

PRESTLEIGH AT JONES DAIRY

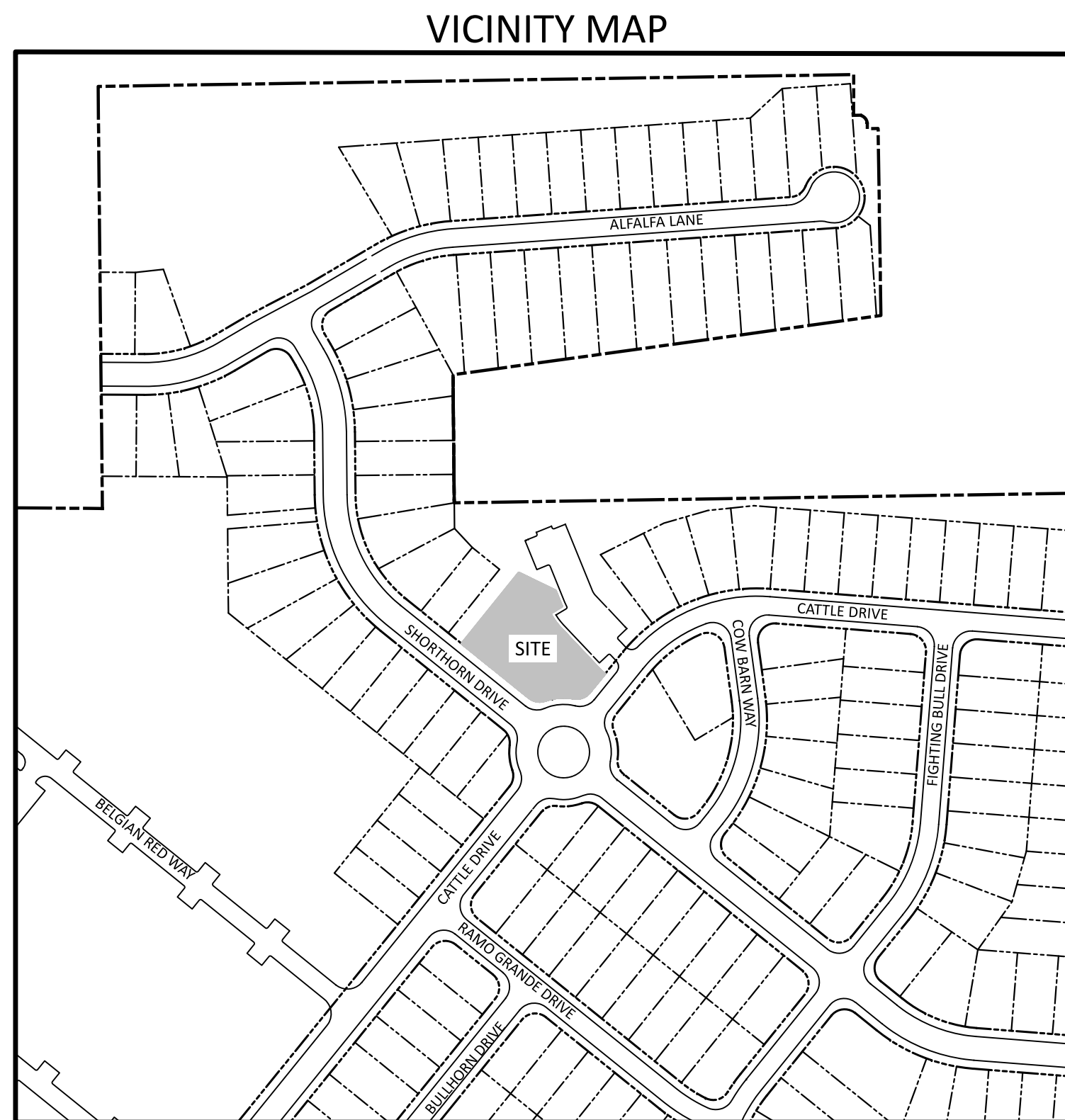
SITE DEVELOPMENT PLAN AMENITY CENTER ACTIVE OPEN SPACE #2 B.M. 2023, PG. 2190

1001 CATTLE DRIVE
ROLESVILLE, NC
PROJECT ID NO: SDP-24-02

FEBRUARY 29, 2024
REVISED: APRIL 29, 2024
REVISED: JUNE 7, 2024
REVISED: JUNE 11, 2024

OWNER/DEVELOPER
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-491-0761

SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	06/07/2024
C2.0	SITE PLAN	06/07/2024
C3.0	UTILITY PLAN	06/11/2024
C4.0	GRADING AND EROSION CONTROL PLAN	06/11/2024
L1.0	LANDSCAPE PLAN	06/07/2024
D1.0	SITE DETAILS	06/07/2024
PLANS BY OTHERS		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
A0.1	BATHHOUSE FLOORPLAN	2/29/2024
A0.2	BATHHOUSE BUILDING ELEVATIONS	2/29/2024




SCALE: 1" = 200'

PROPOSED SITE DATA - AMENITY CENTER	
LOT AREA	55,288 SF (1.27 AC)
SETBACKS	
FRONT AND REAR:	25'
SIDE:	5'
CORNER:	10'
DISTURBED AREA	27,589 SF (0.63 AC)
BUILDING AREA	788 SF
NUMBER OF STORIES	1 STORY
IMPERVIOUS AREA	9,376 SF
PROPOSED USE	AMENITY CENTER (POOL HOUSE AND POOL)

SITE DATA - SUBDIVISION	
ZONING	R & PUD
EXISTING SITE AREA	88.59 ACRES (3,859,005 SF)
R/W DEDICATION	0.78 ACRES (34,140 SF) JONES DAIRY ROAD
OTHER DEDICATIONS	0.15 ACRES (6,824 SF) AVERETTE ROAD SIDEWALK
PROPOSED NET SITE AREA	87.66 ACRES (3,818,041 SF)
PROPOSED USE	SINGLE FAMILY AND TOWNHOME UNITS
SINGLE FAMILY UNITS	260 UNITS
TOWNHOME UNITS	179 UNITS
TOTALS UNITS	439 UNITS
SINGLE FAMILY AREA (GROSS)	68.52 ACRES (2,984,678 SF)
TOWNHOME AREA (GROSS)	20.07 ACRES (874,327 SF)
DENSITY	
SINGLE FAMILY	260 UNITS/68.52 ACRES = 3.79 UNITS/ACRE
TOWNHOME	179 UNITS/20.07 ACRES = 8.92 UNITS/ACRE
CENTRAL	439 UNITS/88.59 ACRES = 4.96 UNITS/ACRE

PRESERVE AT JONES DAIRY - CENTRAL
PARCEL PINS:
<ul style="list-style-type: none"> 1759992822 1850906787 1769094682

STORMWATER MANAGEMENT NOTE
<ul style="list-style-type: none"> STORMWATER MANAGEMENT CALCULATIONS PREVIOUSLY PROVIDED AS PART OF PRESERVE AT JONES DAIRY - CENTRAL SUBDIVISION PLANS. THE PROJECT IS NOT LOCATED IN A WATERSUPPLY WATERSHED PROTECTION OVERLAY DISTRICT. THE PROJECT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS.



SDP-24-02 Prestleigh at Jones Dairy Amenity Center

Date:

Town of Rolesville Planning Department



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION


ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST PROCEED IN ACCORDANCE WITH THE PLANS KEPT ON FILE WITH THE CITY. THIS ELECTRONIC APPROVAL MAY NOT BE EDITED ONCE ISSUED. ANY MODIFICATION TO THIS APPROVAL ONCE ISSUED WILL INVALIDATE THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____

RALEIGH WATER REVIEW OFFICER

TOWN OF ROLESVILLE
PROJECT IDENTIFICATION #
SDP-24-02

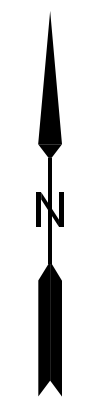
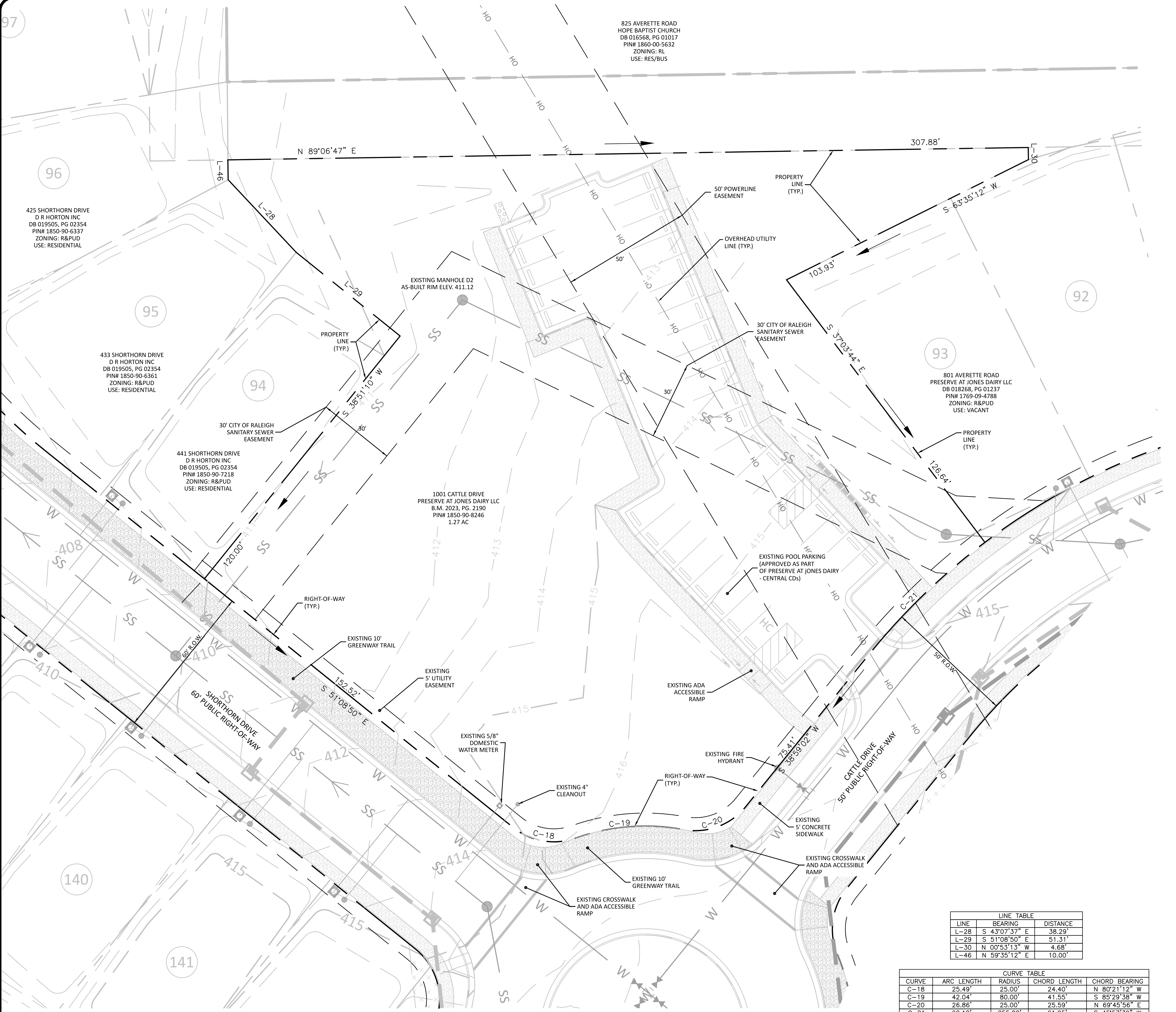
ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH TOWN OF
ROLESVILLE STANDARDS AND
SPECIFICATIONS



The Nau Company
Consulting Civil Engineers

PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EXISTING CONDITIONS SOURCES	
EXISTING CONDITION	SOURCE
PROPERTY BOUNDARY	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA
EXISTING TOPOGRAPHY	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA
WETLANDS AND STREAM CHANNELS	N/A
FLOODPLAIN	SITE NOT WITHIN A FLOOD PLAIN PER FEMA MAPS 3720185000J AND 3720186000J
EXISTING SANITARY SEWER AT OUTFALL	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA

EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS TAKEN FROM PRESERVE AT JONES DAIRY - CENTRAL CONSTRUCTION DRAWINGS PREPARED BY THE NAU COMPANY.
- TOPOGRAPHY FOR SITE TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: CAWTHORNE, MOSS & PANCIERA, PC (CMP).
- OFFSITE TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.
- THE SURVEYOR DID NOT EXAMINE OR CONSIDER SUBSURFACE OR ENVIRONMENTAL CONDITIONS FOR THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST.
- SURVEY PERFORMED WITHOUT BENEFIT OF TITLE EXAMINATION BY A LICENSED ATTORNEY. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE SURVEYOR OR THE NAU COMPANY, PLLC.
- TOPOGRAPHIC CONTOURS ARE SHOWN AT 2' INTERVALS FROM APPROVED CONSTRUCTION DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL GRADES PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

EXISTING CONDITIONS LEGEND

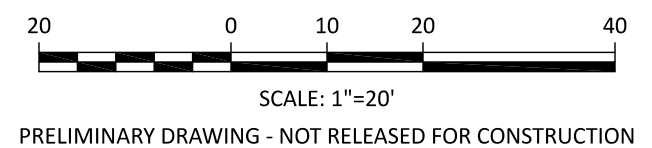
EXISTING PROPERTY BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING PROPERTY LINE	
EXISTING EASEMENT	
EXISTING SETBACK	
EXISTING PROPERTY BUFFER	
EXISTING ROAD CENTERLINE	
EXISTING CURB & GUTTER (ROAD)	
EXISTING CURB & GUTTER (PARKING)	
EXISTING SIDEWALK	
EXISTING MAJOR (5') CONTOUR	
EXISTING MINOR (1') CONTOUR	
EXISTING GIS MAJOR (5') CONTOUR	
EXISTING GIS MINOR (1') CONTOUR	
EX. STORM SEWER PIPE	
EX. STORM SEWER STRUCTURES	
EX. SANITARY SEWER PIPE	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY SEWER CLEANOUT	
EX. WATER PIPE	

LINE TABLE			
LINE	BEARING	DISTANCE	
L-28	S 43°07'37" E	38.29'	
L-29	S 51°08'50" E	51.31'	
L-30	N 00°53'13" W	4.68'	
L-46	N 59°35'12" E	10.00'	

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-18	25.49'	25.00'	N 80°21'12" W
C-19	42.04'	80.00'	S 85°29'38" W
C-20	26.86'	25.00'	N 69°45'56" E
C-21	62.10'	255.00'	S 45°57'39" W

TOWN OF ROLESVILLE
PROJECT IDENTIFICATION #
SDP-24-02

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS



CLIENT:

PRESERVE AT JONES DAIRY, LLC
10534 AVERETTE ROAD
RALEIGH, NC 27617
919-493-6395
NCBELS License P-0751

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

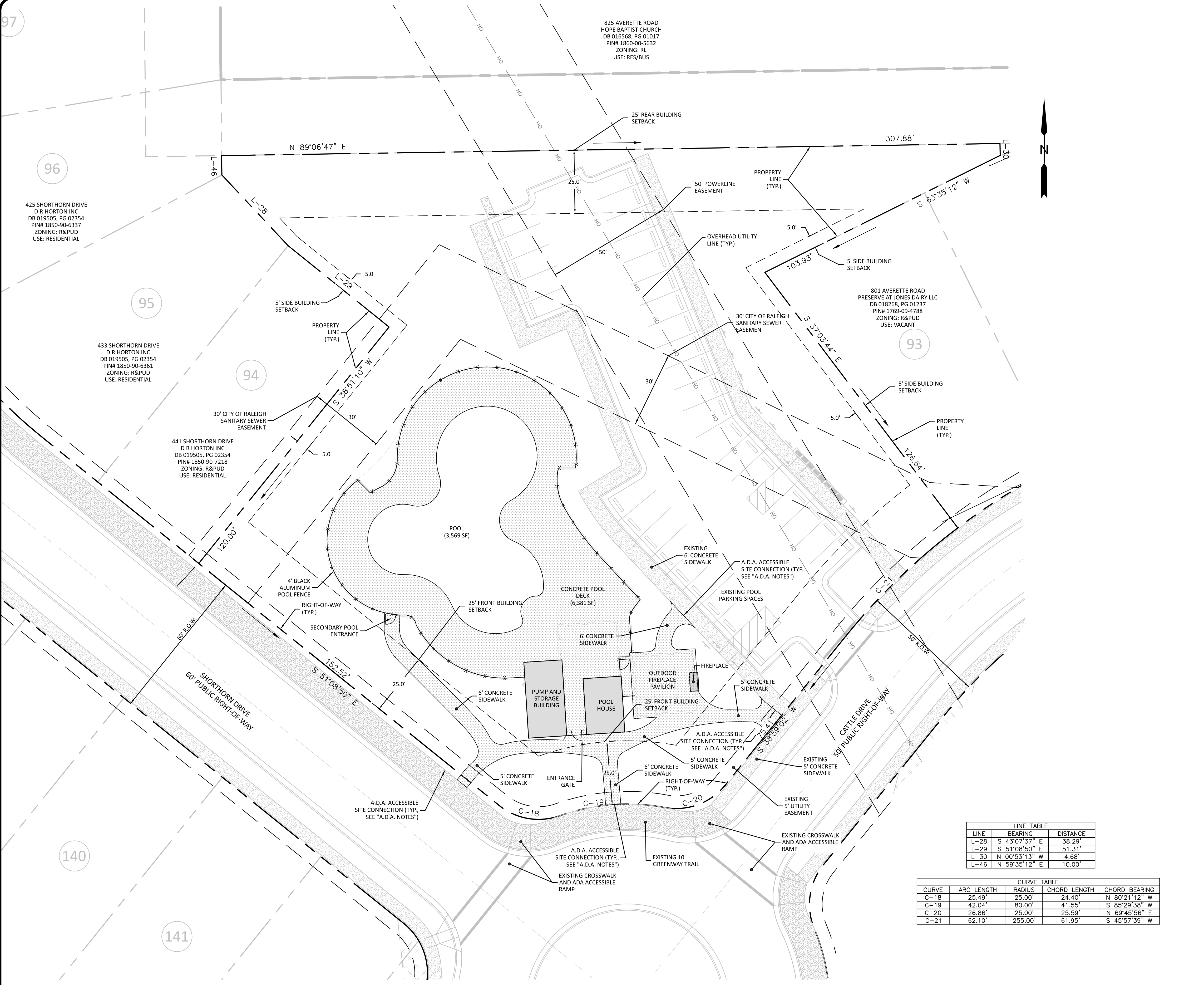
REVISED	TOWN COMMENTS	TOWN COMMENTS
1	2024-04-25	
2	2024-06-07	

PRESTLEIGH AT JONES DAIRY
AMENITY CENTER

ROLESVILLE, NC

EXISTING CONDITIONS PLAN

PROJECT NO:	---
DESIGN BY:	JJB
DRAWN BY:	RSF
SCALE:	1"=20'
DATE:	2024-02-29
SHEET NO:	C1.0



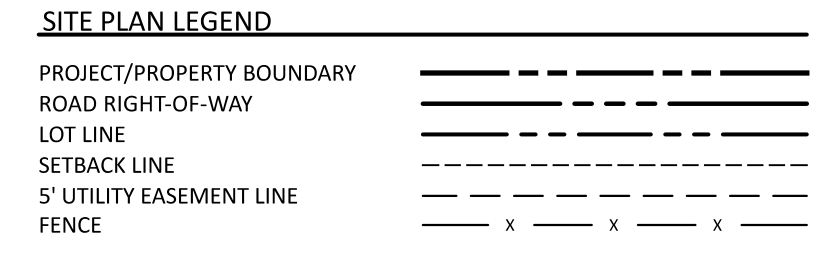
- GENERAL NOTES**
1. THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS AND SURVEYOR SHALL CONFIRM THAT THE MOST CURRENT SET OF PLANS AND/OR PLAN SHEET(S) ARE BEING USED FOR CONSTRUCTION AND SHALL KEEP A COPY OF SAID PLANS ON-SITE OR OTHERWISE AVAILABLE FOR REVIEW BY THE OWNER, THE OWNER'S REPRESENTATIVES AND THE PERMITTING AUTHORITIES.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE PERMITTING AUTHORITIES AND A REPRESENTATIVE OF THE OWNER.
 3. THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION, BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
 4. THE CONTRACTOR SHALL CONFIRM THAT ALL CONSTRUCTION AND CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
 5. THE CONTRACTOR SHALL DETERMINE AND BE RESPONSIBLE FOR THE MEANS AND METHODS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE PERMITTING AUTHORITY TO PROVIDE THE REQUIRED COORDINATION, DOCUMENTATION AND INSPECTIONS FOR THE RELOCATION OF, OR CONNECTION TO ANY EXISTING UTILITIES.
 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTIONS REQUIRED TO PREPARE AS-BUILT CERTIFICATIONS.
 8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY OFFSITE EASEMENTS.
 9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY RIGHT OF WAY, EASEMENTS AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
 10. THE CONTRACTOR SHALL CONFIRM THE SIZE, LOCATION, CONDITION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING STORM STRUCTURES) WITHIN THE LIMITS OF CONSTRUCTION (AND/OR TO BE CONNECTED TO) PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES. BEGINNING CONSTRUCTION PRIOR TO LOCATING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION (AND/OR TO BE CONNECTED TO) AND NOTIFYING THE OWNER OR ENGINEER OF ANY DISCREPANCIES SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
 11. DEPARTURES FROM THE APPROVED CONSTRUCTION DRAWINGS, MUNICIPAL SPECIFICATIONS OR ISSUED PERMITS THAT ARE DEEMED NECESSARY SHALL COORDINATE WITH THE APPROPRIATE PERMITTING AUTHORITY. CHANGES MADE WITHOUT THE APPROPRIATE APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
 12. THE STAKING SURVEYOR AND/OR THEIR SUBCONTRACTOR SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
 13. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
 14. THE CONTRACTOR SHALL NOTE THAT THE PLANS DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING ETC. THAT MAY BE REQUIRED FOR CONSTRUCTION.
 15. ALL GRADING, DIMENSIONS, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS/PARKING SPACES, STRIPING, SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE STATE BUILDING CODE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADA CONFORMANCE PRIOR TO ANY CONSTRUCTION.
 16. ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
 17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY/ALL BUILDING DIMENSIONS AND CONFIRM THAT ANY/ALL BUILDING ALIGNMENTS CONFORM TO THE APPROVED CIVIL PLANS PRIOR TO ANY CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
 18. CONTRACTOR SHALL CONFIRM ALL SOIL COMPACTION AND PAVEMENT SECTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER AND VERIFY THAT ALL BUILDING FOUNDATION SOILS ARE SUITABLE AND COMPACTED PER THE GEOTECHNICAL REPORT PROVIDED BY THE OWNER. IN THE ABSENCE OF A GEOTECHNICAL REPORT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SOIL COMPACTION, BUILDING FOUNDATION SOILS AND PAVEMENT SECTIONS REVIEWED, TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER.

- POOL HOUSE/POOL DECK NOTES:**
1. VERIFY POOL HOUSE, PUMP/STORAGE BUILDING, AND OUTDOOR PAVILION DIMENSIONS, SPECIFICATIONS AND ORIENTATION WITH ARCHITECTURAL PLANS.
 2. COORDINATE POOL, CONCRETE POOL DECK AND FIREPLACE SPECIFICATIONS WITH ARCHITECTURAL PLANS.
 3. CONSTRUCT ALL CONCRETE SIDEWALKS PER TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS.

- A.D.A. NOTES:**
1. ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2% MAXIMUM. SIDEWALK LONGITUDINAL SLOPES SHALL NOT EXCEED 5% MAXIMUM. CONTRACTOR SHALL ENSURE THAT ALL SIDEWALK SLOPES MEET ADA STANDARDS.
 2. SLOPES WITHIN ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR SHALL ENSURE THAT ALL HANDICAP PARKING SPACE SLOPES MEET ADA STANDARDS.
 3. SLOPES WITHIN ALL PATIOS, DECKS, SEATING AREAS, OR ANY OTHER PUBLIC GATHERING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR SHALL ENSURE THAT ANY AND ALL PUBLIC GATHERING SPACES MEET ADA STANDARDS.
 4. ANY PROPOSED SIDEWALK WITHIN ROW SHALL NOT EXCEED 2% CROSS SLOPE PER ADA GUIDELINES. ALL RAMPS SHALL NOT EXCEED 8% FOR EVERY SCENARIO.

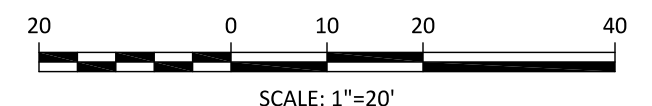
LINE	BEARING	DISTANCE
L-28	S 43°07'37" E	38.29'
L-29	S 51°08'50" E	51.31'
L-30	N 00°53'13" W	4.68'
L-46	N 59°35'12" E	10.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-18	25.49'	25.00'	24.40'	N 80°21'12" W
C-19	42.04'	80.00'	41.55'	S 85°29'38" W
C-20	26.86'	25.00'	25.59'	N 69°45'56" E
C-21	62.10'	255.00'	61.95'	S 45°57'39" W



TOWN OF ROLESVILLE
PROJECT IDENTIFICATION #
SDP-24-02

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH TOWN OF
ROLESVILLE STANDARDS AND
SPECIFICATIONS



The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

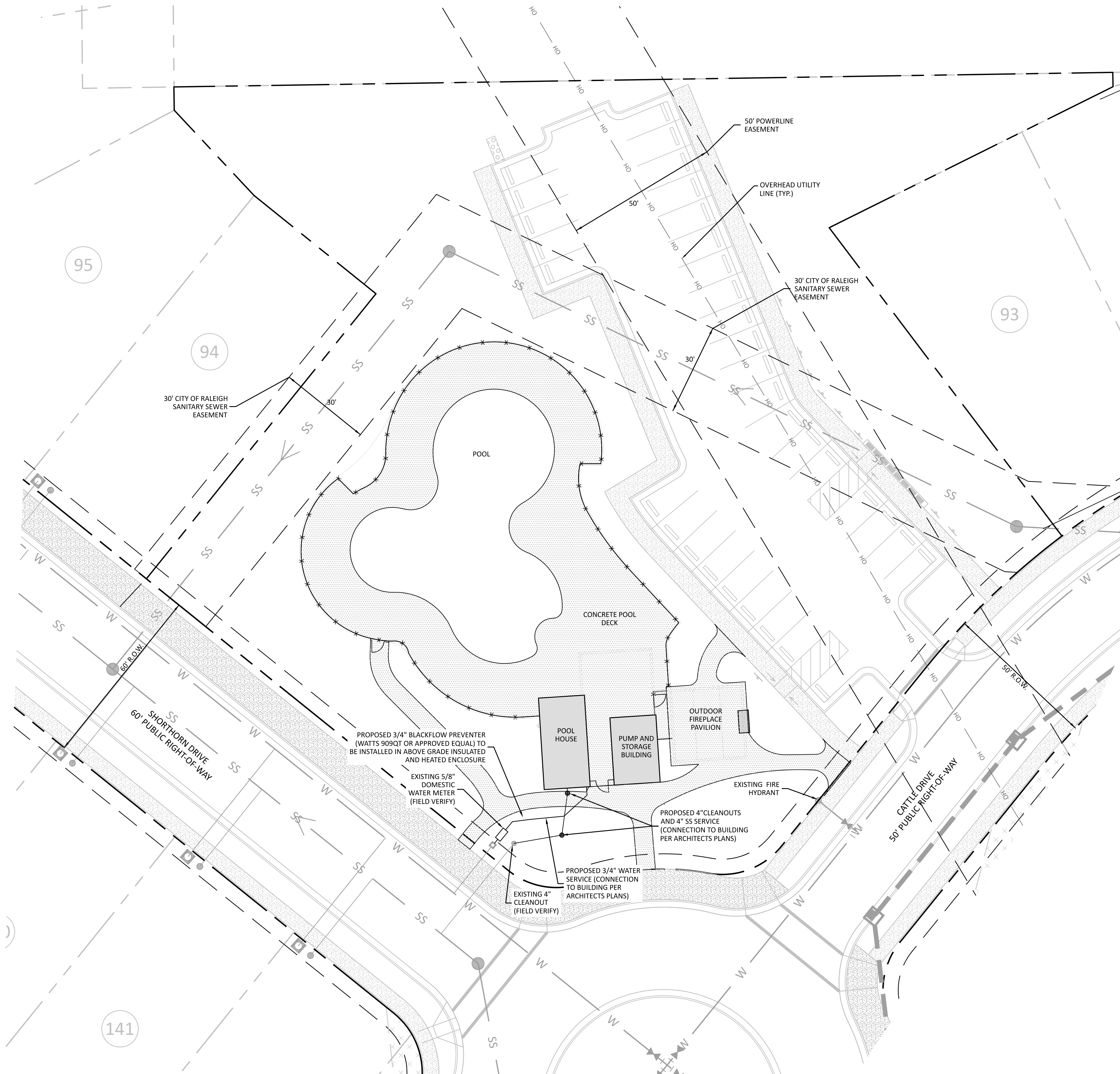
CLIENT:
PRESTLEIGH AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-491-0761

NO.	DATE	REVISIONS	TOWN COMMENTS
1	2024-04-25		
2	2024-06-07		

**PRESTLEIGH AT JONES DAIRY
AMENITY CENTER**
ROLESVILLE, NC
SITE PLAN



PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: RSF
SCALE: 1"=20"
DATE: 2024-02-29
SHEET NO: **C2.0**



GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL CONFIRM THE SIZE, LOCATION, CONDITION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING STORM STRUCTURES) WITHIN THE LIMITS OF CONSTRUCTION (AND/OR TO BE CONNECTED TO) PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES. BEGINNING CONSTRUCTION PRIOR TO LOCATING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION (AND/OR TO BE CONNECTED TO) AND NOTIFYING THE OWNER OR ENGINEER OF ANY DISCREPANCIES SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
2. WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF 36 INCHES UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
3. SANITARY SEWER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
4. WATER SERVICES SHALL BE INSTALLED AT LEAST 10 FEET FROM EXISTING OR PROPOSED SANITARY SEWER MAINS AND SERVICES.
5. THE MINIMUM SLOPE FOR 4 INCH SANITARY SEWER LINES SHALL BE NO LESS THAN 2% WITH CLEANOUTS EVERY 75 FEET UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
6. WHERE A SANITARY SEWER PIPE CROSSES A STORM SEWER PIPE, THERE SHALL BE A MINIMUM OF 24 INCHES VERTICAL SEPARATION BETWEEN THE OUTSIDE OF THE PIPES. IF THE REQUIRED VERTICAL SEPARATION IS NOT POSSIBLE, A CONCRETE CRADLE OF FLOWABLE FILL SHALL BE INSTALLED TO THE SPRINGLINE OF BOTH PIPES. THE CONCRETE CRADLE SHALL BE THE FULL WIDTH OF THE PIPE TRENCH AND EXTEND A MINIMUM OF 12 INCHES BEYOND THE OUTSIDE EDGES OF THE LARGER PIPE. THE LOWER PIPE WILL HAVE 1 INCH THICK COMPRESSIBLE JOINT MATERIAL BETWEEN THE CRADLE AND THE PIPE. THE MINIMUM SEPARATION WITH A CRADLE IS 6 INCHES UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
7. WHERE A WATER DISTRIBUTION MAIN CROSSES A SANITARY SEWER PIPE OR A STORM SEWER PIPE, THERE SHALL BE A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN THE OUTSIDE OF THE PIPES UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
8. IF A WATER DISTRIBUTION SERVICE CROSSES UNDER A SANITARY SEWER PIPE BOTH THE WATER MAIN AND SANITARY SEWER PIPE SHALL BE DUCTILE IRON PIPE FOR 80 FEET EACH SIDE OF THE CROSSING.
9. PRESSURE REDUCING VALVES SHALL BE PROVIDED IF THE PRESSURE ON THE CUSTOMER SIDE OF THE METER IS GREATER THAN 80 PSI.
10. ALL MANHOLES OUTSIDE OF PAVED AREAS SHALL HAVE A RIM ELEVATION OF ONE FOOT ABOVE FINISHED GRADE.
11. ALL WATER SERVICES SHALL BE 3/4 INCH TYPE K COPPER UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
12. ALL SEWER SERVICES SHALL BE 4 INCH SDR 26 PVC UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL CONFIRM REQUIREMENTS PRIOR TO ANY CONSTRUCTION.
13. WATER AND SEWER SERVICE LOCATIONS (INCLUDING BUILDING PENETRATIONS) SHALL BE COORDINATED WITH THE MEP PLANS AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
14. BACKWATER VALVES SHALL BE PROVIDED AT ALL LOCATIONS WHERE FIRST FLOOR ELEVATIONS ARE LESS THAN 1 FOOT ABOVE THE ADJACENT UPSTREAM MANHOLE.
15. CONTRACTOR SHALL CONFIRM/COORDINATE ALL UTILITY CONNECTIONS TO BUILDING (SIZE, LOCATION, MATERIAL AND ELEVATION) WITH MEP PLANS PRIOR TO ANY CONSTRUCTION.

CITY OF RALEIGH STANDARD UTILITY NOTES :

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 D) 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
5. 3' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
7. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1'0" ABOVE THE NEXT UPSTREAM MANHOLE
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION

UTILITY PLAN LEGEND

SANITARY SEWER PIPE	SS
SANITARY SEWER MANHOLE	●
SANITARY SEWER CLEANOUT	○
WATER PIPE	W
WATER METER	□
WATER HYDRANT	▲

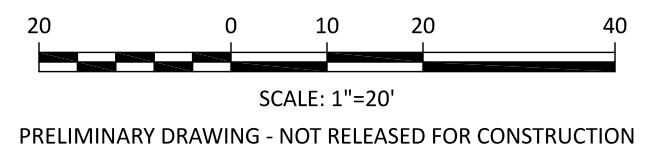
NOTE: SWIMMING POOL DISCHARGE TO THE SANITARY SEWER SYSTEM SHALL BE EQUIPPED WITH A PUMP OR FLOW RESTRICTOR SO THAT THE DISCHARGE RATE DOES NOT EXCEED 50 GPM.

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST PROCEED IN ACCORDANCE WITH THE PLANS KEPT ON FILE WITH THE CITY. THIS ELECTRONIC APPROVAL MAY NOT BE EDITED ONCE ISSUED. ANY MODIFICATION TO THIS APPROVAL ONCE ISSUED WILL INVALIDATE THIS APPROVAL.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____ RALEIGH WATER REVIEW OFFICER

TOWN OF ROLESVILLE
 PROJECT IDENTIFICATION # SDP-24-02

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

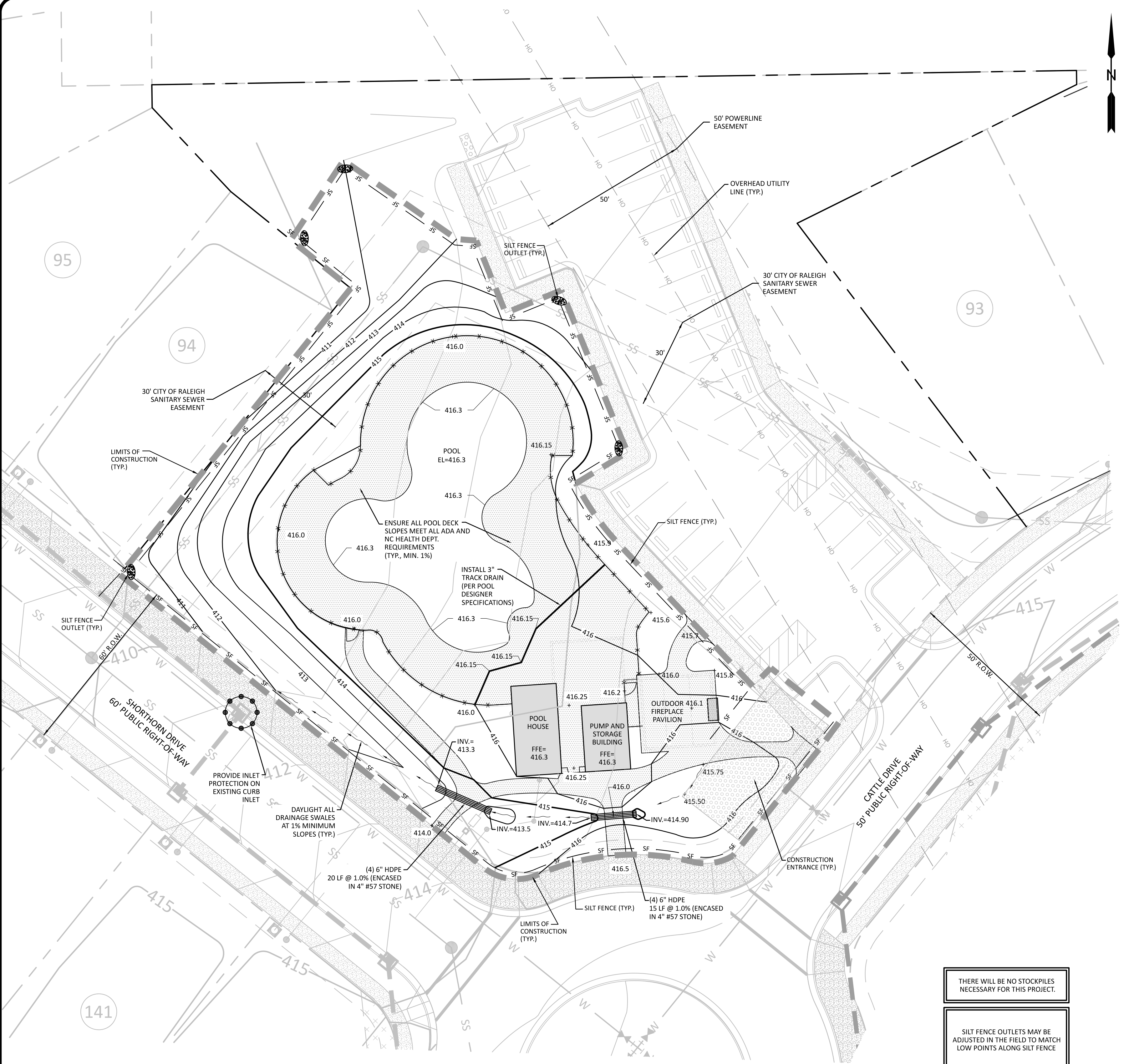
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-493-0761

NO.	DATE	REVISIONS
1	2024-04-29	TOWN COMMENTS
2	2024-06-07	TOWN COMMENTS
3	2024-06-11	TOWN COMMENTS

PRESTLEIGH AT JONES DAIRY AMENITY CENTER
 ROLESVILLE, NC
 UTILITY PLAN



PROJECT NO: ---
 DESIGN BY: JJB
 DRAWN BY: RSF
 SCALE: 1"=20'
 DATE: 2024-02-29
 SHEET NO: **C3.0**



GENERAL NOTES

- PROPERTY, RIGHT-OF-WAY, EASEMENT, ETC. LINEWORK WAS TAKEN FROM AN AUTOCAD FILE PROVIDED BY CAWTHORNE, MOSS & PANCIERA, INC.
- THESE PLANS ARE ONLY FOR EROSION AND SEDIMENTATION CONTROL IN ORDER TO CONSTRUCT THE PROPOSED PRESLEIGH AMENITY CENTER. ALL EXISTING EROSION CONTROL MEASURES REQUIRED FOR THE CONSTRUCTION OF THE OVERALL SUBDIVISION SHALL REMAIN IN PLACE AND CONTINUE TO BE MAINTAINED.
- THE SITE IS LOCATED IN THE NEUSE RIVER BASIN.
- ALL SOIL EROSION AND SEDIMENT CONTROL PLANS AND MEASURES MUST CONFORM TO THE MINIMUM APPLICABLE STANDARDS SPECIFIED IN NORTH CAROLINA'S EROSION AND SEDIMENT CONTROL PLANS.

WAKE COUNTY EROSION CONTROL SEQUENCE

- SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE WAKE COUNTY ENVIRONMENTAL CONSULTANT JEEVAN NEUPANE AT 919-594-0895. OBTAIN A LAND DISTURBING PERMIT.
- INSTALL GRAVEL CONSTRUCTION PAD, INLET PROTECTION, SILT FENCE, SILT FENCE OUTLETS AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED AREAS DISTURBED FOR EROSION CONTROL MEASURES IMMEDIATELY AFTER CONSTRUCTION.
- CALL FOR AN ONSITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT JEEVAN NEUPANE AT 919-594-0895 TO OBTAIN A CERTIFICATE OF COMPLIANCE.
- BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS ETC. SEED AND MULCH DENUEDED AREAS PER GROUND STABILIZATION TIME FRAMES.
- WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL FOR AN INSPECTION BY THE ENVIRONMENTAL CONSULTANT JEEVAN NEUPANE AT 919-594-0895.
- IF THE SITE IS APPROVED, REMOVE SILT FENCE, SILT FENCE OUTLETS, INLET PROTECTION, ETC., AND SEED OUT OR STABILIZE AND RESULTING BARE AREAS.
- WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE ENVIRONMENTAL CONSULTANT JEEVAN NEUPANE AT 919-594-0895. OBTAIN A CERTIFICATE OF COMPLETION.

CONSTRUCTION SEQUENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.
- THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION DEVICES AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF EVERY 0.5 INCH OR GREATER RAINFALL EVENT.
- THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL DEVICES REMAIN UNDISTURBED UNTIL THE CONTRIBUTING UPSTREAM AREAS HAVE BEEN STABILIZED AND APPROVED.

GRADING NOTES

- PROPOSED CONTOURS REPRESENT APPROXIMATE ELEVATIONS AT A POINT. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES SUPERSEDE CONTOUR INFORMATION.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE (2% MIN. IN LANDSCAPE AREAS, 1% MIN. IN CONCRETE/ASPHALT) AWAY FROM BUILDING FOUNDATIONS AND TOWARD STORM STRUCTURES. CONTRACTOR SHALL MAINTAIN THIS MINIMUM DRAINAGE CRITERIA DURING ALL CONSTRUCTION ACTIVITIES.
- ALL GRADING, BACKFILLING, EXCAVATION, ETC. SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING ALL CONSTRUCTION ACTIVITIES WITH SAID AUTHORITY.
- CONTRACTOR IS TO CONTACT NORTH CAROLINA "ONE CALL" AT 811 FOR UNDERGROUND UTILITY LOCATION 72 HOURS PRIOR TO ANY DIGGING.
- CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- ANY AND ALL DISTURBED AREAS SHALL BE FINE GRADED, SEEDED WITH PERMANENT GRASS SEEDING MIX AND STRAWED PRIOR TO DEMOBILIZATION FROM THE SITE.
- ALL GRASS SWALES/DITCHES/SLOPES SHALL BE 2% OR STEEPER UNLESS SPECIFICALLY NOTED ON THE PLANS.
- SLOPES STEEPER THAN 3H:1V SHOULD BE EVALUATED AND DESIGNED BY A GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL NOTE THAT SPILL CURB SHALL BE USED AS NECESSARY IN PARKING AREAS, AT INTERSECTIONS, AT MEDIANS TO ELIMINATE AREAS OF STANDING WATER IN THE CURB. NO LONGITUDINAL CURB SLOPES LESS THAN 1% SHALL BE INSTALLED IN CATCHING CURBS.
- THE CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF ALL BUILDING ROOF LEADERS WITH ARCHITECTURAL PLANS PRIOR TO ANY CONSTRUCTION AND CONNECT THEM TO ON-SITE STORM DRAINAGE SYSTEM. UNLESS NOTED OTHERWISE, ROOF LEADERS SHALL BE 8" SCH. 40 PVC LAID AT 1% MINIMUM SLOPE TO DAYLIGHT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SPOT ELEVATIONS ADJACENT TO ALL PROPOSED SITE IMPROVEMENTS PRIOR TO ANY CONSTRUCTION TO ENSURE POSITIVE DRAINAGE CAN BE MAINTAINED. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL MEASUREMENTS NECESSARY, INCLUDING GRADING ADDITIONAL SWALES AS NEEDED, TO ENSURE POSITIVE DRAINAGE AWAY FROM AND AROUND ALL BUILDINGS.
- ALL RUNOFF SHALL BE DIRECTED TOWARD DRAINAGE SWALES, DITCHES, CATCH BASINS, AND STORM WATER BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL THE INFORMATION PROVIDED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO BIDDING THIS PROJECT.
- THE CONTRACTOR SHALL CONDUCT ALL GRADING AND OTHER CONSTRUCTION IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL CONFIRM ALL SOIL COMPACTION AND PAVEMENT SECTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER AND VERIFY THAT ALL BUILDING FOUNDATION SOILS ARE SUITABLE AND COMPACTED PER THE GEOTECHNICAL REPORT PROVIDED BY THE OWNER. IN THE ABSENCE OF A GEOTECHNICAL REPORT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SOIL COMPACTION, BUILDING FOUNDATION SOILS AND PAVEMENT SECTIONS REVIEWED, TESTED AND APPROVED BY A GEOTECHNICAL ENGINEER.
- MAXIMUM SLOPE IN ANY DIRECTION FOR AN ADA PARKING SPACE IS 2%. THE CONTRACTOR SHALL ENSURE THAT INSTALLATION MEETS ADA STANDARDS.
- SIDEWALK CROSS SLOPE SHALL BE 2% MAXIMUM. SIDEWALK LONGITUDINAL SLOPE SHALL BE 5% MAXIMUM. CONTRACTOR SHALL INSURE THAT ALL SIDEWALK SLOPES MEET ADA STANDARDS.
- SLOPES WITHIN ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR SHALL INSURE THAT ALL HANDICAP PARKING SPACE SLOPES MEET ADA STANDARDS.
- ANY PROPOSED SIDEWALK WITHIN ROW SHALL NOT EXCEED 2% CROSS SLOPE PER ADA GUIDELINES. ALL RAMPS SHALL NOT EXCEED 8% FOR EVERY SCENARIO.
- ALL PROPOSED STORM PIPING SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL NOTE THAT SPILL CURB SHALL BE USED AS NECESSARY IN PARKING AREAS, AT INTERSECTIONS, AT MEDIANS TO ELIMINATE AREAS OF STANDING WATER IN THE CURB
- ENSURE ALL POOL DECK SLOPES AND TRACK DRAINS MEET ALL ADA AND NC HEALTH DEPARTMENT REQUIREMENTS. INSTALL TRACK DRAINS AS NECESSARY AND COORDINATE WITH POOL DESIGNER.

SILT FENCE OUTLETS AND CHECK DAMS ARE SHOWN IN THEIR APPROXIMATE LOCATION. SILT FENCE OUTLETS SHOULD BE ADJUSTED AS NECESSARY TO THE LOW POINTS ALONG THE SILT FENCE ENCOUNTERED IN THE FIELD.

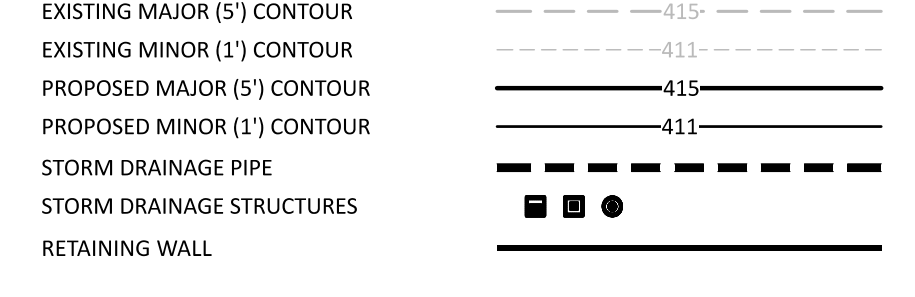
SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

- ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
- ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

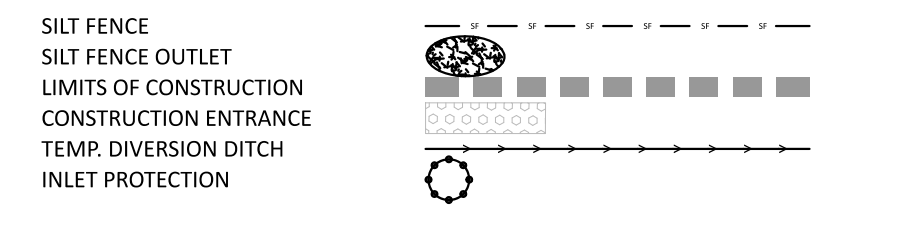
STORMWATER MANAGEMENT NOTE

- STORMWATER MANAGEMENT CALCULATIONS PREVIOUSLY PROVIDED AS PART OF PRESERVE AT JONES DAIRY - CENTRAL SUBDIVISION PLANS.
- THE PROJECT IS NOT LOCATED IN A WATERSHED PROTECTION OVERLAY DISTRICT.
- THE PROJECT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS.

GRADING/DRAINAGE PLAN LEGEND



EROSION CONTROL PLAN LEGEND



THERE WILL BE NO STOCKPILES NECESSARY FOR THIS PROJECT.

SILT FENCE OUTLETS MAY BE ADJUSTED IN THE FIELD TO MATCH LOW POINTS ALONG SILT FENCE

TOTAL DISTURBED AREA
27,430 SF
0.63 ACRES

THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AND INSPECTIONS BOX NEAR THE ENTRANCE TO THE SITE

GRADING NOTES

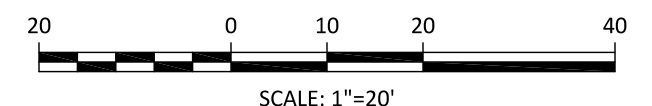
ALL CONCRETE PATIO/DECK SURFACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. ALL SIDEWALKS/TRAVELWAYS SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. MINIMUM SLOPES SHALL BE 1% TO PROVIDE ADEQUATE DRAINAGE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SPOT ELEVATIONS AND ENSURE THAT THESE GRADING PARAMETERS CAN BE ACHIEVED PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES.

EROSION CONTROL NOTES

A LAND DISTURBANCE PERMIT FOR THE ENTIRE "PRESERVE AT JONES DAIRY-CENTRAL" SUBDIVISION WAS ISSUED BY WAKE COUNTY UNDER S&E PERMIT # SEC-048926-2020 BASED ON PLANS PREPARED BY OTHERS. REFER TO THE APPROVED EROSION CONTROL PLANS FOR THE INSTALLATION AND MAINTENANCE OF THE NECESSARY EROSION CONTROL DEVICES FOR ALL AREAS OF THIS SUBDIVISION.

TOWN OF ROLESVILLE
PROJECT IDENTIFICATION #
SDP-24-02

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS



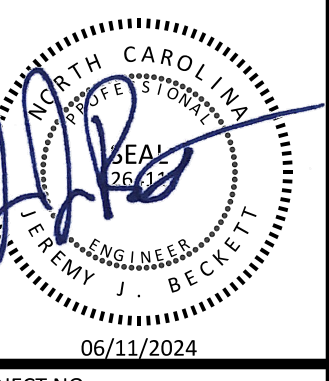
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

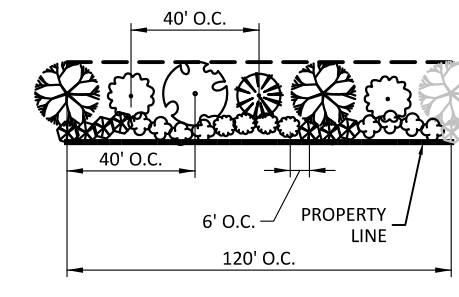
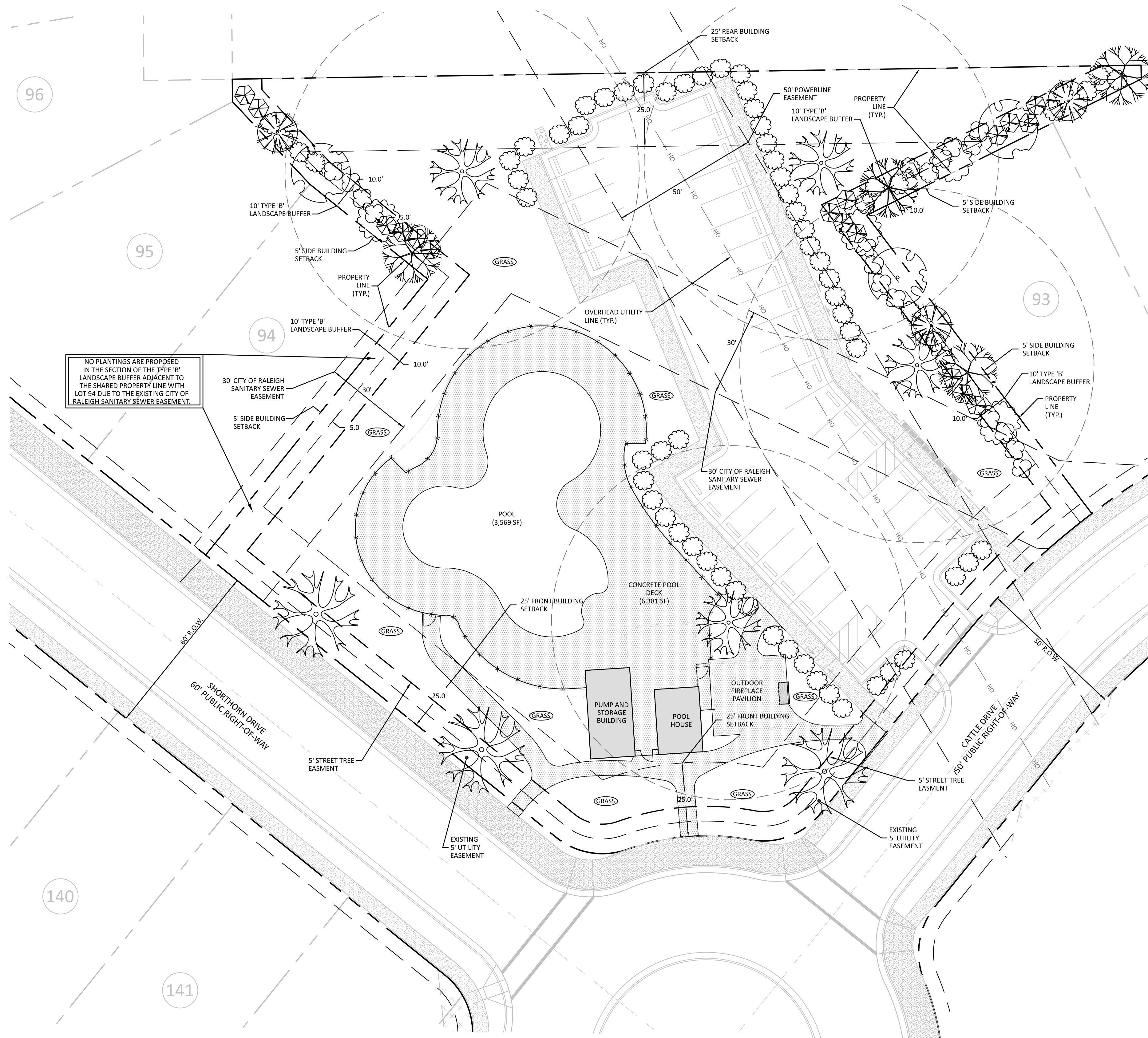
CLIENT:
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-493-0761

NO.	DATE	REVISIONS
1	2024-04-29	TOWN COMMENTS
2	2024-06-07	TOWN COMMENTS
3	2024-06-11	TOWN COMMENTS

**PRESTLEIGH AT JONES DAIRY
AMENITY CENTER**
ROLESVILLE, NC
GRADING AND EROSION CONTROL PLAN



PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: RSF
SCALE: 1"=20'
DATE: 2024-02-29
SHEET NO: **C4.0**



TYPICAL BUFFER PLANTINGS PER 120' OF BUFFER FOR ALL 10' TYPE 'B' LANDSCAPE BUFFERS

TYPE "B" BUFFER LANDSCAPE PLANT LIST						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
17		<i>Ilex glabra</i>	Inkberry Holly	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
17		<i>Berberis julianae</i>	Wintergreen Barberry	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
17		<i>Osmanthus heterophyllus</i>	Holly Osmanthus	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
3		<i>Cercis canadensis</i>	Forest Pansy Redbud	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
4		<i>Magnolia stellata</i>	Star Magnolia 'Royal Star'	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
3		<i>Quercus phellos</i>	Willow Oak	2.5" CAL/ 10" HT	B&B	CANOPY TREE
4		<i>Quercus nuttallii</i>	Nuttall Oak	2.5" CAL/ 10" HT	B&B	CANOPY TREE

GROUND COVER IN BUFFER AREA SHALL BE MULCH/PINE STRAW

LANDSCAPE PLANT LIST - ALL PARKING AREAS ON SITE						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
56		<i>Ilex cornuta</i>	Dwarf Burford Holly	24" HT/ 3 GAL	CONT.	PARKING AREA SCREEN
4		<i>Acer buergerianum</i>	Trident Maple	2.5" CAL/ 10" HT	B&B	VUA COVERAGE

THE TABLE ABOVE APPLIES TO SINGLE FAMILY AND TOWNHOME PARKING AREAS

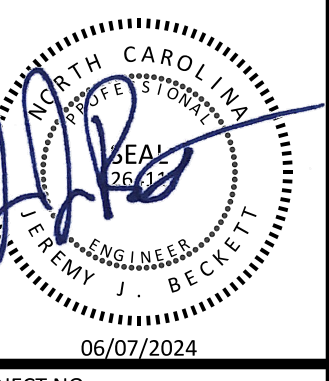
STREET TREE LANDSCAPE PLANT LIST							
#	KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
3	AB		<i>Acer buergerianum</i>	TRIDENT MAPLE	2.5" CAL/ 10" HT	B&B	STREET TREE

- STREET TREE NOTES**
- ONE STREET TREE PER LOT IS REQUIRED. CORNER LOTS SHALL HAVE TWO STREET TREES
 - STREET TREES ARE NOT SHOWN IN THE POWER LINE EASEMENT IN ORDER TO COMPLY WITH WAKE ELECTRIC'S EASEMENT REQUIREMENTS.
 - FINAL LOCATION OF STREET TREES TO BE DETERMINED BY DRIVEWAY PLACEMENT

NO PLANTINGS ARE PROPOSED IN THE SECTION OF THE TYPE 'B' LANDSCAPE BUFFER ADJACENT TO THE SHARED PROPERTY LINE WITH LOT 94 DUE TO THE EXISTING CITY OF RALEIGH SANITARY SEWER EASEMENT.

NO.	DATE	REVISIONS
1	2024-04-25	TOWN COMMENTS
2	2024-06-07	TOWN COMMENTS

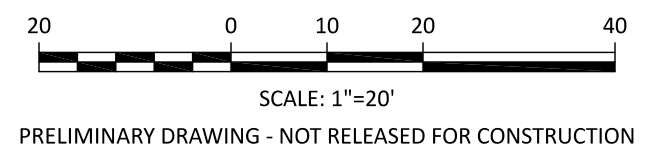
PRESTLEIGH AT JONES DAIRY AMENITY CENTER
 ROLESVILLE, NC
 LANDSCAPE PLAN

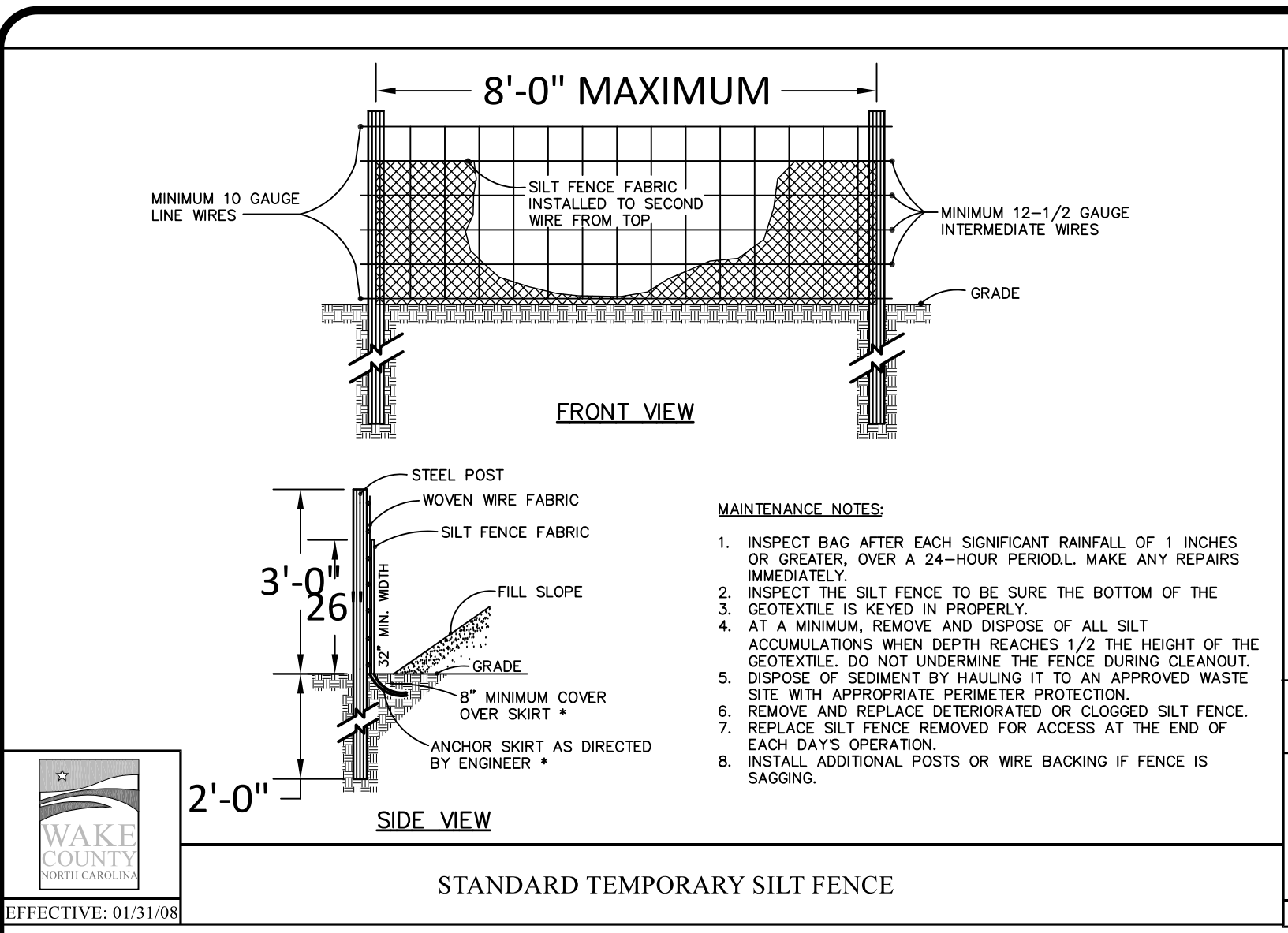


PROJECT NO:	---
DESIGN BY:	JJB
DRAWN BY:	RSF
SCALE:	1"=20'
DATE:	2024-02-29
SHEET NO:	L1.0

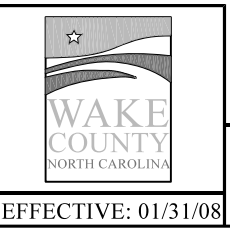
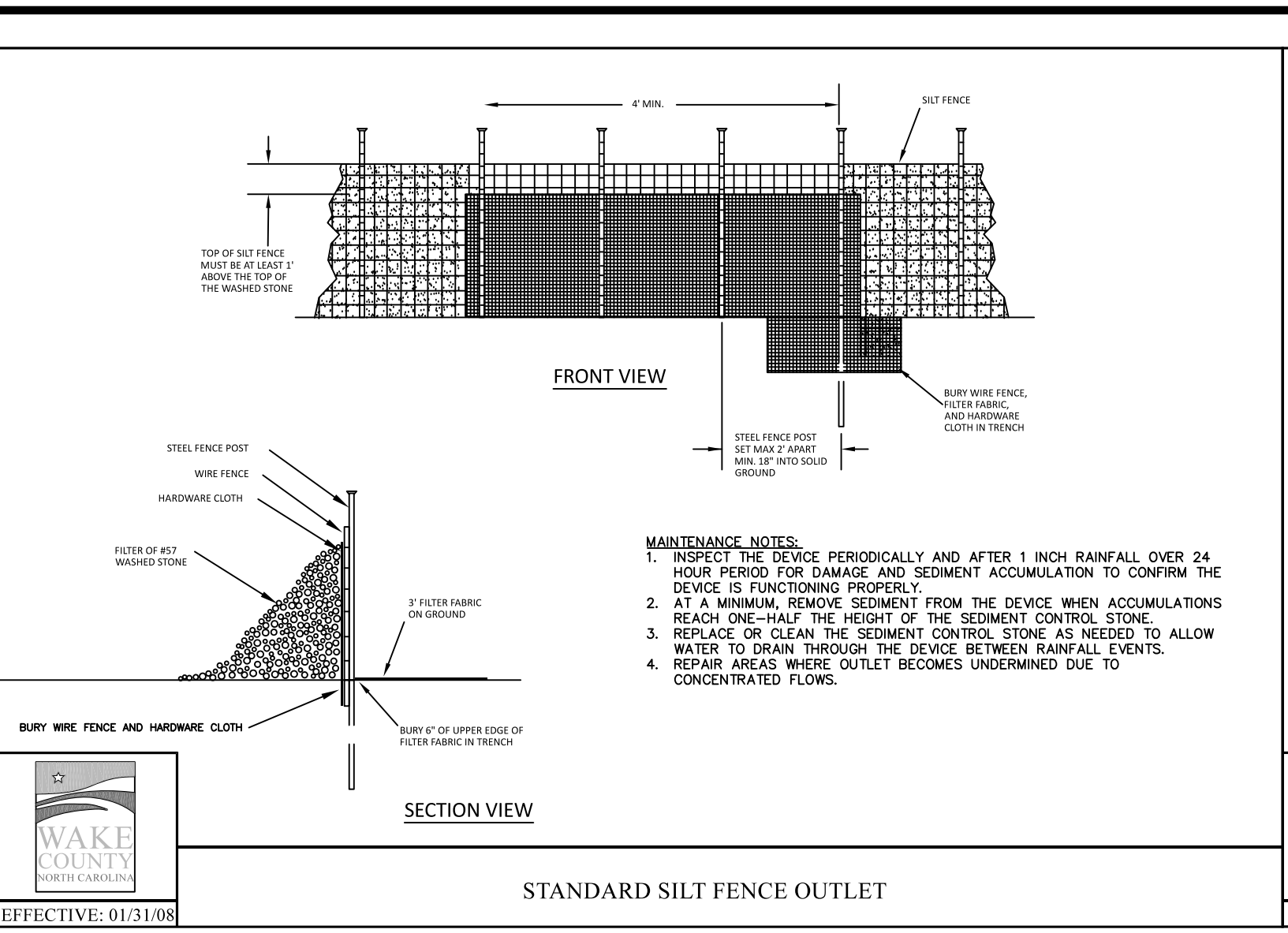
TOWN OF ROLESVILLE
 PROJECT IDENTIFICATION # SDP-24-02

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS

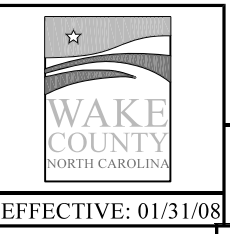
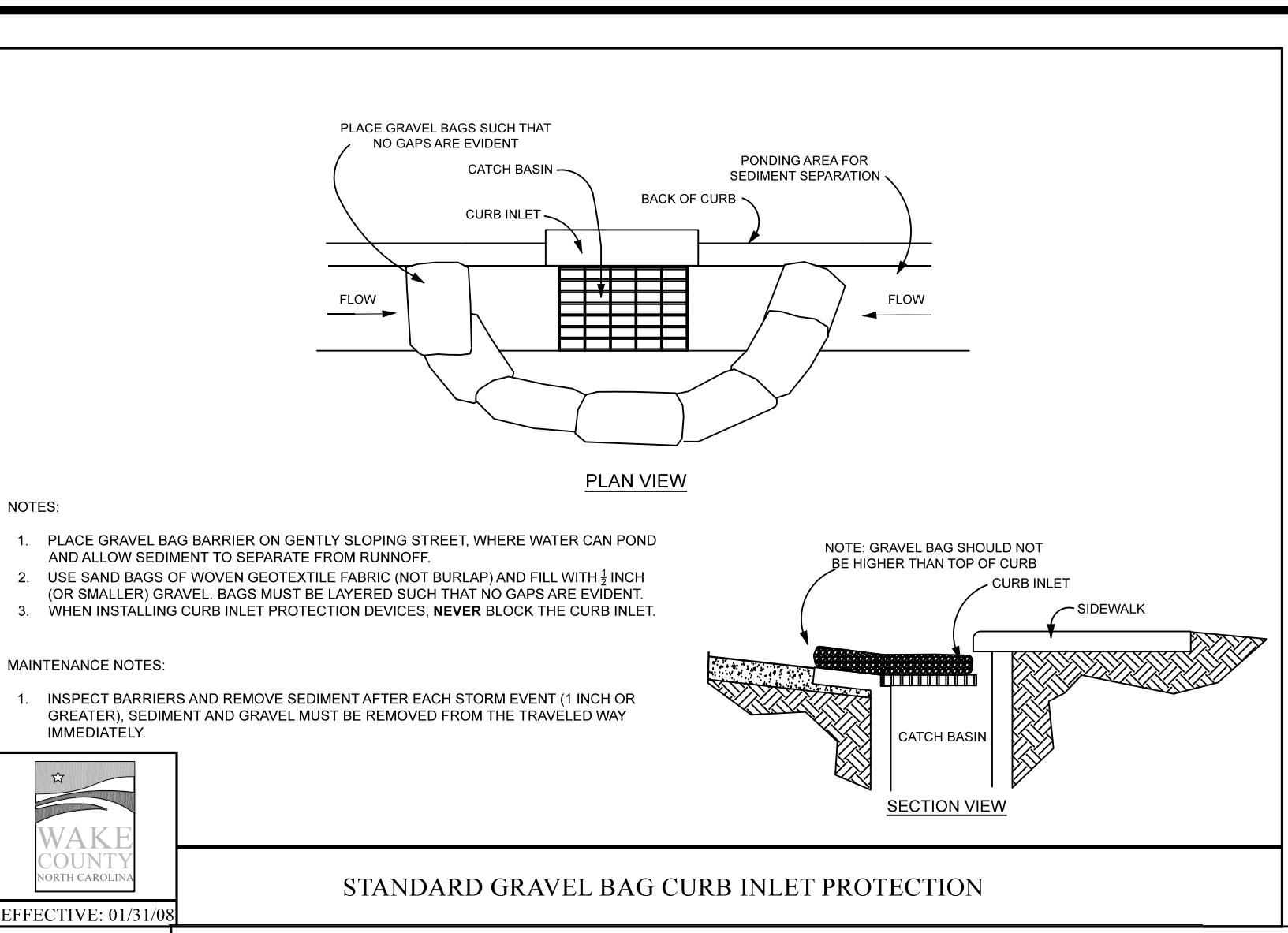




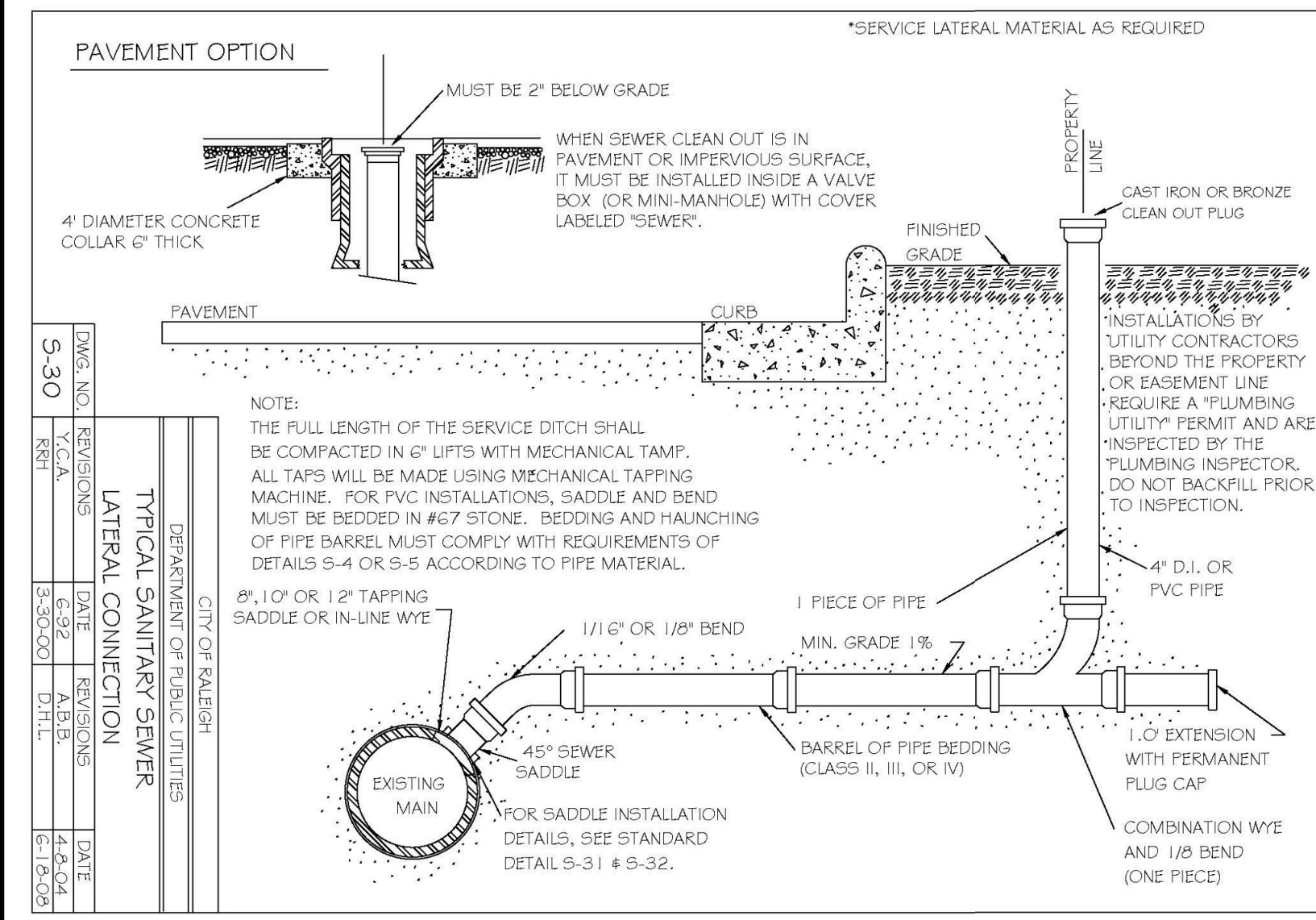
EFFECTIVE: 01/31/08



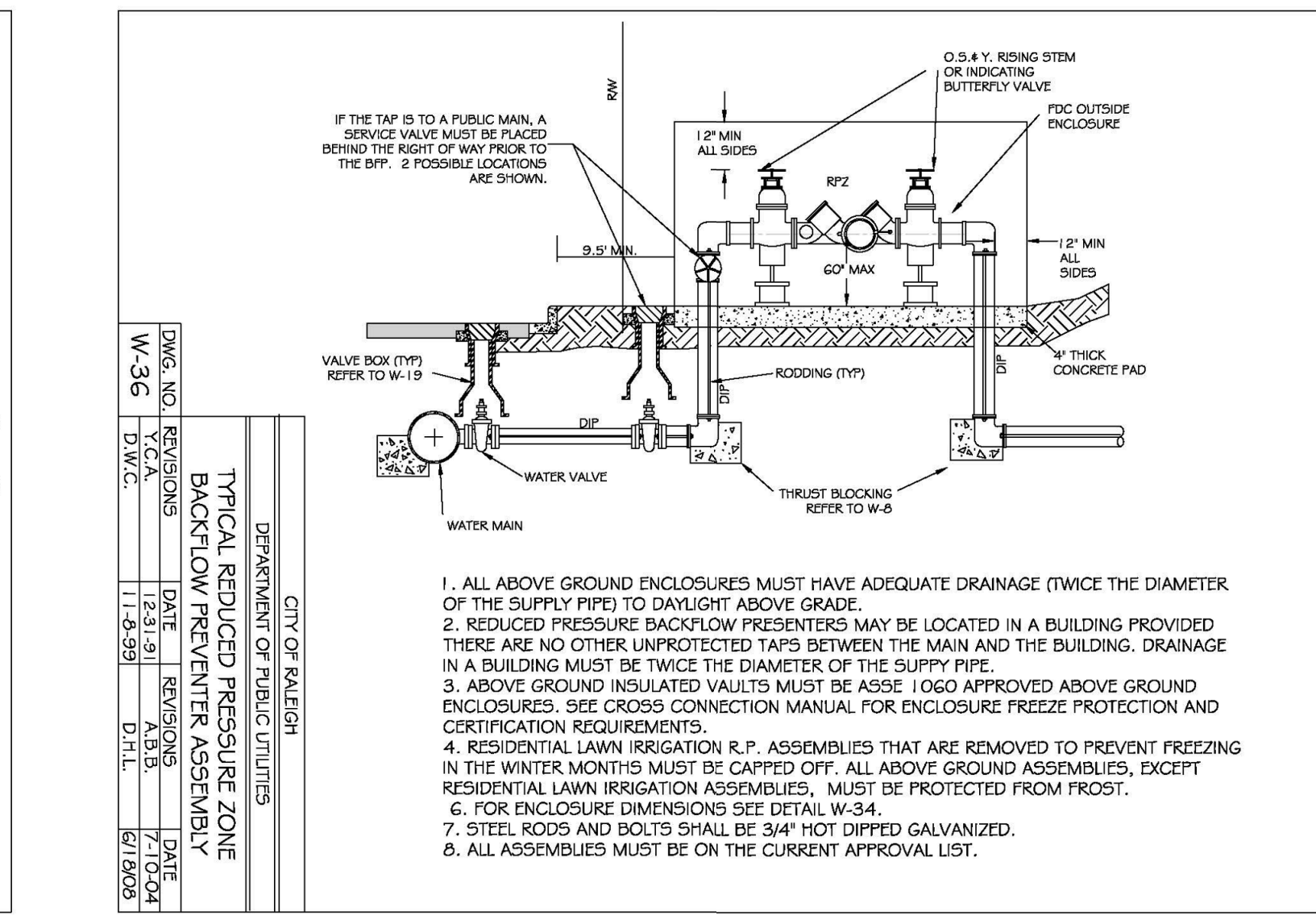
EFFECTIVE: 01/31/08



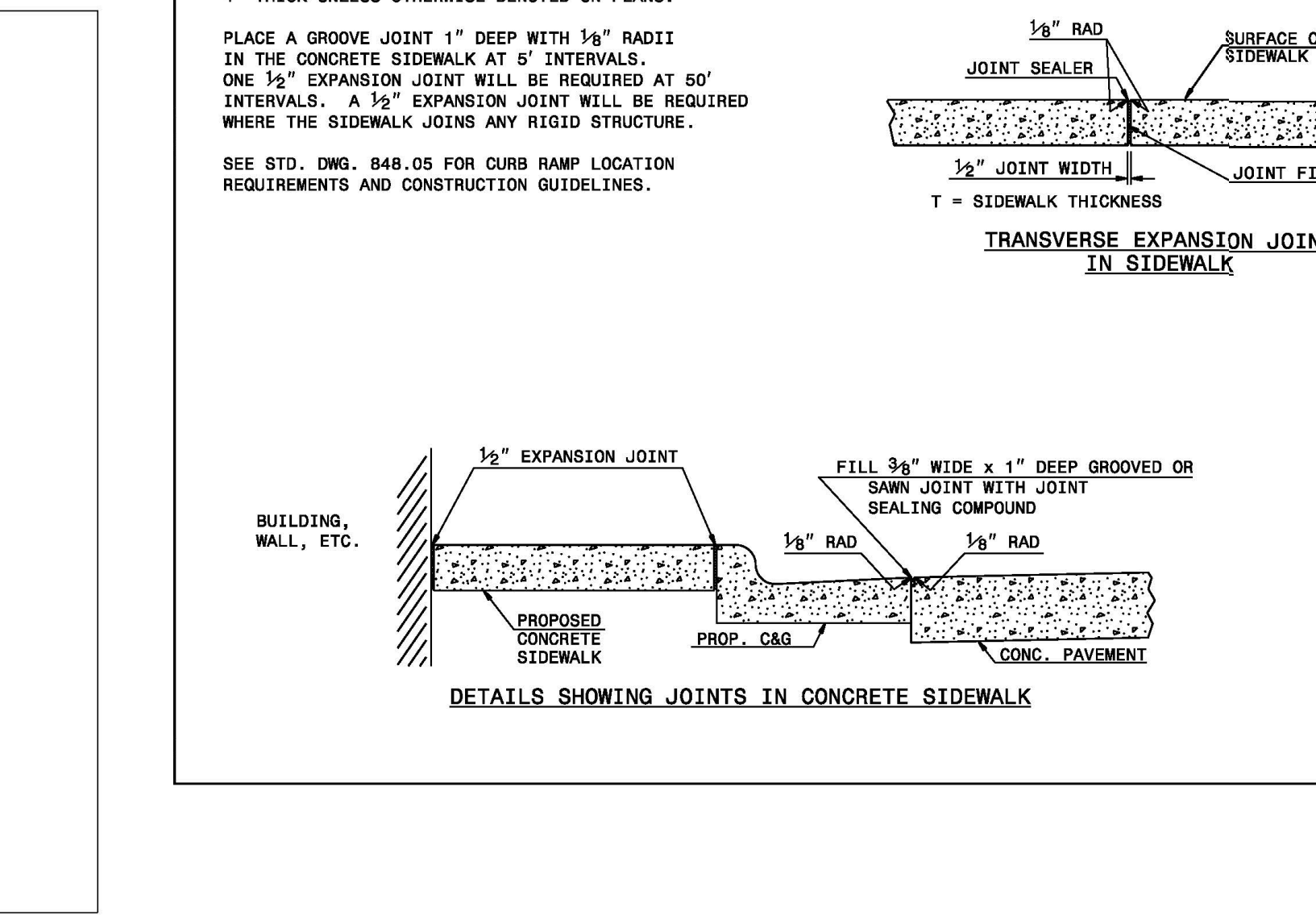
EFFECTIVE: 01/31/08



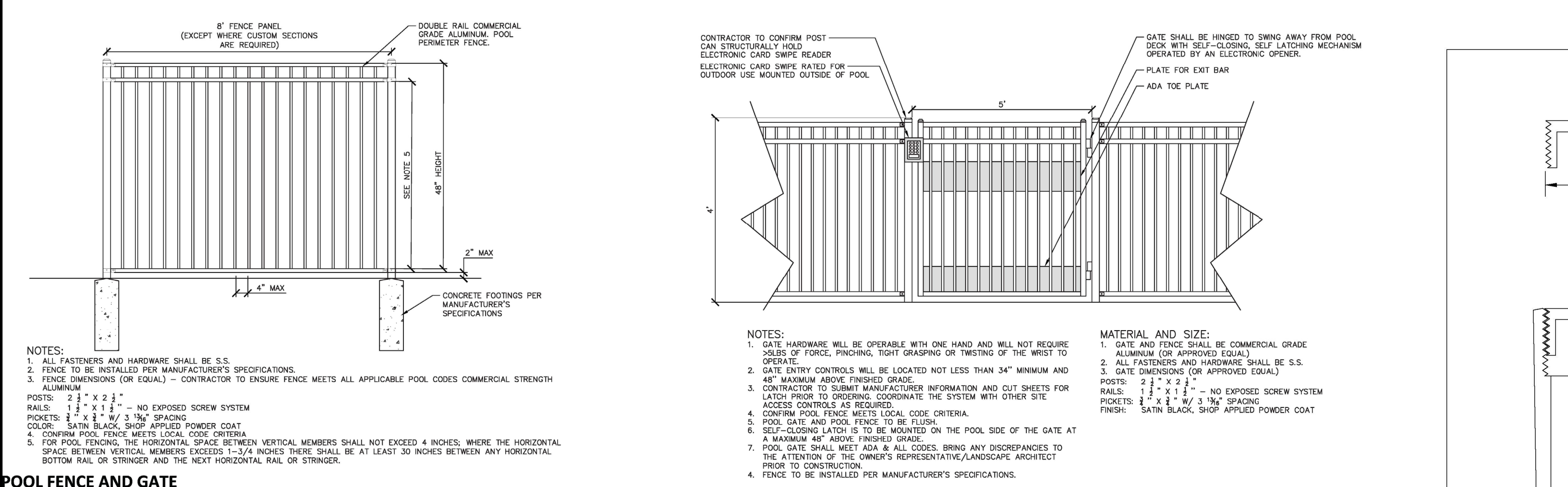
DWG. NO.	REVISIONS	DATE	BY	CHKD.
5-30	REV. 1	12-20-07	RSF	RSF
	REV. 2	03-20-08	RSF	RSF
	REV. 3	03-20-08	RSF	RSF
	REV. 4	03-20-08	RSF	RSF
	REV. 5	03-20-08	RSF	RSF



DWG. NO.	REVISIONS	DATE	BY	CHKD.
W-36	REV. 1	12-20-07	RSF	RSF
	REV. 2	03-20-08	RSF	RSF
	REV. 3	03-20-08	RSF	RSF
	REV. 4	03-20-08	RSF	RSF
	REV. 5	03-20-08	RSF	RSF



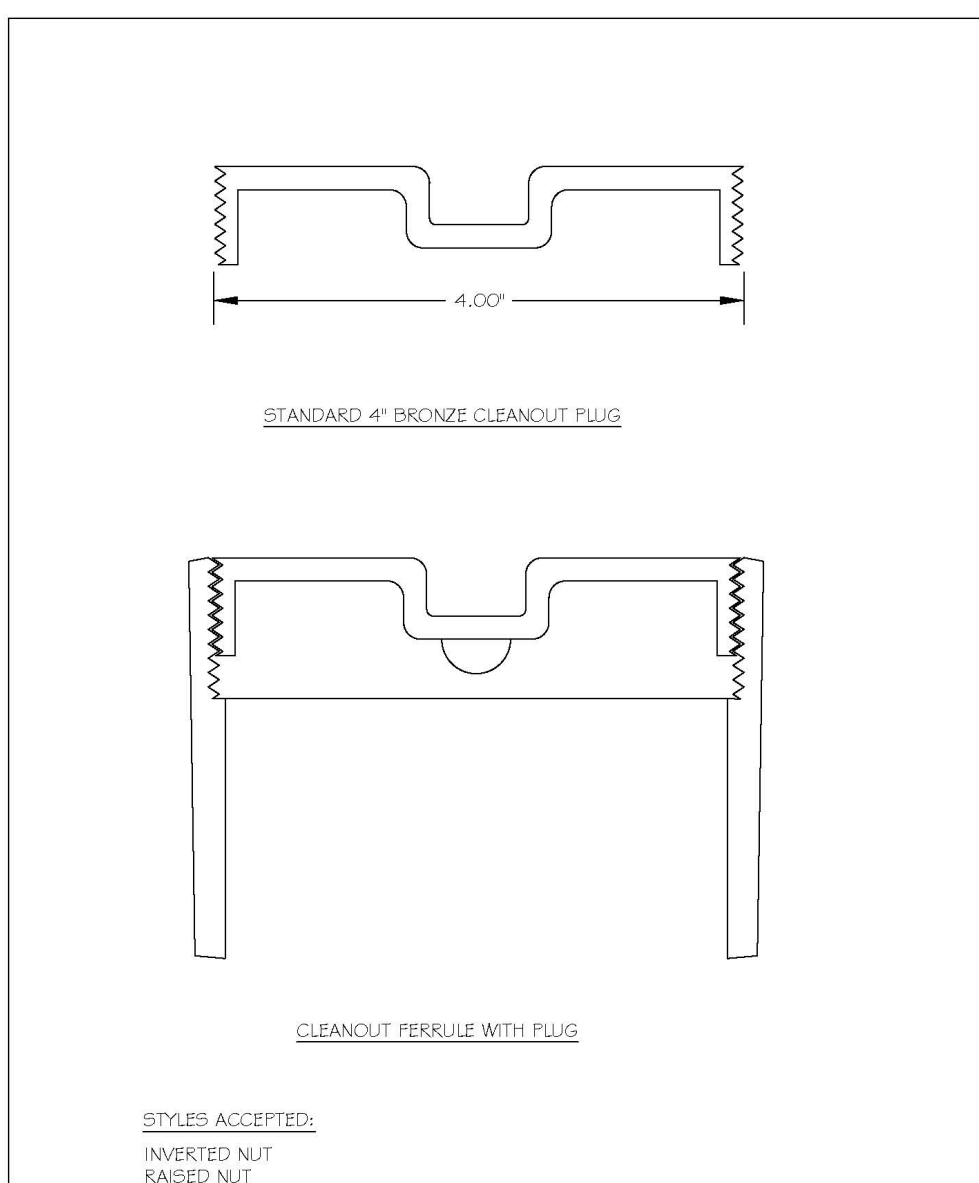
DWG. NO.	REVISIONS	DATE	BY	CHKD.
W-36	REV. 1	12-20-07	RSF	RSF
	REV. 2	03-20-08	RSF	RSF
	REV. 3	03-20-08	RSF	RSF
	REV. 4	03-20-08	RSF	RSF
	REV. 5	03-20-08	RSF	RSF



POOL FENCE AND GATE

NOTES:
 1. ALL FASTENERS AND HARDWARE SHALL BE S.S.
 2. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. FENCE DIMENSIONS (OR EQUAL) - CONTRACTOR TO ENSURE FENCE MEETS ALL APPLICABLE POOL CODES COMMERCIAL STRENGTH ALUMINUM
 POSTS: 2 1/2" X 2 1/2" - NO EXPOSED SCREW SYSTEM
 RAILS: 1 1/2" X 1 1/2" - NO EXPOSED SCREW SYSTEM
 PICKETS: 1 1/2" X 1 1/2" - NO EXPOSED SCREW SYSTEM
 COLOR: SATIN BLACK, SHOP APPLIED POWDER COAT
 4. CONFIRM POOL FENCE MEETS LOCAL CODE CRITERIA
 5. FOR POOL FENCING, THE HORIZONTAL SPACE BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES, WHERE THE HORIZONTAL SPACE BETWEEN VERTICAL MEMBERS EXCEEDS 1-1/4 INCHES THERE SHALL BE AT LEAST 30 INCHES BETWEEN ANY HORIZONTAL BOTTOM RAIL OR STRINGER AND THE NEXT HORIZONTAL RAIL OR STRINGER.

MATERIAL AND SIZE:
 1. GATE AND FENCE SHALL BE COMMERCIAL GRADE ALUMINUM (OR APPROVED EQUAL).
 2. ALL FASTENERS AND HARDWARE SHALL BE S.S.
 3. GATE DIMENSIONS (OR APPROVED EQUAL).
 POSTS: 2 1/2" X 2 1/2" - NO EXPOSED SCREW SYSTEM
 RAILS: 1 1/2" X 1 1/2" - NO EXPOSED SCREW SYSTEM
 PICKETS: 1 1/2" X 1 1/2" - NO EXPOSED SCREW SYSTEM
 FINISH: SATIN BLACK, SHOP APPLIED POWDER COAT



DWG. NO.	REVISIONS	DATE	BY	CHKD.
S-34	REV. 1	03-27-07	RSF	RSF
	REV. 2	03-27-08	RSF	RSF

TOWN OF ROLESVILLE
PROJECT IDENTIFICATION # SDP-24-02

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS

The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
PRESTLEIGH AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-491-0761

NO.	DATE	REVISIONS
1	2024-04-29	TOWN COMMENTS
2	2024-06-07	TOWN COMMENTS

PRESTLEIGH AT JONES DAIRY
AMENITY CENTER
ROLESVILLE, NC
SITE DETAILS

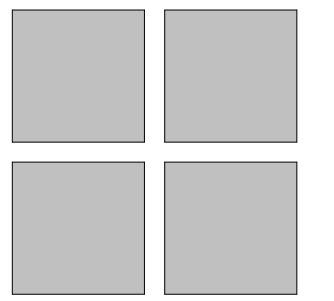


PROJECT NO.:	---
DESIGN BY:	JJB
DRAWN BY:	RSF
SCALE:	NTS
DATE:	2024-02-29
SHEET NO.:	D1.0



D. CLUGSTON

**PRELIMINARY NOT
FOR CONSTRUCTION**



Perry Cox
architect, p.a.
124 Salem Towne Court, Apex, NC 27502
P: 919.363.5411
www.pcoxdesign.com

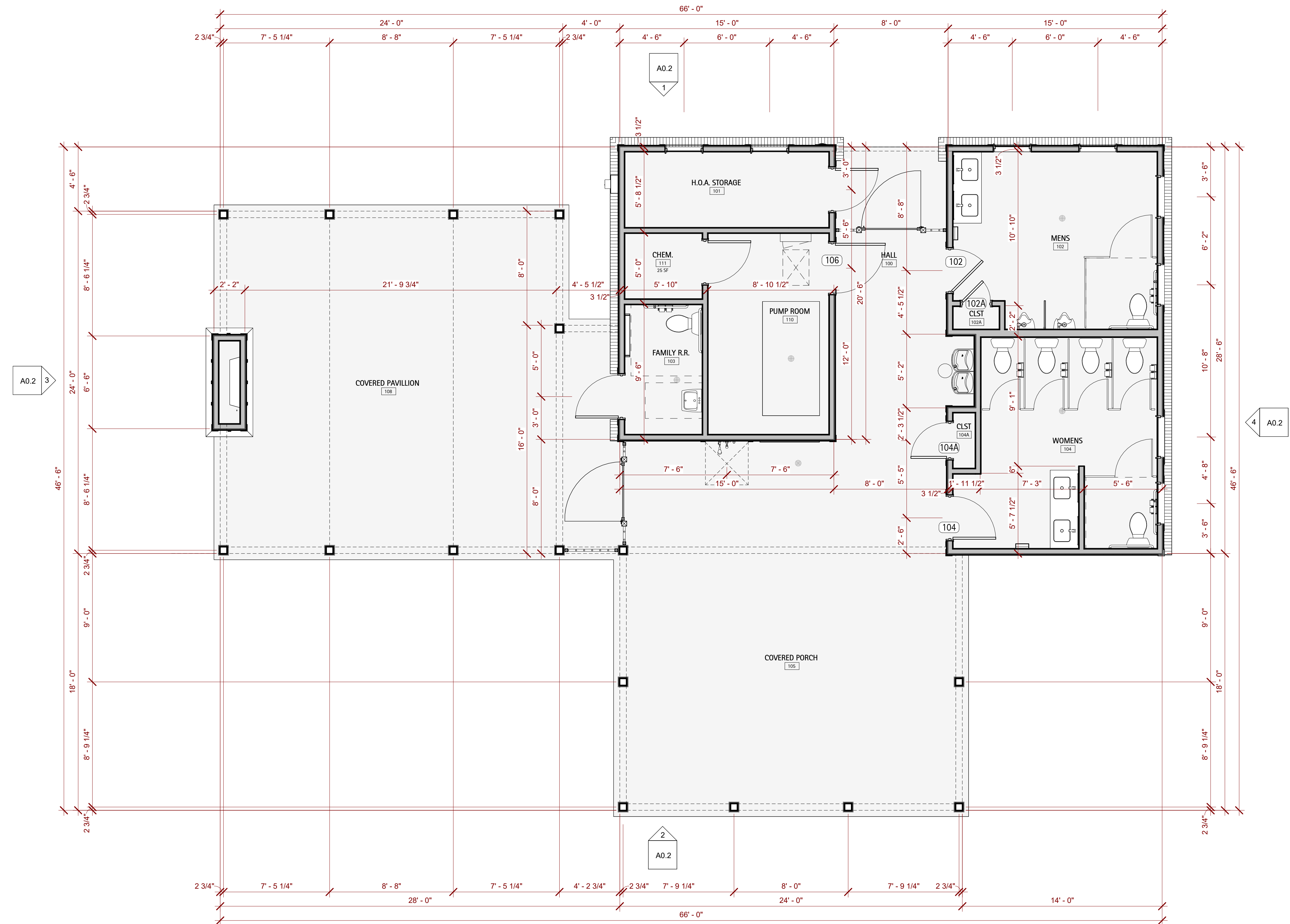
DATE
REVISION
NO.

SHEET DISCRPTION
**PLANNING
FLOOR
PLANS**

PROJECT #: 2024XXX
DATE ISSUED: 02/29/2024
DRAWING BY: JGM
CHECKED BY: DSC

**PRESTLEIGH AMENITY
DR HORTON
BATHHOUSE & POOL
ROLESVILLE, NC**

A0.1

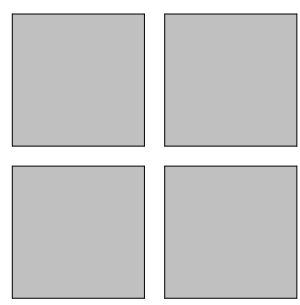


1 Floor Plan
A0.1 1/4" = 1'-0"



D. CLUGSTON

PRELIMINARY NOT FOR CONSTRUCTION



Perry Cox architect, p.a.

124 Salem Towne Court, Apex, NC 27502
P: 919.363.5411
www.pcoxdesign.com

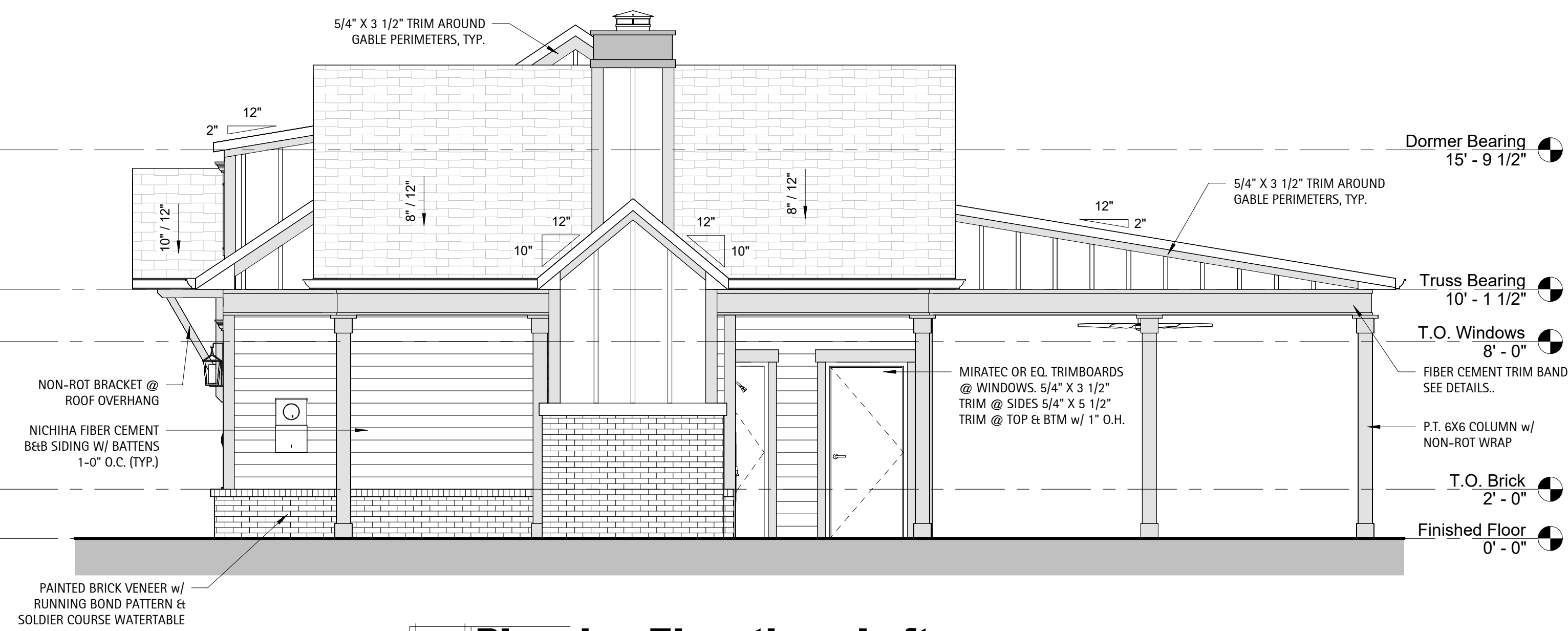
DATE
REVISION
NO.

SHEET DESCRIPTION
PLANNING ELEVATIONS

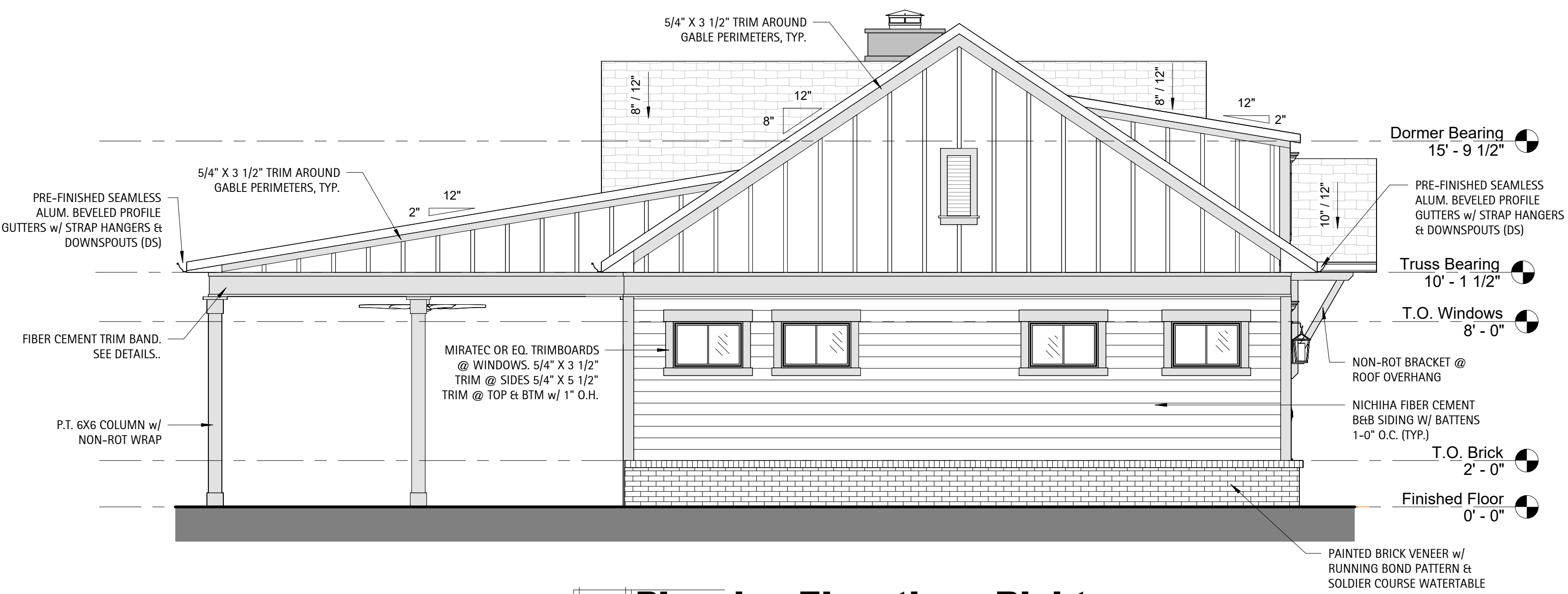
PROJECT #: 2024XXX
DATE ISSUED: 02/29/2024
DRAWING BY: JGM
CHECKED BY: DSC

PRESTLEIGH AMENITY
DR HORTON
BATHHOUSE & POOL
ROLESVILLE, NC

A0.2



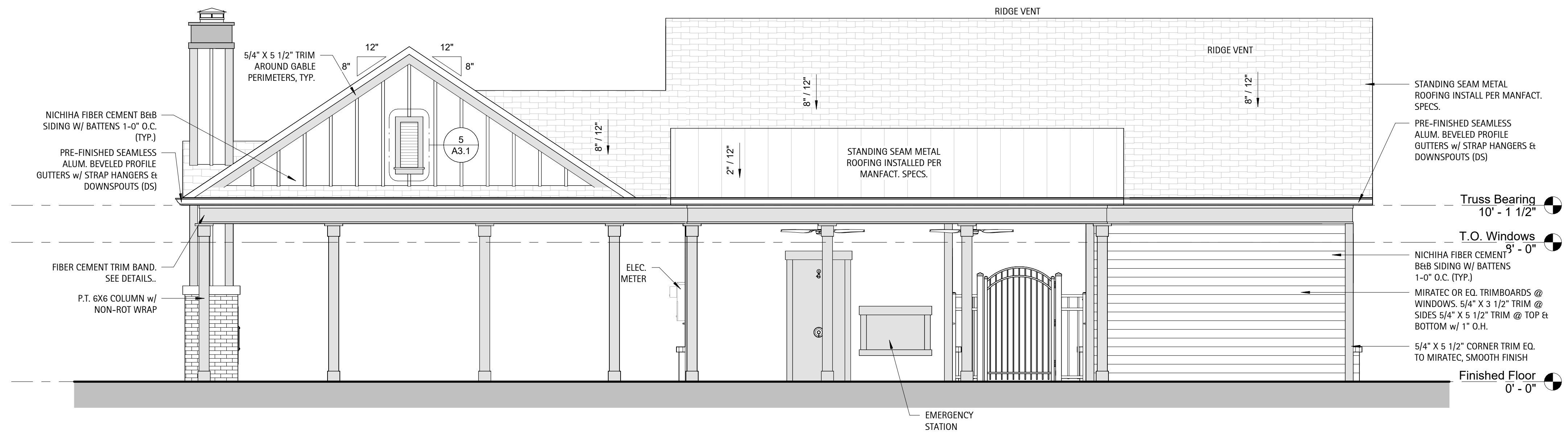
3 Planning Elevation - Left
1/4" = 1'-0"



4 Planning Elevation - Right
1/4" = 1'-0"

MATERIAL LEGEND

- HORIZONTAL SIDING: COLOR: STERLING WHITE, BENJAMIN MOORE: 1591
BOARD & BATTEN SIDING: COLOR: STERLING WHITE, BENJAMIN MOORE: 1591
EXTERIOR TRIM: COLOR: STERLING WHITE, BENJAMIN MOORE: 1591
COLUMNS: COLOR: STERLING WHITE, BENJAMIN MOORE: 1591
BRICK VENEER: COLOR: CORTEZ BY GENERAL SHALE
ROOFING SHINGLES: COLOR: CHARCOAL
ROOFING STANDING SEAM: COLOR: BLACK, MBCI - 200 SERIES



2 Planning Elevation - Rear
1/4" = 1'-0"



1 Planning Elevation - Front
1/4" = 1'-0"