PEARCE FARM

BURLINGTON MILLS ROAD

TOWN OF ROLESVILLE, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAT

PROJECT NUMBER: AGN-23001

TOWN OF ROLESVILLE CASE NUMBER: PSP-23-04

DATE: NOVEMBER 6, 2024

PHASING PLAT TABLE

PHASE #	RESIDENTIAL LOTS	# RESIDENTIAL LOTS (TOTAL IN PHASE)	OPEN SPACE LOTS	LINEAR FEET PUBLIC STREETS	LINEAR FEET PRIVATE ALLEYS
1	1-36	36	OS-3*, OS-4*, OS-5*, OS-6*, OS-24	2,269 LF	395 LF
2	37-158	122	OS-2, OS-3*, OS-6*, OS-23	5,974 LF	3,472 LF
3	159-245, 369-390, 345-355	120	OS-1, OS-3*, OS-4*, OS-8*, OS-16 - OS-22	7,215 LF	4,174 LF
4	246-344, 356-368, 391-454	176	OS-4*, OS-8*, OS-9, OS-11 - OS-15	6,244 LF	3,008 LF
5	455-559	105	OS-4*, OS-8*, OS-7, OS-10	4,499 LF	0 LF

SEE OVERALL OPEN SPACE PLAN, SHEET C0.02 FOR OPEN SPACE LOT AREAS AND PROGRAMMING BY PHASE.
* PORTION OF OPEN SPACE LOT IS IN THIS PHASE

CORPUD APPROVAL CONDITION:

DOWNSTREAM SEWER CAPACITY ANALYSIS MUST BE COMPLETED BY THE PROJECT ENGINEER PRIOR TO CD APPROVAL. ANY NECESSARY IMPROVEMENTS IDENTIFIED WITH THE STUDY (SANITARY SEWER OVER 65% CAPACITY) MUST BE DESIGNED & PERMITTED TO BE REPLACED WITH THE CDS.

PARCEL OWNER LIST

PIN	OWNER	AREA
1748891680	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	171.9233 AC.
1758081893	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	33.7998 AC.
1768051864	POGE LLC ESNE LLC PO BOX 97487 RALEIGH NC, 27624-7487	17.1034 AC.

DEVELOPER

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NC 27615
CONTACT: JACOB ANDERSON
PHONE: 919-239-9486

SURVEY BY:

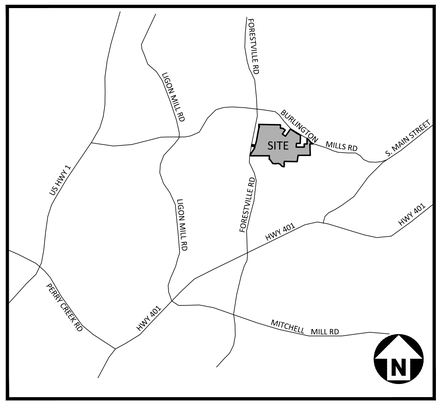
BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
ALTA SURVEY NOVEMBER 13, 2023

DAN GREGORY, PROFESSIONAL LAND SURVEYOR
NC LICENSE # L-5240
919-851-4422

SURVEY NOTES

1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174800K, 3720174900K & 3720175800K DATED JULY 19, 2022.
6. PROPERTIES ARE IN WAKE COUNTY AND TOWN OF ROLESVILLE ETJ AS SHOWN.
7. PROPERTIES ARE ZONED "R-30" & "RL" AS SHOWN.
8. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
11. ITEM 6(A) & 6(B) - NO ZONING REPORT PROVIDED AT THIS TIME.
12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY.
13. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC. DATED AUGUST 2015.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIEDL LOCATIONS AND THE UTILITIES/STRUCTURES SHOULD BE VERIFIED.



VICINITY MAP

N.T.S.

SITE DATA

PIN(S)	1748891680, 1758081893, 1748884104	
REID(S)	0318100, 0325091, 0063677	
BOOK OF MAPS/ DEED REFERENCE	TRACT 1 (1748891680): DB. 11033 PG. 85 DB. 14427 PG. 1034 BM. 2015 PG. 2033 BM. 2016 PG. 1918 TRACT 2 (1758081893): DB. 11146 PG. 339 BM. 1997 PG. 1970 BM. 2015 PG. 2033 TRACT 3 (1748884104): DB. 11180 PG. 1815	
SITE AREA	222.83 AC (9,706,323 SF)	
CURRENT ZONING	RM-CZ, PER MA 21-10	
RIVER BASIN	NEUSE	
CURRENT USES	1748891680: VACANT 1758081893: VACANT 1748884104: FORESTRY	
PROPOSED USES	SINGLE FAMILY DETACHED	
CURRENT IMPERVIOUS	17,873 SF	
PROPOSED IMPERVIOUS	3,987,855 SF	
VEGETATION PRESERVATION AREA	REQUIRED	222.83 AC x 10% = 22.28 AC
	PROVIDED	44.36 AC (PRESERVED)
MAX. DENSITY PER APPROVED ZONING	2.70 DU/AC	
PROPOSED DENSITY	2.51 DU/AC (559 DU/222.83 AC)	

LOT DEVELOPMENT STANDARDS

	REQUIRED (PER LDO)	PROPOSED (PER MA 21-10)
FRONT SETBACK	20' (*CLUSTER)	20'
SIDE SETBACK	5' (*CLUSTER)	5'
CORNER SETBACK	10' (*CLUSTER)	10'
REAR SETBACK	20' (*CLUSTER)	20'
LOT AREA	5,000 SF MIN. (*CLUSTER)	5,000-7,500 SF
BUILDING HEIGHT	35' (MAX)	35' (MAX)
MIN. LOT WIDTH	40' (*CLUSTER)	40'

* - PROJECT REZONING WAS SUBMITTED DECEMBER 2021. THE AREA ZONED RM-CZ IS THEREFORE SUBJECT TO LDO SECTION 3.1.B CLUSTER REQUIREMENTS FOR MINIMUM LOT SIZE, WIDTH, & BUILDING SETBACKS IN PLACE PRIOR TO THE APRIL 4TH, 2023 LDO TEXT AMENDMENT TA-23-02.

OPEN SPACE SUMMARY TABLE

Phase Number	Total On-Site Phase Area (acres)	Total Open Space Per Phase (acres) 12% of Phase Area		Total Open Space Full Site (acres) 12% of Site Area		Active Rec. (acres) 50% of Required Open Space Min.	Passive Rec. (acres) 50% of Required Open Space Min.	Environmentally Sensitive Lands* (acres) 20% of Passive Open Space Max.	Stormwater Facilities* (acres) 50% of Passive Open Space Max.
Phase 1	30.3569	Required:	3.64	Required:	26.74	Min: 13.37	Min: 13.37	Max: 2.67	Max: 6.68
		Provided	7.38	Provided:	7.38	Provided: 4.38	Provided: 3.00	Provided: 0.38	Provided: 0.66
Total Open Space Provided (Phase 1):					7.38	Total (Phase 1) 4.38	3.00	(included in passive rec. calculation) 0.38	(included in passive rec. calculation) 0.66
Phase 2	38.5604	Required:	4.63	Remaining:	19.36	Remaining: 8.99	Remaining: 10.37	Remaining: 2.29	Remaining: 6.02
		Provided	6.52	Provided:	13.90	Provided: 5.99	Provided: 0.53	Provided: 0.46	Provided: 0.00
Total Open Space Provided (Phase 1-2):					13.90	Total (Phase 1-2) 10.37	3.53	(included in passive rec. calculation) 0.84	(included in passive rec. calculation) 0.66
Phase 3	57.4646	Required:	6.90	Remaining:	12.84	Remaining: 3.00	Remaining: 9.84	Remaining: 1.83	Remaining: 6.02
		Provided	17.23	Provided:	31.13	Provided: 9.77	Provided: 7.46	Provided: 0.69	Provided: 1.90
Total Open Space Provided (Phase 1-3):					31.13	Total (Phase 1-3) 20.14	10.99	(included in passive rec. calculation) 1.53	(included in passive rec. calculation) 2.56
Phase 4	55.1249	Required:	6.61	Remaining:	0.00	Remaining: 0.00	Remaining: 2.38	Remaining: 1.14	Remaining: 4.12
		Provided	6.21	Provided:	37.34	Provided: 0.94	Provided: 5.27	Provided: 0.69	Provided: 1.80
Total Open Space Provided (Phase 1-4):					37.34	Total (Phase 1-4) 21.08	16.26	(included in passive rec. calculation) 2.22	(included in passive rec. calculation) 4.36
Phase 5	39.5132	Required:	4.74	Remaining:	26.74	Remaining: 0.00	Remaining: 0.00	Remaining: 0.45	Remaining: 2.32
		Provided	3.25	Provided:	40.59	Provided: 0.92	Provided: 2.33	Provided: 0.45	Provided: 1.45
Total Open Space Provided (All Phases):					40.59	Total (Phase 1-5) 22.00	18.59	(included in passive rec. calculation) 2.67	(included in passive rec. calculation) 5.81

* Included in Passive Rec. Features Calculation.

Full Site Open Space Requirement Met During Phase 3 (26.74 AC)
Full Site Active Open Space Requirement Met During Phase 3 per LDO Standards (13.37 AC)
Full Site Active Open Space Requirement Met During Phase 5 Per Approved Zoning (22.00 AC)
Full Site Passive Open Space Requirement Met During Phase 4 per LDO Standards (13.37 AC)

CONDITIONAL DISTRICT CONDITIONS

1. THE FOLLOWING USES OTHERWISE PERMITTED IN THE DISTRICT ARE PROHIBITED: (I) MAJOR UTILITY, EXCLUDING CITY OF RALEIGH PUBLIC UTILITIES OR OTHER PUBLIC OR PRIVATE UTILITIES REQUIRED BY THE TOWN OF ROLESVILLE FOR PUBLIC BENEFIT (I.E. WATER TOWER), AND (II) TELECOMMUNICATION TOWER.
2. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
3. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ARCHITECTURAL REQUIREMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET.
4. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE TRANSPORTATION IMPROVEMENTS ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT.
5. TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED 2.7 UNITS PER ACRE.
6. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED IN ACCORDANCE WITH THE ROLESVILLE LAND DEVELOPMENT ORDINANCE. HOA DOCUMENTS MUST BE RECORDED WITH THE FIRST FINAL PLAT.
7. A MAIN CENTRAL AMENITY WILL BE CONSTRUCTED WITH DEVELOPMENT OF THESE PROPERTIES AND SHALL INCLUDE A (I) CLUBHOUSE, (II) POOL, (III) PICKLEBALL COURTS, (IV) GRILLING STATION(S) AND/OR FIRE PIT(S) AND (V) OTHER RECREATIONAL OUTDOOR ACTIVITIES FOR RESIDENTS OF THE DEVELOPMENT (COLLECTIVELY, THE "AMENITY FACILITY").
8. IN ADDITION TO THE APPROXIMATELY 4,500-FEET OF GREENWAY, AS DEPICTED ON THE MASTER PLAN, DEVELOPMENT SHALL PROVIDE AT LEAST THE SAME LENGTH OF PRIVATE TRAILS (>4,500-FEET) TO CONNECT PROGRAMMED OPEN SPACES WITHIN THE PROPERTIES.
9. OPEN SPACE THROUGHOUT THE DEVELOPMENT SHALL INCLUDE:
   - GARBAGE AND PET WASTE RECEPTACLES TO BE MAINTAINED BY THE HOA.
   - REESTABLISHMENT OF GROUND COVER, SHRUBBERY, AND TREE PLANTINGS USING ONLY NATIVE SPECIES, AND TO SPECIFICALLY INCLUDE LOW-TO-NO MAINTENANCE PLANTINGS ON SLOPES GREATER THAN 4:1, ESPECIALLY PERENNIAL FLOWERING AND FRUIT-BEARING GROUNDCOVER AND TREE SPECIES WHICH PROVIDE FOOD AND HABITAT FOR POLLINATORS.
10. AT THE TIME OF THE RECORDING OF THE FIRST PLAT ADJOINING ANY PORTION OF 2017 FORESTVILLE ROAD (WAKE PIN: 174-869-4159), APPROXIMATELY 4 ACRES OF THIS PARCEL SHALL BE DEDICATED TO THE TOWN AS SHOWN ON THE CONCEPT PLAN. IN ADDITION, AT THE TIME OF THE RECORDING OF THE FIRST PLAT ADJOINING ANY PORTION OF 4124 BURLINGTON MILLS ROAD (WAKE PIN: 1749-80-8878), APPROXIMATELY 5 ACRES OF THIS PARCEL SHALL BE DEDICATED TO THE TOWN AS SHOWN ON CONCEPT PLAN. THESE AREAS SHALL BE DEDICATED AS PUBLIC PARK SPACE SUBJECT TO VARIOUS GRADING, LANDSCAPE, SLOPE, ROADWAY, PEDESTRIAN ACCESS, AND UTILITY EASEMENTS, ETC. AS MAY BE MUTUALLY BENEFICIAL TO THE DEVELOPMENT AND/OR THE TOWN FOR COMPLETION OF THE DEVELOPMENT AND/OR THE PARK SPACE.
11. AT THE TIME OF THE RECORDING OF THE FIRST PLAT DEDICATING ACCESS "B" UPON THE ADJOINING PARCEL KNOWN AS 4124 BURLINGTON MILLS ROAD (WAKE PIN: 1749-80-8878) AS SHOWN ON THE CONCEPT PLAT, ACCESS "B" SHALL BE CONSTRUCTED ACROSS SAID ADJOINING PARCEL THROUGH THE PUBLIC ACCESS EASEMENT.
12. PRIOR TO ISSUANCE OF THE 175TH BUILDING PERMIT FOR A HOME, A BUILDING PERMIT SHALL BE SUBMITTED FOR THE MAIN AMENITY FACILITY. THE MAIN AMENITY FACILITY SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ISSUANCE OF THE 325TH BUILDING PERMIT.
13. PRIOR TO THE ISSUANCE OF THE 175TH BUILDING PERMIT, THE EAST-WEST COLLECTOR STREET SHALL BE SUBSTANTIALLY COMPLETE AND OPEN FOR PUBLIC VEHICULAR SERVICE FROM ACCESS A (FORESTVILLE RD) TO ACCESS C (BURLINGTON MILLS RD).
14. CONSTRUCTION DOCUMENTS FOR THE PROPERTY TO INCLUDE ON-LOT GRADING INCLUDING (I) PROPOSED FINISHED FLOOR ELEVATIONS, (II) 4-CORNER FINISHED-PAD SPOT ELEVATIONS, (III) 1-FOOT CONTOURS OF THE PROPOSED GRADES, (IV) PROPOSED HIGH POINT(S), (V) PROPOSED SWALE DIRECTIONS, SPOT ELEVATIONS, AND SLOPES AT NOT LESS THAN 2%, AND (VI) OTHER INFORMATION AS NECESSARY TO DEMONSTRATE FUTURE FEASIBILITY OF COMPLIANCE WITH SECTION R401.3 OF THE NC RESIDENTIAL CODE.
15. AFTER HOME CONSTRUCTION, EACH LOT SHALL HAVE NOT LESS THAN: (I) 3 LARGE SHRUBS AND 6 SMALL SHRUBS BETWEEN THE R.O.W. AND THE FRONT FACADE OF THE HOME, AND (II) 1 LARGE SHRUB AND TWO SMALL SHRUBS IN THE REAR YARD OF THE HOME. LARGE SHRUBS SHALL BE THOSE WHOSE MATURE SIZE IS 5'-8' IN HEIGHT, AND SHALL BE PLANTED AT NOT LESS THAN 30" IN HEIGHT. SMALL SHRUBS SHALL BE THOSE WHOSE MATURE SIZE IS 2'-4' IN HEIGHT, AND SHALL BE PLANTED AT NOT LESS THAN 20" IN HEIGHT.
16. PRIOR TO THE ISSUANCE OF THE 325TH BUILDING PERMIT, A SINGLE FAMILY DETACHED LOT SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING HOMES TO VETERANS. DEVELOPER AND BUILDER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT FEES OF THIS HOME.

ARCHITECTURAL STANDARDS

1. FOUNDATIONS WILL BE CRAWL SPACE OR RAISED SLAB WHICH VARY IN HEIGHT BASED ON TOPOGRAPHY AND DRAINAGE REQUIREMENTS. FOUNDATIONS WILL BE CONSTRUCTED AT A MINIMUM HEIGHT OF 18" IN NOT LESS THAN ONE LOCATION ON ANY HOME.
2. FOUNDATIONS WILL BE BRICK OR STONE VENEERED ON THE FRONT ELEVATION OF ALL HOMES AND ON THE SIDE ELEVATION ON CORNER LOTS.
3. ALL SINGLE-FAMILY DETACHED HOMES WILL BE CONSTRUCTED WITH A FRONT PORCH WITH A MINIMUM PORCH DEPTH OF 6'.
4. EXTERIOR WALL MATERIALS MAY INCLUDE WOOD, SYNTHETIC WOOD, CEMENTITIOUS MATERIALS (HORIZONTAL SIDING, SHAKES, BOARD AND BATTEN), BRICK AND/OR STONE. FRONT FACADES AND THE SIDE ELEVATIONS ON CORNER LOTS WILL INCLUDE A MINIMUM OF TWO OF THESE MATERIALS.
5. ANY PRIMARY ROOF PITCH FACING A STREET WILL BE GREATER THAN OR EQUAL TO 5:12 AND WILL BE CLAD IN ARCHITECTURAL ROOF SHINGLES. SECONDARY OR ACCENT ROOF PITCHES WILL BE GREATER THAN OR EQUAL TO 3:12 AND MAY BE CLAD IN ARCHITECTURAL SHINGLES OR METAL ROOFING MATERIALS.
6. THERE WILL BE NO UNINTERRUPTED BUILDING PLANTS GREATER THAN 30' WHICH FACE A STREET, INCLUDING THE SIDE ELEVATIONS ON CORNER LOTS.
7. THE DEPTH OF EAVES WILL BE A MINIMUM OF 6" EXCEPT FOR BAY WINDOW OR SIMILAR FACADE PROJECTIONS WHICH MAY HAVE EAVES OF NOT LESS THAN 2".
8. GARAGE DOORS WILL INCLUDE GLASS INSERTS FOR ALL FRONT-ENTRY GARAGE HOMES. GLASS DESIGN WILL VARY, PER PLAN.
9. ALL WINDOWS, SOFFITS, EAVES, SHUTTERS, FACIA, AND OTHER EXTERIOR TRIMS WILL BE CONSTRUCTED OF WEATHER-RESISTANT MATERIALS INCLUDING CEMENTITIOUS, VINYL, SYNTHETIC, OR METAL PRODUCTS.
10. TO ENSURE ARCHITECTURAL DIVERSITY AND A VARIED STREETSCAPE IN THE COMMUNITY, NO FLOOR PLAN AND ELEVATION WILL BE REPEATED ON ADJOINING LOTS OR HOMES DIRECTLY ACROSS THE STREET FROM ONE ANOTHER. THE FRONT ELEVATIONS OFFERED WILL DIFFER WITH RESPECT TO THE FOLLOWING: (1) WALL MATERIALS AND SIDING CONFIGURATIONS, (2) PORCH ARCHITECTURE AND WIDTH, (3) MASONRY TYPES OR SELECTIONS, (4) ROOFLINES AND ROOFING SELECTIONS, (5) WINDOW SIZE, PLACEMENT AND GRILLE STYLES, AND (6) EXTERIOR COLOR PALETTES.

TRANSPORTATION IMPROVEMENTS

PRIOR TO THE ISSUANCE OF THE 100TH CERTIFICATE OF OCCUPANCY (C.O) FOR THE PROJECT:

BURLINGTON MILLS ROAD AT FORESTVILLE ROAD:
1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH 150' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE WITH 200' OF STORAGE.
3. EXTEND THE EXISTING SOUTHBOUND LEFT-TURN LANE TO PROVIDE 300' OF STORAGE.
4. EXTEND THE EXISTING WESTBOUND LEFT-TURN LANE TO PROVIDE 225' OF STORAGE.
5. EXTEND THE EXISTING NORTHBOUND LEFT-TURN LANE TO PROVIDE 225' OF STORAGE.
6. EXTEND THE EXISTING EASTBOUND LEFT-TURN LANE TO PROVIDE 575' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS A:

FORESTVILLE ROAD AT ACCESS A:
1. CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH 100' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH 100' OF STORAGE.
3. MONITOR INTERSECTION FOR SIGNAL WARRANTS AND INSTALL IF/WHEN WARRANTED.

FORESTVILLE ROAD FRONTAGE:
1. CONSTRUCTION OF ½ OF THE PLANNED ULTIMATE ROADWAY SECTION ALONG THE SITE FRONTAGE ON FORESTVILLE ROAD. THE ULTIMATE SECTION FOR FORESTVILLE ROAD CONSISTS OF A 4-LANE MEDIAN DIVIDED ROADWAY WITH SIDEPATHS.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS B, C, OR D:

BURLINGTON MILLS ROAD:
1. CONSTRUCTION OF ½ OF THE PLANNED ULTIMATE ROADWAY SECTION ALONG THE SITE FRONTAGE ON BURLINGTON MILL ROAD. THE ULTIMATE SECTION FOR BURLINGTON MILLS ROAD CONSISTS OF A 4-LANE MEDIAN DIVIDED ROADWAY WITH BIKE LANES AND SIDEWALKS.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS B:

BURLINGTON MILLS ROAD AT ACCESS B:
1. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS C:

BURLINGTON MILLS ROAD AT ACCESS C/CENTAUR ROAD:
1. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH 50' OF STORAGE.

PRIOR TO THE ISSUANCE OF ANY C.O. FOR THE PHASE OF DEVELOPMENT WHICH INCLUDES ACCESS D:

BURLINGTON MILLS ROAD AT ACCESS D/HUNTINGCREEK DRIVE:
1. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT TURN LANE WITH 50' OF STORAGE.
2. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH 50' OF STORAGE.

OPEN SPACE (RM ZONING)	Required	Proposed
Total Open Space	26.74 AC Min (222.83 AC x 0.12)	40.59 AC
Active Recreation Features	13.37 AC Min. (26.74 AC x 0.50)	22.00 AC
Passive Recreation Features	13.37 AC Min. (26.74 AC x 0.50)	18.59 AC (total passive recreation features area includes 2.67 AC environmentally sensitive lands and 5.81 AC stormwater facilities as detailed below)
Environmentally Sensitive/Unique Lands and Floodplains (includes wetlands, protected stream buffers, rock outcroppings, and floodplains)	2.67 AC Max. Passive Open Space (13.37 AC x 0.20)	2.67 AC
Stormwater Facilities	6.68 AC Max. Passive Open Space (13.37 AC x 0.50)	5.81 AC

OPEN SPACE (CLUSTER OPTION)	Required	Proposed
Total Contiguous Open Space	89.13 AC (222.83 x 0.40)	96.47 AC

TRAIL SUMMARY (REQUIRED BY CONDITIONAL ZONING)	Required	Proposed
Rolesville Public Greenway Trail	4,500 LF (Min.)	7,500 LF
Private Soft Surface Trail	4,500 LF (Min.)	6,000 LF

PARKING TABLE

	REQUIRED (PER LDO)	PROVIDED
DWELLING, SINGLE FAMILY	1,118 SPACES (2.0 X 559 DU)	1,118 SPACES (2.0 X 559 DU)
GUEST PARKING	140 SPACES (0.25 X 559 DU)	140 SPACES (0.25 X 559 DU)
* GUEST PARKING INCLUDES ON-STREET PARKING WITHIN PUBLIC ROW: 126 SPACES		

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C4.00	OVERALL UTILITY PLAN
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C4.02	UTILITY PLAN - AREA "B"
C4.03	UTILITY PLAN - AREA "C"
C4.04	UTILITY PLAN - AREA "D"
C4.05	UTILITY PLAN - AREA "E"
C4.06	UTILITY PLAN - AREA "F"
C4.07	UTILITY PLAN - AREA "G"
C4.08	UTILITY PLAN - AREA "H"
C4.09	UTILITY PLAN - AREA "I"
C4.10	UTILITY PLAN - AREA "J"
C4.11	UTILITY PLAN - AREA "K"
C4.12	UTILITY PLAN - AREA "L"
C4.13	UTILITY PLAN - AREA "M"
C4.14	UTILITY PLAN - AREA "N"
C4.15	UTILITY PLAN - AREA "O"
C4.16	UTILITY PLAN - AREA "P"
C4.17	UTILITY PLAN - AREA "Q"
C4.18	UTILITY PLAN - AREA "R"
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	STORM DRAINAGE DETAILS
L5.00	OVERALL CODE COMPLIANT LANDSCAPE PLAN
SL2.0	PROPOSED LIGHTING PLAN
SL2.1-SL2.12	PROPOSED PHOTOMETRIC PLAN
SL2.13	SPECIFICATION SHEETS

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AGNC BROKERAGE | CONSULTING | PLANNING

PROJECT DIRECTORY

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.11.06 15:57:49-05'00'

Rolesville
Genuine Community • Capital Connection • Est. 1837
Planning

PSP-23-04 / Preliminary Subdivision Plat / Pearce Farm

APPROVED

Date: November 6, 2024

Town of Rolesville Planning Department

REVISIONS

NO.	DATE

PRELIMINARY SUBDIVISION PLAT FOR:

PEARCE FARM
ROLESVILLE, NORTH CAROLINA
PROJECT NUMBER: AGN-23001

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-CS1.dwg, 11/6/2024 3:47:22 PM, Sherrill Williams

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.).
8. 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 THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT AND/OR CITY OF RALEIGH DETAILS.
10. 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 TRAFFIC CONTROL DEVICES (MUTCD).
11. 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.
12. 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.
13. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.

NOTES:

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

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.

GRADING NOTES

1. 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 THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. 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.
5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

SIGNAGE NOTES

1. ALL SIGNAGE INSTALLED SHALL CONFORM TO TO STANDARDS SET FORTH BY THE LATEST PUBLISHED EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD CONSTRUCTION DRAWINGS.
2. SIGNAGE MATERIAL SHALL CONFORM TO MUTCD COLOR AND REFLECTIVITY STANDARDS AND SHALL BE HIGH INTENSITY PRISMATIC GRADE REFLECTIVE MATERIAL. STOP SIGNS SHALL BE ON A 30-INCH BY 30-INCH OCTAGONAL STOP SIGN BLANK.
3. ALL SIGNS, EXCEPT STREET MARKERS, SHALL BE MOUNTED IN A MANNER THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF SEVEN FEET (7 FT) ABOVE GROUND LEVEL. STREET MARKER SIGNS SHALL BE MOUNTED OVER THE TOP OF THE STOP SIGNS ACCORDING TO THE STREET MARKER STANDARDS NUMBER 7 BELOW.
4. GROUND MOUNTED SIGN POSTS USED TO INSTALL STREET SIGNAGE SHALL BE 12 FT. LONG AND CONSTRUCTED OF 14-GAUGE GALVANIZED STEEL "U" CHANNEL POSTS OR TWO-INCH (2 IN.) GALVANIZED SQUARE STEEL TUBING. ALL "U" CHANNEL AND SQUARE SIGN POSTS SHALL HAVE 3/8-INCH HOLES DOWN THE CENTER OF THE POST DRILLED AT ONE-INCH (1 IN.) SPACING FOR THE ENTIRE LENGTH OF THE POST.
5. GROUND MOUNTED SIGN POSTS SHALL BE DRIVEN TO A MINIMUM OF 30 INCHES BELOW GROUND LEVEL. ALL POSTS SHALL BE PLUMBED AND LEVELED AS THE POST IS INSTALLED. POSTS SHALL NOT BE SET IN CONCRETE.
6. ALL STREET MARKERS (STREET NAME SIGNS) SHALL BE DESIGNED AND INSTALLED AS FOLLOWS:
   A. STREET MARKERS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS AND WILL INCLUDE THE BLOCK NUMBER FOR EACH STREET.
   B. ALL SIGNAGE PROVIDED AND INSTALLED SHALL BE CONSTRUCTED FROM A 0.080 GAUGE ANODIZED ALUMINUM SIGN BLANK AND CONFORM TO STANDARD MUTCD SIGN SIZES.
   C. STREET MARKERS SHALL BE DESIGNED IN A STACKED CONFIGURATION AND LOCATED IN A MANNER FOR VIABILITY FROM ALL DIRECTIONS OF TRAVEL.
   D. STREET NAMES SHALL BE DISPLAYED USING REFLECTIVE WHITE LETTERS ON A REFLECTIVE GREEN BACKGROUND. THE STREET NAME MUST BE DISPLAYED USING A COMBINATION OF 6-INCH UPPER CASE LETTERS AND 4.5-INCH LOWER CASE LETTERS. BLOCK NUMBERS AND ABBREVIATIONS (RD., DR., ST., ETC.) SHALL UTILIZE 3-INCH LETTERS/NUMBERS. ON PRIVATE STREETS, A NOTATION OF "PRIVATE STREET" IN 3-NCH BLACK LETTERS ON A WHITE BACKGROUND MUST BE ADDED ON THE EDGE OF THE SIGN CLOSEST TO THE ROAD. SIGNS MUST NOT HAVE BORDERS.
   E. THE STREET NAME SHALL APPEAR CENTERED VERTICALLY ON THE LEFT OF THE STREET MARKER. THE BLOCK NUMBER SHALL APPEAR TO THE BOTTOM RIGHT OF THE STREET MARKER. EACH ITEM SHOULD BE SPACED TO BALANCE THE APPEARANCE OF THE STREET MARKER.
   F. THE LETTERS SHALL BE DESIGNED USING THE STANDARD HIGHWAY ALPHABET OF FHWA, SERIES B_SAE
   G. TWO SIGN BLANKS ARE REQUIRED FOR EACH STREET MARKER ASSEMBLY. EACH BLANK SHALL HAVE A STREET NAME ON BOTH SIDES. THE SIGN BLANKS SHALL BE INSTALLED IN A STACKED MANNER USING COMMERCIALLY AVAILABLE ALUMINUM MOUNTING HARDWARE. EACH ASSEMBLY SHALL CONTAIN ONE 12" LONG CROSS MOUNT FOR FLAT BLADE STREET SIGNS AND ONE 12" LONG "U" CHANNEL OR SQUARE POST BRACKET FOR FLAT BLADE STREET NAME SIGNS. STREET MARKERS FOR DIFFERENT STREETS SHALL BE PLACED AT RIGHT ANGLES. THE STREET MARKER ASSEMBLY SHALL BE MOUNTED TO THE "U" CHANNEL OR SQUARE POST OVER TOP OF THE STOP SIGNS. IF A STOP SIGN IS NOT PRESENT, OR THE STOP SIGN IS NOT AT AN APPROPRIATE LOCATION FOR STREET MARKERS, STREET MARKERS SHALL BE MOUNTED ON A SEPARATE "U" CHANNEL OR SQUARE POST AT THE APPROPRIATE LOCATION.
   H. THE LENGTH OF THE STREET MARKER IS VARIABLE DEPENDING ON THE LENGTH OF THE STREET NAME, BUT SHOULD CONFORM TO THE TABLE. THE HEIGHT OF THE STREET MARKER SHOULD BE 9-INCHES.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL.

STREET NAME - NUMBER OF LETTERS*	STREET MARKER BLANK LENGTH
3-5 LETTERS	24-INCHES
6-7 LETTERS	30-INCHES
8-9 LETTERS	36-INCHES
ABOVE 9 LETTERS	36-INCHES PLUS 6-INCHES FOR EVERY 2 ADDITIONAL LETTERS

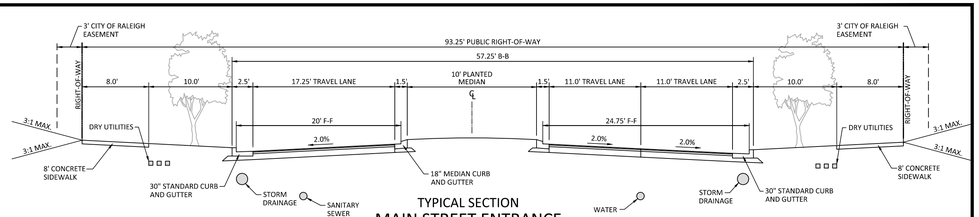
* NUMBER OF LETTERS REFERS TO THE NAME OF THE STREET, NOT THE ABBREVIATION FOR ROAD, DRIVE, STREET, ETC.

MAIL KIOSK CALCULATIONS

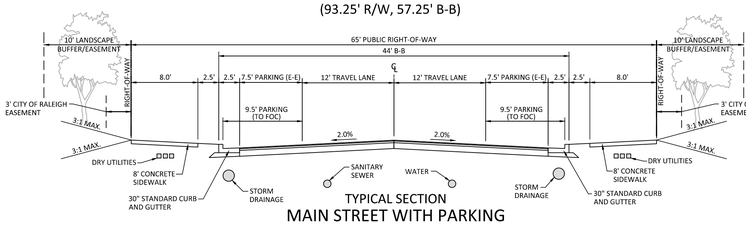
NUMBER OF MAIL BOXES(UNITS)	REQUIRED PARKING SPACES
52 OR LESS	2
53-78	3
79-104	4
105 OR MORE	4 PLUS 1 PER EACH ADDITIONAL 26 MAILBOXES

MAIL KIOSK AREA (MAIN AMENITY)
MAIL KIOSK CALCULATION:
559 UNITS @ 16 UNITS/KIOSK (CBU) = 35 KIOSKS (CBUs)

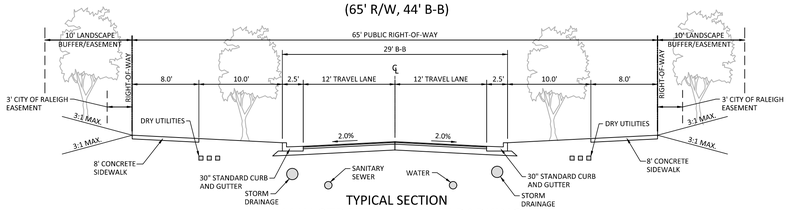
MAIL KIOSK PARKING: 559 UNITS
REQUIRED: 22 SPACES
PROVIDED: 22 SPACES (5 VAN ACCESSIBLE)



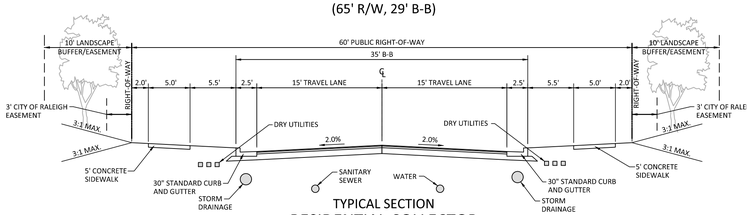
TYPICAL SECTION
MAIN STREET ENTRANCE
(93.25' R/W, 57.25' B-B)



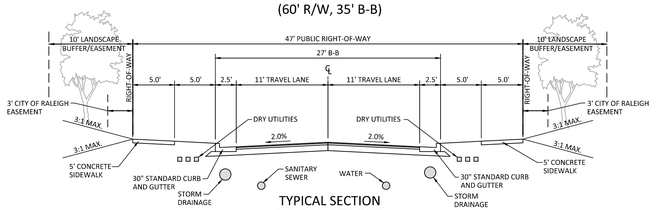
TYPICAL SECTION
MAIN STREET WITH PARKING
(65' R/W, 44' B-B)



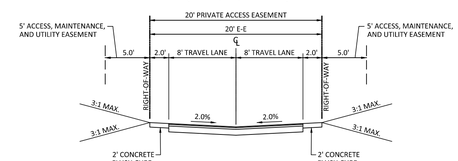
TYPICAL SECTION
MAIN STREET WITHOUT PARKING
(65' R/W, 29' B-B)



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



TYPICAL SECTION
LOCAL STREET
(47' R/W, 27' B-B)



NOTE: PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

TYPICAL SECTION
ALLEY
(20' PRIVATE ACCESS EASEMENT, 20' E-E)

811 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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:21:16-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	10. 01. 2024

SHEET

PROJECT NOTES AND TYPICAL SECTIONS

C0.01

X:\Projects\AGN\AGN23001\04-Production\Engineering\@Preliminary Subdivision Plat\Current Drawing\AGN23001-N1.dwg, 9/27/2024 8:16:35 AM, Sherrill Williams

OPEN SPACE SUMMARY TABLE

Total Open Space Summary						Open Space Phase Breakdown							
Phase Number	Total On-Site Phase Area (acre)	Total Open Space Per Phase (acre) 12% of Phase Area		Total Open Space Full Site (acre) 12% of Site Area		Active Rec. (acre) 50% of Required Open Space Min.		Passive Rec. (acre) 50% of Required Open Space Min.		Environmentally Sensitive Lands* (acre) 20% of Passive Open Space Max.		Stormwater Facilities* (acre) 50% of Passive Open Space Max.	
Phase 1	30.3569	Required:	3.64	Required:	26.74	Min:	13.37	Min:	13.37	Max:	2.67	Max:	6.68
		Provided	7.38	Provided:	7.38	Provided:	4.38	Provided:	3.00	Provided:	0.38	Provided:	0.66
Total Open Space Provided (Phase 1):				7.38		Total (Phase 1)	4.38		3.00	(included in passive rec. calculation)	0.38	(included in passive rec. calculation)	0.66
Phase 2	38.5604	Required:	4.63	Remaining:	19.36	Remaining:	8.99	Remaining:	10.37	Remaining:	2.29	Remaining:	6.02
		Provided	6.52	Provided:	13.90	Provided:	5.99	Provided:	0.53	Provided:	0.46	Provided:	0.00
Total Open Space Provided (Phase 1-2):				13.90		Total (Phase 1-2)	10.37		3.53	(included in passive rec. calculation)	0.84	(included in passive rec. calculation)	0.66
Phase 3	57.4646	Required:	6.90	Remaining:	12.84	Remaining:	3.00	Remaining:	9.84	Remaining:	1.83	Remaining:	6.02
		Provided	17.23	Provided:	31.13	Provided:	9.77	Provided:	7.46	Provided:	0.69	Provided:	1.90
Total Open Space Provided (Phase 1-3):				31.13		Total (Phase 1-3)	20.14		10.99	(included in passive rec. calculation)	1.53	(included in passive rec. calculation)	2.56
Phase 4	55.1249	Required:	6.61	Remaining:	0.00	Remaining:	0.00	Remaining:	2.38	Remaining:	1.14	Remaining:	4.12
		Provided	6.21	Provided:	37.34	Provided:	0.94	Provided:	5.27	Provided:	0.69	Provided:	1.80
Total Open Space Provided (Phase 1-4):				37.34		Total (Phase 1-4)	21.08		16.26	(included in passive rec. calculation)	2.22	(included in passive rec. calculation)	4.36
Phase 5	39.5132	Required:	4.74	Remaining:	26.74	Remaining:	0.00	Remaining:	0.00	Remaining:	0.45	Remaining:	2.32
		Provided	3.25	Provided:	40.59	Provided:	0.92	Provided:	2.33	Provided:	0.45	Provided:	1.45
Total Open Space Provided (All Phases):				40.59		Total (Phase 1-5)	22.00		18.59	(included in passive rec. calculation)	2.67	(included in passive rec. calculation)	5.81

* Included in Passive Rec. Features Calculation.

- Full Site Open Space Requirement Met During Phase 3 (26.74 AC)
- Full Site Active Open Space Requirement Met During Phase 3 per LDO Standards (13.37 AC)
- Full Site Active Open Space Requirement Met During Phase 5 Per Approved Zoning (22.00 AC)
- Full Site Passive Open Space Requirement Met During Phase 4 per LDO Standards (13.37 AC)

GENERAL NOTES:

1. PER LDO SECTION 6.2.1.G.4, OPEN SPACES SHALL MAKE ACCOMMODATIONS TO PROVIDE UNIVERSAL DESIGNS THAT CAN BE ENJOYED BY DIFFERENT TARGET USERS AND PROVIDE FOR ADA ACCESSIBILITY. THOSE SPACES THAT PROVIDE SUCH ACCOMMODATIONS WILL DEMONSTRATE HOW THIS IS BEING ACHIEVED AS OPEN SPACE DESIGNS DEVELOP AT TIME OF CONSTRUCTION DRAWINGS.
2. PER LDO SECTION 6.2.1.G.5, PUBLIC SEATING SHALL BE REQUIRED. PUBLIC SEATING SHALL BE APPROPRIATE TO THE INTENDED USE OF THE PARK AREA. THESE ELEMENTS WILL BE SHOWN AS OPEN SPACE DESIGNS DEVELOP AT TIME OF CONSTRUCTION DRAWINGS.
3. PER LDO SECTION 6.2.1.G.6, REFUSE AND RECYCLING RECEPTACLES ARE REQUIRED AT EACH ENTRANCE AND GATHERING SPACE. THESE ELEMENTS WILL BE SHOWN AS OPEN SPACE DESIGNS DEVELOP AT TIME OF CONSTRUCTION DRAWINGS.

OPEN SPACE (RM ZONING)

	Required	Proposed
Total Open Space	26.74 AC Min (222.83 AC x 0.12)	40.59 AC
Active Recreation Features	13.37 AC Min. (26.74 AC x 0.50)	22.00 AC
Passive Recreation Features	13.37 AC Min. (26.74 AC x 0.50)	18.59 AC (total passive recreation features area includes 2.67 AC environmentally sensitive lands and 5.81 AC stormwater facilities as detailed below)
Environmentally Sensitive/Unique Lands and Floodplains (includes wetlands, protected stream buffers, rock outcroppings, and floodplains)	2.67 AC Max. Passive Open Space (13.37 AC x 0.20)	2.67 AC
Stormwater Facilities	6.68 AC Max. Passive Open Space (13.37 AC x 0.50)	5.81 AC

OPEN SPACE (CLUSTER OPTION)

	Required	Proposed
Total Contiguous Open Space	89.13 AC (222.83 x 0.40)	96.87 AC

TRAIL SUMMARY (REQUIRED BY CONDITIONAL ZONING)

	Required	Proposed
Rolesville Public Greenway Trail	4,500 LF (Min.)	7,500 LF
Private Soft Surface Trail	4,500 LF (Min.)	5,000 LF

OPEN SPACE LOT AREAS AND PROGRAMMING

	Approximate Area (acre)										
Open Space Lot No.	Total Open Space Lot Area (acre)	Total Open Space Lot Area (sf)	Open Space Type	Active Rec. Features (acre)	Passive Rec. Features (acre)	Environmentally Sensitive/Unique Lands/Floodplain (acre)	Stormwater Facilities (acre)	Other* (acre)	Phase(s)	Use Description
OS-1	4.44	193745	Large	4.44	0.00	0.00	0.00	0.00	3	Amenity facility including clubhouse, pool, pickleball courts, grilling stations and/or fire pits
OS-2	5.36	233586	Large	5.36	0.00	0.00	0.00	0.00	2	Public Park
OS-3	21.16	921884	Large	5.98	3.00	0.45	0.00	11.73	1, 2, 3	Park space with public greenway access and stream buffer, wetlands and pond area (excludes area of SCM 'A')
OS-4	42.99	1873021	Medium	3.29	4.00	2.22	5.00	28.48	1, 3, 4, 5	Passive open space w/ public greenway/trailhead(s) and private soft surface trails and stream buffer, wetlands and floodplain
OS-5	3.47	151355	N/A	1.07	0.29	0.00	0.00	2.11	1	Passive open space w/ private soft surface trail
OS-6	4.25	185208	N/A	0.00	0.00	0.00	0.00	4.25	1, 2	Passive open space w/ wetland area
OS-7	4.13	179988	Small	0.92	0.15	0.00	0.81	2.25	5	Passive open space w/ private soft surface trails and wetland area and stream buffer area, pocket park
OS-8	6.85	298653	N/A	0.00	0.07	0.00	0.00	6.78	3, 4, 5	Passive open space w/ private soft surface trails
OS-9	1.11	48526	N/A	0.00	1.11	0.00	0.00	0.00	4	Passive open space
OS-10	1.16	50755	N/A	0.00	0.00	0.00	0.00	1.16	5	Passive open space
OS-11	0.19	8486	N/A	0.19	0.00	0.00	0.00	0.00	4	Passive open space
OS-12	0.30	13148	N/A	0.30	0.00	0.00	0.00	0.00	4	Passive open space
OS-13	0.27	11704	N/A	0.27	0.00	0.00	0.00	0.00	4	Passive open space
OS-14	0.18	7854	N/A	0.18	0.00	0.00	0.00	0.00	4	Passive open space
OS-15	0.17	7524	N/A	0.00	0.17	0.00	0.00	0.00	3	Passive open space
OS-16	0.21	9232	N/A	0.00	0.21	0.00	0.00	0.00	3	Passive open space
OS-17	0.19	8320	N/A	0.00	0.19	0.00	0.00	0.00	3	Passive open space
OS-18	0.18	7776	N/A	0.00	0.18	0.00	0.00	0.00	3	Passive open space
OS-19	0.19	8147	N/A	0.00	0.19	0.00	0.00	0.00	3	Passive open space
OS-20	0.21	9084	N/A	0.00	0.21	0.00	0.00	0.00	3	Passive open space
OS-21	0.22	9614	N/A	0.00	0.22	0.00	0.00	0.00	3	Passive open space
OS-22	0.12	5327	N/A	0.00	0.12	0.00	0.00	0.00	3	Passive open space
OS-23	0.69	30176	N/A	0.00	0.00	0.00	0.00	0.69	2	Passive open space
OS-24	0.20	8979	N/A	0.00	0.00	0.00	0.00	0.20	1	Passive open space
Total	98.24	4282092	N/A	22.00	10.11	2.67	5.81	57.65		
				Total Passive Open Space Features: 18.59						

* Other open area included as part of open space lot area totals, but not included as part of RM Zoning open space requirements or calculations.

GRAPHIC SCALE 0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:22:12-04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

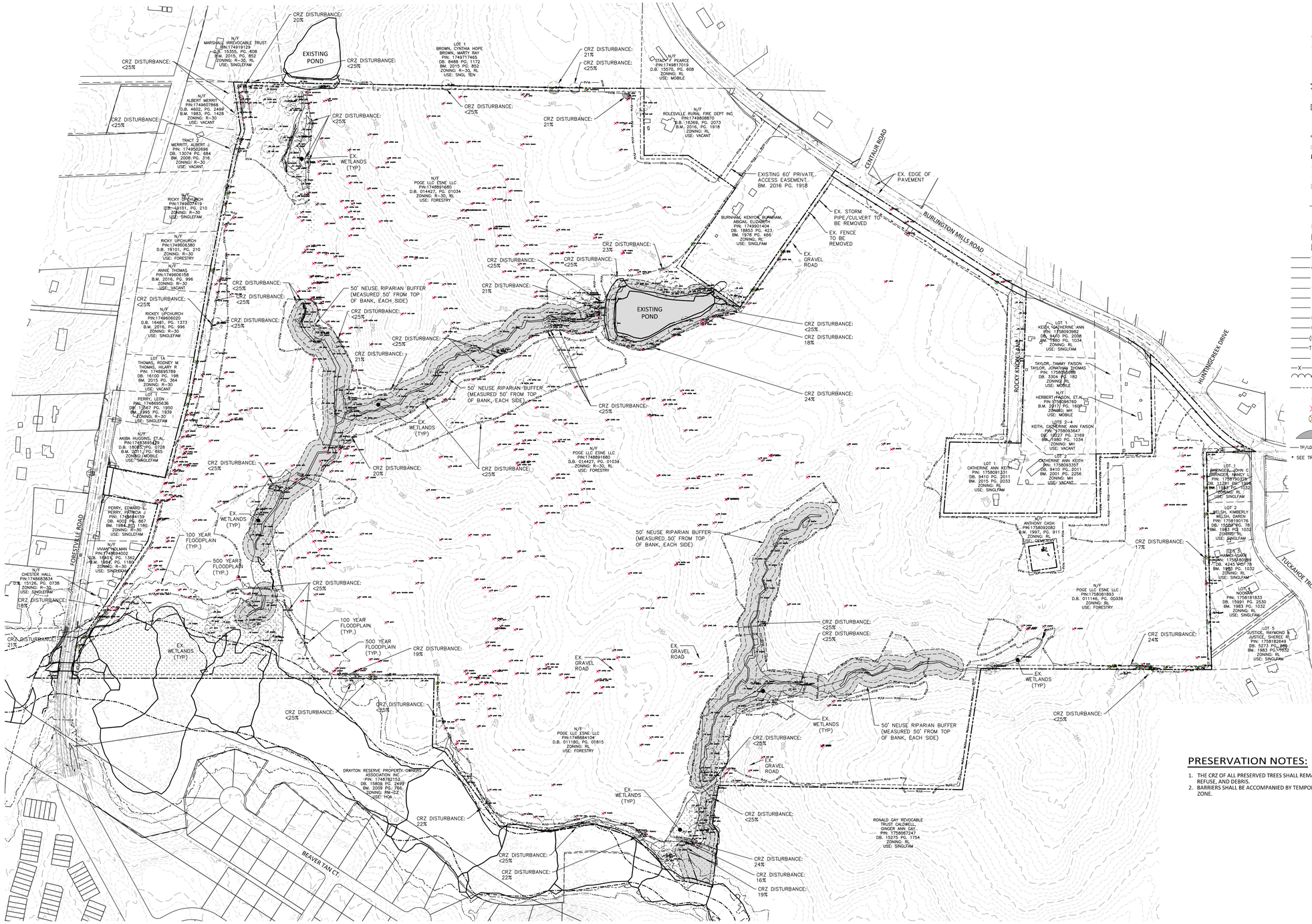
PROJECT NO.	AGN23001
FILENAME	AGN23001-OSP1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	10. 01. 2024

SHEET

OVERALL OPEN SPACE PLAN

C0.02

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-OSP1.dwg, 9/27/2024 8:54:35 AM, Sean Vanderslice



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- TELEPHONE HAND HOLE(ACCESS PANEL)
- CABLE PEDESTAL
- UTILITY HAND HOLE
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- (FM) — TOWN OF APEX FORCE MAIN
- T FO — UNDERGROUND FIBER
- TV — UNDERGROUND TELEVISION
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- Tree — EXISTING TREE
- Tree — EXISTING TREE TO BE REMOVED
- Tree — EXISTING TREE TO BE REMOVED AND REQUIRING REPLACEMENT
- DISTURBED CRZ AREA
- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

TREE PRESERVATION DATA

TREE PRESERVATION AREA	1,932,467 SF (44.36 AC)
TOTAL EXISTING TREES QTY	903
MINIMUM REQUIRED TREE PRESERVATION (10% OF EXISTING TREES)	91
PROPOSED PRESERVED TREES	361
PROPOSED REMOVED TREES REQUIRING REPLACEMENT	37
MINIMUM REQUIRED REPLACEMENT TREES	148

PRESERVATION NOTES:

1. THE CRZ OF ALL PRESERVED TREES SHALL REMAIN FREE OF ALL BUILDING MATERIALS, REFUSE, AND DEBRIS.
2. BARRIERS SHALL BE ACCOMPANIED BY TEMPORARY SIGNS LABELING THE CRITICAL ROOT ZONE.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA LANDSCAPE ARCHITECT SARA DONOHOE 2027
Sara Donohoe
2024.09.27
12:32:47 -04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-PP1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	10. 01. 2024

SHEET

PRESERVATION PLAN

C0.03

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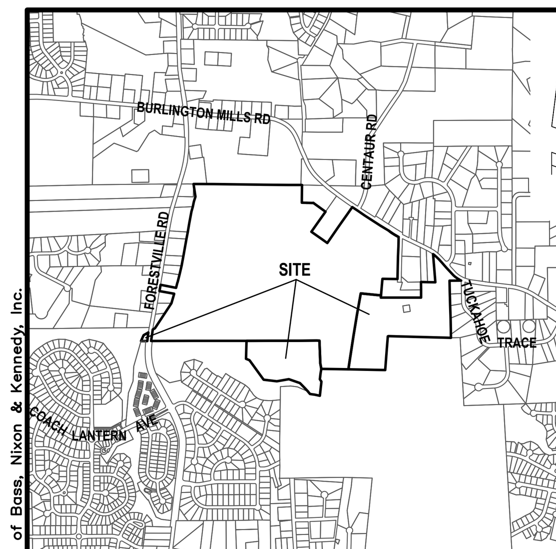
NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF THE PROPERTIES LIES IN A FEMA FLOOD HAZARD AREA PER FIRM NUMBERS 3720174800K, 3720174900K & 3720175800K DATED JULY 19, 2022.
6. PROPERTIES ARE IN WAKE COUNTY AND TOWN OF ROLESVILLE ETJ AS SHOWN.
7. PROPERTIES ARE ZONED "R-30" & "RL" AS SHOWN.
8. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
11. ITEM 6(A) & 6(B) - NO ZONING REPORT PROVIDED AT THIS TIME.
12. ITEM 9 - THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY.
13. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. WETLANDS DELINEATED BY CAROLINA ECOSYSTEMS, INC., DATED AUGUST 2015.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.



VICINITY MAP - 1" = 2000'

BUILDING SETBACKS

R-30 (WAKE COUNTY)
FRONT & CORNER: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

RL (TOWN OF ROLESVILLE)
FRONT: 30 FEET
SIDE: 12 FEET
CORNER: 17 FEET
REAR: 25 FEET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°03'18" W	82.83'
L2	N 81°12'37" W	75.13'
L3	N 40°14'28" W	51.36'
L4	N 42°57'15" W	65.28'
L5	N 68°25'53" W	57.67'
L6	S 36°22'14" E	43.80'
L7	S 07°28'23" W	97.45'
L8	S 11°05'36" W	66.94'
L9	N 59°34'48" E	44.62'
L10	N 89°56'19" W	99.63'
L11	N 25°32'05" E	98.45'
L12	N 59°29'06" E	86.17'
L13	S 01°35'31" E	59.97'
L14	N 12°19'25" E	88.64'
L15	N 18°21'09" E	82.04'
L16	S 01°53'22" W	39.97'
L17	S 02°39'31" W	61.06'
L18	N 11°28'44" W	87.28'
L19	N 81°15'55" E	104.50'
L20	S 08°44'05" E	104.50'
L21	S 81°15'55" W	104.50'
L22	N 08°44'05" W	104.50'
L23	N 89°56'19" W	60.28'
L24	N 01°45'19" W	81.83'
L25	N 00°42'26" W	198.78'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	1,906.64'	66.84'	S 62°01'11" E	66.83'
C2	1,906.64'	127.59'	S 59°05'54" E	127.57'
C3	2,159.61'	133.80'	S 07°19'14" W	133.78'
C4	2,099.61'	173.66'	S 08°04'20" W	173.61'
C5	663.20'	82.16'	N 45°38'16" W	82.10'
C6	515.68'	226.18'	S 54°26'47" E	224.37'

TBD TITLE INSURANCE COMPANY
COMMITMENT NUMBER:
COMMITMENT DATE:

SCHEDULE B, PART II
EXCEPTIONS

NC GRID (NAD '83/2011)

REFERENCES:

BM. 1997 PG. 911
BM. 1997 PG. 1970
BM. 2001 PG. 2256
BM. 2008 PG. 316
BM. 2011 PG. 665
BM. 2015 PG. 2033
BM. 2016 PG. 1918
DB. 11033 PG. 85
DB. 11146 PG. 339
DB. 11180 PG. 1815
DB. 14427 PG. 1034

LEGEND

- EIP = EXISTING IRON PIPE
- EIR = EXISTING REBAR
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
- ELECTRIC POLE
- GUY WIRE
- GUY POLE
- WATER VALVE
- WELL
- FIRE HYDRANT
- FIBER-OPTIC MARKER
- TELEPHONE PEDESTAL
- GAS LINE VALVE
- SIGN
- GRAVE
- O/H ELECTRIC LINE
- STORM WATER LINE
- FENCE
- WETLANDS

PROPERTY DESCRIPTIONS PER RECORD:

TRACT 1: Wake County PIN 1748891680 & Real Estate ID 0318100:

BEGINNING at an existing iron pipe in the southern right of way of Burlington Mills Road (60 foot R/W), said iron pipe also being the northeast corner of the property described in Deed Book 2644, Page 187, Wake County Registry, and further described in Book of Maps 1978, Page 466, Wake County Registry; thence with said right of way south 57° 03 minutes 58 seconds east 751.01 feet to an iron pipe set; thence along the right of way, a curve to the left, having a radius of 1,906.64 feet, a length of 127.31 feet, and a chord bearing of south 59° 06 minutes 25 seconds east, a distance of 127.29 feet to an existing iron pipe; thence with said right of way a curve to the left, having a radius of 1,906.64 feet, a length of 67.07 feet, and a chord bearing of south 62° 01 minutes 39 seconds east, a distance of 67.07 feet to an iron pipe set; thence leaving said right of way, running south 1° 49 minutes 49 seconds west 535.06 feet to an existing iron pipe; thence south 2° 38 minutes 41 seconds west 61.06 feet to an existing iron pipe; thence south 1° 52 minutes 32 seconds west 89.98 feet to an existing iron pipe; thence north 89° 11 minutes 52 seconds west 612.55 feet to an existing iron pipe; thence south 9° 00 minutes 45 seconds west 1,416.63 feet to an existing iron pipe; thence north 88° 57 minutes 54 seconds west 428.57 feet to an existing iron pipe; thence north 11° 28 minutes 24 seconds west 87.29 feet to an existing iron pipe; thence north 2° 02 minutes 16 seconds west 362.50 feet to an existing iron pipe; thence south 89° 57 minutes 57 seconds west 1,159.79 feet to an existing iron pipe; thence north 89° 56 minutes 03 seconds west 1,514.37 feet to a point in the eastern right of way of Forestville Road (60 foot R/W); thence crossing Forestville Road north 89° 56 minutes 03 seconds west 60.28 to an iron pipe set in the western right of way of Forestville Road; thence north 89° 56 minutes 03 seconds west 99.63 feet to iron pipe set; thence north 25° 17 minutes 33 seconds east 98.59 feet to an existing iron pipe; thence north 59° 43 minutes 14 seconds east 86.29 feet to an existing iron pipe in the western right of way of Forestville Road; thence with the western right of way of Forestville Road a curve to the left, having a radius of 2,159.61 feet, a length of 133.87 feet, and a chord bearing of south 7° 18 minutes 00 seconds west, a distance of 133.85 feet to the iron pipe set in the western right of way of Forestville Road referenced in a prior call; thence crossing Forestville Road south 89° 56 minutes 03 seconds east 60.28 feet to a point in the eastern right of way of Forestville Road referenced in a prior call; thence with the eastern right of way of Forestville Road along a curve to the right having a radius of 2,099.61 feet, a length of 174.09 feet, and a chord bearing of north 08° 03 minutes 22 seconds east a distance of 174.04 feet to an iron pipe set in the eastern right of way of Forestville Road; thence leaving said right of way, running north 59° 43 minutes 48 seconds east 44.35 feet to an existing iron pipe; thence north 33° 56 minutes 01 seconds east 456.12 feet to an iron pipe set; thence north 15° 01 minutes 20 seconds east 160.64 feet to an existing iron pipe; thence north 15° 01 minutes 28 seconds east 330.10 feet to an existing iron pipe; thence north 15° 01 minutes 04 seconds east 147.82 feet to an existing iron pipe; thence north 10° 16 minutes 39 seconds east 545.20 feet to an existing iron pipe; thence north 11° 33 minutes 22 seconds east 498.01 feet to an existing iron pipe; thence north 1° 34 minutes 23 seconds west 81.56 feet to an existing iron pipe; thence north 0° 48 minutes 14 seconds west 199.03 feet to an existing iron pipe; thence south 89° 01 minutes 51 seconds east 1,539.25 feet to an existing iron pipe; thence south 0° 09 minutes 44 seconds east 280.95 feet to an existing iron pipe; thence north 89° 58 minutes 45 seconds east 363.19 feet to an existing iron pipe; thence north 28° 02 minutes 34 seconds east 140.81 feet to an existing iron pipe; thence south 62° 03 minutes 15 seconds east 41.37 feet to an existing iron pipe; thence north 28° 01 minutes 45 seconds east 170.37 feet to an iron pipe set in the southern right of way of Burlington Mills Road; thence along the southern right of way of Burlington Mills Road with a curve to the left, having a radius of 2,799.00 feet, a length of 182.48 feet, and a chord bearing of south 51° 06 minutes 15 seconds east, a distance of 182.45 feet to an iron pipe set; thence with said right of way south 52° 58 minutes 19 seconds east 53.86 feet to an existing iron pipe; thence leaving said right of way, running south 34° 48 minutes 14 seconds west 697.14 feet to an existing iron pipe; thence south 55° 15 minutes 03 seconds east 299.78 feet to an existing iron pipe; thence north 34° 50 minutes 22 seconds east 696.76 feet to an existing iron pipe in the southern right of way of Burlington Mills Road, being the point and place of beginning, containing 170.78 acres, as shown on survey entitled, "Property of Bobby E. Eddins and Betty M. Eddins, dated 8/18/04, prepared by Mulkey Engineers and Consultants."

and

BEING all of that 0.639 acre tract shown on plat entitled "Recombination Survey For POGE, LLC & ESNE, LLC", a copy of which is recorded in Book of Maps 2011, Page 665, Wake County Registry. This tract is bordered on the north by other land of Grantor, on the east by other land of Grantee, on the south by other land of Perry and on the west by the center line of Forestville Road.

TRACT 2: Wake County PIN 1758081893 and Real Estate ID 0063677:

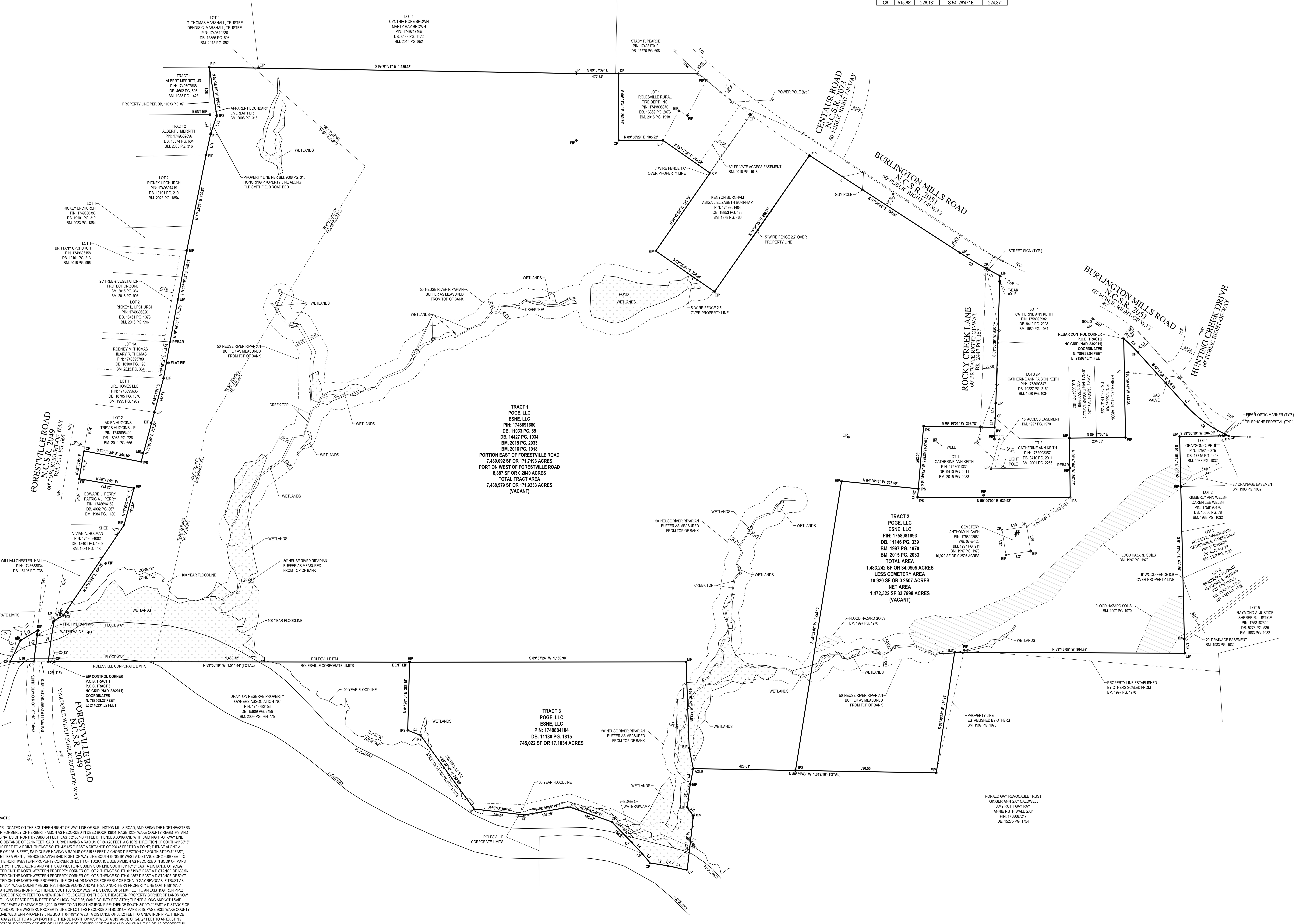
BEGINNING at an existing iron pipe in the southern right of way of Burlington Mills Road, being the northeast corner of Herbert F. Faison Property (Deed Book 10986, Page 2004, Wake County Registry); thence with the Faison line south 0° 53 minutes 33 seconds east 416.19 feet to an iron pipe; thence south 89° 17 minutes 04 seconds west 234.59 feet to an existing iron pipe; thence south 0° 39 minutes 48 seconds east 124.39 feet to an existing iron pipe; thence south 89° 20 minutes 19 seconds west 330.37 feet to an existing iron pipe; thence south 15° 48 minutes 27 seconds west 115.81 feet to an existing iron pipe; thence north 84° 20 minutes 47 seconds west 599.08 feet to an existing iron pipe; thence south 09° 00 minutes 45 seconds west 1,229.37 feet to an existing iron pipe; thence south 89° 00 minutes 15 seconds east 590.45 feet to a bent axle; thence north 08° 39 minutes 21 seconds east 511.98 feet to an iron pipe; thence south 89° 46 minutes 10 seconds east 964.65 feet to an axle; thence north 01° 14 minutes 54 seconds west 59.88 feet to an iron pipe; thence north 01° 18 minutes 47 seconds west 255.38 feet to an iron pipe; thence north 01° 19 minutes 39 seconds west 195.03 feet to an iron pipe; thence north 01° 19 minutes 44 seconds west 399.16 feet to an iron pipe; thence north 89° 02 minutes 56 seconds east 206.09 feet to a point in the southern right of way of Burlington Mills Road; thence along with the southern right of way of Burlington Mills Road a curve to the right, having a radius of 515.68 feet, a length of 226.18 feet, and a chord bearing of north 54° 29 minutes 10 seconds west, a distance of 224.37 feet to an iron pipe set; thence with said right of way north 41° 55 minutes 16 seconds west 297.45 feet to an iron pipe set; thence with said right of way a curve to the left, having a radius of 663.20 feet, a length of 82.17 feet, and chord bearing of north 45° 28 minutes 14 seconds west, a distance of 82.12 feet to the point of beginning, and being all of Parcel 1, containing 34.928 acres, as shown on a survey entitled, "Boundary Survey for Ammons Development Group, Heritage/Traveston Survey," dated October 7, 2004, prepared by Mulkey Engineers & Consultants.

See also plat recorded in Book of Maps 1997, Page 1970, Wake County Registry.

TRACT 3: Wake County PIN 1748884104 and REAL ESTATE ID 0325091:

BEGINNING at an existing iron pipe located in the southern line of that property now or formerly belonging to Bobby E. Eddins and Betty M. Eddins as described in Book 2582, Page 261, Wake County Registry and the northeast corner of that property now or formerly belonging to Millridge Investments, Inc. as described in Book 9207, Page 1757, Wake County Registry, said existing iron pipe also having North Carolina Grid Coordinates of N=788,506.3698 and E=2,147,745.4989; runs thence with the southern line of the aforesaid Eddins property North 89° 57' 57" East 1,159.79 feet to an existing iron pipe; runs thence continuing with the line of the Eddins property South 02° 02' 16" East 362.50 feet to an existing iron pipe and South 11° 28' 24" East 87.29 feet to an existing iron pipe northwest corner of that property now or formerly belonging to Ronald Gay, Ginger Ann Gay Caldwell and Amy Ruth Gay Ray as described in Book 5464, Page 540, Wake County Registry runs thence with the line of the Gay/Caldwell/Ray property the following courses and distances: South 11° 10' 13" West 67.04 feet to an existing iron pipe, South 07° 22' 24" West 97.35 feet to an existing iron pipe, South 36° 25' 26" East 43.76 feet to an existing iron pipe, South 06° 34' 04" West 230.02 to an existing iron pipe, North 77° 03' 15" West 82.83 feet to an existing iron pipe, North 81° 12' 34" West 75.13 feet to an existing iron pipe, and North 40° 14' 25" West 51.36 feet to an existing iron pipe; runs thence North 42° 57' 12" West 65.28 feet to a point; runs thence North 44° 16' 14" West 120.33 feet to a point; runs thence North 70° 44' 03" West 186.82 feet to a point; runs thence South 80° 12' 56" West 193.30 feet to a point; runs thence North 83° 15' 07" West 211.03 feet to a point; runs thence North 36° 02' 11" West 382.28 feet to a point; runs thence North 68° 25' 50" West 57.67 feet to a point in the eastern line of that property now or formerly belonging to Millridge Investments, Inc.; runs thence with the eastern line of the aforesaid Millridge Investments property North 01° 28' 01" East 286.16 feet to an existing iron pipe, the point and place of Beginning, containing 17.10 acres as shown on that plat entitled "Exempt Subdivision Plat Property of Jerry William Ellisberg" prepared by Mulkey Engineers & Consultants and dated 08-18-2004.

* West



PROPERTY DESCRIPTION PER FIELD - TRACT 1

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD, AND BEING LOCATED NORTH 89°56'19' WEST A DISTANCE OF 25.12 FEET FROM THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15809, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF NORTH 788508.27 FEET, EAST 2146231.02 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 89°56'19" WEST A DISTANCE OF 60.28 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY OF SAID FORESTVILLE ROAD; THENCE NORTH 89°56'19" WEST A DISTANCE OF 99.63 FEET TO A POINT LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OF FORMERLY OF HOMEOWNERS ASSOCIATION OF STONEGATE INC AS SHOWN IN BOOK OF MAPS 2006, PAGE 2455, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 25°32'05" EAST A DISTANCE OF 98.45 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 59°29'06" EAST A DISTANCE OF 86.17 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 133.80 FEET, SAID CURVE HAVING A RADIUS OF 2,159.61 FEET, A CHORD DIRECTION OF SOUTH 07°19'14" WEST, AND A CHORD DISTANCE OF 133.78 FEET TO A POINT; THENCE CROSSING BACK OVER SAID RIGHT-OF-WAY SOUTH 89°56'19" EAST A DISTANCE OF 60.28 FEET TO SAID BEGINNING EXISTING IRON PIPE LOCATED ON SAID EASTERN RIGHT-OF-WAY LINE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 173.66 FEET, SAID CURVE HAVING A RADIUS OF 2,099.61 FEET, A CHORD DIRECTION OF NORTH 08°04'20" EAST, AND A CHORD DISTANCE OF 173.61 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF WILLIAM CHESTER HALL AS RECORDED IN DEED BOOK 15126, PAGE 738, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 59°34'48" EAST A DISTANCE OF 44.62 FEET TO A NEW IRON PIPE; THENCE NORTH 33°53'22" EAST A DISTANCE OF 456.32 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF EDWARD AND PATRICIA PERRY AS RECORDED IN DEED BOOK 4002, PAGE 867, AND SHOWN IN BOOK OF MAPS 1984, PAGE 1180, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 15°07'01" EAST A DISTANCE OF 160.34 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 80°13'48" WEST A DISTANCE OF 233.22 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE NORTH 09°35'05" EAST A DISTANCE OF 118.67 FEET TO A POINT LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2011, PAGE 665, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 79°13'24" EAST A DISTANCE OF 244.16 FEET TO A NEW IRON PIPE; THENCE NORTH 15°01'36" EAST A DISTANCE OF 215.27 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1995, PAGE 1939, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 15°01'01" EAST A DISTANCE OF 147.51 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1A AS SHOWN IN BOOK OF MAPS 2015, PAGE 364, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 10°15'02" EAST A DISTANCE OF 155.51 FEET TO AN EXISTING REBAR LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2016, PAGE 996, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 10°18'16" EAST A DISTANCE OF 180.76 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 10°19'55" EAST A DISTANCE OF 208.81 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2023, PAGE 1854, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 11°23'06" EAST A DISTANCE OF 409.87 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF TRACT 2 AS SHOWN IN BOOK OF MAPS 2008, PAGE 316, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 12°19'25" EAST A DISTANCE OF 88.64 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 18°21'09" EAST A DISTANCE OF 82.04 FEET TO A NEW IRON PIPE; THENCE NORTH 08°38'18" WEST A DISTANCE OF 205.01 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF LOT 2 AS SHOWN IN BOOK OF MAPS 2015, PAGE 852, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 89°01'31" EAST A DISTANCE OF 1,539.33 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF LOT 1 AS SHOWN IN BOOK OF MAPS 2015, PAGE 852, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 89°57'39" EAST A DISTANCE OF 177.74 FEET TO A POINT LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF ROLESVILLE RURAL FIRE DEPARTMENT INC AS RECORDED IN DEED BOOK 16369, PAGE 2073 AND SHOWN IN BOOK OF MAPS 2016, PAGE 1918, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°01'31" EAST A DISTANCE OF 280.71 FEET TO A POINT; THENCE NORTH 89°58'29" EAST A DISTANCE OF 185.22 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 55°11'38" EAST A DISTANCE OF 240.08 FEET TO A POINT LOCATED ON THE WESTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF KENYON AND ABIGAIL BURNHAM AS RECORDED IN DEED BOOK 18853, PAGE 423 AND SHOWN IN BOOK OF MAPS 1978, PAGE 466, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 34°47'54" WEST A DISTANCE OF 398.38 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 55°16'09" EAST A DISTANCE OF 299.69 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 34°50'35" EAST A DISTANCE OF 696.75 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF BURLINGTON MILLS ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE SOUTH 57°04'22" EAST A DISTANCE OF 750.93 FEET TO AN EXISTING IRON PIPE; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 127.59 FEET, SAID CURVE HAVING A RADIUS OF 1,906.64 FEET, A CHORD DIRECTION OF SOUTH 59°05'54" EAST, AND A CHORD DISTANCE OF 127.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 66.84 FEET, SAID CURVE HAVING A RADIUS OF 1,906.64 FEET, A CHORD DIRECTION OF SOUTH 62°01'11" EAST, AND A CHORD DISTANCE OF 66.83 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1980, PAGE 1034, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°50'39" WEST A DISTANCE OF 535.07 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 4 AS SHOWN IN BOOK OF MAPS 1980, PAGE 1034, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 02°39'31" WEST A DISTANCE OF 61.06 FEET TO A POINT LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2001, PAGE 2256, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°53'22" WEST A DISTANCE OF 39.97 FEET TO A NEW IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LOT 1 AS SHOWN IN BOOK OF MAPS 2015, PAGE 2033, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°10'51" WEST A DISTANCE OF 298.78 FEET TO A NEW IRON PIPE; THENCE SOUTH 04°49'42" WEST A DISTANCE OF 263.28 FEET TO A NEW IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF TRACT 2 AS SHOWN IN BOOK OF MAPS 1997, PAGE 1970, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 84°20'42" WEST A DISTANCE OF 323.59 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 09°02'02" WEST A DISTANCE OF 1,229.10 FEET TO A NEW IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF RONALD GAY REVOCABLE TRUST AS RECORDED IN DEED BOOK 15275, PAGE 1754, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 88°59'43" WEST A DISTANCE OF 428.61 FEET TO AN EXISTING AXLE LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 11180, PAGE 1815, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 11°28'44" WEST A DISTANCE OF 87.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 02°01'43" WEST A DISTANCE OF 362.61 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°57'24" WEST A DISTANCE OF 1,159.90 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15809, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°56'19" WEST A DISTANCE OF 1,514.44 FEET TO THE POINT OF BEGINNING, CONTAINING 171.9233 ACRES.

PROPERTY DESCRIPTION PER FIELD - TRACT 2

BEGINNING AT AN EXISTING IRON REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF BURLINGTON MILLS ROAD, AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FAISON AS RECORDED IN DEED BOOK 13851, PAGE 1229, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF NORTH: 789863.84 FEET, EAST: 2150740.71 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 82.16 FEET, SAID CURVE HAVING A RADIUS OF 663.20 FEET, A CHORD DIRECTION OF SOUTH 45°38'16" EAST, AND A CHORD DISTANCE OF 82.10 FEET TO A POINT; THENCE SOUTH 42°13'20" EAST A DISTANCE OF 296.45 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 226.18 FEET, SAID CURVE HAVING A RADIUS OF 515.68 FEET, A CHORD DIRECTION OF SOUTH 54°26'47" EAST, AND A CHORD DISTANCE OF 224.37 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°05'19" WEST A DISTANCE OF 206.09 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 1 OF TUCKAHOE SUBDIVISION AS RECORDED IN BOOK OF MAPS 1983, PAGE 1032, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN SUBDIVISION LINE SOUTH 01°18'15" EAST A DISTANCE OF 209.92 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2; THENCE SOUTH 01°19'48" EAST A DISTANCE OF 639.56 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 5; THENCE SOUTH 01°35'31" EAST A DISTANCE OF 59.97 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF RONALD GAY REVOCABLE TRUST AS RECORDED IN DEED BOOK 15275, PAGE 1754, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°46'05" WEST A DISTANCE OF 964.92 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 08°38'23" WEST A DISTANCE OF 511.94 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88°59'43" WEST A DISTANCE OF 590.55 FEET TO A NEW IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS DESCRIBED IN DEED BOOK 11033, PAGE 85, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 09°02'02" EAST A DISTANCE OF 1,229.10 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°20'42" EAST A DISTANCE OF 323.59 FEET TO A NEW IRON PIPE LOCATED ON THE WESTERN PROPERTY LINE OF LOT 1 AS RECORDED IN BOOK OF MAPS 2015, PAGE 2033, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 04°49'42" WEST A DISTANCE OF 35.52 FEET TO A NEW IRON PIPE; THENCE NORTH 90°00'00" EAST A DISTANCE OF 639.92 FEET TO A NEW IRON PIPE; THENCE NORTH 00°40'04" WEST A DISTANCE OF 247.97 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF TAMMY AND JONATHAN TAYLOR AS RECORDED IN DEED BOOK 3304, PAGE 182, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 89°17'06" EAST A DISTANCE OF 234.65 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FAISON AS RECORDED IN DEED BOOK 13851, PAGE 1229, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°58'44" WEST A DISTANCE OF 414.35 FEET TO THE POINT OF BEGINNING, CONTAINING 34.0505 ACRES LESS AND EXCEPT A 0.2507 ACRE CEMETERY LOT DESCRIBED BELOW LEAVING A NET AREA OF 33.7998 ACRES.

SAID ABOVE REFERENCED CEMETERY LOT BEING NOW OR FORMERLY OWNED BY ANTHONY N. CASH AS RECORDED IN BOOK OF MAPS 1997, PAGE 911, WAKE COUNTY REGISTRY, AND BEING FURTHER DESCRIBED AS:

COMMENCING AT AN EXISTING IRON REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF BURLINGTON MILLS ROAD, AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FAISON AS RECORDED IN DEED BOOK 13851, PAGE 1229, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF NORTH: 789863.84 FEET, EAST: 2150740.71 FEET; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 00°58'44" EAST A DISTANCE OF 414.35 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°17'06" WEST A DISTANCE OF 234.65 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN BOOK OF MAPS 2001, PAGE 2256, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE SOUTH 00°40'04" EAST A DISTANCE OF 247.97 FEET TO A NEW IRON PIPE; THENCE SOUTH 55°55'34" WEST A DISTANCE OF 219.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°44'05" EAST A DISTANCE OF 104.50 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 81°15'55" WEST A DISTANCE OF 104.50 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 08°44'05" WEST A DISTANCE OF 104.50 FEET TO A POINT; THENCE NORTH 81°15'55" EAST A DISTANCE OF 104.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2507 ACRES.

PROPERTY DESCRIPTION PER FIELD - TRACT 3

COMMENCING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD, AND BEING LOCATED NORTH 89°56'19' WEST A DISTANCE OF 25.12 FEET FROM THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15809, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF NORTH 788508.27 FEET, EAST 2146231.02 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 89°56'19" EAST A DISTANCE OF 1514.44 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 11033, PAGE 85, WAKE COUNTY REGISTRY, THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 89°57'24" EAST A DISTANCE OF 1,159.90 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 02°01'43" EAST A DISTANCE OF 362.61 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 11°28'44" EAST A DISTANCE OF 87.28 FEET TO AN EXISTING AXLE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF RONALD GAY REVOCABLE TRUST AS RECORDED IN DEED BOOK 15275, PAGE 1754, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 11°05'36" WEST A DISTANCE OF 66.94 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 07°28'23" WEST A DISTANCE OF 97.45 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 36°22'14" EAST A DISTANCE OF 43.80 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 06°33'50" WEST A DISTANCE OF 230.03 FEET TO A POINT; THENCE NORTH 77°03'18" WEST A DISTANCE OF 82.83 FEET TO A POINT; THENCE NORTH 81°12'37" WEST A DISTANCE OF 75.13 FEET TO A POINT; THENCE NORTH 40°14'28" WEST A DISTANCE OF 51.36 FEET TO A POINT LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF THE DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15809, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 42°57'15" WEST A DISTANCE OF 65.28 FEET TO A POINT; THENCE NORTH 44°16'17" WEST A DISTANCE OF 120.33 FEET TO A POINT; THENCE NORTH 70°44'06" WEST A DISTANCE OF 186.82 FEET TO A POINT; THENCE SOUTH 80°12'53" WEST A DISTANCE OF 193.30 FEET TO A POINT; THENCE NORTH 83°15'10" WEST A DISTANCE OF 211.03 FEET TO A POINT; THENCE NORTH 36°02'14" WEST A DISTANCE OF 382.28 FEET TO A NEW IRON PIPE; THENCE NORTH 68°25'53" WEST A DISTANCE OF 57.67 FEET TO A NEW IRON PIPE; THENCE NORTH 01°28'13" EAST A DISTANCE OF 286.15 FEET TO THE POINT OF BEGINNING, CONTAINING 17.1034 ACRES.

SURVEYOR'S CERTIFICATE

TO: ____________________

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 6, 2023.

DATE OF PLAT OR MAP: ____________________
DAN GREGORY, PROFESSIONAL LAND SURVEYOR L-5240

OWNER:
POGE, LLC
ESNE, LLC
PO BOX 1615
WAKE FOREST NC 27588-1615

PRELIMINARY

SCALE: 1" = 200'
0 100 200 400 600 800

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 or (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

15052 | 11-13-2023 | JDW
JOB NO. | DATE | DRAWN BY
SCALE: 1" = 200' | CHK BY: DG

ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
POGE, LLC. & ESNE, LLC.
ROLESVILLE | WAKE COUNTY | NORTH CAROLINA

SHEET 1 OF 1

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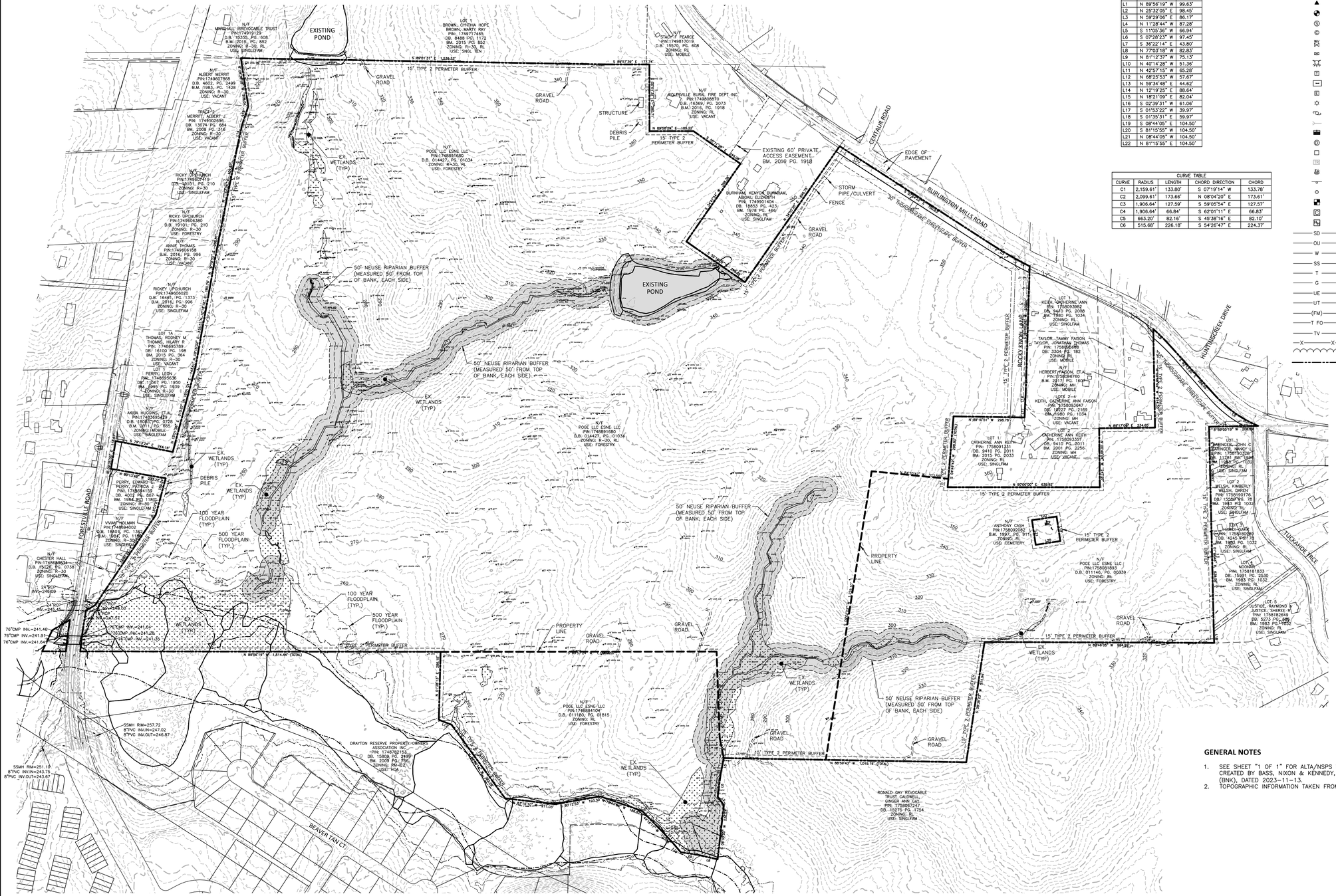
R:\2015\15052 - Tom's Creek - Taylor Morrison\SURVEY\15052CARLSON\DWG\15052 ALTA UPDATE.dwg, 11/13/2023 12:15:50 PM, jonathan.weaver



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°56'19" W	99.63'
L2	N 25°32'05" E	98.45'
L3	N 59°29'06" E	86.17'
L4	N 11°28'44" W	87.28'
L5	S 11°05'36" W	66.94'
L6	S 07°28'23" W	97.45'
L7	S 36°22'14" E	43.80'
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L20	S 81°15'55" W	104.50'
L21	N 08°44'05" W	104.50'
L22	N 81°15'55" E	104.50'

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C4	1,906.64'	66.84'	S 62°01'11" E	66.83'
C5	663.20'	82.16'	S 45°38'16" E	82.10'
C6	515.68'	226.18'	S 54°26'47" E	224.37'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- TELEPHONE HAND HOLE(ACCESS PANEL)
- CABLE PEDESTAL
- UTILITY HAND HOLE
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- (FM) — TOWN OF APEX FORCE MAIN
- T FO — UNDERGROUND FIBER
- TV — UNDERGROUND TELEVISION
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE

GENERAL NOTES

1. SEE SHEET "1 OF 1" FOR ALTA/NSPS TITLE SURVEY INFORMATION, CREATED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS (BNK), DATED 2023-11-13.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

REVISIONS

NO.	DATE

PLAN INFORMATION

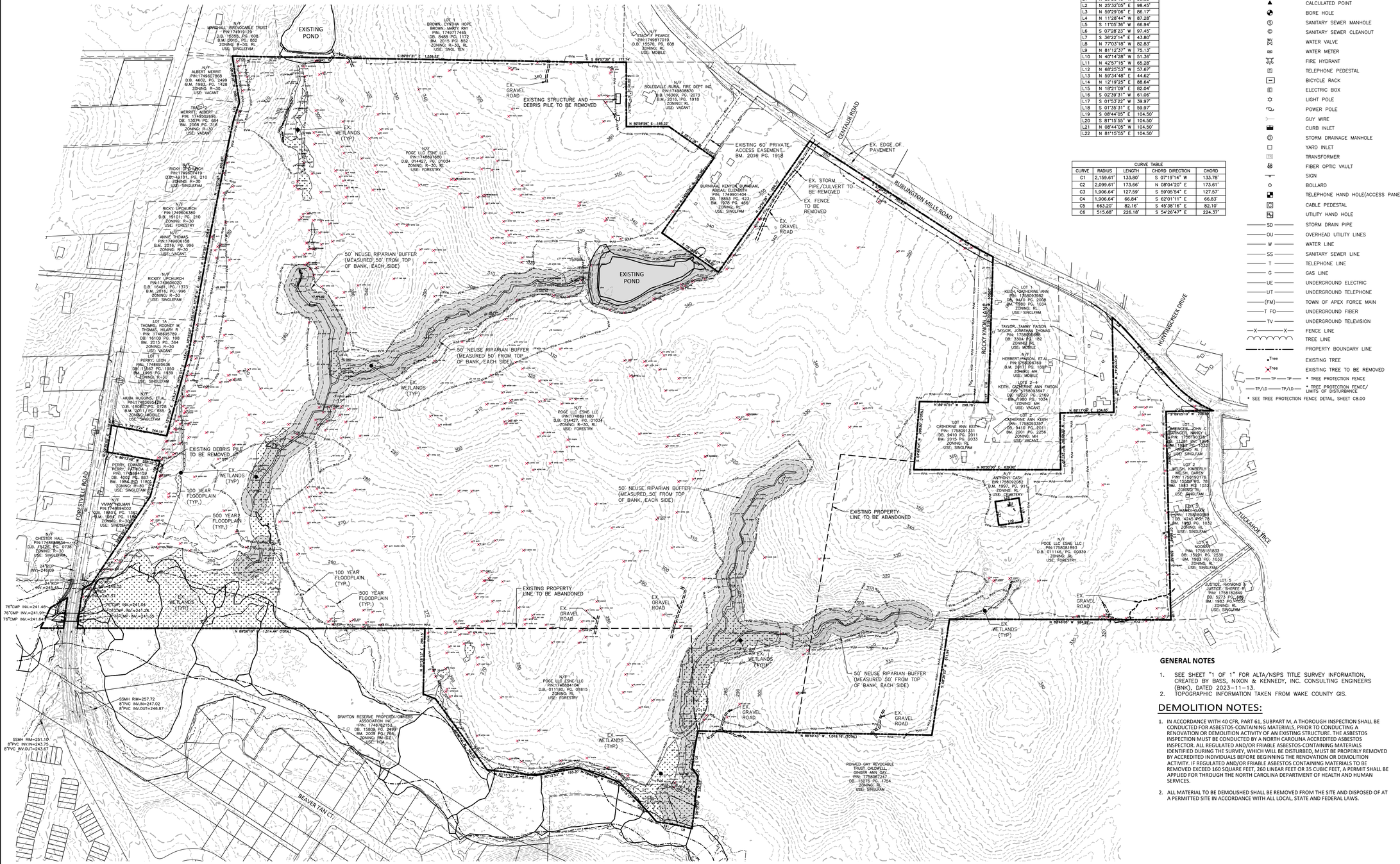
PROJECT NO.	AGN23001
FILENAME	AGN23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	10. 01. 2024

SHEET

EXISTING CONDITIONS

C1.00

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawing\AGN23001-XC1.dwg, 9/27/2024 8:18:15 AM, Sherrill Williams



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- T FO — UNDERGROUND FIBER
- TV — UNDERGROUND TELEVISION
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- Tree — EXISTING TREE
- Tree — EXISTING TREE TO BE REMOVED
- TP — TP — TP — * TREE PROTECTION FENCE
- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

GENERAL NOTES

1. SEE SHEET "1 OF 1" FOR ALTA/NSPS TITLE SURVEY INFORMATION, CREATED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS (BNK), DATED 2023-11-13.
2. TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

ALLIANCE GROUP OF NC, LLC
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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:37:18-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-DM1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	10. 01. 2024

SHEET

DEMOLITION PLAN

C1.01

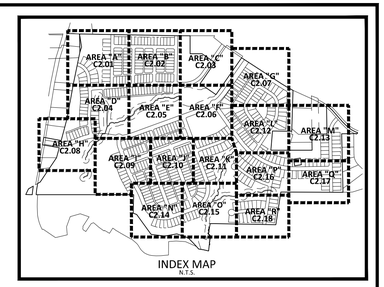
X:\Projects\AGN\AGN23001\04-Production\Engineering\8Preliminary Subdivision Plat\Current Drawing\AGN23001-DM1.dwg, 9/27/2024 11:35:18 AM, Sherrill Williams

INTERSECTION IMPROVEMENTS AT BURLINGTON MILLS ROAD AND FORESTVILLE ROAD SHALL BE CONSTRUCTED WITH PHASE 2.

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMEMT



INDEX MAP
N.T.S.

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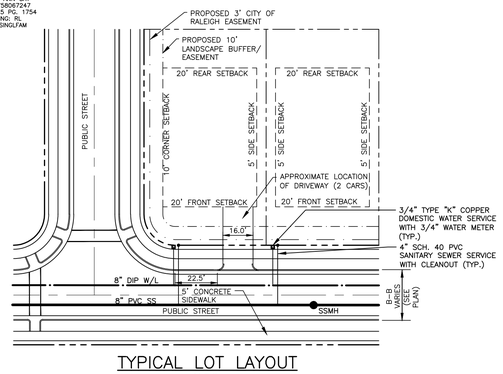
PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

PHASING PLAT TABLE

PHASE #	RESIDENTIAL LOTS	# RESIDENTIAL LOTS (TOTAL IN PHASE)	OPEN SPACE LOTS	LINEAR FEET PUBLIC STREETS	LINEAR FEET PRIVATE ALLEYS
1	1-36	36	OS-3*, OS-4*, OS-5*, OS-6*, OS-24	2,269 LF	395 LF
2	37-158	122	OS-2, OS-3*, OS-6*, OS-23	5,974 LF	3,472 LF
3	159-245, 369-390, 345-355	120	OS-1, OS-3*, OS-4*, OS-8*, OS-16 - OS-22	7,215 LF	4,174 LF
4	246-344, 356-368, 391-454	176	OS-4*, OS-8*, OS-9, OS-11 - OS-15	6,244 LF	3,008 LF
5	455-559	105	OS-4*, OS-8*, OS-7, OS-10	4,499 LF	0 LF

SEE OVERALL OPEN SPACE PLAN, SHEET C0.02 FOR OPEN SPACE LOT AREAS AND PROGRAMMING BY PHASE.
* PORTION OF OPEN SPACE LOT IS IN THIS PHASE



TYPICAL LOT LAYOUT
N.T.S.

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:24:29-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

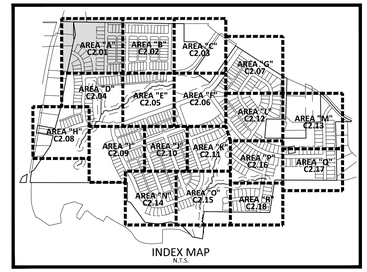
PROJECT NO.	AGN23001
FILENAME	AGN23001-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	10. 01. 2024

SHEET

OVERALL PRELIMINARY PLAT/PHASING PLAN

C2.00

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-OAS1.dwg, 9/27/2024 9:59:30 AM, Sherrill Williams

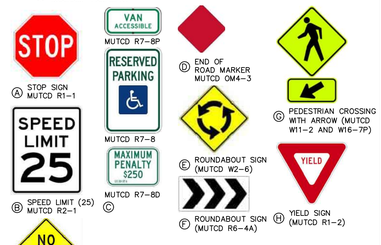


SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDD PRIVATE STORM DRAINAGE EASEMENT
3. PE PUBLIC STORM DRAINAGE EASEMENT



NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS 1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./5P WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./5P WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
- T46 WHITE CROSSWALK LINE (8", 90 MIL)
- T61 WHITE STOPBAR (24", 90 MIL)
- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS

- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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Durham, NC 27713

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license number: C-0293, C-187

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

W.T. O'Daniel — Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:42-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "A"

C2.01

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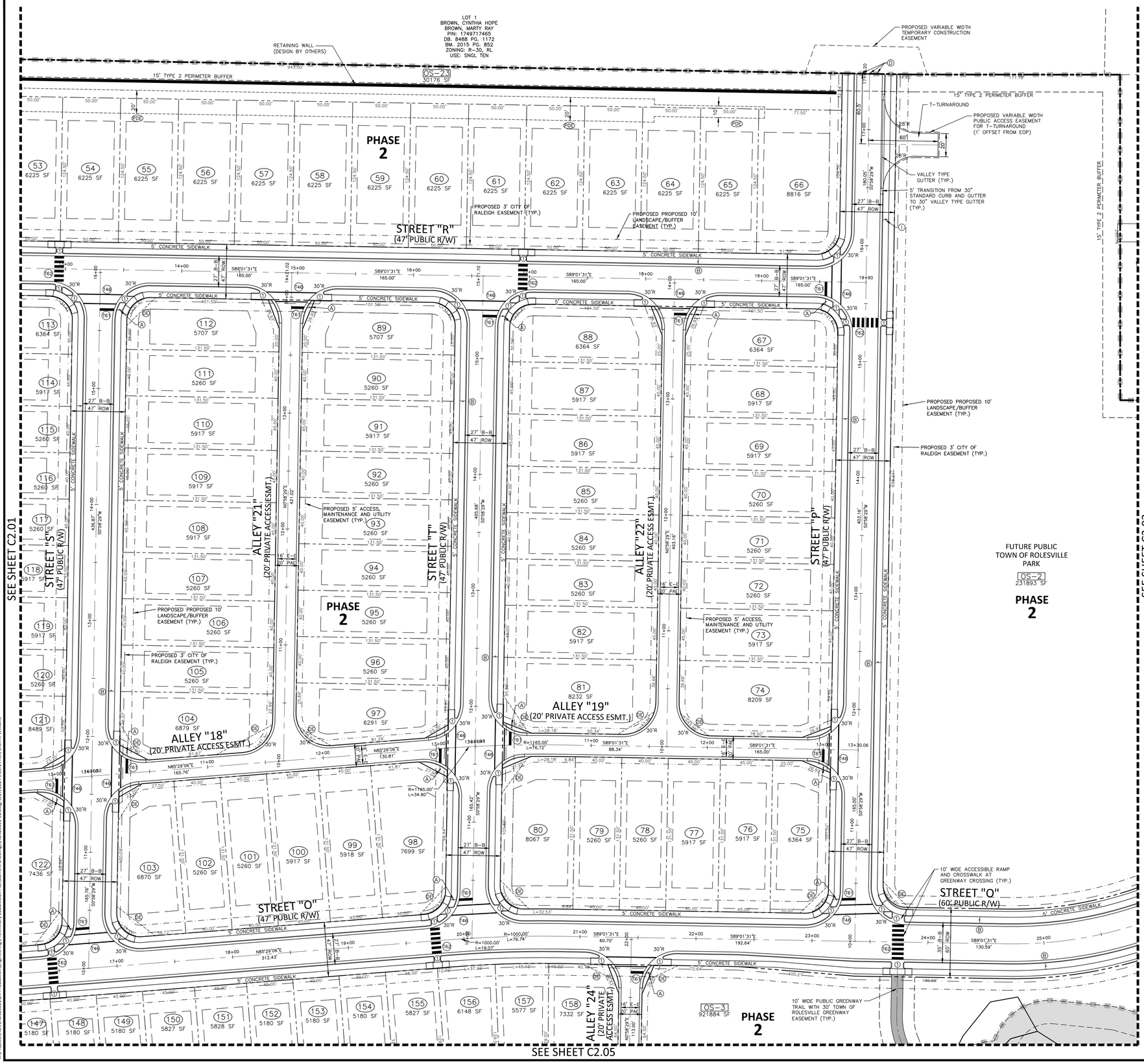
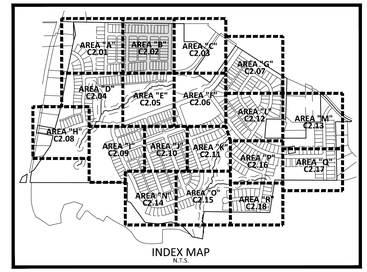




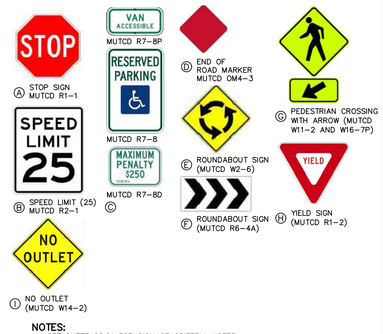
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1.00 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
Ⓑ SPEED LIMIT (25) MUTCD R2-1
Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)
① NO OUTLET (MUTCD W14-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

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T2 WHITE SOLID LANE LINE (4", 90 MIL)
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ARROWS/CHARACTERS
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T71 RIGHT TURN ARROW (90 MIL)

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:43-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "B"

C2.02

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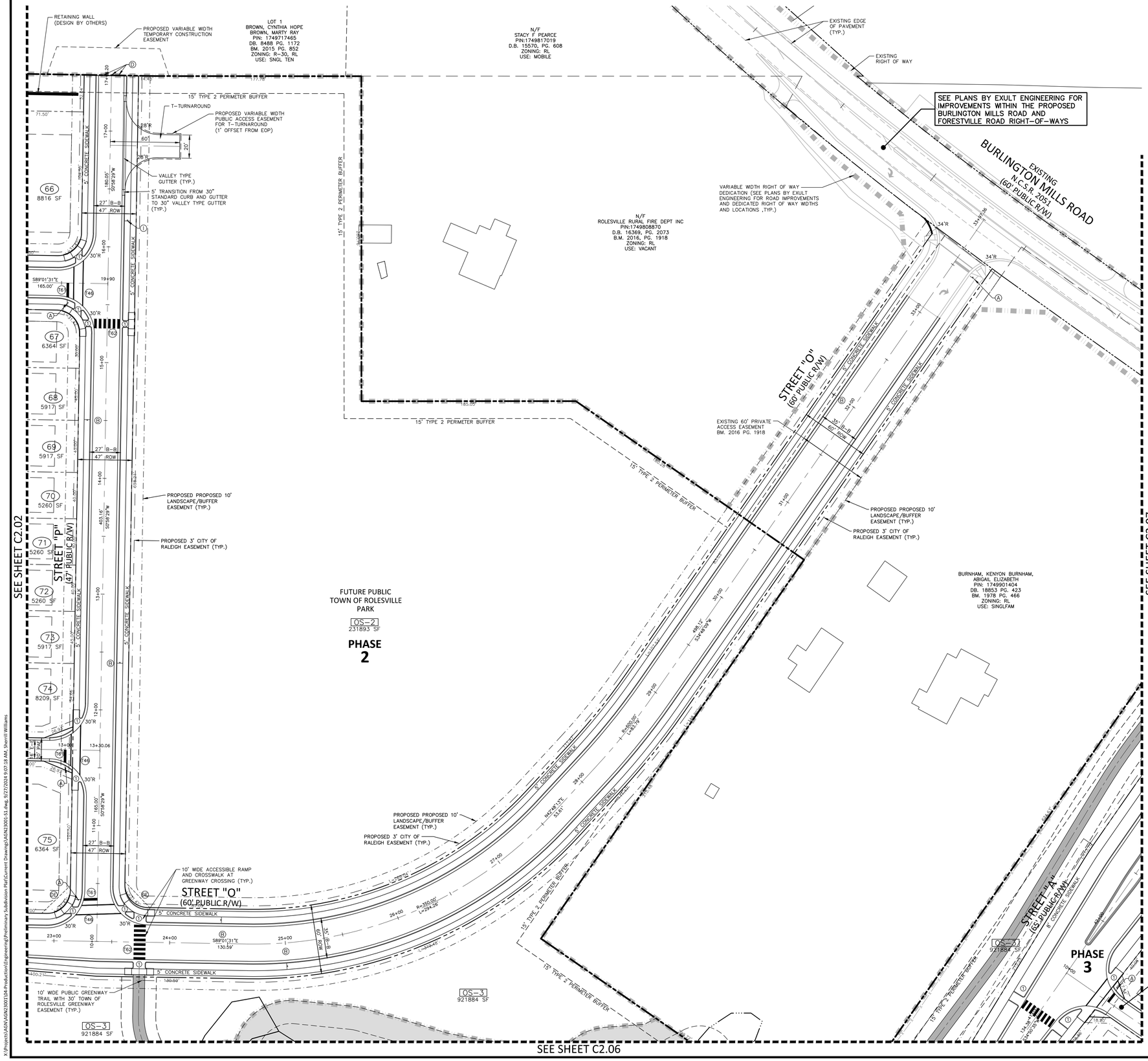

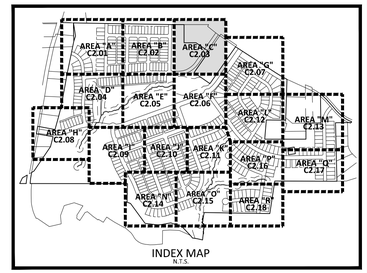

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
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- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
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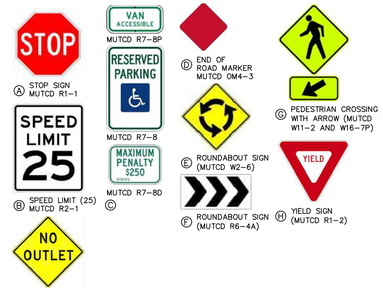
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
(PDE) PRIVATE STORM DRAINAGE EASEMENT
(PE) PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
Ⓑ SPEED LIMIT (25) MUTCD R2-1
Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)
Ⓘ NO OUTLET (MUTCD W14-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12)

PAVEMENT MARKING LEGEND

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:45-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "C"

C2.03

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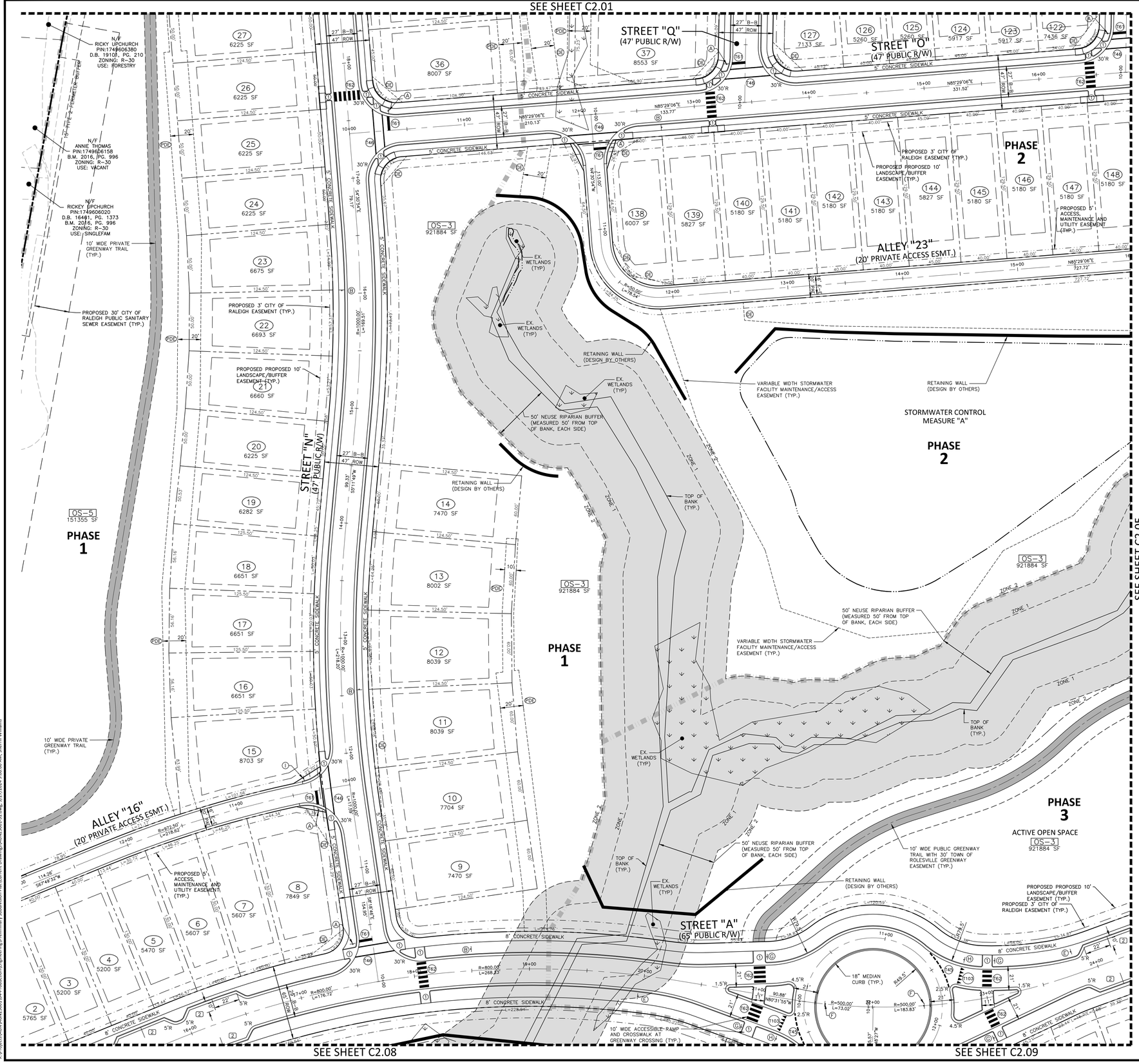
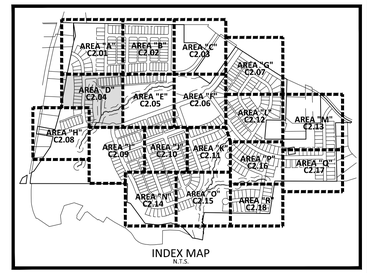
SEE SHEET C2.01



SEE SHEET C2.05

SEE SHEET C2.08

SEE SHEET C2.09



INDEX MAP
N.T.S.

SITE LEGEND

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- 3' CITY OF RALEIGH EASEMENT
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KEY LEGEND

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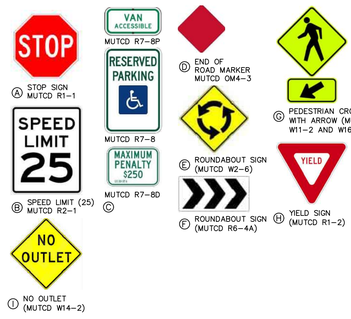
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
Ⓑ SPEED LIMIT (25) MUTCD R2-1
Ⓒ MUTCD R7-8P, MUTCD R7-8, MUTCD R7-8D
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)
Ⓘ NO OUTLET (MUTCD W14-2)

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ARROWS/CHARACTERS
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:46-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "D"

C2.04

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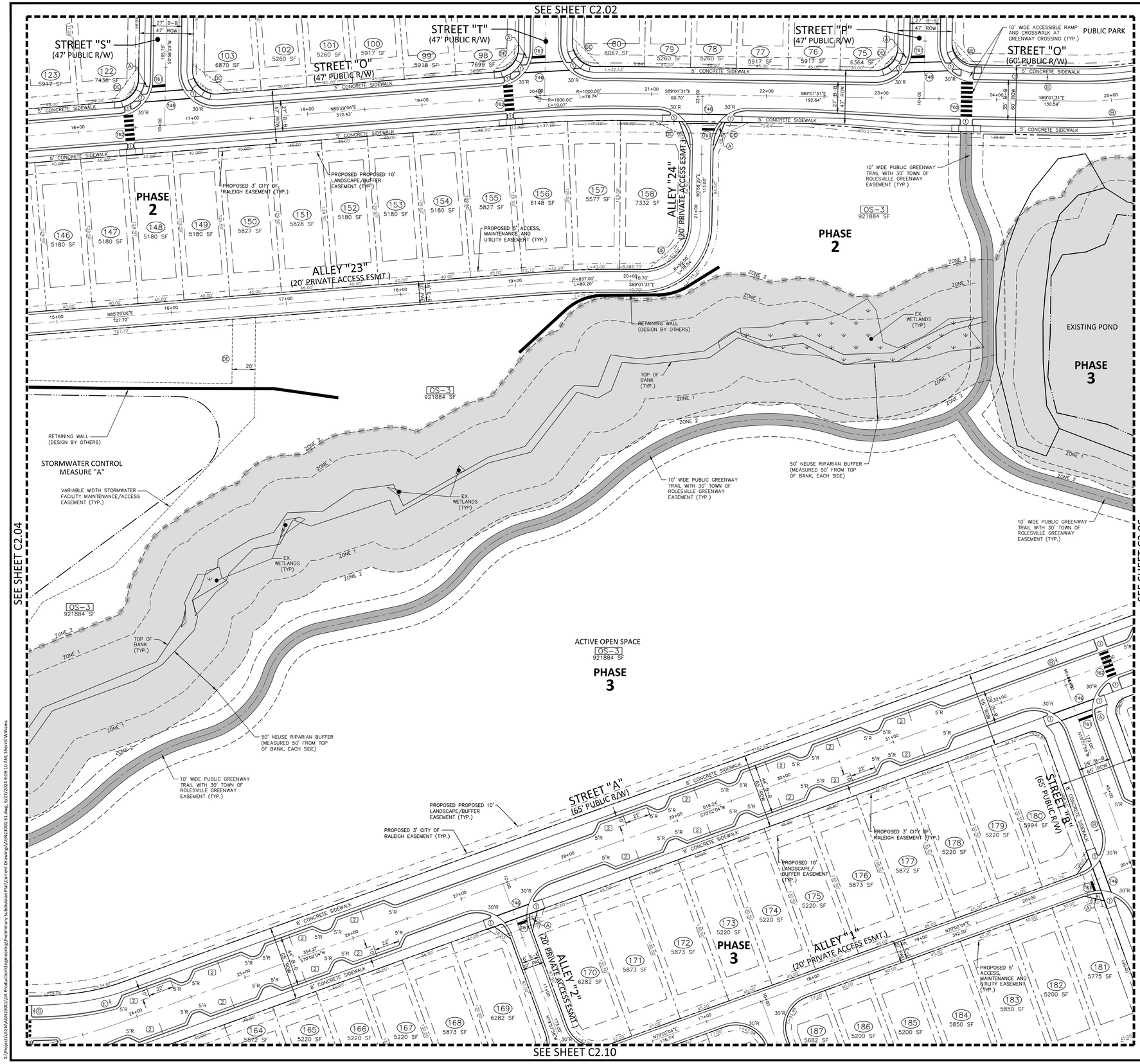
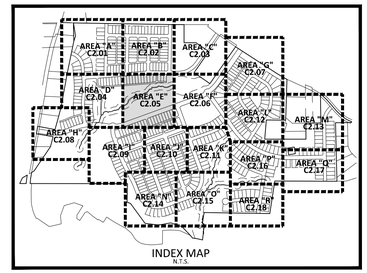
SEE SHEET C2.02



SEE SHEET C2.04

SEE SHEET C2.06

SEE SHEET C2.10



SITE LEGEND

- SIGNAGE
- SITE LIGHTING
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- ACC — ACCESSIBLE PARKING STALL
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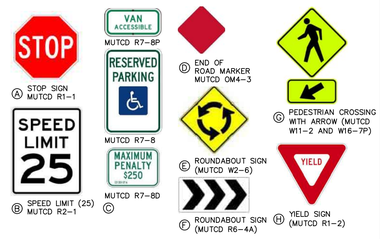

Ⓐ STOP SIGN MUTCD R1-1
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1 inch = 40 ft.

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:48-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "E"

C2.05

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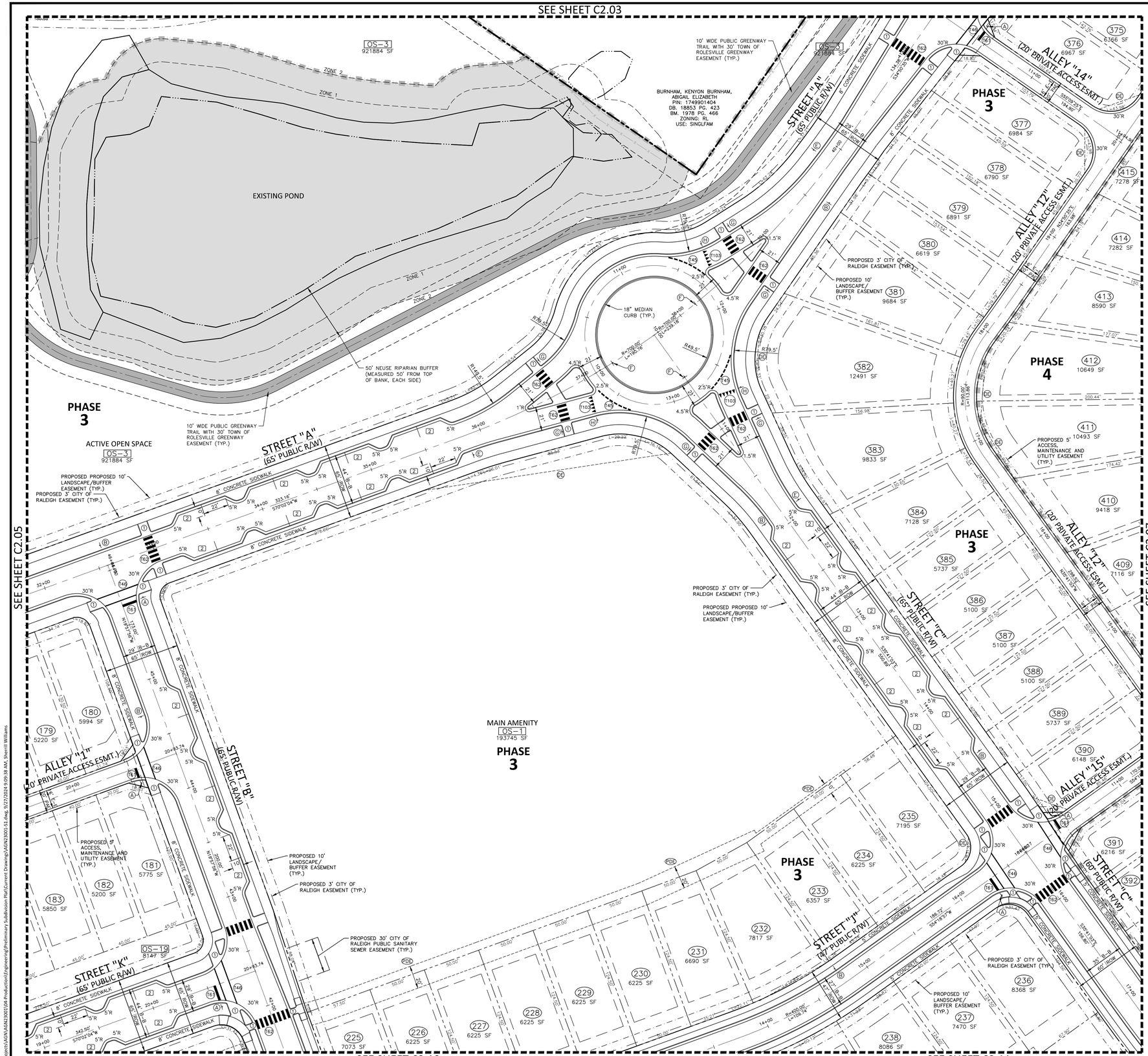
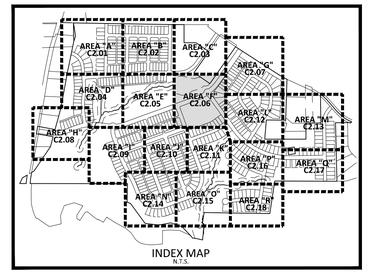


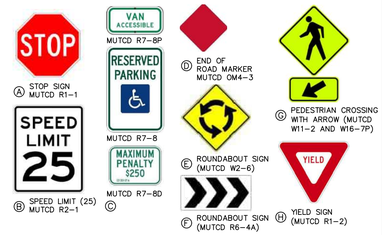


SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP, TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
B SPEED LIMIT (25) MUTCD R2-1
C
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
T46 WHITE CROSSWALK LINE (8", 90 MIL)
T61 WHITE STOPBAR (24", 90 MIL)
T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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Durham, NC 27713

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

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RALEIGH, NORTH CAROLINA 27615
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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:49-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "F"

C2.06

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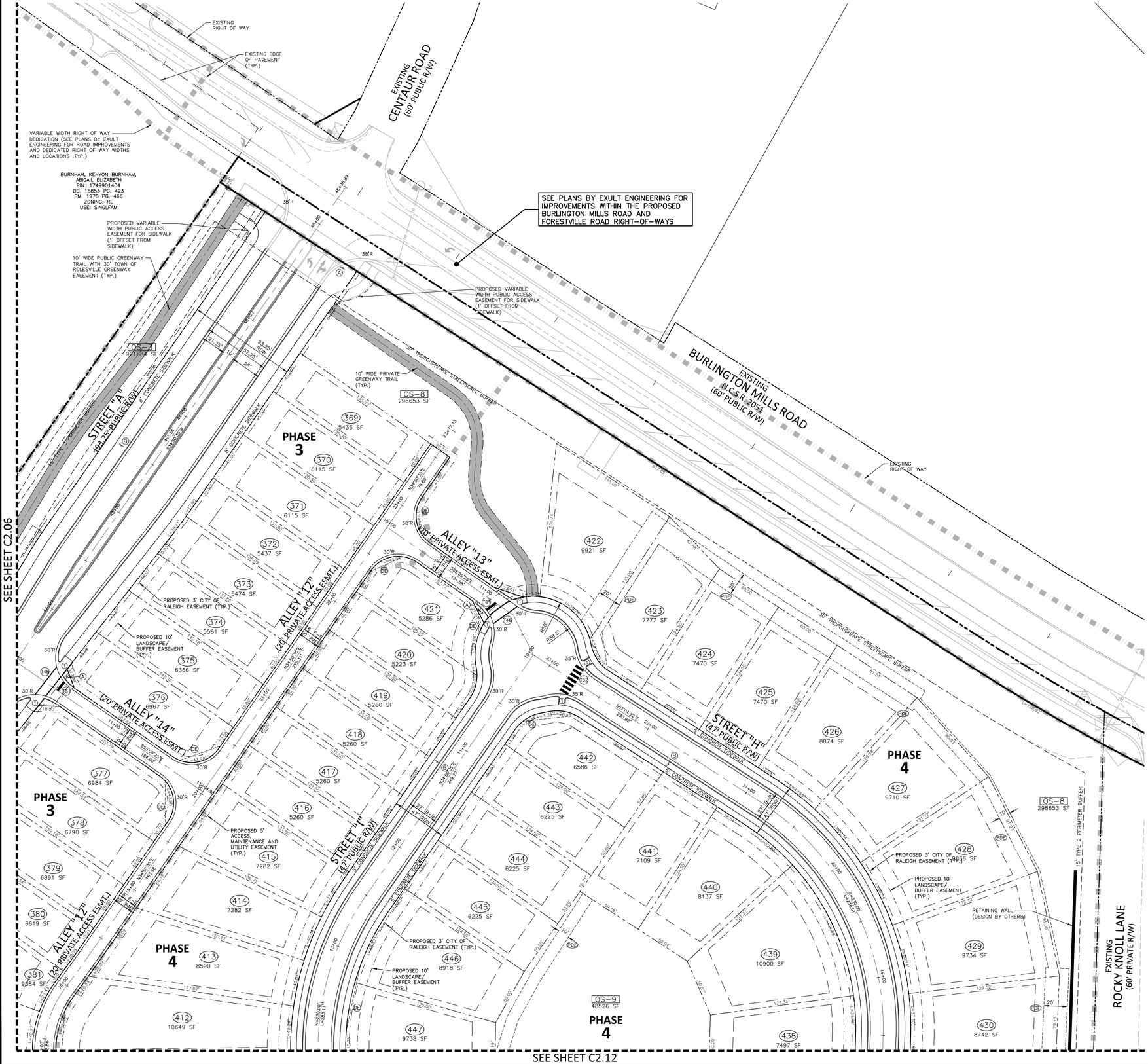

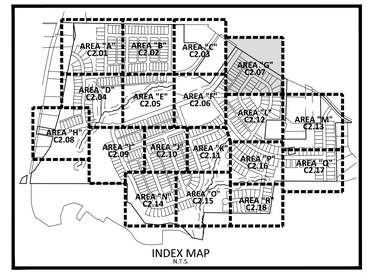

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SITE LEGEND

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- TRAFFIC DIRECTIONAL ARROW
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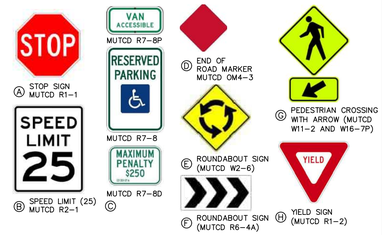
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
Ⓑ SPEED LIMIT (25) MUTCD R2-1
Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
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ARROWS/CHARACTERS
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GENERAL NOTES:

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:51-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "G"

C2.07

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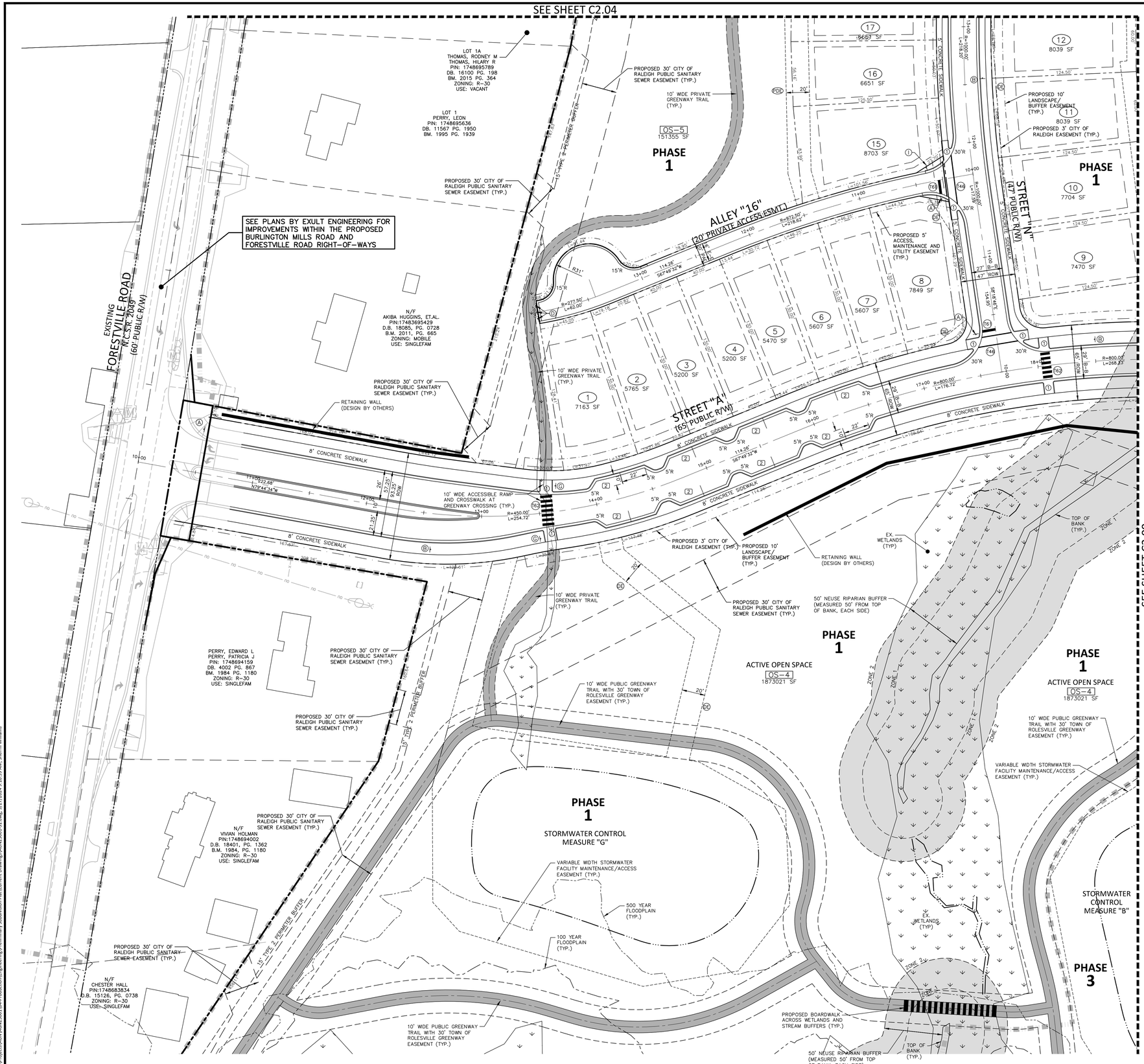

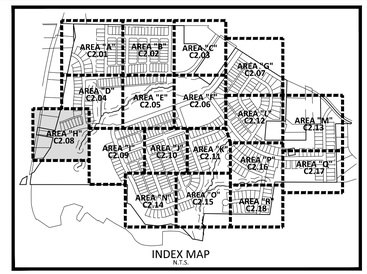

INDEX MAP
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SITE LEGEND

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- 3' CITY OF RALEIGH EASEMENT
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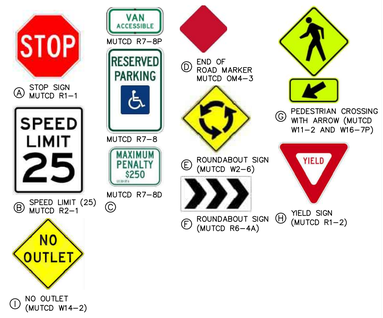
KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
2. PDE — PRIVATE STORM DRAINAGE EASEMENT
3. PE — PUBLIC STORM DRAINAGE EASEMENT



A. STOP SIGN MUTCD R1-1
B. SPEED LIMIT (25) MUTCD R2-1
C.
D. END OF ROAD MARKER MUTCD OM4-3
E. ROUNDABOUT SIGN (MUTCD W2-6)
F. ROUNDABOUT SIGN (MUTCD R6-4A)
G. PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H. YIELD SIGN (MUTCD R1-2)
I. NO OUTLET (MUTCD W14-2)

NOTES:

1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:52-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "H"

C2.08

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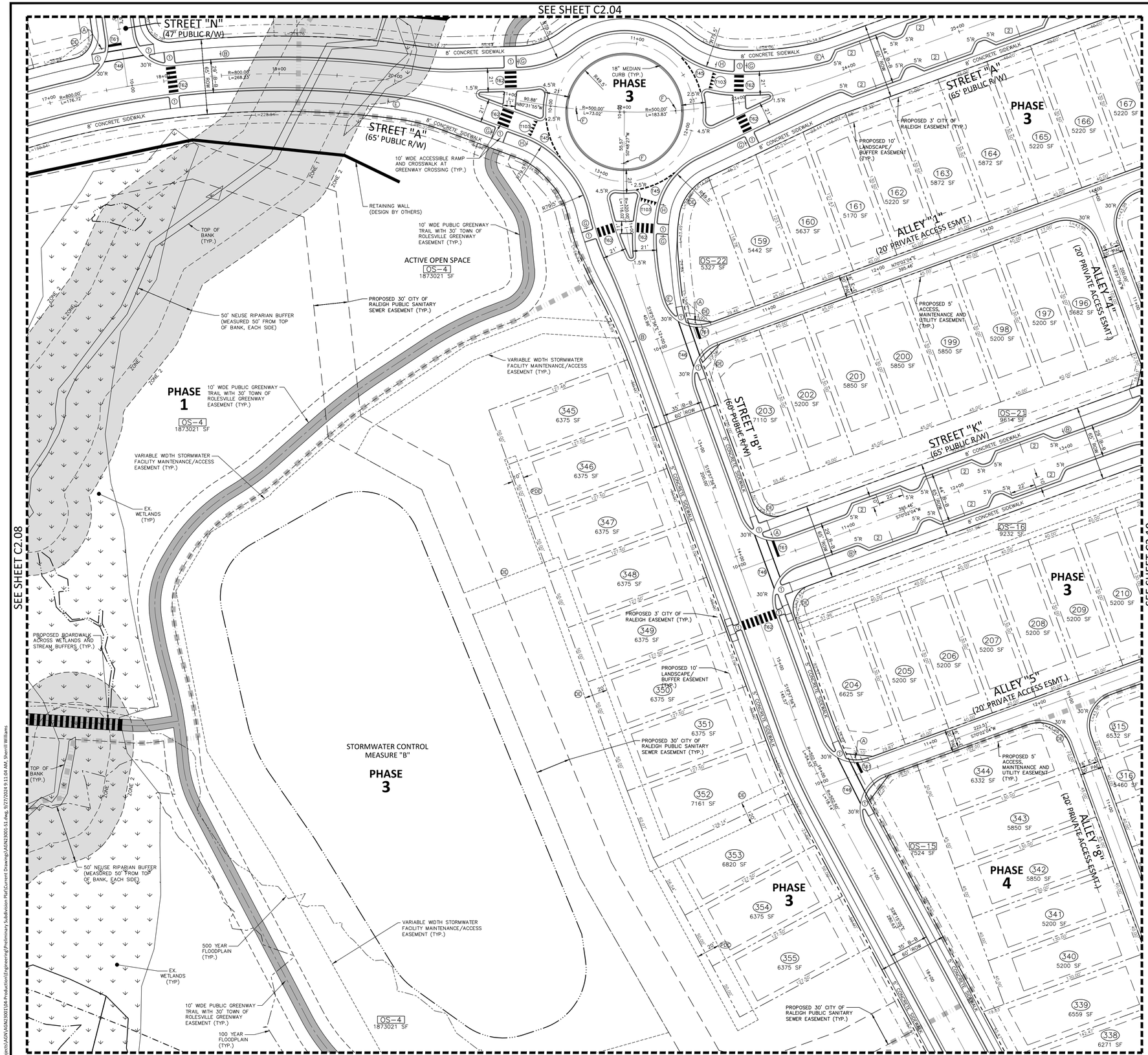

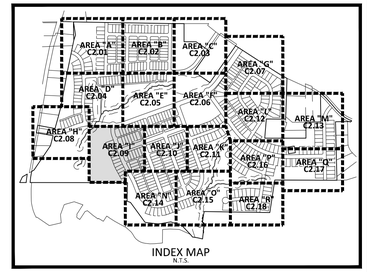

SITE LEGEND

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KEY LEGEND

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(PDE) PRIVATE STORM DRAINAGE EASEMENT
(PE) PUBLIC STORM DRAINAGE EASEMENT

(A) STOP SIGN MUTCD R1-1
(B) SPEED LIMIT (25) MUTCD R2-1
VAN ACCESSIBLE MUTCD R7-8P
RESERVED PARKING MUTCD R7-8
MAXIMUM PENALTY $250 MUTCD R7-8D (C)
(D) END OF ROAD MARKER MUTCD OM4-3
(E) ROUNDABOUT SIGN (MUTCD W2-6)
(F) ROUNDABOUT SIGN (MUTCD R6-4A)
(G) PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
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NOTES:
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ARROWS/CHARACTERS
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GRAPHIC SCALE
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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

W.T. O'Daniel Digitally signed by William T O'Daniel Date: 2024.09.27 11:27:54-04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

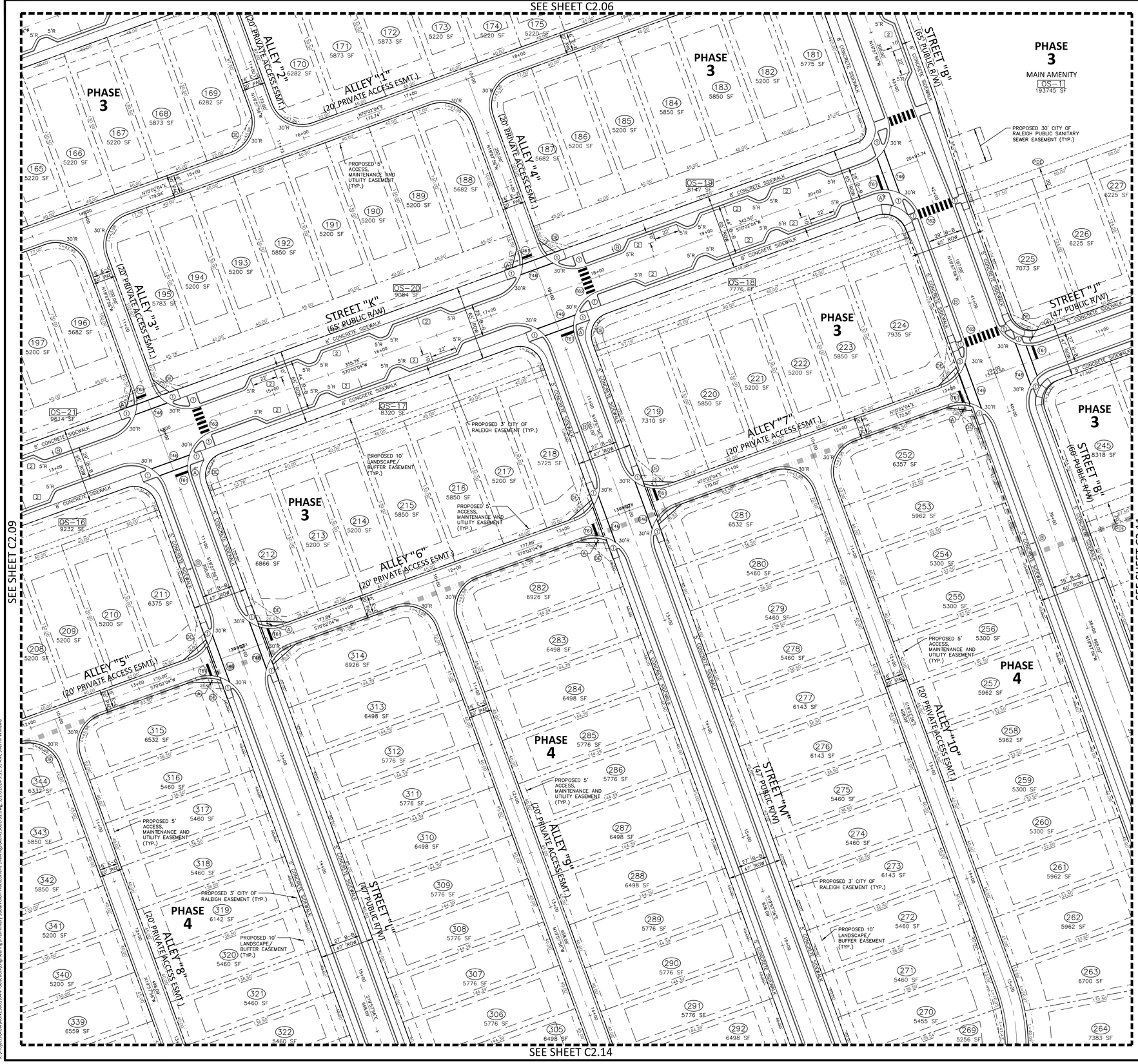
SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "I"

C2.09

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-S1.dwg, 9/27/2024 9:11:04 AM, Sherrill Williams

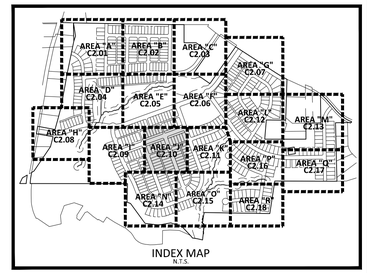
SEE SHEET C2.06



SEE SHEET C2.09

SEE SHEET C2.11

SEE SHEET C2.14



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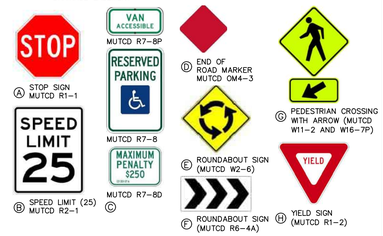

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CONTACT: JACOB ANDERSON
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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:55-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

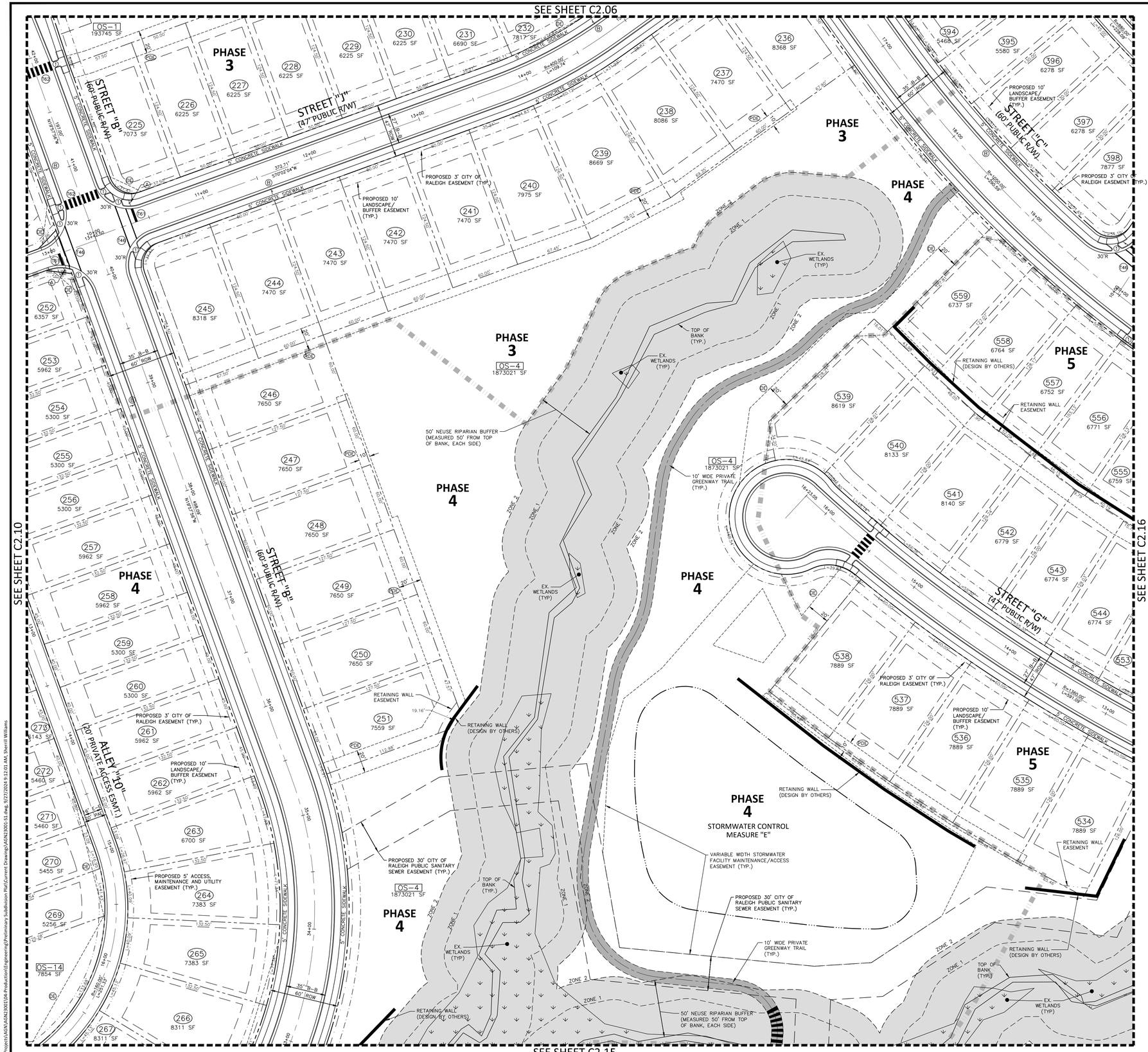
SHEET

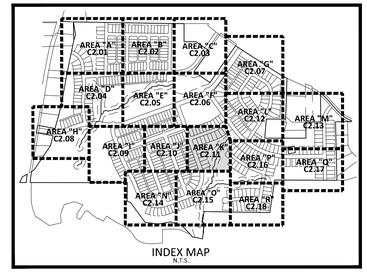
PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "J"

C2.10

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawing\AGN23001-S1.dwg, 9/27/2024 9:11:35 AM, Sherrill Williams

SEE SHEET C2.06





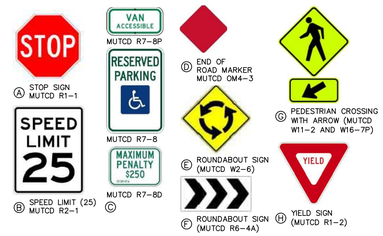
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

1. ACCESSIBLE RAMP TYPE 1 OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
- PDE PRIVATE STORM DRAINAGE EASEMENT
- PE PUBLIC STORM DRAINAGE EASEMENT



A STOP SIGN MUTCD R1-1
B SPEED LIMIT (25) MUTCD R2-1
C MUTCD R7-8P / MUTCD R7-8 / MUTCD R7-8D
D END OF ROAD MARKER MUTCD OM4-3
E ROUNDABOUT SIGN (MUTCD W2-6)
F ROUNDABOUT SIGN (MUTCD R6-4A)
G PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
H YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
- T2 WHITE SOLID LANE LINE (4", 90 MIL)
- T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
- T45 3 FT. - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
- T46 WHITE CROSSWALK LINE (8", 90 MIL)
- T61 WHITE STOPBAR (24", 90 MIL)
- T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
- T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
- T70 LEFT TURN ARROW (90 MIL)
- T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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2905 Meridian Parkway
Durham, NC 27713

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

W.T. O'Daniel Digitally signed by William T O'Daniel Date: 2024.09.27 11:27:57-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "K"

C2.11

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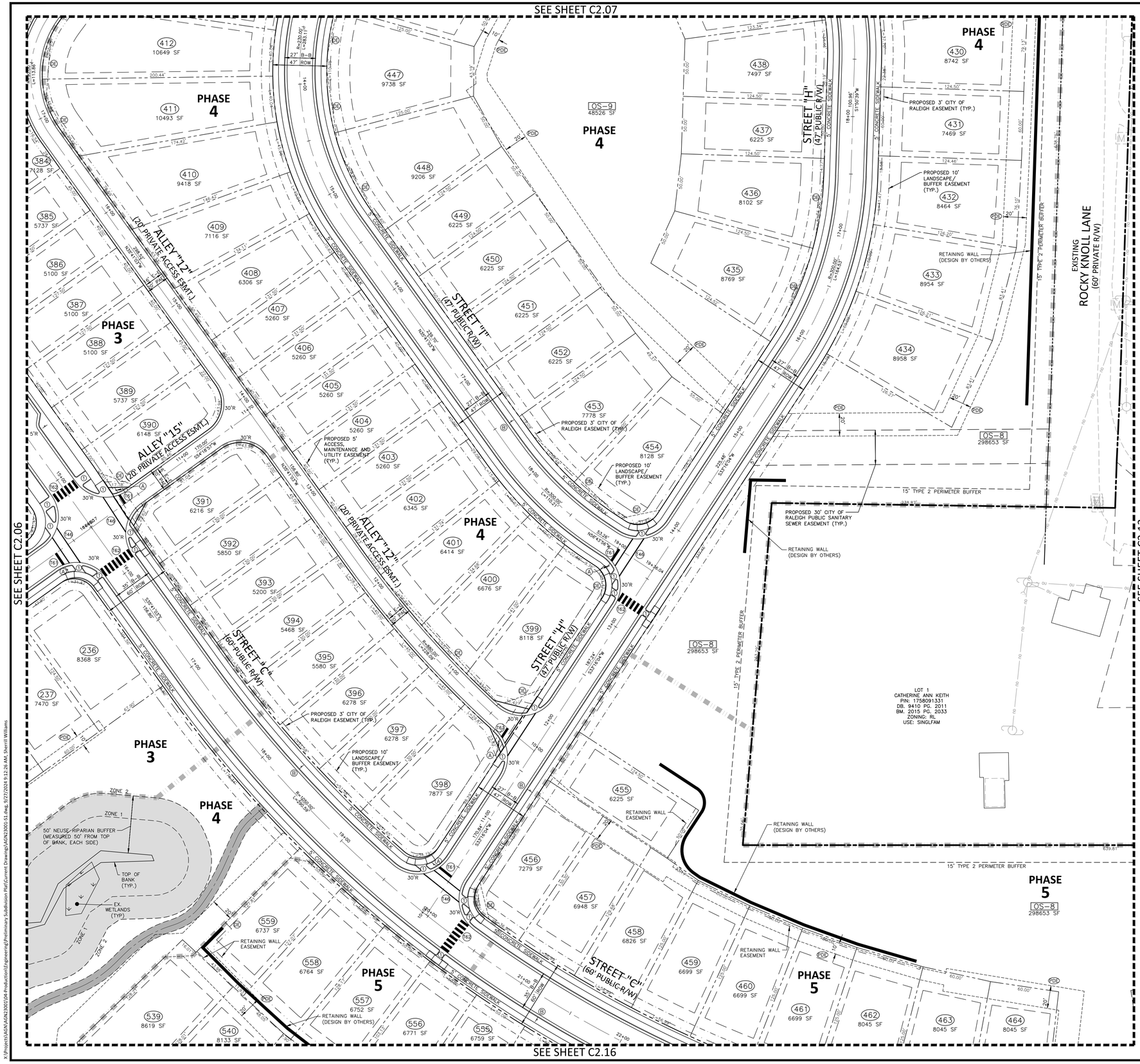

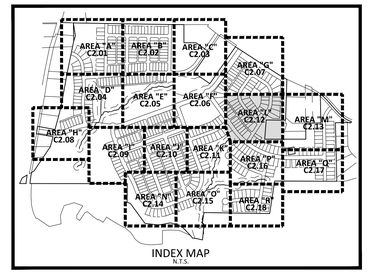

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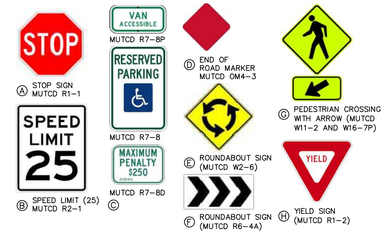
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
MUTCD R7-8P
MUTCD R7-8
Ⓒ MUTCD R7-8D
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)
Ⓑ SPEED LIMIT (25) MUTCD R2-1

NOTES:
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GRAPHIC SCALE
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1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:27:58-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "L"

C2.12

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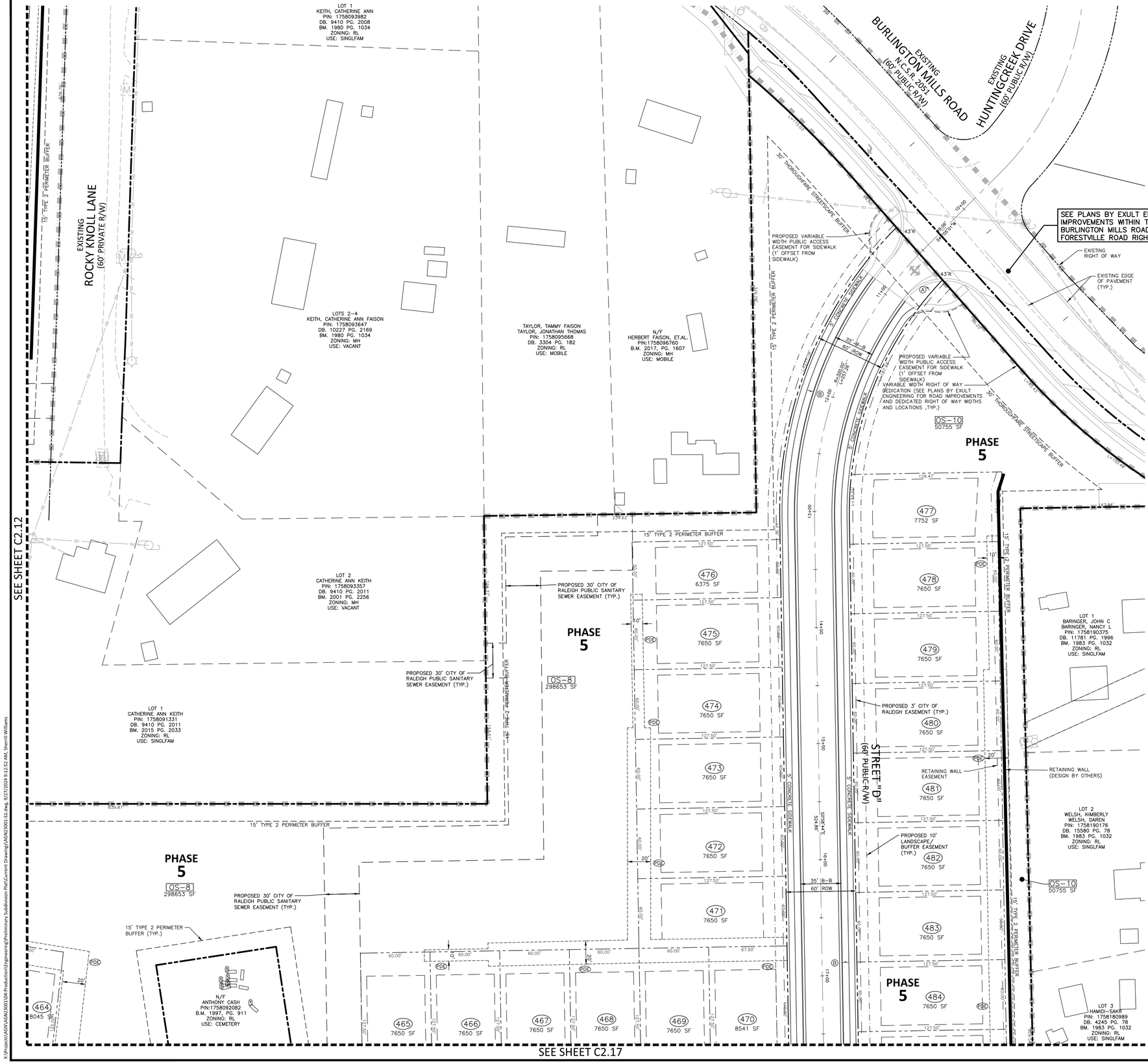

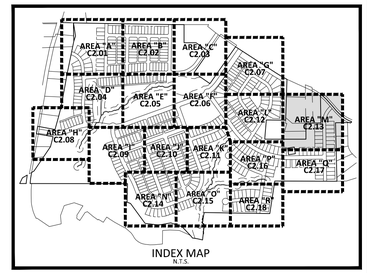

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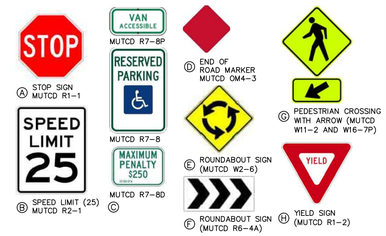

Ⓐ STOP SIGN MUTCD R1-1
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Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:28:00-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "M"

C2.13

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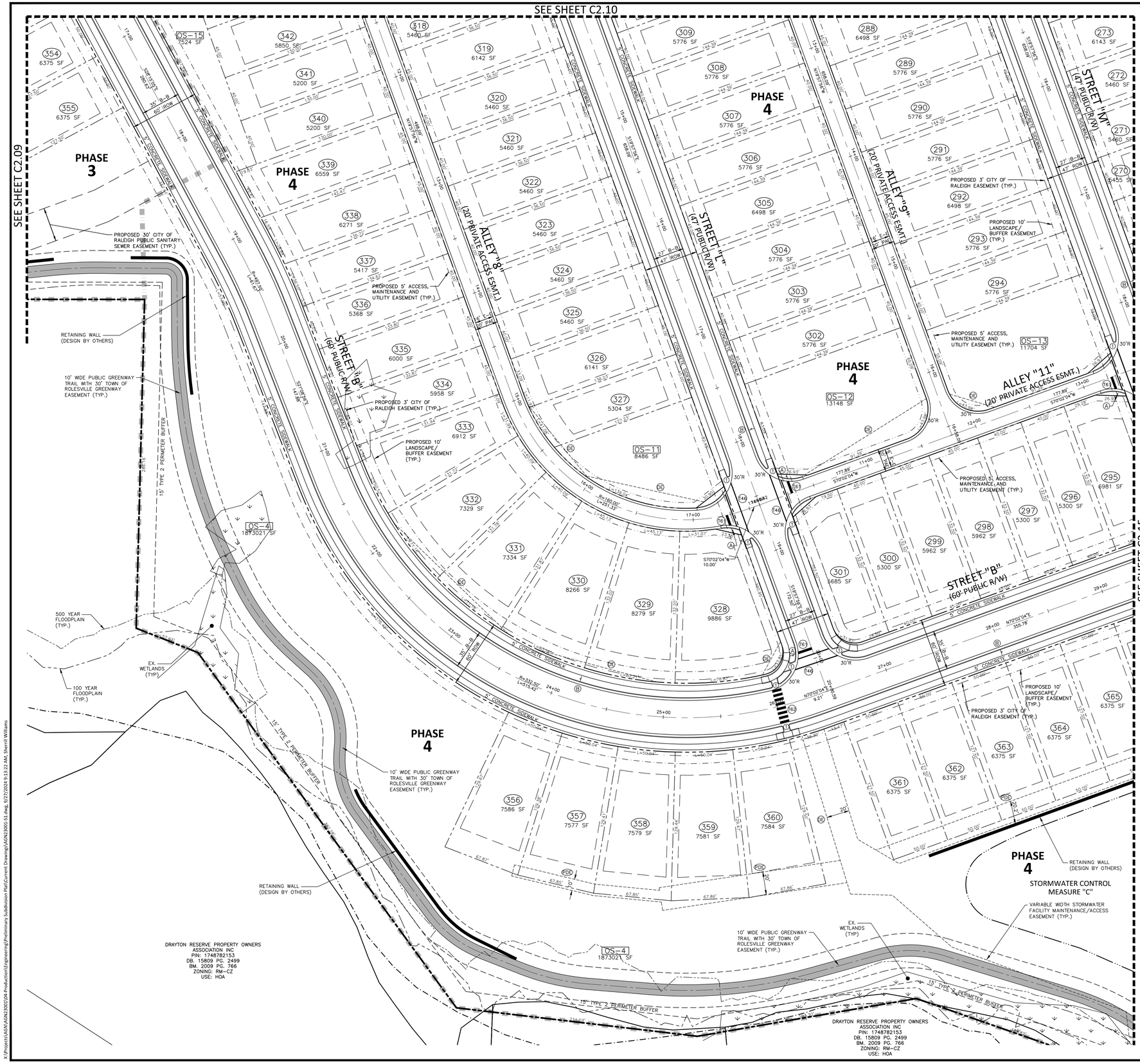

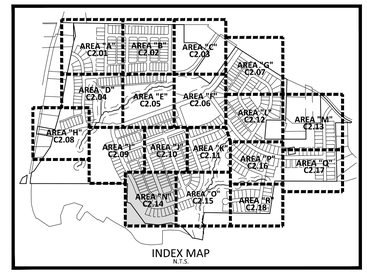

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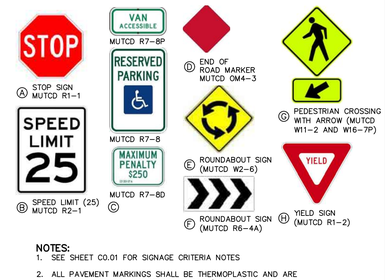

NOTES:

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SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "N"

C2.14

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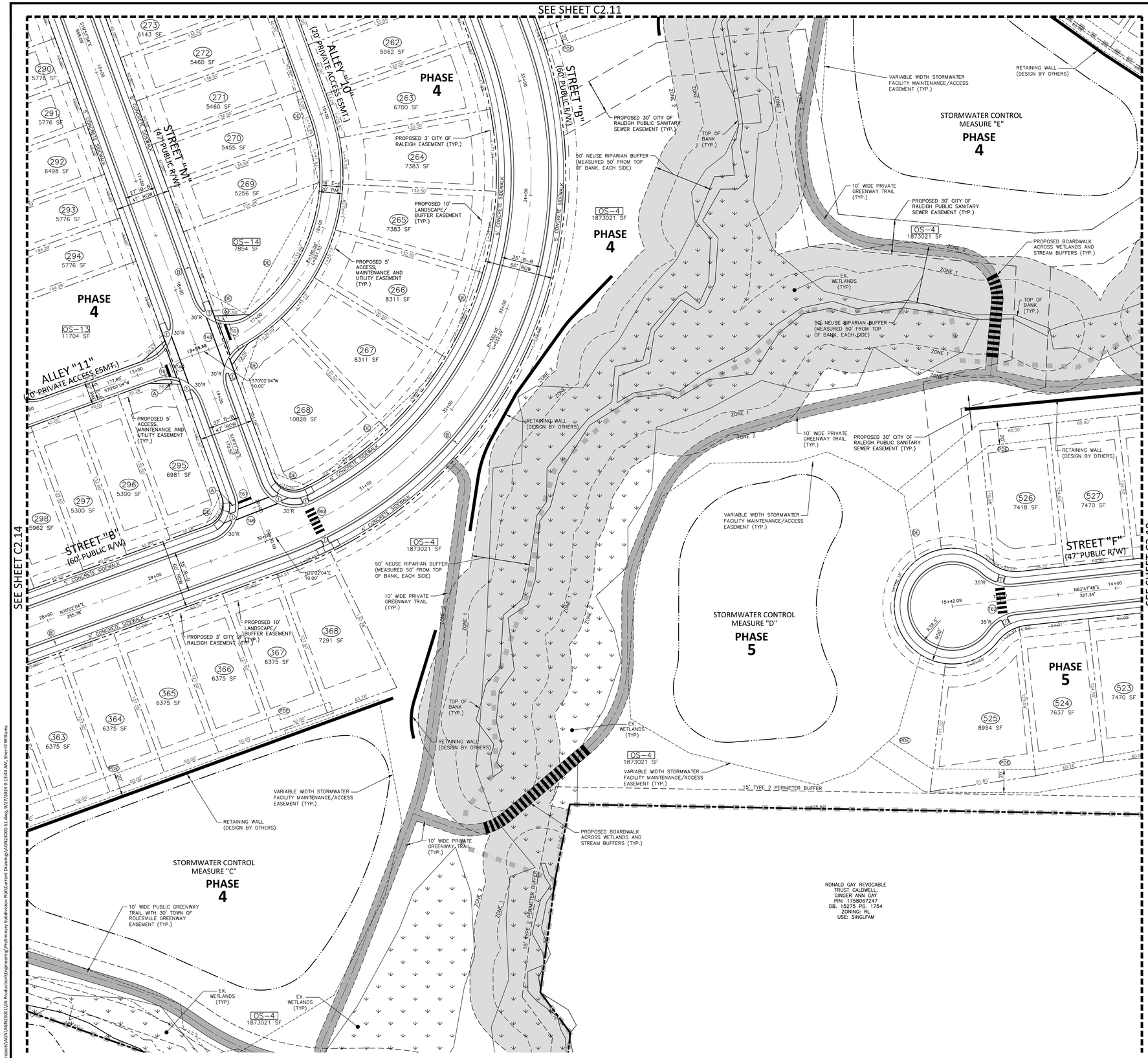
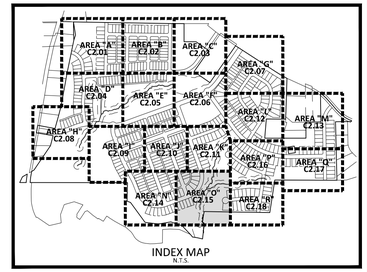
SEE SHEET C2.11

SEE SHEET C2.14

SEE SHEET C2.18





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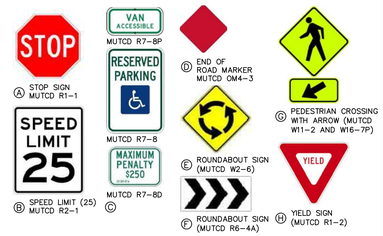

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T46 WHITE CROSSWALK LINE (8", 90 MIL)
T61 WHITE STOPBAR (24", 90 MIL)
T62 WHITE CROSSWALK LINE, HIGH VISIBILITY (24", 90 MIL)
T103 24" YIELD LINE TRIANGLE (90 MIL)

ARROWS/CHARACTERS
T70 LEFT TURN ARROW (90 MIL)
T71 RIGHT TURN ARROW (90 MIL)

GENERAL NOTES:

1. ALL CURB AND GUTTER SHALL BE 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
2. PARKING WILL NOT BE ALLOWED ON PRIVATE ALLEYS. CONSTRUCTION DRAWINGS SHALL INCLUDE "NO PARKING" SIGNS AT ALL ALLEY ENTRANCES FROM THE PUBLIC RIGHT-OF-WAY.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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Durham, NC 27713

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

www.mcadamsco.com

CLIENT

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

W.T. O'Daniel Digitally signed by William T O'Daniel
Date: 2024.09.27 11:28:03-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

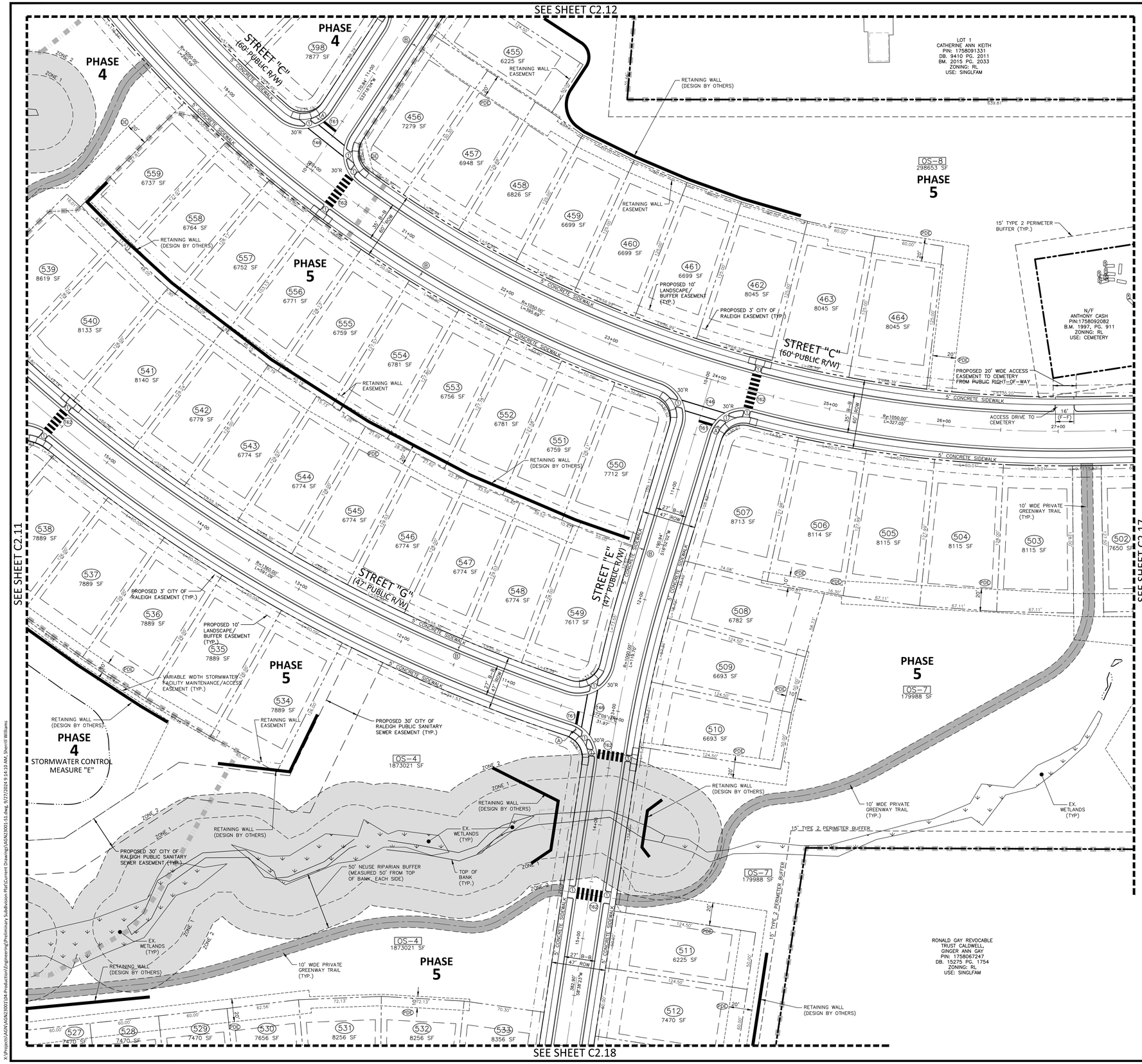
SHEET

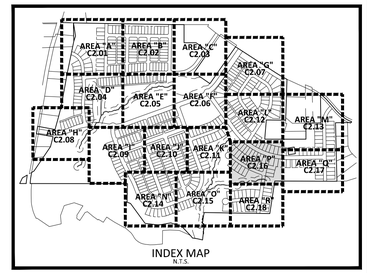
PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "O"

C2.15

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawing\AGN23001-S1.dwg, 9/27/2024 9:13:44 AM, Sherrill Williams

SEE SHEET C2.12





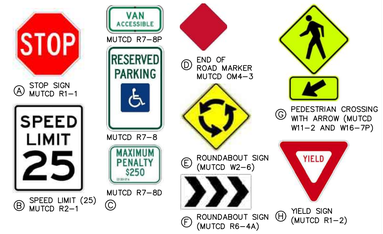
INDEX MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- SITE LIGHTING
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)

KEY LEGEND

① ACCESSIBLE RAMP TYPE I OR 3 (STANDARD OR MODIFIED) SEE NCDOT DETAILS 848.06, SHEET C8.01
PDE PRIVATE STORM DRAINAGE EASEMENT
PE PUBLIC STORM DRAINAGE EASEMENT



Ⓐ STOP SIGN MUTCD R1-1
MUTCD R7-8P
MUTCD R7-8
MUTCD R7-8D
Ⓑ SPEED LIMIT (25) MUTCD R2-1
Ⓒ
Ⓓ END OF ROAD MARKER MUTCD OM4-3
Ⓔ ROUNDABOUT SIGN (MUTCD W2-6)
Ⓕ ROUNDABOUT SIGN (MUTCD R6-4A)
Ⓖ PEDESTRIAN CROSSING WITH ARROW (MUTCD W11-2 AND W16-7P)
Ⓗ YIELD SIGN (MUTCD R1-2)

NOTES:
1. SEE SHEET C0.01 FOR SIGNAGE CRITERIA NOTES
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01–1205.12)

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS
T2 WHITE SOLID LANE LINE (4", 90 MIL)
T5 2 FT. - 6 FT./SP WHITE MINISKIP (4", 90 MIL)
T45 3 FT - 3FT./SP WHITE MINISKIP (8", 90 MIL) (ROUNDABOUTS ONLY)
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:28:04-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

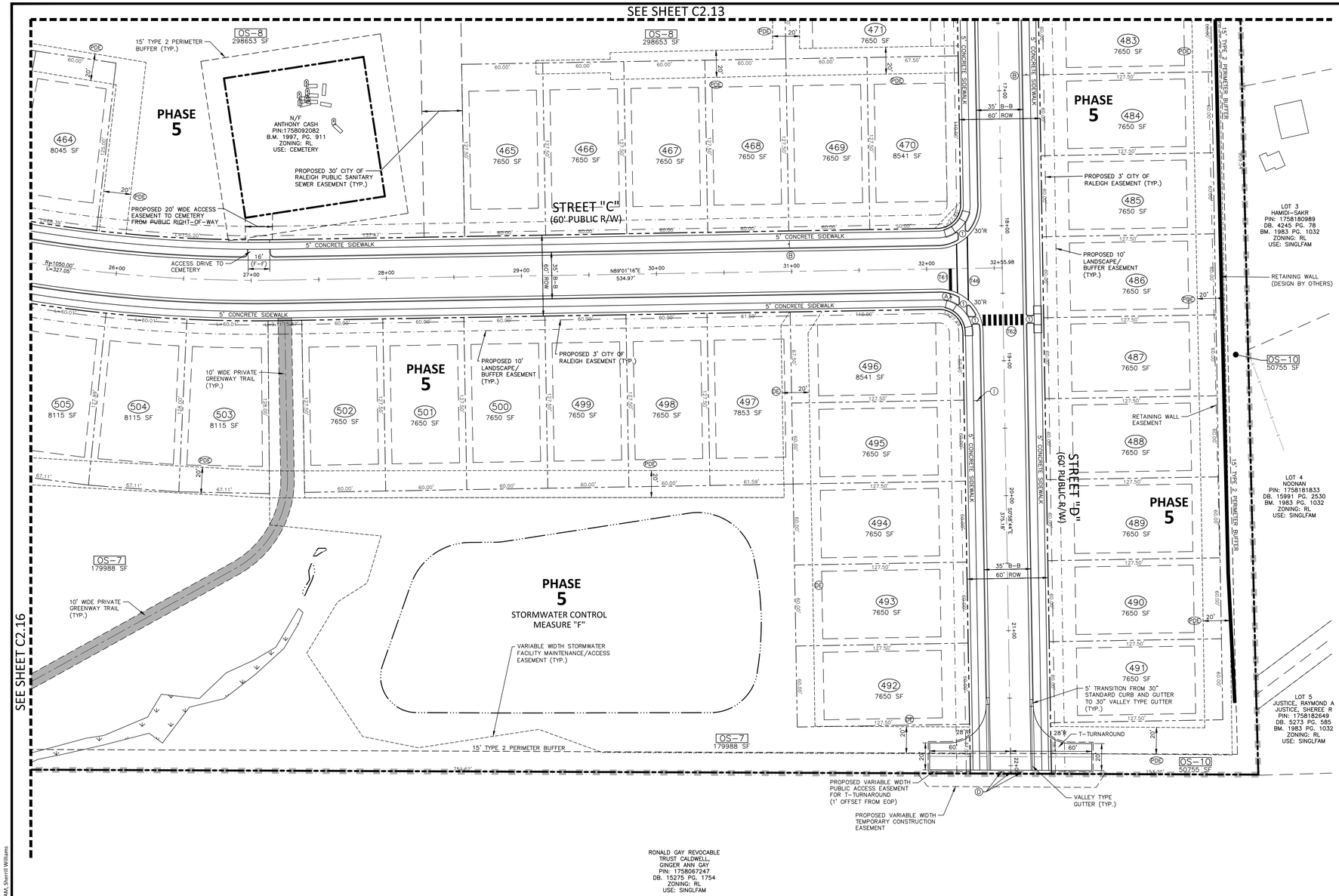
PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "P"

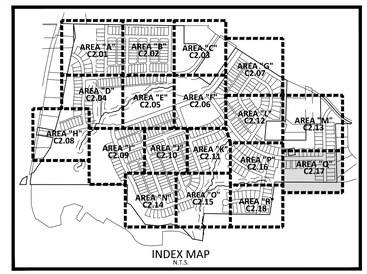
C2.16

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-S1.dwg, 9/27/2024 9:14:10 AM, Sherrill Williams

SEE SHEET C2.13

SEE SHEET C2.16





SITE LEGEND

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PDE PRIVATE STORM DRAINAGE EASEMENT
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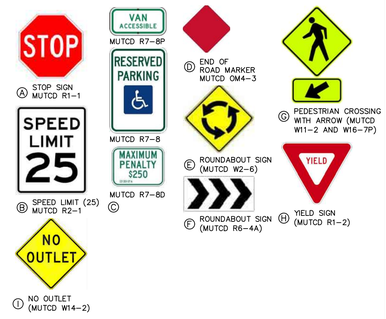

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T. O'Daniel
Date: 2024.09.27 11:28:06-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "Q"

C2.17

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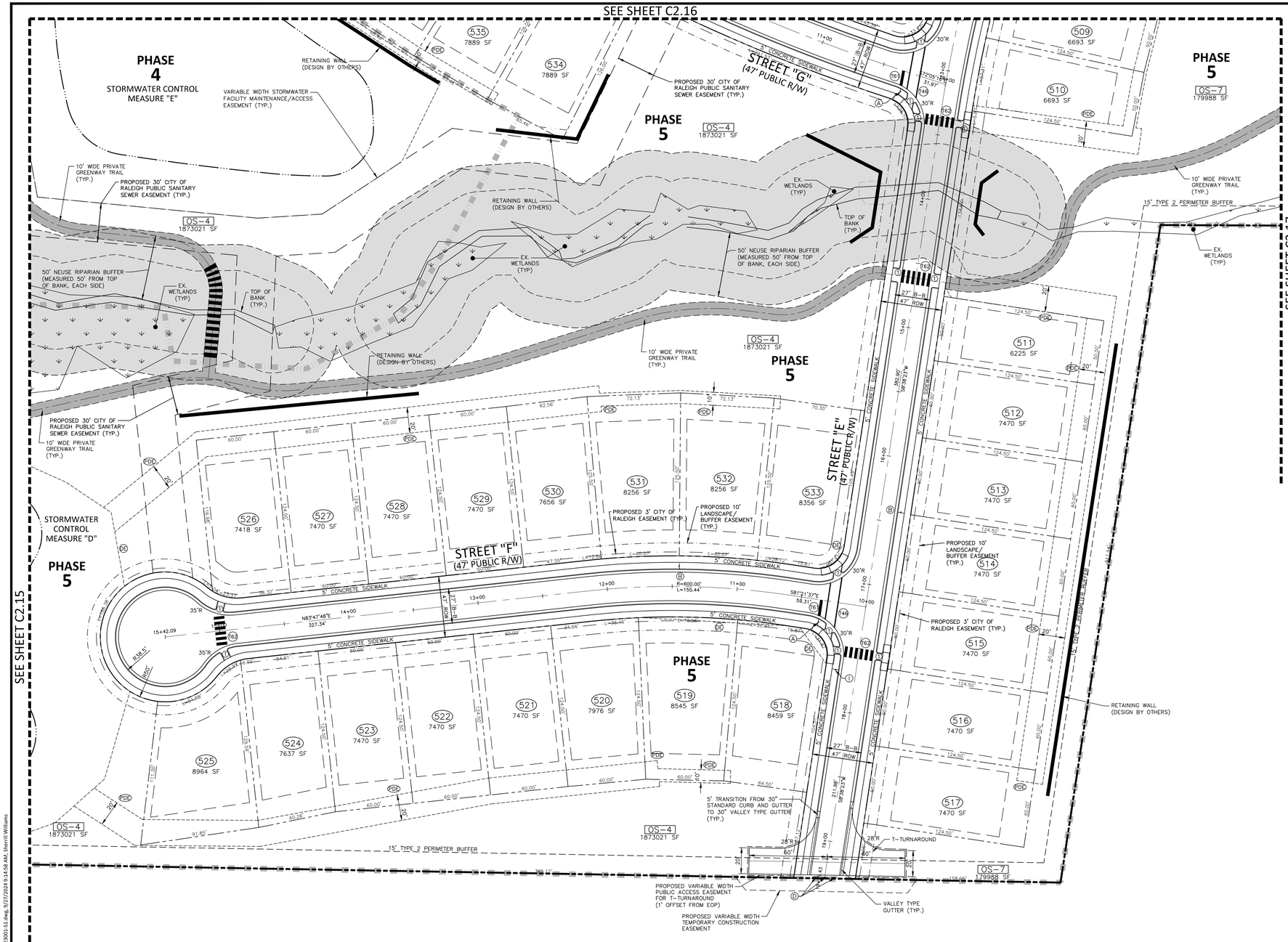
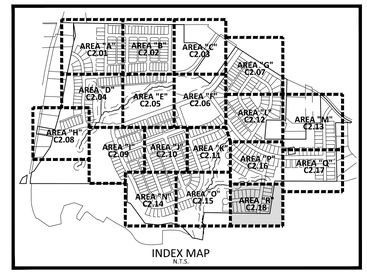


RONALD GAY REVOCABLE TRUST CALDWELL, GINGER ANN GAY
PIN: 1758067247
DB. 15275 PG. 1754
ZONING: RL
USE: SINGLFAM



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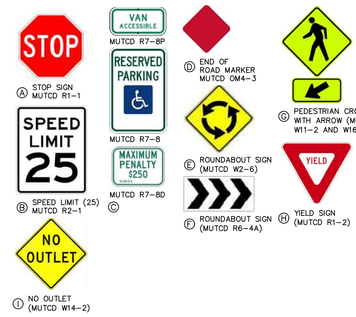
3. PE — PUBLIC STORM DRAINAGE EASEMENT



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1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:28:07-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

PRELIMINARY PLAT AND PAVEMENT MARKING PLAN - AREA "R"

C2.18

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawing\AGN23001-S1.dwg, 9/27/2024 9:14:58 AM, Sherrill Williams

SEE PLANS BY EXULT ENGINEERING FOR IMPROVEMENTS WITHIN THE PROPOSED BURLINGTON MILLS ROAD AND FORESTVILLE ROAD RIGHT-OF-WAYS

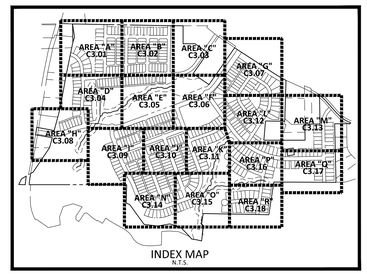
SCM "A"
SCM "B"
SCM "C"
SCM "D"
SCM "E"
SCM "F"
SCM "G"

EXISTING POND
EXISTING POND
FUTURE PUBLIC TOWN OF ROLESVILLE PARK
EX. WETLANDS (TYP.)
WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
100 YEAR FLOODPLAIN (TYP.)
500 YEAR FLOODPLAIN (TYP.)
EXISTING 60' PRIVATE ACCESS EASEMENT BM. 2016 PG. 1918
BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH PIN: 1749901404 DB. 18853 PG. 423 BM. 1978 PG. 466 ZONING: RL USE: SINGLFAM
ROLESVILLE RURAL FIRE DEPT INC PIN:1749808870 D.B. 16369, PG. 2073 B.M. 2016, PG. 1918 ZONING: RL USE: VACANT
STACY T PEARCE PIN:1749817019 D.B. 15570, PG. 608 ZONING: RL USE: MOBILE
LOT 1 BROWN, CYNTHIA HOPE BROWN, MARTY RAY PIN: 1749717465 DB. 8488 PG. 1172 BM. 2015 PG. 852 ZONING: R-30, RL USE: SNGL RES
N/F MARSHALL IRREVOCABLE TRUST PIN:1749319129 D.B. 16305, PG. 608 B.M. 2015, PG. 852 ZONING: R-30, RL USE: SINGLEFAM
N/F ALBERT MERRIT PIN:1749607868 D.B. 4602, PG. 2499 B.M. 1983, PG. 1428 ZONING: R-30 USE: VACANT
TRACT MERRITT, ALBERT J. PIN: 1749502696 DB. 13074 PG. 684 BM. 2008 PG. 514 ZONING: R-30 USE: VACANT
N/F RICKY UPCHURCH PIN:1749707419 DB. 18181, PG. 210 ZONING: R-30 USE: SINGLEFAM
N/F RICKY UPCHURCH PIN:1749606380 D.B. 19101, PG. 210 ZONING: R-30 USE: FORESTRY
N/F ANNIE THOMAS PIN:1749606158 B.M. 2016, PG. 996 ZONING: R-30 USE: VACANT
N/F RICKEY UPCHURCH PIN:1749606020 D.B. 18481, PG. 1373 B.M. 2016, PG. 996 ZONING: R-30 USE: SINGLEFAM
LOT 1A THOMAS, RODNEY M THOMAS, HILARY R PIN: 1748695789 DB: 16100 PG. 198 BM. 2015 PG. 564 ZONING: R-30 USE: VACANT
LOT 1 PERRY, LEON JR PIN: 1748695636 DB. 17267 PG. 1950 BM. 1995 PG. 1039 ZONING: R-30 USE: SINGLEFAM
N/F MORA HUGGINS, ET AL PIN:1748596529 D.B. 18067, PG. 2758 B.M. 2011, PG. 665 ZONING: MOBILE USE: SINGLEFAM
PERRY, EDWARD L PERRY, PATRICIA J PIN: 1748694159 DB. 4002 PG. 667 BM. 1984 PG. 1180 ZONING: R-30 USE: SINGLEFAM
N/F HAZE SOLMAN PIN:1748694002 DB. 13824 PG. 1362 BM. 1984 PG. 1180 ZONING: R-30 USE: SINGLEFAM
N/F CHESTER HALL PIN:1748688834 D.B. 15226, PG. 0736 ZONING: R-30 USE: SINGLEFAM
FORESTVILLE ROAD
EXISTING
BURLINGTON MILLS ROAD
EXISTING
TEMPALOR ROAD
EXISTING
ROCKY KNOLL LANE
EXISTING
HUNTINGCREEK DRIVE
EXISTING
TUCKAHOE PLACE
EXISTING
BEAVER TAIL CT
EXISTING
LOT 1 KEITH, CATHERINE ANN PIN: 1758093882 DB. 9410 PG. 2008 BM. 2015 PG. 1034 ZONING: RL USE: SINGLFAM
TAYLOR, TAMMY FAISON, TAYLOR, JONATHAN THOMAS PIN: 1758093680 DB: 3304 PG. 182 ZONING: RL USE: MOBILE
N/F HERBERT FAISON, ET AL PIN:1758093760 B.M. 2011, PG. 1609 ZONING: MH USE: MOBILE
LOTS 2-4 KEITH, CATHERINE ANN FAISON PIN: 1758093647 DB. 10227 PG. 2169 BM. 1980 PG. 1034 ZONING: MH USE: VACANT
LOT 1 CATHERINE ANN KEITH PIN: 1758091331 DB. 9410 PG. 2011 BM. 2015 PG. 2033 ZONING: RL USE: SINGLFAM
LOT 1 CATHERINE ANN KEITH PIN: 1758093330 DB. 9410 PG. 2011 BM. 2001 PG. 2256 ZONING: MH USE: VACANT
N/F ANTHONY CASH PIN:1758093082 B.M. 1997, PG. 911 ZONING: RL USE: CEMETERY
LOT 1 BARRINGER, JOHN C BARRINGER, NANCY LI PIN: 1758190328 DB. 11281 PG. 1045 BM. 1984 PG. 1032 ZONING: RL USE: SINGLFAM
LOT 2 WELSH, KIMBERLY WELSH, DAREN PIN: 1758190176 DB. 14485 PG. 78 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM
LOT 3 NOONAN PIN: 1758181833 DB. 15691 PG. 2530 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM
LOT 4 NOONAN PIN: 1758180989 DB. 4245 PG. 78 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM
LOT 5 JUSTICE, RAYMOND S JUSTICE, SHEREE R PIN: 1758182649 DB. 5273 PG. 649 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM
EX WETLANDS (TYP.)
50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)
DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION, INC PIN: 1748782153 DB. 15809, PG. 2499 BM. 2009 PG. 756 ZONING: RM-SZ USE: HOA
RONALD GAY REVOCABLE TRUST, CALDWELL, GINGER ANN, GAY PIN: 1758067247 DB. 19275 PG. 1754 ZONING: RL USE: SINGLFAM

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- PHASE LINE

INDEX MAP



PHASE LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

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PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:33:22-04'00'

REVISIONS

NO.	DATE

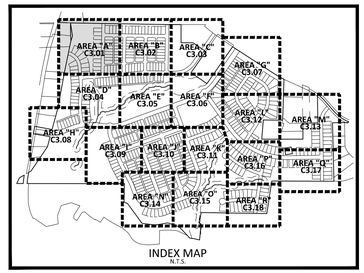
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OAG1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	10. 01. 2024

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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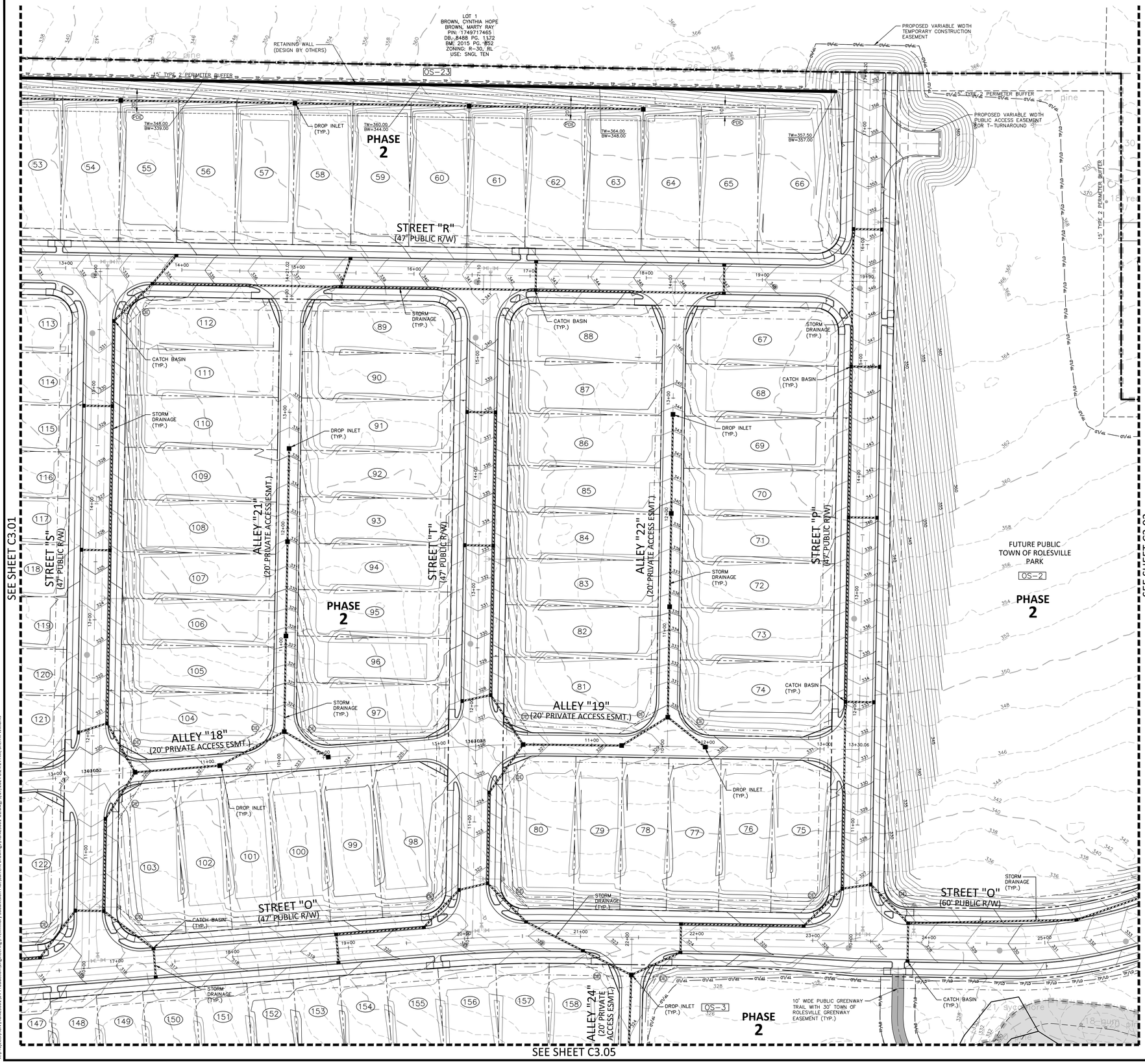

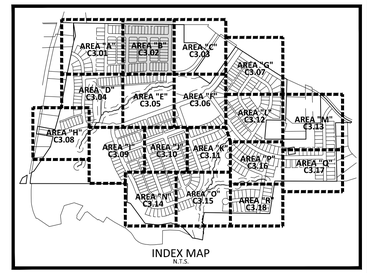

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GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02

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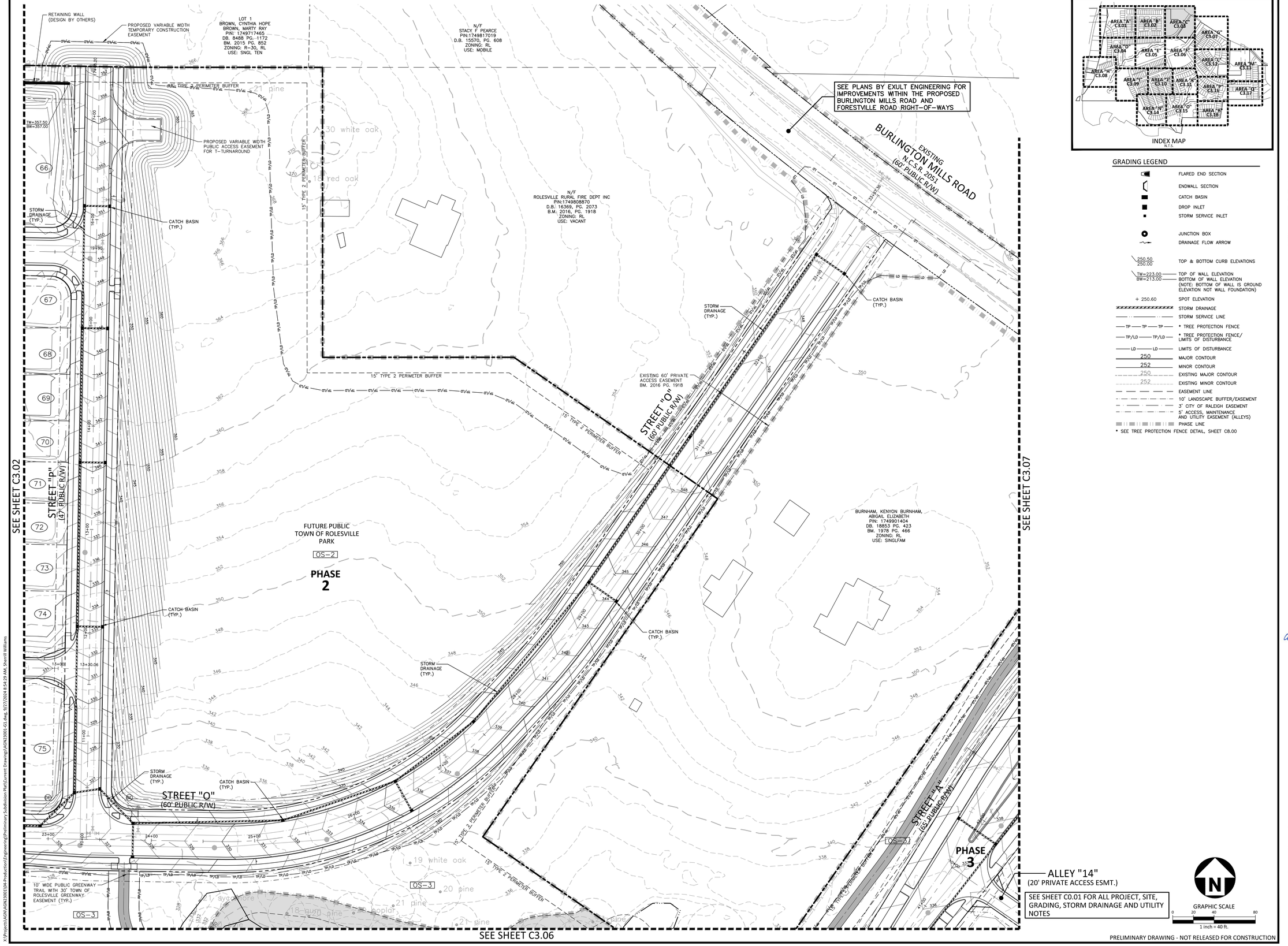

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GRAPHIC SCALE
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PSP-23-04

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W.T. O'Daniel

Digitally signed by William T O'Daniel
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SCALE	1"=40'
DATE	10. 01. 2024

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GRADING AND STORM DRAINAGE PLAN AREA "C"

C3.03

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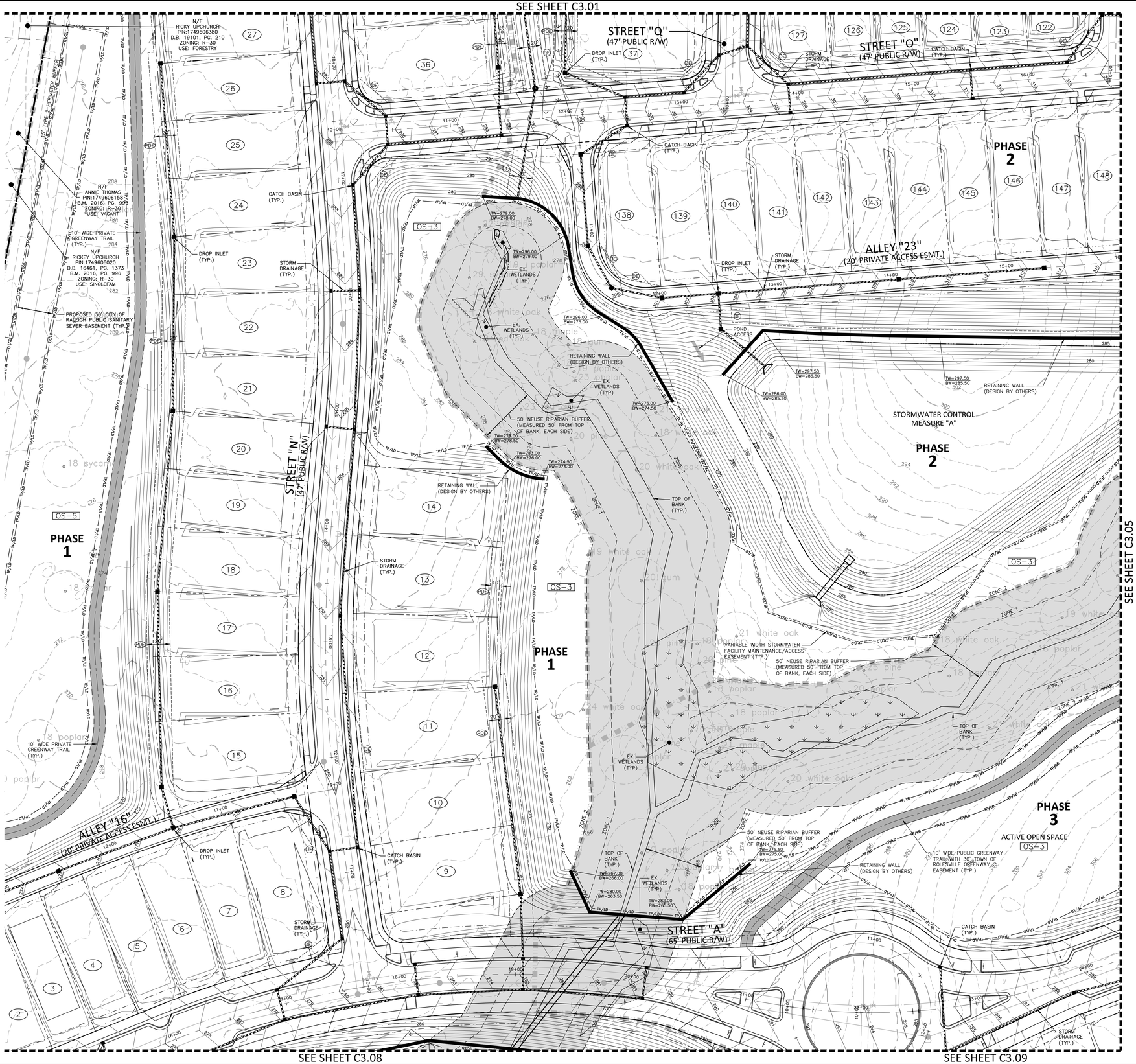

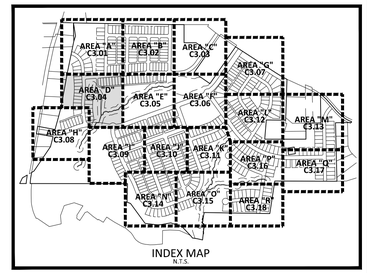

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REVISIONS

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FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "D"

C3.04

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SEE SHEET C3.02

STREET "S" (47' PUBLIC R/W)

STREET "O" (47' PUBLIC R/W)

STREET "T" (47' PUBLIC R/W)

STREET "P" (47' PUBLIC R/W)

STREET "O" (60' PUBLIC R/W)

PUBLIC PARK

STORM DRAINAGE (TYP.)

CATCH BASIN (TYP.)

PHASE 2

ALLEY "24" (20' PRIVATE ACCESS ESMT.)

DROP INLET (TYP.)

ALLEY "23" (20' PRIVATE ACCESS ESMT.)

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

OS-3

RETAINING WALL (DESIGN BY OTHERS)

EX. WETLANDS (TYP.)

EXISTING POND

PHASE 3

TOP OF BANK (TYP.)

ZONE 1

ZONE 2

STORMWATER CONTROL MEASURE "A"

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE ACCESS EASEMENT (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

ACTIVE OPEN SPACE

OS-3

STREET "A" (65' PUBLIC R/W)

STREET "B" (65' PUBLIC R/W)

ALLEY "1" (20' PRIVATE ACCESS ESMT.)

ALLEY "2" (20' PRIVATE ACCESS ESMT.)

SEE SHEET C3.04

SEE SHEET C3.06

SEE SHEET C3.10

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

INDEX MAP
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AREA "A" C3.01 | AREA "B" C3.02 | AREA "C" C3.03 | AREA "D" C3.04 | AREA "E" C3.05 | AREA "F" C3.06 | AREA "G" C3.12 | AREA "H" C3.08 | AREA "I" C3.09 | AREA "J" C3.10 | AREA "K" C3.11 | AREA "L" C3.13 | AREA "M" C3.07 | AREA "N" C3.14 | AREA "O" C3.15 | AREA "P" C3.16 | AREA "Q" C3.17 | AREA "R" C3.18

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "E"

C3.05

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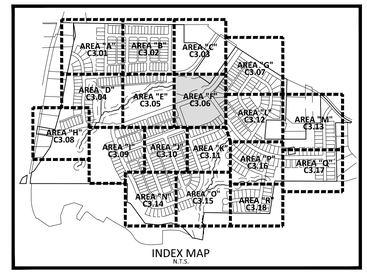

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GRADING AND STORM DRAINAGE PLAN AREA "F"

C3.06

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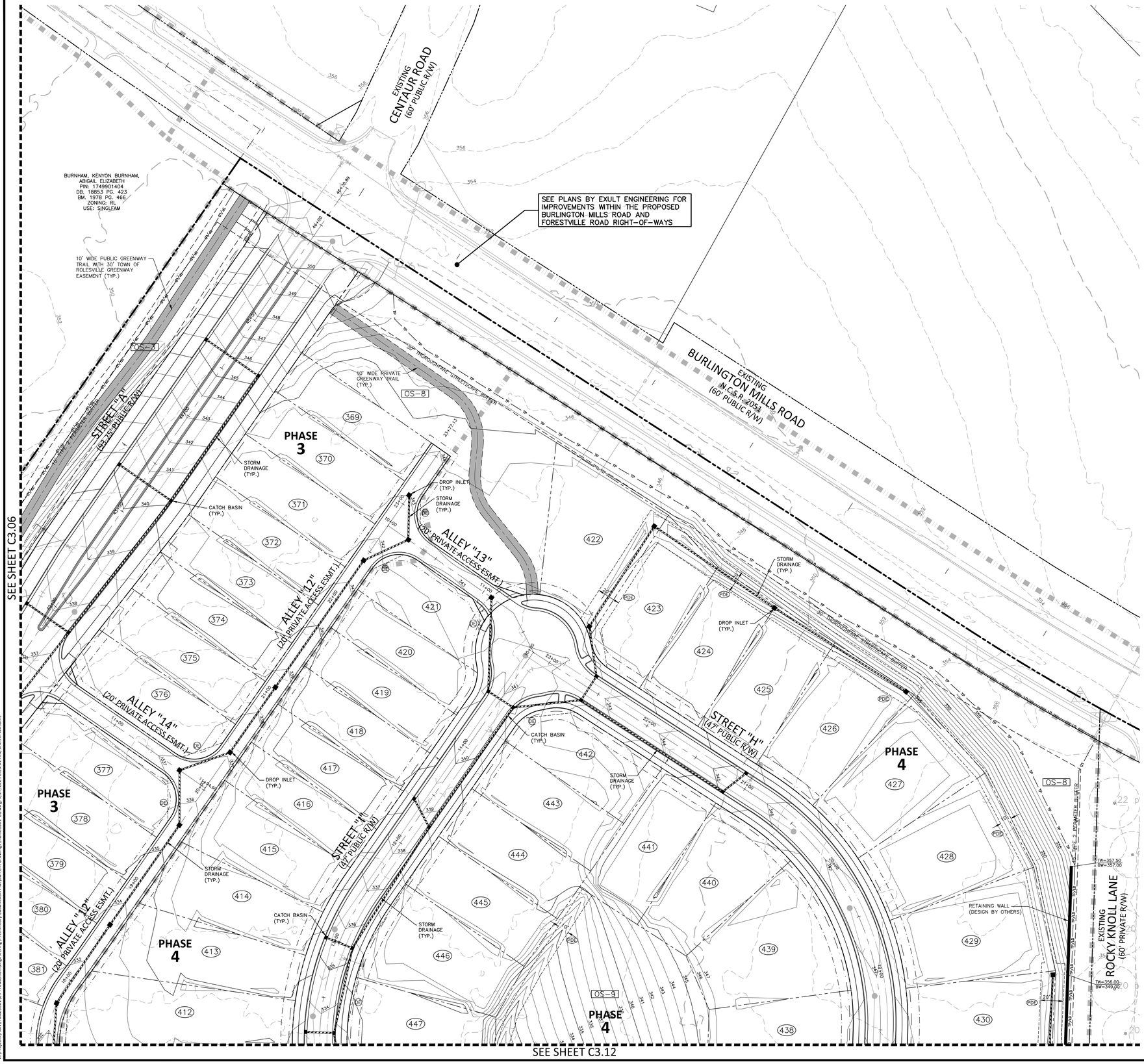

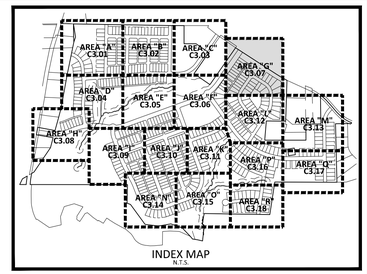

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PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:33:32-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "G"

C3.07

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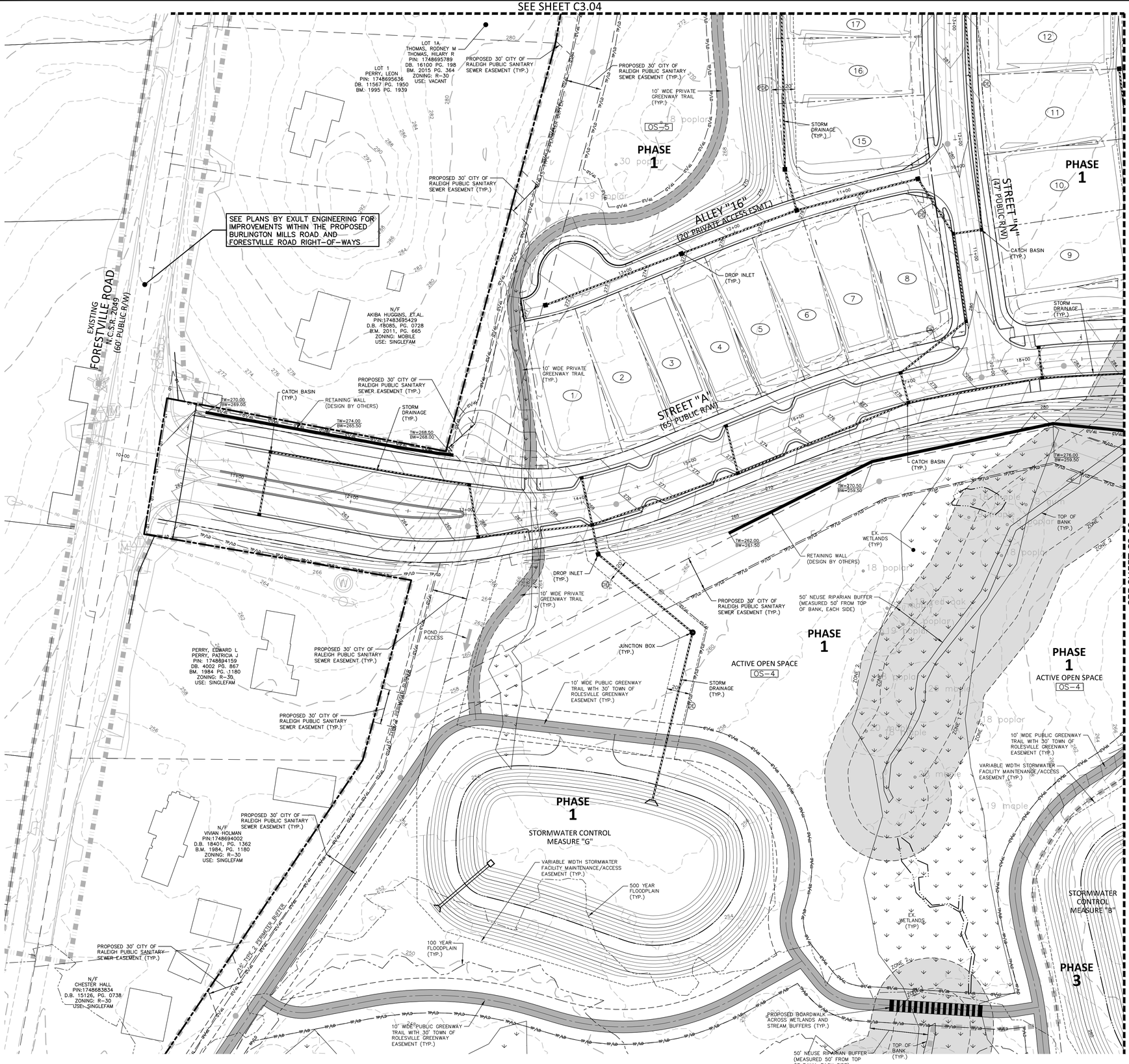

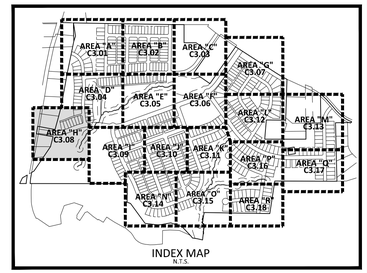

INDEX MAP
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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "H"

C3.08

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SEE SHEET C3.04

SEE SHEET C3.08

SEE SHEET C3.10

SEE SHEET C3.14

STREET "N" (47' PUBLIC R/W)

STREET "A" (65' PUBLIC R/W)

STREET "B" (65' PUBLIC R/W)

STREET "K" (65' PUBLIC R/W)

ALLEY "1" (20' PRIVATE ACCESS ESMT.)

ALLEY "2" (20' PRIVATE ACCESS ESMT.)

ALLEY "5" (20' PRIVATE ACCESS ESMT.)

ALLEY "8" (20' PRIVATE ACCESS ESMT.)

PHASE 1

PHASE 3

PHASE 4

ACTIVE OPEN SPACE OS-4

OS-15

OS-16

OS-21

OS-22

STORM DRAINAGE (DAP-20')

CATCH BASIN (TYP.)

STORM DRAINAGE (TYP.)

DROP INLET (TYP.)

CATCH BASIN (TYP.)

TOP OF BANK (TYP.)

RETAINING WALL (DESIGN BY OTHERS)

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

POND ACCESS

PROPOSED 30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE/ACCESS EASEMENT (TYP.)

EX. WETLANDS (TYP)

PROPOSED BOARDWALK ACROSS WETLANDS AND STREAM BUFFERS (TYP.)

STORMWATER CONTROL MEASURE "B"

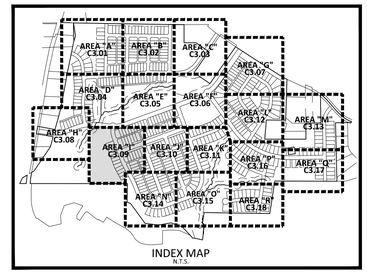
500 YEAR FLOODPLAIN (TYP.)

100 YEAR FLOODPLAIN (TYP.)

ZONE 1

ZONE 2

ZONE 3



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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "I"

C3.09

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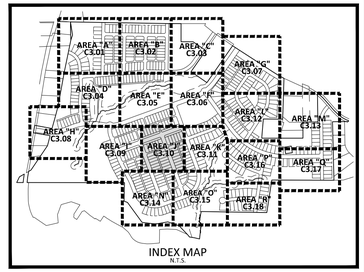

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PSP-23-04

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GRADING AND STORM DRAINAGE PLAN AREA "J"

C3.10

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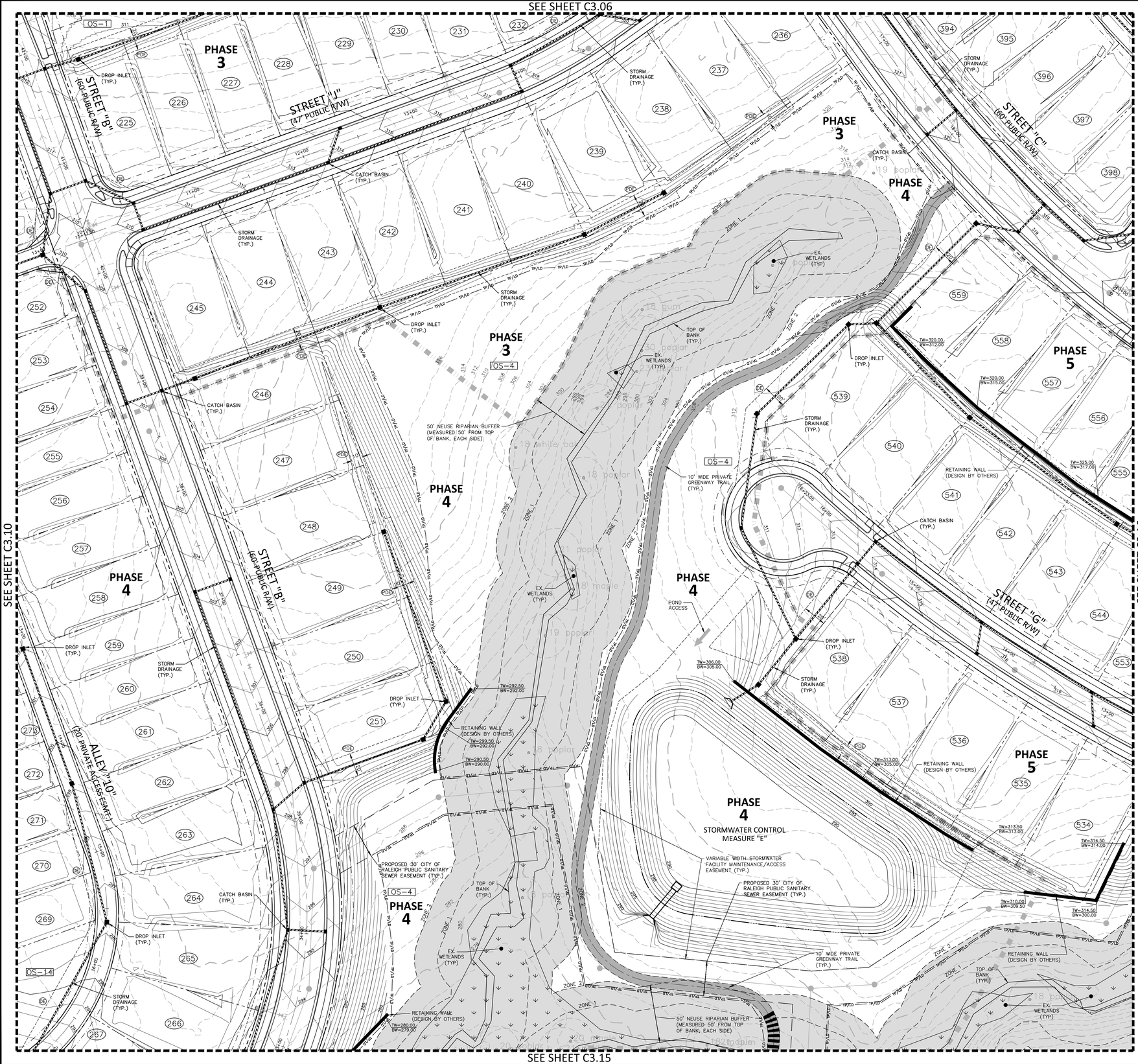
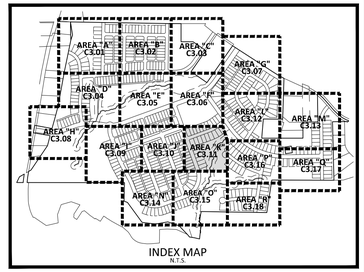
SEE SHEET C3.16

SEE SHEET C3.15





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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "K"

C3.11

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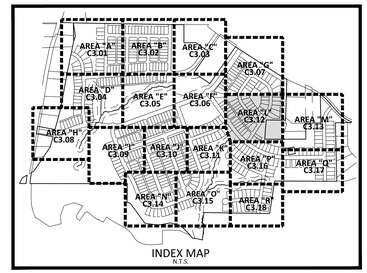

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "L"

C3.12

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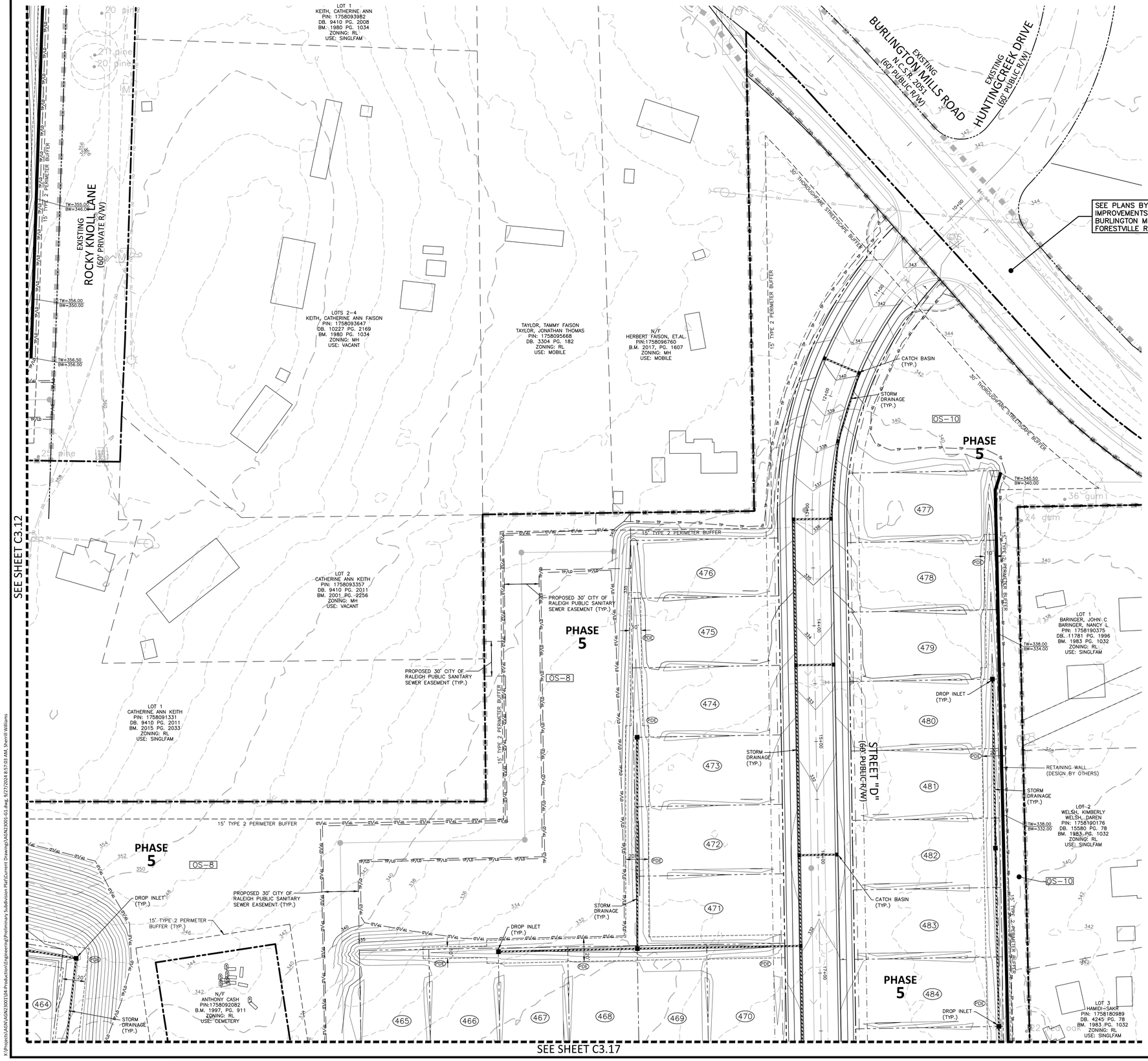

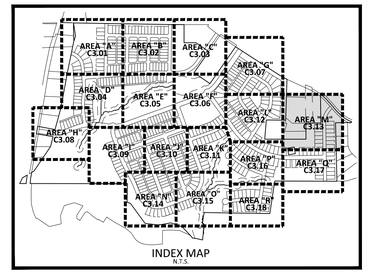

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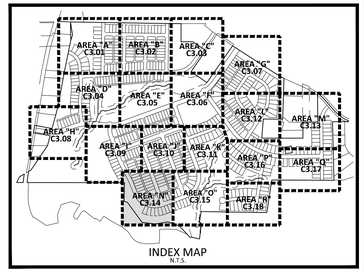

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T. O'Daniel
Date: 2024.09.27 11:33:42-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "N"

C3.14

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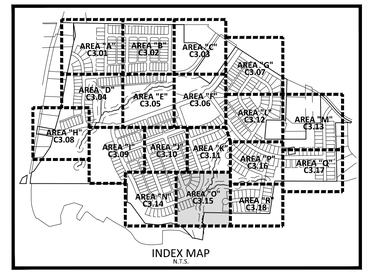

INDEX MAP
N.T.S.

GRADING LEGEND

- FLARED END SECTION
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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

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WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

W.T. O'Daniel
Digitally signed by William T O'Daniel
Date: 2024.09.27 11:33:43-04'00'

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "O"

C3.15

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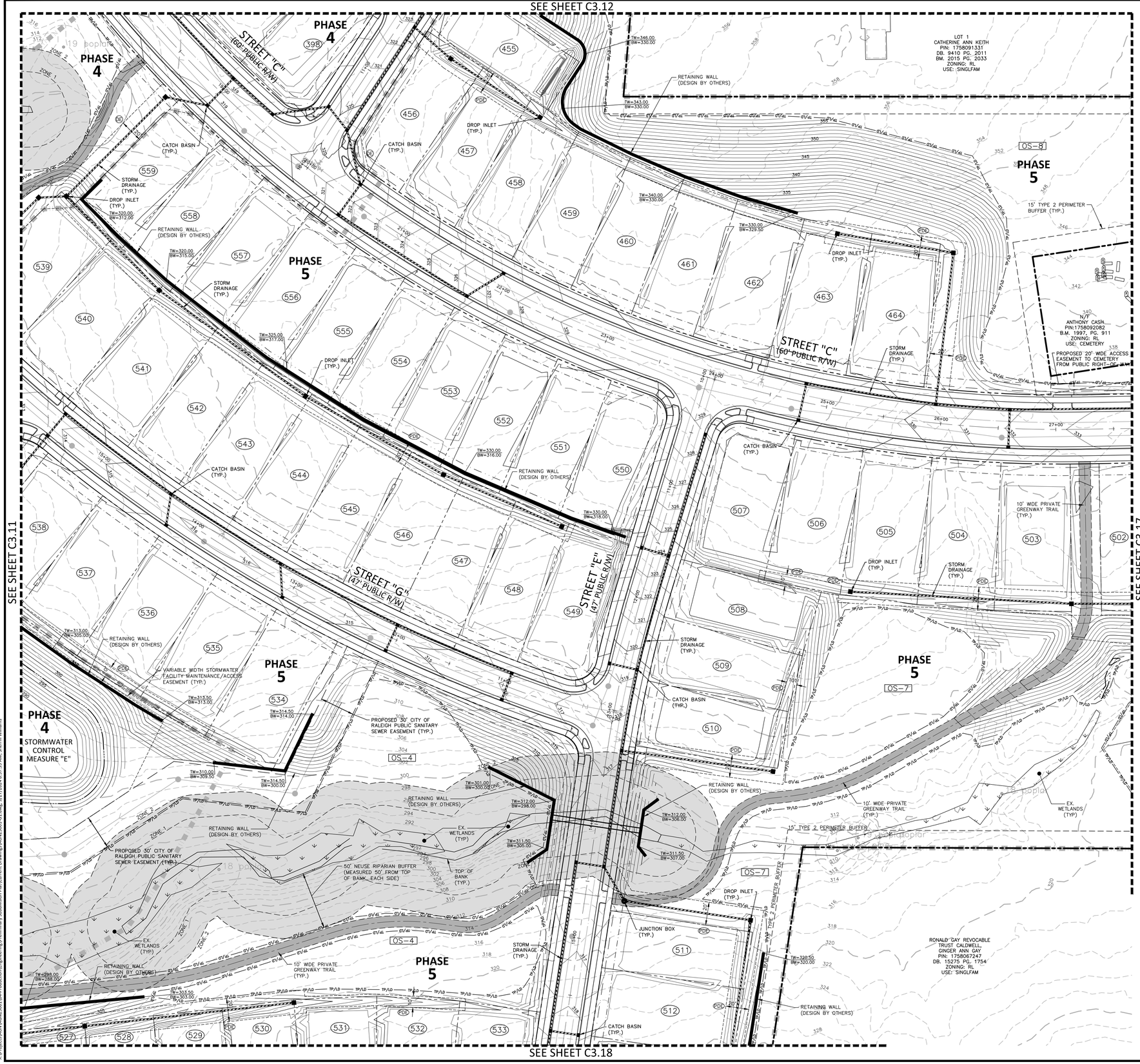
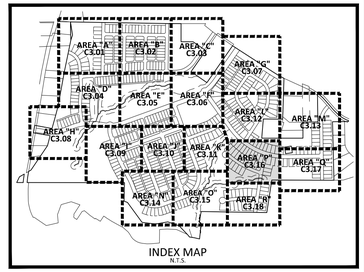
SEE SHEET C3.12

SEE SHEET C3.11

SEE SHEET C3.17

SEE SHEET C3.18





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REVISIONS

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SHEET

GRADING AND STORM DRAINAGE PLAN AREA "P"

C3.16

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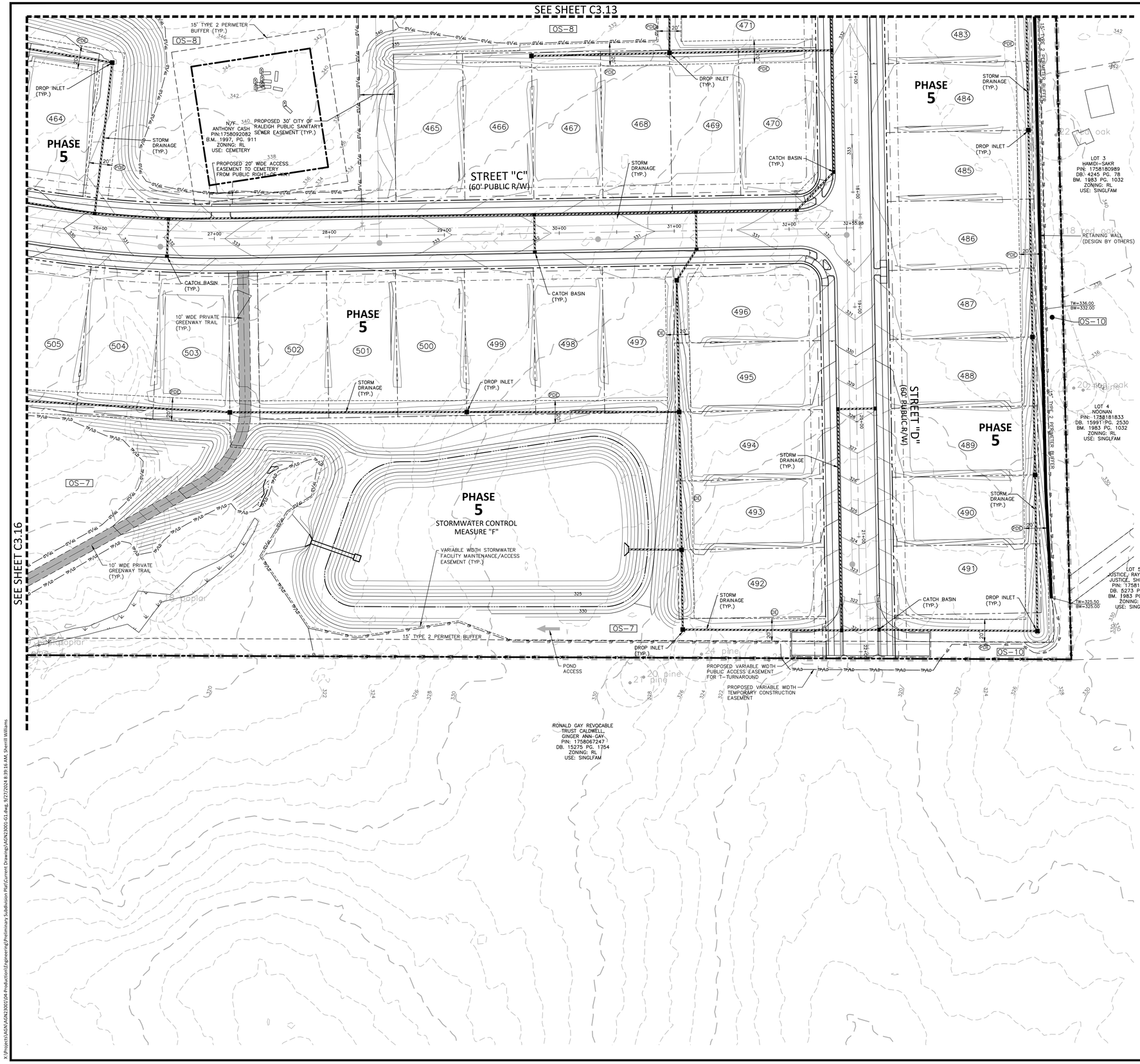
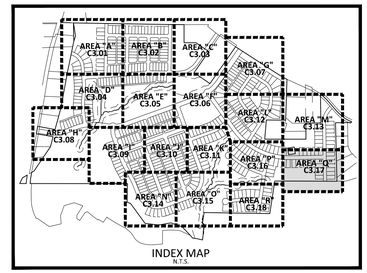
SEE SHEET C3.16





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REVISIONS

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GRADING AND STORM DRAINAGE PLAN AREA "Q"

C3.17

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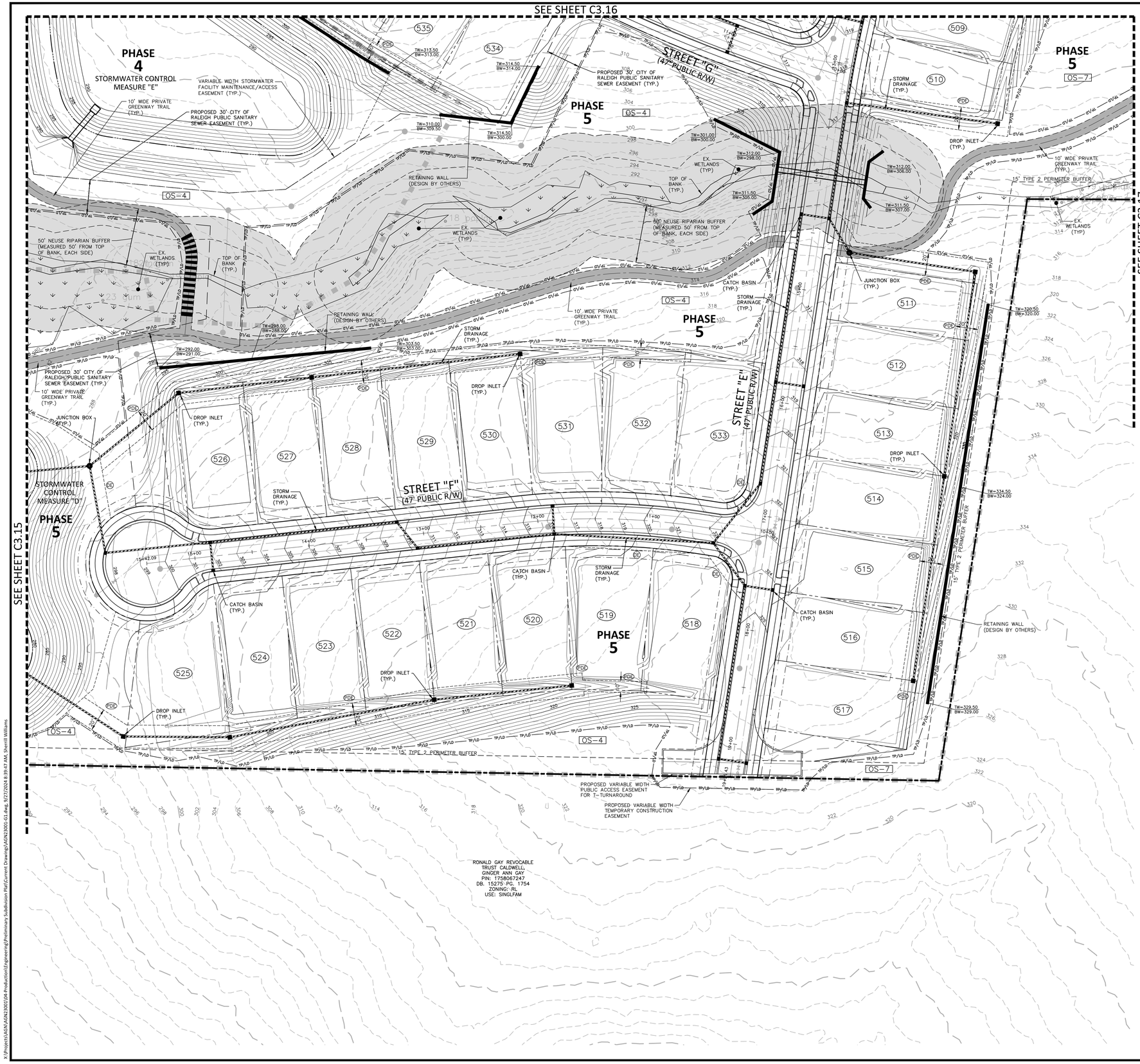

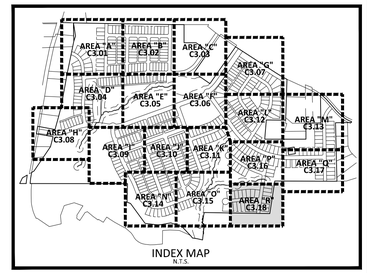

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PSP-23-04

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W.T. O'Daniel Digitally signed by William T O'Daniel
Date: 2024.09.27 11:33:48-04'00'

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

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GRADING AND STORM DRAINAGE PLAN AREA "R"

C3.18

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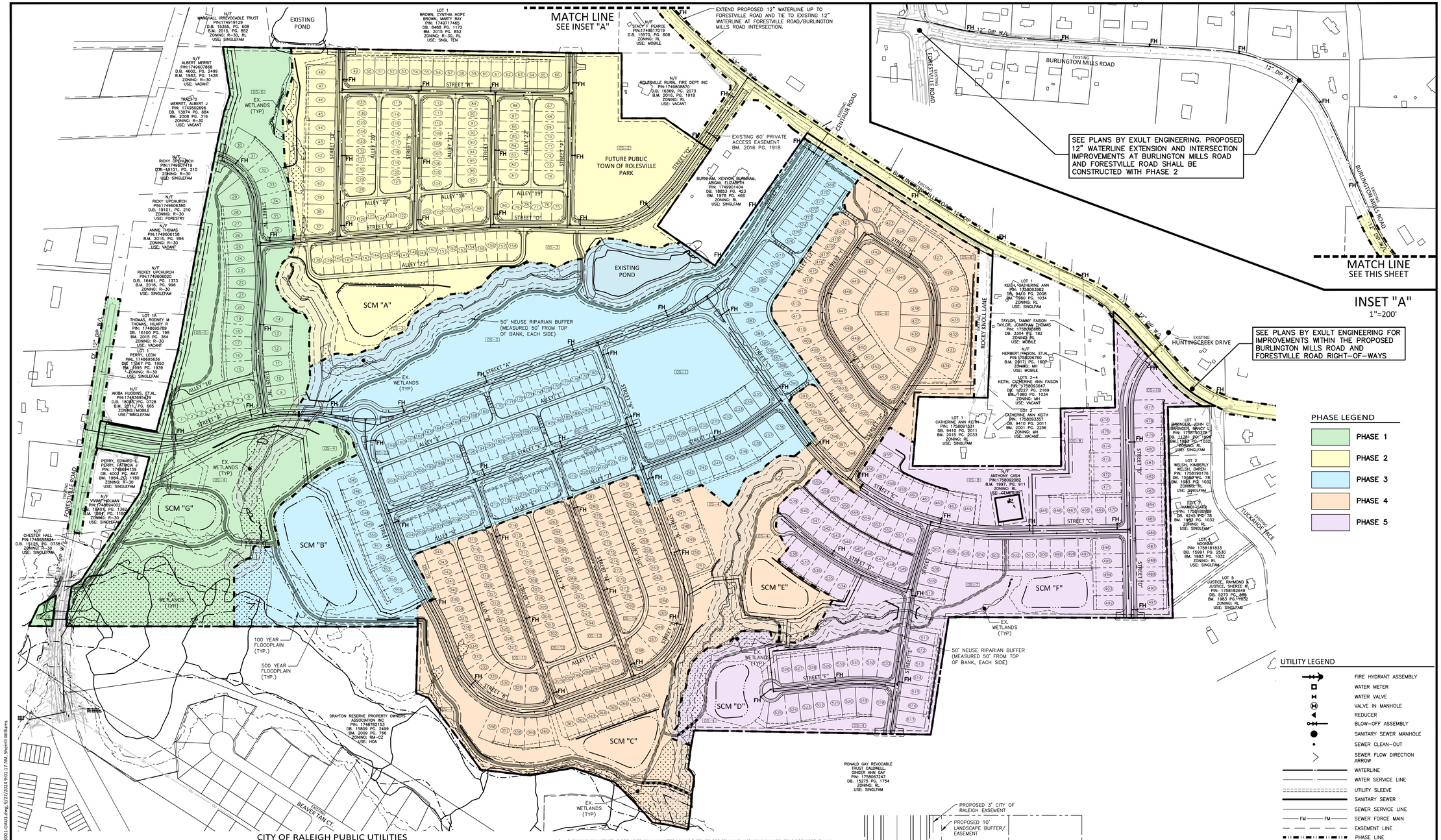
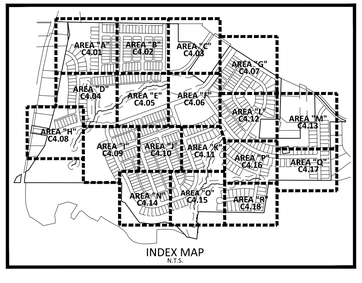
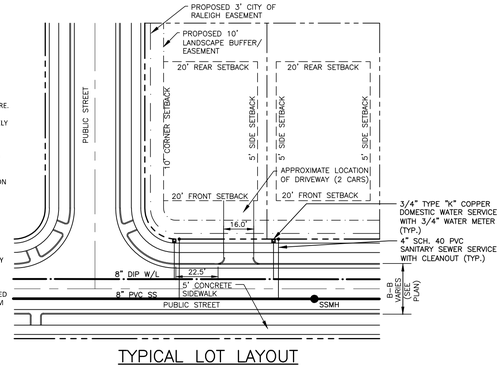




INDEX MAP
N.T.S.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID



TYPICAL LOT LAYOUT
N.T.S.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- VALVE IN MANHOLE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM SEWER FORCE MAIN
- EASEMENT LINE
- PHASE LINE

GRAPHIC SCALE
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Digitally signed by William T O'Daniel
Date: 2024.09.27 11:35:38-04'00'

REVISIONS

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SHEET

OVERALL UTILITY PLAN
C4.00

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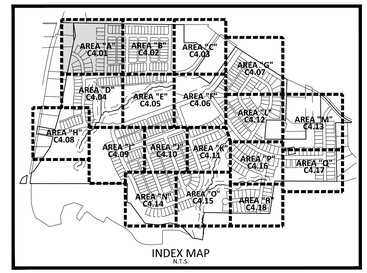

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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PSP-23-04

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
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SCALE	1"=40'
DATE	10. 01. 2024

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UTILITY PLAN
AREA "A"

C4.01

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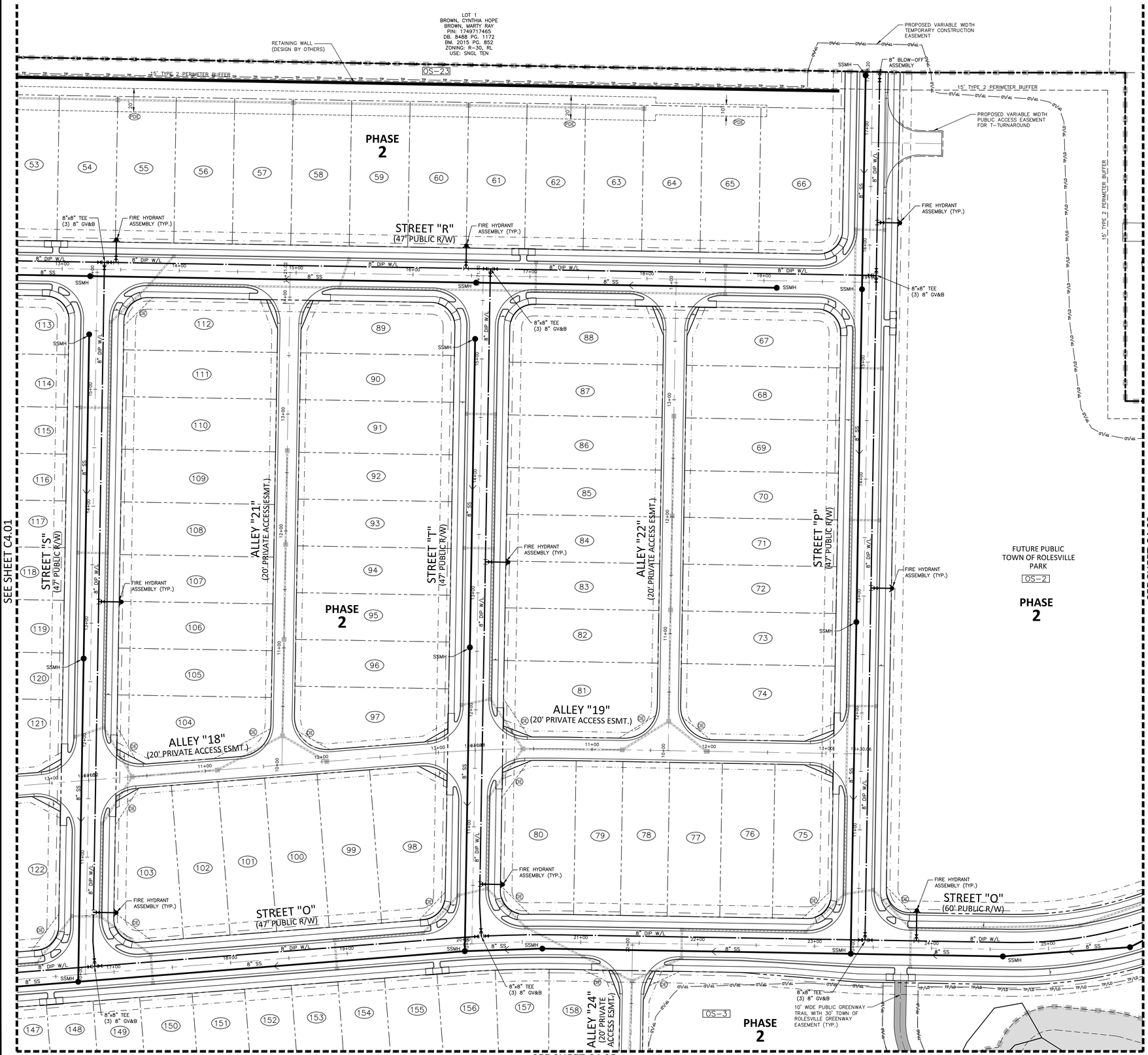

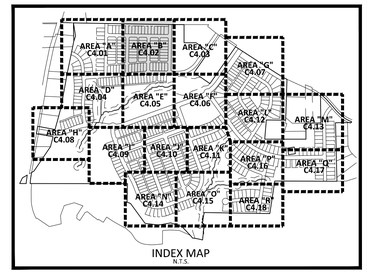

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UTILITY PLAN
AREA "B"

C4.02

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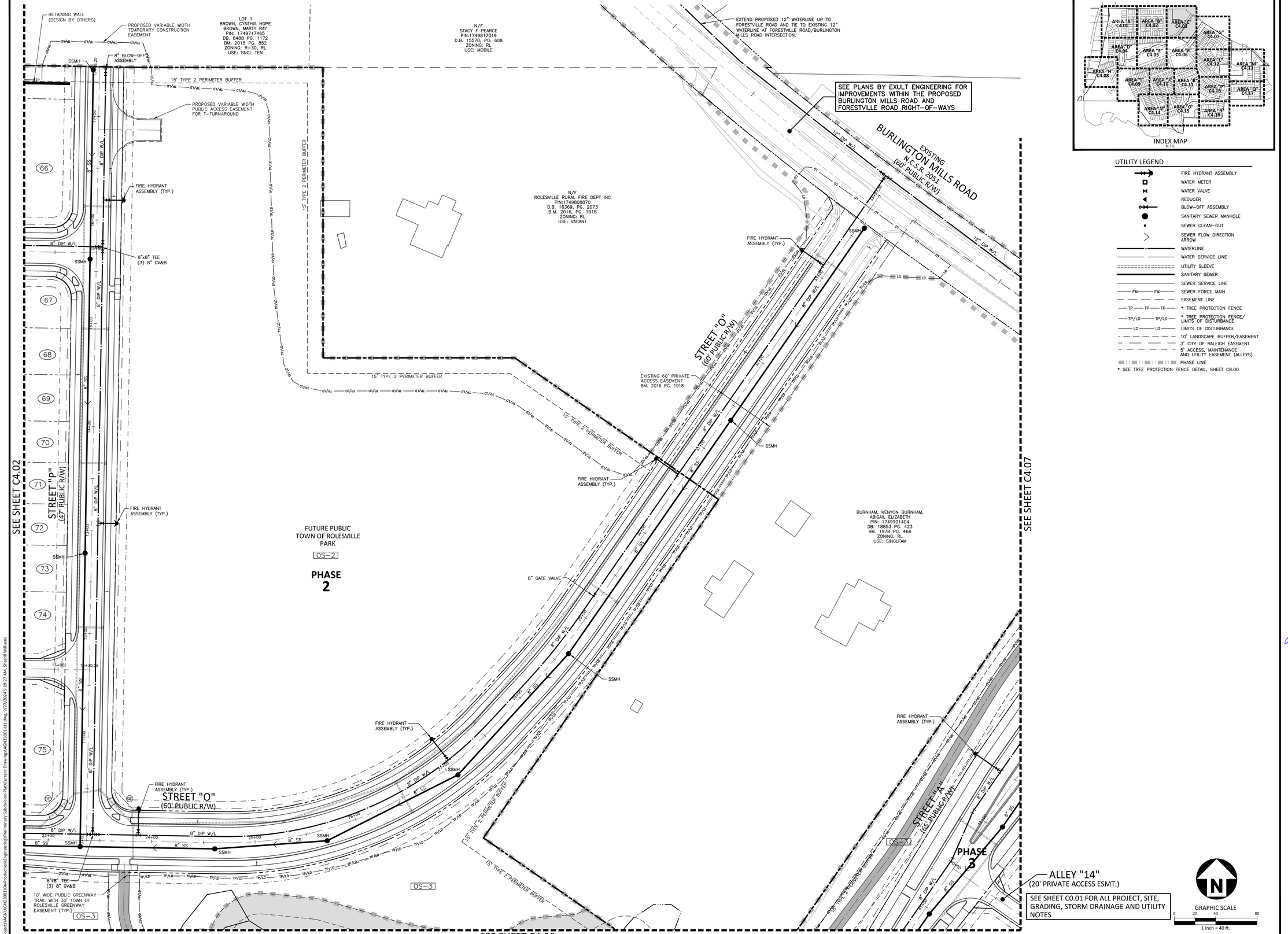

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UTILITY PLAN
AREA "C"

C4.03

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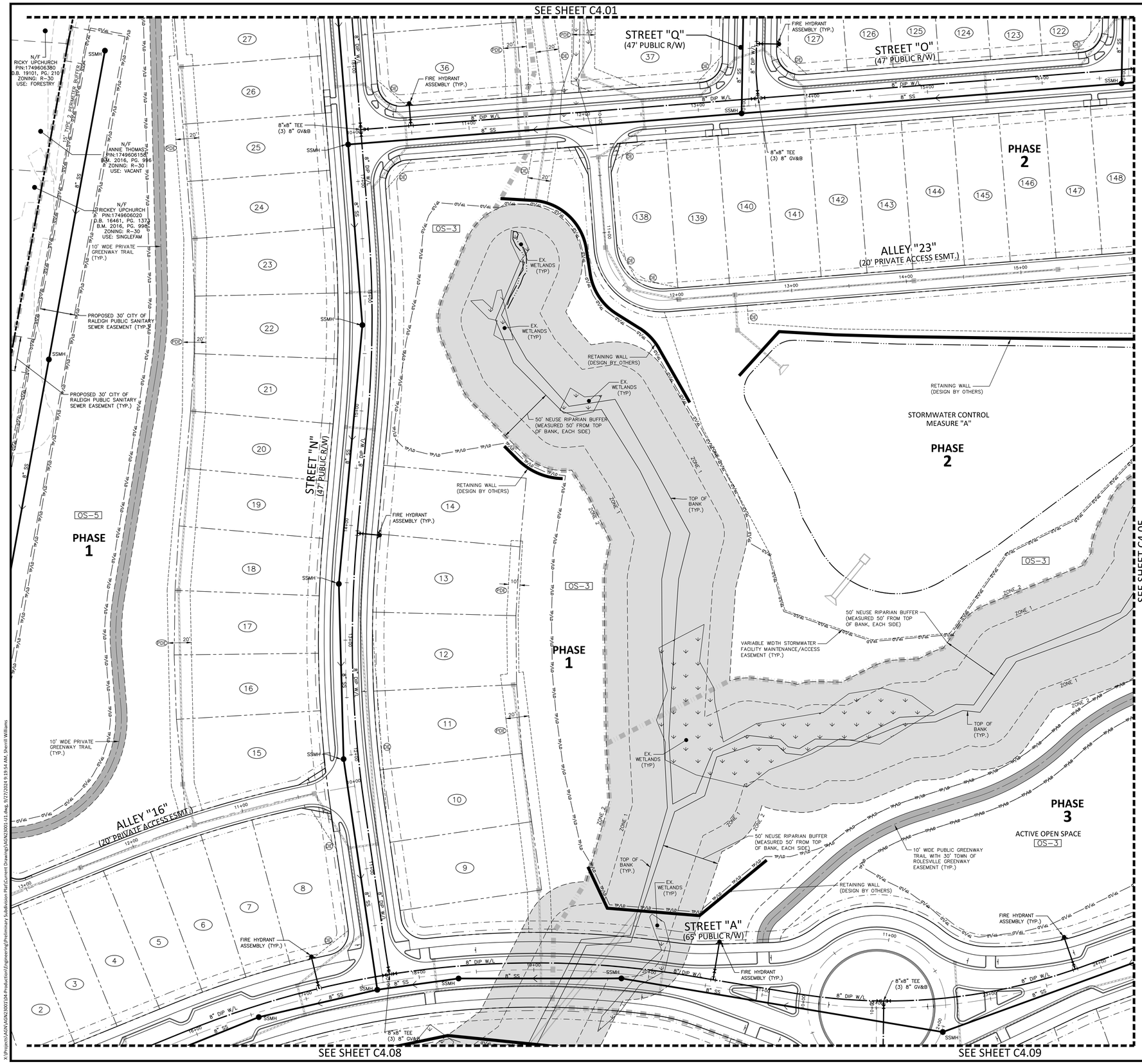

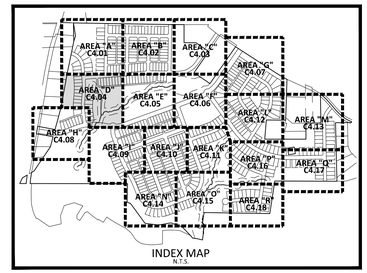

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PSP-23-04

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DATE	10. 01. 2024

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UTILITY PLAN
AREA "D"

C4.04

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SEE SHEET C4.02

STREET "S" (47' PUBLIC R/W)

STREET "T" (47' PUBLIC R/W)

STREET "P" (47' PUBLIC R/W)

STREET "O" (47' PUBLIC R/W)

STREET "O" (60' PUBLIC R/W)

PUBLIC PARK

FIRE HYDRANT ASSEMBLY (TYP.)

8" DIP W/L

8" SS

SSMH

8"x8" TEE (3) 8" GV&B

PHASE 2

ALLEY "24" (20' PRIVATE ACCESS ESMT.)

ALLEY "23" (20' PRIVATE ACCESS ESMT.)

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

OS-3

RETAINING WALL (DESIGN BY OTHERS)

EX. WETLANDS (TYP)

TOP OF BANK (TYP.)

ZONE 1

ZONE 2

EXISTING POND

PHASE 3

STORMWATER CONTROL MEASURE "A"

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE/ACCESS EASEMENT (TYP.)

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

ACTIVE OPEN SPACE

OS-3

PHASE 3

STREET "A" (65' PUBLIC R/W)

STREET "B" (65' PUBLIC R/W)

ALLEY "1" (20' PRIVATE ACCESS ESMT.)

ALLEY "2" (20' PRIVATE ACCESS ESMT.)

8" GATE VALVE

SEE SHEET C4.04

SEE SHEET C4.06

SEE SHEET C4.10

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0 20 40 80
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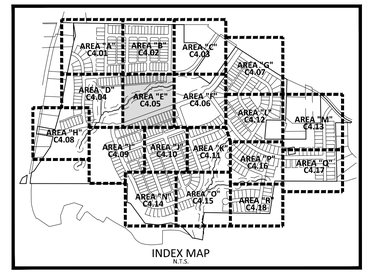

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WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

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DATE	10. 01. 2024

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UTILITY PLAN
AREA "E"

C4.05

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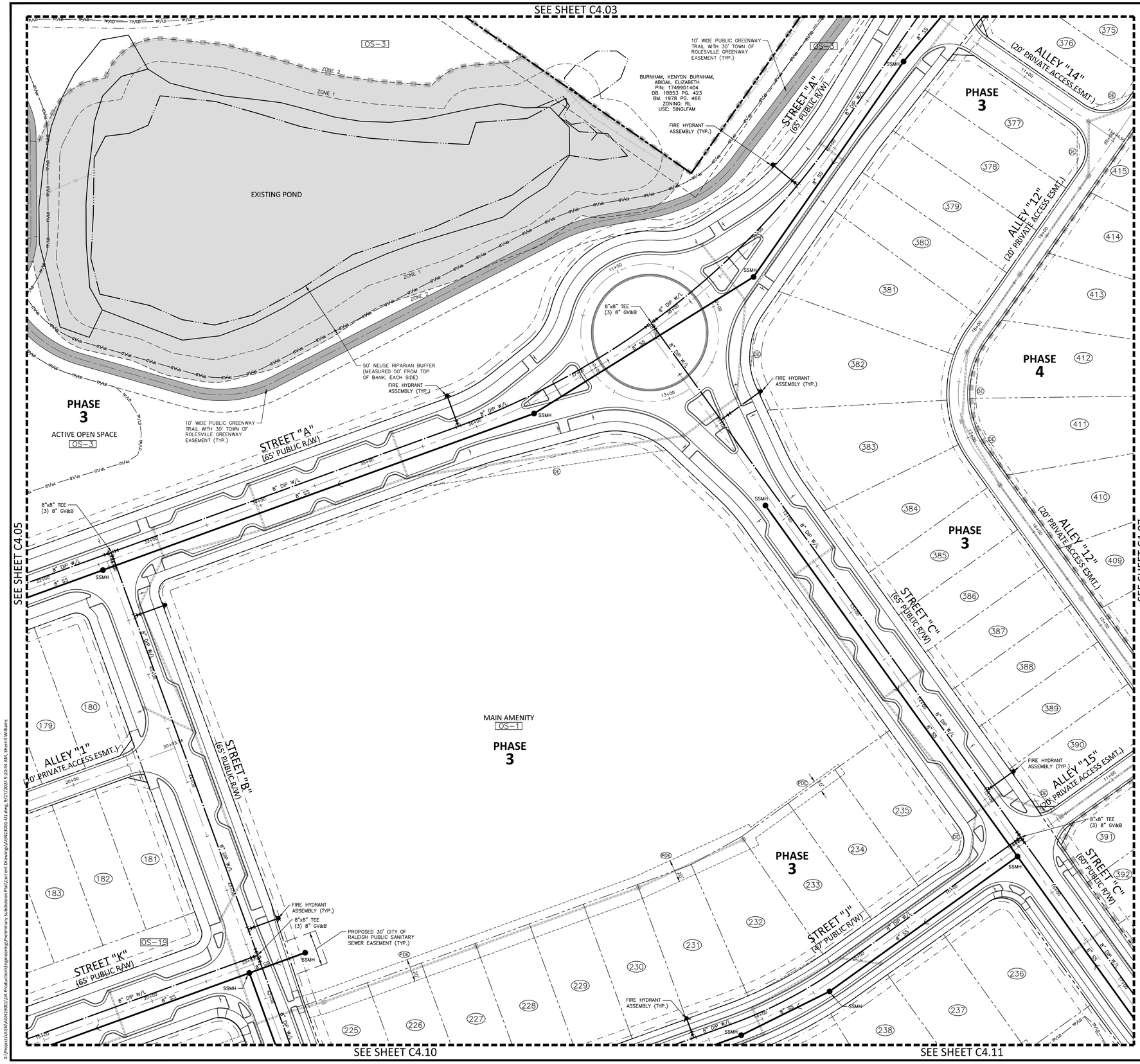

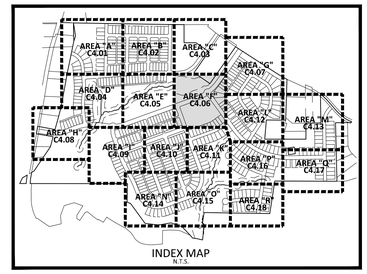

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UTILITY PLAN
AREA "F"

C4.06

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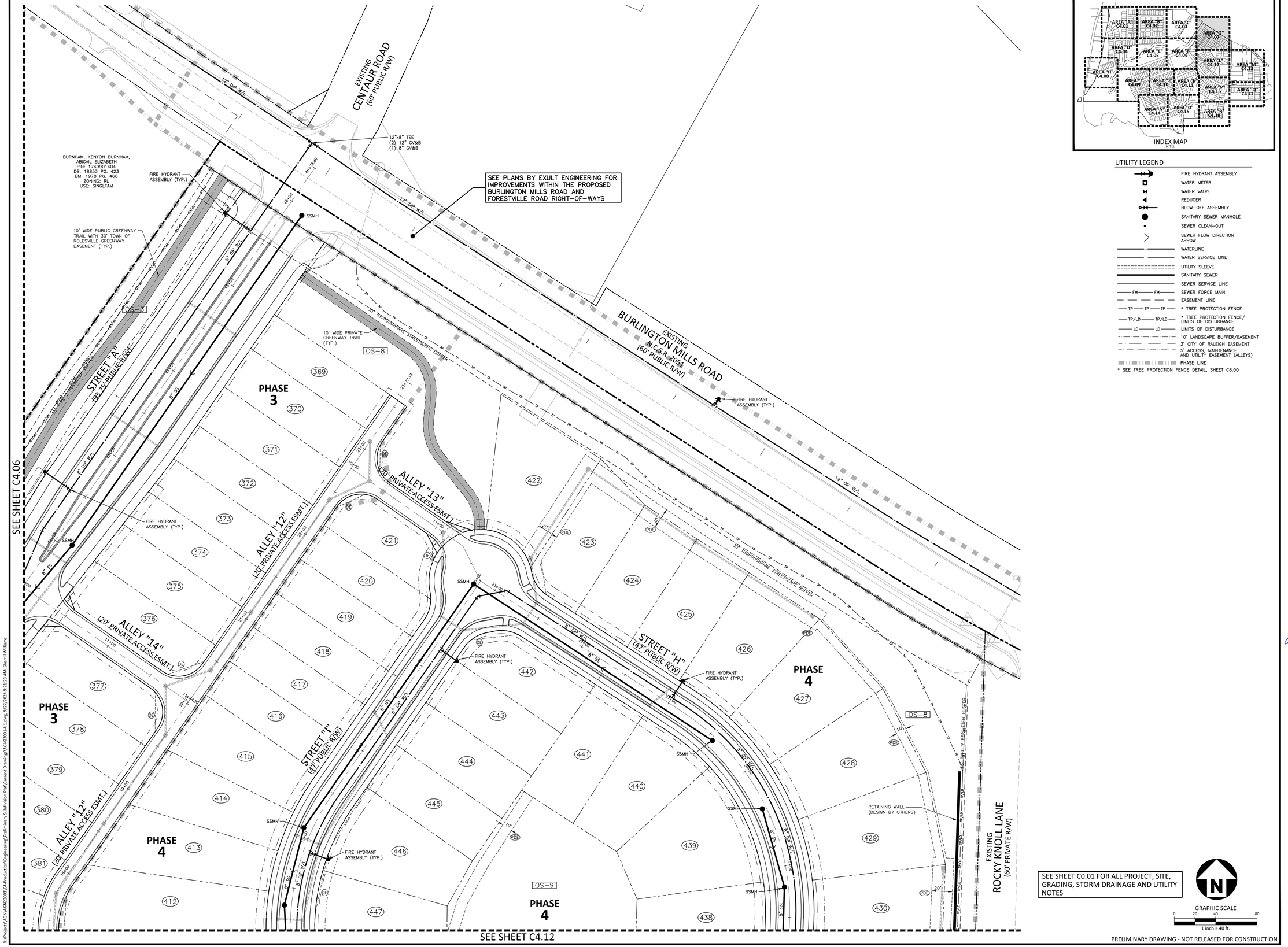

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UTILITY PLAN AREA "G"

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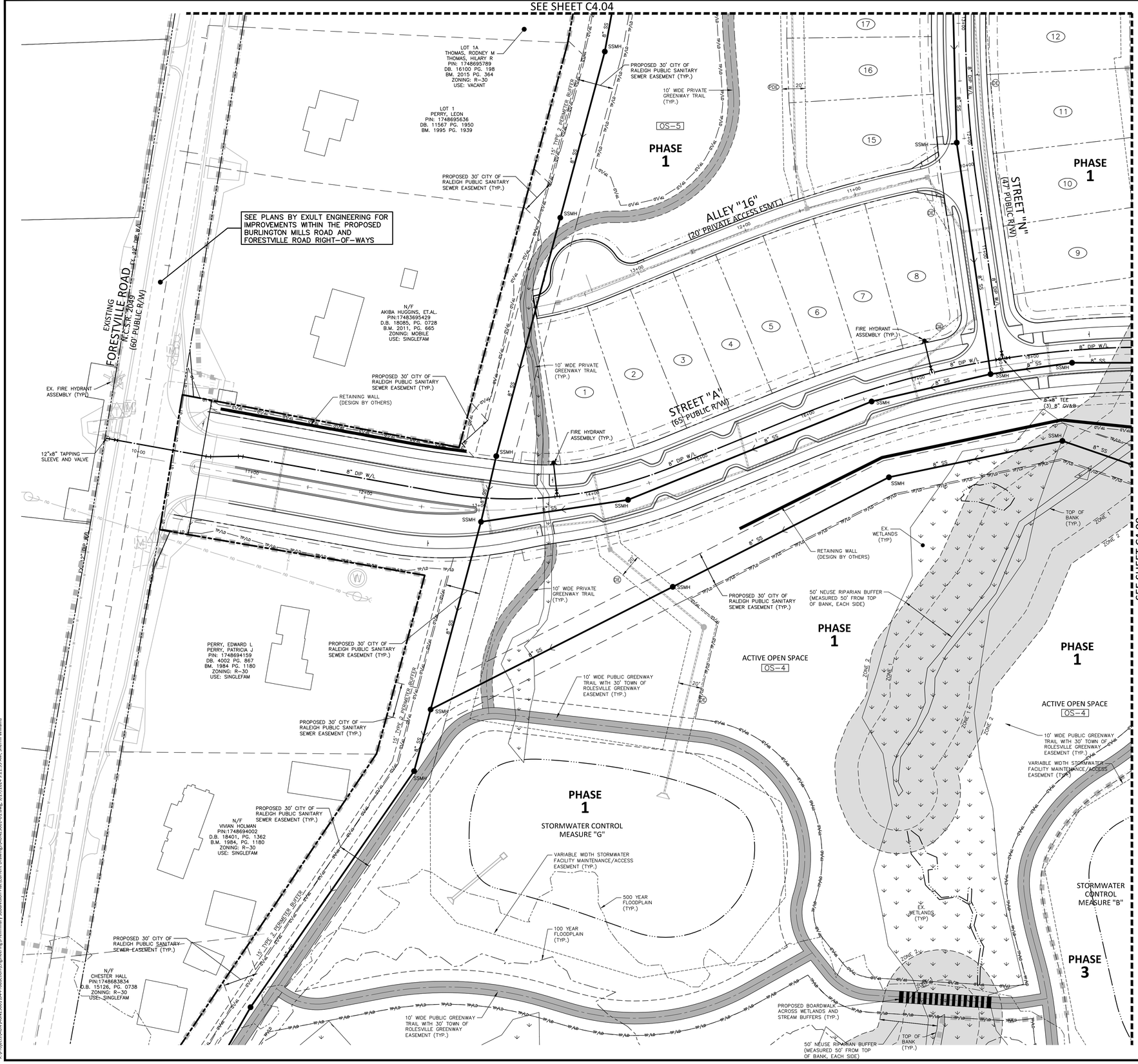

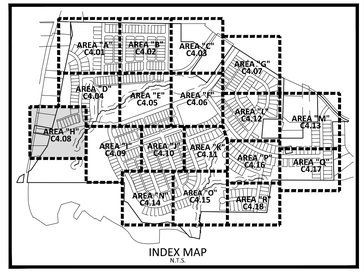

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:35:49-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

UTILITY PLAN
AREA "H"
C4.08

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-U1.dwg, 9/27/2024 9:21:55 AM, Sherrill Williams

SEE SHEET C4.04

SEE SHEET C4.08

SEE SHEET C4.10

SEE SHEET C4.14

STREET "N"
(47' PUBLIC R/W)

STREET "A"
(65' PUBLIC R/W)

STREET "B"
(60' PUBLIC R/W)

STREET "K"
(65' PUBLIC R/W)

ALLEY "1"
(20' PRIVATE ACCESS ESMT.)

ALLEY "4"
(20' PRIVATE ACCESS ESMT.)

ALLEY "5"
(20' PRIVATE ACCESS ESMT.)

ALLEY "8"
(20' PRIVATE ACCESS ESMT.)

PHASE 1

PHASE 3

PHASE 4

ACTIVE OPEN SPACE
OS-4

OS-22

OS-21

OS-16

OS-15

STORMWATER CONTROL MEASURE "B"

FIRE HYDRANT ASSEMBLY (TYP.)

8"x8" TEE
(3) 8" GV&B

SSMH

RETAINING WALL
(DESIGN BY OTHERS)

TOP OF BANK (TYP.)

10' WIDE PUBLIC GREENWAY TRAIL WITH 30' TOWN OF ROLESVILLE GREENWAY EASEMENT (TYP.)

50' NEUSE RIPARIAN BUFFER
(MEASURED 50' FROM TOP OF BANK, EACH SIDE)

PROPOSED 30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

VARIABLE WIDTH STORMWATER FACILITY MAINTENANCE/ACCESS EASEMENT (TYP.)

EX. WETLANDS (TYP)

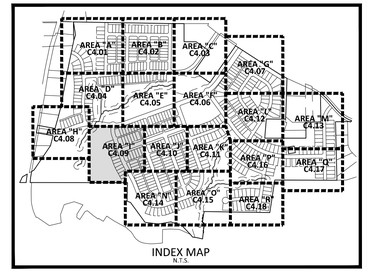
PROPOSED BOARDWALK ACROSS WETLANDS AND STREAM BUFFERS (TYP.)

500 YEAR FLOODPLAIN (TYP.)

100 YEAR FLOODPLAIN (TYP.)

ZONE 1

ZONE 2



INDEX MAP
N.T.S.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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PHONE: 919. 239. 9486

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PSP-23-04

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UTILITY PLAN
AREA "I"

C4.09

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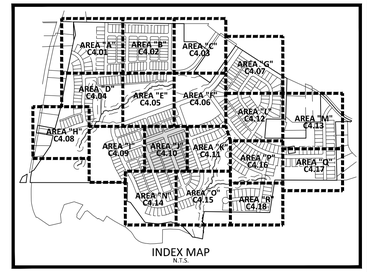
SEE SHEET C4.09

SEE SHEET C4.11

SEE SHEET C4.14



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UTILITY PLAN
AREA "J"

C4.10

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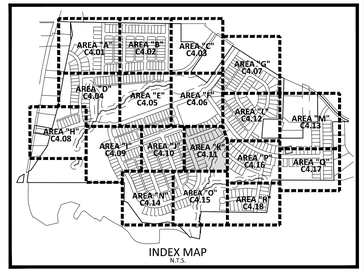

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UTILITY PLAN
AREA "K"

C4.11

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SEE SHEET C4.07

SEE SHEET C4.06

SEE SHEET C4.13

SEE SHEET C4.16

PHASE 4

PHASE 3

PHASE 5

OS-9

OS-8

STREET "H" (47' PUBLIC R/W)

STREET "I" (47' PUBLIC R/W)

STREET "C" (60' PUBLIC R/W)

ALLEY "12" (20' PRIVATE ACCESS ESMT.)

ALLEY "15" (20' PRIVATE ACCESS ESMT.)

EXISTING ROCKY KNOLL LANE (60' PRIVATE R/W)

FIRE HYDRANT ASSEMBLY (TYP.)

8"x8" TEE (3) 8" GV&B

RETAINING WALL (DESIGN BY OTHERS)

15' TYPE 2 PERIMETER BUFFER

PROPOSED 30' CITY OF RALEIGH PUBLIC SANITARY SEWER EASEMENT (TYP.)

ZONE 2

ZONE 1

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

TOP OF BANK (TYP.)

EX WETLANDS (TYP)

LOT 1
CATHERINE ANN KEITH
PIN: 1758091331
DB. 9410 PG. 2011
BM. 2015 PG. 2033
ZONING: RL
USE: SINGLFAM

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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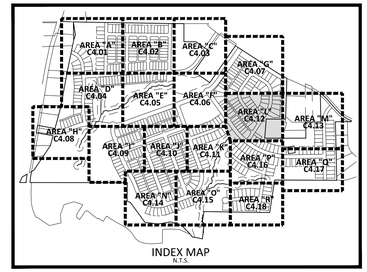

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FILENAME	AGN23001-U1
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SHEET

UTILITY PLAN
AREA "L"

C4.12

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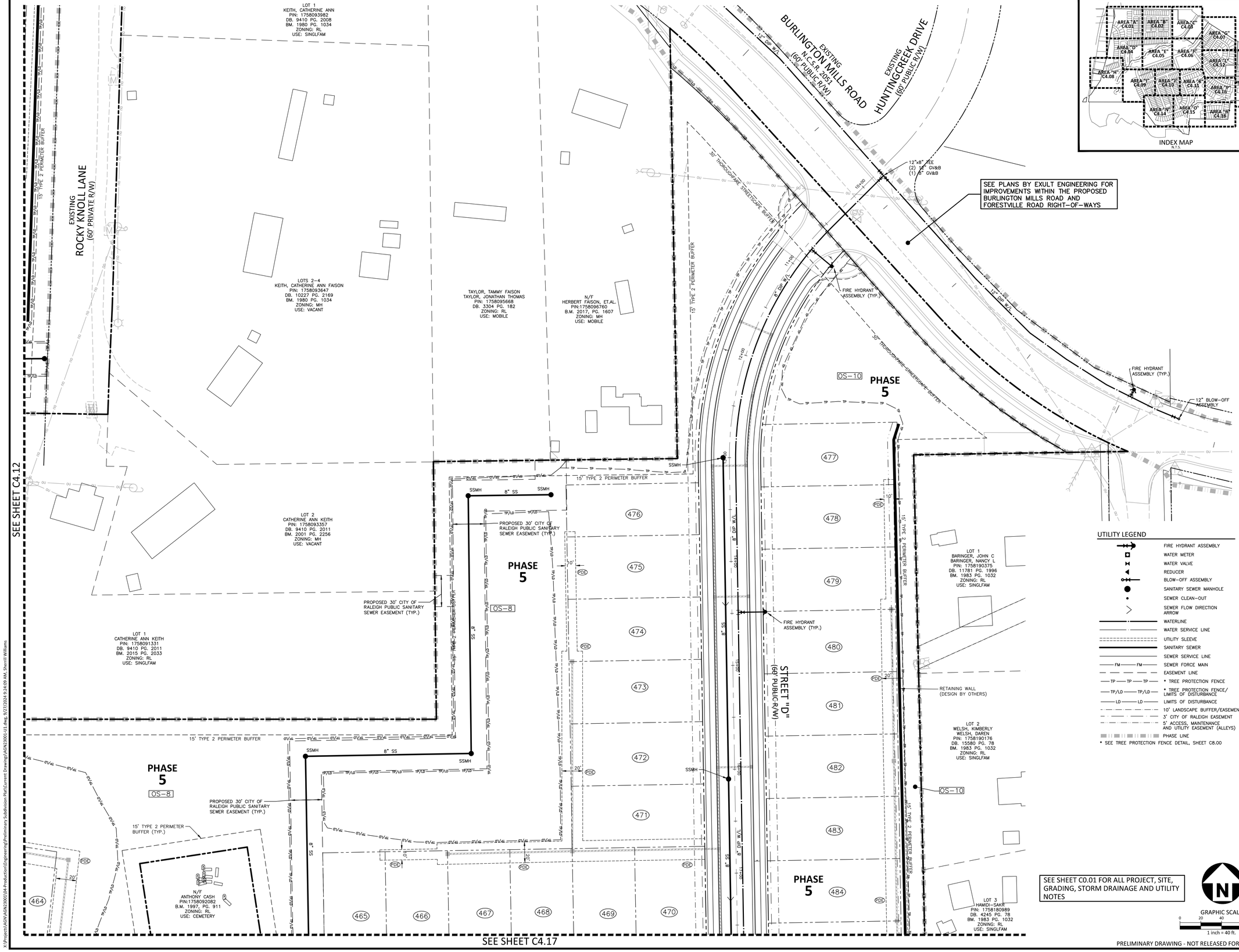

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UTILITY PLAN
AREA "M"
C4.13

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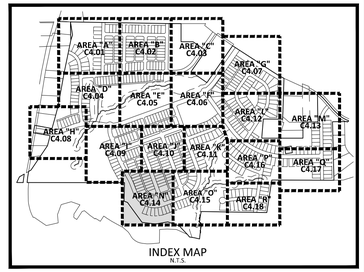
SEE SHEET C4.09

SEE SHEET C4.15



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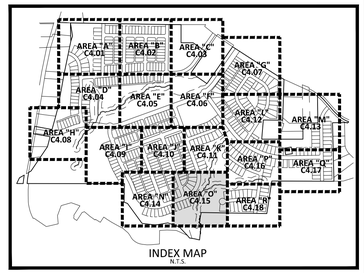

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AREA "O"

C4.15

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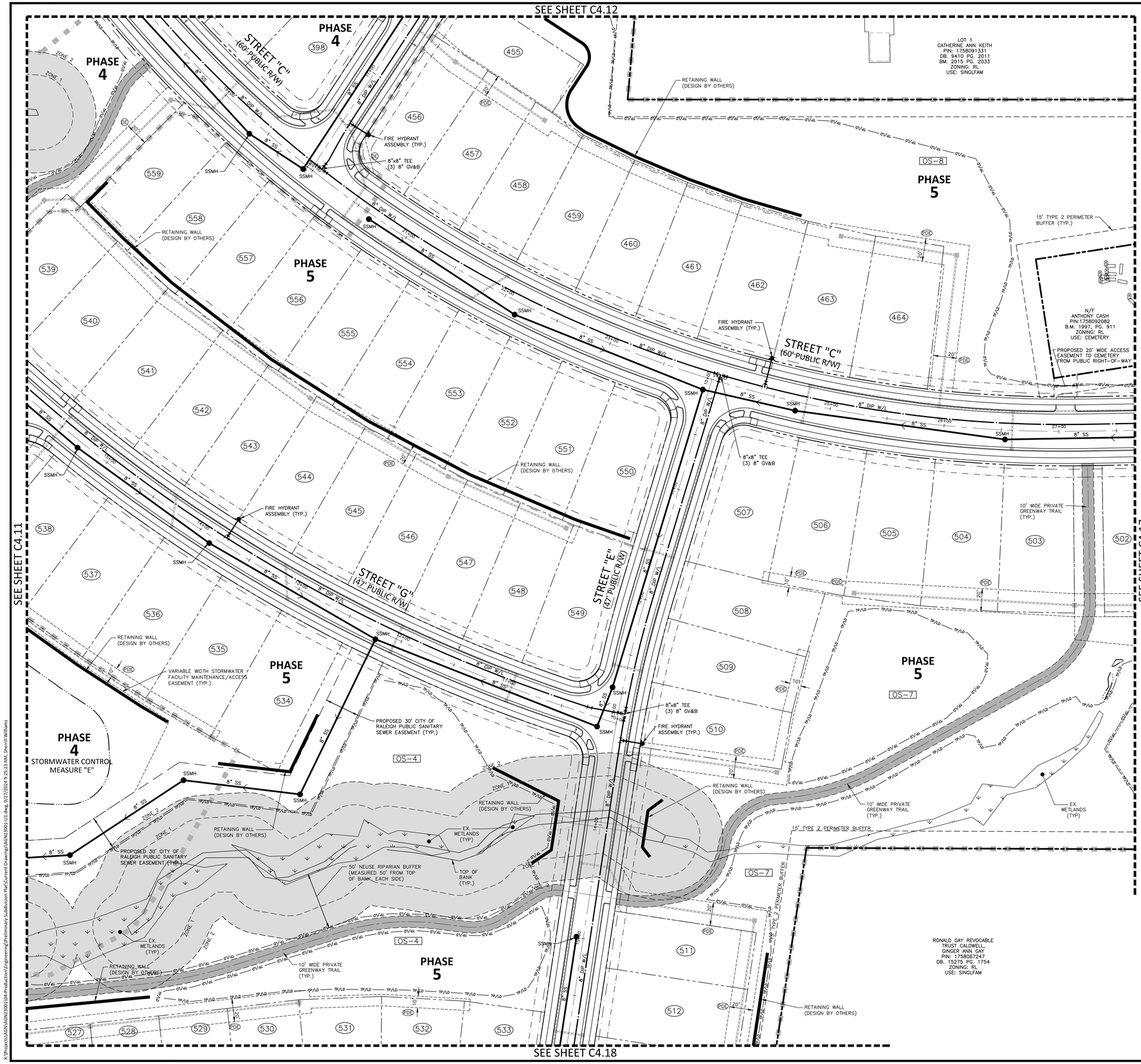

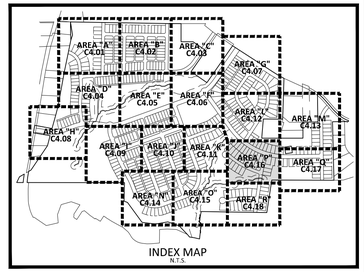

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- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- EASEMENT LINE
- * TREE PROTECTION FENCE
- * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE
- 10' LANDSCAPE BUFFER/EASEMENT
- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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CLIENT

ALLIANCE GROUP OF NC, LLC
7208 FALLS OF NEUSE RD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:36:01-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

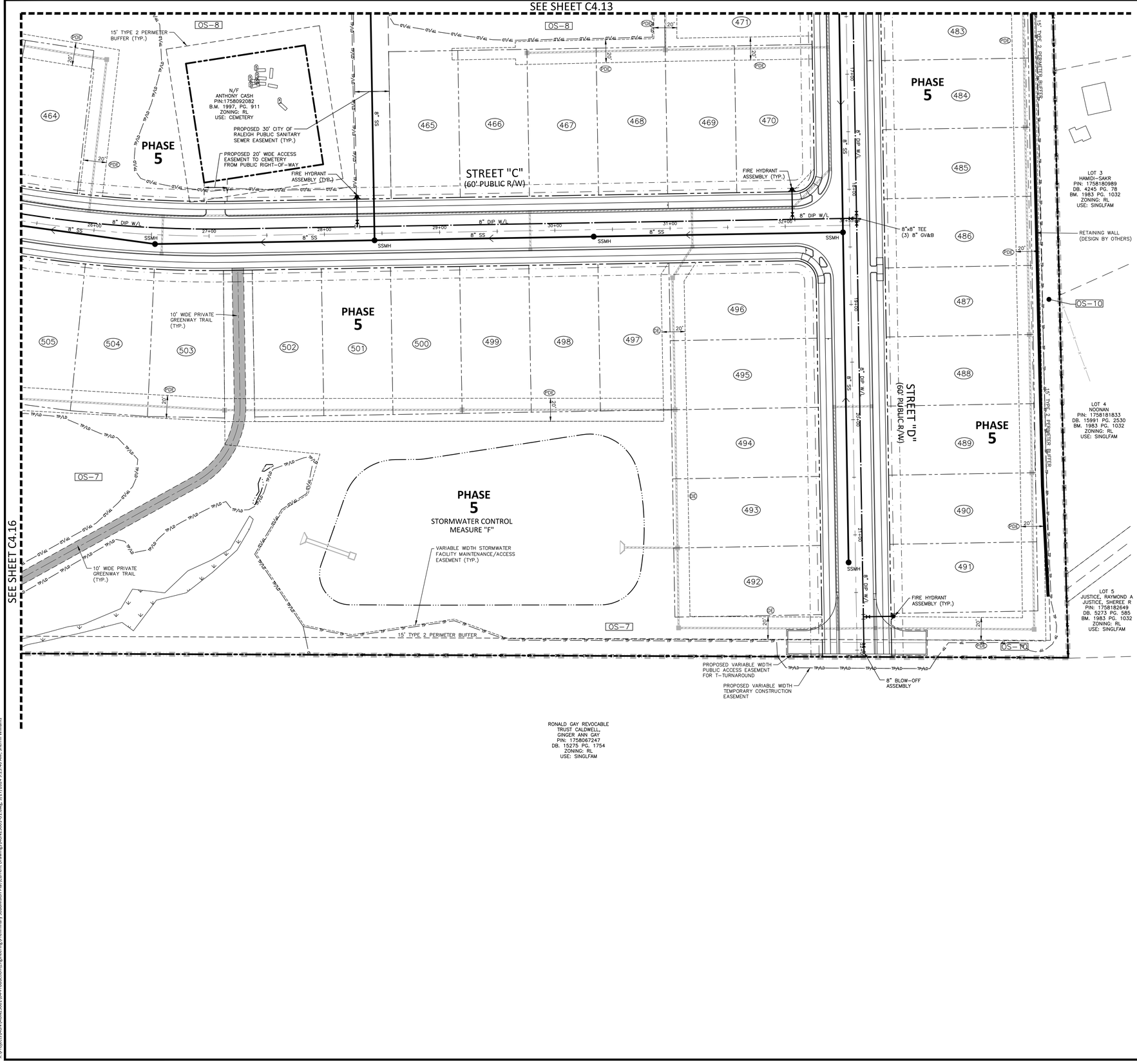
SHEET

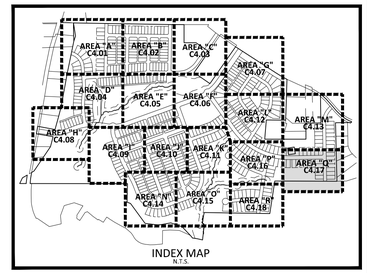
UTILITY PLAN
AREA "P"

C4.16

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawings\AGN23001-U1.dwg, 9/27/2024 9:25:23 AM, Sherrill Williams

SEE SHEET C4.13





INDEX MAP
N.T.S.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
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- EASEMENT LINE
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- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:36:03-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

UTILITY PLAN
AREA "Q"

C4.17

X:\Projects\AGN\AGN23001\04-Production\Engineering\Preliminary Subdivision Plat\Current Drawing\AGN23001-U1.dwg, 9/27/2024 9:25:46 AM, Sherrill Williams

SEE SHEET C4.16

SEE SHEET C4.15

SEE SHEET C4.17

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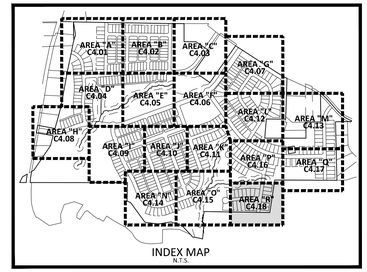
DB. 15275 PG. 1754
ZONING: RL
USE: SINGLFAM



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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:36:04-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

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CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

UTILITY PLAN
AREA "R"

C4.18

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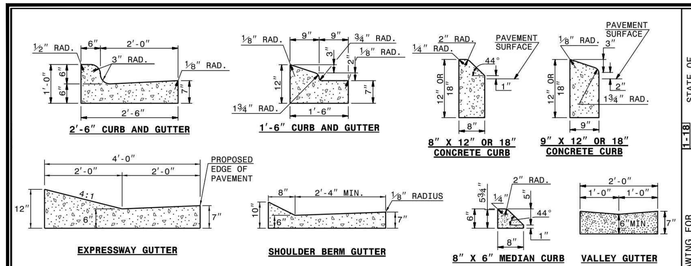
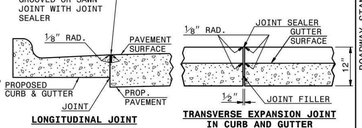


SECTION VIEW OF CURBS OR CURBS AND GUTTERS

GENERAL NOTES:
- PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
- JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
- CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1½" DEEP.
- FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x6" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
- SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



SECTION VIEW OF JOINTS

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

1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

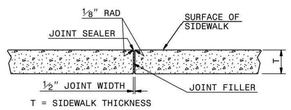
SHEET 1 OF 3
846.01

NOTES:

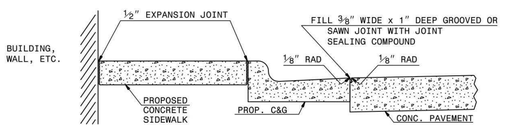
CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.

PLACE A GROOVE JOINT 1" DEEP WITH ⅛" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A ½" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

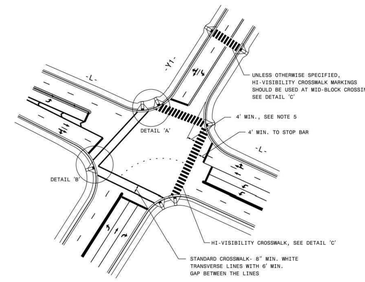
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

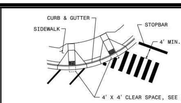
1-18

ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

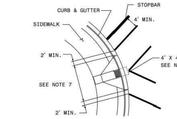
SHEET 1 OF 1
848.01

CROSSWALK PLACEMENT GUIDANCE

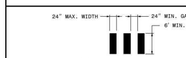




DETAIL 'A'- DUAL CURB RAMPS



DETAIL 'B'- SINGLE DIAGONAL CURB RAMP



DETAIL 'C'- HI-VISIBILITY CROSSWALK

GENERAL NOTES:
1- USE THE DETAILS ABOVE AND THE FOLLOWING NOTES FOR GUIDANCE IN PLACING CROSSWALK MARKINGS. REFER TO NCDOT ROADWAY STANDARD DRAWINGS, MUTCD AND ADA STANDARDS FOR ADDITIONAL GUIDANCE.

2- THE LOCATION AND TYPE OF CROSSWALK MARKINGS SHOWN ON THE ABOVE DETAILS ARE FOR REFERENCE ONLY. LOCATE CROSSWALK MARKINGS AS SHOWN ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER. THE CROSSWALK MARKING TYPE, STANDARD OR HI-VISIBILITY, SHALL BE INSTALLED AS SPECIFIED ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER.

3- THE STANDARD CROSSWALK IS TWO WHITE 8" MIN. TRANSVERSE LINES WITH A 6' MIN. GAP BETWEEN THE LINES. THE HI-VISIBILITY CROSSWALK IS WHITE 24" MAX. WIDE LONGITUDINAL LINES WITH 24" MIN. GAPS BETWEEN LINES, SEE DETAIL 'C'. HI-VISIBILITY CROSSWALKS SHOULD BE A MINIMUM OF 6' WIDE. CURB RAMPS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARES.

4- STOP BARS SHOULD BE PLACED A 4' MIN. IN ADVANCE OF NEAREST CROSSWALK LINE.

5- SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.

6- BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' X 4' MIN. SHALL BE PROVIDED WITHIN THE MARKINGS.

7- SINGLE DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 2' MIN. LONG LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING, SEE DETAIL 'B'.

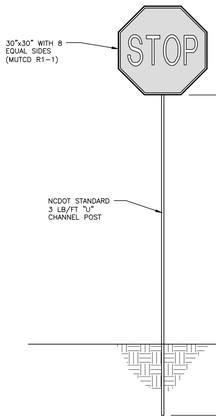
8- CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR DETAILS OR A SPECIAL DESIGN.

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

1-18

ROADWAY STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
1205.07



STOP SIGN DETAIL
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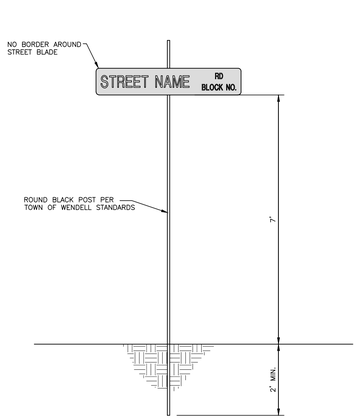

STREET SIGN DETAIL
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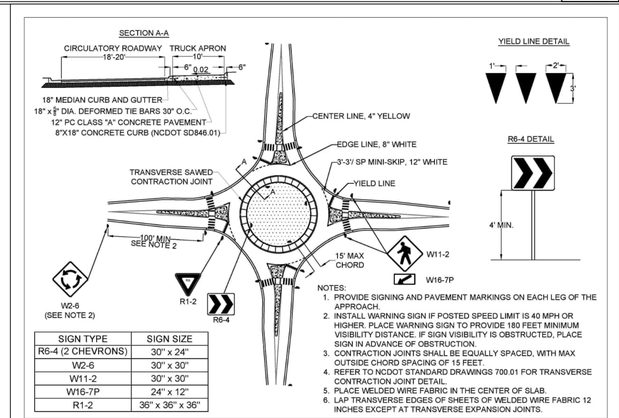
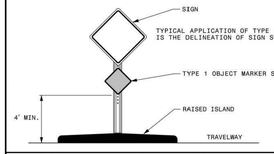


SIGN TYPE	SIGN SIZE
R6-4 (2 CHEVRONS)	30" x 24"
W2-6	30" x 30"
W11-2	30" x 30"
W16-7P	24" x 12"
R1-2	36" x 36" x 36"

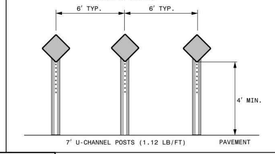
NOTES:
1. PROVIDE SIGNING AND PAVEMENT MARKINGS ON EACH LEG OF THE APPROACH.
2. INSTALL WARNING SIGN IF POSTED SPEED LIMIT IS 40 MPH OR HIGHER. PLACE WARNING SIGN TO PROVIDE 180 FEET MINIMUM VISIBILITY DISTANCE. IF SIGN VISIBILITY IS OBSTRUCTED, PLACE SIGN IN ADVANCE OF OBSTRUCTION.
3. CONTRACTION JOINTS SHALL BE EQUALLY SPACED, WITH MAX OUTSIDE CHORD SPACING OF 15 FEET.
4. REFER TO NCDOT STANDARD DRAWINGS 700.01 FOR TRANSVERSE CONTRACTION JOINT DETAIL.
5. PLACE WELDED WIRE FABRIC IN THE CENTER OF SLAB.
6. LAP TRANSVERSE EDGES OF SHEETS OF WELDED WIRE FABRIC 12 INCHES EXCEPT AT TRANSVERSE EXPANSION JOINTS.

SINGLE-LANE ROUNDABOUT

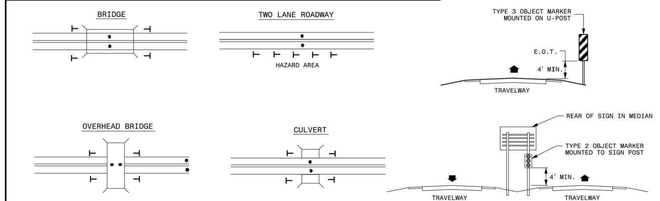
TYPE 1 OR TYPE 3 MARKERS FOR OBSTRUCTIONS WITHIN THE ROADWAY



TYPE 4 MARKERS FOR END OF ROADWAY



TYPE 2 OR TYPE 3 MARKERS FOR OBSTRUCTIONS ADJACENT TO THE ROADWAY



TYPICAL APPLICATIONS OF TYPE 2 OR TYPE 3 OBJECT MARKERS INCLUDES DELINEATION OF BRIDGE PIERS, ABUTMENTS, HANDRAILS, CULVERT HEADWALLS, NARROW SHOULDERS, DROP-OFFS, OR OTHER UNDESIRABLE CONDITIONS WHEN GUARDRAIL OR OTHER ROADSIDE PROTECTION IS NOT IN PLACE.

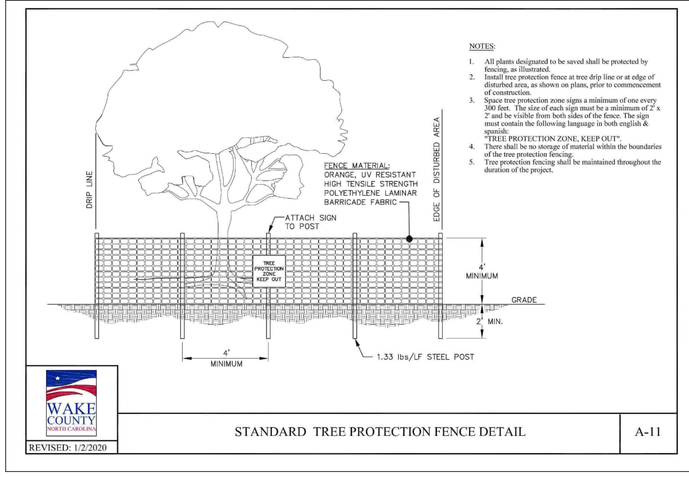
LEGEND
- OBJECT MARKER
- DIRECTION OF TRAFFIC FLOW

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

1-18

ROADWAY STANDARD DRAWING FOR
OBJECT MARKERS
INSTALLATION

SHEET 1 OF 1
1264.02

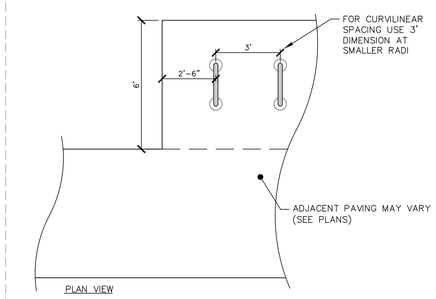


WAKE COUNTY NORTH CAROLINA

REVISED: 1/2/2020

STANDARD TREE PROTECTION FENCE DETAIL

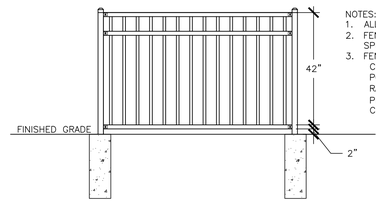
A-11



NOTES:
1. ANCHOR BIKE RACK TO CONCRETE. MOUNT PER MFR. RECOMMENDATIONS.
2. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PAVING TYPE AND BIKE RACK MOUNTING METHOD

BIKE RACK

SCALE: 1/4"=1'-0"



NOTES:
1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. FENCE DIMENSIONS (OR EQUAL)
COMMERCIAL STRENGTH ALUMINUM
POSTS: 2" X 2"
RAILS: 1" X 1" – NO EXPOSED SCREW SYSTEM
PICKETS: ⅝" X 5/8" W/ 3 1⅜6" SPACING
COLOR: BLACK

FALL PROTECTION FENCE

SCALE: N. T. S

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PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T. O'Daniel
Date: 2024.09.27 11:39:06-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	10. 01. 2024

SHEET

SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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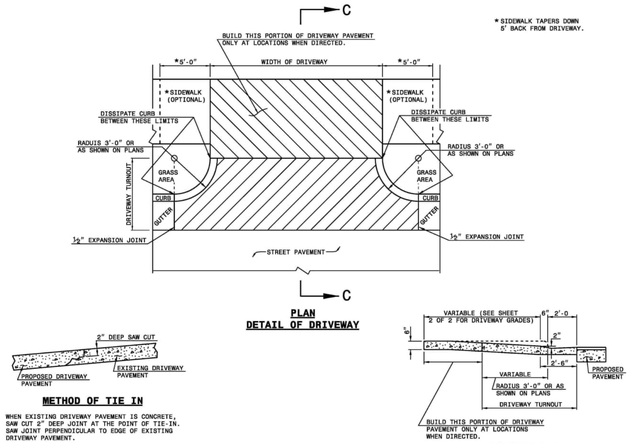
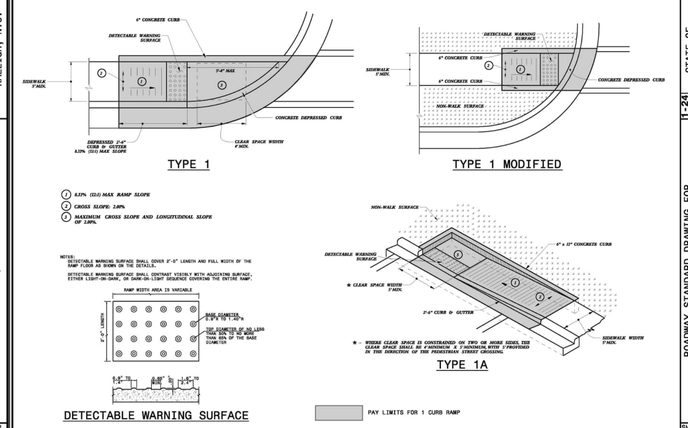


STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
RADIUS TYPE

SHEET 1 OF 2
848.02

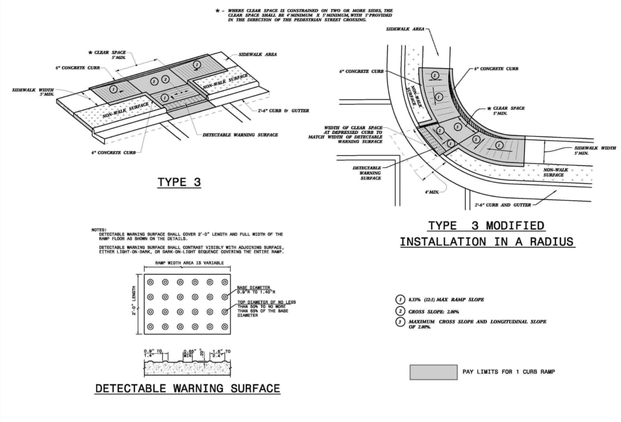


STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
CURB RAMP
DIRECTIONAL RAMP

SHEET 6 OF 13
848.06

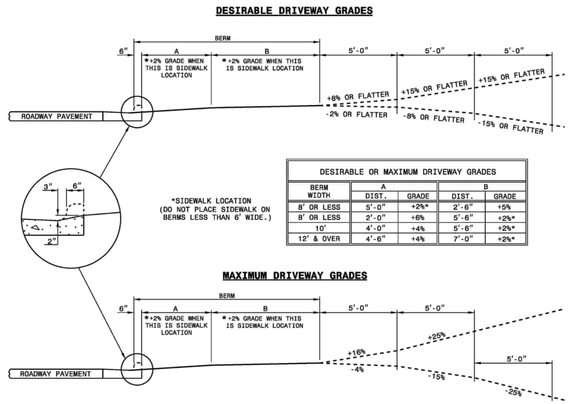


STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PARALLEL RAMP

SHEET 9 OF 13
848.06

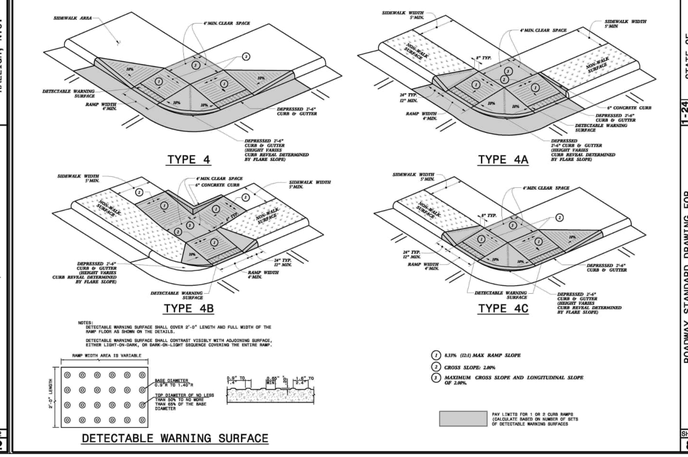


STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
DRIVEWAY GRADES

SHEET 2 OF 2
848.02



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

1-24

ROADWAY STANDARD DRAWING FOR
CURB RAMP
SHARED LANDING

SHEET 10 OF 13
848.06

NOTES:

1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' FROM THE BACK OF PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT CLEAR SPACES FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT CLEAR SPACES FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. IF CONSTRAINED ON TWO OR MORE SIDES, THE THE CLEAR SPACE SHALL BE 4' MINIMUM X 5' MINIMUM, WITH 5' PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' CLEAR SPACE AT THE TOP OF RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, WHERE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE, OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01.
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. DETECTABLE WARNING SURFACES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
19. DETECTABLE WARNING SURFACES WILL CONTRAST VISIBLY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.

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

1-24

ROADWAY STANDARD DRAWING FOR
CURB RAMP
NOTES

SHEET 13 OF 13
848.06

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:39:08-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	10. 01. 2024

SHEET

SITE DETAILS

C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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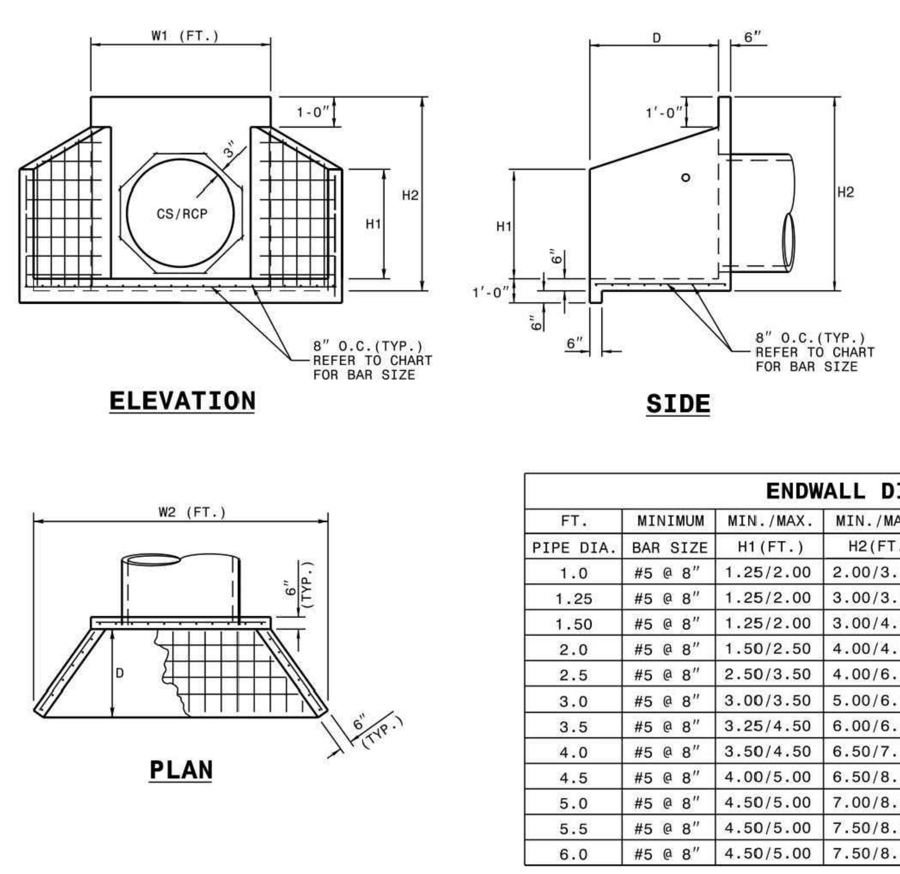


NOTES:

- * THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 838.01, 838.11, 838.21, 838.27, 838.33, 838.39, 838.51, 838.57, 838.63 AND 838.69.
- * INSTALL PRECAST ENDWALLS WITH WINGS AND PAY FOR IN ACCORDANCE WITH SPECIFICATION SECTION 838.
- * USE 4000 PSI CONCRETE.
- * PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A615 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A185 WITH 2" MIN. CLEARANCE.
- * PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704.
- * PIPE TO BE GROUTED INTO HEADWALL AT JOB SITE BY CONTRACTOR
- * ALL ELEMENTS PRECAST TO MEET ASTM C913.
- * WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
- * CHAMFER ALL CORNERS 1" OR HAVE A RADIUS OF 1".

NOTE: THE MINIMUM BAR SIZE SHALL BE #5 BARS AT 8" CTS.THE CONTRACTOR WILL HAVE THE OPTION TO INCREASE THIS BAR SIZE AS NEEDED.

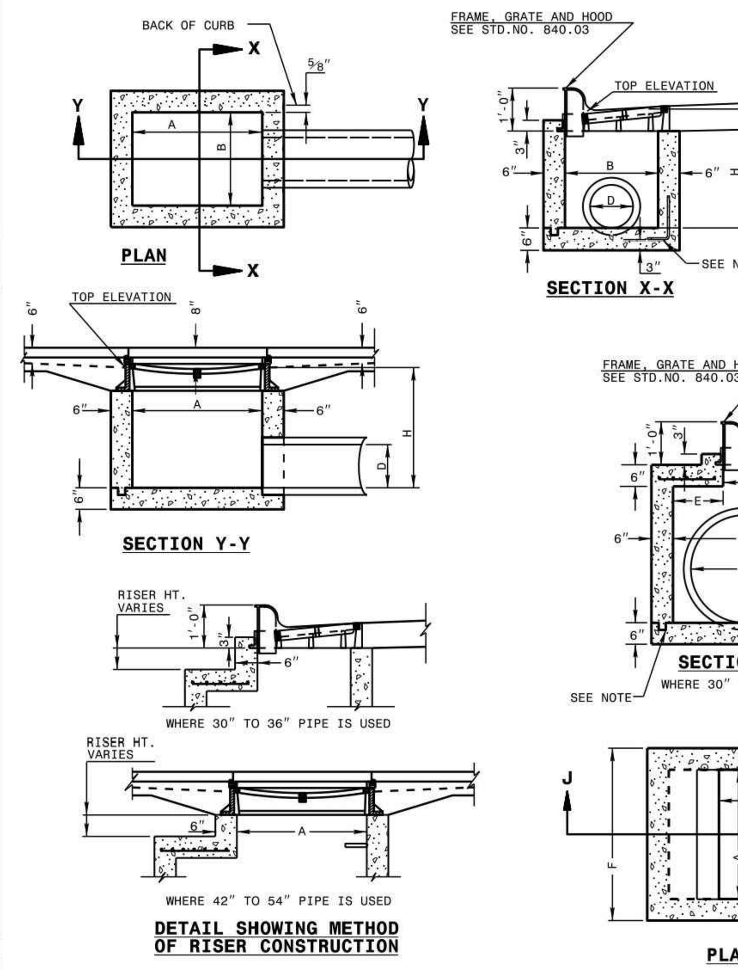
ENDWALL DIMENSIONS

FT.	MINIMUM	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.
PIPE DIA.	BAR SIZE	H1(FT.)	H2(FT.)	D (FT.)	W1	W2
1.0	#5 @ 8"	1.25/2.00	2.00/3.75	1.25/1.75	3.00/3.75	5.50/6.00
1.25	#5 @ 8"	1.25/2.00	3.00/3.75	1.25/2.00	3.50/3.75	6.50/6.75
1.50	#5 @ 8"	1.25/2.00	3.00/4.25	1.50/2.50	3.50/3.75	6.50/6.75
2.0	#5 @ 8"	1.50/2.50	4.00/4.75	1.75/2.50	4.00/4.25	7.50/8.25
2.5	#5 @ 8"	2.50/3.50	4.00/6.00	2.00/3.00	4.50/5.50	10.00/11.50
3.0	#5 @ 8"	3.00/3.50	5.00/6.00	2.75/3.50	5.25/5.75	11.50/11.75
3.5	#5 @ 8"	3.25/4.50	6.00/6.75	3.25/3.50	6.00/6.75	12.00/13.25
4.0	#5 @ 8"	3.50/4.50	6.50/7.00	3.25/3.50	6.50/6.75	13.00/13.25
4.5	#5 @ 8"	4.00/5.00	6.50/8.50	3.25/4.00	7.00/9.25	13.50/15.75
5.0	#5 @ 8"	4.50/5.00	7.00/8.50	3.25/4.00	7.25/9.25	13.75/15.75
5.5	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.25/9.25	14.00/15.75
6.0	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.75/9.25	14.75/16.75

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **PRECAST CONCRETE ENDWALL** FOR SINGLE 12" THRU 72" PIPE - 90° SKEW

SHEET 1 OF 1 **838.80**



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

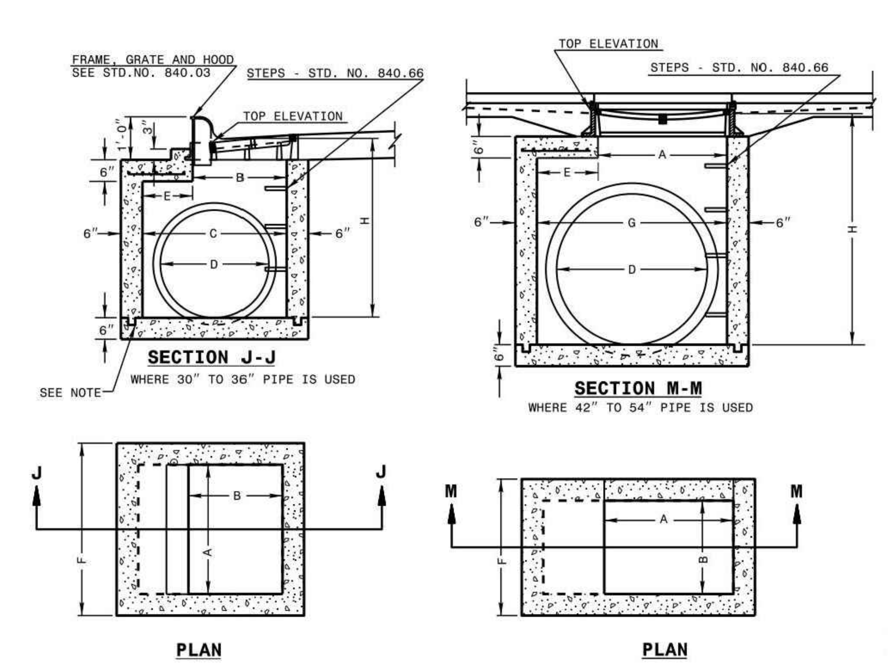
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.

FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.

CONSTRUCT WITH PIPE CROWNS MATCHING.

CHAMFER ALL EXPOSED CORNERS 1".

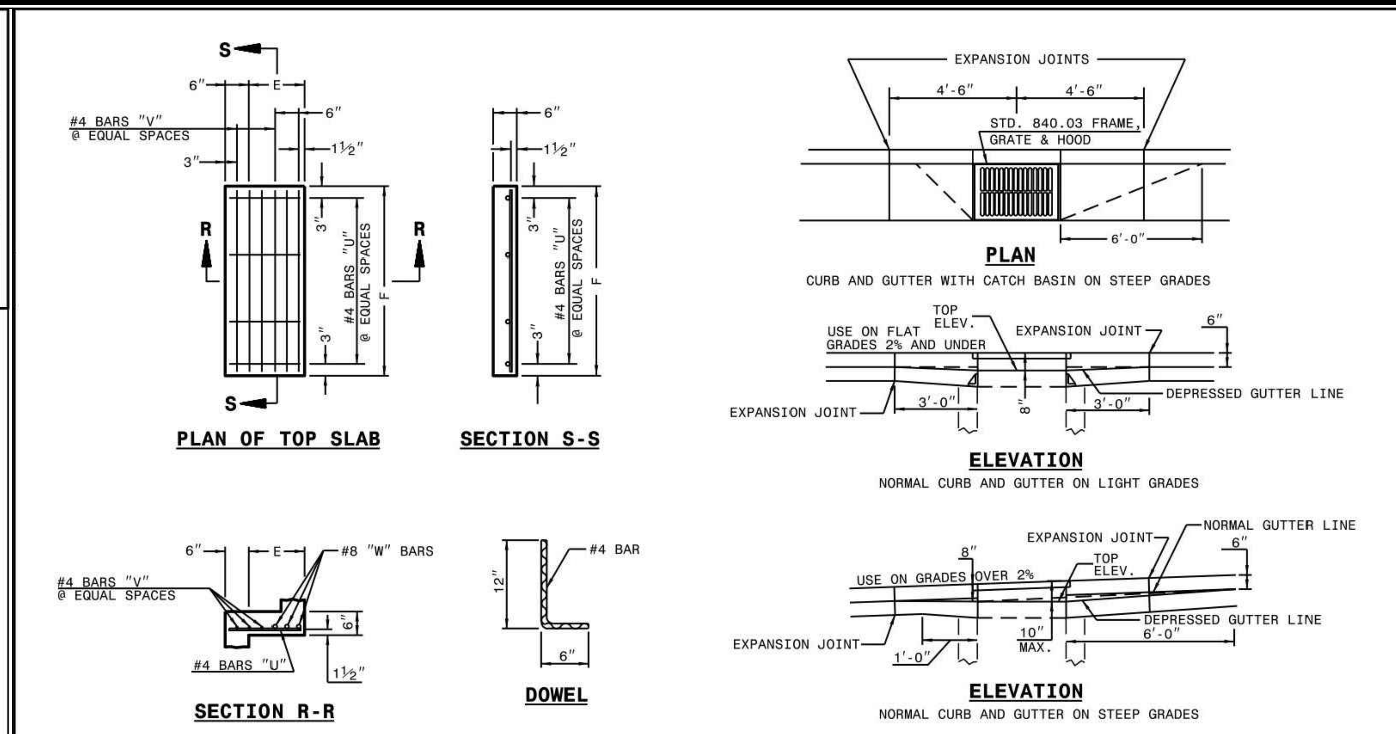
DRAWING NOT TO SCALE.



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **CONCRETE CATCH BASIN** 12" THRU 54" PIPE

SHEET 1 OF 2 **840.02**



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION									CU.YDS. CONC. IN BOX			DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT			BARS-U		BARS-V		BARS-W		TOTAL LBS.	TOP SLAB	BOTTOM SLAB	TOT. CONC. FOR MINIMUM HEIGHT, H		
D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH					C.M.	R.C.
12"	3'-0"	2'-2"	--	--	2'-9"	--	--	--	--	--	--	--	--	--	--	0.235	0.772	0.015	0.026
15"	3'-0"	2'-2"			3'-0"											0.235	0.829	0.023	0.036
18"	3'-0"	2'-2"			3'-3"											0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"											0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	1.433	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	1.714	0.132	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

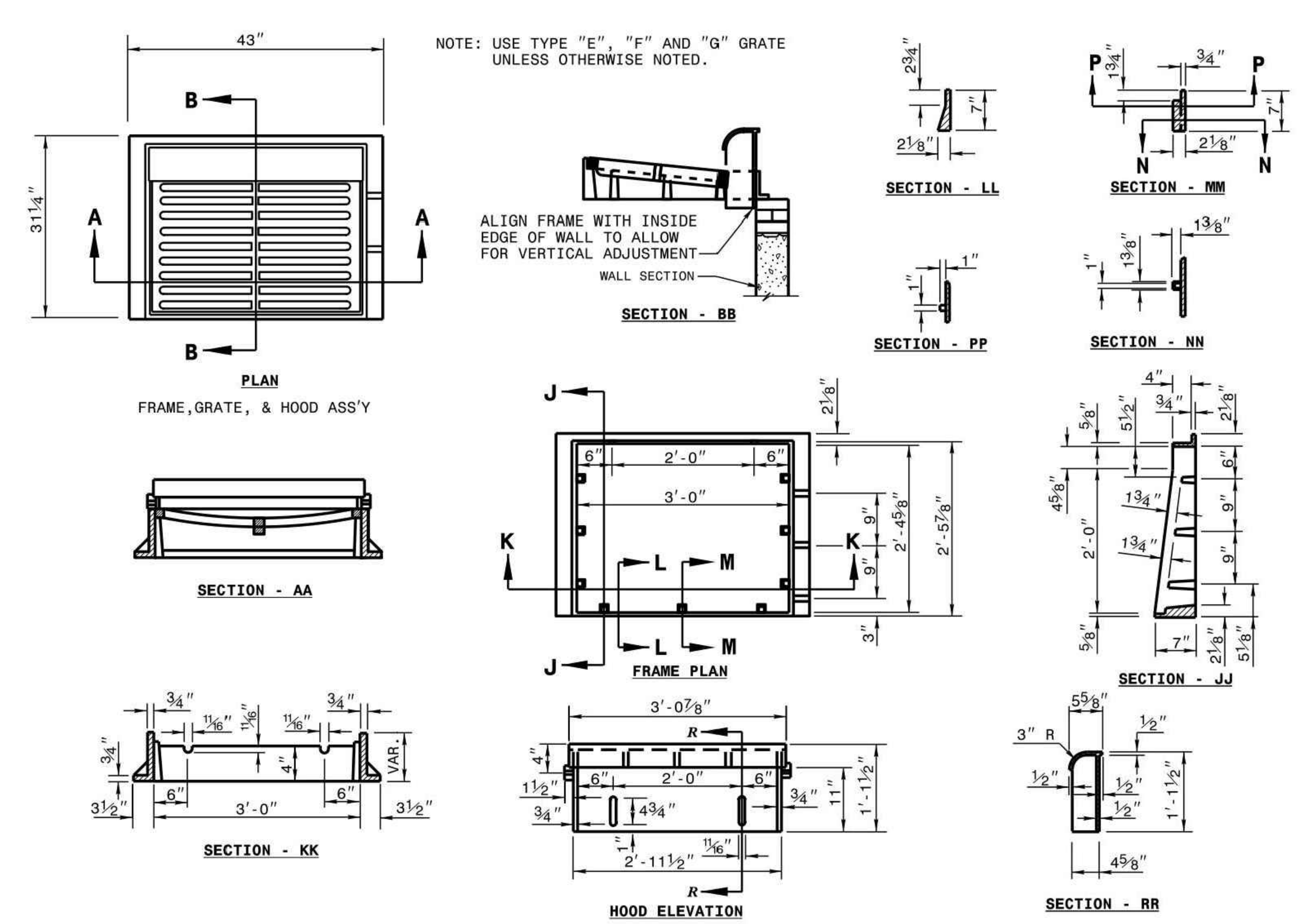
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **CONCRETE CATCH BASIN** 12" THRU 54" PIPE

SHEET 2 OF 2 **840.02**

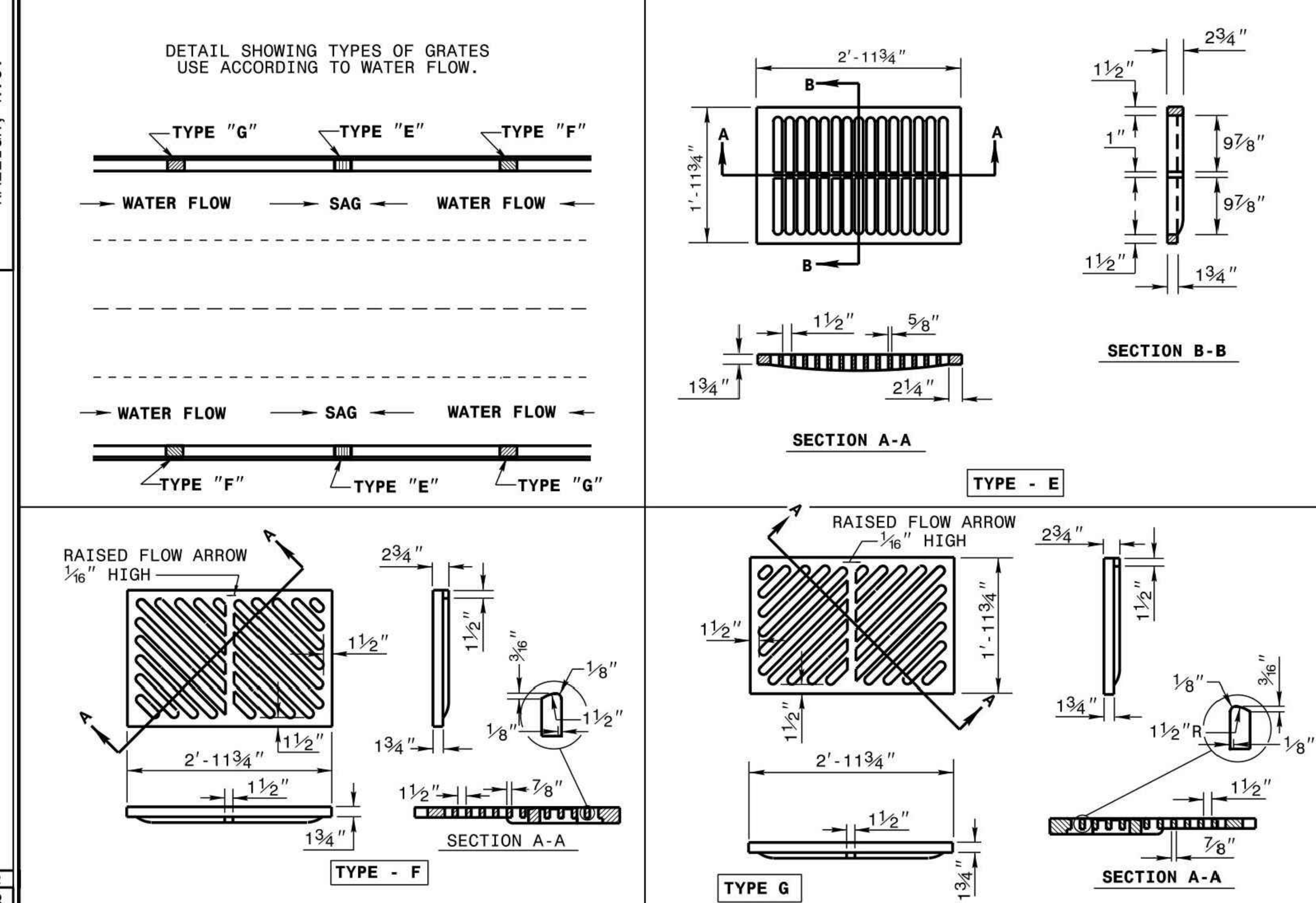
NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **FRAME, GRATES, AND HOOD** FOR USE ON STANDARD CATCH BASIN

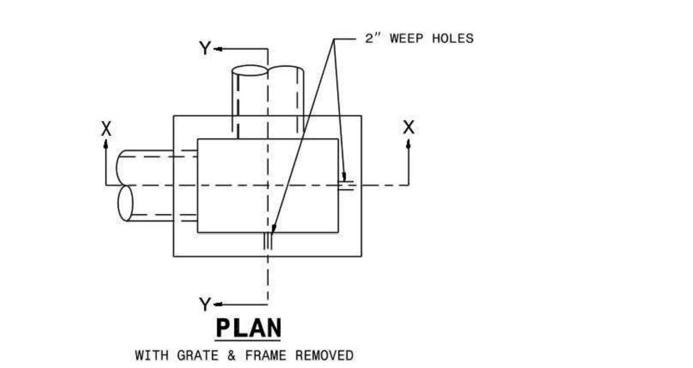
SHEET 1 OF 2 **840.03**



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **FRAME, GRATES, AND HOOD** FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2 **840.03**



GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

CONSTRUCT WITH PIPE CROWNS MATCHING.

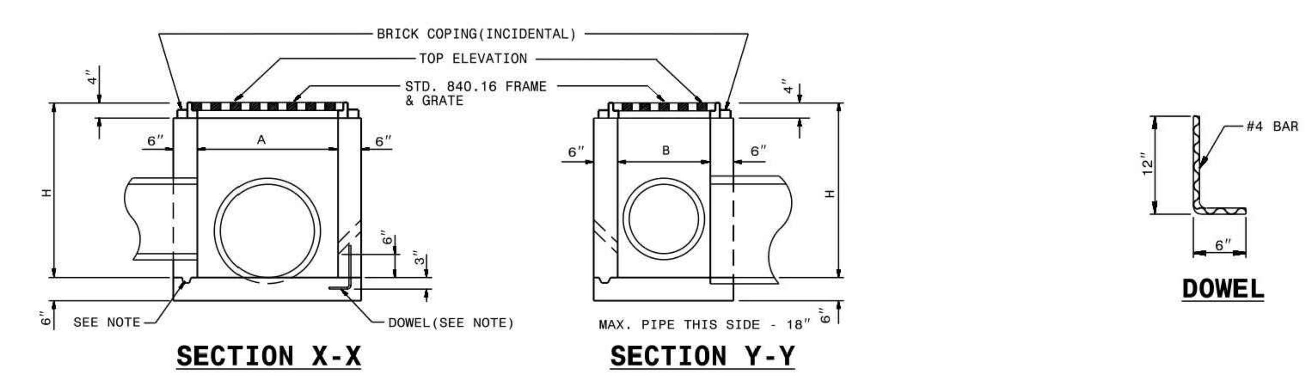
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.



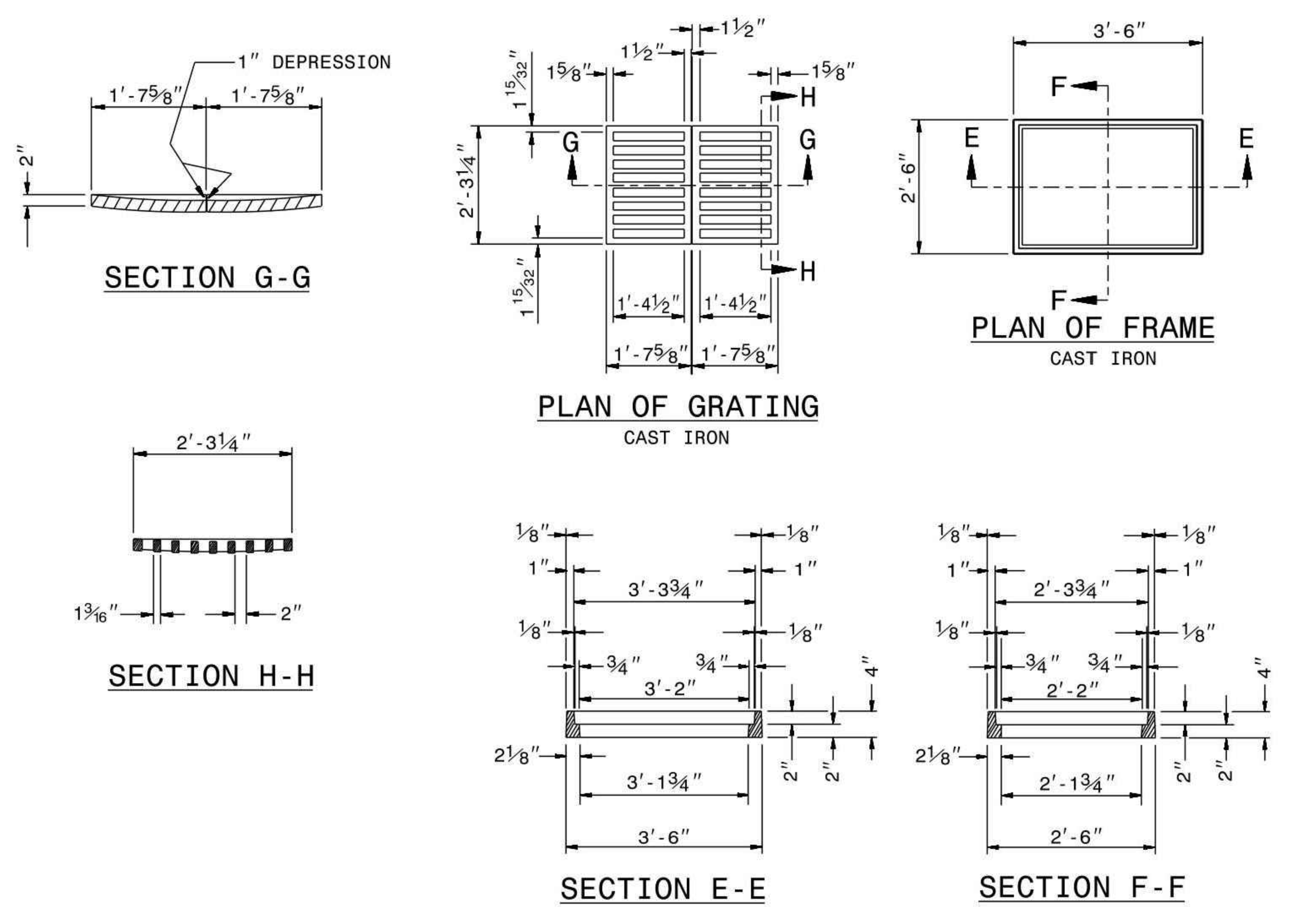
DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT					
D	A	B	H	BOTTOM SLAB	WALL PER FT. HT.	TOTAL CONCRETE FOR MINIMUM HEIGHT, H	C.M.	R.C.
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	/	/	2'-3"	/	/	0.648	0.023	0.036
18"			2'-6"			0.703	0.033	0.049
24"	/	/	3'-0"	/	/	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **CONCRETE DROP INLET** 12" THRU 30" PIPE

SHEET 1 OF 1 **840.14**



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. 1-18

ROADWAY STANDARD DRAWING FOR **DROP INLET FRAME AND GRATES** FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1 **840.16**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PEARCE FARM

PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T O'Daniel
Date: 2024.09.27 11:39:10-04'00'

REVISIONS

NO. DATE

PLAN INFORMATION

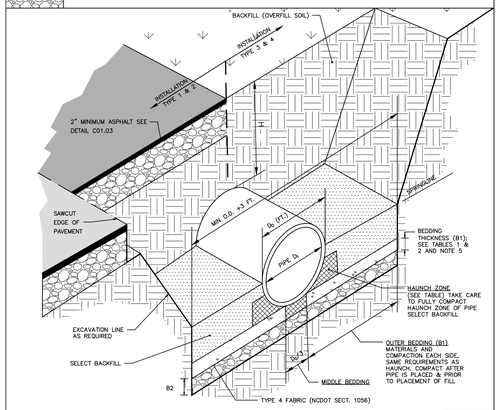
PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	10. 01. 2024

SHEET

STORM DRAINAGE DETAILS

C8.02

H=	THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE EMBANKMENT AT THE POINT. DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.
	UNDISTURBED EARTH MATERIAL
	BEDDING (MIDDLE AND OUTER): LOOSELY PLACED SELECT BACKFILL MATERIAL MEETING NCDOT CLASS II, TYPE 1 (WASHED OR UNWASHED CRUSHED STONE SCREENINGS) OR CLASS III, TYPE 1 (NCDOT 25 OR 2MS FINE AGGREGATE). LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.
	SELECT BACKFILL (BELOW SPRINGLINE): SELECT BACKFILL MATERIAL MEETING NCDOT CLASS II, TYPES 1 OR 2 OR NCDOT CLASS III, TYPES 1 OR 2
	BACKFILL: APPROVED SUITABLE LOCAL COMPACTABLE MATERIAL ABOVE SPRINGLINE OF PIPE MEETING LOCAL MUNICIPAL SPECIFICATIONS.
	ROCK FOUNDATION OR UNSUITABLE MATERIAL FOUNDATION: SELECT MATERIAL NCDOT CLASS V (#78M STONE) OR NCDOT CLASS VI (#57 STONE) FOR FOUNDATION CONDITIONING. ENCAPSULATE WITH ENGINEERING FABRIC AS DIRECTED BY THE ENGINEER: TYPE 4 SOIL STABILIZATION FABRIC (NCDOT TABLE 1056-1). OVERLAP ALL TRANSVERSE AND LONGITUDINAL JOINTS IN FABRIC AT LEAST 18 INCHES. MAINTAIN THE PIPE FOUNDATION IN A DRY CONDITION.



STORM DRAIN PIPE INSTALLATION

N.T.S.

TABLE 1
EQUIVALENT USCS[a] AND AASHTO SOIL CLASSIFICATION FOR SIDD[b] SOIL DESIGNATIONS

SIDD	USCS	NCDOT/AASHTO
GRAVELLY SAND (CATEGORY I)	SW, SP, GW, GP	–NCDOT CLASS II–TYPE 1 (CRUSHED STONE SCREENINGS), LL<30; PI≤6 –NCDOT CLASS III, TYPE 1 (2S OR 2MS), LL<30; PI≤6
SANDY SILT (CATEGORY II)	GM, SM, ALSO GC, SC WITH LESS THAN 20% PASSING #200 SIEVE	–NCDOT CLASS II TYPE 1 (CRUSHED STONE SCREENINGS) AND CLASS II, TYPE 2 (AASHTO M145 FOR A-2-4 WITH MAX PI OF 6, A-4 W/ MAX 45% PASSING #200 SIEVE AND A MAX PI OF 6) –NCDOT CLASS III, TYPE 1 (2S OR 2MS) OR CLASS III, TYPE 2 (AASHTO M145 FOR SOIL CLASSIFICATION A-1 OR A-3)
SILTY CLAY (CATEGORY III)	CL, MH, GC, SC	A5, A6

[a] UNIFOLD SOIL CLASSIFICATION SYSTEM
[b] STANDARD INSTALLATIONS DIRECT DESIGN

TABLE 2
STANDARD INSTALLATIONS SOILS AND MINIMUM COMPACTION REQUIREMENTS

INSTALLATION TYPE	BEDDING THICKNESS	OUTER BEDDING (B1) NOTE 5 (% COMPACTION/CATEGORY)	HAUNCH ZONE & SELECT BACKFILL AREA (% COMPACTION/CATEGORY)	LOCATION
TYPE 1	B1 = Di/6 (6" MIN) FOUNDATION, 3" /FT OF 'H', 12" MIN/24" MAX	95% CATEGORY 1	90% CATEGORY 1 95% CATEGORY II	PAVED AREAS WITH 2' OR LESS BURY
TYPE 2	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 3" /FT OF 'H', 12" MIN/24" MAX	90% CATEGORY 1	85% CATEGORY 1 90% CATEGORY II	PAVED AREAS WITH GREATER THAN 2' OF BURY
TYPE 3	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 3" /FT OF 'H', 12" MIN/24" MAX	85% CATEGORY 1 90% CATEGORY II	80% CATEGORY 1 90% CATEGORY II OR 95% CATEGORY III	IN R/W OUTSIDE OF PAVEMENT
TYPE 4	B1 = Di/6 (6" MIN) B2=IF ROCK FOUNDATION OR OVER UNSUITABLE FOUNDATION, 3" /FT OF 'H', 12" MIN/24" MAX	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NO COMPACTION REQUIRED, EXCEPT IF CATEGORY III, USE 85% CATEGORY III	NATURAL AREAS

NOTES:
1. COMPACTION AND SOIL SYMBOLS – I.E. "95% CATEGORY I" – REFERS TO CATEGORY I SOIL MATERIAL WITH MINIMUM STANDARD PROCTOR COMPACTION OF 95%.
2. SOIL IN THE OUTER BEDDING, HAUNCH, AND LOWER SIDE ZONES, EXCEPT UNDER THE MIDDLE ½ OF THE PIPE, SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF THE SOIL IN THE OVERFILL (BACKFILL) ZONE.
3. FOR TRENCHES, THE TOP ELEVATION SHALL BE NO LOWER THAN 0.1H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1-FOOT BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
4. FOR TRENCHES, THE WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
5. COMPACT OUTER BEDDING AFTER PIPE IS PLACED AND PRIOR TO PLACEMENT OF SELECT FILL. MIDDLE BEDDING IS UNCOMPACTED.
6. OVERFILL (BACKFILL) SOILS TO BE PLACED PER STANDARD SPECIFICATION 02700 STORM DRAINAGE FOR THE APPLICABLE BACKFILL TYPE AND BURY LIMITATIONS.
7. THESE TWO TABLES WERE MODIFIED TO GENERALLY CONFORM TO THE NCDOT STANDARDS AS SHOWN IN DETAIL 300.01 RIGID PIPE IN TRENCH CONDITION.

REFERENCE SOURCES:
1. AMERICAN CONCRETE PIPE ASSOCIATION DESIGN STANDARDS
2. 2012 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AND NCDOT STANDARD DETAILS 300.01 FOR RIGID PIPE, TRENCH CONDITIONS."

STORM DRAIN PIPE INSTALLATION

FILL HEIGHT TABLE[a]

	TYPE 3 (BEDDING) INSTALLATION (0.01 INCH CRACK)		TYPE 4 (BEDDING) INSTALLATION (0.01 INCH CRACK)	
INSIDE PIPE DIAMETER Di (INCHES)	CLASS III PIPE MAXIMUM BURY H (FEET)	CLASS IV PIPE MAXIMUM BURY H (FEET)	CLASS III PIPE MAXIMUM BURY H (FEET)	CLASS IV PIPE MAXIMUM BURY H (FEET)
15	2 MIN, 12 MAX	1 MIN, 20 MAX	3 MIN, 7 MAX	2 MIN, 12 MAX
18	2 MIN, 12 MAX	1 MIN, 20 MAX	3 MIN, 7 MAX	1 MIN, 13 MAX
24	1 MIN, 12 MAX	1 MIN, 20 MAX	2 MIN, 8 MAX	1 MIN, 13 MAX
30	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
36	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
42	1 MIN, 12 MAX	1 MIN, 20 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
48	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
54	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
60	1 MIN, 12 MAX	1 MIN, 19 MAX	1 MIN, 8 MAX	1 MIN, 13 MAX
72	1 MIN, 11 MAX	1 MIN, 19 MAX	1 MIN, 7 MAX	1 MIN, 13 MAX

FILL HEIGHT TABLE BASE ON:
1. Ys = 120 PCF (BACKFILL LOAD)
2. AASHTO HL-93 LIVE LOAD
3. POSITIVE PROJECTING EMBANKMENT CONDITION (THIS GIVES CONSERVATIVE RESULTS IN COMPARISON TO TRENCH CONDITIONS)
4. PIPE = REINFORCED CONCRETE PIPE MEETING ASTM C76 (AASHTO M170), WALL C THICKNESS
5. CONCRETE PIPE SHOULD BE INSTALLED IN ACCORDANCE WITH AASHTO LRFD BRIDGE CONSTRUCTION SPECIFICATIONS SECTION 27 OR ASTM C1479.

[a] FILL HEIGHT TABLES, THE PORTION EXCERPTED HERE. WAS DEVELOPED BY THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) USING THE INDIRECT DESIGN METHOD IN ACCORDANCE WITH SECTION 12.10.4.3 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATION, 4TH, 2007 WITH 2008 INTERIM.

NOTES:
1. GREATER BURY DEPTHS THAN THOSE SHOWN ABOVE ARE ACHIEVABLE BY EITHER USING TYPE 1 OR 2 INSTALLATION, USING CLASS V PIPE, CONTROLLING BACKFILL TYPE, CALCULATING DEPTH USING A TRENCH CONDITION, OR BY SPECIAL DESIGN. SEE ALSO DESIGN DATA 9 PUBLISHED BY THE ACPA FOR DESIGN METHODOLOGY.
2. IN LIEU OF CALCULATING BURY DEPTH FOR OTHER CONDITIONS, FIRST SEE "LRFD FILL HEIGHT TABLES FOR CONCRETE PIPE", LAST REVISED JULY 2009 OR LATER), PREPARED BY THE ACPA FOR OTHER BURY DEPTH POSSIBILITIES

STORM DRAIN PIPE INSTALLATION

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CLIENT

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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM
PRELIMINARY SUBDIVISION PLAT
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, WAKE FOREST TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL

Digitally signed by William T. O'Daniel
Date: 2024.09.27 11:39:11-04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-D1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	10. 01. 2024

SHEET

STORM DRAINAGE DETAILS

C8.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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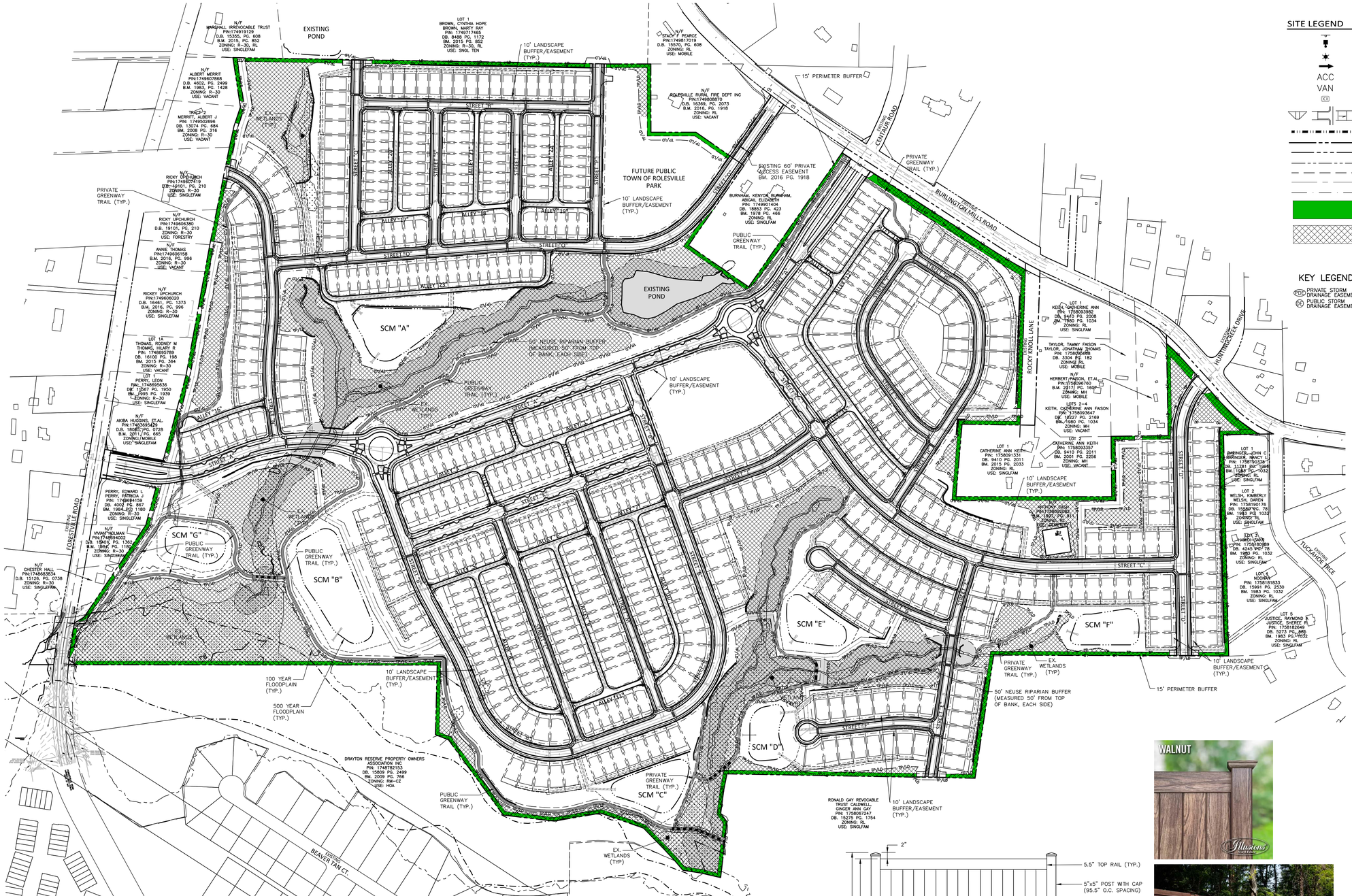
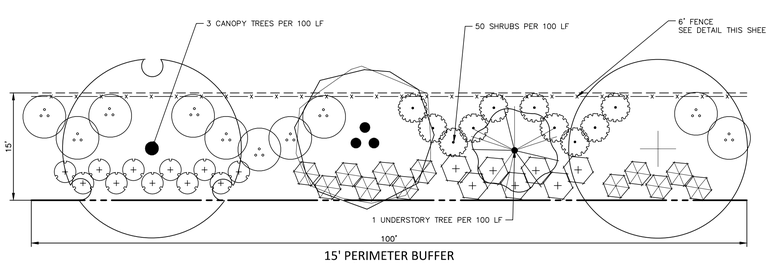
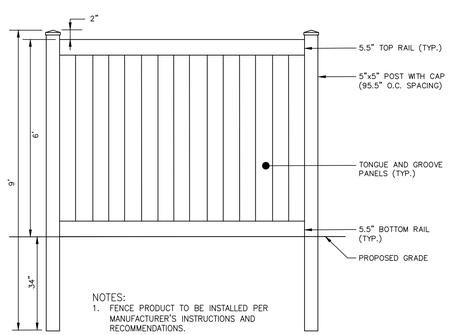




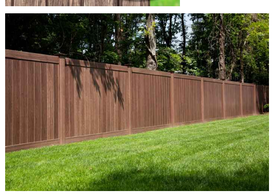
15' PERIMETER BUFFER
(100' TYPICAL DETAIL)
SCALE: 1" = 10'

NOTES:
1. BUFFERS ARE TO BE PROTECTED UNTIL AFTER LANDSCAPE INSPECTION, AT WHICH TIME IT WILL BE DETERMINED IF SUPPLEMENTAL PLANTING IS REQUIRED.
2. LOCATION AND EXTENTS OF 6 FT FENCING TO BE COORDINATED DURING INSTALLATION TO ACCOMODATE EXISTING PLANT MATERIAL.
3. PERIMETER BUFFER PLANTING REQUIREMENTS
CANOPY TREE – MIN 3 PER 100 LINEAR FEET
UNDERSTORY TREE – MIN 1 PER 100 LINEAR FEET
SHRUBS – 50 PER 100 LINEAR FEET



NOTES:
1. FENCE PRODUCT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

01 FENCE
SCALE: NTS



PRODUCT INFORMATION:
SUPPLIER: ILLUSIONS VINYL FENCE
MODEL: PRIVACY TONGUE AND GROOVE (V300-6)

https://www.https://illusionsfence.com/fence_styles/privacy-tongue-groove/

1.800.339.3362

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WAKE COUNTY, NORTH CAROLINA

PSP-23-04

NORTH CAROLINA LANDSCAPE ARCHITECT SARA CONCHOE SEAL 2027
Sara Conchoe
2024.09.27
12:33:04 -04'00'

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-LS1
CHECKED BY	AAL
DRAWN BY	SMO
SCALE	1"=40'
DATE	10. 01. 2024

SHEET

OVERALL CODE LANDSCAPE PLAN

L5.00

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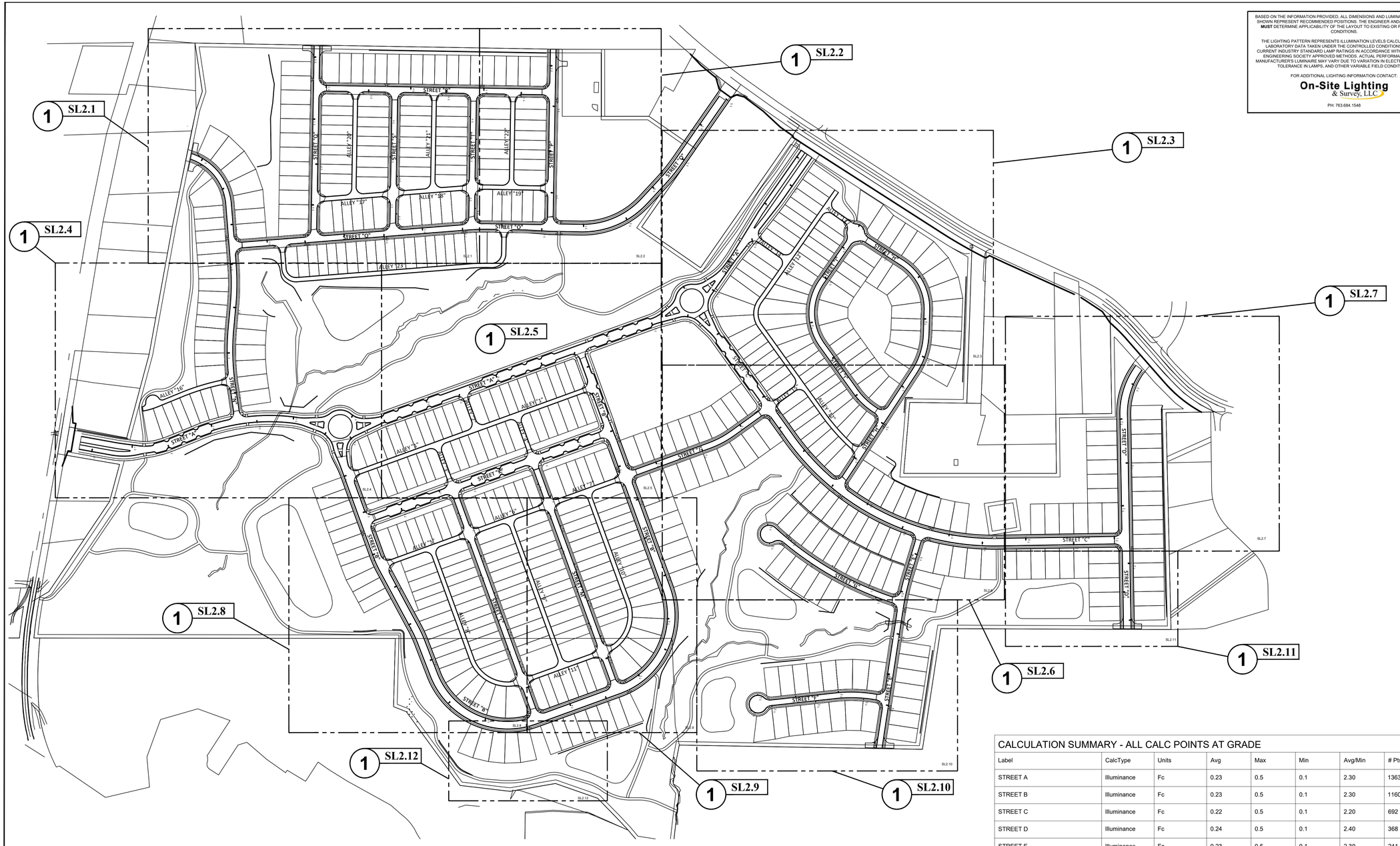

1 **PROPOSED LIGHTING PLAN**
SCALE: 1"= 200'-0"

0' 200' 400'

N

BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT **MUST** DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.684.1548

CALCULATION SUMMARY - ALL CALC POINTS AT GRADE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	# Pts
STREET A	Illuminance	Fc	0.23	0.5	0.1	2.30	1363
STREET B	Illuminance	Fc	0.23	0.5	0.1	2.30	1160
STREET C	Illuminance	Fc	0.22	0.5	0.1	2.20	692
STREET D	Illuminance	Fc	0.24	0.5	0.1	2.40	368
STREET E	Illuminance	Fc	0.23	0.5	0.1	2.30	241
STREET F	Illuminance	Fc	0.16	0.6	0.1	1.60	141
STREET G	Illuminance	Fc	0.16	0.7	0.1	1.60	166
STREET H	Illuminance	Fc	0.22	0.5	0.1	2.20	293
STREET I	Illuminance	Fc	0.23	0.5	0.1	2.30	244
STREET J	Illuminance	Fc	0.21	0.5	0.1	2.10	125
STREET K	Illuminance	Fc	0.21	0.5	0.1	2.10	352
STREET L	Illuminance	Fc	0.20	0.6	0.1	2.00	249
STREET M	Illuminance	Fc	0.20	0.7	0.1	2.00	244
STREET N	Illuminance	Fc	0.22	0.5	0.1	2.20	291
STREET O	Illuminance	Fc	0.22	0.5	0.1	2.20	655
STREET P	Illuminance	Fc	0.21	0.5	0.1	2.10	192
STREET Q	Illuminance	Fc	0.22	0.5	0.1	2.20	207
STREET R	Illuminance	Fc	0.22	0.5	0.1	2.20	246
STREET S	Illuminance	Fc	0.19	0.7	0.1	1.90	130
STREET T	Illuminance	Fc	0.19	0.7	0.1	1.90	128

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	BUG Rating
	131	R1	SINGLE	0.950	AEL ATBM 247L P25 XX 40K R3 AY LED Street Light / Pole - 30'-0 Mounting Height	34	3335	B1-U3-G2
	47	D1	SINGLE	0.950	AEL HTFL P10 XX 40K R3VC AP 8R Post Top Decorative Fixture / Pole - 14'-0 Pole	25.3	3221	B1-U5-G2

_____
Date

_____
LDA, Town of Rolesville
Rolesville, North Carolina"

"I, _____, Review Officer of the Town of Rolesville, Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer Date"

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048

PROPERTY OWNER

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phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

PROJECT INFO

PEARCE FARM

ROLESVILLE, NC

ENGINEER INFO

ENGINEER SEAL

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION

PROPOSED LIGHTING PLAN

PROJECT #

ISSUE DATE

07.24.2024

DESIGN LEVEL

2

AGI

C.D.HEANER

CAD

C.D.HEANER

SHEET#: **SL2.0** REV #: **0**

_____
Date

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LDA, Town of Rolesville
Rolesville, North Carolina"

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1 **PROPOSED PHOTOMETRIC DETAIL**
SCALE: 1"= 50'-0"

N

0' 50' 100'

BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT **MUST** DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

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PROJECT INFO

PEARCE FARM

ROLESVILLE, NC

ENGINEER INFO

ENGINEER SEAL

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION: **PROPOSED PHOTOMETRIC PLAN**

PROJECT #:

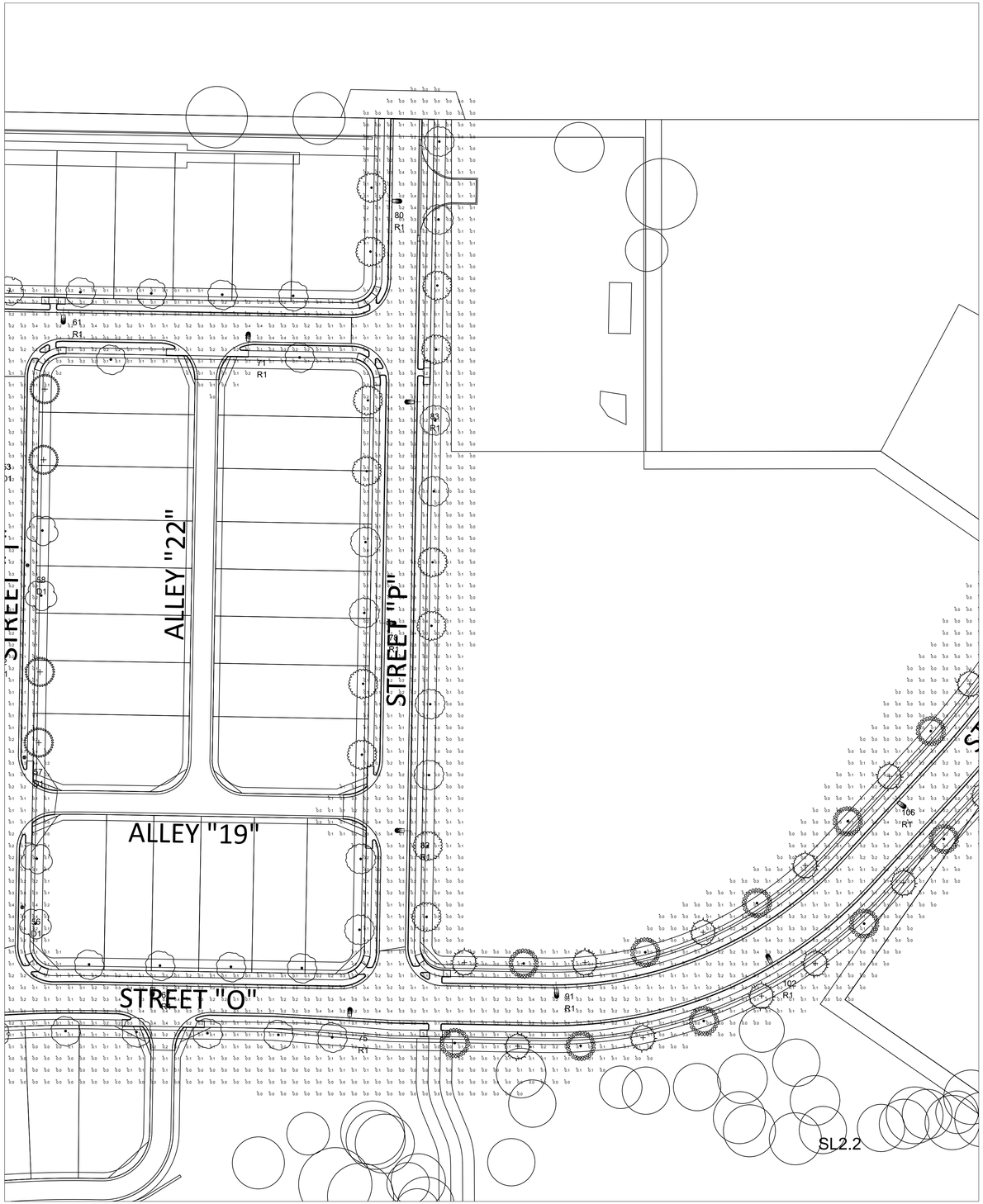
ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.1** REV #: **0**



1 **PROPOSED PHOTOMETRIC DETAIL**
SCALE: 1"= 50'-0"

N

0' 50' 100'

_____
Date

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LDA, Town of Rolesville
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PROJECT INFO

PEARCE FARM

ROLESVILLE, NC

ENGINEER INFO

ENGINEER SEAL

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION: **PROPOSED PHOTOMETRIC PLAN**

PROJECT #:

ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.2** REV #: **0**

1 **PROPOSED PHOTOMETRIC DETAIL**
SCALE: 1"= 50'-0"

N

0' 50' 100'

_____
Date

_____
LDA, Town of Rolesville
Rolesville, North Carolina"

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
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On-Site Lighting & Survey, LLC

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BUFFALO MN 55313

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PROJECT INFO

PEARCE FARM

ROLESVILLE, NC

ENGINEER INFO

ENGINEER SEAL

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION: **PROPOSED PHOTOMETRIC PLAN**

PROJECT #:

ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.3** REV #: **0**

Date

LDA, Town of Rolesville
Rolesville, North Carolina"

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Review Officer Date"

1 PROPOSED PHOTOMETRIC DETAIL
SCALE: 1"= 50'-0"

N

0' 50' 100'

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

PROJECT INFO

PEARCE FARM

ROLESVILLE, NC

ENGINEER INFO

ENGINEER SEAL

REVISIONS

#	DATE	INIT	DESCRIPTION
1			
2			
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SHEET DESCRIPTION

PROPOSED PHOTOMETRIC PLAN

PROJECT #

ISSUE DATE

07.24.2024

DESIGN LEVEL

2

AGI

C.D.HEANER

CAD

C.D.HEANER

SHEET#: **SL2.4** **REV #:** **0**

1 **PROPOSED PHOTOMETRIC DETAIL**
SCALE: 1"= 50'-0"

N

0' 50' 100'

_____
Date

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FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.684.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048

PROPERTY OWNER

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SHEET DESCRIPTION: **PROPOSED PHOTOMETRIC PLAN**

PROJECT #:

ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.5** **REV #**: **0**

Date

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PROJECT #:

ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.6** REV#: **0**

1 **PROPOSED PHOTOMETRIC DETAIL**
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SHEET DESCRIPTION: **PROPOSED PHOTOMETRIC PLAN**

PROJECT #:

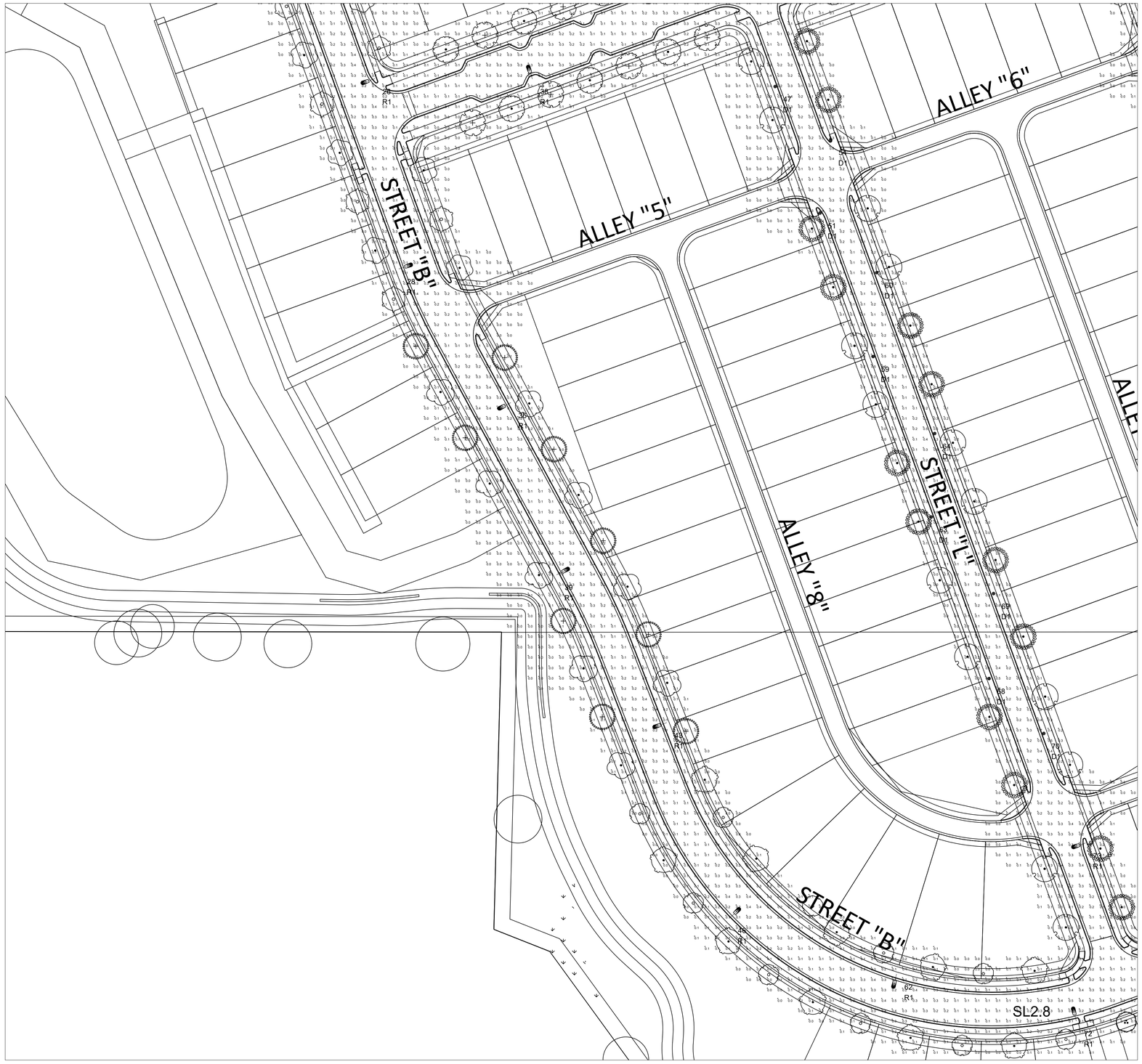
ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.7** REV #: **0**



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AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.8** REV #: **0**

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AGI: **C.D.HEANER**

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PROJECT #:

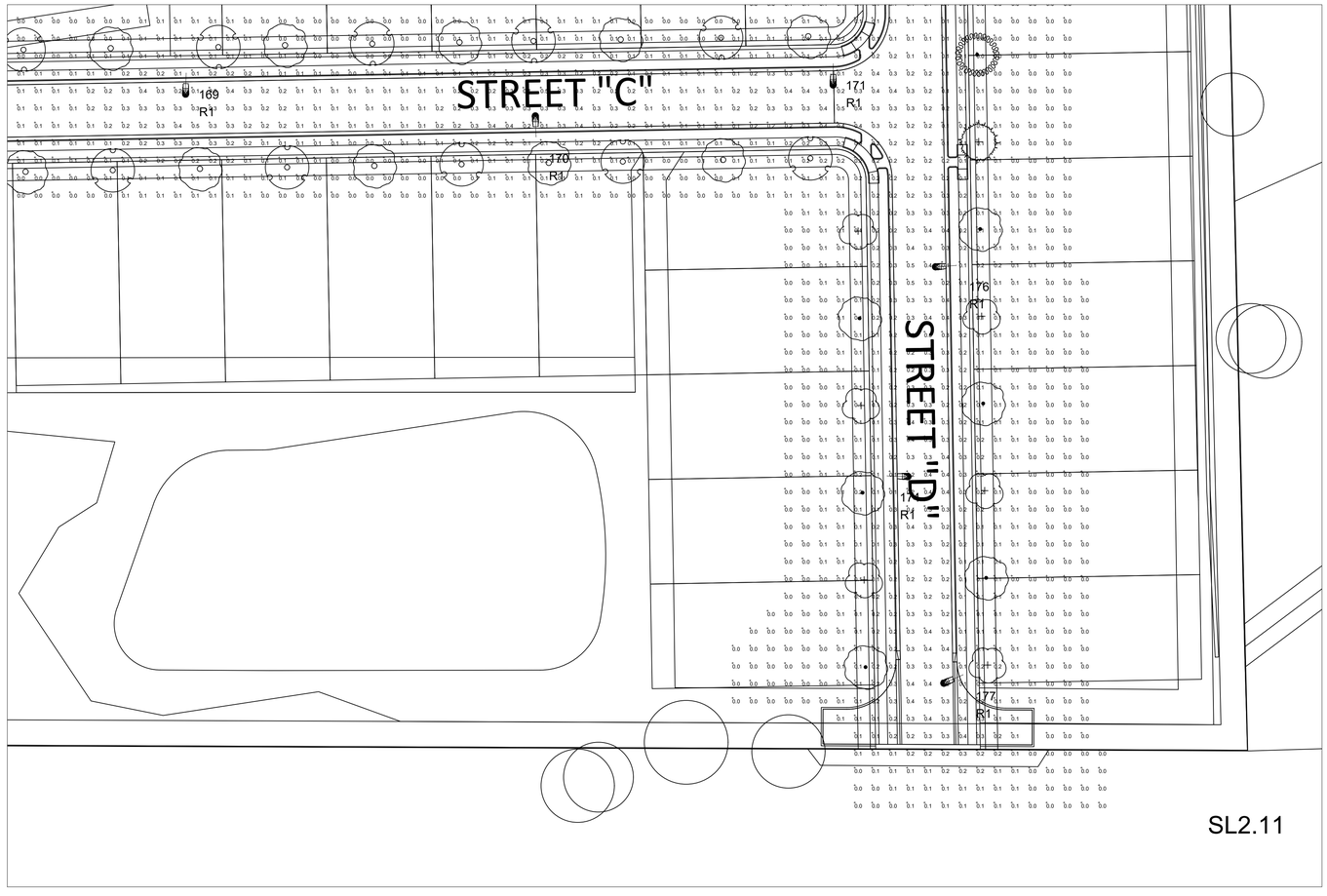
ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.10** REV #: **0**



1 **PROPOSED PHOTOMETRIC DETAIL**
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SHEET#: **SL2.11** REV #: **0**

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DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.12** REV #: **0**

Autobahn Series ATB0
Roadway Lighting

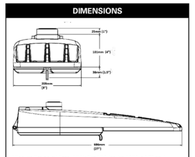
Consistent with LEED® goals for light pollution reduction

PRODUCT OVERVIEW

Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft.
Approx. Wt.: ~ 14 lbs.

Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of: optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 100 - 400W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66-rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via PO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

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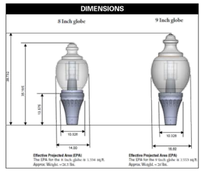
1 POLE MOUNT FIXTURE TYPE R1
SPECIFICATION SHEET

Hartsfield AcornLED
Series HTFL

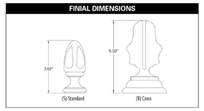
PRODUCT OVERVIEW

IP65

DIMENSIONS



FINAL DIMENSIONS



Features:

MECHANICAL

Heavy grade, A360 cast aluminum (<1% copper)

Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions

Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon

Super Durable polyester powder coat finish with rigorous pretreatment process meets 5,000 hour salt spray rating per ASTM B117

Luminaire is IP65 rated

Mounts to 3" x 3" pole top tenons

Base and optical ship separately

ELECTRICAL

All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA

Standard SPD meets 10kV/5kA per ANSI C136.2-2015

20kV SPD Option meets 20kV/10kA per ANSI C136.2-2015

Quick disconnect connectors for ease of installation and maintenance

LED drivers meet maximum total harmonic distortion

(THD) of 20% and are RoHS compliant. Minimum operating temperature is -40°C. Driver life has minimum estimated life of 100,000 hours at 25°C ambient.

120-277V 50/60 Hz and 347-480V 60 Hz

OPTICAL

Color temperature options of 2700K, 3000K, 4000K, and 5000K CCT with 70 CRI minimum

Optical distributions: Non-Prismatic Type III & Type V in both Polycarbonate and Acrylic

8" and 9" Globe Options

L80 at 100,200 hours at 40°C ambient

CONTROL OPTIONS

Adjust Output (AO) module – Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).

Long Life Photocontrol (PCLL) – 20 Year Life

3 pin receptacle is standard. 7 pin (P7) or no receptacle (NR) are optional

TESTING / COMPLIANCE

UL 1598 – Wet Locations Safety Listing

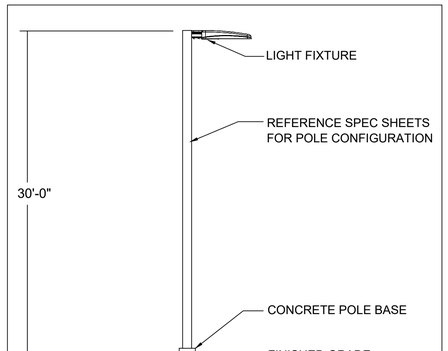
Suitable for ambient temperatures -40°C – 40°C

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

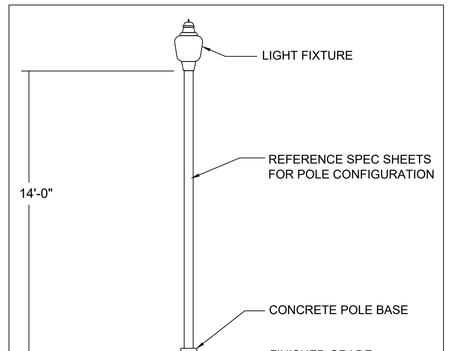
US Patent No. D910,229

Note: Specifications subject to change without notice.
Hartsfield AcornLED Series HTFL

2 POLE MOUNT FIXTURE TYPE D1
SPECIFICATION SHEET



3 POLE DETAIL R1
SCALE: NTS



4 POLE DETAIL D1
SCALE: NTS

_____
Date

_____
LDA, Town of Rolesville
Rolesville, North Carolina"

"I, _____, Review Officer of the Town of Rolesville, Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer Date"

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT **MUST** DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC
PH: 763.684.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048

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

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

PROJECT INFO
PEARCE FARM
ROLESVILLE, NC

ENGINEER INFO

ENGINEER SEAL

REVISIONS

#	DESCRIPTION	INIT	DATE
1			
2			
3			
4			
5			
6			

SHEET DESCRIPTION: **SPECIFICATION SHEETS**

PROJECT #:

ISSUE DATE: **07.24.2024**

DESIGN LEVEL: **2**

AGI: **C.D.HEANER**

CAD: **C.D.HEANER**

SHEET#: **SL2.13** REV #: **0**