PEARCE FARM - PHASES 1-3

BURLINGTON MILLS ROAD

TOWN OF ROLESVILLE, NORTH CAROLINA

CONSTRUCTION DRAWINGS - PACKAGE 1

PROJECT NUMBER: AGN-23001

TOWN OF ROLESVILLE CASE NUMBER: CID-24-08

DATE: DECEMBER 2, 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	37-156	120	OS-2, OS-3*, OS-6*, OS-23	5,974 LF	3,472 LF
3	157-242, 342-352, 366-387	119	OS-1, OS-3*, OS-4*, OS-8*, OS-16 - OS-22	7,215 LF	4,174 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, FIELD LOCATIONS AND THE UTILITIES/STRUCTURES SHOULD BE VERIFIED.

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 (37,309 SF PHASES 1-3)
PROPOSED IMPERVIOUS	3,987,855 SF (2,423,901 SF PHASES 1-3; 2,423,297 SF PHASES 1-3 INCLUDING OFFSITE ROAD IMPROVEMENTS)
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; 275 DU PHASES 1-3)

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.

PARKING TABLE

	REQUIRED (PER LDO)	PROVIDED
DWELLING, SINGLE FAMILY	550 SPACES (2.0 X 275 DU)	550 SPACES
GUEST PARKING	69 SPACES (0.25 X 275 DU)	120 SPACES
* GUEST PARKING INCLUDES ON-STREET PARKING WITHIN PUBLIC ROW: 120 SPACES		

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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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.
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C5.11	PLAN AND PROFILE - STREET "N" STA. 19+00 THRU STA. 22+00	C9.04	SCM B PLAN VIEW
C5.12	PLAN AND PROFILE - STREET "O" STA. 10+00 THRU STA. 19+00	C9.05	SCM B DETAILS
C5.13	PLAN AND PROFILE - STREET "O" STA. 19+00 THRU STA. 28+00	C9.06	SCM B DETAILS
C5.14	PLAN AND PROFILE - STREET "O" STA. 28+00 THRU STA. 34+00	C9.07	SCM B LANDSCAPE PLAN
C5.15	PLAN AND PROFILE - STREET "P"	C9.08	SCM G PLAN VIEW
C5.16	PLAN AND PROFILE - STREET "Q"	C9.09	SCM G DETAILS
C5.17	PLAN AND PROFILE - STREET "R" STA. 10+00 THRU STA. 18+00	C9.10	SCM G DETAILS
C5.18	PLAN AND PROFILE - STREET "R" AND "S"	C9.11	SCM G LANDSCAPE PLAN
C5.19	PLAN AND PROFILE - STREET "T"	L5.00	OVERALL LANDSCAPE PLAN
C5.20	PLAN AND PROFILE - ALLEY "1" STA. 10+00 THRU STA. 19+00	L5.01	LANDSCAPE PLAN - AREA "A"
C5.21	PLAN AND PROFILE - ALLEY "1", "2" AND "3"	L5.02	LANDSCAPE PLAN - AREA "B"
C5.22	PLAN AND PROFILE - ALLEY "4" AND "5"	L5.03	LANDSCAPE PLAN - AREA "C"
C5.23	PLAN AND PROFILE - ALLEY "6" AND "7"	L5.04	LANDSCAPE PLAN - AREA "D"
C5.24	PLAN AND PROFILE - ALLEY "12" STA. 13+50 THRU STA. 21+00	L5.05	LANDSCAPE PLAN - AREA "E"
C5.25	PLAN AND PROFILE - ALLEY "12", "14" AND "15"	L5.06	LANDSCAPE PLAN - AREA "F"
C5.26	PLAN AND PROFILE - ALLEY "16" AND "17"	L5.07	LANDSCAPE PLAN - AREA "G"
C5.27	PLAN AND PROFILE - ALLEY "18" AND "19"	L5.08	LANDSCAPE PLAN - AREA "H"
C5.28	PLAN AND PROFILE - ALLEY "20"	L5.09	LANDSCAPE PLAN - AREA "I"
C5.29	PLAN AND PROFILE - ALLEY "21" AND "22"	L5.10	LANDSCAPE PLAN - AREA "J"
C5.30	PLAN AND PROFILE - ALLEY "23" STA. 10+00 THRU STA. 19+00	L5.11	LANDSCAPE PLAN - AREA "K"
C5.31	PLAN AND PROFILE - ALLEY "23" STA. 19+00 THRU STA. 22+50	L5.12	LANDSCAPE PLAN - AREA "L"
C5.32	PLAN AND PROFILE - GREENWAY "1" STA. 10+00 THRU STA. 19+00	L5.14	LANDSCAPE PLAN - AREA "N"
C5.33	PLAN AND PROFILE - GREENWAY "1" STA. 19+00 THRU STA. 25+00	L5.15	LANDSCAPE NOTES AND DETAILS
C5.34	PLAN AND PROFILE - GREENWAY "2" STA. 10+00 THRU STA. 19+00	L5.16	LANDSCAPE SCHEDULE
C5.35	PLAN AND PROFILE - GREENWAY "2" STA. 19+00 THRU STA. 24+00		
C5.36	PLAN AND PROFILE - GREENWAY "3" STA. 10+00 THRU STA. 19+00		
C5.37	PLAN AND PROFILE - GREENWAY "3" STA. 19+00 THRU STA. 25+00		
C5.38	PLAN AND PROFILE - GREENWAY "4" STA. 10+00 THRU STA. 19+00		
C5.39	PLAN AND PROFILE - GREENWAY "4" AND "5"		
C5.40	PLAN AND PROFILE - SS O/F "A" STA. 10+00 THRU STA. 19+00		
C5.41	PLAN AND PROFILE - SS O/F "A" STA. 19+00 THRU STA. 24+50		
C5.42	PLAN AND PROFILE - SS O/F "B" STA. 10+00 THRU STA. 19+00		
C5.43	PLAN AND PROFILE - SS O/F "B" STA. 19+00 THRU STA. 28+00		
C5.44	PLAN AND PROFILE - SS O/F "C"		
C5.45	PLAN AND PROFILE - SS O/F "D"		
C5.46	PLAN AND PROFILE - WATERLINE "1" STA. 10+00 THRU STA. 19+00		
C5.47	PLAN AND PROFILE - WATERLINE "1" STA. 19+00 THRU STA. 28+00		
C5.48	PLA

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

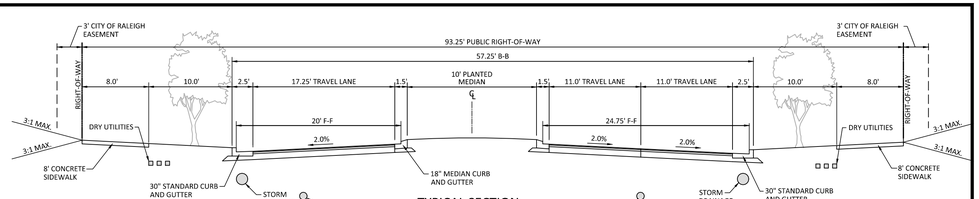
* NUMBER OF LETTERS REFERS TO THE NAME OF THE STREET, NOT THE ABBREVIATION FOR ROAD, DRIVE, STREET, ETC.

MAIL KIOSK CALCULATIONS

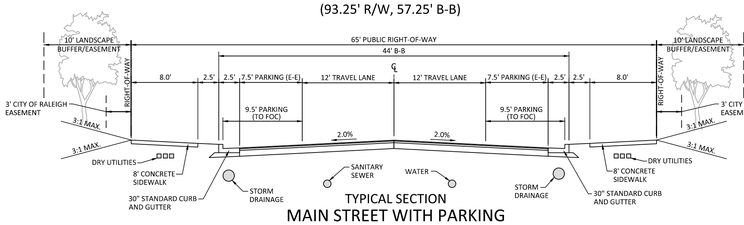
NUMBER OF MAIL BOXES(UNITS)	REQUIRED PARKING SPACES
52 OR LESS	2
53-78	3
79-104	4
105 OR MORE	4 PLUS 1 PER EACH ADDITIONAL 26 MAILBOXES

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

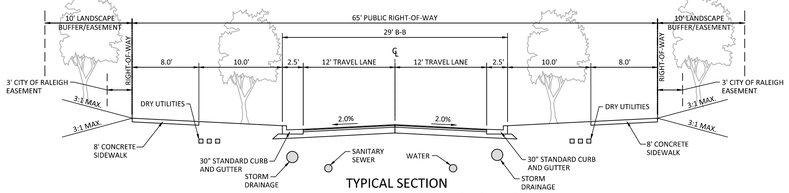
MAIL KIOSK PARKING: 559 UNITS
REQUIRED: 22 SPACES
PROVIDED: 22 SPACES (5 VAN ACCESSIBLE)



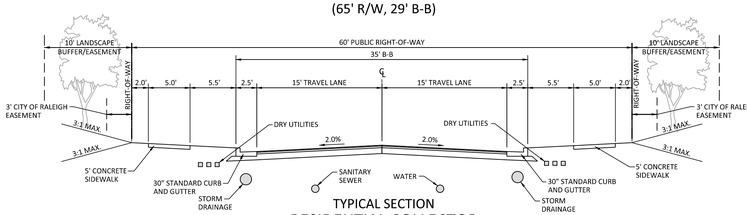
TYPICAL SECTION
MAIN STREET ENTRANCE
(93.25' R/W, 57.25' B-B)



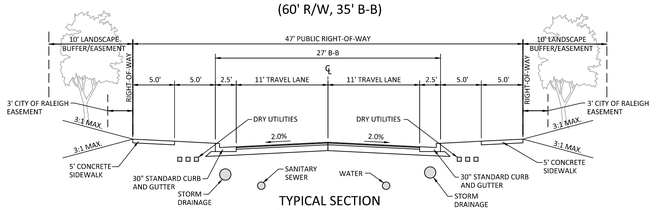
TYPICAL SECTION
MAIN STREET WITH PARKING
(65' R/W, 44' B-B)



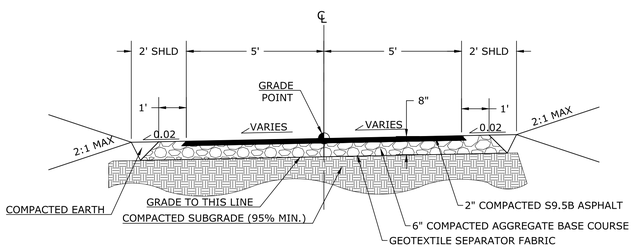
TYPICAL SECTION
MAIN STREET WITHOUT PARKING
(65' R/W, 29' B-B)



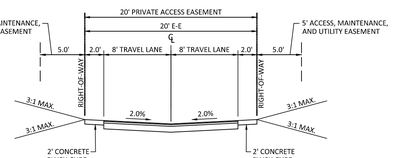
TYPICAL SECTION
RESIDENTIAL COLLECTOR
(60' R/W, 35' B-B)



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



TYPICAL SECTION
10' WIDE PUBLIC GREENWAY



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)

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.

FINAL 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
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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 - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-N1
CHECKED BY	.
DRAWN BY	.
SCALE	N.T.S.
DATE	12. 02. 2024

SHEET

PROJECT NOTES AND TYPICAL SECTIONS

C0.01

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-N1.dwg, 11/27/2024 1:38:35 PM, 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.

SITE LEGEND

- WETLANDS
- CONTIGUOUS OPEN SPACE (CLUSTER OPTION)
- ENVIRONMENTALLY SENSITIVE/UNIQUE LANDS AND FLOODPLAINS
- ACTIVE RECREATION FEATURES
- PASSIVE RECREATION FEATURES
- STORMWATER FACILITIES
- OS-# — OPEN SPACE (OS) NUMBER
- ROLESVILLE PUBLIC GREENWAY TRAIL
- PRIVATE SOFT SURFACE TRAIL

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 SUMMARY TABLE

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	30.3901	Required: 3.65	Required: 26.74	Min: 13.37	Min: 13.37	Max: 2.67	Max: 6.68
		Provided 7.48	Provided: 7.48	Provided: 4.47	Provided: 3.01	Provided: 0.38	Provided: 0.66
Total Open Space Provided (Phase 1):		7.48		Total (Phase 1) 4.47	3.01	(included in passive rec. calculation) 0.38	(included in passive rec. calculation) 0.66
Phase 2	38.4223	Required: 4.61	Remaining: 19.26	Remaining: 8.90	Remaining: 10.36	Remaining: 2.29	Remaining: 6.02
		Provided 6.49	Provided: 13.97	Provided: 5.96	Provided: 0.53	Provided: 0.46	Provided: 0.00
Total Open Space Provided (Phase 1-2)			13.97	Total (Phase 1-2) 10.43	3.54	(included in passive rec. calculation) 0.84	(included in passive rec. calculation) 0.66
Phase 3	57.5958	Required: 6.91	Remaining: 12.77	Remaining: 2.94	Remaining: 9.83	Remaining: 1.83	Remaining: 6.02
		Provided 17.60	Provided: 31.57	Provided: 9.77	Provided: 7.83	Provided: 0.69	Provided: 1.98
Total Open Space Provided (Phase 1-3)			31.57	Total (Phase 1-3) 20.20	11.37	(included in passive rec. calculation) 1.53	(included in passive rec. calculation) 2.64

* Included in Passive Rec. Features Calculation.

- Full Site Open Space Requirement Met During Phase 3 (35.74 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)

OPEN SPACE SUMMARY TABLE (PHASE 1-3)

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, sport courts, grilling stations and/or fire pits
OS-2	5.32	231893	Large	5.32	0.00	0.00	0.00	0.00	2	Public Park
OS-3	21.14	920937	Large	5.97	3.33	0.46	0.00	11.38	1, 2, 3	Park space with public greenway access and stream buffer, wetlands and pond area (excludes area of SCM 'A')
OS-4	42.93	1870209	Medium	3.29	2.19	1.07	2.64	33.74	1, 3, 4, 5	Active and passive open space w/ public greenway/trailhead(s) and private soft surface trails and stream buffer, wetlands and floodplain
OS-5	3.46	150747	N/A	1.18	0.30	0.00	0.00	1.98	1	Active open space w/ private soft surface trail
OS-6	4.18	182143	N/A	0.00	0.00	0.00	0.00	4.18	1, 2	Passive open space w/ wetland area
OS-8	7.63	332530	N/A	0.00	0.04	0.00	0.00	7.59	3, 4, 5	Passive open space w/ private soft surface trails
OS-16	0.22	9232	N/A	0.00	0.22	0.00	0.00	0.00	3	Passive open space
OS-17	0.20	8320	N/A	0.00	0.20	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	91.33	3978559	N/A	20.20	7.19	1.53	2.64	59.76		

Total Passive Open Space Features: 11.37

* 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

OPEN SPACE (RM ZONING: PHASE 1-3)

	Required	Proposed
Total Open Space	15.17 AC Min (126.41 AC x 0.12)	31.57 AC
Active Recreation Features	7.59 AC Min. (15.17 AC x 0.50)	20.20 AC
Passive Recreation Features	7.59 AC Min. (15.17 AC x 0.50)	11.37 AC (total passive recreation features area includes 1.53 AC environmentally sensitive lands and 2.64 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 (11.37 AC x 0.20 - Full Site)	1.53 AC
Stormwater Facilities	3.80 AC Max. Passive Open Space (7.59 AC x 0.50)	2.64 AC

TRAIL SUMMARY (PHASE 1-3 REQUIRED BY CONDITIONAL ZONING)

	Required	Proposed
Rolesville Public Greenway Trail	4,500 LF (Min. All Phases)	6,052 LF
Private Soft Surface Trail	4,500 LF (Min. All Phases)	1,666 LF

OPEN SPACE (PHASE 1-3 CLUSTER OPTION)

	Required	Proposed
Total Contiguous Open Space	50.58 AC (126.41 x 0.40)	62.73 AC

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

REVISIONS

NO.	DATE

PLAN INFORMATION

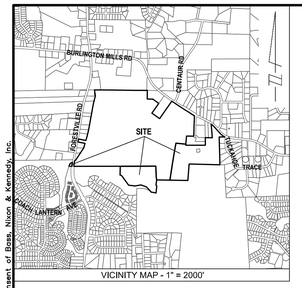
PROJECT NO.	AGN23001
FILENAME	AGN23001-OAS1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 02. 2024

SHEET

OVERALL OPEN SPACE PLAN

C0.02

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\AGN23001-OSP1.dwg, 12/2/2024 12:00:55 PM, Sean Vanderslice



VICINITY MAP - 1" = 2000'

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" & "RE" 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.

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°12'39" W	73.12'
L3	N 40°14'28" W	51.36'
L4	N 42°37'15" W	65.20'
L5	N 58°25'53" W	57.87'
L6	S 36°22'14" E	43.86'
L7	S 5°7'28"23" W	97.45'
L8	S 11°15'58" 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	86.45'
L12	N 59°20'06" E	86.17'
L13	S 51°35'31" E	59.97'
L14	N 1°4'1"29" E	88.64'
L15	N 18°2'1"09" E	82.04'
L16	S 31°13'22" W	39.97'
L17	S 59°29'31" W	61.06'
L18	N 11°1'29"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°43'19" W	61.83'
L25	N 00°42'26" W	198.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD	
C1	1,906.64'	66.84'	S 82°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'	173.68'	S 08°04'20" W	173.61'	
C5	663.20'	82.16'	N 45°38'18" W	82.10'	
C6	515.68'	226.19'	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 0131189:

BEGINNING at an existing iron pipe in the southern right of way of Burlington Mills Road (65 foot R/W), said iron pipe also being the northeast corner of the property described in Deed Book 2641, Page 187, Wake County Registry, and further described on Book of Maps 1978, Page 465, Wake County Registry; thence with said right of way south 53° 03' minutes 58 seconds east 751.20 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 515.06 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° 02 minutes 45 seconds west 1,416.53 feet to an existing iron pipe; thence north 88° 57 minutes 54 seconds west 428.27 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 86.20 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 06 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 174.99 feet, and a chord bearing of north 08° 03 minutes 22 seconds east a distance of 174.94 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 330.18 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 1° 33 minutes 22 seconds east 458.01 feet to a 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 1,319.23 feet to an existing iron pipe; thence south 0° 05 minutes 45 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° 07 minutes 34 seconds east 140.81 feet to an existing iron pipe: thence south 62° 20 minutes 13 seconds east 41.37 feet to an existing iron pipe; thence south 28° 01 minutes 45 seconds east 178.37 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 57° 06 minutes 15 seconds east, a distance of 182.45 feet to an iron pipe set; thence with said right of way south 52° 18 minutes 19 seconds east 51.50 feet to an existing iron pipe; thence leaving said right of way, running south 34° 45 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 696.56 feet to an existing iron pipe in the southern right of way of Burlington Mills Road, being the point and place of beginning, containing 1,170.78 acres, as shown on survey entitled, "Property of Bobby E. Eddins and Betty M. Eddins, dated 8/18/04, prepared by Mabry Engineers and Consultants."

and

BEING all of that 0.139 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 the above tract, on the east by other land of Centex, on the south by other land of Perry and on the west by the center line of Forestville Road.

TRACT 2: Wake County PIN 1748891893 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. Fulton Property Deed Book 5004, Page 204, Wake County Registry; thence with the fixture line south 0° 53 minutes 30 seconds east 334.59 feet to an iron pipe set; thence south 89° 37 minutes 54 seconds west 234.59 feet to an existing iron pipe; thence south 0° 53 minutes 30 seconds east 1,320.00 feet to an existing iron pipe; thence south 89° 37 minutes 54 seconds west 1,113.84 feet to an existing iron pipe; thence south 84° 20 minutes 41 seconds west 199.98 feet to an existing iron pipe; thence south 39° 06 minutes 46 seconds west 2,205.31 feet to an existing iron pipe; thence south 85° 50 minutes 13 seconds east 195.45 feet to a bent axle; thence south 28° 39 minutes 21 seconds east 161.96 feet to an iron pipe; thence south 89° 46 minutes 12 seconds east 964.63 feet to an axle; thence south 56° 14 minutes 55 seconds west 57.58 feet to an iron pipe; thence south 57° 18 minutes 47 seconds west 253.38 feet to an iron pipe; thence south 31° 19 minutes 39 seconds west 194.63 feet to an iron pipe; thence south 31° 19 minutes 39 seconds west 89.87 feet to a concrete monument; thence south 89° 37 minutes 54 seconds west 326.29 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 to the right, having a radius of 2,914.93 feet, and a chord bearing of north 54° 25 minutes 16 seconds west, a distance of 2,247.26 feet to an iron pipe set; thence with said right of way north 77° 33 minutes 38 seconds west 440.29 feet, a length of 441.13 feet to an iron pipe set; thence with said right of way north 52° 18 minutes 19 seconds east 1,187.31 feet to the point of beginning, containing 24.528 acres, as shown on survey entitled, "Boundary Survey for Centex Homes/Huntington Group, Heritage Crescent Survey," dated October 5, 2004, prepared by Mabry Engineers & Consultants.

Set also plat recorded in Book of Map 1997, Page 1972, Wake County Registry.

TRACT 3: Wake County PIN 1748884104 and REAL ESTATE ID 0355991:

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 2152, Page 261, Wake County Registry and the northeast corner of that property now or formerly belonging to Midridge Investments, Inc. as described in Book 9207, Page 1777, Wake County Registry, said existing iron pipe also having North Carolina Grid Coordinates of N=788,506.3698 and E=2,141,745.4989; runs thence with the southern line of the aforesaid Eddins property North 89° 37' 57" East 1159.79 feet to an existing iron pipe; runs thence continuing with the line of the Eddins property South 02° 05' 16" East 362.50 feet to an existing iron pipe and South 11° 28' 24" East 87.29 feet to an existing iron pipe; runs thence with the line of the Gay/Caldwell/Kay property the following courses and distances: South 11° 10' 13" West 47.04 feet to an existing iron pipe; South 37° 22' 24" West 93.33 feet to an existing iron pipe; South 39° 22' 20" East 43.76 feet to an existing iron pipe; South 88° 54' 04" West 310.85 to an existing iron pipe; North 77° 08' 13" West 82.83 feet to an existing iron pipe; North 81° 12' 34" West 73.13 feet to an existing iron pipe; and North 40° 14' 23" West 51.36 feet to an existing iron pipe; runs thence North 42° 37' 15" West 65.28 feet to a point; runs thence North 44° 16' 14" West 120.35 feet to a point; runs thence North 70° 41' 07" West 186.82 feet to a point; runs thence South 86° 12' 56" West 59.30 feet to a point; runs thence North 83° 11' 37" West 211.53 feet to a point; runs thence North 36° 02' 11" West 382.26 feet to a point; runs thence North 68° 25' 59" West 57.67 feet to a point in the eastern line of that property now or formerly belonging to Midridge Investments, Inc.; runs thence with the eastern line of the aforesaid Midridge Investments property North 01° 28' 02" East 256.16 feet to an existing iron pipe, the point and place of Beginning, containing 17.33 acres as shown on that plat entitled "Exempt Subdivision Plat Property of Jerry William Ellenberg" prepared by Mabry Engineers & Consultants and dated 08-18-2004.

• west 617

PROPERTY DESCRIPTION PER FIELD - TRACT 1

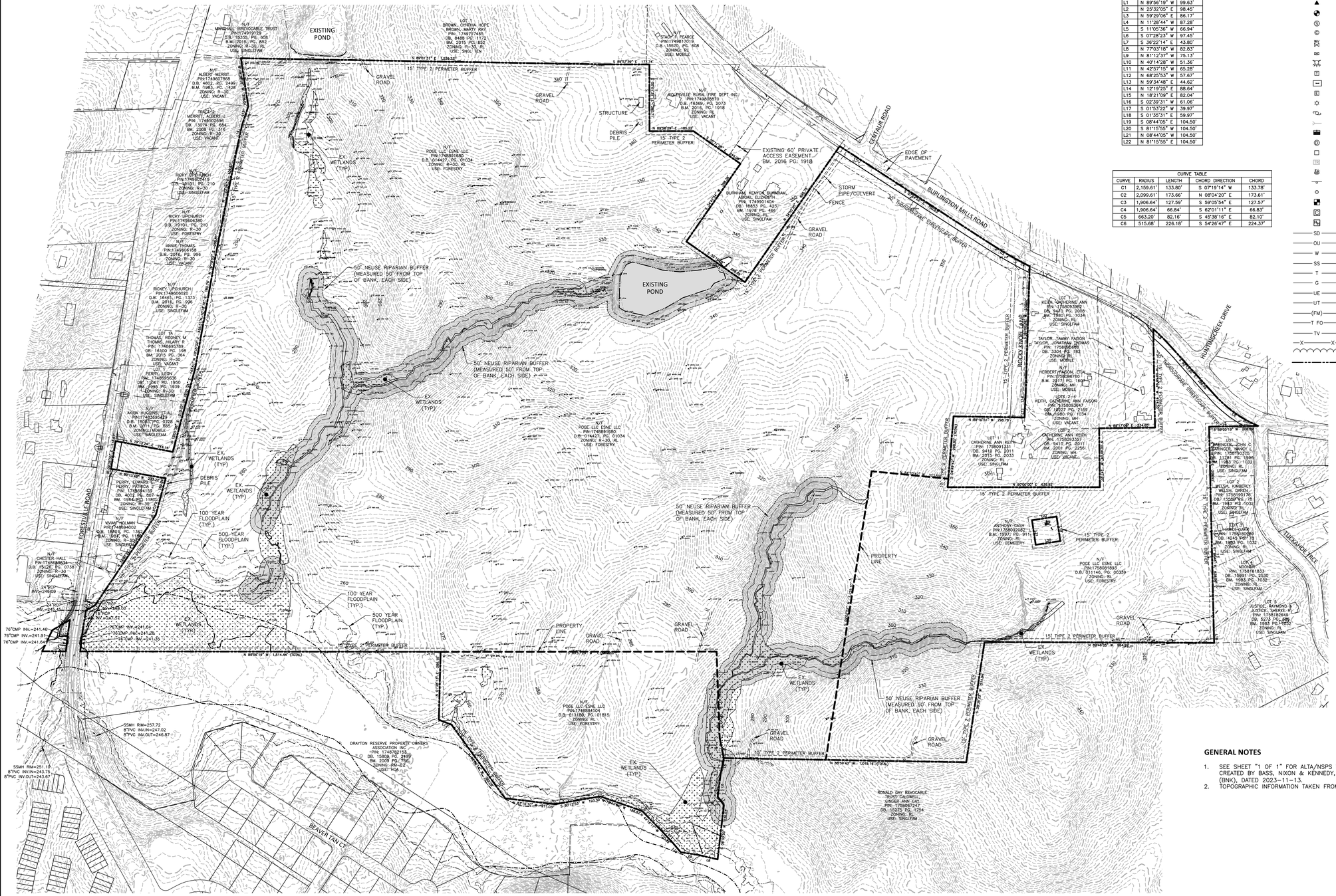
BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF FORESTVILLE ROAD, AND BEING LOCATED NORTH 89°39'19" WEST A DISTANCE OF 25.12 FEET FROM THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF THE DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15909, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 788506.21 FEET, EAST 2146231.62 FEET; THENCE CROSSING SAID NORTH-OF-WAY NORTH 89°39'19" WEST A DISTANCE OF 40.28 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY OF SAID FORESTVILLE ROAD; THENCE NORTH 89°39'19" WEST A DISTANCE OF 99.63 FEET TO A POINT LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF HOMEOWNERS ASSOCIATION OF STONEGATE INC AS SHOWN IN BOOK OF MAPS 2006, PAGE 2405, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 25°32'05" EAST A DISTANCE OF 86.45 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 59°20'06" EAST A DISTANCE OF 86.17 FEET TO AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY OF FORESTVILLE ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT AND 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°39'19" EAST A DISTANCE OF 99.63 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 173.68 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 726, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 58°34'48" EAST A DISTANCE OF 44.62 FEET TO A NEW IRON PIPE; THENCE NORTH 31°33'22" EAST A DISTANCE OF 456.32 FEET TO AN EXISTING IRON PIPE 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 SOUTHERN PROPERTY LINE OF LOT 2 AS SHOWN IN BOOK OF MAPS 2016, PAGE 996, WAKE COUNTY REGISTRY; THENCE NORTH 58°10'48" EAST A DISTANCE OF 160.34 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 58°21'47" 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°01'20" 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 2003, PAGE 1854, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 10°16'39" EAST A DISTANCE OF 545.20 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 1°33'22" EAST A DISTANCE OF 458.01 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 1°34'23" WEST A DISTANCE OF 81.56 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 0°48'14" WEST A DISTANCE OF 199.03 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2003, PAGE 1854, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 1°13'59" EAST A DISTANCE OF 489.87 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF TRACT 2 AS SHOWN IN BOOK OF MAPS 2006, PAGE 316, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 10°10'02" EAST A DISTANCE OF 98.64 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 1°37'02" EAST A DISTANCE OF 81.56 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 0°48'14" WEST A DISTANCE OF 199.03 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2003, PAGE 1854, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 1°13'59" EAST A DISTANCE OF 1,319.23 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER 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°57'57" EAST A DISTANCE OF 1,334.53 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°57'57" 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 16169, PAGE 2073 AND SHOWN IN BOOK OF MAPS 2016, PAGE 1918, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°07'31" EAST A DISTANCE OF 280.71 FEET TO A POINT; THENCE NORTH 89°59'29" EAST A DISTANCE OF 185.23 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 00°11'19" EAST A DISTANCE OF 1,159.99 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN RIGHT-OF-WAY OF BURLINGTON MILLS ROAD; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE SOUTH 57°14'02" EAST A DISTANCE OF 78.00 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°05'55" 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 4 AS SHOWN IN BOOK OF MAPS 1995, PAGE 1934, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE SOUTH 51°35'31" EAST A DISTANCE OF 59.97 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 3 AS SHOWN IN BOOK OF MAPS 1995, PAGE 1934, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 01°52'29" WEST A DISTANCE OF 89.98 FEET TO AN EXISTING IRON PIPE 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°52'29" 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 2001, PAGE 2033, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°10'55" WEST A DISTANCE OF 298.78 FEET TO A NEW IRON PIPE; THENCE SOUTH 00°49'42" WEST A DISTANCE OF 283.28 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 89°10'55" WEST A DISTANCE OF 1,159.99 FEET TO A NEW IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 15275, PAGE 1754, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°39'43" WEST A DISTANCE OF 428.81 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°39'44" WEST A DISTANCE OF 87.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 25°17'43" WEST A DISTANCE OF 363.81 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 15909, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°39'19" WEST A DISTANCE OF 1,514.44 FEET TO THE POINT OF BEGINNING, CONTAINING 111.9233 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 FARONA AS RECORDED IN DEED BOOK 1393, PAGE 1220, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 789664.84 FEET, EAST 2150740.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY 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°38'18" EAST, AND A CHORD DISTANCE OF 82.10 FEET TO A POINT; THENCE SOUTH 42°37'15" EAST A DISTANCE OF 98.45 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 226.19 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°56'19" WEST A DISTANCE OF 208.08 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 1552, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN SUBDIVISION LINE SOUTH 01°19'02" EAST A DISTANCE OF 28.52 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHWESTERN PROPERTY CORNER OF LOT 2; THENCE SOUTH 01°19'49" EAST A DISTANCE OF 639.58 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY CORNER OF LOT 3; THENCE SOUTH 01°19'49" EAST A DISTANCE OF 139.90 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHEASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF RONALD GAY REVOCABLE TRUST AS RECORDED IN DEED BOOK 15273, PAGE 1754; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°46'05" WEST A DISTANCE OF 964.52 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°39'43" WEST A DISTANCE OF 311.84 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88°59'47" WEST A DISTANCE OF 580.55 FEET TO A NEW IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN PLAT RECORDED IN BOOK 1933, PAGE 80, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 09°10'02" EAST A DISTANCE OF 1,220.10 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°20'42" EAST A DISTANCE OF 323.69 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 09°10'02" EAST A DISTANCE OF 1,220.10 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FARONA AS RECORDED IN DEED BOOK 1393, PAGE 1220, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 09°10'02" EAST A DISTANCE OF 1,220.10 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 1A AS RECORDED IN DEED BOOK 1354, PAGE 182, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 89°10'55" EAST A DISTANCE OF 1,159.99 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FARONA AS RECORDED IN DEED BOOK 1861, PAGE 1229, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 00°49'42" WEST A DISTANCE OF 414.35 FEET TO THE POINT OF BEGINNING, CONTAINING 34.0550 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 NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF HERBERT FARONA AS RECORDED IN DEED BOOK 1393, PAGE 1220, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 789664.84 FEET, EAST 2150740.71 FEET; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY LINE SOUTH 89°10'55" EAST A DISTANCE OF 414.35 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 LEAVING SAID RIGHT-OF-WAY AND ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 00°49'42" WEST A DISTANCE OF 283.28 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°10'55" EAST A DISTANCE OF 298.78 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°52'29" WEST A DISTANCE OF 39.97 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 51°35'31" EAST A DISTANCE OF 59.97 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°52'29" WEST A DISTANCE OF 89.98 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°19'49" EAST A DISTANCE OF 39.97 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°19'49" EAST A DISTANCE OF 139.90 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID NORTHERN 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 SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15909, PAGE 2499 AND SHOWN IN BOOK OF MAPS 2009, PAGE 766, WAKE COUNTY REGISTRY, AND HAVING NC GRID (NAD 83/2011) COORDINATES OF NORTH 788506.21 FEET, EAST 2146231.62 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 01°19'49" WEST A DISTANCE OF 139.90 FEET TO AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF POGE LLC AND ESNE LLC AS RECORDED IN DEED BOOK 11033, PAGE 85, WAKE COUNTY REGISTRY; THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC AS RECORDED IN DEED BOOK 15909, PAGE



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'
L8	N 77°03'18" W	82.83'
L9	N 81°12'37" W	75.13'
L10	N 40°14'28" W	51.36'
L11	N 42°57'15" W	65.28'
L12	N 68°25'53" W	57.67'
L13	N 59°34'48" E	44.62'
L14	N 12°19'25" E	88.64'
L15	N 18°21'09" E	82.04'
L16	S 02°39'31" W	61.06'
L17	S 01°53'22" W	39.97'
L18	S 01°35'31" E	59.97'
L19	S 08°44'05" E	104.50'
L20	S 81°15'55" W	104.50'
L21	N 08°44'05" W	104.50'
L22	N 81°15'55" E	104.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,159.61'	133.80'	S 07°19'14" W	133.78'
C2	2,099.61'	173.66'	N 08°04'20" E	173.61'
C3	1,906.64'	127.59'	S 59°05'54" E	127.57'
C4	1,906.64'	66.84'	S 62°01'11" E	66.83'
C5	663.20'	82.16'	S 43°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.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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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 - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

REVISIONS

NO.	DATE

PLAN INFORMATION

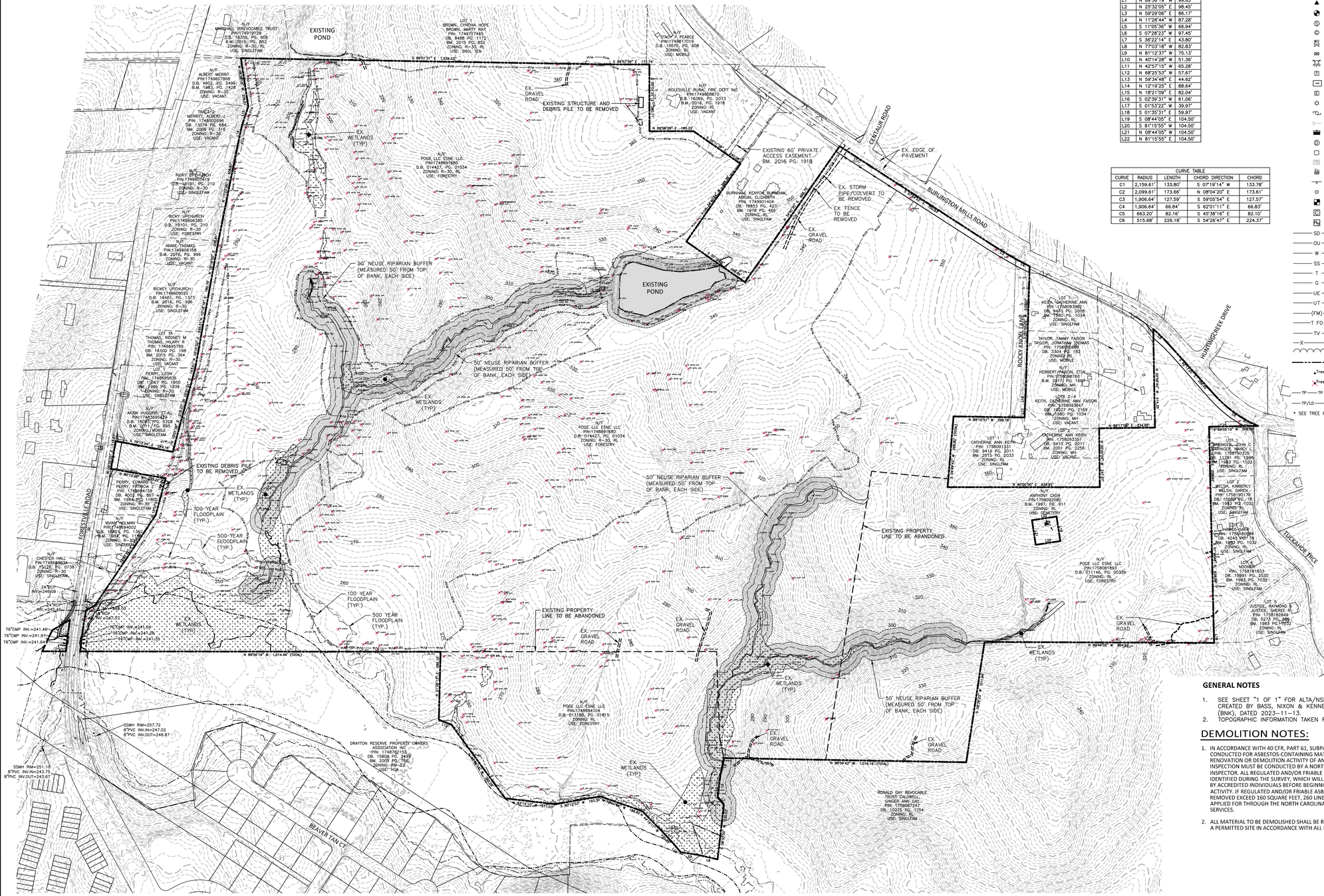
PROJECT NO.	AGN23001
FILENAME	AGN23001-XC1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 02. 2024

SHEET

EXISTING CONDITIONS

C1.00

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-XC1.dwg, 11/27/2024 1:42:51 PM, Sherrill Williams



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	97.28'
L5	S 11°05'36" W	66.94'
L6	S 07°28'23" W	97.45'
L7	S 36°22'14" E	43.80'
L8	N 77°03'18" W	82.83'
L9	N 81°12'37" W	75.13'
L10	N 40°14'28" W	51.36'
L11	N 42°57'15" W	65.28'
L12	N 68°25'53" W	57.67'
L13	N 59°34'48" E	44.62'
L14	N 12°19'25" E	88.64'
L15	N 18°21'09" E	82.04'
L16	S 02°39'31" W	61.06'
L17	S 01°53'22" W	39.97'
L18	S 01°35'31" E	59.97'
L19	S 08°44'05" E	104.50'
L20	S 81°15'55" W	104.50'
L21	N 08°44'05" W	104.50'
L22	N 81°15'55" E	104.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2,159.61'	133.80'	S 07°19'14" W	133.78'
C2	2,099.61'	173.66'	N 08°04'20" E	173.61'
C3	1,906.64'	127.59'	S 59°05'54" E	127.57'
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
- 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.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 239. 9486

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-DM1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 02. 2024

SHEET

DEMOLITION PLAN

C1.01

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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.

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	37-156	120	OS-2, OS-3*, OS-6*, OS-23	5,974 LF	3,472 LF
3	157-242, 342-352, 366-387	119	OS-1, OS-3*, OS-4*, OS-8*, OS-16 - OS-22	7,215 LF	4,174 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.

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PEARCE FARM - PHASES 1-3
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BURLINGTON MILLS ROAD
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CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OAS1
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DRAWN BY	.
SCALE	1"=200'
DATE	12. 02. 2024

SHEET

OVERALL SITE/ PHASING PLAN
C2.00

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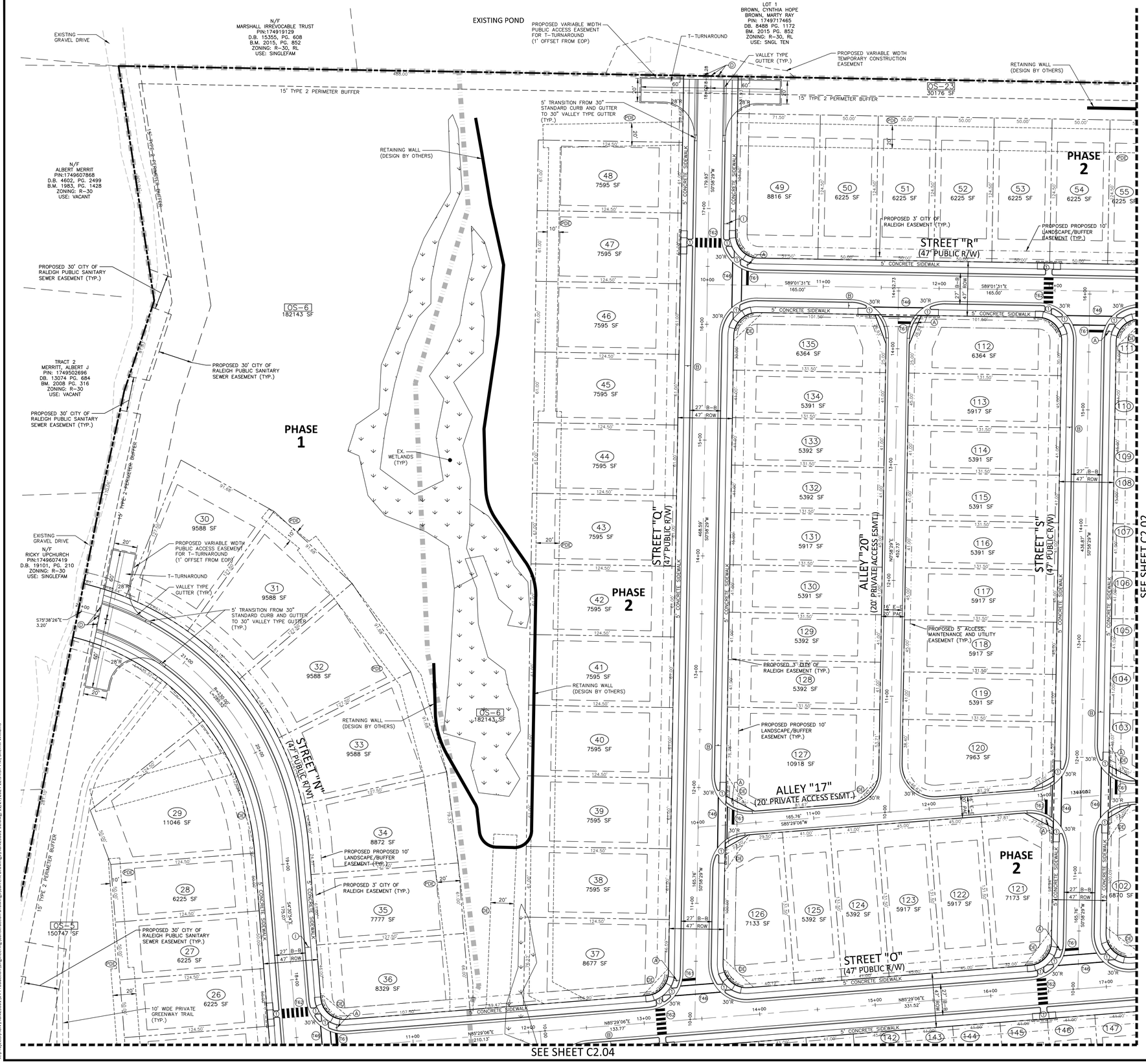

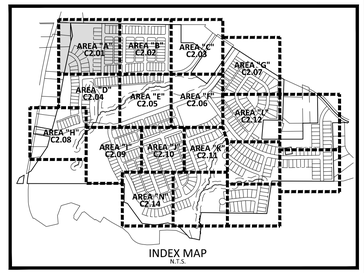

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SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "A"

C2.01

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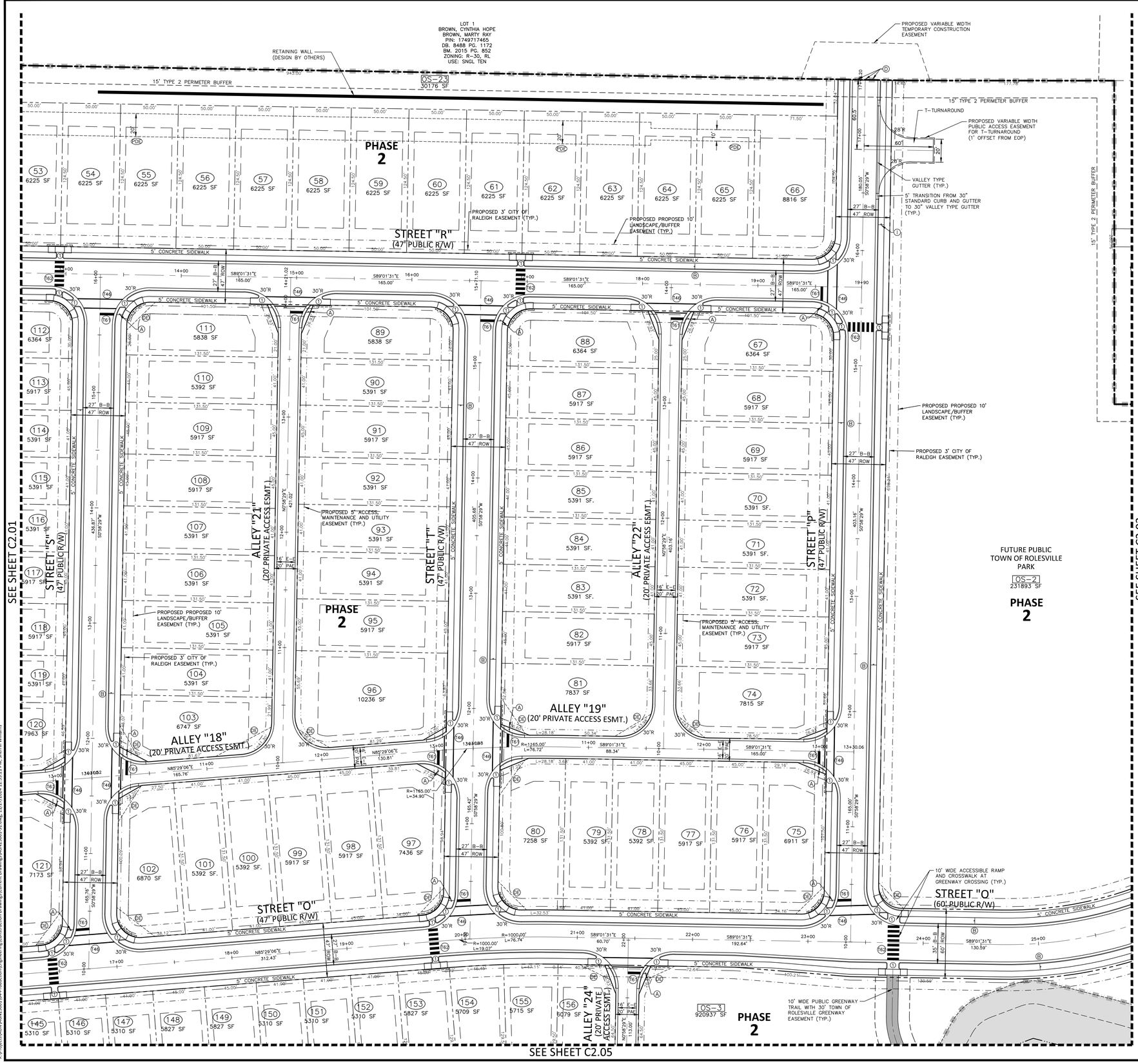

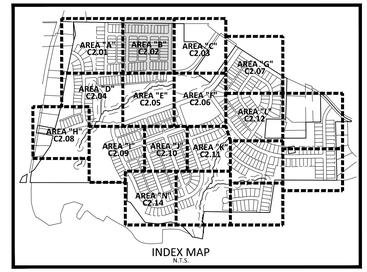

INDEX MAP
N.T.S.

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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "B"

C2.02

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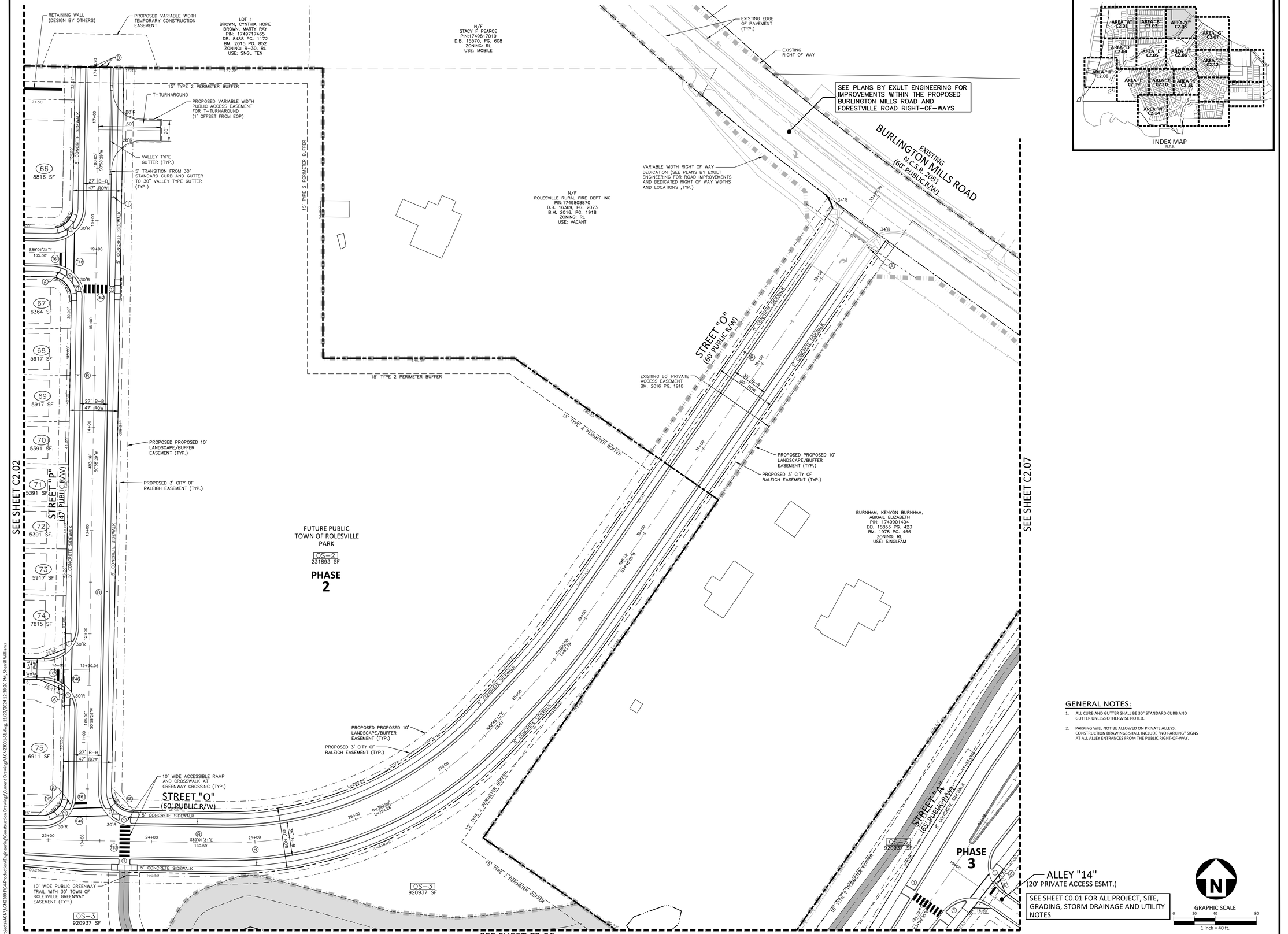

INDEX MAP
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
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SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "C"

C2.03

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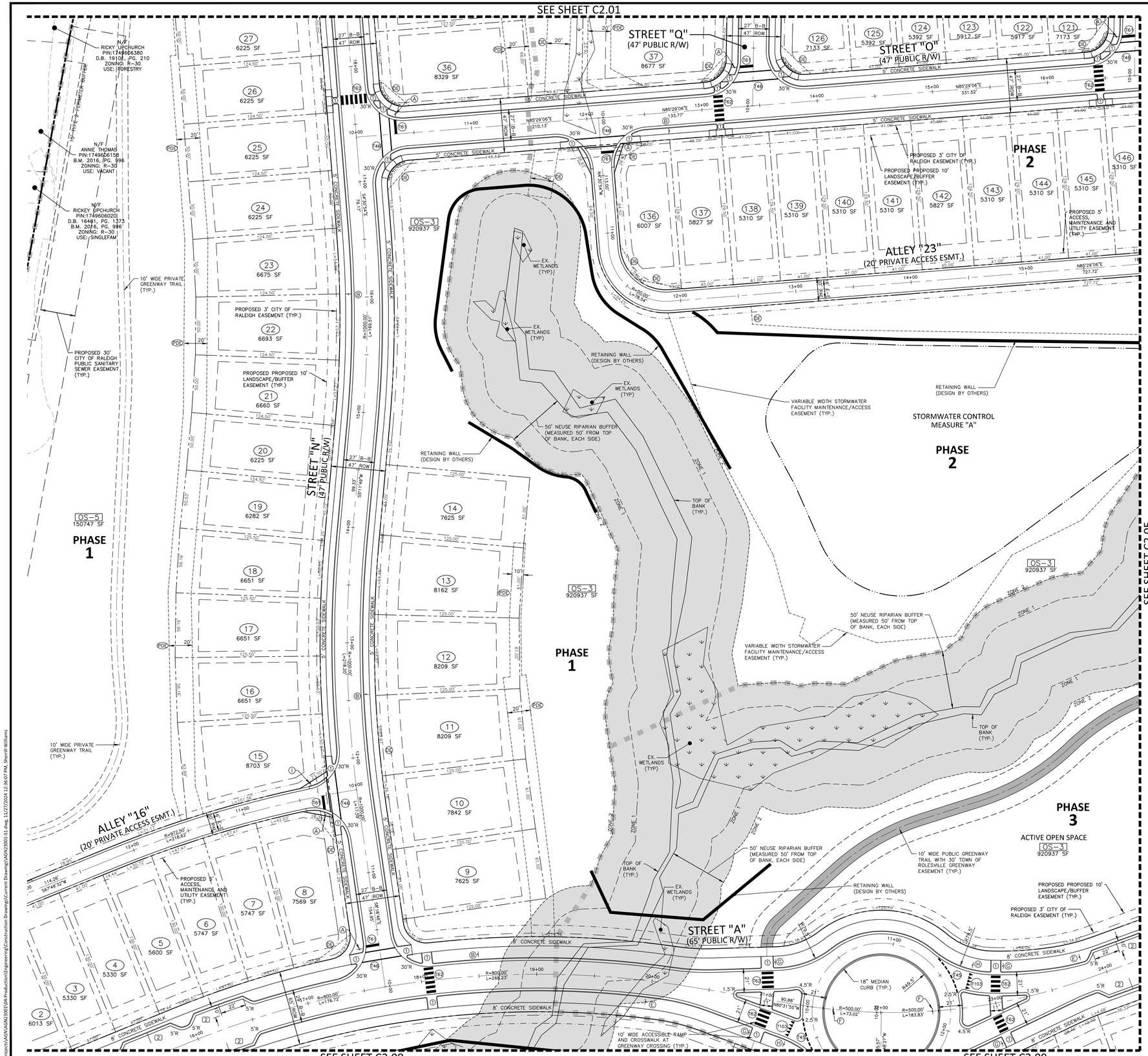
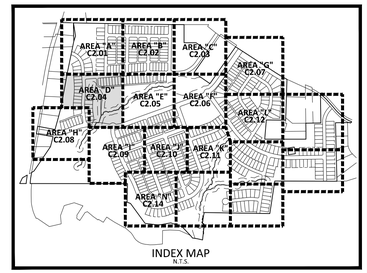
SEE SHEET C2.01





INDEX MAP
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0 20 40 80
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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
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DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "D"

C2.04

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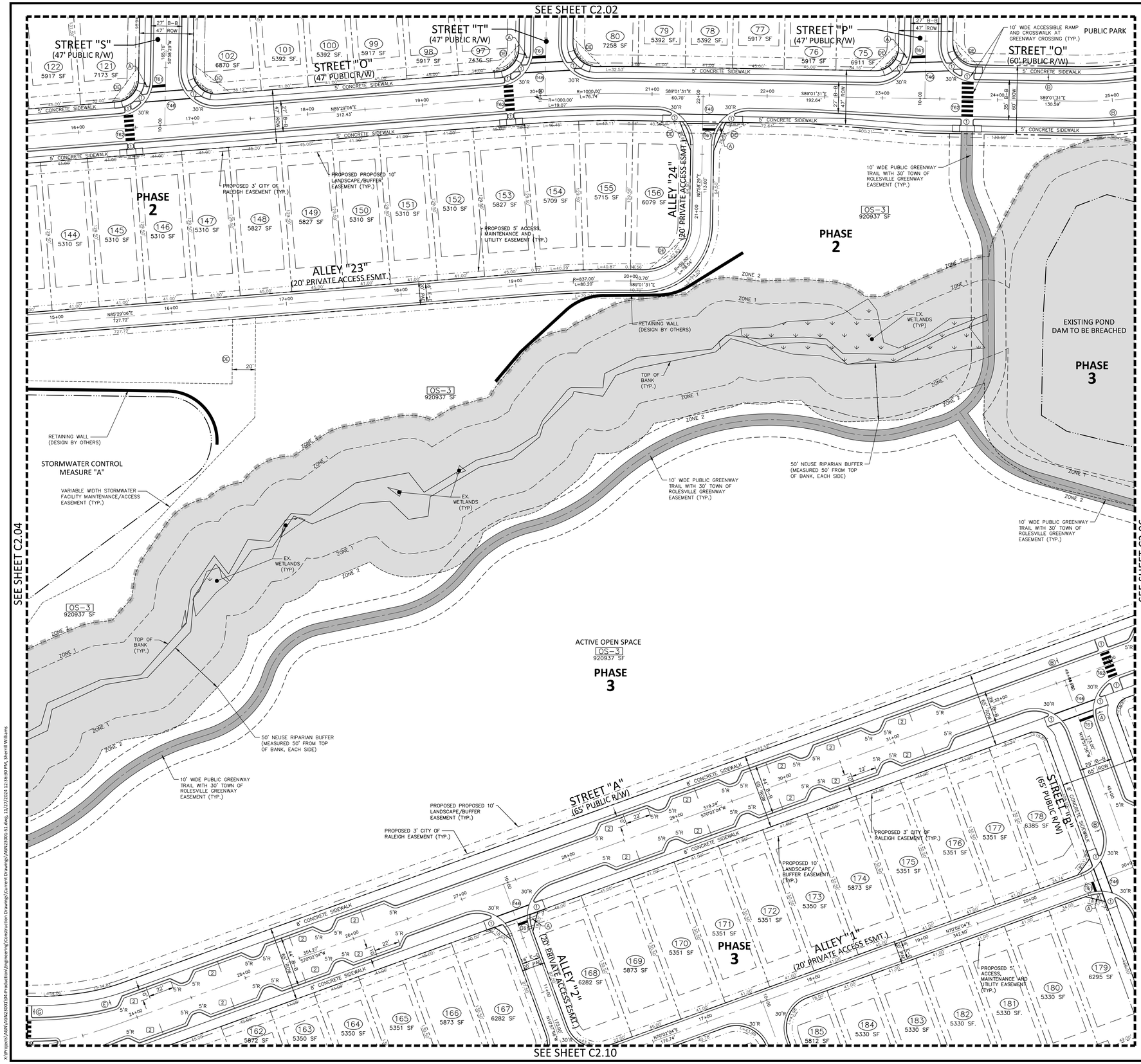
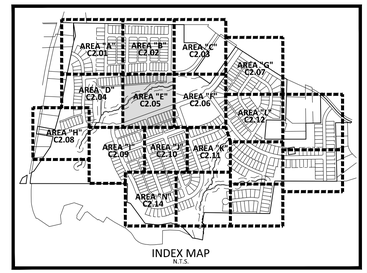
SEE SHEET C2.02



SEE SHEET C2.04

SEE SHEET C2.06

SEE SHEET C2.10



INDEX MAP
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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 LICENSED TO ENGINEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
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DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "E"

C2.05

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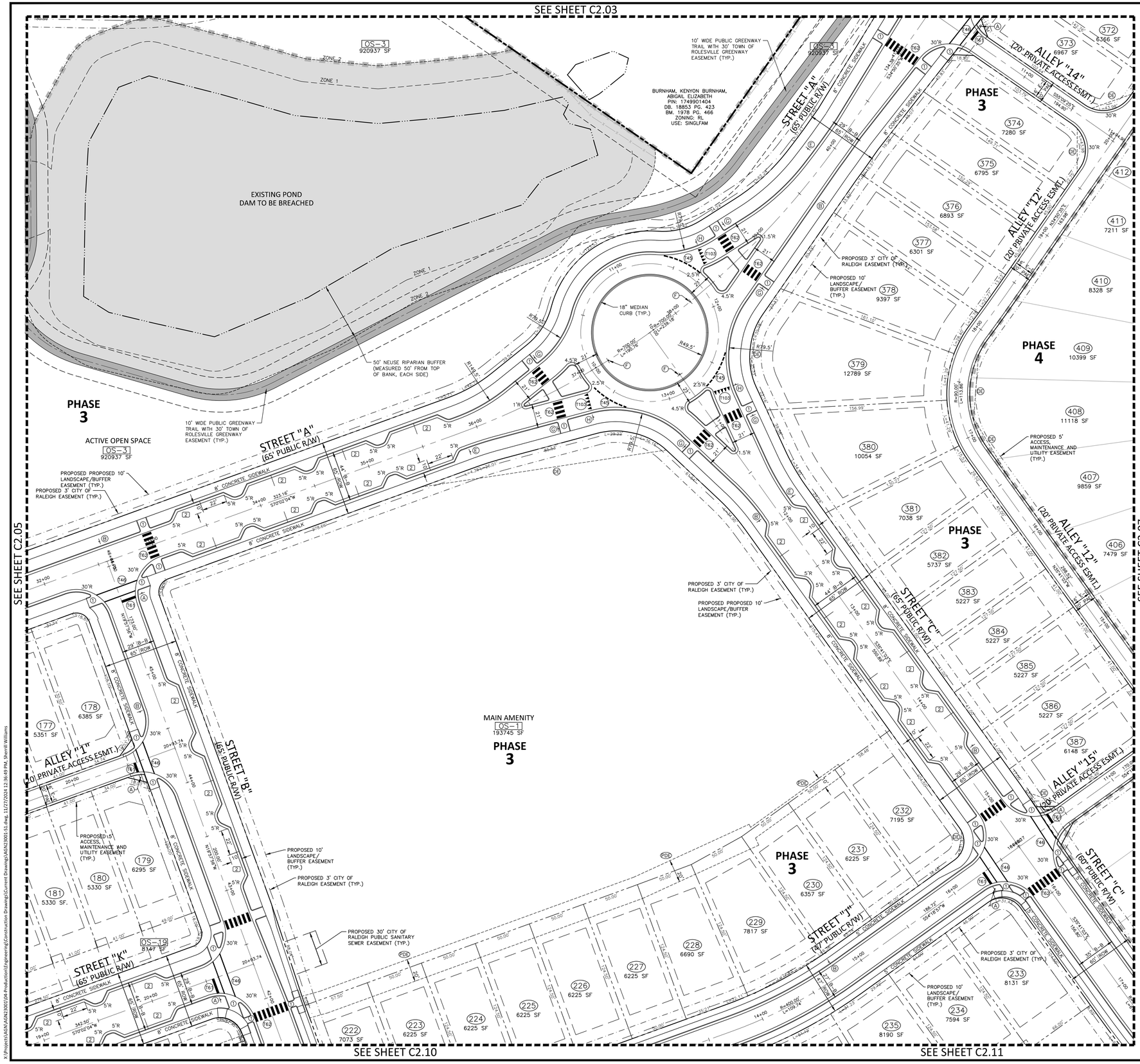

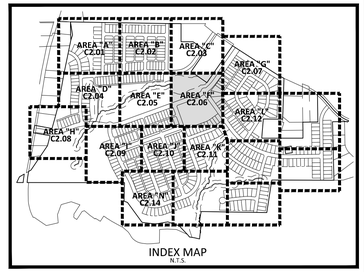

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NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "F"

C2.06

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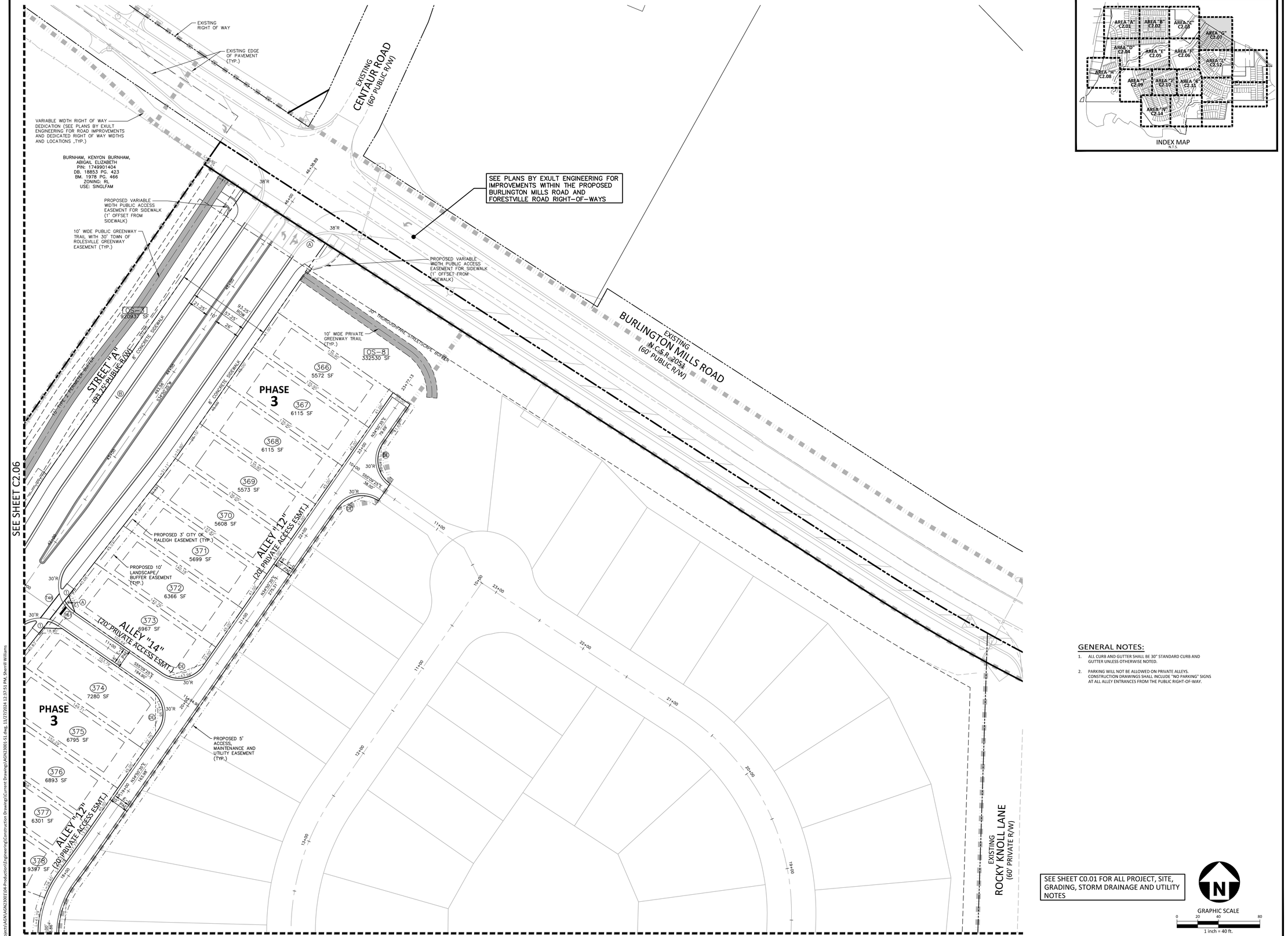

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PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "G"

C2.07

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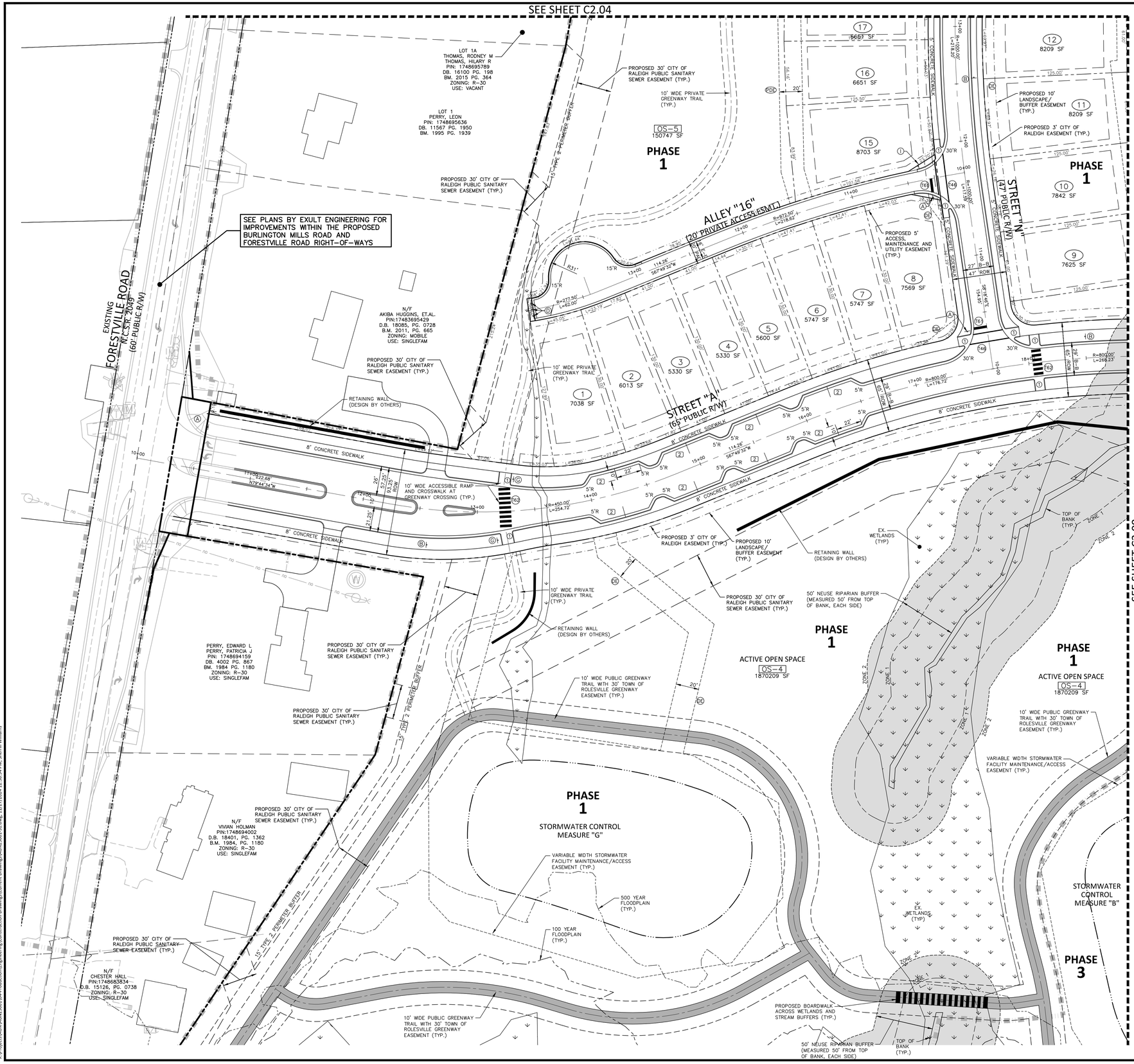

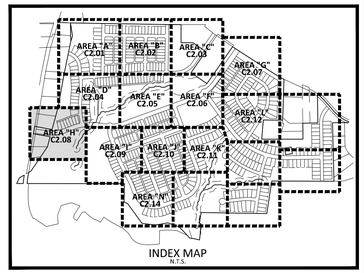

GENERAL NOTES:

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.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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fax 919. 361. 2269
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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

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CID-24-08

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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "H"

C2.08

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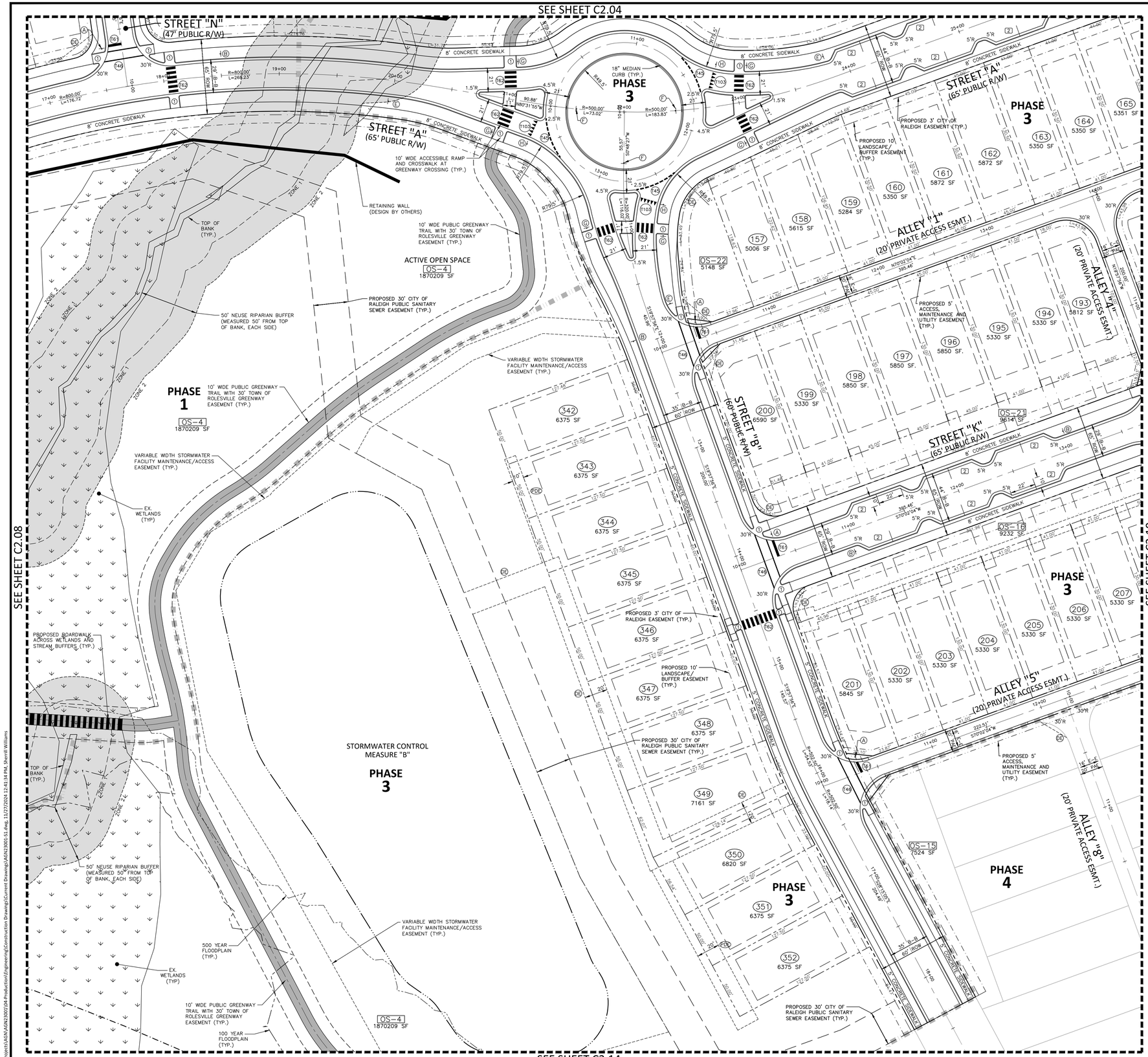

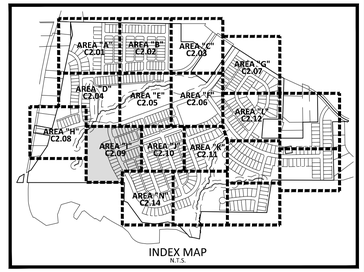

INDEX MAP
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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "I"

C2.09

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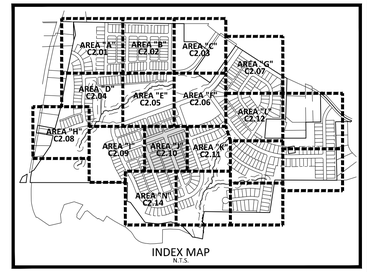
SEE SHEET C2.06



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0 20 40 80
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REVISIONS

NO. DATE

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DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "J"

C2.10

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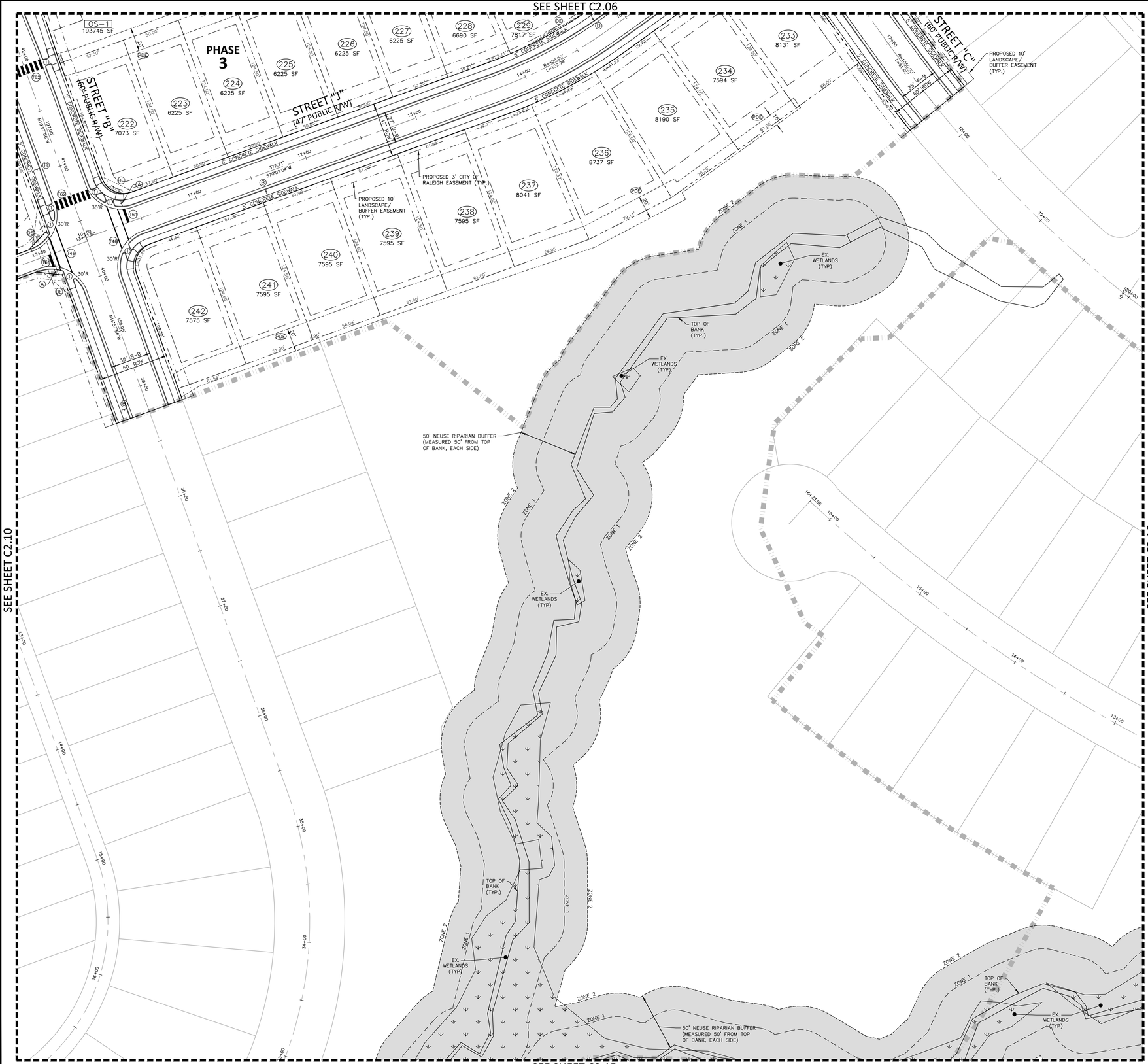

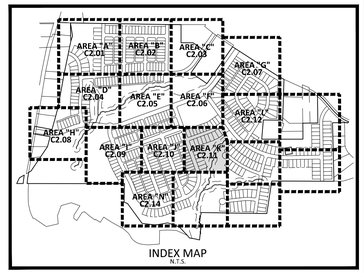

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SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "K"

C2.11

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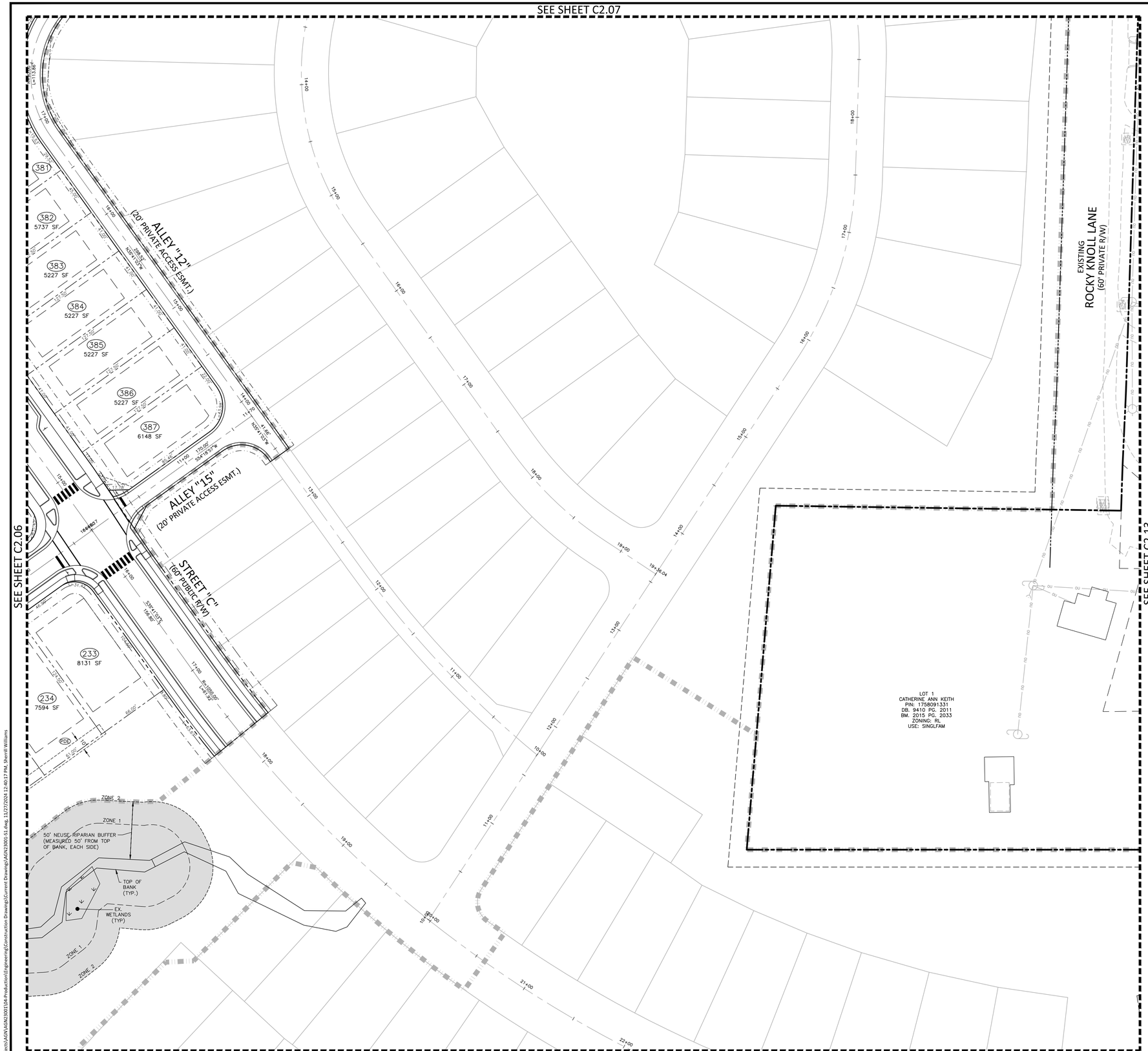

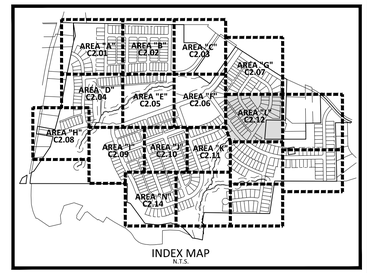

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SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "L"

C2.12

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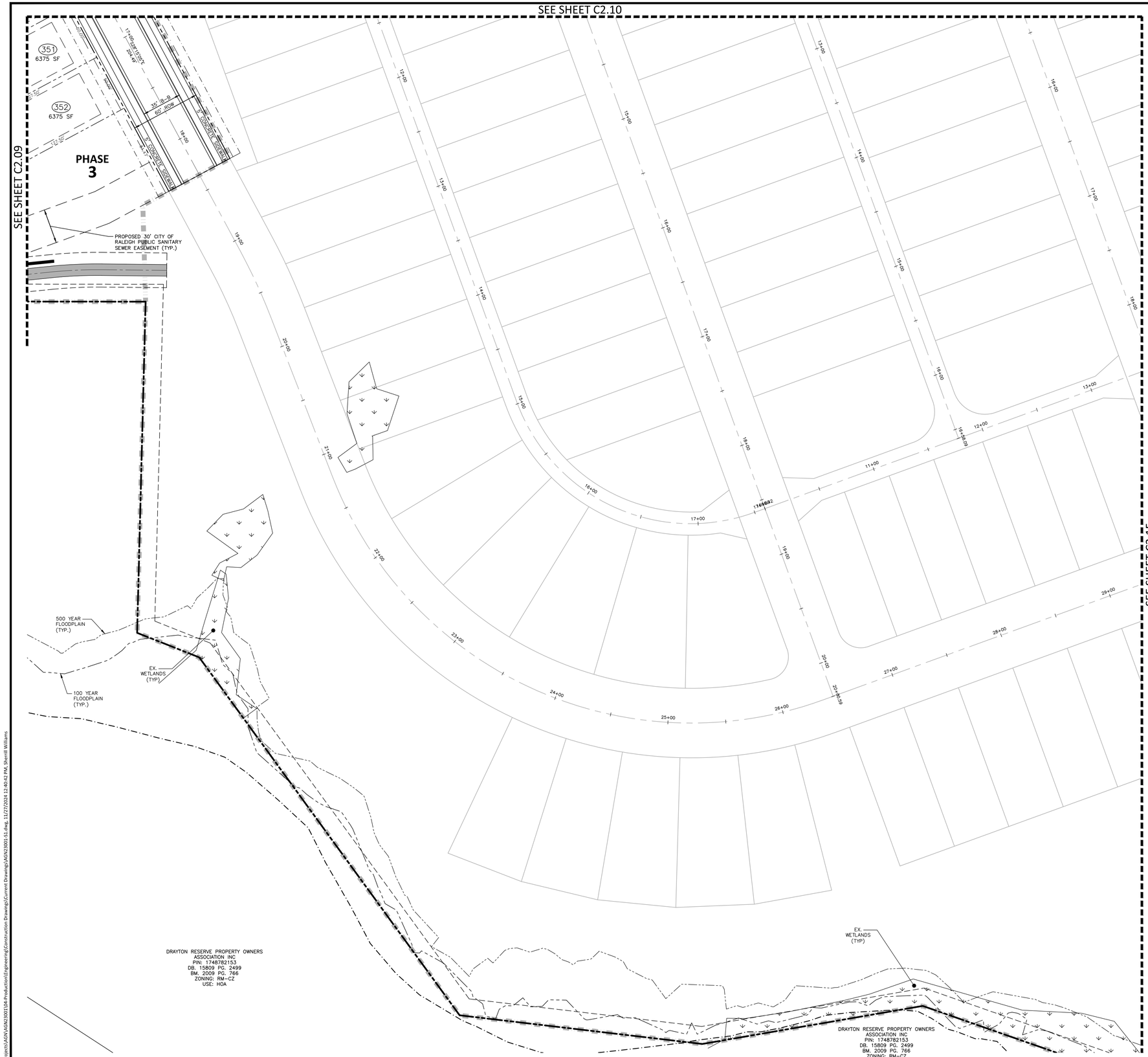

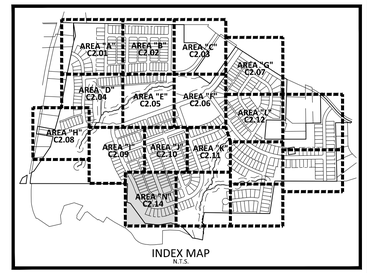

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CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM F. O'DANIEL — EXPIRATION 12/31/2025 — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

SITE AND PAVEMENT MARKING PLAN - AREA "N"

C2.14

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-S1.dwg, 11/27/2024 12:40:42 PM, Sherrill Williams

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

EXISTING POND

EX. WETLANDS (TYP.)

FUTURE PUBLIC TOWN OF ROLESVILLE PARK

EXISTING POND

SCM "A"

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

SCM "B"

SCM "C"

SCM "D"

SCM "E"

SCM "F"

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. 1231 BM. 1978 PG. 466 ZONING: RL USE: SINGLFAM

ROLESVILLE RURAL FIRE DEPT INC PIN:1749805870 (D.B. 16369, PG. 2073 B.M. 2016, PG. 1918 ZONING: RL USE: VACANT

STACY T. PEARCE PIN:1749817019 D.B. 15070, 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 SEN

N/F MARSHALL IRREVOCABLE TRUST PIN:1749919729 D.B. 15305, PG. 605 B.M. 2015, PG. 852 ZONING: R-30, RL USE: SINGLEFAM

N/F ALBERT MERRIT PIN:1749607868 D.B. 4602, PG. 2449 B.M. 1983, PG. 1428 ZONING: R-30 USE: VACANT

TRS MERRITT, ALBERT J PIN: 1749602696 DB. 13074 PG. 684 BM. 2008 PG. 516 ZONING: R-30 USE: VACANT

N/F RICKY UPCHURCH PIN:1749707419 D.B. 19101, PG. 210 ZONING: R-30 USE: SINGLEFAM

N/F RICKY UPCHURCH PIN:1749806380 D.B. 19101, PG. 210 ZONING: R-30 USE: FORESTRY

N/F ANNE THOMAS PIN:1749806156 B.M. 2016, PG. 996 ZONING: R-30 USE: VACANT

N/F RICKEY UPCHURCH PIN:1749606020 D.B. 16481, PG. 1373 B.M. 2016, PG. 996 ZONING: R-30 USE: SINGLEFAM

LOT 1A THOMAS, RODNEY M THOMAS, HILARY R PIN: 1748905789 DB. 16100 PG. 198 BM. 2015 PG. 364 ZONING: R-30 USE: VACANT

LOT 1 PERRY, LEON PIN: 1748909826 DB. 12617 PG. 1950 BM. 1995 PG. 1039 ZONING: R-30 USE: SINGLEFAM

N/F KRISH HUGGINS, ETAL PIN:1748536929 D.B. 16547, PG. 0328 B.M. 2011, PG. 695 ZONING: MOBILE USE: SINGLEFAM

PERRY, EDWARD L PERRY, PATRICIA J PIN: 1748604159 DB. 4002 PG. 567 BM. 1984 PG. 1180 ZONING: R-30 USE: SINGLEFAM

N/F WYATT PULLMAN PIN:1748604002 D.B. 18901, PG. 1362 B.M. 1984, PG. 1180 ZONING: R-30 USE: SINGLEFAM

N/F CHESTER HALL PIN:1748608834 D.B. 13126, PG. 0738 ZONING: R-30 USE: SINGLEFAM

DRAYTON RESERVE PROPERTY OWNERS ASSOCIATION INC PIN: 1748782153 DB. 15808 PG. 2497 BM. 2009 PG. 756 ZONING: RM-12 USE: HOA

RONALD GAY REVOCABLE TRUST, CALDWELL, GINGER ANN GAY PIN: 1758087247 DB. 15225 PG. 1754 ZONING: RL USE: SINGLFAM

LOT 1 KEITH, CATHERINE ANN PIN: 1758093586 DB. 9410 PG. 2008 BM. 1980 PG. 1034 ZONING: RL USE: SINGLFAM

SKYLER, TAMMY FASON TAYLOR, JONATHAN THOMAS PIN: 1758093489 DB. 3304 PG. 182 ZONING: RL USE: MOBILE

N/F HERBERT FASON, ETAL PIN:1758096760 B.M. 2011, PG. 1508 ZONING: MH USE: MOBILE

LOTS 2-4 KEITH, CATHERINE ANN FASON PIN: 1758093647 DB. 12027 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

KEITH, CATHERINE ANN PIN: 1758093357 DB. 9410 PG. 2011 BM. 2001 PG. 2256 ZONING: MH USE: VACANT

N/F ANTHONY CASH PIN:1758092082 B.M. 1997, PG. 911 ZONING: RL USE: VACANT

LOT 1 BARRINGER, JOHN C BARRINGER, NANCY L PIN: 1758190375 DB. 11281 PG. 1996 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM

LOT 2 WELSH, KIMBERLY WELSH, DAREN PIN: 1758190176 DB. 15688 PG. 78 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM

LOT 3 HAMES-GARY PIN: 1758180088 DB. 4245 PG. 78 BM. 1983 PG. 1032 ZONING: RL USE: SINGLFAM

LOT 4 NOONAN PIN: 1758181833 DB. 15891 PG. 2530 BM. 1983, PG. 1032 ZONING: RL USE: SINGLFAM

LOT 5 JUSTICE, RAYMOND & JUSTICE, SHERRI PIN: 1758182049 DB. 5273 PG. 289 BM. 1983 PG.1032 ZONING: RL USE: SINGLFAM

EX. WETLANDS (TYP.)

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

EX. WETLANDS (TYP.)

EX. WETLANDS (TYP.)

EX. WETLANDS (TYP.)

STREET "A" STREET "B" STREET "C" STREET "D" STREET "E" STREET "F" STREET "G" STREET "H" STREET "I" STREET "J" STREET "K" STREET "L" STREET "M" STREET "N" STREET "O" STREET "P" STREET "Q" STREET "R" STREET "S" STREET "T"

ALLEY "1" ALLEY "2" ALLEY "3" ALLEY "4" ALLEY "5" ALLEY "6" ALLEY "7" ALLEY "8" ALLEY "9" ALLEY "10" ALLEY "11" ALLEY "12" ALLEY "13" ALLEY "14" ALLEY "15" ALLEY "16" ALLEY "17" ALLEY "18" ALLEY "19" ALLEY "20" ALLEY "21" ALLEY "22" ALLEY "23"

FORESTVILLE ROAD (EXISTING)

TEMPLETON ROAD (EXISTING)

BURLINGTON MILLS ROAD (EXISTING)

ROCKY KNOLL LANE

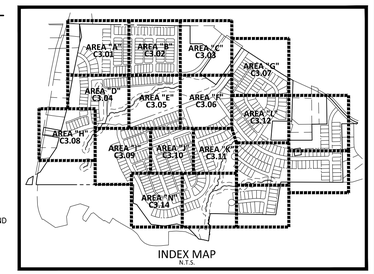
HUNTINGCREEK DRIVE (EXISTING)

TUCKAHOE PLACE

BEAVER TANN CT

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
N.T.S.

PHASE LEGEND

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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-OAG1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 02. 2024

SHEET

OVERALL GRADING AND STORM DRAINAGE PLAN

C3.00

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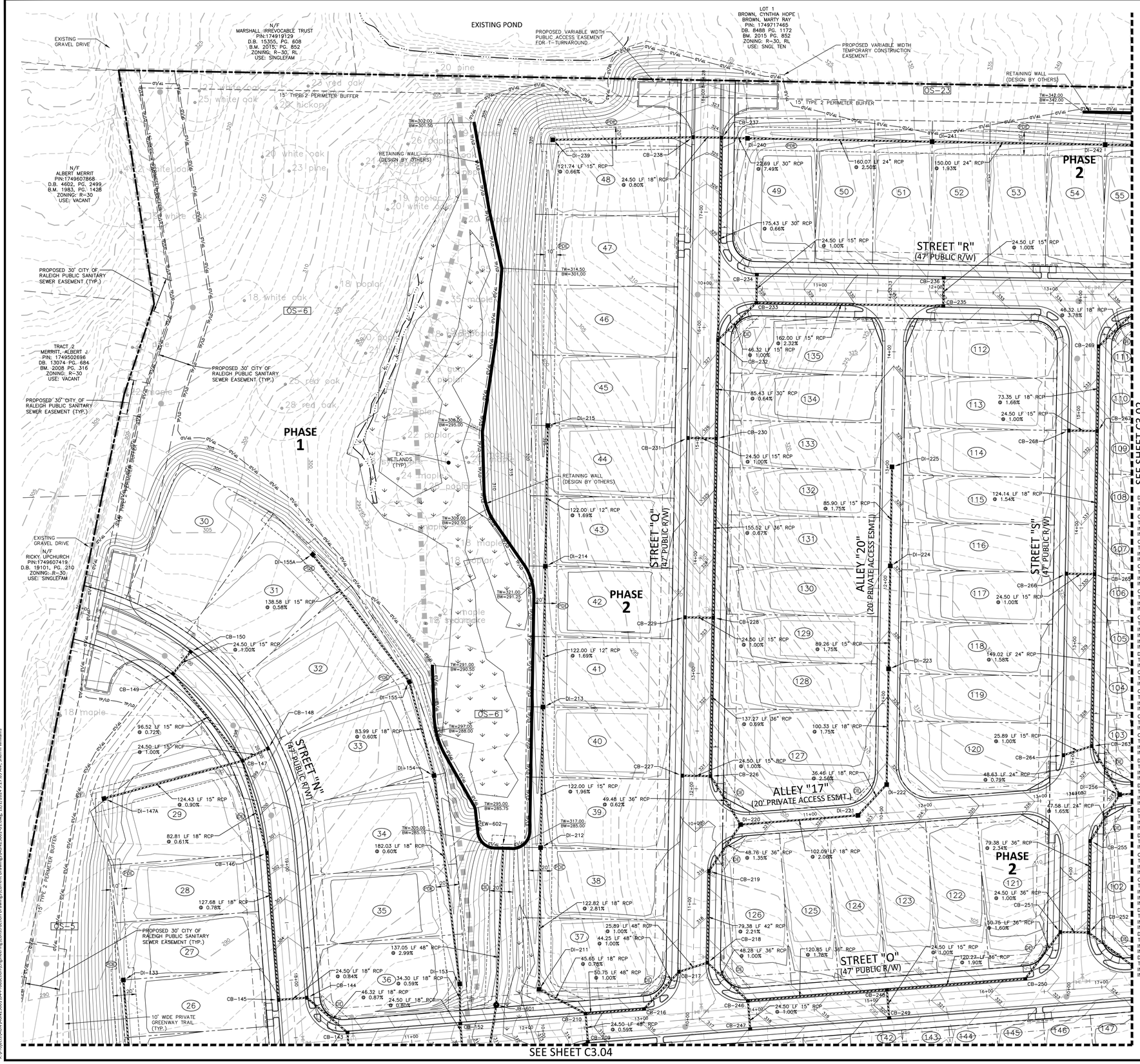

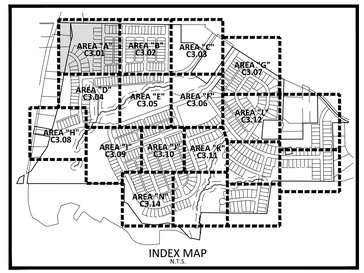

GRADING LEGEND

- 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
- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- 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

DI-133
T/C=302.77
INV OUT=299.70
CB-143
T/C=305.61
INV IN=289.30 (CB-144)
INV OUT=289.20
CB-144
T/C=305.05
INV IN=289.80 (CB-145)
INV OUT=289.70
CB-145
T/C=305.05
INV IN=290.10 (CB-146)
INV OUT=290.00
CB-146
T/C=301.75
INV IN=291.20 (CB-147)
INV OUT=291.10
CB-147
T/C=298.81
INV IN=293.82 (CB-148)
INV IN=291.80 (CB-149)
INV IN=292.00 (DI-147A)
INV OUT=291.70
DI-147A
T/C=296.37
INV OUT=293.12
CB-148
T/C=298.81
INV OUT=294.06
CB-149
T/C=297.49
INV IN=292.60 (CB-150)
INV OUT=292.50
CB-150
T/C=297.49
INV OUT=292.84
CB-152
T/C=309.69
INV IN=289.25 (DI-153)
INV OUT=289.15
DI-153
T/C=303.17
INV IN=289.55 (DI-154)
INV OUT=289.45
DI-154
T/C=298.59
INV IN=290.75 (DI-155)
INV OUT=290.65
DI-155
T/C=297.97
INV IN=291.50 (DI-155A)
INV OUT=291.25
DI-155A
T/C=295.55
INV OUT=292.30
CB-209
T/C=314.99
INV IN=304.88 (CB-210)
INV OUT=304.78
CB-210
T/C=314.99
INV IN=305.13 (CB-216)
INV IN=310.24 (DI-211)
INV OUT=305.03
DI-211
T/C=314.50
INV IN=310.70 (DI-212)
INV OUT=310.60
DI-212
T/C=317.95
INV IN=314.40 (DI-213)
INV OUT=314.15
DI-213
T/C=320.34
INV IN=317.04 (DI-214)
INV OUT=316.79

DI-214
T/C=322.40
INV IN=319.20 (DI-215)
INV OUT=319.10
DI-215
T/C=324.46
INV OUT=321.26
CB-216
T/C=316.26
INV IN=305.74 (CB-217)
INV OUT=305.64
CB-217
T/C=317.42
INV IN=306.28 (CB-218)
INV OUT=306.18
CB-218
T/C=317.59
INV IN=310.82 (CB-246)
INV IN=310.45 (CB-219)
INV OUT=306.54
CB-219
T/C=319.39
INV IN=312.89 (DI-220)
INV OUT=312.20
DI-220
T/C=320.43
INV IN=313.65 (CB-226)
INV IN=315.93 (DI-221)
INV OUT=313.55
DI-221
T/C=322.63
INV IN=318.13 (DI-222)
INV OUT=318.03
DI-222
T/C=323.67
INV IN=319.17 (DI-223)
INV OUT=319.07
DI-223
T/C=325.42
INV IN=321.17 (DI-224)
INV OUT=320.92
DI-224
T/C=326.98
INV IN=322.83 (DI-225)
INV OUT=322.73
DI-225
T/C=328.48
INV OUT=324.32
CB-226
T/C=321.22
INV IN=314.05 (CB-228)
INV IN=316.22 (CB-227)
INV OUT=313.95
CB-227
T/C=321.22
INV OUT=316.47
CB-228
T/C=323.56
INV IN=315.10 (CB-230)
INV IN=318.56 (CB-229)
INV OUT=315.00
CB-229
T/C=323.56
INV OUT=318.81
CB-230
T/C=326.19
INV IN=321.20 (CB-231)
INV IN=316.65 (CB-232)
INV OUT=316.14
CB-231
T/C=326.19
INV OUT=321.44

CB-232
T/C=327.59
INV IN=322.77 (CB-233)
INV IN=317.30 (CB-237)
INV OUT=317.20
CB-233
T/C=328.23
INV IN=323.34 (CB-234)
INV IN=323.48 (CB-235)
INV OUT=323.24
CB-234
T/C=328.23
INV OUT=323.58
CB-235
T/C=332.34
INV IN=327.34 (CB-236)
INV OUT=327.24
CB-236
T/C=332.34
INV OUT=327.59
CB-237
T/C=324.63
INV IN=318.95 (CB-238)
INV IN=319.65 (CB-240)
INV OUT=318.45
CB-238
T/C=324.63
INV IN=319.25 (DI-239)
INV OUT=319.15
DI-239
T/C=323.21
INV OUT=320.05
DI-240
T/C=326.26
INV IN=321.85 (DI-241)
INV OUT=321.35
DI-241
T/C=330.24
INV IN=325.95 (DI-242)
INV OUT=325.85
DI-242
T/C=333.26
INV IN=328.95 (DI-243)
INV OUT=328.85
CB-246
T/C=318.05
INV IN=313.06 (CB-247)
INV IN=311.55 (CB-248)
INV OUT=311.30
CB-247
T/C=318.05
INV OUT=313.30
CB-248
T/C=320.45
INV IN=315.46 (CB-249)
INV IN=313.95 (CB-250)
INV OUT=313.70
CB-249
T/C=320.45
INV OUT=315.70
CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24
CB-251
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15
CB-252
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-255
T/C=326.07
INV IN=320.57 (DI-256)
INV OUT=319.57
DI-256
T/C=327.06
INV IN=322.66 (DI-257)
INV IN=321.77 (CB-263)
INV OUT=321.35
CB-263
T/C=327.86
INV IN=322.79 (CB-264)
INV IN=322.56 (CB-265)
INV OUT=322.16
CB-264
T/C=327.70
INV OUT=323.05
CB-265
T/C=330.46
INV IN=325.46 (CB-266)
INV IN=325.46 (CB-267)
INV OUT=324.72
CB-266
T/C=330.46
INV OUT=325.71
CB-267
T/C=332.62
INV IN=327.62 (CB-268)
INV IN=327.62 (CB-269)
INV OUT=327.38
CB-268
T/C=332.62
INV OUT=327.87
CB-269
T/C=333.94
INV IN=328.94 (CB-270)
INV OUT=328.84
EW-602
INV=285.00
JB-601
RIM=311.26
INV IN=280.90 (EW-602)
INV OUT=280.80

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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "A"

C3.01

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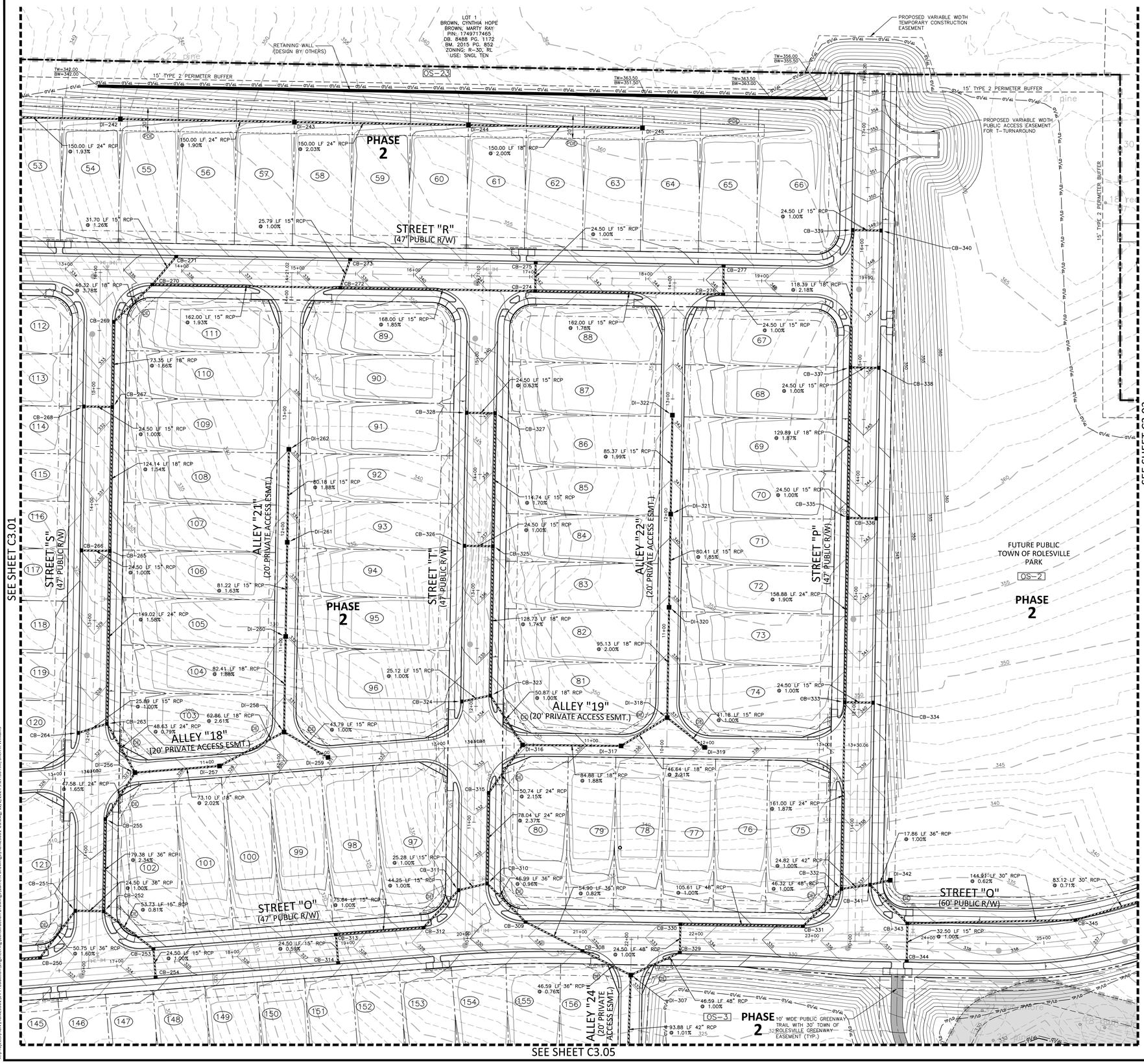

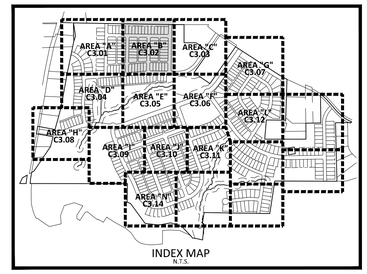

INDEX MAP
N.T.S.

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
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- 3' CITY OF RALEIGH EASEMENT
- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-242
T/G=333.26
INV IN=328.95 (DI-243)
INV OUT=328.85

DI-243
T/G=336.25
INV IN=331.90 (DI-244)
INV OUT=331.80

DI-244
T/G=339.24
INV IN=335.45 (DI-245)
INV OUT=334.95

DI-245
T/G=342.23
INV OUT=338.45

CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

CB-251
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15

CB-252
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-253
T/C=324.78
INV IN=319.78 (CB-254)
INV OUT=319.68

CB-254
T/C=324.78
INV OUT=320.03

CB-255
T/C=326.07
INV IN=320.57 (CB-256)
INV OUT=319.57

CB-256
T/C=327.06
INV IN=322.66 (DI-257)
INV IN=321.77 (CB-263)
INV OUT=321.35

CB-263
T/C=327.86
INV IN=322.79 (CB-264)
INV IN=322.36 (CB-265)
INV OUT=322.16

CB-264
T/C=327.70
INV OUT=323.05

CB-265
T/C=330.46
INV IN=325.46 (CB-266)
INV IN=325.46 (CB-267)
INV OUT=324.72

CB-266
T/C=330.46
INV OUT=325.71

CB-267
T/C=332.62
INV IN=327.62 (CB-268)
INV IN=327.62 (CB-269)
INV OUT=327.38

CB-268
T/C=332.62
INV OUT=327.87

CB-269
T/C=333.94
INV IN=328.94 (CB-270)
INV OUT=328.84

CB-270
T/C=335.69
INV IN=330.94 (CB-271)
INV IN=330.94 (CB-272)
INV OUT=330.69

CB-271
T/C=336.09
INV OUT=331.34

CB-272
T/C=338.92
INV IN=334.17 (CB-273)
INV IN=334.17 (CB-274)
INV OUT=334.07

CB-273
T/C=339.08
INV OUT=334.43

CB-274
T/C=342.27
INV IN=337.38 (CB-275)
INV IN=337.52 (CB-276)
INV OUT=337.28

CB-275
T/C=342.27
INV IN=337.71 (CB-255)
INV OUT=337.62

CB-276
T/C=345.50
INV IN=340.50 (CB-277)
INV OUT=340.40

CB-277
T/C=345.50
INV OUT=340.75

DI-257
T/G=328.64
INV IN=324.24 (DI-258)
INV OUT=324.14

DI-258
T/G=330.43
INV IN=326.23 (DI-259)
INV IN=326.03 (DI-260)
INV OUT=325.88

DI-259
T/G=330.82
INV OUT=326.67

DI-260
T/G=331.98
INV IN=327.83 (DI-261)
INV OUT=327.58

DI-261
T/G=333.50
INV IN=329.25 (DI-262)
INV OUT=329.15

DI-262
T/G=335.01
INV OUT=330.76

DI-307
T/G=332.13
INV IN=319.15 (CB-308)
INV IN=323.04 (CB-329)
INV OUT=318.25

CB-308
T/C=332.13
INV IN=319.60 (CB-309)
INV OUT=319.50

CB-309
T/C=331.16
INV IN=320.15 (CB-310)
INV OUT=320.05

CB-310
T/C=330.77
INV IN=325.27 (CB-315)
INV IN=321.37 (CB-311)
INV OUT=320.60

CB-311
T/C=330.64
INV IN=321.73 (CB-312)
INV OUT=321.63

CB-312
T/C=329.42
INV IN=322.17 (CB-313)
INV OUT=322.17

CB-313
T/C=327.92
INV IN=323.03 (CB-314)
INV OUT=322.92

CB-314
T/C=327.92
INV OUT=323.17

CB-315
T/C=332.72
INV IN=327.22 (DI-316)
INV OUT=327.12

DI-316
T/G=333.91
INV IN=328.91 (DI-317)
INV IN=328.81 (CB-323)
INV OUT=328.31

DI-317
T/G=335.60
INV IN=330.60 (DI-318)
INV OUT=330.50

DI-318
T/G=336.89
INV IN=331.88 (DI-319)
INV IN=332.40 (DI-320)
INV OUT=331.63

DI-319
T/G=337.04
INV OUT=332.29

DI-320
T/G=338.79
INV IN=334.55 (DI-321)
INV OUT=334.30

DI-321
T/G=340.41
INV IN=336.15 (DI-322)
INV OUT=336.05

DI-322
T/G=342.12
INV OUT=337.85

CB-323
T/C=334.69
INV IN=329.57 (CB-324)
INV IN=329.69 (CB-325)
INV OUT=329.32

CB-324
T/C=334.57
INV OUT=329.82

CB-325
T/C=337.18
INV IN=332.18 (CB-326)
INV IN=332.45 (CB-327)
INV OUT=331.94

CB-326
T/C=337.18
INV OUT=332.43

CB-327
T/C=339.40
INV IN=334.50 (CB-328)
INV OUT=334.40

CB-328
T/C=339.40
INV OUT=334.65

CB-329
T/C=333.80
INV IN=323.61 (CB-330)
INV OUT=323.51

CB-330
T/C=333.80
INV IN=323.95 (CB-331)
INV OUT=323.85

CB-331
T/C=335.89
INV IN=325.11 (CB-332)
INV OUT=325.01

CB-332
T/C=337.22
INV IN=328.15 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=325.57

CB-333
T/C=340.47
INV IN=335.48 (CB-334)
INV IN=334.97 (CB-335)
INV OUT=334.72

CB-334
T/C=340.47
INV OUT=335.72

CB-335
T/C=343.73
INV IN=338.74 (CB-336)
INV IN=338.73 (CB-337)
INV OUT=337.98

CB-336
T/C=343.73
INV OUT=338.98

CB-337
T/C=346.40
INV IN=341.40 (CB-338)
INV IN=341.40 (CB-339)
INV OUT=341.16

CB-338
T/C=346.40
INV OUT=341.65

CB-339
T/C=349.23
INV IN=344.24 (CB-340)
INV OUT=343.98

CB-340
T/C=349.23
INV OUT=344.48

CB-341
T/C=337.30
INV IN=328.50 (CB-343)
INV IN=329.06 (DI-342)
INV OUT=328.40

DI-342
T/G=336.74
INV OUT=329.24

CB-343
T/C=337.80
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.90

CB-344
T/C=337.60
INV OUT=332.85

CB-345
T/C=337.56
INV IN=330.00 (CB-346)
INV OUT=329.90

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

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

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PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

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FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "B"

C3.02

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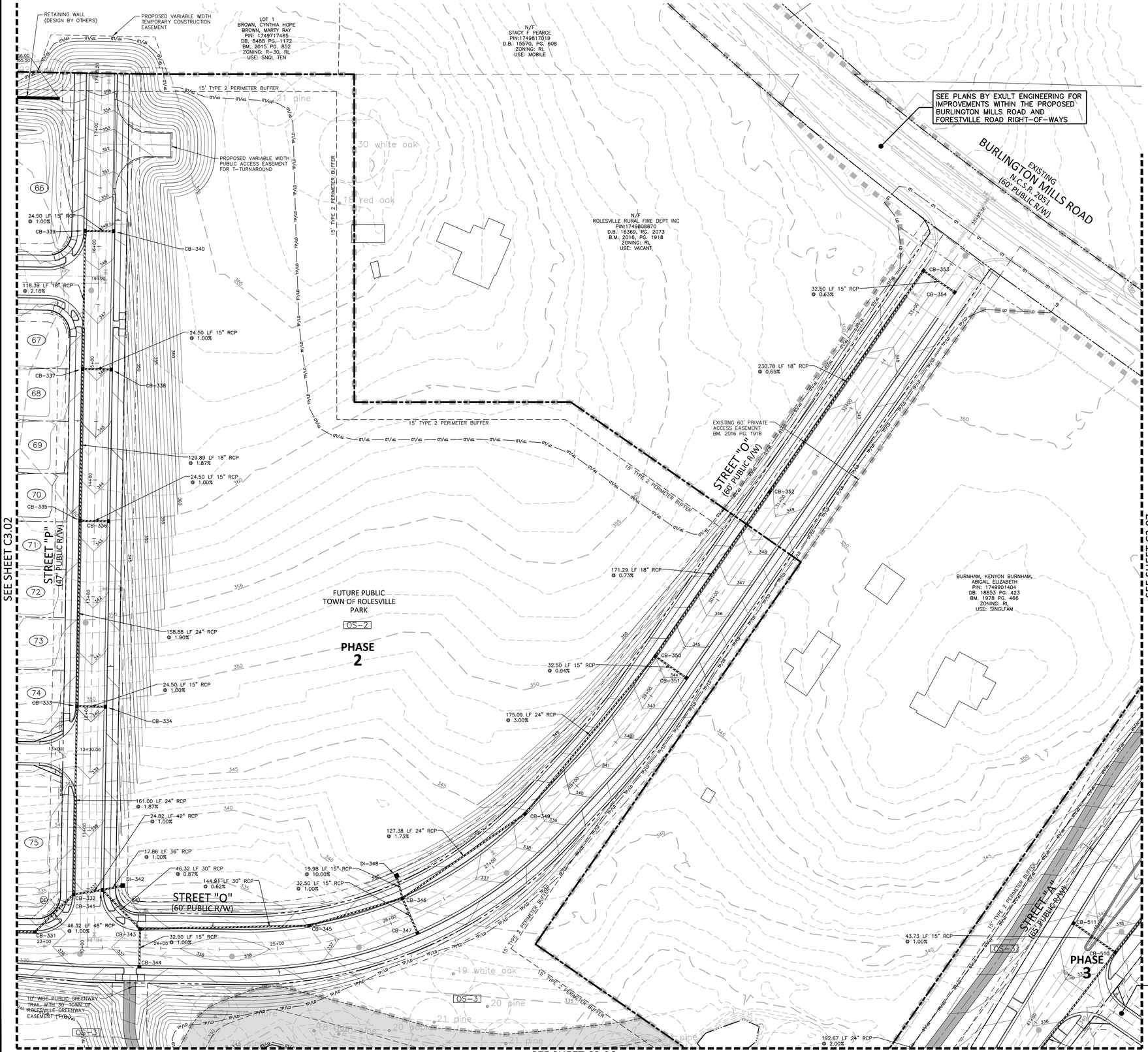

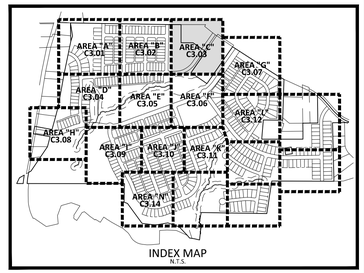

GRADING LEGEND

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- CATCH BASIN
- DROP INLET
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- 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (ALLEYS)
- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-331
T/C=335.89
INV IN=325.11 (CB-332)
INV OUT=325.01

CB-332
T/C=337.22
INV IN=328.15 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=325.57

CB-333
T/C=340.47
INV IN=335.48 (CB-334)
INV IN=334.97 (CB-335)
INV OUT=334.72

CB-334
T/C=340.47
INV OUT=335.72

CB-335
T/C=343.73
INV IN=338.74 (CB-336)
INV IN=338.73 (CB-337)
INV OUT=337.98

CB-336
T/C=343.73
INV OUT=338.98

CB-337
T/C=346.40
INV IN=341.40 (CB-338)
INV IN=341.40 (CB-339)
INV OUT=341.16

CB-338
T/C=346.40
INV OUT=341.65

CB-339
T/C=349.23
INV IN=344.24 (CB-340)
INV OUT=343.98

CB-340
T/C=349.23
INV OUT=344.48

CB-341
T/C=337.30
INV IN=328.50 (CB-343)
INV IN=329.06 (DI-342)
INV OUT=328.40

DI-342
T/C=336.74
INV OUT=329.24

CB-343
T/C=337.60
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.90

CB-344
T/C=337.60
INV OUT=332.85

CB-345
T/C=336.59
INV IN=331.52 (CB-347)
INV IN=331.84 (DI-348)
INV IN=331.09 (CB-349)
INV OUT=330.60

CB-346
T/C=336.59
INV IN=331.52 (CB-347)
INV IN=331.84 (DI-348)
INV OUT=331.84

CB-347
T/C=336.59
INV OUT=331.84

DI-348
T/C=338.81
INV OUT=333.84

CB-349
T/C=338.90
INV IN=333.40 (CB-350)
INV OUT=333.30

CB-350
T/C=344.45
INV IN=339.40 (CB-351)
INV IN=339.40 (CB-352)
INV OUT=338.65

CB-351
T/C=344.45
INV OUT=339.70

CB-352
T/C=349.36
INV IN=340.75 (CB-353)
INV OUT=340.65

CB-353
T/C=347.47
INV IN=342.50 (CB-354)
INV OUT=342.24

CB-354
T/C=347.47
INV OUT=342.70

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AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

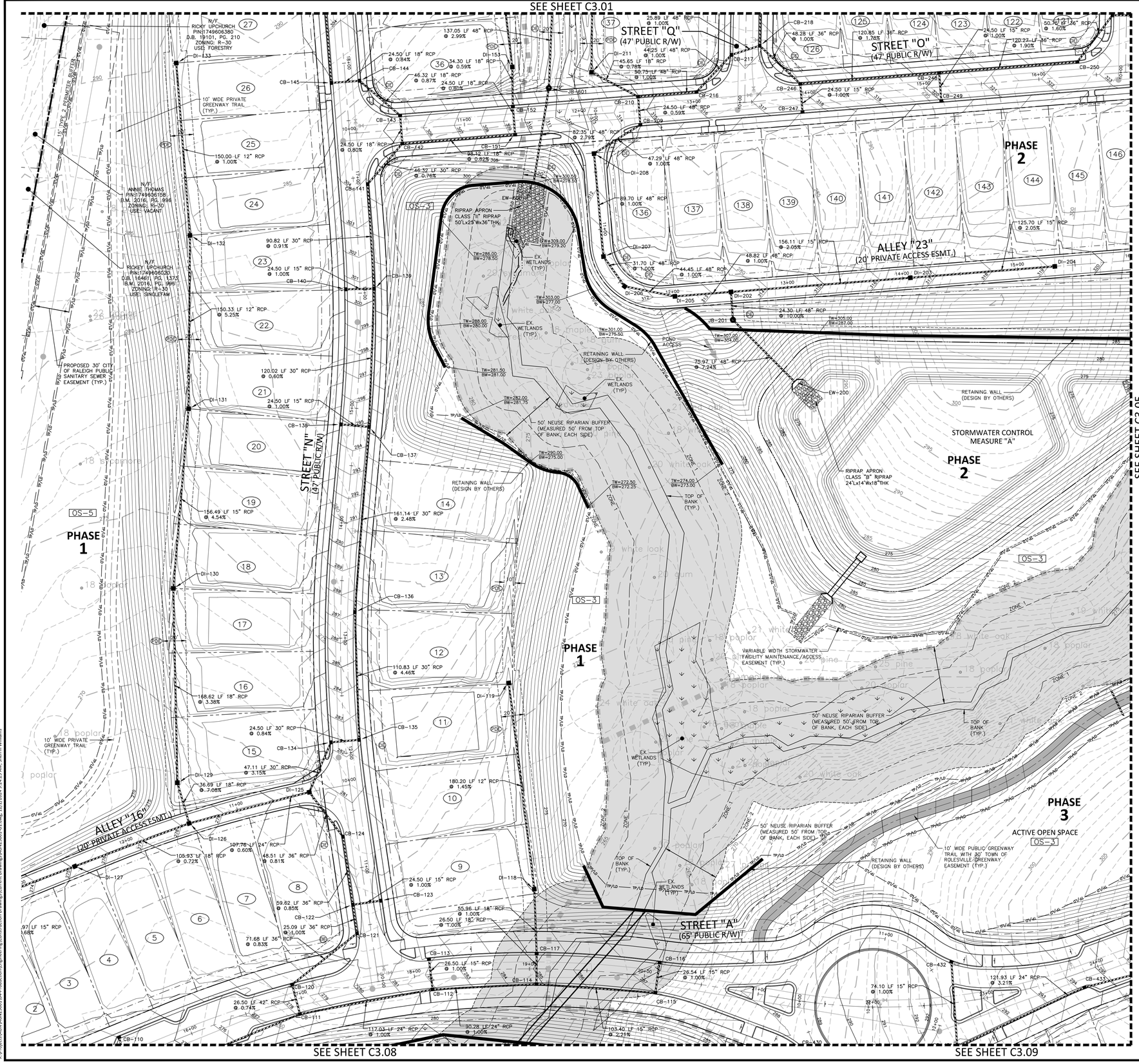
GRADING AND STORM DRAINAGE PLAN AREA "C"

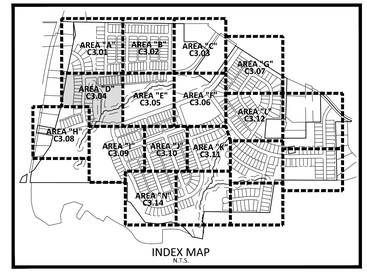
C3.03

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-G1.dwg, 12/2/2024 9:28:11 AM, Sherrill Williams

SEE SHEET C3.01





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- TP — TP — TP — * TREE PROTECTION FENCE
- TP/LD — TP/LD — * TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- LD — LD — LIMITS OF DISTURBANCE
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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-110
T/C=274.04
INV OUT=269.29

CB-111
T/C=278.54
INV IN=262.25 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=261.85

CB-112
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
T/C=282.33
INV OUT=277.58

CB-114
T/C=285.27
INV IN=273.82 (CB-117)
INV IN=280.52 (CB-115)
INV OUT=273.32

CB-115
T/C=287.81
INV IN=282.90 (CB-116)
INV OUT=282.80

CB-116
T/C=287.82
INV OUT=283.17

CB-117
T/C=285.27
INV IN=274.19 (DI-118)
INV OUT=274.09

DI-118
T/C=279.75
INV IN=275.25 (DI-119)
INV OUT=274.75

DI-119
T/G=282.36
INV OUT=277.86

CB-120
T/C=278.54
INV IN=262.55 (CB-121)
INV OUT=262.45

CB-121
T/C=280.39
INV IN=263.25 (CB-122)
INV OUT=263.15

CB-122
T/C=280.31
INV IN=263.60 (CB-124)
INV IN=275.32 (CB-123)
INV OUT=263.50

CB-123
T/C=280.31
INV OUT=275.56

CB-124
T/C=280.72
INV IN=264.20 (CB-125)
INV OUT=264.10

DI-125
T/C=280.63
INV IN=274.70 (CB-134)
INV IN=264.80 (CB-126)
INV OUT=264.60

DI-126
T/C=278.20
INV IN=265.70 (CB-127)
INV IN=274.20 (CB-129)
INV OUT=265.45

DI-127
T/G=275.09
INV IN=266.70 (DI-128)
INV OUT=266.45

DI-128
T/G=280.60
INV IN=276.90 (DI-130)
INV OUT=276.80

DI-130
T/G=286.27
INV IN=282.85 (DI-131)
INV OUT=282.60

DI-131
T/G=293.39
INV IN=290.20 (DI-132)
INV OUT=289.95

DI-132
T/G=301.43
INV IN=298.20 (DI-133)
INV OUT=298.10

DI-133
T/G=302.77
INV OUT=299.70

CB-134
T/C=282.63
INV IN=276.30 (CB-135)
INV OUT=276.18

CB-135
T/C=282.63
INV IN=276.60 (CB-136)
INV OUT=276.50

CB-136
T/C=287.51
INV IN=281.65 (CB-137)
INV OUT=281.55

CB-137
T/C=295.25
INV IN=285.75 (CB-139)
INV IN=290.26 (CB-138)
INV OUT=285.65

CB-138
T/C=295.25
INV OUT=290.50

CB-139
T/C=300.91
INV IN=286.57 (CB-141)
INV IN=295.92 (CB-140)
INV OUT=286.47

CB-140
T/C=300.91
INV OUT=296.16

CB-141
T/C=304.31
INV IN=287.50 (CB-142)
INV OUT=287.40

CB-142
T/C=305.61
INV IN=288.05 (CB-151)
INV IN=289.00 (CB-143)
INV OUT=287.85

CB-143
T/C=305.61
INV IN=289.30 (CB-144)
INV OUT=289.20

CB-144
T/C=305.05
INV IN=289.80 (CB-145)
INV OUT=289.70

CB-145
T/C=305.05
INV IN=290.10 (CB-146)
INV OUT=290.00

CB-151
T/C=309.69
INV IN=288.95 (CB-152)
INV OUT=288.85

CB-152
T/C=309.69
INV IN=289.25 (DI-153)
INV OUT=289.15

DI-153
T/G=303.17
INV IN=289.55 (DI-154)
INV OUT=289.45

EW-200
INV=278.00

JB-201
RIM=306.60
INV IN=299.10 (DI-202)
INV OUT=283.50

DI-202
T/G=313.33
INV IN=301.76 (DI-205)
INV IN=308.98 (DI-203)
INV OUT=301.53

DI-203
T/G=316.54
INV IN=312.29 (DI-204)
INV OUT=312.19

DI-204
T/G=319.12
INV IN=314.87

DI-205
T/G=312.33
INV IN=302.35 (DI-206)
INV OUT=302.25

DI-206
T/G=311.69
INV IN=302.90 (DI-207)
INV OUT=302.80

DI-207
T/G=311.56
INV IN=303.31 (DI-208)
INV OUT=303.21

DI-208
T/G=312.52
INV IN=304.31 (CB-209)
INV OUT=304.21

CB-209
T/C=314.99
INV IN=304.88 (CB-210)
INV OUT=304.78

CB-210
T/C=314.99
INV IN=305.13 (CB-216)
INV IN=310.24 (DI-211)
INV OUT=305.03

DI-211
T/G=314.50
INV IN=310.70 (DI-212)
INV OUT=310.60

CB-216
T/C=316.26
INV IN=305.74 (CB-217)
INV OUT=305.64

CB-217
T/C=317.42
INV IN=306.28 (CB-218)
INV OUT=306.18

CB-218
T/C=317.59
INV IN=310.82 (CB-246)
INV IN=310.45 (CB-219)
INV OUT=306.54

CB-246
T/C=318.05
INV IN=313.06 (CB-247)
INV IN=311.55 (CB-248)
INV OUT=311.30

CB-247
T/C=318.05
INV OUT=313.30

CB-248
T/C=320.45
INV IN=315.46 (CB-249)
INV IN=313.95 (CB-250)
INV OUT=313.70

CB-249
T/C=320.45
INV OUT=315.70

CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

EW-600
INV=278.50

JB-601
RIM=311.26
INV IN=280.90 (EW-602)
INV OUT=280.80

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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "D"

C3.04

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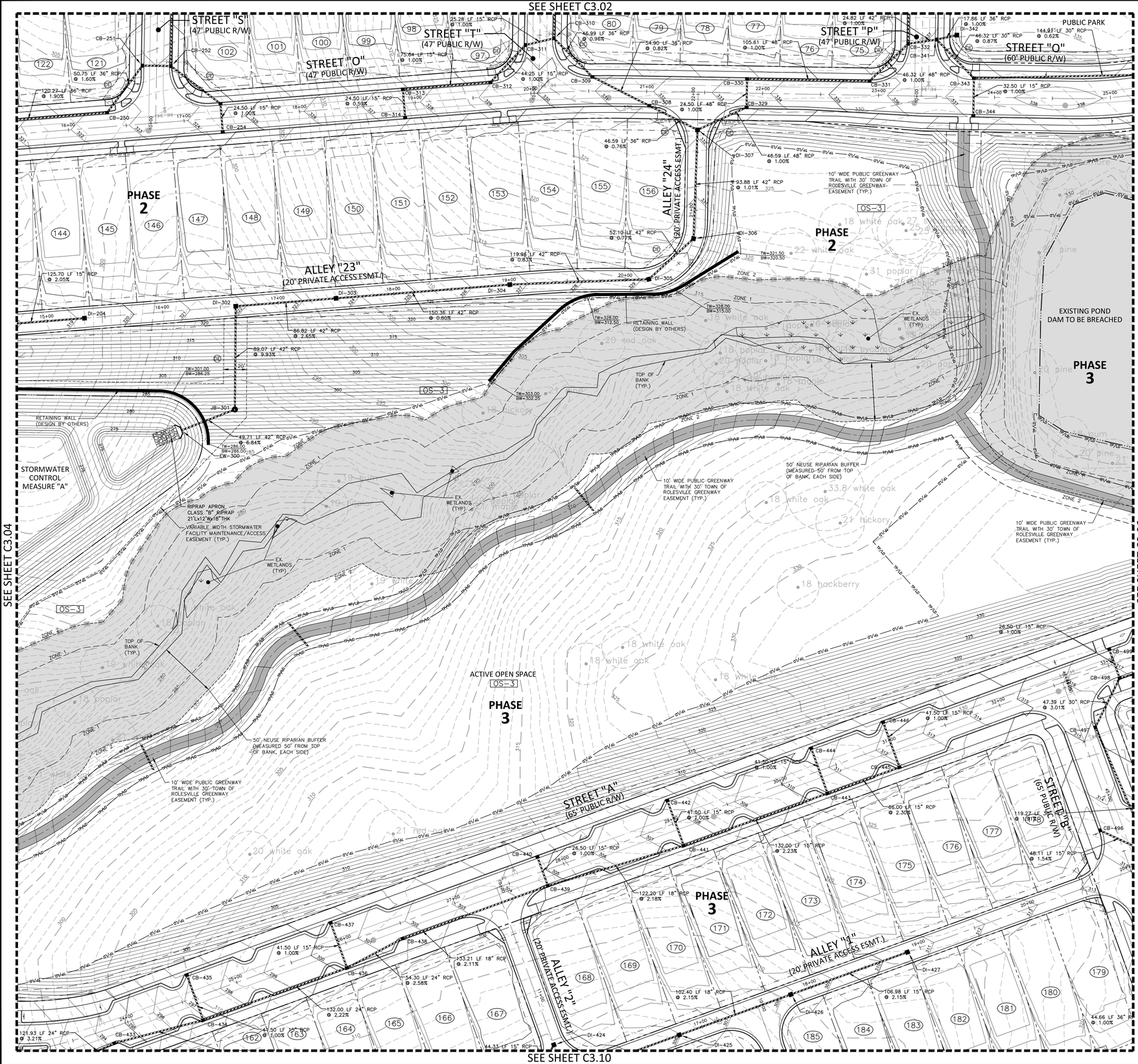

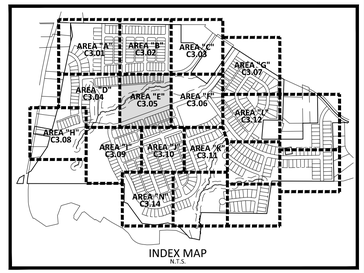

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- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
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- 3' CITY OF RALEIGH EASEMENT
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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-204
T/C=319.12
INV OUT=314.87

CB-250
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

CB-251
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15

CB-252
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-253
T/C=324.78
INV IN=319.78 (CB-254)
INV OUT=319.68

CB-254
T/C=324.78
INV OUT=320.03

EW-300
INV=278.20

JB-301
RIM=295.33
INV IN=288.35 (DI-302)
INV OUT=281.60

DI-302
T/G=321.81
INV IN=312.00 (DI-303)
INV OUT=297.20

DI-303
T/G=323.59
INV IN=314.40 (DI-304)
INV OUT=314.30

DI-304
T/G=326.68
INV IN=315.70 (DI-305)
INV OUT=315.60

DI-305
T/G=329.14
INV IN=316.80 (DI-306)
INV OUT=316.70

DI-306
T/G=330.27
INV IN=317.30 (DI-307)
INV OUT=317.20

DI-307
T/G=332.13
INV IN=319.15 (CB-308)
INV IN=323.04 (CB-329)
INV OUT=318.25

CB-308
T/C=332.13
INV IN=319.60 (CB-309)
INV OUT=319.50

CB-309
T/C=331.16
INV IN=320.15 (CB-310)
INV OUT=320.05

CB-310
T/C=330.77
INV IN=325.27 (CB-315)
INV IN=321.37 (CB-311)
INV OUT=320.60

CB-311
T/C=330.64
INV IN=321.73 (CB-312)
INV OUT=321.63

CB-312
T/C=329.42
INV IN=322.17 (CB-313)
INV OUT=322.17

CB-313
T/C=327.92
INV IN=323.03 (CB-314)
INV OUT=322.92

CB-314
T/C=327.92
INV OUT=323.17

CB-329
T/C=333.80
INV IN=323.61 (CB-330)
INV OUT=323.51

CB-330
T/C=333.80
INV IN=323.95 (CB-331)
INV OUT=323.85

CB-331
T/C=335.89
INV IN=325.11 (CB-332)
INV OUT=325.01

CB-332
T/C=337.22
INV IN=328.15 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=325.57

CB-341
T/C=337.30
INV IN=328.50 (CB-343)
INV IN=329.06 (DI-342)
INV OUT=328.40

DI-342
T/G=336.74
INV OUT=329.24

CB-343
T/C=337.60
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.90

CB-344
T/C=337.60
INV OUT=332.85

DI-424
T/G=304.12
INV OUT=299.87

DI-425
T/G=305.97
INV IN=301.47 (DI-426)
INV OUT=301.37

DI-426
T/G=308.17
INV IN=303.92 (DI-427)
INV OUT=303.67

DI-427
T/G=310.48
INV OUT=306.23

CB-433
T/C=295.76
INV IN=290.26 (CB-434)
INV OUT=290.16

CB-434
T/C=297.57
INV IN=292.90 (CB-435)
INV IN=292.08 (CB-436)
INV OUT=291.98

CB-435
T/C=297.57
INV OUT=293.32

CB-436
T/C=300.62
INV IN=295.96 (CB-437)
INV IN=295.12 (CB-438)
INV OUT=295.02

CB-437
T/C=300.62
INV OUT=296.37

CB-438
T/C=302.02
INV IN=297.18 (CB-439)
INV OUT=296.52

CB-439
T/C=305.10
INV IN=300.58 (CB-440)
INV IN=300.10 (CB-441)
INV OUT=300.00

CB-440
T/C=305.10
INV OUT=300.85

CB-441
T/C=307.78
INV IN=303.12 (CB-442)
INV IN=303.03 (CB-443)
INV OUT=302.76

CB-442
T/C=307.78
INV OUT=303.53

CB-443
T/C=310.83
INV IN=306.16 (CB-444)
INV IN=306.08 (CB-445)
INV OUT=305.98

CB-444
T/C=310.83
INV OUT=306.58

CB-445
T/C=312.36
INV IN=307.70 (CB-446)
INV OUT=307.60

CB-446
T/C=312.36
INV OUT=308.11

CB-496
T/C=313.92
INV OUT=309.67

CB-497
T/C=315.56
INV IN=309.56 (CB-498)
INV OUT=309.46

CB-498
T/C=317.25
INV IN=311.25 (CB-500)
INV IN=312.74 (CB-499)
INV OUT=310.98

CB-499
T/C=317.25
INV OUT=313.00

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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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CID-24-08

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "E"

C3.05

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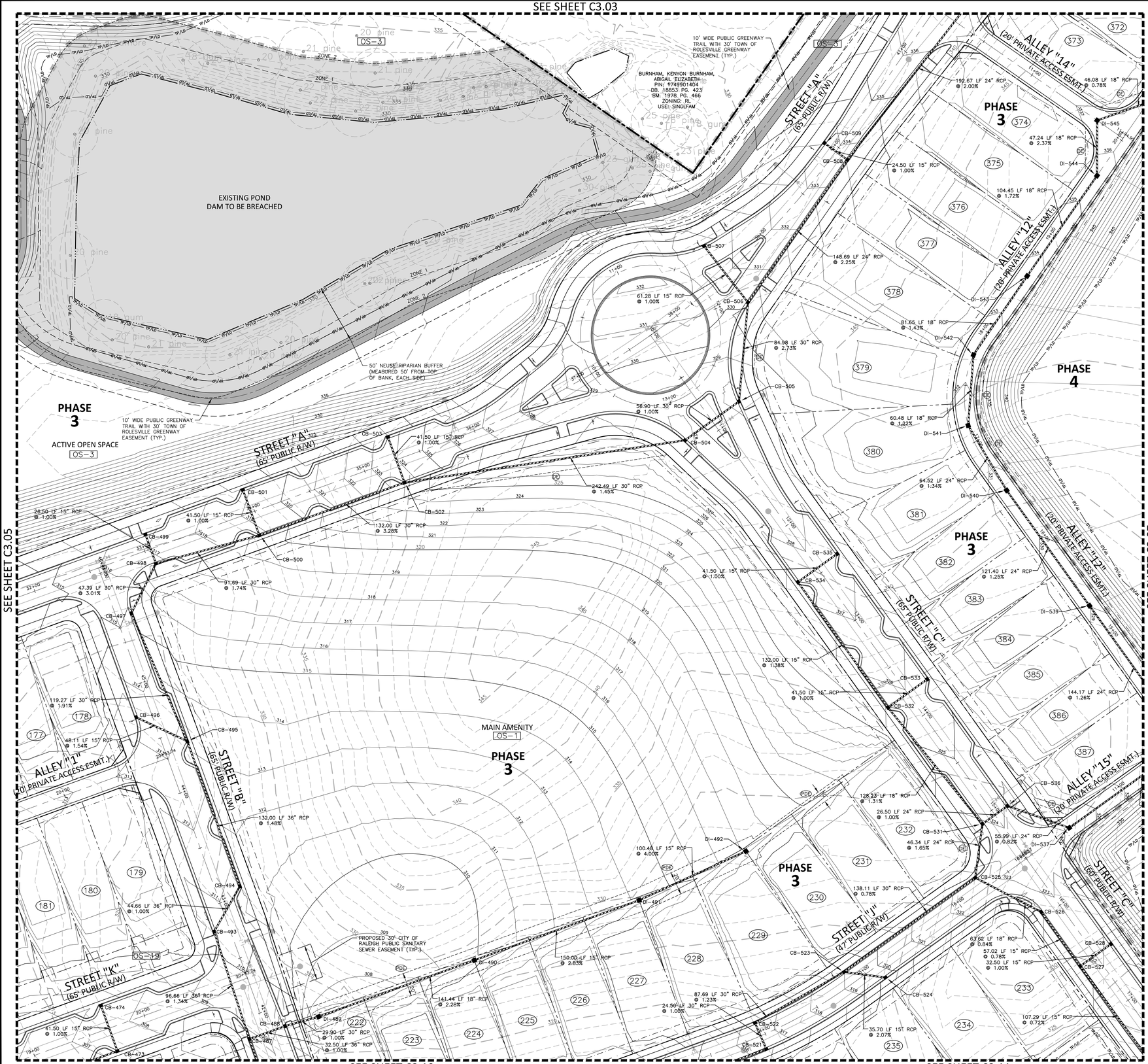

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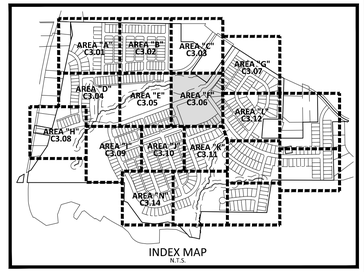
SEE SHEET C3.11

SEE SHEET C3.05

SEE SHEET C3.07



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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.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "F"

C3.06

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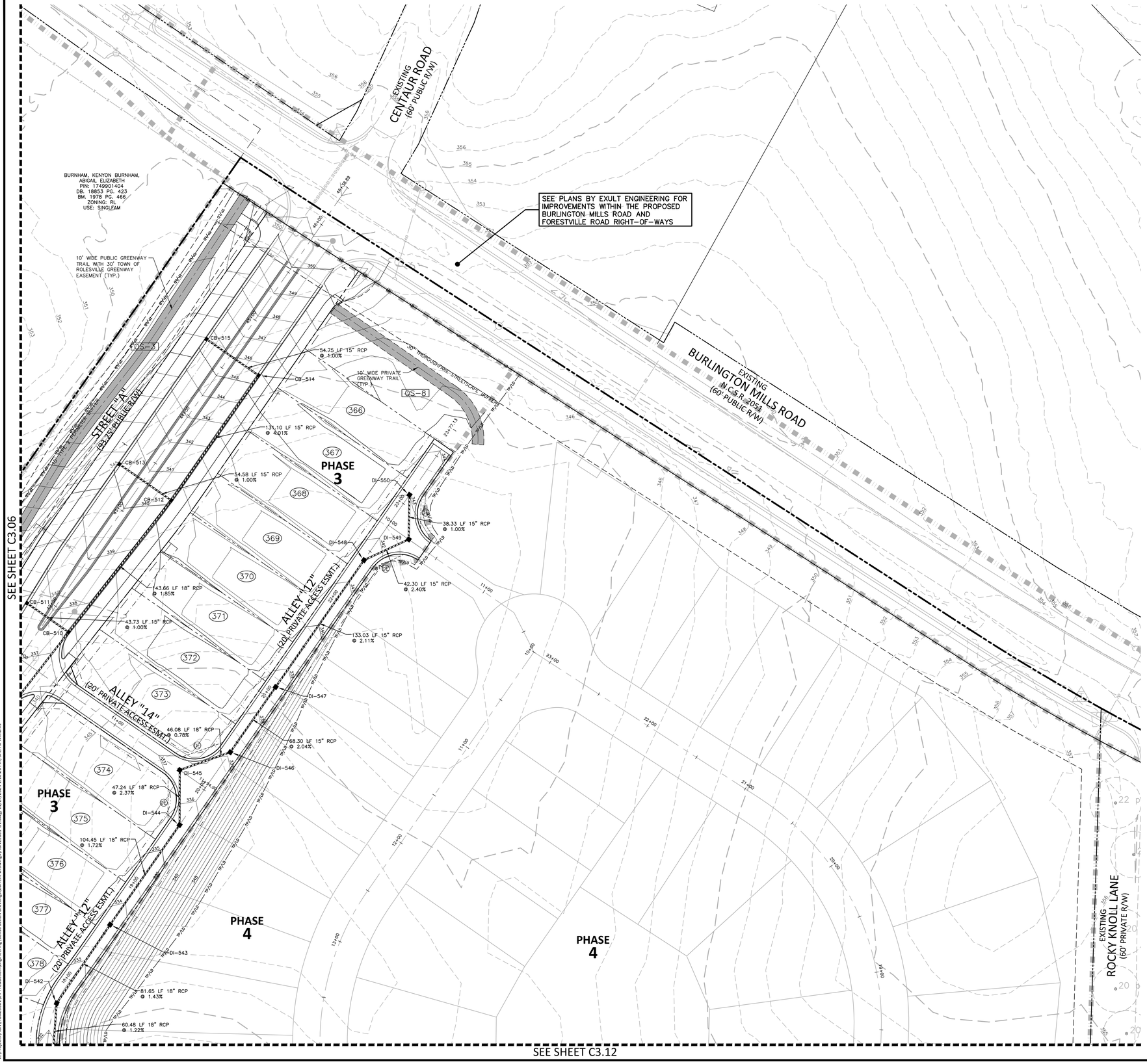

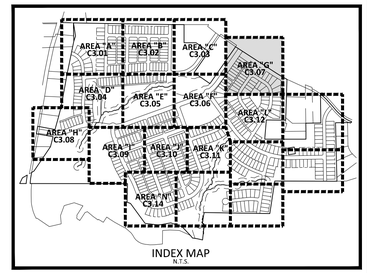

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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-510
T/C=337.86
INV IN=332.86 (CB-512)
INV IN=333.17 (CB-511)
INV OUT=332.42

CB-511
T/C=337.86
INV OUT=333.61

CB-512
T/C=340.57
INV IN=335.82 (CB-514)
INV IN=335.86 (CB-513)
INV OUT=335.51

CB-513
T/C=340.66
INV OUT=336.41

CB-514
T/C=345.87
INV IN=341.17 (CB-515)
INV OUT=341.07

CB-515
T/C=345.97
INV OUT=341.72

DI-542
T/G=332.34
INV IN=327.84 (DI-543)
INV OUT=327.74

DI-543
T/G=333.61
INV IN=329.11 (DI-544)
INV OUT=329.01

DI-544
T/G=335.50
INV IN=331.00 (DI-545)
INV OUT=330.90

DI-545
T/G=336.71
INV IN=332.22 (DI-546)
INV OUT=332.12

DI-546
T/G=337.09
INV IN=332.84 (DI-547)
INV OUT=332.59

DI-547
T/G=338.58
INV IN=334.33 (DI-548)
INV OUT=334.23

DI-548
T/G=341.49
INV IN=337.24 (DI-549)
INV OUT=337.14

DI-549
T/G=342.62
INV IN=338.36 (DI-550)
INV OUT=338.26

DI-550
T/G=342.99
INV OUT=338.74

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

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FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "G"

C3.07

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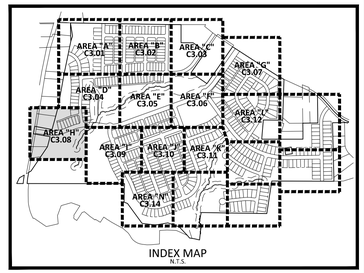
SEE SHEET C3.04

SEE SHEET C3.09



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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

EW-100
INV=253.00

JB-101
RIM=271.69
INV IN=255.09 (JB-102)
INV OUT=254.99

JB-102
RIM=267.48
INV IN=256.05 (CB-103)
INV OUT=255.95

CB-103
T/C=271.94
INV IN=259.60 (CB-109)
INV IN=257.45 (CB-104)
INV IN=266.78 (CB-108)
INV OUT=256.30

CB-104
T/C=270.60
INV IN=258.15 (CB-105)
INV OUT=258.05

CB-105
T/C=270.36
INV IN=258.65 (CB-106)
INV OUT=258.55

CB-106
T/C=264.81
INV IN=260.15 (CB-107)
INV OUT=260.05

CB-107
T/C=264.91
INV OUT=260.45

CB-108
T/C=271.94
INV OUT=267.19

CB-109
T/C=272.92
INV IN=260.80 (CB-111)
INV IN=268.17 (CB-110)
INV OUT=260.70

CB-110
T/C=274.04
INV OUT=269.29

CB-111
T/C=278.54
INV IN=262.25 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=261.85

CB-112
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
T/C=282.33
INV OUT=277.58

CB-120
T/C=278.54
INV IN=262.55 (CB-121)
INV OUT=262.45

CB-121
T/C=280.39
INV IN=263.25 (CB-122)
INV OUT=263.15

CB-122
T/C=280.31
INV IN=263.60 (CB-124)
INV IN=275.32 (CB-123)
INV OUT=263.50

CB-123
T/C=280.31
INV OUT=275.56

CB-124
T/C=280.72
INV IN=264.20 (DI-125)
INV OUT=264.10

DI-125
T/C=280.63
INV IN=274.70 (CB-134)
INV IN=264.80 (DI-126)
INV OUT=264.60

DI-126
T/C=278.20
INV IN=265.70 (DI-127)
INV IN=274.20 (DI-129)
INV OUT=265.45

DI-127
T/C=275.09
INV IN=266.70 (DI-128)
INV OUT=266.45

DI-128
T/C=271.38
INV OUT=267.55

DI-129
T/C=280.60
INV IN=276.90 (DI-130)
INV OUT=276.80

CB-134
T/C=282.63
INV IN=276.30 (CB-135)
INV OUT=276.18

CB-135
T/C=282.63
INV IN=276.60 (CB-136)
INV OUT=276.50

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM F. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "H"

C3.08

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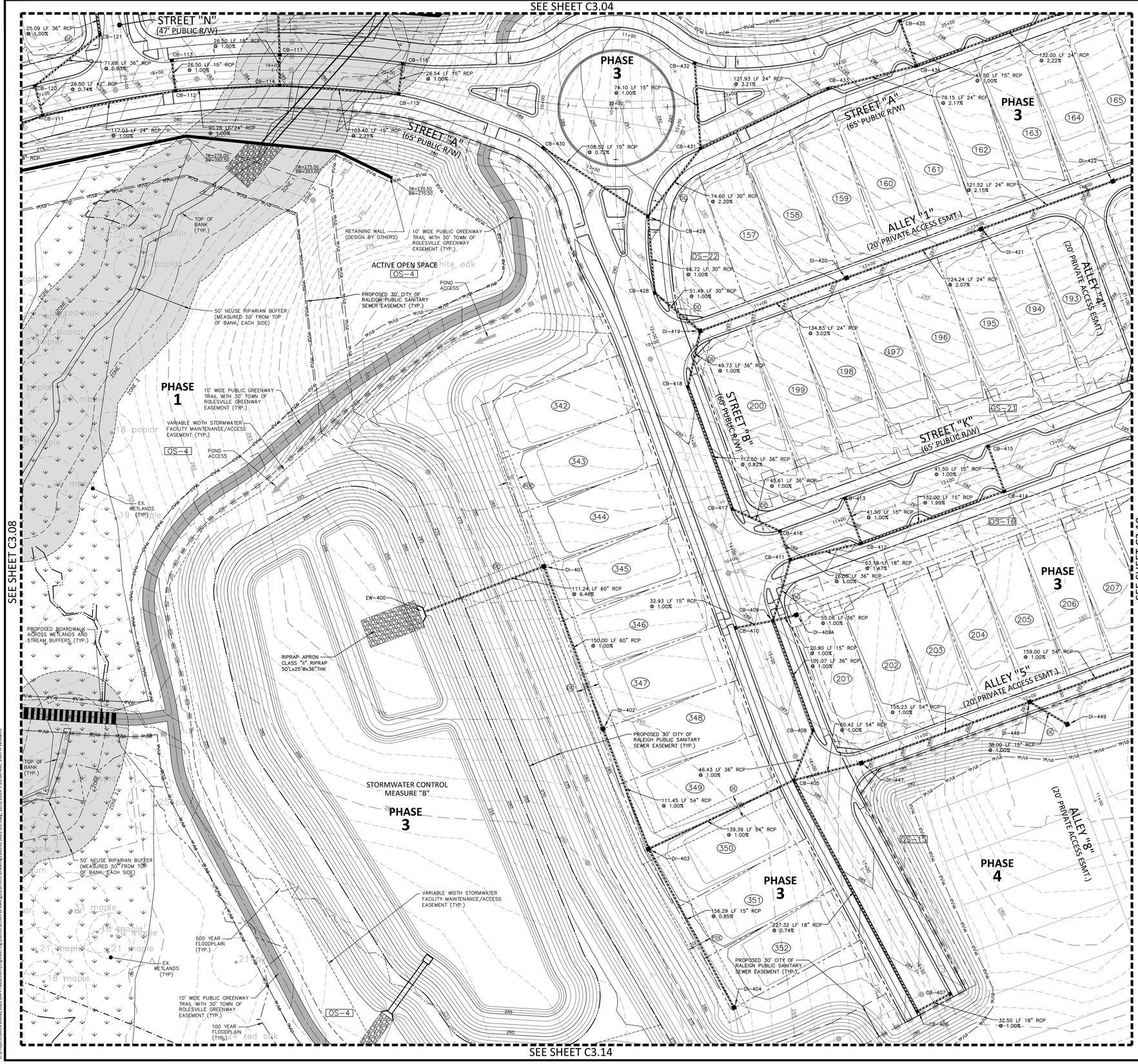

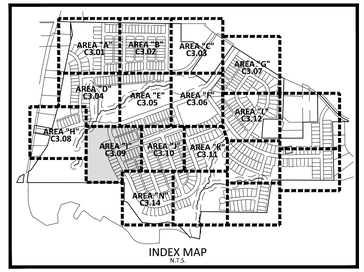

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CB-111
T/C=278.54
INV IN=262.25 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=261.85

CB-112
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
T/C=282.33
INV OUT=277.58

CB-114
T/C=285.27
INV IN=273.82 (CB-117)
INV IN=280.52 (CB-115)
INV OUT=273.32

CB-117
T/C=285.27
INV IN=274.19 (DI-118)
INV OUT=274.09

CB-115
T/C=287.81
INV IN=282.90 (CB-116)
INV OUT=282.80

CB-116
T/C=287.82
INV OUT=283.17

CB-120
T/C=278.54
INV IN=262.55 (CB-121)
INV OUT=262.45

CB-121
T/C=280.39
INV IN=263.25 (CB-122)
INV OUT=263.15

EW-400
INV=256.50

DI-401
T/C=287.57
INV IN=268.37 (DI-402)
INV OUT=263.68

DI-402
T/C=285.76
INV IN=270.47 (DI-403)
INV OUT=269.87

DI-403
T/C=284.68
INV IN=271.79 (CB-405)
INV IN=277.20 (DI-404)
INV OUT=271.59

DI-404
T/C=282.77
INV OUT=278.52

CB-405
T/C=286.49
INV IN=274.69 (DI-447)
INV IN=276.40 (CB-408)
INV IN=277.18 (CB-406)
INV OUT=273.18

CB-406
T/C=283.78
INV IN=278.96 (CB-407)
INV OUT=278.86

CB-407
T/C=283.78
INV OUT=279.28

CB-408
T/C=286.89
INV IN=276.87 (CB-409)
INV OUT=276.87

CB-409
T/C=289.66
INV IN=277.98 (CB-411)
INV IN=283.08 (CB-410)
INV IN=284.02 (DI-409A)
INV OUT=277.88

DI-409A
T/C=288.48
INV OUT=284.23

CB-410
T/C=288.16
INV OUT=283.41

CB-411
T/C=289.22
INV IN=278.63 (CB-416)
INV IN=284.20 (CB-412)
INV OUT=278.53

CB-412
T/C=290.15
INV IN=285.48 (CB-413)
INV IN=285.40 (CB-414)
INV OUT=285.14

CB-413
T/C=290.15
INV OUT=285.90

CB-414
T/C=292.79
INV IN=288.12 (CB-415)
INV OUT=288.02

CB-415
T/C=292.79
INV OUT=288.54

CB-416
T/C=289.22
INV IN=278.99 (CB-417)
INV OUT=278.89

CB-417
T/C=289.34
INV IN=279.55 (CB-418)
INV OUT=279.45

CB-418
T/C=290.58
INV IN=280.58 (DI-419)
INV OUT=280.48

DI-419
T/C=291.00
INV IN=281.47 (CB-428)
INV IN=286.00 (DI-420)
INV OUT=281.07

DI-420
T/C=295.18
INV IN=290.18 (DI-421)
INV OUT=290.08

DI-421
T/C=297.85
INV IN=292.85 (DI-422)
INV OUT=292.75

DI-422
T/C=300.47
INV IN=295.97 (DI-423)
INV OUT=295.47

CB-428
T/C=290.53
INV IN=282.09 (CB-429)
INV OUT=281.99

CB-429
T/C=289.61
INV IN=283.61 (CB-431)
INV IN=283.70 (CB-430)
INV OUT=282.75

CB-430
T/C=288.74
INV OUT=284.49

CB-431
T/C=291.75
INV IN=286.25 (CB-433)
INV IN=286.50 (CB-432)
INV OUT=285.25

CB-432
T/C=291.49
INV OUT=287.24

CB-433
T/C=295.76
INV IN=290.26 (CB-434)
INV OUT=290.16

CB-434
T/C=297.57
INV IN=292.90 (CB-435)
INV IN=292.08 (CB-436)
INV OUT=291.98

CB-435
T/C=297.57
INV OUT=293.32

DI-447
T/G=286.67
INV IN=278.39 (DI-448)
INV OUT=275.29

DI-448
T/G=291.00
INV IN=280.05 (DI-450)
INV IN=284.07 (DI-449)
INV OUT=279.95

DI-449
T/G=291.34
INV IN=284.55 (DI-449A)
INV OUT=284.45

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DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "I"

C3.09

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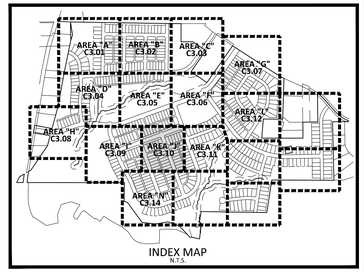
SEE SHEET C3.06

SEE SHEET C3.09

SEE SHEET C3.11

SEE SHEET C3.14



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DI-422
T/G=300.47
INV IN=295.97 (DI-423)
INV OUT=295.47

DI-423
T/G=303.00
INV IN=298.50 (DI-425)
INV IN=298.75 (DI-424)
INV OUT=298.40

DI-424
T/G=304.12
INV OUT=299.87

DI-425
T/G=305.97
INV IN=301.47 (DI-426)
INV OUT=301.37

DI-426
T/G=308.17
INV IN=303.92 (DI-427)
INV OUT=303.67

DI-427
T/G=310.48
INV OUT=306.23

DI-448
T/G=291.00
INV IN=280.05 (DI-450)
INV IN=284.07 (DI-449)
INV OUT=279.95

DI-449
T/G=291.34
INV IN=284.55 (DI-449A)
INV OUT=284.45

DI-450
T/G=292.87
INV IN=284.07 (DI-461)
INV IN=287.24 (CB-452)
INV IN=284.89 (CB-451)
INV OUT=281.64

CB-451
T/C=292.42
INV IN=285.46 (CB-451A)
INV OUT=285.36

CB-452
T/C=293.66
INV IN=287.81 (CB-453)
INV OUT=287.71

CB-453
T/C=293.66
INV IN=288.15 (CB-454)
INV OUT=288.05

CB-454
T/C=295.36
INV IN=289.89 (CB-455)
INV OUT=289.79

CB-455
T/C=297.01
INV IN=290.85 (CB-456)
INV IN=291.89 (CB-458)
INV OUT=290.35

CB-456
T/C=297.01
INV IN=291.36 (DI-457)
INV OUT=291.11

DI-457
T/G=296.15
INV OUT=291.90

CB-458
T/C=299.37
INV IN=294.76 (CB-459)
INV IN=292.61 (DI-458A)
INV OUT=292.36

DI-458A
T/G=297.25
INV OUT=293.00

CB-459
T/C=300.54
INV IN=295.88 (CB-460)
INV OUT=295.78

CB-460
T/C=300.54
INV OUT=296.29

DI-461
T/G=293.29
INV IN=284.93 (DI-462)
INV OUT=284.83

DI-462
T/G=297.82
INV IN=286.71 (DI-463)
INV IN=290.40 (DI-462A)
INV OUT=286.36

DI-463
T/G=299.75
INV IN=291.86 (DI-475)
INV IN=294.11 (CB-465)
INV IN=291.08 (CB-464)
INV OUT=288.13

CB-464
T/C=299.01
INV IN=291.66 (CB-464A)
INV OUT=291.56

CB-465
T/C=300.54
INV IN=294.78 (CB-466)
INV OUT=294.60

CB-466
T/C=300.54
INV IN=295.13 (CB-467)
INV OUT=295.03

CB-467
T/C=302.59
INV IN=297.00 (CB-468)
INV OUT=296.90

CB-468
T/C=304.35
INV IN=298.92 (CB-471)
INV IN=298.42 (CB-469)
INV OUT=297.46

CB-469
T/C=304.35
INV IN=298.78 (DI-470)
INV OUT=298.68

DI-470
T/G=303.58
INV OUT=299.33

CB-471
T/C=306.58
INV IN=301.60 (CB-473)
INV IN=300.36 (CB-472)
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INV OUT=299.32

DI-471A
T/G=304.32
INV OUT=300.07

CB-472
T/C=305.02
INV OUT=300.77

DI-475
T/G=299.95
INV IN=292.68 (DI-476)
INV OUT=292.58

DI-476
T/G=304.28
INV IN=293.91 (DI-478)
INV IN=297.24 (DI-477)
INV OUT=293.81

DI-477
T/G=304.81
INV IN=297.68 (DI-477A)
INV OUT=297.58

DI-478
T/G=307.15
INV IN=297.40 (CB-486)
INV IN=297.44 (CB-479)
INV OUT=295.24

CB-479
T/C=306.27
INV IN=298.42 (CB-480)
INV OUT=297.92

CB-480
T/C=304.38
INV IN=299.44 (CB-481)
INV OUT=299.34

CB-481
T/C=304.38
INV IN=299.80 (DI-482)
INV OUT=299.70

DI-482
T/G=305.64
INV IN=301.15 (DI-483)
INV OUT=301.05

CB-486
T/C=307.70
INV IN=300.32 (CB-516)
INV IN=298.40 (CB-487)
INV OUT=297.85

CB-487
T/C=309.29
INV IN=302.79 (CB-493)
INV IN=299.34 (CB-488)
INV OUT=299.24

CB-488
T/C=309.29
INV IN=300.16 (DI-489)
INV OUT=299.66

DI-489
T/G=305.56
INV IN=301.56 (DI-490)
INV OUT=300.46

CB-493
T/C=310.84
INV IN=304.08 (CB-494)
INV OUT=304.08

CB-494
T/C=311.13
INV IN=304.63 (CB-495)
INV OUT=304.53

CB-516
T/C=307.70
INV IN=300.75 (CB-517)
INV OUT=300.65

CB-517
T/C=307.55
INV IN=301.20 (CB-518)
INV OUT=301.10

CB-518
T/C=307.55
INV IN=301.55 (CB-519)
INV OUT=301.45

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

N

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONSTRUCTION DRAWINGS - PACKAGE 1
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "J"

C3.10

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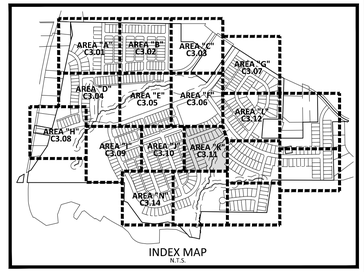

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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

DI-478
T/G=307.15
INV IN=297.40 (CB-486)
INV IN=297.44 (CB-479)
INV OUT=295.24

CB-479
T/C=306.27
INV IN=298.42 (CB-480)
INV OUT=297.92

CB-480
T/C=304.38
INV IN=299.44 (CB-481)
INV OUT=299.34

CB-481
T/C=304.38
INV IN=299.80 (DI-482)
INV OUT=299.70

DI-482
T/G=305.64
INV IN=301.15 (DI-483)
INV OUT=301.05

DI-483
T/G=309.66
INV IN=305.40 (DI-484)
INV OUT=305.15

DI-484
T/G=314.86
INV IN=310.60 (DI-485)
INV OUT=310.50

DI-485
T/G=316.63
INV OUT=312.40

CB-486
T/C=307.70
INV IN=300.32 (CB-516)
INV IN=298.40 (CB-487)
INV OUT=297.85

CB-488
T/G=309.29
INV IN=300.16 (DI-489)
INV OUT=299.66

DI-489
T/G=305.56
INV IN=301.56 (DI-490)
INV OUT=300.46

CB-516
T/C=307.70
INV IN=300.75 (CB-517)
INV OUT=300.65

CB-517
T/C=307.55
INV IN=301.20 (CB-518)
INV OUT=301.10

CB-518
T/C=307.55
INV IN=301.55 (CB-519)
INV OUT=301.45

CB-519
T/C=311.74
INV IN=305.74 (CB-521)
INV IN=307.49 (CB-520)
INV OUT=305.44

CB-520
T/C=312.31
INV OUT=308.06

CB-529
T/C=320.82
INV IN=316.24 (CB-530)
INV OUT=316.14

CB-530
T/C=320.82
INV OUT=316.57

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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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CID-24-08

NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "K"

C3.11

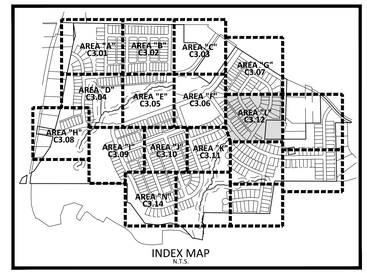
X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-G1.dwg, 11/27/2024 1:13:31 PM, Sherrill Williams

SEE SHEET C3.07

SEE SHEET C3.06

SEE SHEET C3.13

SEE SHEET C3.16



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- PHASE LINE

* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

CB-525
T/C=322.91
INV IN=314.02 (CB-526)
INV IN=317.34 (CB-531)
INV OUT=313.02

CB-526
T/C=323.07
INV IN=314.80 (CB-527)
INV OUT=314.55

CB-527
T/C=322.28
INV IN=317.70 (CB-528)
INV IN=315.37 (CB-529)
INV OUT=315.24

CB-528
T/C=322.28
INV OUT=318.03

CB-529
T/C=320.82
INV IN=316.24 (CB-530)
INV OUT=316.14

CB-530
T/C=320.82
INV OUT=316.57

CB-531
T/C=324.37
INV IN=319.28 (CB-532)
INV IN=318.20 (CB-536)
INV OUT=318.10

CB-536
T/C=324.37
INV IN=318.57 (DI-537)
INV OUT=318.47

DI-537
T/G=324.13
INV IN=319.13 (DI-538)
INV OUT=319.03

DI-538
T/G=327.10
INV IN=322.10 (DI-539)
INV OUT=322.00

DI-539
T/G=329.02
INV IN=324.02 (DI-540)
INV OUT=323.92

DI-540
T/G=330.63
INV IN=325.63 (DI-541)
INV OUT=325.53

DI-541
T/G=331.50
INV IN=327.00 (DI-542)
INV OUT=326.50

DI-542
T/G=332.34
INV IN=327.84 (DI-543)
INV OUT=327.74

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

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. CRANFILL — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "L"

C3.12

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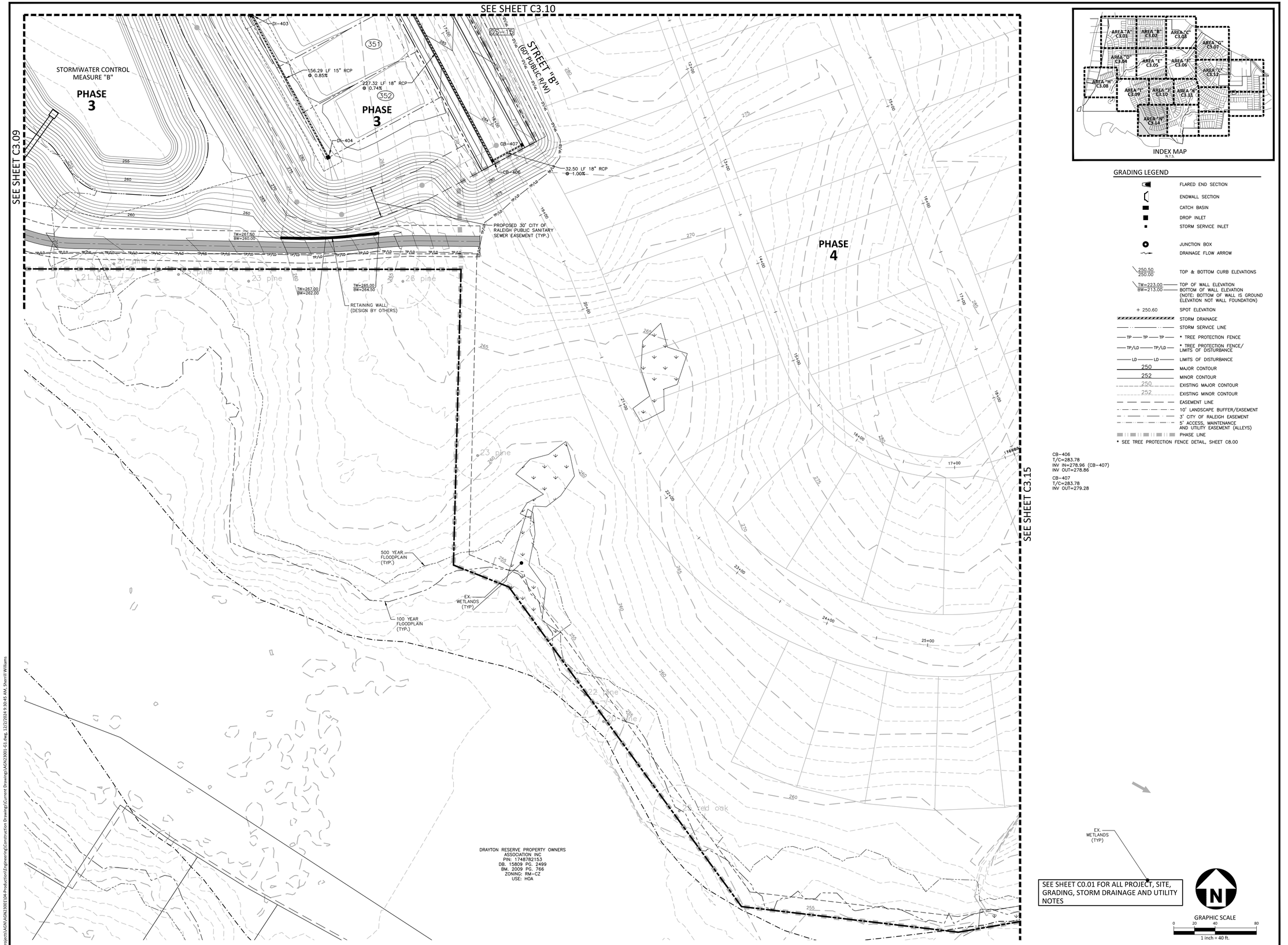

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* SEE TREE PROTECTION FENCE DETAIL, SHEET C8.00

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

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CID-24-08

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-G1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

GRADING AND STORM DRAINAGE PLAN AREA "N"

C3.14

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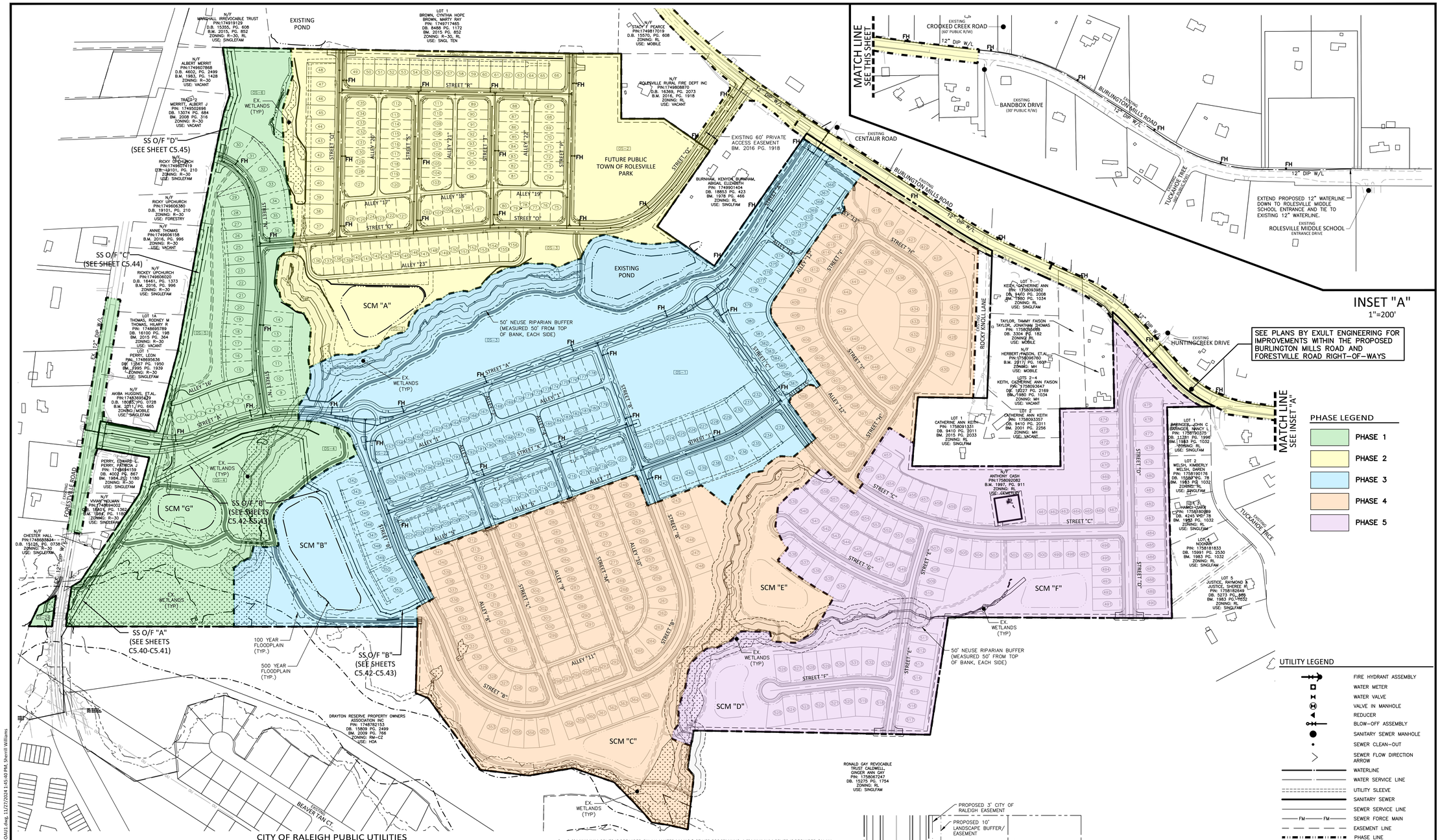
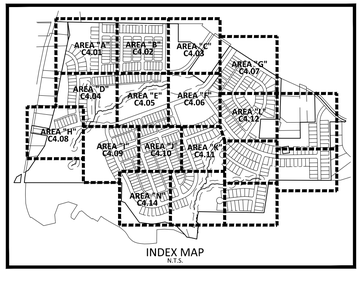
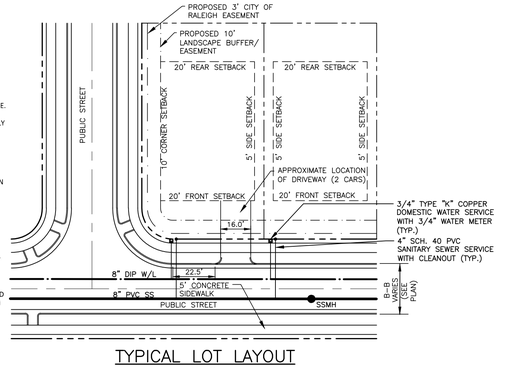


CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

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



INDEX MAP
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

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

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
- SEWER FORCE MAIN
- EASEMENT LINE
- PHASE LINE

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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Durham, NC 27713

phone 919. 361. 5000
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CLIENT

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

AGNC BROKERAGE | CONSULTING | PLANNING

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

REVISIONS

NO.	DATE

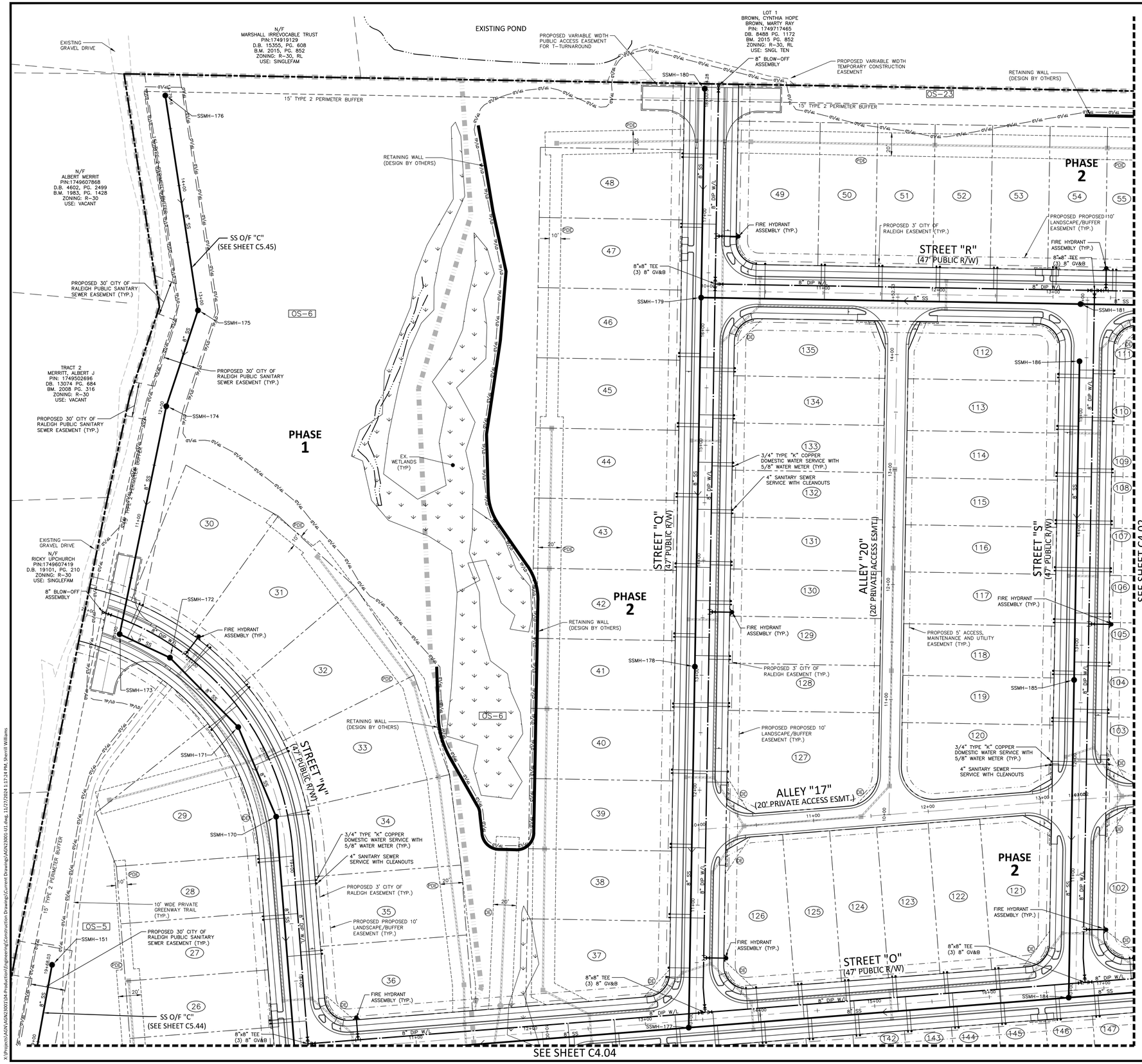
PLAN INFORMATION

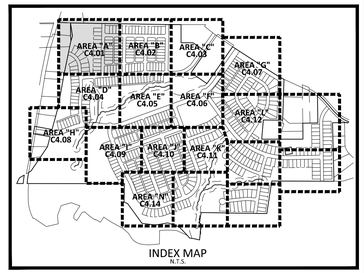
PROJECT NO.	AGN23001
FILENAME	AGN23001-OAU1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=200'
DATE	12. 02. 2024

SHEET

OVERALL UTILITY PLAN
C4.00

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-OAU1.dwg, 11/27/2024 1:45:40 PM, Sherrill Williams





UTILITY LEGEND

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- 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.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

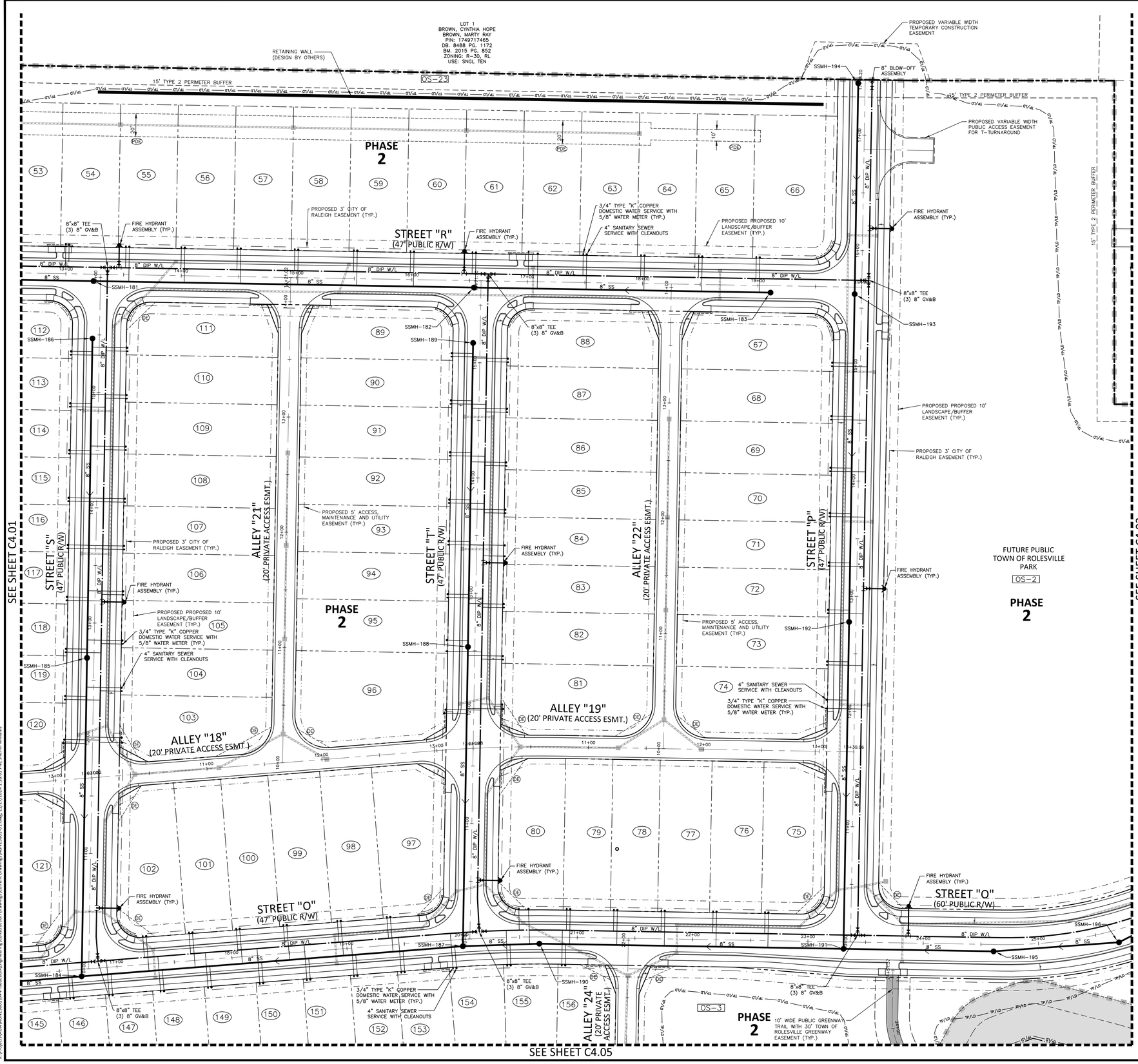
PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

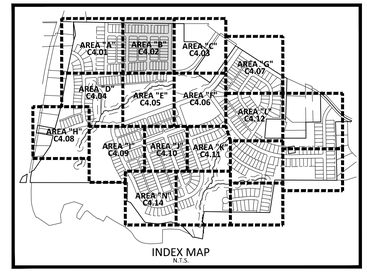
SHEET

UTILITY PLAN AREA "A"

C4.01

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawing\AGN23001-U1.dwg, 11/27/2024 1:17:24 PM, Sherrill Williams





UTILITY LEGEND

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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.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

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

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

UTILITY PLAN AREA "B"

C4.02

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-U1.dwg, 11/27/2024 1:18:01 PM, Sherrill Williams

RETAINING WALL (DESIGN BY OTHERS)

PROPOSED VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

LOT 1
BROWN, CYNTHIA HOPE
BROWN, MARTY RAY
PIN: 1749717465
DB. 8488 PG. 1172
BM. 2015 PG. 852
ZONING: R-30, RL
USE: SNGL TEN

N/F
STACY F PEARCE
PIN:1749817019
D.B. 15570, PG. 608
ZONING: RL
USE: MOBILE

SSMH-194

8" BLOW-OFF ASSEMBLY

15' TYPE 2 PERIMETER BUFFER

PROPOSED VARIABLE WIDTH PUBLIC ACCESS EASEMENT FOR T-TURNAROUND

FIRE HYDRANT ASSEMBLY (TYP.)

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

SSMH-193

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

PROPOSED PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

SSMH-192

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

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

OS-3

FUTURE PUBLIC
TOWN OF ROLESVILLE
PARK

OS-2

PHASE 2

N/F
ROLESVILLE RURAL FIRE DEPT INC
PIN:1749808870
D.B. 16369, PG. 2073
B.M. 2016, PG. 1918
ZONING: RL
USE: VACANT

EXISTING FIBER OPTIC (TYP.)

EXISTING GAS LINE (TYP.)

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

EXISTING BURLINGTON MILLS ROAD
N.C.S.R. 2051
(60' PUBLIC R/W)

12" BLOW-OFF ASSEMBLY

12"x8" TEE
(1) 12" GV&B
(2) 8" GV&B

FIRE HYDRANT ASSEMBLY (TYP.)

SSMH-200

BORE AND JACK 16" STEEL CASING PIPE WITH 0.375" WALL THICKNESS FOR 8" DIP W/L UNDER EXISTING ASPHALT PAVEMENT

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

EXISTING 60' PRIVATE ACCESS EASEMENT
B.M. 2016 PG. 1918

PROPOSED PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

SSMH-199

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH
PIN: 1749901404
DB. 18853 PG. 423
BM. 1978 PG. 466
ZONING: RL
USE: SINGLFAM

8" GATE VALVE

SSMH-198

FIRE HYDRANT ASSEMBLY (TYP.)

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

PROPOSED PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

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

SSMH-196

SSMH-195

SSMH-197

15' TYPE 2 PERIMETER BUFFER

OS-3

FIRE HYDRANT ASSEMBLY (TYP.)

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

OS-4

PHASE 3

SSMH-163

ALLEY "14"
(20' PRIVATE ACCESS ESMT.)

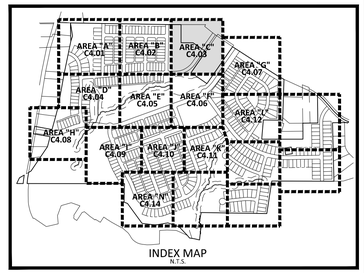
SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

SEE SHEET C4.02

SEE SHEET C4.07

SEE SHEET C4.06

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



INDEX MAP
N.T.S.

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

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM F. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

UTILITY PLAN AREA "C"

C4.03

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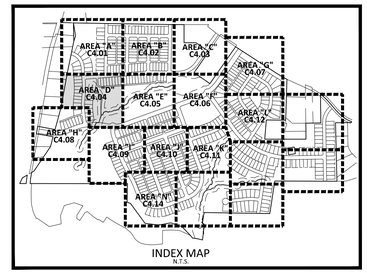
SEE SHEET C4.01

SEE SHEET C4.05

SEE SHEET C4.08

SEE SHEET C4.09



INDEX MAP
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TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

UTILITY PLAN
AREA "D"

C4.04

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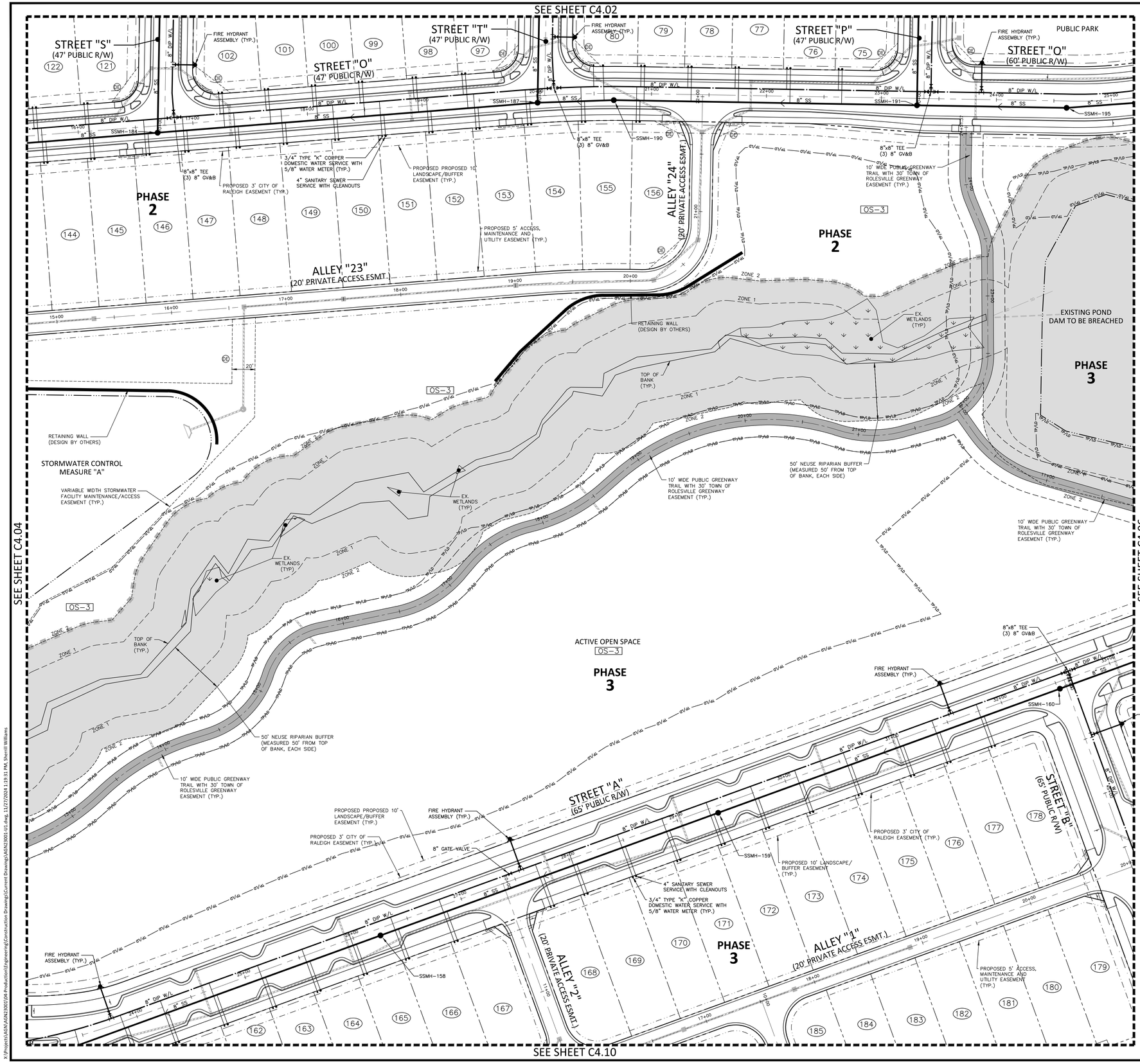

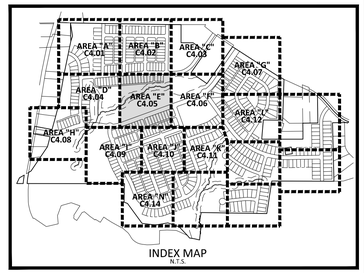

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CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 LICENSE NEER WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

UTILITY PLAN
AREA "E"

C4.05

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-U1.dwg, 11/27/2024 1:19:31 PM, Sherrill Williams

SEE SHEET C4.03

SEE SHEET C4.05

SEE SHEET C4.07

SEE SHEET C4.10

SEE SHEET C4.11

EXISTING POND
DAM TO BE BREACHED

ZONE 1

ZONE 2

OS-3

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

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

BURNHAM, KENYON BURNHAM, ABIGAIL ELIZABETH
PIN: 1749901404
DB. 18853 PG. 423
BM. 1978 PG. 466
ZONING: RL
USE: SINGLFAM

PHASE 3
ACTIVE OPEN SPACE
OS-3

PHASE 3

PHASE 4

MAIN AMENITY
OS-1

PHASE 3

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

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

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

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

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

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

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

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

ALLEY "14" (20' PRIVATE ACCESS ESMT.)

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

FIRE HYDRANT ASSEMBLY (TYP.)

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

4" SANITARY SEWER SERVICE WITH CLEANOUTS

3/4" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH 5/8" WATER METER (TYP.)

PROPOSED 3' CITY OF RALEIGH EASEMENT (TYP.)

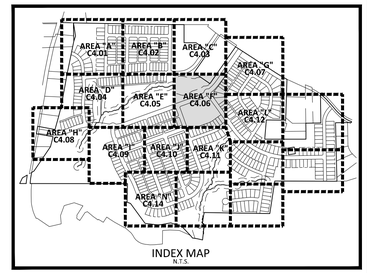
PROPOSED 10' LANDSCAPE/BUFFER EASEMENT (TYP.)

PROPOSED 5' ACCESS, MAINTENANCE AND UTILITY EASEMENT (TYP.)

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

PROPOSED 10' WIDE CITY OF RALEIGH UTILITY EASEMENT (TYP.)

SSMH-160 SSMH-161 SSMH-162 SSMH-163 SSMH-121 SSMH-122 SSMH-125 SSMH-126 SSMH-127 SSMH-128



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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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CID-24-08

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 LICENSED WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-U1
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DRAWN BY	.
SCALE	1"=40'
DATE	12. 02. 2024

SHEET

UTILITY PLAN
AREA "F"

C4.06

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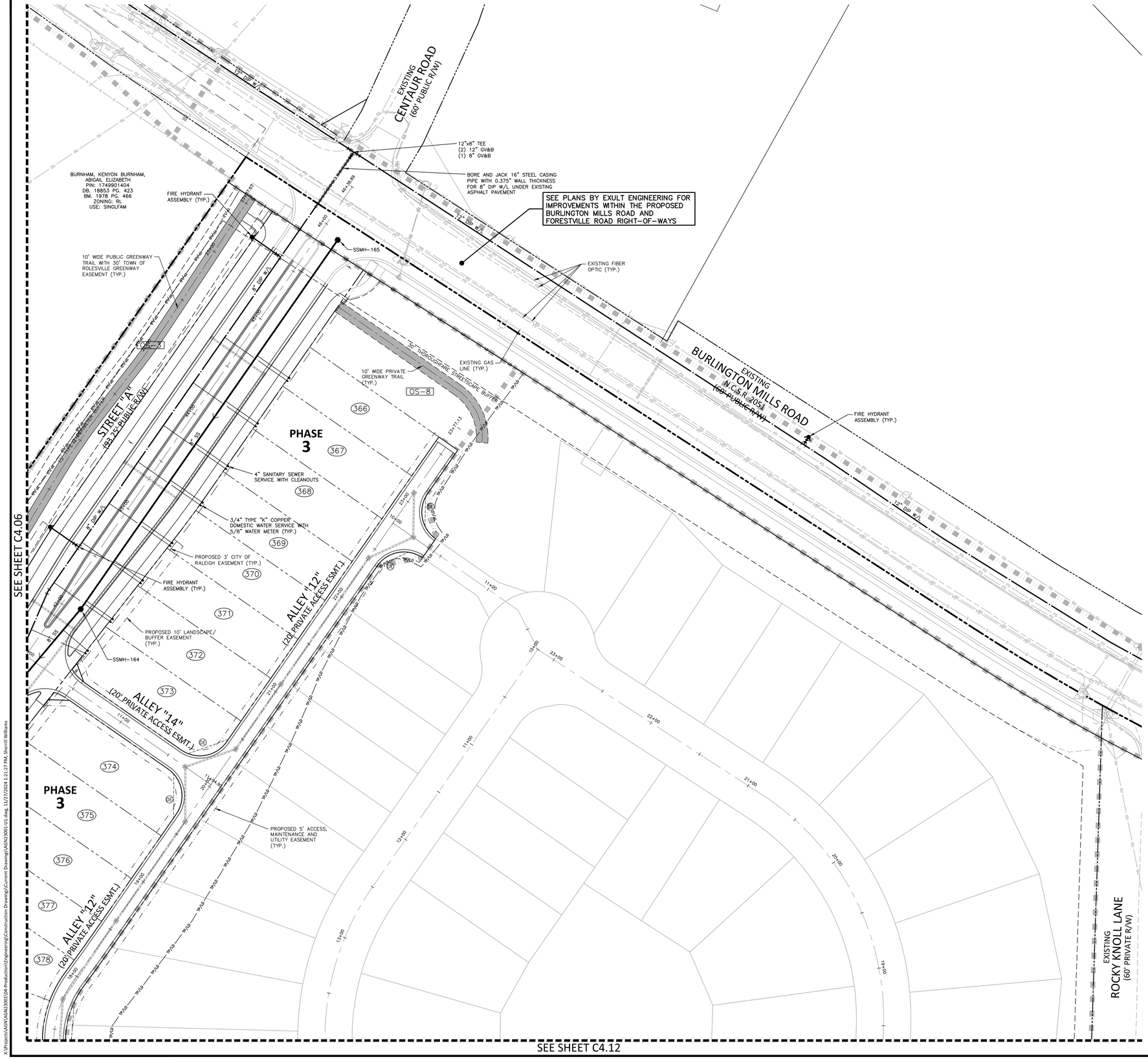

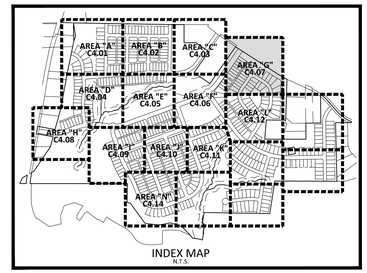

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DATE	12. 02. 2024

SHEET

UTILITY PLAN
AREA "G"

C4.07

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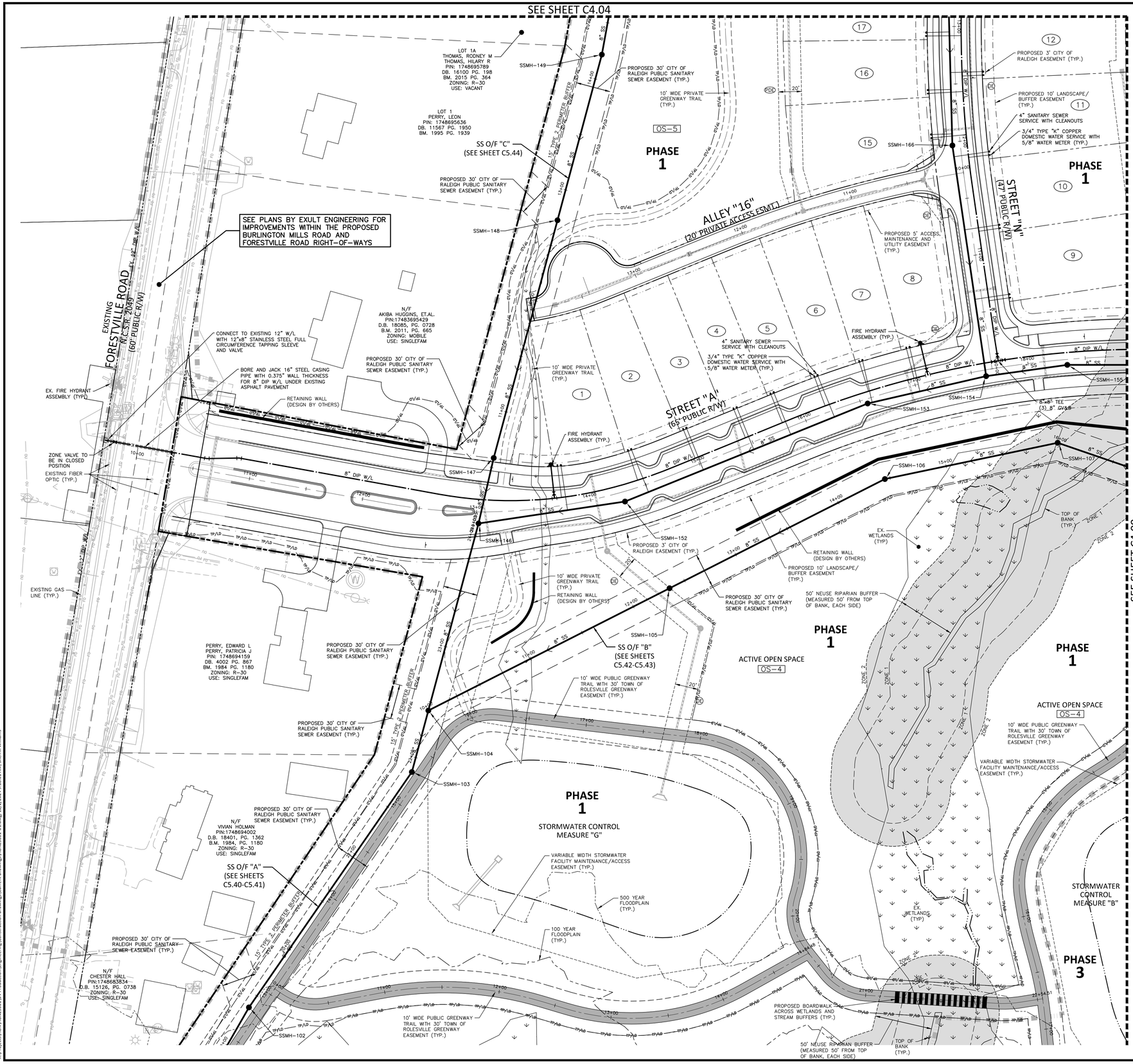

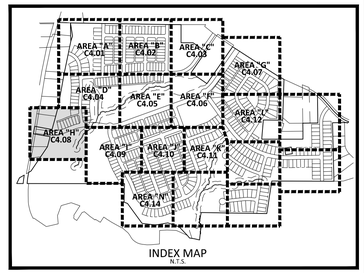

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UTILITY PLAN
AREA "H"
C4.08

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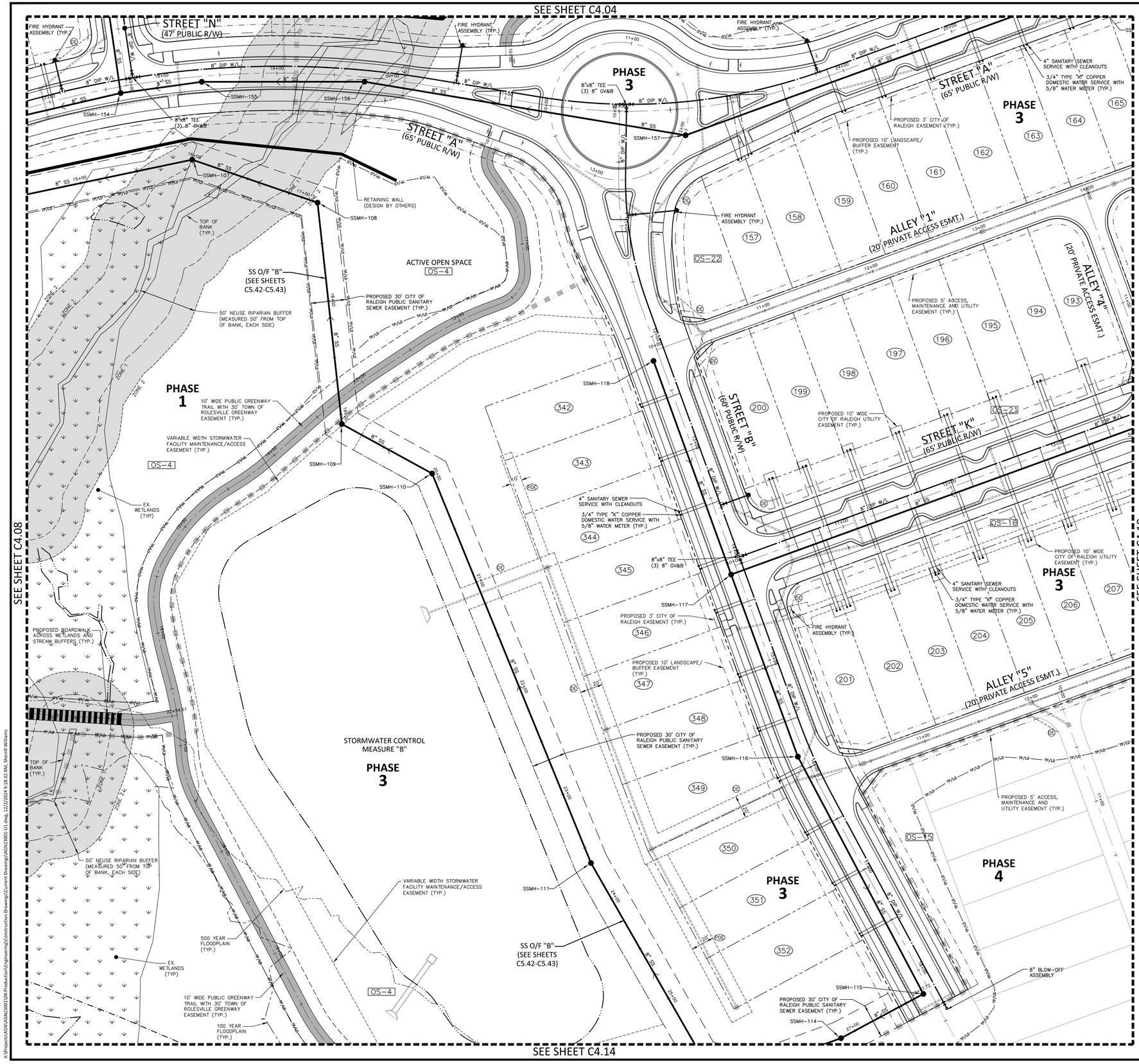

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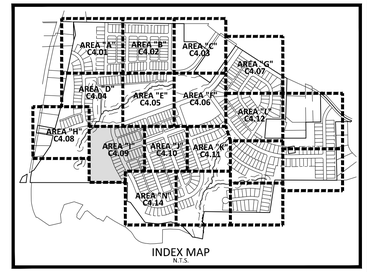
SEE SHEET C4.10

SEE SHEET C4.14



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DATE	12. 02. 2024

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UTILITY PLAN
AREA "I"

C4.09

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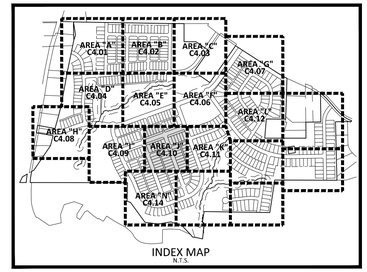

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UTILITY PLAN
AREA "J"

C4.10

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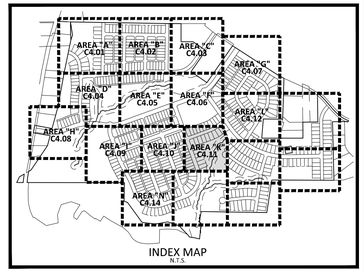

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UTILITY PLAN
AREA "K"

C4.11

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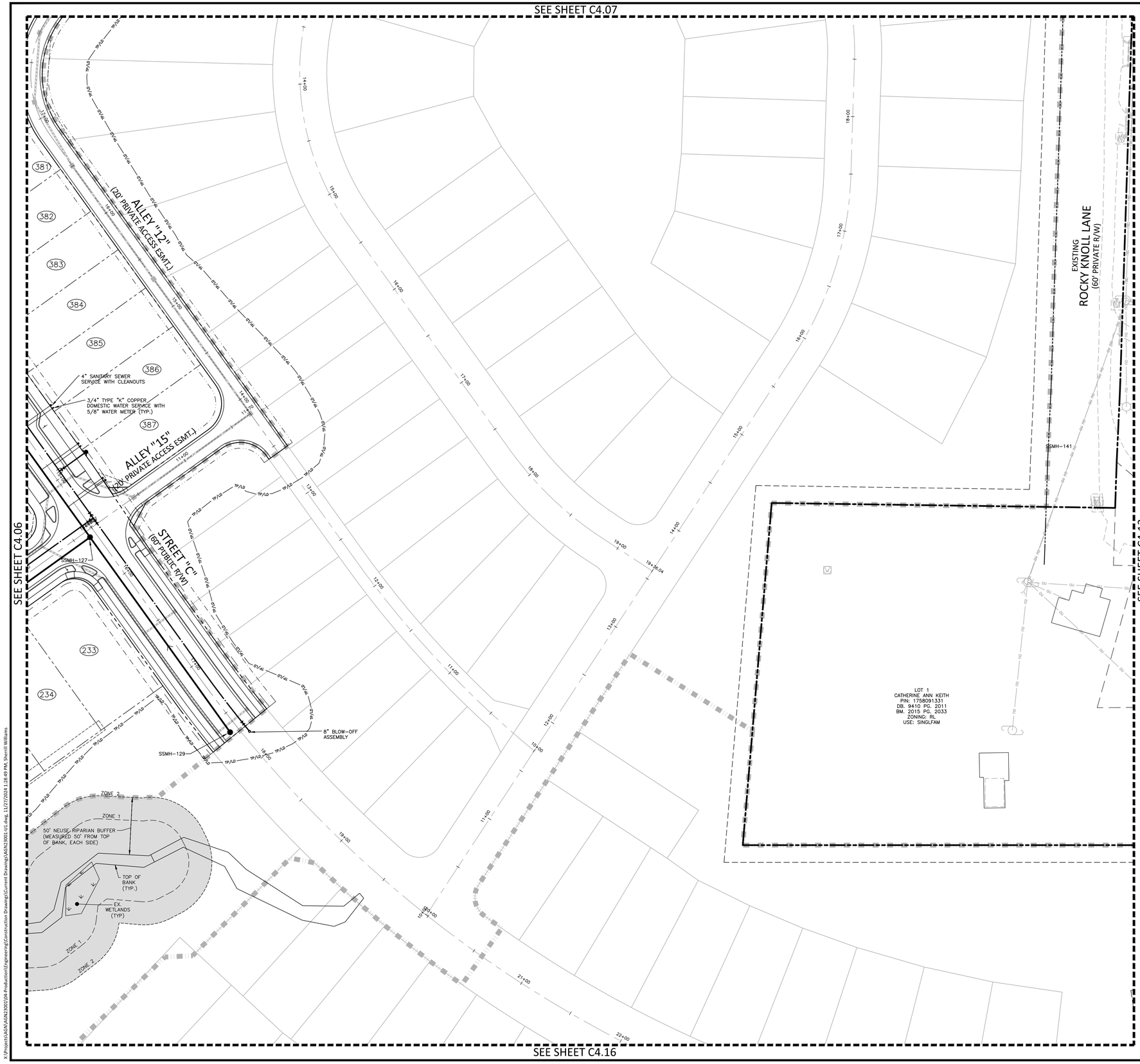

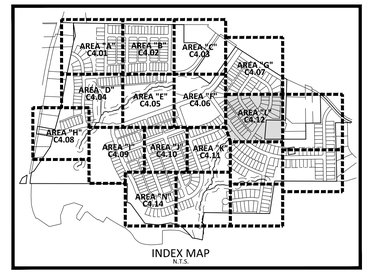

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UTILITY PLAN
AREA "L"

C4.12

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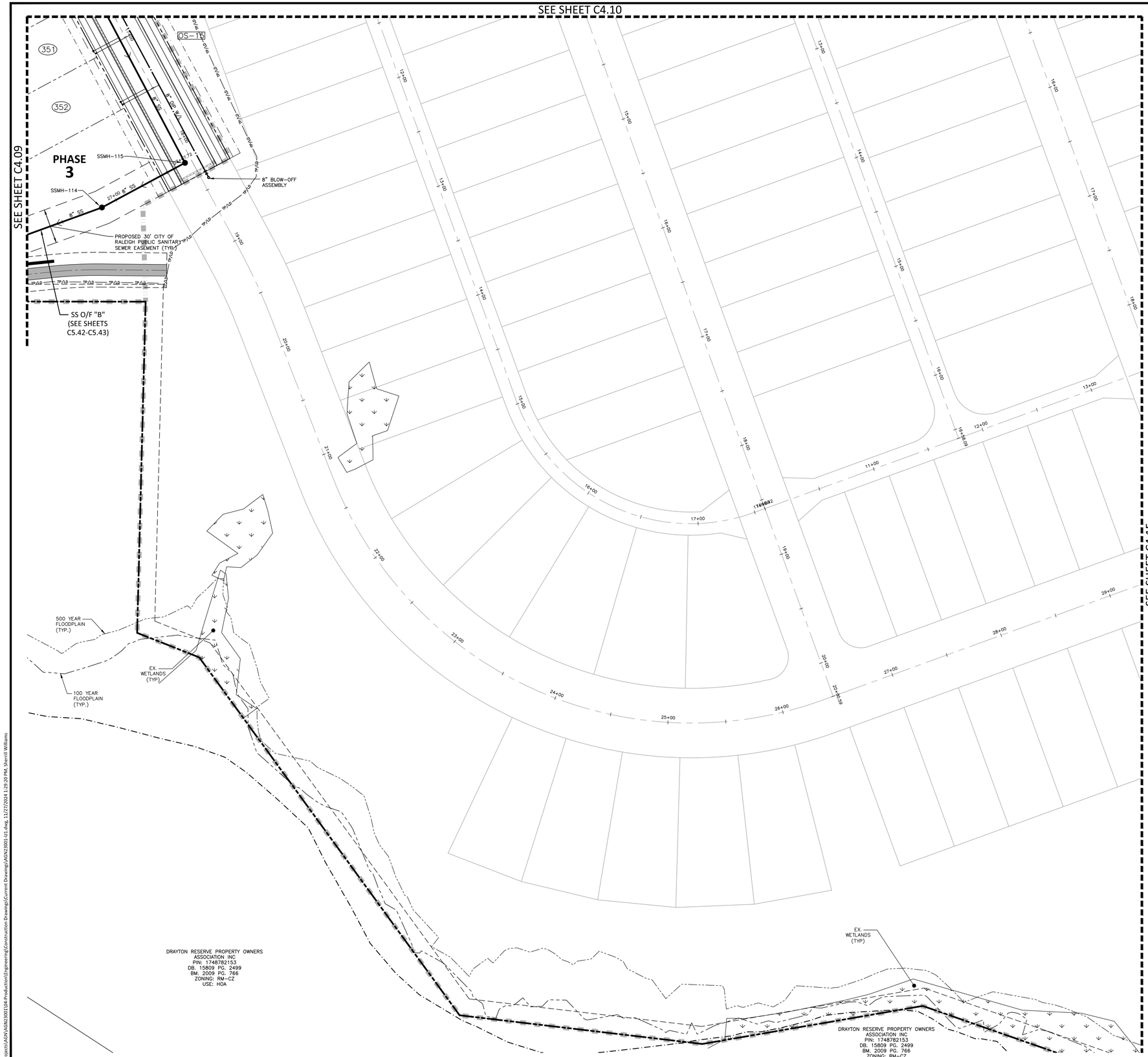

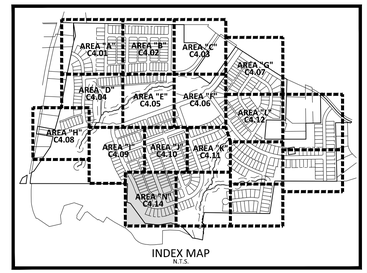

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UTILITY PLAN
AREA "N"

C4.14

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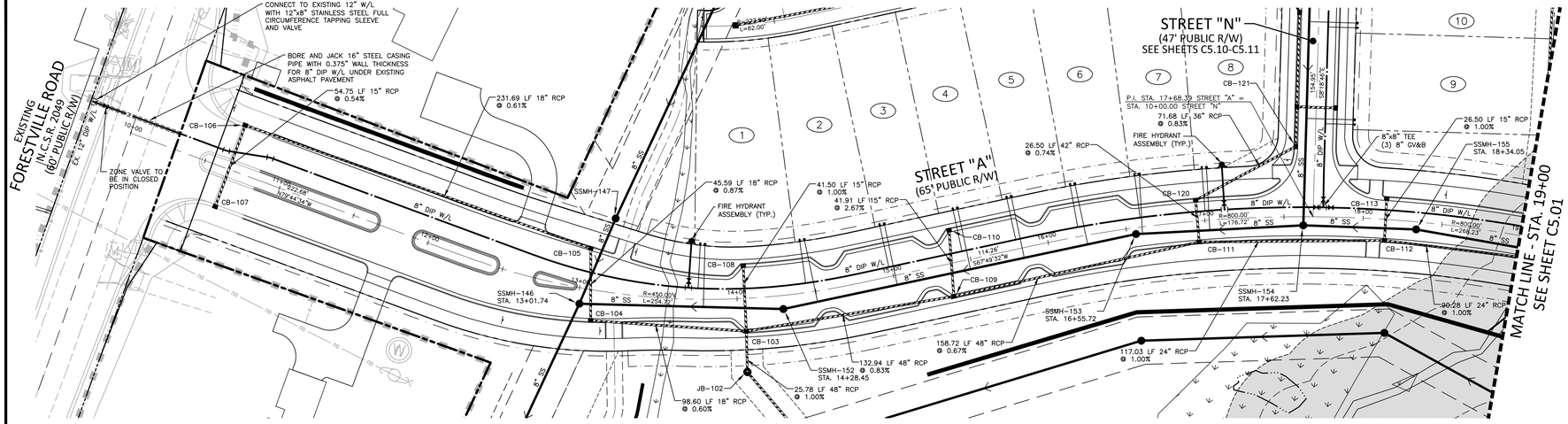


CB-103
STA. 14+04.80
T/C=271.94
INV IN=259.60 (CB-109)
INV IN=257.45 (CB-104)
INV IN=266.78 (CB-108)
INV OUT=256.30

CB-104
STA. 13+10.23
T/C=270.60
INV IN=258.15 (CB-105)
INV OUT=258.05

CB-105
STA. 13+02.66
T/C=270.36
INV IN=258.65 (CB-106)
INV OUT=258.55

CB-106
STA. 10+66.03
T/C=264.81
INV IN=260.15 (CB-107)
INV OUT=260.05

CB-107
STA. 10+66.03
T/C=264.91
INV OUT=260.45

CB-108
STA. 14+04.96
T/C=271.94
INV OUT=267.19

CB-109
STA. 15+34.58
T/C=272.92
INV IN=260.80 (CB-111)
INV IN=268.17 (CB-110)
INV OUT=260.70

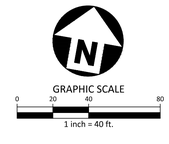
CB-110
STA. 15+40.42
T/C=274.04
INV OUT=269.29

CB-111
STA. 16+95.30
T/C=278.54
INV IN=262.25 (CB-120)
INV IN=271.15 (CB-112)
INV OUT=261.85

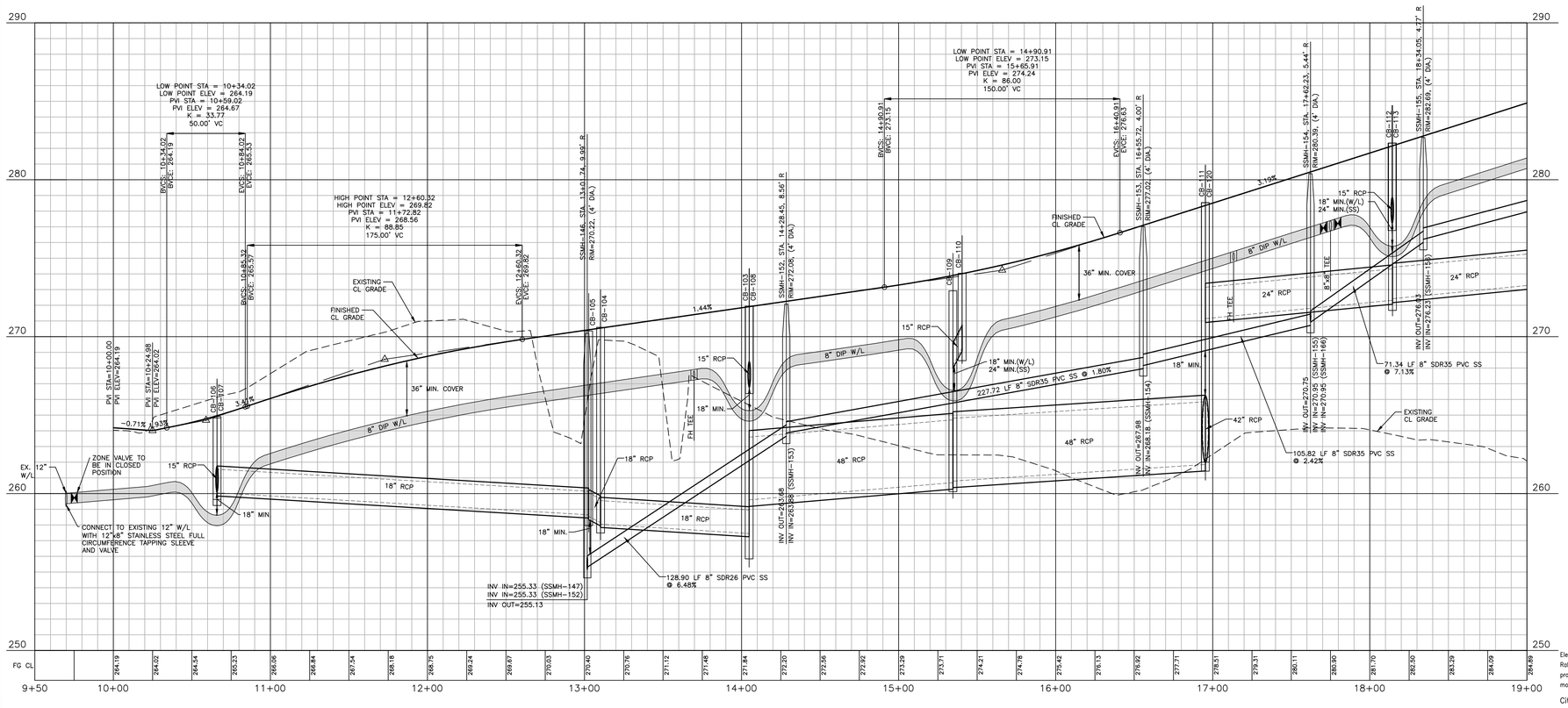
CB-112
STA. 18+14.41
T/C=282.34
INV IN=272.42 (CB-114)
INV IN=277.32 (CB-113)
INV OUT=272.32

CB-113
STA. 18+14.14
T/C=282.33
INV OUT=277.58

CB-120
STA. 16+95.30
T/C=278.54
INV IN=262.55 (CB-121)
INV OUT=262.45



STREET "A"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/27/2024 1:52:16 PM, Sherrill Williams

McAdams

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

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 SHERRILL WILLIAM T. O'DANIEL NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

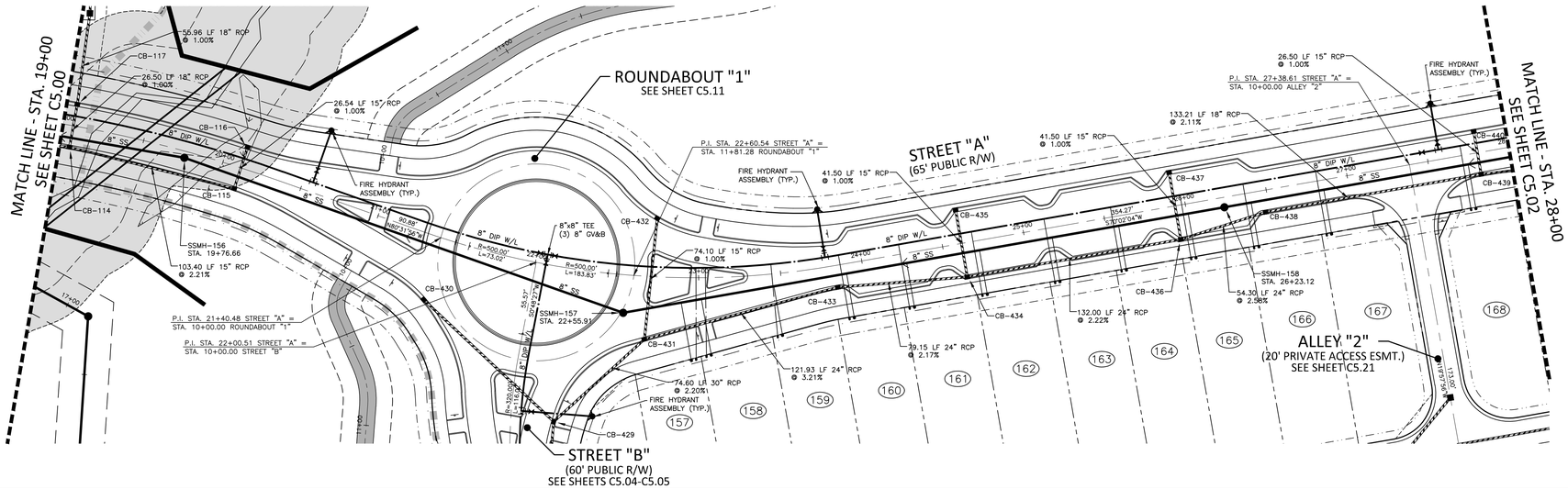
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "A", STA. 9+50 THRU STA. 19+00

C5.00



CB–114
STA. 19+06.26
T/C=285.27
INV IN=273.82 (CB–117)
INV IN=280.52 (CB–115)
INV OUT=273.32

CB–115
STA. 20+11.48
T/C=287.81
INV IN=282.90 (CB–116)
INV OUT=282.80

CB–116
STA. 20+11.55
T/C=287.82
INV OUT=283.17

CB–117
STA. 19+06.26
T/C=285.27
INV IN=274.19 (DI–118)
INV OUT=274.09

CB–430
STA. 21+42.10
T/C=288.74
INV OUT=284.49

CB–431
STA. 22+69.13
T/C=291.75
INV IN=286.25 (CB–433)
INV IN=286.50 (CB–432)
INV OUT=285.25

CB–432
STA. 22+73.08
T/C=291.49
INV OUT=287.24

CB–433
STA. 23+82.87
T/C=295.76
INV IN=290.26 (CB–434)
INV OUT=290.16

CB–434
STA. 24+61.62
T/C=297.57
INV IN=292.90 (CB–435)
INV IN=292.08 (CB–436)
INV OUT=291.98

CB–435
STA. 24+61.62
T/C=297.57
INV OUT=293.32

CB–436
STA. 25+93.62
T/C=300.62
INV IN=295.96 (CB–437)
INV IN=295.12 (CB–438)
INV OUT=295.02

CB–437
STA. 25+93.62
T/C=300.62
INV OUT=296.37

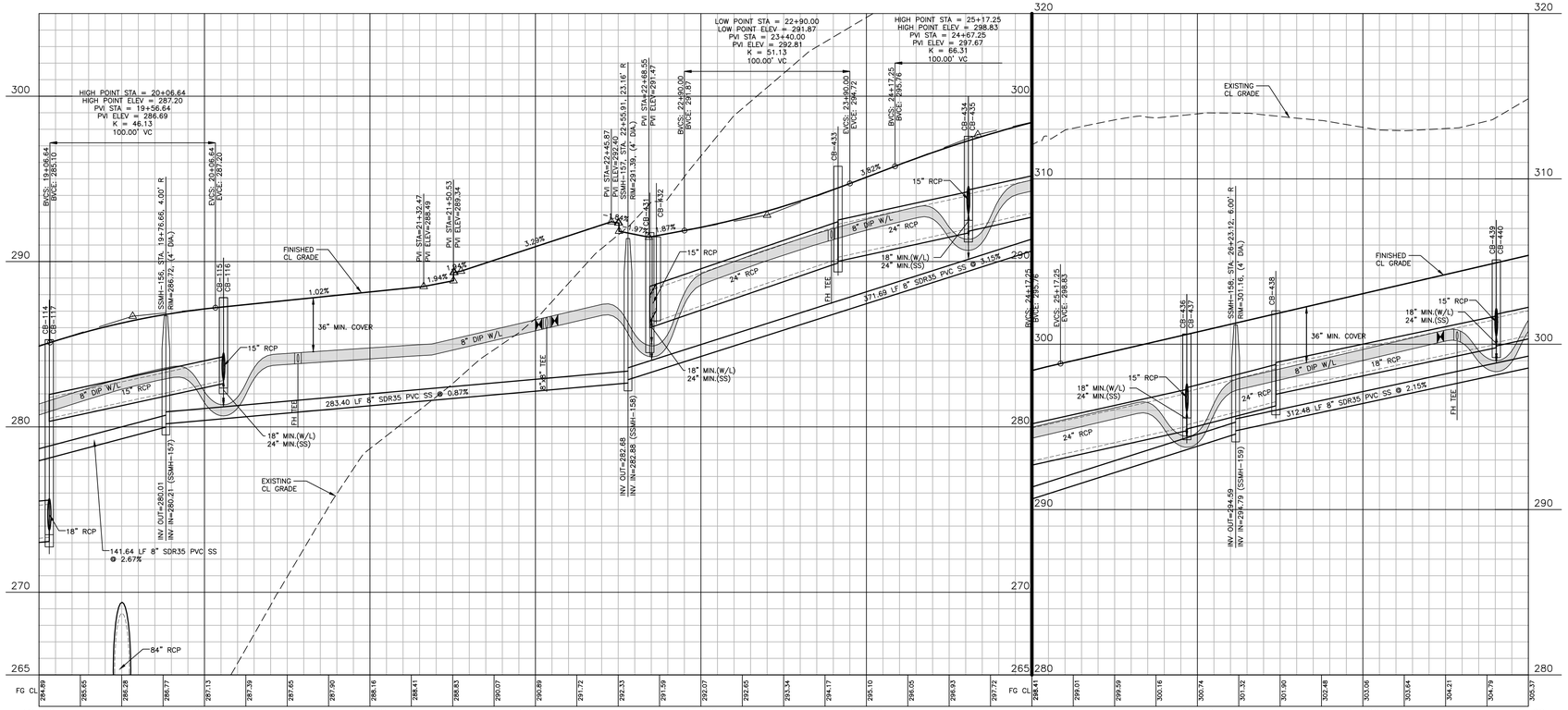
CB–438
STA. 26+47.40
T/C=302.02
INV IN=297.18 (CB–439)
INV OUT=296.52

CB–439
STA. 27+80.61
T/C=305.10
INV IN=300.58 (CB–440)
INV IN=300.10 (CB–441)
INV OUT=300.00

CB–440
STA. 27+80.63
T/C=305.10
INV OUT=300.85

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

STREET "A"



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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

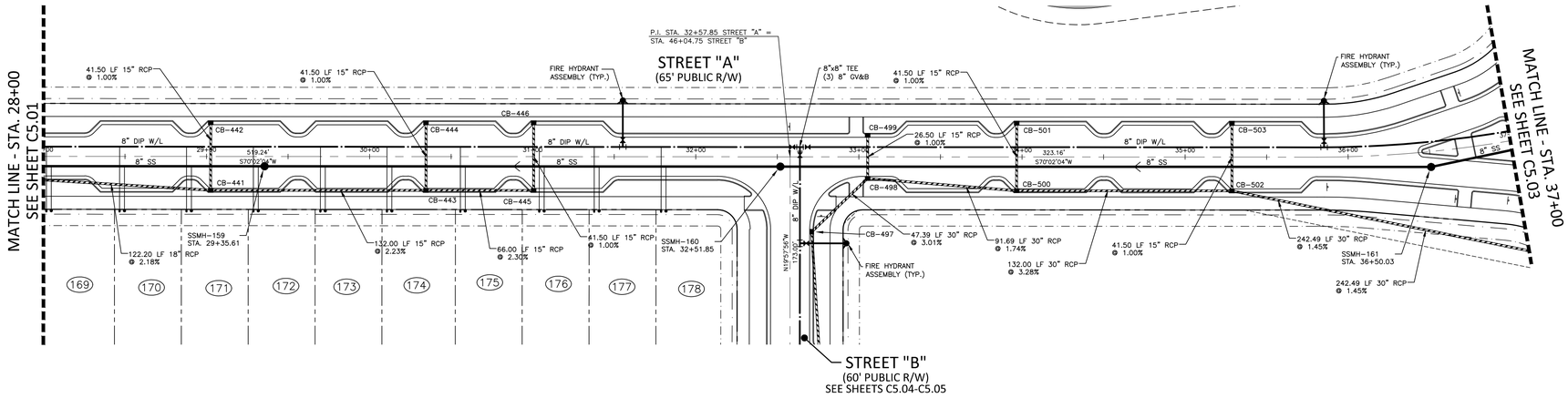
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "A", STA. 19+00 THRU STA. 28-00

C5.01

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/27/2024 1:53:05 PM, Sherrill Williams



CB-441
STA. 29+02.58
T/C=307.78
INV IN=303.12 (CB-442)
INV IN=303.03 (CB-443)
INV OUT=302.76

CB-442
STA. 29+02.58
T/C=307.78
INV OUT=303.53

CB-443
STA. 30+34.58
T/C=310.83
INV IN=306.16 (CB-444)
INV IN=306.08 (CB-445)
INV OUT=305.98

CB-444
STA. 30+34.58
T/C=310.83
INV OUT=306.58

CB-445
STA. 31+00.58
T/C=312.36
INV IN=307.70 (CB-446)
INV OUT=307.60

CB-446
STA. 31+00.58
T/C=312.36
INV OUT=308.11

CB-498
STA. 33+05.35
T/C=317.25
INV IN=311.25 (CB-500)
INV IN=312.74 (CB-499)
INV OUT=310.98

CB-499
STA. 33+05.35
T/C=317.25
INV OUT=313.00

CB-500
STA. 33+96.73
T/C=319.26
INV IN=313.26 (CB-502)
INV IN=314.60 (CB-501)
INV OUT=312.84

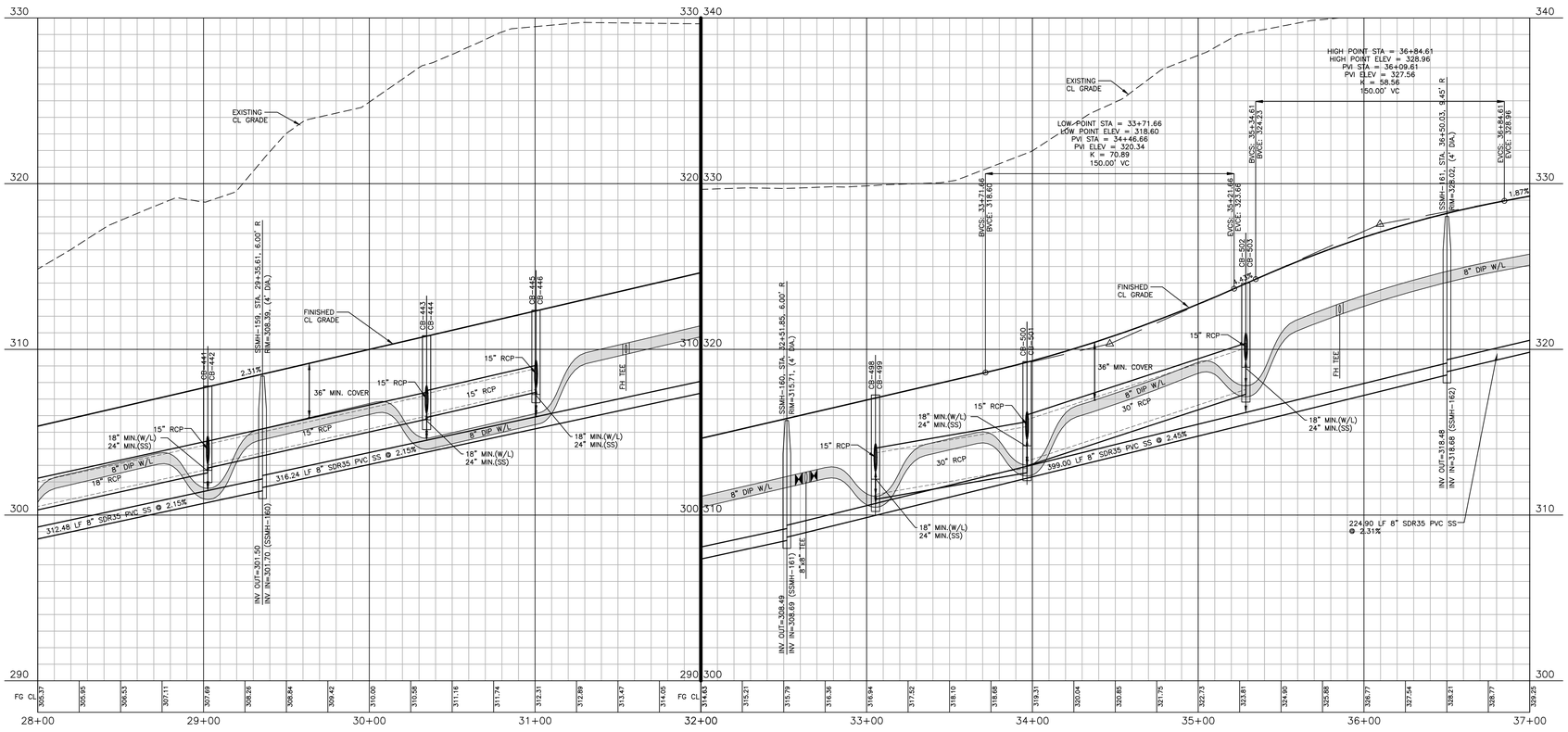
CB-501
STA. 33+96.73
T/C=319.26
INV OUT=315.01

CB-502
STA. 35+28.73
T/C=324.00
INV IN=318.00 (CB-504)
INV IN=319.34 (CB-503)
INV OUT=317.58

CB-503
STA. 35+28.73
T/C=324.00
INV OUT=319.75

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

STREET "A"



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REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

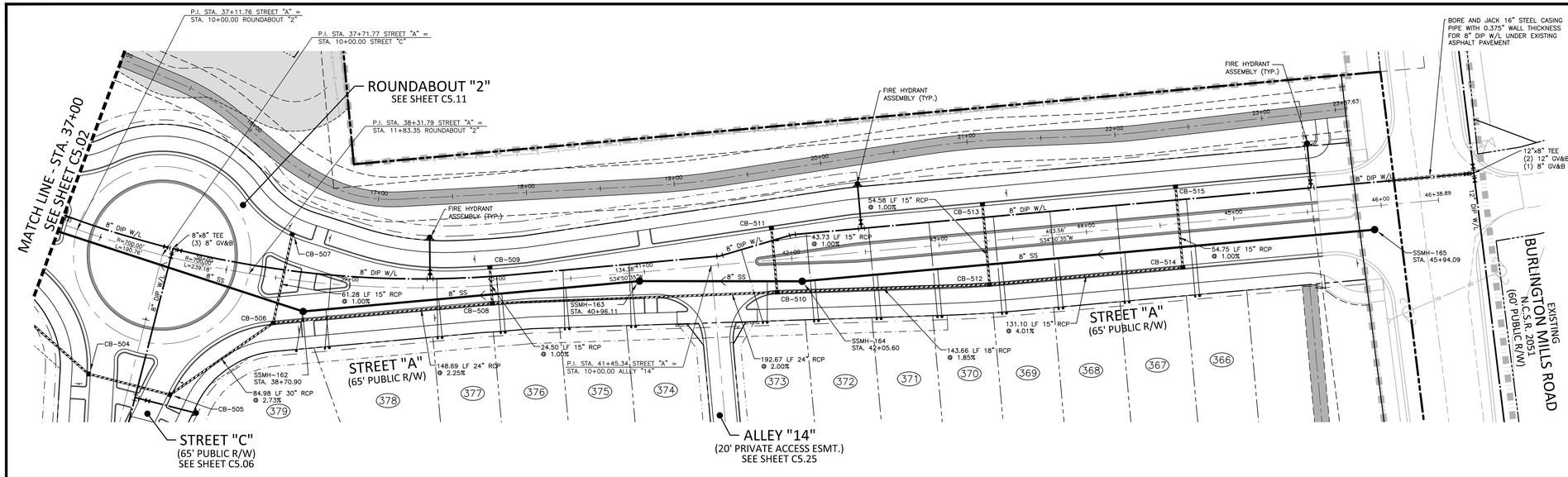
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "A", STA. 28+00 THRU STA. 37+00

C5.02



CB-506
STA. 38+52.52
T/C=330.61
INV IN=325.11 (CB-508)
INV IN=325.85 (CB-507)
INV OUT=324.60

CB-507
STA. 38+57.34
T/C=330.71
INV OUT=326.46

CB-508
STA. 39+95.97
T/C=334.06
INV IN=328.56 (CB-510)
INV IN=329.56 (CB-509)
INV OUT=328.46

CB-509
STA. 39+95.97
T/C=334.06
INV OUT=329.81

CB-510
STA. 41+88.13
T/C=337.86
INV IN=332.86 (CB-512)
INV IN=333.17 (CB-511)
INV OUT=332.42

CB-511
STA. 41+88.13
T/C=337.86
INV OUT=333.61

CB-512
STA. 43+31.58
T/C=340.57
INV IN=335.82 (CB-514)
INV IN=335.86 (CB-513)
INV OUT=335.51

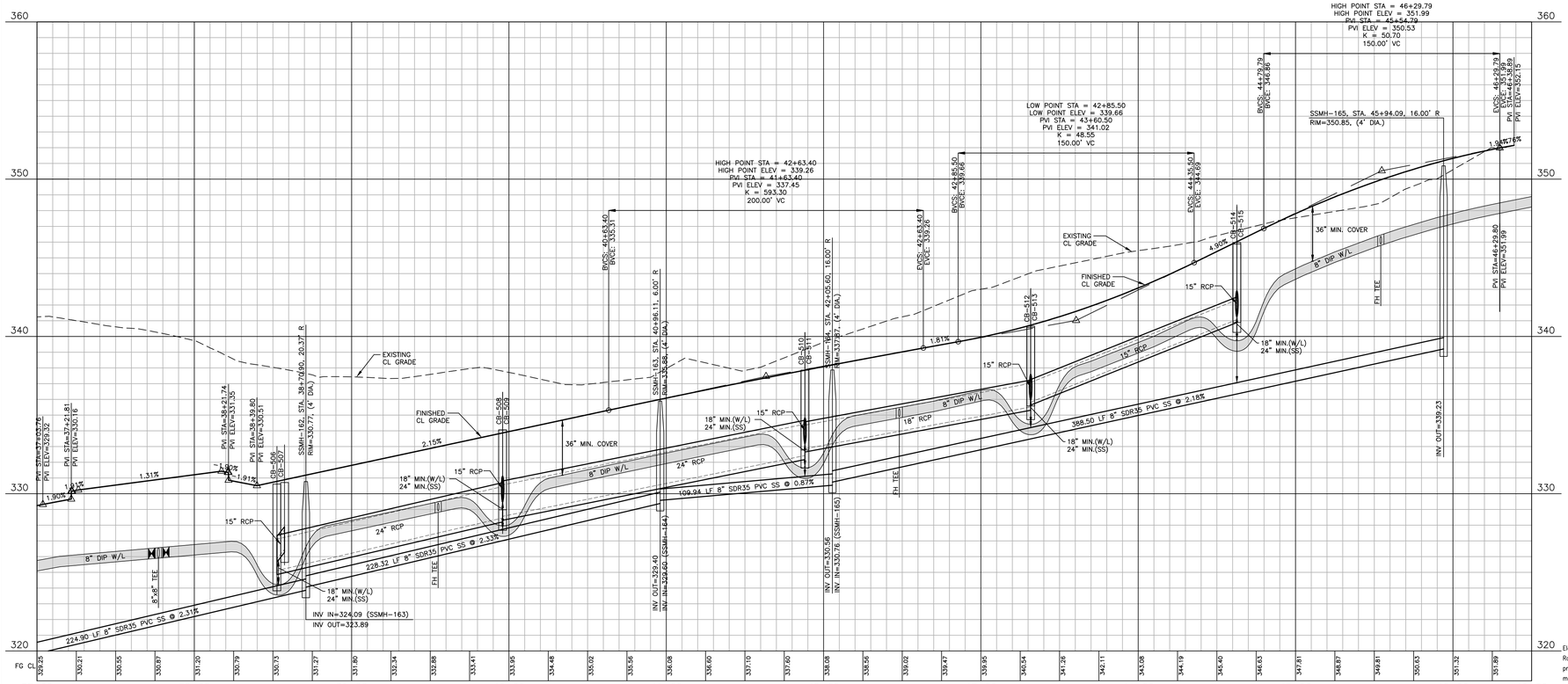
CB-513
STA. 43+31.65
T/C=340.66
INV OUT=336.41

CB-514
STA. 44+62.68
T/C=345.87
INV IN=341.17 (CB-515)
INV OUT=341.07

CB-515
STA. 44+62.68
T/C=345.97
INV OUT=341.72

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

STREET "A"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

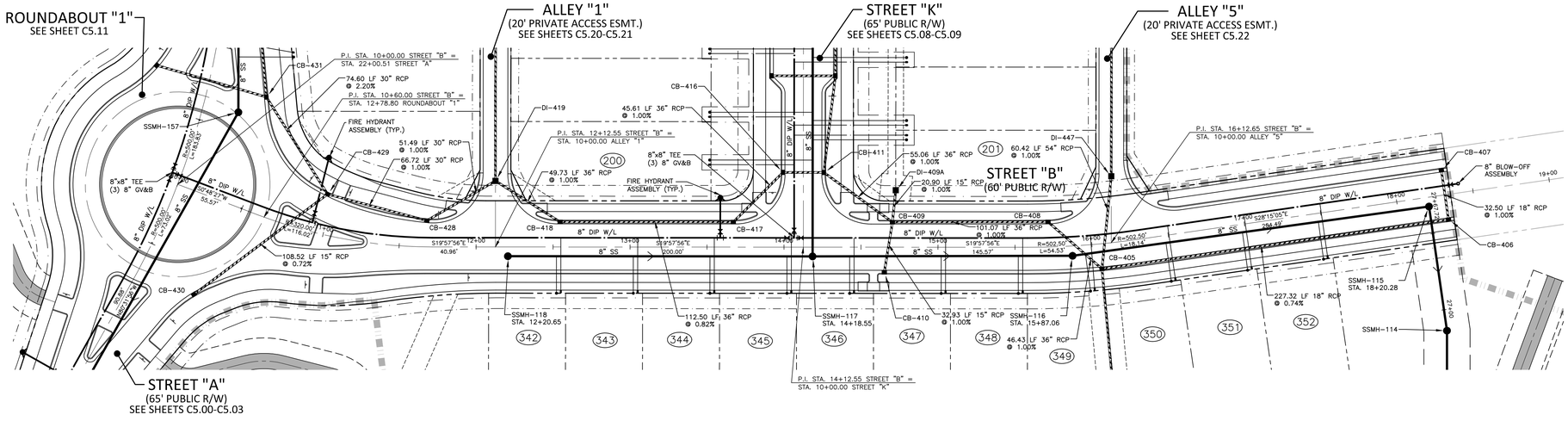
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "A", STA. 37+00 THRU STA. 46+50

C5.03



CB-405
STA. 16+05.11
T/C=286.49
INV IN=274.69 (DI-447)
INV IN=276.40 (CB-408)
INV IN=277.18 (CB-406)
INV OUT=273.18

CB-406
STA. 18+31.61
T/C=283.78
INV IN=278.96 (CB-407)
INV OUT=278.86

CB-407
STA. 18+31.61
T/C=283.78
INV OUT=279.28

CB-408
STA. 15+71.94
T/C=286.89
INV IN=276.87 (CB-409)
INV OUT=276.87

CB-409
STA. 14+70.42
T/C=289.66
INV IN=277.98 (CB-411)
INV IN=283.08 (CB-410)
INV IN=284.02 (DI-409A)
INV OUT=277.88

CB-410
STA. 14+65.12
T/C=288.16
INV OUT=283.41

CB-417
STA. 13+67.05
T/C=289.34
INV IN=279.55 (CB-418)
INV OUT=279.45

CB-418
STA. 12+54.55
T/C=290.58
INV IN=280.58 (DI-419)
INV OUT=280.48

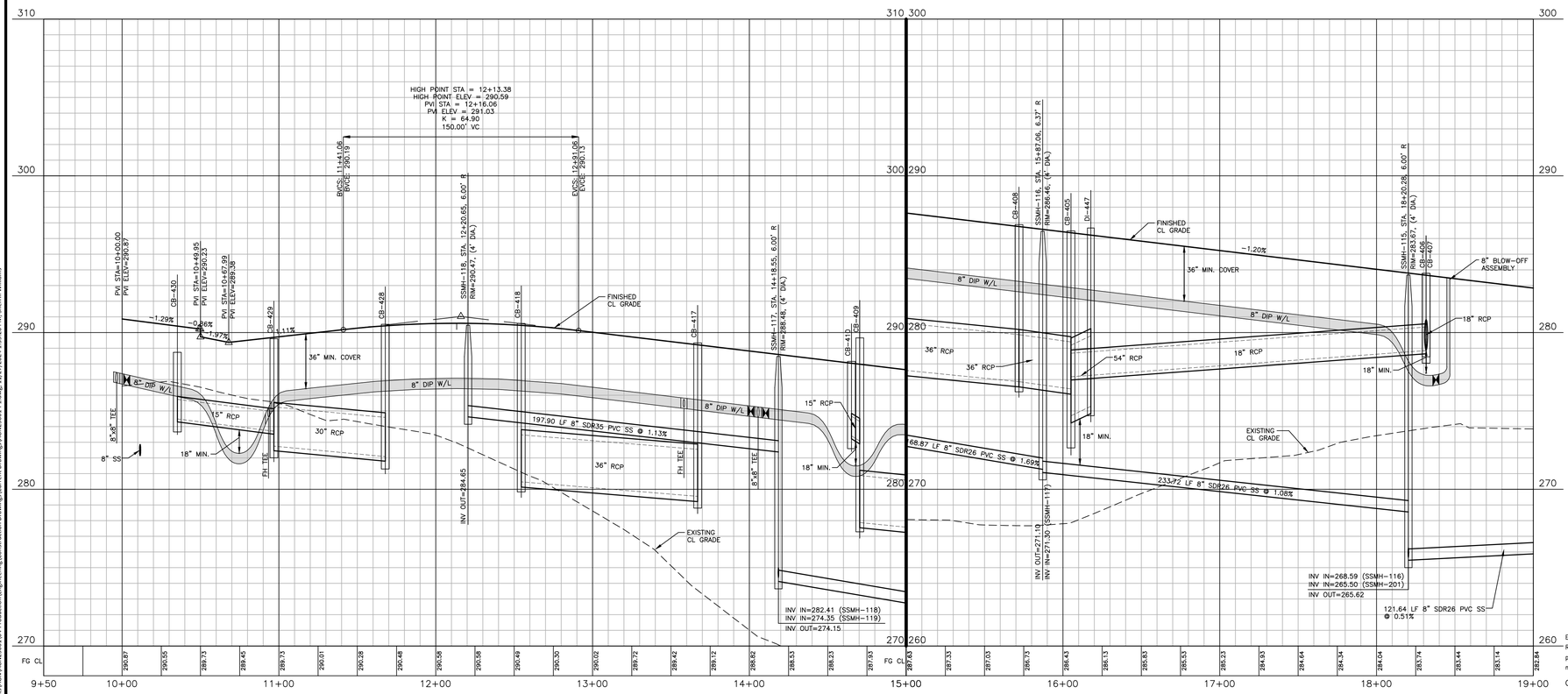
CB-428
STA. 11+67.80
T/C=290.53
INV IN=282.09 (CB-429)
INV OUT=281.99

CB-429
STA. 10+96.77
T/C=289.61
INV IN=283.61 (CB-431)
INV IN=283.70 (CB-430)
INV OUT=282.75

CB-430
STA. 10+35.21
T/C=288.74
INV OUT=284.49

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

STREET "B"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

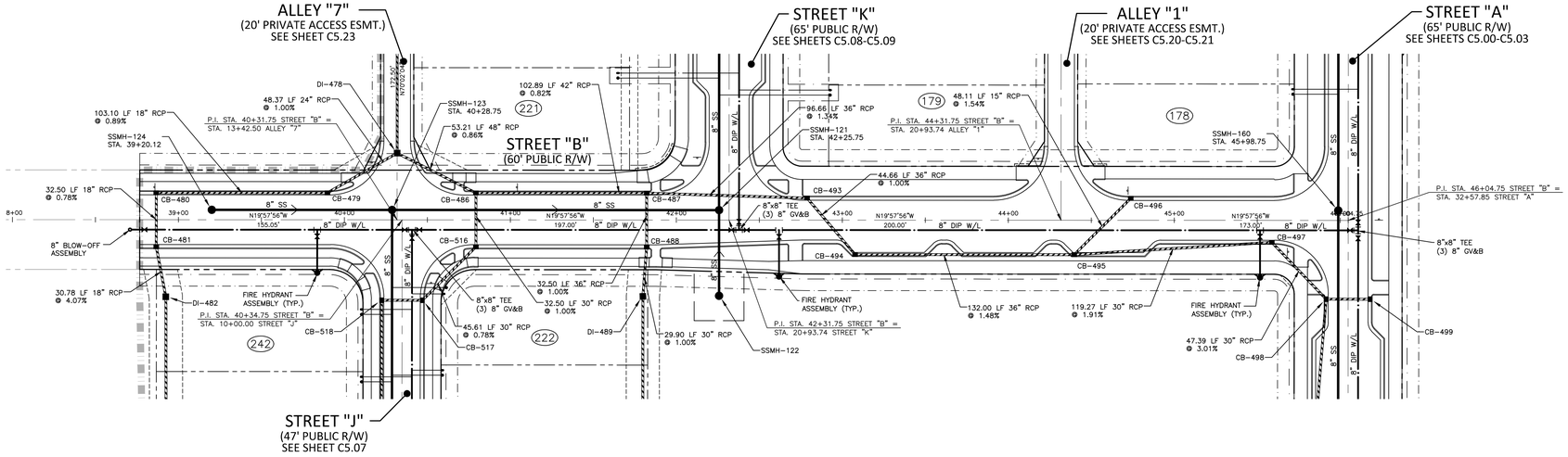
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "B", STA. 9+50 THRU STA. 19+00

C5.04



CB-479
STA. 39+89.75
T/C=306.27
INV IN=298.42 (CB-480)
INV OUT=297.92

CB-480
STA. 38+86.66
T/C=304.38
INV IN=299.44 (CB-481)
INV OUT=299.34

CB-481
STA. 38+86.66
T/C=304.38
INV IN=299.80 (DI-482)
INV OUT=299.70

CB-486
STA. 40+79.25
T/C=307.70
INV IN=300.32 (CB-516)
INV IN=298.40 (CB-487)
INV OUT=297.85

CB-487
STA. 41+82.14
T/C=309.29
INV IN=302.79 (CB-493)
INV IN=299.34 (CB-488)
INV OUT=299.24

CB-488
STA. 41+82.14
T/C=309.29
INV IN=300.16 (DI-489)
INV OUT=299.66

CB-493
STA. 42+78.75
T/C=310.84
INV IN=304.08 (CB-494)
INV OUT=304.08

CB-494
STA. 43+07.72
T/C=311.13
INV IN=304.63 (CB-495)
INV OUT=304.53

CB-495
STA. 44+39.72
T/C=313.18
INV IN=307.18 (CB-497)
INV IN=308.93 (CB-496)
INV OUT=306.58

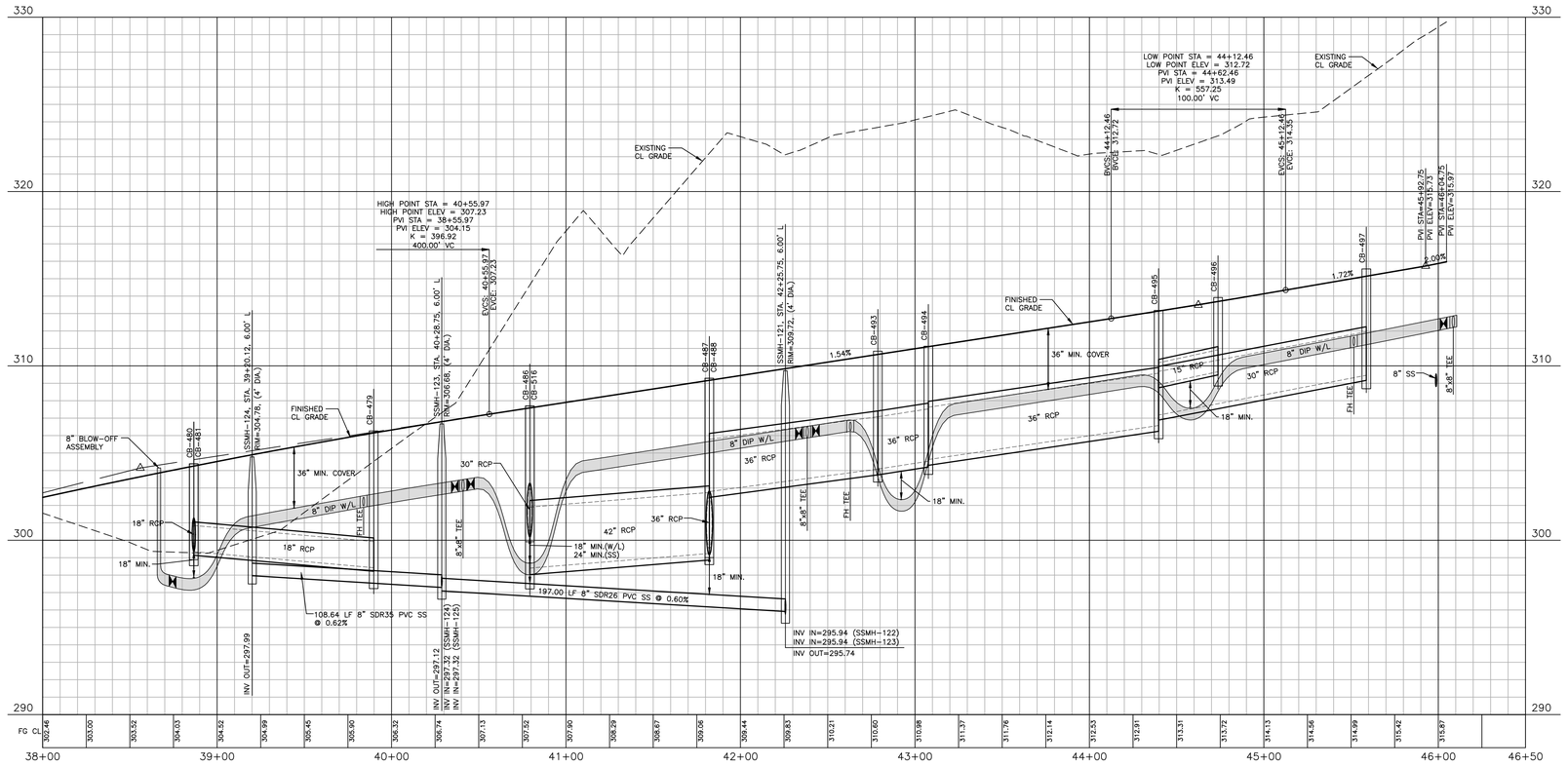
CB-496
STA. 44+73.75
T/C=313.92
INV OUT=309.67

CB-497
STA. 45+58.75
T/C=315.56
INV IN=309.56 (CB-498)
INV OUT=309.46

CB-516
STA. 40+79.25
T/C=307.70
INV IN=300.75 (CB-517)
INV OUT=300.65

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

STREET "B"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams

The John R. McAdams Company, Inc.
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license number: C-0293, C-187

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

AGNC
BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

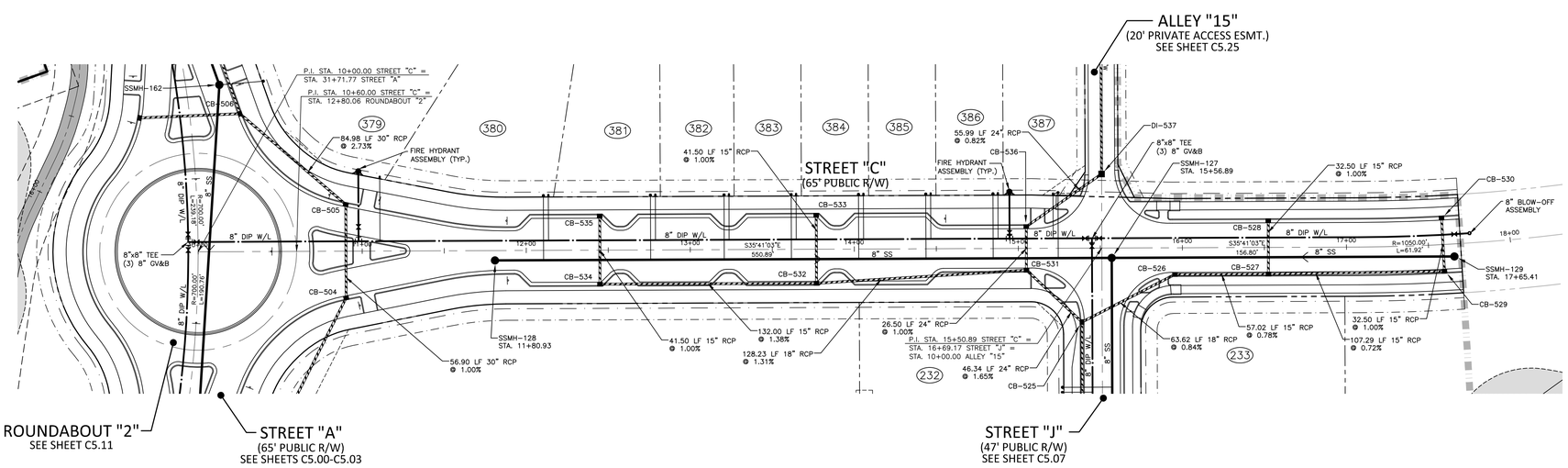
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "B", STA. 38+00 THRU STA. 46+50

C5.05

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/27/2024 1:56:04 PM, Sherrill Williams



CB-504
STA. 10+90.12
T/C=328.28
INV IN=321.61 (CB-505)
INV OUT=321.51

CB-505
STA. 10+90.12
T/C=328.28
INV IN=322.28 (CB-506)
INV OUT=322.18

CB-526
STA. 15+95.39
T/C=323.07
INV IN=314.80 (CB-527)
INV OUT=314.55

CB-527
STA. 16+52.41
T/C=322.28
INV IN=317.70 (CB-528)
INV IN=315.37 (CB-529)
INV OUT=315.24

CB-528
STA. 16+52.41
T/C=322.28
INV OUT=318.03

CB-529
STA. 17+58.92
T/C=320.82
INV IN=316.24 (CB-530)
INV OUT=316.14

CB-530
STA. 17+58.85
T/C=320.82
INV OUT=316.57

CB-531
STA. 15+04.89
T/C=324.37
INV IN=319.28 (CB-532)
INV IN=318.20 (CB-536)
INV OUT=318.10

CB-536
STA. 15+04.89
T/C=324.37
INV IN=318.57 (DI-537)
INV OUT=318.47

CB-532
STA. 13+76.88
T/C=325.98
INV IN=321.32 (CB-533)
INV IN=321.20 (CB-534)
INV OUT=320.96

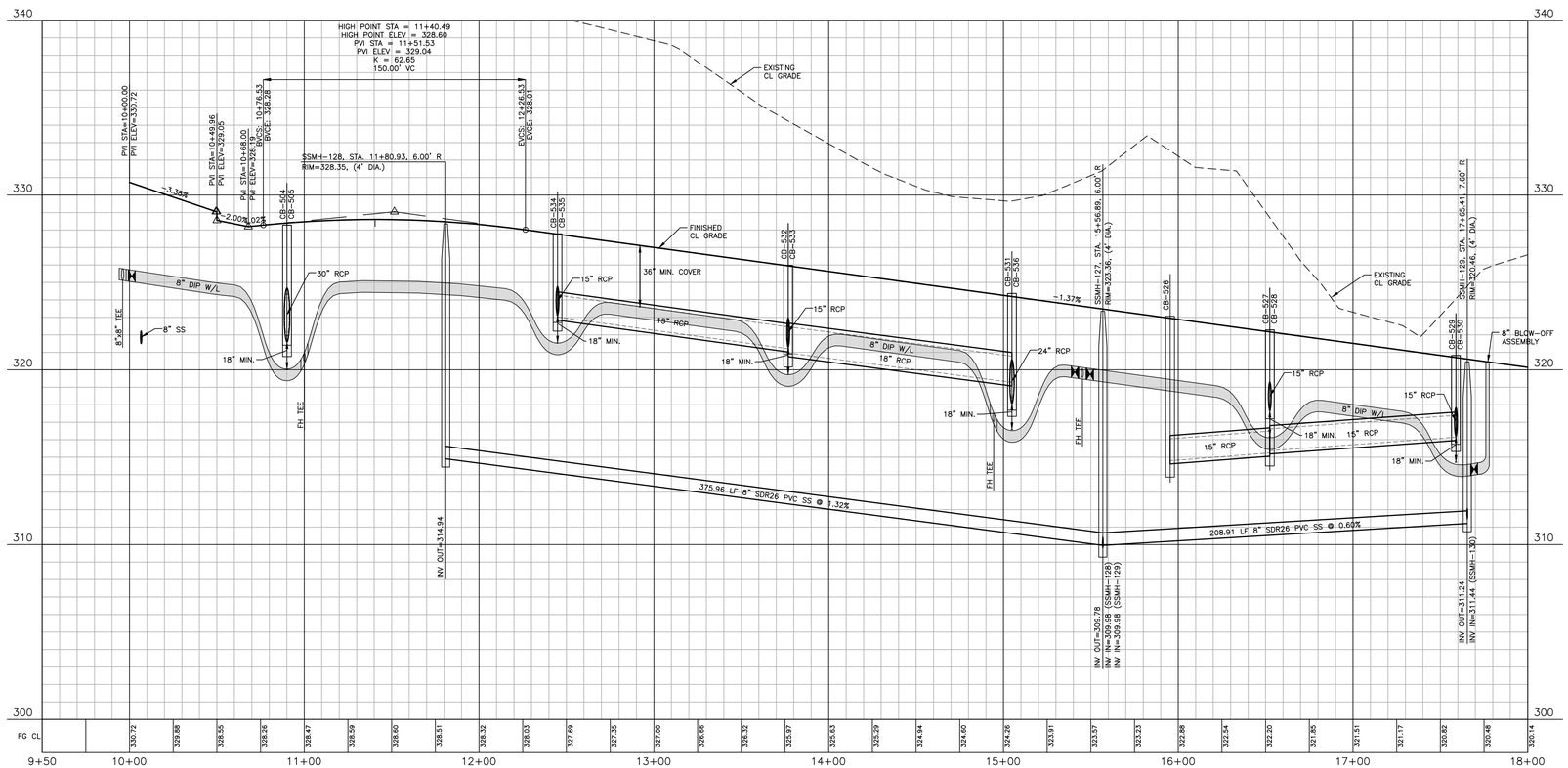
CB-533
STA. 13+76.88
T/C=325.98
INV OUT=321.73

CB-534
STA. 12+44.88
T/C=327.79
INV IN=323.12 (CB-535)
INV OUT=323.02

CB-535
STA. 12+44.88
T/C=327.79
INV OUT=323.54

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

STREET "C"



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City of Raleigh Development Approval _____

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PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

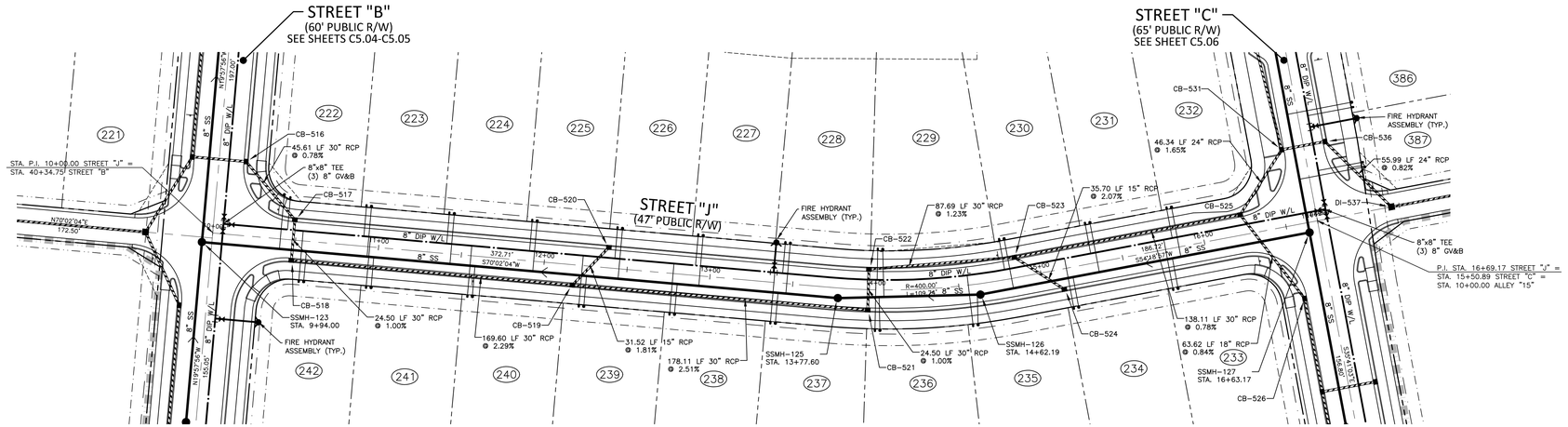
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "C", STA. 9+50 THRU STA. 18+00

C5.06

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 12/27/2024 1:57:03 PM, Sherril Williams



CB-517
STA. 10+48.50
T/C=307.55
INV IN=301.20 (CB-518)
INV OUT=301.10

CB-518
STA. 10+48.50
T/C=307.55
INV IN=301.55 (CB-519)
INV OUT=301.45

CB-519
STA. 12+18.10
T/C=311.74
INV IN=305.74 (CB-521)
INV IN=307.49 (CB-520)
INV OUT=305.44

CB-520
STA. 12+37.93
T/C=312.31
INV OUT=308.06

CB-521
STA. 13+95.52
T/C=316.83
INV IN=310.31 (CB-522)
INV OUT=310.21

CB-522
STA. 13+95.51
T/C=316.83
INV IN=310.76 (CB-523)
INV OUT=310.56

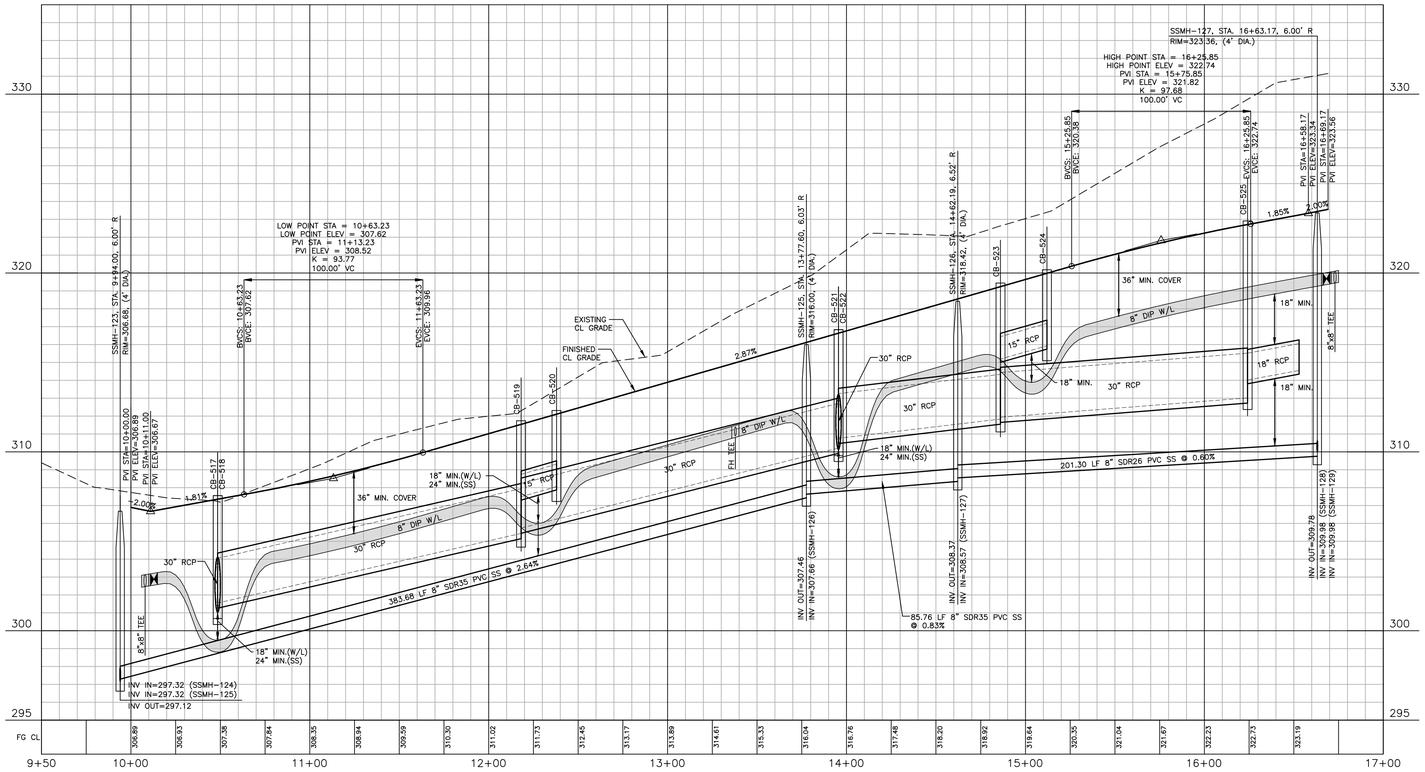
CB-523
STA. 14+86.05
T/C=319.44
INV IN=311.93 (CB-525)
INV IN=315.19 (CB-524)
INV OUT=311.83

CB-524
STA. 15+12.03
T/C=320.18
INV OUT=315.93

CB-525
STA. 16+24.17
T/C=322.91
INV IN=314.02 (CB-526)
INV IN=317.34 (CB-531)
INV OUT=313.02

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

STREET "J"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

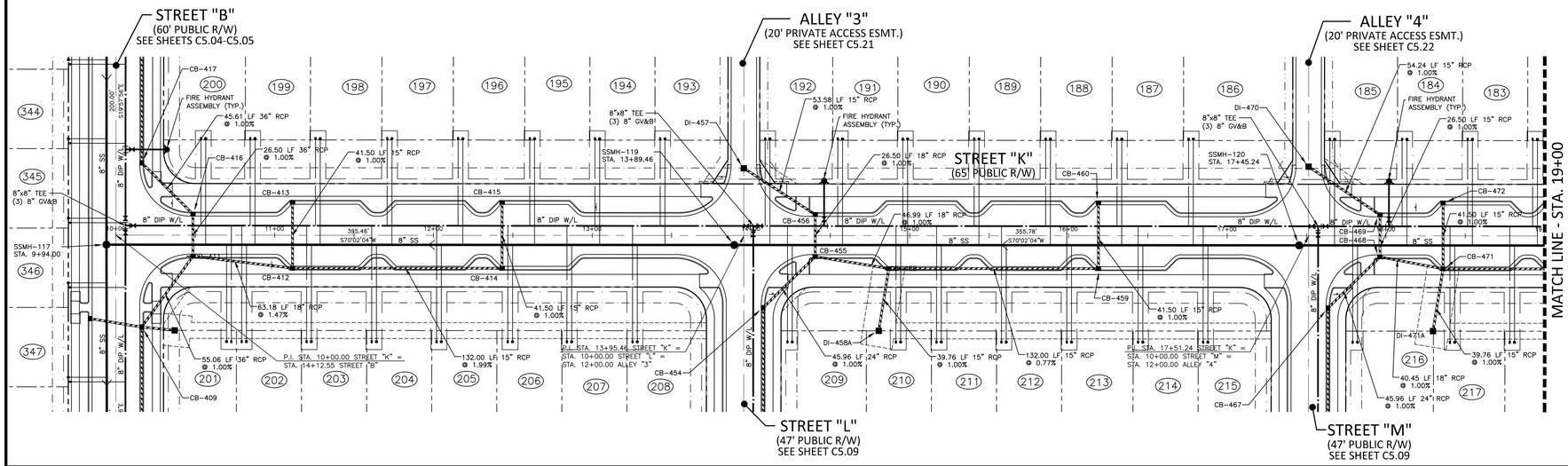
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "J", STA. 9+50 THRU STA. 17+00

C5.07



CB-411
STA. 10+48.50
T/C=289.22
INV IN=278.63 (CB-416)
INV IN=284.20 (CB-412)
INV OUT=278.53

CB-412
STA. 11+11.23
T/C=290.15
INV IN=285.48 (CB-413)
INV IN=285.40 (CB-414)
INV OUT=285.14

CB-413
STA. 11+11.23
T/C=290.15
INV OUT=285.90

CB-414
STA. 12+43.23
T/C=292.79
INV IN=288.12 (CB-415)
INV OUT=288.02

CB-415
STA. 12+43.23
T/C=292.79
INV OUT=288.54

CB-416
STA. 10+48.50
T/C=289.22
INV IN=278.99 (CB-417)
INV OUT=278.89

CB-455
STA. 14+40.46
T/C=297.01
INV IN=290.85 (CB-456)
INV IN=291.89 (CB-458)
INV OUT=290.35

CB-456
STA. 14+40.46
T/C=297.01
INV IN=291.36 (DI-457)
INV OUT=291.11

CB-458
STA. 14+86.85
T/C=299.37
INV IN=294.76 (CB-459)
INV IN=292.61 (DI-458A)
INV OUT=292.36

CB-459
STA. 16+18.85
T/C=300.54
INV IN=295.88 (CB-460)
INV OUT=295.78

CB-460
STA. 16+18.85
T/C=300.54
INV OUT=296.29

CB-468
STA. 17+96.24
T/C=304.35
INV IN=298.92 (CB-471)
INV IN=298.42 (CB-469)
INV OUT=297.46

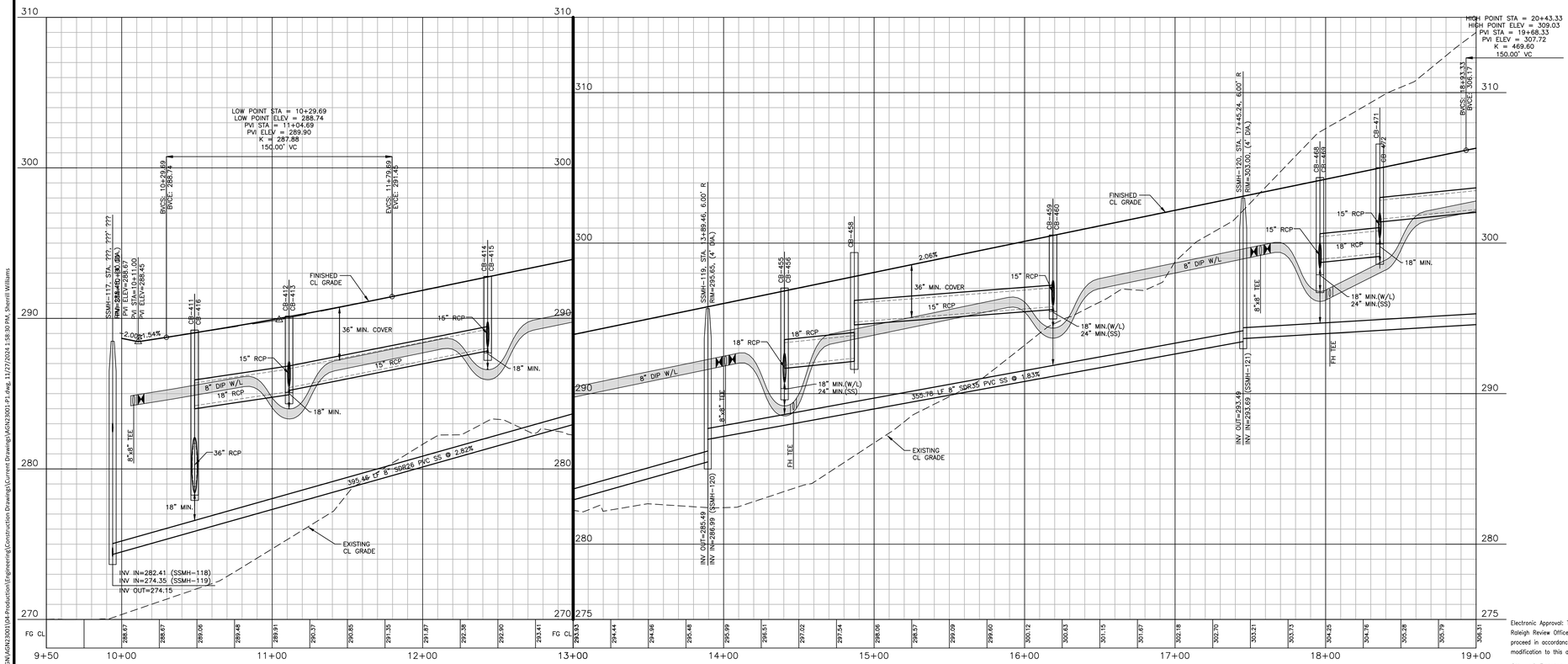
CB-469
STA. 17+96.24
T/C=304.35
INV IN=298.78 (DI-470)
INV OUT=298.68

CB-471
STA. 18+35.99
T/C=306.58
INV IN=301.60 (CB-473)
INV IN=300.36 (CB-472)
INV IN=299.67 (DI-471A)
INV OUT=299.32

CB-472
STA. 18+35.99
T/C=305.02
INV OUT=300.77

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

STREET "K"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P1.dwg, 11/27/2024 1:58:30 PM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

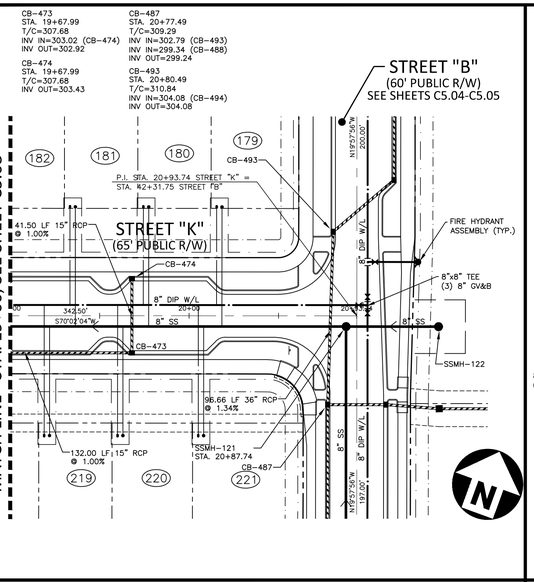
CID-24-08

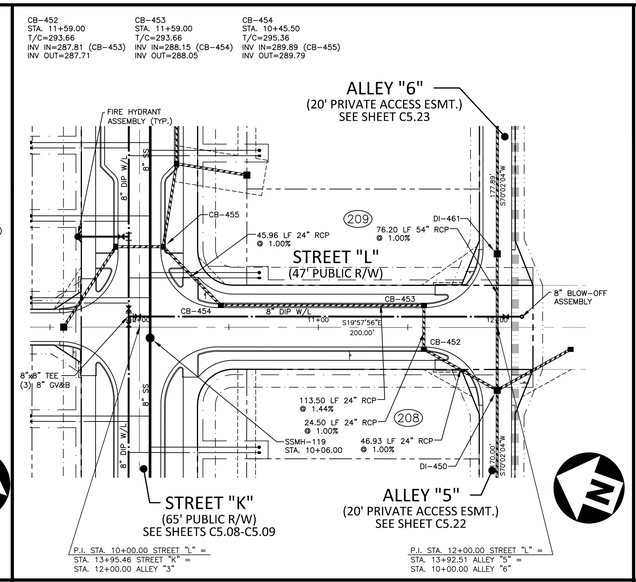
PLAN INFORMATION

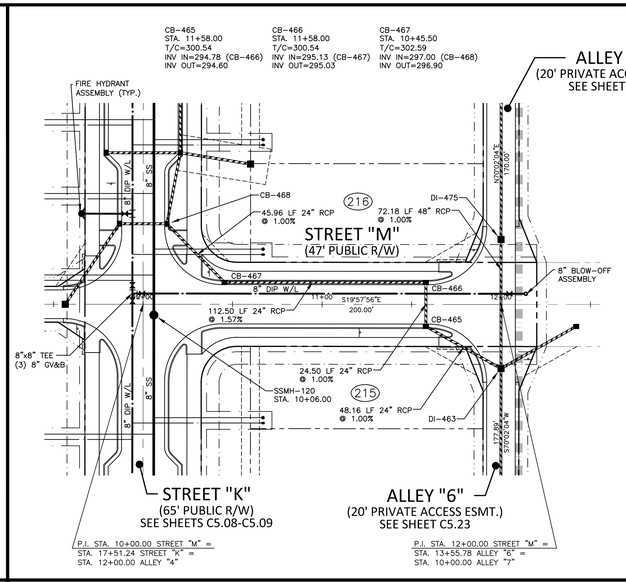
PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

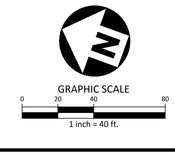
PLAN AND PROFILE
STREET "K", STA. 9+50 THRU STA. 19+00

C5.08









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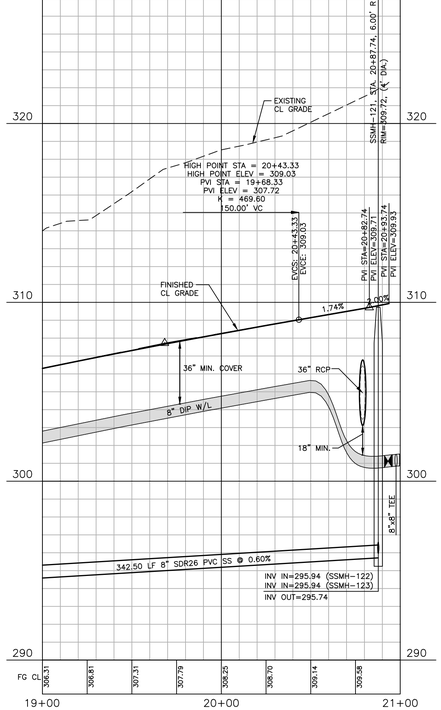

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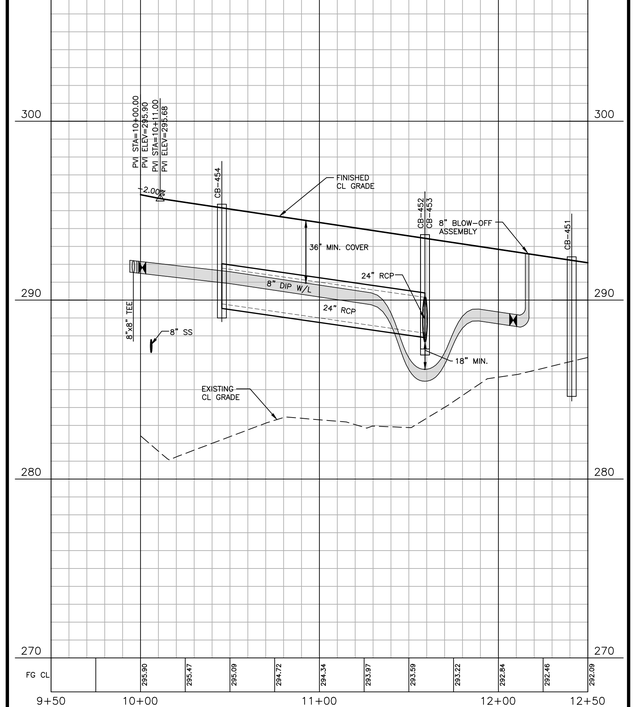

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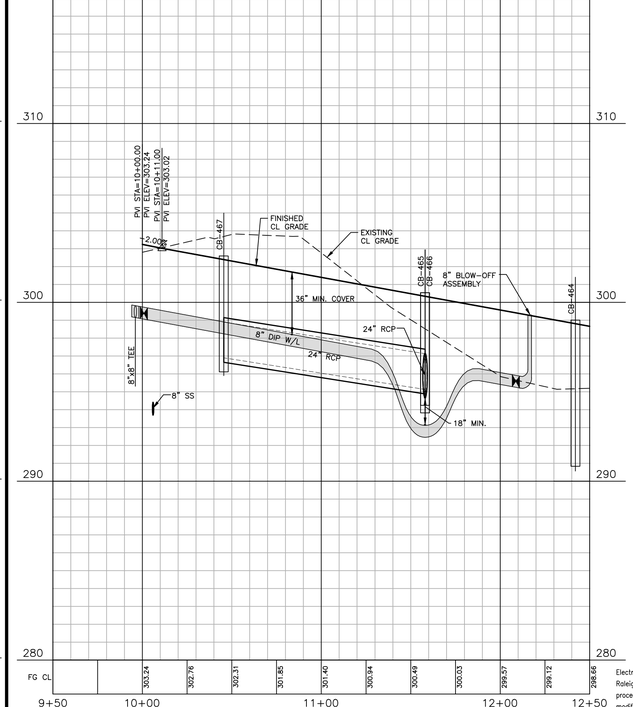

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AGNC
BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

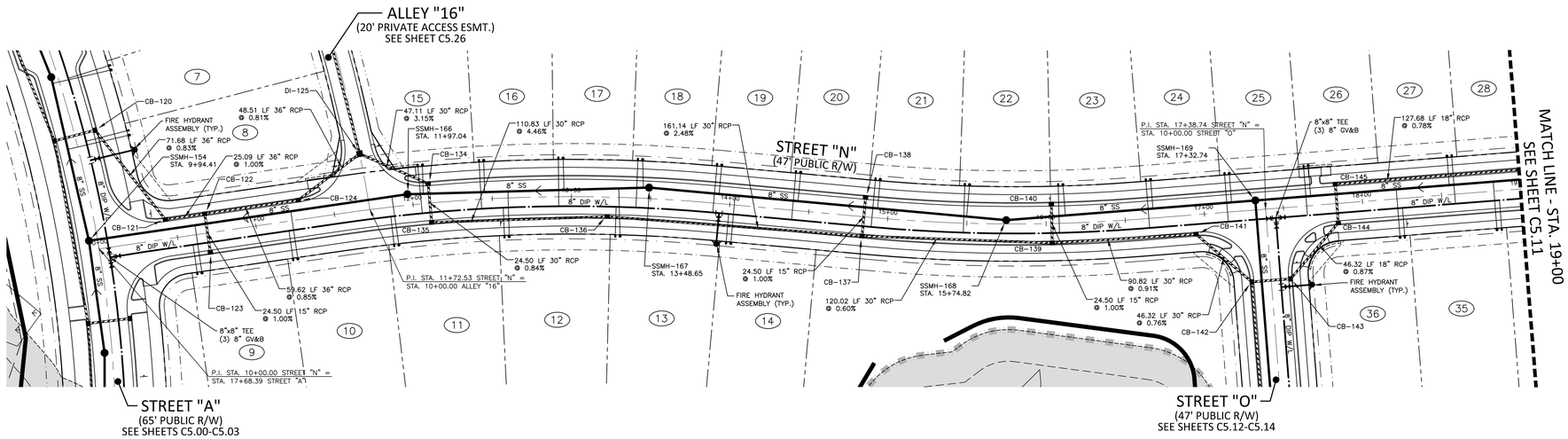
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P1
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "K", STA. 19+00 THRU STA. 21+00
STREET "L", STA. 9+50 THRU STA. 12+50
STREET "M", STA. 9+50 THRU STA. 12+50

C5.09



CB-121
STA. 10+44.02
T/C=280.39
INV IN=263.25 (CB-122)
INV OUT=263.15

CB-122
STA. 10+69.11
T/C=280.31
INV IN=263.60 (CB-124)
INV IN=275.32 (CB-123)
INV OUT=263.50

CB-123
STA. 10+69.11
T/C=280.31
INV OUT=275.56

CB-124
STA. 11+28.72
T/C=280.72
INV IN=264.20 (DI-125)
INV OUT=264.10

CB-134
STA. 12+10.62
T/C=282.63
INV IN=276.30 (CB-135)
INV OUT=276.18

CB-135
STA. 12+10.62
T/C=282.63
INV IN=276.60 (CB-136)
INV OUT=276.50

CB-136
STA. 13+22.89
T/C=287.51
INV IN=281.65 (CB-137)
INV OUT=281.55

CB-137
STA. 14+84.90
T/C=295.25
INV IN=285.75 (CB-139)
INV IN=290.26 (CB-138)
INV OUT=285.65

CB-138
STA. 14+84.90
T/C=295.25
INV OUT=290.50

CB-139
STA. 16+03.59
T/C=300.91
INV IN=286.57 (CB-141)
INV IN=295.92 (CB-140)
INV OUT=286.47

CB-140
STA. 16+03.59
T/C=300.91
INV OUT=296.16

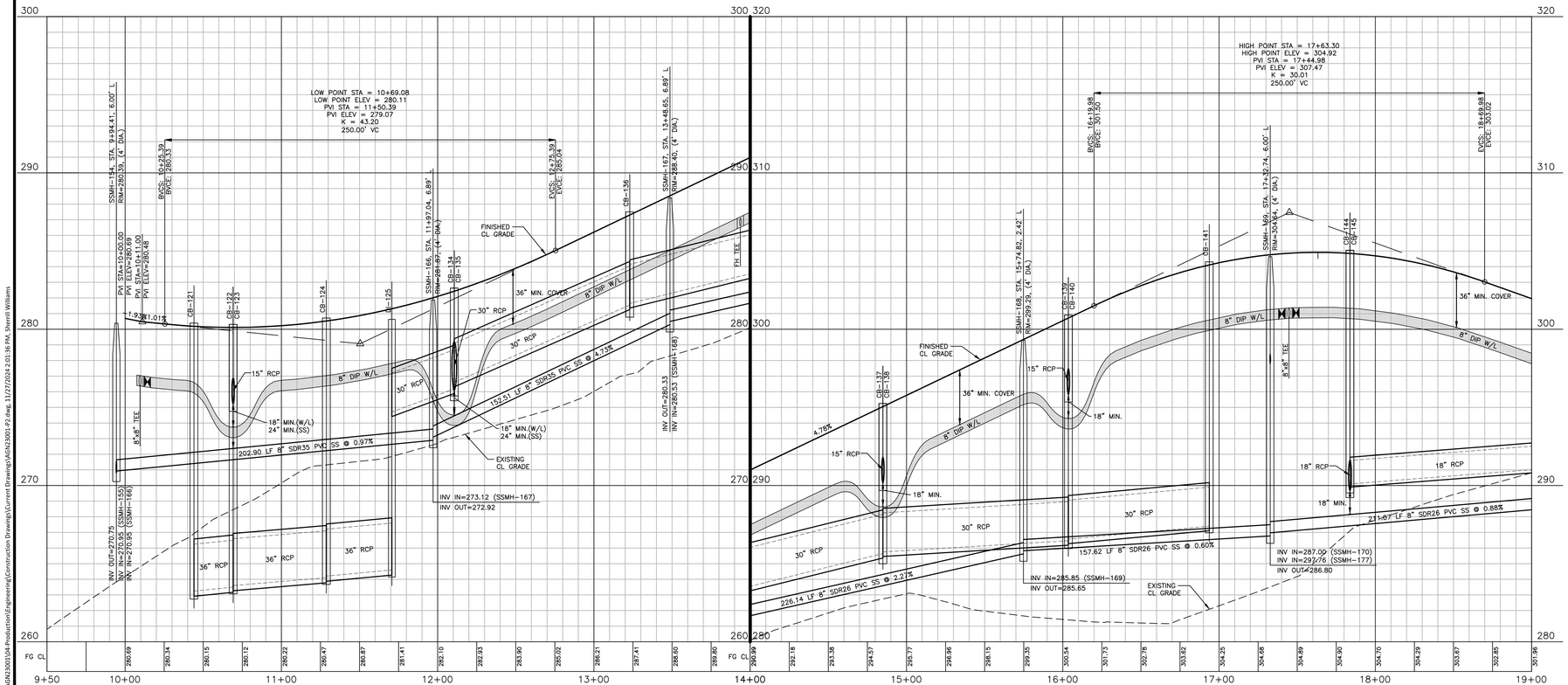
CB-141
STA. 16+93.74
T/C=304.31
INV IN=287.50 (CB-142)
INV OUT=287.40

CB-144
STA. 17+83.74
T/C=305.05
INV IN=289.80 (CB-145)
INV OUT=289.70

CB-145
STA. 17+83.81
T/C=305.05
INV IN=290.10 (CB-146)
INV OUT=290.00

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

STREET "N"



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AGNC
BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

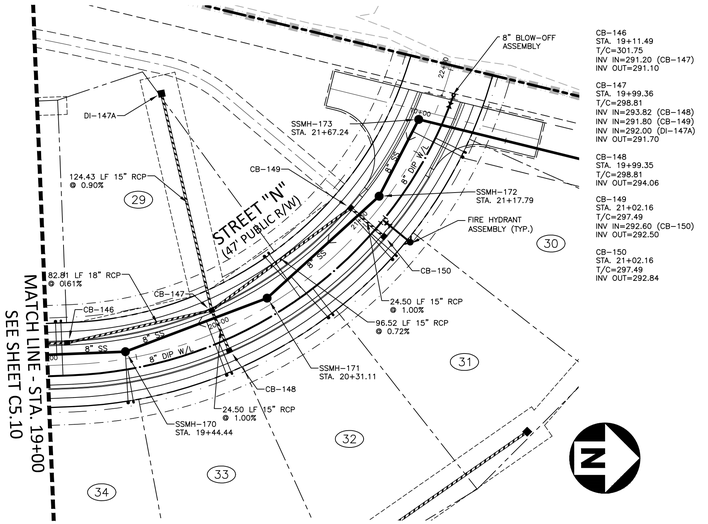
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "N", STA. 9+50 THRU STA. 19+00

C5.10



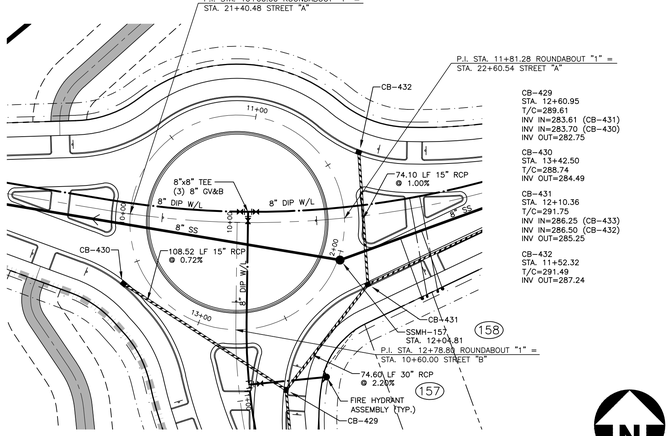
CB-146
STA. 19+11.49
T/C=301.75
INV IN=291.20 (CB-147)
INV OUT=291.10

CB-147
STA. 19+99.36
T/C=298.81
INV IN=293.82 (CB-148)
INV IN=291.80 (CB-149)
INV IN=292.00 (DI-147A)
INV OUT=291.70

CB-148
STA. 19+99.35
T/C=298.81
INV OUT=294.06

CB-149
STA. 21+02.16
T/C=297.49
INV IN=292.60 (CB-150)
INV OUT=292.50

CB-150
STA. 21+02.16
T/C=297.49
INV OUT=292.84

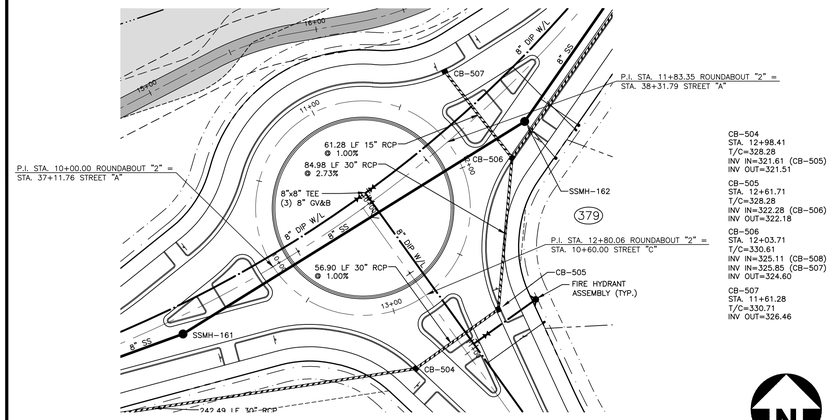


CB-429
STA. 12+60.95
T/C=289.61
INV IN=283.61 (CB-431)
INV IN=283.70 (CB-430)
INV OUT=282.75

CB-430
STA. 13+42.50
T/C=288.74
INV OUT=284.49

CB-431
STA. 12+10.36
T/C=291.75
INV IN=286.25 (CB-433)
INV IN=286.50 (CB-432)
INV OUT=285.25

CB-432
STA. 11+52.32
T/C=291.49
INV OUT=287.24



CB-504
STA. 12+98.41
T/C=328.28
INV IN=321.61 (CB-505)
INV OUT=321.51

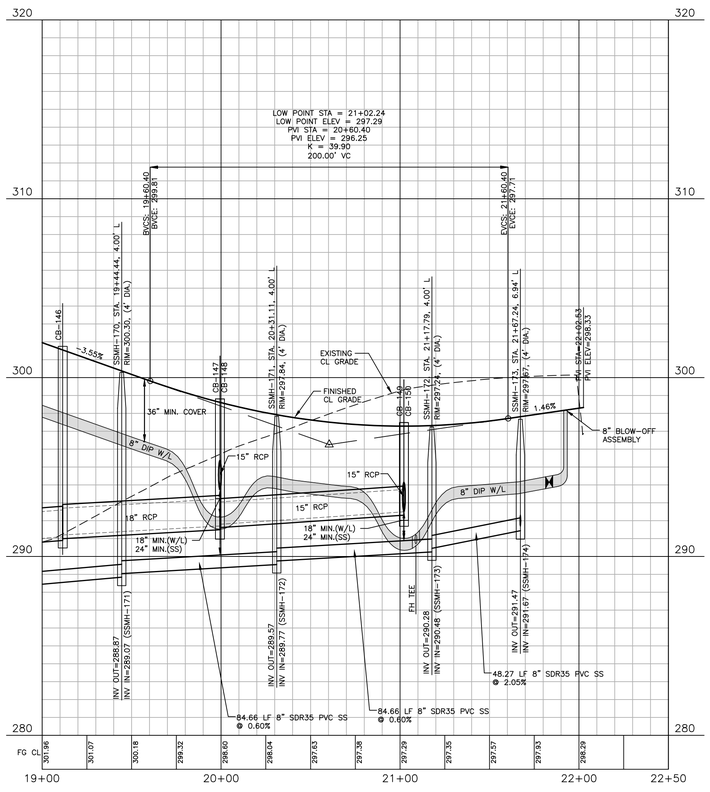
CB-505
STA. 12+61.71
T/C=328.28
INV IN=322.28 (CB-506)
INV OUT=322.18

CB-506
STA. 12+03.71
T/C=330.61
INV IN=325.11 (CB-508)
INV IN=325.85 (CB-507)
INV OUT=324.60

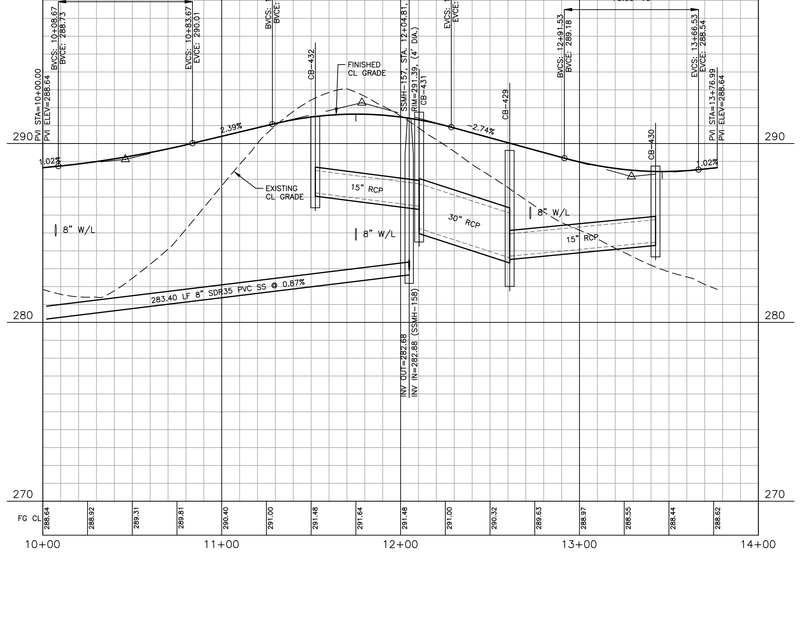
CB-507
STA. 11+61.28
T/C=330.71
INV OUT=326.46

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

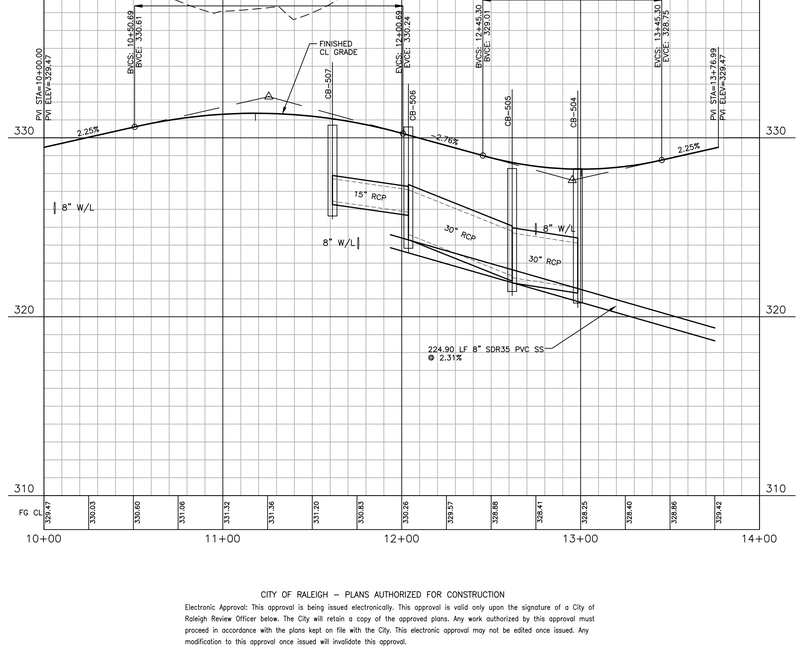
STREET "N"



ROUNDABOUT "1"



ROUNDABOUT "2"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/27/2024 2:05:01 PM, Sherrill Williams

McAdams

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

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

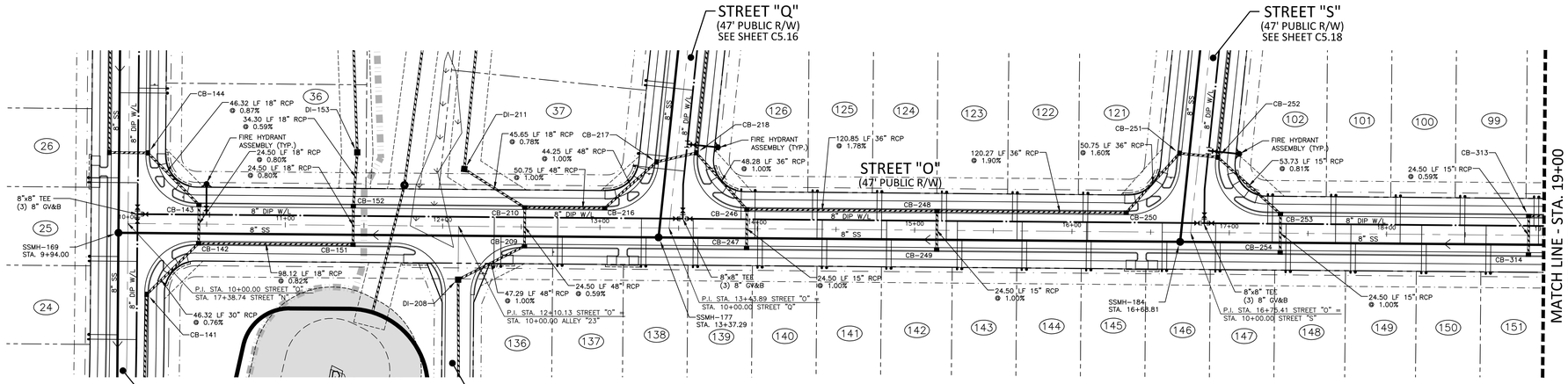
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "N", STA. 19+00 THRU STA. 22+50
ROUNDABOUT "1", STA. 10+00 THRU STA. 14+00
ROUNDABOUT "2", STA. 10+00 THRU STA. 14+00

C5.11



CB-142
STA. 10+45.00
T/C=305.61
INV IN=288.05 (CB-151)
INV IN=289.00 (CB-143)
INV OUT=287.85

CB-143
STA. 10+45.00
T/C=305.61
INV IN=289.30 (CB-144)
INV OUT=289.20

CB-151
STA. 11+43.12
T/C=309.69
INV IN=288.95 (CB-152)
INV OUT=288.85

CB-152
STA. 11+43.12
T/C=309.69
INV IN=289.25 (DI-153)
INV OUT=289.15

CB-209
STA. 12+52.13
T/C=314.99
INV IN=304.88 (CB-210)
INV OUT=304.78

CB-210
STA. 12+52.13
T/C=314.99
INV IN=305.13 (CB-216)
INV IN=310.24 (DI-211)
INV OUT=305.03

CB-216
STA. 13+02.87
T/C=316.26
INV IN=305.74 (CB-217)
INV OUT=305.64

CB-246
STA. 13+93.27
T/C=318.05
INV IN=313.06 (CB-247)
INV IN=311.55 (CB-248)
INV OUT=311.30

CB-247
STA. 13+93.27
T/C=318.05
INV OUT=313.30

CB-248
STA. 15+14.12
T/C=320.45
INV IN=315.46 (CB-249)
INV IN=313.95 (CB-250)
INV OUT=313.70

CB-249
STA. 15+14.12
T/C=320.45
INV OUT=315.70

CB-250
STA. 16+34.39
T/C=322.84
INV IN=316.34 (CB-251)
INV OUT=316.24

CB-253
STA. 17+32.46
T/C=324.78
INV IN=319.78 (CB-254)
INV OUT=319.68

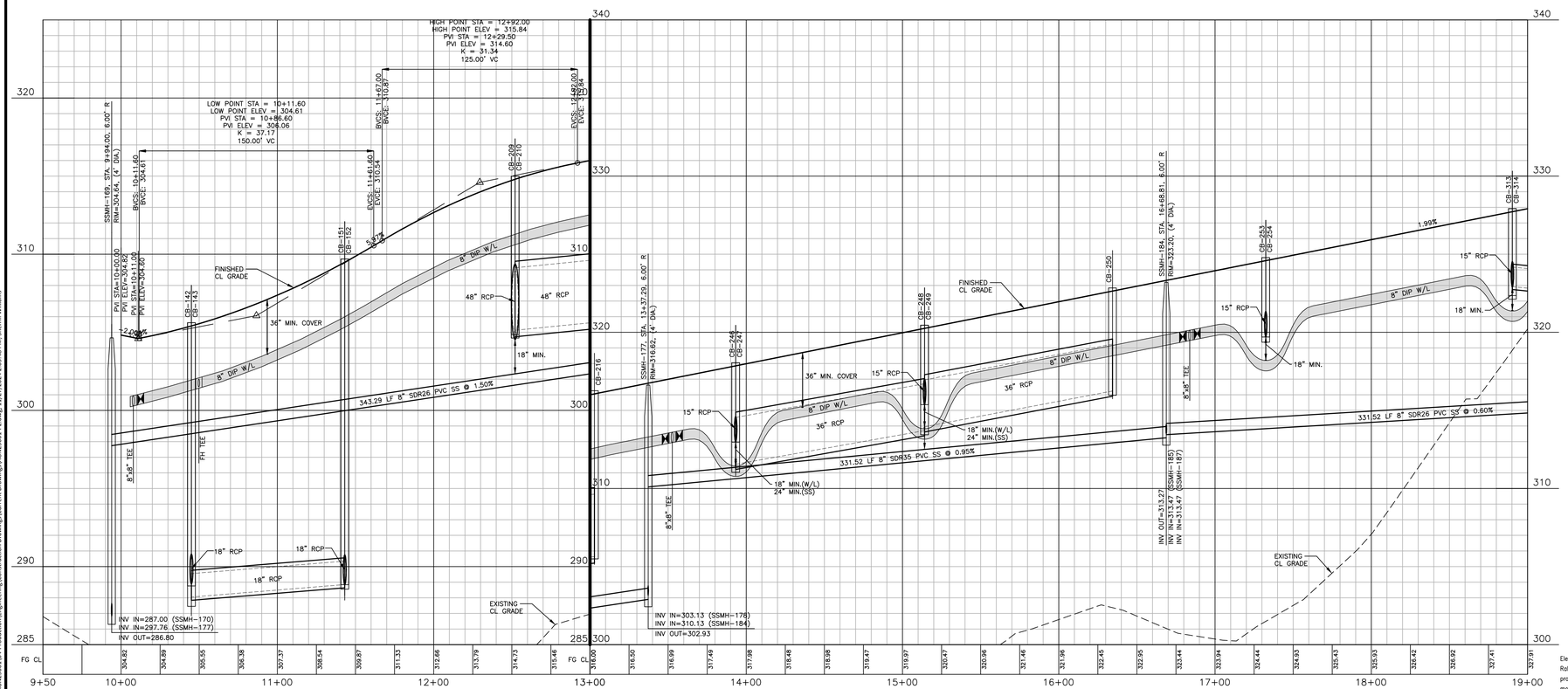
CB-254
STA. 17+32.46
T/C=324.78
INV OUT=320.03

CB-313
STA. 18+90.27
T/C=327.92
INV IN=323.03 (CB-314)
INV OUT=322.92

CB-314
STA. 18+90.27
T/C=327.92
INV OUT=323.17

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

STREET "O"



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City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/27/2024 2:05:48 PM, Sherrill Williams

McAdams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

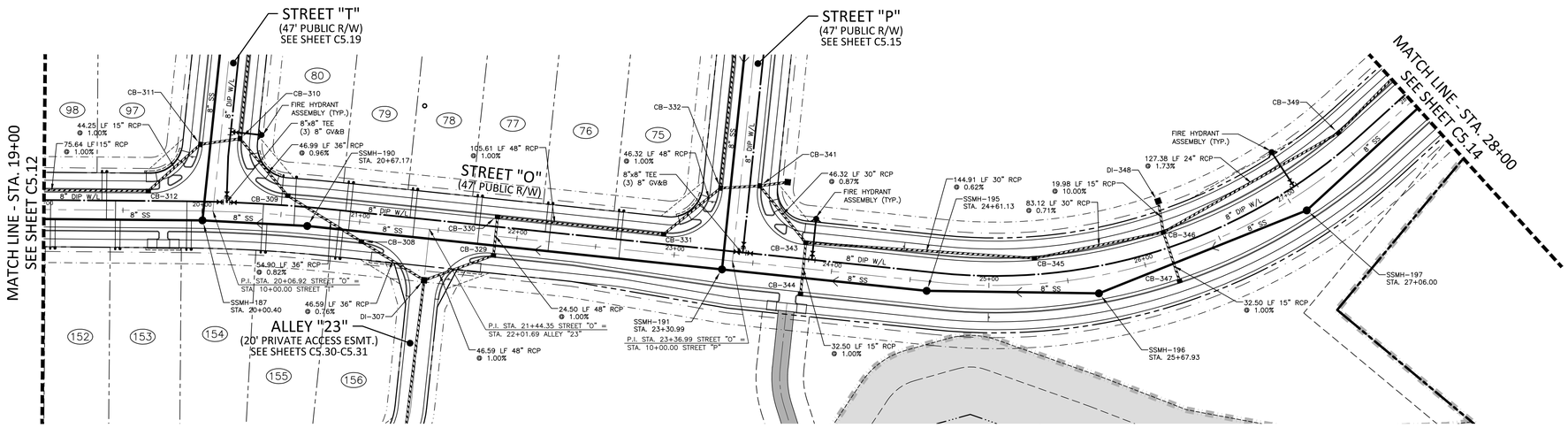
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "O", STA. 9+50 THRU STA. 19+00

C5.12



CB-308
STA. 21+02.35
T/C=332.13
INV IN=319.60 (CB-309)
INV OUT=319.50

CB-309
STA. 20+53.36
T/C=331.16
INV IN=320.15 (CB-310)
INV OUT=320.05

CB-312
STA. 19+65.91
T/C=329.42
INV IN=322.17 (CB-313)
INV OUT=322.17

CB-329
STA. 21+86.35
T/C=333.80
INV IN=323.61 (CB-330)
INV OUT=323.51

CB-330
STA. 21+86.38
T/C=333.80
INV IN=323.95 (CB-331)
INV OUT=323.85

CB-331
STA. 22+91.99
T/C=335.89
INV IN=325.11 (CB-332)
INV OUT=325.01

CB-343
STA. 23+81.99
T/C=337.60
INV IN=329.00 (CB-345)
INV IN=332.52 (CB-344)
INV OUT=328.90

CB-344
STA. 23+81.99
T/C=337.60
INV OUT=332.85

CB-345
STA. 25+30.02
T/C=337.56
INV IN=330.00 (CB-346)
INV OUT=329.90

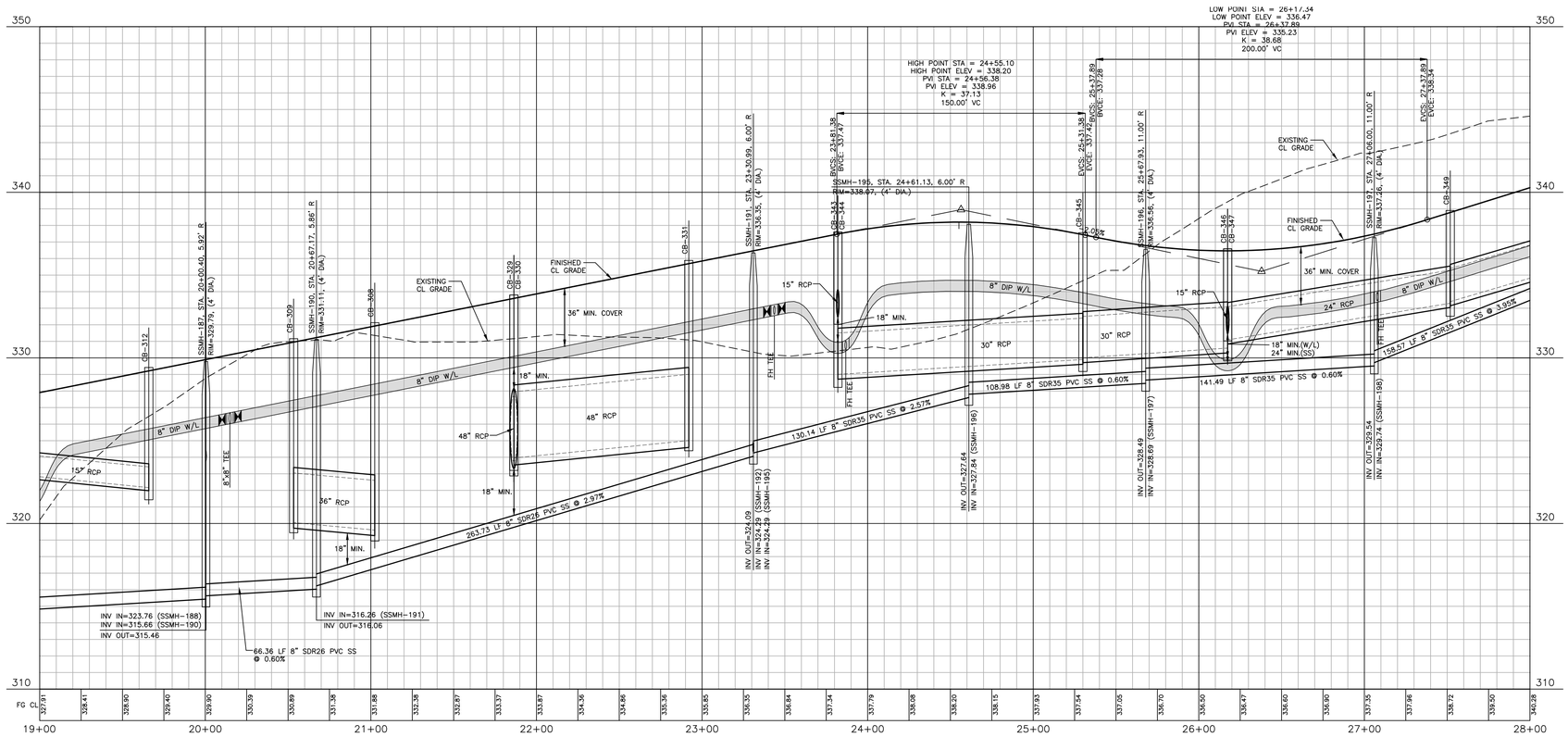
CB-346
STA. 26+17.41
T/C=336.59
INV IN=331.52 (CB-347)
INV IN=331.84 (DI-348)
INV IN=331.09 (CB-349)
INV OUT=330.60

CB-347
STA. 26+17.41
T/C=336.59
INV OUT=331.84

CB-349
STA. 27+51.82
T/C=338.90
INV IN=333.40 (CB-350)
INV OUT=333.30

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

STREET "O"



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FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 239. 9486

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

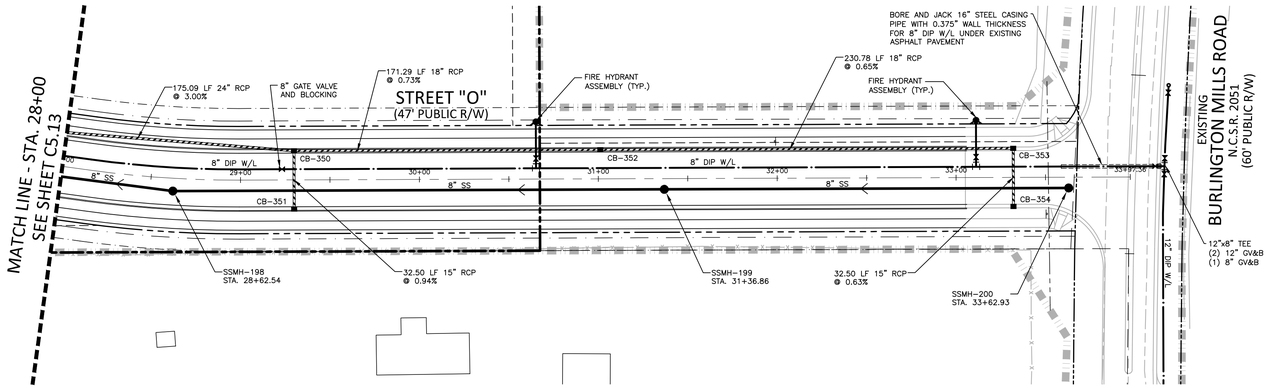
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "O", STA. 19+00 THRU STA. 28+00

C5.13

X:\Projects\AGN\AGN23001\04-Production\1Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/27/2024 2:05:41 PM, Sherrill Williams



CB-350
STA. 29+29.93
T/C=344.45
INV IN=339.40 (CB-351)
INV IN=339.40 (CB-352)
INV OUT=338.65

CB-351
STA. 29+29.93
T/C=344.45
INV OUT=339.70

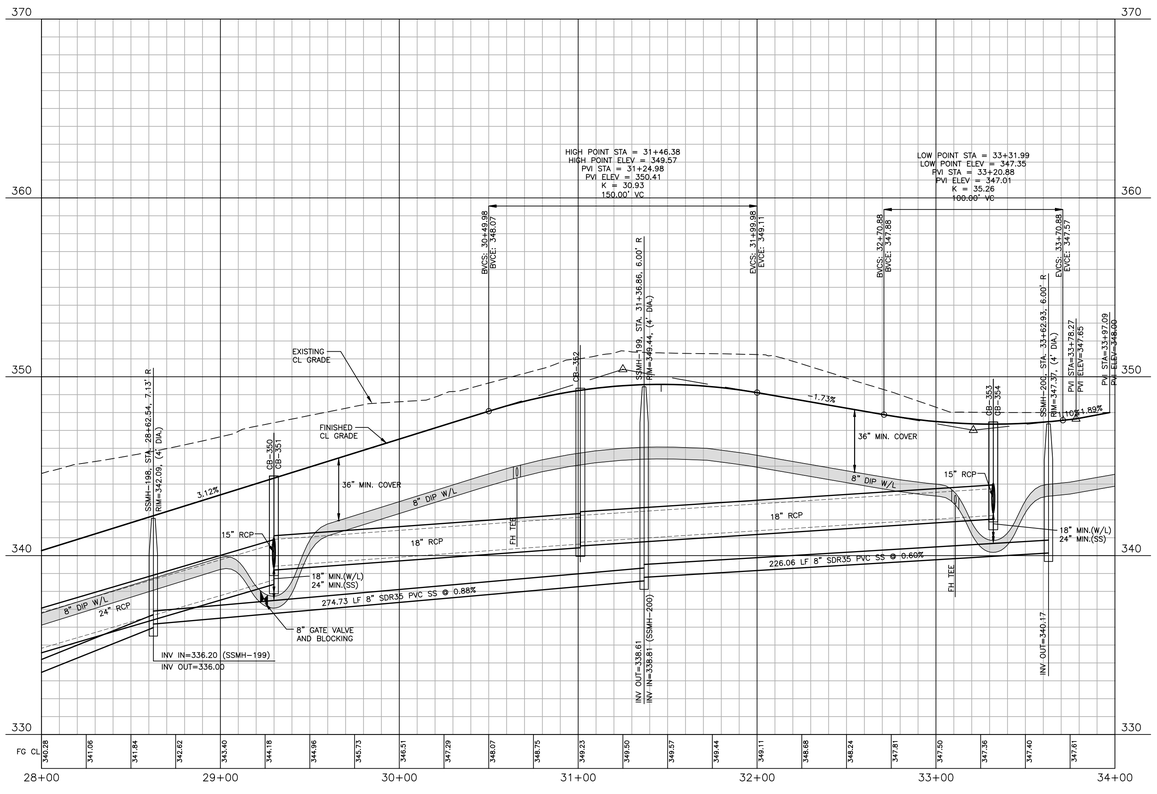
CB-352
STA. 31+01.23
T/C=349.36
INV IN=340.75 (CB-353)
INV OUT=340.65

CB-353
STA. 33+32.01
T/C=347.47
INV IN=342.50 (CB-354)
INV OUT=342.24

CB-354
STA. 33+32.01
T/C=347.47
INV OUT=342.70

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

STREET "O"



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McAdams

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REVISIONS
NO. DATE

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

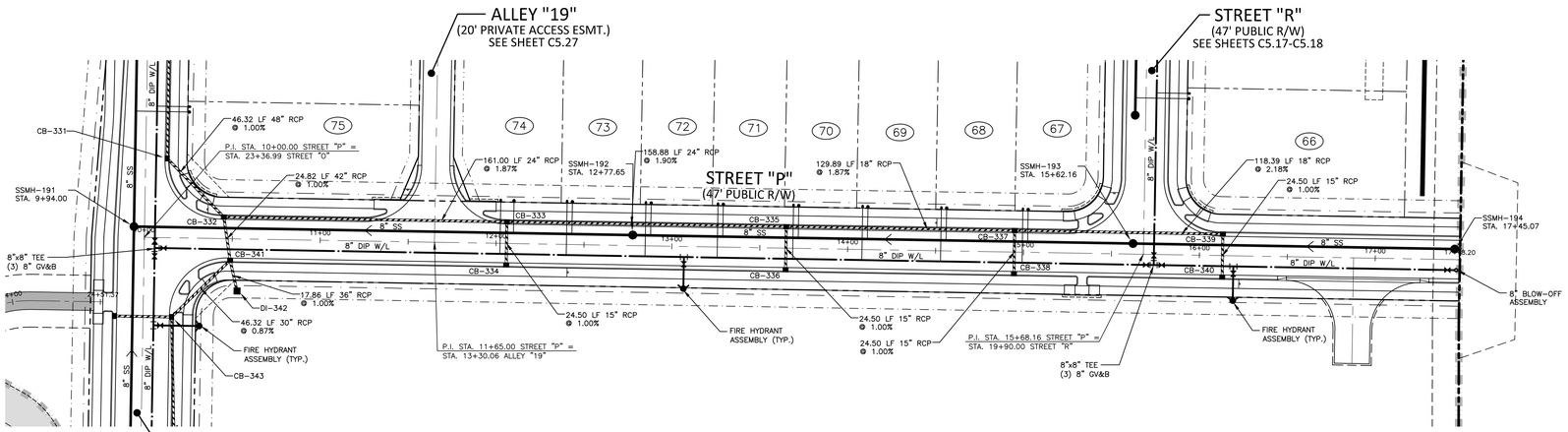
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "O", STA. 28+00 THRU STA. 34+00

C5.14



CB-332
STA. 10+45.00
T/C=337.22
INV IN=328.15 (CB-341)
INV IN=331.72 (CB-333)
INV OUT=325.57

CB-333
STA. 12+06.00
T/C=340.47
INV IN=335.48 (CB-334)
INV IN=334.97 (CB-335)
INV OUT=334.72

CB-334
STA. 12+06.00
T/C=340.47
INV OUT=335.72

CB-335
STA. 13+64.88
T/C=343.73
INV IN=338.74 (CB-336)
INV IN=338.73 (CB-337)
INV OUT=337.98

CB-336
STA. 13+64.88
T/C=343.73
INV OUT=338.98

CB-338
STA. 14+94.76
T/C=346.40
INV OUT=341.65

CB-337
STA. 14+94.76
T/C=346.40
INV IN=341.40 (CB-338)
INV IN=341.40 (CB-339)
INV OUT=341.16

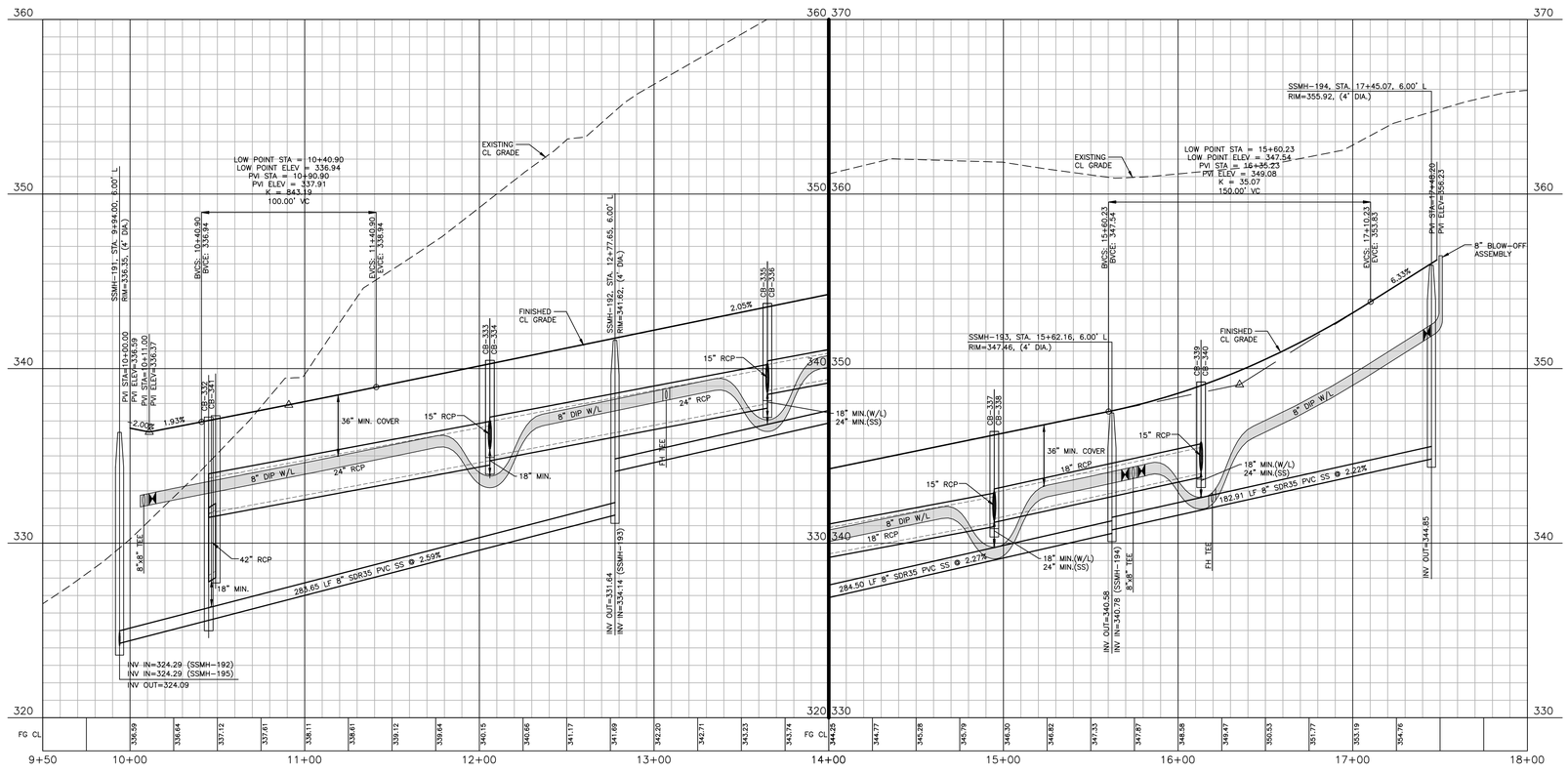
CB-339
STA. 16+13.16
T/C=349.23
INV IN=344.24 (CB-340)
INV OUT=343.98

CB-340
STA. 16+13.16
T/C=349.23
INV OUT=344.48

CB-341
STA. 10+49.00
T/C=337.30
INV IN=328.50 (CB-343)
INV IN=329.06 (DI-342)
INV OUT=328.40

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

STREET "P"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

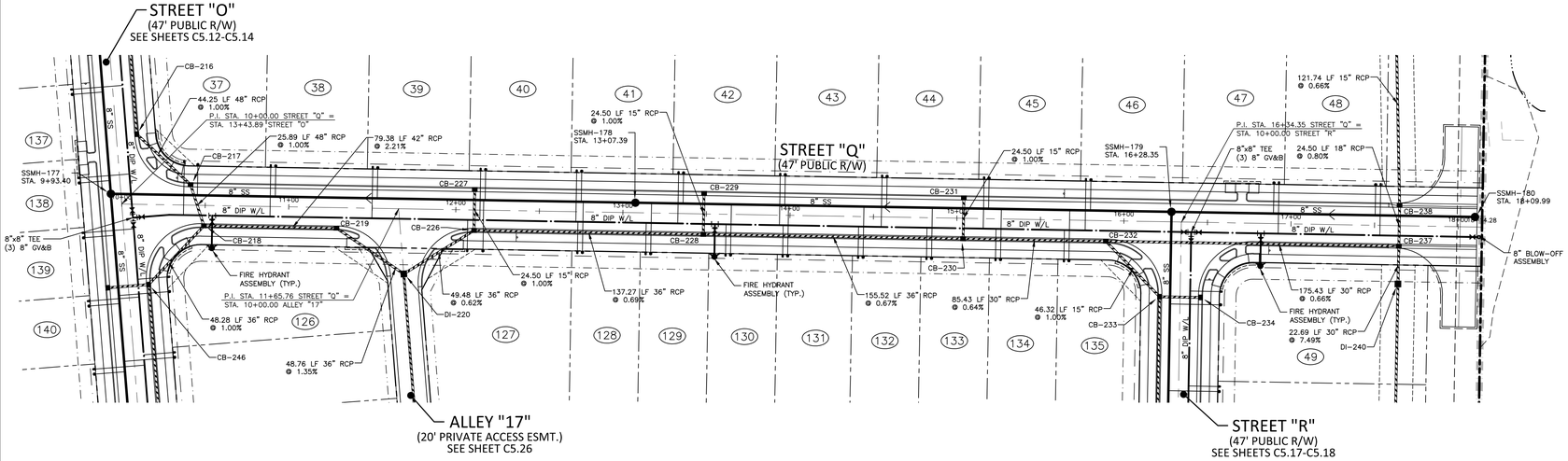
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "P", STA. 9+50 THRU STA. 18+00

C5.15



CB-217
STA. 10+41.02
T/C=317.42
INV IN=306.28 (CB-218)
INV OUT=306.18

CB-218
STA. 10+49.38
T/C=317.59
INV IN=310.82 (CB-246)
INV IN=310.45 (CB-219)
INV OUT=306.54

CB-219
STA. 11+28.76
T/C=319.39
INV IN=312.89 (DI-220)
INV OUT=312.20

CB-226
STA. 12+11.12
T/C=321.22
INV IN=314.05 (CB-228)
INV IN=316.22 (CB-227)
INV OUT=313.95

CB-227
STA. 12+11.12
T/C=321.22
INV OUT=316.47

CB-228
STA. 13+48.39
T/C=323.56
INV IN=315.10 (CB-230)
INV IN=318.56 (CB-229)
INV OUT=315.00

CB-229
STA. 13+48.39
T/C=323.56
INV OUT=318.81

CB-230
STA. 15+03.92
T/C=326.19
INV IN=321.20 (CB-231)
INV IN=316.65 (CB-232)
INV OUT=316.14

CB-231
STA. 15+03.92
T/C=326.19
INV OUT=321.44

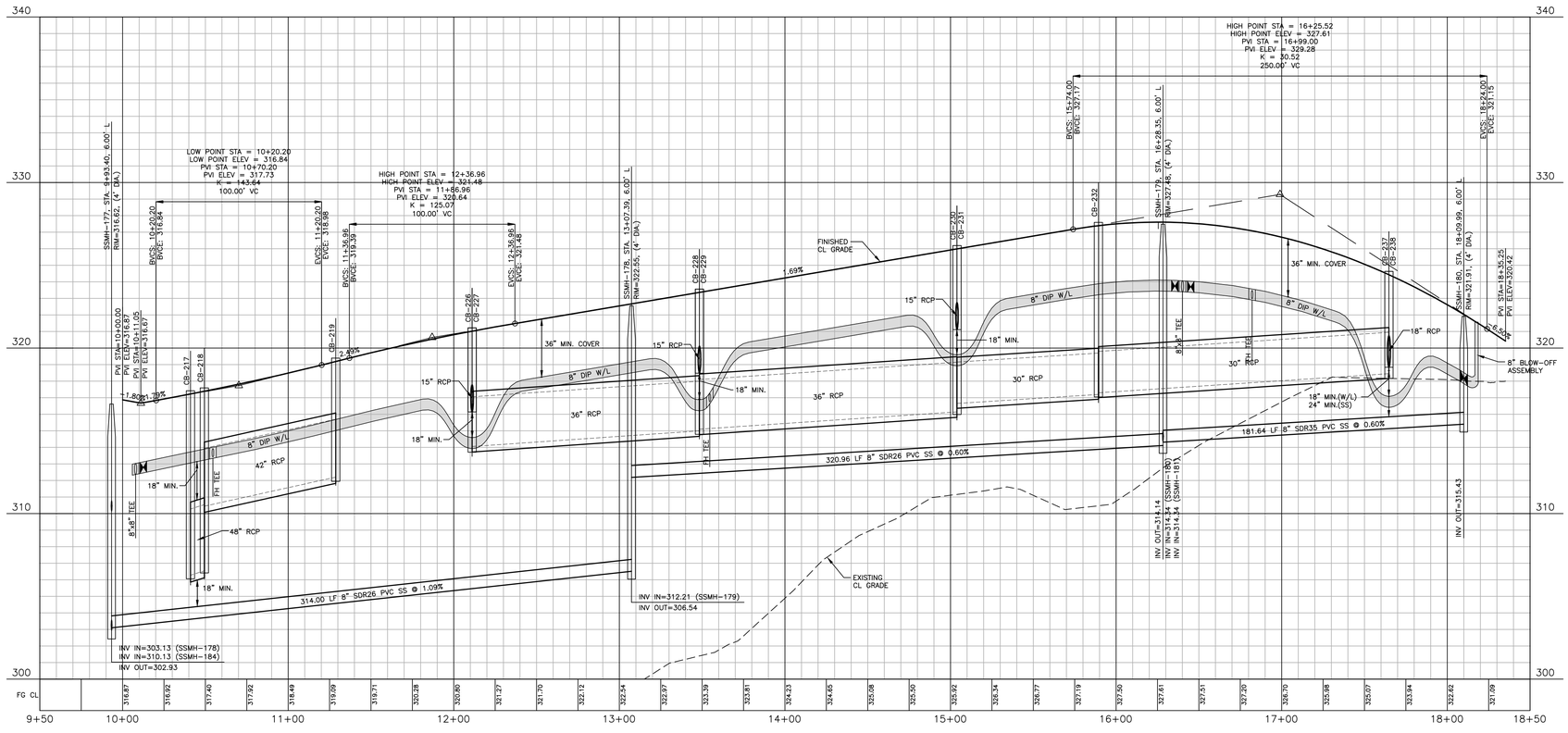
CB-232
STA. 15+89.35
T/C=327.59
INV IN=322.77 (CB-233)
INV IN=317.30 (CB-237)
INV OUT=317.20

CB-237
STA. 17+64.78
T/C=324.63
INV IN=318.95 (CB-238)
INV IN=319.65 (DI-240)
INV OUT=318.45

CB-238
STA. 17+64.78
T/C=324.63
INV IN=319.25 (DI-239)
INV OUT=319.15

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

STREET "Q"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams

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PHONE: 919. 239. 9486

AGNC
BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "Q", STA. 9+50 THRU STA. 18+50

C5.16

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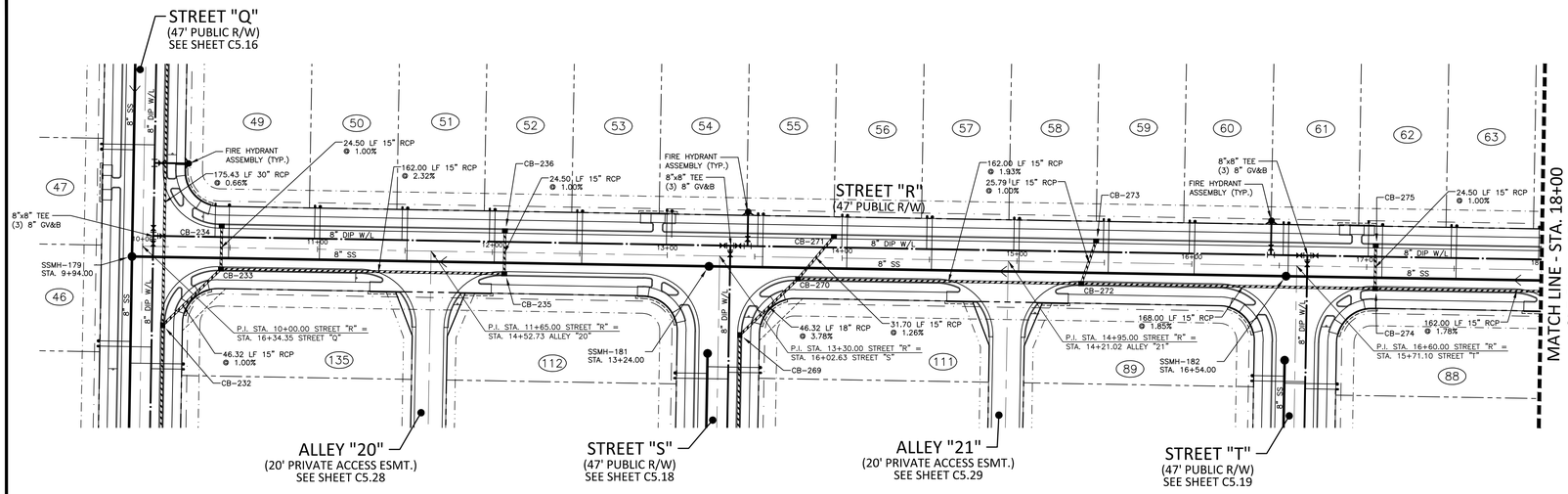


CB-233
STA. 10+45.00
T/C=328.23
INV IN=323.34 (CB-234)
INV IN=323.48 (CB-235)
INV OUT=323.24

CB-234
STA. 10+45.00
T/C=328.23
INV OUT=323.58

CB-235
STA. 12+07.00
T/C=332.34
INV IN=327.34 (CB-236)
INV OUT=327.24

CB-236
STA. 12+07.00
T/C=332.34
INV OUT=327.59

CB-270
STA. 13+75.00
T/C=335.69
INV IN=330.94 (CB-271)
INV IN=330.94 (CB-272)
INV OUT=330.69

CB-271
STA. 13+95.11
T/C=336.09
INV OUT=331.34

CB-272
STA. 15+37.00
T/C=338.92
INV IN=334.17 (CB-273)
INV IN=334.17 (CB-274)
INV OUT=334.07

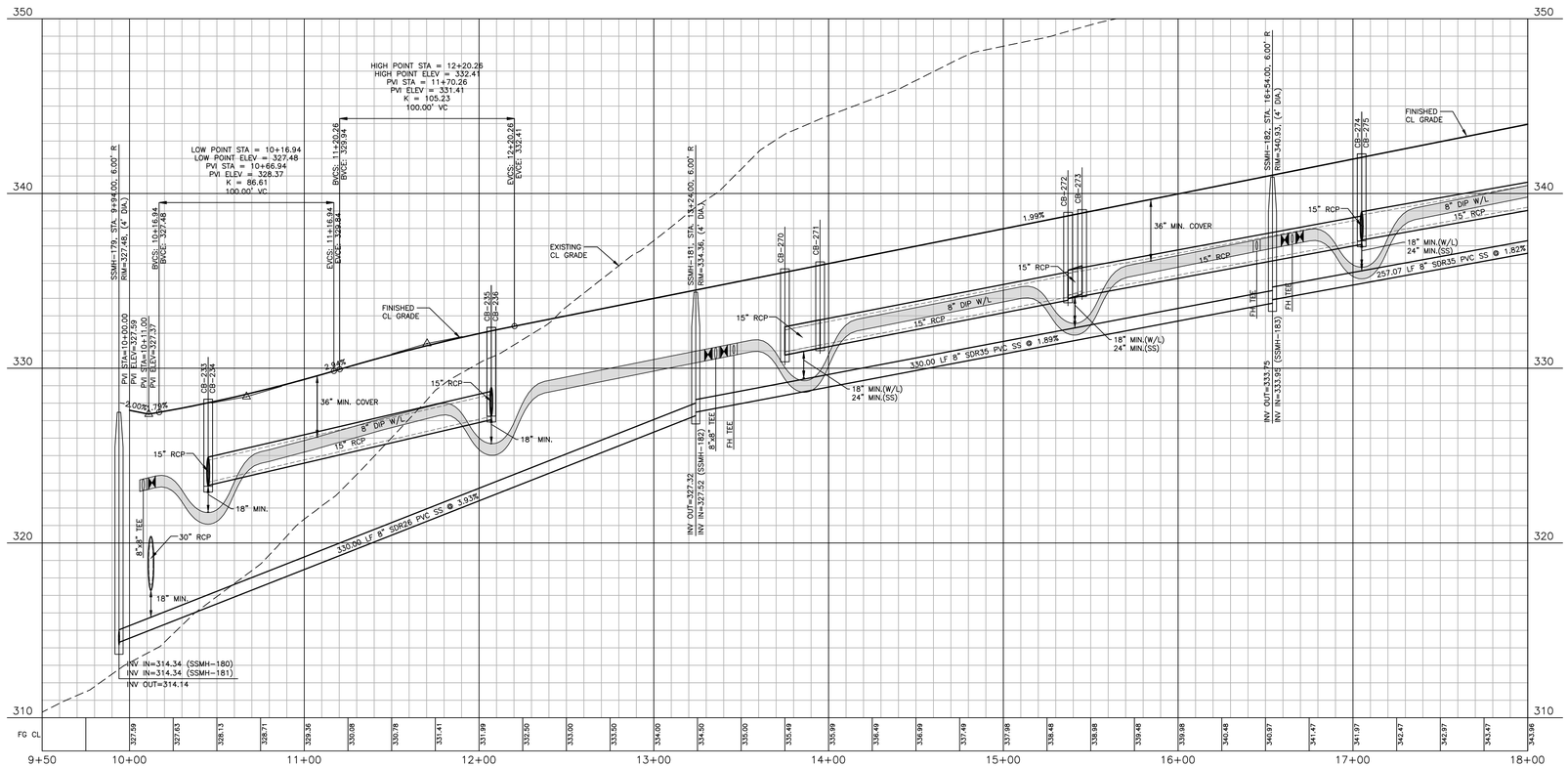
CB-273
STA. 15+45.06
T/C=339.08
INV OUT=334.43

CB-274
STA. 17+05.00
T/C=342.27
INV IN=337.38 (CB-275)
INV IN=337.52 (CB-276)
INV OUT=337.28

CB-275
STA. 17+05.00
T/C=342.27
INV OUT=337.62

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

STREET "R"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/27/2024 2:10:23 PM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
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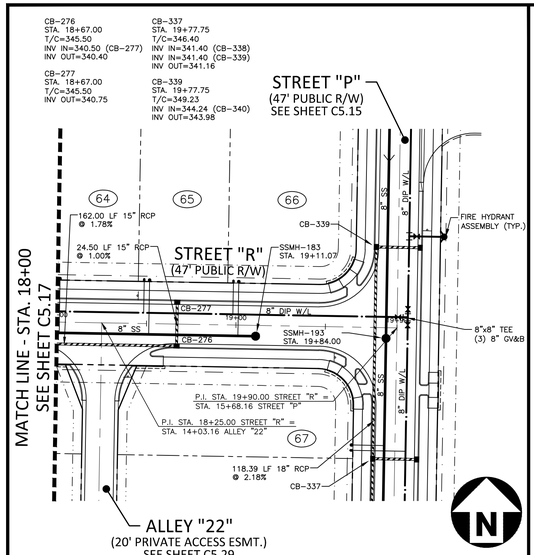
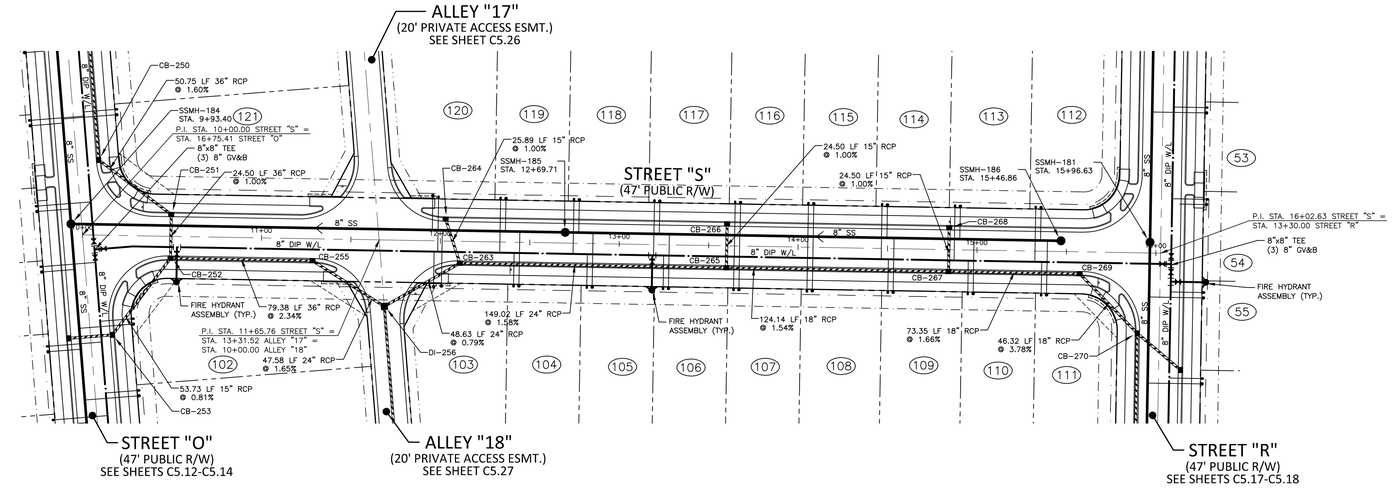
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "R", STA. 9+50 THRU STA. 18+00

C5.17





CB-251
STA. 10+49.38
T/C=324.21
INV IN=317.25 (CB-252)
INV OUT=317.15

CB-252
STA. 10+49.38
T/C=324.21
INV IN=319.25 (CB-253)
INV IN=317.71 (CB-255)
INV OUT=317.50

CB-255
STA. 11+28.76
T/C=326.07
INV IN=320.57 (DI-256)
INV OUT=319.57

CB-263
STA. 12+11.12
T/C=327.86
INV IN=322.79 (CB-264)
INV IN=322.36 (CB-265)
INV OUT=322.16

CB-264
STA. 12+02.76
T/C=327.70
INV OUT=323.05

CB-265
STA. 13+60.14
T/C=330.46
INV IN=325.46 (CB-266)
INV IN=325.46 (CB-267)
INV OUT=324.72

CB-266
STA. 13+60.14
T/C=330.46
INV OUT=325.71

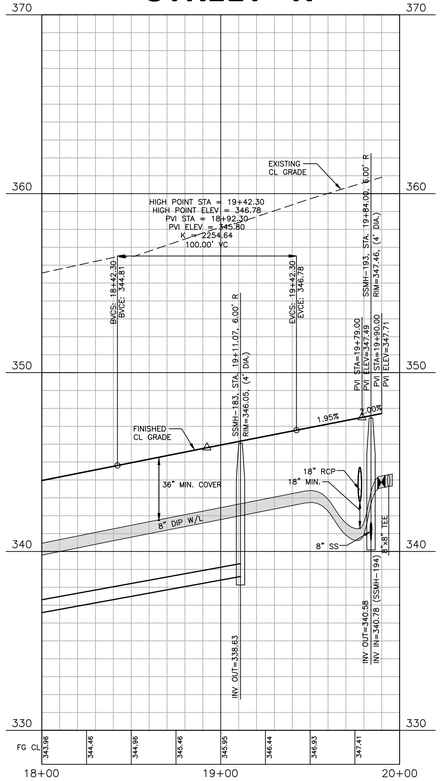
CB-267
STA. 14+84.29
T/C=332.62
INV IN=327.62 (CB-268)
INV IN=327.62 (CB-269)
INV OUT=327.38

CB-268
STA. 14+84.29
T/C=332.62
INV OUT=327.87

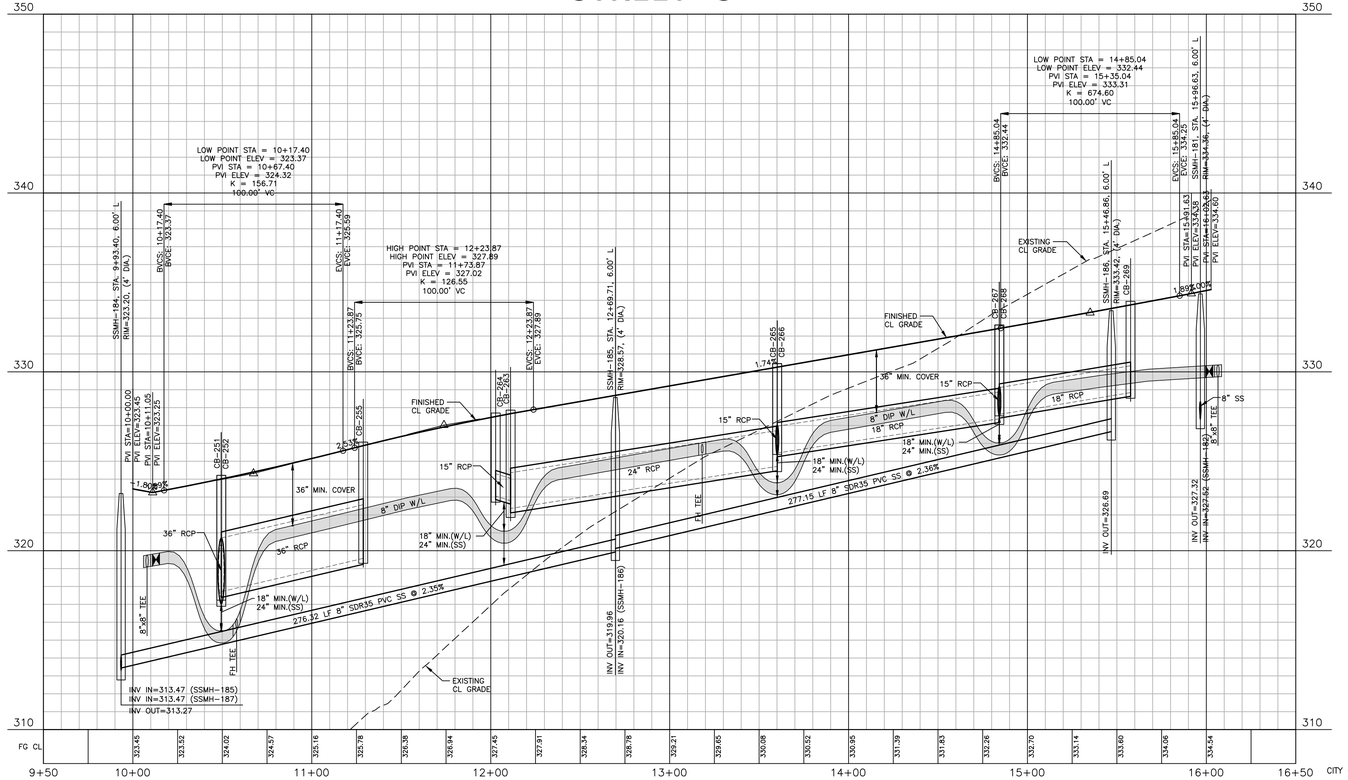
CB-269
STA. 15+57.63
T/C=333.94
INV IN=328.94 (CB-270)
INV OUT=328.84

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

STREET "R"



STREET "S"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/27/2024 2:11:48 PM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

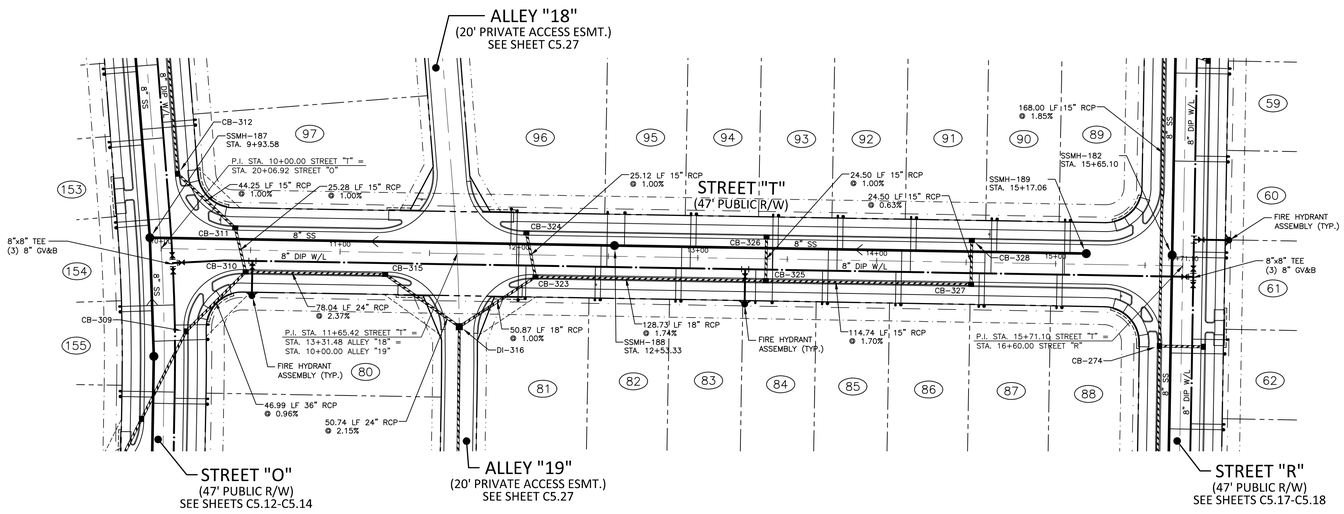
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "R", STA. 18+00 THRU STA. 20+00
SS O/F "S", STA. 9+50 THRU STA. 16+50

C5.18



CB-274
STA. 15+58.85
T/C=342.27
INV IN=337.38 (CB-275)
INV IN=337.52 (CB-276)
INV OUT=337.28

CB-310
STA. 10+47.42
T/C=330.77
INV IN=325.27 (CB-315)
INV IN=321.37 (CB-311)
INV OUT=320.60

CB-311
STA. 10+41.20
T/C=330.64
INV IN=321.73 (CB-312)
INV OUT=321.63

CB-315
STA. 11+25.45
T/C=332.72
INV IN=327.22 (DI-316)
INV OUT=327.12

CB-323
STA. 12+09.49
T/C=334.69
INV IN=329.57 (CB-324)
INV IN=329.69 (CB-325)
INV OUT=329.32

CB-324
STA. 12+03.95
T/C=334.57
INV OUT=329.82

CB-325
STA. 13+38.21
T/C=337.18
INV IN=332.18 (CB-326)
INV IN=332.45 (CB-327)
INV OUT=331.94

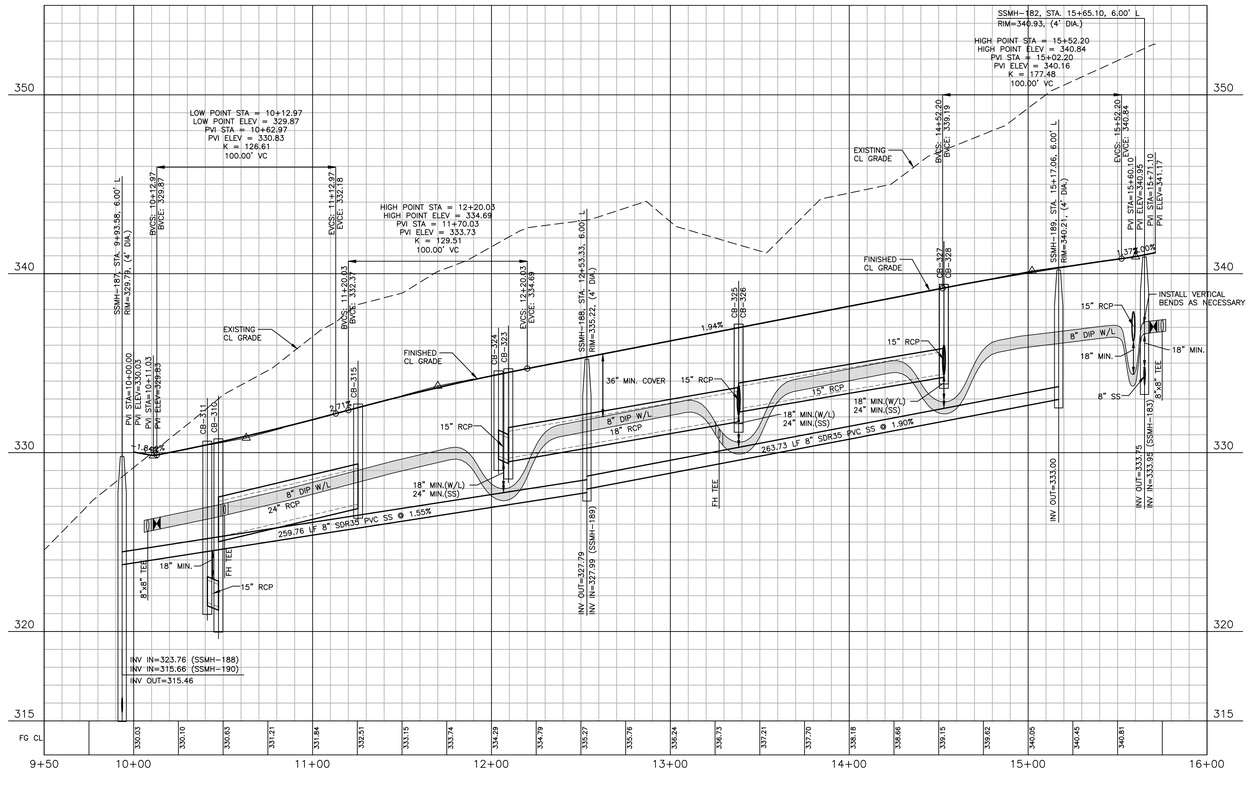
CB-326
STA. 13+38.21
T/C=337.18
INV OUT=332.43

CB-327
STA. 14+52.95
T/C=339.40
INV IN=334.50 (CB-328)
INV OUT=334.40

CB-328
STA. 14+52.95
T/C=339.40
INV OUT=334.65

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

STREET "T"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P2.dwg, 11/27/2024 2:13:48 PM, Sherrill Williams

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BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

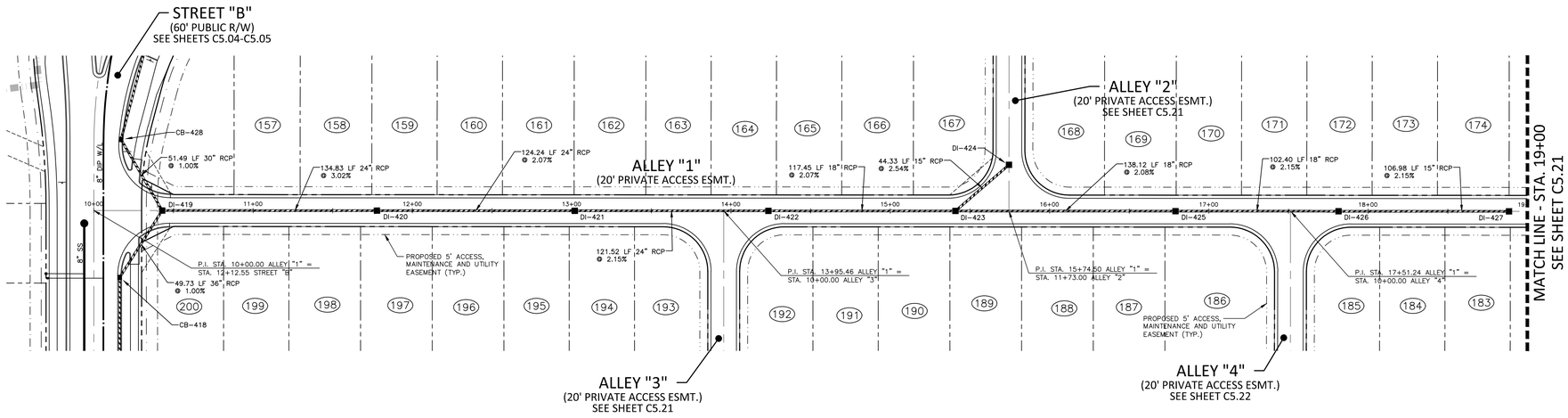
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P2
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
STREET "T", STA. 9+50 THRU STA. 16+00

C5.19



DI-419
STA. 10+42.88
T/G=291.00
INV IN=281.47 (CB-428)
INV IN=286.00 (DI-420)
INV OUT=281.07

DI-420
STA. 11+77.72
T/G=295.18
INV IN=290.18 (DI-421)
INV OUT=290.08

DI-421
STA. 13+01.95
T/G=297.85
INV IN=292.85 (DI-422)
INV OUT=292.75

DI-422
STA. 14+23.48
T/G=300.47
INV IN=295.97 (DI-423)
INV OUT=295.47

DI-423
STA. 15+40.93
T/G=303.00
INV IN=298.50 (DI-425)
INV IN=298.75 (DI-424)
INV OUT=298.40

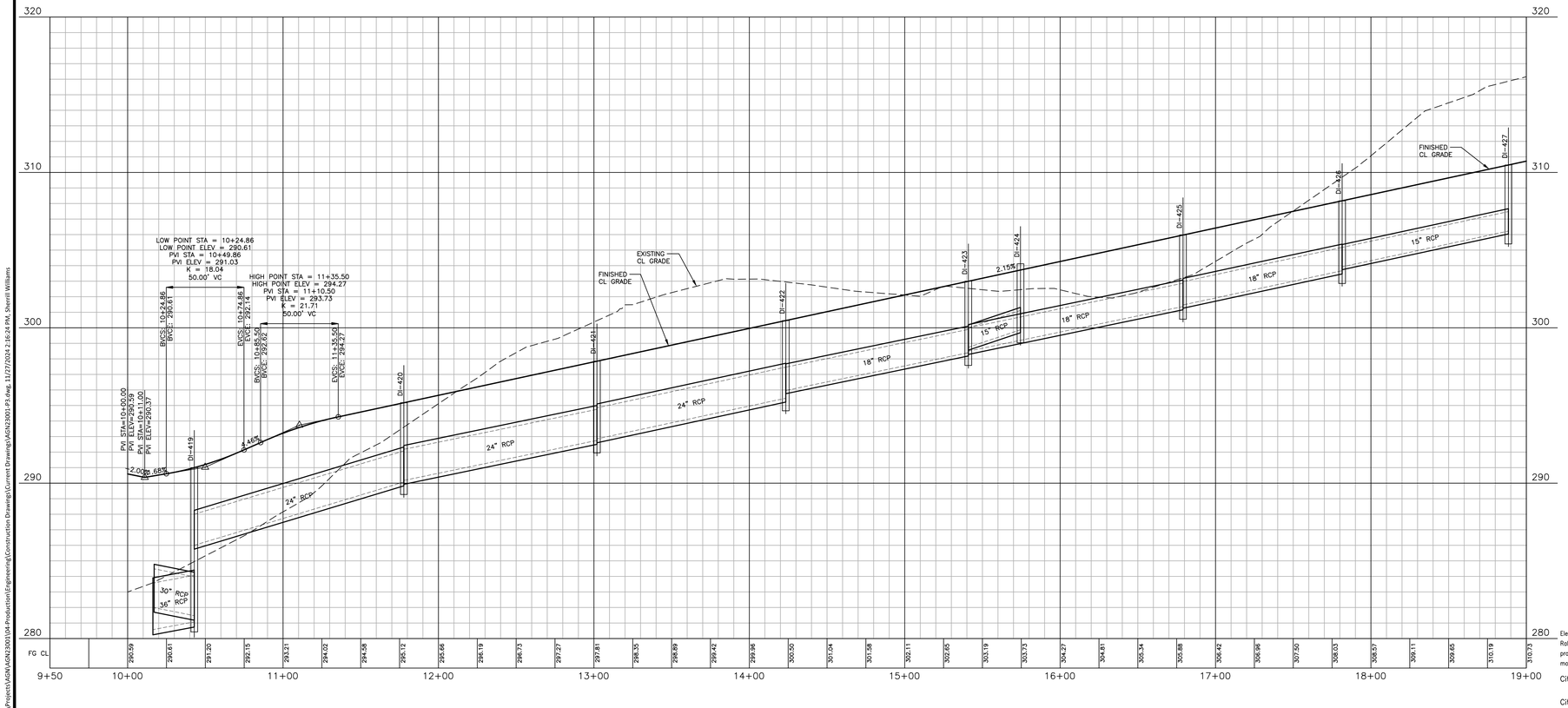
DI-425
STA. 16+79.05
T/G=305.97
INV IN=301.47 (DI-426)
INV OUT=301.37

DI-426
STA. 17+81.45
T/G=308.17
INV IN=303.92 (DI-427)
INV OUT=303.67

DI-427
STA. 18+88.43
T/G=310.48
INV OUT=306.23

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

ALLEY "1"



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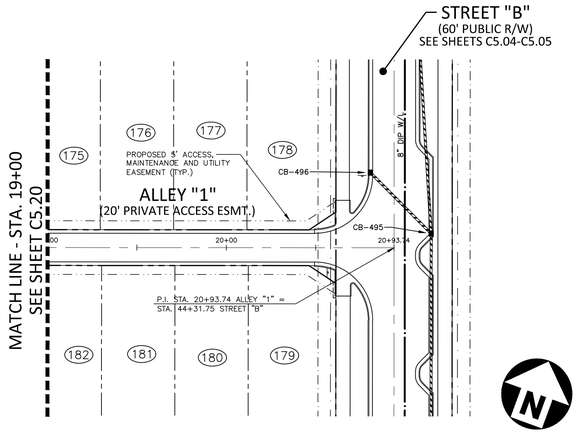
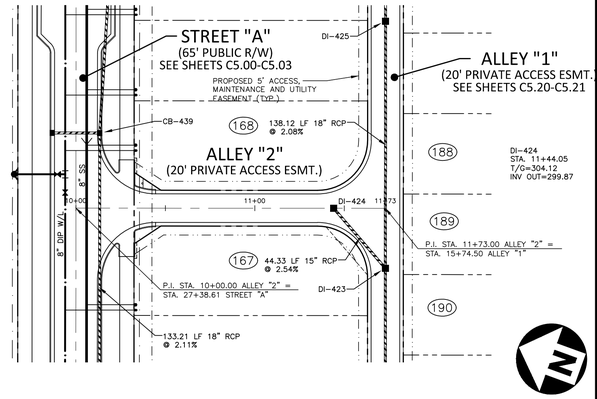
PLAN INFORMATION

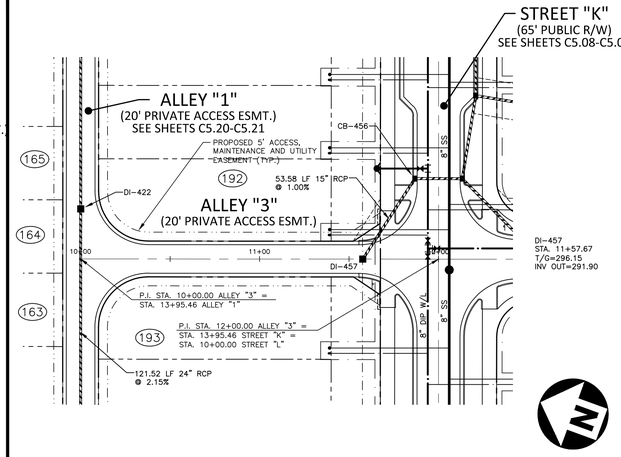
PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "1", STA. 9+50 THRU STA. 19+00

C5.20

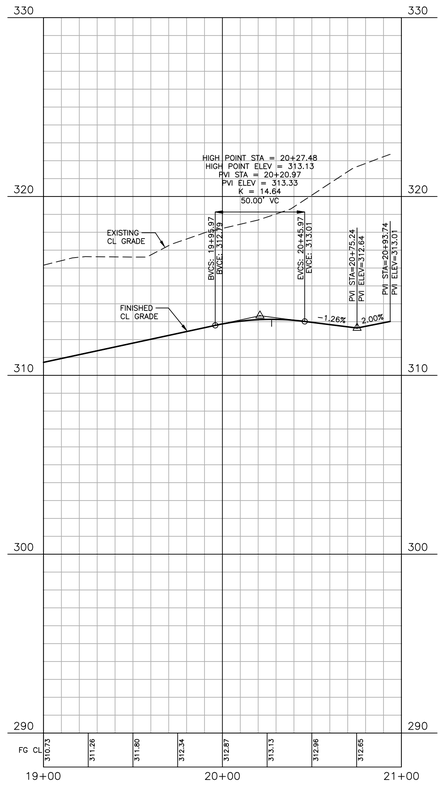




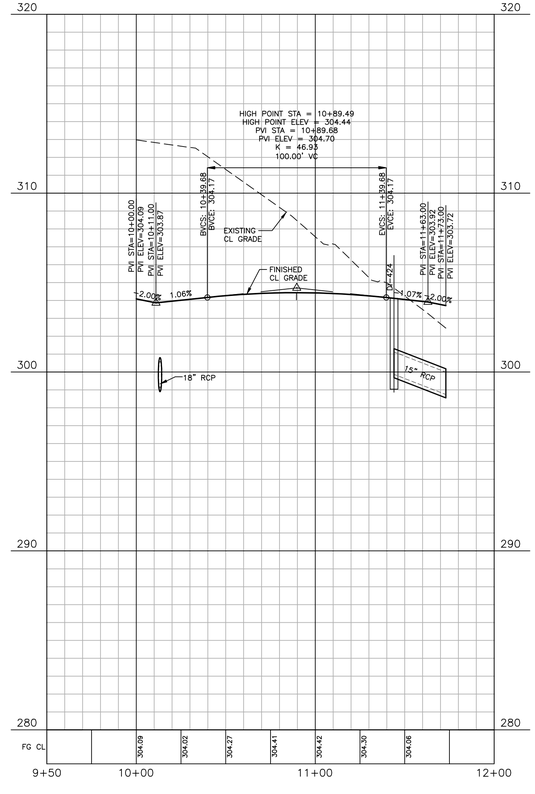


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

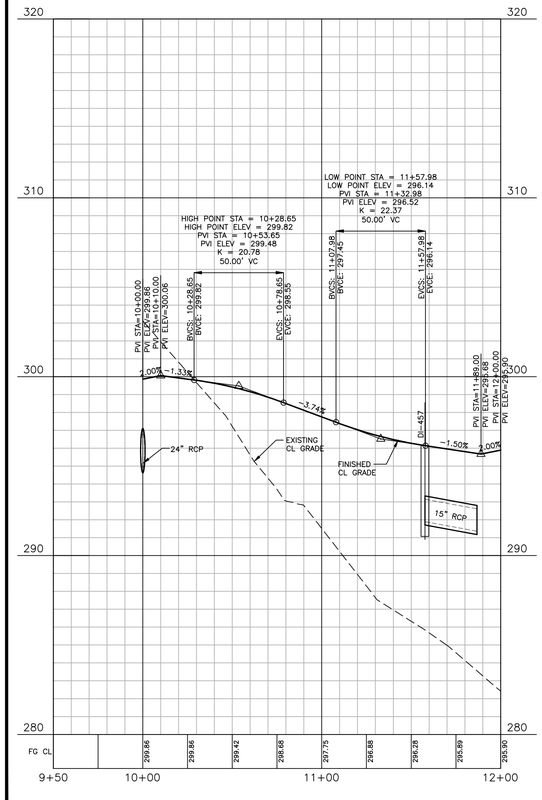
ALLEY "1"



ALLEY "2"



ALLEY "3"



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CID-24-08

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PLAN AND PROFILE
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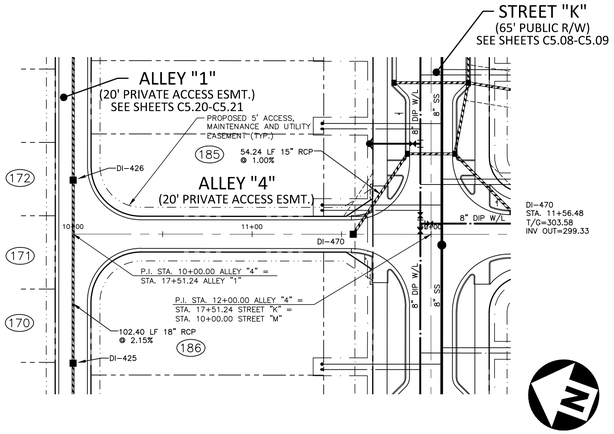
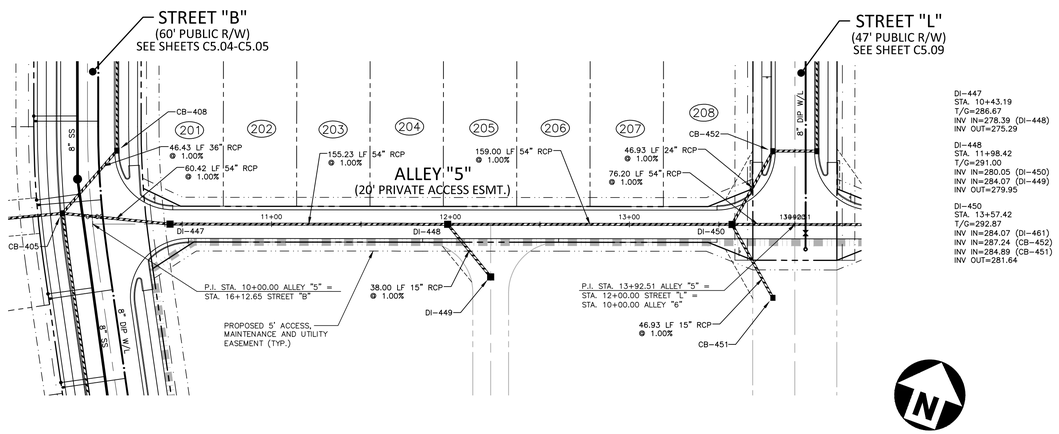
ALLEY "2", STA. 9+50 THRU STA. 12+00
ALLEY "3", STA. 9+50 THRU STA. 12+00

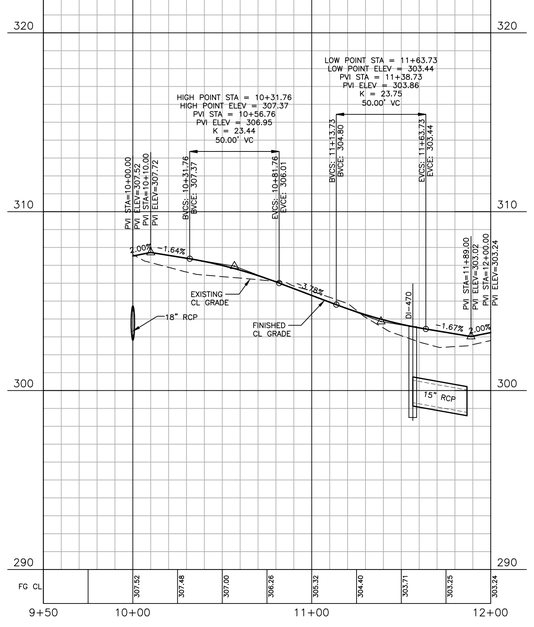
C5.21



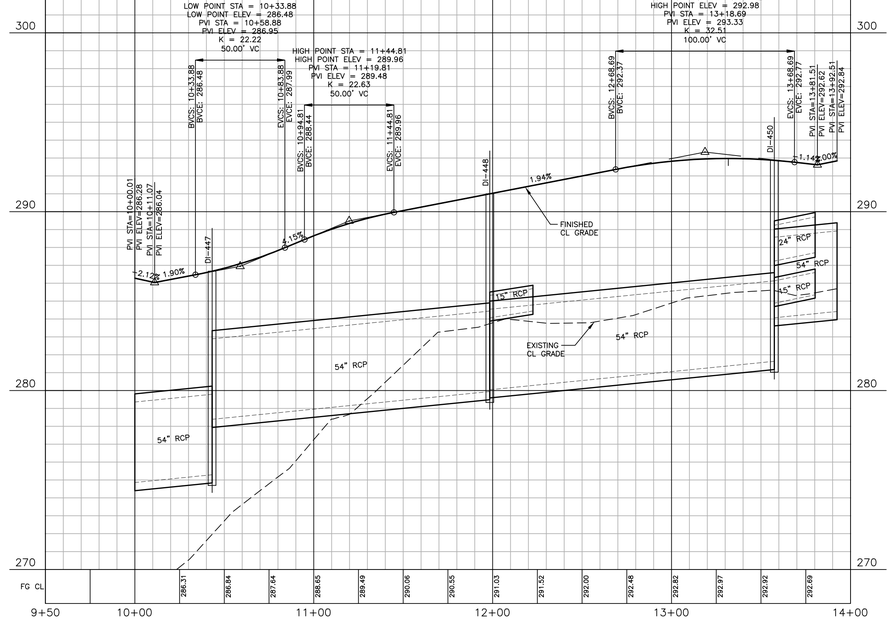


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

ALLEY "4"



ALLEY "5"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/27/2024 2:22:06 PM, Sherrill Williams

McAdams

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

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

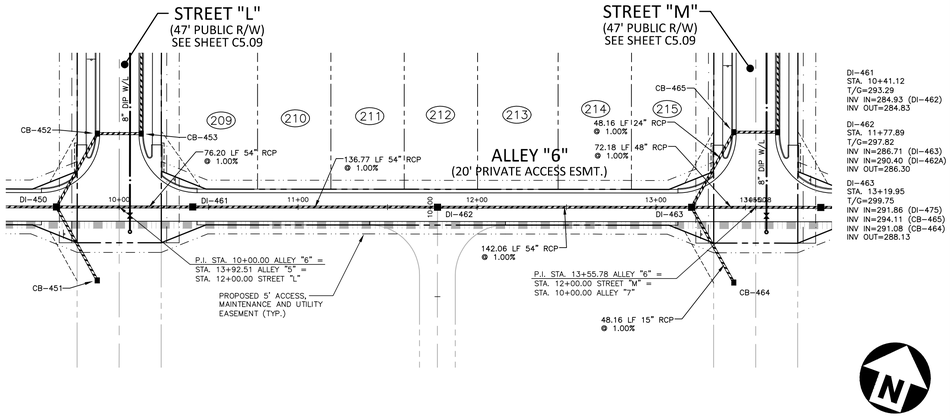
CID-24-08

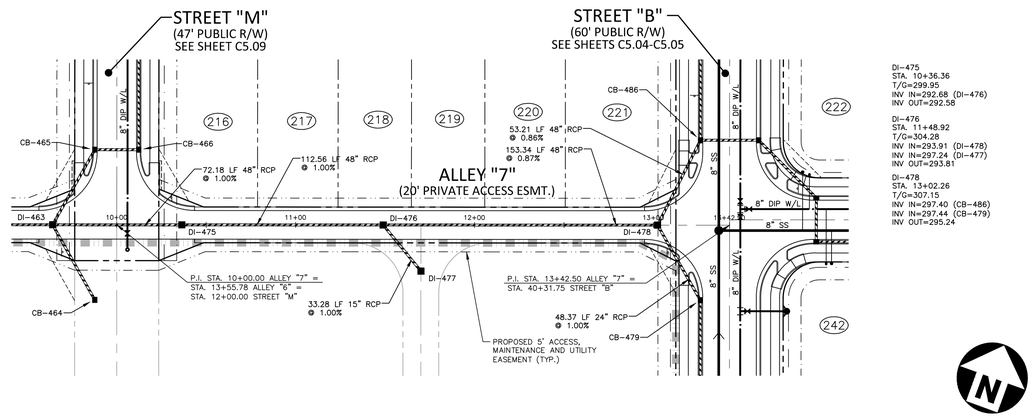
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "4", STA. 9+50 THRU STA. 12+00
ALLEY "5", STA. 9+50 THRU STA. 14+00

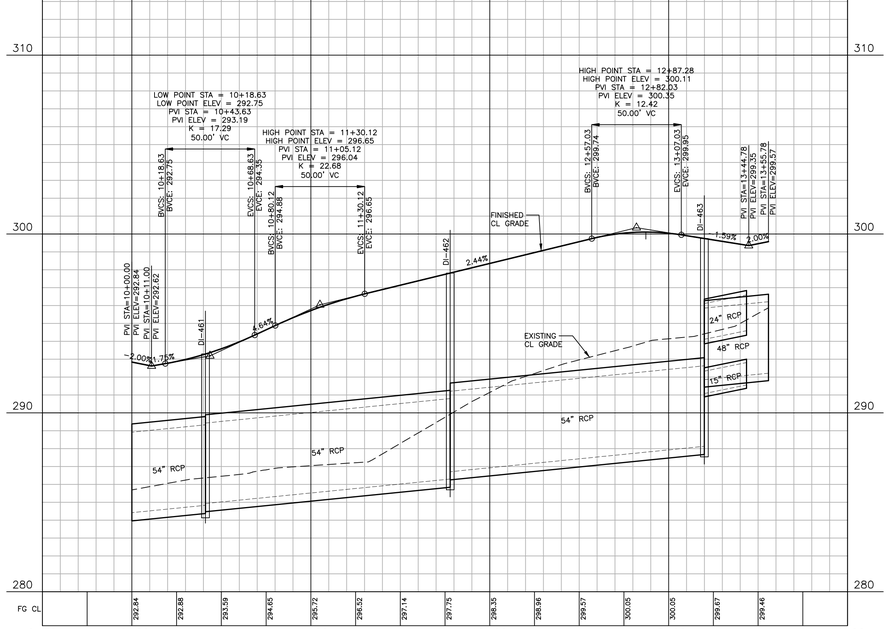
C5.22



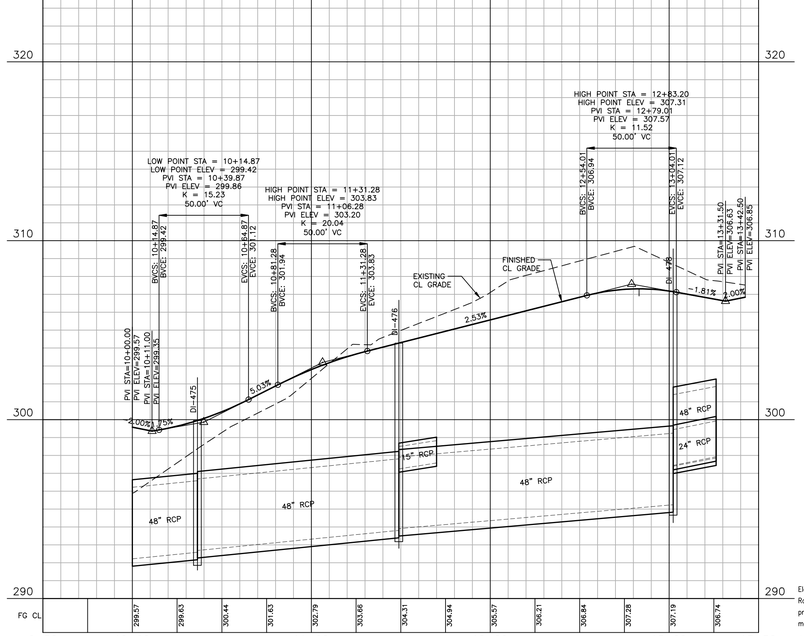


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

ALLEY "6"



ALLEY "7"



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CID-24-08

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DRAWN BY	.
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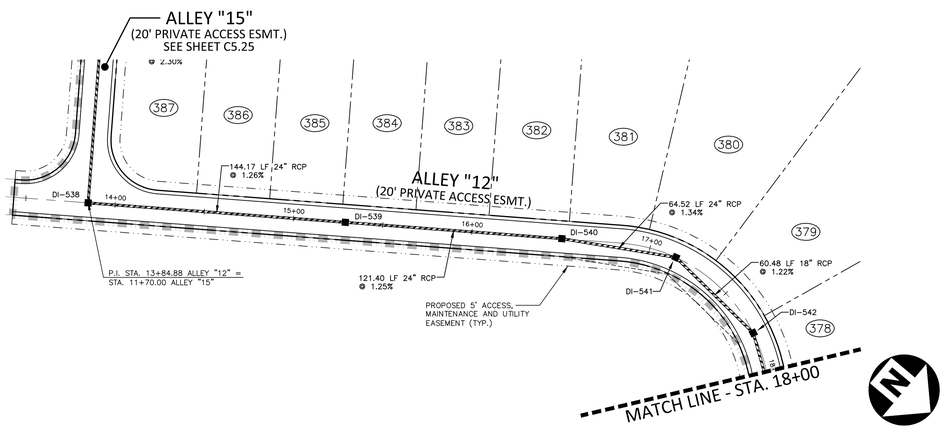
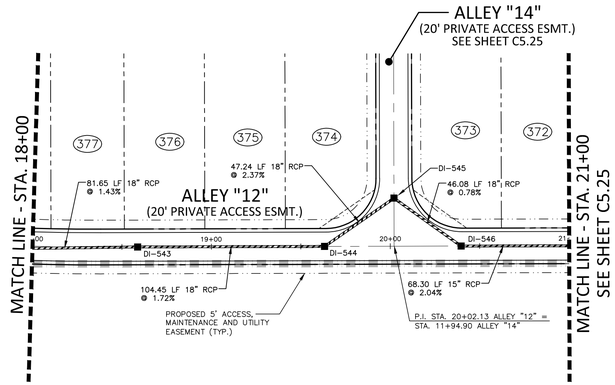
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "6", STA. 9+50 THRU STA. 14+00
ALLEY "7", STA. 9+50 THRU STA. 13+50

C5.23





DI-538
STA. 13+84.88
T/G=327.10
INV IN=322.10 (DI-539)
INV OUT=322.00

DI-539
STA. 15+29.05
T/G=329.02
INV IN=324.02 (DI-540)
INV OUT=323.92

DI-540
STA. 16+50.45
T/G=330.63
INV IN=325.63 (DI-541)
INV OUT=325.53

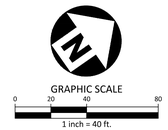
DI-541
STA. 17+15.40
T/G=331.50
INV IN=327.00 (DI-542)
INV OUT=326.50

DI-542
STA. 17+77.08
T/G=332.34
INV IN=327.84 (DI-543)
INV OUT=327.74

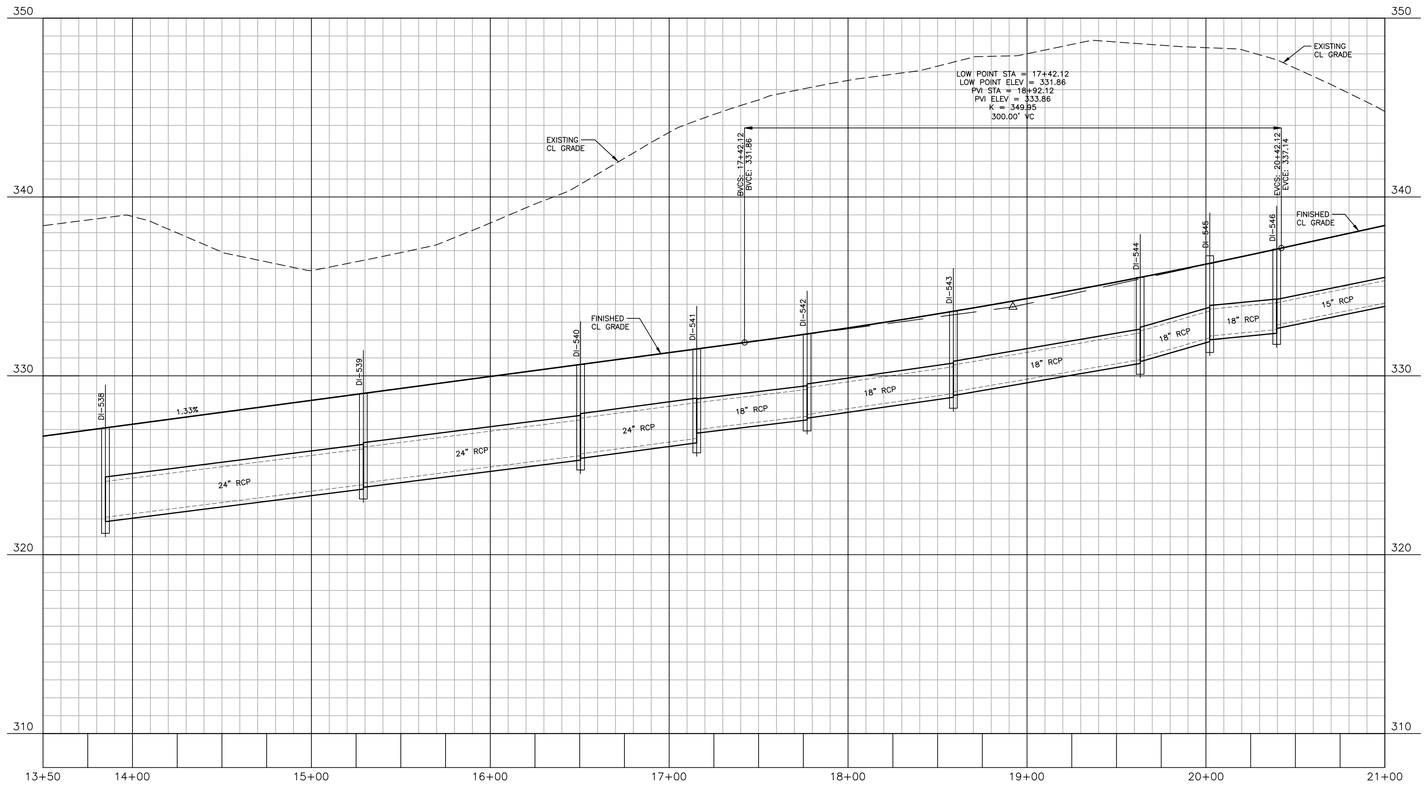
DI-543
STA. 18+58.83
T/G=333.61
INV IN=329.11 (DI-544)
INV OUT=329.01

DI-544
STA. 19+63.28
T/G=335.50
INV IN=331.00 (DI-545)
INV OUT=330.90

DI-546
STA. 20+39.56
T/G=337.09
INV IN=332.84 (DI-547)
INV OUT=332.59



ALLEY "12"



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REVISIONS
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NORTH CAROLINA PROFESSIONAL SEAL 22630 ENGINEER WILLIAM T. O'DANIEL
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PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

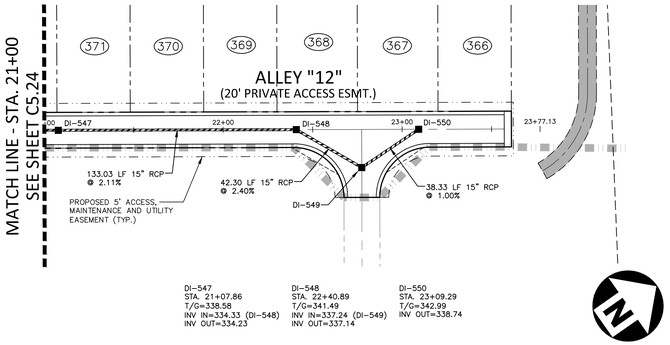
CID-24-08

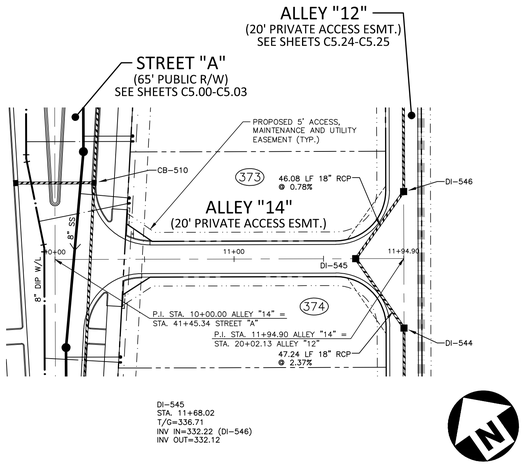
PLAN INFORMATION

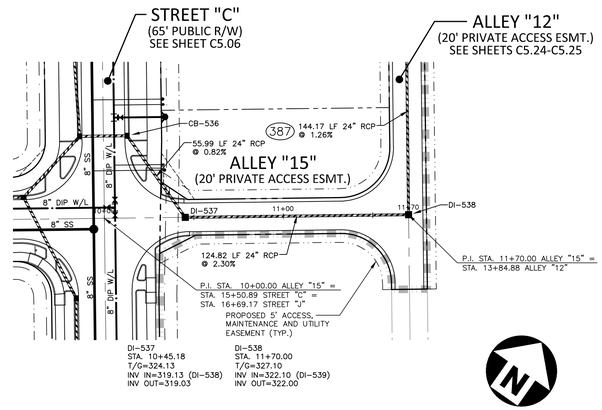
PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "12", STA. 13+50 THRU STA. 21+00

C5.24

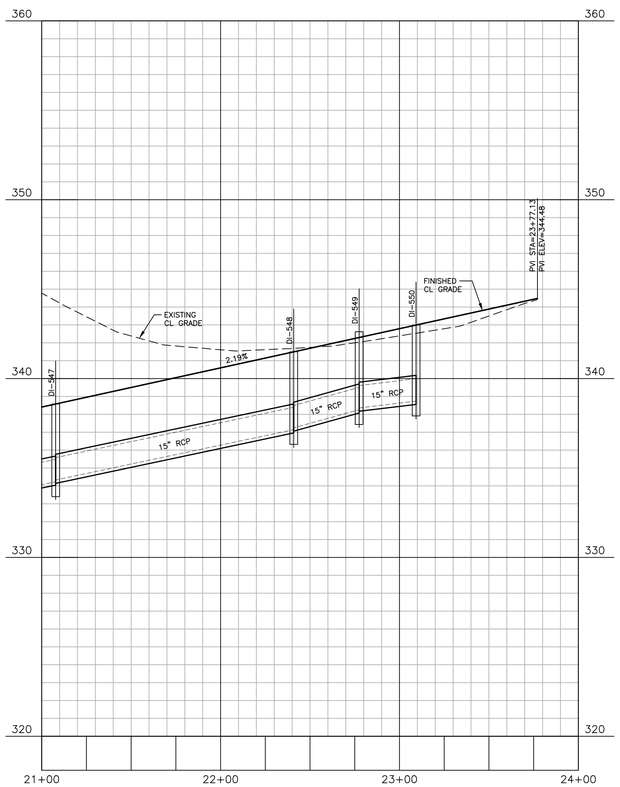




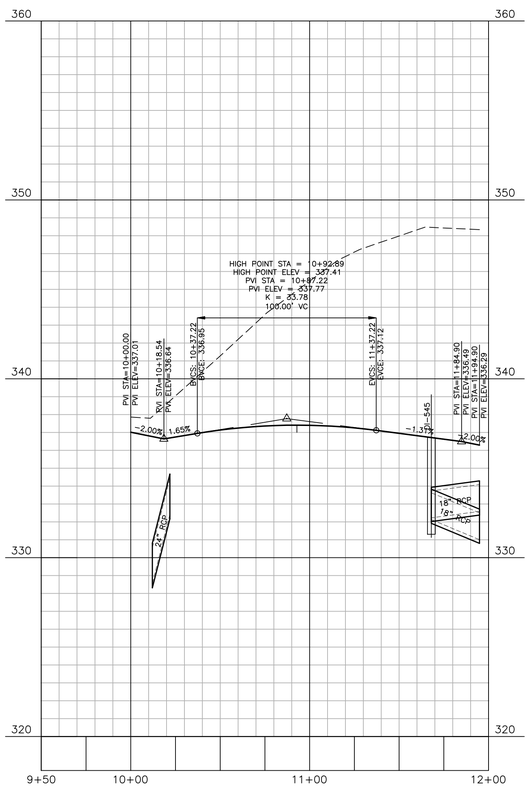


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

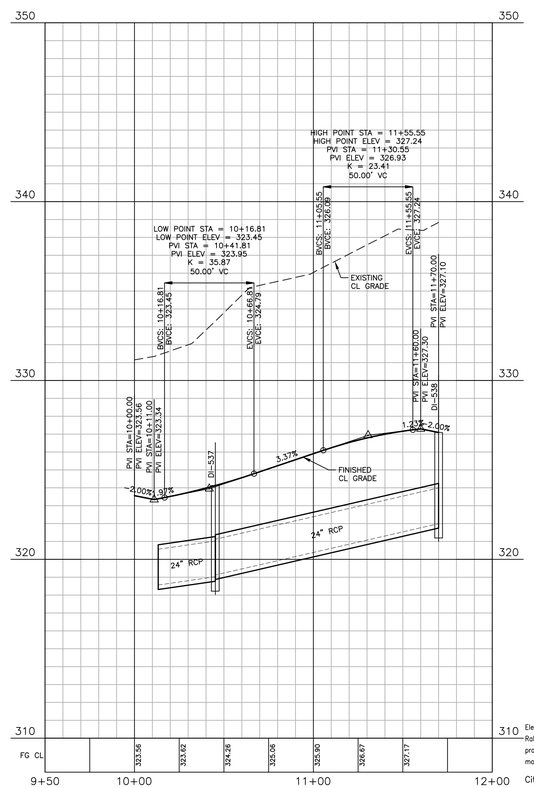
ALLEY "12"



ALLEY "14"



ALLEY "15"



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AGNC
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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

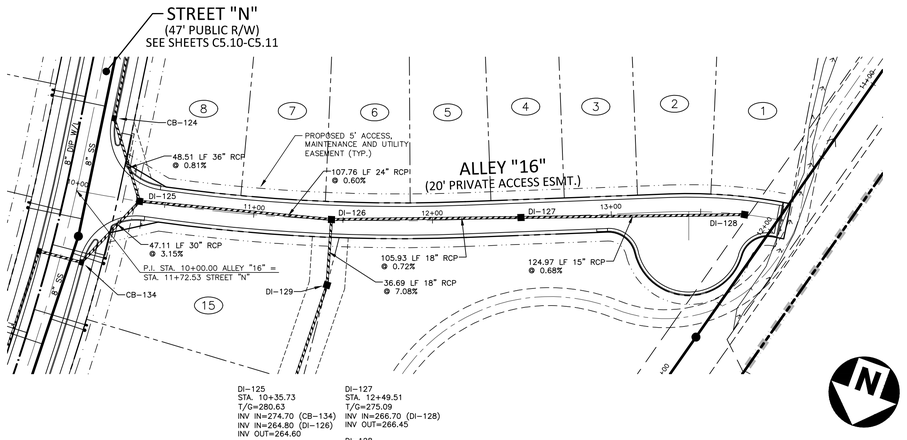
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "12", STA. 21+00 THRU STA. 24+00
ALLEY "14", STA. 9+50 THRU STA. 12+00
ALLEY "15", STA. 9+50 THRU STA. 12+00

C5.25

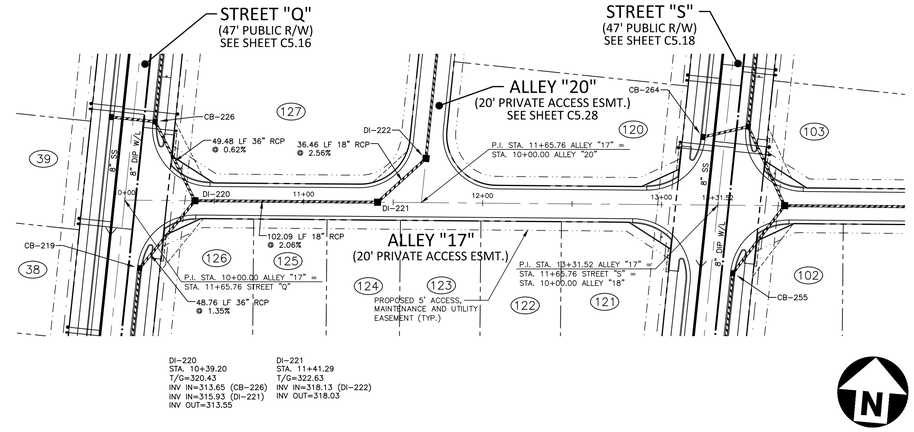


DI-125
STA. 10+35.73
T/G=280.63
INV IN=274.70 (CB-134)
INV IN=264.80 (DI-126)
INV OUT=264.60

DI-126
STA. 11+43.54
T/G=278.20
INV IN=265.70 (DI-127)
INV IN=274.20 (DI-129)
INV OUT=265.45

DI-127
STA. 12+49.51
T/G=275.09
INV IN=266.70 (DI-128)
INV OUT=266.45

DI-128
STA. 13+74.59
T/G=271.38
INV OUT=267.55

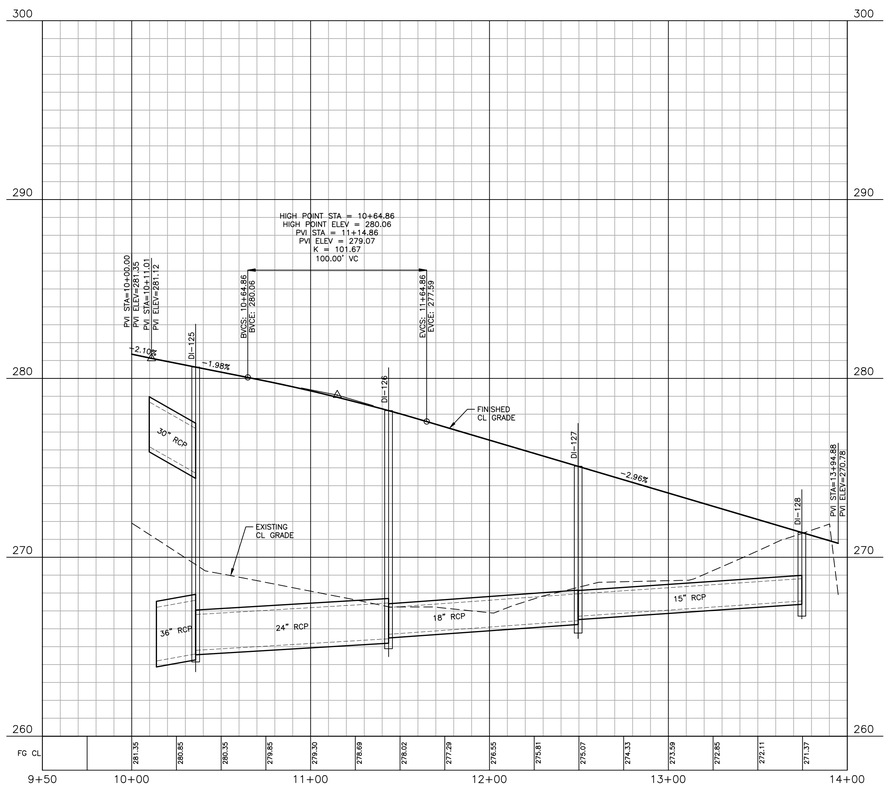


DI-220
STA. 10+39.20
T/G=320.43
INV IN=313.65 (CB-226)
INV IN=315.93 (DI-221)
INV OUT=313.55

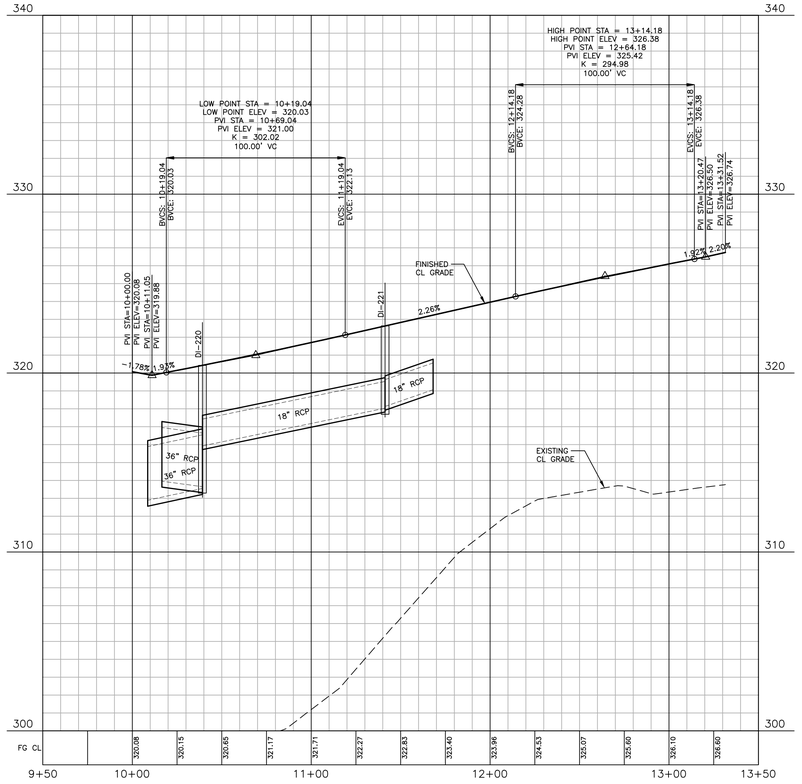
DI-221
STA. 11+41.29
T/G=322.63
INV IN=318.13 (DI-222)
INV OUT=318.03

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

ALLEY "16"



ALLEY "17"



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CID-24-08

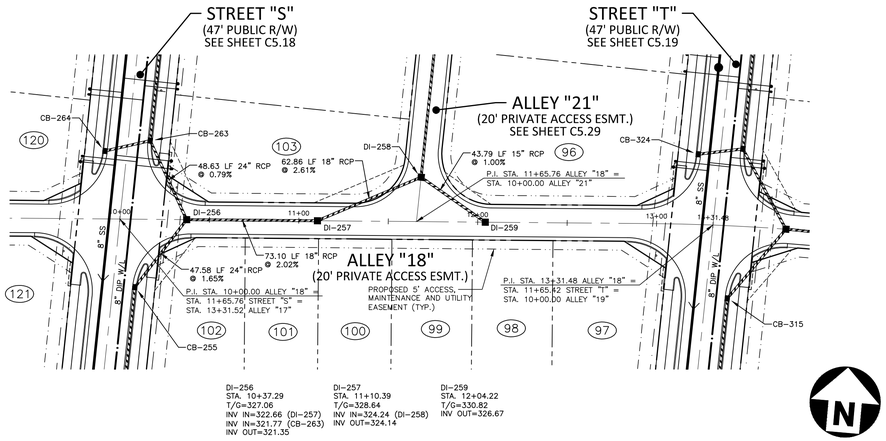
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "16", STA. 9+50 THRU STA. 14+00
ALLEY "17", STA. 9+50 THRU STA. 13+50

C5.26

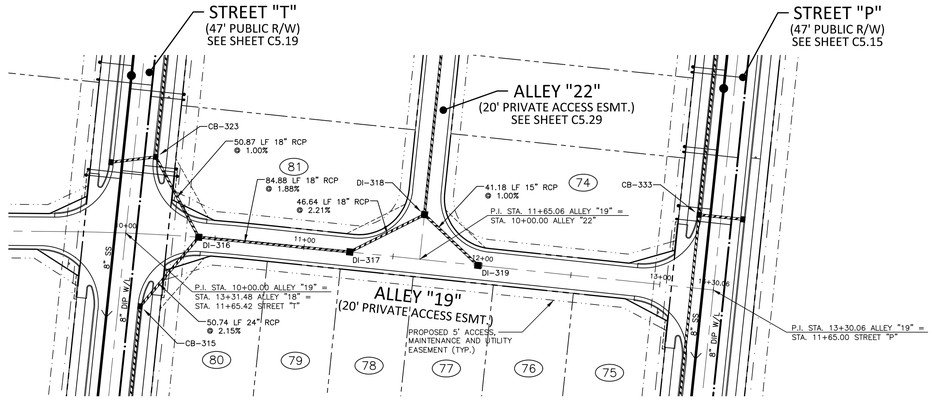
X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/27/2024 2:29:09 PM, Sherrill Williams



DI-256
STA. 10+37.29
T/G=327.06
INV IN=322.66 (DI-257)
INV IN=321.77 (CB-263)
INV OUT=321.35

DI-257
STA. 11+10.39
T/G=328.64
INV IN=324.24 (DI-258)
INV OUT=324.14

DI-259
STA. 12+04.22
T/G=330.82
INV OUT=326.67



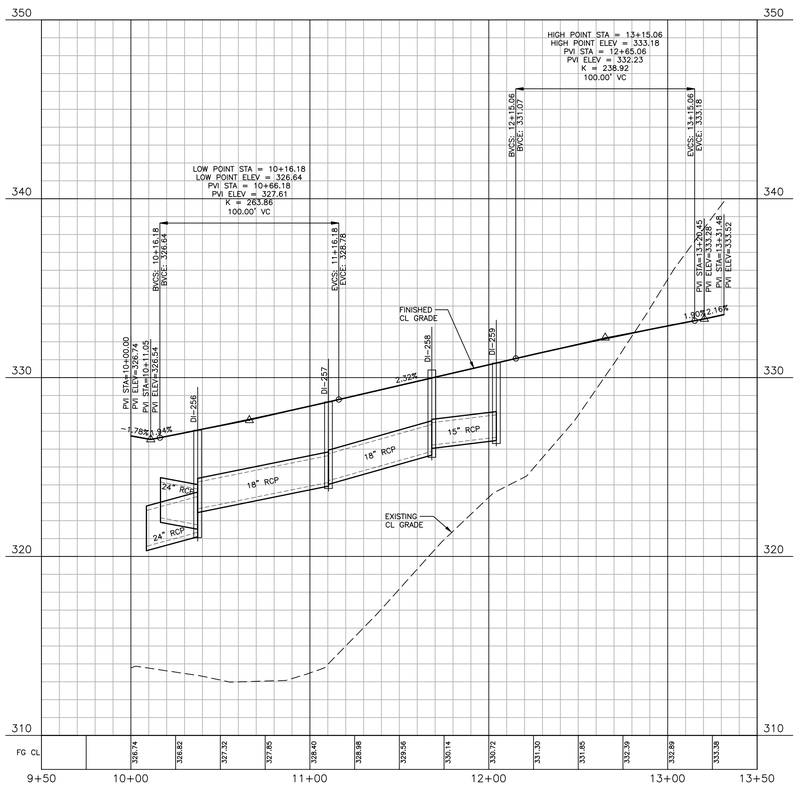
DI-316
STA. 10+40.86
T/G=333.91
INV IN=328.91 (DI-317)
INV IN=328.81 (CB-323)
INV OUT=328.31

DI-317
STA. 11+25.75
T/G=335.60
INV IN=330.60 (DI-318)
INV OUT=330.50

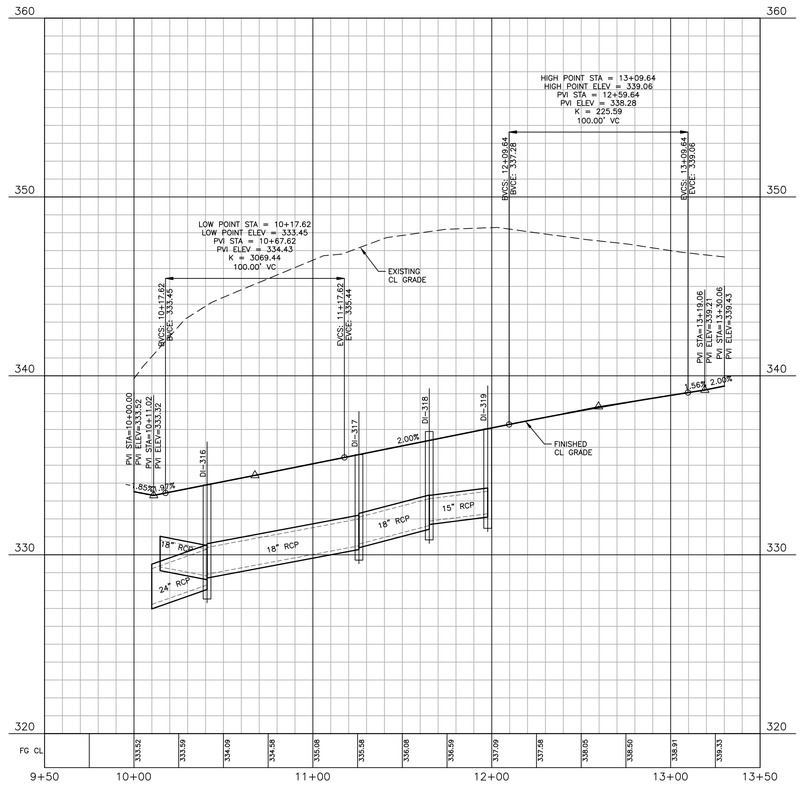
DI-319
STA. 11+97.70
T/G=337.04
INV OUT=332.29

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

ALLEY "18"



ALLEY "19"



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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

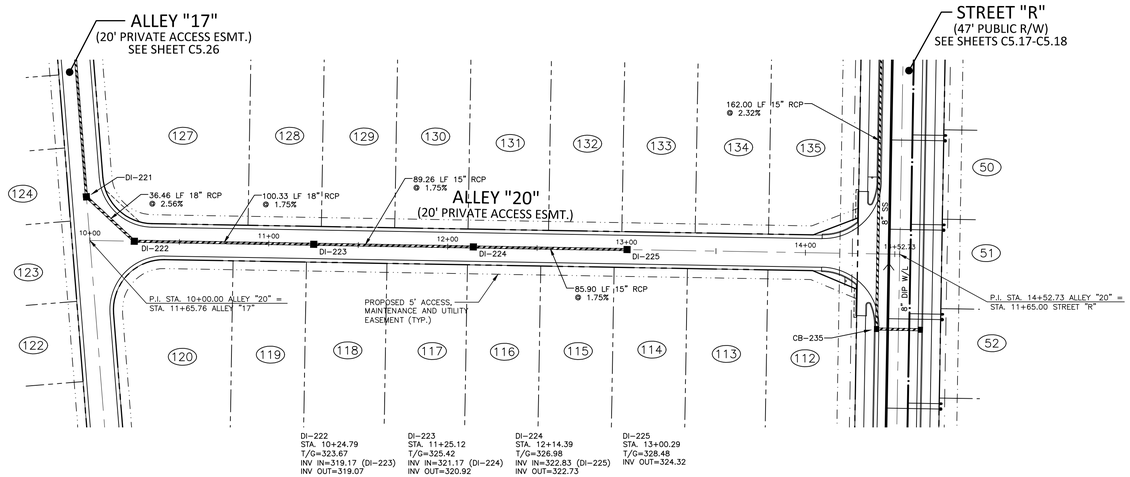
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

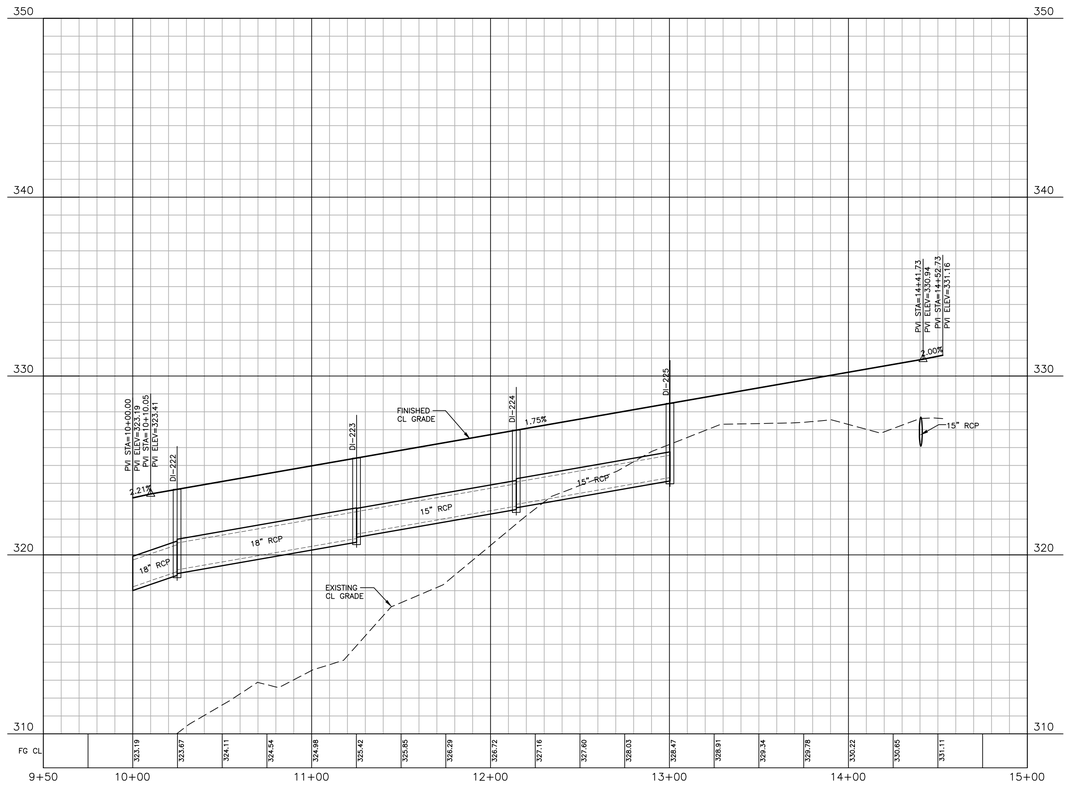
PLAN AND PROFILE
ALLEY "18", STA. 9+50 THRU STA. 13+50
ALLEY "19", STA. 9+50 THRU STA. 13+50

C5.27



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

ALLEY "20"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/27/2024 2:32:49 PM, Sherrill Williams

McADAMS

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

AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

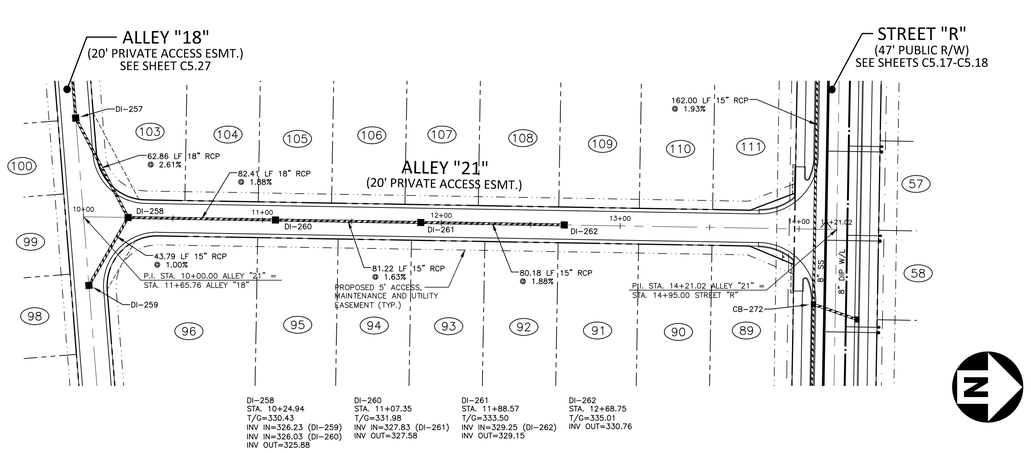
CID-24-08

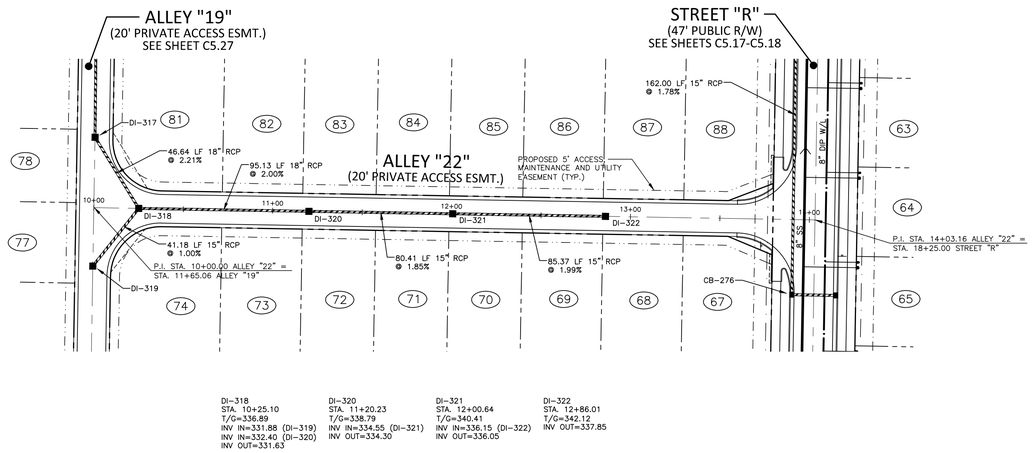
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "20", STA. 9+50 THRU STA. 15+00

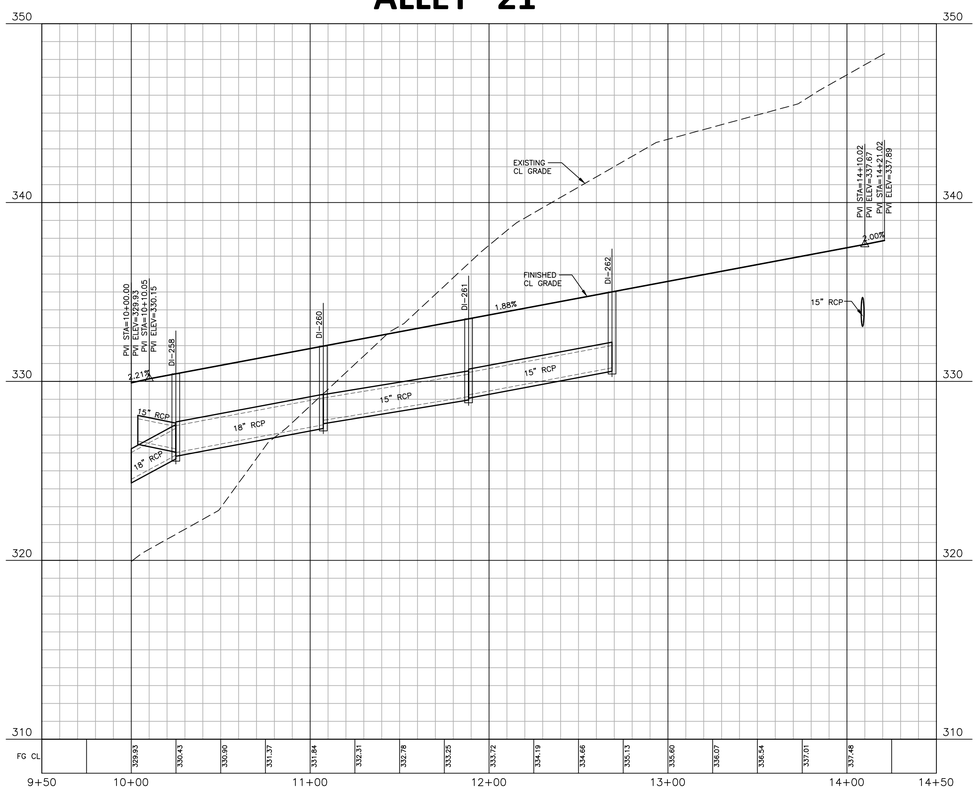
C5.28



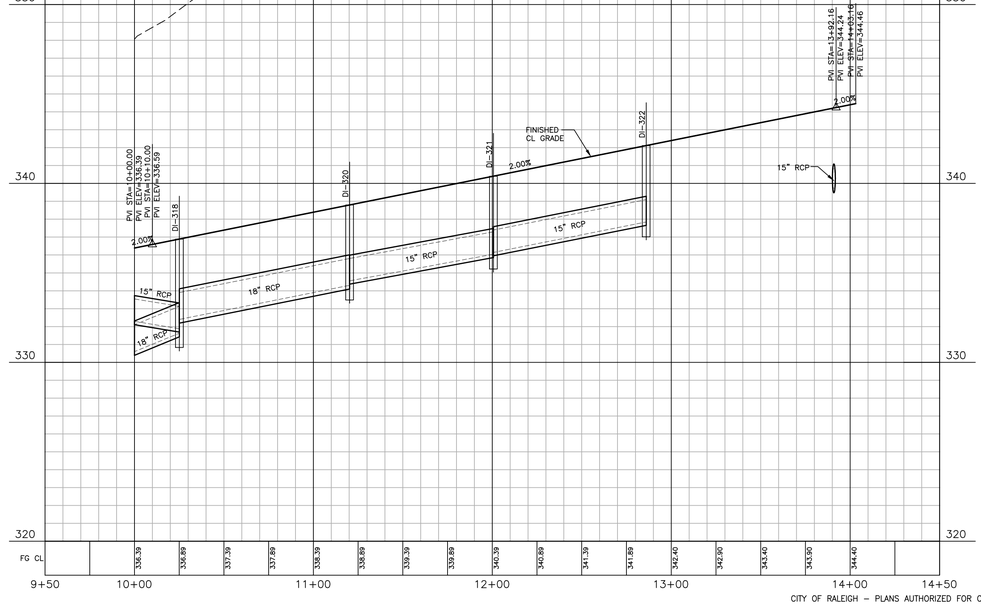


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

ALLEY "21"



ALLEY "22"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P3.dwg, 11/27/2024 2:34:04 PM, Sherrill Williams

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REVISIONS
NO. DATE

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
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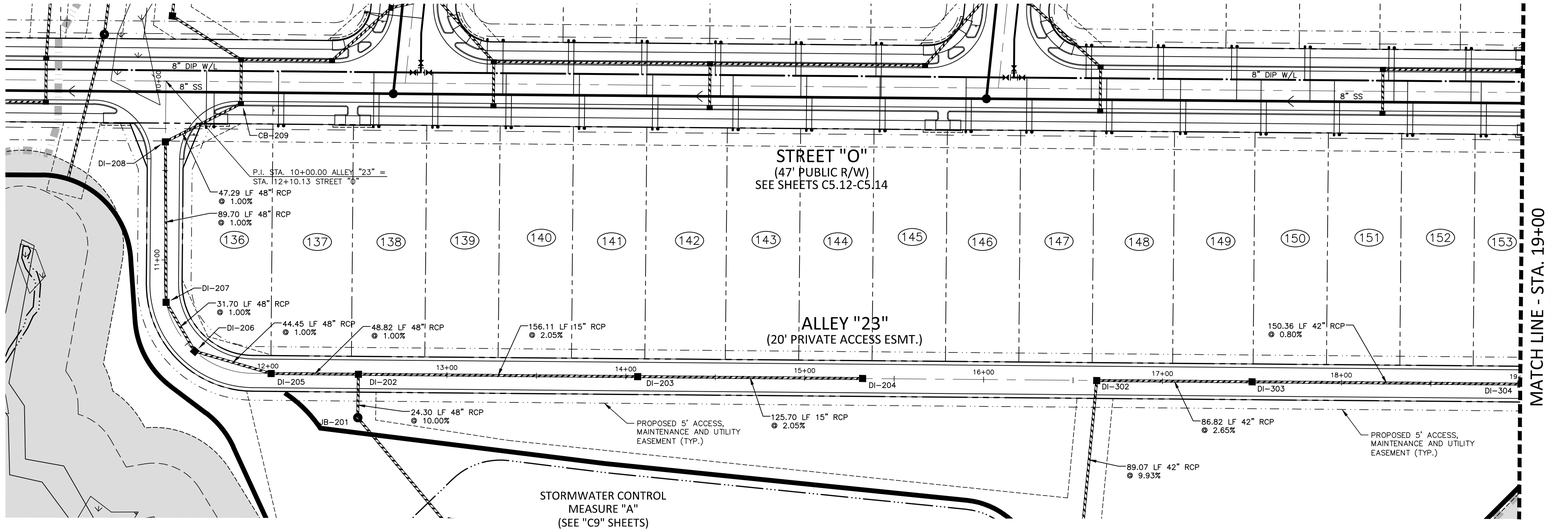
PLAN AND PROFILE
ALLEY "21", STA. 9+50 THRU STA. 14+50
ALLEY "22", STA. 9+50 THRU STA. 14+50

C5.29



DI-202
STA. 12+50.53
T/G=313.33
INV IN=301.76 (DI-205)
INV IN=308.98 (DI-203)
INV OUT=301.53

DI-203
STA. 14+06.64
T/G=316.54
INV IN=312.29 (DI-204)
INV OUT=312.19

DI-204
STA. 15+32.34
T/G=319.12
INV OUT=314.87

DI-205
STA. 12+01.71
T/G=312.33
INV IN=302.35 (DI-206)
INV OUT=302.25

DI-206
STA. 11+56.02
T/G=311.69
INV IN=302.90 (DI-207)
INV OUT=302.80

DI-207
STA. 11+23.76
T/G=311.56
INV IN=303.31 (DI-208)
INV OUT=303.21

DI-208
STA. 10+33.99
T/G=312.52
INV IN=304.31 (CB-209)
INV OUT=304.21

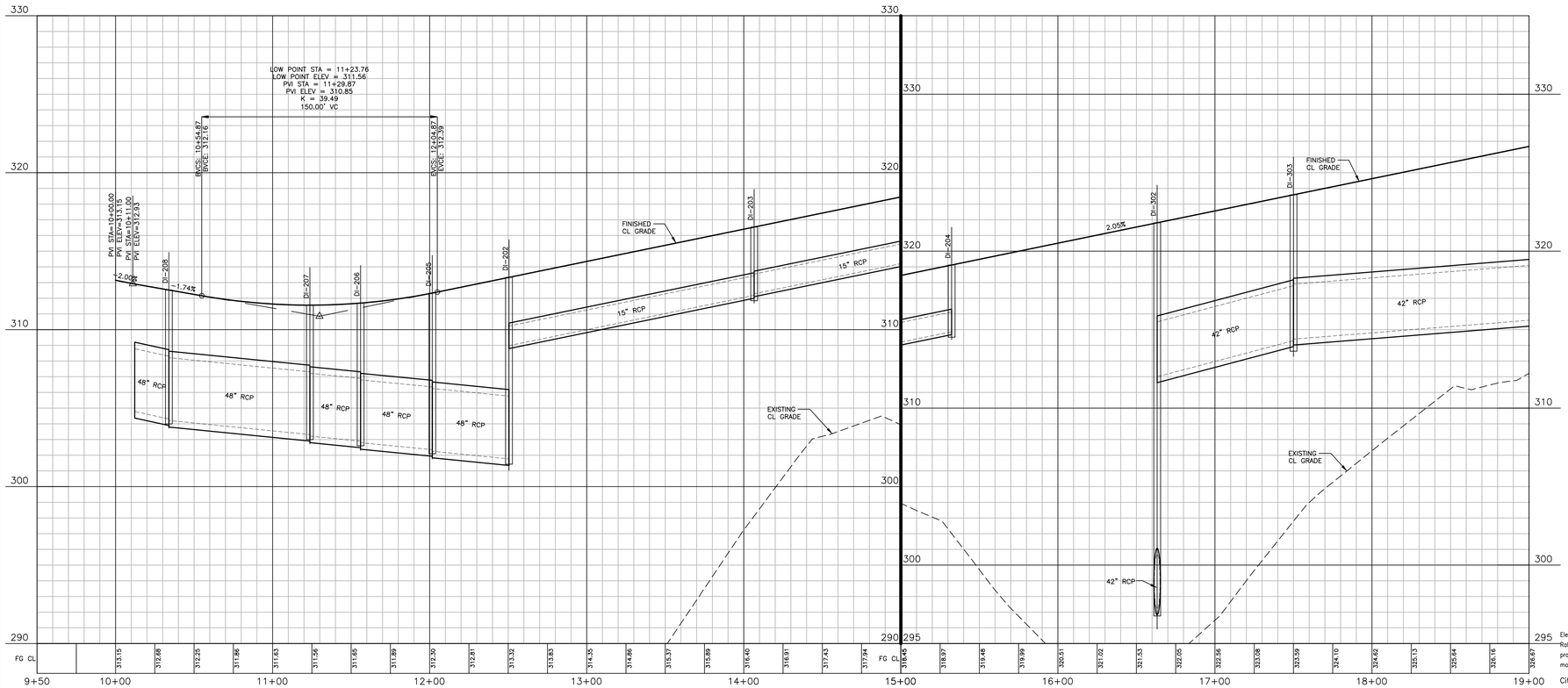
DI-302
STA. 16+63.21
T/G=321.81
INV IN=312.00 (DI-303)
INV OUT=297.20

DI-303
STA. 17+50.03
T/G=323.59
INV IN=314.40 (DI-304)
INV OUT=314.30

DI-304
STA. 19+00.39
T/G=326.68
INV IN=315.70 (DI-305)
INV OUT=315.60

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

ALLEY "23"



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City of Raleigh Review Officer _____

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BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

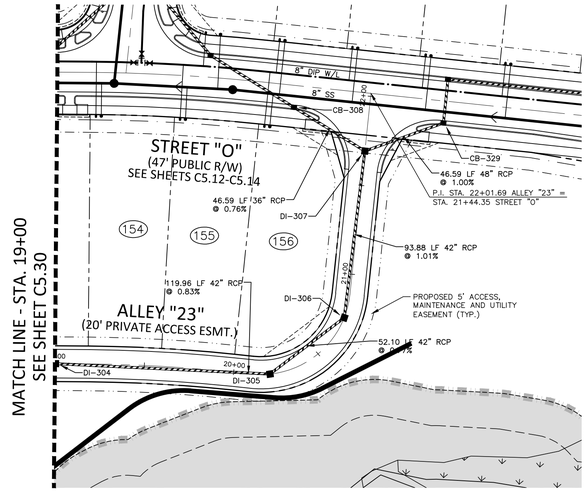
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
ALLEY "23", STA. 9+50 THRU STA. 19+00

C5.30



DI-304
STA. 19+00.39
T/G=326.68
INV IN=315.70 (DI-305)
INV OUT=315.60

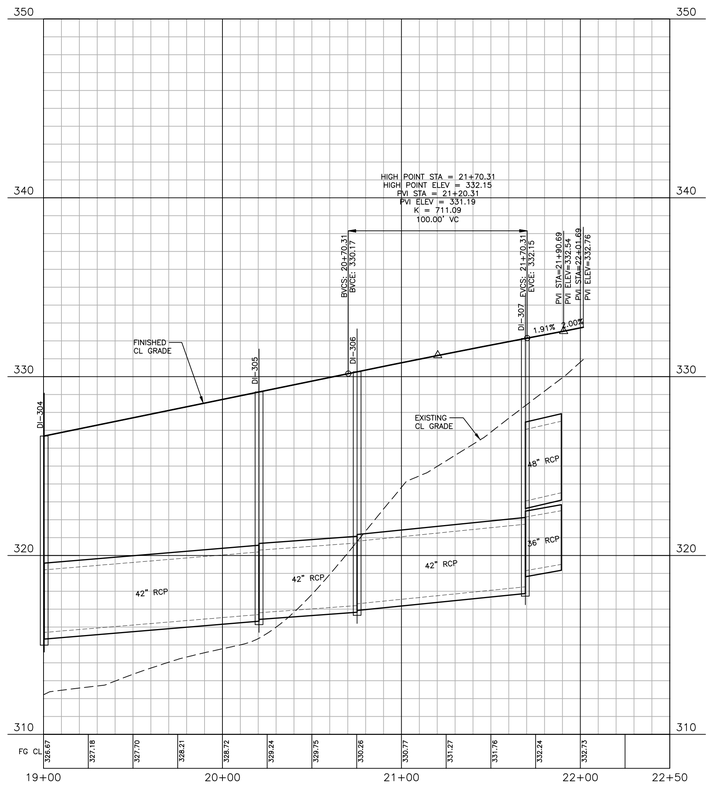
DI-305
STA. 20+20.44
T/G=329.14
INV IN=316.80 (DI-306)
INV OUT=316.70

DI-306
STA. 20+75.24
T/G=330.27
INV IN=317.30 (DI-307)
INV OUT=317.20

DI-307
STA. 21+69.26
T/G=332.13
INV IN=319.15 (CB-308)
INV IN=323.04 (CB-329)
INV OUT=318.25

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

ALLEY "23"



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City of Raleigh Review Officer _____

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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawing\Current Drawing\AGN23001-P3.dwg, 11/27/2024 2:36:20 PM, Sherrill Williams

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

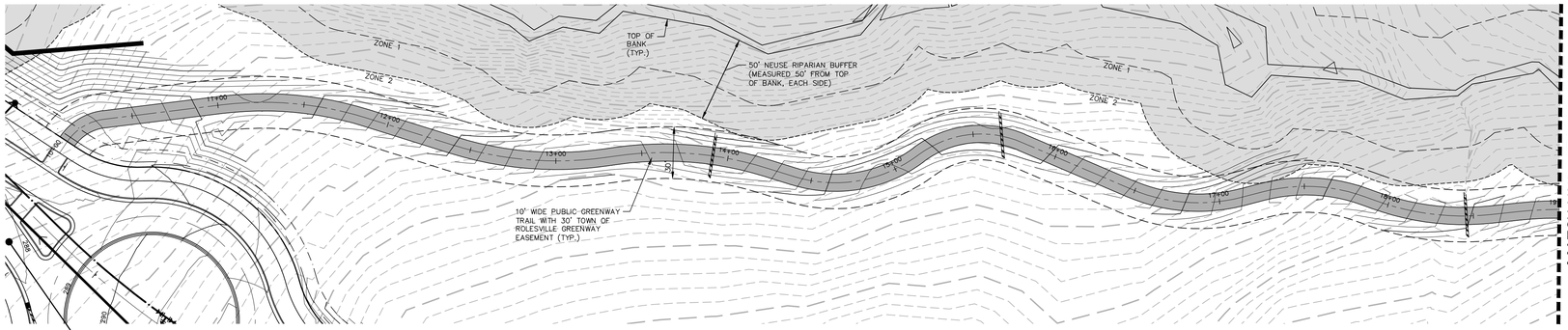
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P3
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

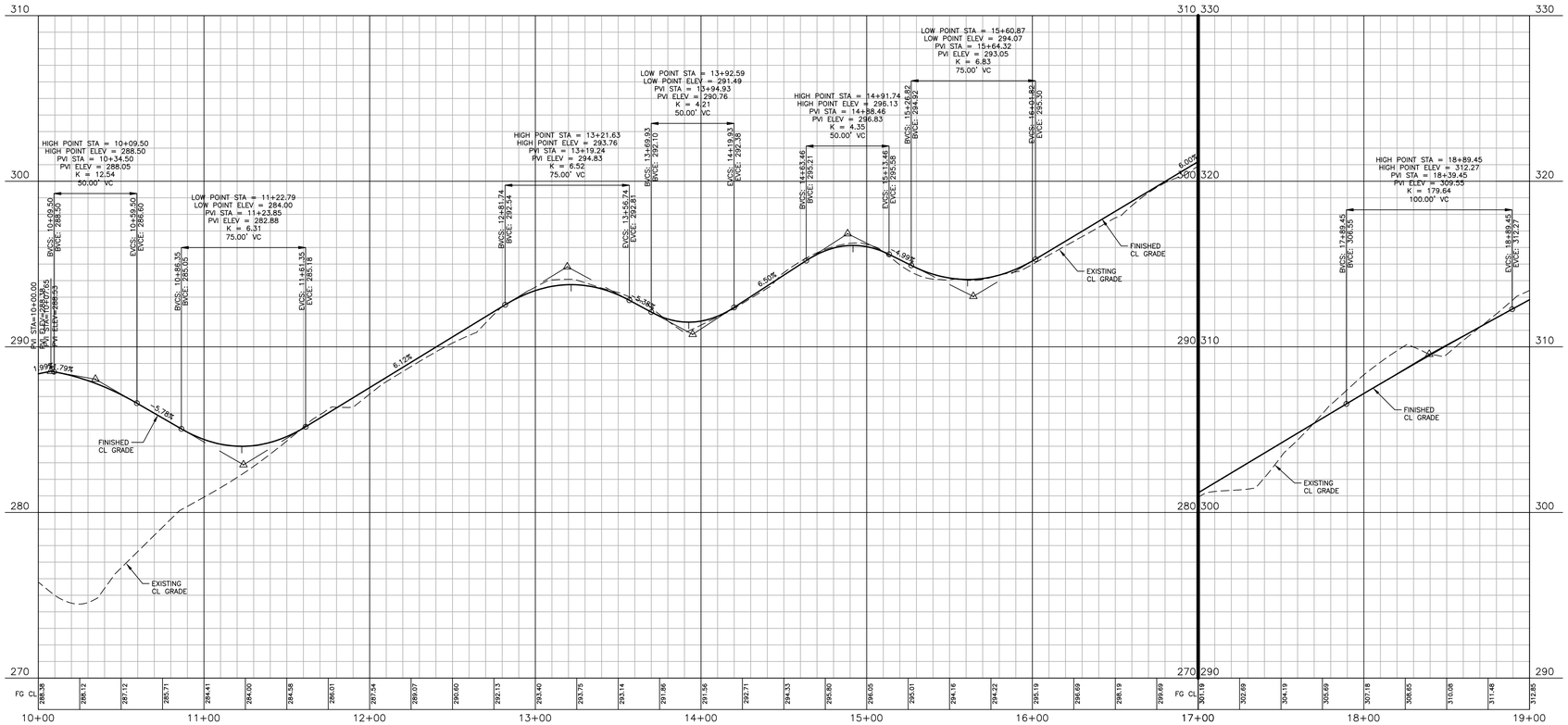
PLAN AND PROFILE
ALLEY "23", STA. 19+00 THRU STA. 22+50

C5.31



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

GREENWAY "1"



X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P4.dwg, 11/27/2024 2:42:15 PM, Sherrill Williams

CITY OF RALEIGH — PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

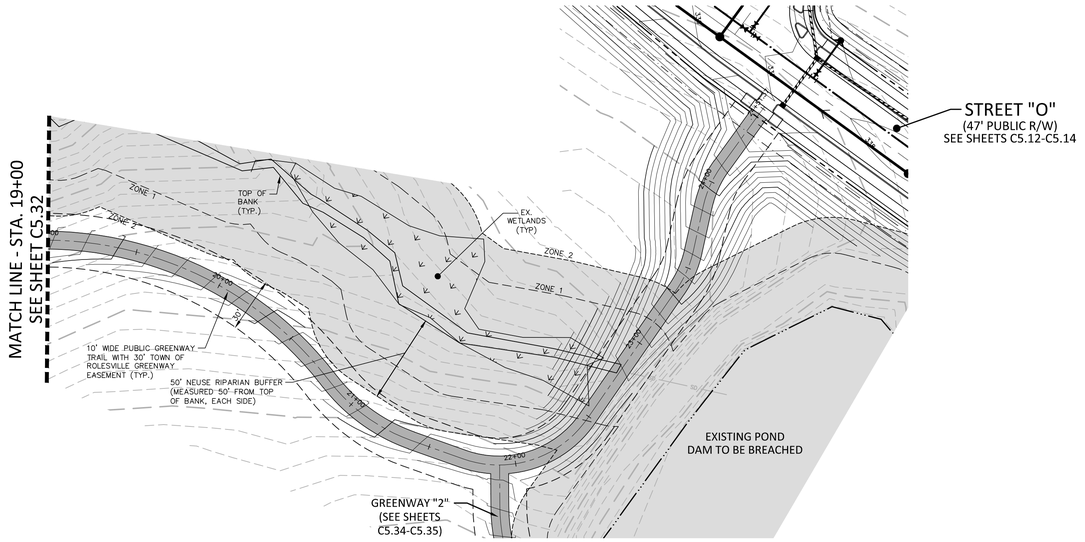
CID-24-08

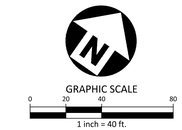
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

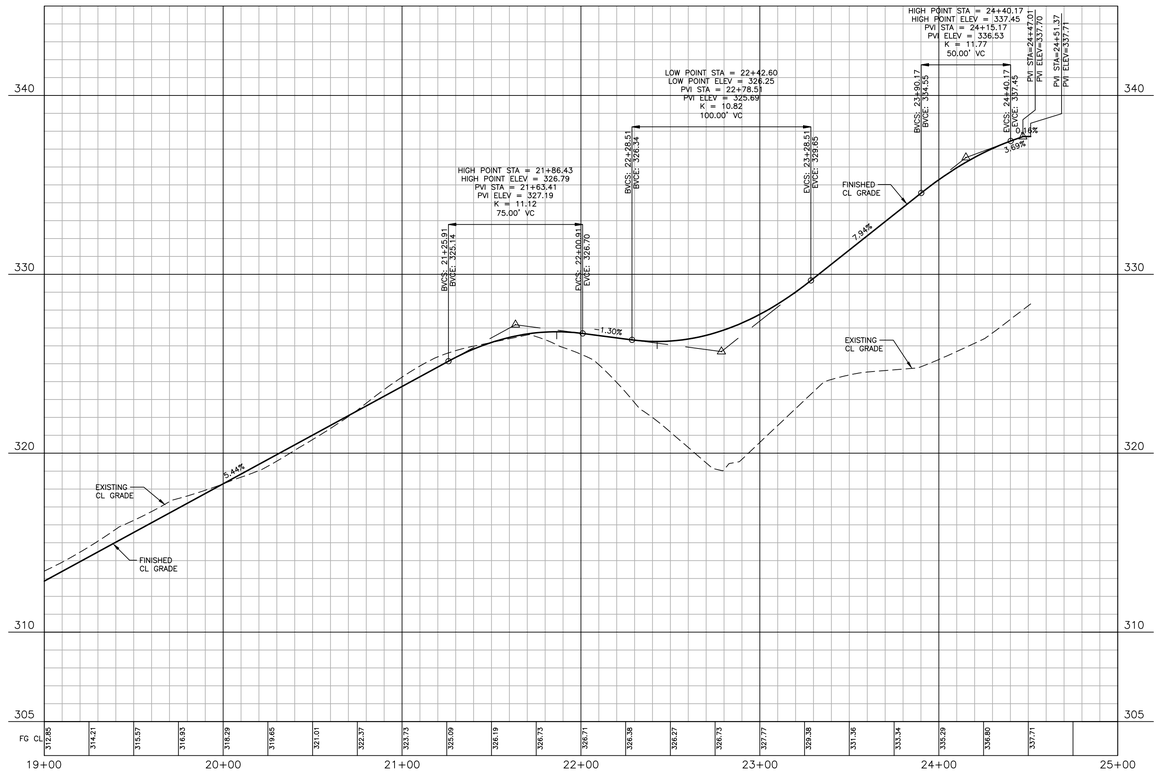
PLAN AND PROFILE
GREENWAY "1", STA. 10+00 THRU STA. 19+00

C5.32





GREENWAY "1"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P4.dwg, 12/27/2024 2:44:25 PM, Sherril Williams

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REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

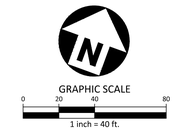
CID-24-08

PLAN INFORMATION

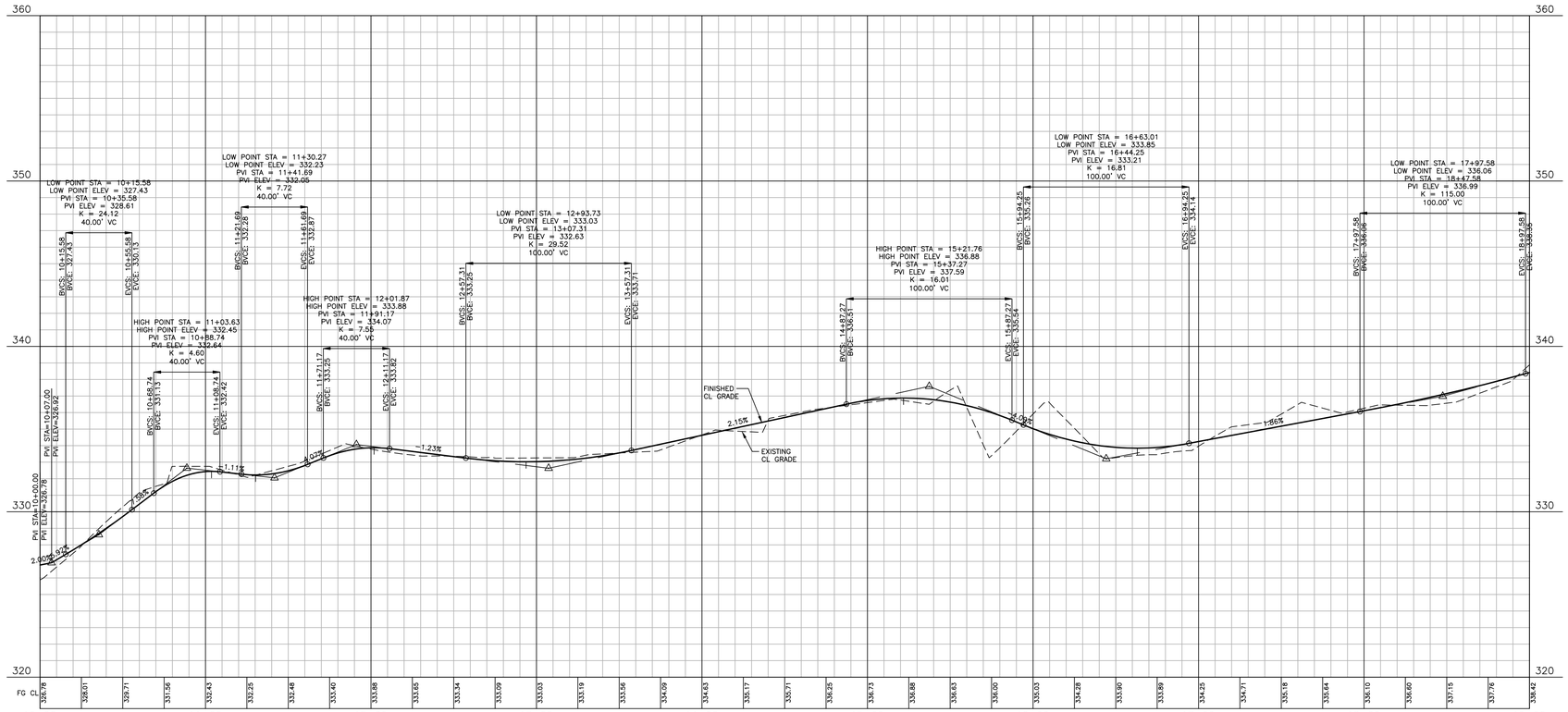
PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
GREENWAY "1", STA. 19+00 THRU STA. 25+00

C5.33



GREENWAY "2"



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CID-24-08

PLAN INFORMATION

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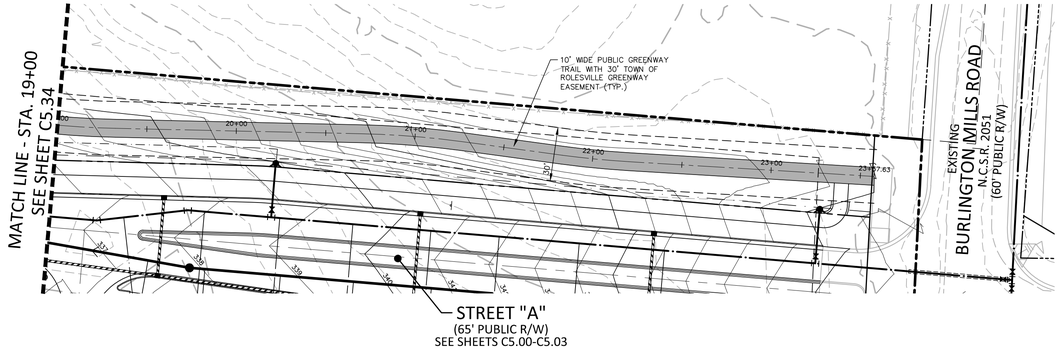
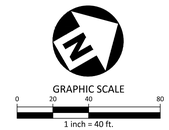
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

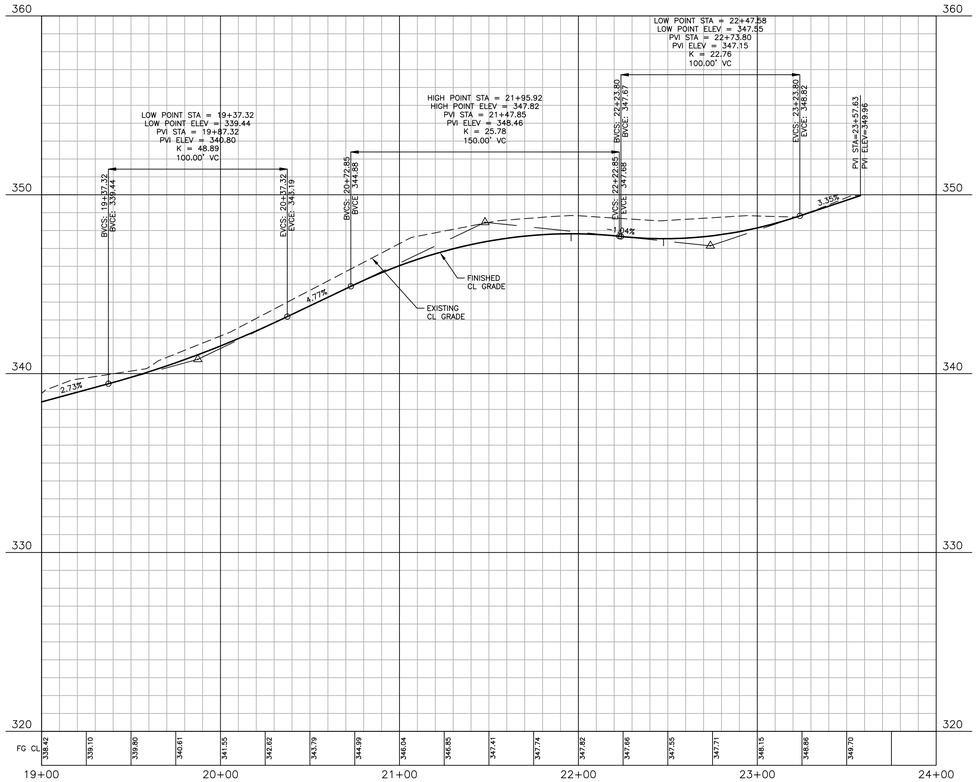
PLAN AND PROFILE
GREENWAY "2", STA. 10+00 THRU STA. 19+00

C5.34





GREENWAY "2"



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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

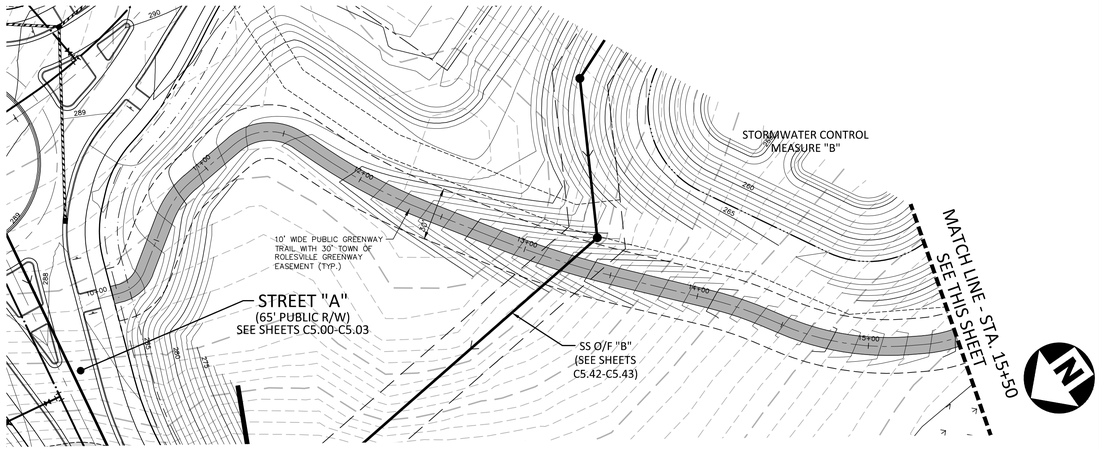
CID-24-08

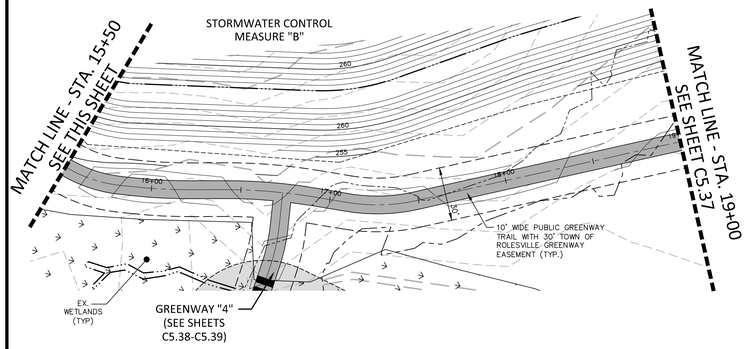
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
GREENWAY "2", STA. 19+00 THRU STA. 24+00

C5.35





GRAPHIC SCALE
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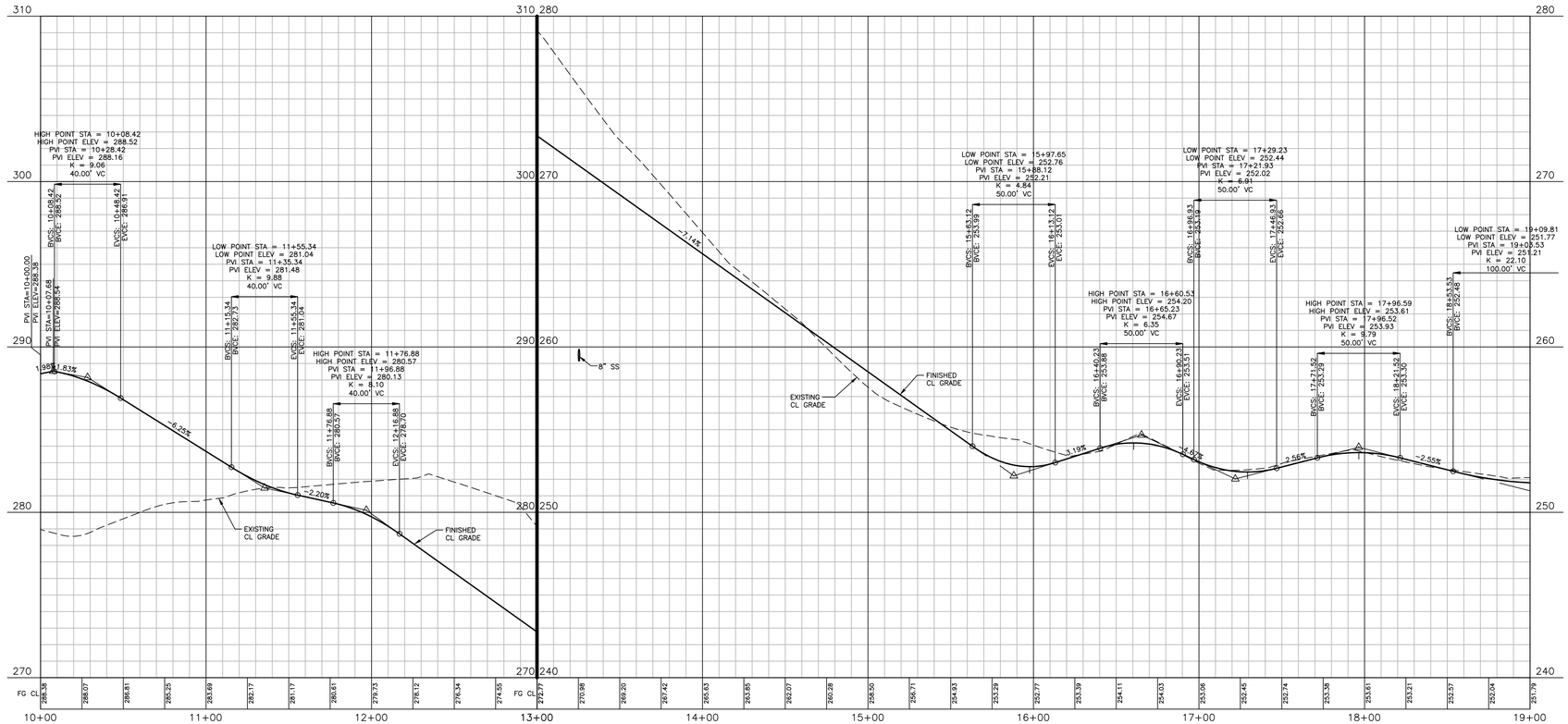
1 inch = 40 ft.

GREENWAY "3"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams

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

phone 919. 361. 5000
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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

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
GREENWAY "3", STA. 10+00 THRU STA. 19+00

C5.36

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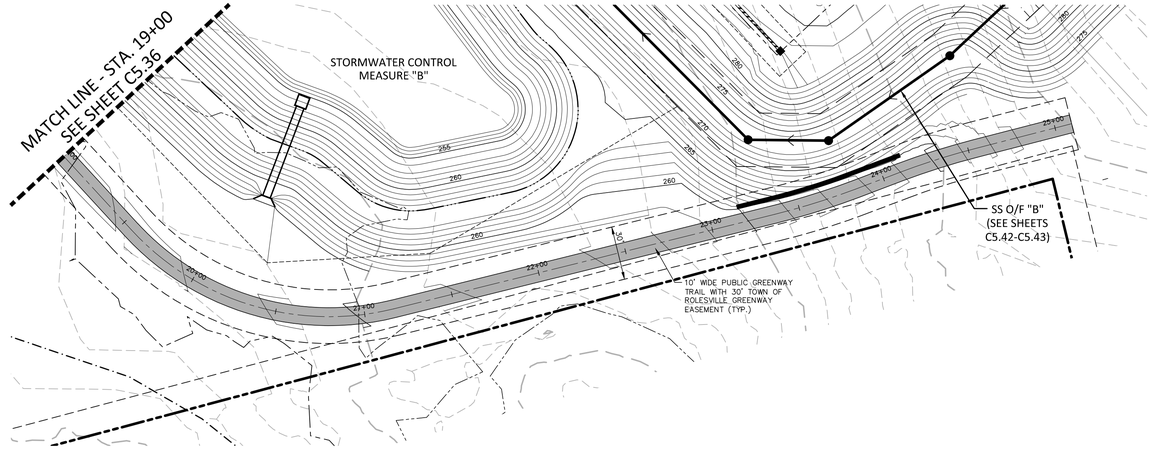
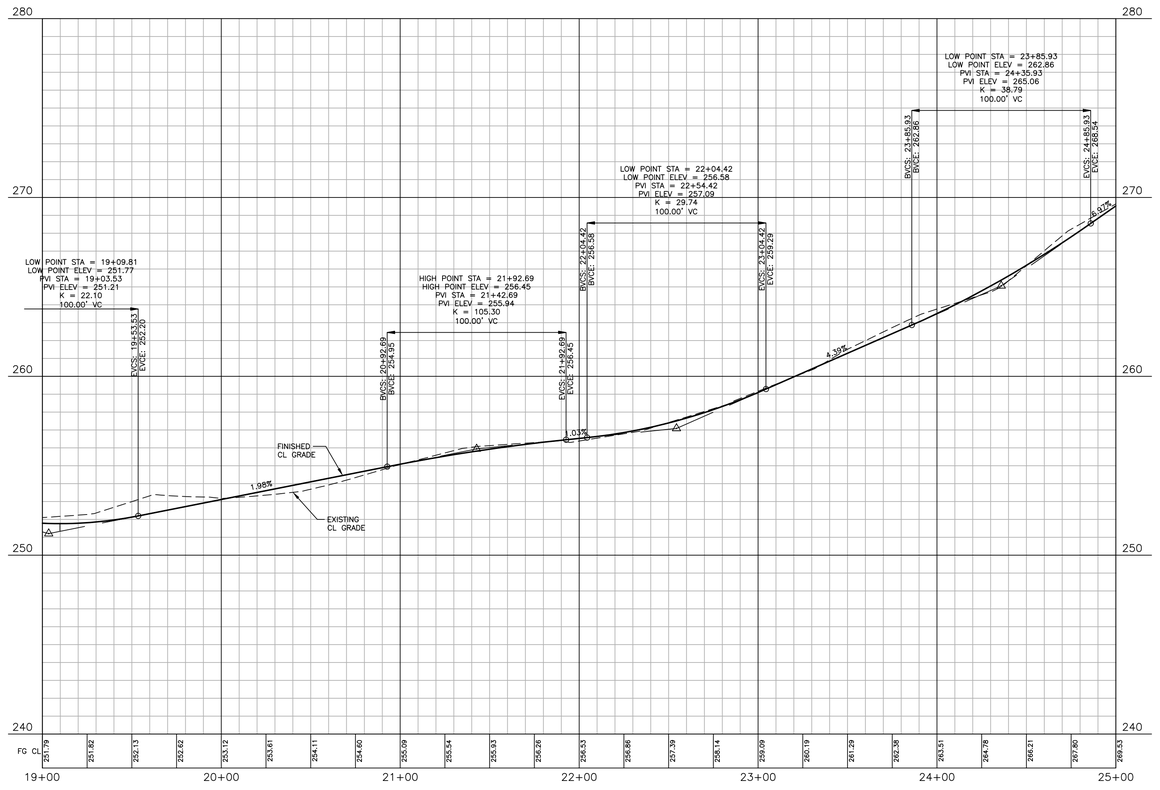


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

GREENWAY "3"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

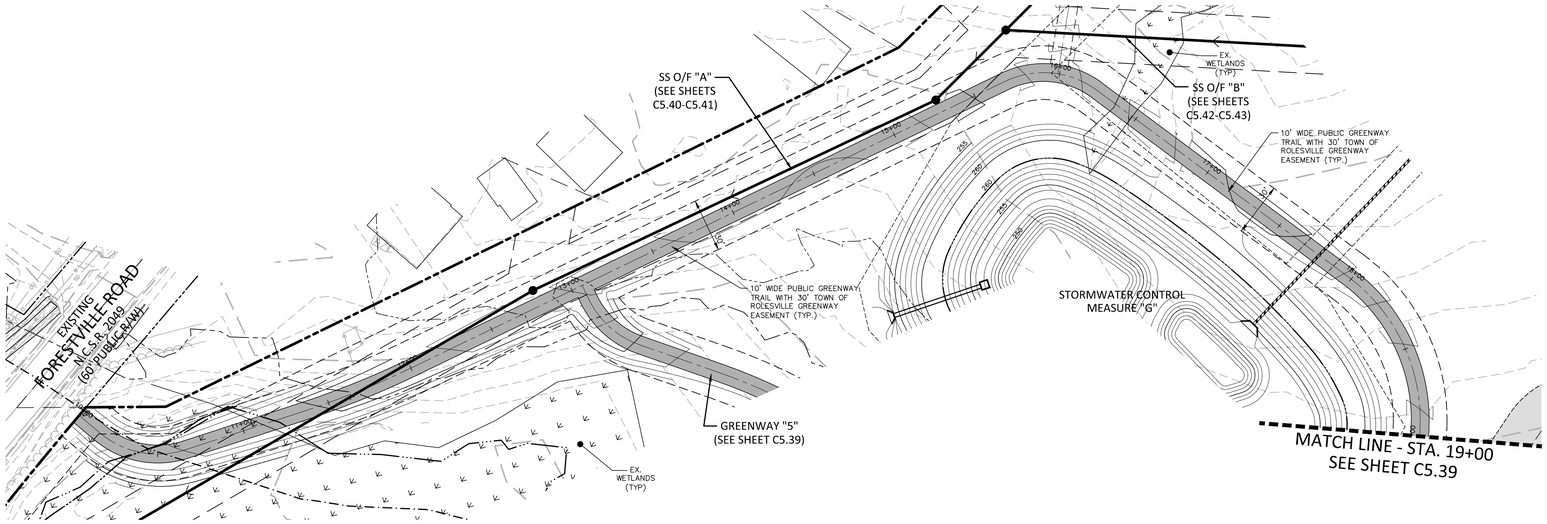
CID-24-08

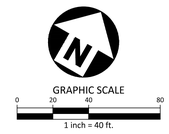
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

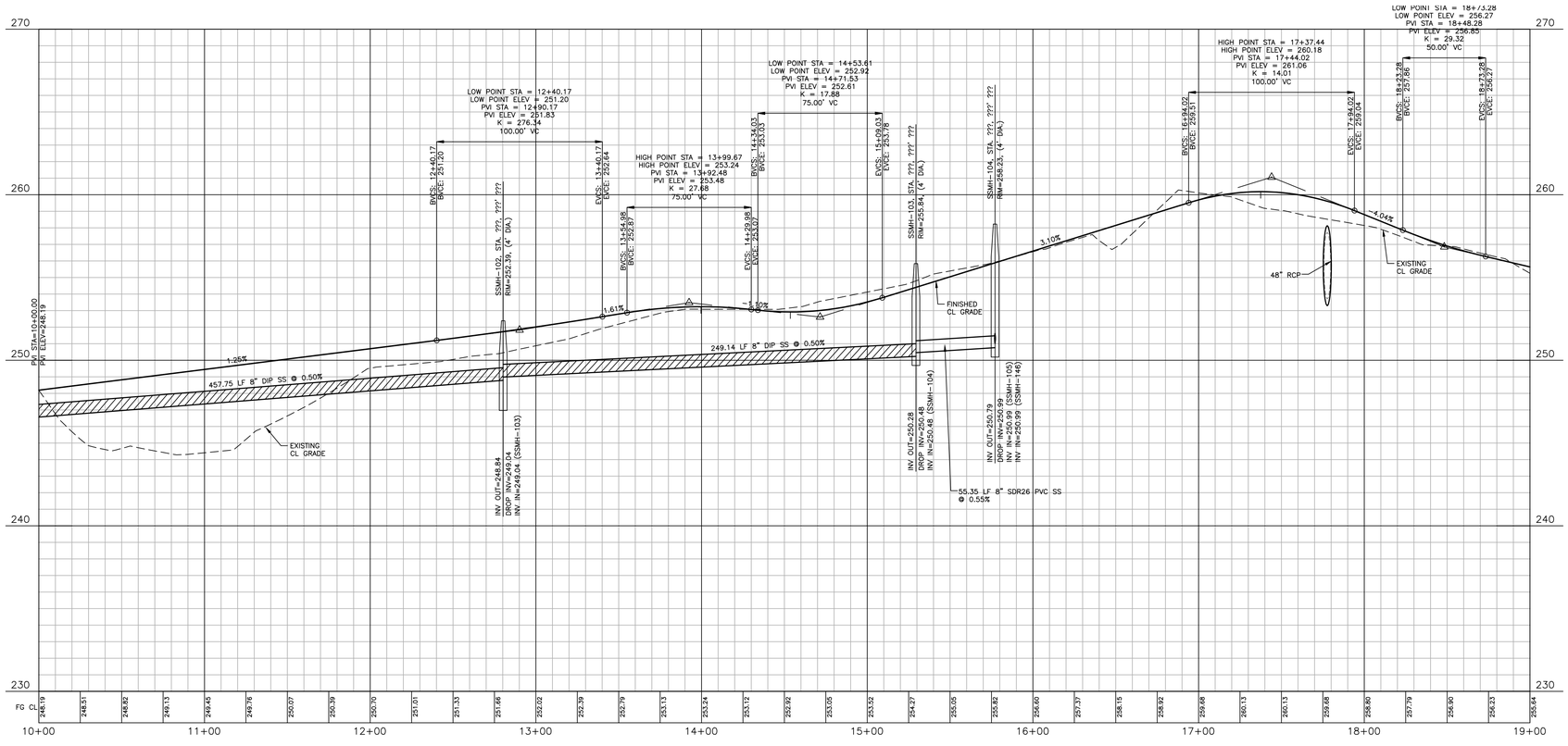
PLAN AND PROFILE
GREENWAY "3", STA. 19+00 THRU STA. 25+00

C5.37





GREENWAY "4"



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City of Raleigh Review Officer _____

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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P4.dwg, 11/27/2024 2:48:06 PM, Sherrill Williams

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BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

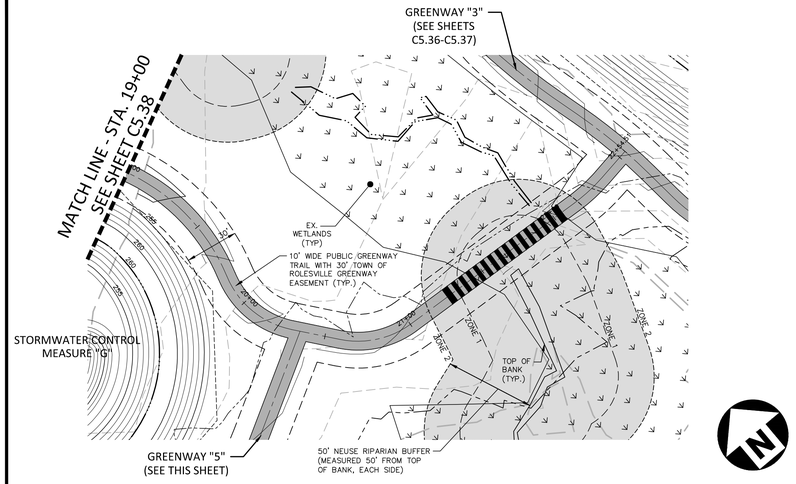
CID-24-08

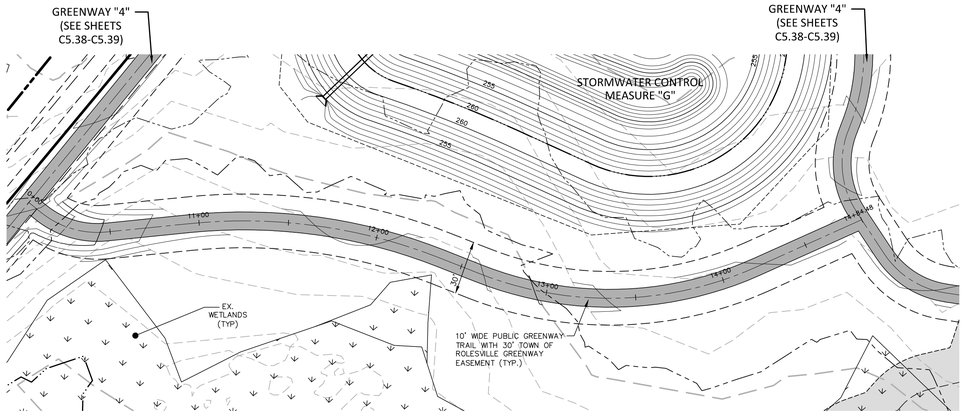
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
GREENWAY "4", STA. 10+00 THRU STA. 19+00

C5.38





GRAPHIC SCALE
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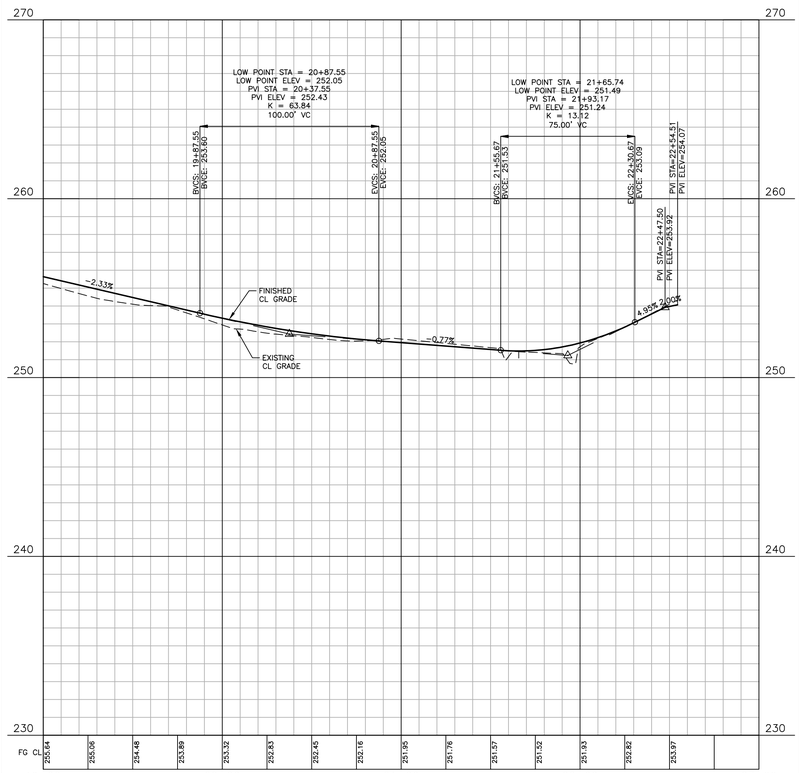
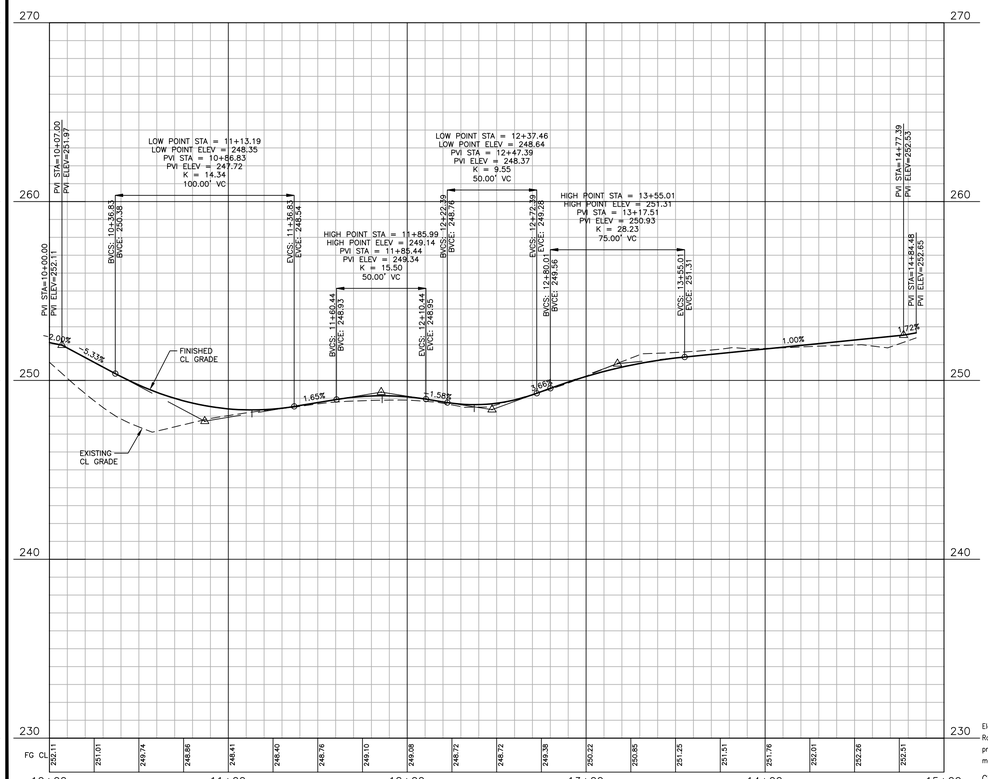
1 inch = 40 ft.

GREENWAY "4"



GREENWAY "5"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P4.dwg, 12/27/2024 2:49:37 PM, Sherril Williams

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REVISIONS
NO. DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22630 WILLIAM T. O'DANIEL — NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD

TOWN OF ROLESVILLE, NORTH CAROLINA

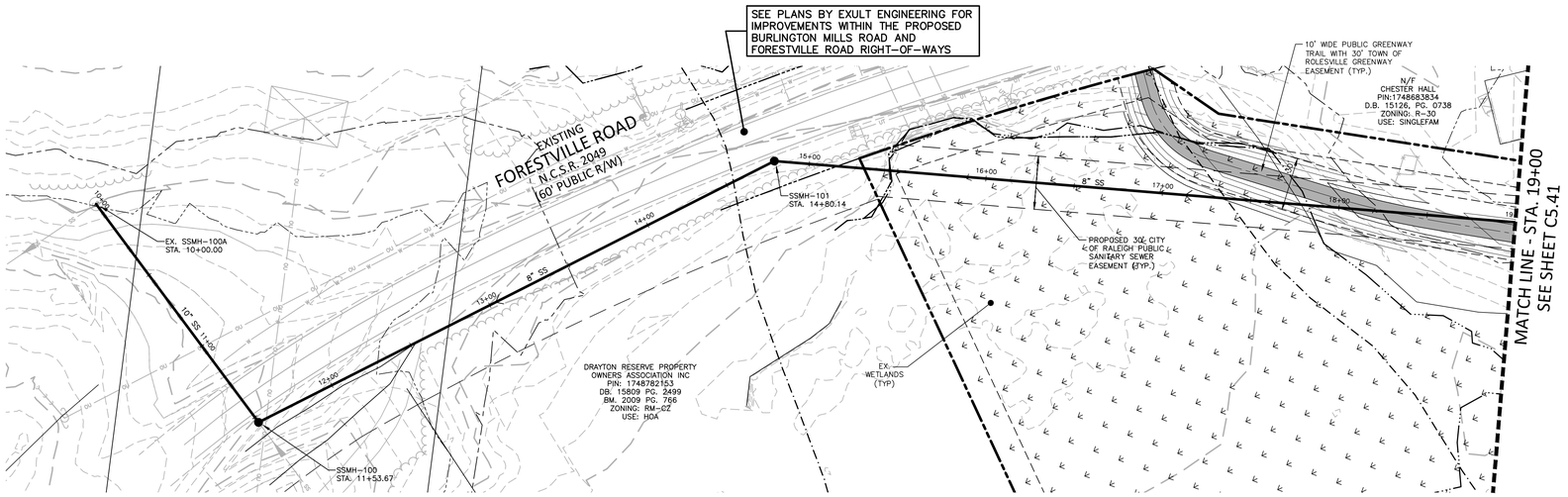
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P4
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

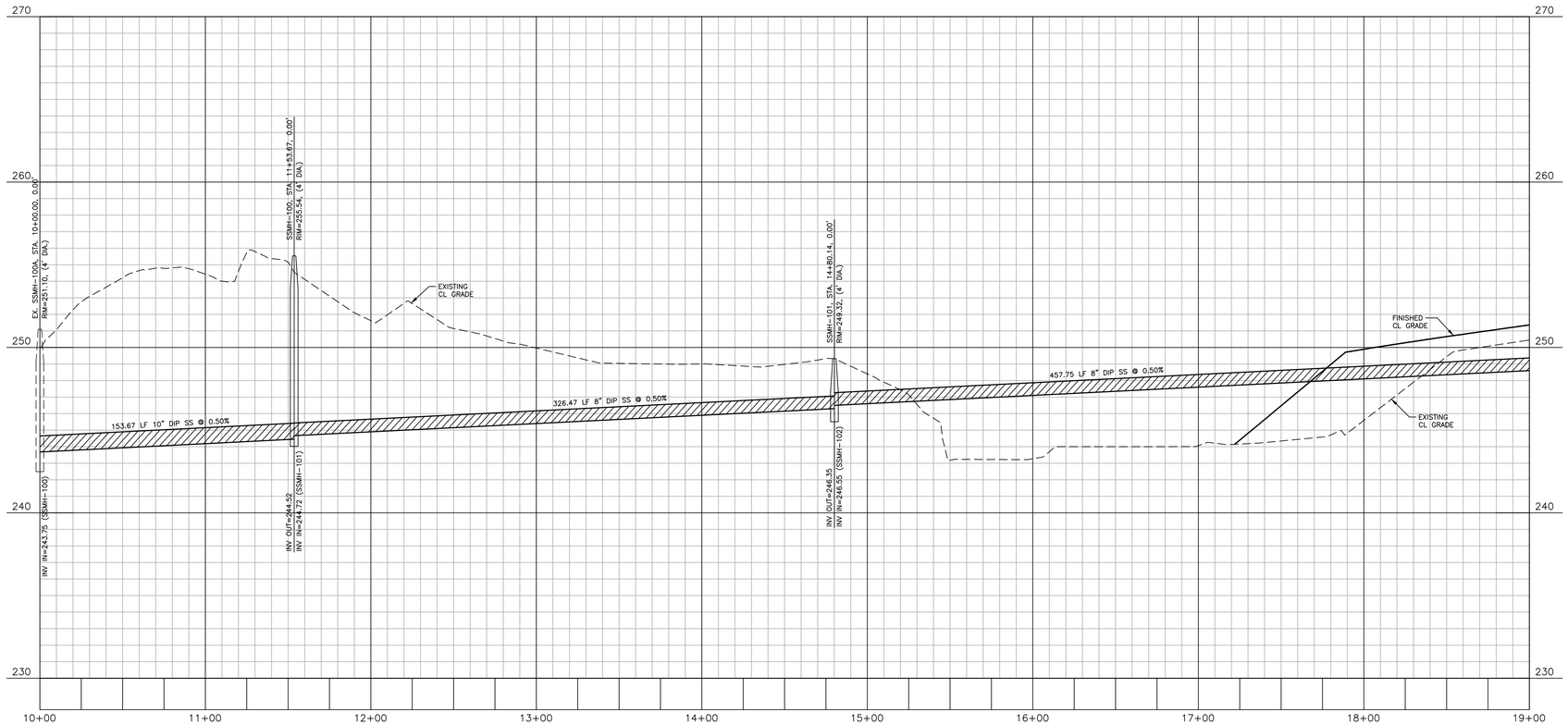
PLAN AND PROFILE
GREENWAY "4", STA. 19+00 THRU STA. 23+00
GREENWAY "5", STA. 10+00 THRU STA. 15+00

C5.39



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

SANITARY SEWER OUTFALL "A"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 11/27/2024 2:56:36 PM, Sherrill Williams

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PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

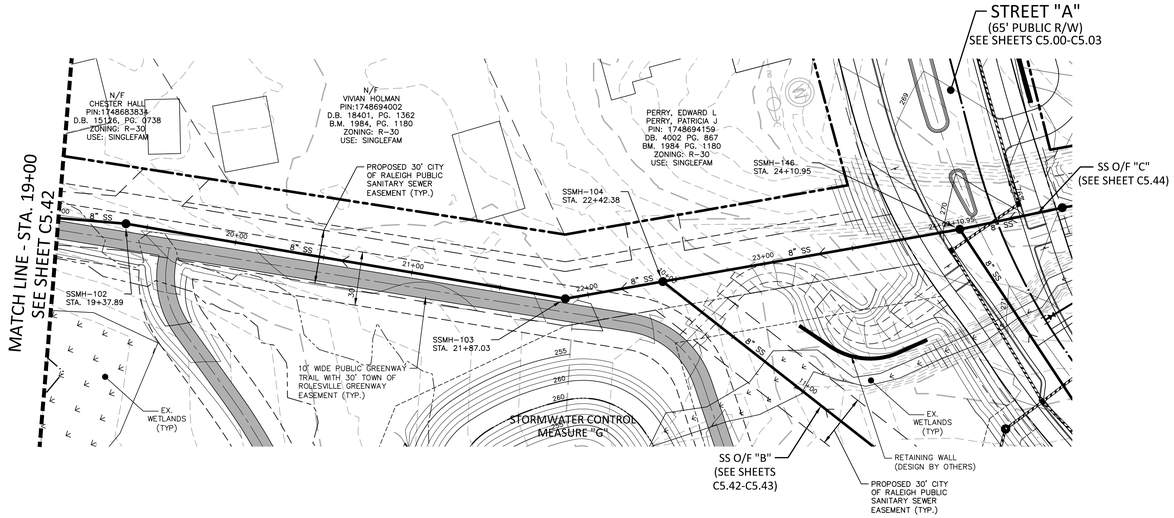
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
SS O/F "A", STA. 10+00 THRU STA. 19+00

C5.40



GRAPHIC SCALE
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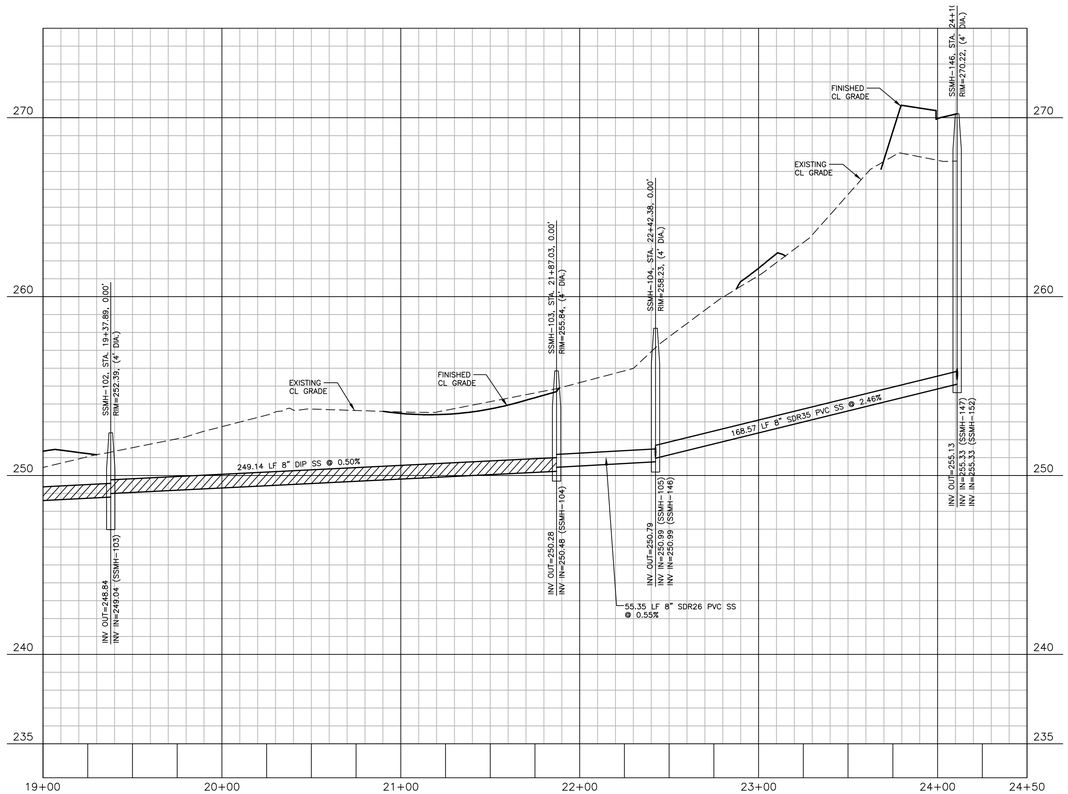
1 inch = 40 ft.

SANITARY SEWER OUTFALL "A"



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PEARCE FARM - PHASES 1-3
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BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

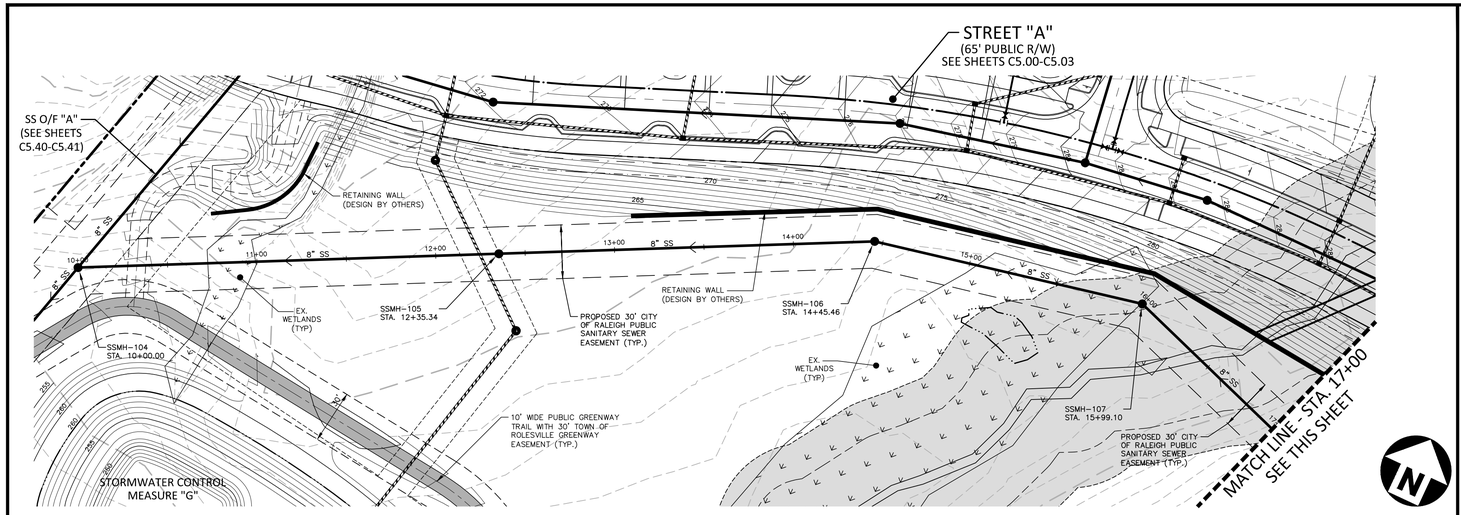
CID-24-08

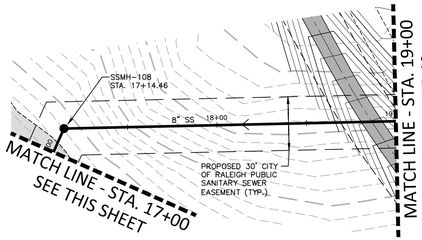
PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	-
DRAWN BY	-
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
SS O/F "A", STA. 19+00 THRU STA. 24+50

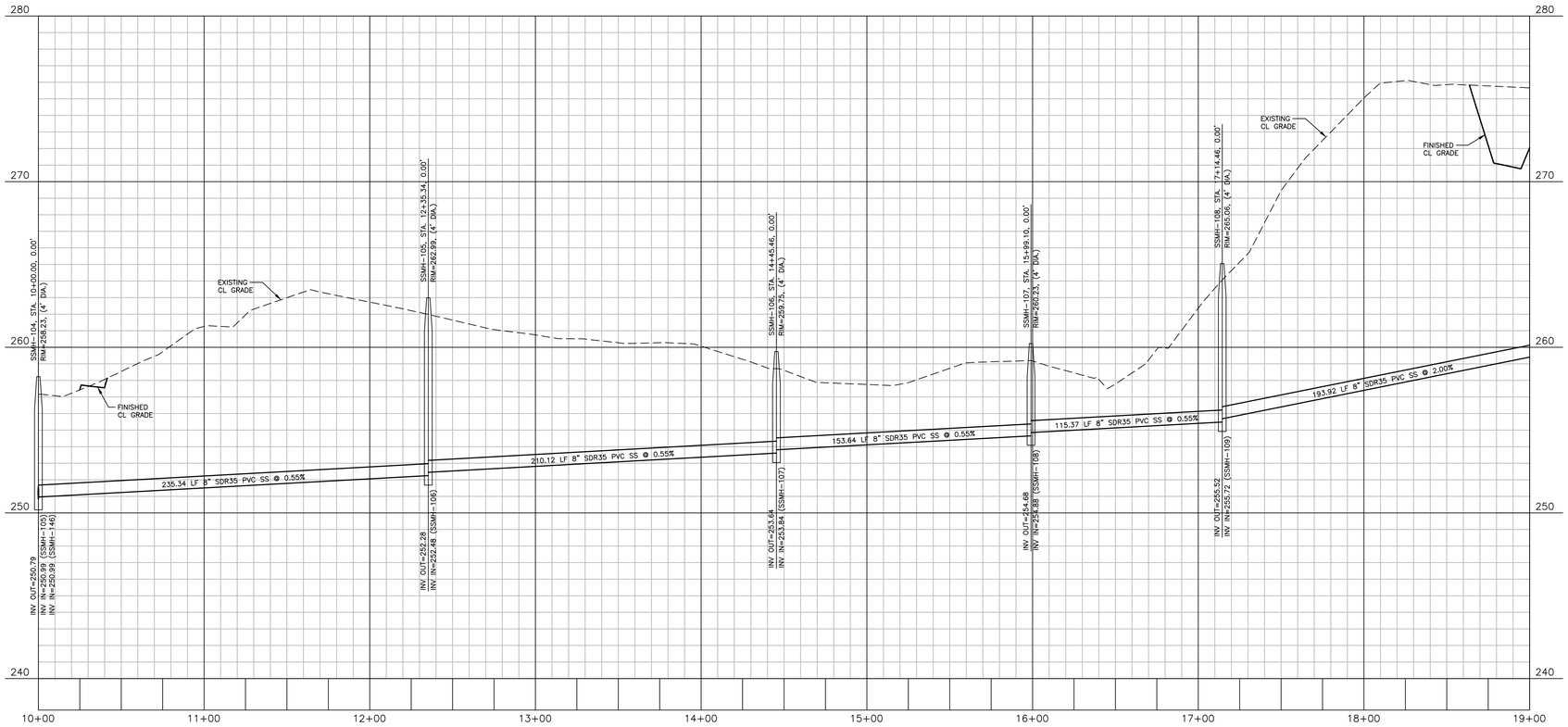
C5.41





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

SANITARY SEWER OUTFALL "B"



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REVISIONS
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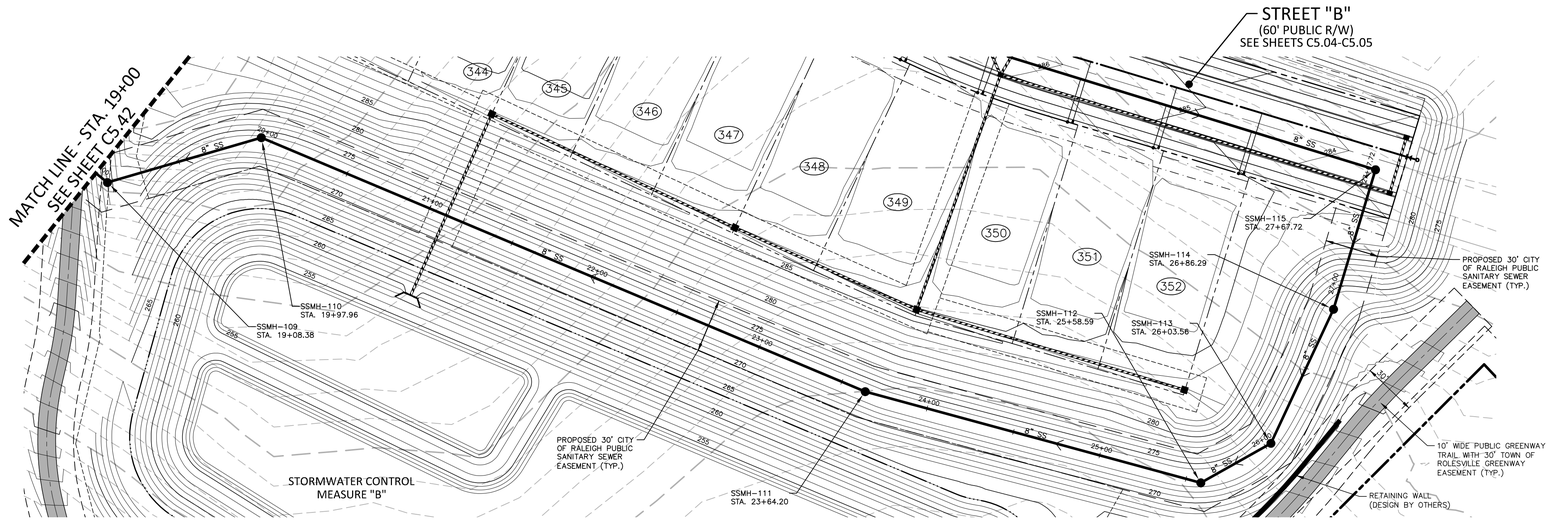
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

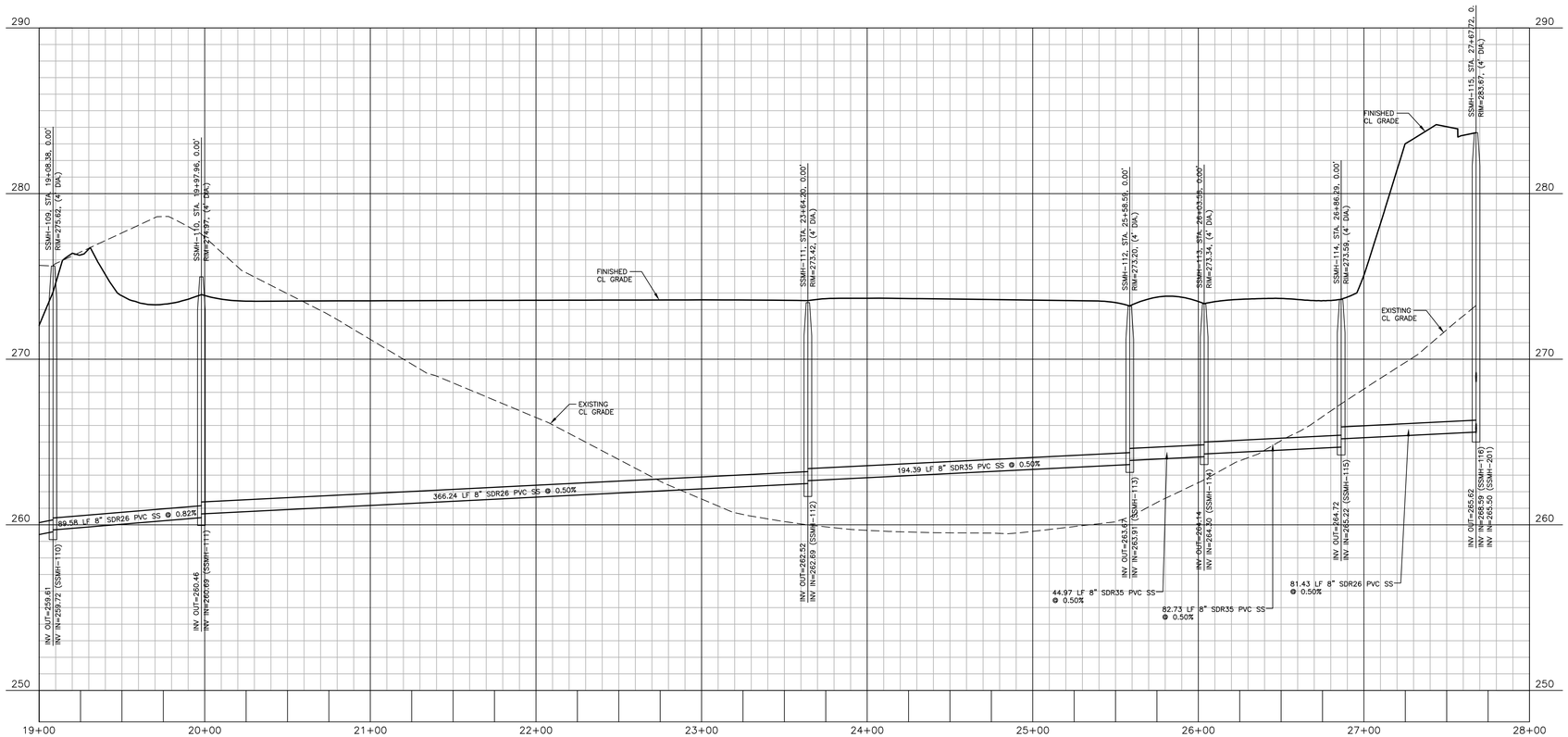
PLAN AND PROFILE
SS O/F "B", STA. 10+00 THRU STA. 19+00

C5.42



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

SANITARY SEWER OUTFALL "B"



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PEARCE FARM - PHASES 1-3
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PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
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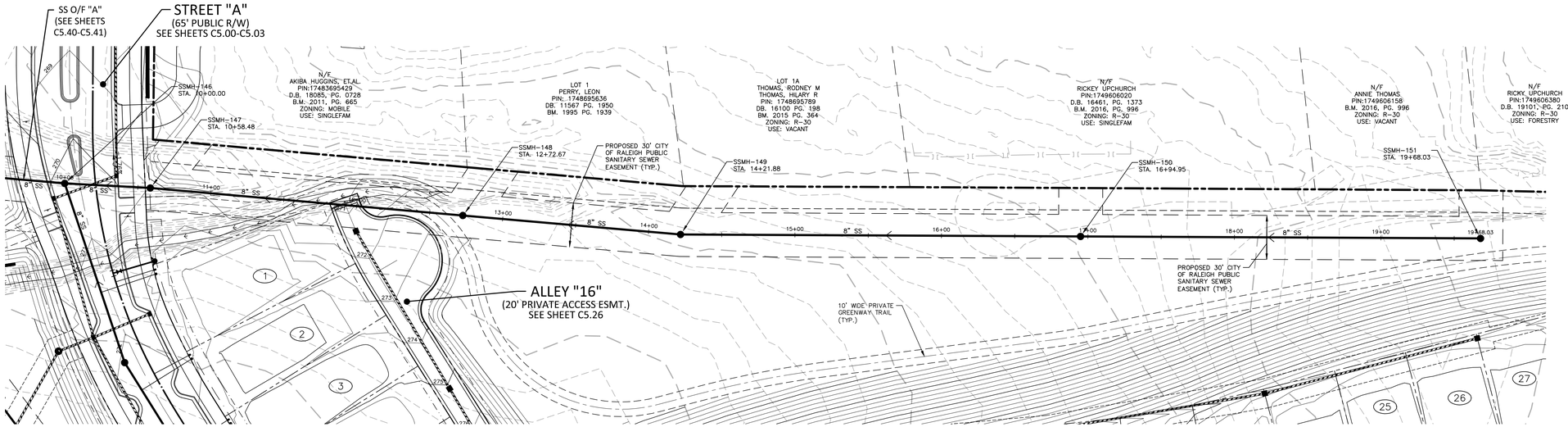
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

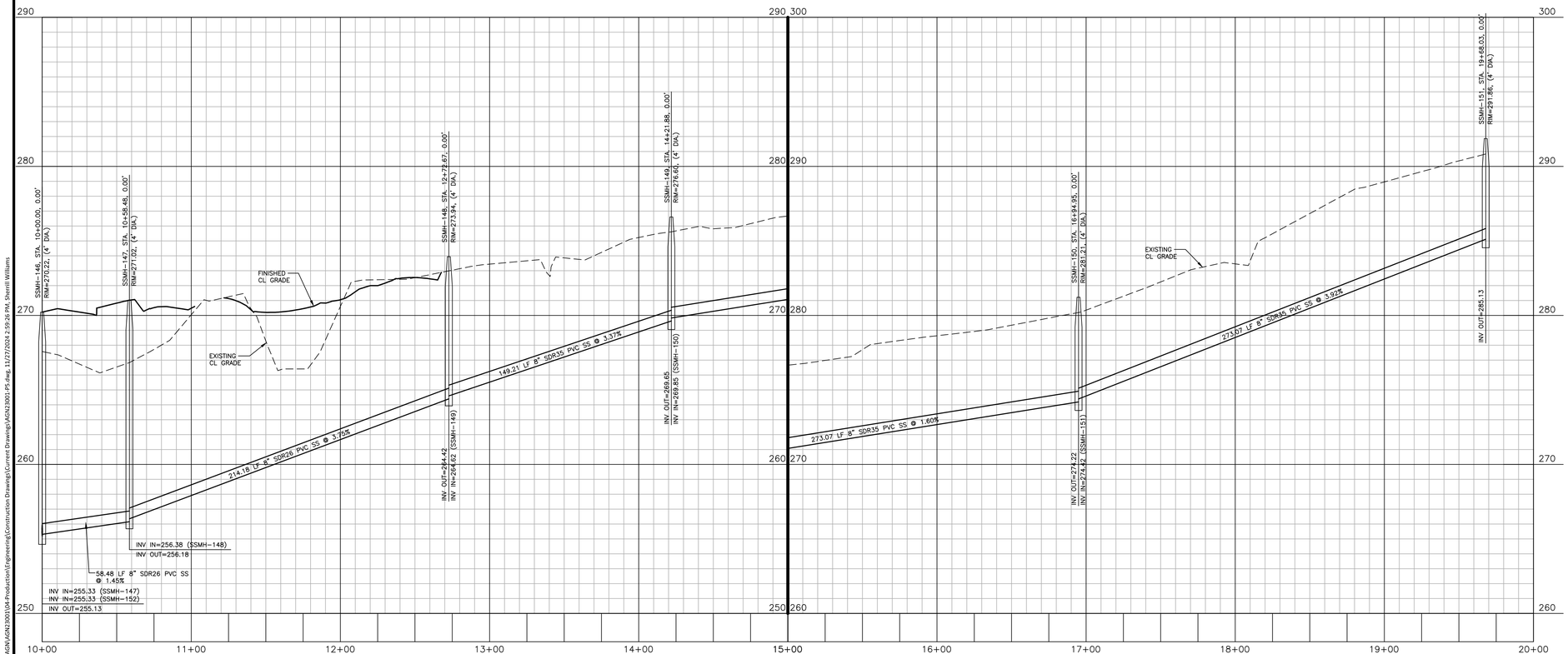
PLAN AND PROFILE
SS O/F "B", STA. 19+00 THRU STA. 28+00

C5.43



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

SANITARY SEWER OUTFALL "C"



CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 11/27/2024 2:59:26 PM, Sherrill Williams

MCADAMS

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phone 919. 361. 5000
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CLIENT
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RALEIGH, NORTH CAROLINA 27615
CONTACT: JACOB ANDERSON
PHONE: 919. 239. 9486

AGNC
BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3

CONSTRUCTION DRAWINGS - PACKAGE 1

BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

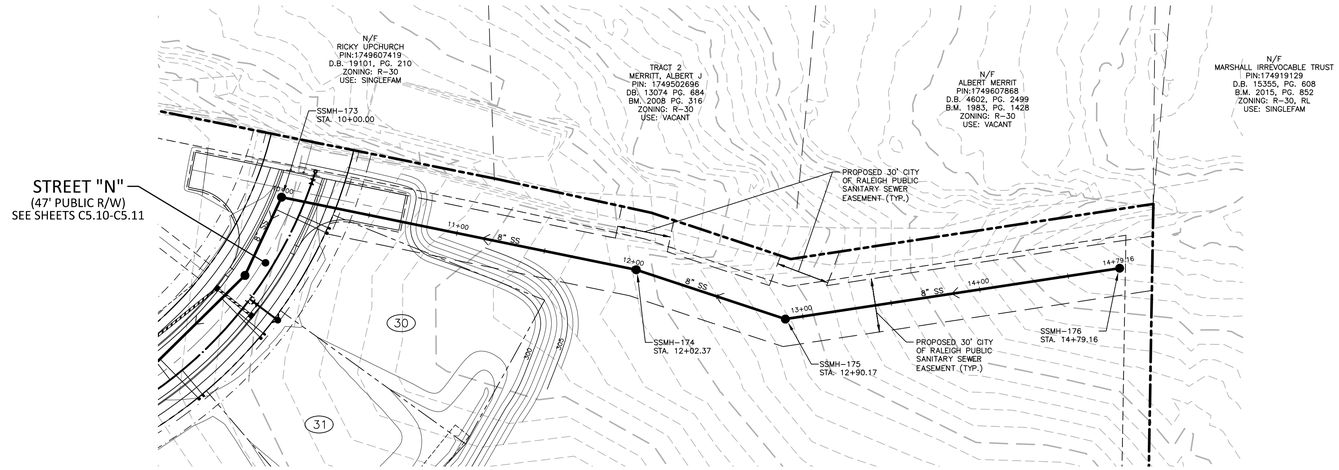
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
SS O/F "C", STA. 10+00 THRU STA. 20+00

C5.44



GRAPHIC SCALE
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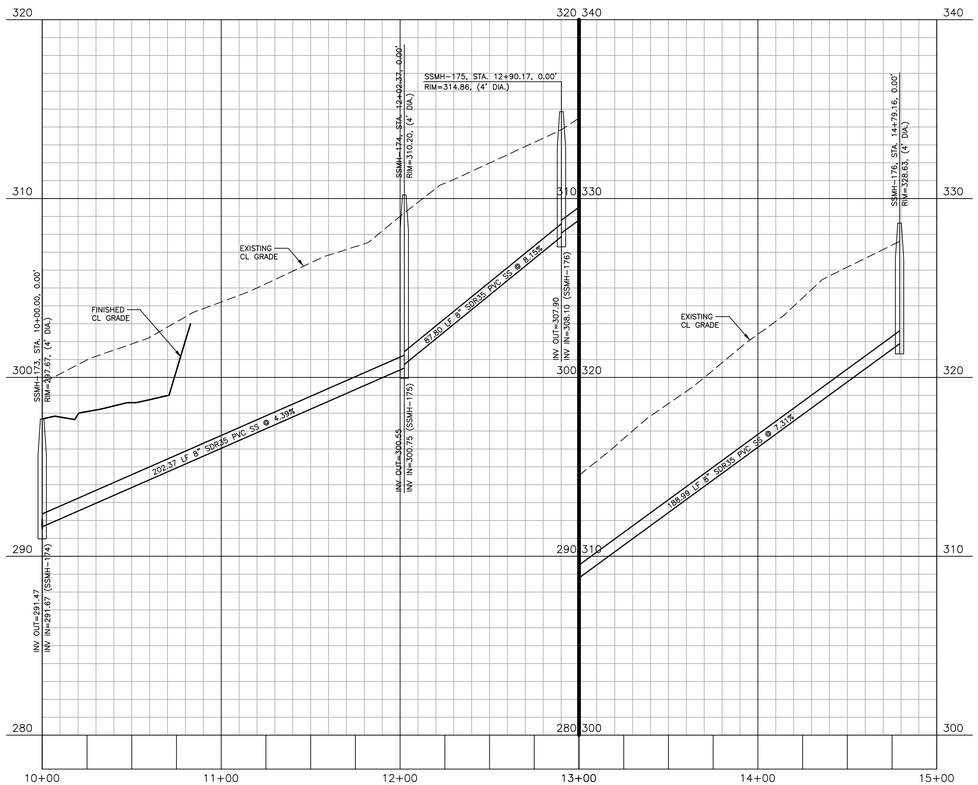
1 inch = 40 ft.

SANITARY SEWER OUTFALL "D"



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City of Raleigh Review Officer _____

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AGNC BROKERAGE | CONSULTING | PLANNING

REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

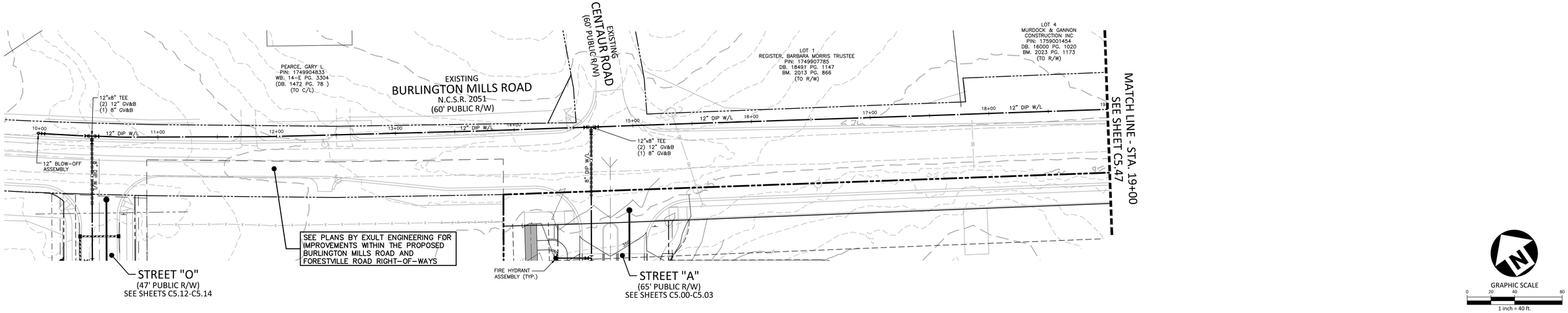
CID-24-08

PLAN INFORMATION

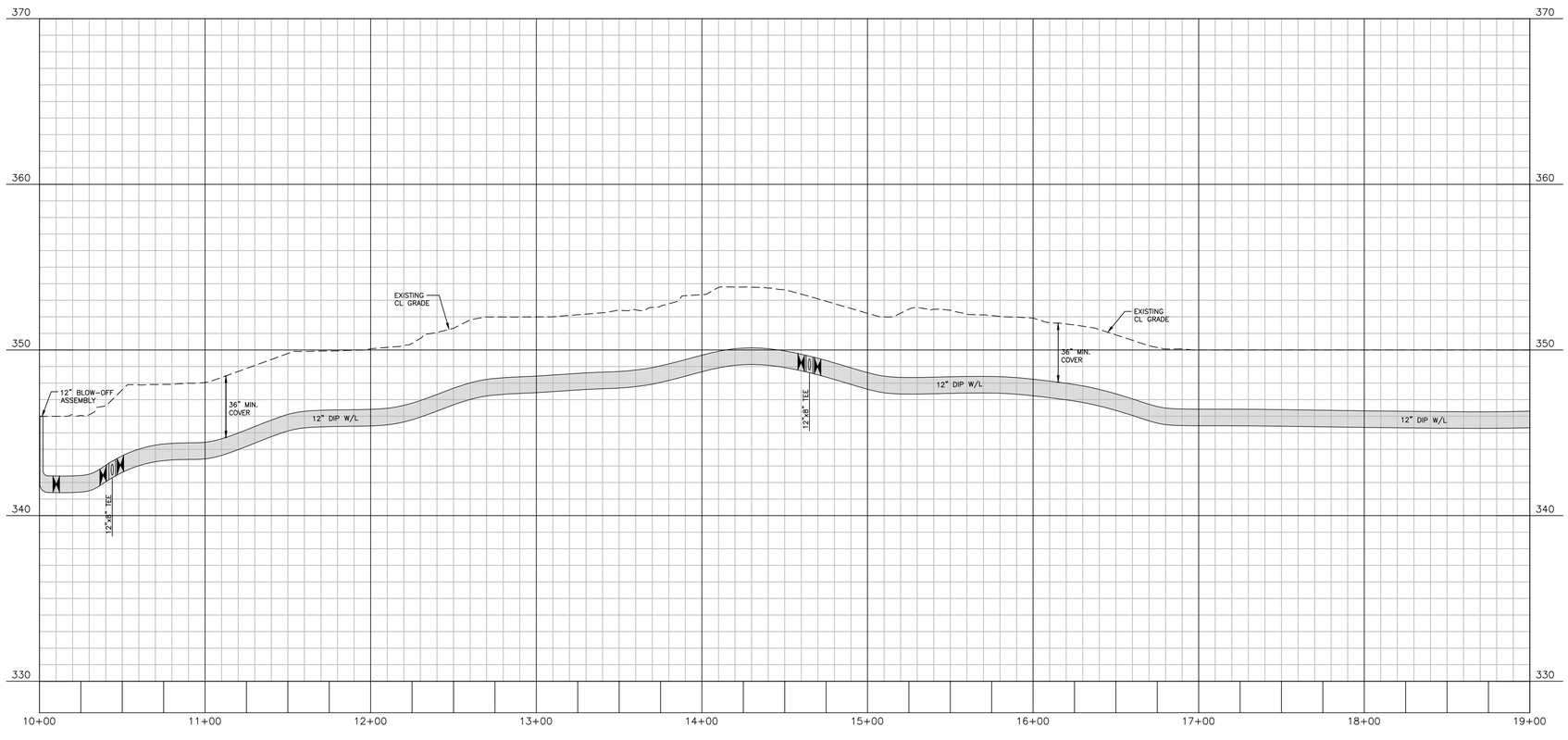
PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
SS O/F "D", STA. 10+00 THRU STA. 15+00

C5.45



WATERLINE "1"



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NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

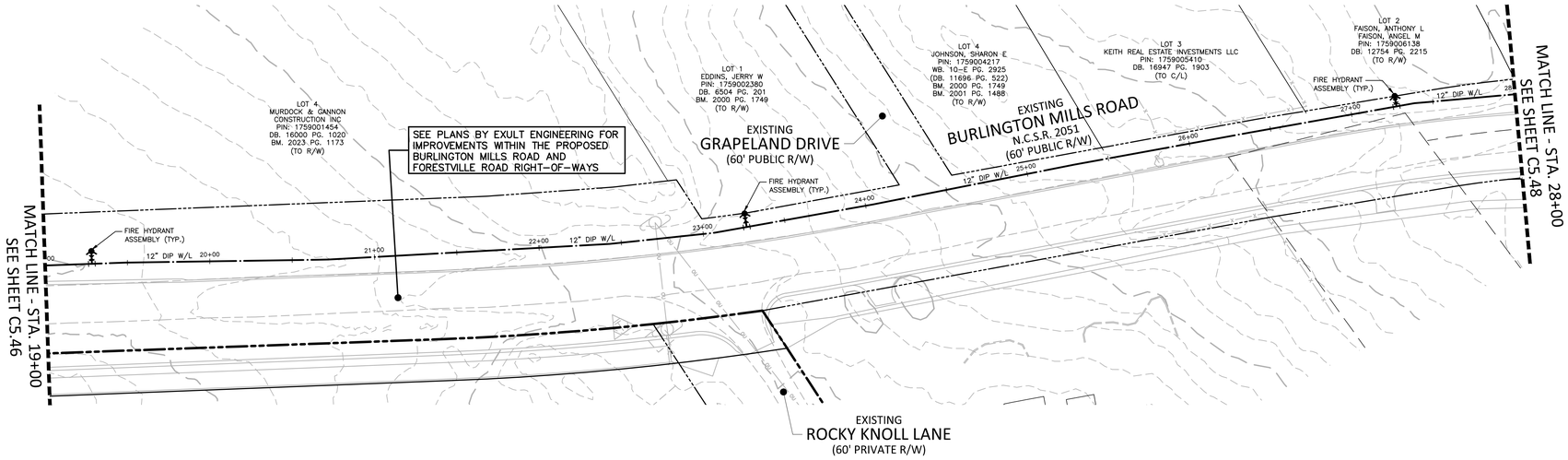
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

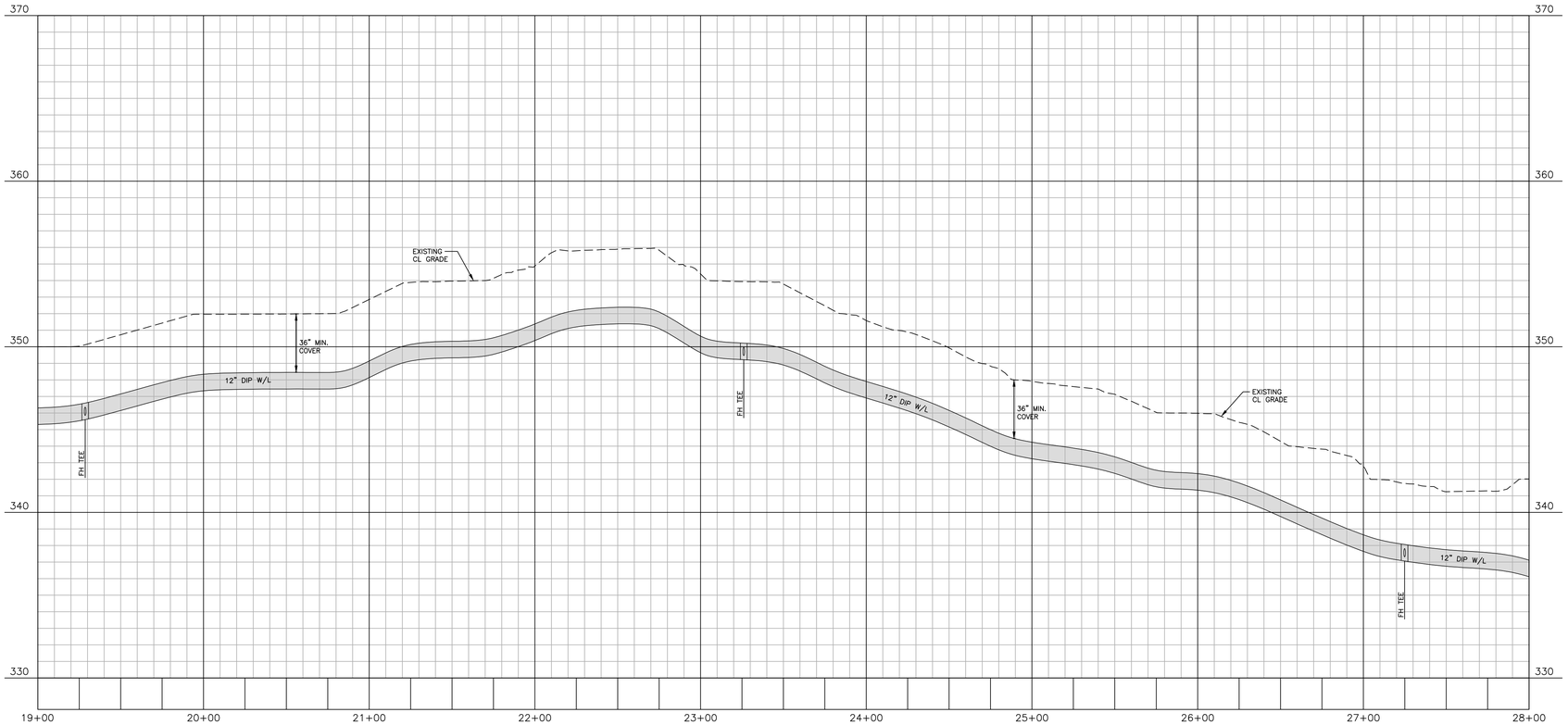
PLAN AND PROFILE
WATERLINE "1", STA. 10+00 THRU STA. 19+00

C5.46



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

WATERLINE "1"



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REVISIONS
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NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
WATERLINE "1", STA. 19+00 THRU STA. 28+00

C5.47

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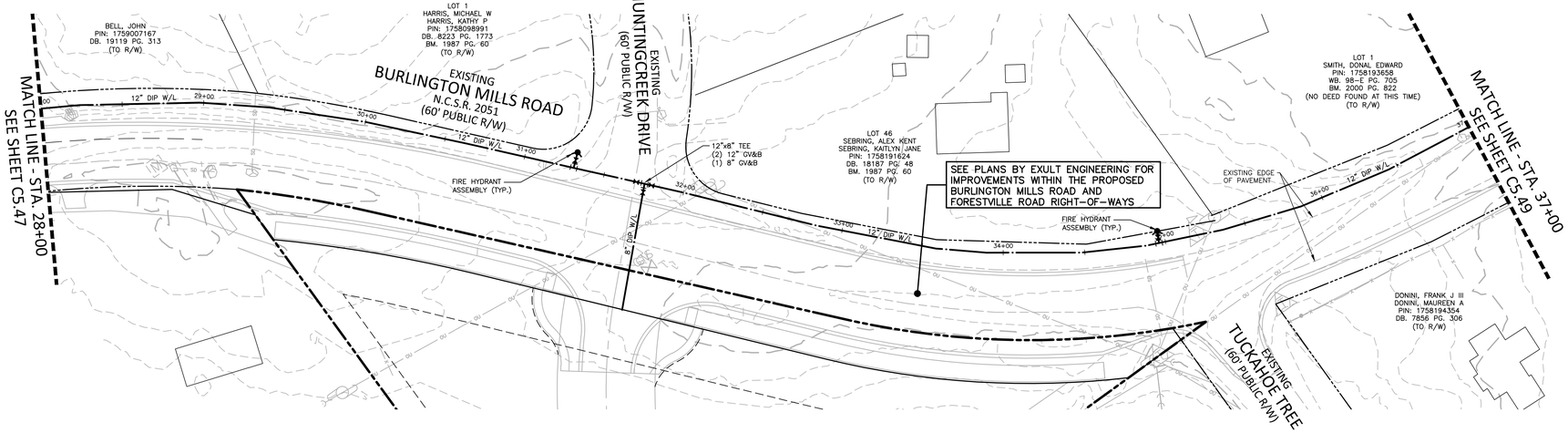
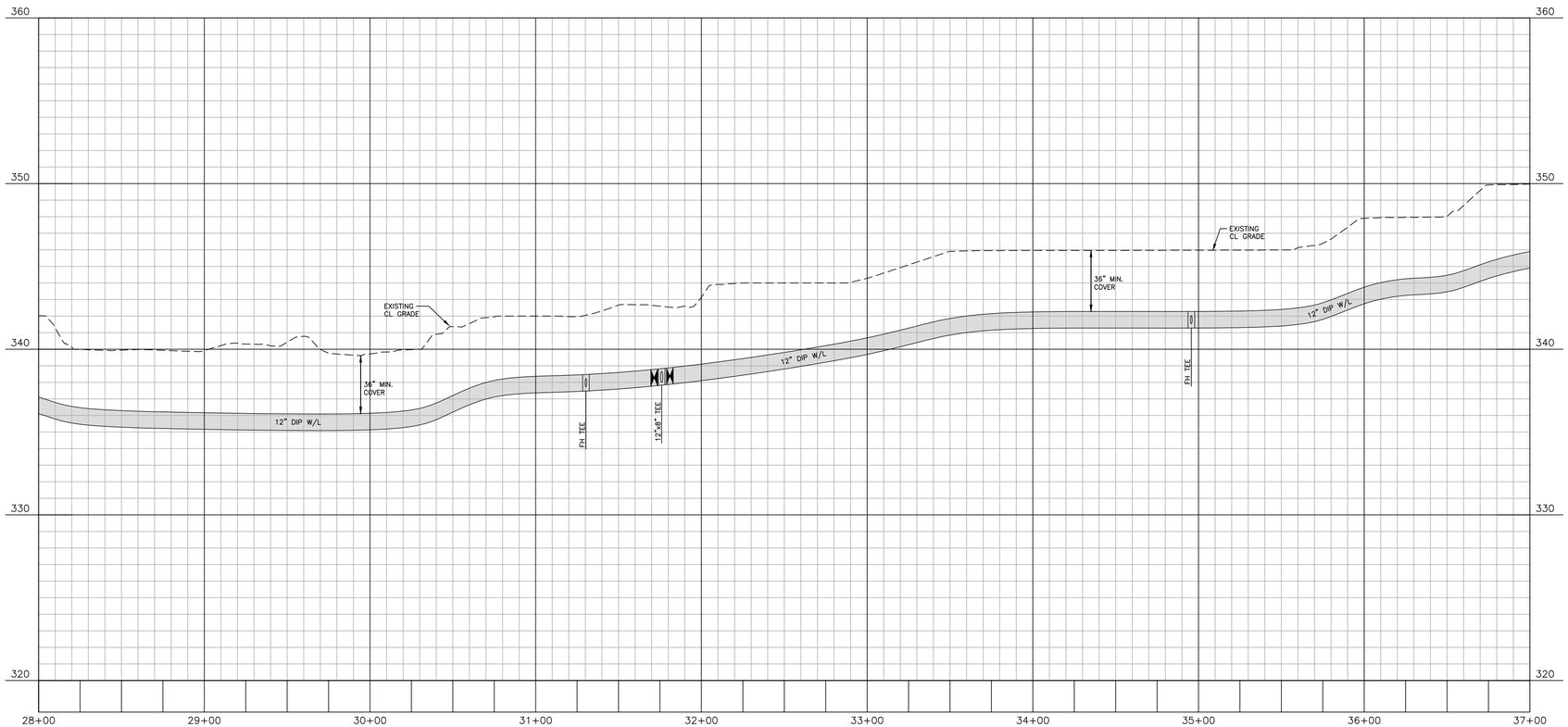


GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

WATERLINE "1"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

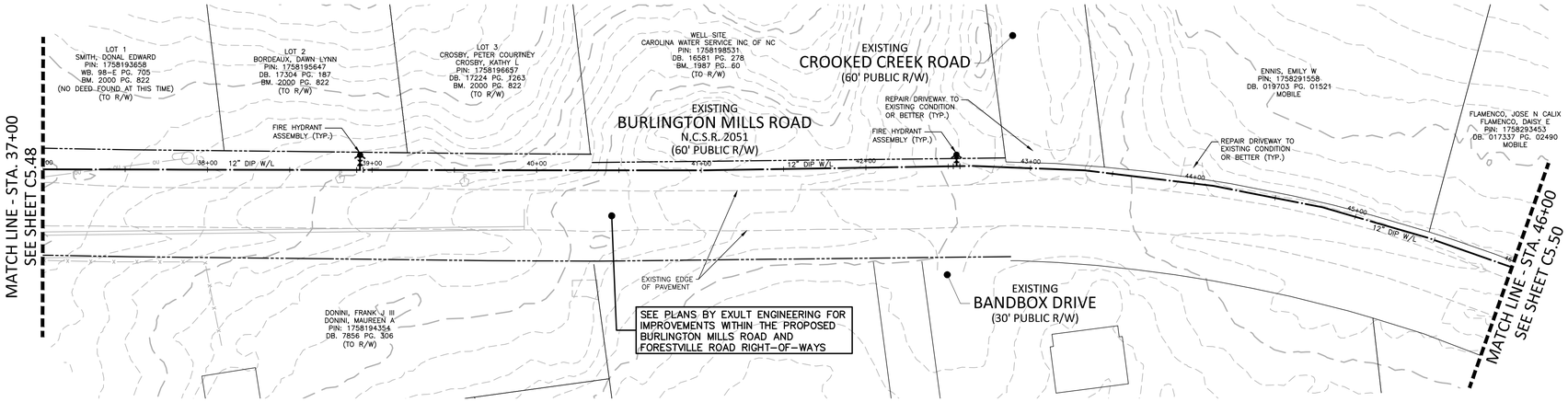
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
WATERLINE "1", STA. 28+00 THRU STA. 37+00

C5.48



GRAPHIC SCALE
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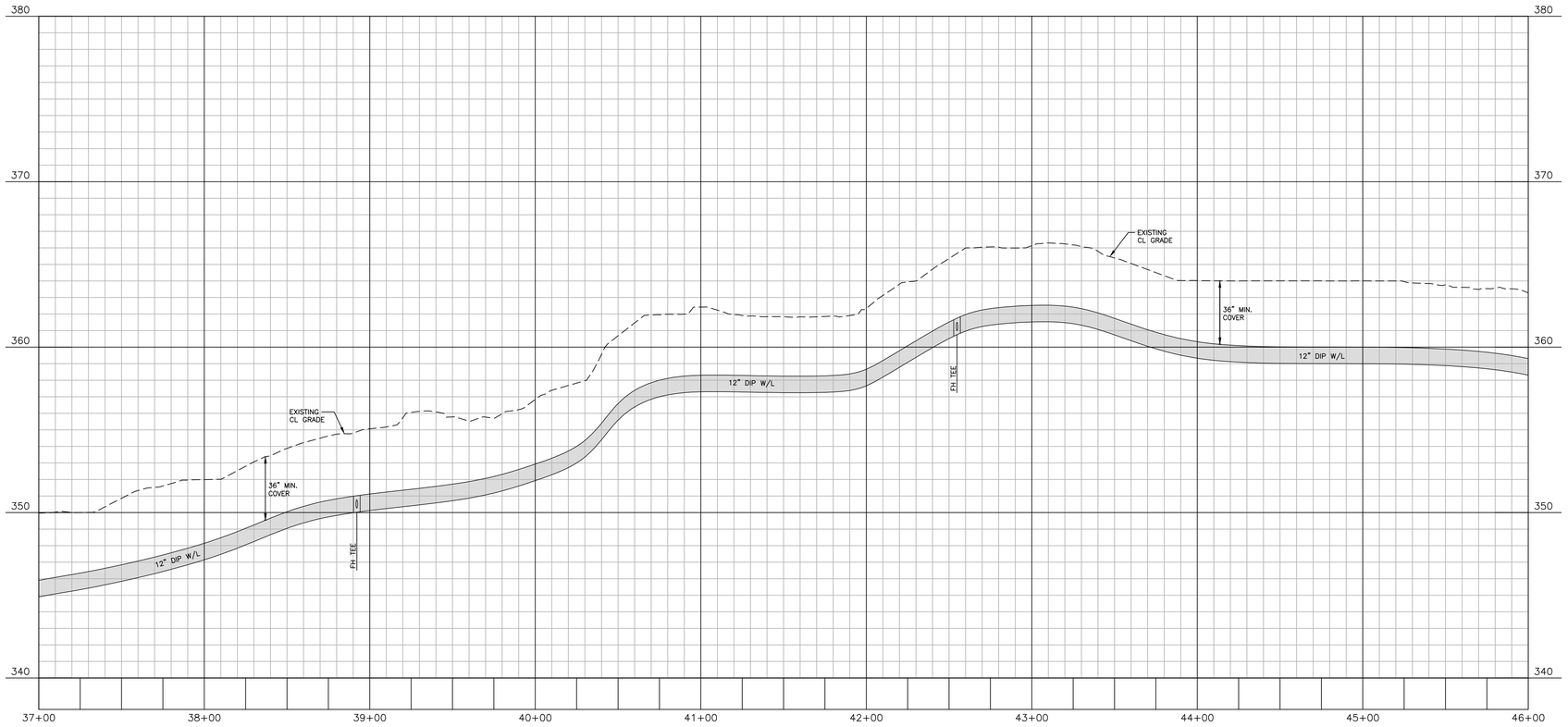
1 inch = 40 ft.

WATERLINE "1"



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X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 11/27/2024 3:03:03 PM, Sherrill Williams

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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

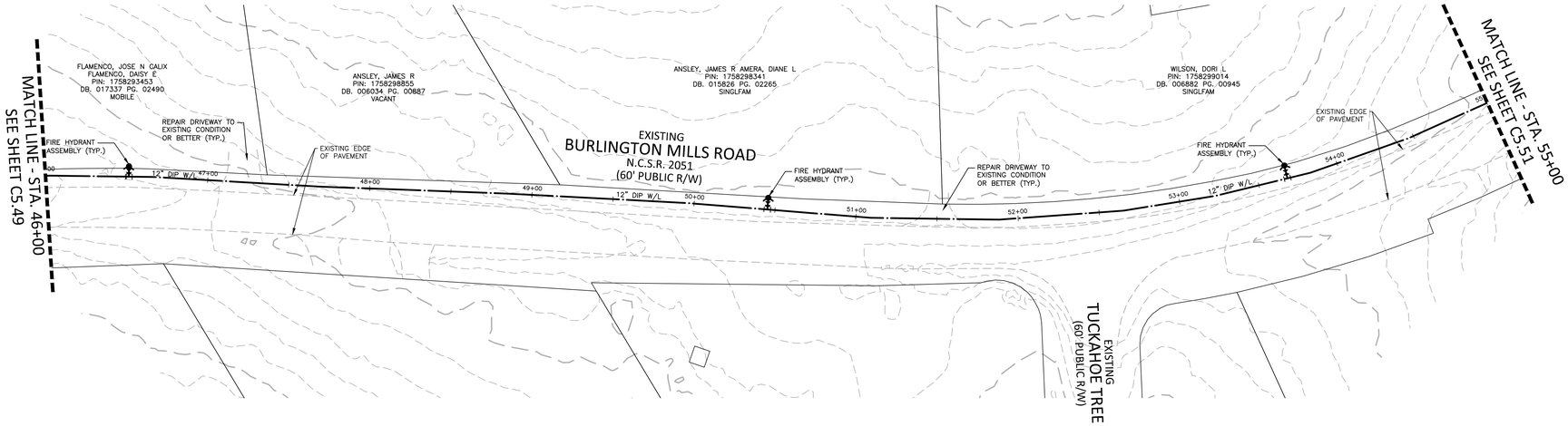
CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
CHECKED BY	.
DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

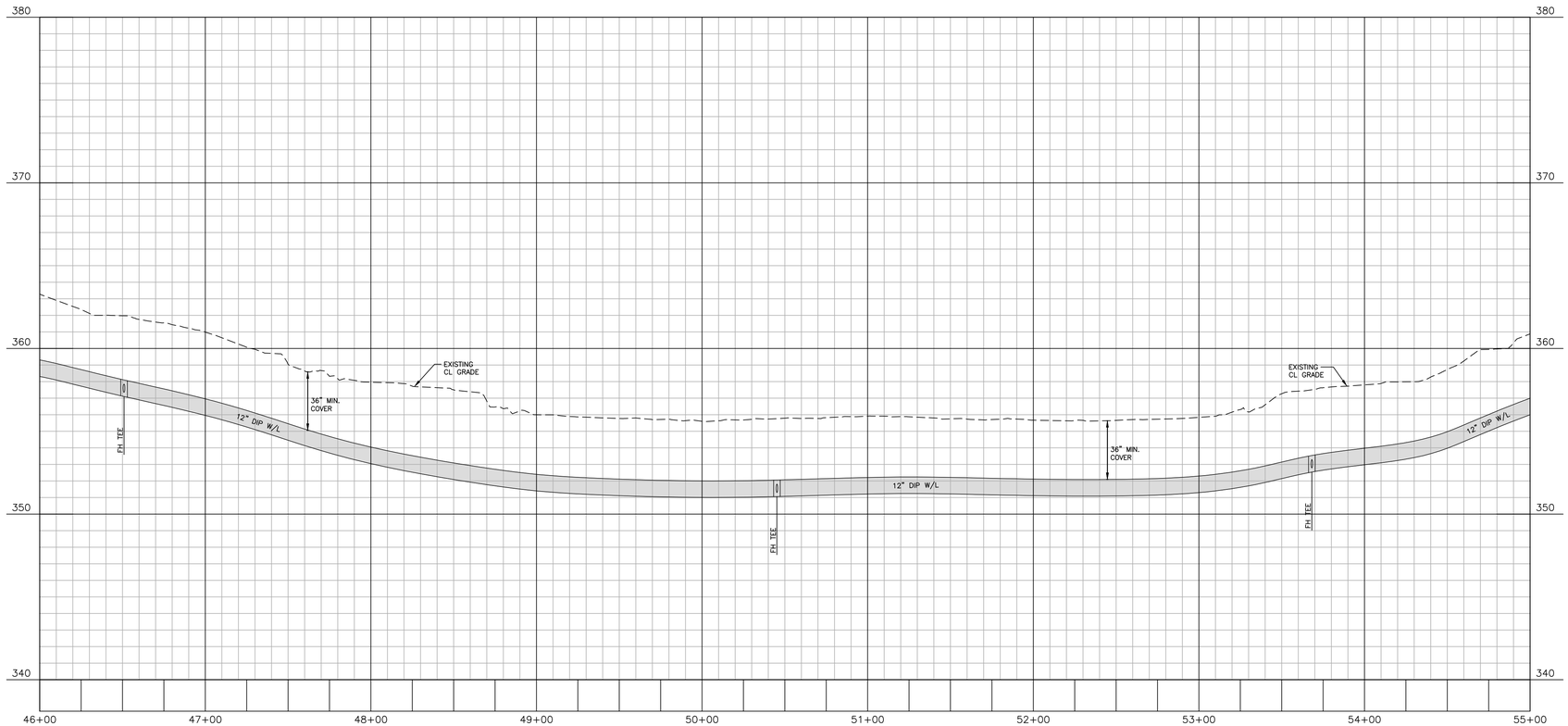
PLAN AND PROFILE
WATERLINE "1", STA. 37+00 THRU STA. 46+00

C5.49



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

WATERLINE "1"



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NOT FOR CONSTRUCTION

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

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PLAN INFORMATION

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FILENAME	AGN23001-P5
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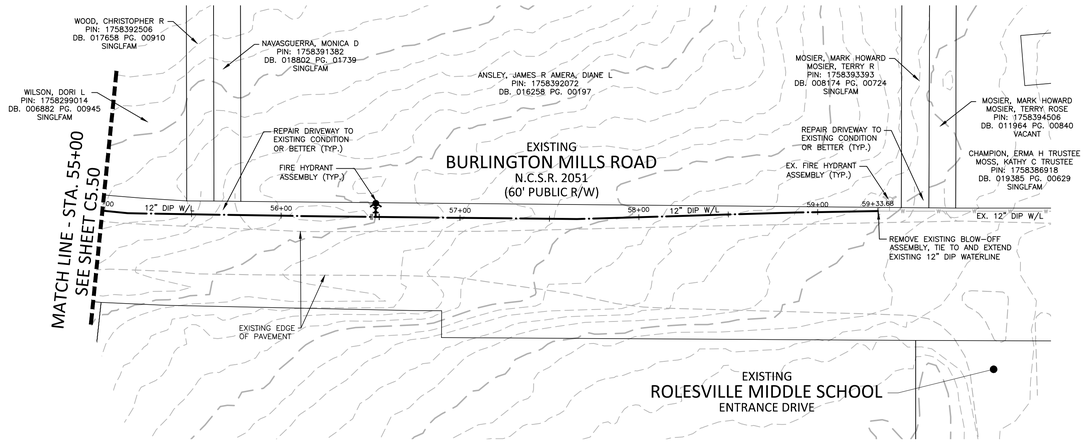
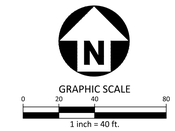
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
WATERLINE "1", STA. 46+00 THRU STA. 55+00

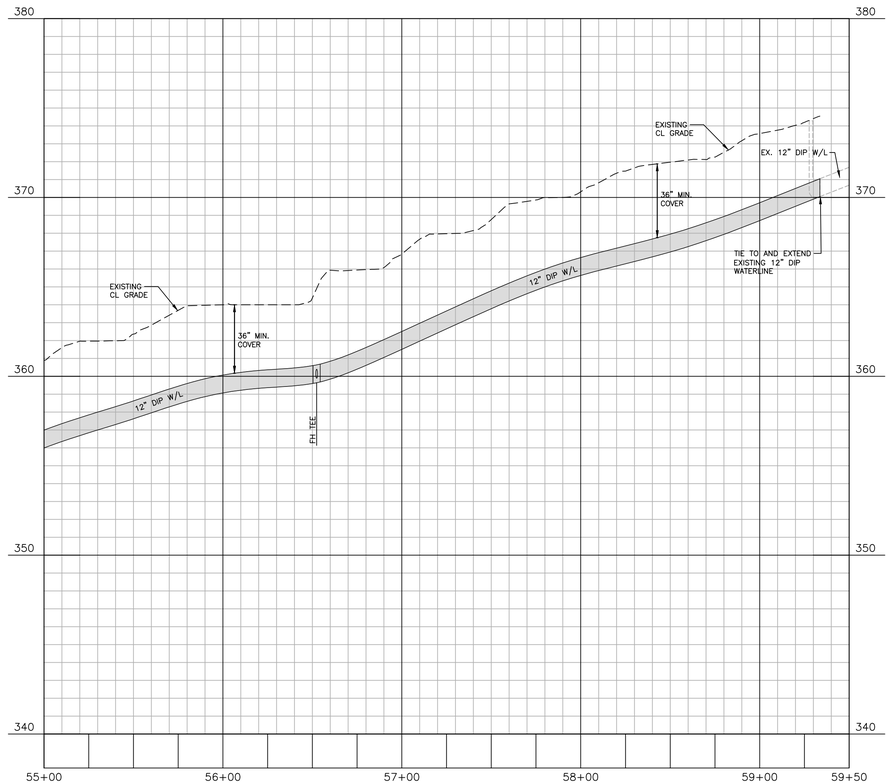
C5.50

X:\Projects\AGN\AGN23001\04-Production\Engineering\Construction Drawings\Current Drawings\AGN23001-P5.dwg, 12/27/2024 3:03:43 PM, Sherril Williams





WATERLINE "1"



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REVISIONS
NO. DATE

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

PEARCE FARM - PHASES 1-3
CONSTRUCTION DRAWINGS - PACKAGE 1
BURLINGTON MILLS ROAD
TOWN OF ROLESVILLE, NORTH CAROLINA

CID-24-08

PLAN INFORMATION

PROJECT NO.	AGN23001
FILENAME	AGN23001-P5
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DRAWN BY	.
SCALE	1"=40'/1"=4'
DATE	12. 02. 2024

PLAN AND PROFILE
WATERLINE "1", STA. 55+00 THRU STA. 59+50

C5.51