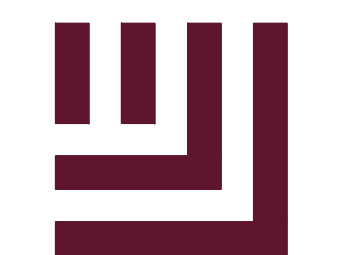


THE POINT - PHASES 3, 4, 5, 7 AND 10



McADAMS

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

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

www.mcadamsco.com

CONTACT

MIKE SANCHEZ
sanchez@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

ASHTON RALEIGH RESIDENTIAL, LLC.
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER

PROJECT DIRECTORY

EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA

CONSTRUCTION DRAWINGS - PACKAGE 2

PROJECT NUMBER: AWH-20000

DATE: MAY 8, 2023

15.4.5 - Streets

15.4.5.1 Type of Street Required All subdivision lots shall abut at least 20 feet on a public street. All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. All public streets shall be built to the standards of this ordinance and all other applicable standards of the Town of Rolesville and the North Carolina Department of Transportation. Public streets not dedicated to the Town which are eligible for acceptance into the State Highway System shall be constructed to the standards necessary to be put on the State Highway System or the standards in this ordinance, whichever is stricter, in regard to each particular item and shall be put on such system. Streets not dedicated to the Town which are not eligible to be put on the State Highway System because there are too few lots or residences shall, nevertheless, be dedicated to the public and shall be in accordance with the standards in this ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular item, so as to be eligible to be put on the system at a later date. A written maintenance agreement with provisions for maintenance of the street until it is put on the State System shall be included with the final plat.

15.4.5.2 Subdivision Street Disclosure Statement All streets shown on the final plat shall be designated in accordance with G.S. § 136-102.6 and designation as public shall be conclusively presumed an offer of dedication to the public. Where streets are dedicated to the public but not accepted into a municipal or the State system, before lots are sold, a statement explaining the status of the street shall be included with the final plat.

PARCEL OWNER LIST		
PIN	OWNER	AREA
1768131851	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	31.13 AC.
1768254698	BROOKFIELD HOLDINGS (THE POINT) LLC ANDREW BRAUSA 250 VESEY STREET FL 15 NEW YORK, NY 10281-1065	109.24 AC.
1768347557	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	11.90 AC.
1758839170	ASHTON RALEIGH RESIDENTIAL, LLC 4025 LAKE BOONE TRAIL, SUITE 200 RALEIGH, NORTH CAROLINA 27607	47.53 AC.

SURVEY BY:
BATEMAN CIVIL SURVEY COMPANY
2424 RELIANCE AVENUE, APEX, NC 27539

TOPOGRAPHIC DECEMBER 22, 2019
ALTA SURVEY DECEMBER 12, 2019

STEVEN P. CARSON, PLS
NC LICENSE # 4752
919-577-1081

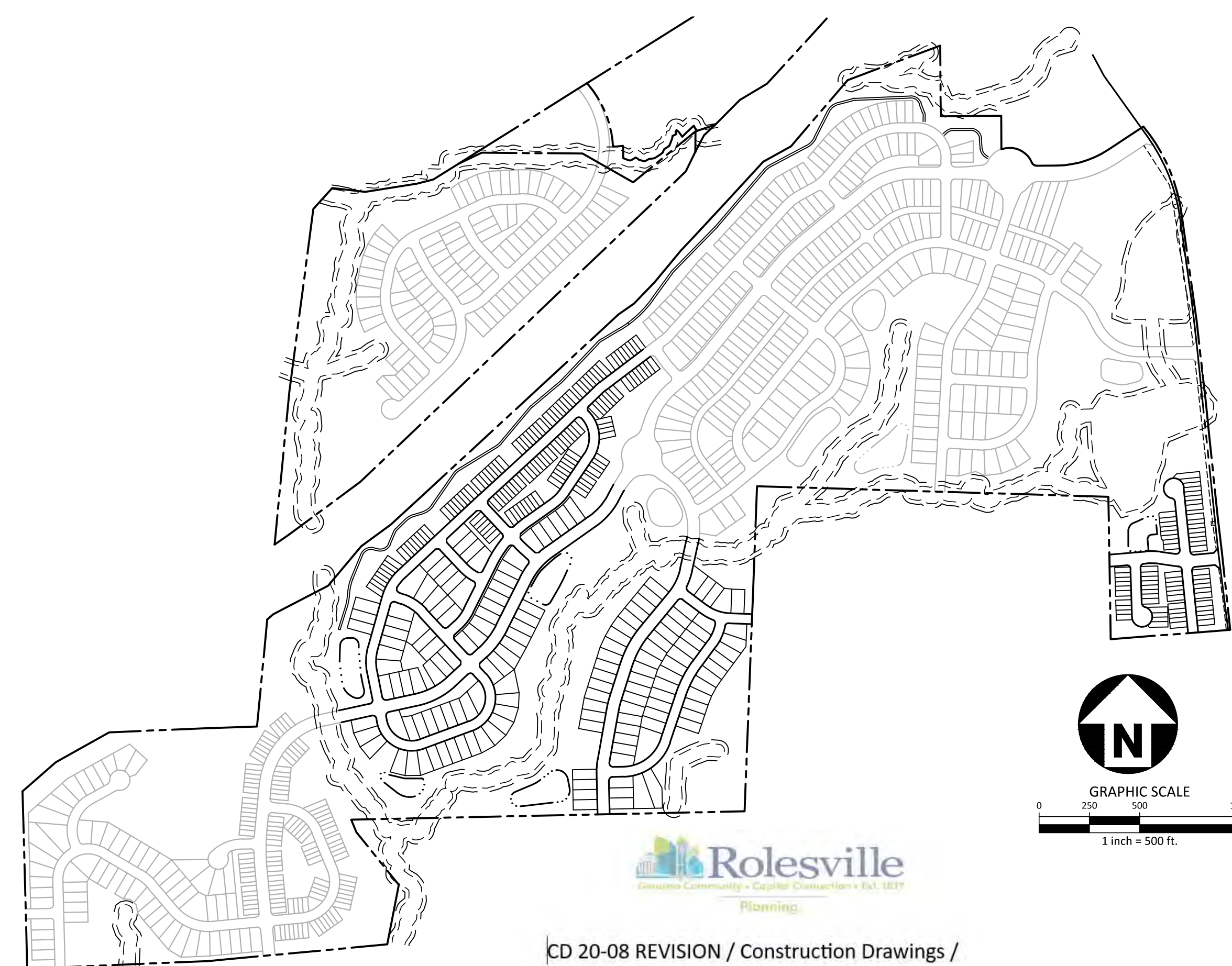
SURVEY NOTES

- THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 3720175800J & 3720176800J DATES 05/02/2006.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL. NAD 83 / NRS 2011 / STATE PLANE COORDINATES.
- SUBJECT PARCEL ZONED R & PUD PER WAKE COUNTY GIS.
- SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS. FIELD WORK WAS COMPLETED DEC 3 - 21, 2018.
- AREAS COMPUTED BY COORDINATE METHOD.
- SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
- NO CEMETERIES OBSERVED AS A RESULT OF THE SURVEY.
- BUILDINGS ARE AS SHOWN ON SURVEY.

Impervious Summary				
Total Areas For Lots				
SF	Imp	Grass	Other	Total
1768131851	10,000	10,000	10,000	30,000
1768254698	100,000	100,000	100,000	300,000
1768347557	10,000	10,000	10,000	30,000
1758839170	10,000	10,000	10,000	30,000
Total	130,000	130,000	130,000	390,000

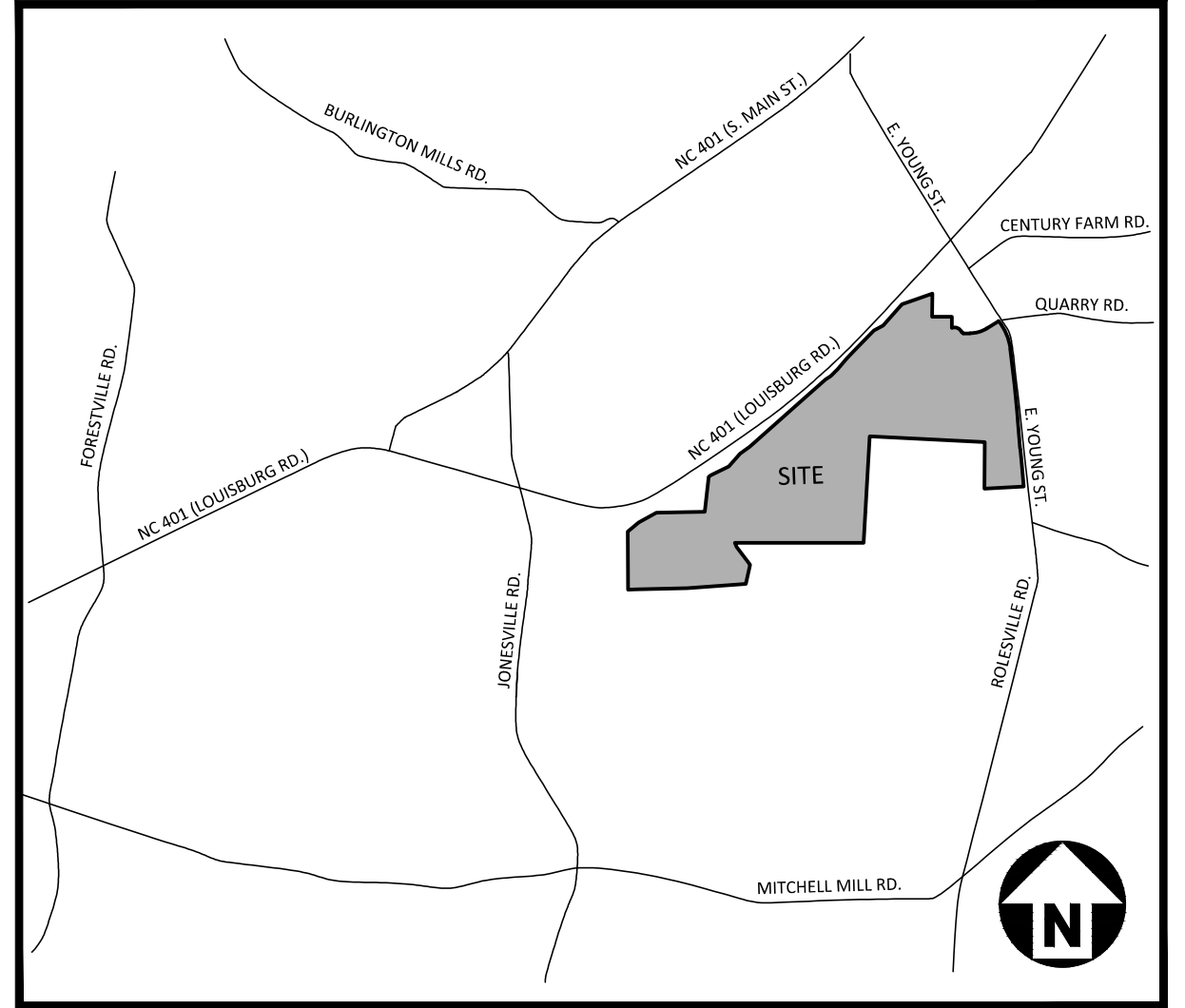
Lot Assumptions Breakdown				
SF	Imp	Grass	Other	Total
1768131851	10,000	10,000	10,000	30,000
1768254698	100,000	100,000	100,000	300,000
1768347557	10,000	10,000	10,000	30,000
1758839170	10,000	10,000	10,000	30,000
Total	130,000	130,000	130,000	390,000

Residential	
Area	SF
Grassed Right-of-Way	424,388
Driveways	186,114
Parking Lot	5
Roof	451,998
Open/Unimproved	392,538
Lawns	460,293
Managed Pervious	0
Wooded/Unimproved	302,852
Wooded/Lots	74,326
Ponds	389,523
Open/Unimproved	212,966



SHEET INDEX

C0.00	PROJECT NOTES AND SITE DETAILS
C0.01	TYPICAL SECTIONS
C0.02	OPEN SPACE PLAN
C1.00	OVERALL EXISTING CONDITIONS
C1.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.03	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.04	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.05	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.03	SITE PLAN - AREA "C"
C2.06	SITE PLAN - AREA "F"
C2.07	SITE PLAN - AREA "G"
C2.09	SITE PLAN - AREA "I"
C2.10	SITE PLAN - AREA "J"
C2.11	SITE PLAN - AREA "K"
C2.12	SITE PLAN - AREA "L"
C2.15	SITE PLAN - AREA "O"
C2.16	SITE PLAN - AREA "P"
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.03	GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.06	GRADING AND STORM DRAINAGE PLAN - AREA "F"
C3.07	GRADING AND STORM DRAINAGE PLAN - AREA "G"
C3.09	GRADING AND STORM DRAINAGE PLAN - AREA "I"
C3.10	GRADING AND STORM DRAINAGE PLAN - AREA "J"
C3.11	GRADING AND STORM DRAINAGE PLAN - AREA "K"
C3.12	GRADING AND STORM DRAINAGE PLAN - AREA "L"
C3.15	GRADING AND STORM DRAINAGE PLAN - AREA "O"
C3.16	GRADING AND STORM DRAINAGE PLAN - AREA "P"
C3.21	FINE GRADING AND STORM DRAINAGE PLAN - AREA "C"
C3.24	FINE GRADING AND STORM DRAINAGE PLAN - AREA "F"
C3.25	FINE GRADING AND STORM DRAINAGE PLAN - AREA "G"
C3.27	FINE GRADING AND STORM DRAINAGE PLAN - AREA "I"
C3.28	FINE GRADING AND STORM DRAINAGE PLAN - AREA "J"
C3.29	FINE GRADING AND STORM DRAINAGE PLAN - AREA "K"
C3.30	FINE GRADING AND STORM DRAINAGE PLAN - AREA "L"
C3.33	FINE GRADING AND STORM DRAINAGE PLAN - AREA "O"
C3.34	FINE GRADING AND STORM DRAINAGE PLAN - AREA "P"
C4.00	OVERALL UTILITY PLAN
C4.03	UTILITY PLAN - AREA "C"
C4.06	UTILITY PLAN - AREA "F"
C4.07	UTILITY PLAN - AREA "G"
C4.09	UTILITY PLAN - AREA "I"
C4.10	UTILITY PLAN - AREA "J"
C4.11	UTILITY PLAN - AREA "K"
C4.12	UTILITY PLAN - AREA "L"
C4.15	UTILITY PLAN - AREA "O"
C4.16	UTILITY PLAN - AREA "P"
C5.01	PLAN AND PROFILE - QUARRY ROAD "1" STA. 23+00.00 THRU STA. 34+50.00
C5.01	PLAN AND PROFILE - QUARRY ROAD "1" STA. 34+50.00 THRU STA. 43+00.00
C5.02	PLAN AND PROFILE - ATHIRST WAY
C5.02	PLAN AND PROFILE - CHERUBIC WAY
C5.03	PLAN AND PROFILE - CHARM COURT
C5.04	PLAN AND PROFILE - FETCHING PLACE STA. 10+00.00 THRU STA. 20+00.00
C5.05	PLAN AND PROFILE - FETCHING PLACE STA. 20+00.00 THRU STA. 25+00.00
C5.05	PLAN AND PROFILE - LINEAGE PLACE
C5.06	PLAN AND PROFILE - MIRTH COURT
C5.07	PLAN AND PROFILE - ROSY COURT
C5.08	PLAN AND PROFILE - PARAGON PLACE
C5.08	PLAN AND PROFILE - SANGUINE WAY STA. 9+50.00 THRU STA. 21+00.00
C5.09	PLAN AND PROFILE - SANGUINE WAY STA. 21+00.00 THRU STA. 24+50.00
C5.10	PLAN AND PROFILE - STRIPS DRIVE
C5.10	PLAN AND PROFILE - SERAPHIC WAY
C5.11	PLAN AND PROFILE - SOLACE WAY STA. 9+50.00 THRU STA. 22+00.00
C5.12	PLAN AND PROFILE - SOLACE WAY STA. 22+00.00 THRU STA. 34+00.00
C5.13	PLAN AND PROFILE - SANITARY SEWER OUTFALL "D" AND "E"
C5.14	PLAN AND PROFILE - SANITARY SEWER OUTFALL "G" AND "F"
C5.15	PLAN AND PROFILE - SANITARY SEWER OUTFALL "H" AND "I"
C5.16	PLAN AND PROFILE - GREENWAY "3" STA. 10+00.00 THRU STA. 22+00.00
C5.17	PLAN AND PROFILE - GREENWAY "3" STA. 22+00.00 THRU STA. 34+50.00
C6.00	EROSION CONTROL NOTES
C6.03A	EROSION CONTROL PLAN - STAGE 1 - AREA "C"
C6.06A	EROSION CONTROL PLAN - STAGE 1 - AREA "F"
C6.07A	EROSION CONTROL PLAN - STAGE 1 - AREA "G"
C6.09A	EROSION CONTROL PLAN - STAGE 1 - AREA "I"
C6.10A	EROSION CONTROL PLAN - STAGE 1 - AREA "J"
C6.11A	EROSION CONTROL PLAN - STAGE 1 - AREA "K"
C6.12A	EROSION CONTROL PLAN - STAGE 1 - AREA "L"
C6.15A	EROSION CONTROL PLAN - STAGE 1 - AREA "O"
C6.16A	EROSION CONTROL PLAN - STAGE 1 - AREA "P"
C6.03B	EROSION CONTROL PLAN - STAGE 2 - AREA "C"
C6.06B	EROSION CONTROL PLAN - STAGE 2 - AREA "F"
C6.07B	EROSION CONTROL PLAN - STAGE 2 - AREA "G"
C6.09B	EROSION CONTROL PLAN - STAGE 2 - AREA "I"
C6.10B	EROSION CONTROL PLAN - STAGE 2 - AREA "J"
C6.11B	EROSION CONTROL PLAN - STAGE 2 - AREA "K"
C6.12B	EROSION CONTROL PLAN - STAGE 2 - AREA "L"
C6.15B	EROSION CONTROL PLAN - STAGE 2 - AREA "O"
C6.16B	EROSION CONTROL PLAN - STAGE 2 - AREA "P"
C6.17	EROSION CONTROL DETAILS
C6.18	EROSION CONTROL DETAILS
C6.19	EROSION CONTROL DETAILS
C6.20	EROSION CONTROL DETAILS
C7.03	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "C"
C7.06	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "F"
C7.07	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "G"
C7.09	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "I"
C7.10	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "J"
C7.11	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "K"
C7.12	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "L"
C7.15	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "O"
C7.16	PAVEMENT MARKING AND SIGNAGE PLAN - AREA "P"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	STORM DRAINAGE DETAILS
C8.05	WATER DETAILS
C8.06	WATER DETAILS
C8.07	SANITARY SEWER DETAILS
C8.08	SANITARY SEWER DETAILS
C9.00B	STORMWATER CONTROL MEASURE "B" PLAN VIEW
C9.01B	STORMWATER CONTROL MEASURE "B" DETAILS
C9.02B	STORMWATER CONTROL MEASURE "B" DETAILS
C9.03B	STORMWATER CONTROL MEASURE "B" LANDSCAPE PLAN
C9.00C	STORMWATER CONTROL MEASURE "C" PLAN VIEW
C9.01C	STORMWATER CONTROL MEASURE "C" DETAILS
C9.02C	STORMWATER CONTROL MEASURE "C" DETAILS
C9.03C	STORMWATER CONTROL MEASURE "C" LANDSCAPE PLAN
C9.00H	STORMWATER CONTROL MEASURE "H" PLAN VIEW
C9.01H	STORMWATER CONTROL MEASURE "H" DETAILS
C9.02H	STORMWATER CONTROL MEASURE "H" DETAILS
C9.03H	STORMWATER CONTROL MEASURE "H" LANDSCAPE PLAN
C9.00I	STORMWATER CONTROL MEASURE "I" PLAN VIEW
C9.01I	STORMWATER CONTROL MEASURE "I" DETAILS
C9.02I	STORMWATER CONTROL MEASURE "I" DETAILS
C9.03I	STORMWATER CONTROL MEASURE "I" LANDSCAPE PLAN
C9.00J	STORMWATER CONTROL MEASURE "J" PLAN VIEW
C9.01J	STORMWATER CONTROL MEASURE "J" DETAILS
C9.02J	STORMWATER CONTROL MEASURE "J" DETAILS
C9.03J	STORMWATER CONTROL MEASURE "J" LANDSCAPE PLAN
L5.00	OVERALL LANDSCAPE PLAN
L5.03	LANDSCAPE PLAN AREA "C"
L5.06	LANDSCAPE PLAN AREA "F"
L5.07	LANDSCAPE PLAN AREA "G"
L5.09	LANDSCAPE PLAN AREA "I"
L5.10	LANDSCAPE PLAN AREA "J"
L5.11	LANDSCAPE PLAN AREA "K"
L5.12	LANDSCAPE PLAN AREA "L"
L5.15	LANDSCAPE PLAN AREA "O"
L5.16	LANDSCAPE PLAN AREA "P"
L5.20	LANDSCAPE NOTES & CALCULATIONS



VICINITY MAP
N.T.S.

CORPUD APPROVAL CONDITION:
CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #2 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #2 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL S-
STORMWATER MGMT. S-
FLOOD STUDY S-

DATE _____

Digitally signed by Janet Boyer
DN: cn=Janet Boyer, o=Wake County, ou=Environmental Management, email=jboyer@wakecounty.org

Janet Boyer
ENVIRONMENTAL CONSULTANT SIGNATURE

CD 20-08 REVISION / Construction Drawings / The Point Phases 3,4,5,7,10 (Package 2)

APPROVED
Date: March 4, 2024

Michael D. Huber
Town of Rolesville Planning Department

SITE PERMITTING APPROVAL
Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # **S-3935**

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # **W-3862**

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval. Timothy Beasley

City of Raleigh Development Approval

QUANTITIES:

STREETS	QUANTITY	AREA
QUARRY ROAD "1"	60' R/W	1,833 LF
ATHIRST WAY	50' R/W	418 LF
CHERUBIC WAY	50' R/W	305 LF
CHARM COURT	50' R/W	968 LF
FETCHING PLACE	60' R/W	1,484 LF
LINEAGE PLACE	50' R/W	410 LF
MIRTH COURT	50' R/W	724 LF
ROSY COURT	50' R/W	290 LF
PARAGON PLACE	50' R/W	544 LF
SANGUINE WAY	50' R/W	1,429 LF
STRIPS DRIVE	60' R/W	564 LF
SERAPHIC WAY	50' R/W	1,060 LF
SOLACE WAY	50' R/W	2,342 LF

PUBLIC UTILITY IMPROVEMENTS QUANTITIES (CONSTRUCTION DRAWINGS - PACKAGE 2)

PHASE NUMBER	ALL PHASES
NUMBER OF LOTS	357
LOT NUMBERS	267-623
6" PUBLIC WATER (LF)	616 LF
8" PUBLIC WATER (LF)	6,948 LF
12" PUBLIC WATER (LF)	3,802 LF
8" PUBLIC SEWER (LF)	12,298 LF
WATER SERVICE STUBS	357
SEWER SERVICE STUBS	357

FINAL DRAWING - RELEASED FOR CONSTRUCTION

CD 20-08



William T. O'Daniel
c=North Carolina, e=William T. O'Daniel, ce=US, email=odaniel@mcadamsco.com
2024.03.05 09:12:42 -0500

REVISIONS

NO.	DATE	REV. POND, STORM DRAINAGE AND ADD WALL
1	02. 20. 2024	

CONSTRUCTION DRAWINGS PACKAGE 1 FOR:

THE POINT
PHASES 1-10 AND 14
EAST YOUNG STREET
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AWH-20000

I:\Projects\AWH\AWH-20000\04-Production\Engineering\Construction Drawings\AWH20000-CD-Pkg-02-CSI-Rev-3-75-2024-9-07-08-AM-Sherill Williams



McADAMS

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license number: C-0293, C-187

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CLIENT

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900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919. 422. 7663
CONTACT: BOB MISHLER



THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

CD 20-08



William T. O'Daniel
c/o William T. O'Daniel, c/o-US,
o-North Carolina,
email=rodaniel@mcadamsco.com
2023.05.05 15:00:10 -04'00'

REVISIONS

Table with columns NO. and DATE

PLAN INFORMATION

PROJECT NO. AWH-20000
FILENAME AWH20000-CD-PKG-02-N1
CHECKED BY
DRAWN BY
SCALE N.T.S.
DATE 05.08.2023

SHEET

PROJECT NOTES AND SITE DETAILS

C0.00

CORPUD APPROVAL CONDITION:
CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #2 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY McADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY McADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4979. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #2 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4979 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.

FIRE LANE NOTES:

- 1. FIRE LANES SHOWN ON THESE PLANS WILL INCLUDE A 20' WIDE LANE PAVED WITH "GRASSPAVEZ" PAVEMENT SYSTEM, OR APPROVED EQUAL.
2. FIRE LANES SHALL BE MARKED WITH PRECAST CONCRETE OR BRICK PAVERS 12"x12" PLACED ALONG EACH SIDE OF THE FIRELANE FOR EVERY 10 FEET OF LENGTH.
3. IF FIRE LANE ENCLOSES INTO A LOT, AN EASEMENT WILL BE INCLUDED 1 FOOT AROUND FIRE LANE.

OPEN SPACE REQUIREMENTS

Table with columns: OPEN SPACE, AREA (AC) APPROXIMATE (ACTIVE, PASSIVE, TOTAL), USE DESCRIPTION. Lists various open space types like Public Greenway, Dog Park, etc.

SETBACKS (SOUTH OF 401 BYPASS)

Tables for R1 PUD, R2 PUD, R3 PUD setbacks. Columns: FRONT (FRONT LOAD), SIDE, AGGREGATE SIDE, CORNER SIDE, REAR, MIN LOT WIDTH, MIN LOT AREA.

SITE AND OPEN SPACE AREAS

Table showing site areas for retail, residential, and townhome areas, along with required and provided open space.

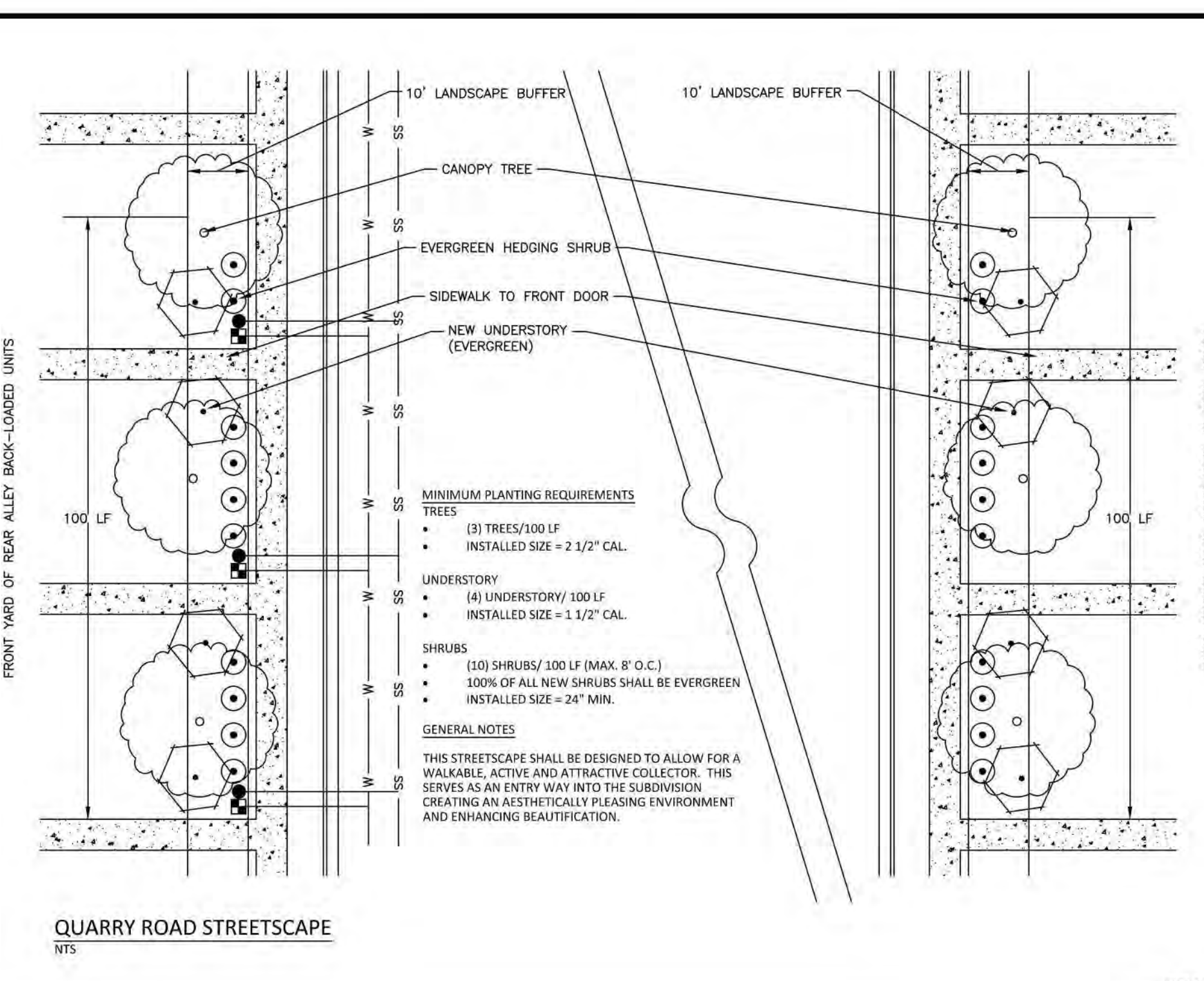
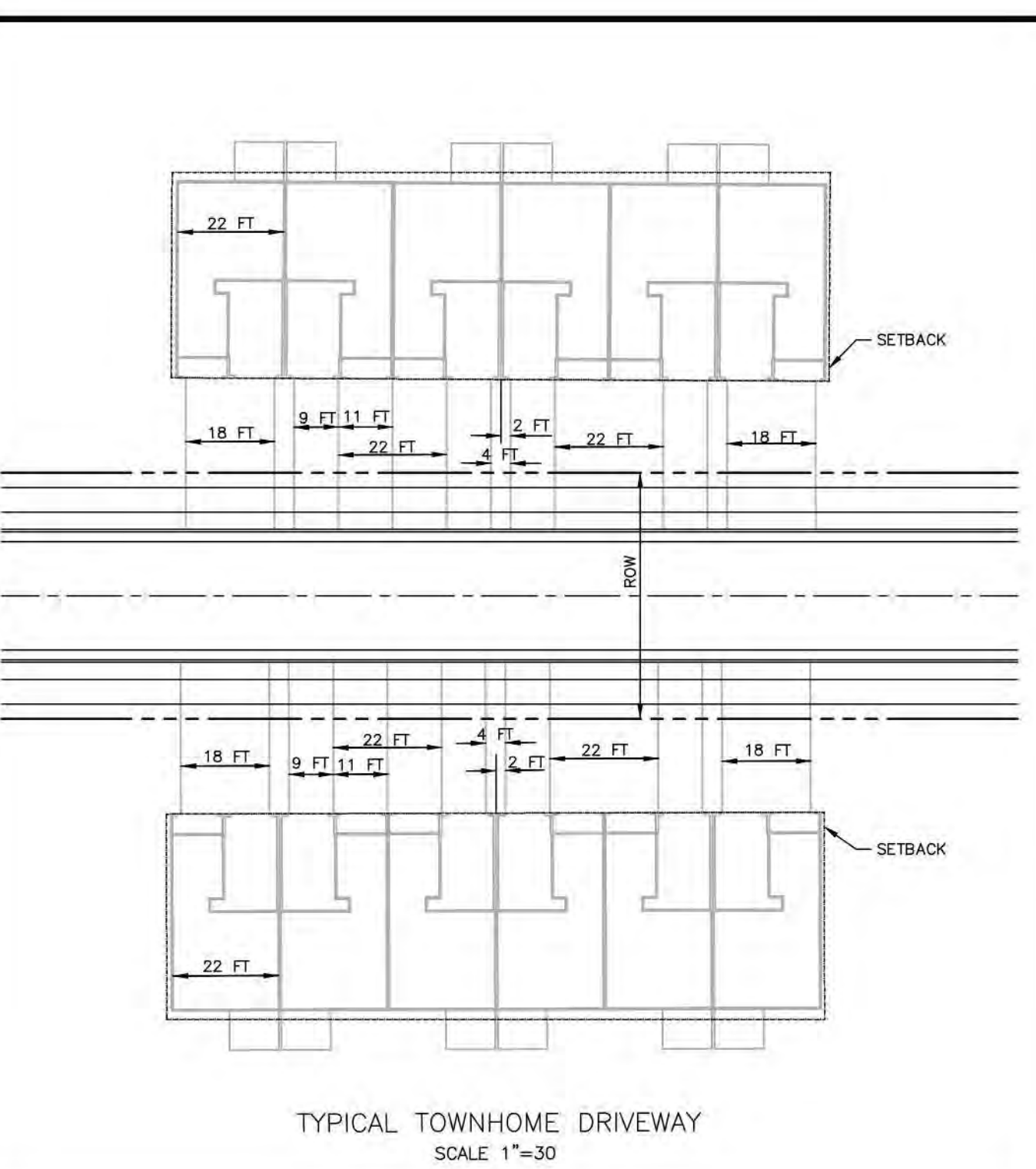
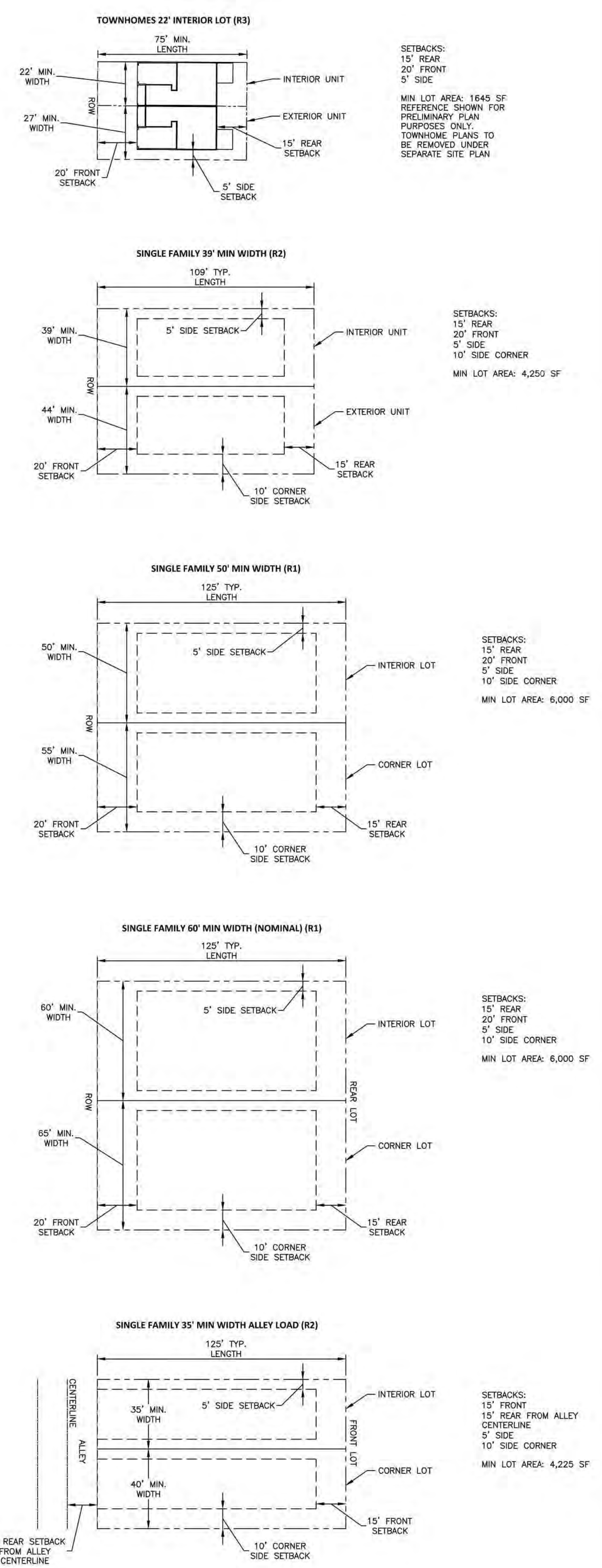
REQUIRED TOWNHOME PARKING

Table showing required and provided parking for Area 1, Area 2, and Area 3, including total units and various parking types.

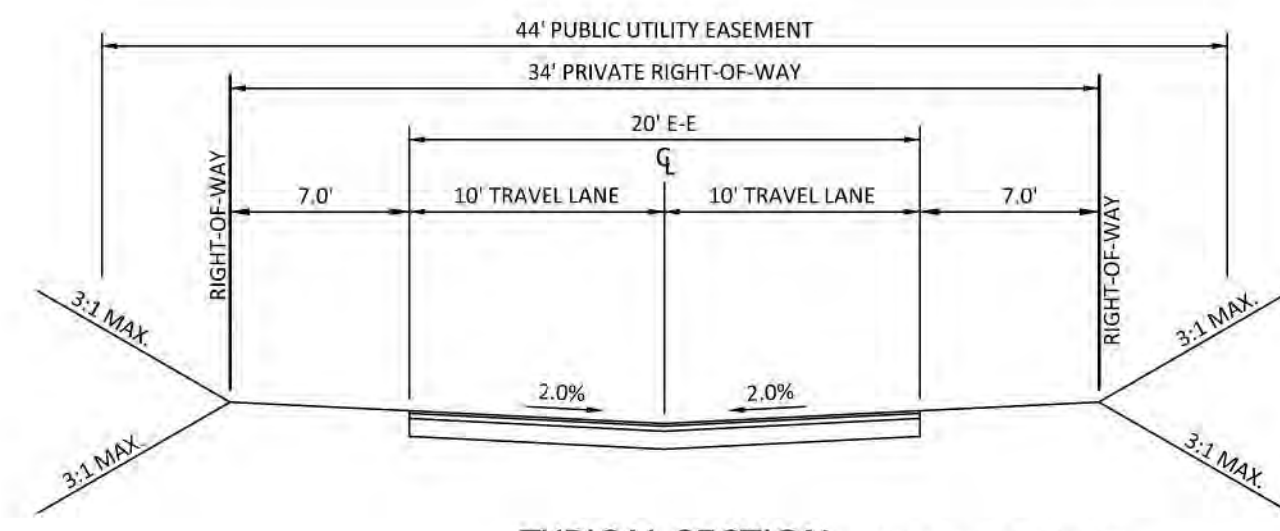
MAIL KIOSK CALCULATIONS

Table showing mail kiosk calculations for Area 1, Area 2, Area 3, and Area 4, including units and required/provided parking spaces.

TYPICAL LOT DIMENSIONS SCALE 1" = 40'

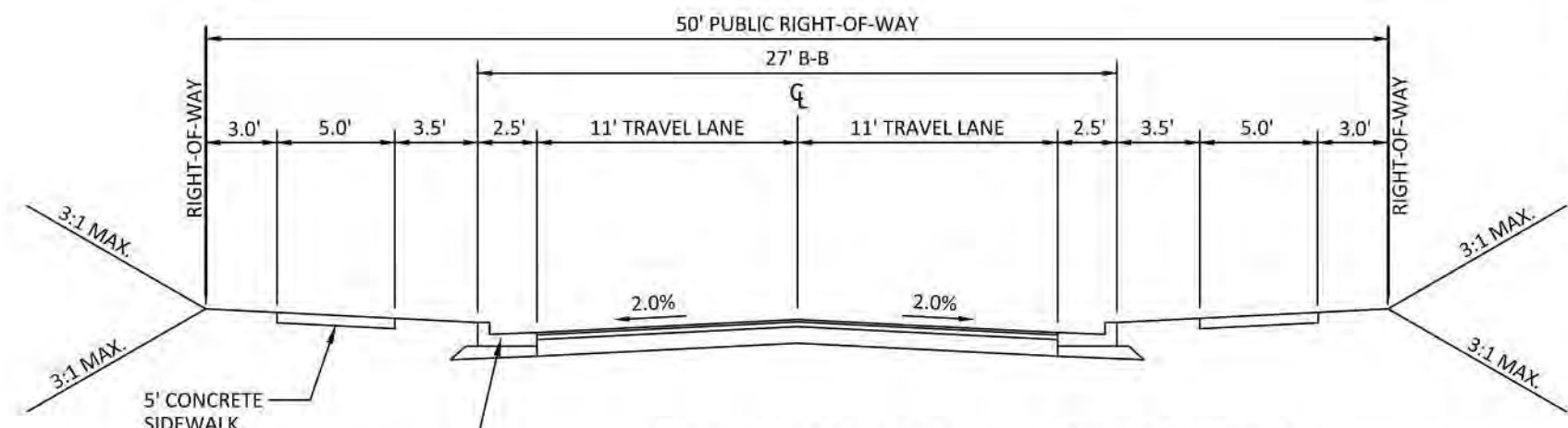


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TYPICAL SECTION ALLEY
(34' R/W, 20' E-E)

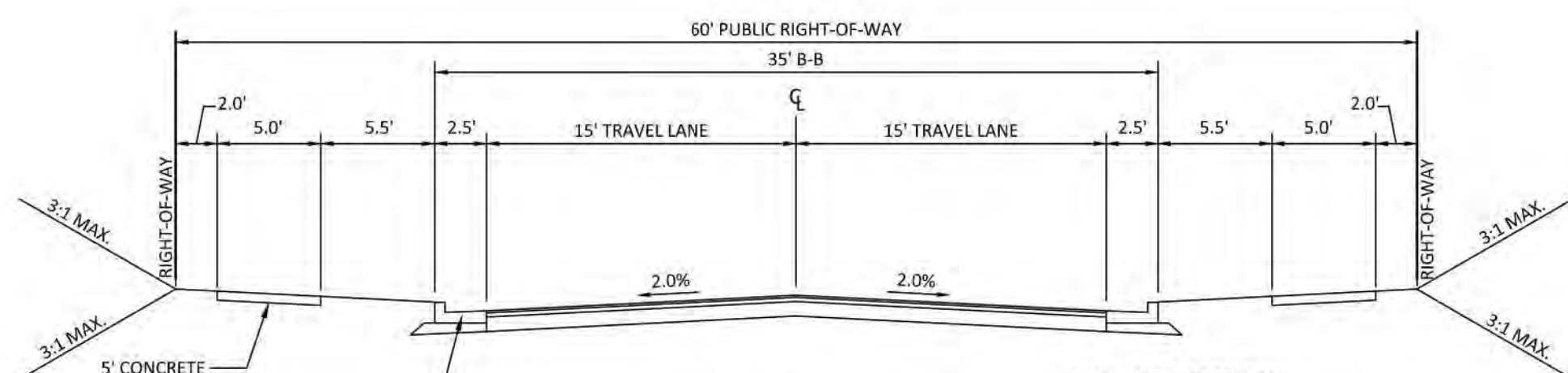
PAVEMENT SECTION
3.0" S9.5B (SURFACE COURSE, 2 - 1.5" LIFTS)
8" CABC (BASE COURSE)



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

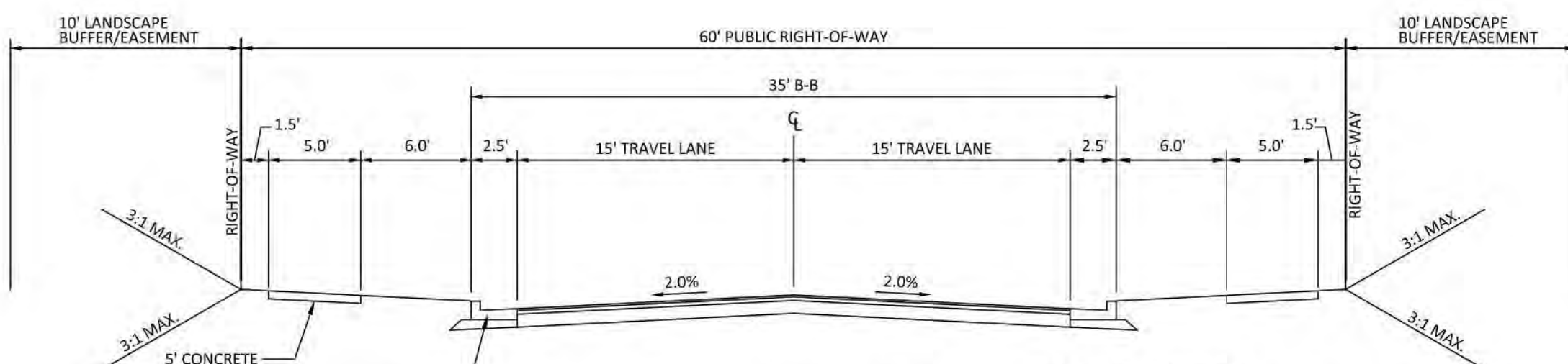
PAVEMENT SECTION
3.0" S9.5B (SURFACE COURSE, 2 - 1.5" LIFTS)
8" CABC (BASE COURSE)

PROPOSED QUARRY RD.
JOCUND STREET TO FETCHING PLACE
60' COLLECTOR
10' TYPE C ORNAMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNAMENTAL LANDSCAPE BUFFER. SOUTHSIDE
FETCHING PLACE TO E. YOUNG ST.
80' COLLECTOR
20' TYPE C ORNAMENTAL LANDSCAPE BUFFER/ GREENWAY ESMT NORTHSIDE
10' TYPE C ORNAMENTAL LANDSCAPE BUFFER. SOUTHSIDE.
9' LANDSCAPE MEDIAN ALONG CENTERLINE.



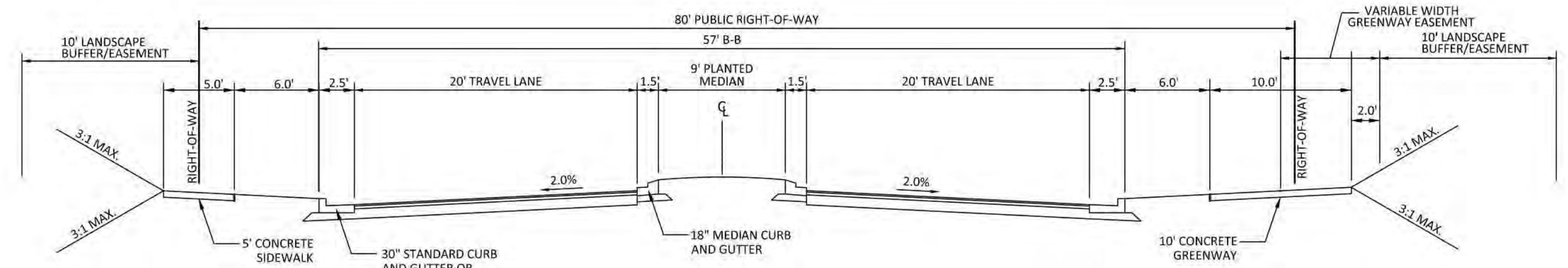
TYPICAL SECTION RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



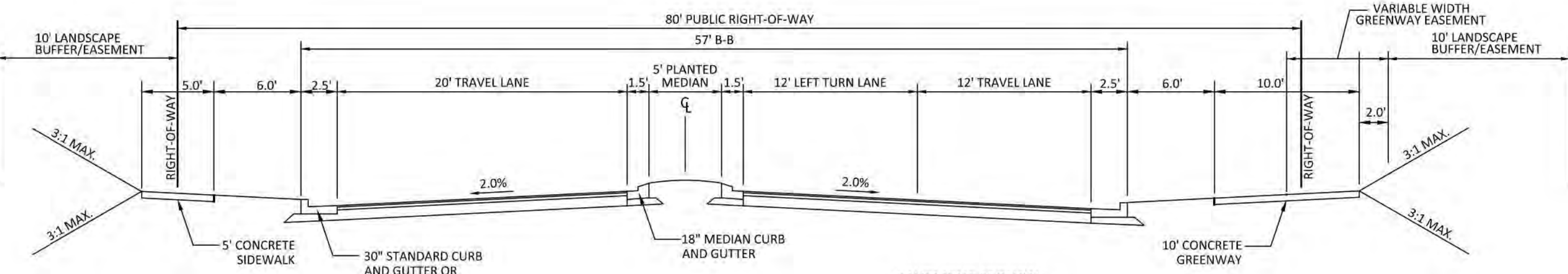
TYPICAL SECTION RESIDENTIAL COLLECTOR WITH LANDSCAPE BUFFER
(60' R/W, 35' B-B)

PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



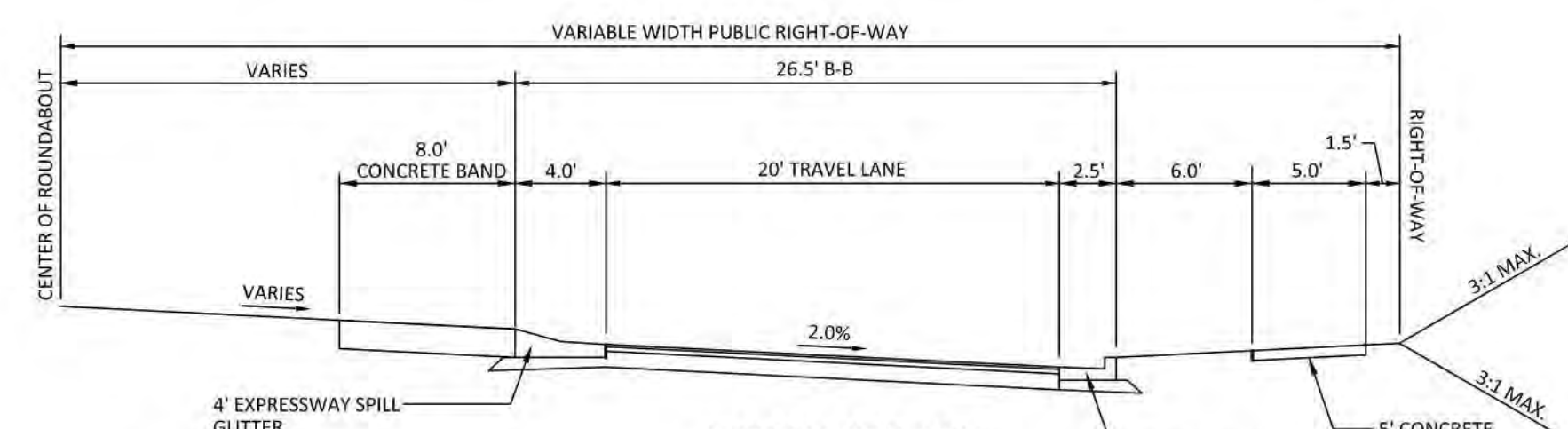
TYPICAL SECTION RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



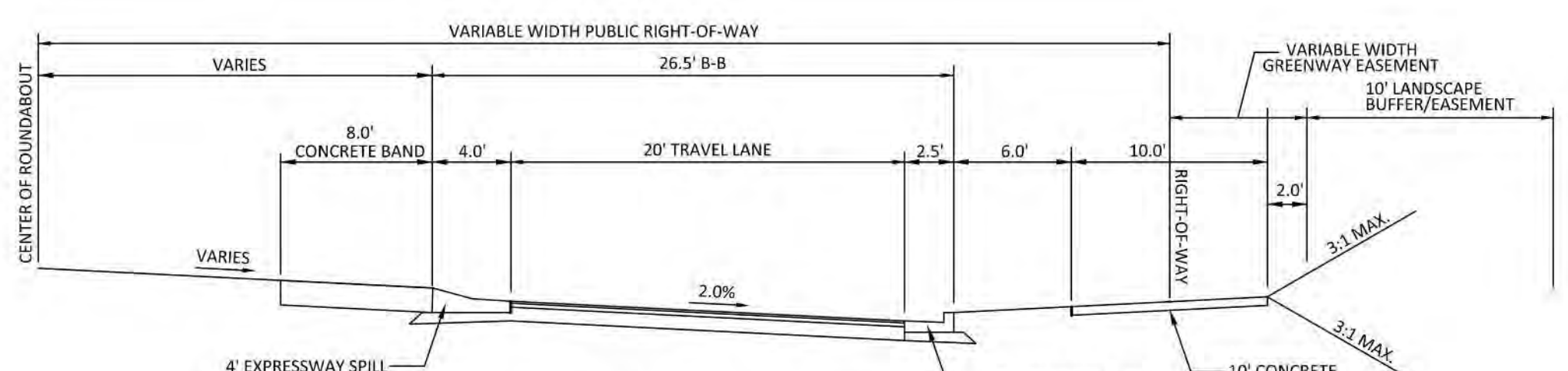
TYPICAL SECTION RESIDENTIAL COLLECTOR
(80' R/W, 57' B-B)

PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



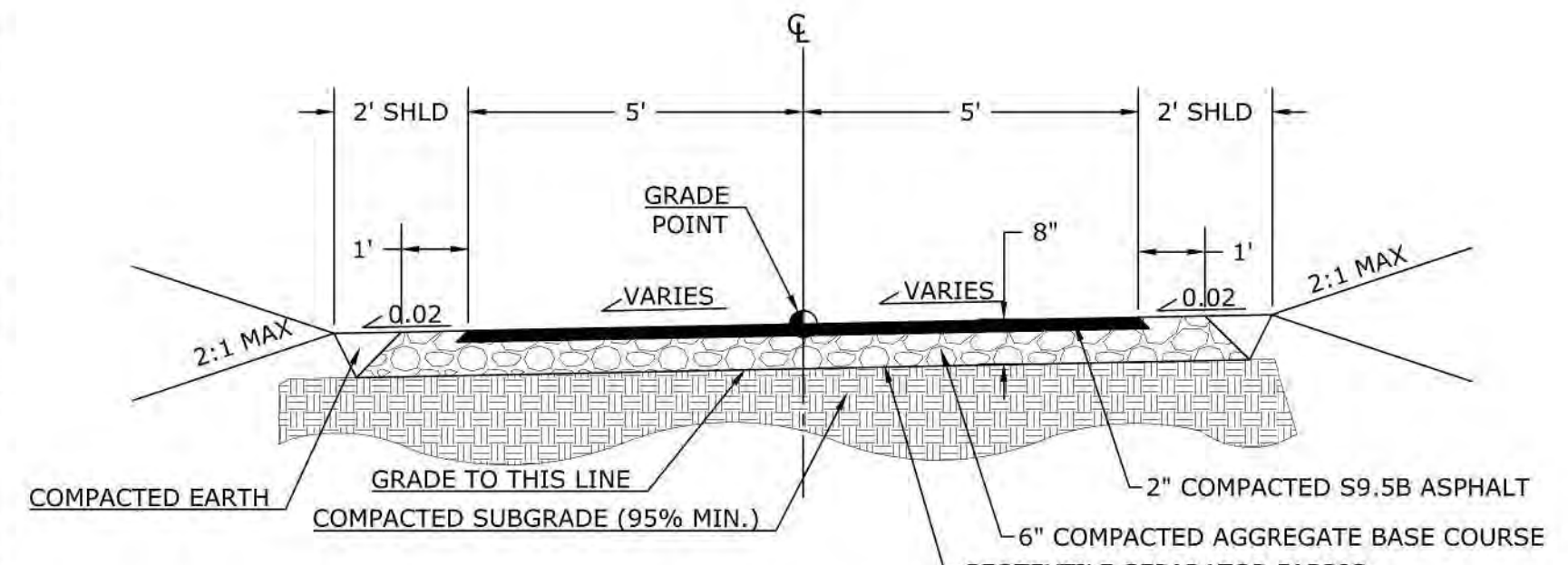
TYPICAL SECTION ROUNDABOUT
(VARIABLE R/W, 26.5' B-B)

PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)

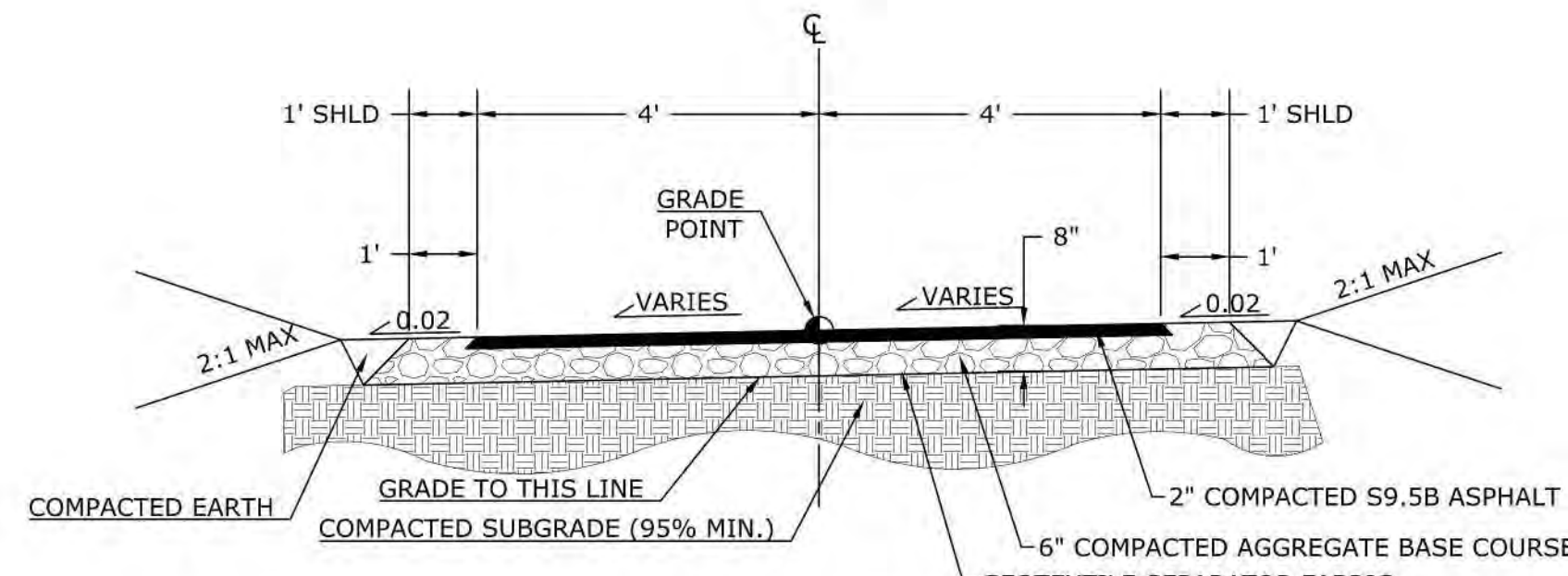


TYPICAL SECTION ROUNDABOUT (WITH GREENWAY)
(VARIABLE R/W, 26.5' B-B)

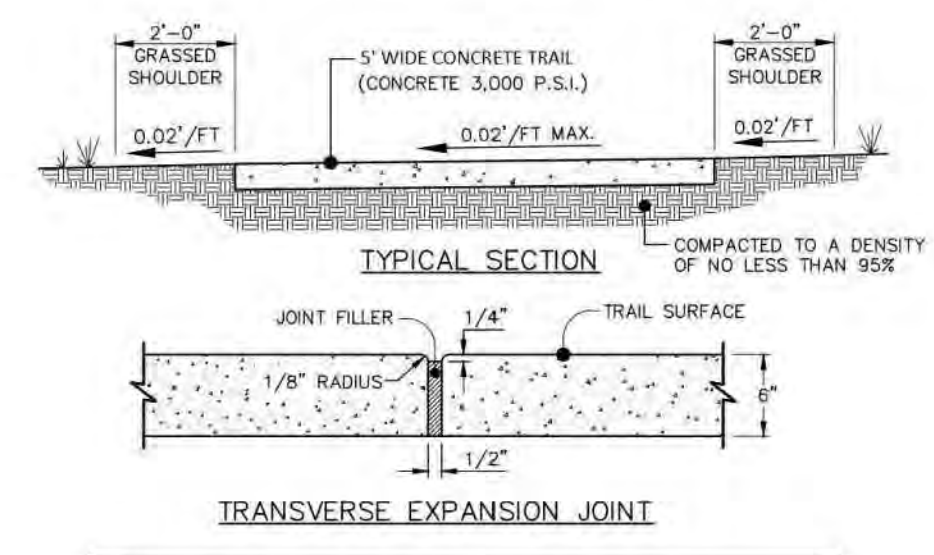
PAVEMENT SECTION
1.5" S9.5C (SURFACE COURSE)
2.5" I19.0C (INTERMEDIATE COURSE)
8" CABC (BASE COURSE)



TYPICAL SECTION 10' WIDE PUBLIC GREENWAY



TYPICAL SECTION 8' WIDE PRIVATE GREENWAY



TYPICAL SECTION 5' WIDE CONCRETE TRAIL

NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED.
4. SAW CUT JOINTS TO WIDTH OF TRAIL.
5. NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL.
6. TRAILS WILL MEANDER BUT SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB.
7. SIDE SLOPES SHALL NOT EXCEED 3:1 CUT & FILL SLOPES SHALL BE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.

NOTE: THE PAVEMENT SECTIONS SHOWN ABOVE ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED BASED ON EXISTING ON SITE SOIL CONDITIONS. FINAL DESIGN BY THE GEOTECHNICAL ENGINEER SHALL SUPERCEDE THE ABOVE PAVEMENT SECTION.

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ASHTON WOODS.

THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

CD 20-08



William T. O'Daniel
cd=William T. O'Daniel, cc=US,
o=North Carolina,
email=odaniel@mcadamsco.com
2023.05.05 15:03:31 -0400

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-02-N1
CHECKED BY	
DRAWN BY	
SCALE	N.T.S.
DATE	05.08.2023

TYPICAL SECTIONS

C0.01

OPEN SPACE / TRAILS SUMMARY ENTIRE PROJECT

TOTAL PROJECT AREA	304.00 AC
TOTAL OPEN SPACE	PROVIDED: 146.59 AC
DEVELOPED/ACTIVE RECREATION OPEN SPACE	PROVIDED: 18.28 AC (12.4% OF TOTAL OPEN SPACE)
PROGRAMMED/PASSIVE OPEN SPACE (EXCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS ENVIRONMENTAL AREAS)	PROVIDED: 92.13 AC (62.9%)
UNPROGRAMMED OPEN SPACE (INCLUDES WETLANDS, FLOODPLAINS, FLOODWAYS, STEEP SLOPES, ROCK OUTCROPS, ENVIRONMENTAL AREAS)	PROVIDED: 36.18 AC (25.7% OF TOTAL OPEN SPACE)
ROLESVILLE PUBLIC GREENWAY TRAIL LINEAR FEET	PROPOSED: 11,325 LF
PRIVATE WALKING TRAIL LINEAR FEET	PROPOSED: +/- 1,922 LF

OPEN SPACE AREAS ENTIRE PROJECT

OPEN SPACE	CD PACKAGE #	AREA (AC) APPROXIMATE			USE DESCRIPTION
		ACTIVE	PASSIVE	TOTAL	
THE POINT - NORTH					
OS-1	FUTURE	2.52	13.82	711,141 SF (16.33 AC)	OUTDOOR GRILLING W/ SEATING, PLAYGROUND, DOG PARK, MAIL KIOSK, 6' PAVED GREENWAY TRAIL WITH CONNECTION TO PUBLIC GREENWAY, 10' PRIVATE GREENWAY
OS-2	FUTURE		0.20	8,712 SF (0.20 AC)	
OS-3	FUTURE		0.45	19,616 SF (0.45 AC)	
THE POINT - SOUTH					
OS-4	FUTURE		3.61	157,160 SF (3.61 AC)	
OS-5	FUTURE	2.38	10.74	571,471 SF (10.12 AC)	PUBLIC GREENWAY, EXERCISE STATION
OS-6	FUTURE	0.82	0.54	59,307 SF (1.36 AC)	PLAY AREA
OS-7	FUTURE	1.00	4.18	225,677 SF (5.18 AC)	PUBLIC GREENWAY WITH PRIVATE GREENWAY ACCESS
OS-8	2	1.80	12.94	633,331 SF (14.54 AC)	PUBLIC/PRIVATE GREENWAY WITH ACCESS TO PUBLIC GREENWAY, PLAY AREA, MAIL KIOSK
OS-9	2		5.52	240,571 SF (5.52 AC)	
OS-10	2		0.35	15,257 SF (0.35 AC)	
OS-11	2		0.71	30,965 SF (0.71 AC)	
OS-12	1	0.25	9.24	413,585 SF (9.49 AC)	DOG PARK
OS-13	1		0.37	16,056 SF (0.37 AC)	
OS-14	1	0.74	8.26	392,111 SF (9.00 AC)	PRIVATE GREENWAY TRAIL, PLAY AREA, MAIL KIOSK
OS-15	2		1.02	44,524 SF (1.02 AC)	
OS-16	2		0.51	22,321 SF (0.51 AC)	
OS-17	1	3.13	2.91	263,131 SF (6.04 AC)	AMENITY WITH POOL, CLUBHOUSE, MAIL KIOSK, PRIVATE TRAIL CONNECTION
OS-18	1	4.88	10.94	689,086 SF (15.82 AC)	PUBLIC GREENWAY, PUBLIC STREET SIDE GREENWAY CONNECTION
OS-19			0.44	19,221 SF (0.44 AC)	
OS-20	1	0.77	1.56	101,556 SF (2.33 AC)	PLAYGROUND, PICNIC AREA
OS-21	2		0.90	39,370 SF (0.90 AC)	
OS-22	2		0.35	15,164 SF (0.35 AC)	
OS-23	2	0.19	0.24	18,826 SF (0.43 AC)	LINEAR PARK
OS-24	1		0.29	12,492 SF (0.29 AC)	
OS-25	1		0.43	18,907 SF (0.43 AC)	
OS-26	1		0.07	2,909 SF (0.07 AC)	
OS-27	1		0.12	5,072 SF (0.12 AC)	
OS-28	1		0.13	5,491 SF (0.13 AC)	
OS-29	2		0.19	8,278 SF (0.19 AC)	
OS-30	2		0.12	5,391 SF (0.12 AC)	
OS-31	FUTURE		0.33	14,304 SF (0.33 AC)	
OS-32	FUTURE		0.20	8,761 SF (0.20 AC)	
TOTAL		18.28	91.68	4,791,458 SF (110 AC)	ENTIRE PROJECT

SITE LEGEND

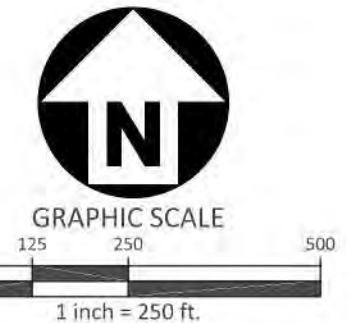
- PHASE LINE
- WETLANDS
- UNPROGRAMMED OPEN SPACE
- PROGRAMMED/PASSIVE OPEN SPACE
- DEVELOPED / ACTIVE RECREATION SPACE
- OPEN SPACE (OS) NUMBER
- FUTURE PHASE

NOTE: FUTURE PHASES SHOWN FOR TOTAL OPEN SPACE CALCULATIONS ONLY



SITE AND OPEN SPACE AREAS - CD PKG 2

TOTAL SITE AREA	264.27 AC
RETAIL	12.28 AC
RESIDENTIAL	251.99 AC
R3	319 PROPOSED TOWNHOMES
R1	295 SINGLE FAMILY DETACHED
R2	190 SINGLE FAMILY DETACHED
TOTAL UNITS	804
OVERALL DENSITY	3.20 DU/AC
TOWNHOME AREA	46.79 AC
TOWNHOME DENSITY	6.9 DU/AC
ALLOWED DENSITY	6 DU/AC (ENTIRE SITE) 10 DU/AC (TOWNHOME)
OPEN SPACE REQUIRED:	
SINGLE FAMILY	20.52 AC REQUIRED
10% SFD AREA (205.2 AC)	
TOWNHOMES	
15% TH AREA (46.79 AC)	7.02 ACRE REQUIRED
35% ACTIVE OS AREA (7.02 AC)	2.46 ACRE REQUIRED
TOTAL OPEN SPACE REQUIRED:	27.54 AC
TOTAL OPEN SPACE PROVIDED:	15.76 AC ACTIVE OPEN SPACE 77.21 AC PASSIVE OPEN SPACE 93.02 TOTAL OPEN SPACE PROVIDED



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ASHTON WOODS

THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-01-OS-P2
CHECKED BY	SRD
DRAWN BY	JGY
SCALE	1"=250'
DATE	05.08.2023

SHEET

OPEN SPACE PLAN
C0.02

SURVEY NOTES

1. THE PROPERTY LIES IN ZONE "R" PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 372031758001 & 37201768001 DATES 05/02/2006
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON OBSERVED GPS CONTROL NAD 83 / NRS 2011 / STATE PLANE COORDINATES.
3. SUBJECT PARCEL ZONED R & PUD PER WAKE COUNTY GIS.
4. BOUNDARY SURVEY PROVIDED BY BATEMAN CIVIL SURVEY. SURVEY WAS PERFORMED ON APRIL 30th-13th & DECEMBER 3rd-21st, 2018, AS PROVIDED BY STEPHEN P. CARSON, PLS RL-4752.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. SANITARY SEWER LINE EASEMENT WAS CREATED BASED ON CENTER LINES ON MANHOLES USING FIELD EVIDENCE.
7. NO CEMETERIES OBSERVED AS A RESULTS OF THE SURVEY.
8. BUILDINGS ARE AS SHOWN ON SURVEY.

SEE SHEETS C1.01 - C1.05 FOR DETAILED EXISTING CONDITIONS AND DEMOLITION NOTES



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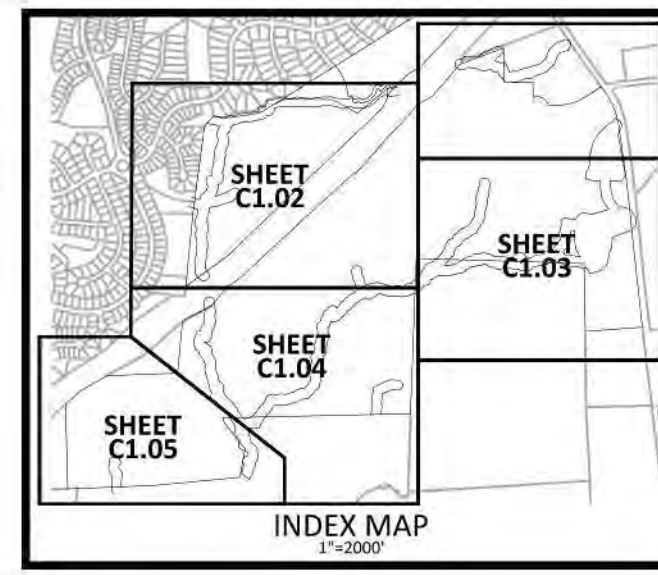
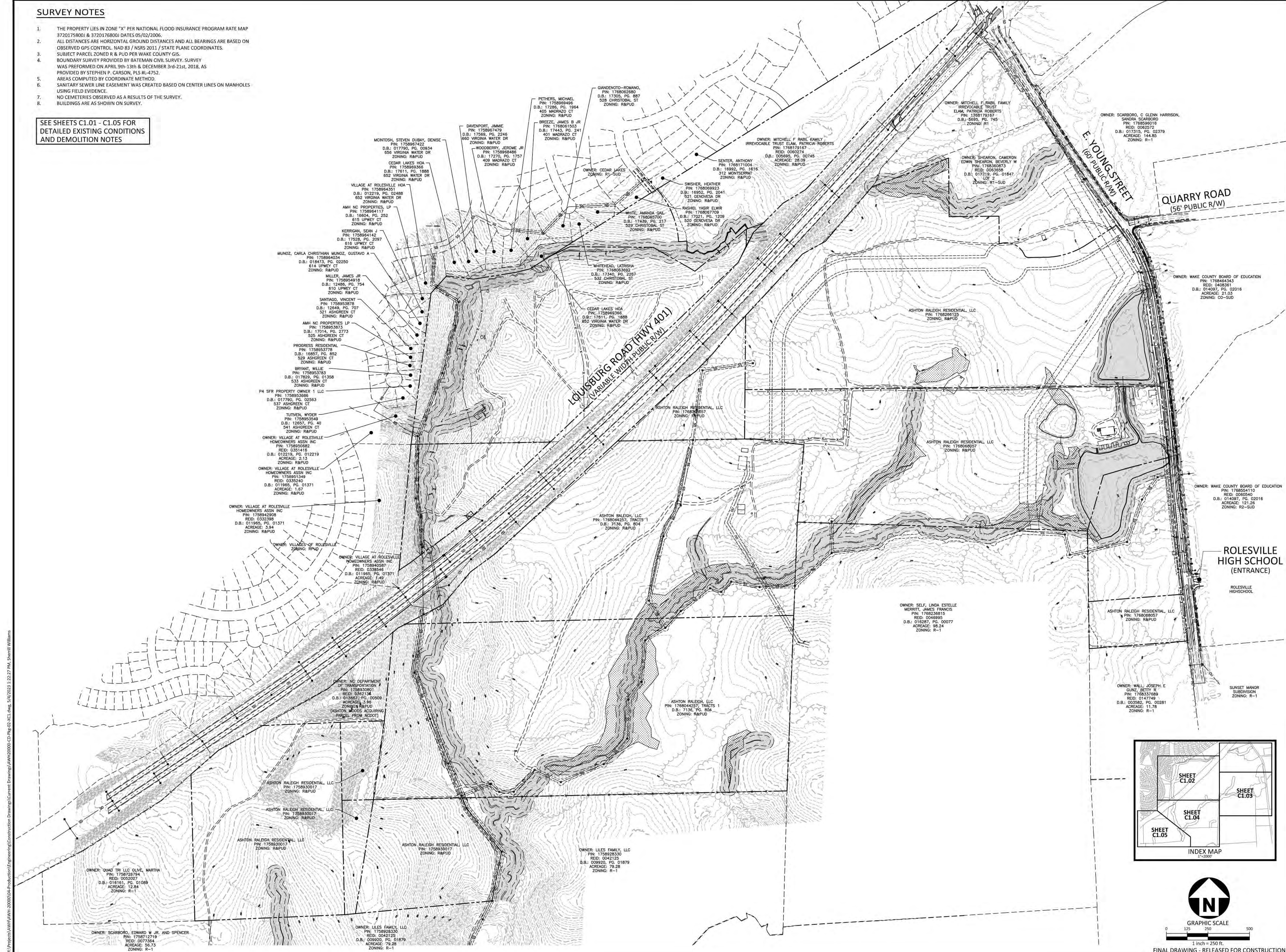
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CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08



1 inch = 250 ft.
FINAL DRAWING - RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE

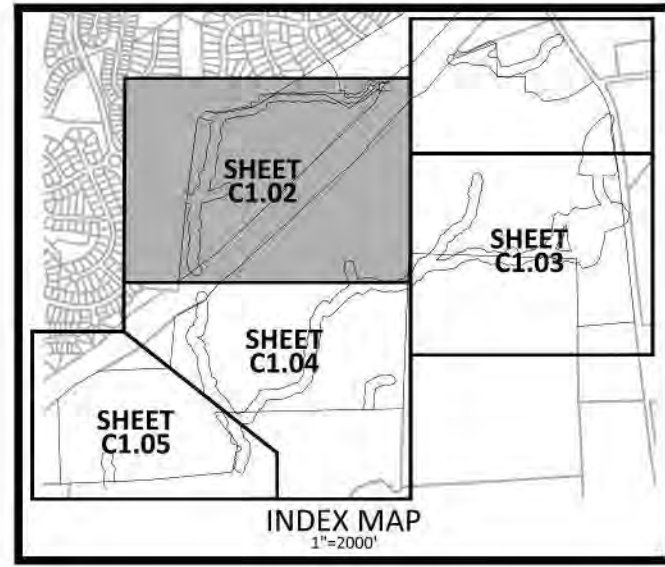
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FILENAME	AWH20000-CD-PKG-01-XC1
CHECKED BY	
DRAWN BY	
SCALE	1"=250'
DATE	05.08.2023

SHEET

OVERALL
EXISTING CONDITIONS
C1.00

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SEE SHEET C0.01 FOR DEMOLITION NOTES



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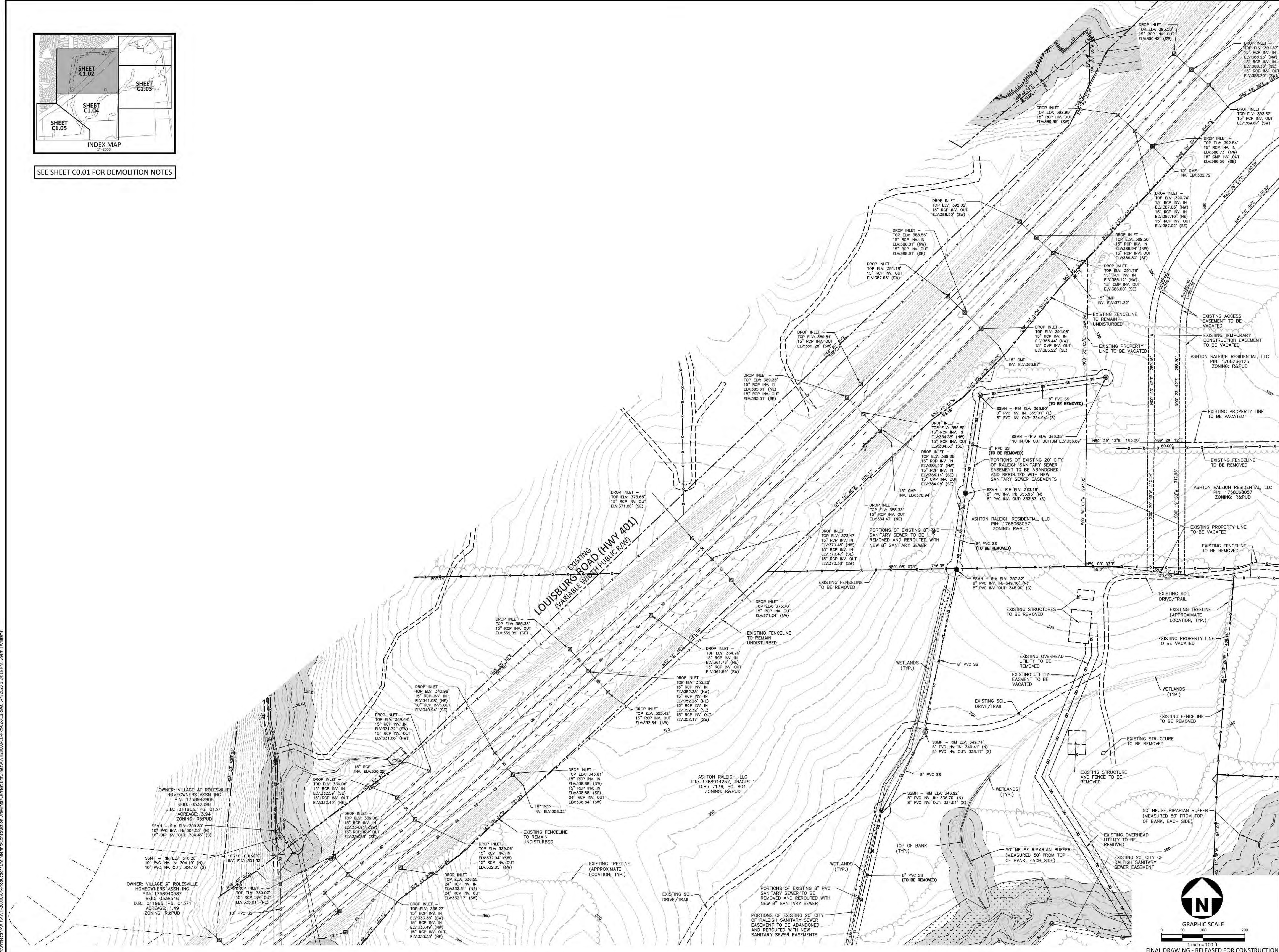
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THE POINT
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EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-01-XC1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	05.08.2023

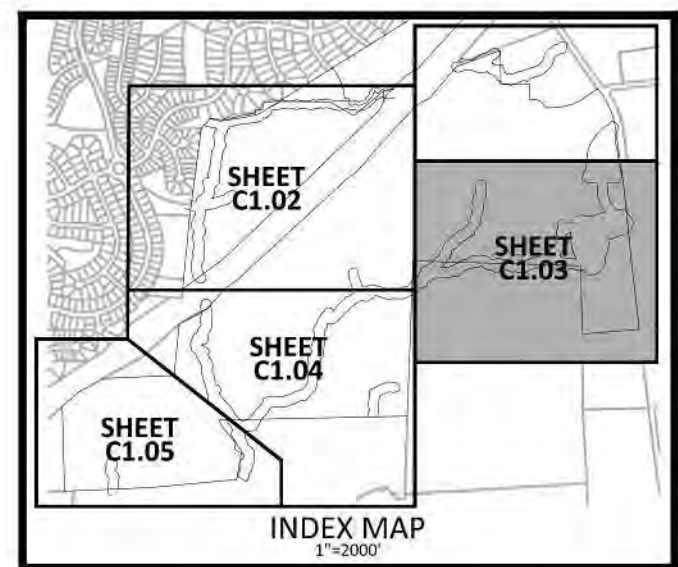
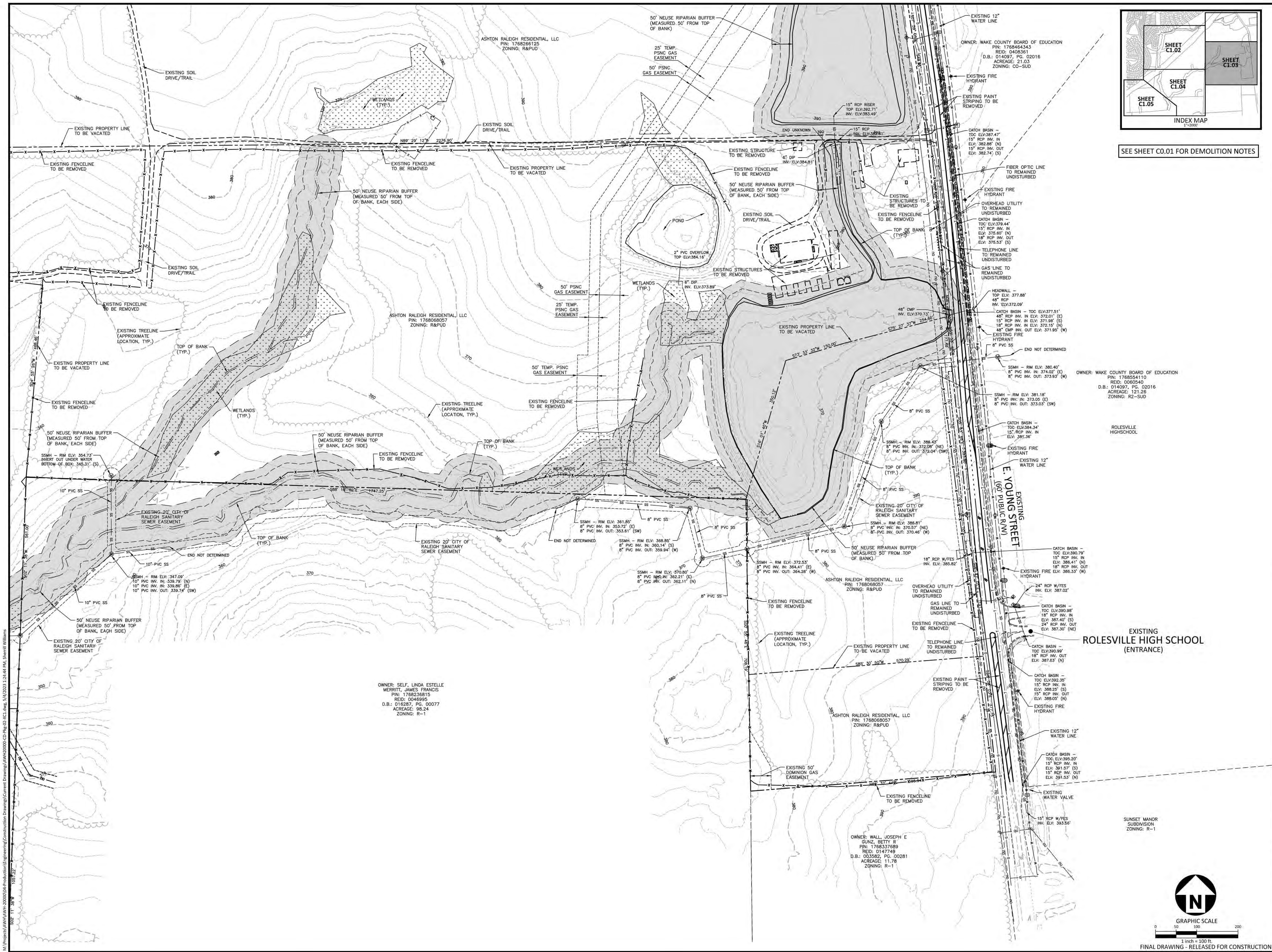
SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN

C1.02



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SEE SHEET C0.01 FOR DEMOLITION NOTES

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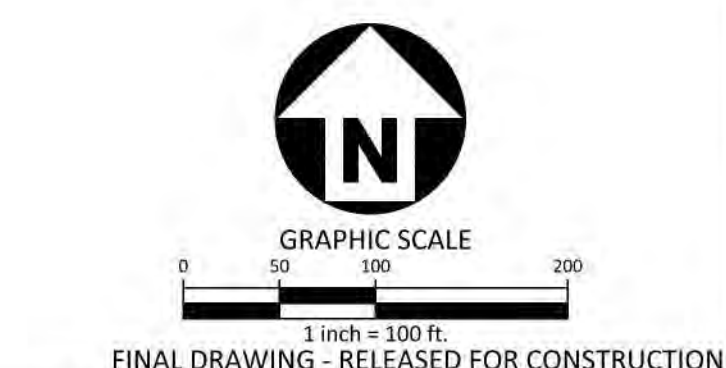
ASHTON WOODS.

THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08

OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 176854110
REID: 0060540
D.B.: 014097, PG. 02016
ACREAGE: 121.26
ZONING: R2-SUD

ROLESVILLE HIGH SCHOOL

EXISTING ROLESVILLE HIGH SCHOOL (ENTRANCE)



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-01-XC1
CHECKED BY	
DRAWN BY	
SCALE	1"=100'
DATE	05.08.2023

EXISTING CONDITIONS AND DEMOLITION PLAN
C1.03

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 302' 11" 38' W
 1027' 27"



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ASHTON WOODS.

THE POINT
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CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

CD 20-08

REVISIONS

NO. DATE

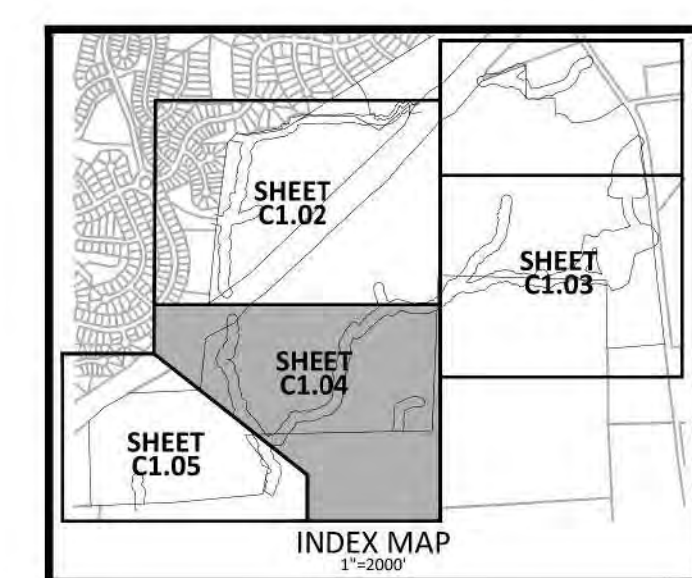
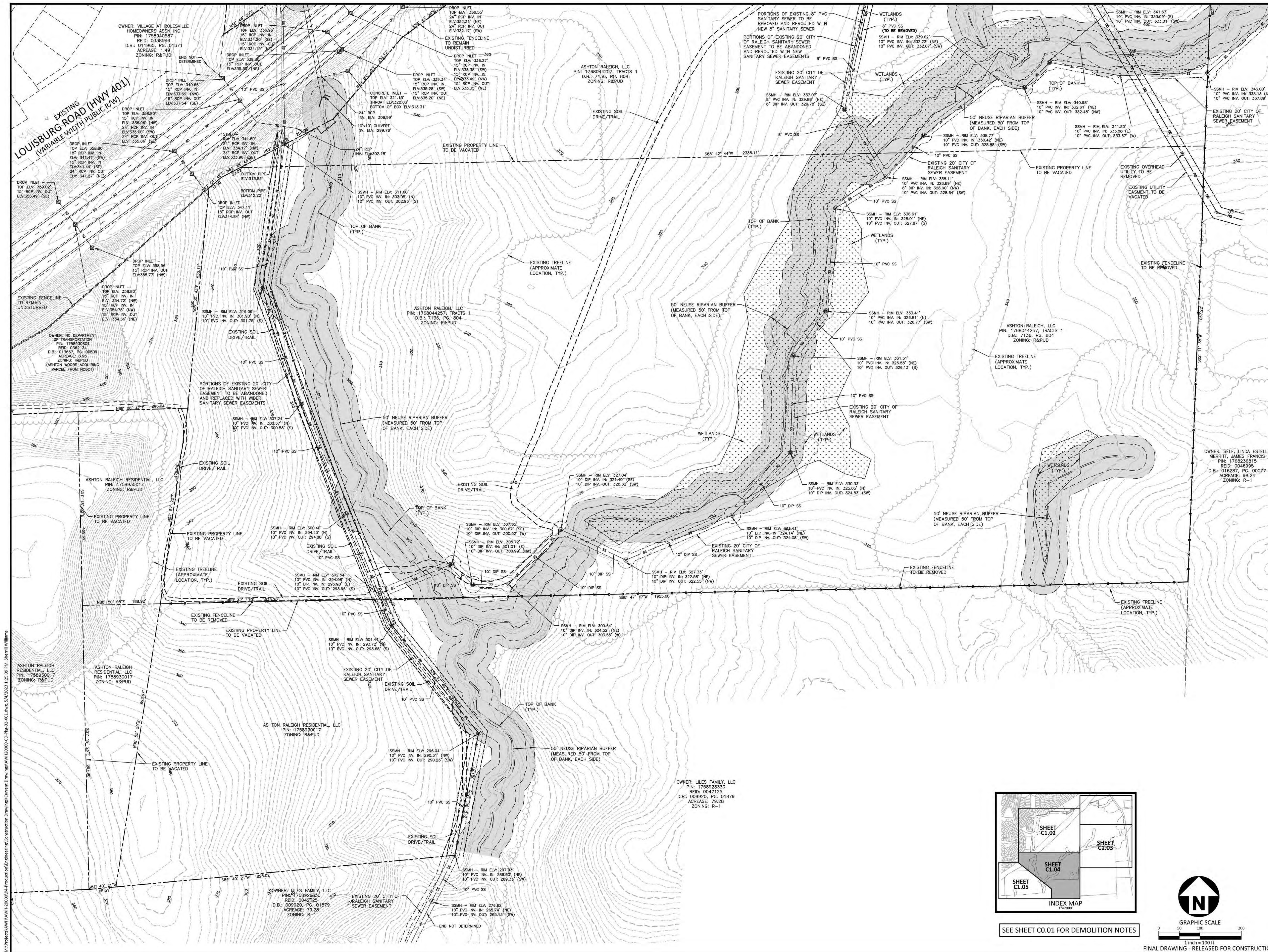
PLAN INFORMATION

PROJECT NO. AWH-20000
FILENAME AWH20000-CD-PKG-01-CX1
CHECKED BY .
DRAWN BY .
SCALE 1"=100'
DATE 05.08.2023

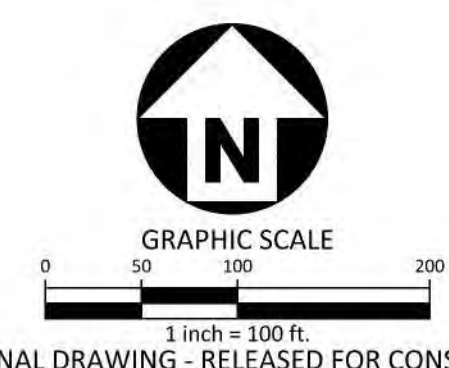
SHEET

EXISTING CONDITIONS
AND DEMOLITION PLAN

C1.04



SEE SHEET C0.01 FOR DEMOLITION NOTES



FINAL DRAWING - RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Construction Drawings\Current Drawings\AWH20000-CD-Pkg-01-CX1.dwg, 5/1/2023 1:25:09 PM, Sherrill Williams



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ASHTON WOODS.

THE POINT
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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08

REVISIONS

NO.	DATE

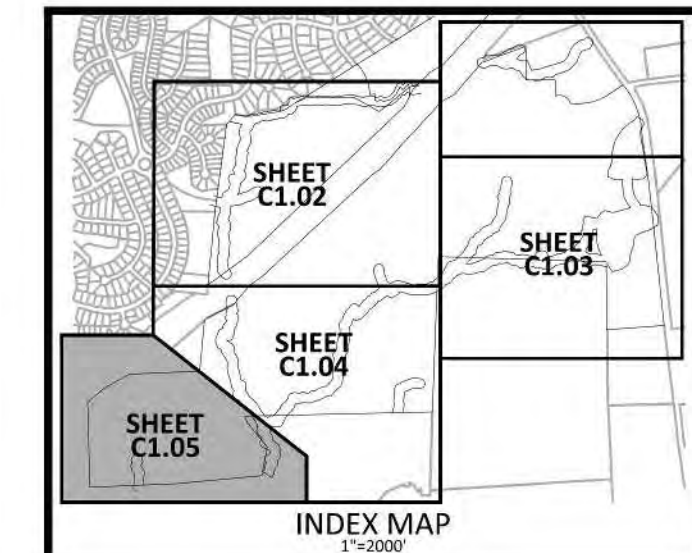
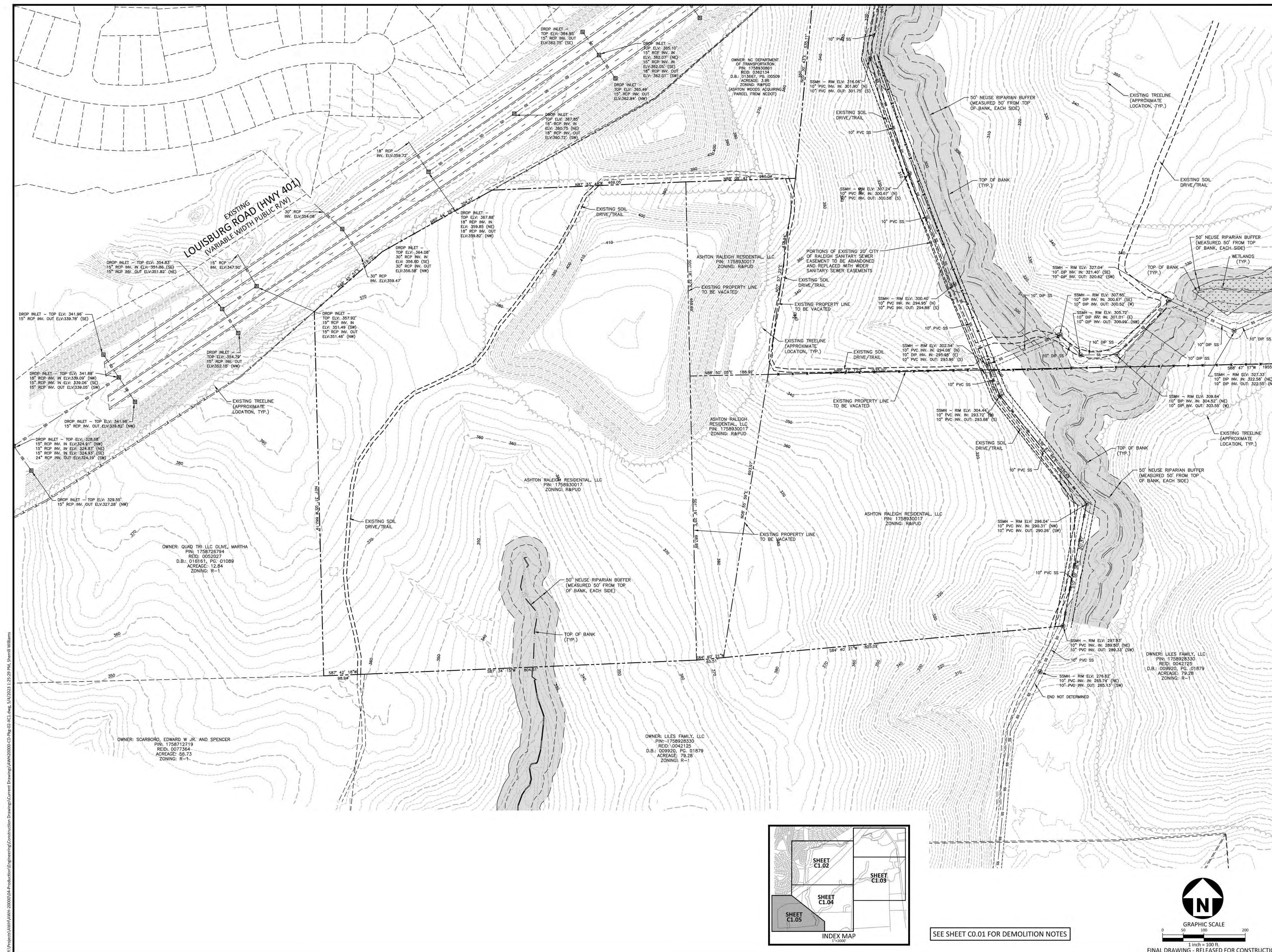
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-01-XCL
CHECKED BY	.
DRAWN BY	.
SCALE	1"=100'
DATE	05.08.2023

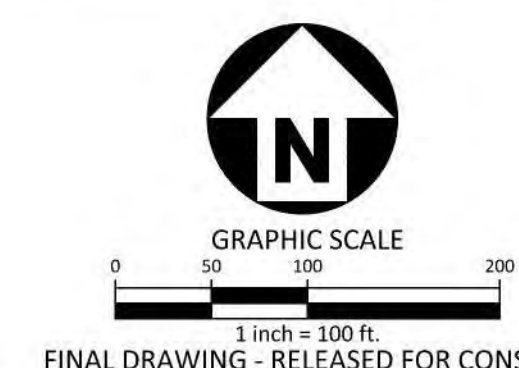
SHEET

**EXISTING CONDITIONS
AND DEMOLITION PLAN**

C1.05



SEE SHEET C0.01 FOR DEMOLITION NOTES



FINAL DRAWING - RELEASED FOR CONSTRUCTION

M:\Projects\AWH\AWH-20000\04-Production\Engineering\Construction Drawings\Current Drawings\Construction Drawings\AWH20000-CD-PKG-01-XCL.dwg, 5/17/2023 1:35:29 PM, Sherrill Williams

SITE PLAN NOTES

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

NOTES:

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

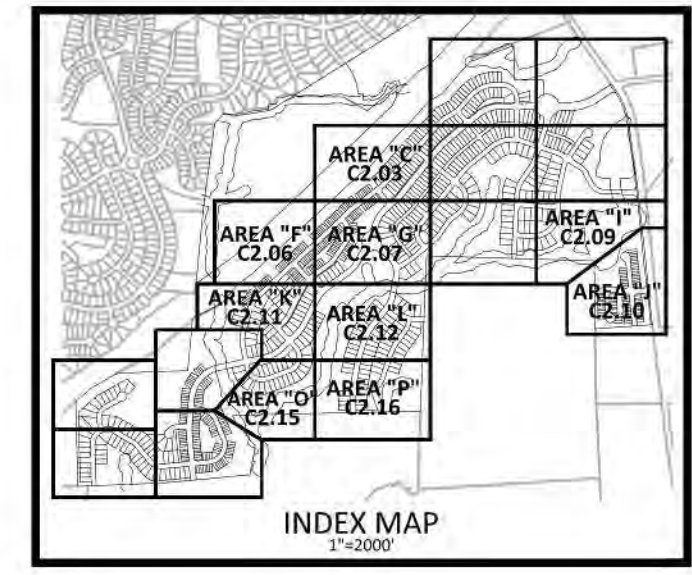
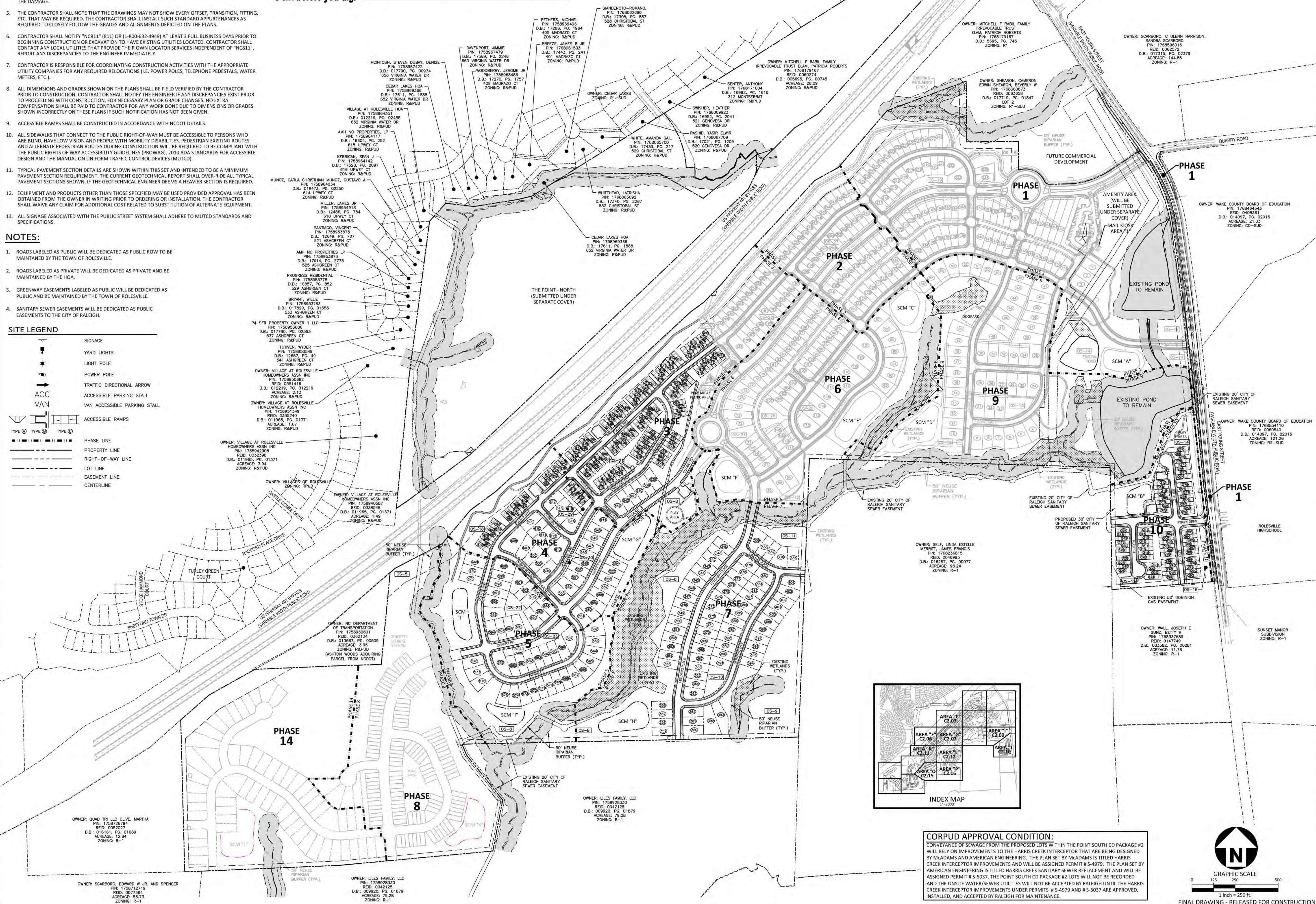
SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

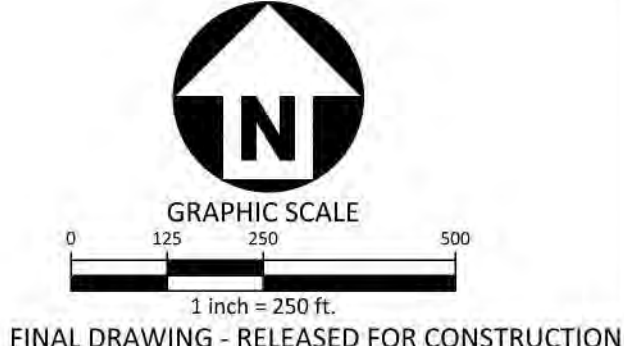


Know what's below.
Call before you dig.

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



CORPUD APPROVAL CONDITION:
CONVEYANCE OF SEWAGE FROM THE PROPOSED LOTS WITHIN THE POINT SOUTH CD PACKAGE #2 WILL RELY ON IMPROVEMENTS TO THE HARRIS CREEK INTERCEPTOR THAT ARE BEING DESIGNED BY MCADAMS AND AMERICAN ENGINEERING. THE PLAN SET BY MCADAMS IS TITLED HARRIS CREEK INTERCEPTOR IMPROVEMENTS AND WILL BE ASSIGNED PERMIT # S-4079. THE PLAN SET BY AMERICAN ENGINEERING IS TITLED HARRIS CREEK SANITARY SEWER REPLACEMENT AND WILL BE ASSIGNED PERMIT # S-5037. THE POINT SOUTH CD PACKAGE #2 LOTS WILL NOT BE RECORDED AND THE ONSITE WATER/SEWER UTILITIES WILL NOT BE ACCEPTED BY RALEIGH UNTIL THE HARRIS CREEK INTERCEPTOR IMPROVEMENTS UNDER PERMITS # S-4079 AND # S-5037 ARE APPROVED, INSTALLED, AND ACCEPTED BY RALEIGH FOR MAINTENANCE.



The John R. McAdams Company, Inc.
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Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
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CLIENT
ASHTON RALEIGH RESIDENTIAL, LLC.
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NORTH CAROLINA 27609
PHONE: 919.422.7663
CONTACT: BOB MISHLER

ASHTON WOODS.

THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08

William T. O'Daniel
Professional Engineer
No. 22630
State of North Carolina
email: rodaniel@mcadamsco.com
2023.05.05 15:04:39 -04'00'

REVISIONS

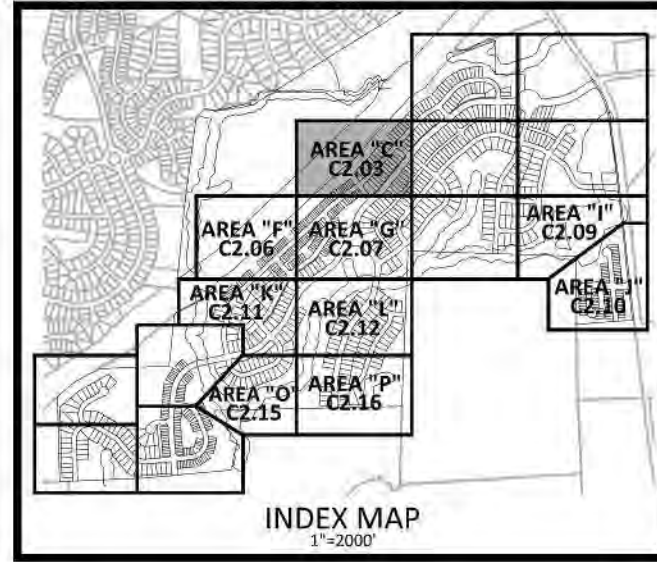
NO.	DATE

PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-PKG-02-A0A1
CHECKED BY	
DRAWN BY	
SCALE	1"=250'
DATE	05.08.2023
SHEET	

OVERALL SITE PLAN
C2.00

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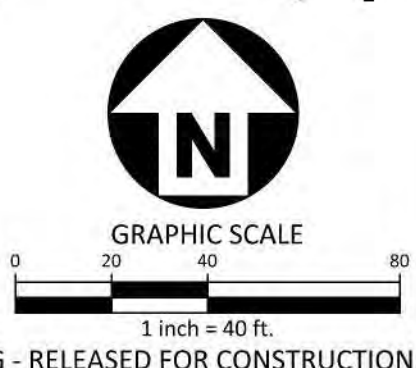
30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

☐ STORM DRAINAGE EASEMENT

SEE SHEET C2.01



SEE SHEET C2.07



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THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA
CD 20-08



William T. O'Daniel
c/o=William T. O'Daniel, c=US
c=North Carolina
email=rodaniel@mcadamsco.com
2023.05.05 15:05:03 -0400

REVISIONS

NO.	DATE

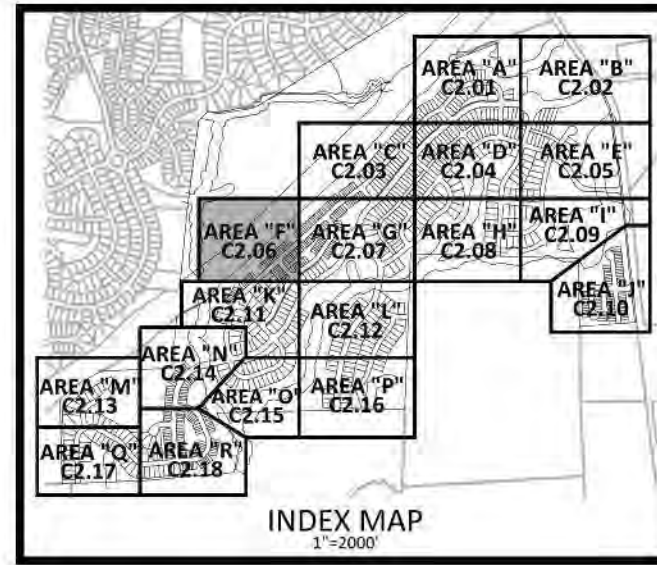
PLAN INFORMATION

PROJECT NO.	AWH-20000
FILENAME	AWH20000-CD-Pkg-02-S1
CHECKED BY	
DRAWN BY	
SCALE	1"=40'
DATE	05.08.2023

SHEET
SITE PLAN
AREA "C"
C2.03

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FINAL DRAWING - RELEASED FOR CONSTRUCTION



30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

TOWNHOME NOTE:
TOWNHOME BUILDINGS ARE CONCEPTUAL AND WILL BE APPROVED SEPARATE FROM THESE PLANS.

Ⓢ STORM DRAINAGE EASEMENT

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THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

CD 20-08



William T. O'Daniel
Professional Engineer
No. 22630
2023.05.05 15:05:17 -0400

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NO.	DATE

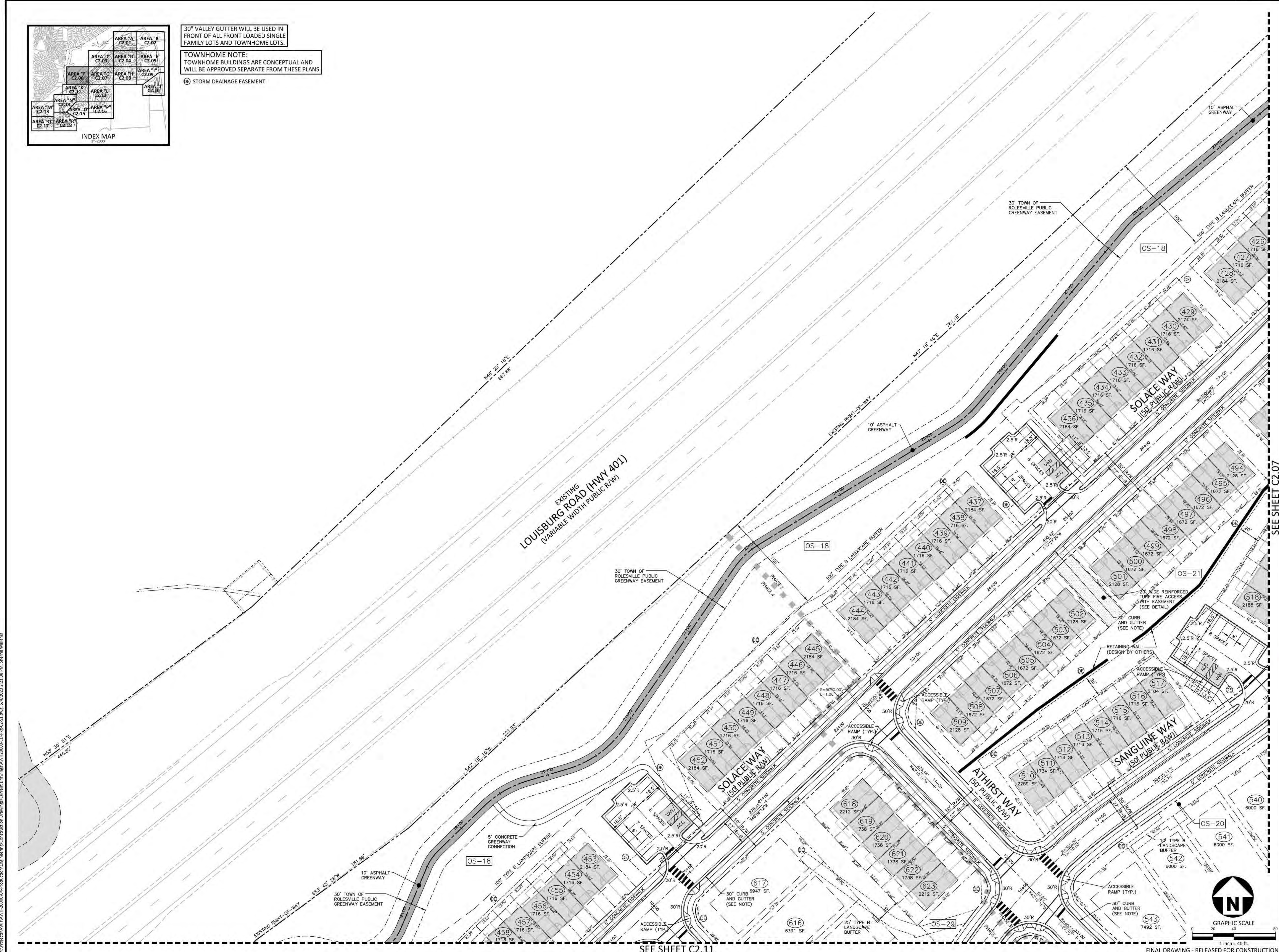
PLAN INFORMATION

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CHECKED BY	
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SCALE	1"=40'
DATE	05.08.2023

SHEET

SITE PLAN
AREA "F"

C2.06



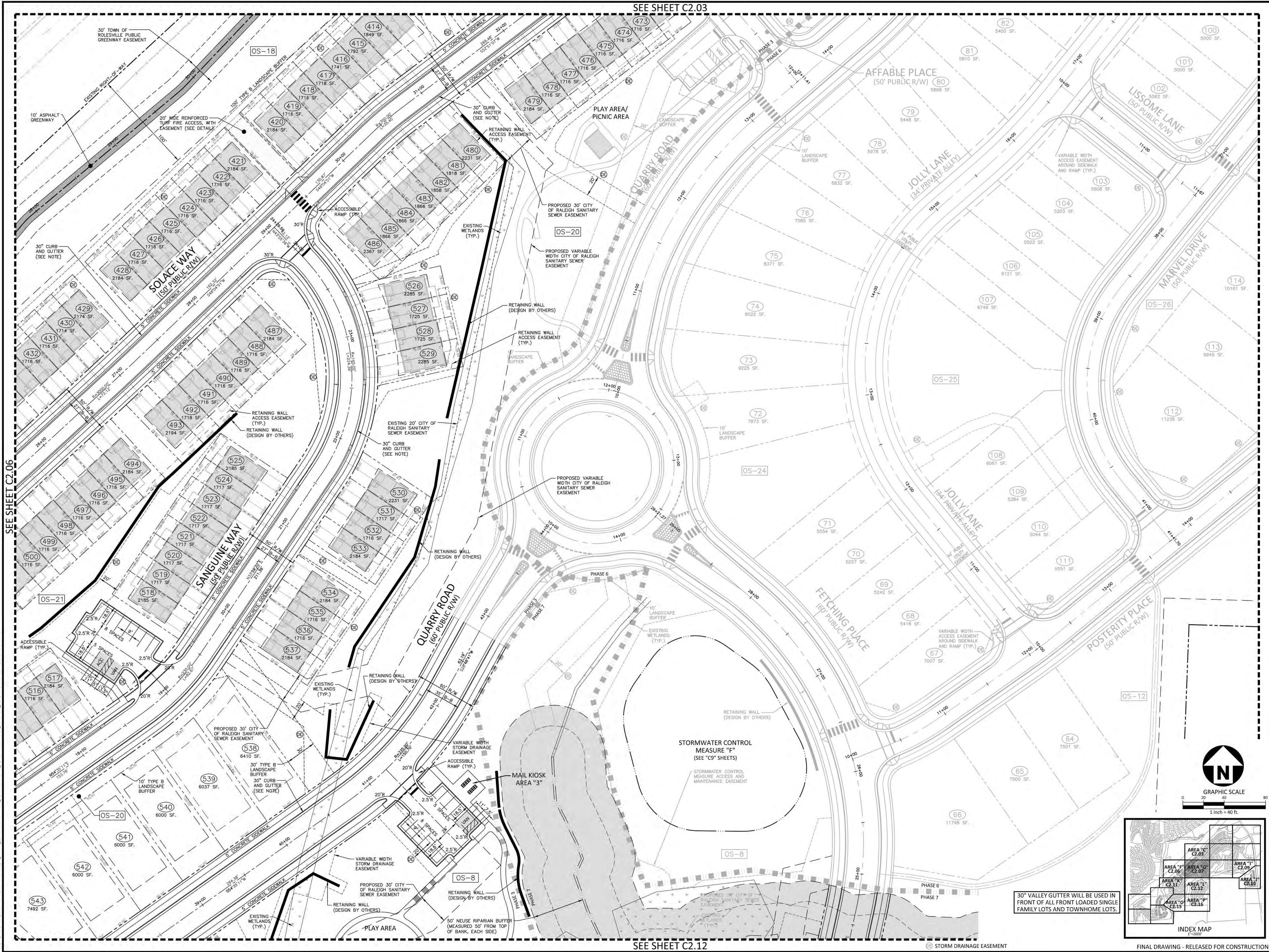
SEE SHEET C2.11

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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SEE SHEET C2.03

SEE SHEET C2.12



SEE SHEET C2.06

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ASHTON WOODS.

THE POINT
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EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA

CD 20-08



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o=North Carolina,
email=odaniel@mcadamsco.com
2023.05.05 15:05:32 -0400'

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NO. DATE

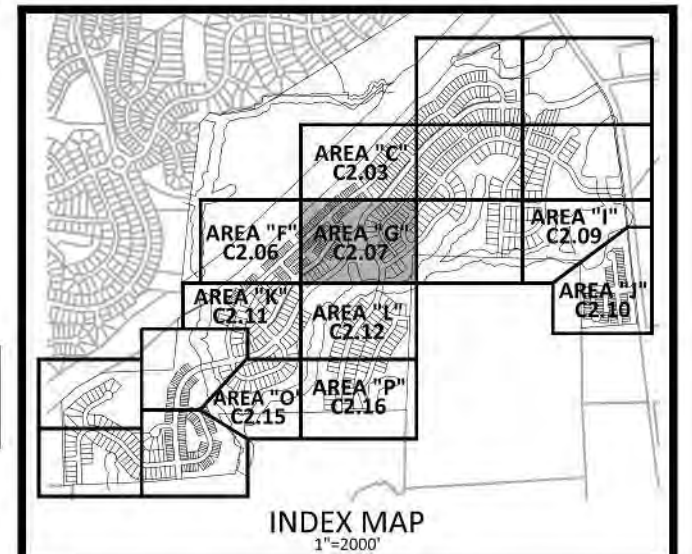
PLAN INFORMATION

PROJECT NO. AWH-20000
 FILENAME AWH20000-CD-PKG-02-51
 CHECKED BY
 DRAWN BY
 SCALE 1"=40'
 DATE 05.08.2023
 SHEET

SITE PLAN
AREA "G"
C2.07



GRAPHIC SCALE
1 inch = 40 ft.



30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

FINAL DRAWING - RELEASED FOR CONSTRUCTION



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THE POINT
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CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

CD 20-08



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c/o William T. O'Daniel, c/o US
c/o North Carolina
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2023.05.05 15:05:59 -04'00'

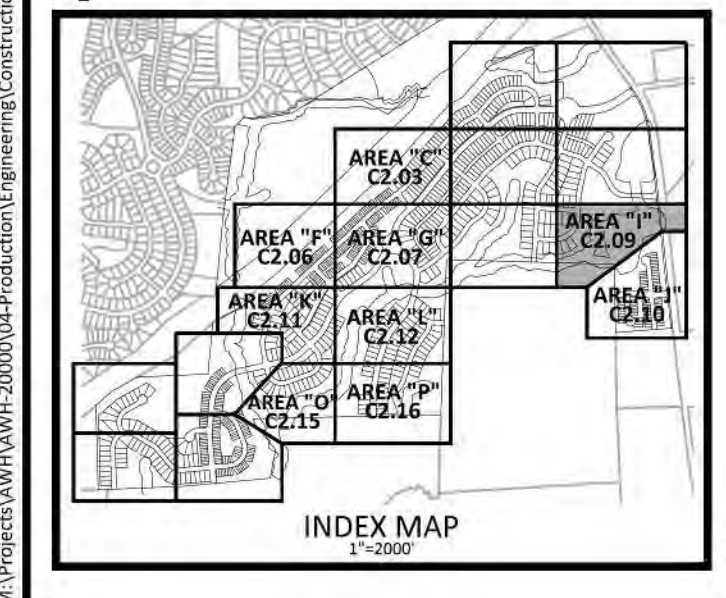
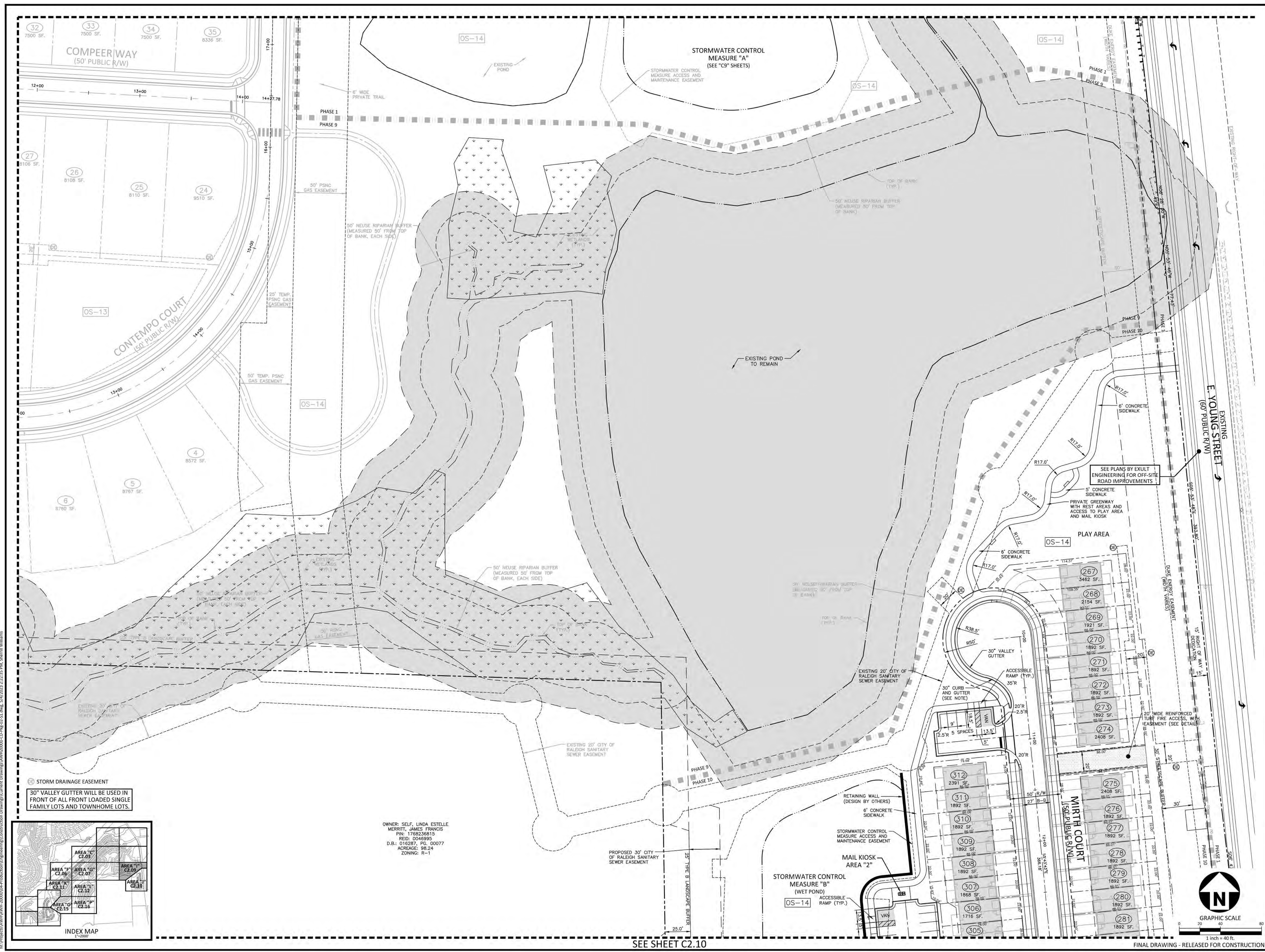
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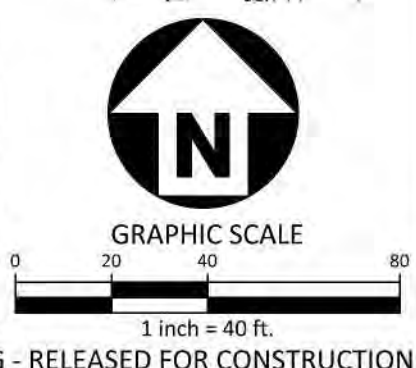
PROJECT NO. AWH-20000
FILENAME AWH20000-CD-PKG-02-S1
CHECKED BY
DRAWN BY
SCALE 1"=40'
DATE 05.08.2023
SHEET

SITE PLAN
AREA "I"
C2.09



OWNER: SELF, LINDA ESTELLE
MERRITT, JAMES FRANCIS
PIN: 1766238815
REID: 0046995
D.B.: 016287, PG. 00077
ACREAGE: 98.24
ZONING: R-1

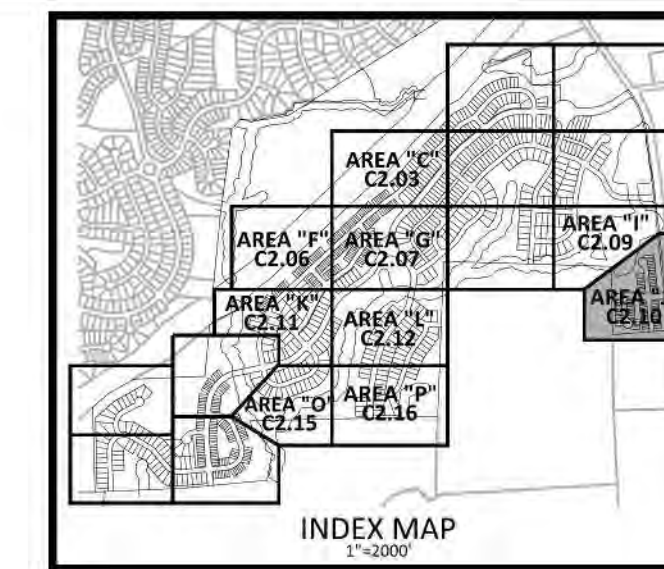
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SEE SHEET C2.09



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ASHTON WOODS

THE POINT
PHASES 3, 4, 5, 7 AND 10
CONSTRUCTION DRAWINGS - PACKAGE 2
EAST YOUNG STREET
 TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
 WAKE COUNTY, NORTH CAROLINA

CD 20-08



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 c/o North Carolina,
 email: wtdaniel@mcadamsco.com
 2023.05.05 15:06:14 -0400

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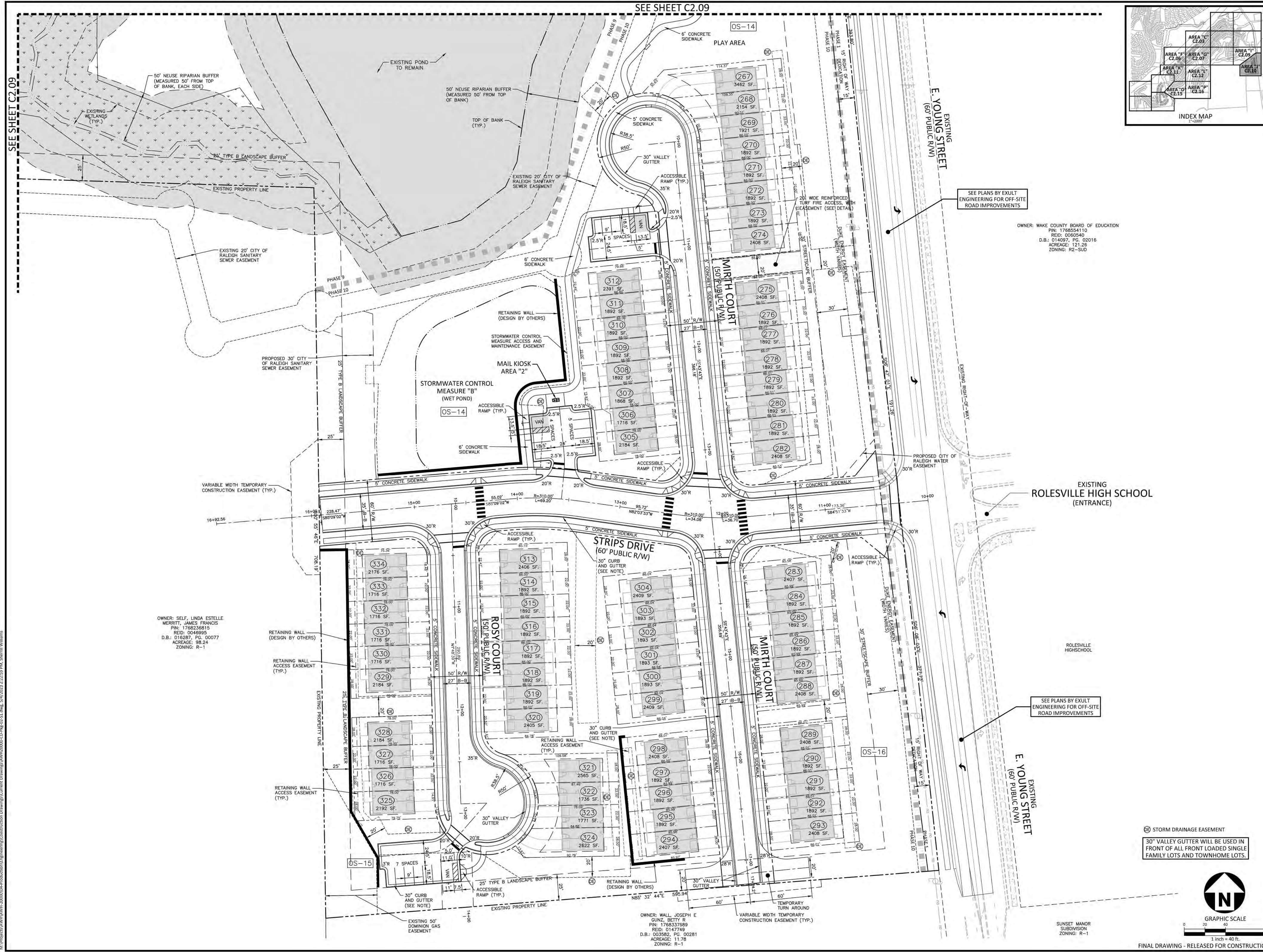
NO. DATE

PLAN INFORMATION

PROJECT NO. AWH-20000
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 DRAWN BY
 SCALE 1"=40'
 DATE 05.08.2023

SHEET

SITE PLAN
AREA "J"
C2.10



SEE PLANS BY EXULT ENGINEERING FOR OFF-SITE ROAD IMPROVEMENTS

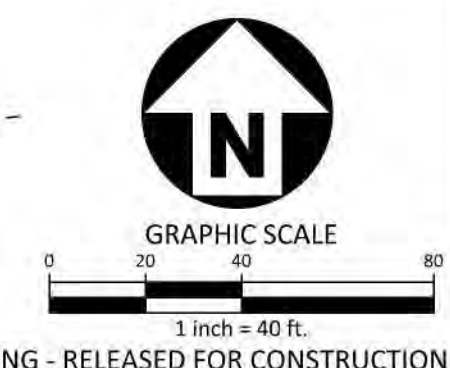
SEE PLANS BY EXULT ENGINEERING FOR OFF-SITE ROAD IMPROVEMENTS

OWNER: WAKE COUNTY BOARD OF EDUCATION
 PIN: 1786554110
 REID: 0060540
 D.B.: 014097, PG. 02016
 ACREAGE: 121.26
 ZONING: R2-SUD

OWNER: SELF LINDA ESTELLE
 MERRITT, JAMES FRANCIS
 PIN: 1768236815
 REID: 0046895
 D.B.: 016287, PG. 00077
 ACREAGE: 98.24
 ZONING: R-1

OWNER: WALL JOSEPH E
 GUNZ, BETTY R
 PIN: 1768337869
 REID: 0147749
 D.B.: 003562, PG. 00281
 ACREAGE: 11.78
 ZONING: R-1

SUNSET MANOR
 SUBDIVISION
 ZONING: R-1



Ⓢ STORM DRAINAGE EASEMENT
 30" VALLEY GUTTER WILL BE USED IN FRONT OF ALL FRONT LOADED SINGLE FAMILY LOTS AND TOWNHOME LOTS.

FINAL DRAWING - RELEASED FOR CONSTRUCTION

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