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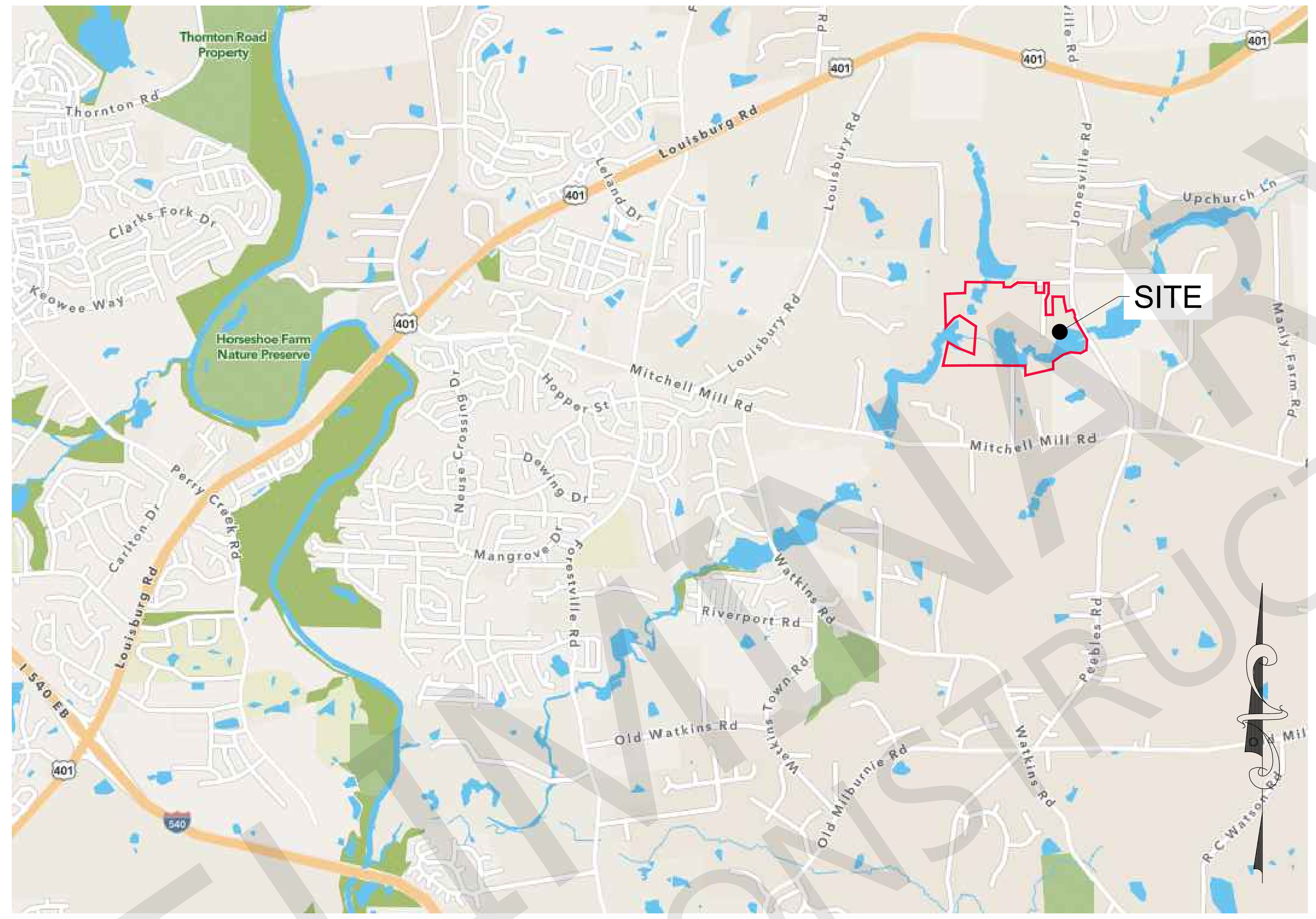
MAP AMENDMENT (CONDITIONAL REZONING) FOR

HARRIS CREEK FARMS

TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

CASE NUMBER: PSP-24-XX

APPROVED BY THE TOWN OF ROLESVILLE ___________________



VICINITY MAP

0 2,500 5,000 10,000

1 inch = 2,500 ft

GENERAL NOTES:

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

VOLUNTARY REZONING CONDITIONS:

1. THE SUBJECT PROPERTY SHALL BE DEVELOPED IN GENERAL COMPLIANCE WITH THE MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24.
2. THE DEVELOPMENT SHALL CONSIST OF MAXIMUMS OF 120 SINGLE FAMILY DETACHED DWELLING UNITS/LOTS AS DETAILED IN THE MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24.
3. SINGLE FAMILY DETACHED DWELLING UNIT FACADE ANTI-MONOTONY: IN ORDER TO PROMOTE VARIATION IN HOME APPEARANCE, NO SINGLE FAMILY FRONT FACADE SHALL BE DUPLICATED FOR THREE LOTS IN A ROW, OR DIRECTLY ACROSS THE STREET. FOR THE CORNER LOTS, THIS SHALL APPLY TO THE LOTS DIAGONALLY ACROSS THE INTERSECTION.
4. ALL GARAGE DOORS SHALL EITHER CONTAIN WINDOWS OR CARRIAGE STYLE ADORNMENTS.
5. SINGLE FAMILY DETACHED DWELLING UNITS SHALL:
   - A. BE A MINIMUM OF 1,500 HEATED SQUARE FEET.
   - B. HAVE CEMENTITIOUS SIDING THAT SHALL VARY IN TYPE AND COLOR WITH BRICK, SHAKES, BOARD AND BATTEN, OR STONE ACCENTS PROVIDED AS DECORATIVE FEATURES.
   - C. HAVE AT LEAST TWO TYPES OF FINISHES ON THE FRONT: LAP SIDING, MASONRY, SHAKES, AND BOARD BATTEN.
6. A HOME OWNERS ASSOCIATION (HOA) SHALL BE CREATED AND ALL OPEN SPACES OBSERVED IN MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24, SHALL BE OWNED AND MAINTAINED BY THE HOA.
7. FOUNDATIONS: ALL FOUNDATIONS ARE TO BE MONOLITHIC POURED SLAB FOUNDATIONS. TOP OF SLABS SHALL BE ELEVATED A MINIMUM OF 18" ABOVE FINISHED GRADE FOR ALL DWELLING UNITS. ALL FOUNDATIONS SHALL BE TREATED WITH MASONRY ON THE FRONT AND STREET-FACING SIDES FOR A MINIMUM OF 10".
8. RECREATIONAL AMENITIES: THE FOLLOWING RECREATIONAL AMENITIES SHALL BE CONSTRUCTED AS OBSERVED IN MAP AMENDMENT (CONDITIONAL REZONING) CONCEPT PLAN DATED 01-01-24. PUBLIC GREENWAY (APPROXIMATELY 5,600 LINEAR FEET), PRIVATE MULTI-USE PATHS (APPROXIMATELY 410 LINEAR FEET), GAZEBOS, PLAYGROUNDS, AND A DOG PARK, AMENITIES SHALL BE BUILT PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR THE 70TH LOT.
9. LANDSCAPING: AT LEAST 20 PERCENT (20%) OF ALL LANDSCAPING REQUIRED BY THE LDO, THAT DOES NOT ALREADY QUALIFY UNDER LDO 6.2, SHALL UTILIZE PLANT MATERIALS LISTED AS NATIVE POLLINATOR PLANTS BY THE NORTH CAROLINA WILDLIFE FEDERATION, WHERE EVERGREEN PLANTINGS OR STREET TREES ARE REQUIRED BY THE LDO, NATIVE POLLINATOR PLANTINGS SHALL NOT BE REQUIRED. SUCH PLANTINGS SHALL NOT BE REQUIRED. SUCH PLANTINGS SHALL BE CLEARLY SHOWN IN CONSTRUCTION DRAWINGS AND INSTALLED AS PART OF SUBDIVISION INFRASTRUCTURE. NOTHING HEREIN SHALL BE CONSTRUCTED TO LIMIT THE PLANT MATERIALS PERMITTED ON THE INDIVIDUAL RESIDENTIAL LOTS.
10. SIDEWALK EASEMENT: THE DEVELOPMENT SHALL ATTEMPT TO PROCURE AN EASEMENT FROM THE OWNERS OF THOSE PROPERTIES WITH PINS: 1757-48-1376 AND 1757-38-8408 IN ORDER TO PROVIDE A 5' WIDE SIDEWALK RUNNING FROM THE DEVELOPMENT'S PROPOSED ACCESS TO JONESVILLE ROAD TO THE INTERSECTION WITH UNIVERSAL DRIVE. IF THE DEVELOPMENT PROCURES EASEMENTS FROM BOTH PROPERTY OWNERS, THE SIDEWALK SHALL BE LOCATED WITHIN SAID EASEMENTS AND CONSTRUCTED CONSISTENT WITH THE TOWN OF ROLESVILLE TRANSPORTATION PLAN, AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE ONE HUNDREDTH (100TH) BUILDING PERMIT. IF THE DEVELOPMENT IS UNABLE TO PROCURE AN EASEMENT FROM EITHER OF THE PROPERTY OWNER PRIOR TO THE ISSUANCE OF THE FIRST (1ST) BUILDING PERMIT, THEN THE DEVELOPMENT SHALL PAY A FEE-IN-LIEU FOR THE SIDEWALK CONSTRUCTION TO THE TOWN OF ROLESVILLE. THE FEE-IN-LIEU SHALL BE PAID PRIOR TO THE ISSUANCE OF THE ONE HUNDREDTH (100TH) BUILDING PERMIT.
11. UNIVERSAL DRIVE: THE DEVELOPMENT SHALL ATTEMPT TO PROCURE A MINIMUM 20' WIDE ACCESS EASEMENT FROM THE OWNER OF THAT PROPERTY WITH PIN: 1757-38-8408 FOR VEHICULAR INGRESS AND EGRESS TO AND FROM GIDEON DRIVE AND JONESVILLE ROAD. THIS EASEMENT SHALL BE RECORDED WITH THE WAKE COUNTY REGISTRY. IF THE EASEMENT IS OBTAINED AND RECORDED, THE DEVELOPMENT SHALL PAVE THE EASEMENT AREA WITH A 20' WIDE ASPHALT SURFACE COAT OVER TOP OF THE EXISTING PRIVATE GRAVEL ACCESS DRIVE. THE PAVING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE ONE HUNDREDTH (100TH) BUILDING PERMIT.
12. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A DWELLING UNIT, THE DEVELOPMENT SHALL DONATE THIRTY FIVE THOUSAND DOLLARS AND NO CENTS ($35,000.00) TO HOMES FOR HEROES.

SITE SPECIFIC NOTES:

1. OVERALL TOPOGRAPHIC INFORMATION WAS TAKEN FROM WAKE COUNTY GIS. STREET SECTIONS AND LOCATION OF EXISTING PAVEMENT AND STRUCTURES PROVIDED BY THE SURVEYOR.
2. BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION PROVIDED BY THE SURVEYOR.
3. ALL LOTS WILL BE SINGLE FAMILY RESIDENTIAL.
4. RIGHT-OF-WAY WIDTHS SHALL BE 50': STREETS SHALL BE 20' WIDE ASPHALT PAVEMENT.
5. CUL-DE-SACS SHALL HAVE A 50' RADIUS; PAVEMENT RADII WITHIN CUL-DE-SAC SHALL BE 35'.
6. LOTS SHALL USE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC FIELDS.
7. EACH LOT CONTAINS A MINIMUM OF 20,000 SF OF SUITABLE SEPTIC SOILS OR WILL HAVE ACCESS TO SOILS ON AN OFF-SITE LOCATION.
8. NO LOT SHALL HAVE DIRECT ACCESS TO US HIGHWAY 98.
9. THERE ARE NO FEMA FLOOD BOUNDARIES ON THIS SITE ACCORDING TO CURRENT FIRM PANEL.
10. 404/401 PERMITS WILL NOT BE NEEDED.
11. LOTS DENOTED WITH AN ASTERISK (*) NEXT TO THE LOT NUMBER MEANS THERE IS A 100 YR FLOOD EASEMENT WHICH CONSISTS OF THE 100 YR FLOOD PLAIN (BACK WATER) PLUS 1' (OBTAINED FROM GIS ELEVATIONS) OR THE LOT HAS FLOOD HAZARD SOILS ON IT.
12. BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERISK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET. [14-14-1,2(A-H)]
13. THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA. [14-14-1,2(A-H)]

SITE DATA TABLE

OWNER	KENNETH INVESTMENTS, LLC Contact: STEPHAN GEORGE 10030 GREEN LEVEL CHURCH RD, STE 802 CARY, NC 27519
ENGINEER:	QUANTECH ENGINEERING BRYAN A. HARRIS, PE 15000 WESTON PARKWAY, STE. 174 CARY, NC 27513 PHONE: (919) 815-9987 EMAIL: BRYAN@QUANTECHENG.COM
DEVELOPER:	THE CSC GROUP, LLC STEVE GEORGE 600 PARK OFFICES DRIVE, STE 372 RESEARCH TRIANGLE, NC 27709 PHONE: (919) 815-9987
ENVIRONMENTAL CONSULTANT	MORRIS & RITCHIE ASSOCIATES 530 HINTON POND ROAD, SUITE 104 KNIGHTDALE, NC 27545
SURVEYOR:	BATEMAN CIVIL SURVEY COMPANY JOSH DAVIDSON 2524 RELIANCE AVE APEX, NC 27539 PHONE: 919 557-1080 Ext 109 josh@batemancivilsurvey.com
SITE ADDRESS	4928 UNIVERSAL DR WAKE FOREST, NC 27587-6356
PIN:	1757277811
REID:	57413
DEED BOOK / PAGE	019248 / 01884
PLAT BOOK / PAGE	BM2007 / 01224
TOTAL SITE AREA:	96.33 AC
EXISTING ZONING:	R-30
PROPOSED ZONING:	RH-CZ
ZONING OVERLAY	NO ZONING OVERLAY
CURRENT USE:	RESIDENTIAL
PROPOSED USE	RESIDENTIAL (MEDIUM DENSITY)
RIVER BASIN	NEUSE RIVER BASIN
FEMA FIRM PANEL #:	3720175700K
RESIDENTIAL DENSITY CALCULATIONS	
DEDICATED ROAD R/W:	7.44 AC
MAXIMUM DENSITY ALLOWED:	5.0 UNITS / AC
PROPOSED DENSITY:	120 UNITS / 96.33 AC = 1.25 UNITS / AC
LOT DESIGN STANDARDS	
MINIMUM LOT SIZE:	6000 SF
MINIMUM LOT WIDTH:	42 FT
MINIMUM BUILDING SETBACKS:	FRONT: 20' REAR: 20' SIDE: 5'
OPENSPACE (MEDIUM DENSITY)	
PASSIVE (REQUIRED)	11.56 AC
PASSIVE (PROPOSED)	56.49 AC
ACTIVE (REQUIRED)	1 SMALL AREA (5000 SF - 1 AC) 1 LARGE AREA (> 2.5 AC.)
ACTIVE (PROVIDED)	(2) SMALL AREAS Area 1 = (33,059 SF, 0.76 AC) Area 2 = (30,516 SF, 0.70 AC) (1) LARGE AREA (158,109 SF, 3.63 AC) GREENWAY PATHS
TREE COVERAGE SUMMARY	
REQUIRED TREE COVERAGE:	
PROPOSED TREE COVERAGE:	
STREET DATA	
STREET A	1,125 LF 50' R/W 35' BC - BC
STREET B	1,245 LF VARIABLE R/W 35' BC - BC
STREET C	2,360 LF 50' R/W 35' BC - BC
STREET D	705 LF 50' R/W 27' BC - BC
STREET E	370 LF 50' R/W 27' BC - BC

IMPERVIOUS AREA

EXISTING GRAVEL ROADS	69,021 SF (1.58 AC)
PROPOSED ROADS	170,698 SF (3.92 AC)
PROPOSED PARKING LOTS	14,256 SF (0.33 AC)
PROPOSED SIDEWALKS	58,620 SF (1.35 AC)
PROPOSED GREENWAYS	64,481 SF (1.48 AC)
ALLOWABLE / LOTS	20% = 832,055 SF (19.10 AC) -244,041 SF (5.60 AC) = 588,014 SF (11.59 AC) 588,014 SF / 120 Lots = 4,900 SF / Lot

PARKING CALCULATIONS

PRINCIPAL USES	MINIMUM REQ'D	MAX ALLOWED	PROPOSED SPACES
DWELLING, SINGLE FAMILY, ATTACHED	2.0/DWELLING 0.25 GUEST SPACES /DWELLING	NO MAXIMUM	EACH HOUSE WILL HAVE A DRIVEWAY BIG ENOUGH FOR 2.0 CARS
PARKS/PUBLIC RECREATION FACILITIES	3 PER GROSS ACRE PLUS 1 PER 1000 SF OF GROSS FLOOR AREA OF BUILDINGS 5.09 Ac * 3 = 15.26 0 SF of FLOOR = 0 SPACES ADA CALC'S 26-50 PARKING SPACES REQUIRE ONE VAN ACCESSIBLE AND ONE STANDARD	NO MAXIMUM	34 SPACES (INCLUDES 4 VAN ACCESIBLE ADA SPACES)

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AGENCY CONTACTS

Town of Rolesville Planning Department 502 Southtown Circle Rolesville, NC 27511
Wake County Watershed Management Waverly F. Atkins Building 337 S. Salisbury St Raleigh, NC 27601 Contact: Karen Pageeau Phone: (919) 796-8769 Emai: karyn.pageau@wakegov.com
City of Raleigh Public Utilities Dept. One Exchange Plaza Suite 620 Raleigh, NC 27602 Phone: (919) 996-3245 Email: publicutilityinfo@raleighnc.gov
NCDOT Division 5, District 1 Office 4009 District Drive Raleigh, NC 27607

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Engineer

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

Surveyor

BCSC BATEMAN CIVIL SURVEY COMPANY
Bateman Civil Survey Company
2524 Reliance Avenue
Apex, NC 27539
919-557-1080 ext 109
www.batemancivilsurvey.com

Jurisdiction / Municipality

Rolesville
Genuine Community • Capital Connection
Est. 1837
Town of Rolesville
502 Southtown Cir
Rolesville, NC 27571
Phone: 919-554-6517
PSP-24-XX

Other Consultants

Sheet map:

N
W E
S

Seal:

Bryan Harris

2024/Jul/30

Digitally signed by Bryan Harris
DN: C=US, E=Bryan@QuantechEng.com, O=Quantech Engineering LLP, CN=Bryan Harris
Reason: I have reviewed this document.
Date: 2024.07.30 09:35:40-04'00'

NORTH CAROLINA PROFESSIONAL SEAL 53676 ENGINEER BRYAN A. HARRIS

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

Issued / Print Date: 2024-July-30 (08:59)
File Name: 0.00 Cover.dwg

Last Saved by: Tim Newsome
Drawn by: JAC

Project:

HARRIS CREEK FARMS

D2300222

Issued for:
PRELIMINARY PLANS
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REVISIONS

No.	Date	Description

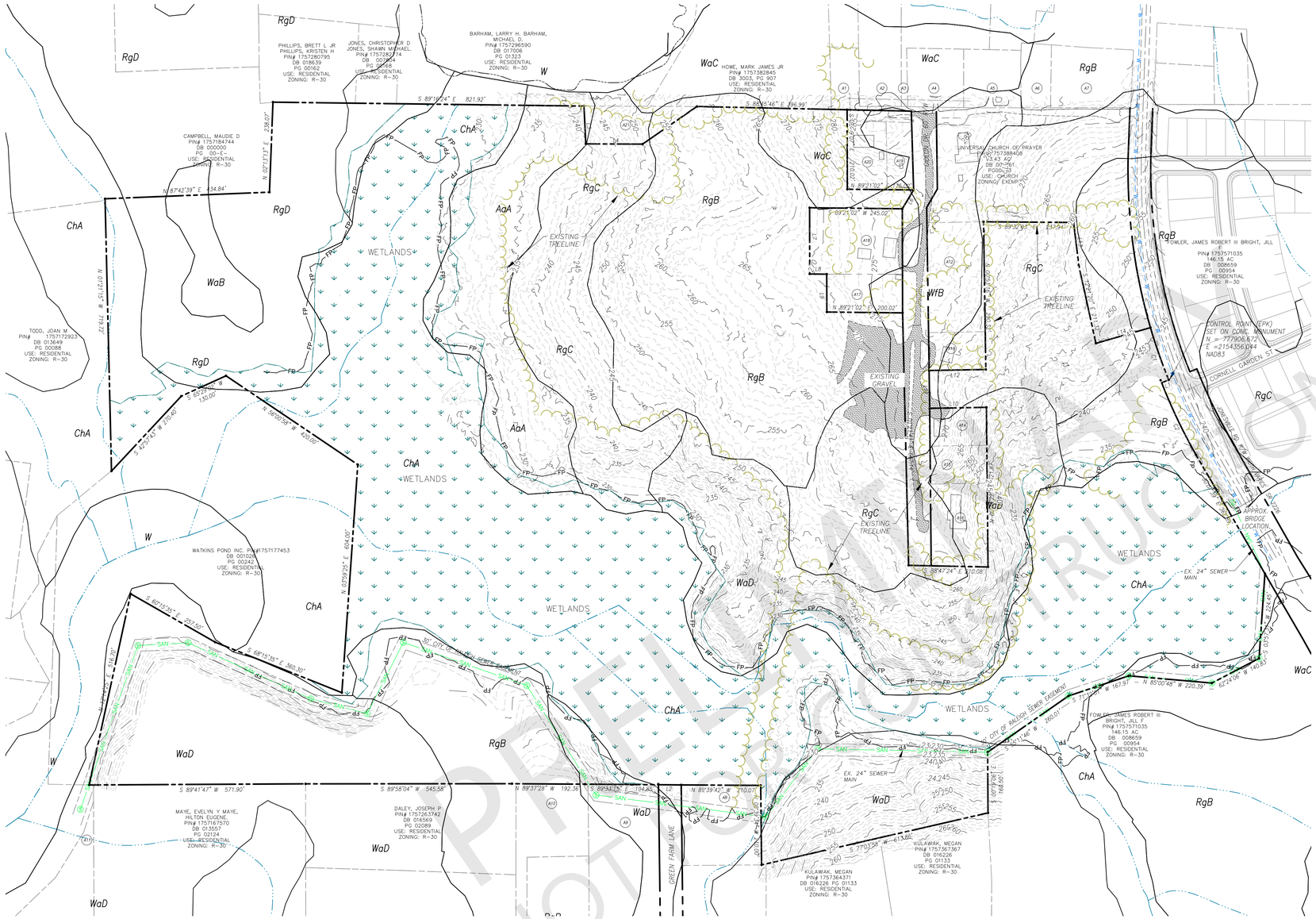
Sheet Title:

COVER

Sheet #:

1

PRELIMINARY
NOT FOR CONSTRUCTION



EXISTING CONDITION NOTES:

1. BOUNDARY TAKEN FROM SURVEY BY GIL CLARK SURVEYING, 2329 HODGE RD, KNIGHTDALE, NC 27545 , (919) 266-9732. DATED 07-28-2022
2. TOPOGRAPHIC INFORMATION TAKEN FROM BATEMAN CIVIL SURVEY COMPANY, 2524 RELIANCE AVENUE, APEX NC 27539 , DATED
3. WETLAND AND STREAM DELINEATION BY , DATED
4. THE SUBJECT PROPERTY HAS FEMA 100 YR-FLOODWAY PER FEMA MAP #3720175700K WITH AN EFFECTIVE DATE OF JULY 19, 2022.
5. SITE IS LOCATED WITHIN THE NEUSE RIVER BASIN.
6. THIS SITE HAS ACCESS TO WATER, SEWER AND ELECTRICAL UTILITY SERVICES.
7. NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THESE PROPERTIES AS PER DURHAM COUNTY NATURAL INVENTORY MAPS OR DURHAM HISTORIC RESOURCE MAPS.

ADJACENT PROPERTIES

PLAN ID	PIN #	OWNER	DB/PG
A1	1757-38-4791	ROSARIO, MODESTO ESCARFULLER	19545 / 517
A2	1757-38-5884	CURTIS, HENDALL HEIRS	20-E / 3830
A3	1757-38-7858	GARCIA, SALVADOR	18610-E / 2740
A4	1757-38-5884	FERRELL, CHARLES E & FERRELL, SHARON R	20-E / 3830
A5	1757-38-8780	POWER ELEVEN CONSTRUCTION, LLC	19349 / 1245
A6	1757-48-0701	HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH	10-E / 1220
A7	1757-48-1740	HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH	10-E / 1220
A8	1757-36-1783	BIRMINGHAM, JOHN DAVIS	3642 / 732
A9	1757-26-9620	CARPENTER, BOBBY RAY CARPENTER, ALBERTA L	3406 / 541
A10	1757-26-6697	RIVERS, SUSAN MARSHALL	3406 / 539
A11	1757-16-4026	SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN	17592 / 381
A12	1757-38-7189	DUNN, JAMES WILLIAM HEIRS MONTAGUE, BUNNIE DUNN	N/A
A13	1757-38-7090	DURAN, ROBERTO A	16979 / 876
A14	1757-37-7799	WHITLEY, CLEVELAND G HEIRS	N/A
A15	1757-37-7699	JARVIS, MARIE D CURTIS, HURLEY MAE	11946 / 1968
A16	1757-37-8610	JARVIS, MYRON JARVIS, MARIE	9106 / 1133
A17	1757-38-5155	HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B	98-E / 2613
A18	1757-38-5249	BOSTIC, BILLIE D BOSTIC, JOHN	8518 / 367
A19	1757-27-7811	KENNETH INVESTMENTS, LLC	19248 / 1884
A20	1757-38-5562	QUIRINO, MARIA ESTELA	17501 / 945
A21	1757-28-9559	WILDER, THOMAS H III WILDER, MAGGIE	12-E / 3295

LINE TABLE

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

CURVE TABLE

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

EXISTING CONDITIONS LEGEND

- EXISTING BOUNDARY / R.O.W.
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SEWER LINE (SAN)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERLINE (W)
- EXISTING EASEMENT
- EXISTING FLOOD PLAIN (FP)
- EXISTING WETLANDS

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft

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OVERALL EXISTING CONDITIONS

Sheet #:
2

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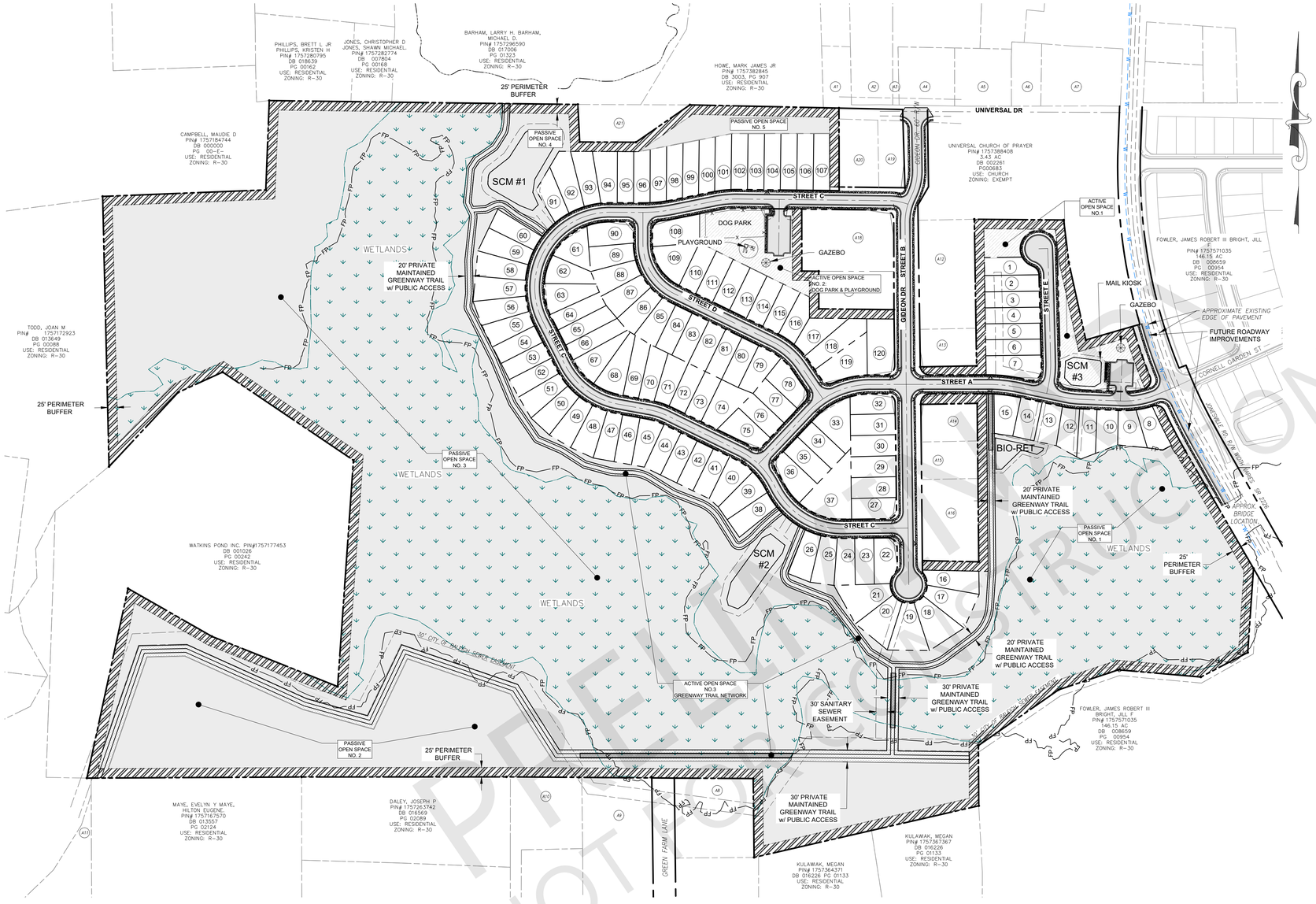

GENERAL SITE NOTES:

1. SEE SHEET 10 FOR ROADWAY SECTIONS AND LINE & CURVE TABLES.

SITE DATA TABLE	
OWNER	KENNETH INVESTMENTS, LLC Contact: STEPHAN GEORGE 10030 GREEN LEVEL CHURCH RD, STE 802 CARY, NC 27519
ENGINEER:	QUANTECH ENGINEERING BRYAN A. HARRIS, PE 15000 WESTON PARKWAY, STE. 174 CARY, NC 27513 PHONE: (919) 815-9987 EMAIL: BRYAN@QUANTECHENG.COM
DEVELOPER:	THE CSC GROUP, LLC STEVE GEORGE 600 PARK OFFICES DRIVE, STE 372 RESEARCH TRIANGLE, NC 27709 PHONE: (919) 815-9987
ENVIRONMENTAL CONSULTANT	MORRIS & RITCHIE ASSOCIATES 530 HINTON POND ROAD, SUITE 104 KNIGHTDALE, NC 27545
SURVEYOR:	BATEMAN CIVIL SURVEY COMPANY JOSH DAVIDSON 2524 RELIANCE AVE APEX, NC 27539 PHONE: 919 557-1080 Ext 109 josh@batemancivilsurvey.com
SITE ADDRESS	4928 UNIVERSAL DR WAKE FOREST, NC 27587-6356
PIN:	1757277811
REID:	57413
DEED BOOK / PAGE	019248 / 01884
PLAT BOOK / PAGE	BM2007 / 01224
TOTAL SITE AREA:	96.33 AC
EXISTING ZONING:	R-30
PROPOSED ZONING:	RH-CZ
ZONING OVERLAY	NO ZONING OVERLAY
CURRENT USE:	RESIDENTIAL
PROPOSED USE	RESIDENTIAL (MEDIUM DENSITY)
RIVER BASIN	NEUSE RIVER BASIN
FEMA FIRM PANEL #:	3720175700K
RESIDENTIAL DENSITY CALCULATIONS	
DEDICATED ROAD R/W:	7.44 AC
MAXIMUM DENSITY ALLOWED:	5.0 UNITS / AC
PROPOSED DENSITY:	120 UNITS / 96.33 AC = 1.25 UNITS / AC
LOT DESIGN STANDARDS	
MINIMUM LOT SIZE:	6000 SF
MINIMUM LOT WIDTH:	42 FT
MINIMUM BUILDING SETBACKS:	FRONT: 20' REAR: 20' SIDE: 5'
OPENSPACE (MEDIUM DENSITY)	
PASSIVE (REQUIRED)	11.56 AC
PASSIVE (PROPOSED)	56.49 AC
ACTIVE (REQUIRED)	1 SMALL AREA (5000 SF - 1 AC) 1 LARGE AREA (> 2.5 AC.)
ACTIVE (PROVIDED)	(2) SMALL AREAS Area 1 = (33,059 SF, 0.76 AC) Area 2 = (30,516 SF, 0.70 AC) (1) LARGE AREA (158,109 SF, 3.63 AC) GREENWAY PATHS
TREE COVERAGE SUMMARY	
REQUIRED TREE COVERAGE:	
PROPOSED TREE COVERAGE:	
STREET DATA	
STREET A	1,125 LF 50' R/W 35' BC - BC
STREET B	1,245 LF VARIABLE R/W 35' BC - BC
STREET C	2,360 LF 50' R/W 35' BC - BC
STREET D	705 LF 50' R/W 27' BC - BC
STREET E	370 LF 50' R/W 27' BC - BC

ADJACENT PROPERTIES			
PLAN ID	PIN #	OWNER	DB/PG
A1	1757-38-4791	ROSARIO, MODESTO ESCARFULLER	19545 / 517
A2	1757-38-5884	CURTIS, HENDALL HEIRS	20-E / 3830
A3	1757-38-7858	GARCIA, SALVADOR	18610-E / 2740
A4	1757-38-5884	FERRELL, CHARLES E & FERRELL, SHARON R	20-E / 3830
A5	1757-38-8780	POWER ELEVEN CONSTRUCTION, LLC	19349 / 1245
A6	1757-48-0701	HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH	10-E / 1220
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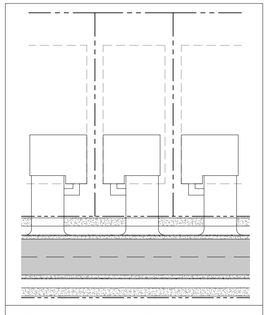
OPEN SPACE (PASSIVE)		
OPEN SPACE #	AREA SF	AREA AC
OPEN SPACE 1	429,587 SF	9.87
OPEN SPACE 2	399,918 SF	9.18
OPEN SPACE 3	1,560,122 SF	35.82
OPEN SPACE 4	47,159 SF	1.08
OPEN SPACE 5	23,372 SF	0.54

OPEN SPACE ACTIVE		
OPEN SPACE #	AREA SF	AREA AC
OPEN SPACE 1	33,059 SF	0.76
OPEN SPACE 2	30,516 SF	0.70
OPEN SPACE 3	158,109 SF	3.63

SITE PLAN LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED LOT SETBACK
- PROPOSED EASEMENT
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE ACTIVE
- PROPOSED OPEN SPACE ACTIVE GREENWAY
- PROPOSED 25' BOUNDARY BUFFER CONSERVATION



GRAPHIC SCALE

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(IN FEET)
1 inch = 150 ft

N.C. UNDERGROUND UTILITIES

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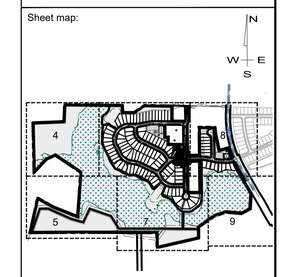

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OVERALL SITE PLAN

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3

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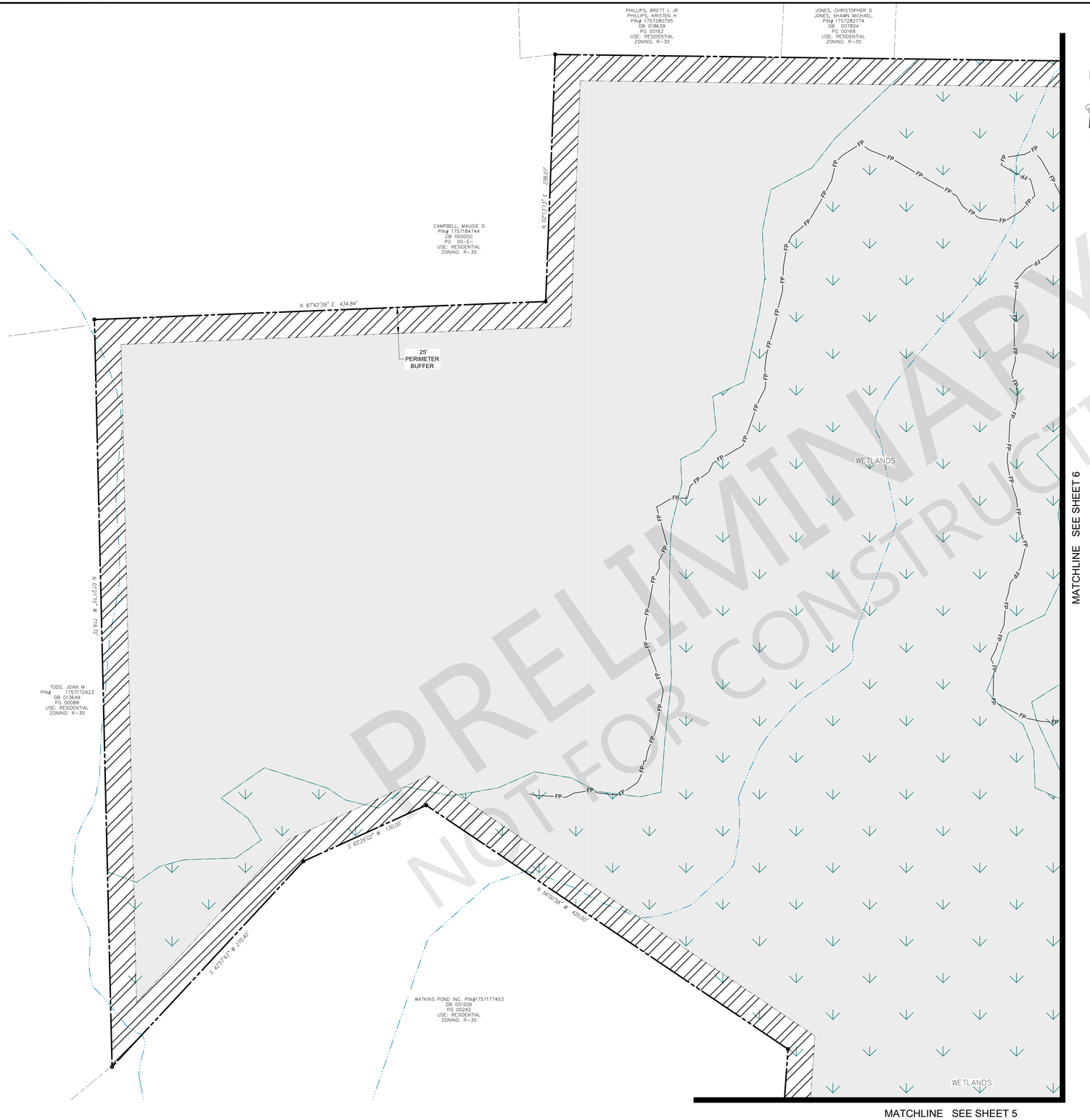

SITE PLAN LEGEND

PROPOSED R.O.W.

PROPOSED LOT LINE

PROPOSED LOT SETBACK

PROPOSED EASEMENT

PROPOSED OPEN SPACE

PROPOSED OPEN SPACE ACTIVE

PROPOSED OPEN SPACE ACTIVE GREENWAY

PROPOSED 25' BOUNDARY BUFFER CONSERVATION

GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft

N.C. UNDERGROUND UTILITIES

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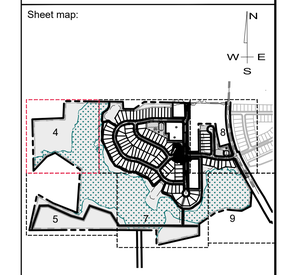

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SITE PLAN
SHEET 1 OF 6

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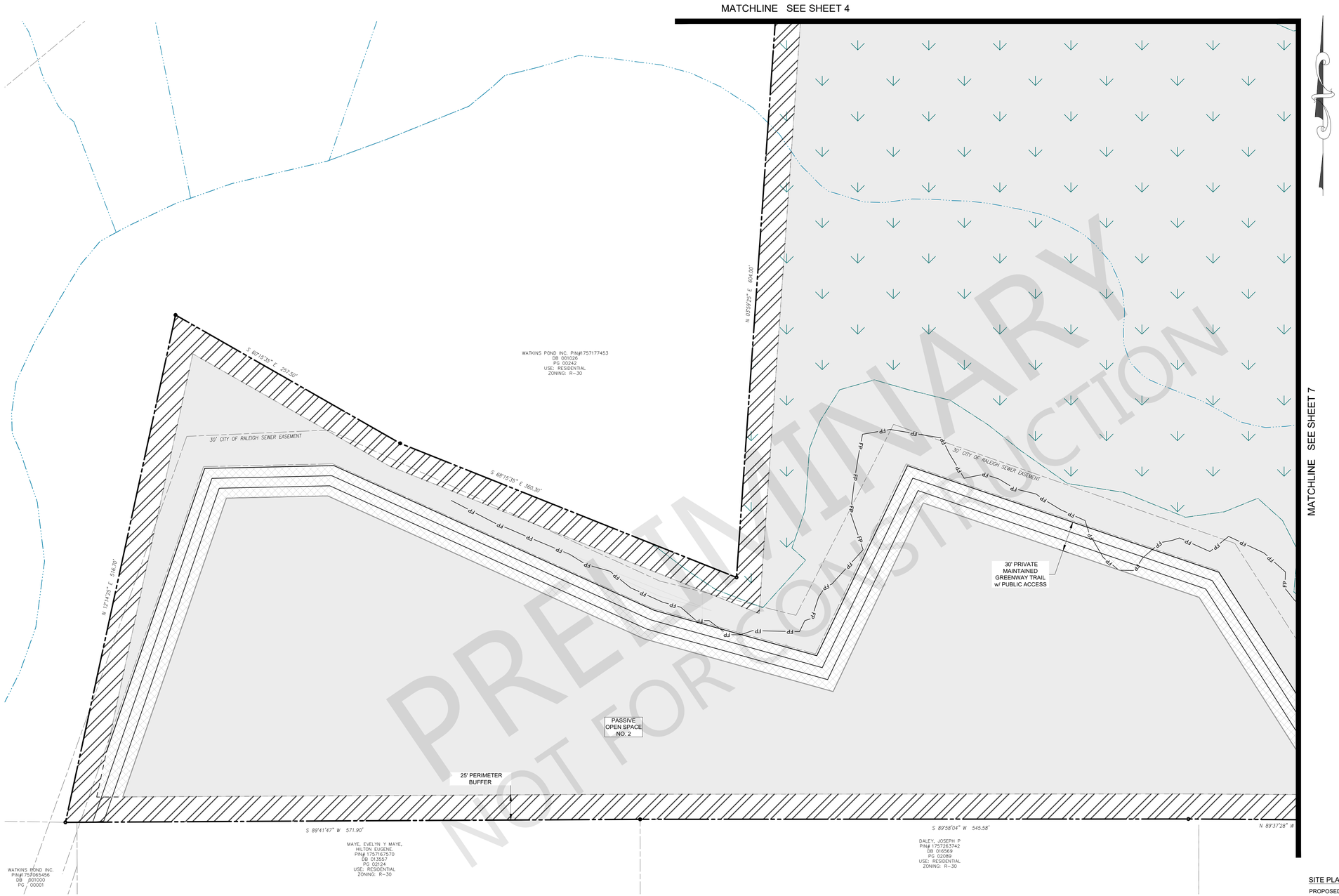

SITE PLAN LEGEND

PROPOSED R.O.W.	
PROPOSED LOT LINE	
PROPOSED LOT SETBACK	
PROPOSED EASEMENT	
PROPOSED OPEN SPACE	
PROPOSED OPEN SPACE ACTIVE	
PROPOSED OPEN SPACE ACTIVE GREENWAY	
PROPOSED 25' BOUNDARY BUFFER CONSERVATION	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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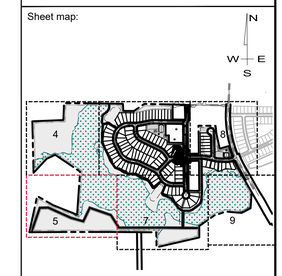

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SHEET 2 OF 6

Sheet #:

5

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SITE PLAN LEGEND

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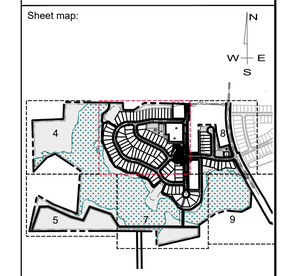

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SHEET 3 OF 6

Sheet #:

6

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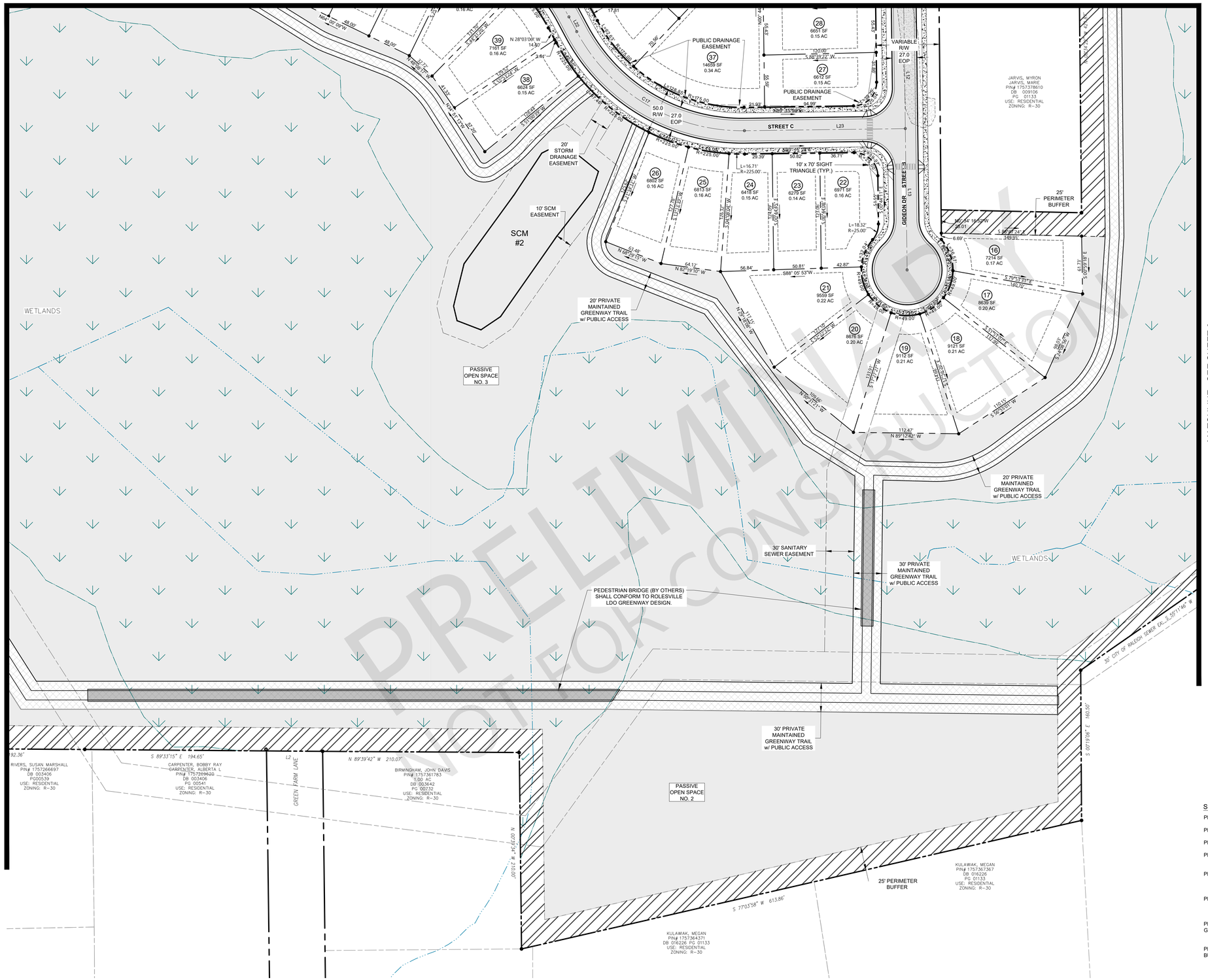
MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 9

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- PROPOSED LOT LINE
- PROPOSED LOT SETBACK
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- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE ACTIVE
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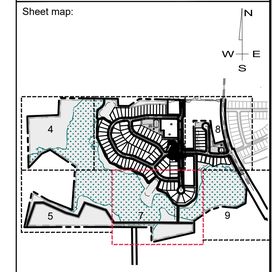

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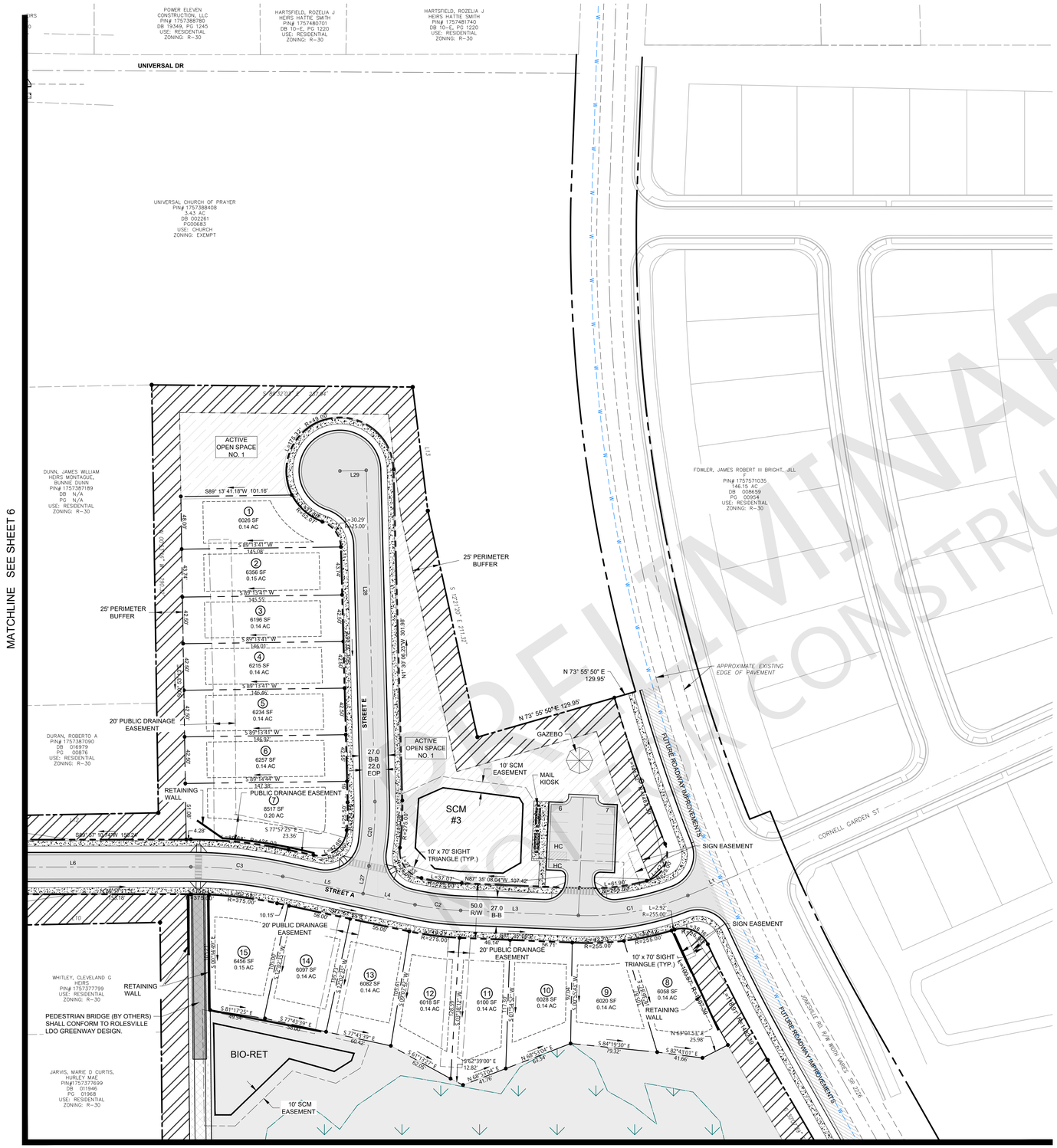
SITE PLAN
SHEET 4 OF 6

Sheet #:

7



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SITE PLAN LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED LOT SETBACK
- PROPOSED EASEMENT
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE ACTIVE
- PROPOSED OPEN SPACE ACTIVE GREENWAY
- PROPOSED 25' BOUNDARY BUFFER CONSERVATION

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

N.C. UNDERGROUND UTILITIES

811

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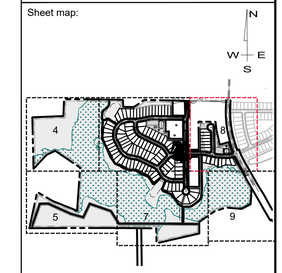

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8

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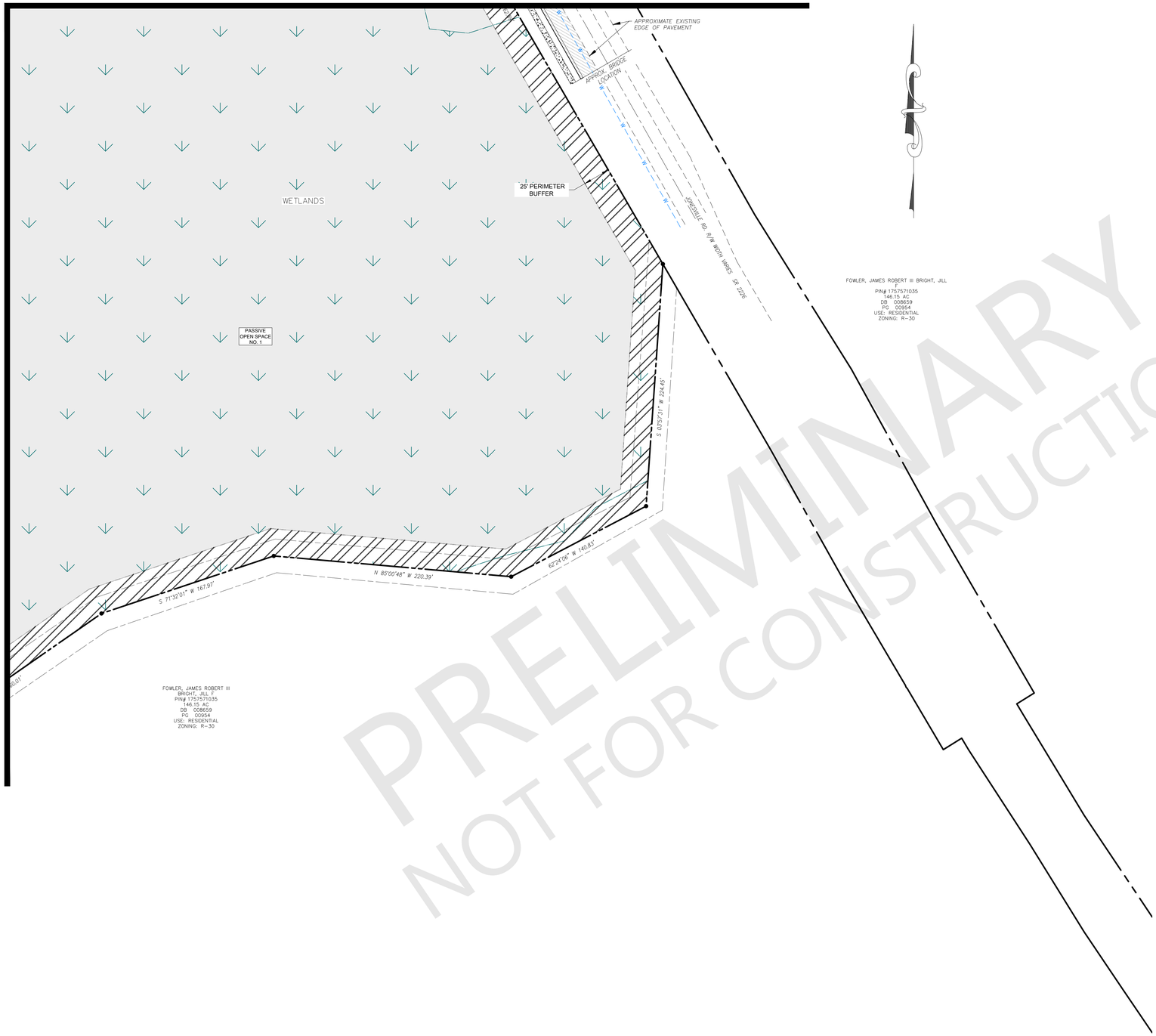
MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 7



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(IN FEET)
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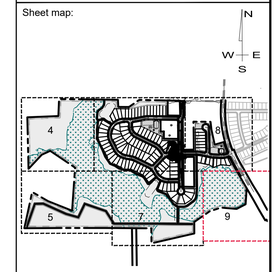

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SHEET 6 OF 6

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Street Centerline Line Table		
Line #	Length (ft)	BEARING
L1	49.17	S67° 19' 54"W
L3	107.42	N87° 35' 08"W
L4	48.36	N77° 57' 25"W
L5	74.84	N77° 57' 25"W
L6	217.09	S89° 57' 11"W
L7	94.23	S89° 57' 11"W
L8	192.60	S43° 25' 45"W
L9	156.18	N00° 55' 12"W
L10	13.91	N24° 26' 33"E
L11	430.33	N00° 25' 00"W
L12	382.48	N00° 44' 11"W
L13	151.07	N00° 44' 11"W
L14	4.45	N71° 12' 02"W
L15	292.04	N89° 21' 02"W
L16	110.61	N89° 21' 02"W
L17	112.54	S78° 40' 37"W
L18	87.42	N89° 47' 45"W
L19	127.98	S26° 59' 02"E
L20	83.10	S79° 37' 27"E
L21	212.08	S64° 00' 09"E
L22	17.81	S28° 03' 06"E
L23	171.92	N89° 15' 28"E
L24	101.20	N33° 43' 00"W
L25	289.80	N64° 00' 09"W
L26	81.90	N00° 03' 08"E
L27	25.76	N12° 02' 35"E
L28	302.29	N01° 30' 06"W
L29	24.00	S88° 26' 44"W

Street Centerline Curve Table		
Curve #	Length (ft)	Radius
C1	102.26	230.00
C2	42.01	250.00
C3	84.40	400.00
C4	135.16	230.00
C5	51.60	230.00
C6	66.40	150.00
C7	14.77	150.00
C8	50.31	150.00
C9	47.52	150.00
C10	62.69	300.00
C11	80.48	400.00
C12	409.06	200.00
C13	183.75	200.00
C14	54.53	200.00
C15	60.85	200.00
C16	64.64	200.00
C17	218.83	200.00
C18	105.72	200.00
C19	167.69	150.00
C20	59.10	250.00

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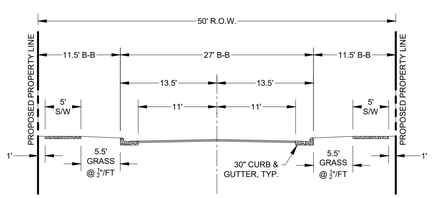
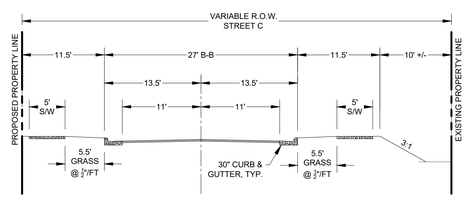
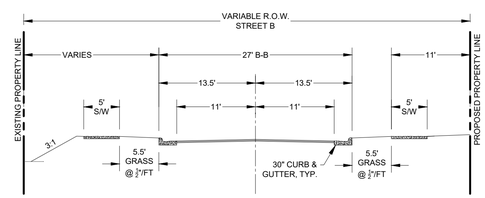


RESIDENTIAL COLLECTOR ROAD SECTION
1" = 10'



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



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

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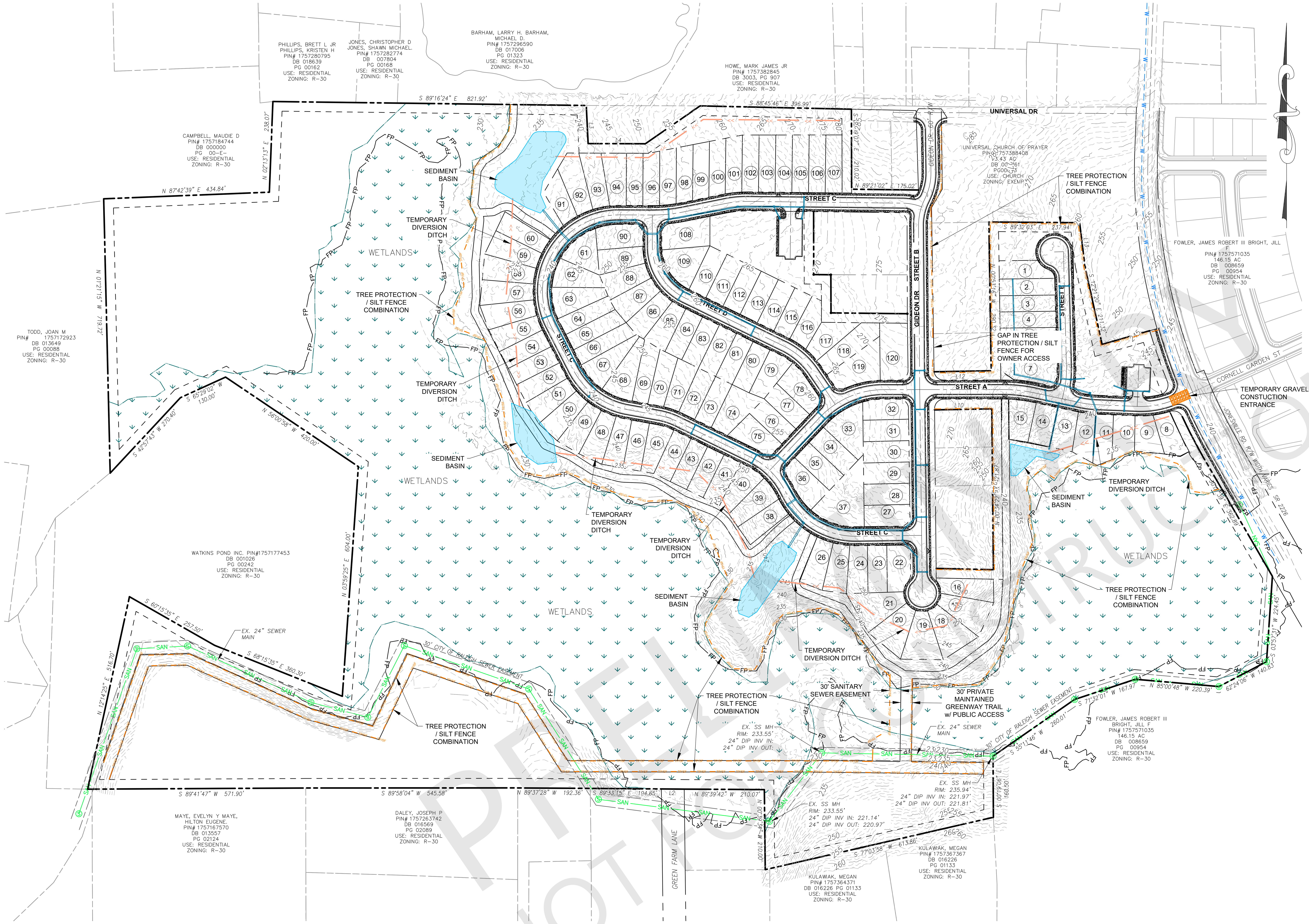

EROSION CONTROL PLAN LEGEND

TREE PROTECTION/SILT FENCE COMBINATION	TP/SF
TEMPORARY DIVERSION DITCH	>>
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY SEDIMENT BASIN	

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft

WAKE COUNTY EROSION CONTROL SEQUENCE

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

NPDES SELF INSPECTION PROGRAM

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

EROSION CONTROL NOTES

1. A COPY OF THE APPROVED EROSION CONTROL PLAN AND PERMIT PLACARD MUST BE ON FILE AT THE JOB SITE AT ALL TIMES.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND DURHAM COUNTY STANDARDS, SPECIFICATIONS AND DETAILS.
3. THE EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL FIELD MEASURES AS NECESSARY TO PROVIDE ADEQUATE PROTECTION FROM RECEIVING WATER COURSES.
4. FAILURE TO FOLLOW THE APPROVED PLAN, CONSTRUCTION SEQUENCE, AND DETAILS COULD SUBJECT THE CONTRACTOR AND/OR THE FINANCIALLY RESPONSIBLE PARTY TO FINES AND PENALTIES ISSUED BY EITHER THE DURHAM COUNTY EROSION CONTROL DIVISION OR NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR SHALL CALL FOR AN INSPECTION BY DURHAM COUNTY EROSION CONTROL ONCE INITIAL MEASURES ARE IN PLACE. (SEE CONSTRUCTION SEQUENCES)
6. CONTRACTOR SHALL INSPECT ALL SEDIMENT/EROSION CONTROL DEVICES WEEKLY AND AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF OF THE CAPACITY OF THE DEVICE. SEE NPDES SELF INSPECTION PROGRAM NOTES.
7. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
8. DISTURBANCE OUTSIDE OF THE SITE PROPERTY LIMITS OR PUBLIC RIGHT-OF-WAY SHALL ONLY BE AS ALLOWED BY SIGNED GRADING AGREEMENTS AND/OR EASEMENTS BETWEEN THE DEVELOPER AND THE OFFSITE PROPERTY OWNER.
9. NO DEBRIS SHALL BE TRACKED ONTO PUBLIC RIGHT OF WAY. IF THE SITUATION OCCURS WHERE MUD, ROCK AND DEBRIS IS TRACKED ONTO PAVEMENT, THE CONTRACTOR SHALL CLEAN THE PAVEMENT AND INSTALL ADDITIONAL MEASURES TO PREVENT THE FUTURE OCCURRENCE.
10. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND TREES, A CLEAN SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA AND SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES AND SHALL BE IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
11. PROVIDE INLET PROTECTION AROUND ALL SITE STORM INLETS. PROTECT OPEN PIPES UNDER CONSTRUCTION WITH EITHER PLYWOOD OR WITH MESH AND GRAVEL WEIRS. RUNOFF SHALL NOT BE ALLOWED IN ANY OPEN TRENCH.
12. CONTRACTOR WILL FIELD LOCATE SILT FENCE OUTLETS AT LOW POINTS IN SILT FENCE AS REQUIRED TO PROVIDE RELIEF FROM CONCENTRATED FLOWS AND PONDING. APPROXIMATE LOCATIONS ARE SHOWN ON EROSION CONTROL PLANS.
13. TEMPORARY DIVERSIONS SHALL BE MAINTAINED DAILY BY CONTRACTOR SO THAT THEY ARE FUNCTIONAL AT THE END OF EACH WORKDAY AND WHEN STOPPING WORK FOR RAIN.
14. CONTRACTOR SHALL SEED AND STABILIZE ALL STEEP SLOPES (GREATER THAN 2H:1V) WITHIN 7 DAYS, 10 DAYS FOR MODERATE SLOPES (3H:1V OR GREATER) AND WITHIN 14 CALENDAR DAYS EVERYWHERE ELSE (STATE LAW 2009-486).

OFFSITE SPOIL NOTE:

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

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OVERALL EROSION CONTROL PLAN

Sheet #:

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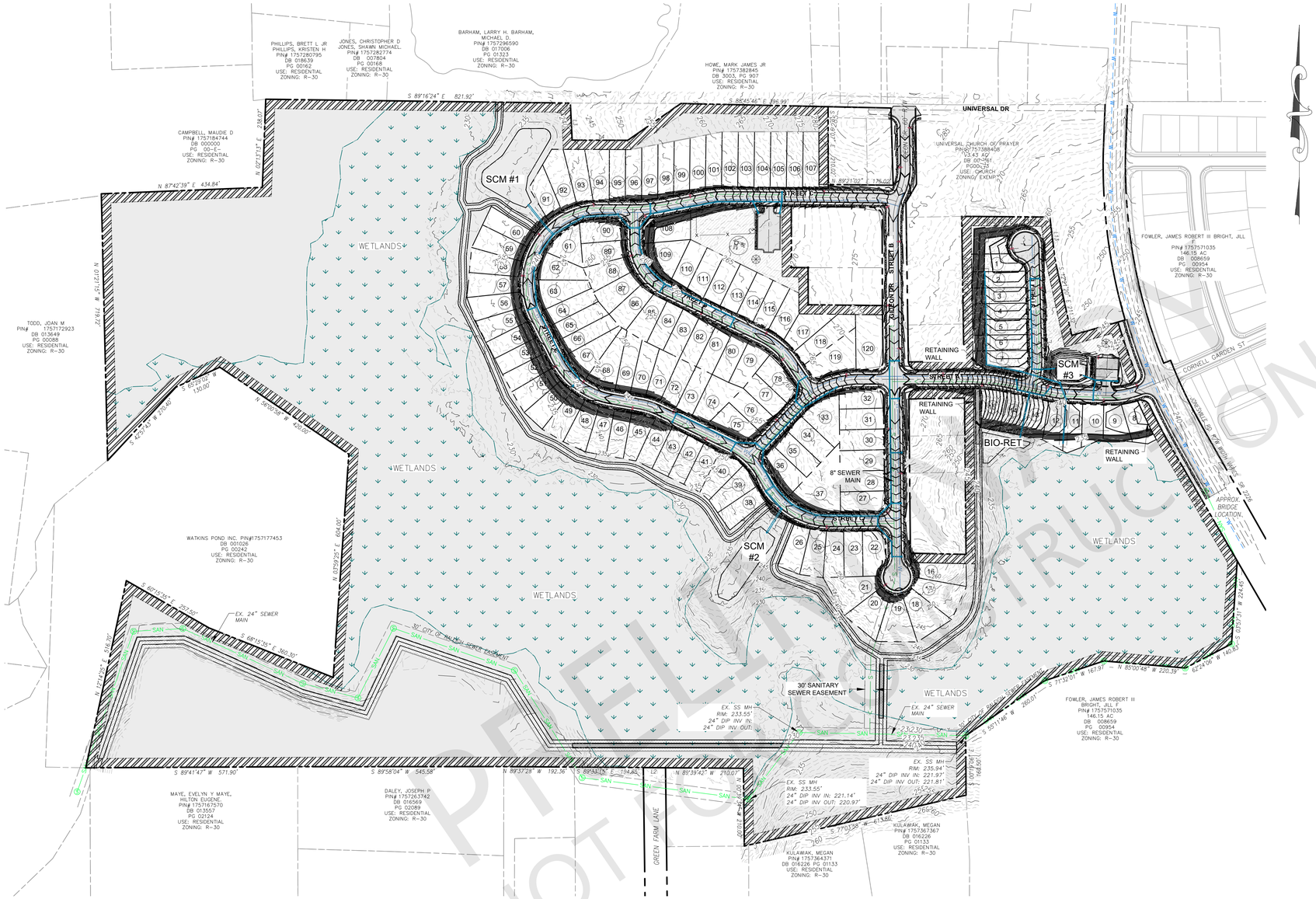

STORMWATER NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION OF THE SCM(S), A PRECONSTRUCTION MEETING SHALL BE SCHEDULED WITH CITY STORMWATER IN ACCORDANCE WITH THE STANDARD PUBLIC WORKS' STORMWATER NOTE ON THE PLANS. THIS MEETING SHOULD BE SEPARATE FROM THE ENGINEERING INSPECTIONS' PRECONSTRUCTION MEETING AND SCHEDULING IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER/ENGINEER. THE MEETING MUST BE ATTENDED BY THE PROJECT CONTRACTOR RESPONSIBLE FOR SCM CONSTRUCTION, THE BMP CERTIFYING ENGINEER (BCE) WHO HAS BEEN SECURED TO PROVIDE THE AS-BUILT CERTIFICATION, AND THE GEOTECHNICAL ENGINEER (REQUIRED WHEN EARTHEN DAMS INVOLVED). WATER/SEWER PERMITS WILL NOT BE ISSUED OR WHEN SUCH PERMITS ARE NOT REQUIRED, FINAL CONSTRUCTION DRAWING APPROVAL WILL NOT BE GRANTED UNTIL THIS MEETING HAS BEEN SCHEDULED.
2. THE PERMANENT POOL ELEVATION SHALL BE WITHIN 6 INCHES (PLUS OR MINUS) OF THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION. IF THE PERMANENT POOL WILL BE MAINTAINED THROUGH OTHER MEANS, A MAXIMUM INFILTRATION RATE OF 0.01 IN/HR SHALL BE ACHIEVED TO PREVENT EXCESSIVE SEEPAGE.
3. "SCM ACCESS AND MAINTENANCE EASEMENT" THAT ENCOMPASSES THE PROPOSED STORMWATER CONTROL MEASURE(S), A MINIMUM OF TEN FEET OF THE SURROUNDING AREA, AND A 20-FOOT WIDE PATH LEADING TO THE SCM FROM A PUBLIC ROW.
4. THE EASEMENT SHALL BE SHOWN, AT A MINIMUM, ON THE SITE PLAN AND GRADING PLAN.
5. THE EASEMENT SHALL PROVIDE UNOBSTRUCTED ACCESS FROM A PUBLIC RIGHT-OF-WAY TO AND AROUND THE STORMWATER CONTROL MEASURE VIA AN ACCEPTABLE TRAVERSABLE SURFACE CAPABLE OF SUPPORTING ANTICIPATED MAINTENANCE EQUIPMENT.
6. THE ACCESS SHALL HAVE A MAXIMUM CENTERLINE GRADE AND CROSS-SLOPE OF FIFTEEN PERCENT (15%) AND TEN PERCENT (10%) RESPECTIVELY.
7. SEE SECTION 7.2.1 OF THE DURHAM ADDENDUM TO THE BMP MANUAL FOR ADDITIONAL REQUIREMENTS FOR THE EASEMENT.

GRADING AND STORMWATER PLAN NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROLESVILLE STANDARDS AND SPECIFICATIONS.
2. ALL PERMITS SHALL BE OBTAINED FROM THE CITY OF ROLESVILLE, WAKE COUNTY, NCDOT, NCDEQ-DWR, AND USACE AS APPLICABLE PRIOR TO BEGINNING CONSTRUCTION. A COPY OF ALL PERMITS SHALL BE SUBMITTED TO THE TOWN OF ROLESVILLE FOR THEIR RECORDS.
3. SCMS SHALL BE DESIGNED TO CONTROL AND TREAT THE DIFFERENCE IN STORMWATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE- AND POST-DEVELOPMENT CONDITIONS FOR, AT A MINIMUM, THE 1-YEAR, 24-HOUR STORM.
4. SCMS SHALL BE DESIGNED TO HAVE A MINIMUM OF 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS.
5. ALL SCMS ASSOCIATED WITH THIS PROJECT WILL REQUIRE MAINTENANCE EASEMENTS AND AN OPERATION AND MAINTENANCE AGREEMENT TO BE NOTED ON THE FINAL PLAT. ALL OF THESE ITEMS WILL NEED TO BE RECORDED WITH THE COUNTY REGISTER OF DEEDS.
6. AT THE START OF GRADING INVOLVING THE LOWERING OF THE EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THIS CUT FARTHEST AWAY FROM THE TREE TRUNK.
7. NO STORAGE OF MATERIALS, DUMPING OF WASTE MATERIALS, FILL, OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONE, AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE ROOT PROTECTION ZONE.

NOTE:
RETAINING WALLS AND ASSOCIATED DRAINAGE TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE DESIGN AND SUBMIT SEALED PLAN FOR REVIEW AND APPROVAL BY THE TOWN INSPECTIONS DEPARTMENT.

GRADING PLAN LEGEND

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

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft

N.C. UNDERGROUND UTILITIES
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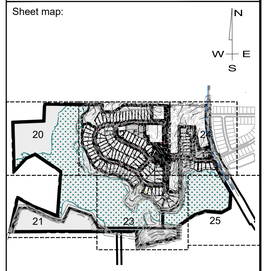

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OVERALL GRADING & DRAINAGE PLAN

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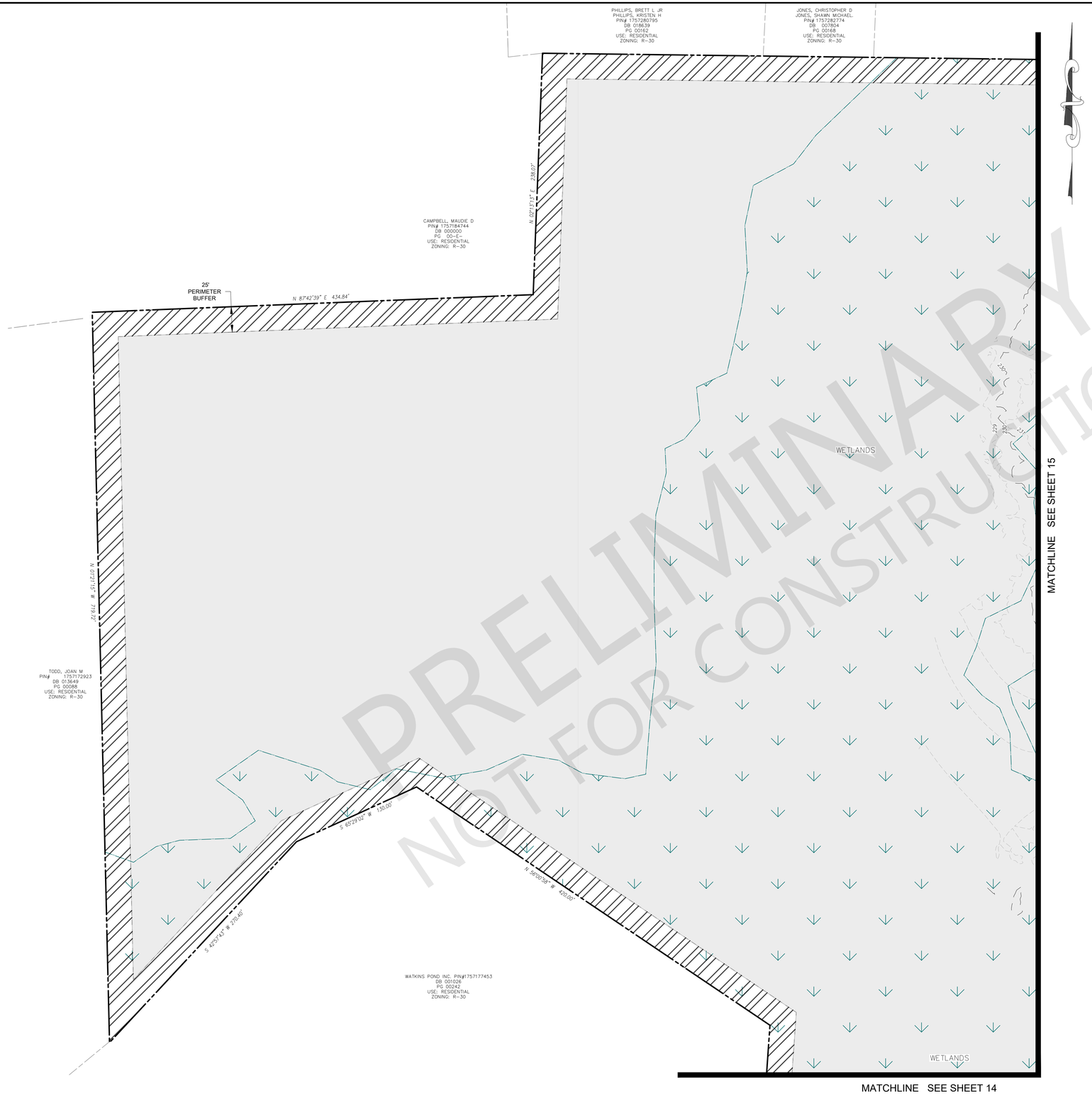

GRDING PLAN LEGEND

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

N.C. UNDERGROUND UTILITIES

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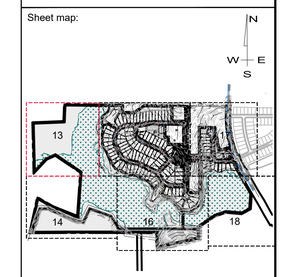

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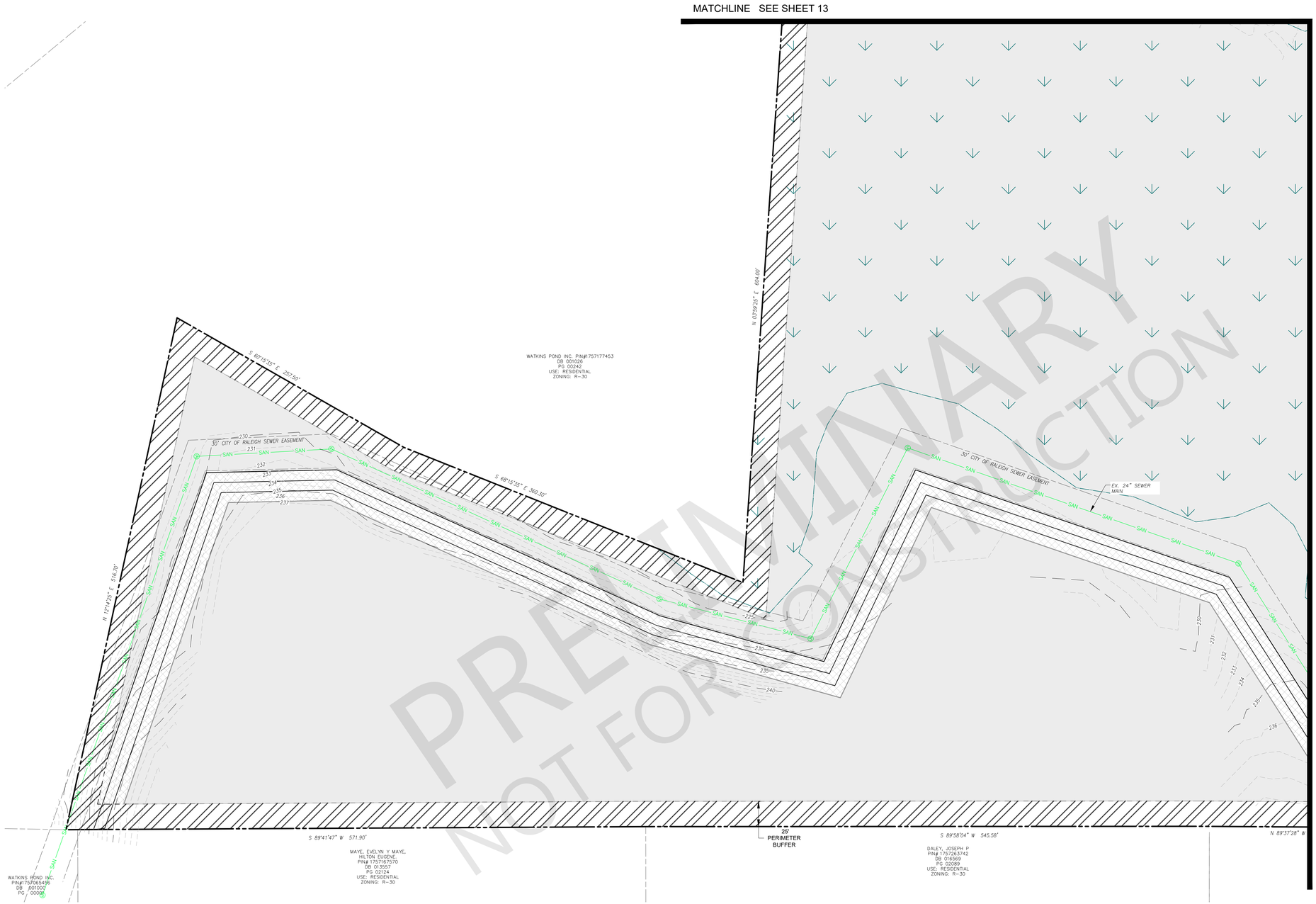

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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
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-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

GRAPHIC SCALE

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(IN FEET)
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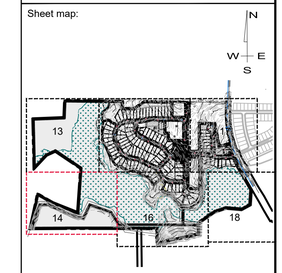

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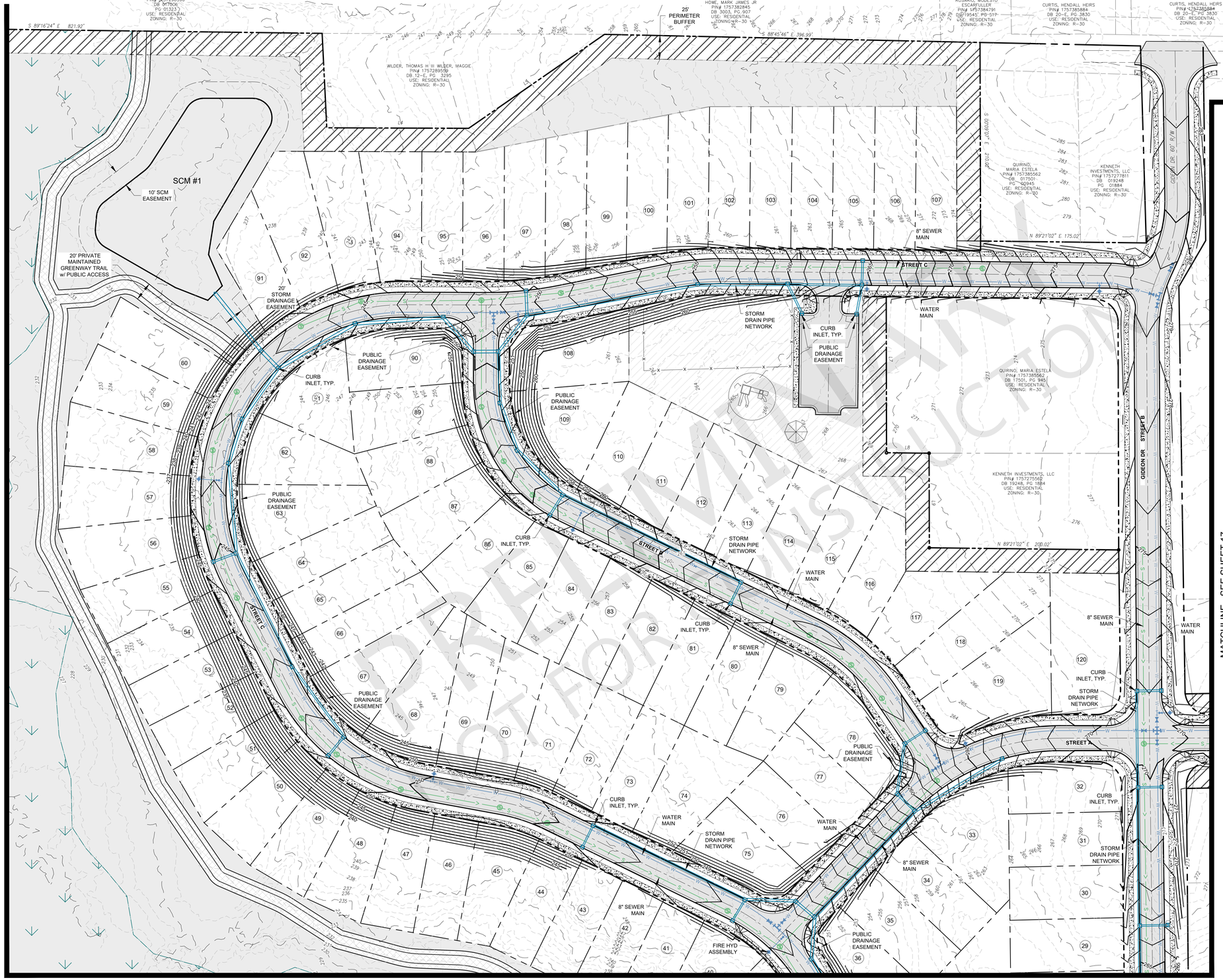

GRDING PLAN LEGEND

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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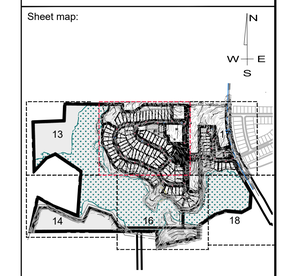

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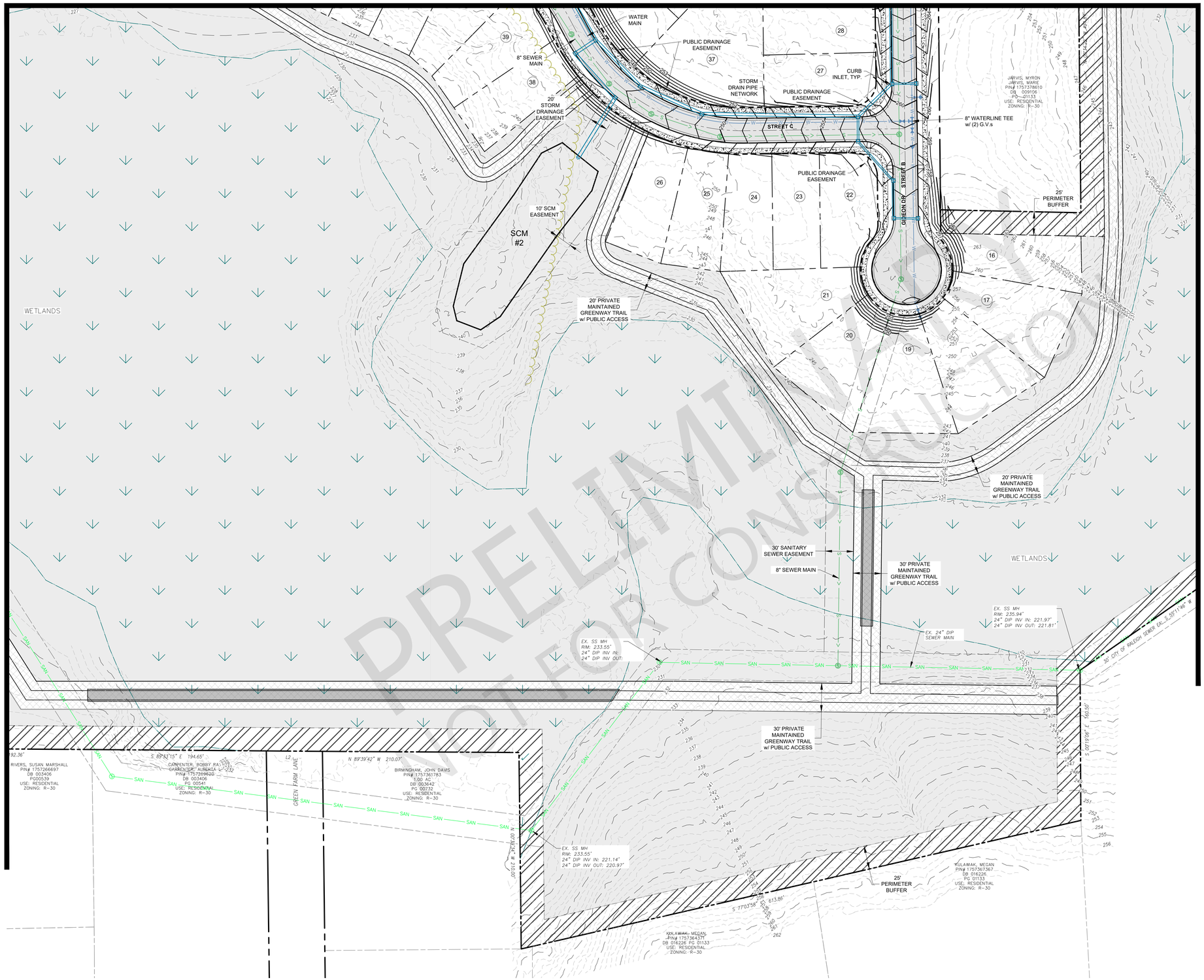

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 18

GRDING PLAN LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATERLINE
- PROPOSED GATE VALVE
- EXISTING EASEMENT
- PROPOSED EASEMENT
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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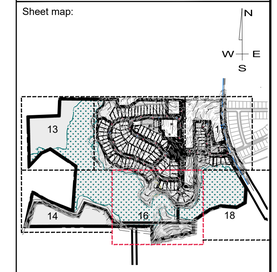

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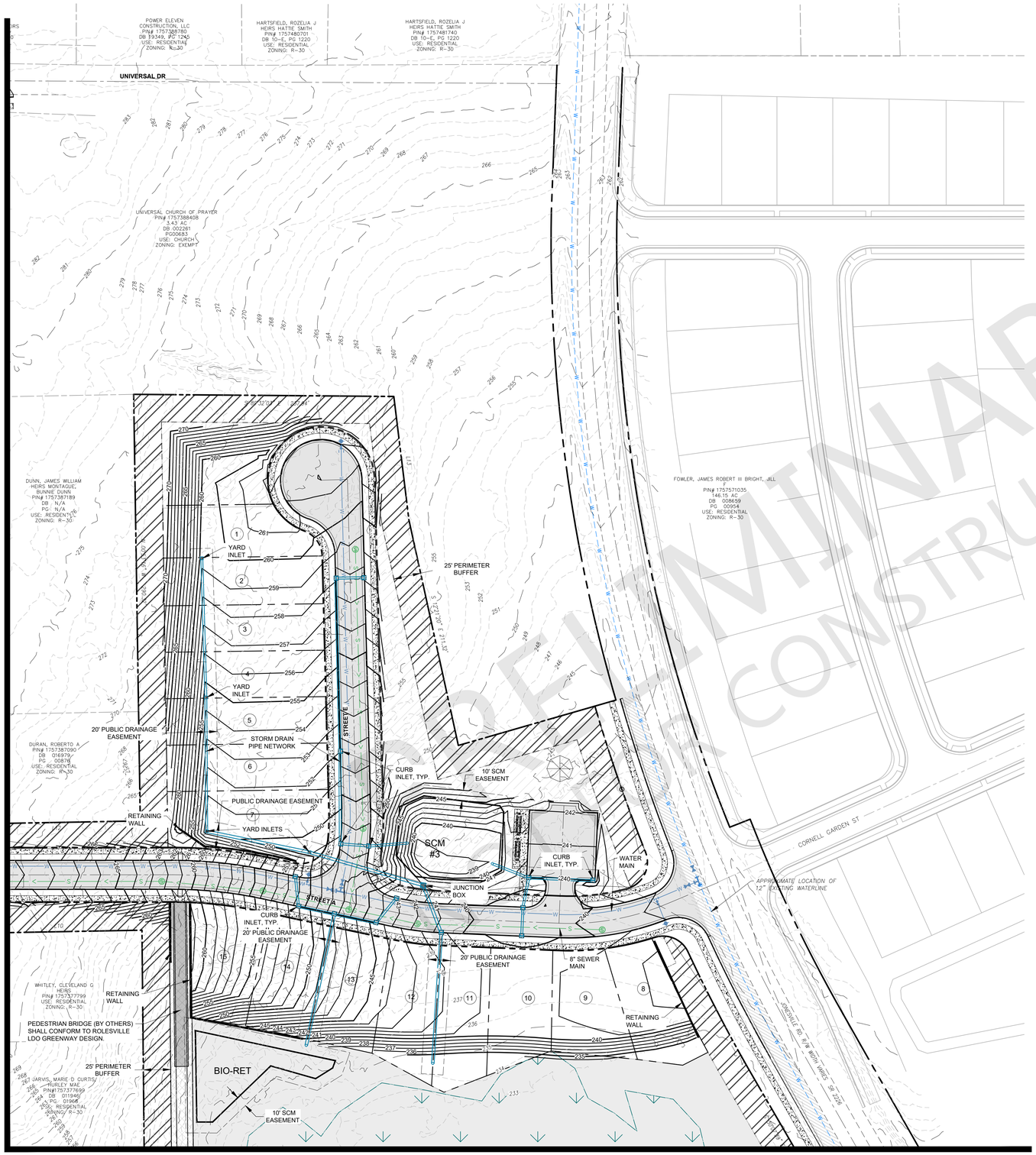

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GRDING PLAN LEGEND

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

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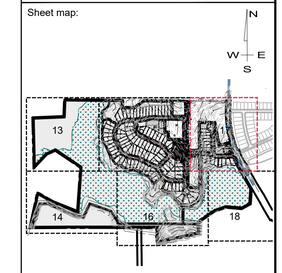

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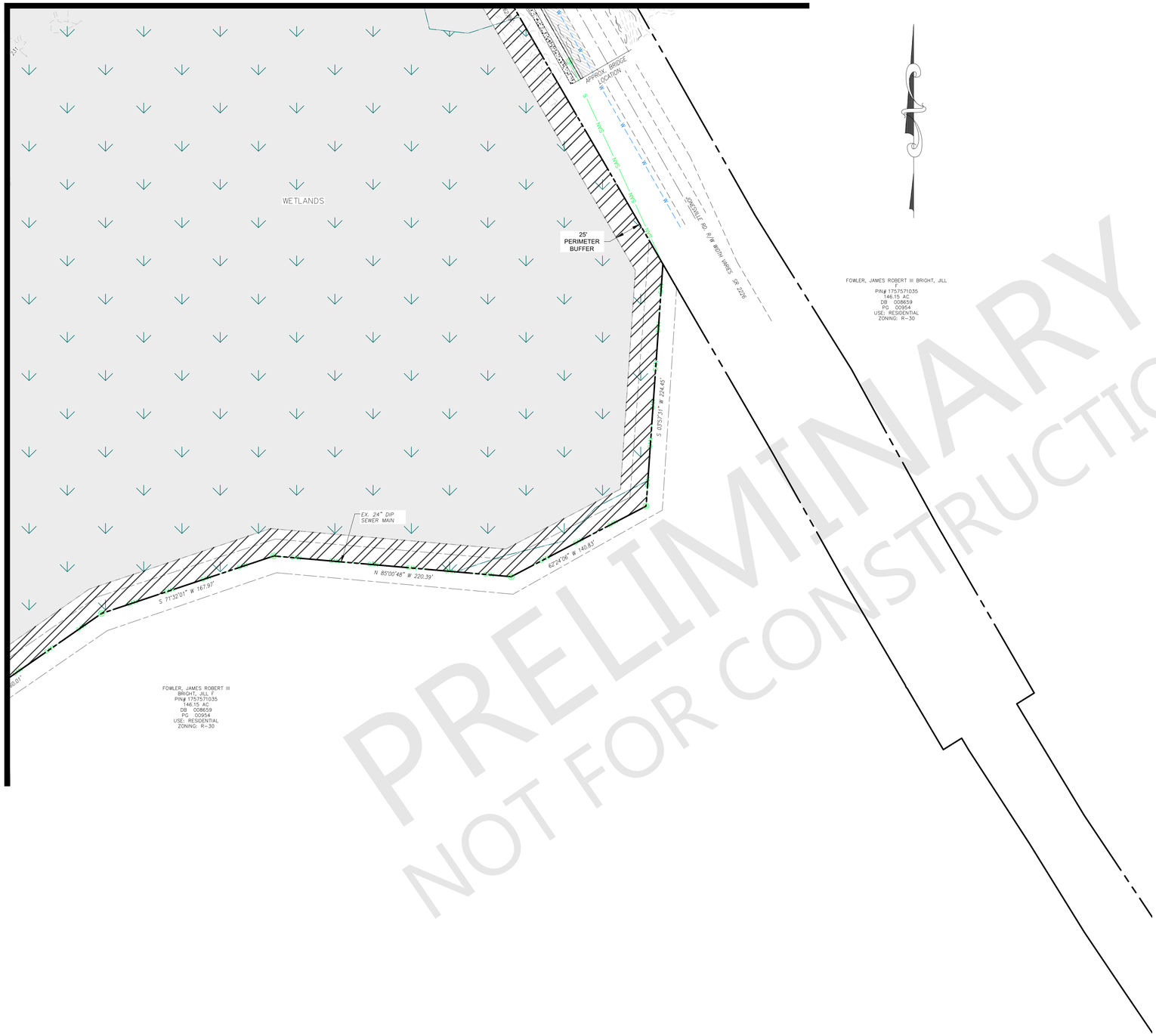

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GRDING PLAN LEGEND

EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED R.O.W.	
PROPOSED LOT LINE	
EXISTING SEWER LINE	SAN SAN
EXISTING SEWER MANHOLE	S
PROPOSED SEWER LINE	S >
PROPOSED SEWER MANHOLE	S
EXISTING WATER LINE	W W
PROPOSED WATERLINE	W W W
PROPOSED GATE VALVE	
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PROPOSED STORM WATER INLET	I
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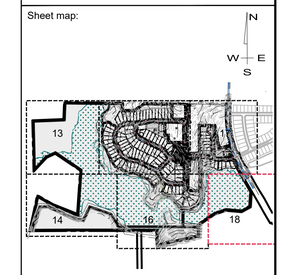

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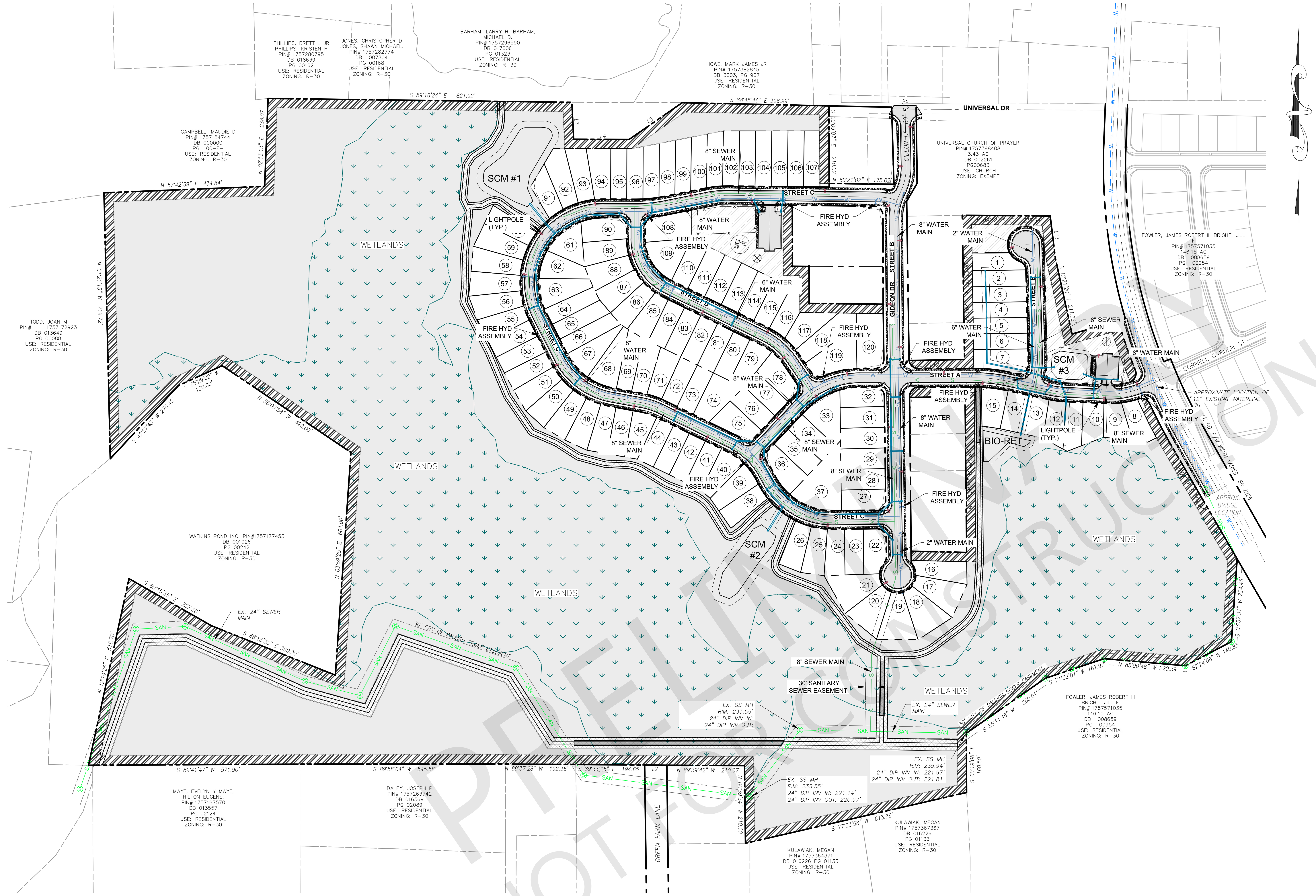

UTILITY PLAN LEGEND

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

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft

N.C. UNDERGROUND UTILITIES
811
3 DAYS BEFORE DIGGING CALL TOLL FREE 811 or (800)632-4949
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Town of Rolesville
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Rolesville, NC 27571
Phone: 919-554-6517
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Other Consultants

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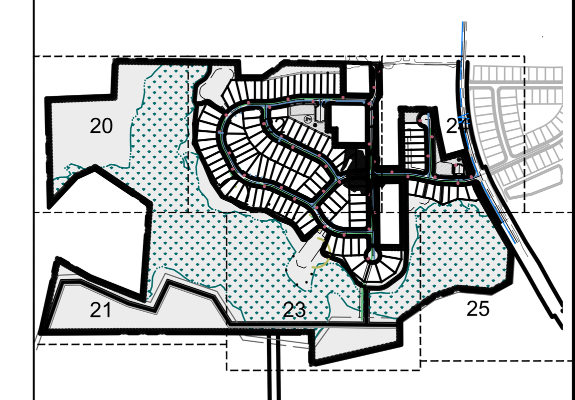

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OVERALL UTILITY PLAN

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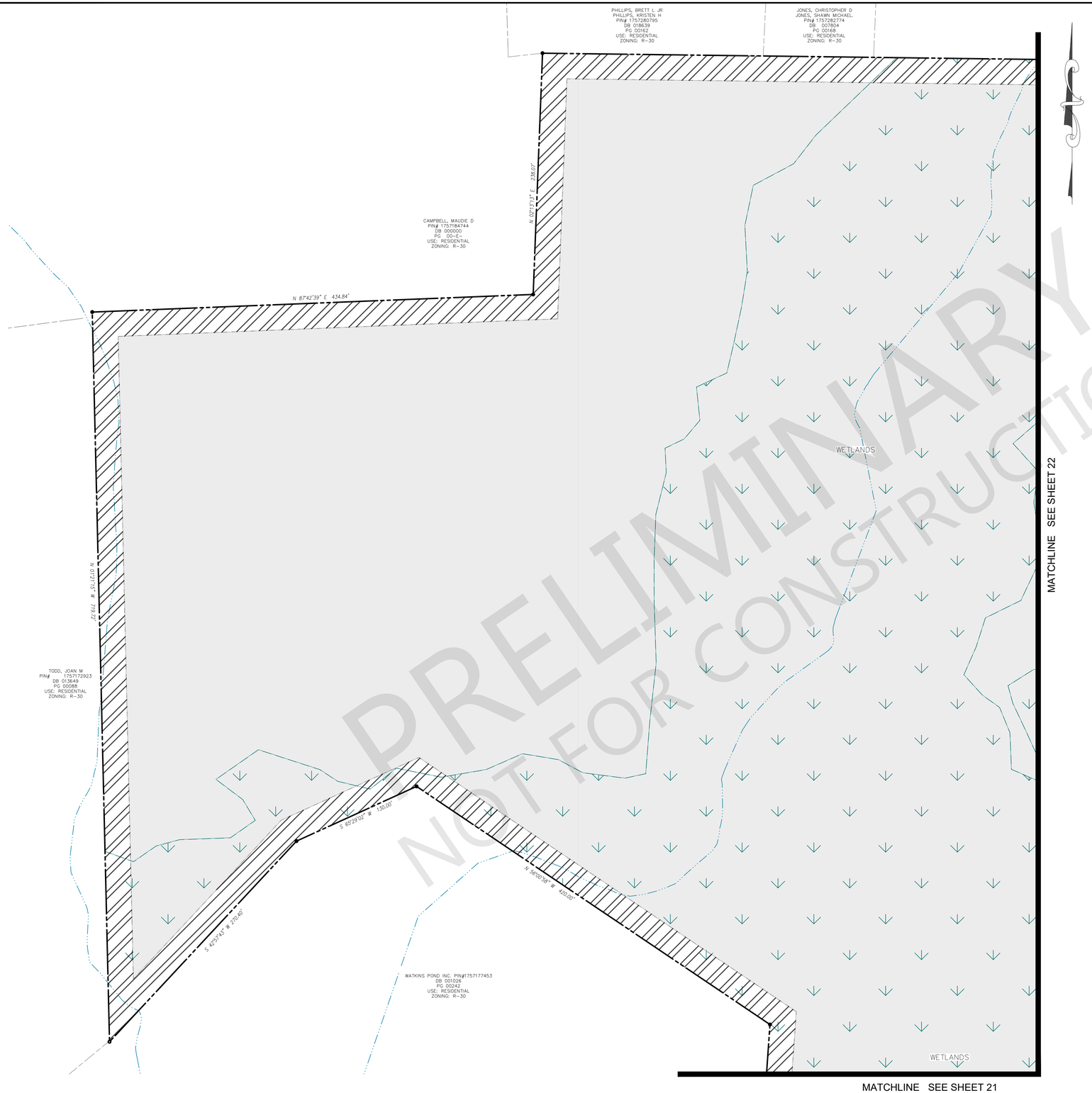

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

N.C. UNDERGROUND UTILITIES

811

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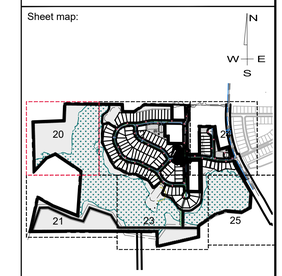

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UTILITY PLAN
SHEET 1 OF 6

Sheet #:

20

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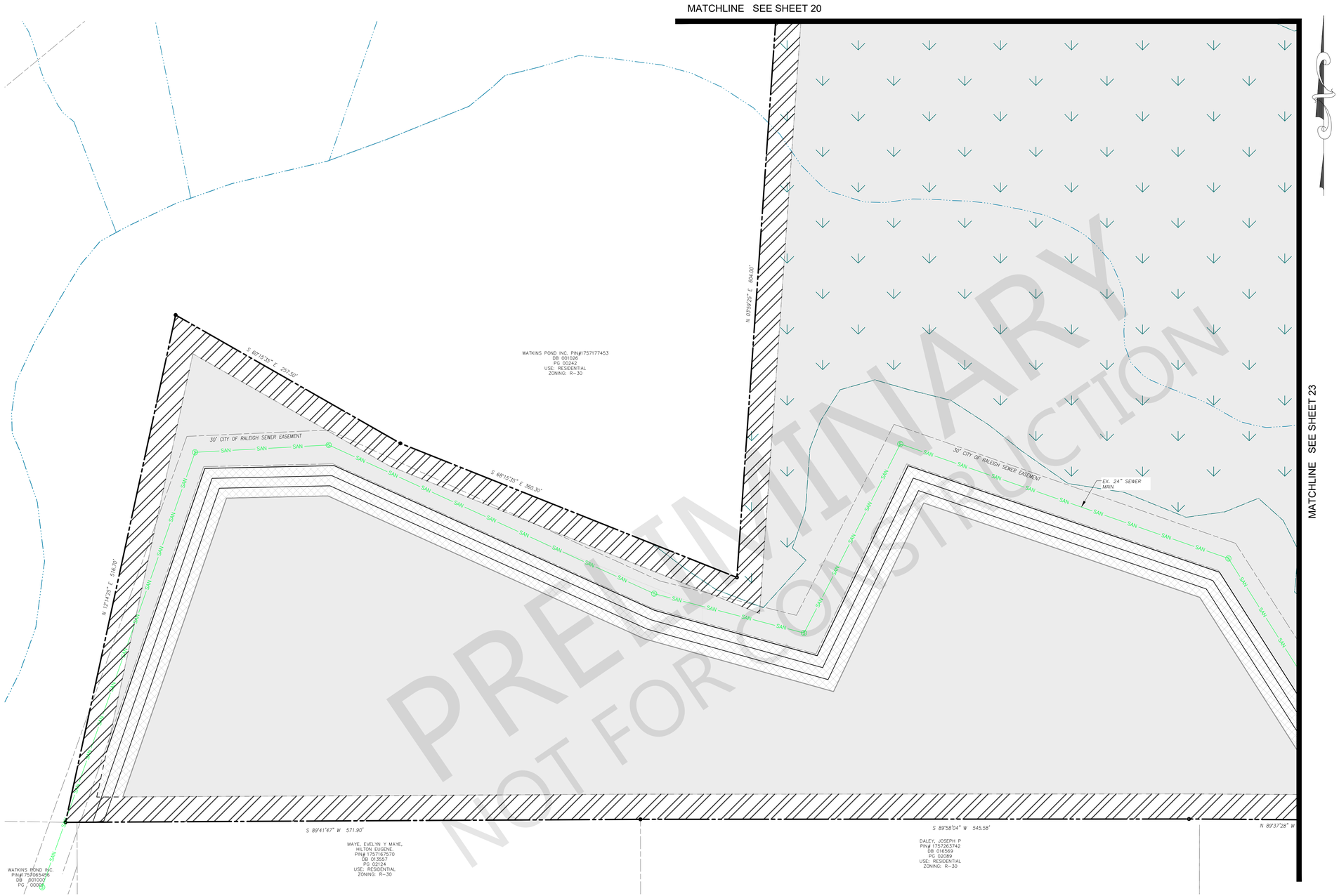

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

N.C. UNDERGROUND UTILITIES

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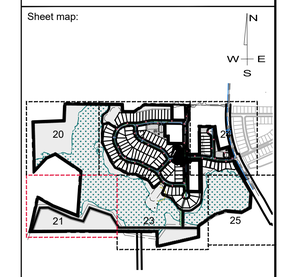

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Sheet Title:

UTILITY PLAN
SHEET 2 OF 6

Sheet #:

21

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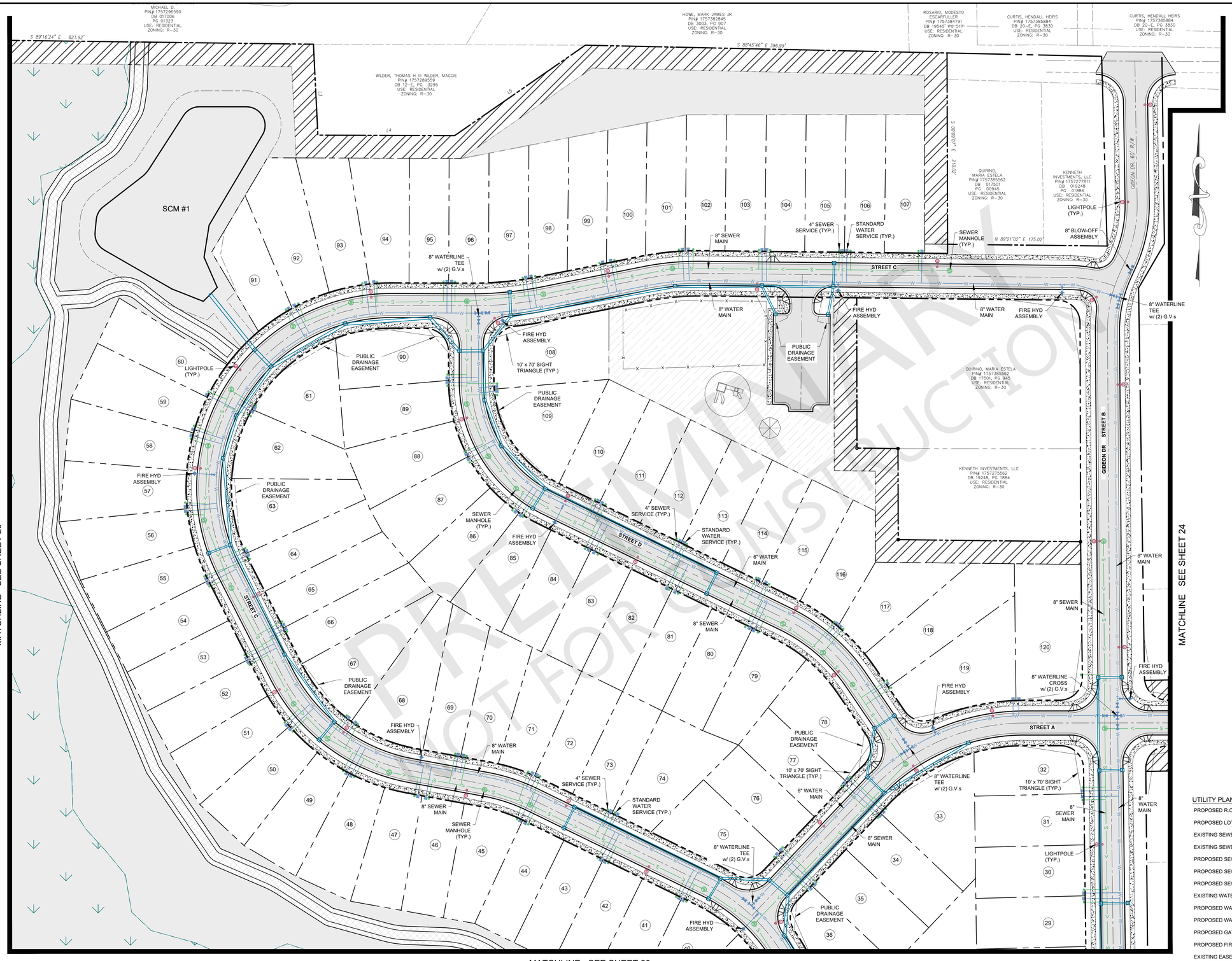

UTILITY PLAN LEGEND

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- PROPOSED LOT LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
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- EXISTING WATER LINE
- PROPOSED WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LIGHT POLE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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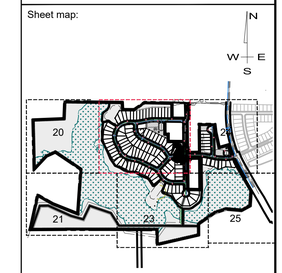

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UTILITY PLAN SHEET 3 OF 6

Sheet #:

22

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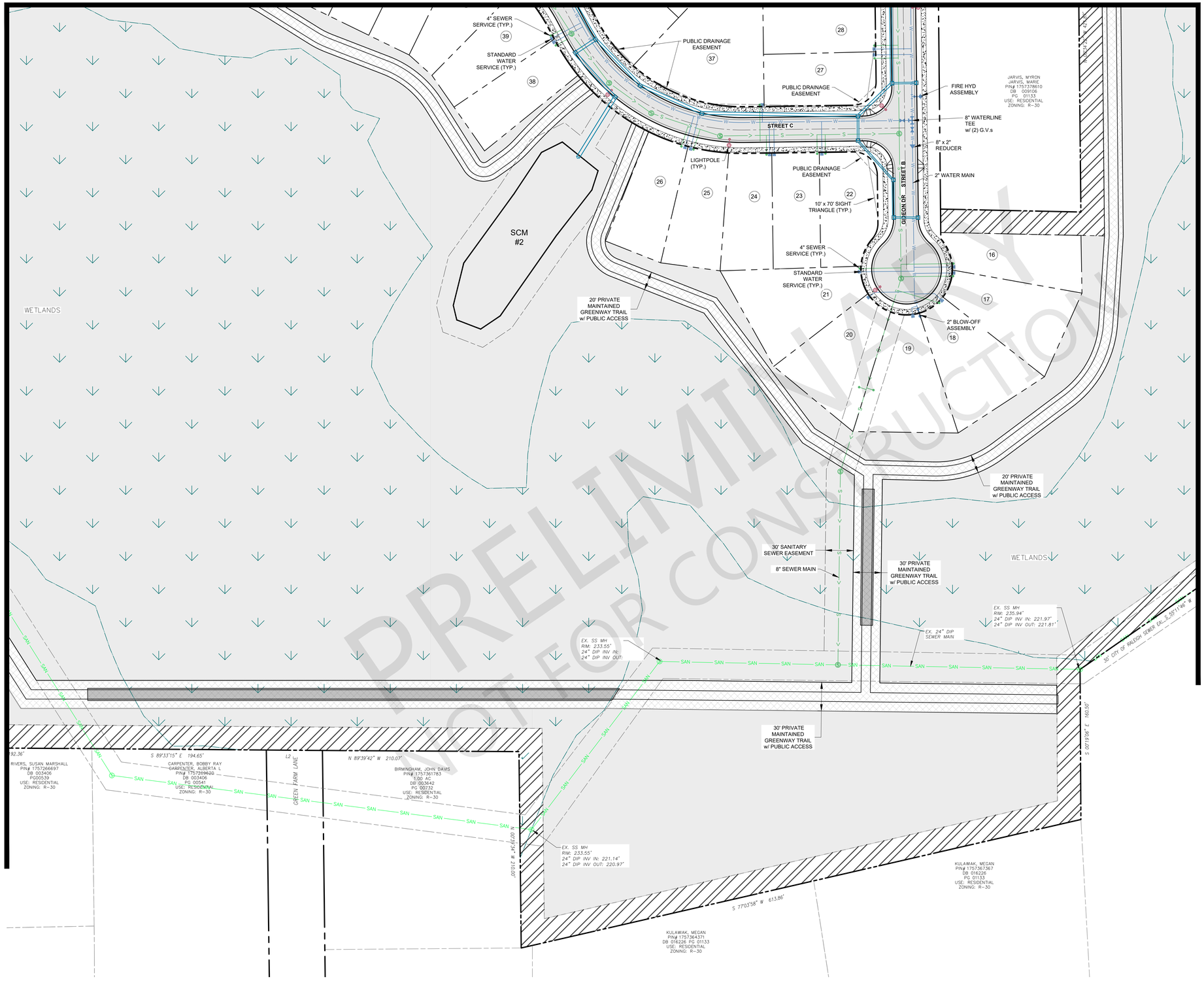

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UTILITY PLAN LEGEND

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

GRAPHIC SCALE

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(IN FEET)
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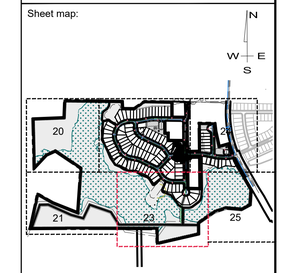

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Sheet Title:

UTILITY PLAN
SHEET 4 OF 6

Sheet #:

23

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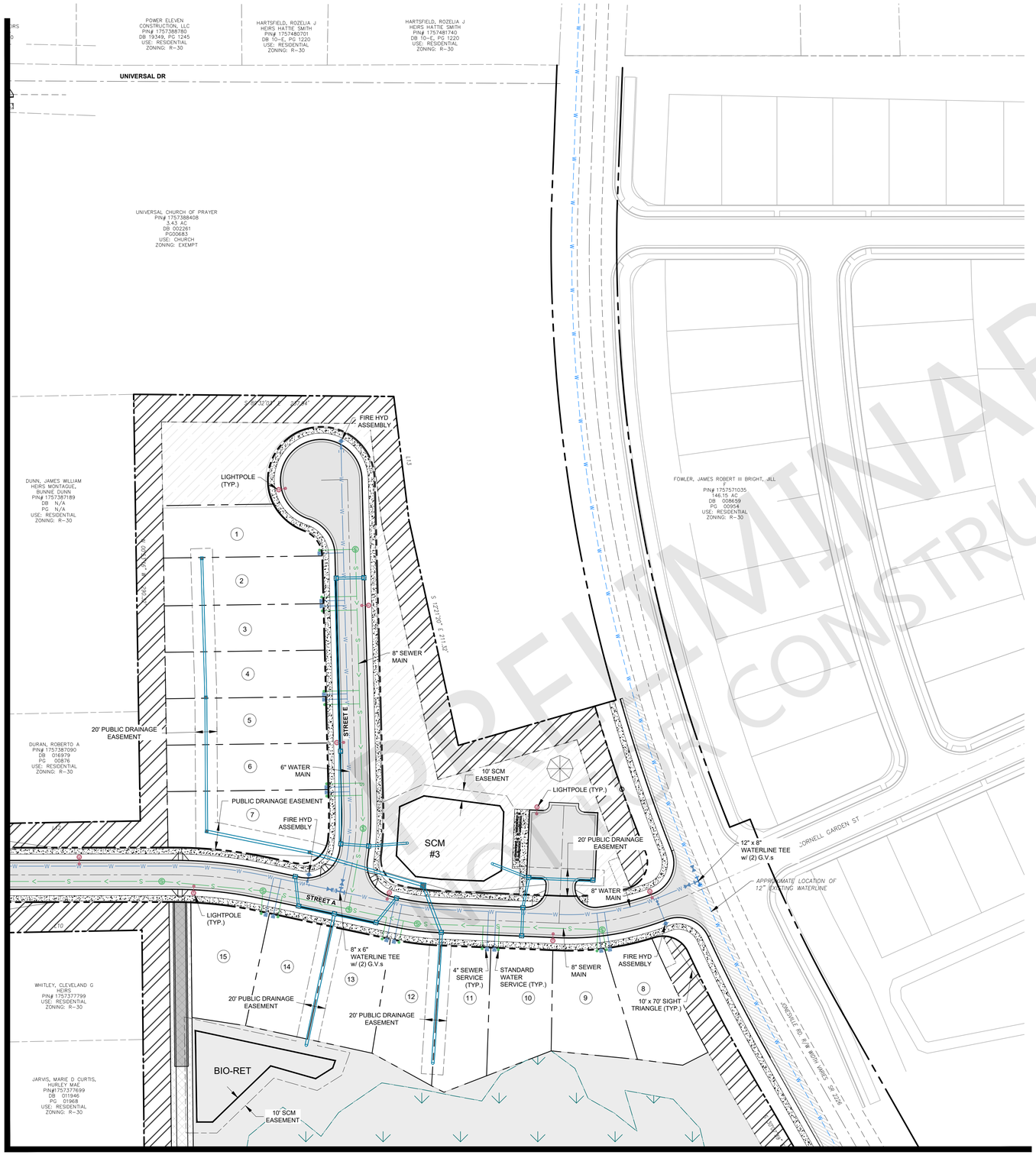

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UTILITY PLAN LEGEND

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

GRAPHIC SCALE

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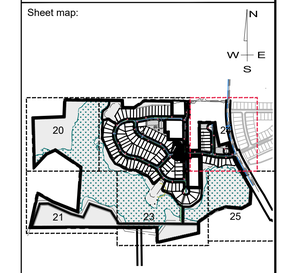

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Sheet Title:

UTILITY PLAN SHEET 5 OF 6

Sheet #:

24

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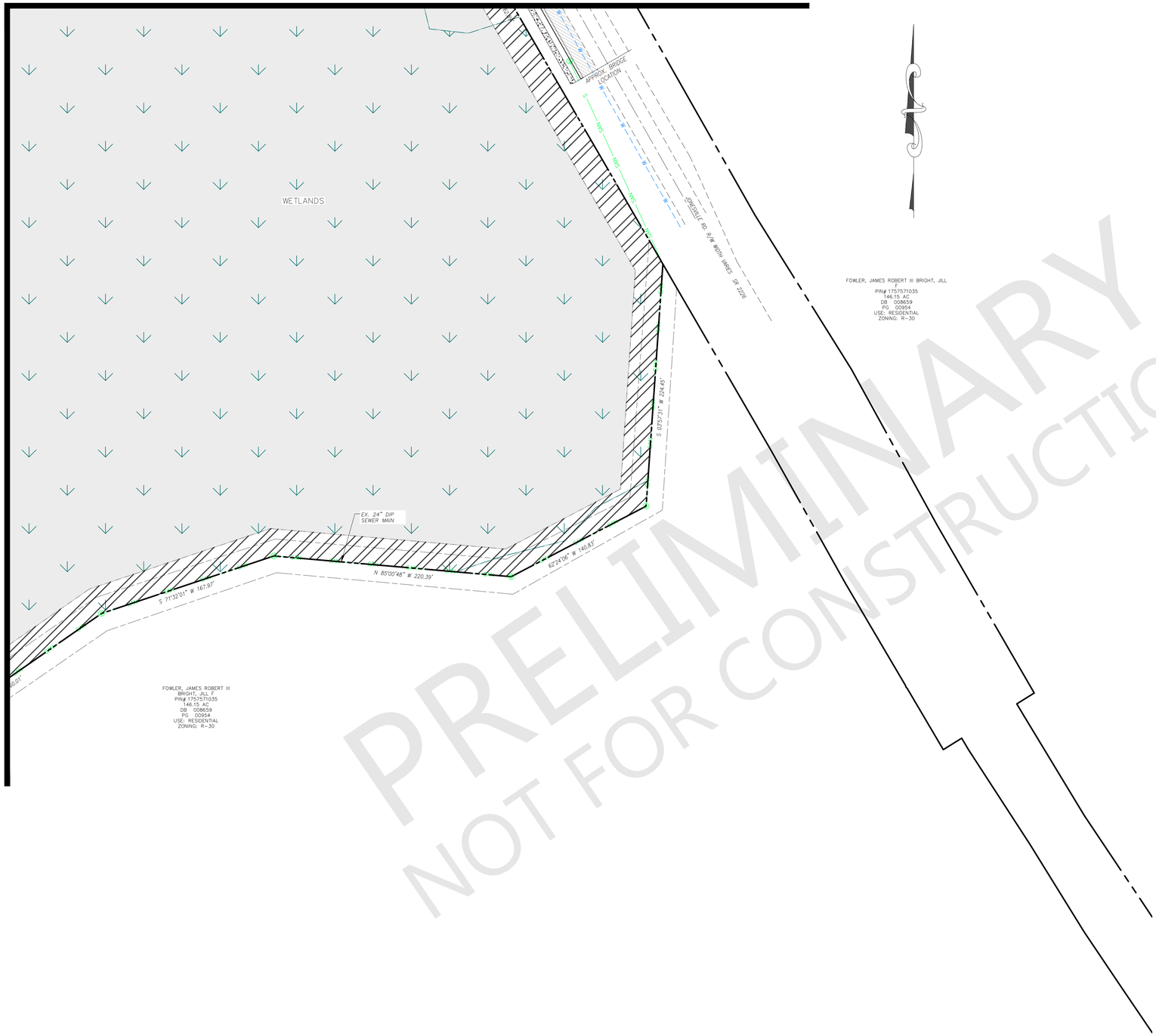

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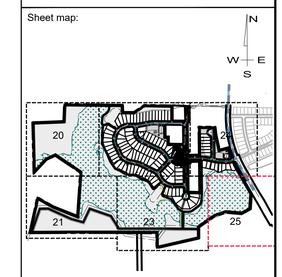

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UTILITY PLAN
SHEET 6 OF 6

Sheet #:

25

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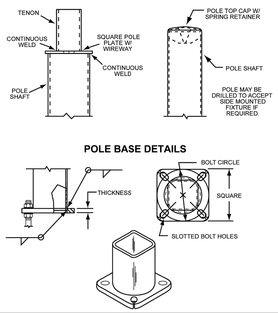
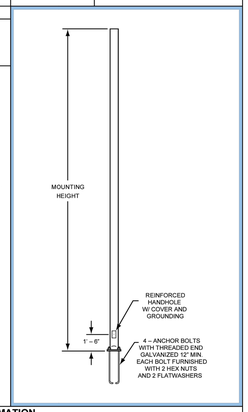
CATALOG NUMBER:	
JOB NAME:	
CUSTOMER NAME:	
NOTES:	TYPE:
	DATE:

FEATURES AND SPECIFICATIONS

AREA LIGHTING
POLES
SQUARE STRAIGHT STEEL POLES





ORDERING INFORMATION

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

*-Consult Factory for Specific Bolt Circle Measurements.

Continued ⟶

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

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AREA LIGHTING
POLES
SQUARE STRAIGHT STEEL POLES

ORDERING INFORMATION CONTINUED

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

*-Consult Factory for Specific Bolt Circle Measurements.

ORDERING INFORMATION

S – S – S – 20 – 4 – 11 – T – [ ] – BZ – 3

- SHAPE: S = Square, R = Round
- SHAFT: S = Straight, T = Tapered
- STRUCTURE: S = Steel, A = Aluminum, C = Concrete, F - Fiberglass
- HEIGHT (FT)*: 18 = 18 ft, 20 = 20 ft, 25 = 25 ft, 30 = 30 ft. *Other sizes available
- DIAMETER/ WIDTH (IN)*: 4 = 4 in, 5 = 5 in, 6 = 6 in. *Other sizes available
- GAUGE (IN): 11 = 11 in, 07 = 07 in
- TENON DETAIL: T = Welded, Blank = None
- BASE DETAIL: E = Embedded, Blank = Anchor
- COLOR*: BZ = Bronze, W = White, S = Annodized Silver, B = Black
- DRILL PATTERN: 1 = 1, 2 = 2 @ 90°, 3 = 2 @ 180°, 4 = 3 @ 90°, 5 = 4 @ 90°, 6 = Drop Mount

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

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L

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

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

SPECIFICATIONS:

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

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

Weight:
4.19 lbs. / 1.9 kg.

Overall Height:
10.25" (26.035 cm)

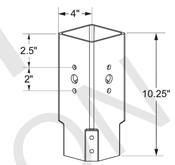
Overall Width:
4" (10.16 cm)

Overall Depth:
4" (10.16 cm)

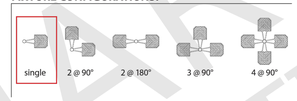
ORDERING INFORMATION:

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

DIMENSIONS:



FIXTURE CONFIGURATIONS:



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

Eagle Series

2nd Generation LED Site Lighter

3000K or warmer CCTs only

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

SPECIFICATIONS:

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

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

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

Thermal Management:
Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs[1]) and component life and also allows for higher light output.

Listings:
Luminaire is certified to UL/cUL Standards for Wet Locations
[2]The following qualify for DesignLights Consortium Premium:
SLPM6L (All colors/options), SLPM9L (All colors/options), SLPM12L (All colors/options), SLPM18L (All colors/options), SLPM24L (All colors/options), all other luminaires are DesignLights Consortium qualified. All are eligible for rebates from DLC member utilities.

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

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

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

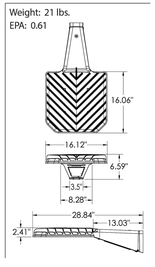
Reduced Glare:
Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

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

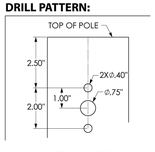
Warranty: Five-year limited warranty

DIMENSIONS:

Weight: 21 lbs.
EPA: 0.61



DRILL PATTERN:



For round poles **500-SLPMRPA** is required.

Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

[1]*LED Life Span Based Upon LM-80 Test Results*

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Eagle Series

2nd Generation LED Site Lighter

ORDERING INFORMATION

SLPM – 9L – T3 – 4K – [ ] – [ ] – [ ] – [ ] – [ ]

- PRODUCT SERIES: SLPM = 2nd Generation Site Lighter Pro
- LUMEN PACKAGE: 6L = 6,000 Lumens; 9L = 9,000 Lumens; 12L = 12,000 Lumens; 18L = 18,000 Lumens; 24L = 24,000 Lumens; 30L = 30,000 Lumens; 36L = 36,000 Lumens; 43L = 43,000 Lumens
- DISTRIBUTION: T2 = Type 2; T3 = Type 3; T5 = Type 5; FT = Forward Throw; T2L = Type 2 Rotated Left; T3L = Type 3 Rotated Left; FTL = Forward Throw Rotated Left; T2R = Type 2 Rotated Right; T3R = Type 3 Rotated Right; FTR = Forward Throw Rotated Right
- COLOR TEMP.: 3K = 3000K; 4K = 4000K; 45K = 4500K; 5K = 5000K
- VOLTAGE: Blank = 120-277; 4 = 347/480
- DIMMING: Blank = 0-10vdc
- COLOR RENDERING: Blank = 70CRI
- FIXTURE COLOR: Blank = Bronze; BK = Black; SL = Silver; WT = White
- OPTIONS: PR = 7 Pin Photocell Receptacle; SP = Surge Protection; IC = Integrated Motion Control; BTM = Bluetooth Microwave Motion Control (*includes photocontrol*)

Lumen Package	Distribution	CRI	3000K CCT Delivered Lumens	3000K CCT Efficacy (LPW)	4000K CCT Delivered Lumens	4000K CCT Efficacy (LPW)	4500K CCT Delivered Lumens	4500K CCT Efficacy (LPW)	5000K CCT Delivered Lumens	5000K CCT Efficacy (LPW)	Wattage
6L	T2	70	5908	153	6067	158	6093	159	6152	160	39
	T3	70	5824	151	5981	155	6006	155	6065	157	
	FT	70	5712	148	5866	152	5891	153	5948	154	
	T5	70	5848	152	6005	156	6031	156	6090	158	
9L	T2	70	9155	159	9401	163	9442	164	9533	166	58
	T3	70	9082	158	9326	162	9366	163	9457	164	
	FT	70	8866	154	9104	158	9144	159	9232	160	
	T5	70	9086	158	9330	162	9370	163	9461	164	
12L	T2	70	12030	160	12354	164	12407	165	12527	167	75
	T3	70	11900	159	12220	163	12272	164	12391	165	
	FT	70	11670	156	11984	160	12035	160	12152	162	
	T5	70	11950	159	12271	164	12324	164	12444	166	
18L	T2	70	17840	155	18320	159	18398	160	18577	162	115
	T3	70	17810	155	18289	159	18367	160	18546	161	
	FT	70	17340	151	17806	155	17883	156	18056	157	
	T5	70	17820	155	18299	159	18378	160	18556	161	
24L	T2	70	23640	148	24276	152	24380	153	24616	154	160
	T3	70	23620	148	24255	152	24359	153	24596	154	
	FT	70	23030	144	23650	148	23751	149	23981	150	
	T5	70	23660	148	24296	152	24401	153	24637	154	
30L	T2	70	29450	140	30242	144	30372	145	30666	146	210
	T3	70	29440	140	30232	144	30361	145	30656	146	
	FT	70	28750	137	29523	141	29650	141	29937	143	
	T5	70	29470	141	30263	144	30392	145	30687	146	
36L	T2	70	35260	133	36208	137	36364	137	36716	139	265
	T3	70	35220	133	36167	137	36322	137	36675	139	
	FT	70	34490	131	35418	134	35570	135	35914	136	
	T5	70	35200	133	36147	137	36302	137	36654	139	
43L	T2	70	42200	121	43335	124	43521	125	43943	126	348
	T3	70	41940	120	43068	124	43253	124	43672	125	
	FT	70	41300	118	42411	122	42593	122	43006	123	
	T5	70	41970	120	43099	124	43284	124	43703	125	

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PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

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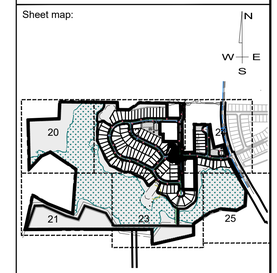
Genuine Community • Capital Connection
Est. 1837
Town of Rolesville
502 Southtown Cir
Rolesville, NC 27571
Phone: 919-554-6517
PSP-24-XX

Other Consultants

Sheet map:



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2024/Jul/30
Digitally signed by Bryan Harris
DN: c=US, E=bryan@QuantechEng.com, O=Quantech Engineering LLP, CN=Bryan Harris
Date: 2024.07.30 09:37:03-04'00'
SEAL 53676 ENGINEER BRYAN A. HARRIS
FINAL DRAWING - FOR REVIEW PURPOSES ONLY

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Last Saved by: Tim Newsome
Drawn by: JAC

Project:
HARRIS CREEK FARMS
D2300222

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No.	Date	Description

Sheet Title:
UTILITY DETAILS

Sheet #:
26

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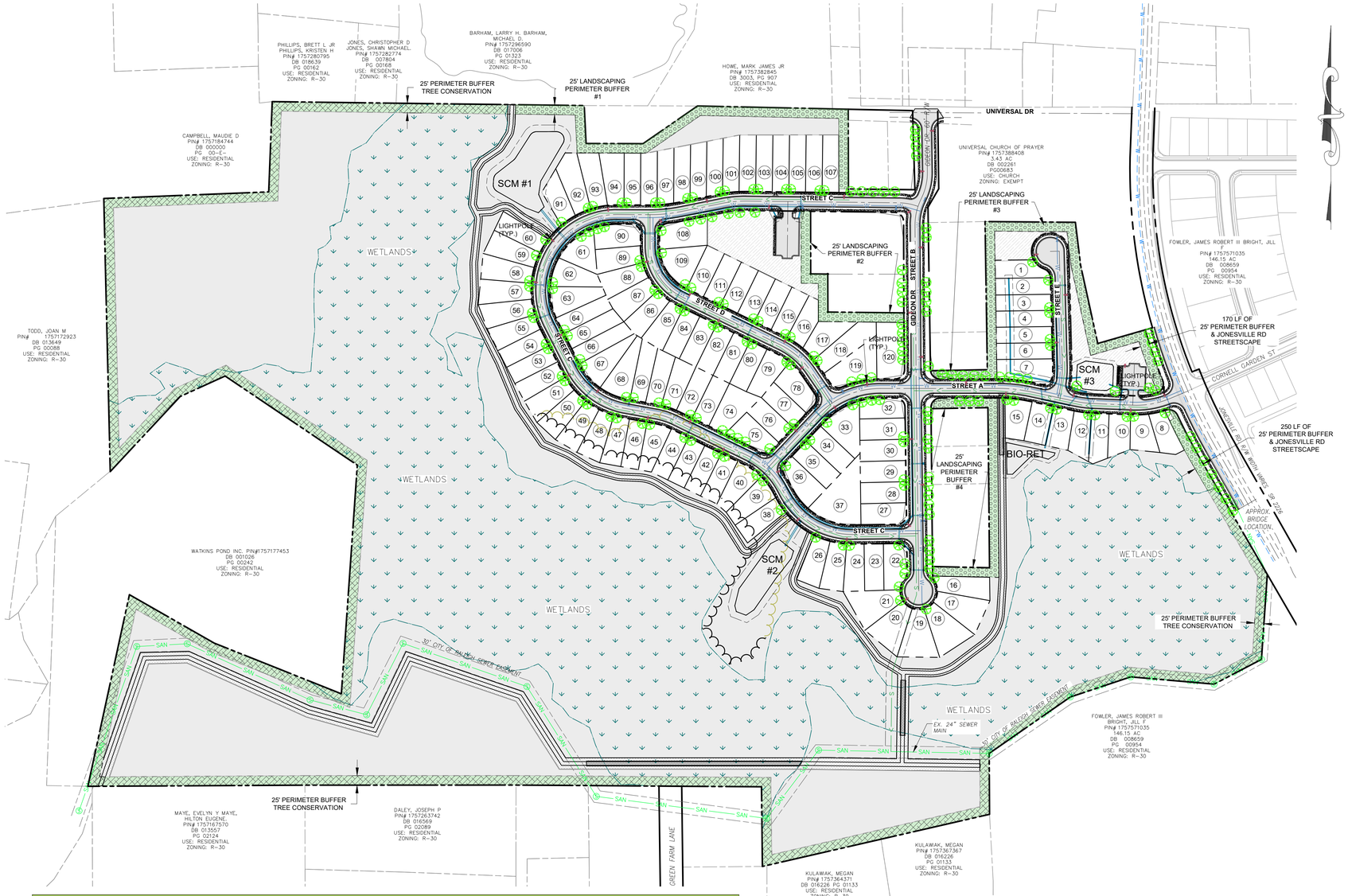


LANDSCAPING NOTES:

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

PLANTING REQUIREMENTS:

THE PERIMETER BUFFER SHALL HAVE
- (4) TREES / 100 LF.
- (40) SHRUBS / 100 LF

THE STREETSCAPE FOR JONESVILLE ROAD SHALL HAVE
- (1) TREE / 40 LF

THE STREETSCAPE FOR ALL INTERNAL SUBDIVISION ROADS SHALL HAVE
- (1) TREE / 60 LF EACH SIDE OF ROAD

PLANTING CALCULATIONS

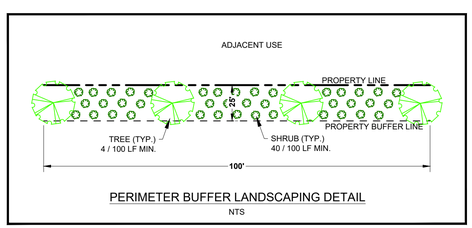
JONESVILLE STREETSCAPE	420 LF / 40 = 10.5 x 1 = 11 TREES
JONESVILLE PERIMETER BUFFER	420 LF / 100 = 4.2 x (4) = 17 TREES 420 LF / 100 = 4.2 x (40) = 168 SHRUBS
PERIMETER BUFFER (REQUIRED / AREA)	
#1	1,170 LF / 100 = 11.7 x (4) = 45 TREES 1,170 LF / 100 = 11.7 x (40) = 468 SHRUBS
#2	560 LF / 100 = 5.6 x (4) = 23 TREES 560 LF / 100 = 5.6 x (40) = 224 SHRUBS
#3	1,220 LF / 100 = 12.2 x (4) = 50 TREES 1,220 LF / 100 = 12.2 x (40) = 488 TREES
#4	830 LF / 100 = 8.3 x (4) = 34 TREES 830 LF / 100 = 8.3 x (40) = 332 SHRUBS
PERIMETER BUFFER TOTALS (REQUIRED)	169 TREES 1,680 SHRUBS
PERIMETER BUFFER TOTALS (PROPOSED)	169 TREES 1,680 SHRUBS
INTERNAL ROAD STREETSCAPE (REQUIRED / STREET)	
STREET A	1,125 LF / 60 = 18.75 x (1) = 19 19 / SIDE = 38 TREES
STREET B	1,245 LF / 60 = 20.75 x (1) = 21 21 / SIDE = 42 TREES
STREET C	2,360 LF / 60 = 39.33 x (1) = 40 40 / SIDE = 80 TREES
STREET D	705 LF / 60 = 11.75 x (1) = 12 12 / SIDE = 24 TREES
STREET E	370 LF / 60 = 6.17 x (1) = 7 7 / SIDE = 14 TREES
INTERNAL ROAD TOTALS (REQUIRED)	198 TREES
INTERNAL ROAD TOTALS (PROPOSED)	198 TREES

LANDSCAPING PLAN LEGEND

- EXISTING BOUNDARY
- PROPOSED R.O.W.
- PERIMETER BUFFER LINE
- PERIMETER BUFFER TREE CONSERVATION
- PERIMETER BUFFER LANDSCAPING PER LDO
- CANOPY TREE
- SHRUB
- LIGHT POLE

TREE / SHRUB LIST

Common Name	Scientific Name	Type	Height	Width	Light	Comments
Trident Maple	Acer buergerianum	Decid - Canopy	30' - 40'	25' - 35'	full-sun / part-sun / Shade	Green, turns red in Fall / Heat-tolerant / pH 5.6 - 6.5
Yellow Buckeye	Aesculus flava	Decid - Canopy	45'	50'	full-sun / part-sun / Shade	Green, turns yellow in Fall / Heat-tolerant / pH 5.6 - 6.5
Yellowwood	Cladrastis kentukea	Decid - Canopy	35'	40'	part-sun	white flowers, fragrant, pendulous, blooms in late spring or early summer and often blooms only every 2-3 years
'Jane' Saucer Magnolia	Magnolia 'Jane'	Decid - Understory	8' - 15'	15'	full-sun / part-sun / Shade	Flowers purple
Devilwood	Osmanthus americanus	Decid - Understory	12' - 20'	8' - 12'	full-sun / part-sun / Shade	
Persian Parrotia	Parrotia persica	Decid - Understory	30'	30'	full-sun / part-sun / Shade	Flowers Orange
Arizona Cypress	Cupressus arizonica	Evergreen	30' - 40'	15' - 20'	full-sun	Will thin with competition; subject to canker and not long-lived; can become more open with age
'James Swan' Holly	Ilex 'James Swan'	Evergreen	20' - 30'	10' - 18'	full-sun / part-sun / Shade	A dense form with large, dark green, evergreen leaves
Hearts-aBurstin	Euonymus americanus	Shrub	4' - 6'	3' - 4'	full-sun / part-sun / Shade	green w/ red flowering; Prefers well-drained soils; very pH- and soil-adaptable
Leaf Butterfly Bush	Buddleia alternifolia	Shrub	10' - 20'	10' - 20'	full-sun	green w/ purple flowering; preferring loose, loamy soil;
Clethra, Pepperbush	Clethra alnifolia	Shrub	4' - 8'	4' - 6'	full-sun / part-sun / Shade	green w/ white flowering; very adaptable; salt tolerant; easy to grow; forms suckering colonies
Thunberg Lespedeza	Lespedeza thunbergii	Shrub	3' - 6'	3' - 6'	full-sun / part-sun / Shade	purple; Best in well-drained soil, but is soil-, pH-, and heat-tolerant; often dies back to ground in winter
	Trees to be installed under overhead powerlines shall have a mature height of no greater than 30ft.					
	Shade trees shall be a minimum of 3" caliper and 10' tall at time of planting					
	Understory trees shall be a minimum of 1.5" caliper for single stem and 6' tall for both single and multi-stemmed trees at time of planting					
	Evergreen shall be a minimum of 1.5" caliper for single stem and 6' tall for both single and multi-stemmed trees at time of planting					
	Shrubs shall be a minimum of 18" tall at time of planting					



PERIMETER BUFFER LANDSCAPING DETAIL
NTS

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft

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Town of Rolesville
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Rolesville, NC 27571
Phone: 919-554-6517
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Other Consultants

Sheet map:

Seal:
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Last Saved by: Tim Newsome
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Project:
HARRIS CREEK FARMS
D2300222

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No.	Date	Description

Sheet Title:
OVERALL LANDSCAPING PLAN

Sheet #:
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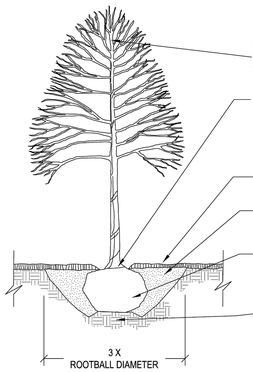


DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

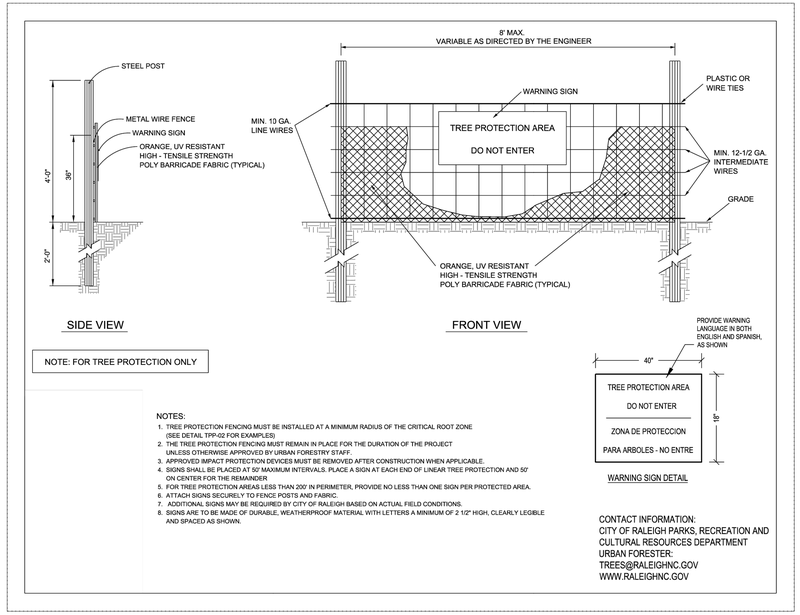
ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
10/2019	TREE PLANTING DETAIL	
	TPP-03	



NOTE: FOR TREE PROTECTION ONLY

NOTES:
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-02 FOR EXAMPLES)
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
8. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 2 1/2" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

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Town of Rolesville
502 Southtown Cir
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Other Consultants

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S

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REVISIONS

No.	Date	Description

Sheet Title:
LANDSCAPING DETAILS

Sheet #:
28

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