S-13-17

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WAKE COUNTY NORTH CAROLINA

Planning, Development & Inspections

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Prescott

(X) cluster subdivision ( ) lot-by-lot subdivision ( ) open space
Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes (X) No
If yes, when and under what name? _____

Property
Parcel Identification Number: 1860544439
Address: 5501 Old Pearce Rd
Location: South (north, east, south, west) side of SR 98 (Wait Av) (street), at/between
Averette Rd (street) and Zebulon Rd (street)
Total site area in square feet and acres: 2,486,405 square feet 57.08 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Agricultural

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: Eva Pearce Clontz Et Al
Address: 750 Weaver Dairy Road Apt 124
City: Chapel Hill State: NC Zip Code: 27514
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: Thomas Speight, Jr. PE, PLS
Address: 2524 Reliance Ave
City: Apex State: NC Zip Code: 27539
E-mail Address: tom@batemancivilsurvey.com FAX: 919-577-1081
Telephone Number: 919-577-1081 Relationship to Owner: Consultant

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.0 units per Acre
Max. # of lots allowable*: 57 Proposed # of lots*: 32
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,126 sf
Average lot area*: 40,495 sf
Min. allowable lot width*: 75 ft Proposed min. lot width*: 80 ft
* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % (X) 25 % ( ) 30% ( ) 40% of site area
Min. open space area: 621,600 sf 14.27 acres
Proposed open space area [by parcel]: 17.62 acres
Proposed open space use(s) [by parcel]: Watershed Protection Area & Open Green space
Proposed future development site area [by site]: N/A acres
Proposed impervious surfaces area: N/A sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 11.06 %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 9.3 acres
within floodway: _____ acres

Vehicular Access

Names of access street(s) and number of access points along each:

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity[1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
Hwy 98 (Wait Av)	120	26	2	Y	9,000	9,800	144
Old Pearce Rd	60	24	2	Y	2,800	900	112

[1] See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
[2] See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit
[3] Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) 8 Trips per house

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):
Type of vehicle: N/A ADT: 0
Type of vehicle: N/A ADT: 0

Utilities and Services

Water supply provided by: ( ) municipal system (_____)
(X) community system (_____) ( ) individual well(s)
Estimated total water demand: 12,800 gpd
Wastewater collection/treatment provided by: ( ) municipal system (_____)
( ) community system – specify type(_____) (X) individual on-site system
Estimated total wastewater discharge: N/A gpd
Electrical service provided by: Wake Electric Underground ( ) yes ( ) no
Natural gas service provided by: PSNC Energy
Telephone service provided by: Century Link Underground ( ) yes ( ) no
Cable television service provided by: Direct TV Underground ( ) yes ( ) no
Fire protection provided by: Rolesville

Miscellaneous

Generalized slope of site: Gradual - 2% - 5%
Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: 2 Streams; 1 Impoundment

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed _____

( ) Short-Range Urban Services Area _____

( ) Long-Range Urban Services Area/Water Supply Watershed _____

( ) Long-Range Urban Services Area _____

( ) Non-Urban Area/Water Supply Watershed _____

(X) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Non-Urban Area / Unresolved Urban Services Areas

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Ecca P Clarity Date: 4-25-2017

Signature: Harold Joseph Clarity Date: 4-25-2017

Signature: Herman Peace for by Ecca P Clarity PoA Date: 4-25-2017

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [illegible] Date: May 1, 2017

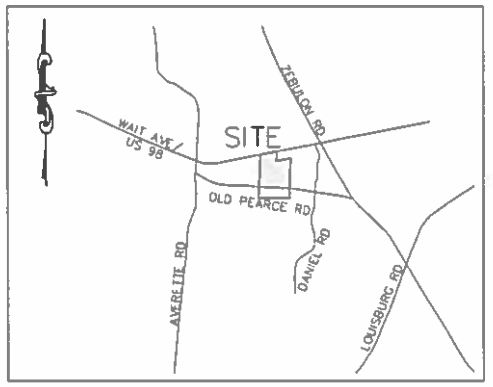
Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at http://www.wakegov.com/
All application fees are non-refundable.

PRELIMINARY SUBDIVISION PLAN

PRESCOTT SUBDIVISION

WAKE COUNTY, NORTH CAROLINA

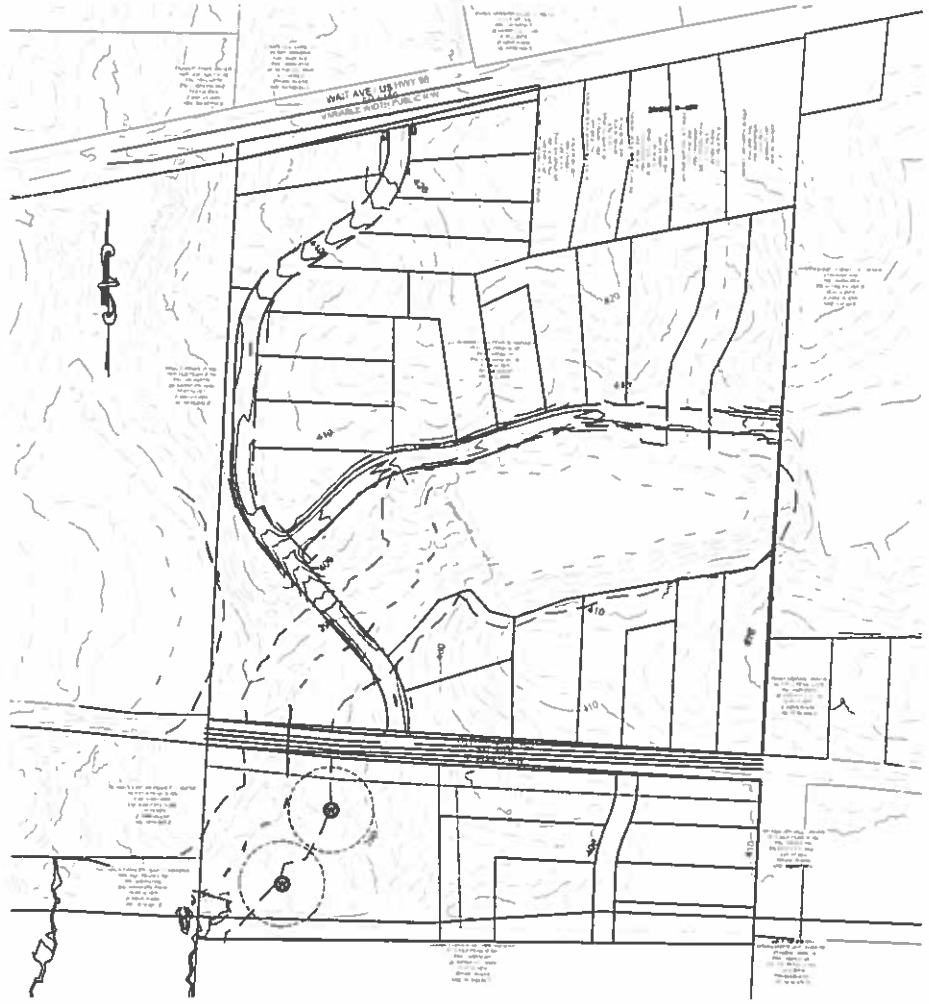
MAY 1, 2017



VICINITY MAP
(NTS)

DRAWING LIST

C000 COVER
C001 NOTES AND ABBREVIATIONS
C010 EXISTING CONDITIONS AND DEMOLITION
C100 OVERALL PLAN VIEW
C301 SITE AND UTILITY PLAN NORTH
C302 SITE AND UTILITY PLAN SOUTH
C501 ROAD "A" PLAN AND PROFILE
C502 ROAD "B" PLAN AND PROFILE
C503 ROAD "C" PLAN AND PROFILE
C701 PREDEVELOPMENT STORMWATER MANAGEMENT PLAN
C702 POSTDEVELOPMENT STORMWATER MANAGEMENT PLAN



PROJECT PLAN
GRAPHIC SCALE
1 inch = 100 ft.

ROAD DATA TABLE

LINEAR FOOTAGE ROAD "A"	1,790 LF
LINEAR FOOTAGE ROAD "B"	1,269 LF
LINEAR FOOTAGE ROAD "C"	443 LF

IMPERVOUS CALCULATIONS

SITE DATA		
SITE ACREAGE	52.43 Ac	
EXISTING IMPERVIOUS AREA	0 SF	0 Ac
PERCENT EXISTING SITE IMPERV	0%	
PROPOSED IMPERVIOUS AREA		
RESIDENCE	4,200 SF	
PATIO 15' x 15'	225 SF	
DRIVE 50' x 20' or 12' x 80'	1000 SF	
WALK 5' x 15'	75 SF	
	5500 SF EACH FOR 32 LOTS	
TOTAL RESIDENTIAL IMPERVIOUS	176,000 SF	
ASPHALT ROAD SURFACE	76,460 SF	
TOTAL IMPERVOUS	252,400 SF	
NET CHANGE IN IMPERVIOUS	252,400 SF INCREASE	
TOTAL SITE IMPERVIOUS	252,400 SF	5.79 Ac
CHANGE IN IMPERVIOUS	5.79 Ac	
PERCENT NEW SITE IMPERVIOUS	11.05%	
TOTAL SITE IMPERVIOUS INCREASE	11.05% <INCREASE>	
TOTAL DISTURBED AREA	22.15 AC	

OWNER:
HERMAN PEARCE JR
C/O EVA PEARCE CLONTZ
750 WEAVER DAIRY RD APT 124
CHAPEL HILL, NC 27514

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue Apex, North Carolina 27539
Phone 919 577 1080 Fax 919 577 1081
NCBELS FIRM No C-2378

811 ®
KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

ISS NO	DESCRIPTION	DATE

COVER

ABBREVIATIONS

@	AT
A	AREA
A B C	AGGREGATE BASE COURSE
AC	ACRE
A D	ALGEBRAIC DIFFERENCE
A F F	ABOVE FINISHED FLOOR
AL	AREA LIGHT
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
B-B	BACK TO BACK
BEAR	BEARING
BLDG	BUILDING
BOC	BACK OF CURB
BOT	BOTTOM
℄	CENTERLINE
C A B C	CRUSHED AGGREGATE BASE COURSE
CB	CATCH BASIN
C-C	CENTER TO CENTER
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
C&G	CURB AND GUTTER
CH	CHORD
CI	CURB INLET
CL	CLASS
CNST	CONSTRUCTION
C O	CLEAN-OUT
CO	COMPANY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CPP	CORRUGATED PLASTIC PIPE
CSP	CORRUGATED STEEL PIPE
CULV	CULVERT
°	DEGREE(S)
△	DELTA ANGLE
Ø / DIA.	DIAMETER
D	DEPTH / DEEP
DB	DEED BOOK
Dc	DEGREE OF CURVATURE
DET	DETAIL
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DN	DOWN
DW	DRIVEWAY
DWG(S)	DRAWING(S)
E	EAST
EA	EACH
EL/ELEV	ELEVATION
ELEC	ELECTRICAL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX/EXIST	EXISTING
F D	FLOOR DRAIN
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHA	FIRE HYDRANT ASSEMBLY
FI	FLOW INDICATOR
FLEX	FLEXIBLE
FL	FLANGE
FM	FORCE MAIN
FO	FIBER OPTIC CABLE
FOP	FIBER OPTIC POST
FOSC	FIBER OPTIC SIGNAL CABLE
FOC	FACE OF CURB
FT	FEET
FUT	FUTURE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEN	GENERATOR
G/L	GUTTER LINE
GV	GATE VALVE
GW	GUY WIRE/ANCHOR
HD	HEAVY DUTY
HEX	HEXAGONAL
HOR(IZ)	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
ICV	IRRIGATION CONTROL VALVE
ID	INSIDE DIAMETER
IN	INCHES)
INV	INVERT
JB	JUNCTION BOX
K	CURVE COEFFICIENT
L	LENGTH
LB	POUND(S)
LD	LIGHT DUTY
LF	LINEAR FEET
LG	LONG
LP	LIGHT POLE
LT	LEFT
LWL	LOW WATER LEVEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MI	MILE
MJ	MECHANICAL JOINT
# / NO	NUMBER
N	NORTH
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N/F	NOW OR FORMERLY
N I C	NOT IN CONTRACT
NTS	NOT TO SCALE
O C	ON CENTER(S)
O D	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRIC
OPER	OPERATION
OPNG	OPENING
PB	PLAT BOOK
PC	POINT OF CURVATURE
PERM	PERMANENT
PG	PAGE
PI	POINT OF INTERSECTION
PITO	POINT OF INTERSECTION - TURN OUT
PL	PROPERTY LINE
PROP	PROPOSED
PS	POINT OF SWITCH
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PT	POINT
PVC	POLYVINYL CHLORIDE
P V C	POINT OF VERTICAL CURVATURE
P V I	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
P V T	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RED	REDUCER
REQ'D	REQUIRED
RJ	RESTRAINED JOINT
RR	RAILROAD
RT	RIGHT
R/W	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SDMH	STORM DRAIN MANHOLE
SEC	SECONDS
SECT	SECTION
SED	SEDIMENT
SEW	SEWER
SF	SQUARE FEET
SHT / SH	SHEET
SP	SERVICE POLE
SPEC	SPECIFICATION
SQ	SQUARE
SR	STATE ROAD
SS	STAINLESS STEEL
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
S/W	SIDEWALK
T/C	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
TK	THICK
T/G	TOP OF GRATING
T O	TOP OF
TP	TELEPHONE PEDESTAL
T/S	TOP OF SLAB
TSB	TRAFFIC SIGNAL BOX
TST	TEMPORARY SEDIMENT TRAP
T/W	TOP OF WALL
TYP	TYPICAL
U/G	UNDER GROUND
UGE	UNDER GROUND ELECTRIC
UV	ULTRAVIOLET
V	VALVE
VC	VERTICAL CURVE
VERT	VERTICAL
W	WIDTH
W	WEST
W/	WITH
WD	WIDE
WL	WATER LEVEL
WL	WATER LINE
WM	WATER METER
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
YD	YARD
YI	YARD INLET
YH	YARD HYDRANT
YR	YEAR

REV NO	DESCRIPTIONS	

REVISIONS

GENERAL NOTES

FOR THE PURPOSE OF THE FOLLOWING NOTES:

- "CONTRACTOR" REFERS TO GENERAL CONTRACTOR
- "OWNER" REFERS TO HERMAN PEARCE JR OR HIS AUTHORIZED AGENTS
- "ENGINEER" REFERS TO BATEMAN CIVIL SURVEY COMPANY

GENERAL SITE/CIVIL NOTES

1 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED AND ANY AND ALL APPLICABLE STATE COUNTY AND LOCAL CODES

2 THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS CERTIFICATIONS AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT

3 ALL DIMENSIONS ARE IN RADII, TO OUTSIDE FACE OF BUILDING TO CENTERLINE, CENTER TO CENTER ON STRIPES AND/OR TO FACE OF CURB UNLESS OTHERWISE NOTED

4 THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS OPERATIONS TO EXISTING UTILITIES AND FACILITIES WHICH ARE NOT INCLUDED AS PART OF THE INTENDED WORK DAMAGED UTILITIES AND FACILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER

5 THE CONTRACTOR SHALL COORDINATE CONSTRUCTION OPERATIONS WITH ANY AND ALL OTHER CONSTRUCTION ACTIVITIES WHICH MAY BE OCCURRING SIMULTANEOUSLY ON THE SITE. LACK OF COORDINATION ON THE CONTRACTOR'S PART RESULTING IN EXTRA WORK OR SCHEDULE DELAYS SHALL NOT CONSTITUTE A CHANGE ORDER

6 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY

7 THE CONTRACTOR SHALL CONTACT THE NC ONE CALL CENTER AT 1-800-632-4949, AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION

8 THE CONTRACTOR SHALL BE RESPONSIBLE AT NO ADDITIONAL COST TO THE OWNER FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE APPROPRIATE STATE, COUNTY, OR MUNICIPAL AUTHORITY RELEASES THE SITE AT WHICH TIME THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER

9 CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CORRESPONDING SECTIONS OF THE NORTH CAROLINA EROSION AND SEDIMENTATION CONTROL PLANNING AND DESIGN MANUAL LATEST EDITION AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN

10 THE LOCATION OF ALL STRUCTURES SHOWN REPRESENTS THE BEST INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE SURVEY IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION (AS DIRECTED BY THE ENGINEER) OF ANY CONFLICTING UNDERGROUND UTILITIES IF REQUIRED, AT NO ADDITIONAL COST TO THE OWNER IT IS ADVISABLE THE CONTRACTOR VISIT THE SITE PRIOR TO BIDDING AND BECOME FAMILIAR WITH THE SITE AND ANY POTENTIAL CONFLICTS

11 THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE LAYOUTS AND STAKING AND THE COST THEREOF SHALL BE INCLUDED IN HIS BID

12 THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS THE CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER

13 ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE CONTRACTOR'S SOLE EXPENSE

14 THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS METHODS TECHNIQUES SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES

15 ALL WORK WITHIN NCDOT RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES THE CONTRACTOR SHALL ABIDE BY THE NCDOT DRIVEWAY AND ENCROACHMENT PERMITS AND THEIR CONDITIONS

16 SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY LAND DEVELOPMENT ORDINANCE

17 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADHERING TO ALL OSHA SAFETY REQUIREMENTS, INCLUDING TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION

GENERAL UTILITY NOTES

1 THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION PRIOR TO COMMENCING WORK IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY

2 THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY OWNER ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION SHALL BE APPROVED BY THE UTILITY OWNERS AND OTHER APPROVING AGENCIES IF REQUIRED

3 PROTECTION OF ALL EXISTING STRUCTURES TO REMAIN DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

4 ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY PUBLIC UTILITIES AND WASTEWATER COLLECTION AND CONSTRUCTION STANDARDS AND WITH NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY

5 RELATION BETWEEN WATER MAINS AND SEWER LINES

A HORIZONTAL AND VERTICAL SEPARATION

1) WATERLINES SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINE THE DISTANCE SHALL BE MEASURED FROM EDGE TO EDGE IF AN OBSTRUCTION PROHIBITS A 10-FOOT SEPARATION THE CONTRACTOR SHALL CONTACT THE ENGINEER INSTALLATION OF THE WATER MAIN CLOSER TO A SEWER LINE IS ALLOWED PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18-INCHES ABOVE THE TOP OF THE SEWER

2) IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANY TIME THE SEWER IS OVER THE WATER MAIN BOTH THE WATER MAIN AND SEWER LINE MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS AND PRESSURE TESTED TO 150 PSI (MINIMUM) TO ASSURE WATERTIGHTNESS BEFORE BACKFILLING

B CROSSINGS

1) FOR WATER MAINS CROSSING UNDER SEWER LINES LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE EDGE OF THE WATER MAIN AND THE OUTSIDE EDGE OF THE SEWER LINE THE CROSSING SHALL BE ARRANGED SO THAT ONE 20-FOOT SECTION OF WATERLINE SHALL BE CENTERED AT THE CROSSING ONE OF THE FOLLOWING METHODS MUST THEN BE UTILIZED AS DIRECTED BY THE ENGINEER

I) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING OR,

II) EITHER THE WATER MAIN OR SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10-FEET BEYOND BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN THE CARRIER PIPE SHALL BE OF A MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION

2) FOR WATER MAINS CROSSING OVER A SEWER LINE LINES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE EDGE OF THE WATER MAIN AND THE OUTSIDE EDGE OF THE SEWER IN AN 18-INCH MINIMUM VERTICAL SEPARATION CANNOT BE MET THEN THE WATERLINE SHALL BE CONSTRUCTED OF A FERROUS MATERIAL WITH ONE 20-FOOT SECTION OF PIPE CENTERED AT THE CROSSING ONE OF THE CROSSING CONSTRUCTION METHODS ABOVE 6 B 1 I) OR II) SHALL BE UTILIZED

6 CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS AND SUBMIT AS BUILT DRAWINGS FOR UTILITIES

7 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CONCRETE STRUCTURES, CASTINGS AND PIPING MATERIALS FOR APPROVAL PRIOR TO PURCHASING ENGINEER SHALL HAVE 10 DAYS TO REVIEW INITIAL SUBMITTALS AND 5 DAYS FOR RESUBMITTALS

DRAINAGE NOTES

1 CONTRACTOR SHALL EXERCISE CARE ESPECIALLY AT INTERSECTIONS AND GUTTER LINES TO PROVIDE POSITIVE DRAINAGE ANY AREAS WHERE WATER IS IMPOUNDED AS A RESULT OF THIS CONSTRUCTION SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS SHALL BE MAINTAINED AT ALL TIMES

2 CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE

3 ALL PIPES DRAINAGE INLETS AND OTHER STRUCTURES UNCOVERED DURING CONSTRUCTION SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION

4 ELEVATIONS GIVEN FOR CATCH BASINS ARE MEASURED AT THE TOP OF CURB AT THE CENTER OF STRUCTURE ELEVATIONS FOR MANHOLES JUNCTION BOXES AND DROP INLETS ARE MEASURED AT THE CENTER OF GRATE COVER

5 CONSTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CONCRETE STRUCTURES, CASTINGS AND PIPING MATERIALS FOR APPROVAL PRIOR TO PURCHASING ENGINEER SHALL HAVE 10 DAYS TO REVIEW INITIAL SUBMITTALS AND 5 DAYS FOR RESUBMITTALS

GENERAL GRADING NOTES

1 ALL PROPOSED ELEVATIONS SHOWN HEREIN ARE FINISHED GRADE ELEVATIONS

2 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SEWER R/M ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION ALL EXISTING MANHOLE COVERS CATCH BASINS VALVE COVERS, ETC THAT ARE TO REMAIN SHALL BE ADJUSTED (RAISED OR LOWERED) TO FINISHED GRADE

3 CLEAR AND GRUB SITE TO GRADING LIMITS SHOWN ON THE SITE GRADING PLANS

4 ALL TOPSOIL AND UNSUITABLE FILL MATERIAL SHALL BE REMOVED PRIOR TO PLACEMENT OF SUBBASE MATERIAL AS DIRECTED BY THE OWNER'S REPRESENTATIVE

5 ALL EXCAVATED MATERIAL PLACEMENT TO BE COORDINATED WITH THE OWNER FOR AVAILABLE SPOIL LOCATIONS

6 ALL MATERIAL THAT IS UNSUITABLE FOR GRADING EMBANKMENT WILL BE RELOCATED OFF-SITE BY THE CONTRACTOR TO A SUITABLE LOCATION AS DIRECTED BY THE OWNER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS

7 AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION ROOTS OR OTHER OBJECTIONABLE MATERIAL

8 ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION SLIPPAGE, SETTLEMENT SUBSIDENCE OR OTHER RELATED PROBLEMS

9 FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS

10 AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL

11 THE PROPOSED CONTOURS AND GRADIENTS ARE APPROXIMATE THE ELEVATIONS SHOWN ARE FOR FINISH GRADE ASPHALT AND FINISH GROUND

12 ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AND AS SHOWN ON THE PLANS THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION

TRAFFIC AND SIGNAGE

1 THE CONTRACTOR SHALL PROVIDE ALL LIGHTS BARRICADES SIGNS FLAGGERS OR OTHER DEVICES AS NECESSARY TO PROVIDE FOR SAFETY

2 THE CONTRACTOR SHALL MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL PROPERTY OWNERS ALONG THE PROJECT ALIGNMENT

3 THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC PATTERNS WHEN POSSIBLE IF CONSTRUCTION ACTIVITIES DEEM NECESSARY THE CONTRACTOR SHALL UTILIZE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL AGENCIES TO MAINTAIN SAFE TRAFFIC FLOW

4 CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FIVE (5) BUSINESS DAYS IN ADVANCE OF BLOCKING ANY ENTRANCE NO ENTRANCE SHALL BE BLOCKED MORE THAN TWELVE (12) HOURS IN ANY 24 HOUR PERIOD WITHOUT APPROVAL OF THE PROPERTY OWNER

EARTHWORK AND SITE CONDITIONS

1 UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, IN AREAS OUTSIDE OF NCDOT RIGHT-OF-WAYS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL. ALL FILL MATERIAL UNDER PAVED AREAS SHALL BE NCDOT #21B CRUSHED STONE, APPROVED SOIL, OR SELECTED MATERIAL, 95% COMPACTED WITH CBR OF 30, COMPACTED IN 8-INCH DEEP LIFTS AS DIRECTED BY THE PROJECT INSPECTOR

2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS

3 TOPSOIL STOCKPILED FROM CLEARING AND GRUBBING SHALL BE FREE FROM ROOTS BRUSH DEBRIS AND ROCKS EXCESS STOCKPILED TOPSOIL MAY BE PLACED ON SITE AT THE DIRECTION OF THE ENGINEER OR DISPOSED OF OFFSITE

4 THE CONTRACTOR SHALL USE QUALITY STRUCTURAL FILL DIRT AS REQUIRED TO COMPLETE THE WORK AS SOWN ON THE PLANS IMPORTED FILL DIRT SHALL BE TESTED BY A REGISTERED GEOTECHNICAL ENGINEER IN NORTH CAROLINA AND THE RESULTS SUBMITTED TO THE ENGINEER PRIOR TO IMPORTING AND PLACING ANY FILL MATERIAL

5 UNSUITABLE MATERIAL PLACED AS FILL WILL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AT THE CONTRACTOR'S EXPENSE

6 FILL SHALL BE PLACED AND COMPACTED ACCORDING TO NC DOT STANDARD SPECIFICATIONS THIS ALSO APPLIES TO AREAS OUTSIDE OF THE DOT RIGHT-OF-WAY

VEGETATION

1 PRIOR TO REMOVING ANY TREES, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE ENGINEER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE TREES REQUIRED TO DO THE WORK

2 TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST

3 TREES CUT DOWN SHALL BE COMPLETELY REMOVED, INCLUDING THEIR ROOTS

4 ON-SITE BURNING IS NOT PERMITTED

5 THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL DEBRIS OFF SITE AT AN APPROVED DISPOSAL FACILITY DEBRIS INCLUDES BUT IS NOT LIMITED TO TREES, ROOTS AND STUMPS

811

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

WORK IN NCDOT RIGHTS OF WAY

1 ALL WORK WITHIN NCDOT RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NCDOT "ROADWAY STANDARD DRAWING AND "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES THIS INCLUDES LANE CLOSURES ROAD CLOSURES POSITIVE PROTECTION AND/OR ANY OTHER WARNING OR POSITIVE PROTECTION DEVICES NECESSARY FOR THE SAFETY OF THE ROAD USERS DURING CONSTRUCTION AND ANY SUBSEQUENT MAINTENANCE WHEN THERE IS NO GUIDANCE PROVIDED IN THE ROADWAY STANDARD DRAWINGS OR SPECIFICATIONS THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

2 THE CONTRACTOR SHALL FOLLOW ALL SPECIAL PROVISIONS INCLUDED AS PART OF THE RIGHT-OF-WAY ENCROACHMENT AGREEMENT AND DRIVEWAY CONSTRUCTION PERMIT

3 THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) TEN WORKING DAYS IN ADVANCE OF INITIATING EITHER OPEN-CUT OR JACK-AND-BORE INSTALLATION OF PIPELINE WITHIN/UNDER/BEATH ANY COUNTY ROAD FOR LAYING THE NEW WATER MAIN

4 DURING NON-WORKING HOURS EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY

5 ALL FILL AREAS/BACKFILL IN NCDOT RIGHTS-OF-WAY SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH AASHTO T99 AS MODIFIED BY THE NCDOT ALL MATERIAL TO A DEPTH OF 8-INCHES BELOW THE FINISHED SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO A DENSITY EQUAL TO AT LEAST 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T99 AS MODIFIED BY THE DEPARTMENT THE SUBGRADE SHALL BE COMPACTED AT A MOISTURE CONTENT WHICH IS APPROXIMATELY THAT REQUIRED TO PRODUCE THE MAXIMUM DENSITY INDICATED BY THE ABOVE TEST METHOD THE CONTRACTOR SHALL DRY OR ADD MOISTURE TO THE SUBGRADE WHEN REQUIRED TO PROVIDE A UNIFORMLY COMPACTED AND ACCEPTABLE SUBGRADE

6 DISTURBED OR DAMAGED STRUCTURES WITHIN THE NCDOT RIGHT-OF-WAY INCLUDING SIGNAGE GUIDERAILS AND DRAINAGE STRUCTURES SHALL BE RESTORED TO ITS ORIGINAL CONDITION RIGHT-OF-WAY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED BY A REGISTERED LAND SURVEYOR AND RESET AFTER CONSTRUCTION

7 ACCESS, PARKING OR MATERIAL STORAGE SHALL NOT BE ALLOWED ALONG ANY STATE-MAINTAINED ROADWAY WITHOUT FIRST RECEIVING APPROVAL FROM THE NCDOT

8 DIRECTIONAL DRILLING (BORING UNDER NCDOT ROADWAYS

- UNDER NO CONDITION SHALL JETTING ALONG OR WET BORING WITH WATER OF UTILITY PIPELINES BE ALLOWED
- DIRECTIONAL BORING USING JETTING WITH BENTONITE (OR EQUIVALENT MATERIAL) SLURRY IS APPROVED AT A MINIMUM DEPTH OF THREE FEET (COVER) BELOW THE GROUND SURFACE AND OUTSIDE THE THEORETICAL 1:1 SLOPE FROM THE EXISTING EDGE OF PAVEMENT EXCEPT WHERE THE PARALLEL INSTALLATION CROSSES A PAVED ROADWAY
- DIRECTIONAL BORES ARE NOT ALLOWED BENEATH BRIDGE FOOTINGS CULVERT WINGWALLS FOOTINGS OR RETAINED WALLS
- THE TIP OF THE DRILL STRING SHALL HAVE A CUTTER HEAD
- DETECTION WIRE SHALL BE INSTALLED WITH NON-FERROUS MATERIAL
- ALL DIRECTIONAL BORES SHALL MAINTAIN A MINIMUM DISTANCE OF 5-FEET FROM THE NEAREST PART OF PIPE CULVERTS AND BOX CULVERTS AND TEN-FOOT MINIMUM CLEARANCE FROM BRIDGES AND FOOTINGS
- OVERBORING SHALL NOT BE MORE THAN TWO-INCHES GREATER THAN THE DIAMETER OF EITHER THE PIPE OR ENCASEMENT AN OVERBORE GREATER THAN TWO-INCHES WILL BE CONSIDERED IF THE ENCROACHMENT AGREEMENT INCLUDES A STATEMENT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA THAT SAID OVERBORE WILL NOT DAMAGE EITHER THE PAVEMENT OR SUBGRADE

8 THE CONTRACTOR SHALL PERFORM AND PROVIDE COPIES TO THE ENGINEER OF ALL REQUIRED COMPACTION TESTS CONCRETE CYLINDER TESTS AND ASPHALT TESTS

10 ALL MATERIALS SHALL BE FROM A NCDOT CERTIFIED PLANT

PROJECT SPECIFIC NOTES

1

PRELIMINARY
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FOR
CONSTRUCTION
MAY 1, 2017

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue Apex North Carolina 27539
Phone 919 577 1080 Fax 919 577 1081
NCBELS FIRM No C-2378

PRESCOTT SUBDIVISION
5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

NOTES AND ABBREVIATIONS

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	180547

SHEET
C001
OF 5

NO.	DESCRIPTIONS

REVISIONS

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

GENERAL CONDITIONS NOTES

1. PROJECT IS LOCATED IN THE LITTLE RIVER WATERSHED A TRIBUTARY OF THE NEUSE RIVER
2. EXISTING CONDITIONS DETERMINED BY ON SITE INVESTIGATION AND REVIEW OF WAKE COUNTY AND WAKE FOREST GEOGRAPHIC INFORMATION SYSTEMS

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NOT RELEASED
FOR
CONSTRUCTION
MAY 1, 2017

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	18D347

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C010
OF 5

EXISTING CONDITIONS AND DEMOLITION

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WAKE COUNTY, NORTH CAROLINA

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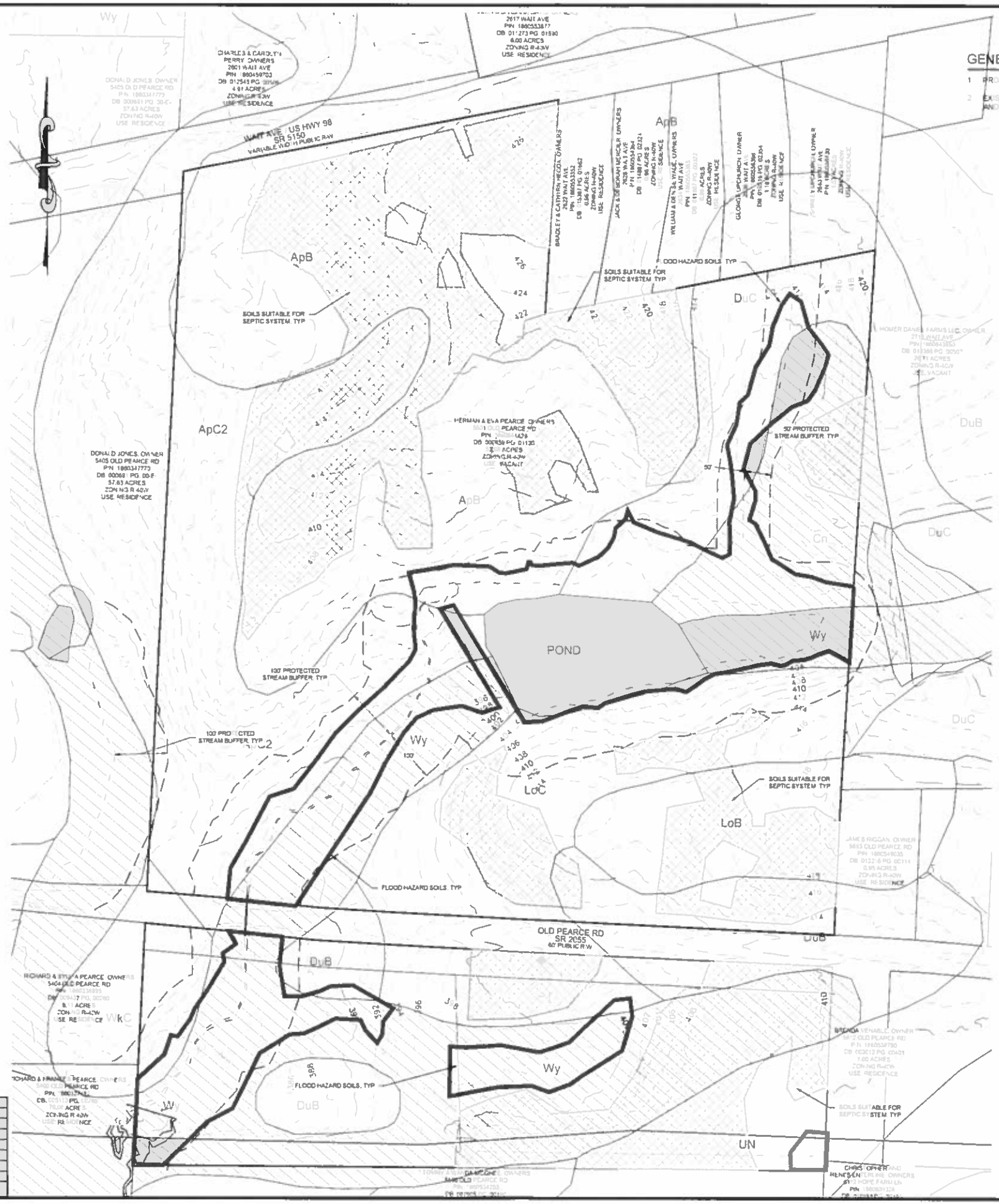
Phone 919.577.1080 Fax 919.577.1081
NCBELS FIRM No. C-2378



GENERAL CONDITIONS NOTES

1. PROJECT IS LOCATED IN THE LITTLE RIVER WATERSHED, A TRIBUTARY OF THE NEUSE RIVER
2. EXISTING CONDITIONS DETERMINED BY ON SITE INVESTIGATION AND REVIEW OF WAKE COUNTY AND WAKE FOREST GEOGRAPHIC INFORMATION SYSTEMS

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

811

NO	DESCRIPTIONS

REVISIONS

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FOR
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MAY 1, 2017

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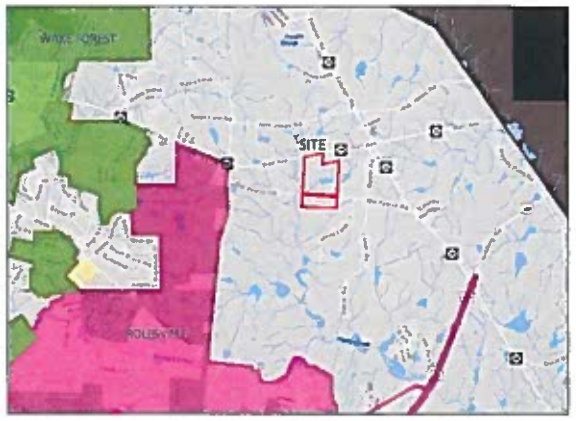
PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

SITE SOILS MAP

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	180547

SHEET
C011
OF 5



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NOT TO SCALE

SUBDIVISION DATA

• OWNER	HERMAN & EVA PEARCE 750 WEAVER DAIRY ROAD APT 124 CHAPEL HILL, NC 27514
• TOWNSHIP	WAKE FOREST
• NCPIN	1860544439
• DEED REF	DB 09459 PG 1130
• ZONING DISTRICT	R-40W
• OVERLAY DISTRICT	NONE
• WATERSHED PROTECTION OVERLAY	LITTLE RIVER
• FEMA DESIGNATED FLOODPLAIN	SUBDIVISION NOT LOCATED IN A FLOOD PLAN PER FIRM PANEL # 3720196000J ** SEE NOTE 1
• WATER PROVIDER	WAKE COUNTY PUBLIC UTILITIES
• SEWER COLLECTION	VIA INDIVIDUAL SEPTIC SYSTEM
• EXISTING USE	VACANT / WOODED / AGRICULTURAL
• PROPOSED USE	SINGLE FAMILY RESIDENTIAL
• DEVELOPMENT AREA SUMMARY	
-GROSS TRACT AREA	57 08 AC (2 486 405 SF)
-AREA IN LOTS	29 75 AC
-AREA IN R/W	3 89 AC (169 355 SF)
• LOT SUMMARY	
-TOTAL LOTS PROVIDED	32
-DENSITY PROVIDED	0 56 UNITS / AC (1 0 UNITS / AC MAX)
-AVERAGE LOT SIZE	40 495 SF (0 93 AC)
-SMALLEST LOT SIZE	30 316 SF (0 70 AC) (27)
-LARGEST LOT	60 566 SF (1 16 AC) (31)
- MINIMUM LOT WIDTH	75'
• OPEN SPACE	
OPEN SPACE REQUIREMENT (25%)	621 600 SQ FT (14 27 AC)
OPEN SPACE PROVIDED (31%)	767 973 SQ FT (17 62 AC)
• CLUSTER SUBDIVISION SETBACKS	
-SIDE PERIMETER	30'
-FRONT, CORNER FRONT	15'
-SIDE INTERIOR	7 5'
-REAR	15'
• IMPERVIOUS AREA SUMMARY	
-EXISTING IMPERVIOUS AREA	0 SF (0 00 AC)
-PROPOSED IMPERVIOUS AREA	
-AREA IN ROADS	74 480 SF (1 71 AC)
-TOTAL AREA IN LOTS	176 000 SF (4 04 AC)
-MAXIMUM IMPERVIOUS AREA PER LOT	5,500 SF
• MAXIMUM DISTURBED AREA	965 000 SF (22 15 AC)

GENERAL SITE NOTES

1. WATER SERVICE SUPPLIED BY PROPOSED PRIVATE COMMUNITY WATER SYSTEM
2. SEWER SERVICE PROVIDED BY INDIVIDUAL LOT SEPTIC AREAS
3. GARBAGE COLLECTION SHALL BE BY ROLL-OFF CONTAINER / CURB SIDE COLLECTION
4. TO COMPLY WITH STORMWATER NITROGEN REQUIREMENTS THE MAXIMUM ALLOWABLE IMPERVIOUS FOR EACH LOT IN THIS DEVELOPMENT IS LIMITED TO 5,500 SF MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY PLANS APPROVED WITH A MAXIMUM IMPERVIOUS SURFACE OF 5,500 SF PER LOT
5. THE EXTREME SOUTHWEST CORNER OF THE SUBJECT PROPERTY LIES IN A FLOODPLAIN PER FEMA DESIGNATION THIS AREA HAS BEEN DESIGNATED AS OPEN SPACE AND NO ROADWAYS, HOUSES, DRIVES, CONSTRUCTION OR DISTURBANCE OF ANY SORT WILL OCCUR WITHIN THE FLOODPLAIN AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

DESCRIPTIONS
REVISIONS

PRELIMINARY
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MAY 1, 2017

Bateman Civil Survey Company
Engineers • Surveyors • Planners
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Phone 919.577.1080 Fax 919.577.1081
NCBELS FIRM lic. C-2378

PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

OVERALL PLAN VIEW

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	160547

SHEET
C100
OF 5

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C24	73.20	525.00	7.99	S89° 22' 31"W	73.14
C23	97.83	525.00	10.68	S80° 02' 33"W	97.69
C22	38.50	525.00	4.20	S72° 36' 11"W	38.50
C4	0.00	262.41	0.00	N2° 14' 49"E	0.00
C5	134.66	260.00	29.67	N17° 05' 04"E	133.16
C6	113.74	260.00	25.07	N44° 27' 16"E	112.84
C7	128.38	210.01	35.02	N39° 28' 30"E	126.39
C8	106.46	210.01	29.05	N7° 26' 22"E	105.33
C14	79.81	210.00	21.77	N13° 08' 02"E	79.33
C13	120.83	210.00	32.97	N40° 30' 15"E	119.17
C12	115.03	260.01	25.35	N43° 41' 50"E	114.10
C11	115.03	260.01	25.35	N43° 41' 50"E	114.10
C10	91.83	260.01	20.24	N20° 54' 19"E	91.35
C9	84.67	260.01	18.66	N1° 27' 32"E	84.29
C45	161.05	210.00	43.94	S18° 57' 27"E	157.13
C3	195.92	260.00	43.17	S19° 20' 26"E	191.32
C43	14.79	175.00	4.84	N46° 39' 06"E	14.78
C15	156.24	210.00	43.17	S19° 20' 26"E	154.53
C16	47.12	30.00	90.00	S85° 55' 40"E	42.43
C17	149.95	300.00	28.64	N58° 32' 59"E	148.39
C18	149.95	300.00	28.64	N58° 32' 59"E	148.39
C19	54.38	300.00	10.39	N78° 03' 43"E	54.31
C20	31.68	300.00	6.05	N80° 13' 48"E	31.67
C21	35.09	300.00	6.70	N73° 51' 12"E	35.07
C25	29.41	20.00	84.26	S51° 14' 21"W	26.83

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C40	73.61	210.00	20.08	S11° 46' 14"W	73.23
C37	23.37	230.00	5.82	S4° 55' 05"W	23.36
C36	50.24	201.97	14.25	S14° 57' 35"W	50.11
C35	91.13	260.00	20.08	N11° 46' 14"E	90.67
C39	71.62	260.00	15.78	S13° 55' 14"W	71.40
C38	19.51	260.00	4.30	S3° 52' 44"W	19.51
C26	29.41	20.00	84.26	N44° 30' 00"W	26.83
C27	189.58	475.00	22.87	S81° 56' 09"W	188.32
C28	77.91	350.00	12.75	S76° 52' 43"W	77.74
C29	170.28	250.00	39.02	S63° 44' 35"W	167.00
C30	19.01	225.00	4.84	S46° 39' 06"W	19.01
C31	47.12	30.00	90.00	S4° 04' 20"W	42.43
C44	21.26	260.00	4.68	S38° 35' 09"E	21.25
C33	87.69	260.00	19.32	N6° 38' 55"W	87.27
C32	90.46	260.00	19.93	N26° 16' 37"W	90.00
C1	31.58	20.00	90.46	N48° 17' 09"E	28.40
C34	31.42	20.00	90.00	S41° 59' 13"E	28.28

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION
MAY 1, 2017

DESCRIPTIONS	

REVISIONS

Bateman Civil Survey Company
Engineers • Surveyors • Planners
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Phone 919.577.1080 Fax 919.577.1081
NCBELS FIRM No. C-2378

PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

SITE AND UTILITY PLAN
NORTH

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	160547

SHEET
C301
OF 5

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.58	20.00	90.46	N48° 17' 09"E	28.40
C34	31.42	20.00	90.00	S41° 59' 13"E	28.28
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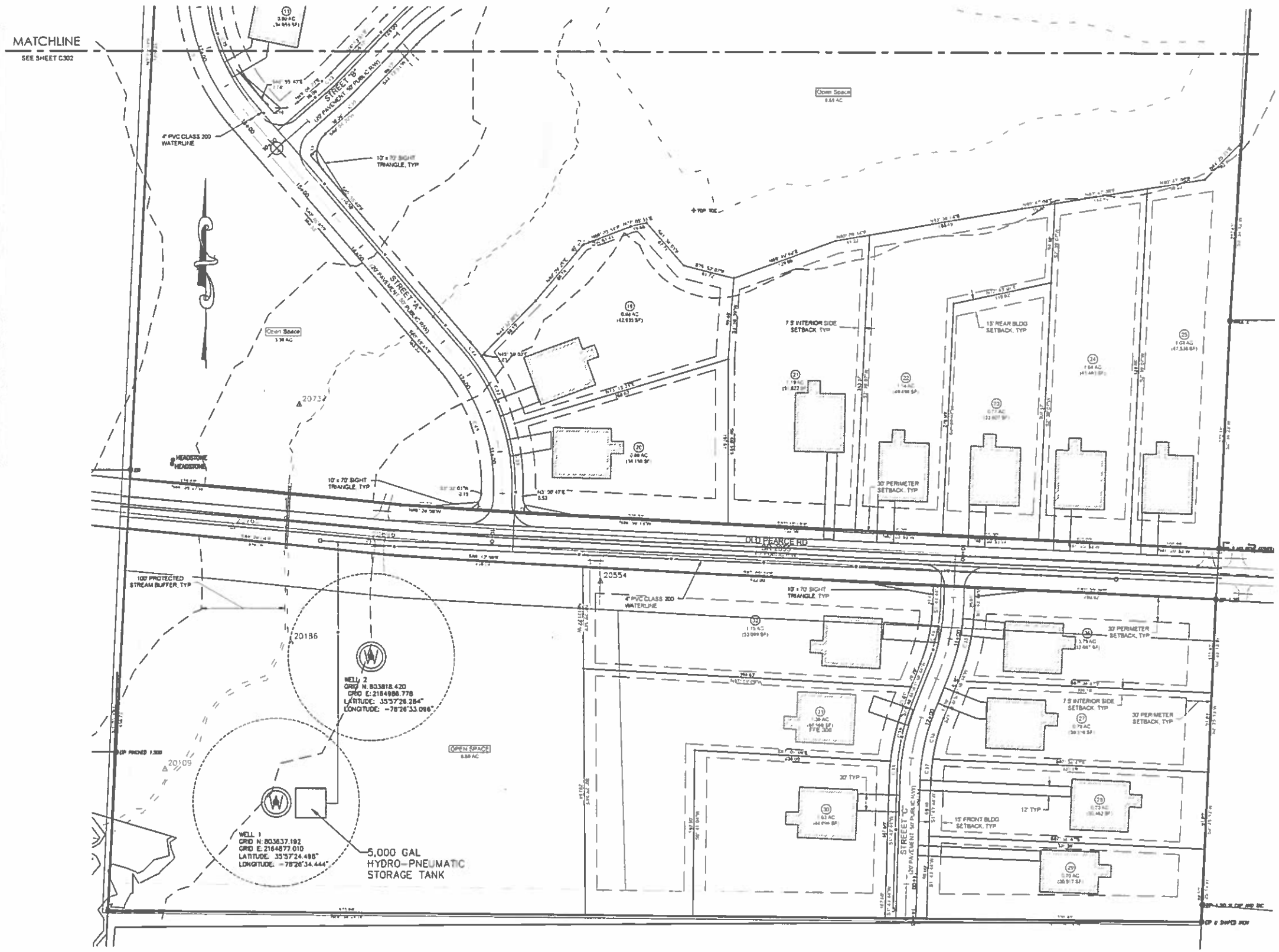

	DESCRIPTIONS	
	REVISIONS	

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PRELIMINARY
NOT RELEASED FOR CONSTRUCTION
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Bateman Civil Survey Company
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NCBELS FIRM No. C-2378

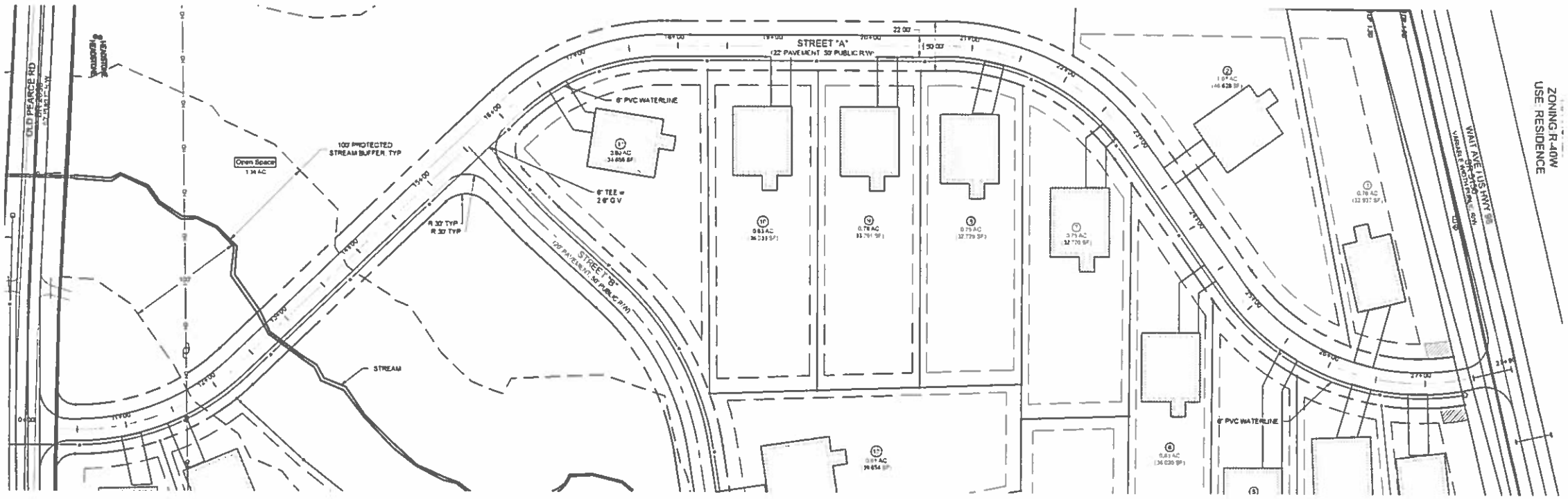
PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

SITE AND UTILITY PLAN SOUTH

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	16C547

SHEET
C302
OF 5

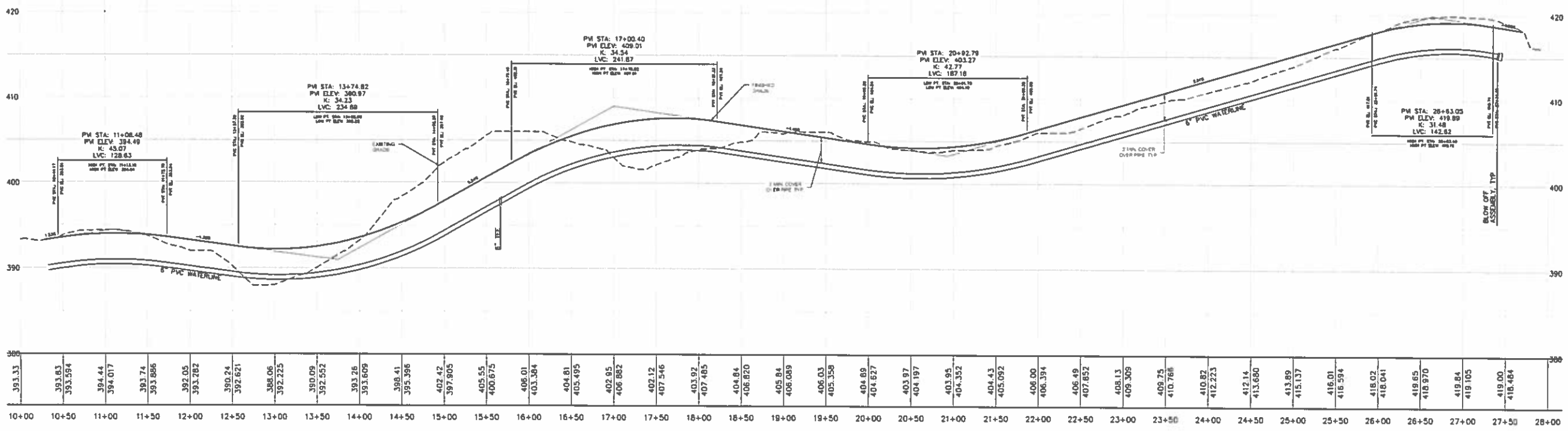


NOTES:
1.

GRAPHIC SCALE

HORIZONTAL 1"=30' 30 0 30 60

VERTICAL 1"=3' 3 0 3



STREET "A"
STA. 10+00 TO STA. 27+90

No.	DESCRIPTIONS

REVISIONS

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MAY 1, 2017

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PRESCOTT SUBDIVISION

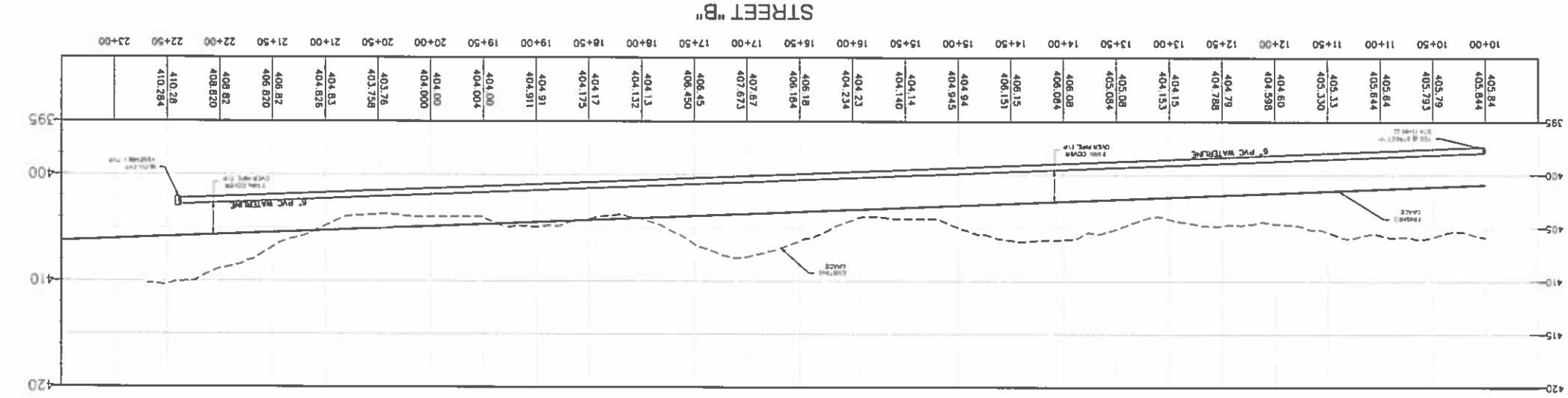
5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

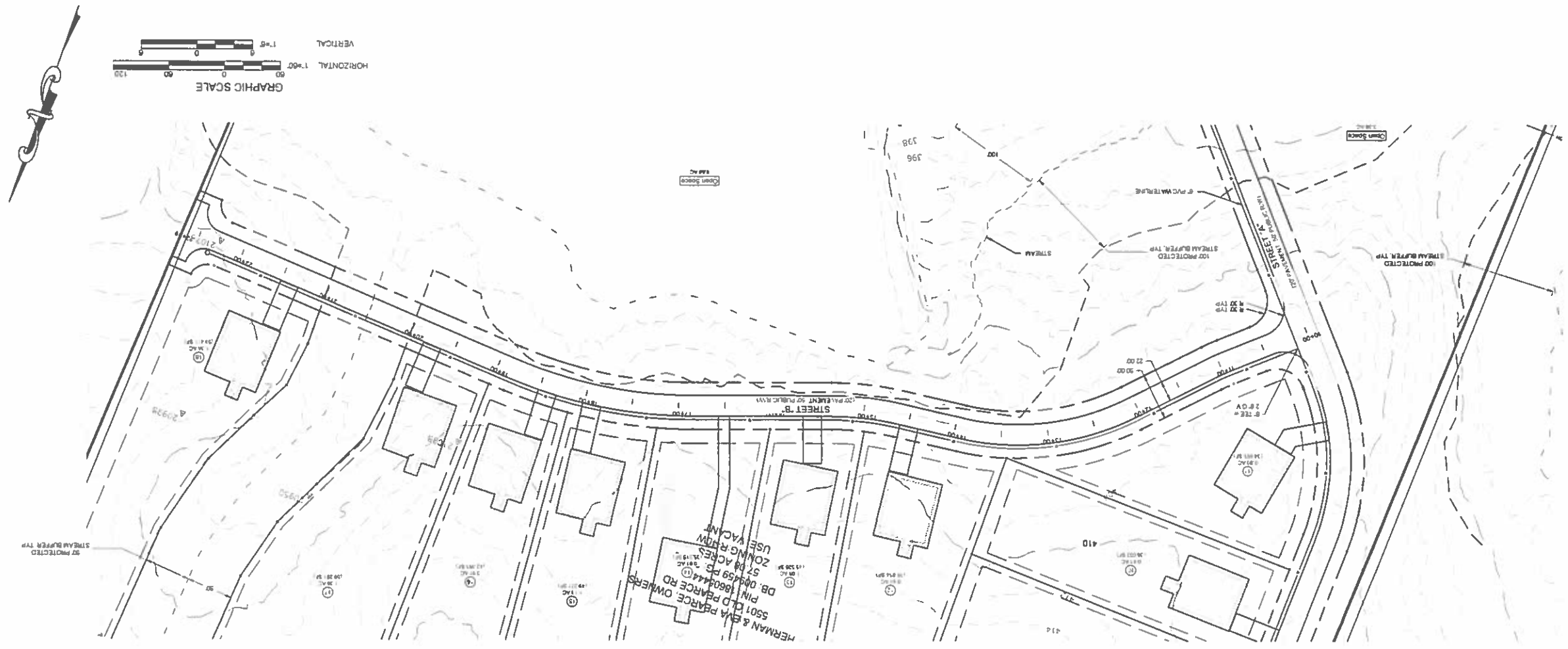
ROAD A PLAN AND PROFILE

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	16008-47

SHEET
C501
OF 5

REVISIONS		
No.	DESCRIPTIONS	





PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
MAY 1, 2017

C502

SHEET 5 OF

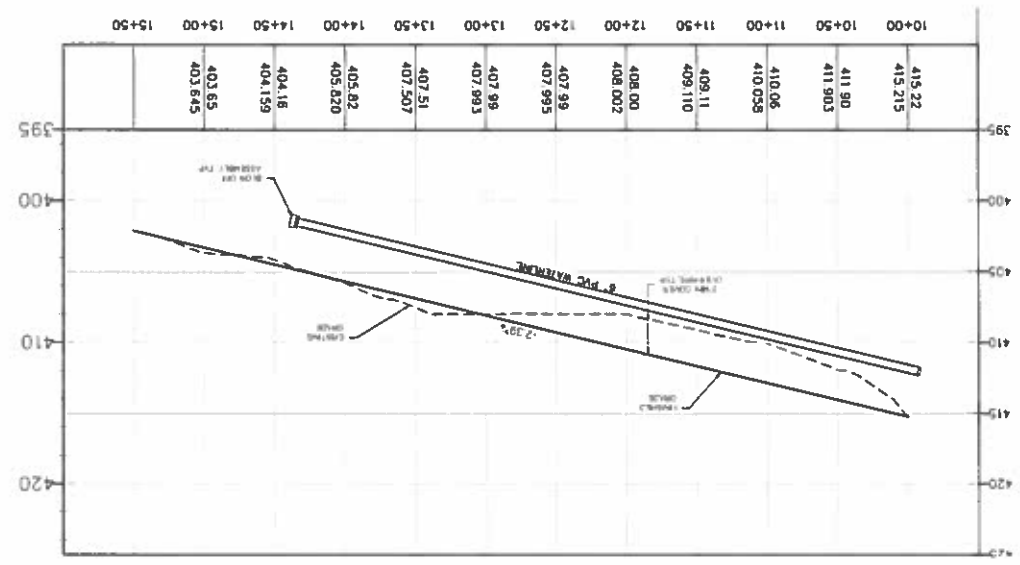
Project Engineer	TSS
Designed by	RJJ
Drawn By	RJJ
Checked By	TSS
Scale	
Date	
Project Number	160547

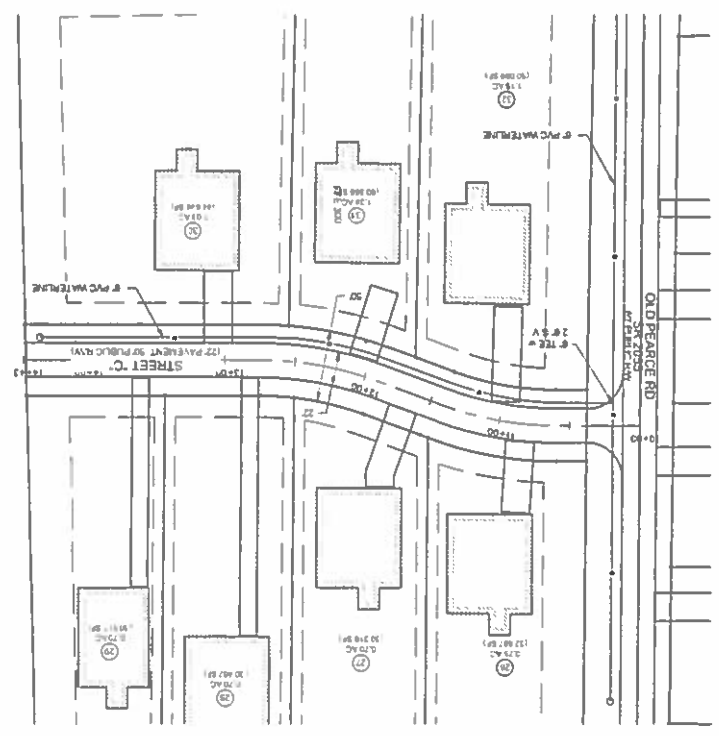
ROAD B PLAN AND PROFILE

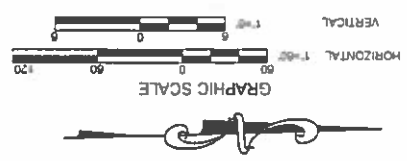
PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2324 Reliance Avenue Apex, North Carolina 27539
Phone 919.577.1080 Fax 919.577.1081
NCBELS FIRM No. C-2378







REVISIONS		
No.	DESCRIPTIONS	DATE

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
MAY 1, 2017

C503
SHEET
5 OF 5

Project Engineer	TSJ
Designed By	RAJ
Drawn By	RAJ
Checked By	TSJ
Scale	
Date	
Project Number	16054J

ROAD C PLAN AND PROFILE

PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2634 Rolesville Avenue Apex, North Carolina 27539
Phone 919.577.1080 Fax 919.577.1081
NCBELS FIRM No. C-2378

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DESCRIPTIONS
REVISIONS

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
MAY 1, 2017

Bateman Civil Survey Company
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2324 Reliance Avenue Apex North Carolina 27539
Phone 919.577.1080 Fax 919.577.1081
NC BELS FIRM No. C-2378

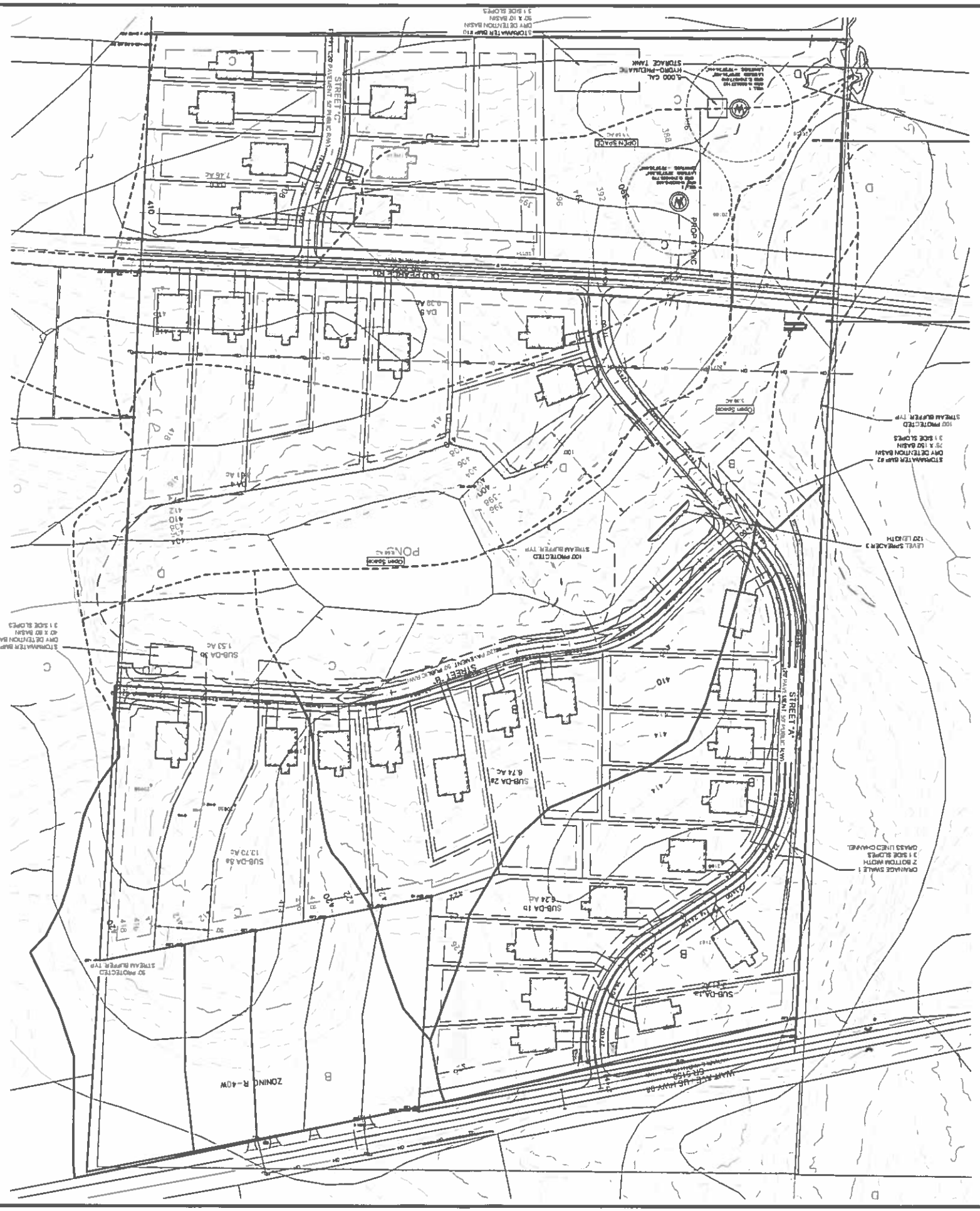
PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

PREDEVELOPMENT STORMWATER MANAGEMENT PLAN

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	160547

SHEET
C701
OF 5



REVISIONS		
No.	DESCRIPTIONS	Date

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION
MAY 1, 2017

SHEET
C702
OF 5

Project Engineer	TSS
Designed By	RAJ
Drawn By	RAJ
Checked By	TSS
Scale	
Date	
Project Number	160547

POSTDEVELOPMENT STORMWATER MANAGEMENT PLAN

PRESCOTT SUBDIVISION

5501 OLD PIERCE RD
WAKE COUNTY, NORTH CAROLINA

Bateman Civil Survey Company
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2324 Reliance Avenue Apex, North Carolina 27539
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