89° 21' 02"W
L15	51.75	N89° 21' 02"W
L16	107.86	S26° 59' 02"E
L17	64.12	S79° 37' 27"E
L18	195.83	S62° 58' 47"E
L19	70.35	S37° 40' 48"E
L20	155.26	N89° 15' 28"E
L21	91.42	N33° 35' 40"W
L22	238.98	N64° 00' 09"W
L23	65.45	N00° 38' 58"E
L24	37.82	S07° 41' 27"W
L25	294.26	S01° 30' 06"E
L26	23.00	S88° 29' 54"W

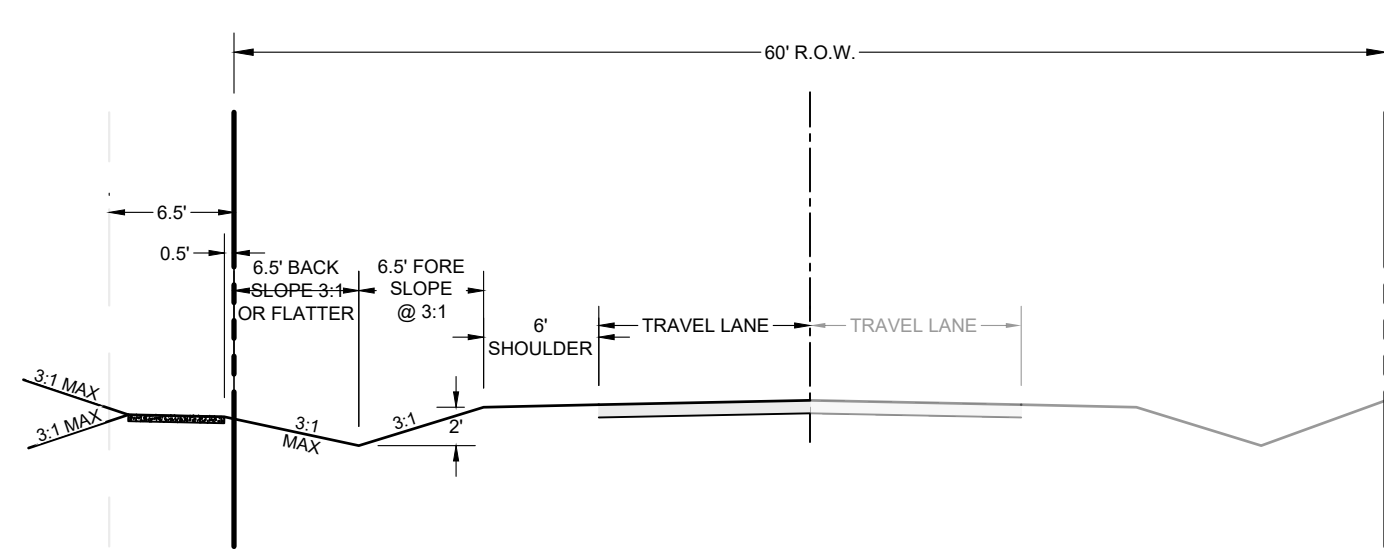
Curve #	Length (ft)	Radius
C1	51.00	310.00
C2	61.61	310.00
C3	54.02	400.00
C4	135.16	230.00
C5	51.60	230.00
C6	66.40	150.00
* C7	14.77	150.00
* C8	50.31	150.00
* C9	47.52	150.00
C10	472.21	230.00
C11	211.31	230.00
C12	62.61	230.00
C13	68.88	230.00
C14	32.68	230.00
C15	213.00	230.00
C16	122.07	230.00
C17	259.53	230.00
C18	40.11	250.00

\* CURVE C6, C7, C8, & C9 ARE LOCATED AT THE SHIFT IN R/W ON GIDEON BEHIND THE CHURCH.

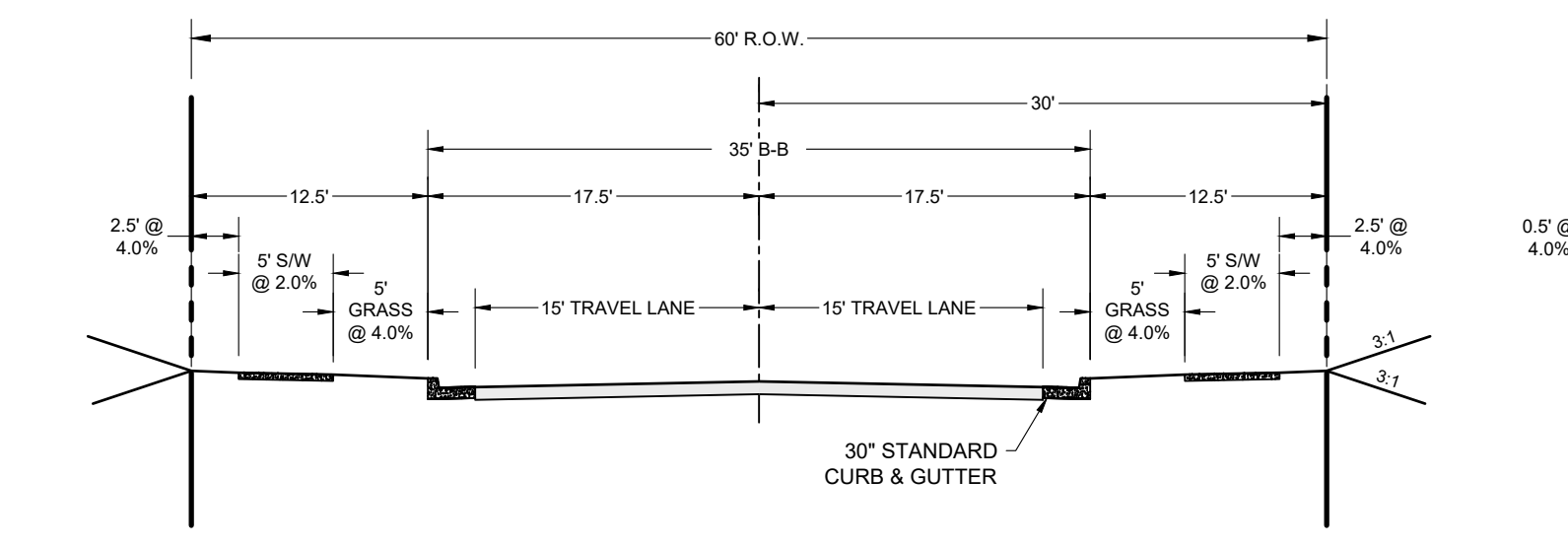
SAE Turning Radius Calculations for Quote No. 81188				
Wheelbase:	150"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	65.06"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	83"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
<b>Minimum Inside Radius</b>				
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
30	43.1	42.9	47	28.4'
37	41.2	41.9	46.2	27.4'
38	40.5	41	45.4	26.7'
39	39.7	40.2	44.6	25.4'
40	38.8	39.4	43.9	24.4'
41	38	38.7	43.2	23.5'
42	37.1	38	42.4	22.7'
43	36.2	37.3	41.6	22
44	35.3	36.7	40.8	21.2'
45	34.4	36	40	20.5'
46	33.5	35.3	39.2	19.8'
47	32.6	34.7	38.4	19.1'
48	31.7	34	37.6	18.4'
49	30.8	33.3	36.8	17.7'
50	29.9	32.6	36	17
<b>Nominal Cramp Angles:</b>				
Leaf spring suspension: up to and including 425/65R22.5 tires			45 degrees	
Leaf spring suspension: 445/65R22.5 tires			38 degrees	
Keyco IFS: up to and including 385/65R22.5 tires			44 degrees	
Keyco IFS: 445/65R22.5 tires			45 degrees	
Keyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Timoney Independent Front Suspension (IFS): up to and including 425/65R22.5 tires			44 degrees	
Timoney Independent Front Suspension (IFS): 445/65R22.5 tires			42 degrees	
Front Drive Axle: up to and including 425/65R22.5 tires			35 degrees	



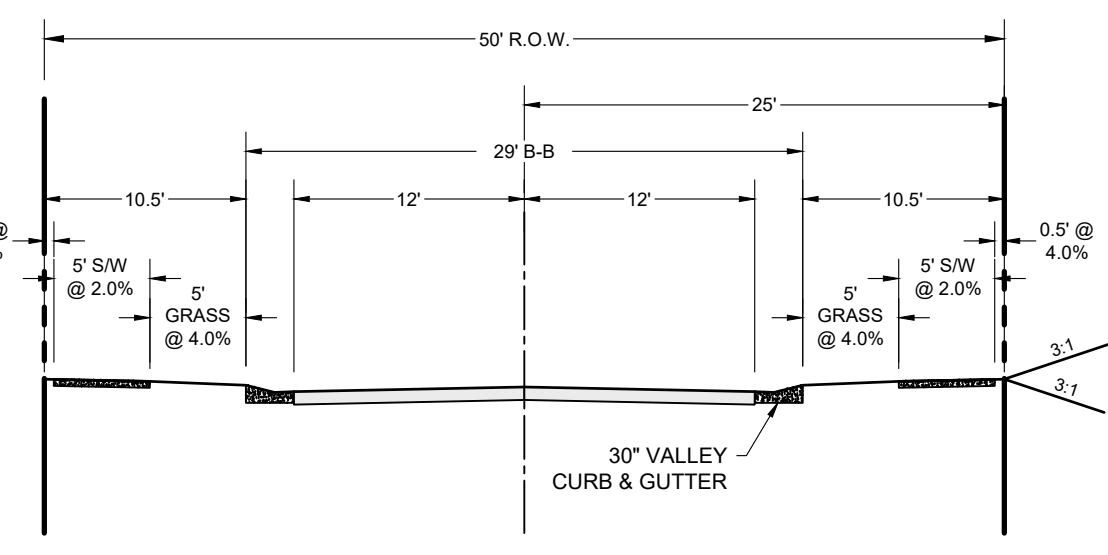
JONESVILLE ROAD SECTION (PROPERTY FRONTAGE) 1" = 10'



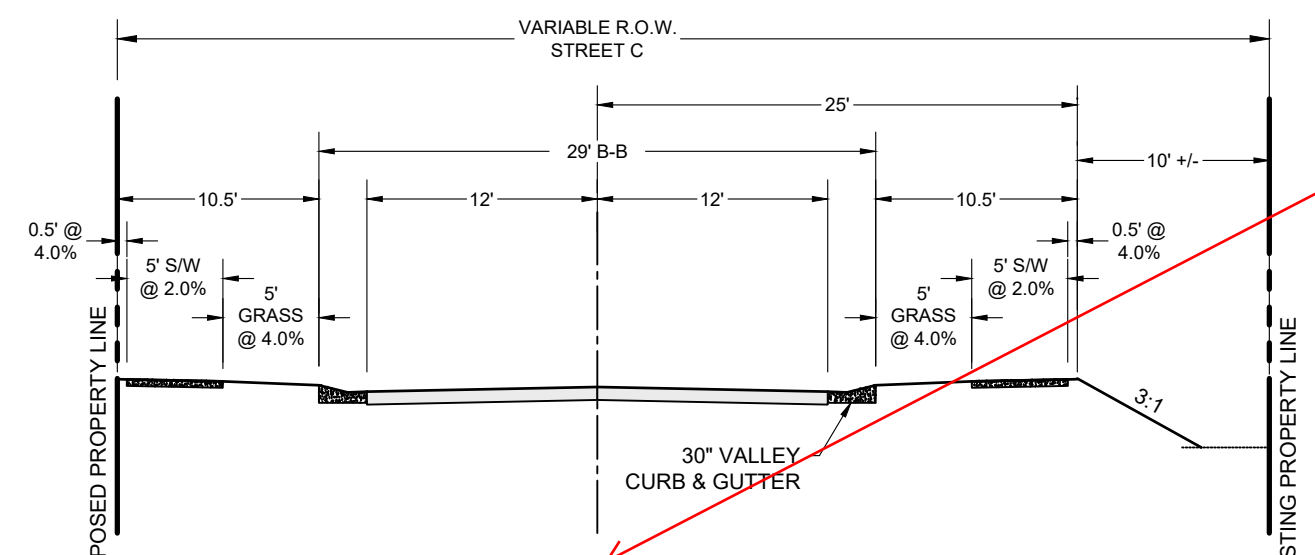
JONESVILLE ROAD SECTION (FRONTAGE OF ADJACENT PROPERTY) 1" = 10'



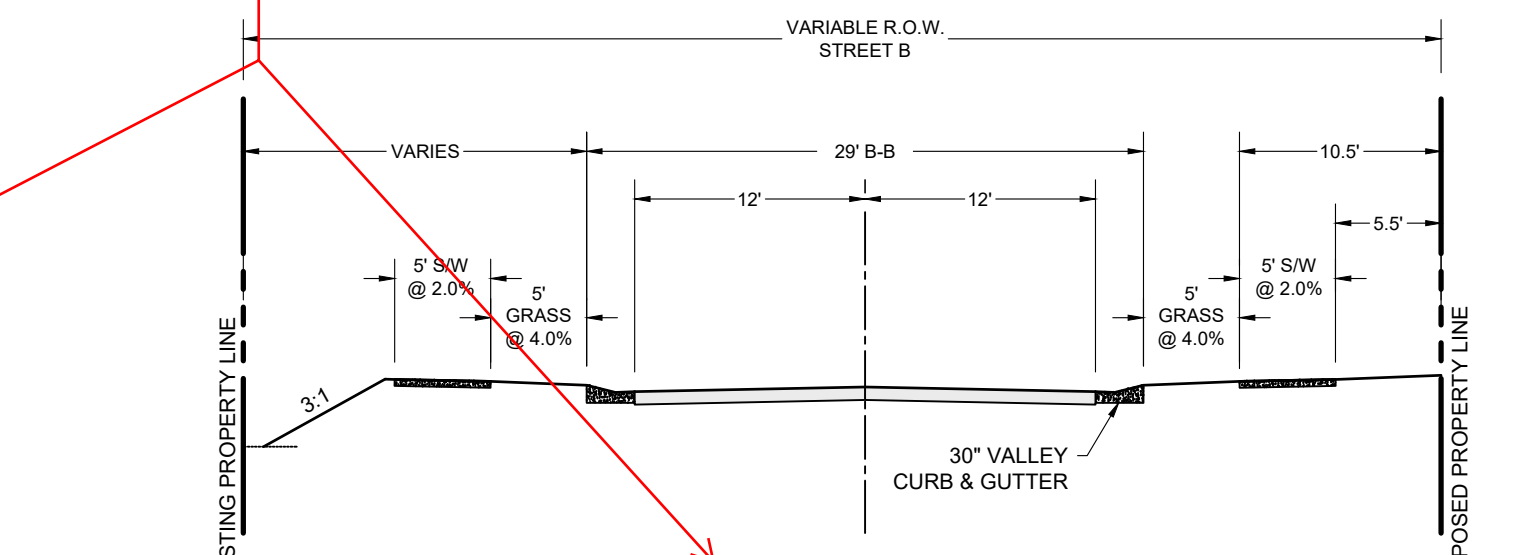
RESIDENTIAL COLLECTOR ROAD SECTION 1" = 10'



RESIDENTIAL LOCAL ROAD SECTION 1" = 10'

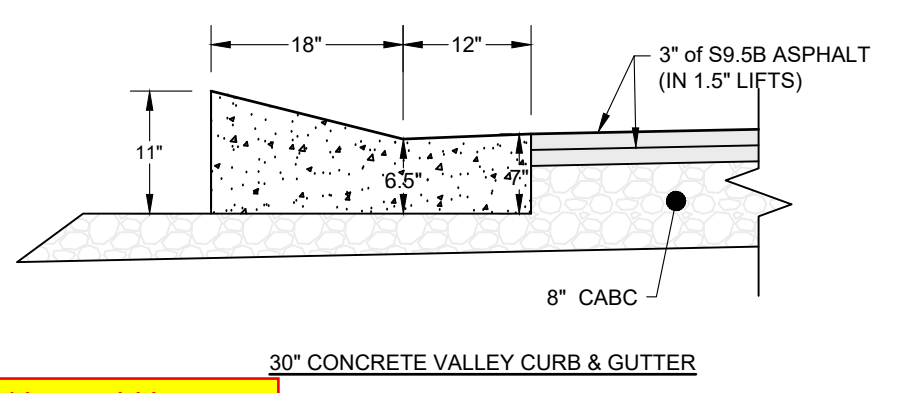
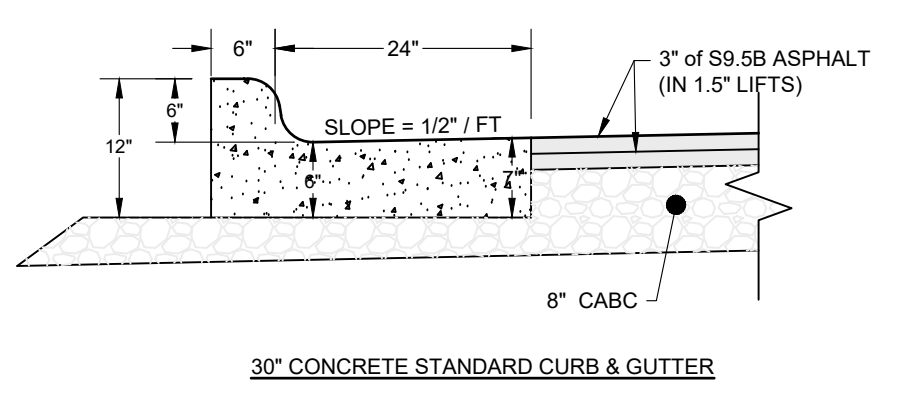


RESIDENTIAL COLLECTOR ROAD SECTION STREET C STA. 1+00 - 1+85 (VARIABLE WIDTH) 1" = 10'



RESIDENTIAL COLLECTOR ROAD SECTION (Gideon Dr.) 1" = 10'

- SIDEWALK NOTES**
- WHERE IT IS NECESSARY TO REMOVE A PORTION OF EXISTING SIDEWALKS OR DRIVEWAYS, SAW A NEAT EDGE ALONG THE PAVEMENT TO BE RETAINED APPROXIMATELY 2 INCHES DEEP WITH A CONCRETE SAW BEFORE BREAKING THE ADJACENT PAVEMENT AWAY.
  - CONSTRUCT CONCRETE IN ACCORDANCE WITH TOWN STANDARDS AND NC DOT STANDARDS & SPECIFICATIONS SECTION 802 AND ADOPTIVE SIDEWALK FINISH EXCEPT AS OTHERWISE PROVIDED HEREIN.
  - BROOM THE CONCRETE SURFACE IN A TRANSVERSE DIRECTION TO TRAFFIC MAKE JOINT SPACING NO LESS THAN 5 FEET. WHERE EXISTING SIDEWALKS ARE BEING WIDENED, LINE UP NEW TRANSVERSE JOINTS WITH EXISTING JOINTS IN THE ADJACENT SIDEWALK. SEAL EXPANSION JOINTS WHERE SIDEWALK AND CURB RAMPS ARE PLACED ADJACENT TO CONCRETE CURB AND/OR GUTTER. DO NOT SEAL GROOVE JOINTS.
  - DO NOT PLACE BACKFILL ADJACENT TO THE SIDEWALK, DRIVEWAY OR CURB RAMP UNTIL AT LEAST 3 CURING DAYS, AS DEFINED IN ARTICLE 825-9, HAVE ELAPSED UNLESS OTHERWISE APPROVED. COMPACT BACKFILL TO A DEGREE COMPARABLE TO THE ADJACENT UNDISTURBED MATERIAL.
  - DO NOT PLACE VEHICLES ON THE COMPLETED WORK UNTIL 7 CURING DAYS, AS DEFINED IN ARTICLE 825-9, HAVE ELAPSED. WHEN HIGH EARLY STRENGTH CONCRETE IS USED, VEHICLES WILL BE PERMITTED ON THE COMPLETED WORK AFTER 3 CURING DAYS HAVE ELAPSED.
  - INSTALL DETECTABLE WARNINGS FOR PROPOSED CURB RAMPS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - PRIOR TO PLACING DETECTABLE WARNINGS IN EXISTING CONCRETE CURB RAMPS, SAW CUT TO THE FULL DEPTH OF THE CONCRETE, FOR OTHER MATERIAL REMOVE AS NECESSARY, AND ADJUST THE EXISTING SUBGRADE TO THE PROPER GRADE.
  - PLACE ALL DETECTABLE



3. According to the Town's Standards Manual, a collector street has 15' lane widths instead of 12'. Based on conversations during the August 2024 TRC meeting, we discussed having Street A (from Jonesville Rd to Gideon Dr) and Gideon Street (from Universal Dr to Street A) be collector streets. It was also discussed that a trip generation study could be done to reduce any of the potential collectors to local roads. Please clarify if the intent is for these roads to be local or collector roads, and correct the typical sections accordingly.

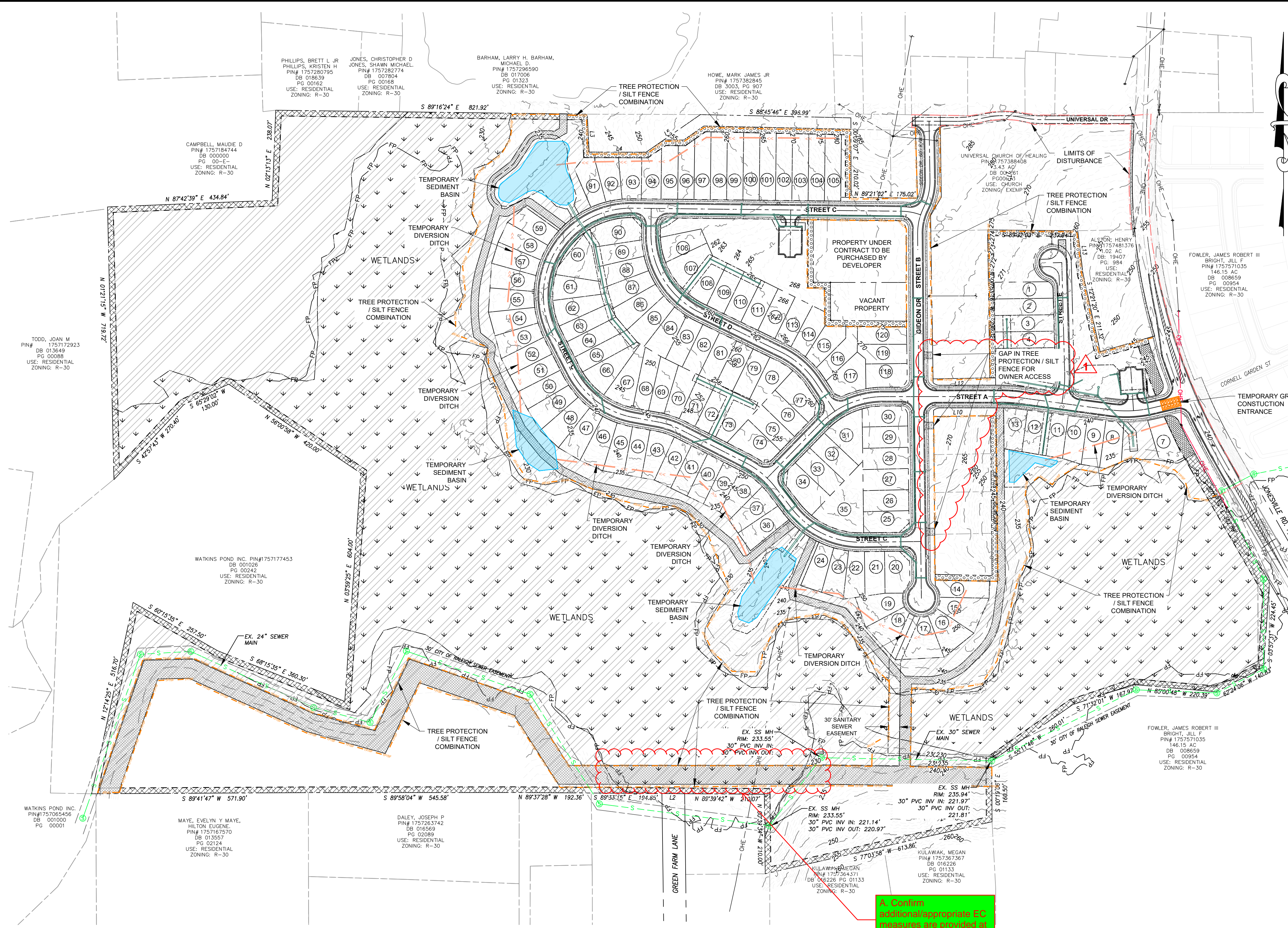
1

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

REVISIONS		
No.	Date	Description



File Location: C:\Users\Tim Newsome\OneDrive\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction\Plans\15 Overall Erosion Control Plan.dwg



**EROSION CONTROL PLAN LEGEND**

- LIMITS OF DISTURBANCE
- TREE PROTECTION/SILT FENCE COMBINATION
- TEMPORARY DIVERSION DITCH
- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT BASIN

A. Where Wake County will provide final approval of the EC plans, it is recommended to break out these items into a sheet with the site plan and grading plan to provide more detail.

Missing items include: limits of disturbance, proposed contours, dimensions and/or details for EC measures, grading for wet basins.

These items will be required for CID approval.

**WAKE COUNTY EROSION CONTROL SEQUENCE**

- Schedule a preconstruction conference with the Environmental Consultant. Obtain a land disturbing permit.
- Install gravel construction pad, temporary diversions, silt fence, sediment basins or other measures as shown on the approved plan. Clear only as necessary to install these devices. Seed temporary diversions, berms and basins immediately after construction.
- Call Environmental Consultant for an onsite inspection by the Environmental Consultant to obtain a Certificate of Compliance.
- Begin clearing and grubbing. Maintain devices as needed. Rough grade site.
- Install storm sewer, if shown, and protect inlets with block and gravel inlet controls, sediment traps or other approved measures as shown on the plan. Begin construction, building, etc.
- Stabilize site as areas are brought up to finish grade with vegetation, paving, ditch linings, etc. Seed and mulch denuded areas per Ground Stabilization Time Frames.
- When construction is complete and all areas are stabilized completely, call Environmental Consultant for an inspection.
- If site is approved, remove temporary diversions, silt fence, sediment basins, etc., and seed out or stabilize any resulting bare areas. All remaining permanent erosion control devices, such as velocity dissipators, should now be installed.
- When vegetation has become established, call for a final site inspection by the Environmental Consultant. Obtain a Certificate of Completion.

**NPDES SELF INSPECTION PROGRAM**

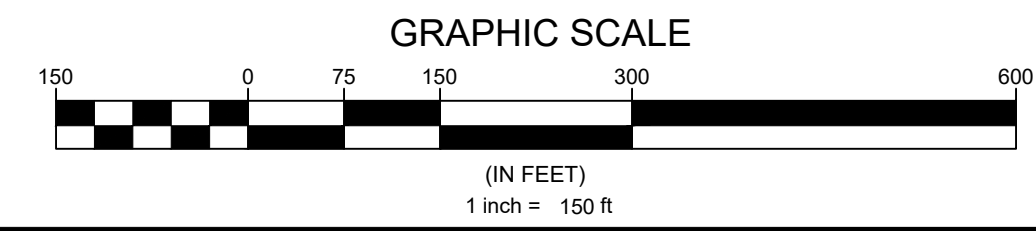
- EFFECTIVE OCTOBER 1, 2010, PERSONS CONDUCTING LAND-DISTURBING ACTIVITY LARGER THAN ONE ACRE MUST INSPECT THEIR PROJECT AFTER EACH PHASE OF THE PROJECT, AND DOCUMENT THE INSPECTION IN WRITING. EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO, SEDIMENTATION CONTROL BASINS, SEDIMENTATION TRAPS, ROCK DAMS, TEMPORARY DIVERSIONS, TEMPORARY SLOPE DRAINS, SEDIMENT FENCE OR BARRIERS, ALL FORMS OF INLET PROTECTION, STORM DRAINAGE FACILITIES, ENERGY DISSIPATORS, AND STABILIZATION METHODS OF OPEN CHANNELS MUST BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY, LANDOWNER, OR THEIR AGENT. THE SELF-INSPECTION REPORTING FORM IS AVAILABLE AS PDF FROM THE LAND QUALITY WEB SITE: <https://deq.nc.gov/about/divisions/energy-mineral-land-resources/erosion-sediment-control/forms>
- IN ADDITION TO THE INSPECTIONS BY THE CONTRACTOR, THE OWNER, THE FINANCIALLY RESPONSIBLE PARTY, OR THEIR AGENT MUST CONDUCT INSPECTIONS IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY CONSTRUCTION GENERAL PERMIT NCG 010000 SELF-INSPECTION PROGRAM AND REPORTING REQUIREMENTS TO MONITOR AND MAINTAIN A RAIN GAUGE, RECORDS, PERMIT, AND S&E PLAN ON SITE.

**EROSION CONTROL NOTES**

- TREE PROTECTION FENCE LINE ALSO INCLUDE THE LIMITS OF DISTURBANCE FOR THAT SECTION.
- A COPY OF THE APPROVED EROSION CONTROL PLAN AND PERMIT PLACARD MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND WAKE COUNTY STANDARDS, SPECIFICATIONS AND DETAILS.
- THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
- FAILURE TO FOLLOW THE APPROVED PLAN, CONSTRUCTION SEQUENCE, AND DETAILS COULD SUBJECT THE CONTRACTOR AND/OR THE FINANCIALLY RESPONSIBLE PARTY TO FINES AND PENALTIES ISSUED BY EITHER THE WAKE COUNTY EROSION CONTROL DIVISION OR NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY WAKE COUNTY EROSION CONTROL ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCES)
- CONTRACTOR SHALL INSPECT ALL SEDIMENT/EROSION CONTROL DEVICES WEEKLY AND AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF OF THE CAPACITY OF THE DEVICE. SEE NPDES SELF INSPECTION PROGRAM NOTES.
- ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
- NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND TREES, A CLEAN SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
- PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
- CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS AND PONDING. APPROXIMATE LOCATIONS ARE SHOWN ON EROSION CONTROL PLANS.
- TEMPORARY DIVERSIONS SHALL BE MAINTAINED DAILY BY CONTRACTOR SO THAT THEY ARE FUNCTIONAL AT THE END OF EACH WORKDAY AND WHEN STOPPING WORK FOR RAIN.
- CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-86).

**OFFSITE SPOIL NOTE:**

- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THE DISTURBED AREA FOR THE SPOILED/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A SEPARATE LAND-DISTURBANCE PERMIT.



**N.C. UNDERGROUND UTILITIES**  
 811  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:  
  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:39)  
 File Name: 15 Overall Erosion Control Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

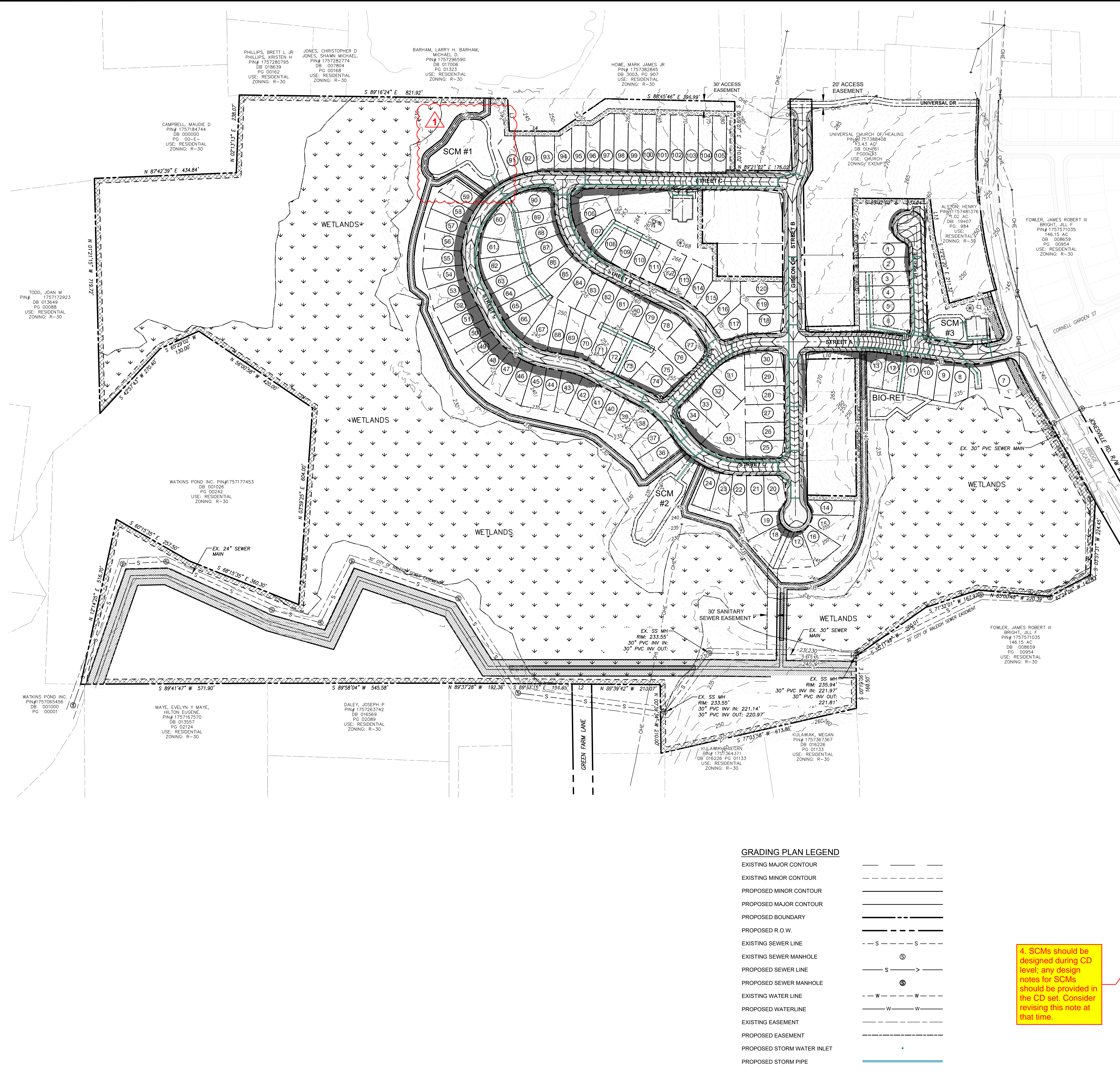
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**OVERALL EROSION CONTROL PLAN**

Sheet #:  
**15**



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction\Plans\16 Overall Grading & Drainage Plan.dwg

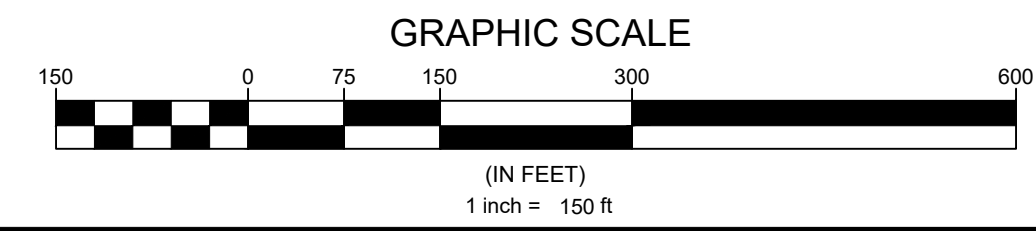


- GRADING AND STORMWATER PLAN NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROLESVILLE STANDARDS AND SPECIFICATIONS.
  - ALL PERMITS SHALL BE OBTAINED FROM THE CITY OF ROLESVILLE, WAKE COUNTY, NCDOT, NCDEQ-DWR, AND USACE AS APPLICABLE PRIOR TO BEGINNING CONSTRUCTION. A COPY OF ALL PERMITS SHALL BE SUBMITTED TO THE TOWN OF ROLESVILLE FOR THEIR RECORDS.
  - SCMS SHALL BE DESIGNED TO CONTROL AND TREAT THE DIFFERENCE IN STORMWATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE- AND POST- DEVELOPMENT CONDITIONS FOR, AT A MINIMUM, THE 1-YEAR, 24-HOUR STORM.
  - SCMS SHALL BE DESIGNED TO HAVE A MINIMUM OF 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS.
  - ALL SCMS ASSOCIATED WITH THIS PROJECT WILL REQUIRE MAINTENANCE EASEMENTS AND AN OPERATION AND MAINTENANCE AGREEMENT TO BE NOTED ON THE FINAL PLAT. ALL OF THESE ITEMS WILL NEED TO BE RECORDED WITH THE COUNTY REGISTER OF DEEDS.
  - AT THE START OF GRADING INVOLVING THE LOWERING OF THE EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THIS CUT FARTHEST AWAY FROM THE TREE TRUNK.
  - NO STORAGE OF MATERIALS, DUMPING OF WASTE MATERIALS, FILL, OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONE, AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE ROOT PROTECTION ZONE.
  - PRIOR TO BEGINNING CONSTRUCTION OF THE SCM(S), A PRECONSTRUCTION MEETING SHALL BE SCHEDULED WITH CITY STORMWATER IN ACCORDANCE WITH THE STANDARD PUBLIC WORKS' STORMWATER NOTE ON THE PLANS. THIS MEETING SHOULD BE SEPARATE FROM THE ENGINEERING INSPECTIONS' PRECONSTRUCTION MEETING AND SCHEDULING IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ENGINEER. THE MEETING MUST BE ATTENDED BY THE PROJECT CONTRACTOR RESPONSIBLE FOR SCM CONSTRUCTION, THE BMP CERTIFYING ENGINEER (BCE) WHO HAS BEEN SECURED TO PROVIDE THE AS-BUILT CERTIFICATION, AND THE GEOTECHNICAL ENGINEER (REQUIRED WHEN EARTHEN DAMS INVOLVED). WATER/SEWER PERMITS WILL NOT BE ISSUED OR WHEN SUCH PERMITS ARE NOT REQUIRED, FINAL CONSTRUCTION DRAWING APPROVAL WILL NOT BE GRANTED UNTIL THIS MEETING HAS BEEN SCHEDULED.
  - THE ACCESS SHALL HAVE A MAXIMUM CENTERLINE GRADE AND GROSS-SLOPE OF FIFTEEN PERCENT (15%) AND TEN PERCENT (10%) RESPECTIVELY.
  - WHEN CONSTRUCTING SCM, IT IS ALWAYS BETTER TO ERROR ON MAKING THE SCM BIGGER IN HORIZONTAL SIZE AS MAKING IT SMALLER WILL NEED TO BE REGRADED. MAKING THE SCM DEEPER BELOW THE PERMANENT PONDING ELEVATION IS ACCEPTABLE AND MAKING THE HEIGHT OF THE DAM IS ALSO ACCEPTABLE.
  - THE SLOPES MAY BE 2:1 BELOW THE PERMANENT PONDING ELEVATION INSIDE THE SCM ONLY. EVERYWHERE ELSE THE SLOPES MUST BE 3:1 OR FLATTER.
  - RETAINING WALLS AND ASSOCIATED DRAINAGE TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE DESIGN AND SUBMIT SEALED PLAN FOR REVIEW AND APPROVAL BY THE TOWN INSPECTIONS DEPARTMENT.

4. SCMs should be designed during CD level; any design notes for SCMs should be provided in the CD set. Consider revising this note at that time.

**GRADING PLAN LEGEND**

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	----
PROPOSED MINOR CONTOUR	-----
PROPOSED MAJOR CONTOUR	-----
PROPOSED BOUNDARY	-----
PROPOSED R.O.W.	-----
EXISTING SEWER LINE	---S---S---
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	---S---
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	---W---
PROPOSED WATERLINE	---W---
EXISTING EASEMENT	-----
PROPOSED EASEMENT	-----
PROPOSED STORM WATER INLET	•
PROPOSED STORM PIPE	=====



**N.C. UNDERGROUND UTILITIES**  
 3 DAYS BEFORE DIGGING CALL TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:40)  
 File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**OVERALL GRADING & DRAINAGE PLAN**

Sheet #:  
**16**



File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\16 Overall Grading & Drainage Plan.dwg

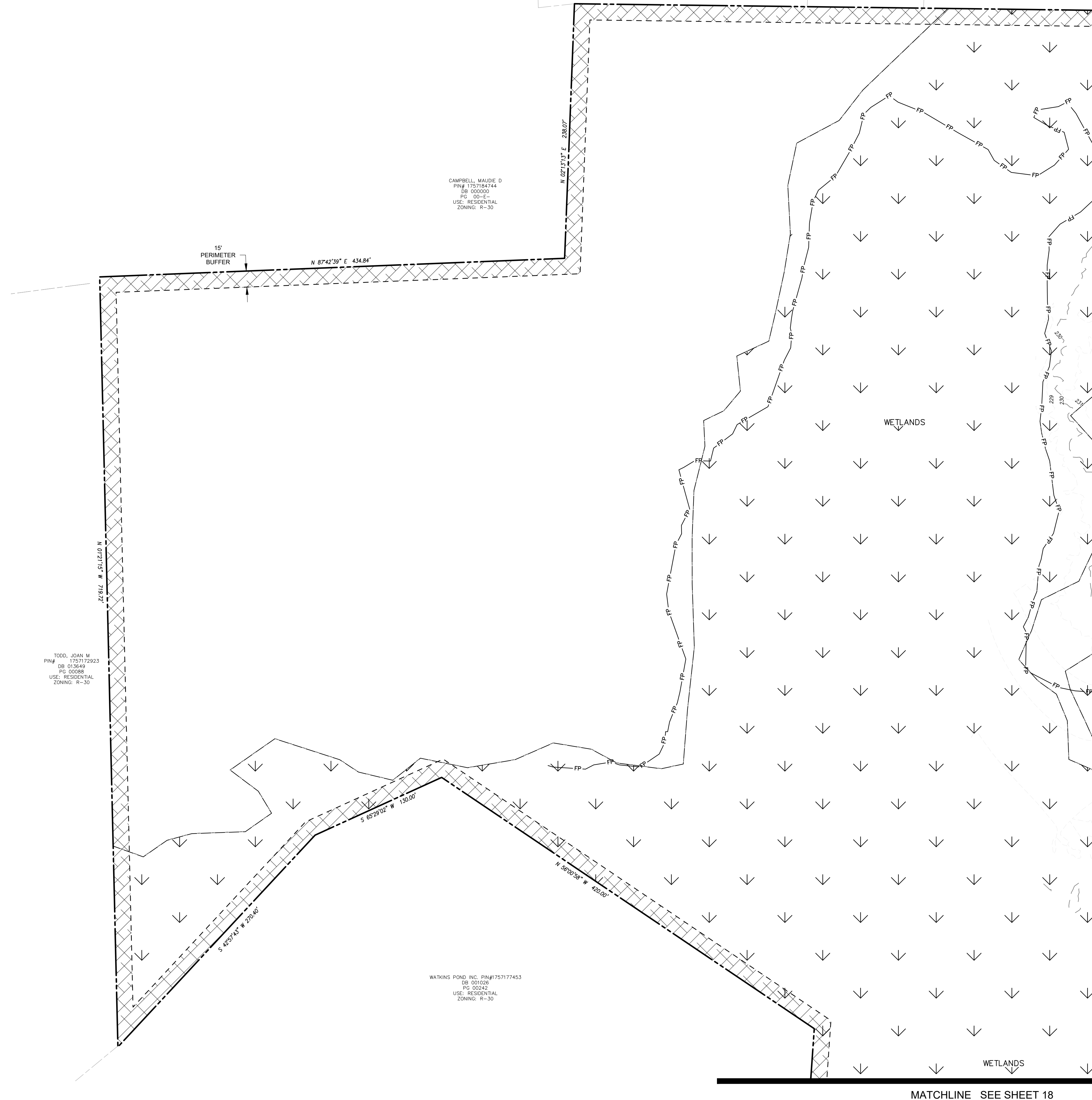
PHILLIPS, BRETT L JR  
PHILLIPS, KRISTEN H  
PIN# 175280795  
DB 018639  
PG 00162  
USE: RESIDENTIAL  
ZONING: R-30

JONES, CHRISTOPHER D  
JONES, SHAWN MICHAEL  
PIN# 175280774  
DB 007804  
PG 00168  
USE: RESIDENTIAL  
ZONING: R-30

CAMPBELL, MAUDIE D  
PIN# 1757184744  
DB 000000  
PG 00-E  
USE: RESIDENTIAL  
ZONING: R-30

TODD, JOAN M  
PIN# 1757172923  
DB 013649  
PG 00088  
USE: RESIDENTIAL  
ZONING: R-30

WATKINS POND, INC. PIN# 1757177453  
DB 001026  
PG 00242  
USE: RESIDENTIAL  
ZONING: R-30

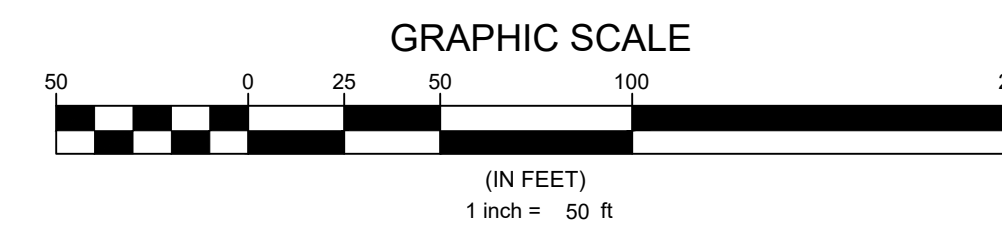


MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 18

**GRADING PLAN LEGEND**

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MINOR CONTOUR	_____
PROPOSED MAJOR CONTOUR	_____
PROPOSED R.O.W.	_____
PROPOSED LOT LINE	-----
EXISTING SEWER LINE	--- S --- S ---
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	--- S --->
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	--- W --- W ---
PROPOSED WATERLINE	--- W --- W ---
PROPOSED GATE VALVE	⊞
EXISTING EASEMENT	-----
PROPOSED EASEMENT	-----
PROPOSED STORM WATER INLET	⊞
PROPOSED STORM PIPE	=====



**N.C. UNDERGROUND UTILITIES**  
811  
3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)632-4949  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

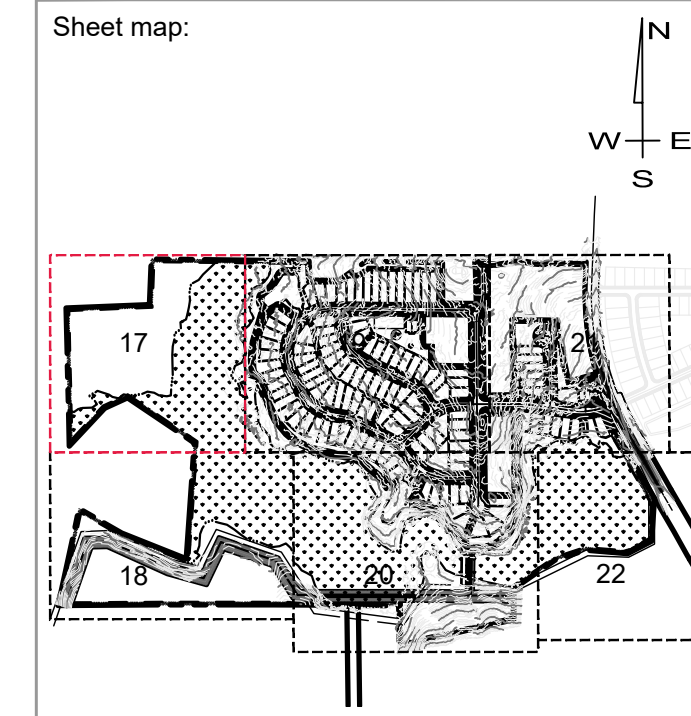
Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
Firm # F-1517  
15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
2524 Reliance Avenue  
Apex, NC 27539  
919-557-1080 ext 109  
www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
PSP-24-05

Other Consultants



Seal:  
  
2024/Nov/18  
FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:40)  
File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
D2300222

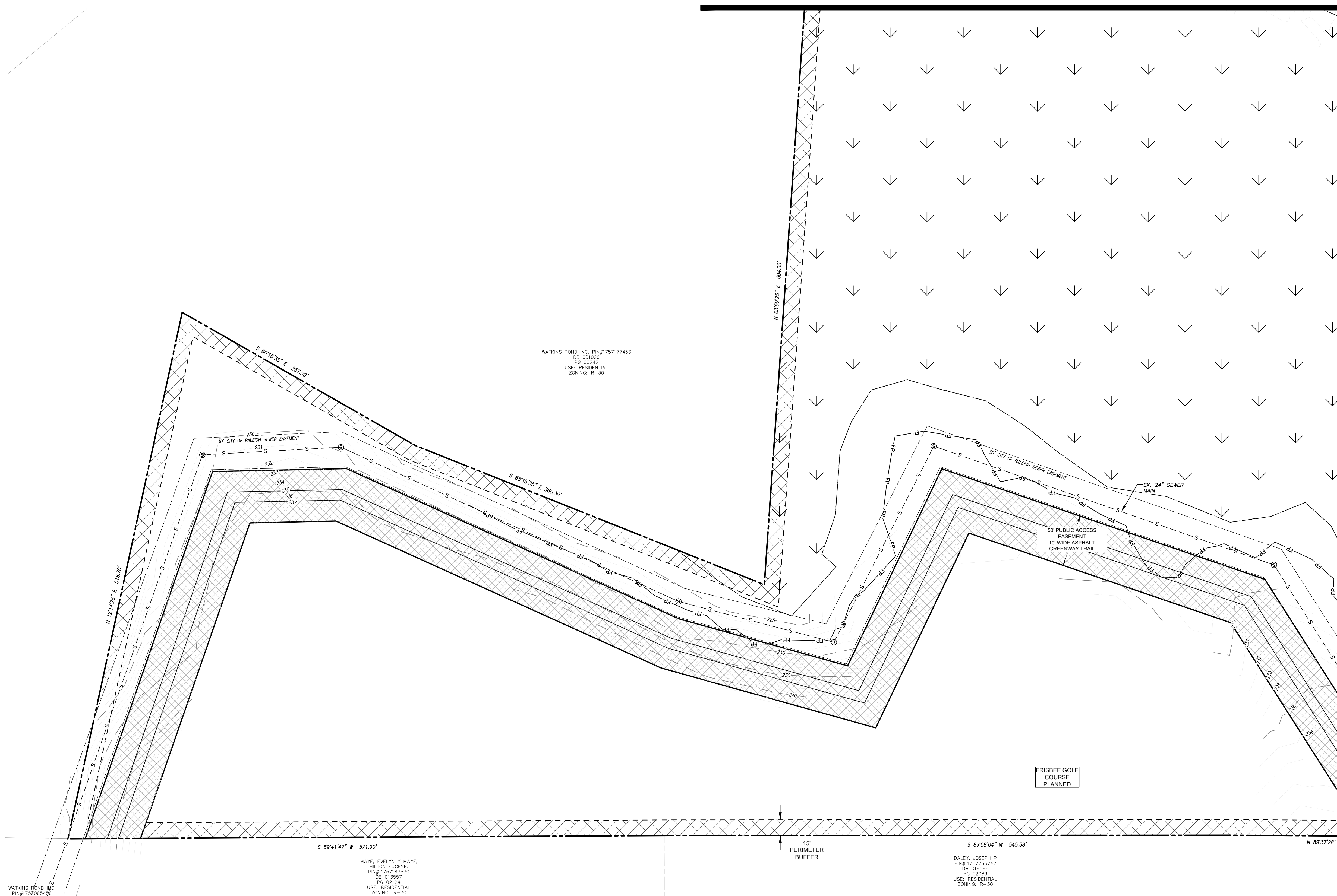
Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title: **GRADING & DRAINAGE PLAN SHEET 1 OF 6**

Sheet #:  
**17**

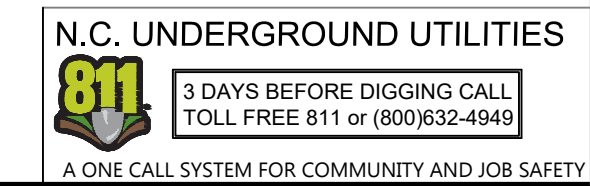
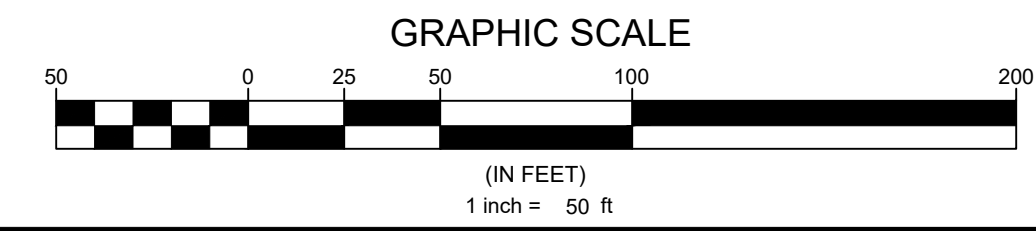




MATCHLINE SEE SHEET 20

**GRADING PLAN LEGEND**

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	--- S --- S ---
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	---
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	--- W --- W ---
PROPOSED WATERLINE	---
PROPOSED GATE VALVE	⊕
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED STORM WATER INLET	⊠
PROPOSED STORM PIPE	---



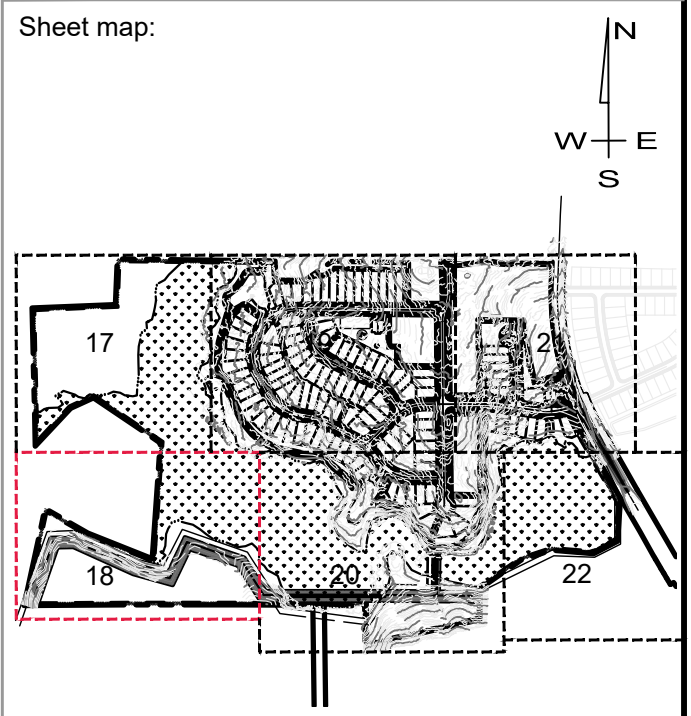
Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants



Seal:  
  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:40)  
 File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

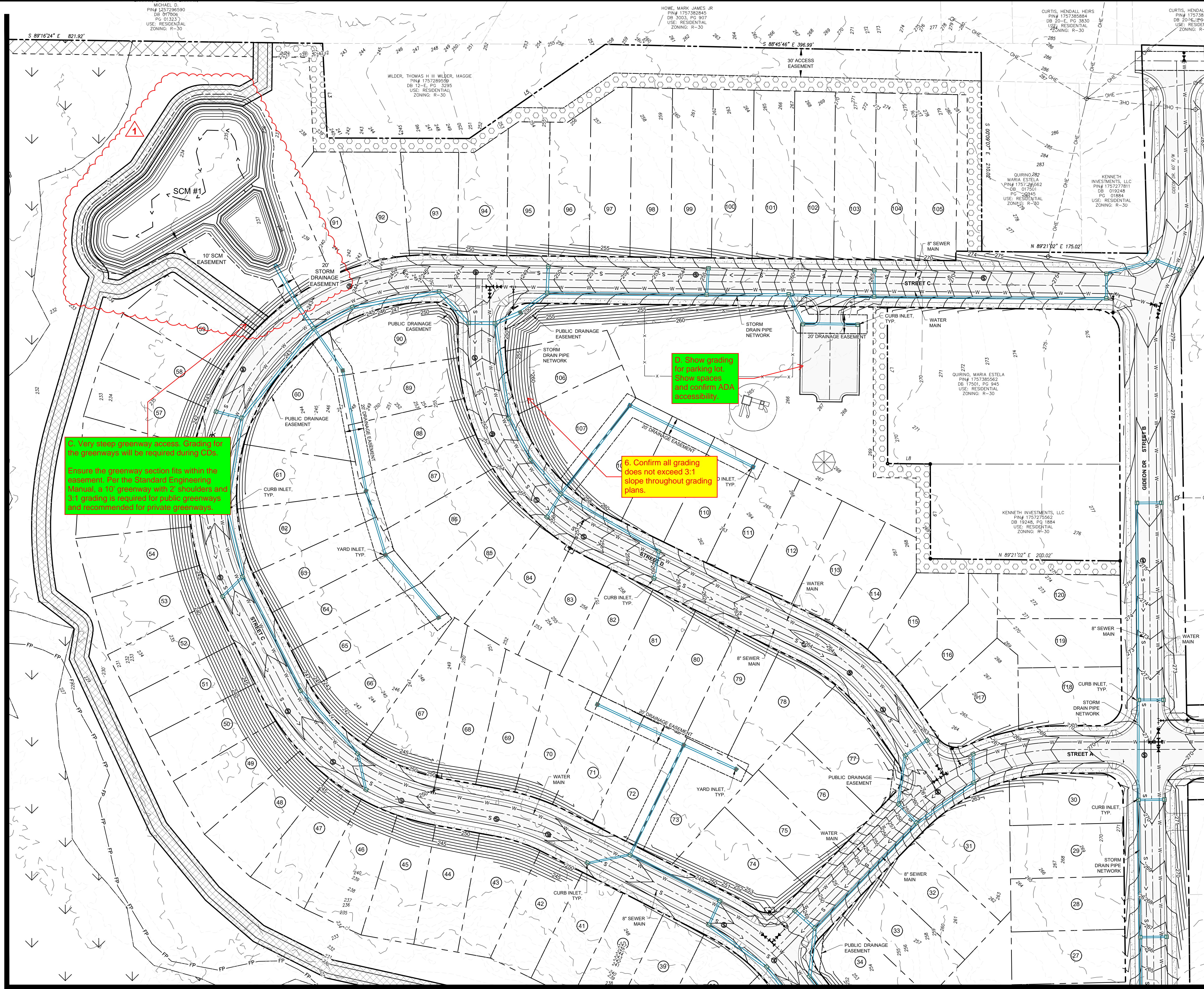
Sheet Title:  
**GRADING & DRAINAGE PLAN SHEET 2 OF 6**

Sheet #:  
**18**



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\16 Overall Grading & Drainage Plan.dwg

MATCHLINE SEE SHEET 17

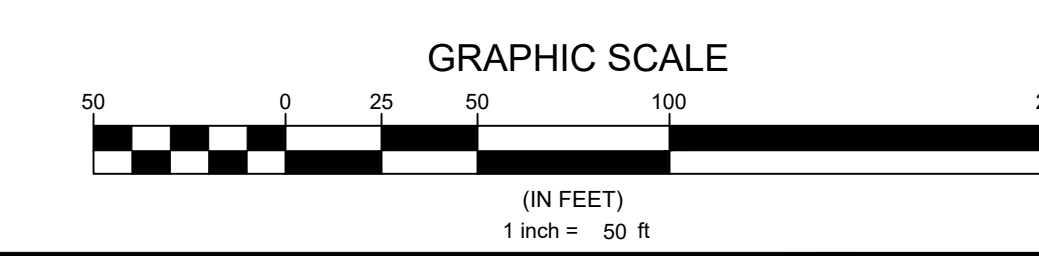


MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 21

**GRADING PLAN LEGEND**

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	--- S --- S
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	--- S ---
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	--- W --- W
PROPOSED WATERLINE	--- W --- W
PROPOSED GATE VALVE	⊕
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED STORM WATER INLET	⊕
PROPOSED STORM PIPE	---



**N.C. UNDERGROUND UTILITIES**  
**811**  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

5. Verify storm pipe network is within the boundary of SCM #1 and the storm pipe network is not to be installed within SCM #1. Grading is to be provided for the storm pipe network and the storm pipe network is to be installed within SCM #1.

5. Show grading for parking lot, show spaces and confirm ADA accessibility.

6. Confirm all grading does not exceed 3:1 slope throughout grading plans.

5. While we recognize the grading detail is determined at CD level, some comments were made to confirm that grading will not impact the site layout and/or lots. Please provide a response for each individual comment if there is a reason for not addressing them, or providing clarity.

I've copied over the relevant comments from the previous review and turned some of them green for CD/future submittal comments.

**Developer**  
**THE CSC GROUP**  
 CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

**Engineer**  
**QUANTECH ENGINEERING**  
 INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

**Surveyor**  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1060 ext 109  
 www.batemancivilsurvey.com

**Jurisdiction / Municipality**  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

**Other Consultants**

**Sheet map:**

**Seal:**  
 NORTH CAROLINA PROFESSIONAL ENGINEER  
 SEAL 53676  
 BRYAN A. HAIR  
 2024/Nov/18  
 FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:40)  
 File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

**Project:**  
**HARRIS CREEK FARMS**  
 D2300222

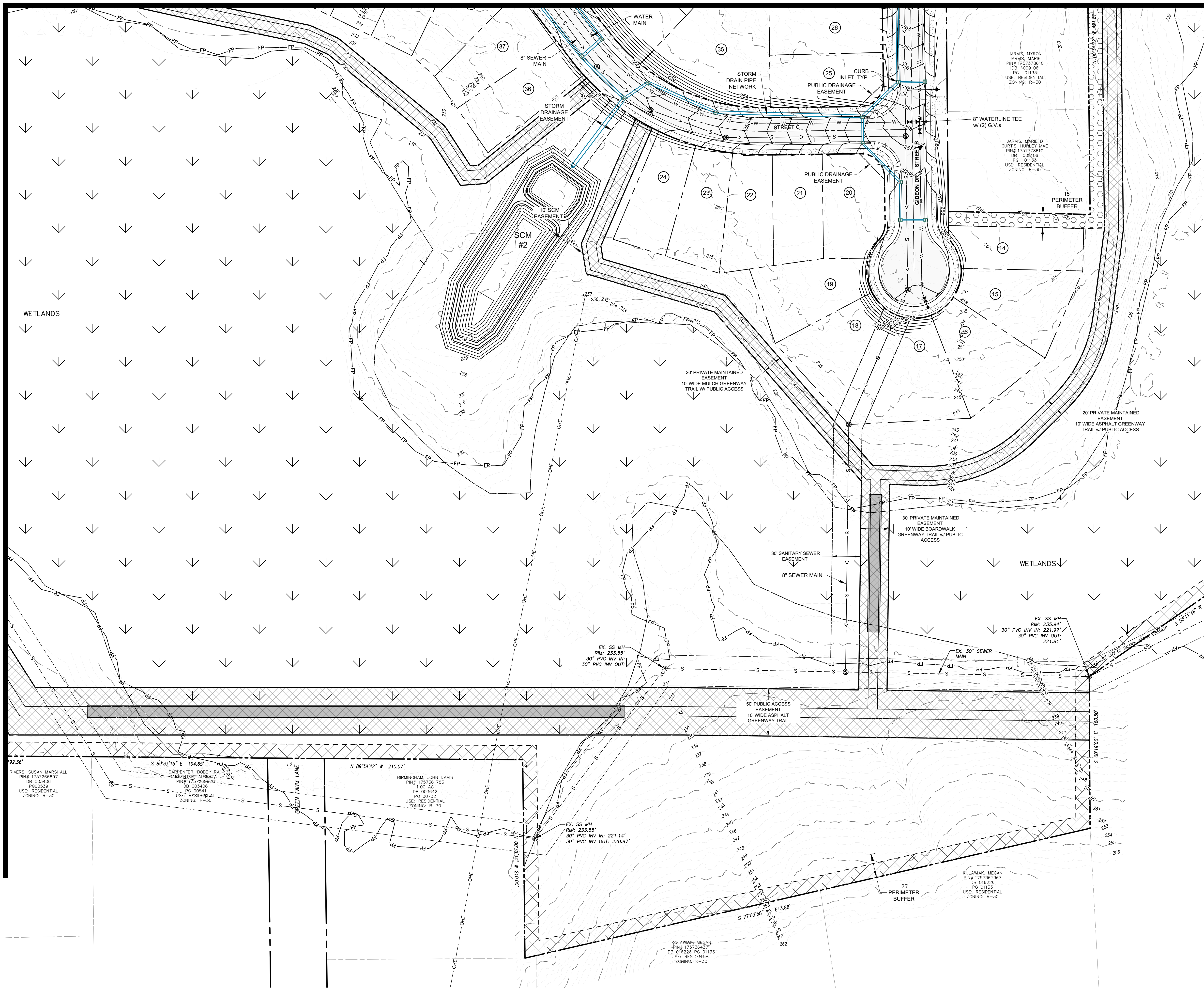
Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title: **GRADING & DRAINAGE PLAN SHEET 3 OF 6**

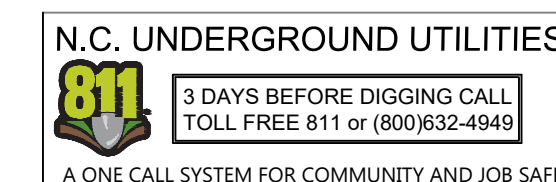
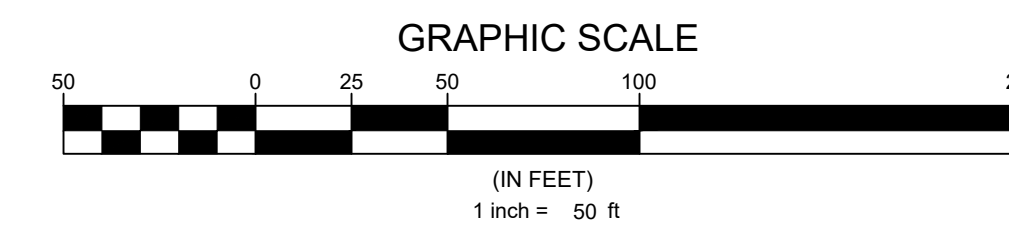
Sheet #:





**GRADING PLAN LEGEND**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- PROPOSED GATE VALVE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM WATER INLET
- PROPOSED STORM PIPE



Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:40)  
 File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

# HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

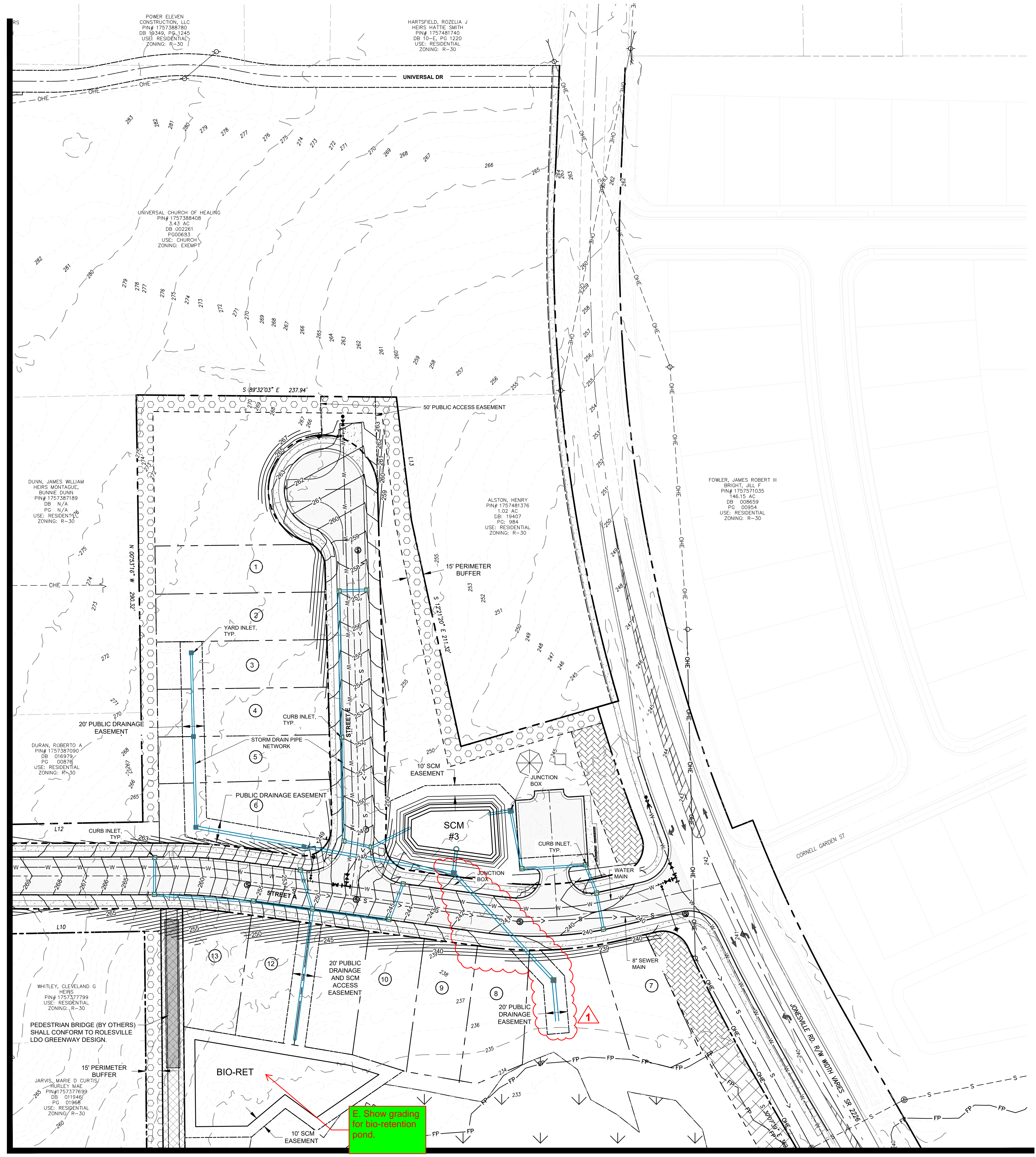
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title: **GRADING & DRAINAGE PLAN SHEET 4 OF 6**



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\16 Overall Grading & Drainage Plan.dwg

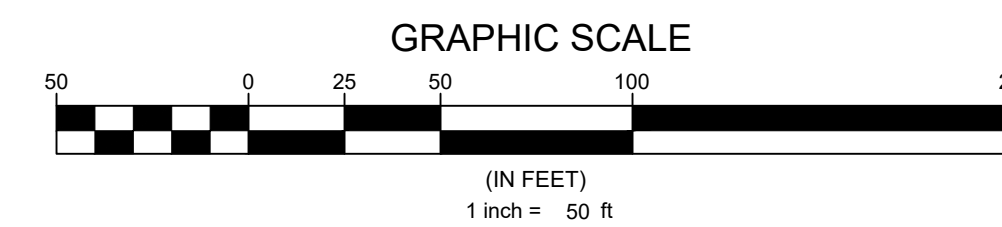
MATCHLINE SEE SHEET 19



MATCHLINE SEE SHEET 22

**GRADING PLAN LEGEND**

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	--- S --- S
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	---
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	--- W --- W
PROPOSED WATERLINE	---
PROPOSED GATE VALVE	⊕
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED STORM WATER INLET	⊞
PROPOSED STORM PIPE	---



**N.C. UNDERGROUND UTILITIES**  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

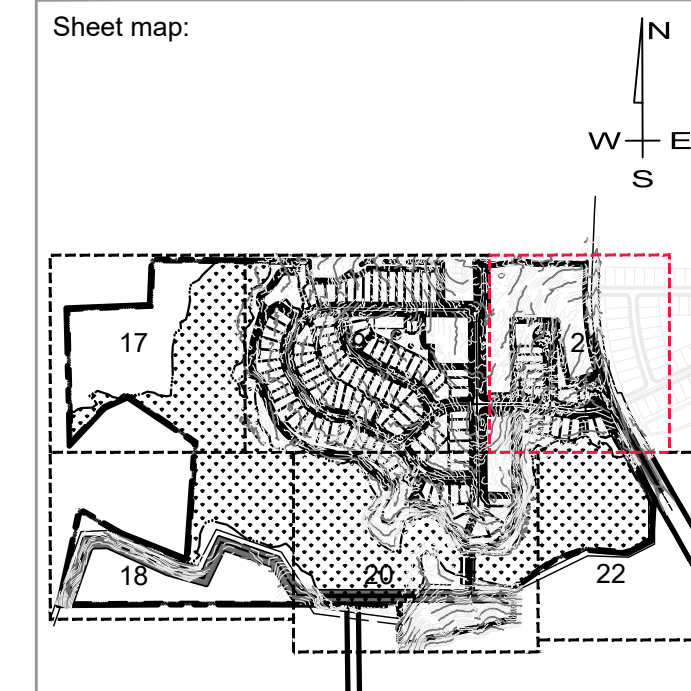
Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants



Seal:  
  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:41)  
 File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**GRADING & DRAINAGE PLAN SHEET 5 OF 6**

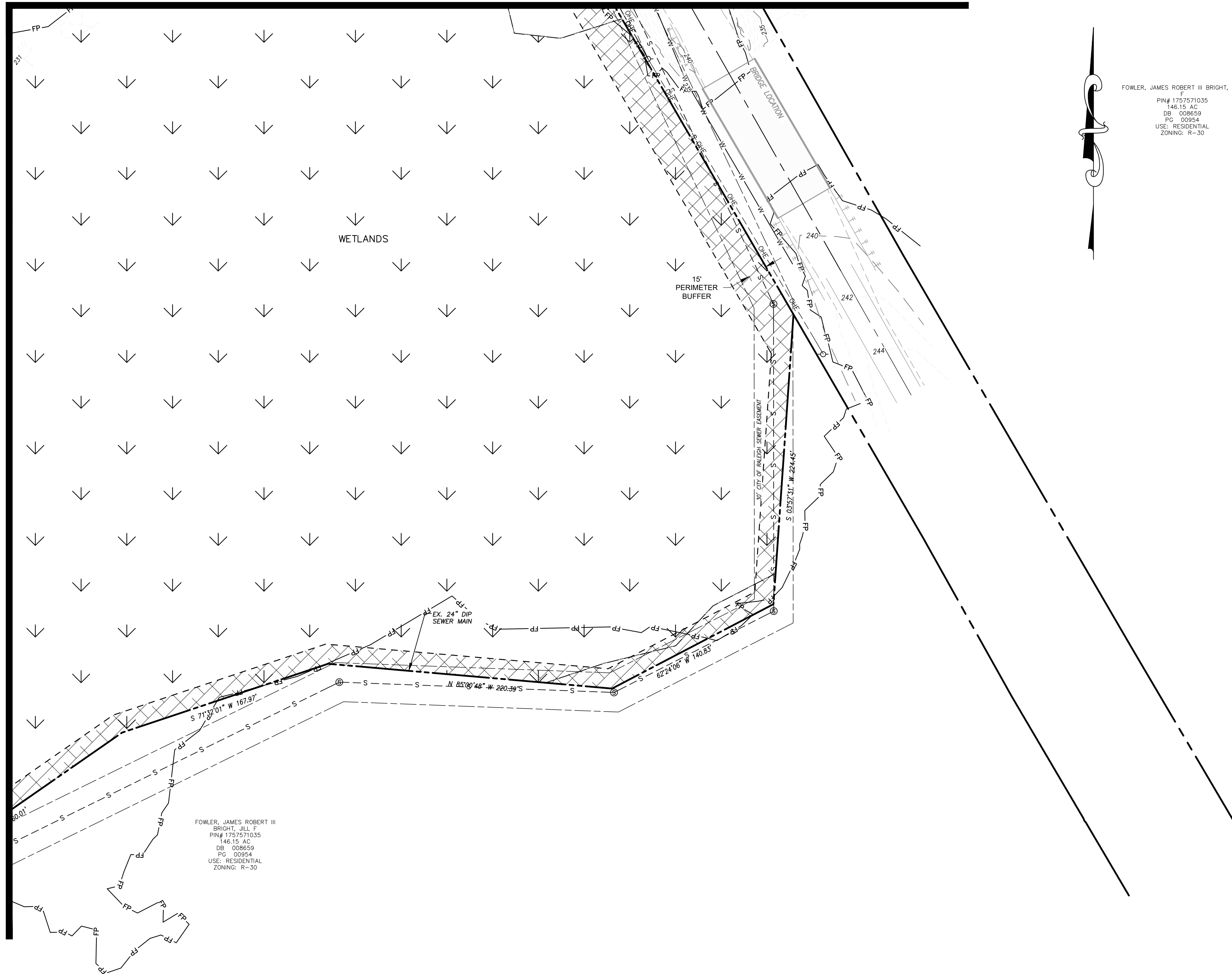
Sheet #:  
**21**



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\16 Overall Grading & Drainage Plan.dwg

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 20

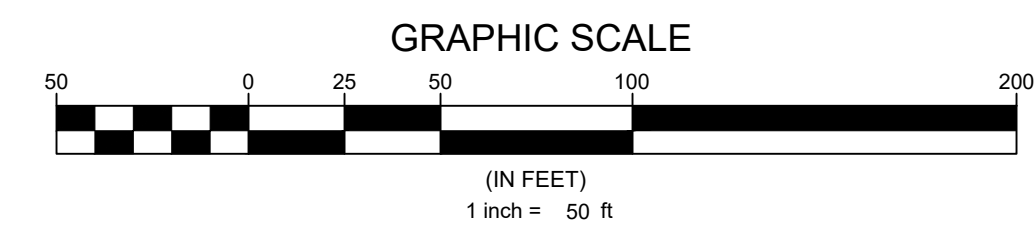


FOWLER, JAMES ROBERT III BRIGHT, JILL  
 F  
 PIN# 1757571035  
 146.15 AC  
 DB# 008659  
 PG# 00954  
 USE: RESIDENTIAL  
 ZONING: R-30



**GRADING PLAN LEGEND**

EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MINOR CONTOUR	_____
PROPOSED MAJOR CONTOUR	_____
PROPOSED R.O.W.	_____
PROPOSED LOT LINE	---
EXISTING SEWER LINE	--- S --- S ---
PROPOSED SEWER LINE	--- S --->
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	--- W --- W ---
PROPOSED WATERLINE	--- W --- W ---
PROPOSED GATE VALVE	⊞
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED STORM WATER INLET	⊞
PROPOSED STORM PIPE	====



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO**  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:  
  
 2024/Nov/18  
 FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:41)  
 File Name: 16 Overall Grading & Drainage Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

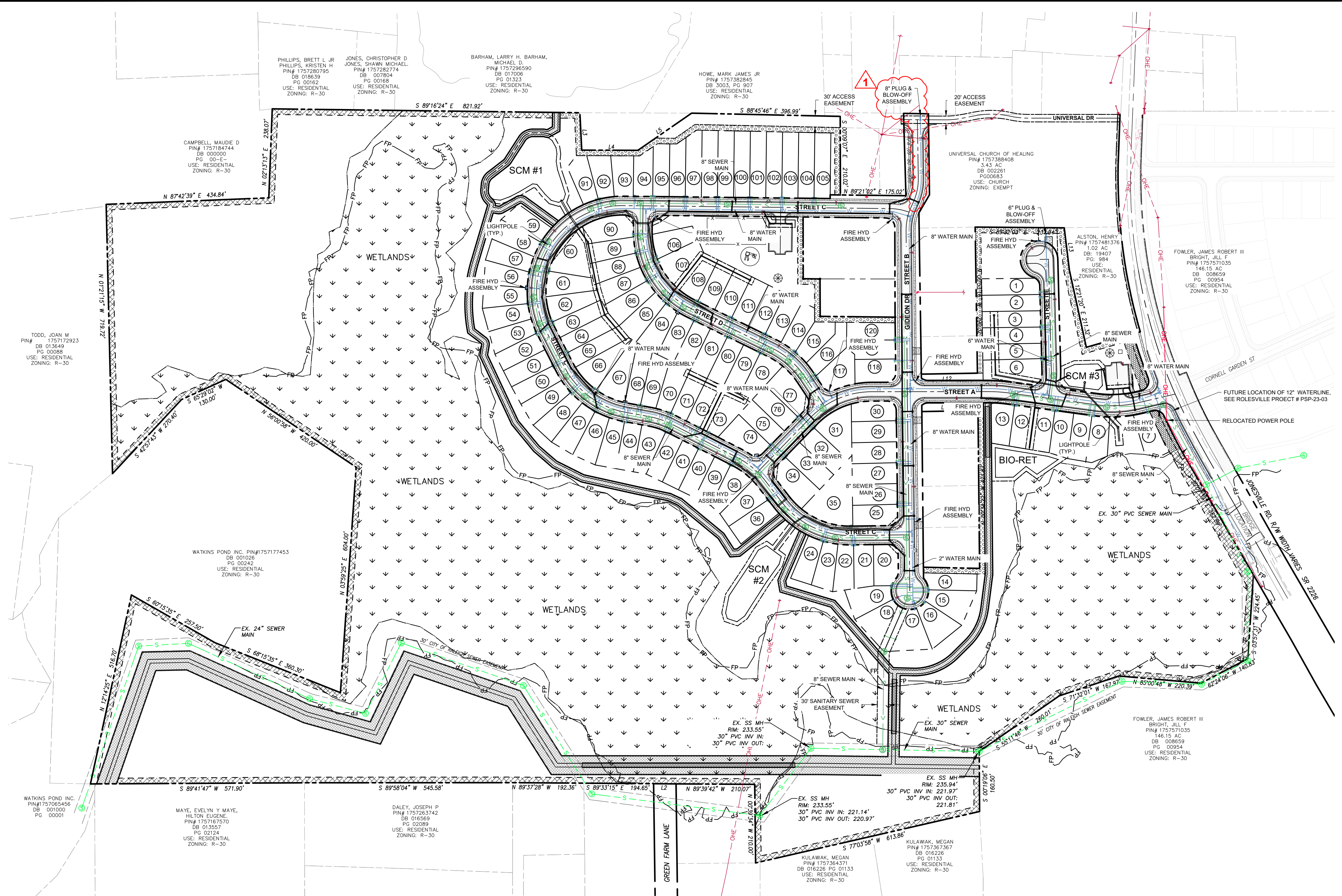
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title: **GRADING & DRAINAGE PLAN SHEET 6 OF 6**

Sheet #: **22**

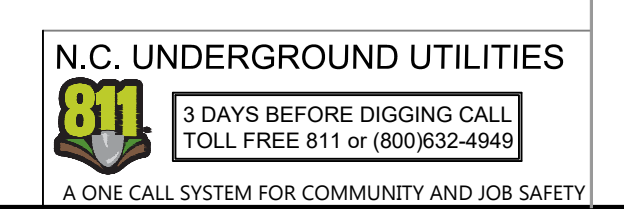
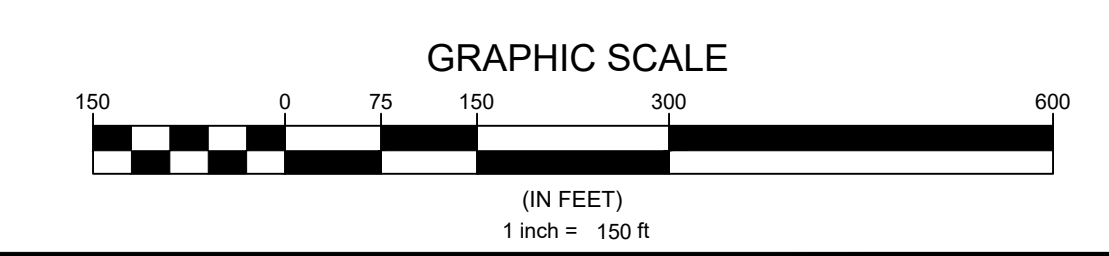


File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction\Plans\23 Overall Utility Plan.dwg



**UTILITY PLAN LEGEND**

PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	-S-S-
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	-S->
PROPOSED SEWER MANHOLE	⊙
EXISTING WATER LINE	-W-W-
PROPOSED WATERLINE	-W->
PROPOSED FIRE HYDRANT	⊙
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LIGHT POLE	⊙



Developer  
**THE CSC GROUP**  
 CONtribute to the success of local community  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

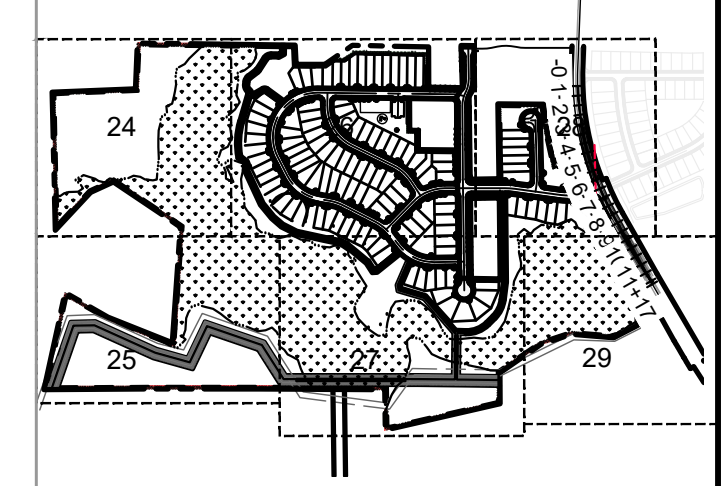
Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO**  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:



Seal:  
  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:41)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

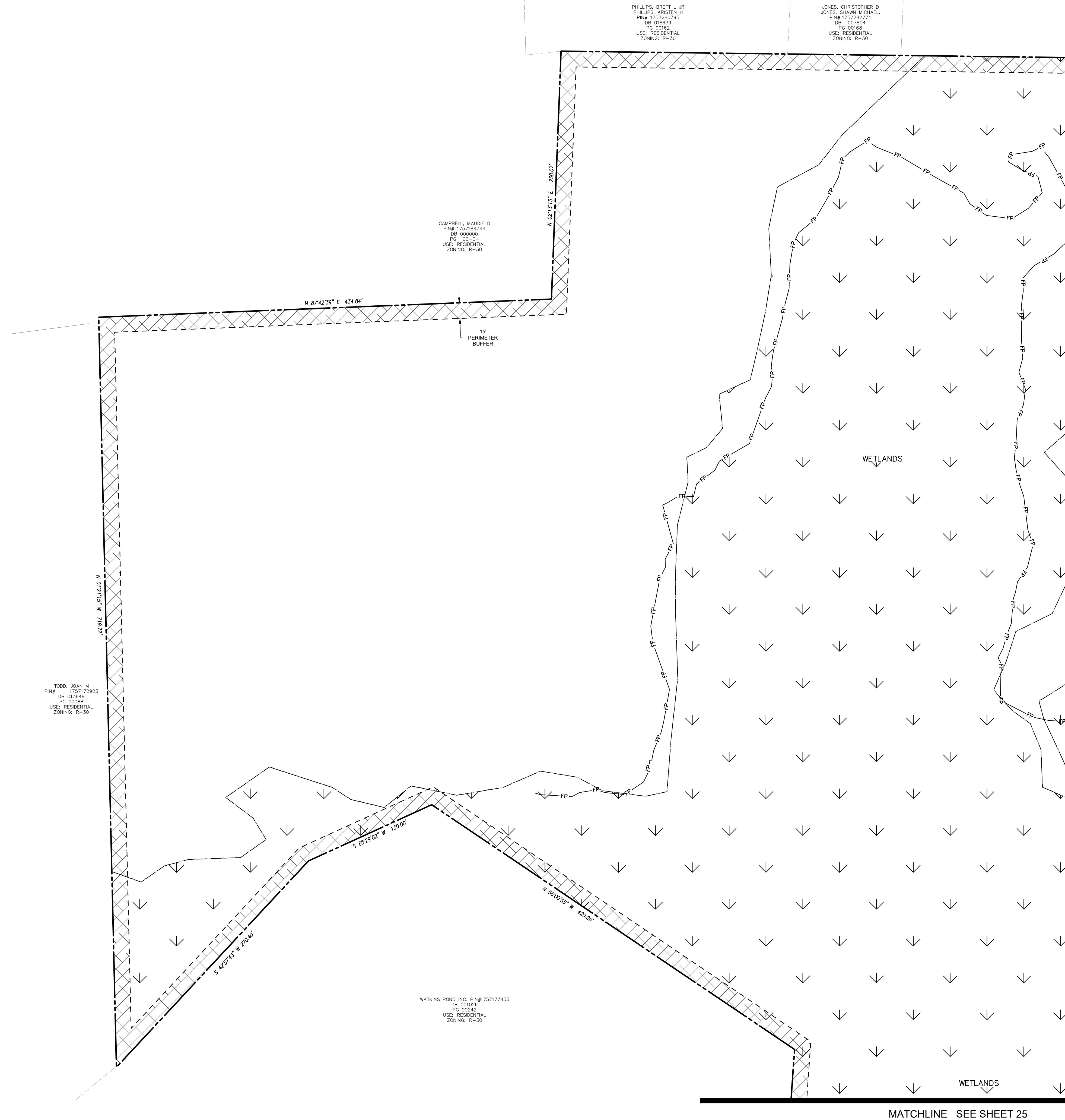
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**OVERALL UTILITY PLAN**

Sheet #:  
**23**

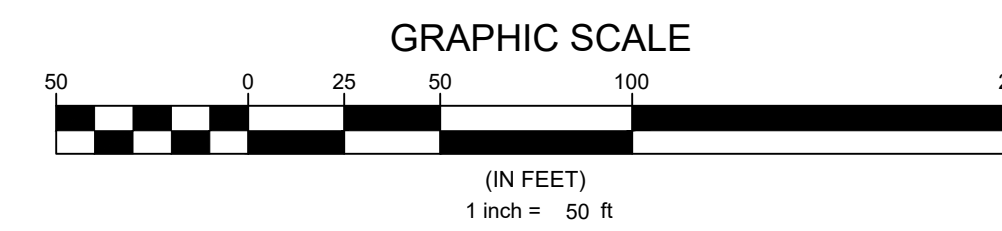



File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg





MATCHLINE SEE SHEET 26


MATCHLINE SEE SHEET 25




**N.C. UNDERGROUND UTILITIES**  
 3 DAYS BEFORE DIGGING CALL TOLL FREE 811 or (800)632-4949  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

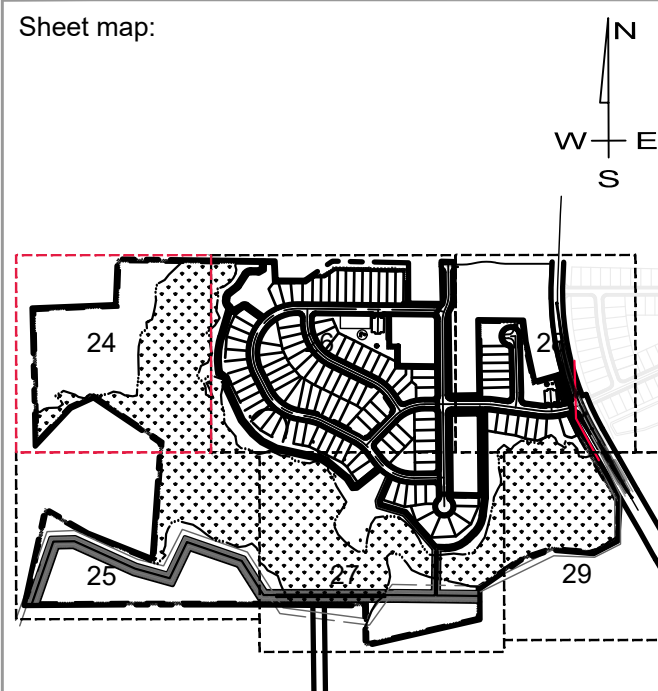
Developer  
 **THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519


Engineer  
 **QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
 **BATEMAN CIVIL SURVEY COMPANY**  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batesmancivilsurvey.com](http://www.batesmancivilsurvey.com)

Jurisdiction / Municipality  
 **Rolesville**  
Complete Community Digital Connection  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:  


Seal:  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:41)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

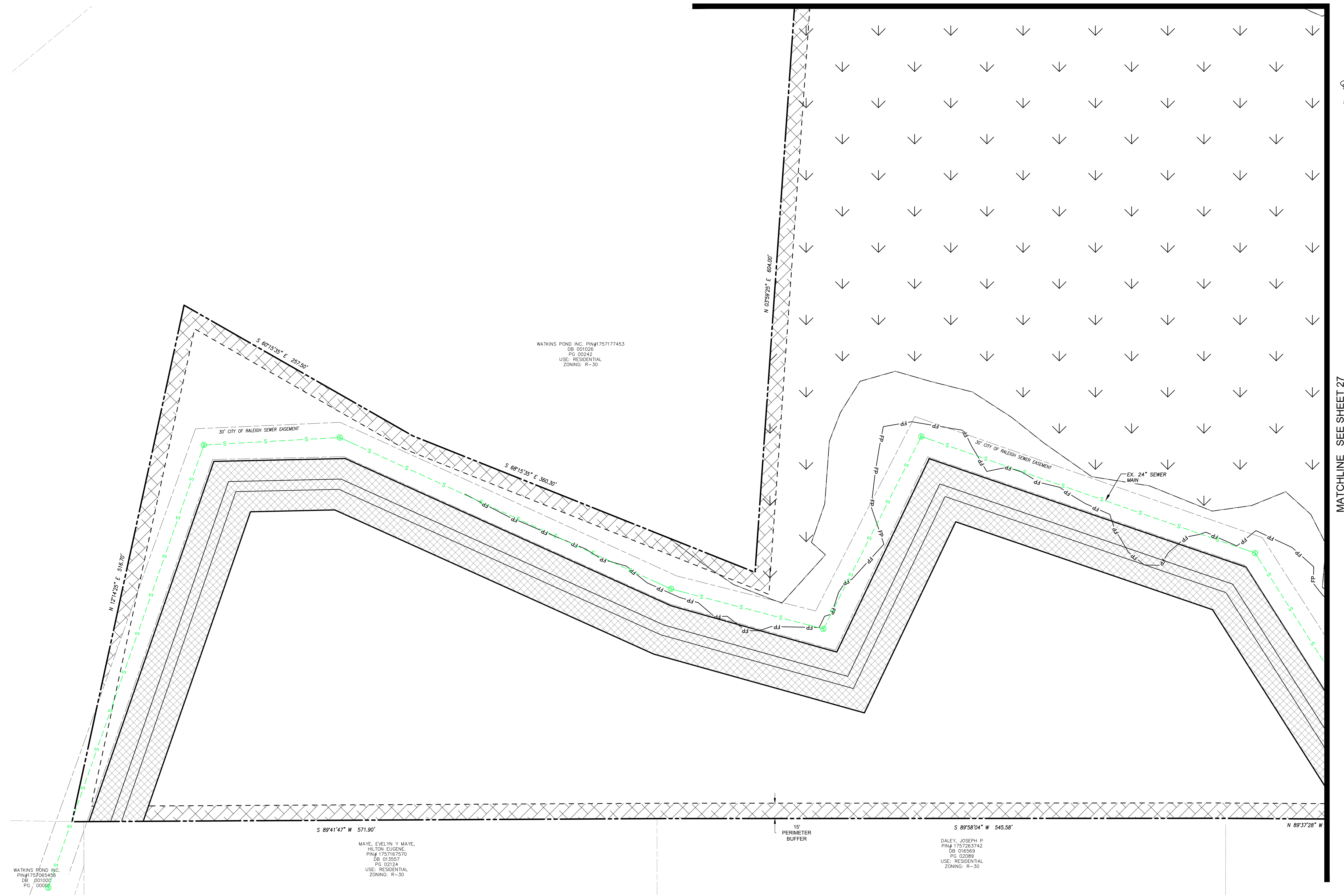
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**UTILITY PLAN SHEET 1 OF 6**

Sheet #:  
**24**



MATCHLINE SEE SHEET 24



MATCHLINE SEE SHEET 27

File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg

Developer  
**THE CSC GROUP**  
 CONTRIBUTOR TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
**Rolesville**  
 Complete Communities. Smart Connections.  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:  
  
 2024/Nov/18  
 FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:41)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

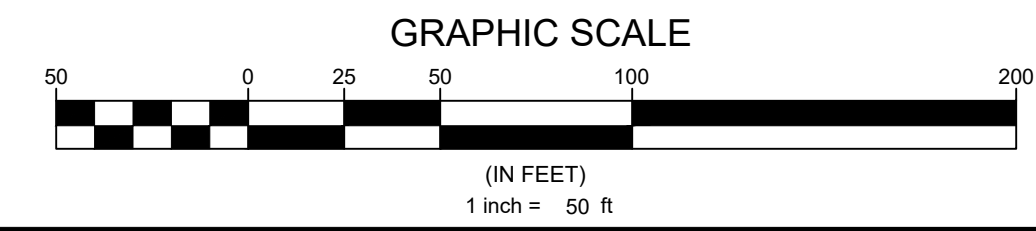
Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**UTILITY PLAN SHEET 2 OF 6**

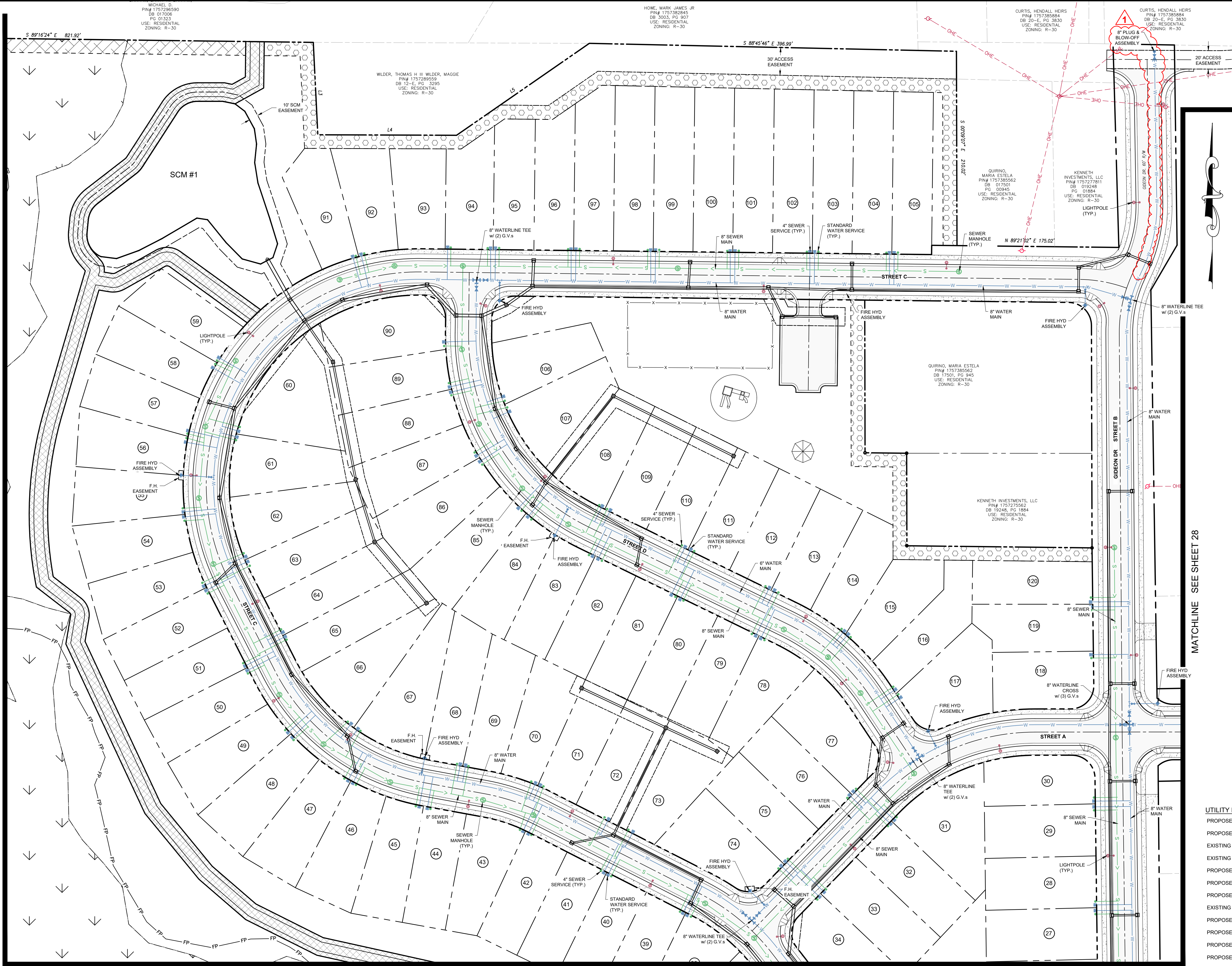
Sheet #:  
**25**



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



File Location: C:\Users\Tim Newsome\OneDrive\Quantech Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg



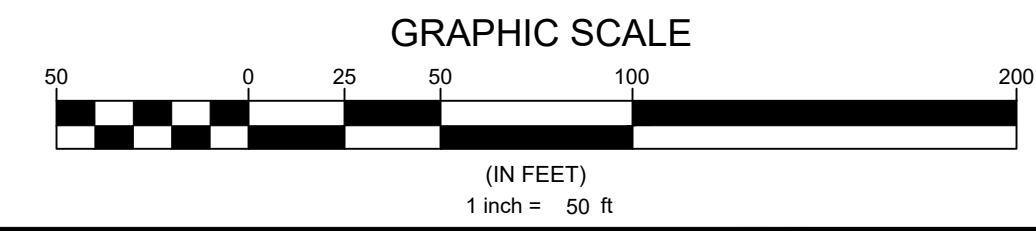
MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 27

**UTILITY PLAN LEGEND**

PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	-S-S-
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	-S->
PROPOSED SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	-S-
EXISTING WATER LINE	-W-W-
PROPOSED WATER LINE	-W->
PROPOSED WATER SERVICE	-W->
PROPOSED GATE VALVE	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LIGHT POLE	⊙



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

**Developer**  
  
 THE CSC GROUP  
 CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

**Engineer**  
  
 QUANTECH ENGINEERING  
 INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

**Surveyor**  
  
 BCSO  
 Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

**Jurisdiction / Municipality**  
  
 Rolesville  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

**Other Consultants**

**Sheet map:**

**Seal:**

**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:42)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

**Project:**  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**UTILITY PLAN SHEET 3 OF 6**

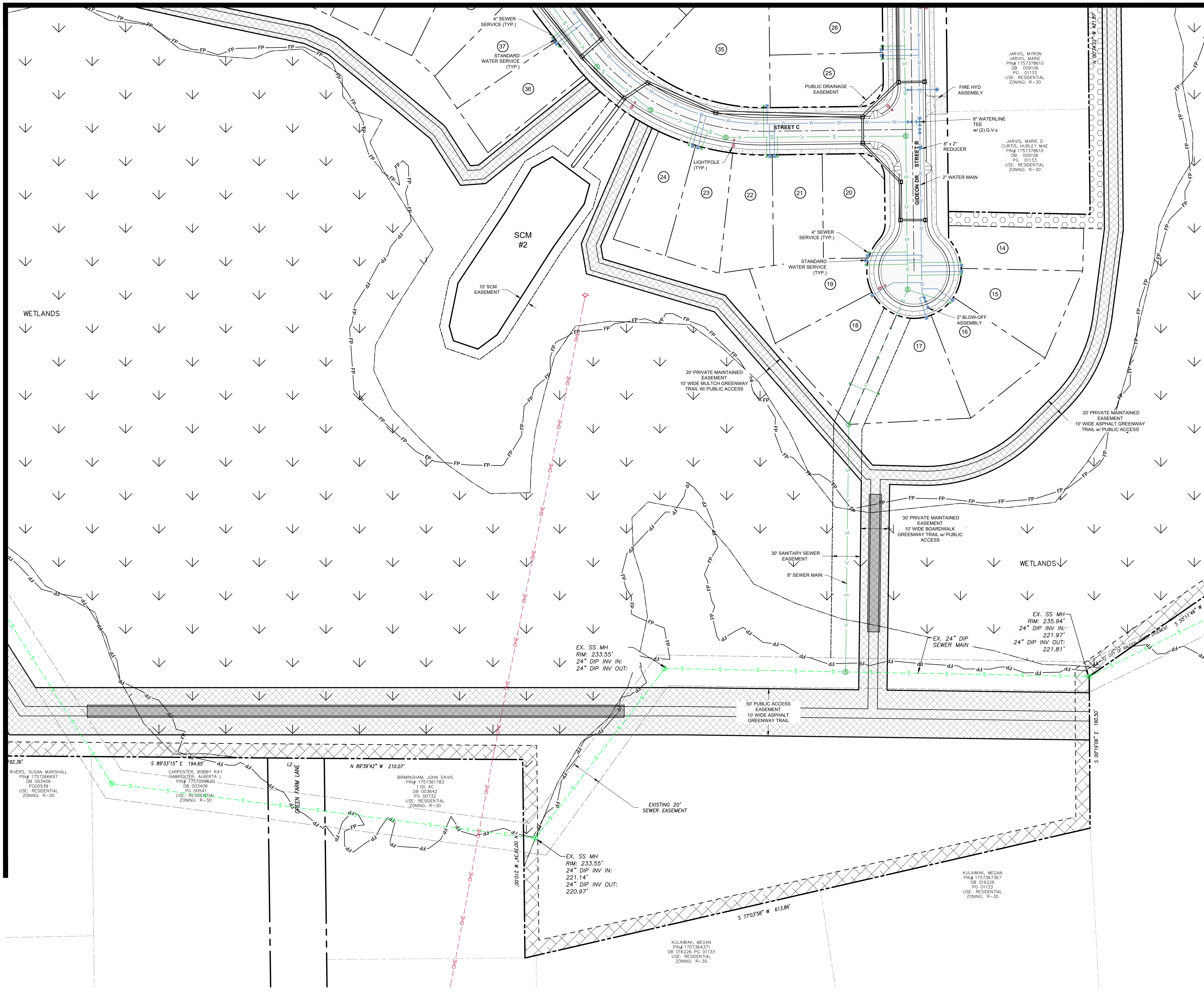
Sheet #:  
**26**



MATCHLINE SEE SHEET 26

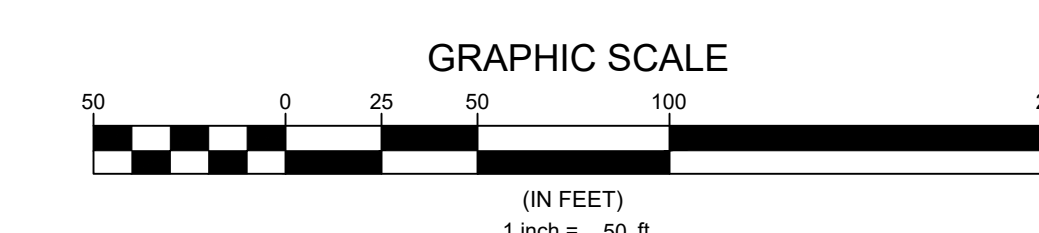
MATCHLINE SEE SHEET 25

MATCHLINE SEE SHEET 29



**UTILITY PLAN LEGEND**

PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	-S-S-
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	-S-
PROPOSED SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	-S-
EXISTING WATER LINE	-W-W-
PROPOSED WATER LINE	-W-
PROPOSED WATER SERVICE	-W-
PROPOSED GATE VALVE	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LIGHT POLE	⊙



**N.C. UNDERGROUND UTILITIES**  
 811  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

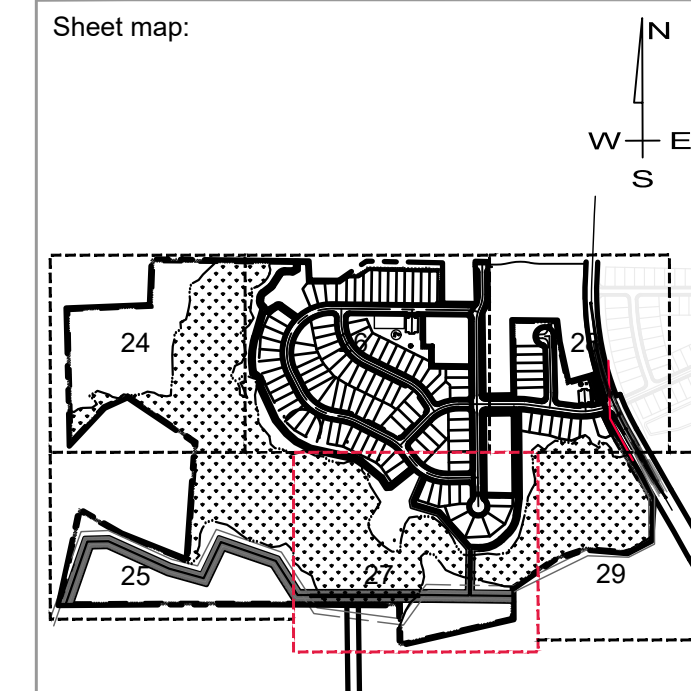
Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants



Seal:  
  
 2024/Nov/18  
**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:42)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

**REVISIONS**

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**UTILITY PLAN SHEET 4 OF 6**

Sheet#:  
**27**

File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg



File Location: C:\Users\Tim Newsome\OneDrive\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg



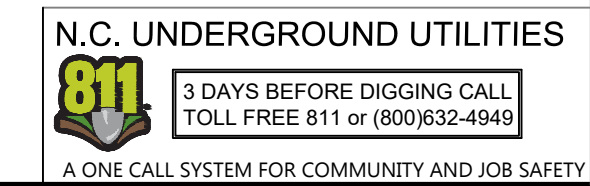
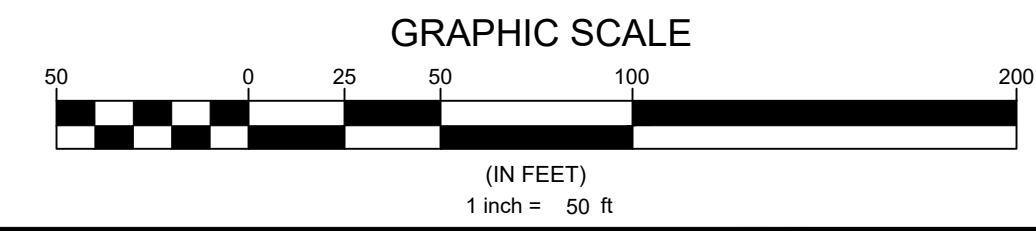
MATCHLINE SEE SHEET 26

MATCHLINE SEE SHEET 29



**UTILITY PLAN LEGEND**

PROPOSED R.O.W.	---
PROPOSED LOT LINE	---
EXISTING SEWER LINE	---S---
EXISTING SEWER MANHOLE	⊙
PROPOSED SEWER LINE	—S—
PROPOSED SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	—S—
EXISTING WATER LINE	---W---
PROPOSED WATERLINE	—W—
PROPOSED WATER SERVICE	—W—
PROPOSED GATE VALVE	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LIGHT POLE	⊙



Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:

**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:42)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

# HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

## UTILITY PLAN SHEET 5 OF 6

Sheet #:

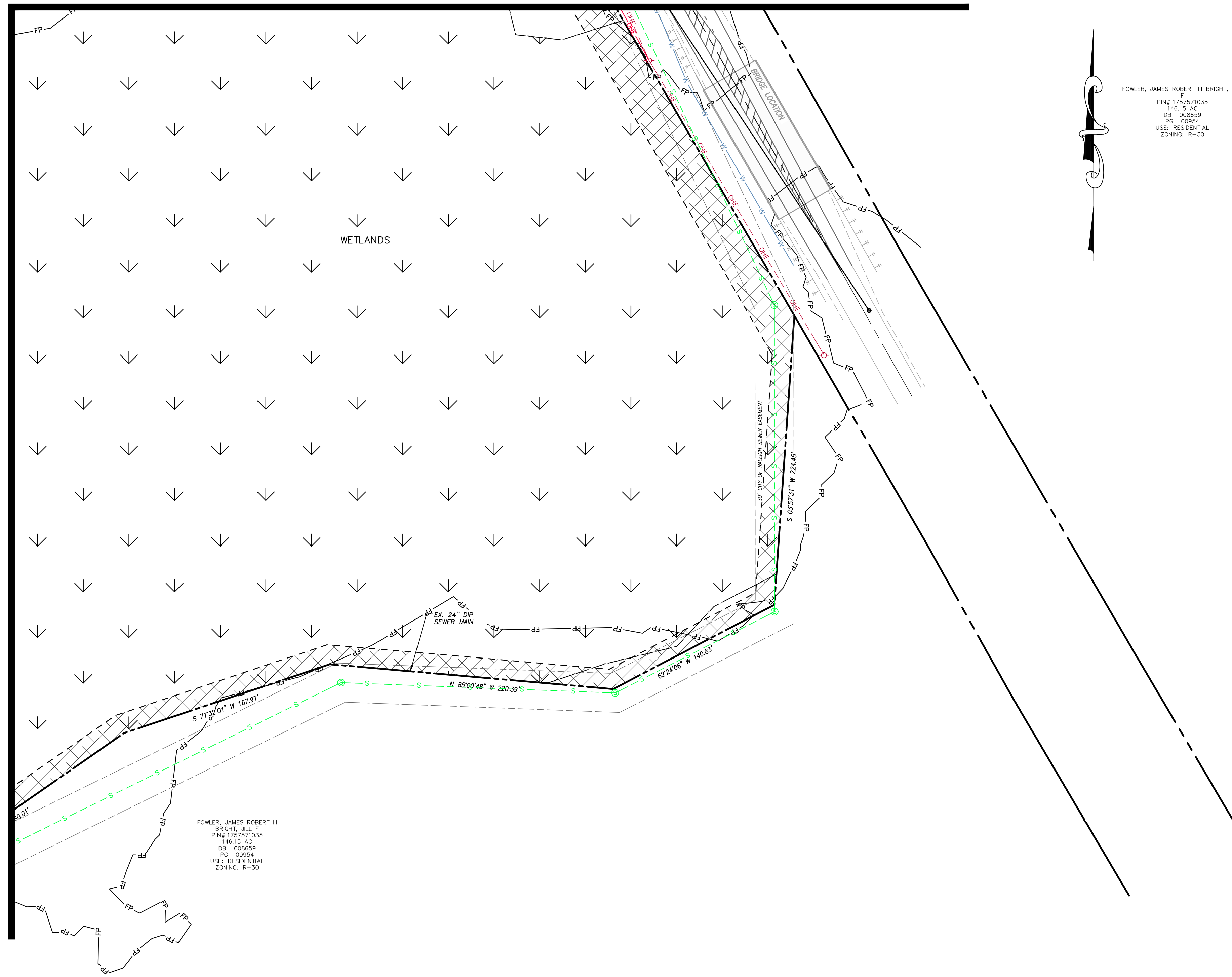
# 28



File Location: C:\Users\Tim Newsome\OneDrive\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg

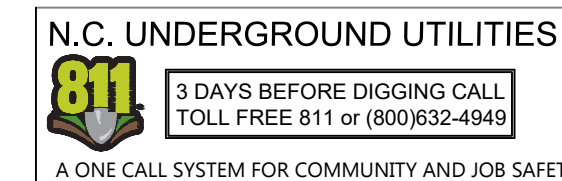
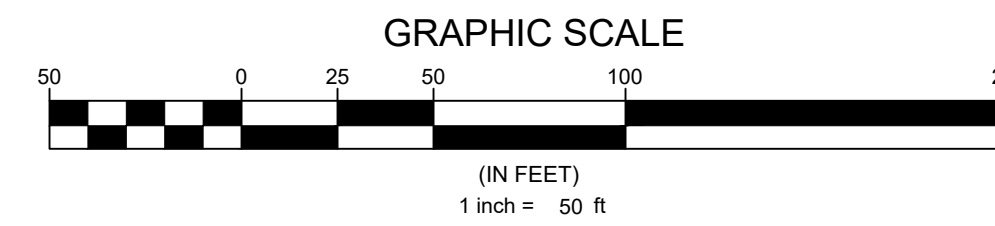
MATCHLINE SEE SHEET 28

MATCHLINE SEE SHEET 27



FOWLER, JAMES ROBERT III BRIGHT, JLL  
 F  
 PIN# 1757571035  
 146.15 AC  
 DB: 008659  
 PG: 00954  
 USE: RESIDENTIAL  
 ZONING: R-30

FOWLER, JAMES ROBERT III  
 BRIGHT, JLL  
 PIN# 1757571035  
 146.15 AC  
 DB: 008659  
 PG: 00954  
 USE: RESIDENTIAL  
 ZONING: R-30



Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
[www.batemancivilsurvey.com](http://www.batemancivilsurvey.com)

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:  
  
 2024/Nov/18  
 FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:42)  
 File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**UTILITY PLAN SHEET 6 OF 6**

Sheet #:  
**29**

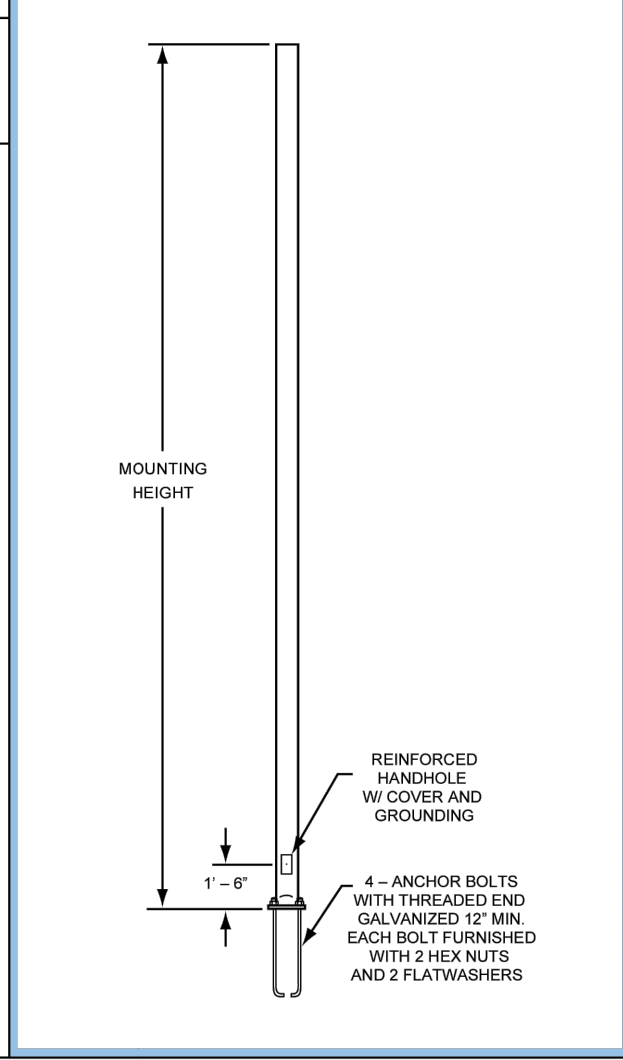
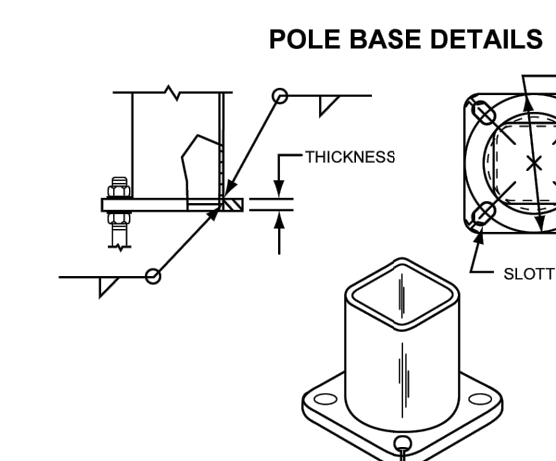
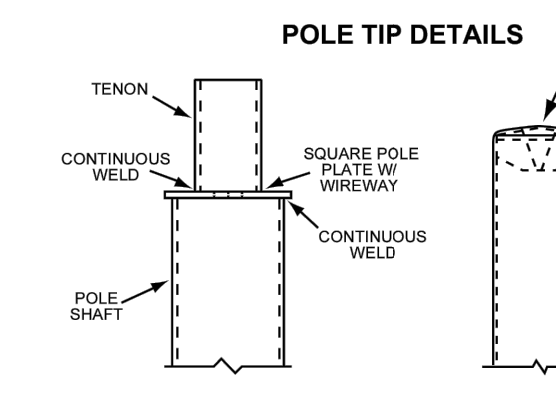




CATALOG NUMBER:  
JOB NAME:  
CUSTOMER NAME:  
NOTES:  
TYPE:  
DATE:

**FEATURES AND SPECIFICATIONS**

**AREA LIGHTING  
POLES  
SQUARE STRAIGHT STEEL POLES**



**ORDERING INFORMATION**

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base				Maximum Loading			
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Thk. (in)	Plate Width (in)	90MPH EPA (ft²)	100MPH EPA (ft²)	110MPH EPA (ft²)	120MPH EPA (ft²)	
12	SSS12411BZ	4.00	11	90	8 to 11	8.0	0.75	23.0	18.2	14.6	11.7	
14	SSS14411BZ	4.00	11	105	8 to 11	8.0	0.75	18.7	14.5	11.5	9.1	
16	SSS16411BZ	4.00	11	120	8 to 11	8.0	0.75	15.1	11.5	8.9	6.9	
18	SSS18411BZ	4.00	11	135	8 to 11	8.0	0.75	12.2	9.1	6.8	5.1	
20	SSS20411BZ	4.00	11	150	8 to 11	8.0	0.75	9.5	6.9	4.9	3.4	
20	SSS20507BZ	5.00	7	250	9 to 11	11.0	1.00	30.5	23.7	18.6	14.7	
20	SSS20511BZ	5.00	11	180	9 to 11	11.0	0.75	20.0	14.9	11.5	8.8	

Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

**ATLAS LIGHTING PRODUCTS, INC.**  
PO BOX 2348 | BURLINGTON, NC 27216  
800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com



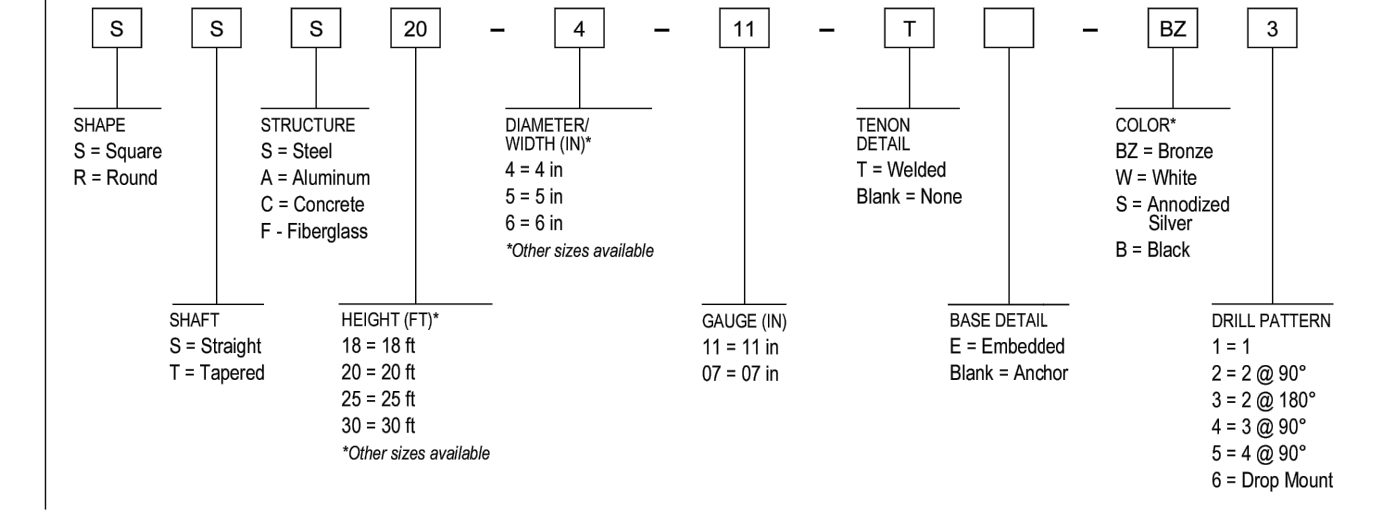
**AREA LIGHTING  
POLES  
SQUARE STRAIGHT STEEL POLES**

**ORDERING INFORMATION CONTINUED**

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base				Maximum Loading			
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Thk. (in)	Plate Width (in)	90MPH EPA (ft²)	100MPH EPA (ft²)	110MPH EPA (ft²)	120MPH EPA (ft²)	
25	SSS25411BZ	4.00	11	188	8 to 11	8.0	0.75	9.3	6.4	4.3	2.6	
25	SSS25407BZ	4.00	7	250	8 to 11	8.0	0.75	11.2	8.0	5.5	3.7	
25	SSS25511BZ	5.00	11	225	9 to 11	11.0	1.00	16.0	11.4	8.0	5.6	
25	SSS25507BZ	5.00	7	313	9 to 11	11.0	1.00	34.0	26.2	20.0	15.9	
30	SSS30407BZ	4.00	7	300	8 to 11	8.25	0.75	6.5	3.7	1.8	0.3	
30	SSS30507BZ	5.00	7	375	9 to 11	11.0	1.00	24.1	17.5	13.0	9.4	
30	SSS30607BZ	6.00	7	462	12	12.5	1.00	34.3	25.8	19.4	14.6	
35	SSS35607BZ	6.00	7	539	12	12.5	1.00	24.8	17.7	12.2	8.4	

\*Consult Factory for Specific Bolt Circle Measurements.

**ORDERING INFORMATION**



Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

**ATLAS LIGHTING PRODUCTS, INC.**  
PO BOX 2348 | BURLINGTON, NC 27216  
800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com



**Project Information**  
Job Name:  
Type: Square Pole Tenon Adapter - Up to 4 @ 90°  
Catalog Number: 500-SPTABZ  
Approved by:

**500-SPTABZ**  
Square Pole Tenon Adapter - Up to 4 @ 90°

**SPECIFICATIONS:**

**Construction:**  
Die Cast Aluminum  
Removable Top Bracket Cover Included  
(3) Sides have Removable Hole Plugs Included

**Mounting:**  
Mounting Cleat(s) Included w/ SLP Fixture(s)  
Bracket is Pre-drilled for Mounting up to (4) Fixtures

**Weight:**  
4.19 lbs. / 1.9 kg.

**Overall Height:**  
10.25" (26.035 cm)

**Overall Width:**  
4" (10.16 cm)

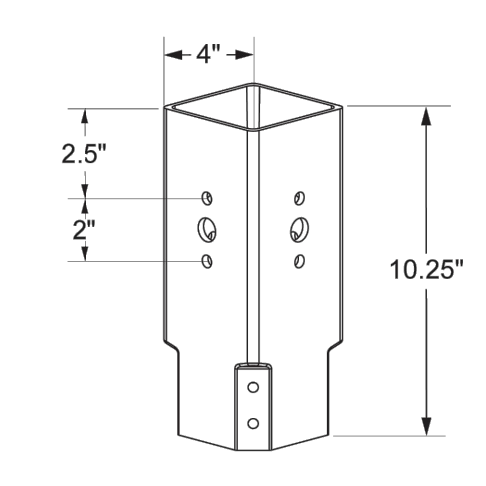
**Overall Depth:**  
4" (10.16 cm)



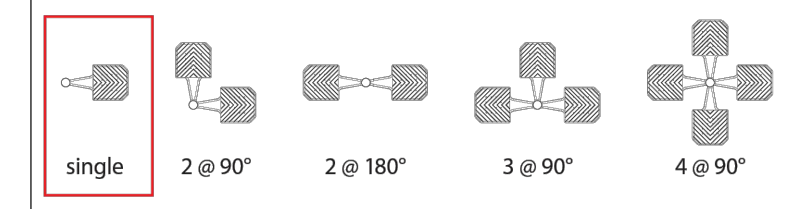
**ORDERING INFORMATION:**

CATALOG #	DESCRIPTION	FINISH
500-SPTABZ	For Square Poles w/ Tenon	Bronze

**DIMENSIONS:**



**FIXTURE CONFIGURATIONS:**



**ATLAS LIGHTING PRODUCTS, INC.**  
PO BOX 2348 | BURLINGTON, NC 27216  
800-849-8485 | FAX: 336-227-0110 | www.atlasled.com

Made in the USA of US and imported parts. Meets Buy American requirements within the ARRA.



**Eagle Series**

2nd Generation LED Site Lighter

**Project Information**  
Job Name:  
Fixture Type: Eagle Series  
Catalog Number: SLPM  
Approved by:

**SPECIFICATIONS:**

**Construction:**  
Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. The die cast aluminum housing utilizes external airflow fins allow for greater heat dissipation. The easy access driver compartment is a thermally independent compartment, separate from LED generated heat, for cooler operation and longer driver life.

**Optics:**  
Atlas Site Lighter Pro fixtures utilize precision engineered individual lenses for maximum light intensity. The lens is made of optical grade polycarbonate. Advanced one piece optic board engineered for maximum light intensity. Types II, III, V and Forward Throw distributions are available. Types II, III and Forward Throw optics are rotatable allowing for optimal placement of the fixtures on the perimeter of any layout.

**Mounting:**  
The easy mount bracket makes installation on any style pole quick and easy. Tenon and other mounting accessories also available. For round poles 500-SLPMRPA is required.

**Thermal Management:**  
Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs) and component life and also allows for higher light output.

**Listings:**  
Luminaire is certified to UL/cUL Standards for Wet Locations  
The following qualify for DesignLights Consortium Premium:  
SLPM6L (All colors/options), SLPML9L (All colors/options), SLPML12L (All colors/options), SLPML18L (All colors/options), SLPML24L (All colors/options), all other luminaires are DesignLights Consortium qualified. All are eligible for rebates from DLC member utilities.

**AC Input:**  
120/208/240/277/347/480 V

**Driver:**  
Constant current, 120-277 VAC, 50-60 Hz  
High Efficiency - min. 88%  
Off-State Power: 0 Watts  
0-10 V Dimming

**LEDs:**  
Available in 3000K, 4000K, 4500K and 5000K CCT  
Epoxy Guard™ protective conformal coated boards

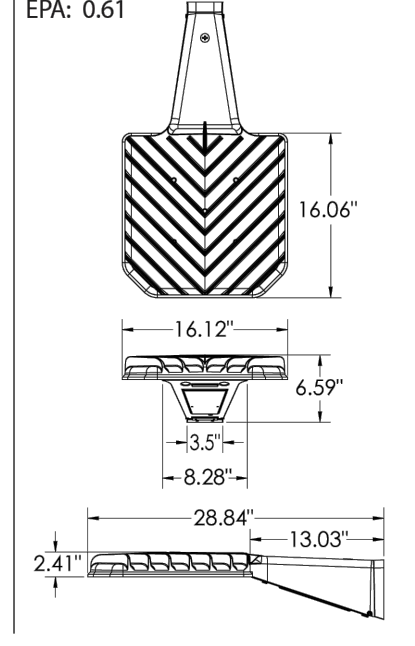
**Reduced Glare:**  
Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

**Testing:**  
Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80

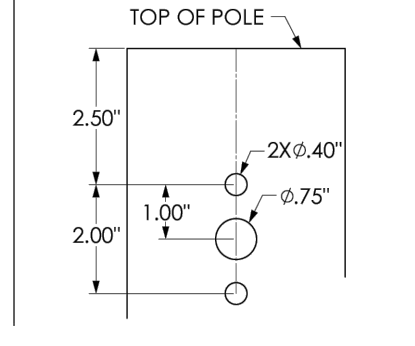
**Warranty:** Five-year limited warranty



**DIMENSIONS:**  
Weight: 21 lbs.  
EPA: 0.61



**DRILL PATTERN:**



For round poles 500-SLPMRPA is required.  
Rebates and incentives are available in many areas. Contact an Atlas Representative for more information.

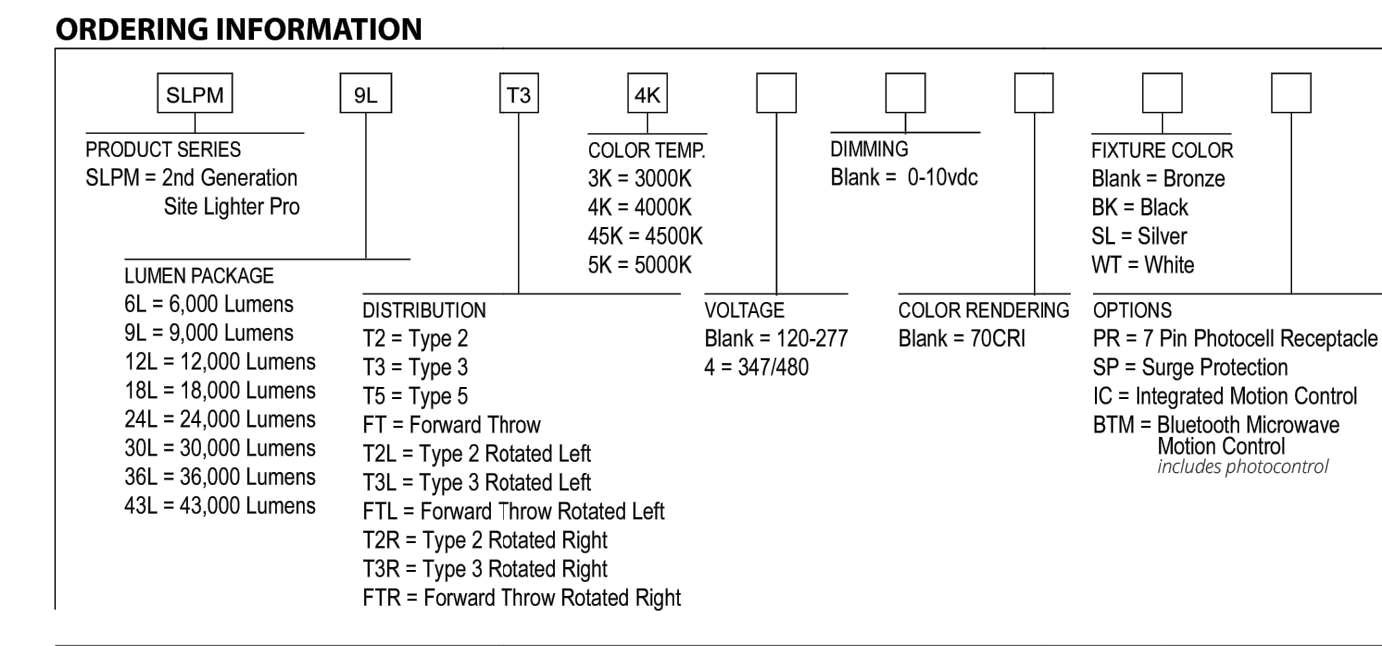
**ATLAS LIGHTING PRODUCTS, INC.**  
PO BOX 2348 | BURLINGTON, NC 27216  
800-849-8485 | FAX: 336-227-0110 | www.atlasled.com

\*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.



**Eagle Series**

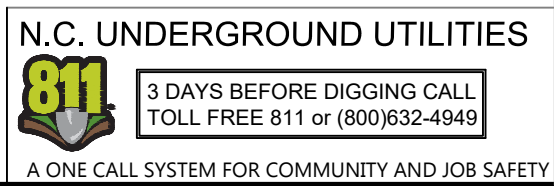
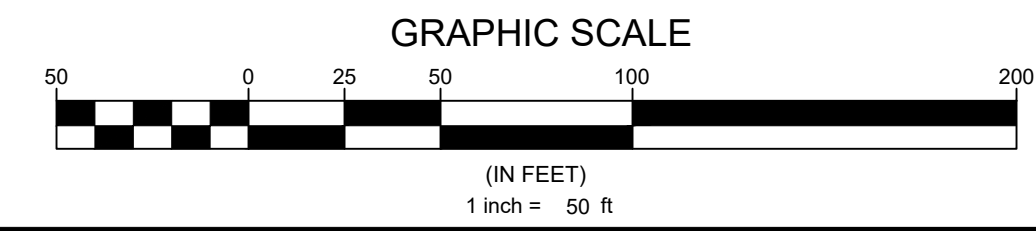
2nd Generation LED Site Lighter



LUMEN PACKAGE	DISTRIBUTION	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE
			DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	
6L	T2	70	5908	153	6067	158	6093	159	6152	160	39
	T3	70	5824	151	5981	155	6006	155	6065	157	
	FT	70	5712	148	5866	152	5891	153	5948	154	
	T5	70	5848	152	6005	156	6031	156	6090	158	
	T2	70	9155	159	9401	163	9442	164	9533	166	
9L	T3	70	9082	158	9326	162	9366	163	9457	164	58
	FT	70	8866	154	9104	158	9144	159	9232	160	
	T5	70	9086	158	9330	162	9370	163	9461	164	
	T2	70	12030	160	12354	164	12407	165	12527	167	
	T3	70	11900	159	12220	163	12272	164	12391	165	
12L	FT	70	11670	156	11984	160	12035	160	12152	162	75
	T5	70	11950	159	12271	164	12324	164	12444	166	
	T2	70	17840	155	18320	159	18398	160	18577	162	
	T3	70	17810	155	18289	159	18367	160	18546	161	
	FT	70	17340	151	17806	155	17883	156	18056	157	
18L	T5	70	17820	155	18299	159	18378	160	18556	161	115
	T2	70	23640	148	24276	152	24380	153	24616	154	
	T3	70	23620	148	24255	152	24359	153	24596	154	
	FT	70	23030	144	23650	148	23751	149	23981	150	
	T5	70	23660	148	24296	152	24401	153	24637	154	
24L	T2	70	29450	140	30242	144	30372	145	30646	146	160
	T3	70	29440	140	30232	144	30361	145	30636	146	
	FT	70	28750	137	29523	141	29650	141	29937	143	
	T5	70	29470	141	30263	144	30392	145	30687	146	
	T2	70	35260	133	36208	137	36364	137	36716	139	
30L	T3	70	35220	133	36167	137	36322	137	36675	139	210
	FT	70	34490	131	35418	134	35570	135	35914	136	
	T5	70	35200	133	36147	137	36302	137	36654	139	
	T2	70	42200	121	43335	124	43521	125	43943	126	
	T3	70	41940	120	43068	124	43253	124	43672	125	
36L	FT	70	41300	118	42411	122	42593	122	43006	123	265
	T5	70	41970	120	43099	124	43284	124	43703	125	

**ATLAS LIGHTING PRODUCTS, INC.**  
PO BOX 2348 | BURLINGTON, NC 27216  
800-849-8485 | FAX: 336-227-0110 | www.atlasled.com

The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.



File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\23 Overall Utility Plan.dwg

Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
Firm # F-1517  
15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
2524 Reliance Avenue  
Apex, NC 27539  
919-557-1080 ext 109  
www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville** Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
PSP-24-05

Other Consultants

Sheet map:

Seal:

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-November-15 (12:42)  
File Name: 23 Overall Utility Plan.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
D2300222

Issued for: PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

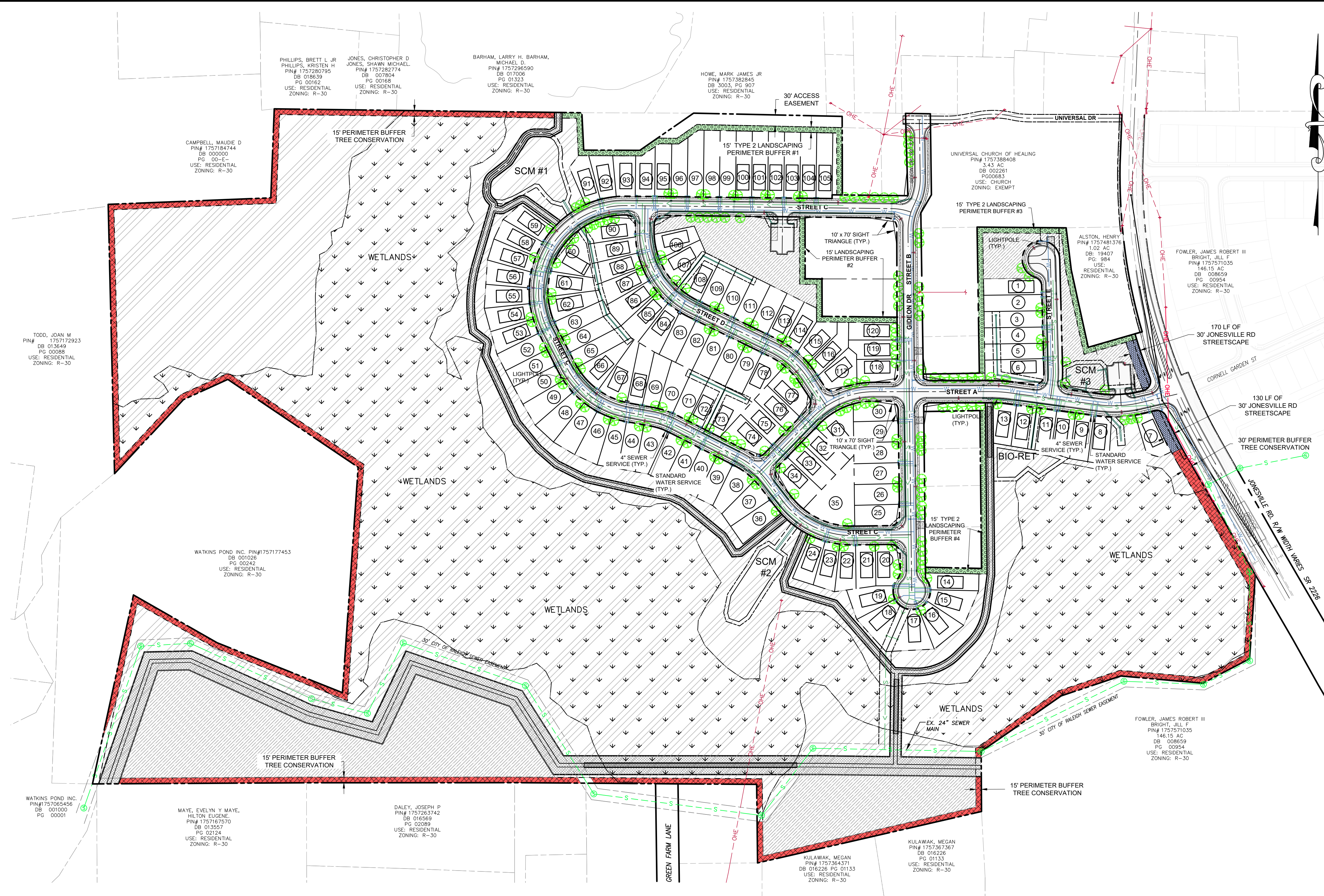
REVISIONS

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**UTILITY DETAILS**

Sheet #:





**LANDSCAPING NOTES:**

- TREES SHALL NOT BE PLANTED BETWEEN THE CURB AND SIDEWALK (A GRASS STRIP IS REQUIRED). STREET TREES MAY BE INSTALLED IN A LINEAR FASHION OR IN CLUSTERS OR GROUPINGS OF LARGER AND/OR SMALL TREES IN COMBINATION WITH ASSOCIATED PLANTINGS TO ENHANCE THE VISUAL APPEARANCE OF THE STREETScape AND VIEWS FROM THE ADJACENT PROPERTIES.
- EACH LARGE CANOPY TREE IN THE STREETScape SHALL BE PROVIDED WITH AT LEAST THREE HUNDRED AND FIFTY (350) SQUARE FEET OF PERVIOUS GROUND AREA FOR ROOT GROWTH. ANY PLANTING AREA BOUNDED BY AN IMPERVIOUS SURFACE SHALL BE AT LEAST 10 FEET WIDE. ALL SLOPES STEEPER THAN (2) TO ONE (1) SHALL BE STABILIZED WITH PERMANENT SLOPE RETENTION DEVICES OR A SUITABLE COMBINATION OF PLANTINGS AND RETENTION DEVICES.
- JONESVILLE LANDSCAPE TYPE 2 BUFFER WILL COUNT TOWARDS THE STREETScape REQUIREMENTS.

**PLANTING REQUIREMENTS:**

THE PERIMETER BUFFER SHALL HAVE

- (3) CANOPY TREES / 100 LF
- (1) UNDERSTORY TREE / 100 LF
- (50) SHRUBS / 100 LF

THE STREETScape FOR JONESVILLE ROAD SHALL HAVE

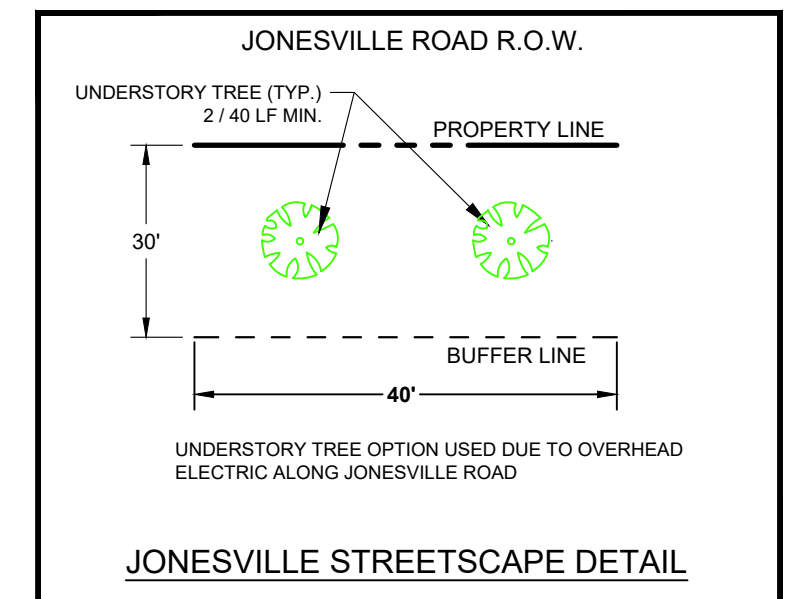
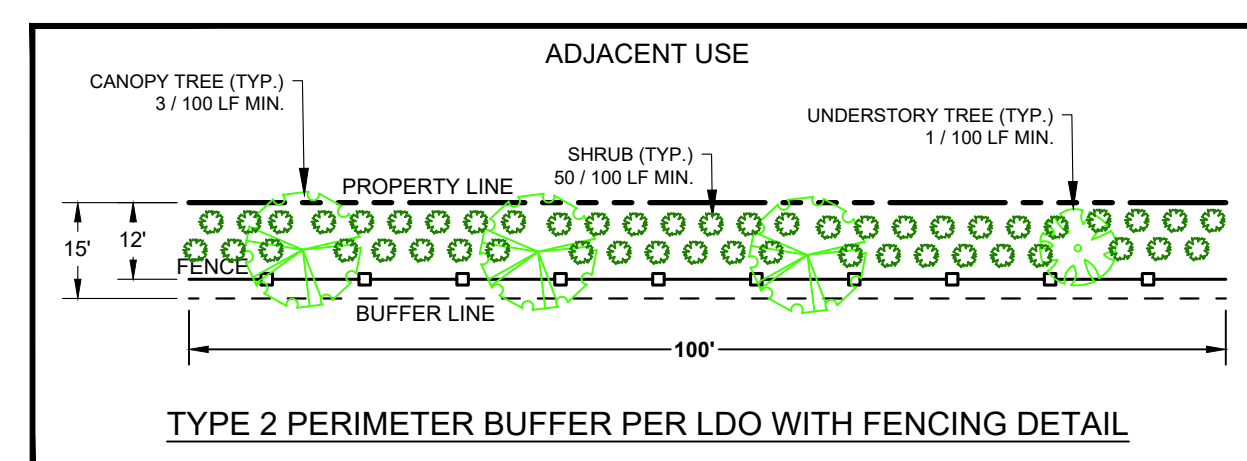
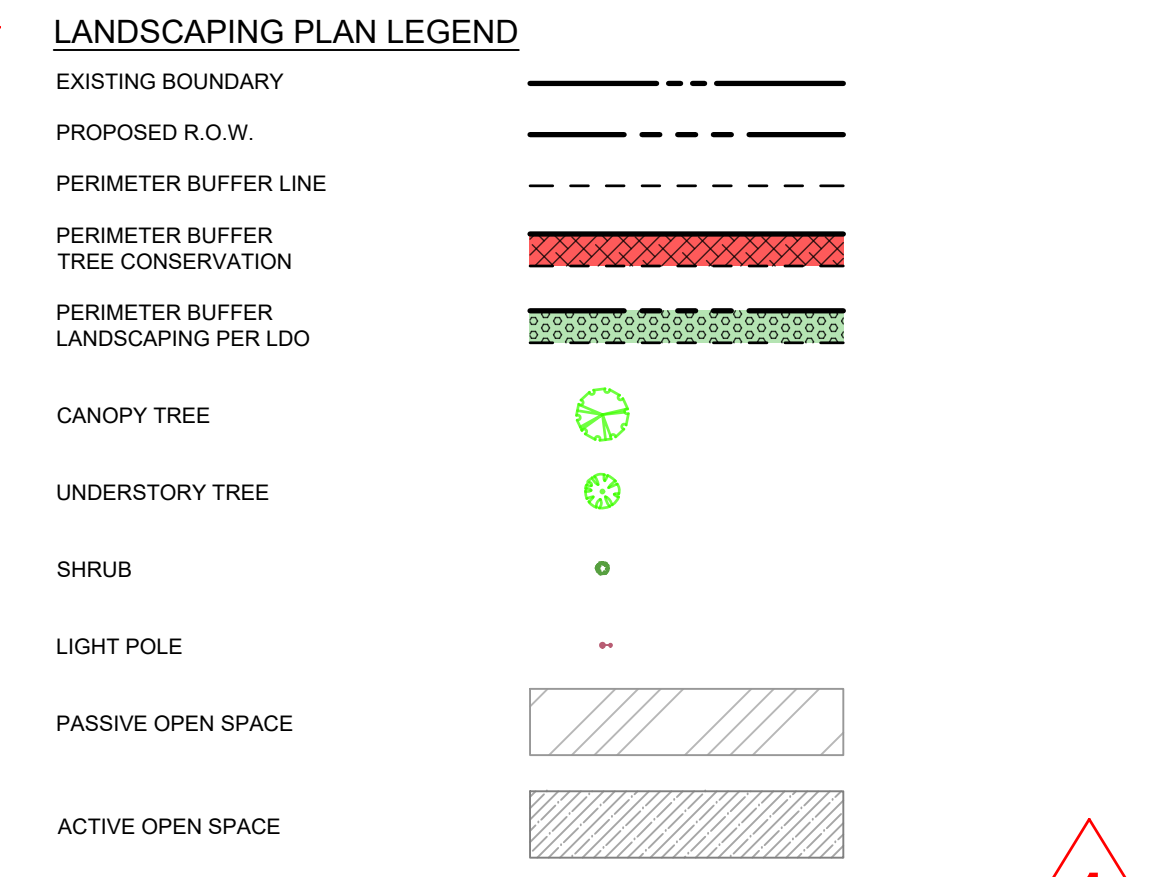
- (2) UNDERSTORY TREES / 40 LF

THE STREETScape FOR ALL INTERNAL SUBDIVISION ROADS SHALL HAVE

- (1) TREE / 60 LF EACH SIDE OF ROAD

PLANTING CALCULATIONS	
JONESVILLE STREETScape	300 LF / 40 = 7.5 x (2) = 15 UNDERSTORY TREES
<b>PERIMETER BUFFER (REQUIRED / AREA)</b>	
#1	1,170 LF / 100 = 11.7 x (3) = 36 CANOPY TREES 1,170 LF / 100 = 11.7 x (1) = 12 UNDERSTORY TREES 1,170 LF / 100 = 11.7 x (50) = 585 SHRUBS
#2	560 LF / 100 = 5.6 x (3) = 17 CANOPY TREES 560 LF / 100 = 5.6 x (1) = 6 UNDERSTORY TREES 560 LF / 100 = 5.6 x (50) = 280 SHRUBS
#3	1,220 LF / 100 = 12.2 x (3) = 37 CANOPY TREES 1,220 LF / 100 = 12.2 x (1) = 13 UNDERSTORY TREES 1,220 LF / 100 = 12.2 x (50) = 610 SHRUBS
#4	830 LF / 100 = 8.3 x (3) = 25 CANOPY TREES 830 LF / 100 = 8.3 x (1) = 9 UNDERSTORY TREES 830 LF / 100 = 8.3 x (50) = 415 SHRUBS
PERIMETER BUFFER TOTALS (REQUIRED)	115 CANOPY TREES 40 UNDERSTORY TREES 1,890 SHRUBS
PERIMETER BUFFER TOTALS (PROPOSED)	115 CANOPY TREES 40 UNDERSTORY TREES 1,890 SHRUBS
<b>INTERNAL ROAD STREETScape (REQUIRED / STREET)</b>	
* STREET A	1,125 LF / 60 = 18.75 x (1) = 19 19 / SIDE = 38 CANOPY TREES (OR 76 UNDERSTORY TREES)
STREET B	1,245 LF / 60 = 20.75 x (1) = 21 21 / SIDE = 42 CANOPY TREES (OR 84 UNDERSTORY TREES)
STREET C	2,360 LF / 60 = 39.33 x (1) = 40 40 / SIDE = 80 CANOPY TREES (OR 160 UNDERSTORY TREES)
STREET D	705 LF / 60 = 11.75 x (1) = 12 12 / SIDE = 24 CANOPY TREES (OR 48 UNDERSTORY TREES)
STREET E	370 LF / 60 = 6.17 x (1) = 7 7 / SIDE = 14 CANOPY TREES (OR 28 UNDERSTORY TREES)
INTERNAL ROAD TOTALS (REQUIRED)	198 TREES
INTERNAL ROAD TOTALS (PROPOSED)	198 TREES

\* STREET "A" FROM JONESVILLE ROAD TO THE INTERSECTION OF STREET "B" (GIDEON DR.) IS A COLLECTOR ROAD AND WILL HAVE A 15' WIDE STREETScape. THE REMAINDER OF STREET "A" AND ALL OTHER INTERNAL ROADS ARE LOCAL ROADS AND WILL HAVE A 10' WIDE STREETScape.



**PERIMETER BUFFER DETAILS**  
NTS

TREE / SHRUB LIST						
Common Name	Scientific Name	Type	Height	Width	Light	Comments
Trident Maple	Acer buergerianum	Decid - Canopy	30' - 40'	25' - 35'	full-sun / part-sun / Shade	Green, turns red in Fall / Heat-tolerant / pH 5.6 - 6.5
Yellow Buckeye	Aesculus flava	Decid - Canopy	45'	50'	full-sun / part-sun / Shade	Green, turns yellow in Fall / Heat-tolerant / pH 5.6 - 6.5
Yellowwood	Cladrastis kentuckea	Decid - Canopy	35'	40'	part-sun	white flowers, fragrant, pendulous, blooms in late spring or early summer and often blooms only every 2-3 years
'Jane' Sauer Magnolia	Magnolia 'Jane'	Decid - Understory	8' - 15'	15'	full-sun / part-sun / Shade	Flowers purple
Devilwood	Osmanthus americanus	Decid - Understory	12' - 20'	8' - 12'	full-sun / part-sun / Shade	Flowers Orange
Persian Parrotia	Parrotia persica	Decid - Understory	30'	30'	full-sun / part-sun / Shade	Flowers Orange
Arizona Cypress	Cupressus arizonica	Evergreen	30' - 40'	15' - 20'	full-sun	Will thin with competition; subject to canker and not long-lived; can become more open with age
'James Swan' Holly	Ilex 'James Swan'	Evergreen	20' - 30'	10' - 18'	full-sun / part-sun / Shade	A dense form with large, dark green, evergreen leaves
Hearts-a-Burstin	Euonymus americanus	Shrub	4' - 6'	3' - 4'	full-sun / part-sun / Shade	green w/ red flowering; Prefers well-drained soils; very pH- and soil-adaptable
Leaf Butterfly Bush	Buddleia alternifolia	Shrub	10' - 20'	10' - 20'	full-sun	green w/ purple flowering; preferring loose, loamy soil;
Clethra, Pepperbush	Clethra alnifolia	Shrub	4' - 8'	4' - 6'	full-sun / part-sun / Shade	green w/ white flowering; very adaptable; salt tolerant; easy to grow; forms suckering colonies

Shade trees shall be a minimum of 3" caliper and 10' tall at time of planting  
 Understory trees shall be a minimum of 1.5" caliper for single stem and 6' tall for both single and multi-stemmed trees at time of planting  
 Evergreen shall be a minimum of 1.5" caliper for single stem and 6' tall for both single and multi-stemmed trees at time of planting  
 Shrubs shall be a minimum of 18" tall at time of planting

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
 2524 Reliance Avenue  
 Apex, NC 27539  
 919-557-1080 ext 109  
 www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:

**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:43)  
 File Name: 31 Overall Landscaping Plan.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

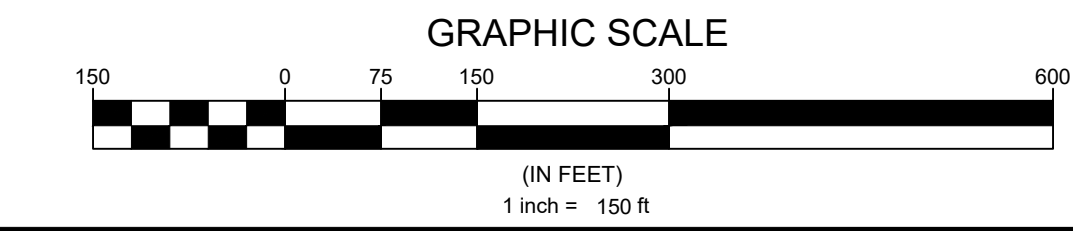
REVISIONS

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

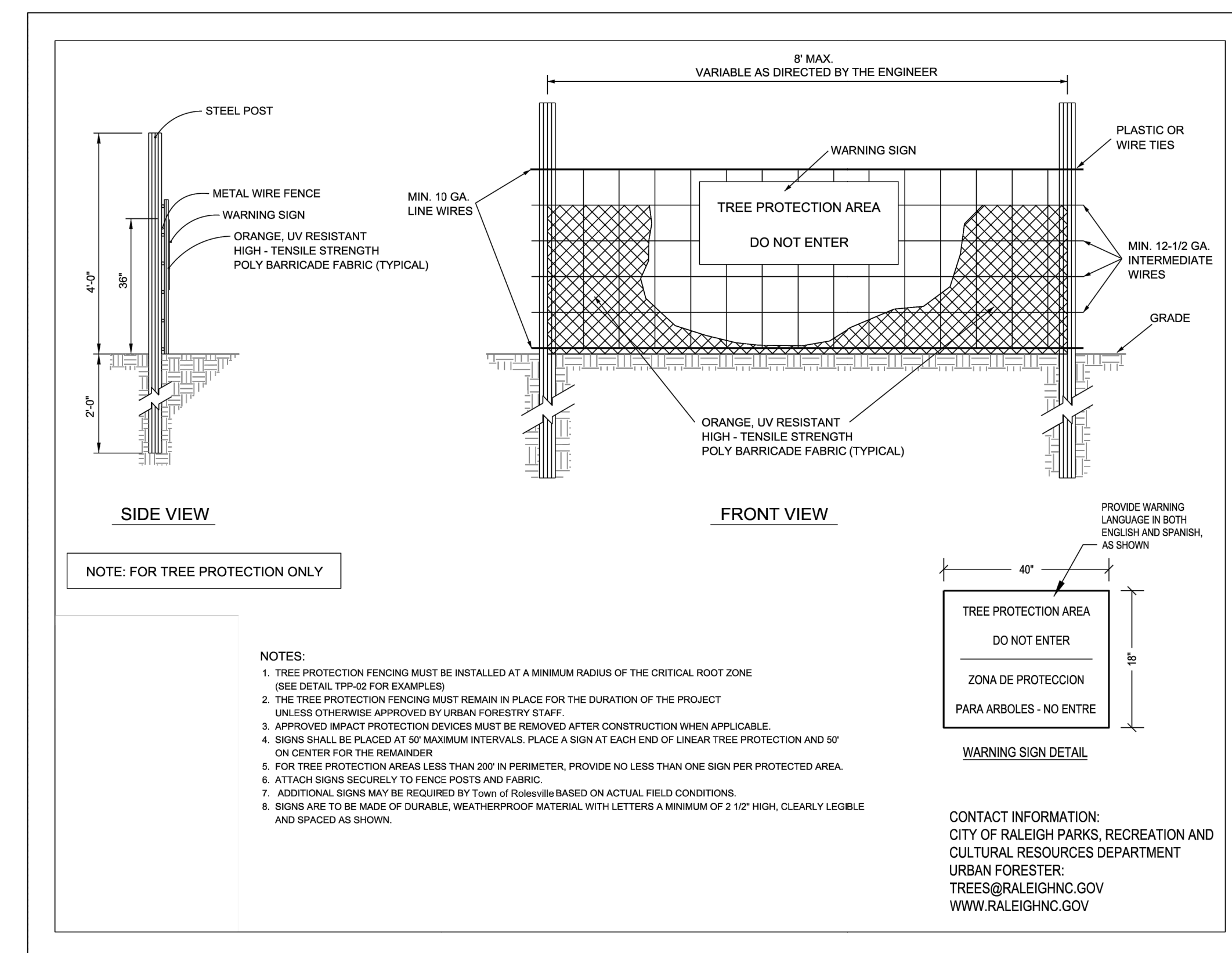
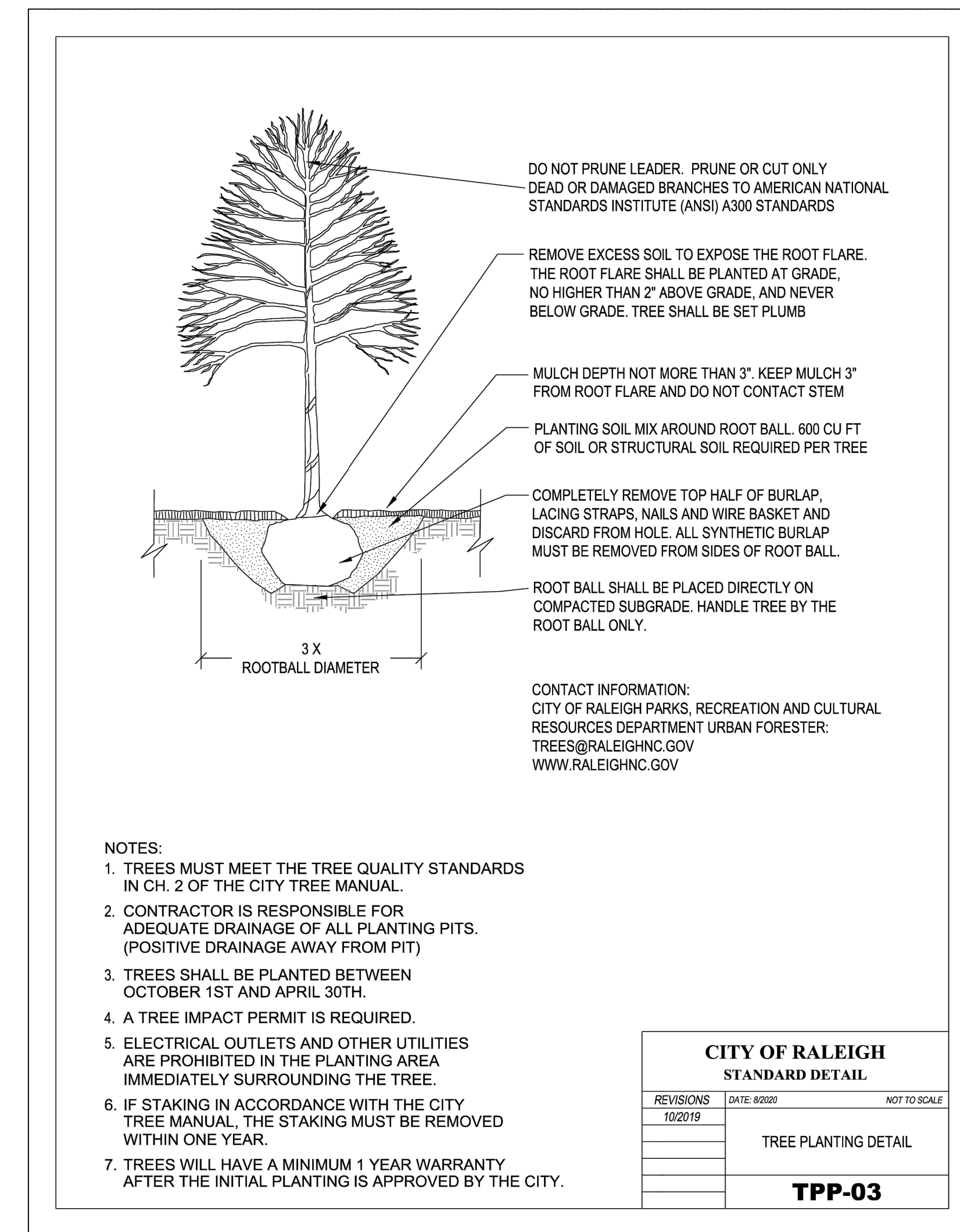
Sheet Title:  
**OVERALL LANDSCAPING PLAN**

Sheet #:  
**31**

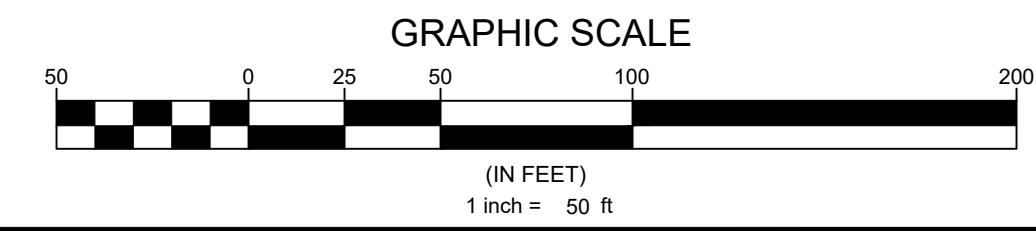
**N.C. UNDERGROUND UTILITIES**  
 3 DAYS BEFORE DIGGING CALL TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY







7. If details are to be included in the PSP submittal, they need to be updated accordingly so it is not assumed they are "approved". Please update details to include Wake County details for erosion control details.



**N.C. UNDERGROUND UTILITIES**  
**811**  
3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)632-4949  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
Firm # F-1517  
15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor  
**BCSO** Bateman Civil Survey Company  
2524 Reliance Avenue  
Apex, NC 27539  
919-557-1090 ext 109  
www.batemancivilsurvey.com

Jurisdiction / Municipality  
**Rolesville**  
Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
PSP-24-05

Other Consultants

Sheet map:

Seal:  
  
2024/Nov/18

**FINAL DRAWING - FOR REVIEW PURPOSES ONLY**

Issued / Print Date: 2024-November-15 (12:43)  
File Name: 31 Overall Landscaping Plan.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**LANDSCAPING DETAILS**

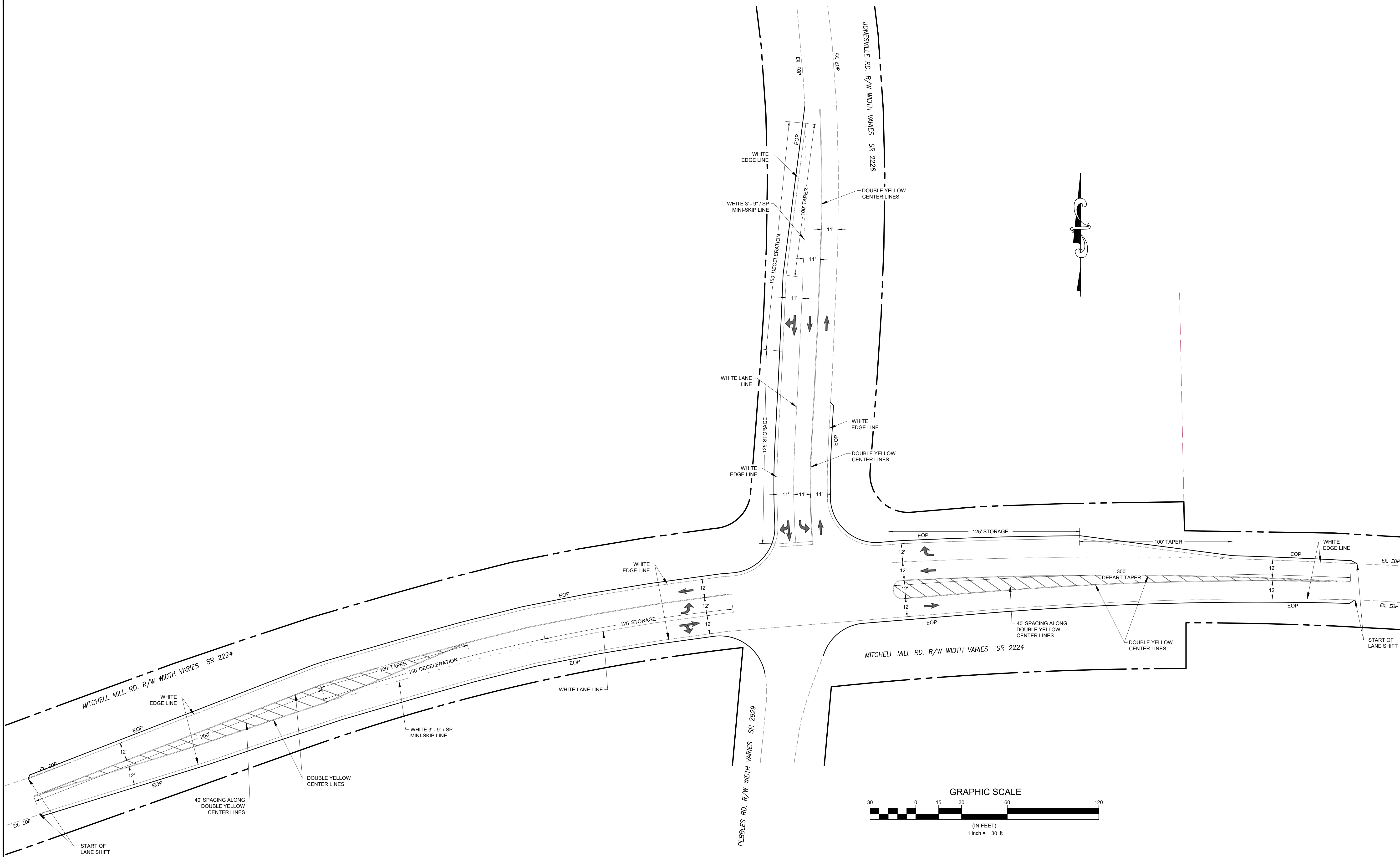
Sheet #:  
**32**







File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



9. Please show any grading or drainage improvements. We recognize there may not be any storm improvements but with new pavement, please clarify what grading will occur. Is there any pavement removal or other demo or is existing pavement just being restriped? Will any milling occur or how will existing pavement/stripping be removed?

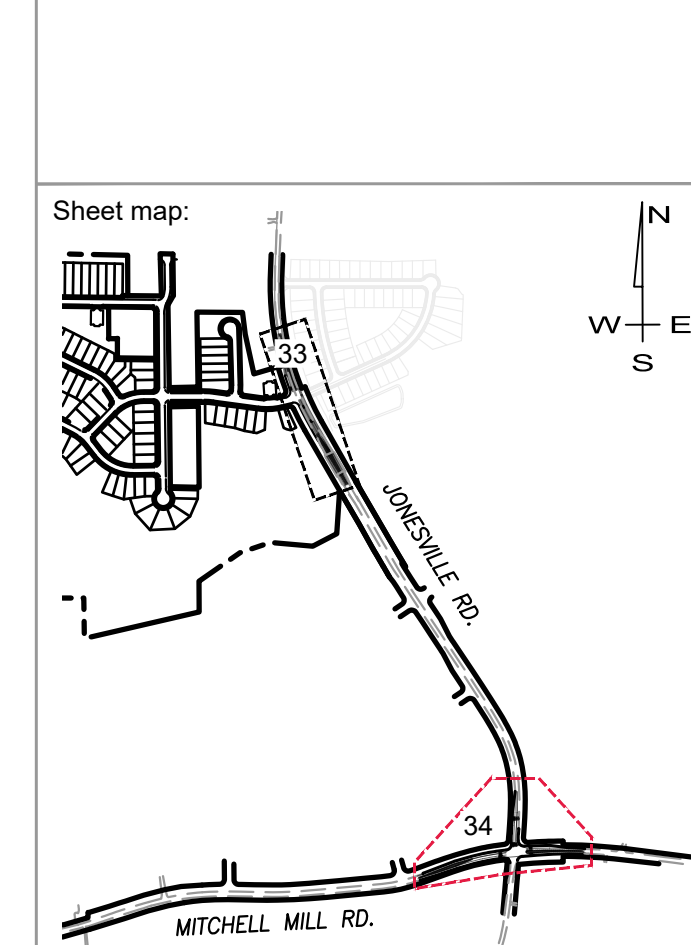
Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
  
**Rolesville**  
Complete Communities. Digital Connections.  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants



Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:43)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS  
 DO NOT USE FOR  
 CONSTRUCTION**

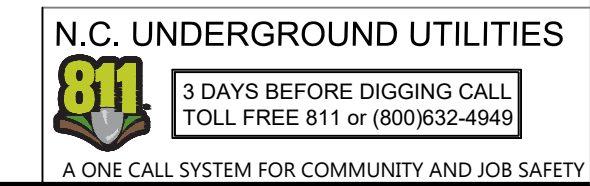
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

**MITCHELL MILL STRIPING PLAN**

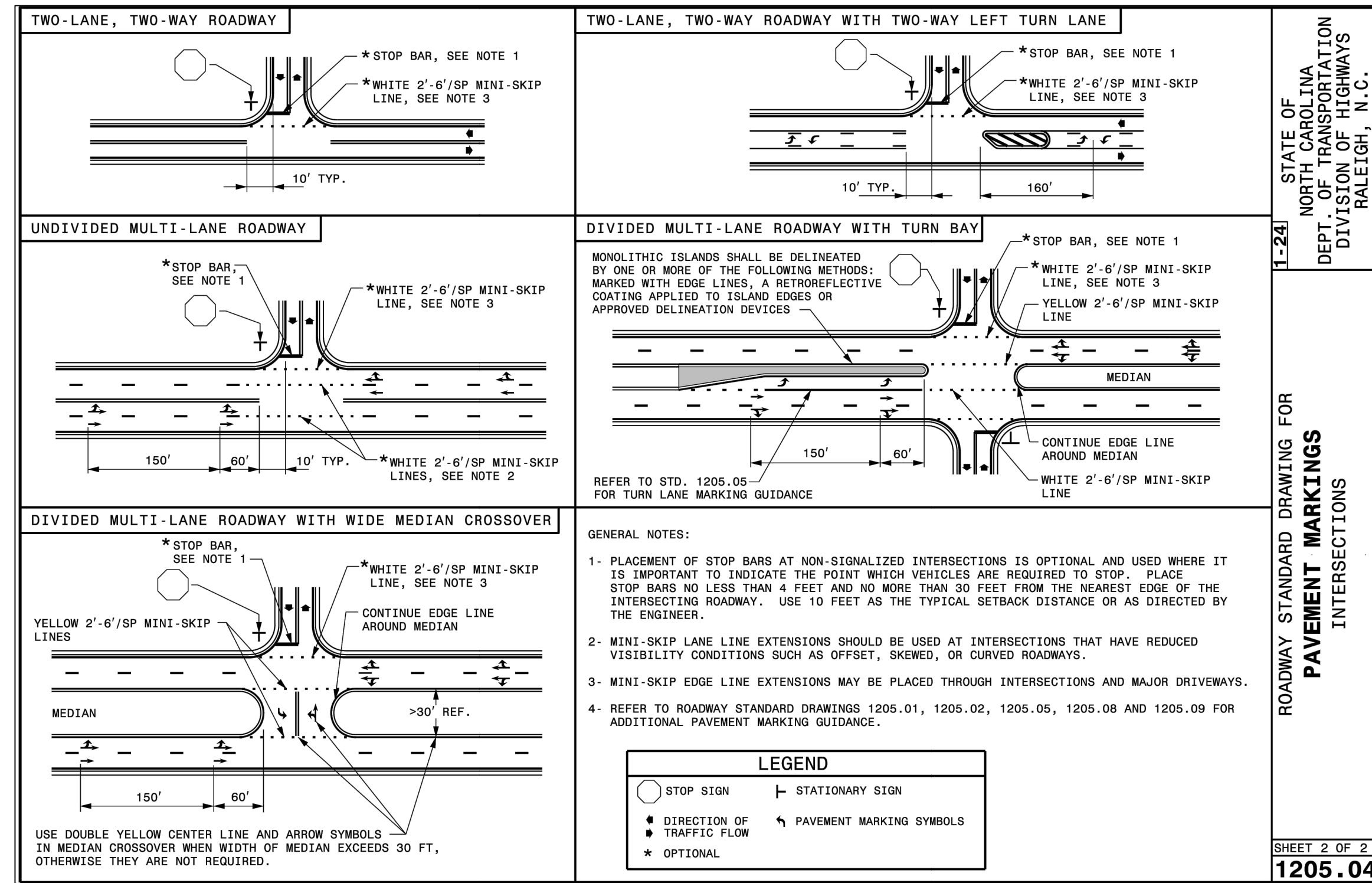
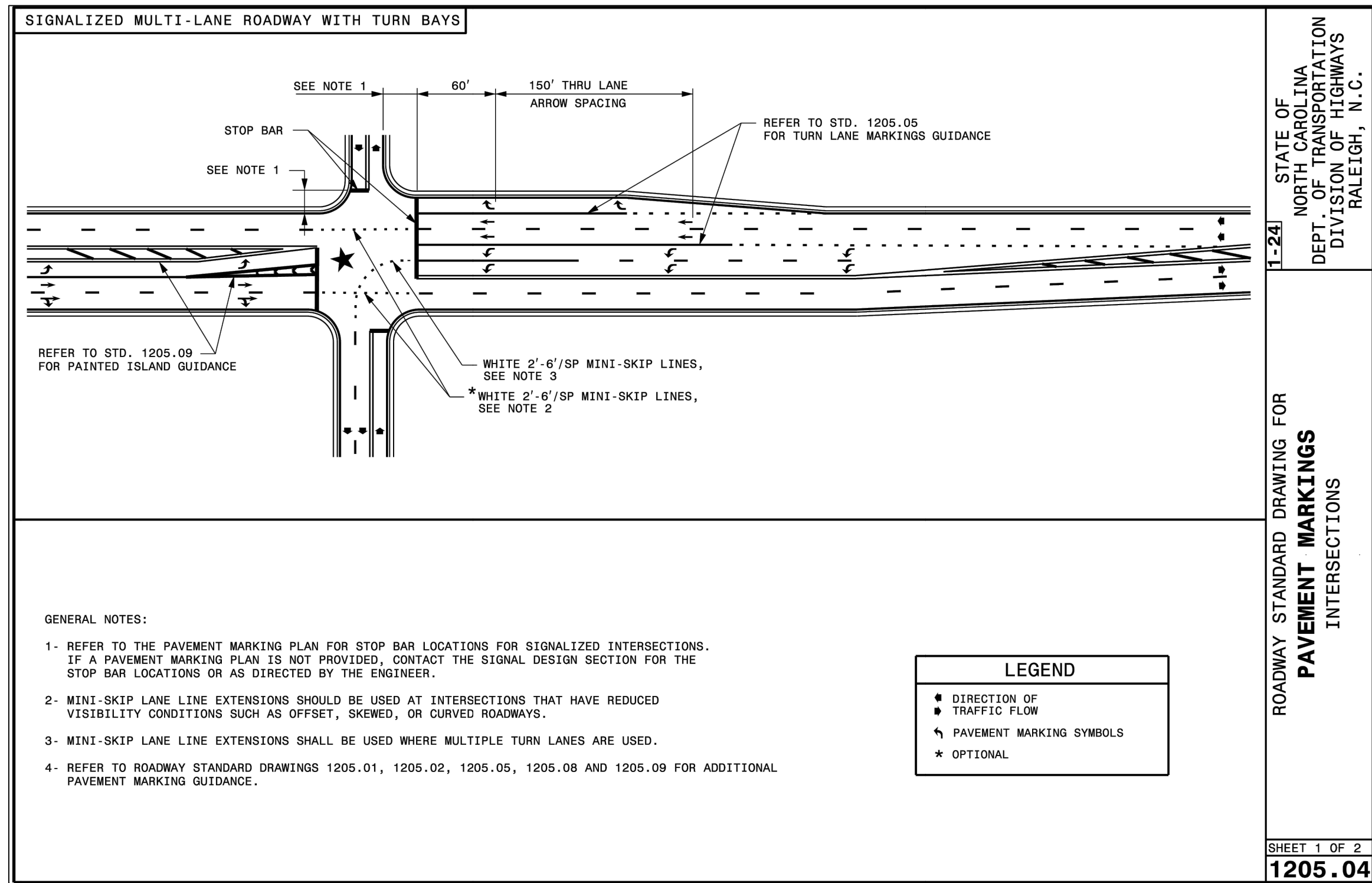
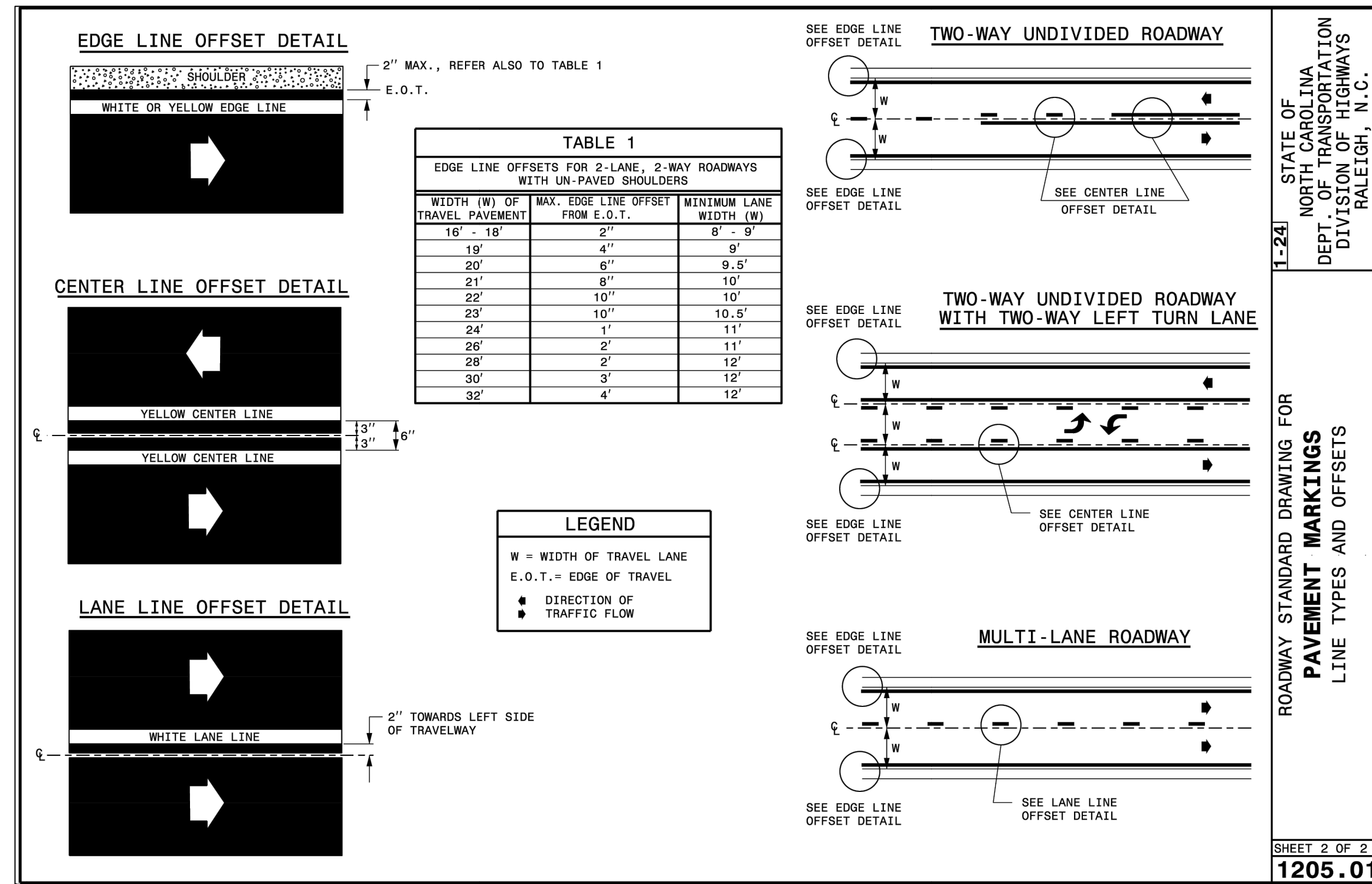
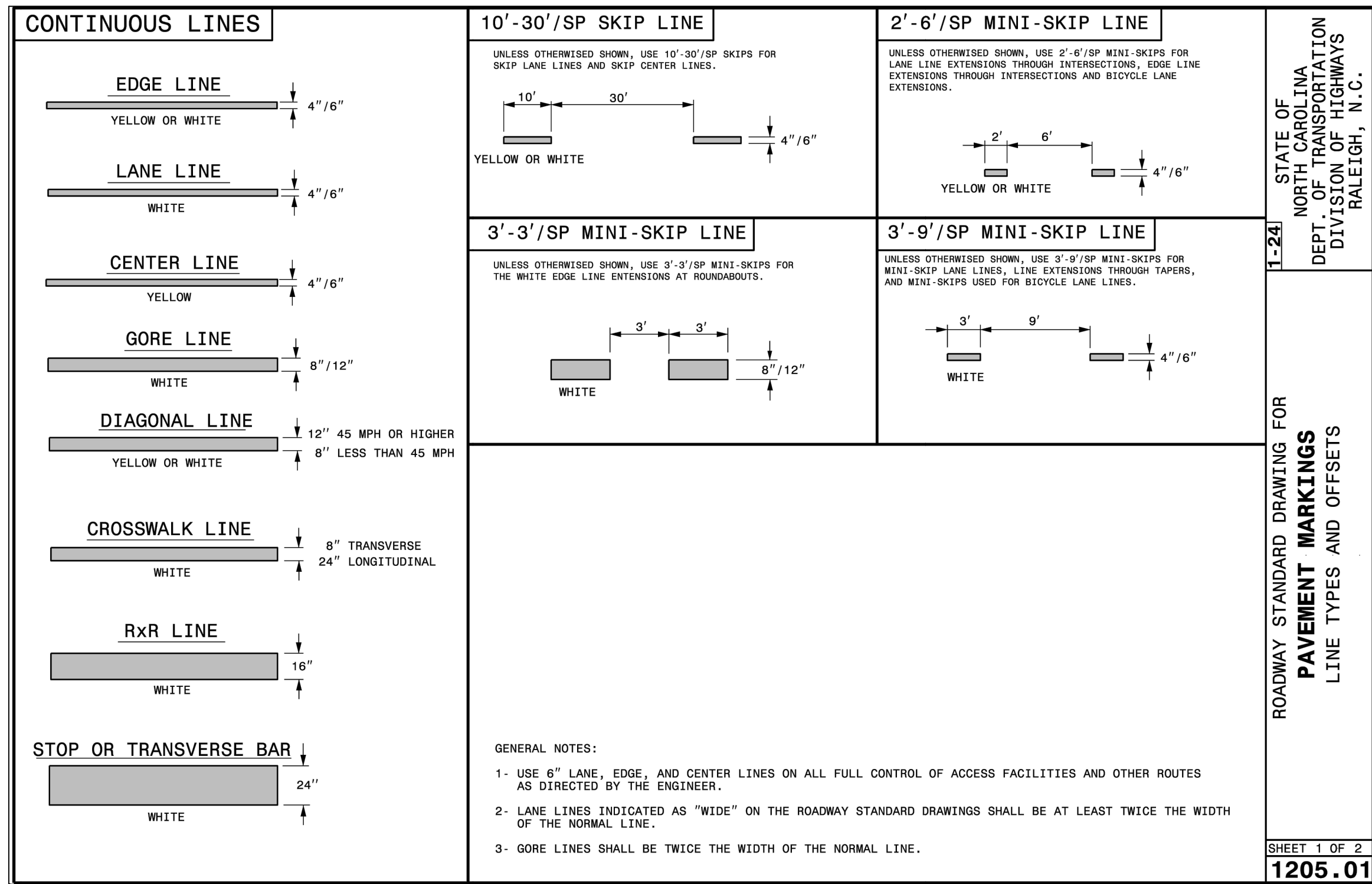
Sheet #:

**34**





File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Quantech\Engineering - Documents\Quantech\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



Developer



10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer



Firm # F-1517  
15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor

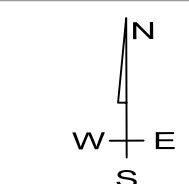
Jurisdiction / Municipality



Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
PSP-24-05

Other Consultants

Sheet map:



Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:43)  
File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:

**HARRIS CREEK FARMS**

D2300222

Issued for: PRELIMINARY PLANS  
DO NOT USE FOR CONSTRUCTION

REVISIONS

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title: **ROAD WIDENING & STRIPING DETAILS**

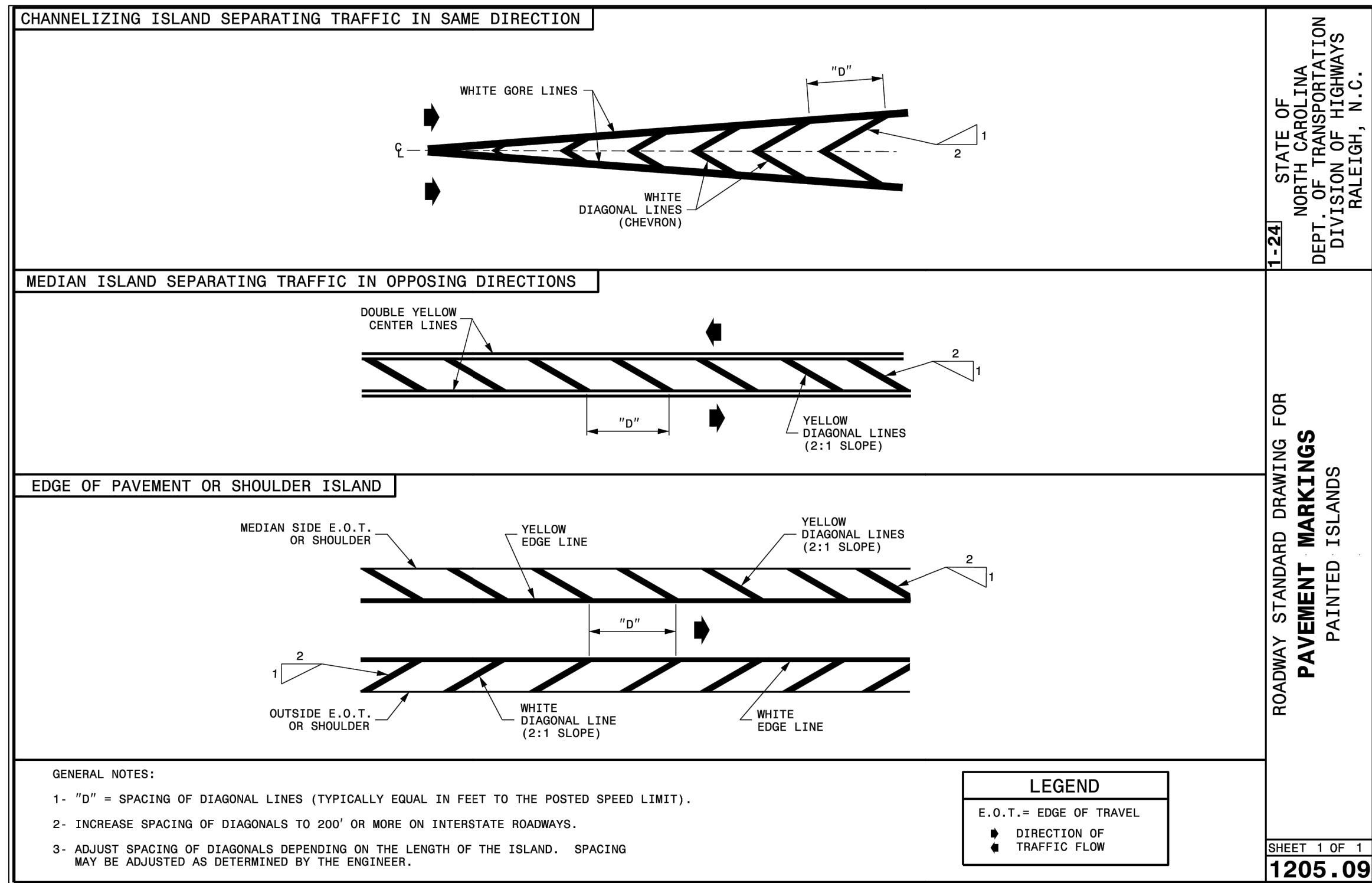
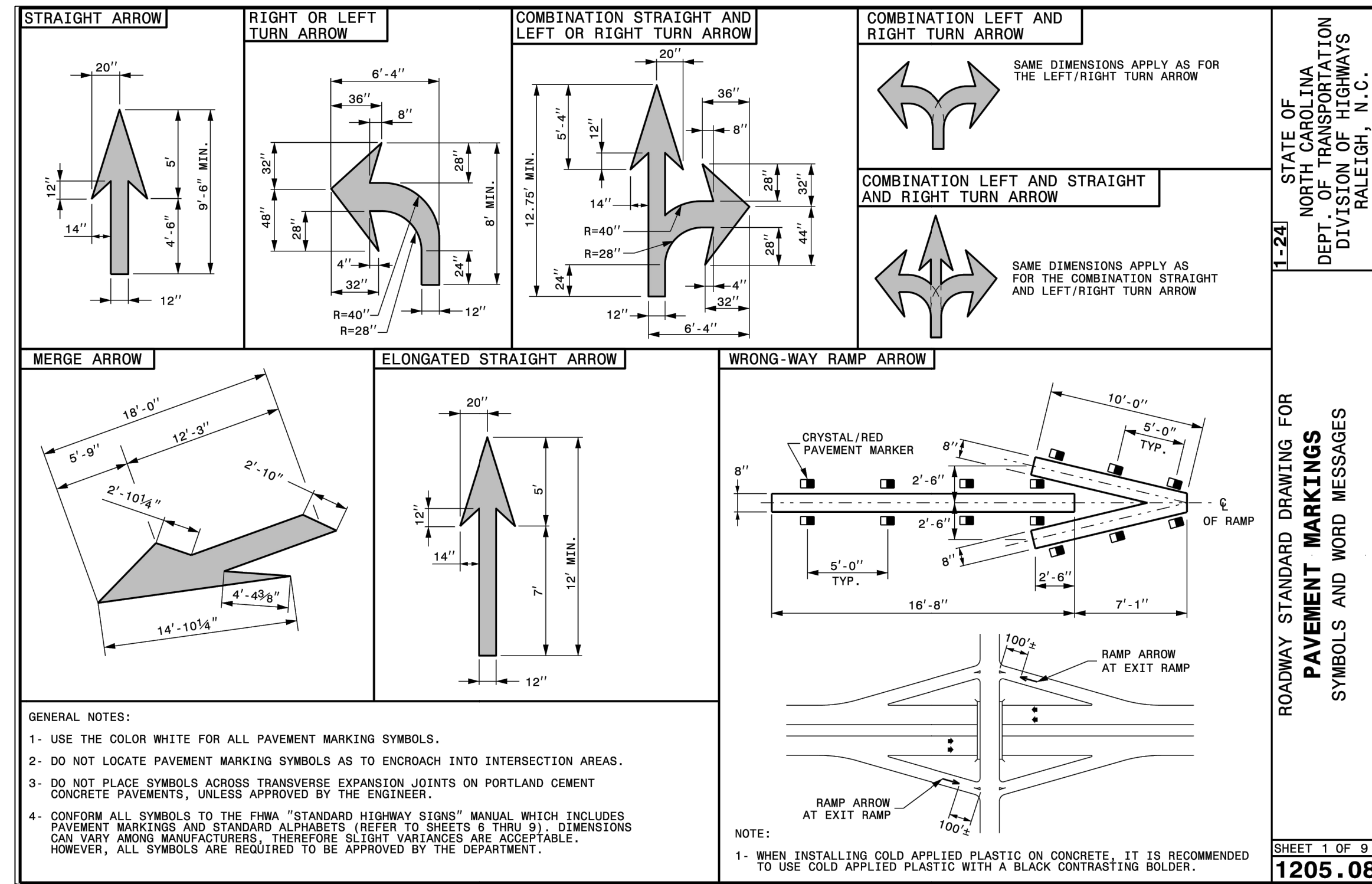
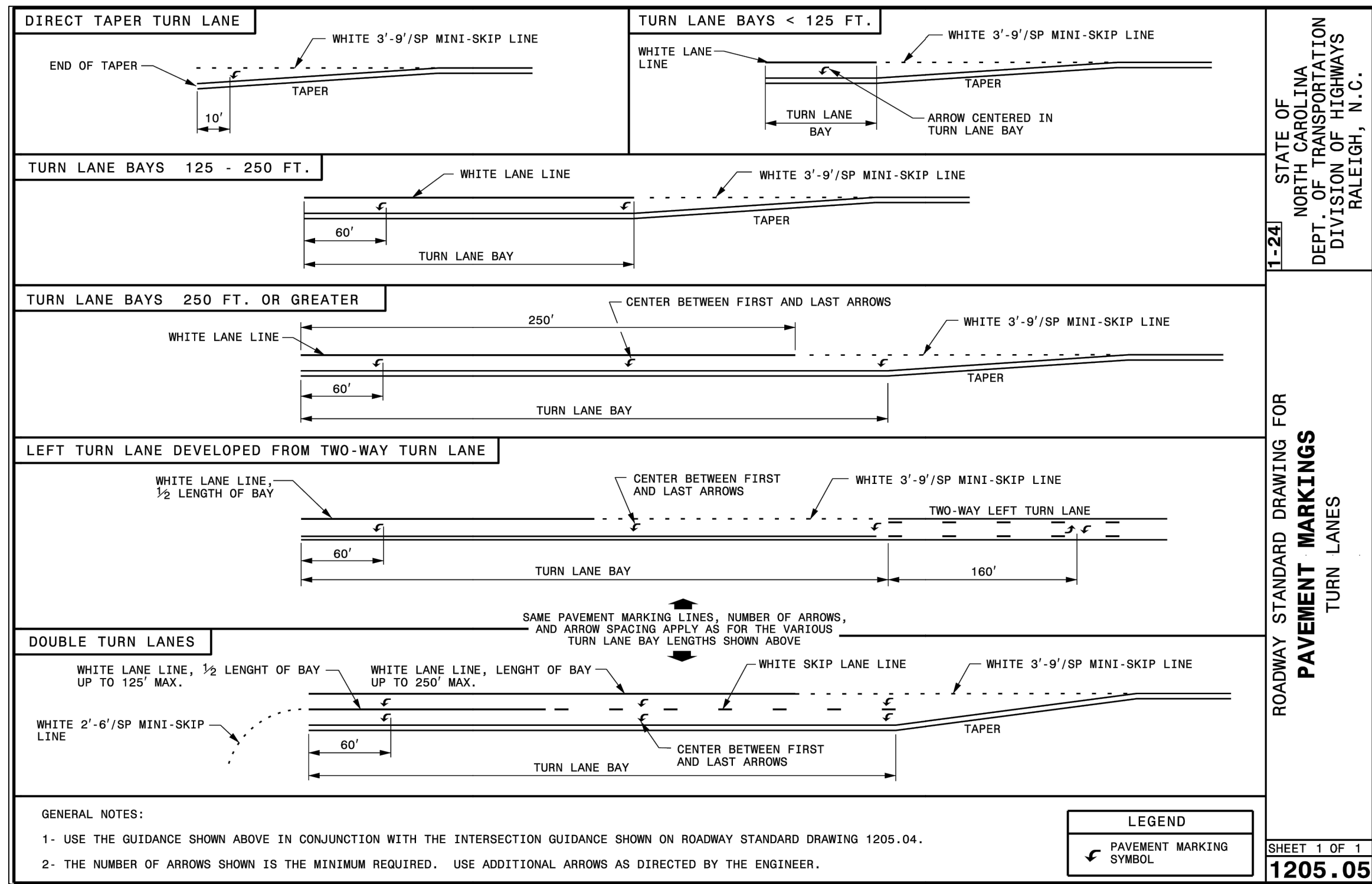
Sheet #:



35



File Location: C:\Users\Tim Newsome\OneDrive\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



Developer  
**THE CSC GROUP**  
 CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:43)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title: **ROAD WIDENING & STRIPING DETAILS**

Sheet #:



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Quantech Engineering - Documents\Quantech\Quantech Plans\33 Road and Waterline plans.dwg

**GENERAL NOTES:**

- MARKERS ARE GENERALLY NOT REQUIRED ALONG EDGE LINES EXCEPT IF DESIGNATED IN THE PLANS OR DIRECTED BY THE ENGINEER. WHEN THEY ARE REQUIRED, SPACE THEM ON 20 FT. CENTERS, AND OFFSET 2 INCHES FROM THE EDGE LINE ON THE TRAFFIC SIDE.
- PLACE CRYSTAL/RED MARKERS AT INTERSECTIONS AND INTERCHANGES WHERE WRONG-WAY MOVEMENTS ARE POSSIBLE. POSITION THE RED SIDE OF THE MARKER TO FACE "WRONG-WAY" TRAFFIC. WHEN USED, PLACE CRYSTAL/RED MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
- DO NOT PLACE PAVEMENT MARKERS CLOSER THAN 3 INCHES TO A PAVEMENT CONSTRUCTION JOINT (AS FEASIBLE), EXCEPT WHEN PLACED BETWEEN DOUBLE YELLOW CENTER LINES, AND ALONG YELLOW SKIP LINES ON TWO-LANE, TWO-WAY ROADWAYS WHERE PASSING IS ALLOWED IN BOTH DIRECTIONS.
- DO NOT PLACE PAVEMENT MARKERS DIRECTLY ON PAVEMENT MARKING LINES.
- PLACE PAVEMENT MARKERS USED IN CONJUNCTION WITH DOUBLE YELLOW CENTER LINES MID-WAY BETWEEN THE LINES. PROVIDE A GAP BETWEEN THE LINES AND THE MARKER TO REDUCE OVERSPRAYING THE MARKER DURING REPAINTING OPERATIONS.
- MARKERS ARE NOT REQUIRED ALONG MINI-SKIP LINES IN TAPERS.

PAVEMENT MARKER SPACING CHART	
TYPE OF PAVEMENT MARKING	TYPICAL SPACING (FT)
SKIP LINES AND CENTER LINES ALONG THRU LANES- ALONG TANGENT SECTIONS AND HORIZONTAL CURVES LESS THAN 6° HORIZONTAL CURVES ≥ 6°	80
	40
	24
	40
TURN LANES- MINI-SKIP LINES	24
SKIP LINES	40
SOLID LINES	20
CENTER LINES	40
MINI-SKIP LINES AT LANE DROP APPROACHES	24
TWO-WAY RAMP CENTER LINES	40
GORE LINES	20
PAINTED ISLANDS- WHITE	20
YELLOW	40
RAISED MEDIAN ISLANDS	40
WRONG WAY RAMP ARROW	5
TAPERS	40
NARROW BRIDGES- EDGE LINE	20
CENTER LINE	40
ONE LANE BRIDGES- EDGE LINE	20
WORK ZONE APPLICATIONS	
2-LANE, 2-WAY ON-SITE DIVERSION	20 FT. FOR CENTER LINE
ALL OTHER DIVERSIONS	½ NORMAL SPACING

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

ROADWAY STANDARD DRAWING FOR RAISED PAVEMENT MARKERS INSTALLATION SPACING

SHEET 1 OF 3  
**1250.01**

**10'-30'/SP SKIP LINE**

**GORE LINES**

**YELLOW CENTER LINES**

**3'-9'/SP MINI-SKIP LINE**

**DETAIL OF PAVEMENT MARKER PLACEMENT**

**SNOWPLOWABLE RAISED PAVEMENT MARKERS**

**RAISED REFLECTIVE PAVEMENT MARKERS**

**LEGEND**

- CRYSTAL/RED PAVEMENT MARKER
- YELLOW/YELLOW PAVEMENT MARKER
- DIRECTION OF TRAFFIC FLOW

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

ROADWAY STANDARD DRAWING FOR RAISED PAVEMENT MARKERS INSTALLATION SPACING

SHEET 2 OF 3  
**1250.01**

**AUXILIARY TURN LANES**

**YELLOW PAINTED ISLANDS**

**WHITE PAINTED ISLANDS**

**LEGEND**

- DIRECTION OF TRAFFIC FLOW
- CRYSTAL/RED PAVEMENT MARKER
- YELLOW/YELLOW PAVEMENT MARKER
- PAVEMENT MARKING SYMBOL

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

ROADWAY STANDARD DRAWING FOR RAISED PAVEMENT MARKERS INSTALLATION SPACING

SHEET 3 OF 3  
**1250.01**

**TYPICAL PAVEMENT MARKER**

**TOP VIEW**

LENS A	LENS B
YELLOW CRYSTAL CRYSTAL	YELLOW RED CRYSTAL

**FRONT VIEW**

**SIDE VIEW**

**GENERAL NOTES:**

- USE A MINIMUM OF 2 SQUARE INCHES FOR THE AREA OF EACH REFLECTIVE LENS.
- FOR A COMPLETE LISTING OF PAVEMENT MARKERS AND ADHESIVES ACCEPTABLE FOR USE IN NORTH CAROLINA CONTACT THE NCDOT SIGNING AND DELINEATION UNIT.

**LEGEND**

- DIRECTION OF TRAFFIC FLOW

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

ROADWAY STANDARD DRAWING FOR RAISED PAVEMENT MARKERS PERMANENT AND TEMPORARY

SHEET 1 OF 1  
**1251.01**

Developer

**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY

10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer

**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
Firm # F-1517

15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

Surveyor

Jurisdiction / Municipality

**Rolesville**  
Complete. Clean. Connected. Safe. Smart.

Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517

PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:43)  
File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:

**HARRIS CREEK FARMS**

D2300222

Issued for: PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

REVISIONS

No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

**ROAD WIDENING & STRIPING DETAILS**

Sheet #:

**37**

N.C. UNDERGROUND UTILITIES

**811**

3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)632-4949

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



File Location: C:\Users\Tim Newsome\OneDrive\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Construction Plans\33 Road and Waterline plans.dwg

**UNDIVIDED ROADWAYS, TWO-LANE AND MULTI-LANE**

**DIVIDED ROADWAYS**

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

ROADWAY STANDARD DRAWING FOR **GUARDRAIL AND BARRIER DELINEATORS** INSTALLATION SPACING

SHEET 1 OF 1  
**1261.01**

**GENERAL NOTES:**

- INSTALL DELINEATORS AT ALL LOCATIONS OF PERMANENT AND TEMPORARY GUARDRAILS, CONCRETE BARRIERS, AND BRIDGE RAILS.
- INSTALL DELINEATORS PRIOR TO ALLOWING TRAFFIC TO PROCEED IN AN AREA WITH NEW BARRIER OR GUARDRAIL INSTALLATIONS (TEMPORARY AND PROPOSED).
- CONFORM COLOR OF DELINEATORS TO THE COLOR OF THE ADJACENT EDGE LINES.
- POSITION DELINEATORS SUCH THAT THE REFLECTIVE SHEETING IS PERPENDICULAR TO THE ROADWAY.
- BEGIN DELINEATOR PLACEMENT 5 FEET FROM BARRIER APPROACH ENDS AND 25 FEET FROM GUARDRAIL APPROACH ENDS.
- BARRIER DELINEATORS THAT FALL ON JOINTS OR MOVE CONNECTIONS (UP TO 12 INCHES), ON EITHER SIDE OF THE JOINT.
- POSITION THE GUARDRAIL AND/OR BARRIER DELINEATORS TO ACHIEVE A UNIFORM HEIGHT WITH THE BARRIER DELINEATORS WHERE GUARDRAIL TIES TO CONCRETE BARRIER.

DELINEATOR SPACING REQUIREMENTS FOR PERMANENT AND CONSTRUCTION ZONE GUARDRAIL, BARRIER, AND BRIDGE RAIL	
SPACING (FT.)	RAIL LOCATIONS
100'	ROADWAY CURVATURE < 3° RAIL PARALLEL TO ROADWAY
50'	ROADWAY CURVATURE ≥ 3° RAIL PARALLEL TO ROADWAY
25'	TRANSITIONS, TAPERS, & SECTIONS LESS THAN 200' LONG
25'	BRIDGE RAILS AND RAILS AT BRIDGE APPROACHES

**LEGEND**

DIRECTION OF TRAFFIC FLOW	YELLOW DELINEATOR
GUARDRAIL OR BARRIER	CRYSTAL DELINEATOR

**TOP VIEW**

**FRONT VIEW**

**SIDE VIEW**

**GENERAL NOTES:**

- GUARDRAIL END DELINEATION IS REQUIRED ON ALL APPROACH AND TRAILING.
- TYPE 3 OBJECT MARKER SHEETING SHALL CONSIST OF ALTERNATING BLACK AND RETROREFLECTIVE YELLOW STRIPES SLOPING DOWN AT 45 DEGREES TOWARDS THE SIDE OF THE OBSTRUCTION ON WHICH TRAFFIC IS TO PASS.

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

ROADWAY STANDARD DRAWING FOR **GUARDRAIL END DELINEATION**

SHEET 1 OF 1  
**1262.01**

**Developer**

10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

**Engineer**

15000 Weston Parkway  
Cary, N.C. 27513  
(919) 996-9455

**Surveyor**

**Jurisdiction / Municipality**

Town of Rolesville  
502 Southtown Cir  
Rolesville, NC 27571  
Phone: 919-554-6517  
PSP-24-05

**Other Consultants**

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:44)  
File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
Drawn by: TAN

Project:

HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS  
DO NOT USE FOR  
CONSTRUCTION**

REVISIONS	
No.	Description
1	11/08/24 Town of Rolesville Planning Dept. comments

Sheet Title: **ROAD WIDENING & STRIPING DETAILS**

Sheet #: **38**

3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)632-4949

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY













Developer  
**THE CSC GROUP**  
 CONTRIBUTOR TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:44)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

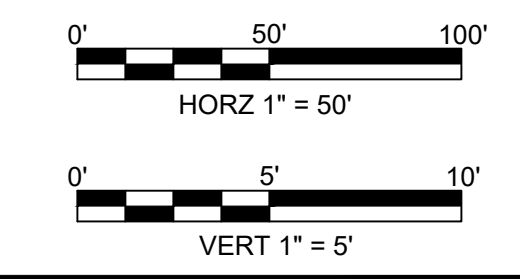
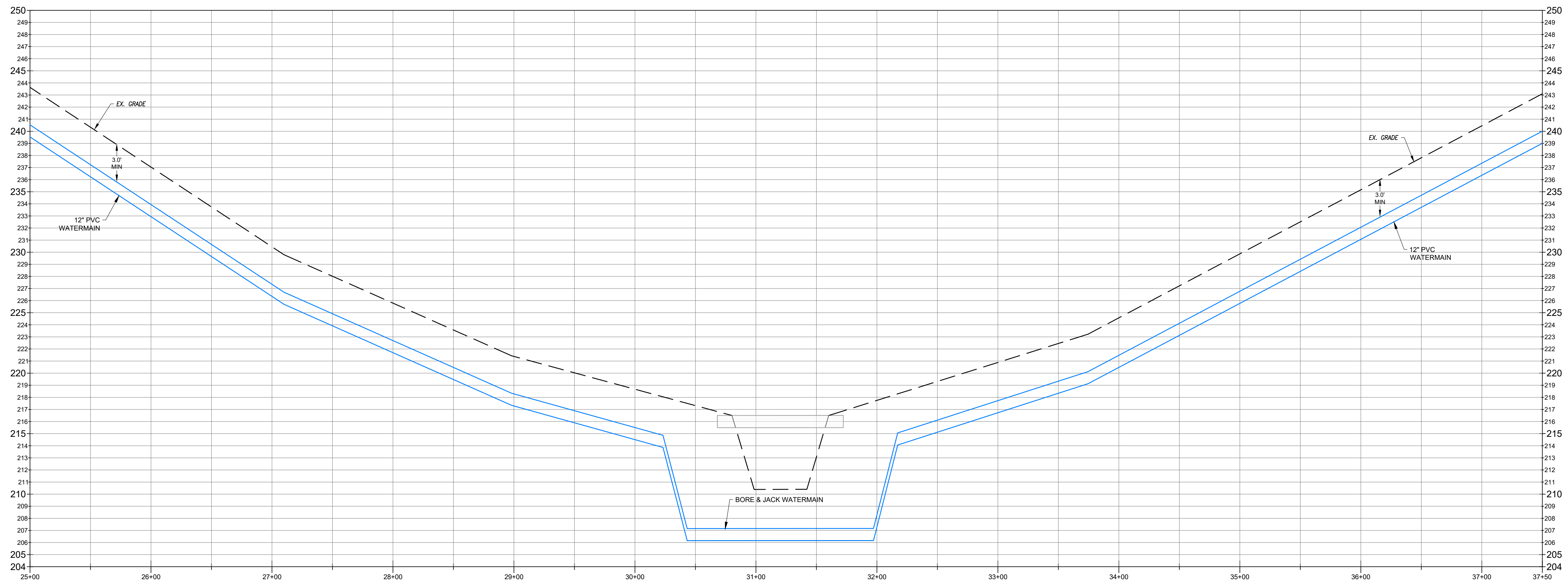
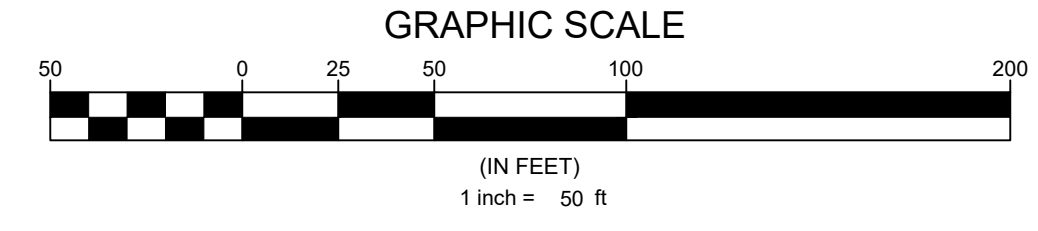
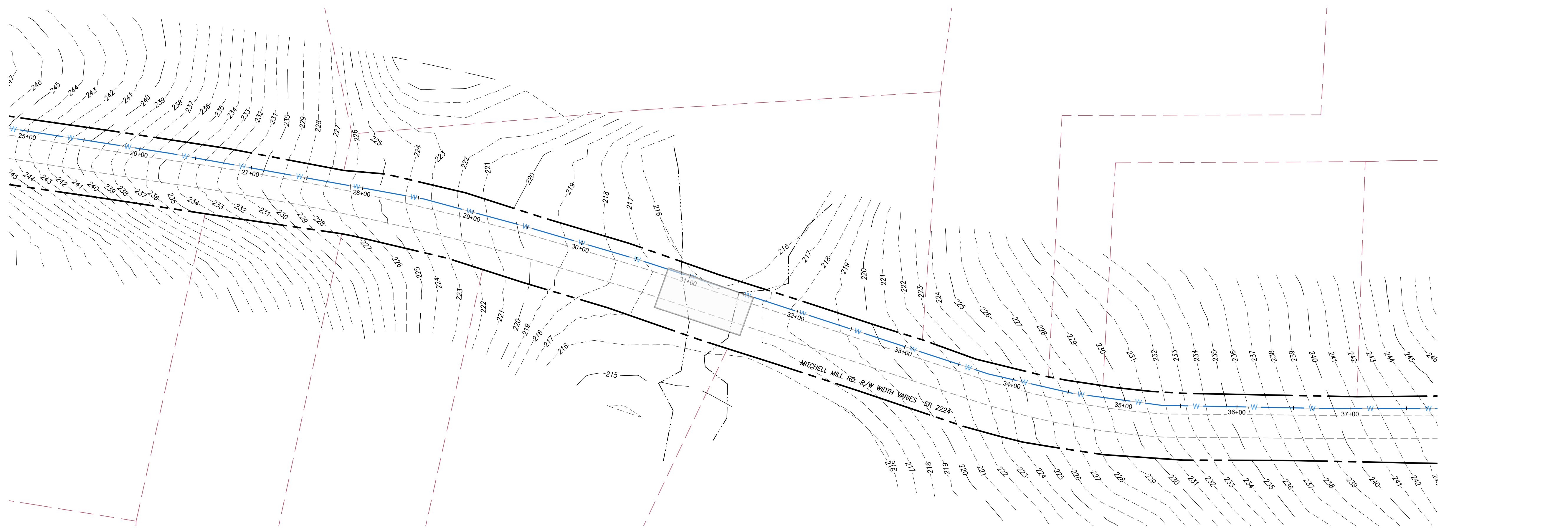
Project:  
**HARRIS CREEK FARMS**  
 D2300222

Issued for:  
**PRELIMINARY PLANS  
 DO NOT USE FOR  
 CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**MITCHELL WATERLINE  
 25+00 TO 37+50**

Sheet #:  
**41**



**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

File Location: C:\Users\Tim Newsome\OneDrive\Quantech Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg









Developer  
**THE CSC GROUP**  
 CONTRIBUTOR TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
  
**Rolesville**  
 Complete Community Digital Connection  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:44)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:  
**HARRIS CREEK FARMS**  
 D2300222

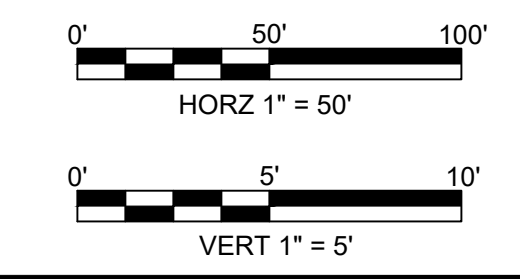
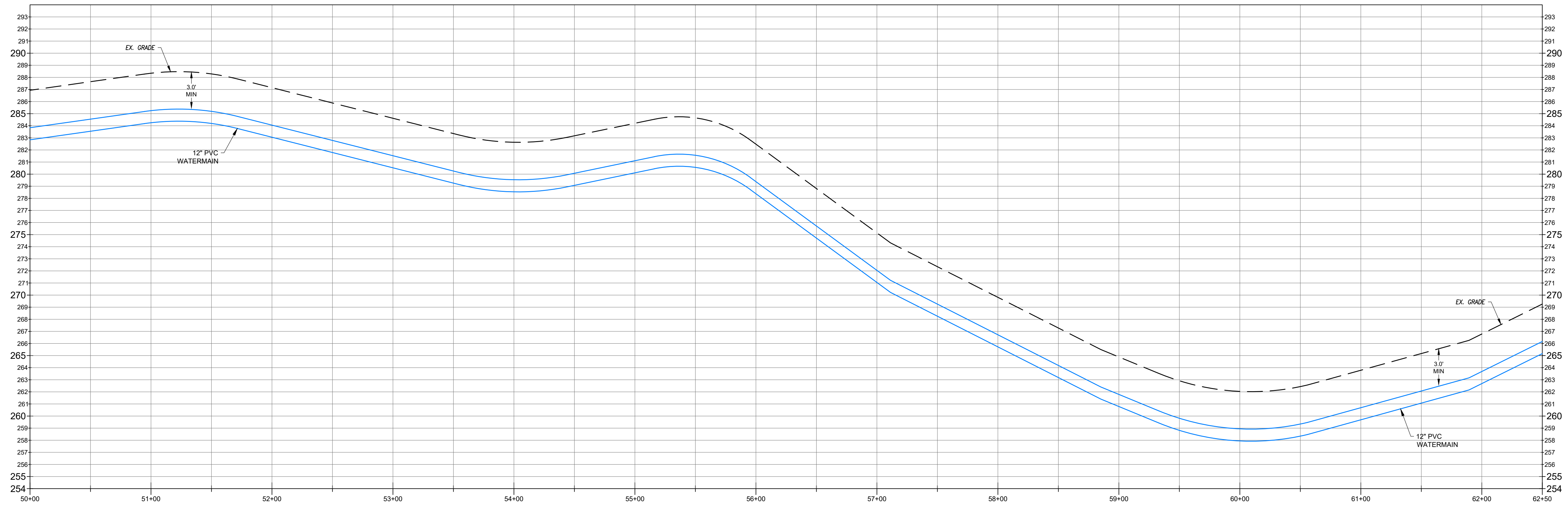
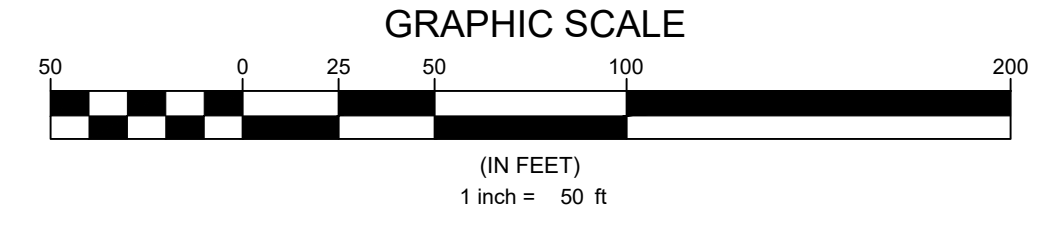
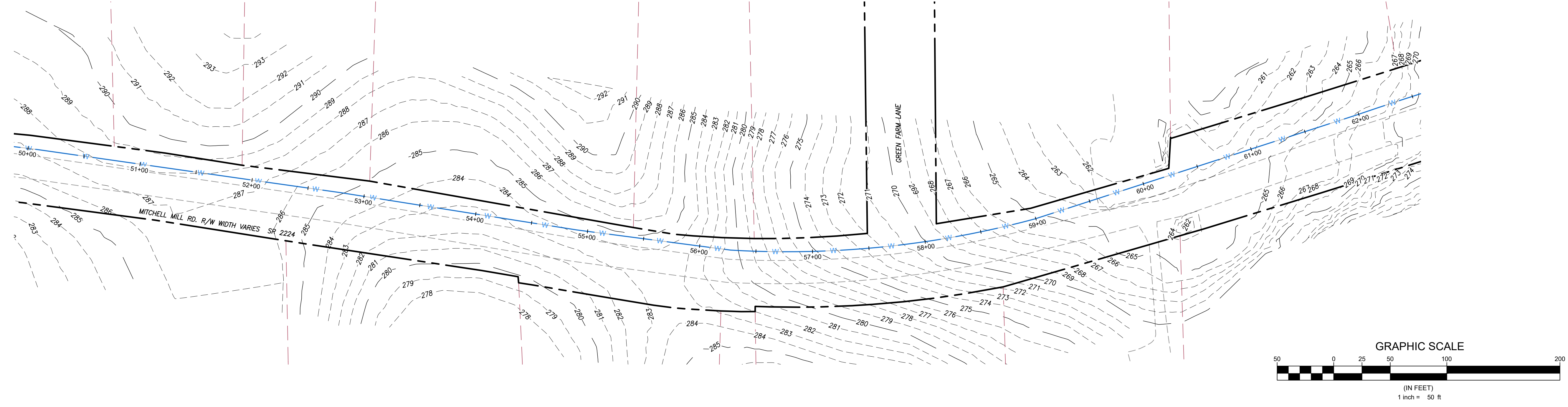
Issued for:  
**PRELIMINARY PLANS  
 DO NOT USE FOR  
 CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**MITCHELL WATERLINE  
 50+00 TO 62+50**

Sheet #:  
**43**

**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



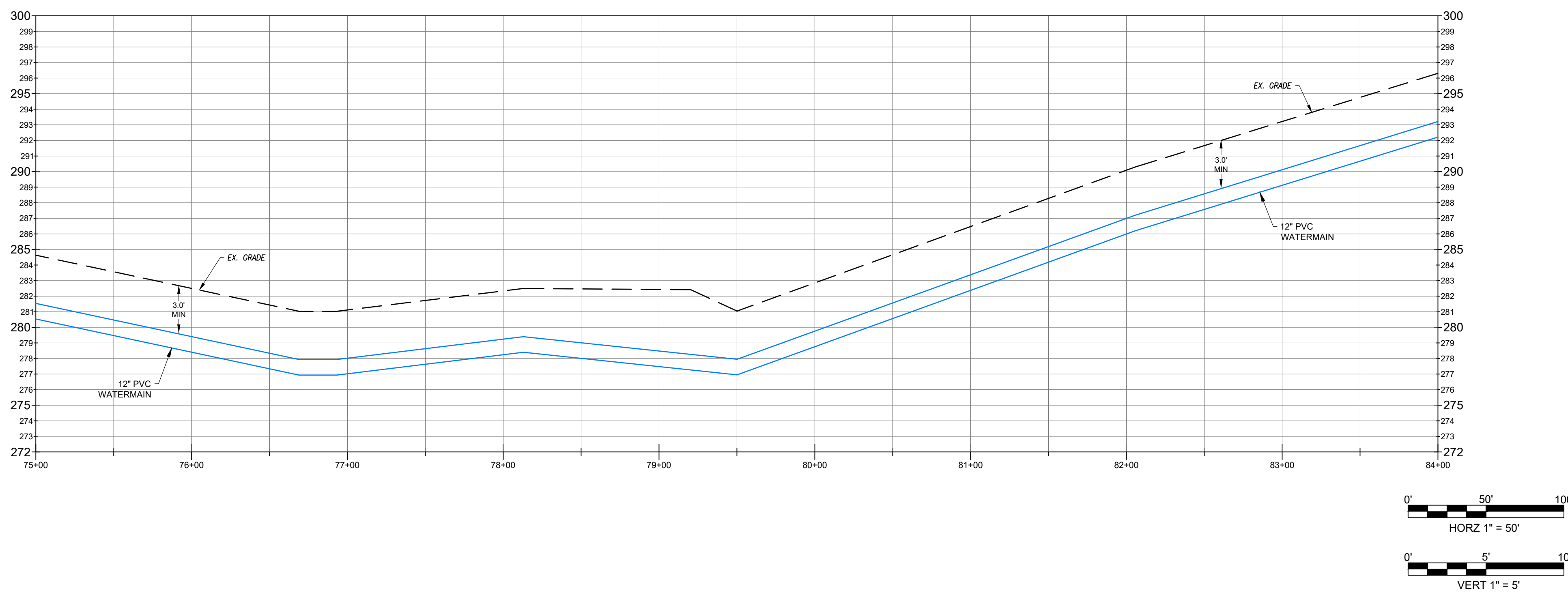
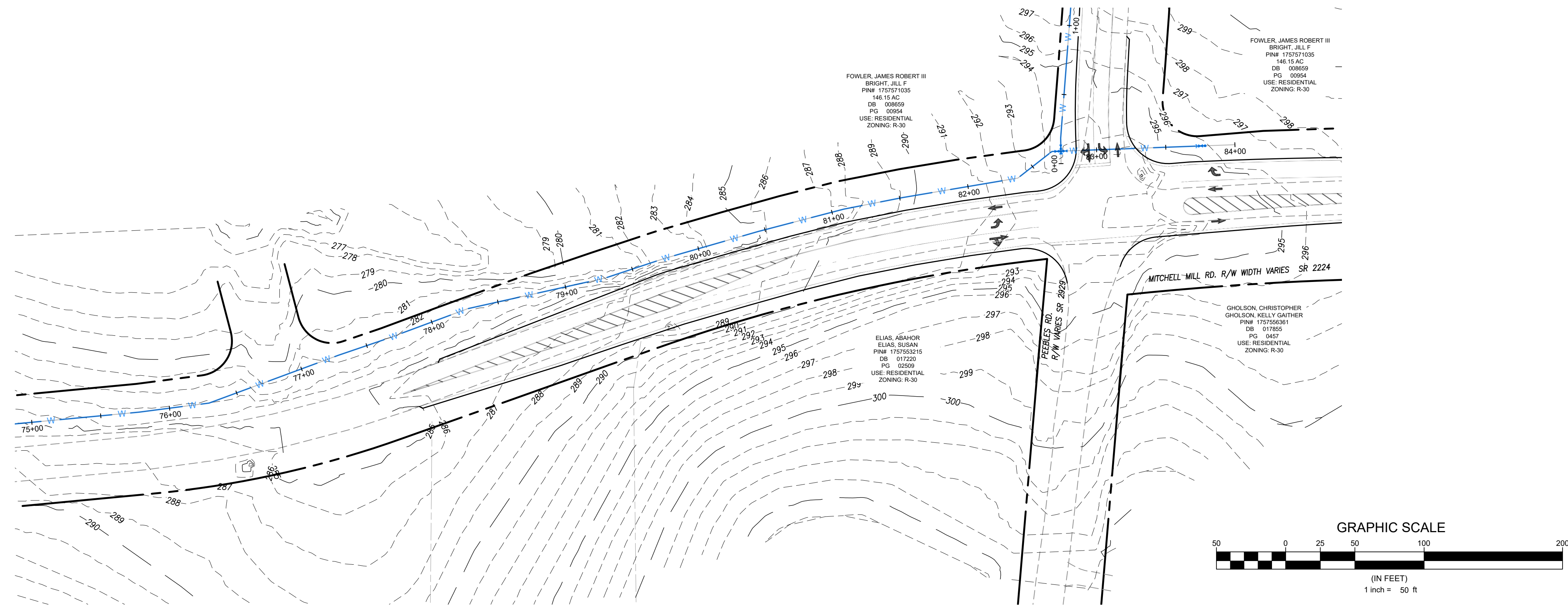
File Location: C:\Users\Tim Newsome\Quantech\Quantech Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg







File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:45)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

## HARRIS CREEK FARMS

D2300222

Issued for: **PRELIMINARY PLANS  
 DO NOT USE FOR  
 CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

## MITCHELL WATERLINE 75+00 TO 84+00

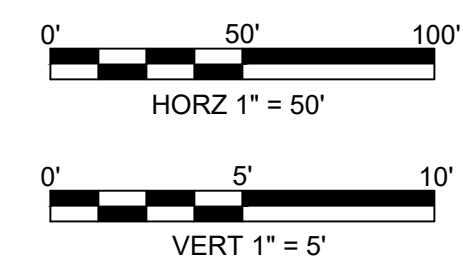
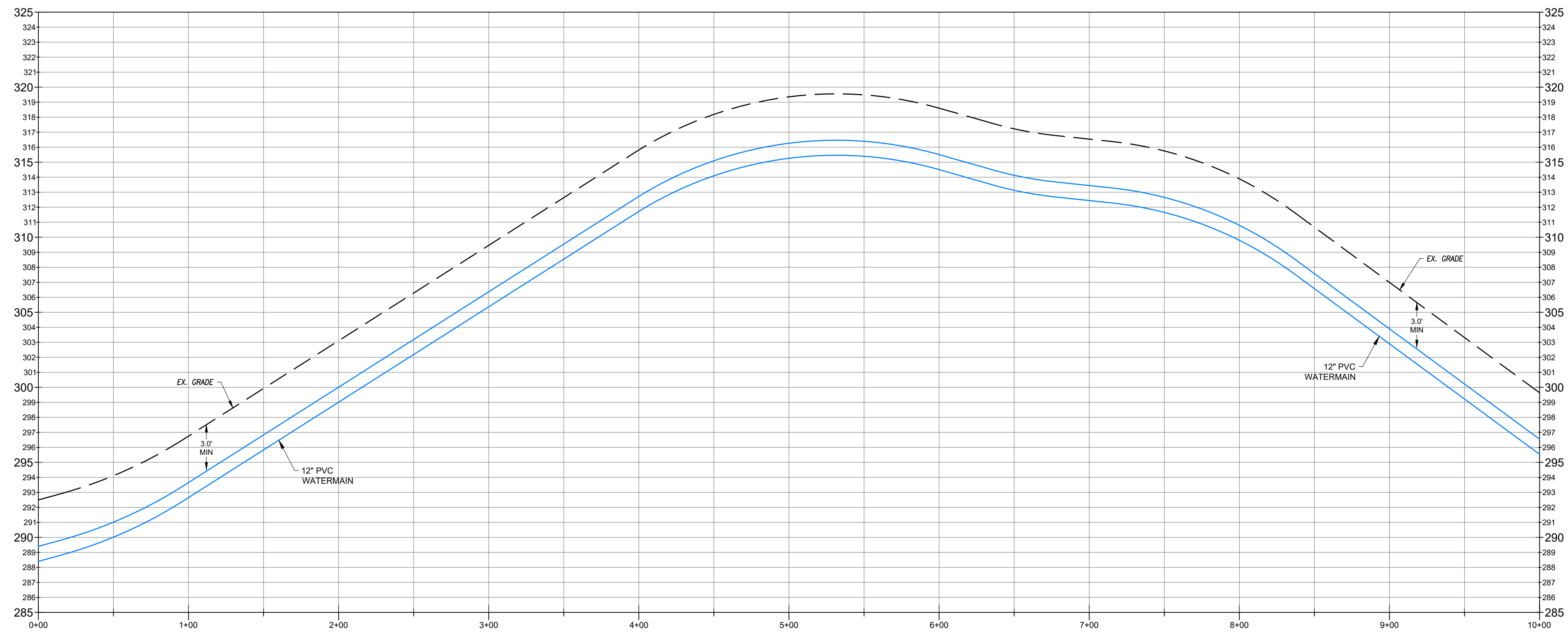
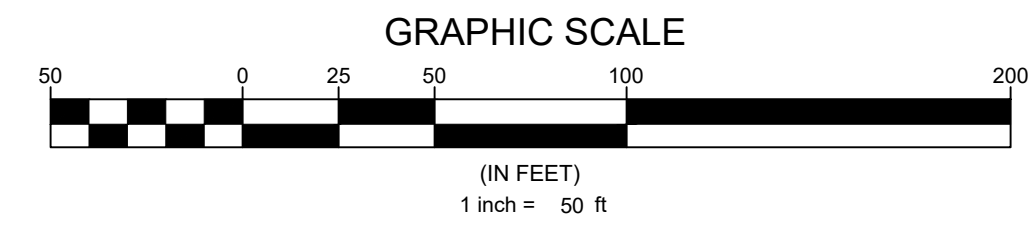
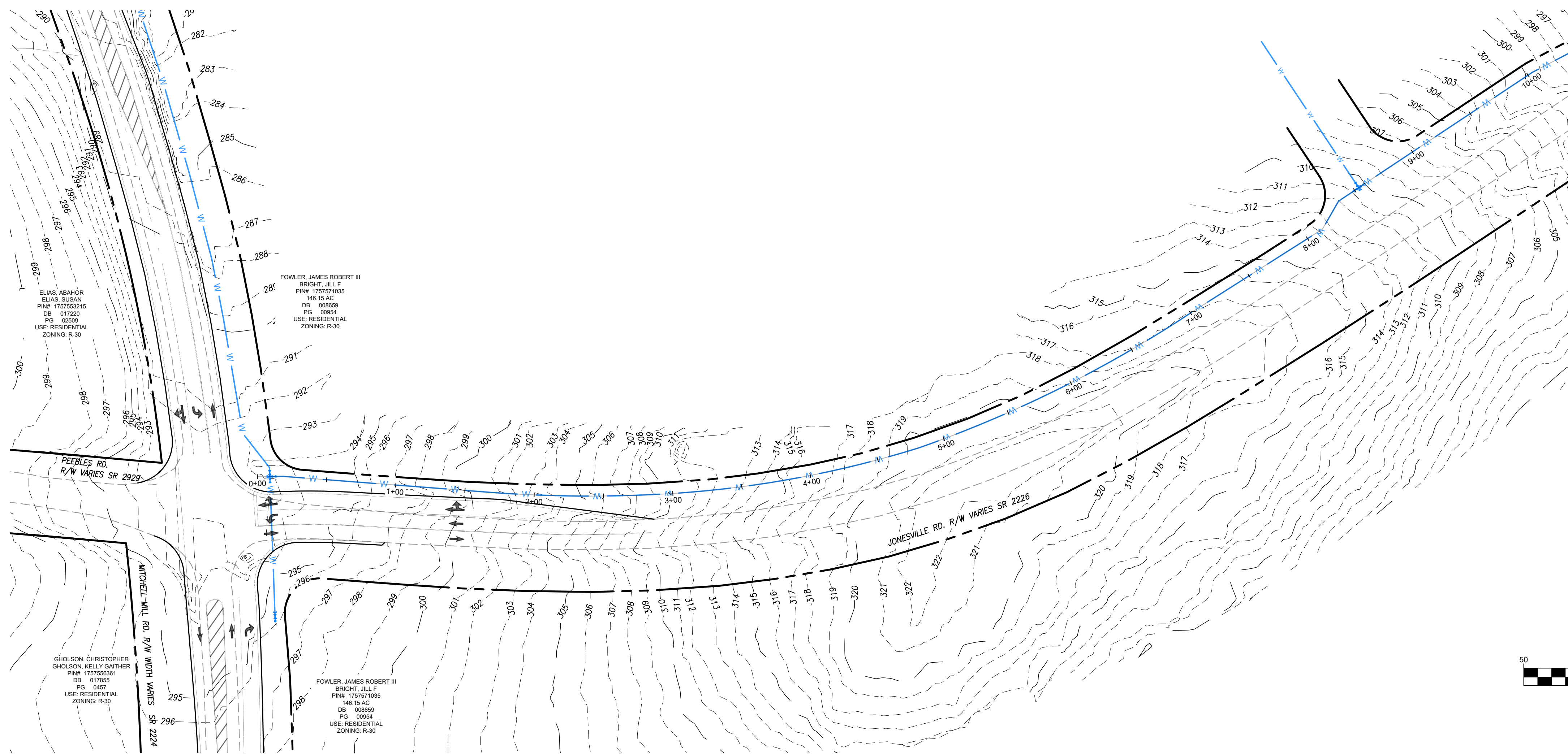
Sheet #:

# 45

**N.C. UNDERGROUND UTILITIES**  
  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



**N.C. UNDERGROUND UTILITIES**  
**811**  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811 or (800)632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Developer  
**THE CSC GROUP**  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
**QUANTECH ENGINEERING**  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor  
**Rolesville**  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
 PSP-24-05

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:45)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS**  
**DO NOT USE FOR CONSTRUCTION**

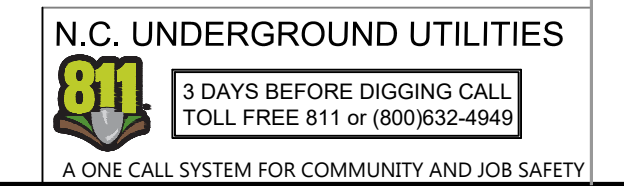
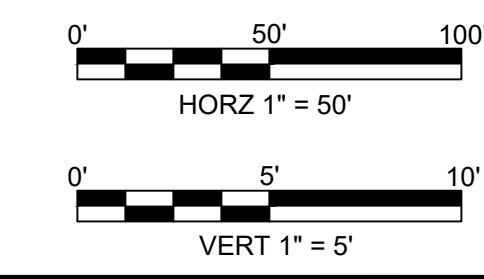
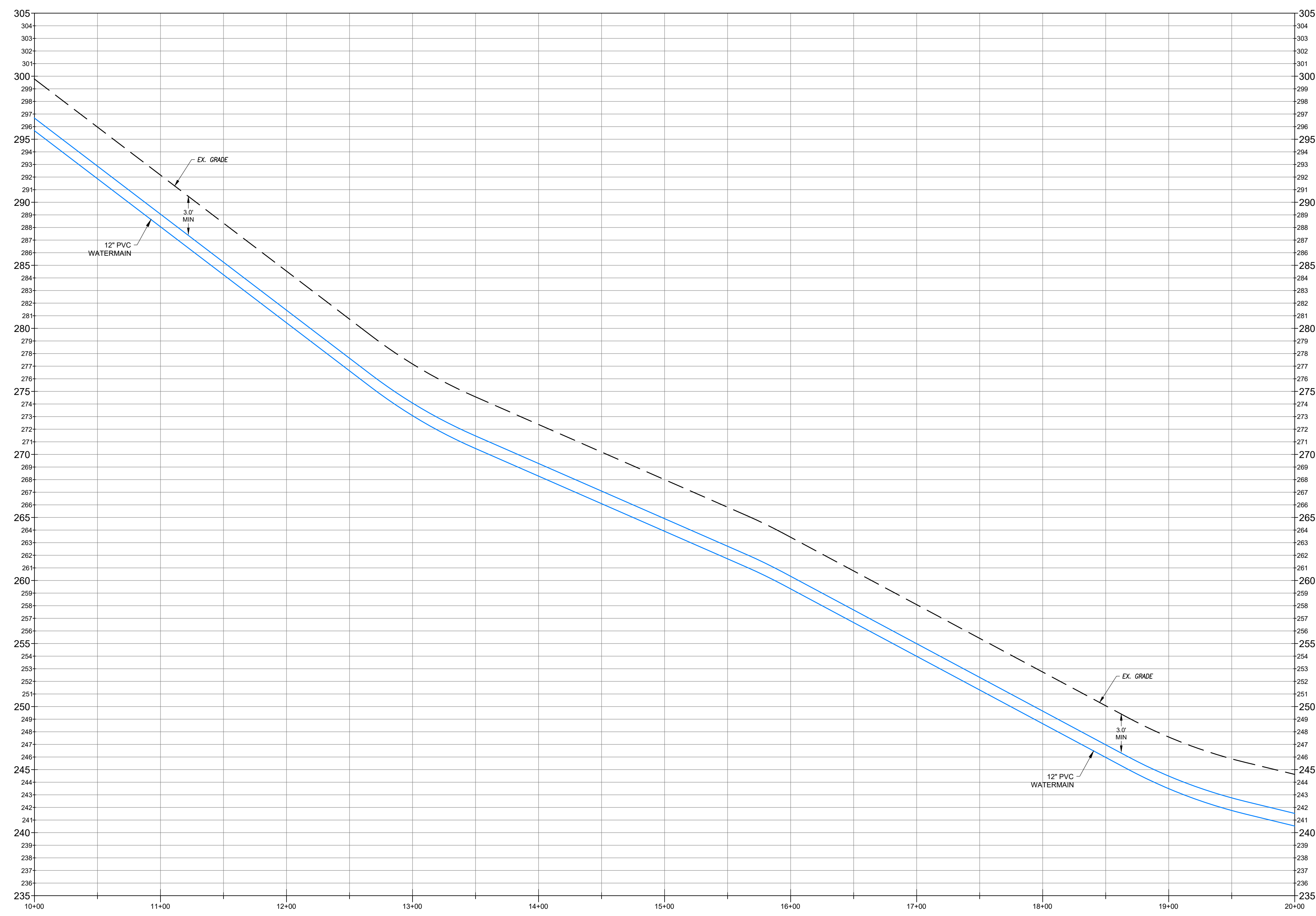
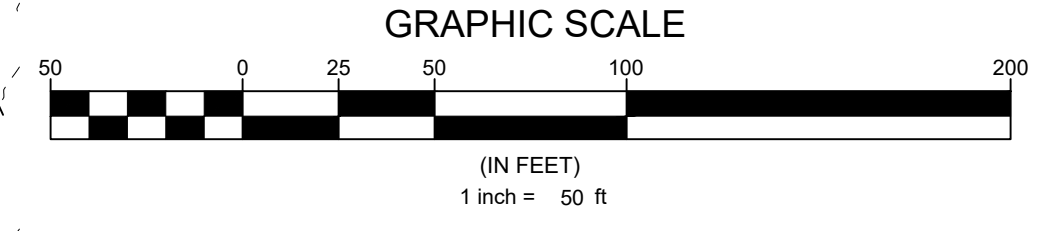
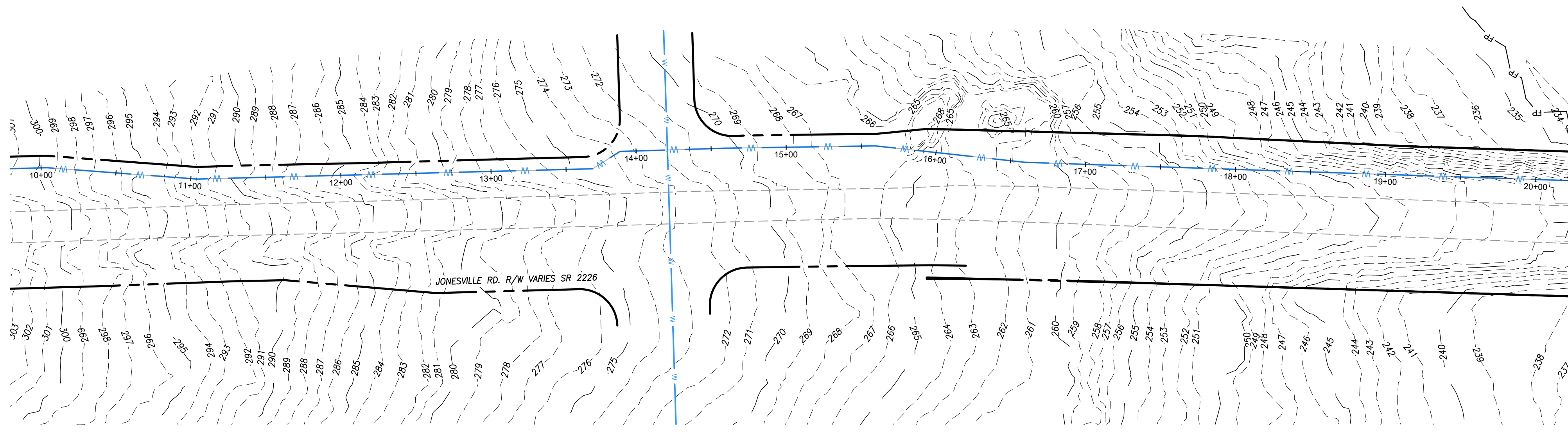
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**JONESVILLE RD WATERLINE**  
**0+00 TO 10+00**

Sheet #:  
**46**



File Location: C:\Users\Tim Newsome\Quantech\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
  
**Rolesville**  
Complete. Clean. Connected.  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:45)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS**  
**DO NOT USE FOR CONSTRUCTION**

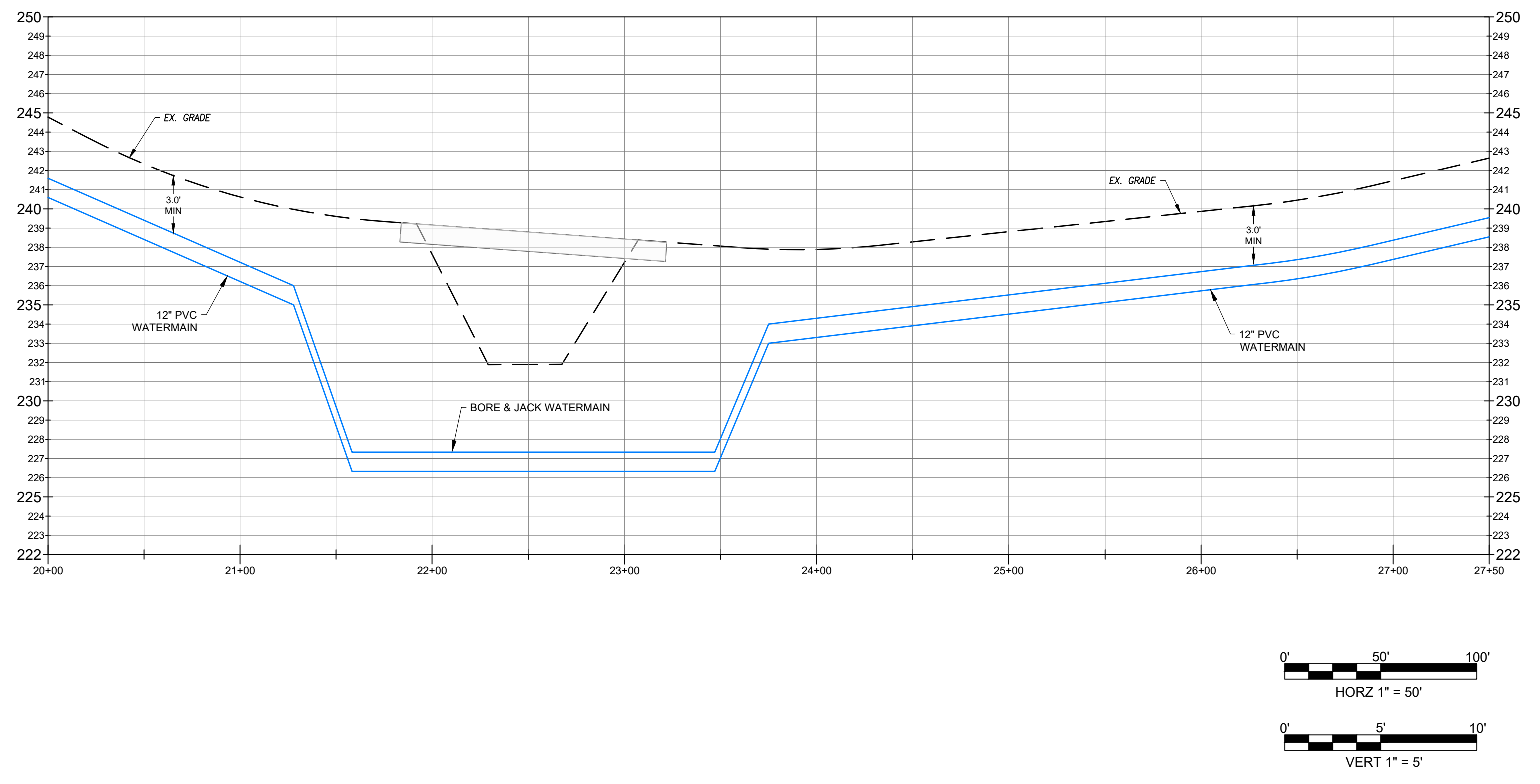
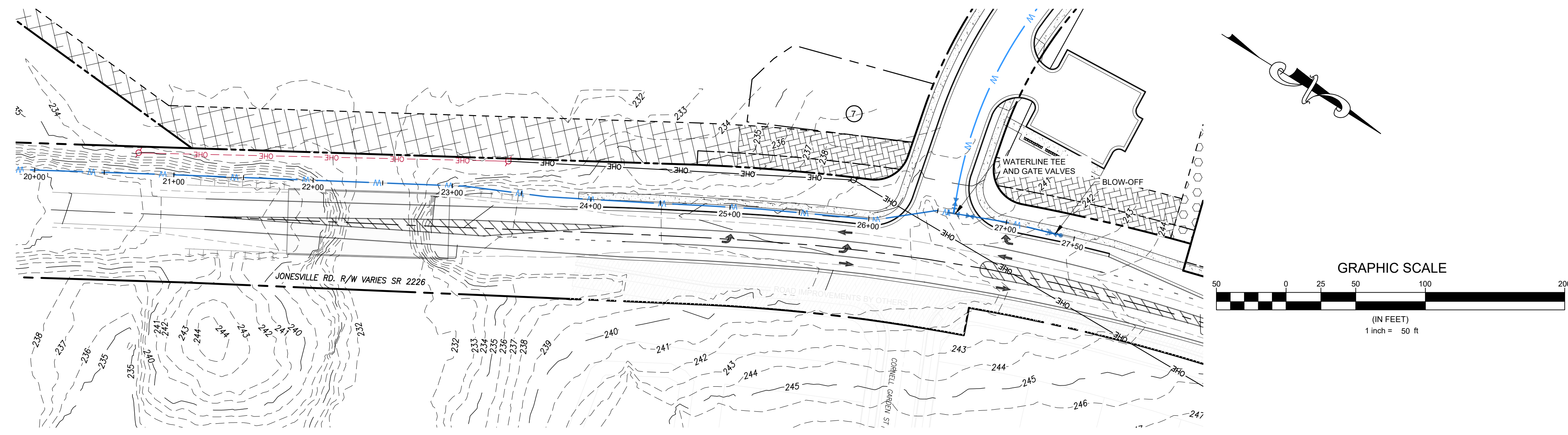
REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:  
**JONESVILLE RD WATERLINE**  
**10+00 TO 20+00**

Sheet #:  
**47**



File Location: C:\Users\Tim Newsome\OneDrive\Documents\Harris Creek Farm - Jonesville\Engineering - Documents\Harris Creek Farm - Jonesville\Engineering - DWG\Construction Plans\33 Road and Waterline plans.dwg



Developer  
**THE CSC GROUP**  
CONTRIBUTE TO THE SUCCESS OF LOCAL COMMUNITY  
 10030 Green Level Church Rd, Suite 802 #149, Cary, NC 27519

Engineer  
  
**QUANTECH ENGINEERING**  
INNOVATIVE SOLUTIONS | ENGINEERING THE FUTURE  
 Firm # F-1517  
 15000 Weston Parkway  
 Cary, N.C. 27513  
 (919) 996-9455

Surveyor

Jurisdiction / Municipality  
  
**Rolesville**  
Complete. Clean. Connected.  
 Town of Rolesville  
 502 Southtown Cir  
 Rolesville, NC 27571  
 Phone: 919-554-6517  
**PSP-24-05**

Other Consultants

Sheet map:

N  
W E  
S

Seal:

2024/Nov/18

Issued / Print Date: 2024-November-15 (12:45)  
 File Name: 33 Road and Waterline plans.dwg

Last Saved by: Tim Newsome  
 Drawn by: TAN

Project:

**HARRIS CREEK FARMS**  
 D2300222

Issued for: **PRELIMINARY PLANS  
 DO NOT USE FOR  
 CONSTRUCTION**

REVISIONS		
No.	Date	Description
1	11/08/24	Town of Rolesville Planning Dept. comments

Sheet Title:

**JONESVILLE RD  
 WATERLINE  
 20+00 TO 30+00**

Sheet #:

**48**

