

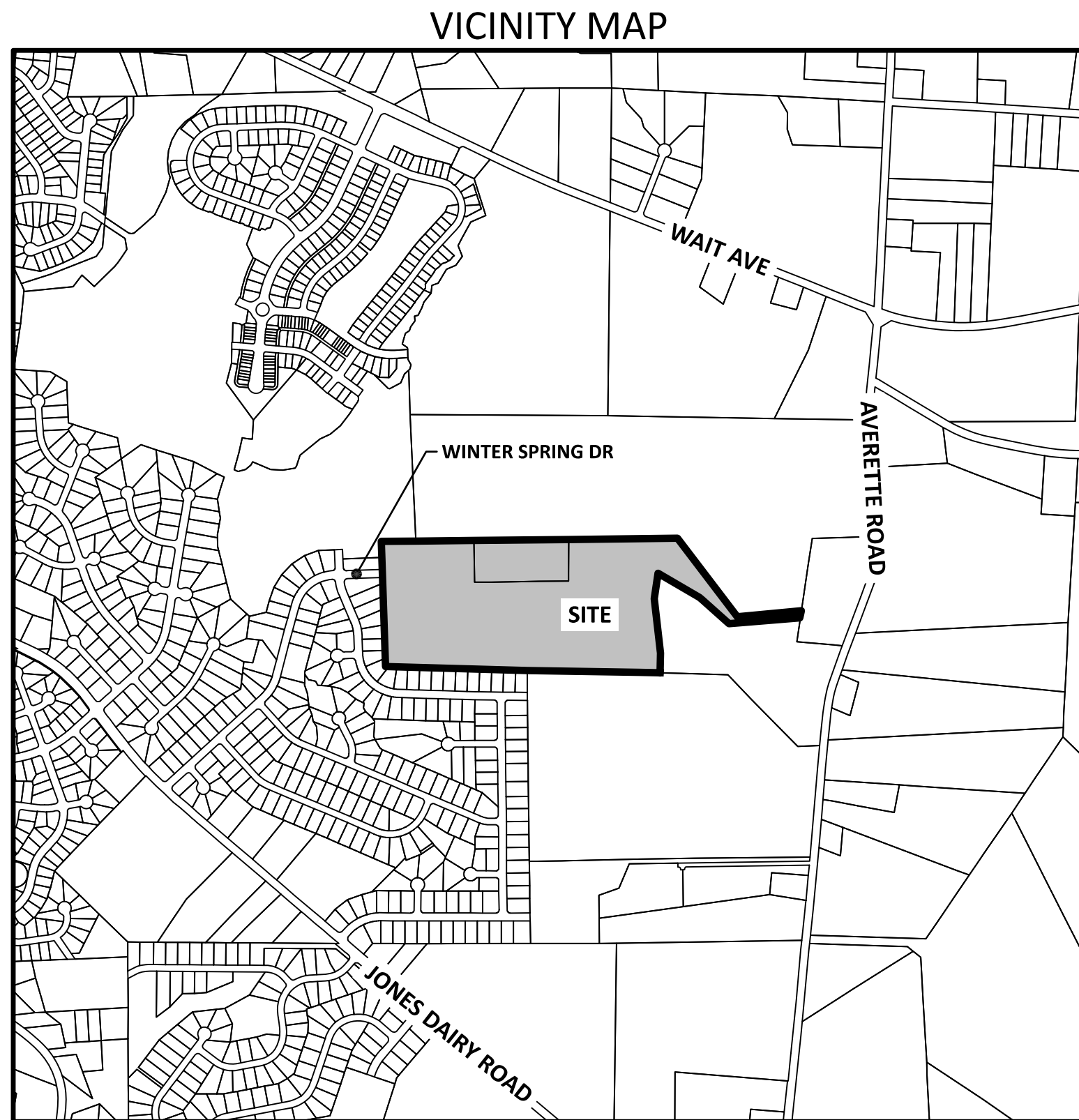
PRESERVE AT JONES DAIRY - NORTH

CONSTRUCTION DRAWINGS SINGLE FAMILY AND TOWNHOME INFRASTRUCTURE PARCEL PINS: 1850-92-2931 AND 1850-93-1255

ROLESVILLE, NC

MARCH 21, 2022
REVISED JUNE 9, 2022
REVISED JULY 29, 2022
PREVIOUS SUBMITTAL: 11/24/2021 BY OTHERS

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	06/09/2022
C2.0	OVERALL SITE PLAN	07/29/2022
C2.1	OPEN SPACE PLAN	07/29/2022
C2.2	PHASING PLAN	07/29/2022
C2.3	SITE PLAN - WEST	07/29/2022
C2.4	SITE PLAN - EAST	07/29/2022
C3.0	OVERALL UTILITY PLAN	07/29/2022
C3.1	UTILITY PLAN - WEST	07/29/2022
C3.2	UTILITY PLAN - EAST	07/29/2022
C4.0	OVERALL GRADING PLAN	07/29/2022
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C7.1	LANDSCAPE PLAN - WEST	07/29/2022
C7.2	LANDSCAPE PLAN - EAST	07/29/2022
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P2.1	PLAN AND PROFILE - BESSIE COURT	07/29/2022
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P5.1	PLAN AND PROFILE - BRANGUS BLVD AND WHEY CT	07/29/2022
P6.1	PLAN AND PROFILE - SANITARY SEWER OUTFALL "A"	07/29/2022
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D1.1	SITE DETAILS	06/09/2022
D2.1	ROAD SECTIONS AND DOT DETAILS	06/09/2022
D2.2	DOT DETAILS	06/09/2022
D2.3	DOT DETAILS	06/09/2022
D3.1	RALEIGH WATER DETAILS	06/09/2022
D3.2	RALEIGH WATER DETAILS	06/09/2022
D4.1	RALEIGH SEWER DETAILS	06/09/2022
D4.2	RALEIGH SEWER DETAILS	06/09/2022

PROPOSED SITE DATA	
ZONING	R & PUD
EXISTING SITE AREA	49.16 ACRES (2,141,698 SF)
R/W DEDICATION	0 ACRES (0 SF)
OTHER DEDICATIONS	0 ACRES (0 SF)
PROPOSED NET SITE AREA	49.16 ACRES (2,141,698 SF)
PROPOSED USE	SINGLE FAMILY AND TOWNHOME
SINGLE FAMILY UNITS	132
TOWNHOME UNITS	63
APARTMENT UNITS	0
TOTALS UNITS	195
NET DENSITY	3.97 UNITS/ACRE

SPECIAL USE PERMIT CONDITIONS

- ALL THE PROVISIONS OF THE TOWN OF ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE 6.2.1 RL AND 6.2.3 RS WILL BE FOLLOWED EXCEPT:
 - FRONT WALKWAYS SHALL CONNECT TO THE PAVED DRIVEWAY NOT TO THE SIDEWALKS IN FRONT OF THE DWELLING.
 - TWO CAR GARAGES VISIBLE FROM THE STREET WILL HAVE THE OPTION OF ONE OR TWO DOORS.
- THE OPEN SPACE LAND REQUIREMENT SHALL BE DEDICATED TO THE HOME-OWNER'S ASSOCIATION.
- THE GREENWAY/WALKING TRAIL WILL BE CONSTRUCTED IN PHASE ONE AND WILL BE COMPLETED BEFORE THE FIRST BUILDING PERMIT OF THAT PHASE IS ISSUED. IF IT IS A PUBLIC GREENWAY TRAIL AS SHOWN ON THE 2002 OPEN SPACE AND GREENWAY PLAN, IT WILL BE MAINTAINED BY THE TOWN. IF NOT, THEN IT WOULD BE PUBLICLY ACCESSIBLE, BUT HOA MAINTAINED SINCE IT IS NOT PART OF THE PLAN. ALL OF THIS IS DETERMINED WITH THE PUD MASTER PLAN AND LATER PRELIMINARY SUBDIVISION PLAT OR SITE PLANS AS WELL AS SUBDIVISION CONSTRUCTION PLANS.
- THE OPEN SPACE LAND SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- PHASE ONE SHALL BE CONSTRUCTED AND RECORDED BEFORE PHASE TWO OR PHASE THREE.
- AMENITIES SCHEDULE:
 - THE DEVELOPER WILL CONSTRUCT A PLAYGROUND AND OPEN SPACE, AND IT IS TO BE COMPLETED BY THE ISSUANCE OF THE 30TH BUILDING PERMIT IN PHASE 2.
 - EACH SINGLE-FAMILY HOME LOT WILL HAVE ONE STREET TREE EXCEPT CORNER LOTS WHICH WILL HAVE AT LEAST TWO STREET TREES.
 - CHAIN LINK FENCES WILL NOT BE PERMITTED, AND THE CONSTRUCTION OF FENCES AND MATERIALS USED WILL BE CONHOLLED BY THE ARCHITECTURAL COMMITTEE, DEVELOPER, AND BY THE RESTRICTIVE COVENANTS.
 - THE MINIMUM DETACHED SINGLE-FAMILY HOME SQUARE FOOTAGE WILL BE 1600 SQUARE FEET.
 - THE MINIMUM SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1100 SQUARE FEET.
 - ALL OF THE DETACHED SINGLE-FAMILY HOMES WILL HAVE CRAWL SPACE OR STEM WALL FOUNDATIONS.
 - THE TOWN RESERVES THE RIGHT AND MAY REQUEST VALUATION OF JONES DAIRY AND AVERETTE ROAD INTERSECTION AFTER 24 MONTHS OF THE FIRST ISSUED CERTIFICATE OF OCCUPANCY FOR ANY USES COMPLETED FOR THE PRESERVE AT JONES DAIRY EITHER SOUTH OR CENTRAL PORTIONS WHEN THERE IS EVIDENCE OF DEVELOPING TRAFFIC CONGESTION OR SAFETY ISSUES AT THIS INTERSECTION THAT WOULD MERIT WARRANT OF TRAFFIC LIGHT AS RECOMMENDED BY THE PRESERVE AT JONES DAIRY ROAD TRAFFIC IMPACT ANALYSIS REPORT (TIA). ALL COST INCLUDING INSTALLING THE TRAFFIC LIGHT IMPROVEMENT WITH METAL POLES AND METAL MAST ARMS IS THE RESPONSIBILITY OF THE DEVELOPER. AFTER THE FIRST REQUEST FOR REVALUATION, THE TOWN CAN CALL FOR ADDITIONAL REQUESTS FOR REVALUATION BASED UPON THE EVIDENCE OF DEVELOPING TRAFFIC CONGESTION OR SAFETY ISSUES AFTER THE PREVIOUS REVALUATION UNTIL ALL THE RECOMMENDED IMPROVEMENTS OF THE TIA REPORT ARE COMPLETED.
 - THE SPECIAL USE PERMIT IS GRANTED UPON THE FURTHER CONDITION THAT EACH ELEMENT OF THE MASTER PLAN MUST COME BACK THROUGH THE SITE PLAN APPROVAL PROCESS.

REVISIONS			
REV NO.	DESCRIPTION	DETAILS	REVISION DATE
1	PER TOWN OF ROLESVILLE COMMENTS	PROFILE UPDATES TO MEET NCDOT "ROLLING" CRITERIA FOR K VALUES AND RESULTING STORM AND SANITARY SEWER UPDATES, SOUTHERN GREENWAY STUB UPDATES, LANDSCAPE PLAN UPDATES, MINOR LABELING AND DRAFTING UPDATES	6/9/2022
1	PER TOWN OF ROLESVILLE COMMENTS	VERIFIED AND UPDATED OPEN SPACE AREAS; MINOR LAYOUT AND LABELING REVISIONS INCLUDING SIDEWALK REVISIONS AT POOL, WEST PARKING AREA AND PARALLEL PARKING SPACES; STORM DRAINAGE EASEMENT ADJUSTMENTS AND ADDITION OF AN EASEMENT AT PIPE OUTLET ON NORTH SIDE OF WINTER SPRING DRIVE; MOVED UTILITY SERVICES OUT OF STORM EASEMENTS; RELOCATION OF SHRUBS TO AVOID PARKING AREAS AND EASEMENTS;	7/29/2022

CD 21-04 Preserve at Jones Dairy North
APPROVED
Date: August 8, 2022
Meredith Gruber
Town of Rolesville Planning
Department

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL SEC-055278-2021
STORMWATER MGMT. SWP-055985-2021
FLOOD STUDY S.
DATE: 8/5/2022
Barney Blackburn
SUPERVISOR/CITY ENGINEER

SITE PERMITTING APPROVAL
Water and Sewer Permits (If Applicable)
The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # 5-4867.
The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # W-3812.
The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system, as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # _____.
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 #
CD-21-04

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

N/F
LENNAR CAROLINAS, LLC
D.B. 15377, PG. 2089
B.M. 2006, PG. 1172
PIN # 1850.04-73-6733

N/F
DOUGLAS B. JONES
D.B. 17035, PG. 1542
PIN # 1860.03-03-8619

N/F
PRESERVE AT JONES DAIRY, LLC
PIN: 1850922931
DB:018255 PG:01872

N/F
KEVIN M. &
JOANNA M. CROW
D.B. 15769, PG. 755
B.M. 2007, PG. 1763
PIN # 1860.03-02-2839

N/F
WAKE FOREST CHURCH
OF THE NAZARENE
D.B. 17006, PG. 934
B.M. 2017, PG. 2572
PIN # 1860.03-02-9417

N/F
BILL CLARK HOMES OF RALEIGH, LLC
D.B. 16227, PG. 1802 PIN# 1860.04-01-0447

JONES DAIRY FARM PHASE 5B
B.M. 1998, PG 2317

JONES DAIRY FARM PHASE 5A
B.M. 1998, PG 2318

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	FLAGGED BY ENVIROTRAC, LTD AND SURVEYED BY CAWTHORNE MOSS & PANCIERA
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

PROPOSED SITE DATA	
ZONING	R & PUD
EXISTING SITE AREA	49.16 ACRES (2,141,698 SF)
R/W DEDICATION	0 ACRES (0 SF)
OTHER DEDICATIONS	0 ACRES (0 SF)
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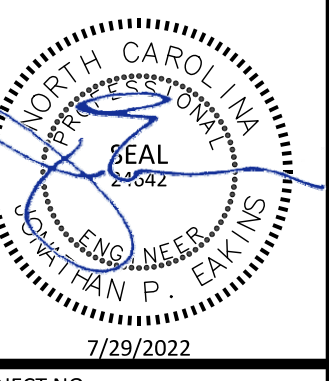


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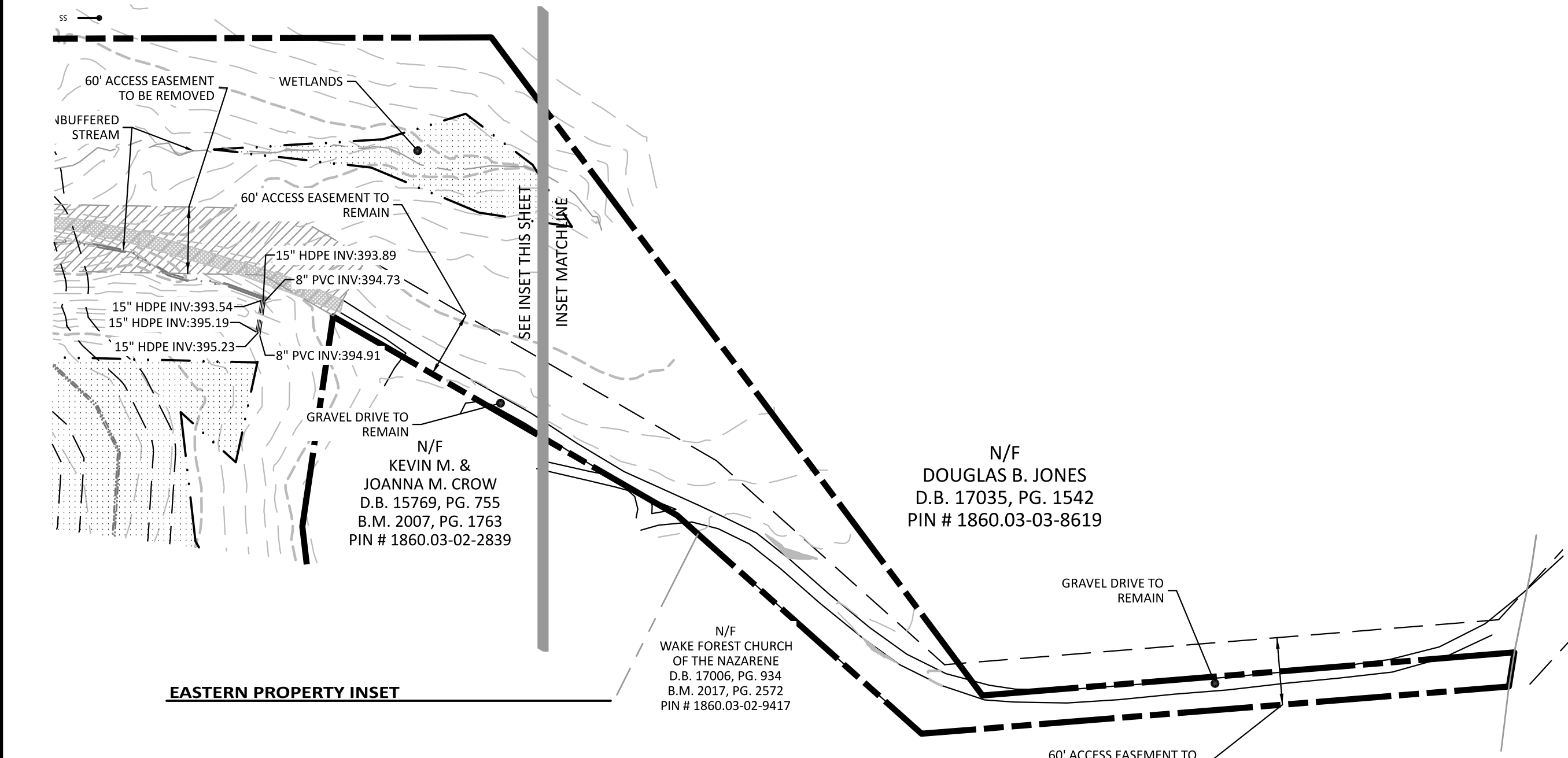
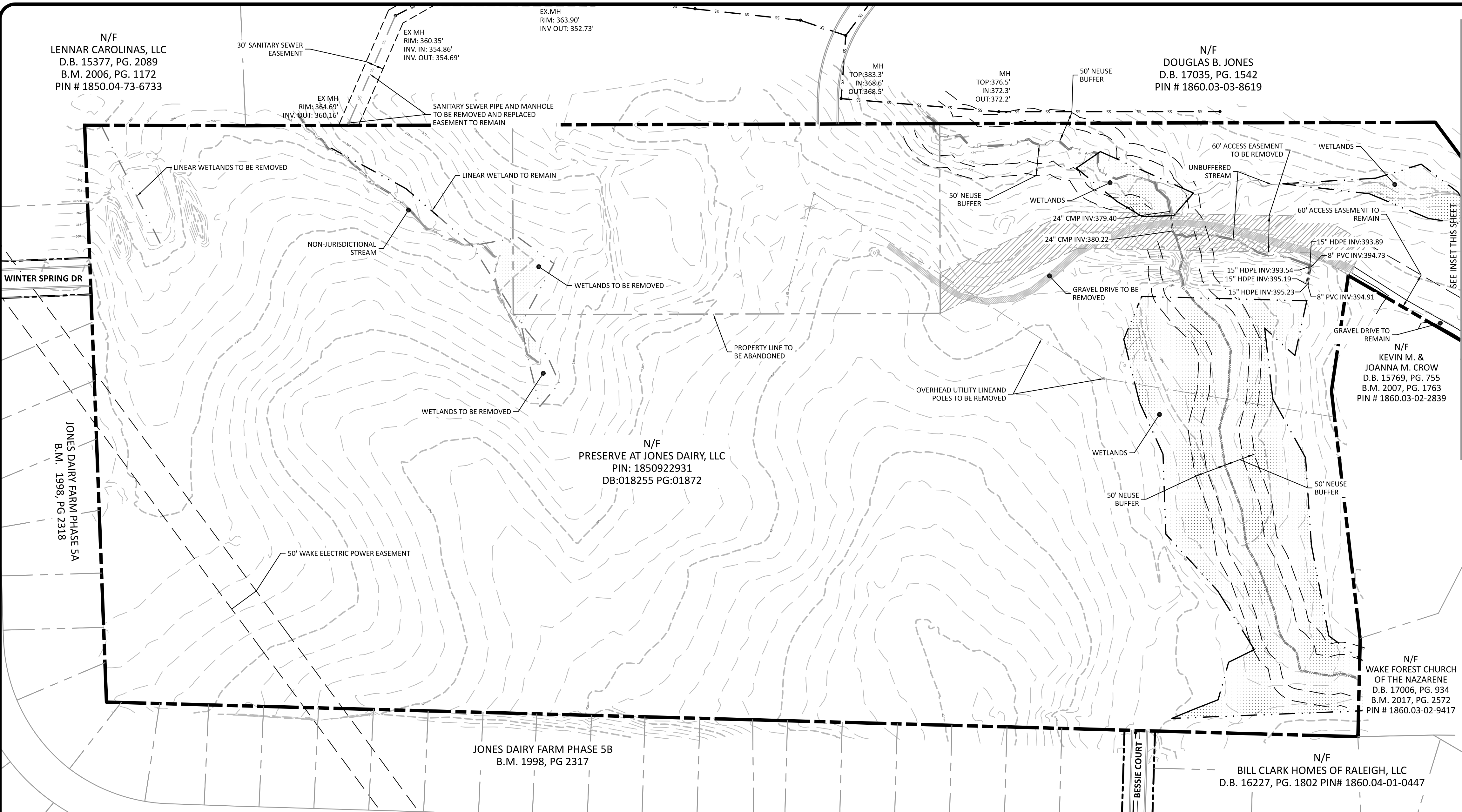
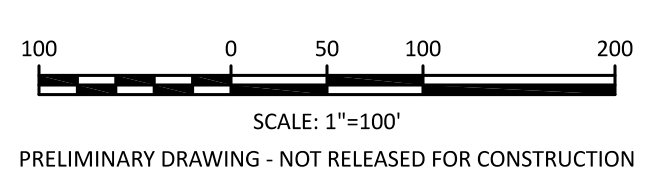
CLIENT:
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-493-0761

REVISIONS		
NO.	DATE	DESCRIPTION
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

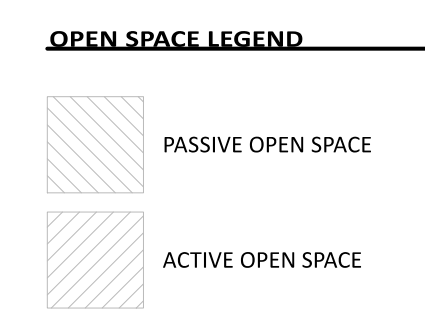
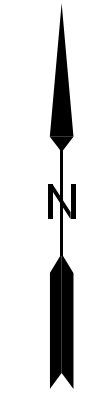
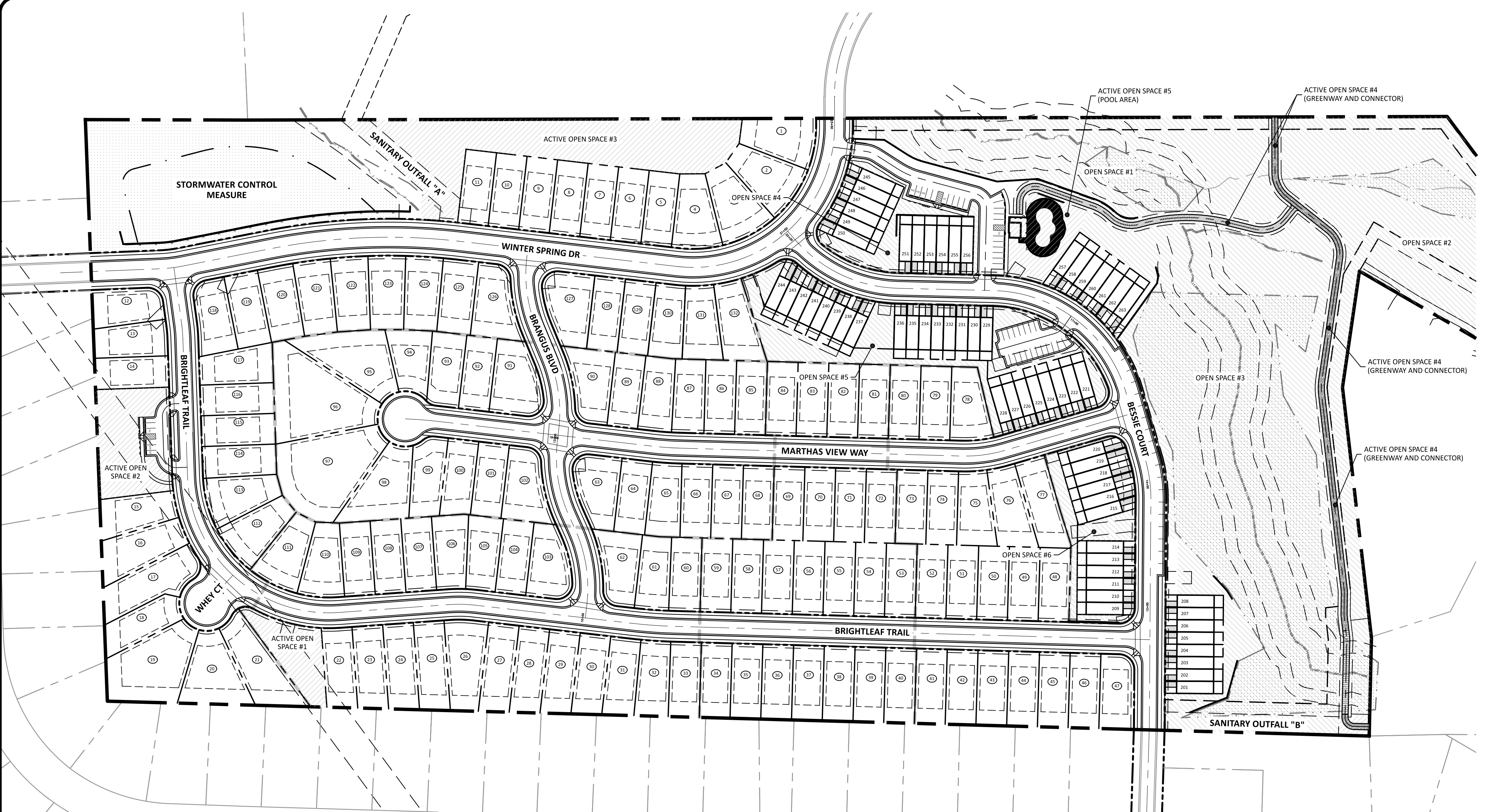
PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
OVERALL EXISTING CONDITIONS PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=100'
DATE:	2022-03-21
SHEET NO:	C1.0



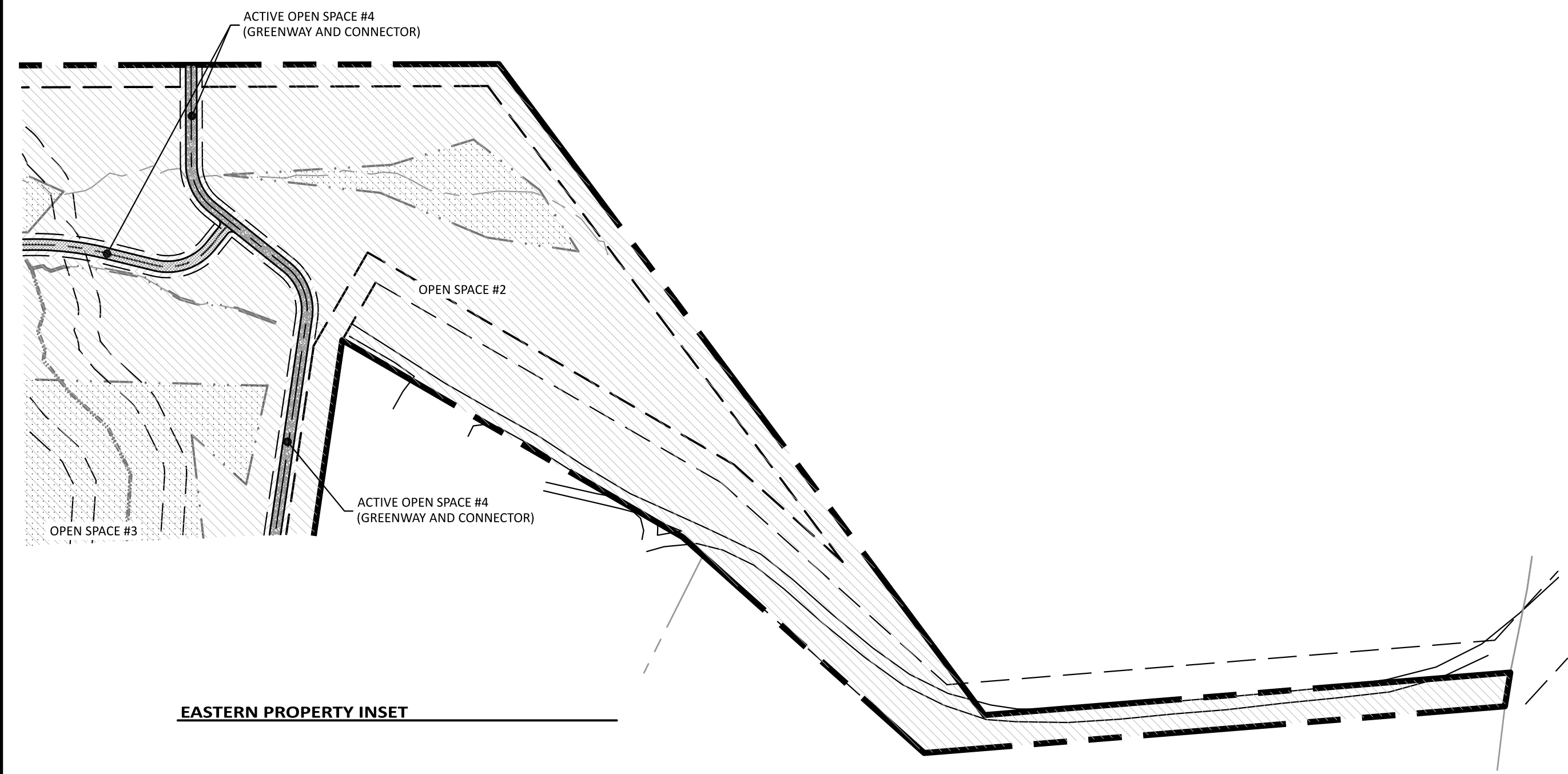
EASTERN PROPERTY INSET



OPEN SPACE REQUIREMENTS		
AREA	SINGLE FAMILY	TOWNHOME
% OPEN SPACE REQUIRED	10%	15%
OPEN SPACE AREA REQUIRED	185,480 SF	43,035 SF
% ACTIVE/IMPROVED OPEN SPACE REQUIRED	50%	35%
ACTIVE/IMPROVED OPEN SPACE AREA REQUIRED	92,740 SF	15,062 SF
TOTAL OPEN SPACE AREA REQUIRED	228,515 SF	
TOTAL OPEN SPACE AREA PROVIDED	524,951 SF	
TOTAL ACTIVE/IMPROVED OPEN SPACE AREA REQUIRED	107,802 SF	
TOTAL ACTIVE/IMPROVED OPEN SPACE AREA PROVIDED	122,263 SF	

OPEN SPACE AREAS PROVIDED	
AREA ID	AREA
OPEN SPACE #1	78,132 SF
OPEN SPACE #2	180,318 SF
OPEN SPACE #3	221,328 SF
OPEN SPACE #4	10,277 SF
OPEN SPACE #5	25,005 SF
OPEN SPACE #6	9,891 SF
TOTAL OPEN SPACE	524,951 SF

ACTIVE OPEN SPACE AREAS PROVIDED	
AREA ID	AREA
ACTIVE OPEN SPACE #1	10,509 SF
ACTIVE OPEN SPACE #2	16,319 SF
ACTIVE OPEN SPACE #3	50,457 SF
ACTIVE OPEN SPACE #4	32,321 SF
ACTIVE OPEN SPACE #5	12,657 SF
TOTAL ACTIVE OPEN SPACE	122,263 SF



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

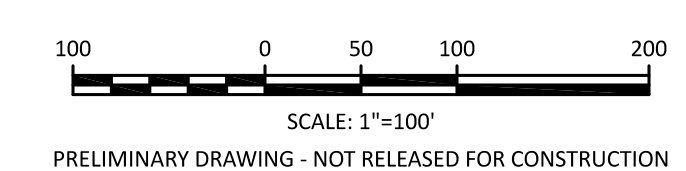
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10334 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-497-0761

REVISIONS		
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2	2022-07-29	

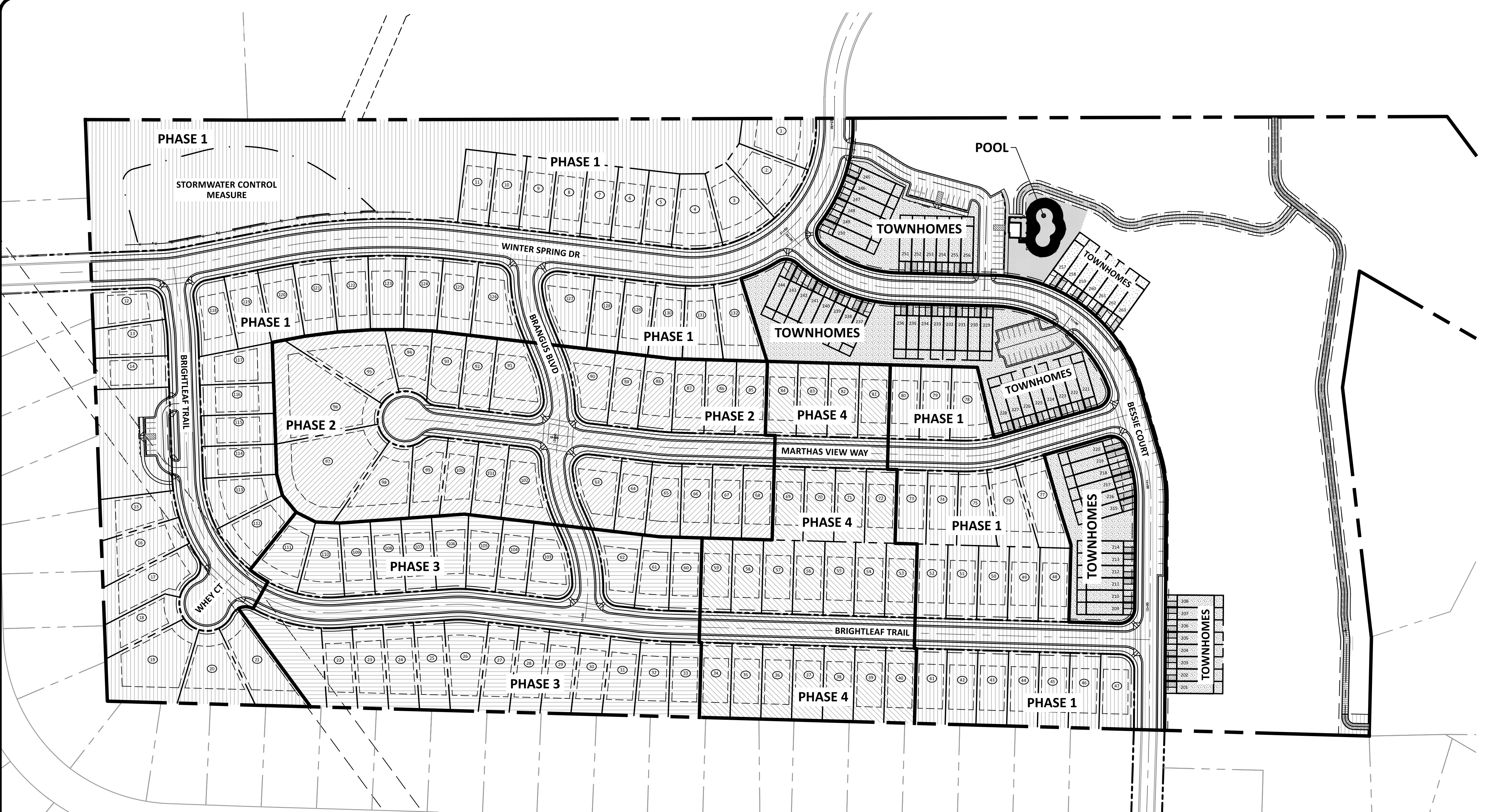
PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
OPEN SPACE PLAN



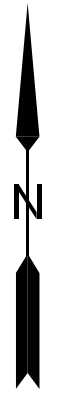
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DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=100'
DATE:	2022-03-21
SHEET NO:	C2.1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- PHASING NOTES**
1. THE POOL AND TOWNHOMES WILL BE PERMITTED BY SEPARATE PLANS AND ARE NOT INCLUDED WITH THE APPROVALS INCLUDED WITH THESE PLANS
 2. THE TOWNHOMES WILL USE INFRASTRUCTURE INSTALLED FOR SINGLE FAMILY PHASE 1
 3. THE PRIVATE GREENWAY TRAIL WILL BE CONSTRUCTED AFTER THE POOL IS COMPLETED



PHASE LEGEND

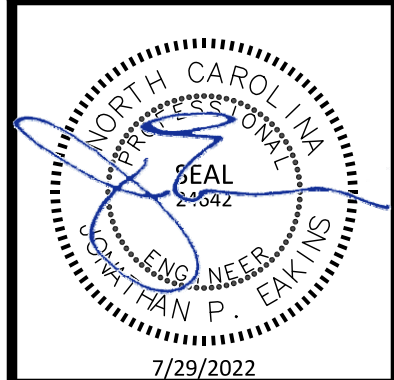
	PHASE 1 LOTS 1-21, 41-52, 73-80 AND 112-132
	PHASE 2 LOTS 63-68 AND 85-102
	PHASE 3 LOTS 22-33, 60-62 AND 103-111
	PHASE 4 LOTS 34-40, 53-59 69-72 AND 81-84
	POOL
	TOWNHOMES LOTS 201-263

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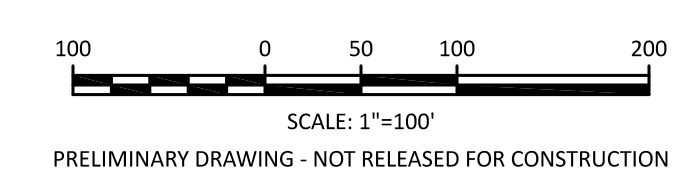
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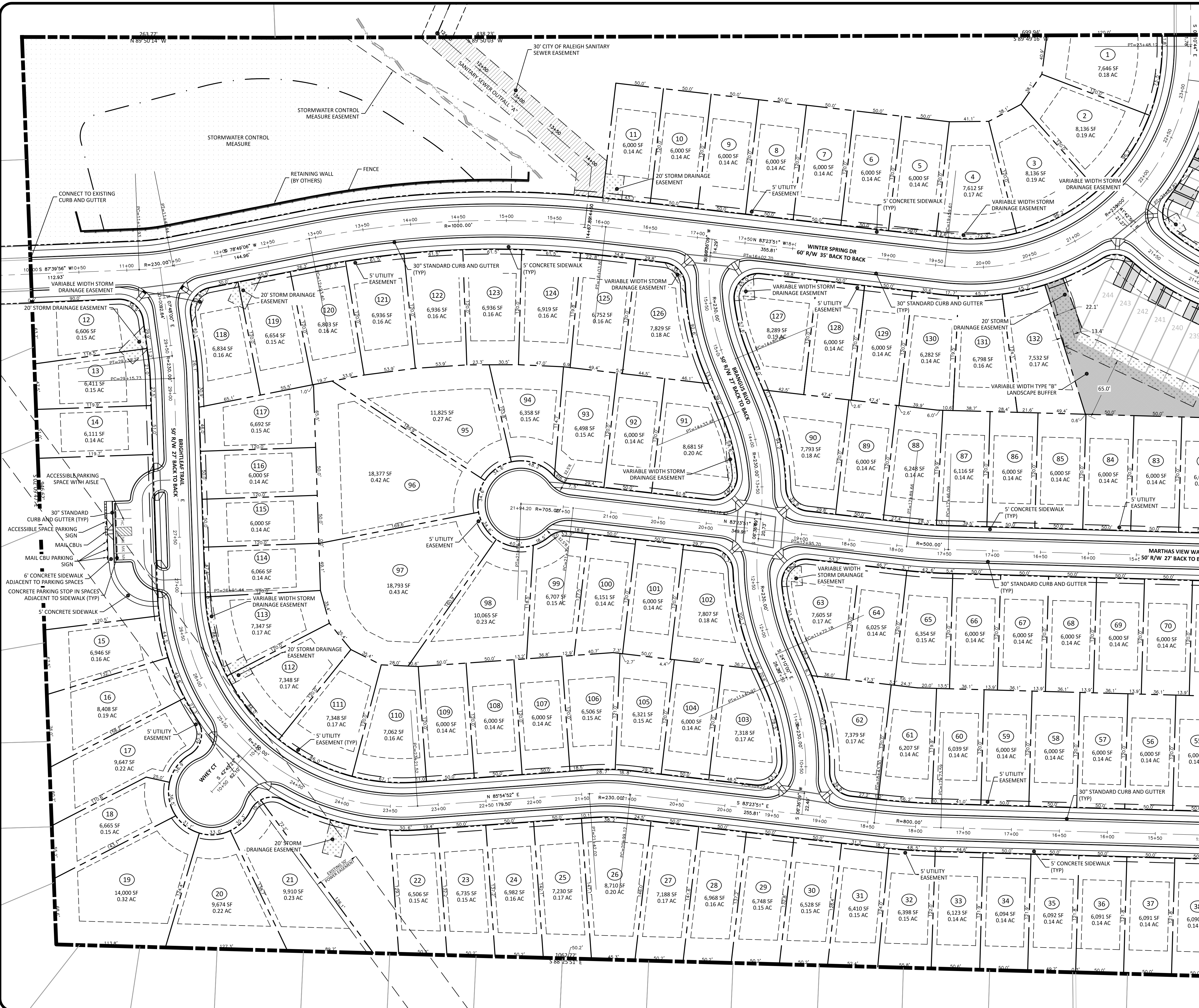
NO.	DATE	REVISIONS
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PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
PHASING PLAN



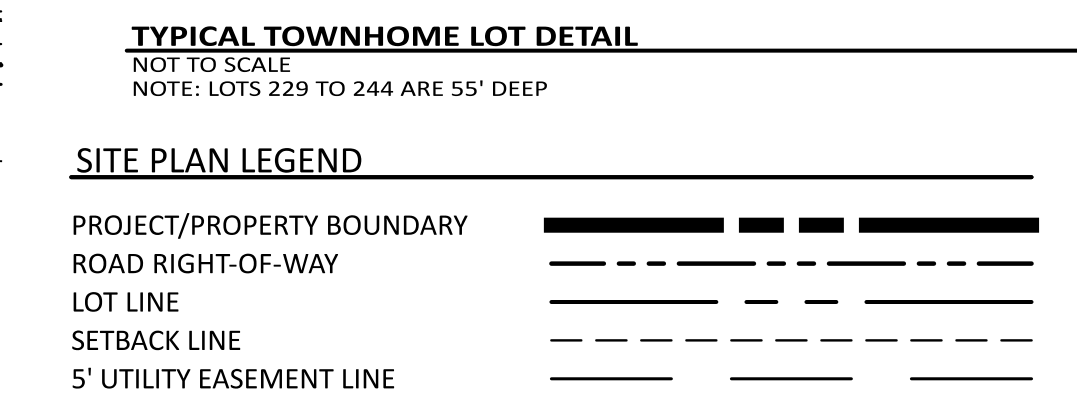
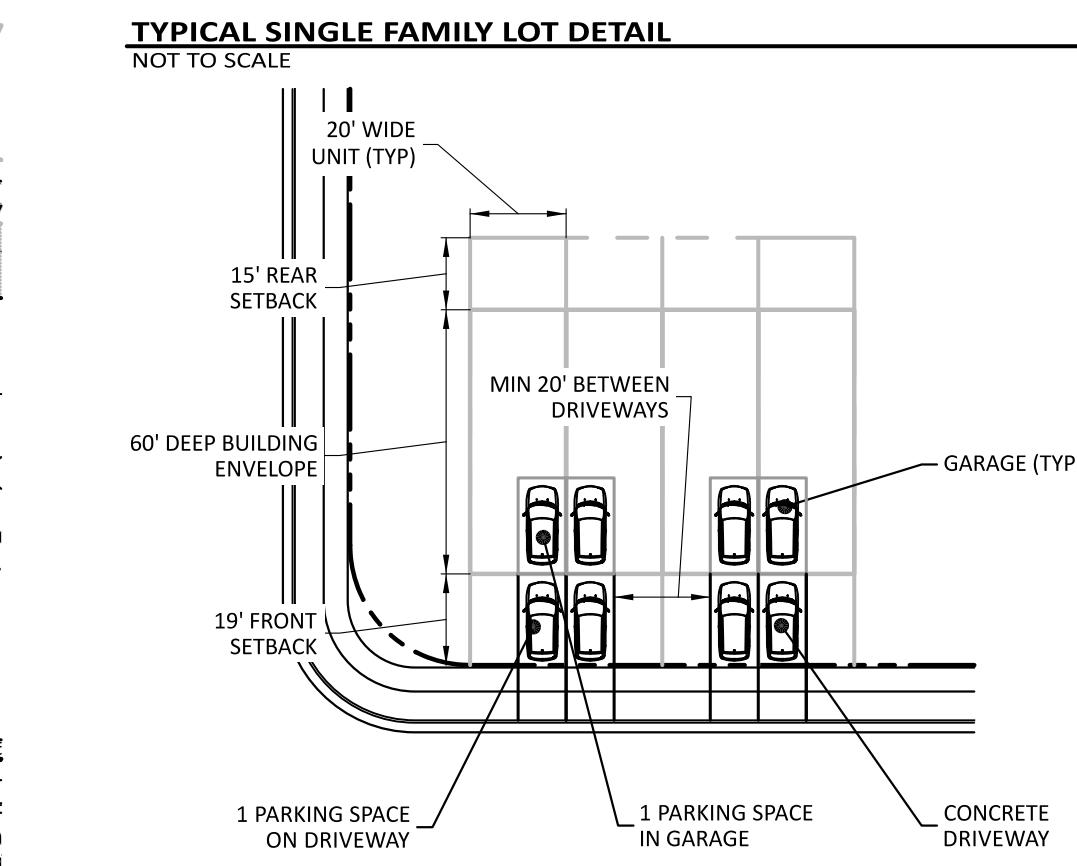
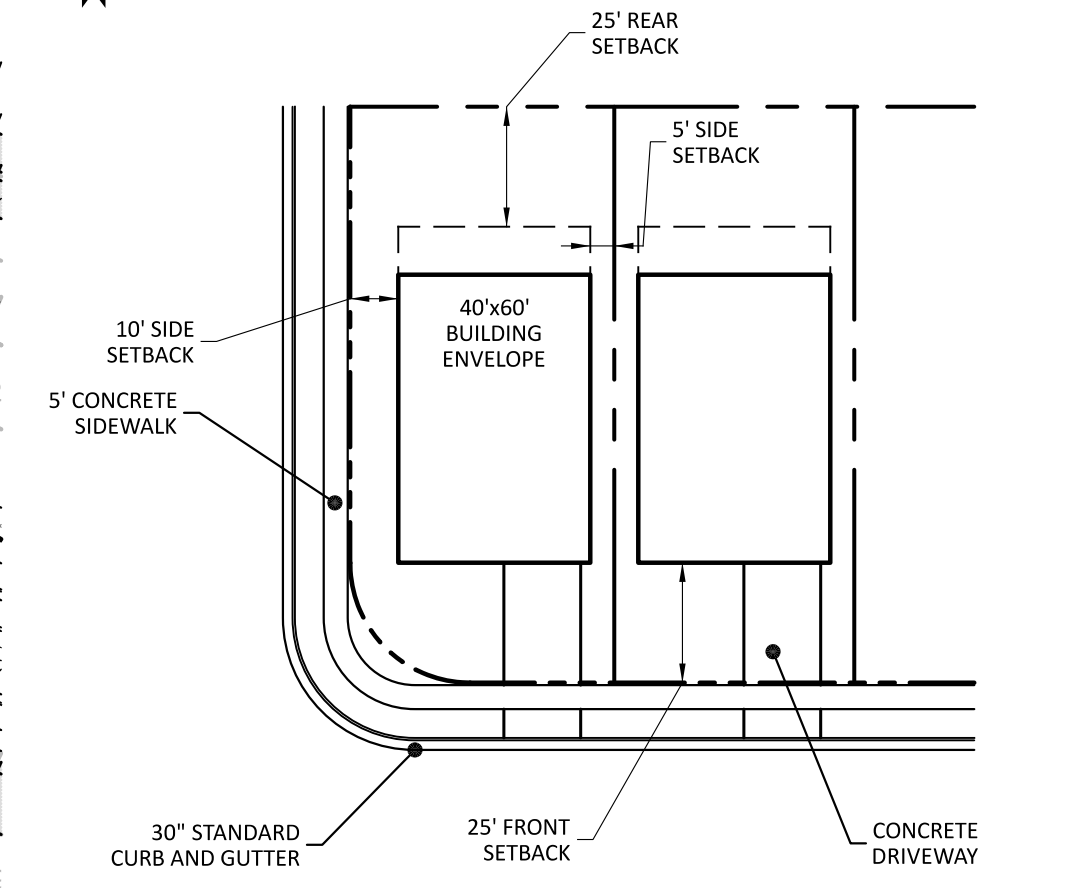
PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=100'
DATE:	2022-03-21
SHEET NO:	C2.2





LAYOUT NOTES

1. ALL CURB AND GUTTER RADI AT ROAD INTERSECTIONS ARE 27.5' TO BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL RIGHT-OF-WAY RADI AT ROAD INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED
3. ALL CURB AND GUTTER RADI FOR CUL-DE-SAC BULBS ARE 37.5' TO BACK OF CURB UNLESS OTHERWISE NOTED
4. ALL RIGHT-OF-WAY RADI FOR CUL-DE-SAC BULBS ARE 45' UNLESS OTHERWISE NOTED
5. ALL CURB AND GUTTER RADI AT PARKING LOT ENTRANCES ARE 10' TO BACK OF CURB UNLESS OTHERWISE NOTED
6. ALL CURB AND GUTTER RADI AT PARKING SPACES ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED



ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-998-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SITE PERMITTING APPROVAL
Water and Sewer Permits (if Applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

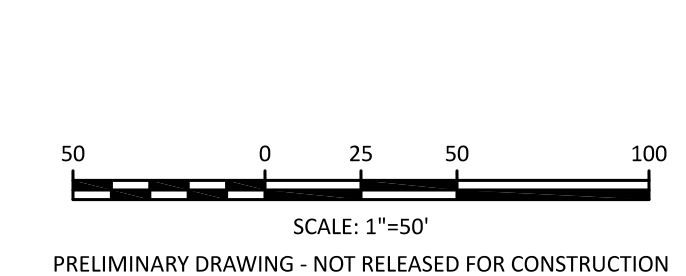
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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____
Raleigh Water Review Officer

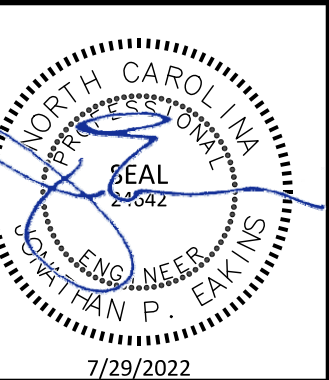


The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

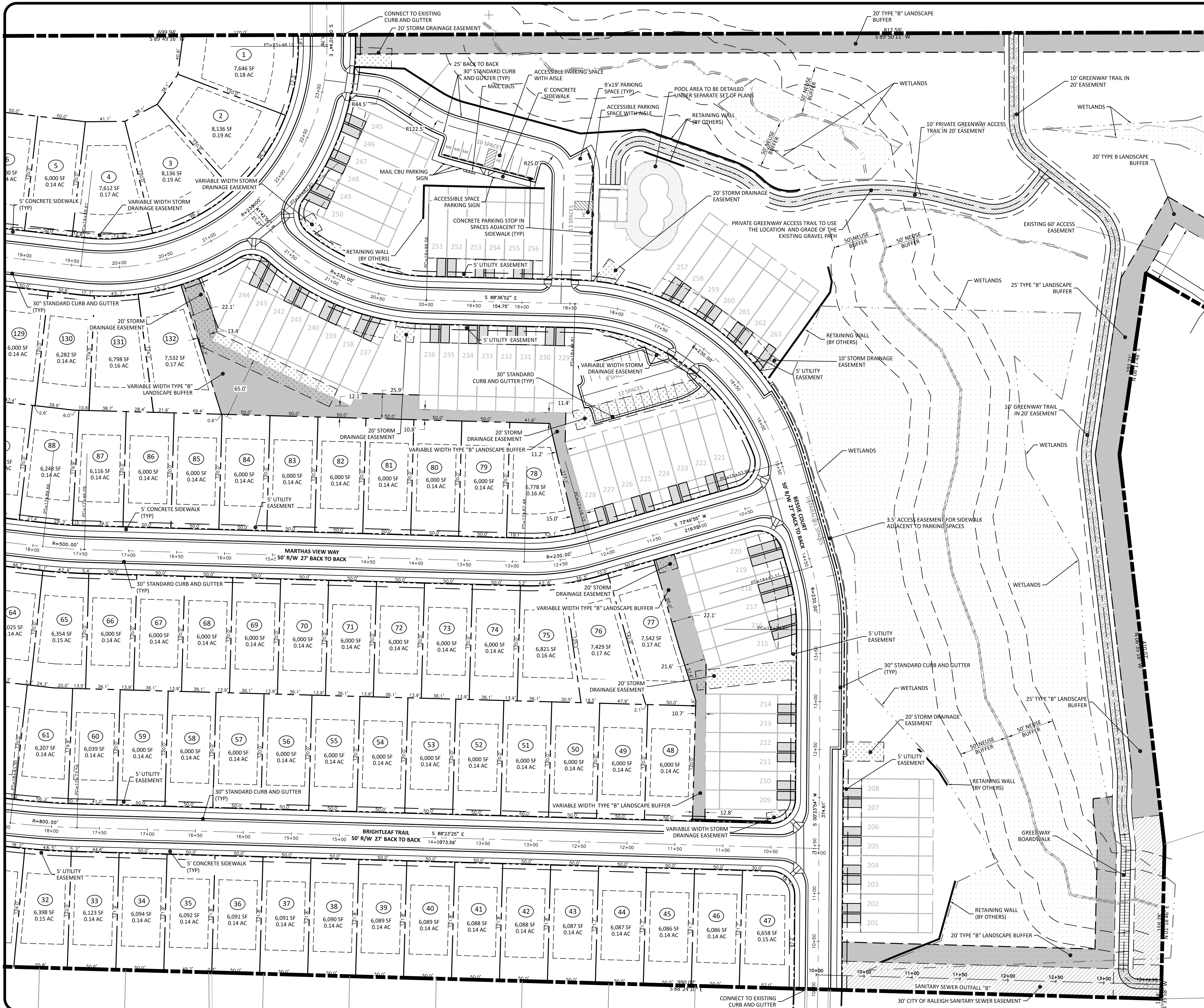
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919-493-0761

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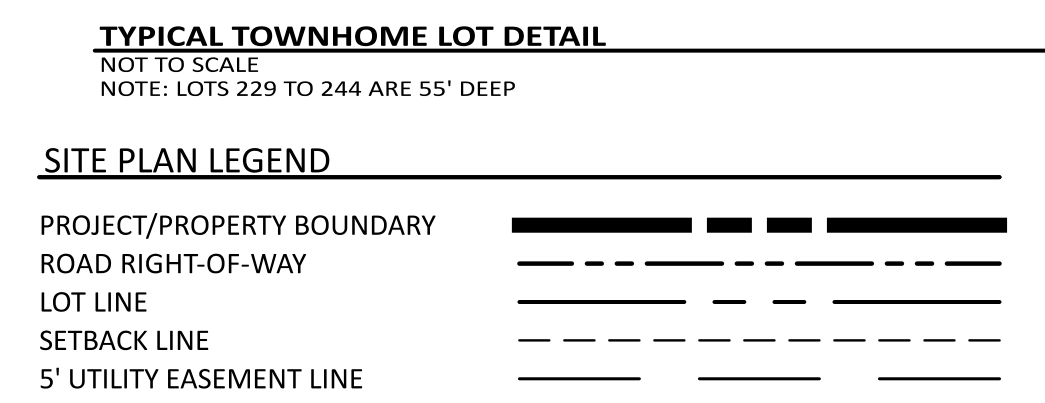
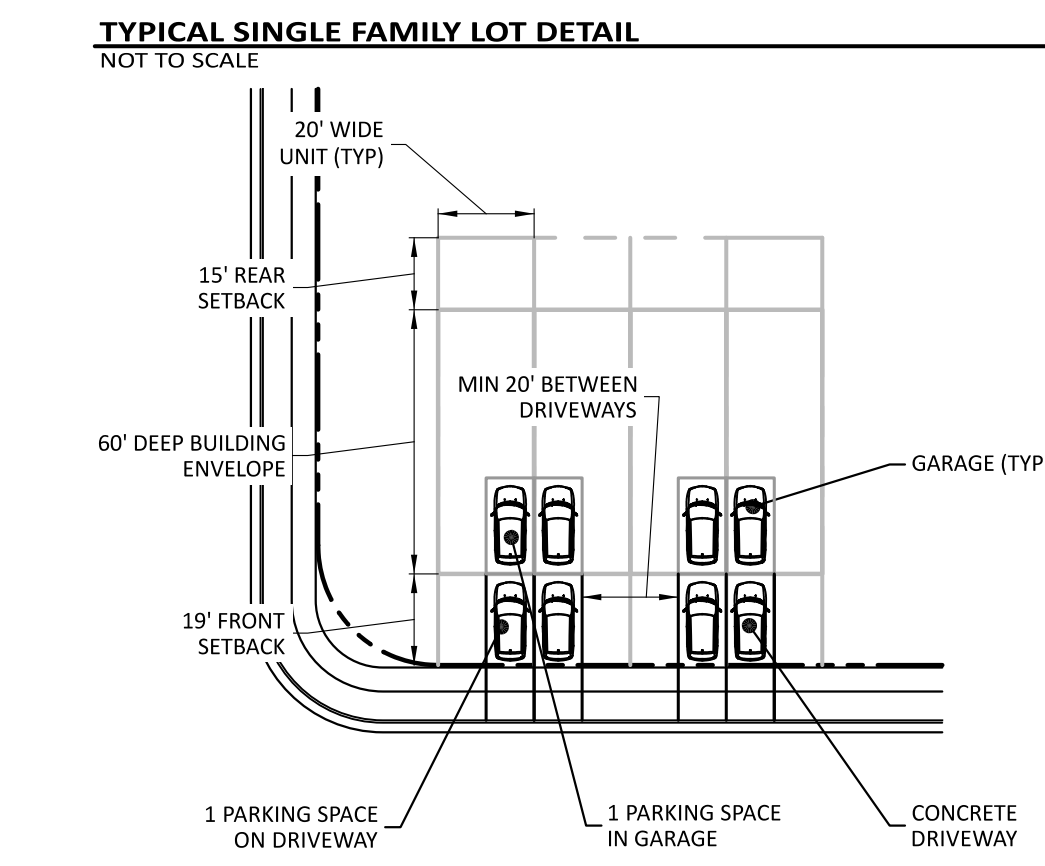
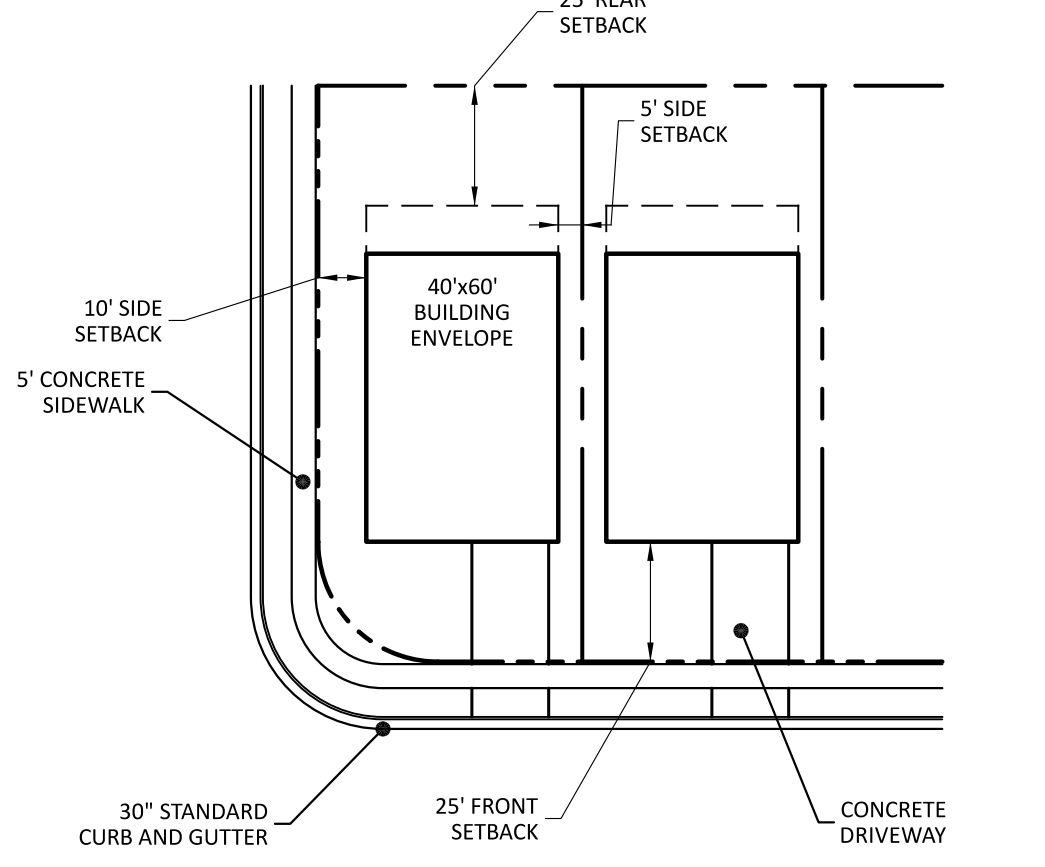
PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
SITE PLAN - WEST



PROJECT NO: _____
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=50"
DATE: 2022-03-21
SHEET NO: **C2.3**



- ### LAYOUT NOTES
1. ALL CURB AND GUTTER RADII AT ROAD INTERSECTIONS ARE 27.5' TO BACK OF CURB UNLESS OTHERWISE NOTED
 2. ALL RIGHT-OF-WAY RADII AT ROAD INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED
 3. ALL CURB AND GUTTER RADII FOR CUL-DE-SAC BULBS ARE 37.5' TO BACK OF CURB UNLESS OTHERWISE NOTED
 4. ALL RIGHT-OF-WAY RADII FOR CUL-DE-SAC BULBS ARE 45' UNLESS OTHERWISE NOTED
 5. ALL CURB AND GUTTER RADII AT PARKING LOT ENTRANCES ARE 10' TO BACK OF CURB UNLESS OTHERWISE NOTED
 6. ALL CURB AND GUTTER RADII AT PARKING SPACES ARE 2.5' TO BACK OF CURB UNLESS OTHERWISE NOTED



ATTENTION CONTRACTORS

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FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SITE PERMITTING APPROVAL

Water and Sewer Permits (if Applicable)

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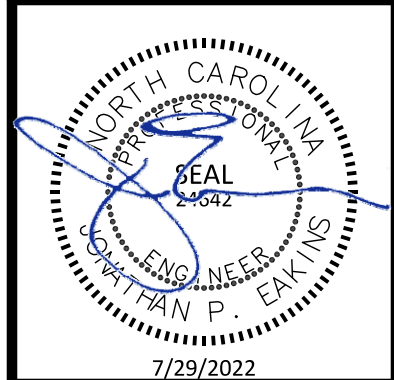
City of Raleigh Development Approval _____
Raleigh Water Review Officer

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

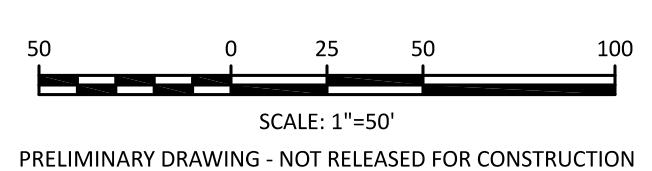
CLIENT:
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-491-0761

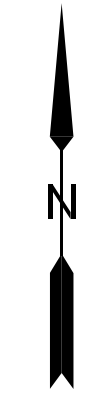
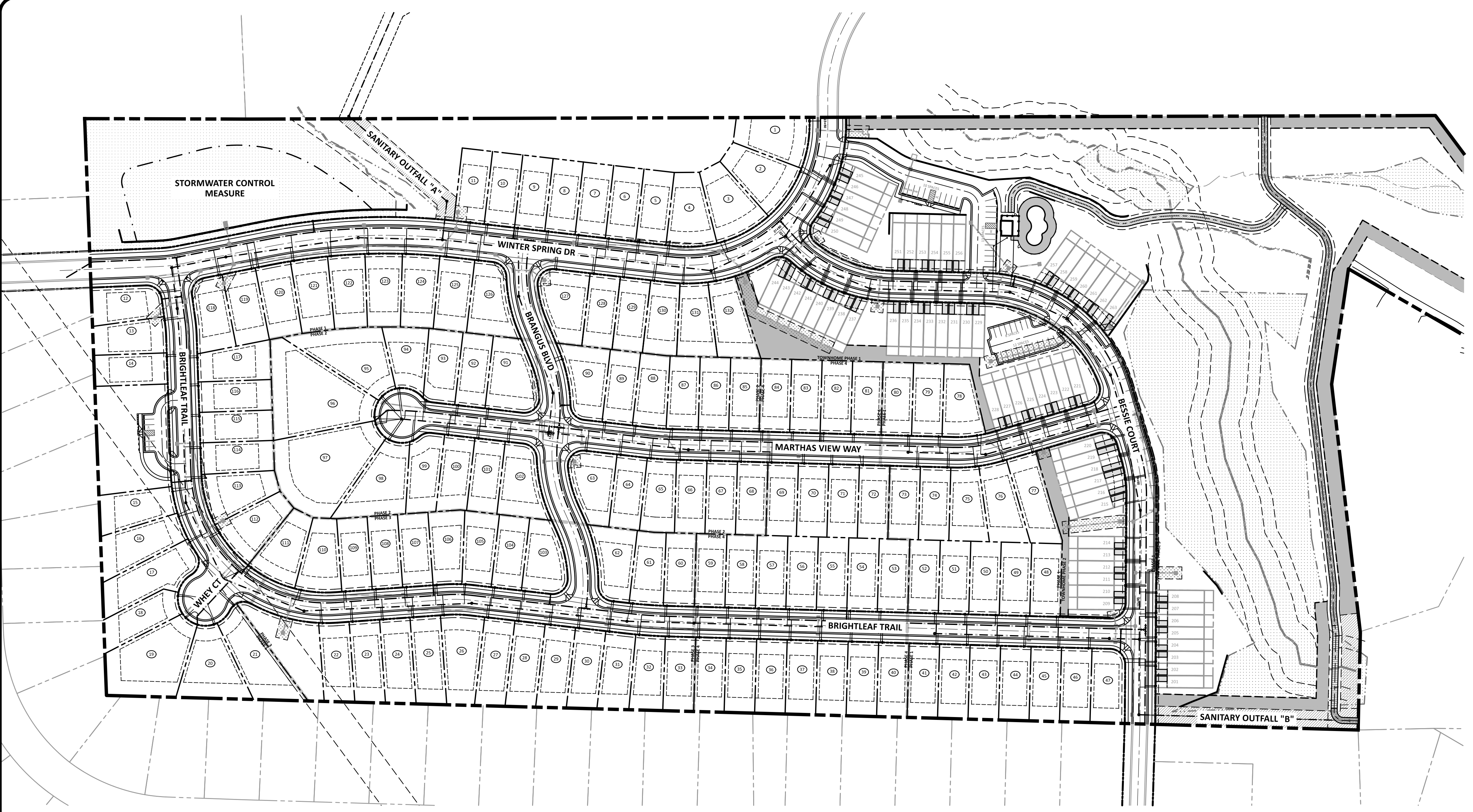
REVISIONS	REVISIONS PER TOWN OF ROLESVILLE COMMENTS	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
SITE PLAN - EAST



PROJECT NO: _____
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=50'
DATE: 2022-03-21
SHEET NO: **C2.4**





- CITY OF RALEIGH STANDARD UTILITY NOTES**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IN 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 ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 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.
 - 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.
 - 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.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - 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.
 - INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - 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.
 - 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.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 - 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@RALEIGHNC.GOV FOR MORE INFORMATION.

ATTENTION CONTRACTORS

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SITE PERMITTING APPROVAL
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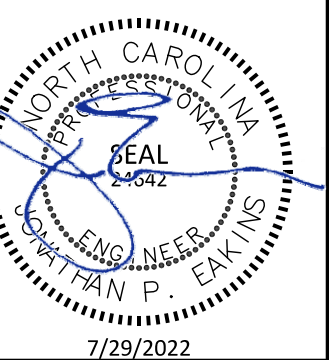
City of Raleigh Development Approval _____
Raleigh Water Review Officer

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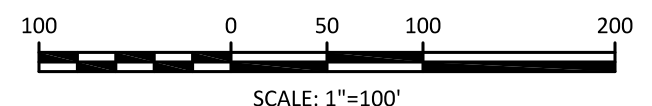
CLIENT:
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RALEIGH, NC 27617
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NO.	DATE	REVISIONS
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2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

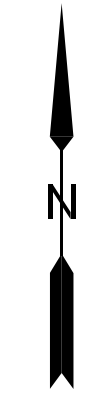
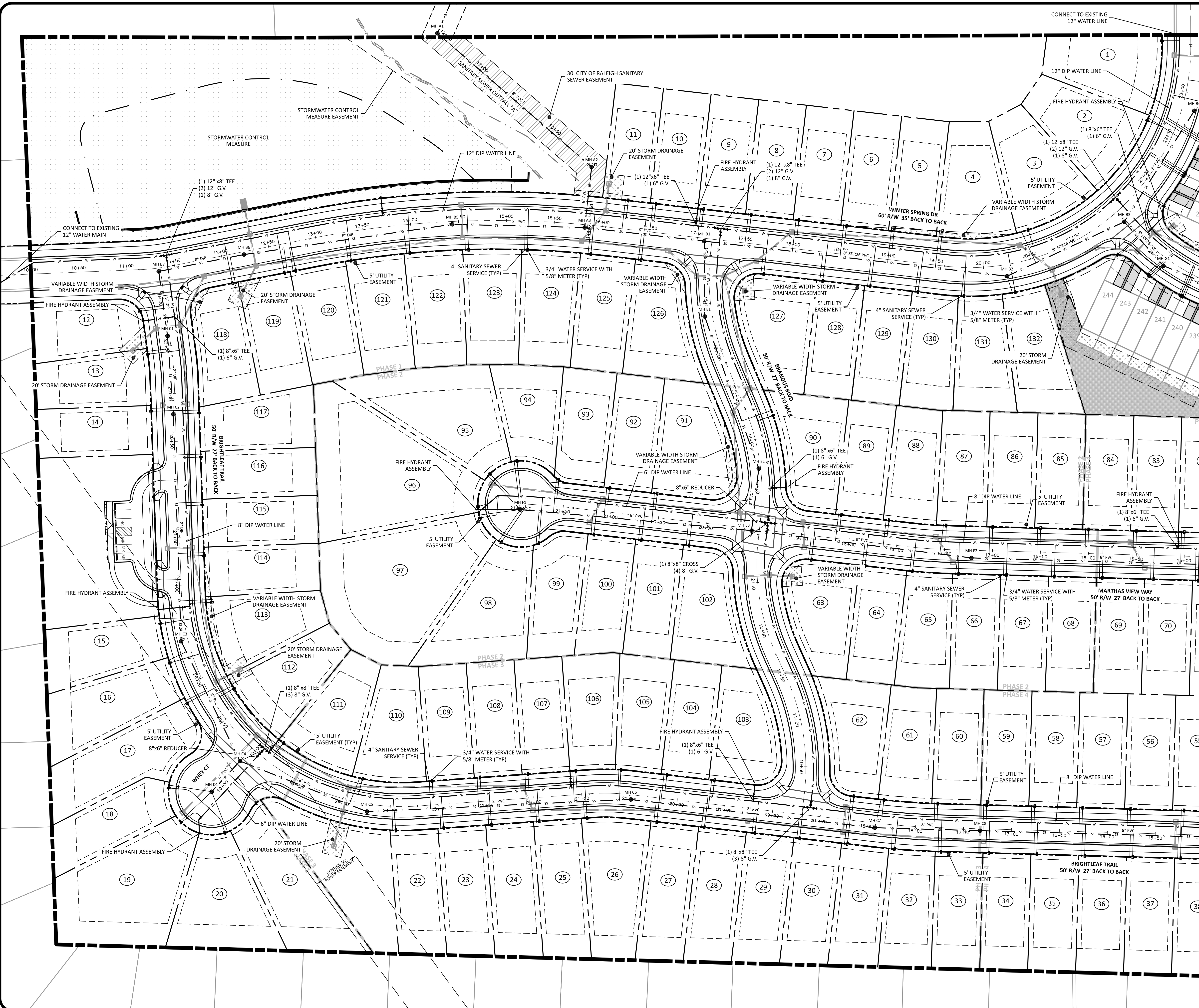
PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
OVERALL UTILITY PLAN



PROJECT NO: _____
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=100'
DATE: 2022-03-21
SHEET NO: **C3.0**



SCALE: 1"=100'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

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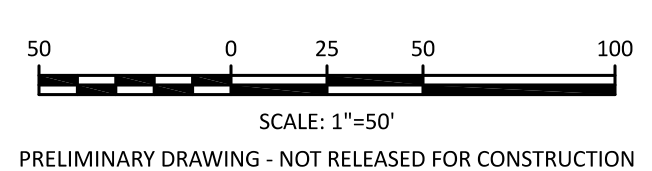
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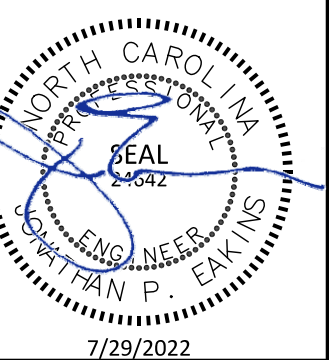


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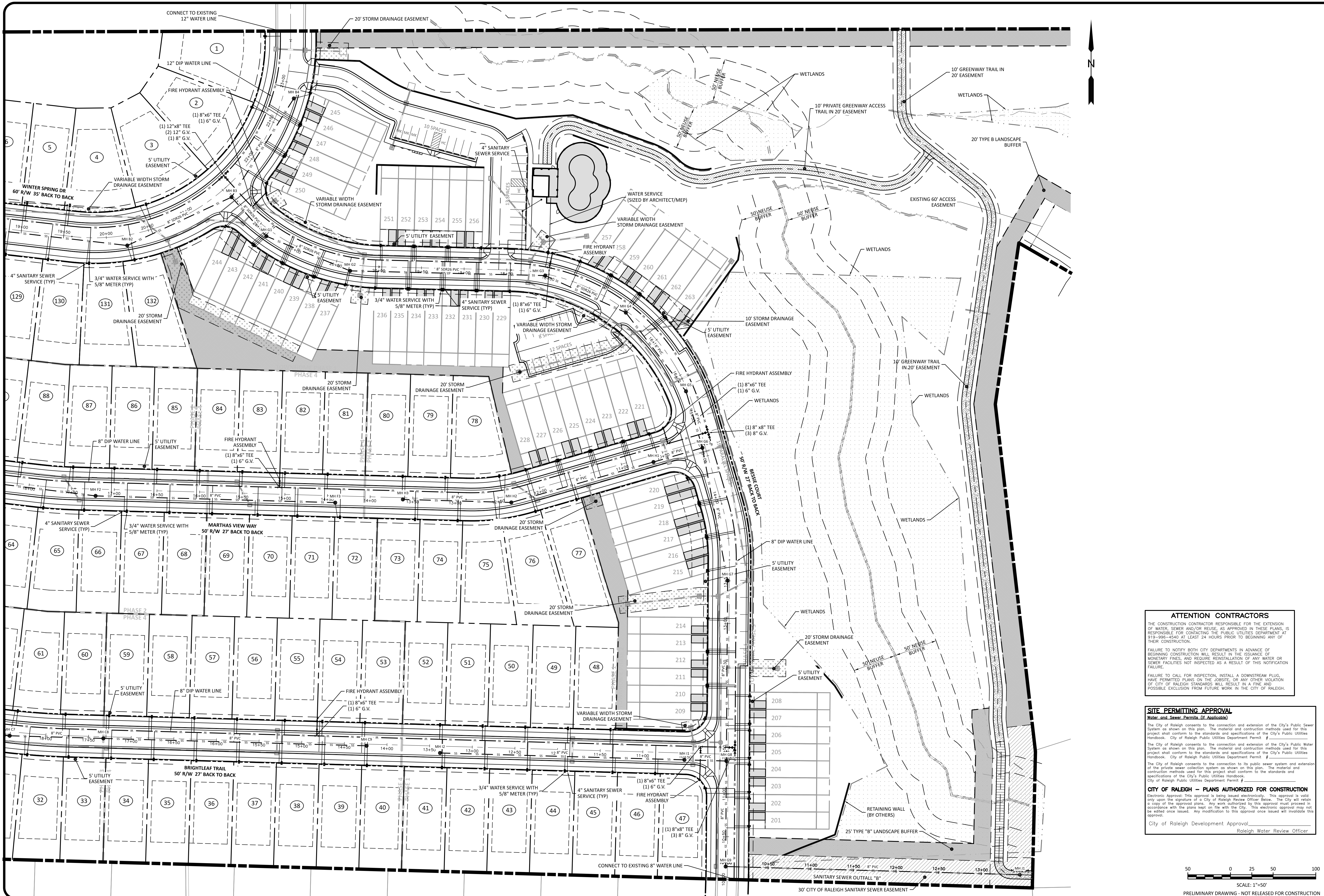
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 27517 RALEIGH, NC 27617
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PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
UTILITY PLAN - WEST



PROJECT NO: _____
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **C3.1**



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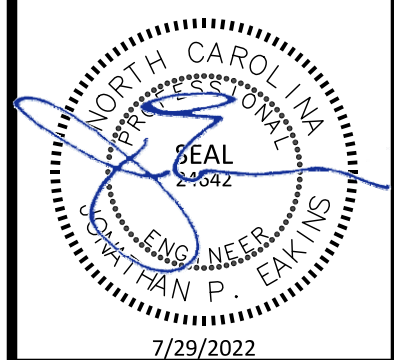
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PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
UTILITY PLAN - EAST

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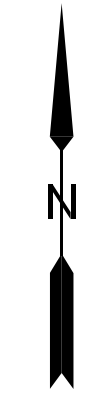
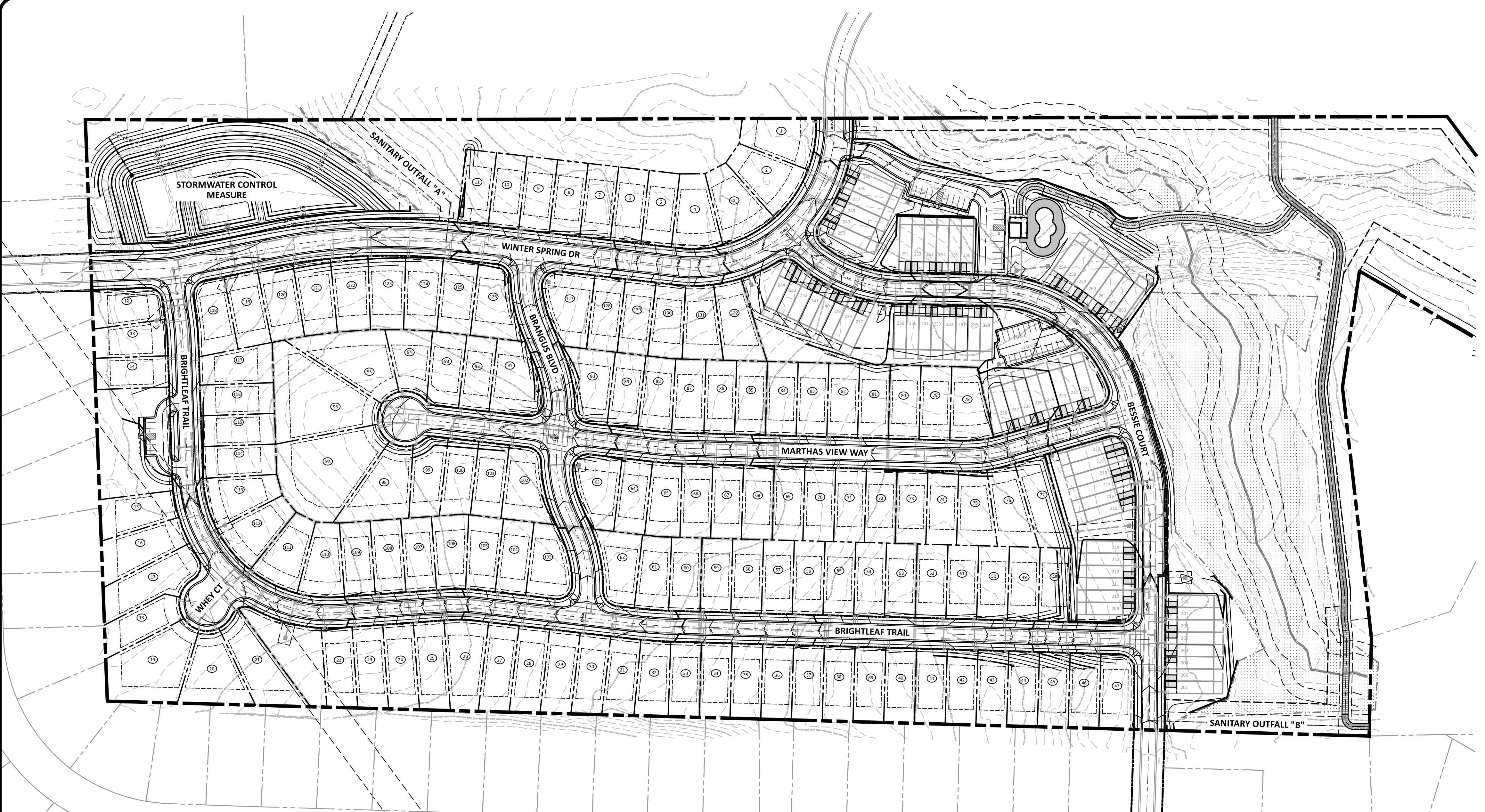
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 City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____



PROJECT NO: _____
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **C3.2**

SCALE: 1"=50'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- STORM DRAINAGE NOTES**
- RIM ELEVATION FOR A CATCH BASIN (CB) OR CURB INLET (CI) IS TOP OF CURB (T/C). RIM ELEVATION FOR DROP INLET (DI) OR YARD INLET (YI) IS TOP OF BOX OR TOP OF GRATE (NOT SLAB). RIM ELEVATION FOR A MANHOLE (MH) OR JUNCTION BOX (JB) IS CENTER OF THE STRUCTURE COVER.
 - ALL STORM DRAINAGE PIPES SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS NOTED OTHERWISE.
 - ALL STORM DRAINAGE PIPE IN TRAFFIC AREAS SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN UNLESS OTHERWISE APPROVED.
 - ALL STORM DRAINAGE PIPE IN TRAFFIC NON-AREAS SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN UNLESS OTHERWISE APPROVED.
 - ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
 - ALL PIPE IN STORM DRAINAGE STRUCTURES SHALL BE STRUCK EVEN WITH THE INSIDE WALL.
 - ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PASTIC GASKETS UNLESS OTHERWISE NOTED.
 - EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE BENCH SHALL BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30 - 48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
 - ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SUITABLE SOILS SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER TAMPING BLOWS OR PROOF ROLLING.
 - MATERIALS DEEMED AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
 - BACKFILLING OF TRENCHES SHALL BE PERFORMED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND AND ABOVE THE PIPE SHALL BE COMPACTED IN ACCORDANCE WITH THE PERMITTING AUTHORITY'S SPECIFICATIONS AND/OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

- GRADING NOTES**
- PROPOSED CONTOURS REPRESENT APPROXIMATE ELEVATIONS AT A POINT. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES SUPERCEDE CONTOUR INFORMATION.
 - ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
 - 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 48 HOURS PRIOR TO ANY DIGGING.
 - CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING 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 SWALES/DITCHES ALONG PROPERTY LINES AND REAR YARDS SHOULD BE 2% OR STEEPER.
 - 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.

EROSION CONTROL NOTE

A LAND DISTURBANCE PERMIT WAS ISSUED BY WAKE COUNTY FOR THIS PROJECT ON AUGUST 13, 2021 UNDER S&E PERMIT # SEC-055978-2021 BASED ON PLANS PREPARED BY OTHERS. REFER TO THE APPROVED EROSION CONTROL PLANS FOR FOR THE INSTALLATION AND MAINTENANCE OF THE NECESSARY EROSION CONTROL DEVICES.

POND RETAINING WALL NOTE

GEORGRID FOR THE WALL ON THE SOUTH SIDE OF THE POND IS NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY

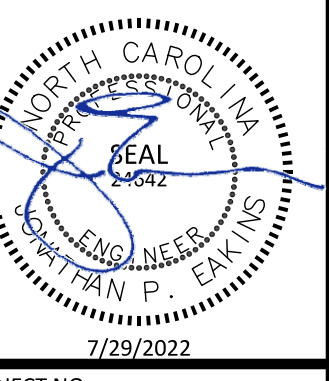
- GREENWAY AND GREENWAY CONNECTOR**
- PER ITEM 3 OF THE SPECIAL USE PERMIT CONDITIONS, THE GREENWAY WILL BE CONSTRUCTED AS PART OF PHASE 1 OF THE PROJECT AND COMPLETED BEFORE THE FIRST BUILDING PERMIT FOR PHASE 1 IS ISSUED.
 - THE GREENWAY CONNECTOR (FROM THE POOL TO THE GREENWAY) WILL BE CONSTRUCTED AFTER POOL CONSTRUCTION.
 - IN THE AREA WHERE THE GREENWAY CONNECTOR CROSSES THE EXISTING STREAM, THE GRADES FOR THE GREENWAY CONNECTOR WILL BE THE SAME AS THE EXISTING PATH THAT CROSSES THE STREAM. NO STREAM DISTURBANCE WILL OCCUR FOR THE CONSTRUCTION OF THE GREENWAY CONNECTOR.

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

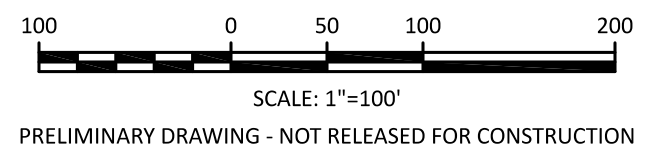
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

REVISIONS	
NO.	DESCRIPTION
1	2022-06-05 REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29 REVISIONS PER TOWN OF ROLESVILLE COMMENTS

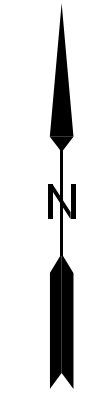
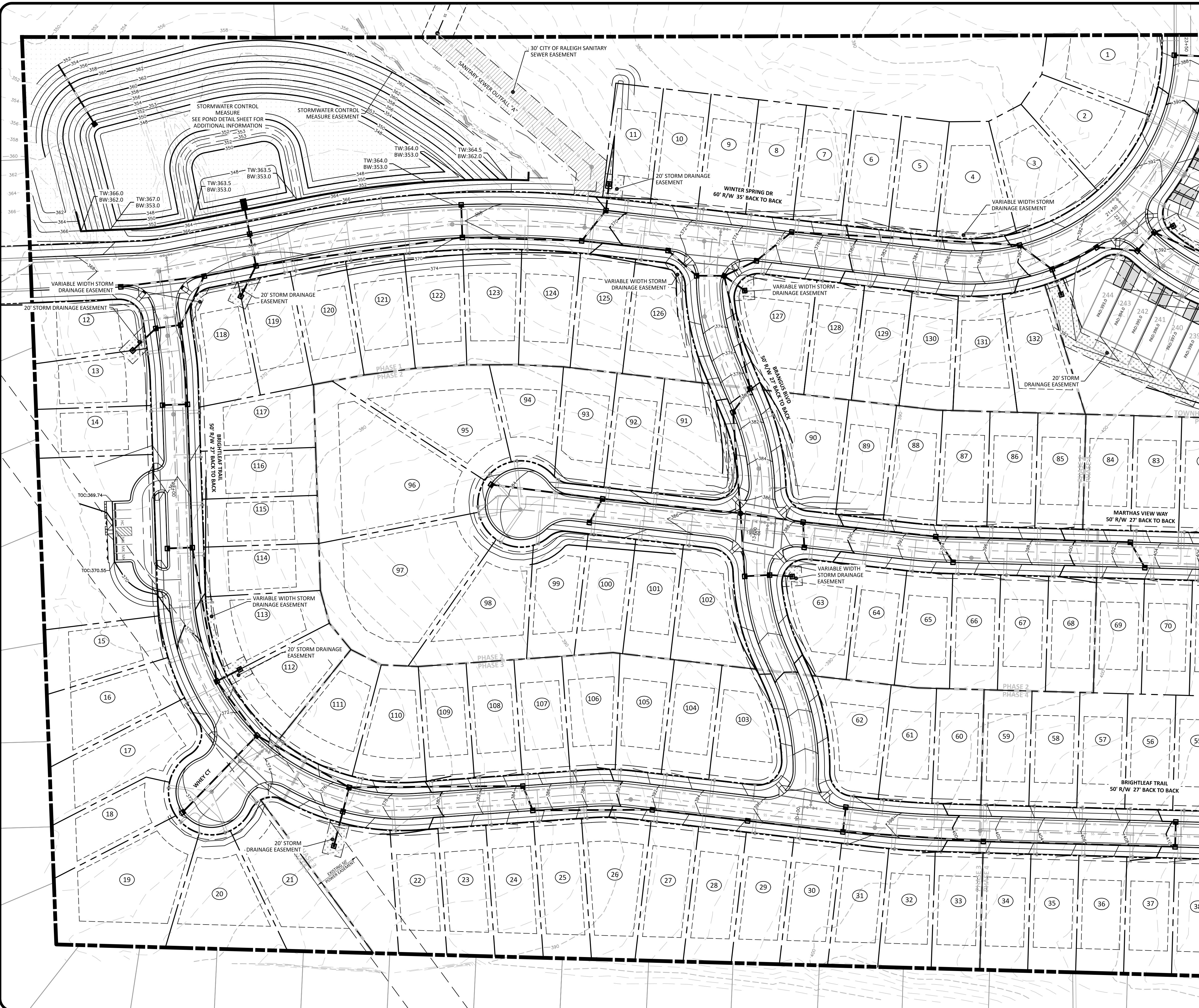
PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
OVERALL GRADING PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=100'
DATE:	2022-03-21
SHEET NO:	C4.0



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

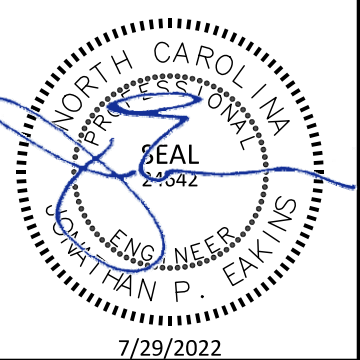


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 PO Box 810, Rolesville, NC 27571
 919-435-6395
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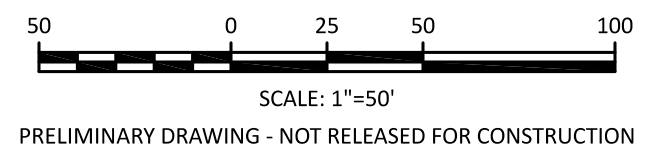
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 10334 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-497-0761

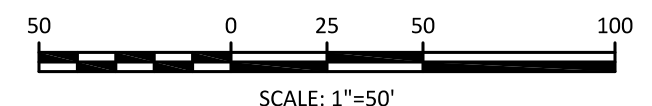
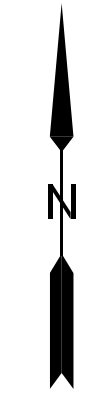
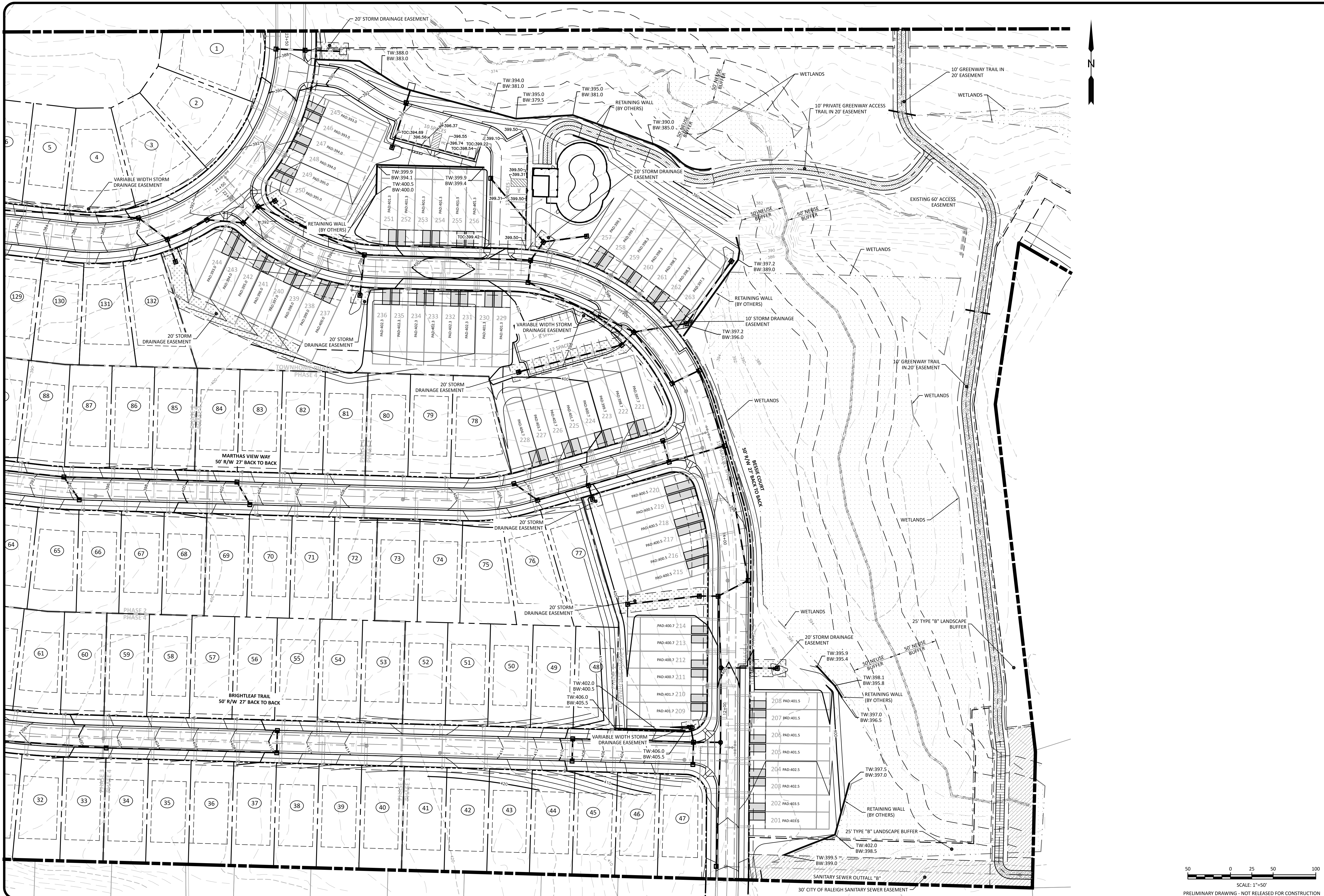
NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
GRADING PLAN - WEST



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=50'
DATE:	2022-03-21
SHEET NO:	C4.1



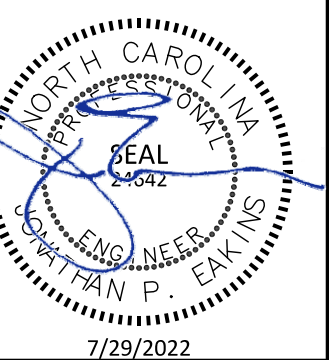


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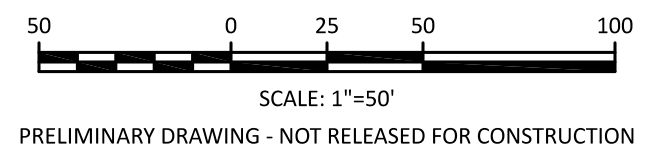
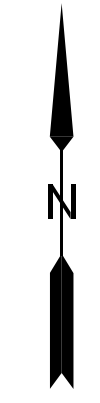
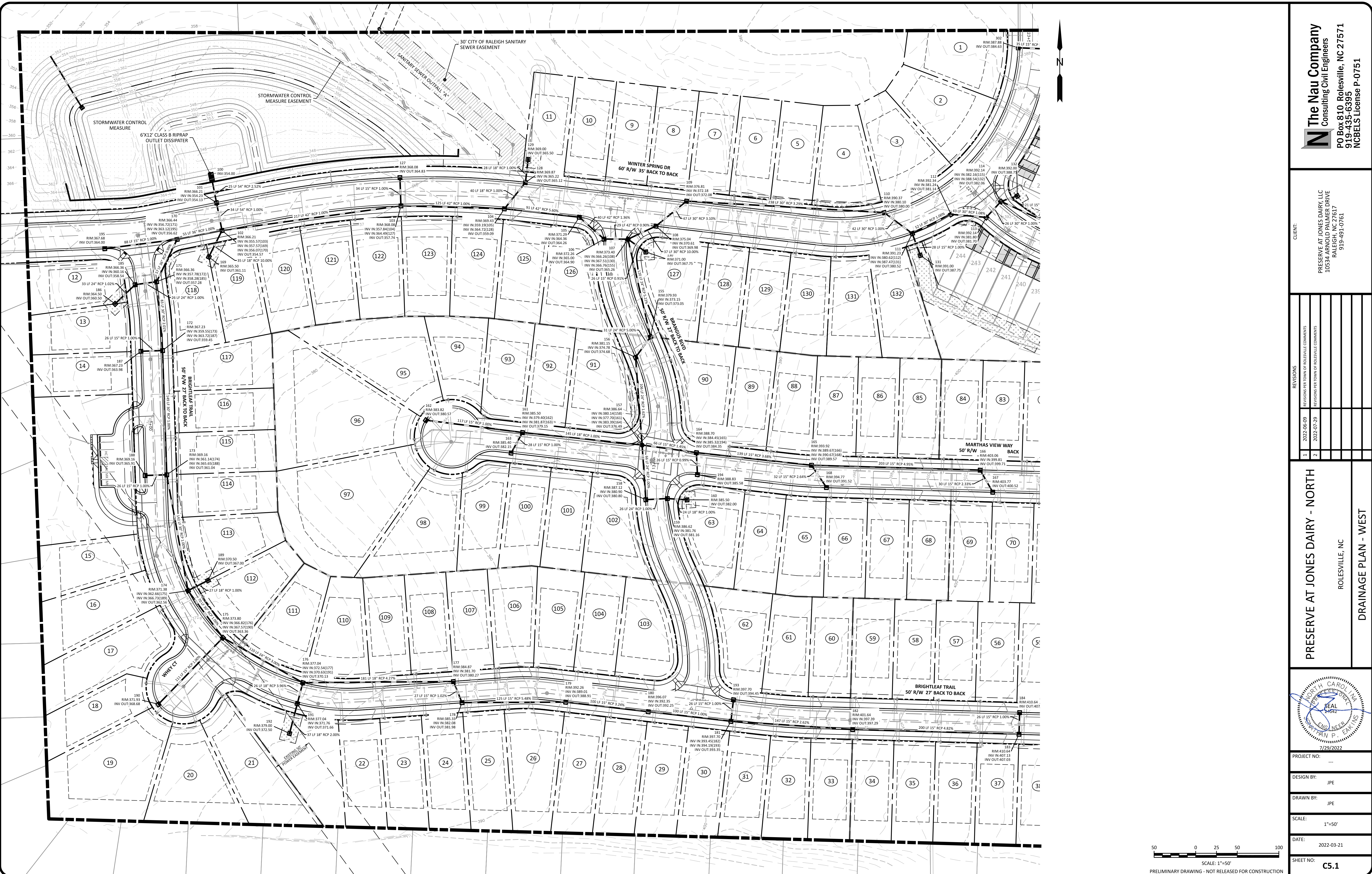
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-497-0761

NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
GRADING PLAN - EAST



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **C4.2**

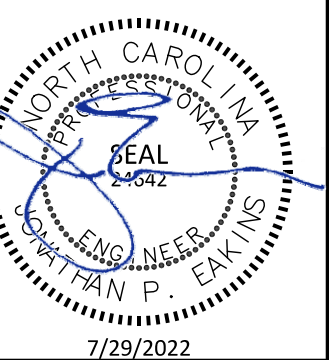


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CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

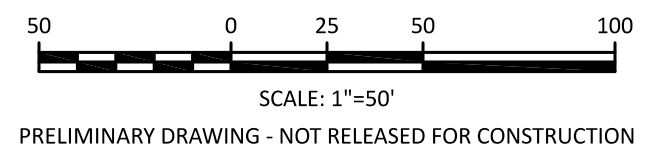
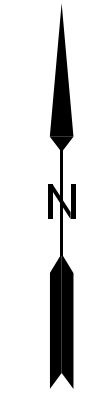
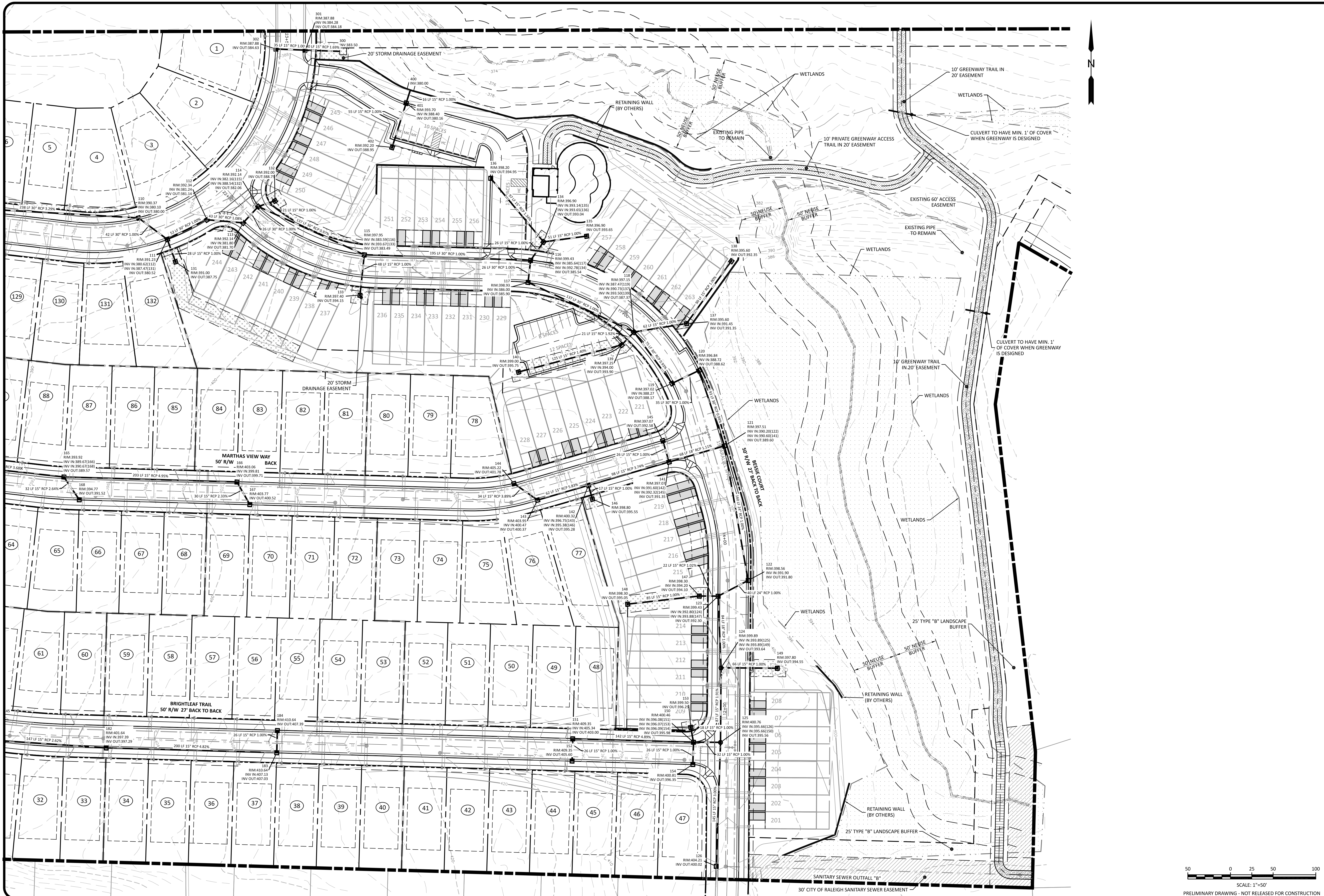
NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
DRAINAGE PLAN - WEST



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **C5.1**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

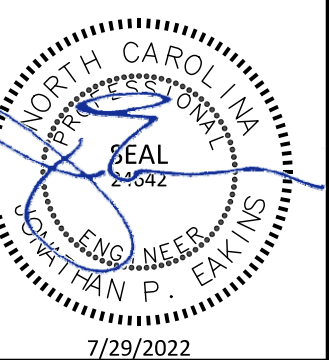


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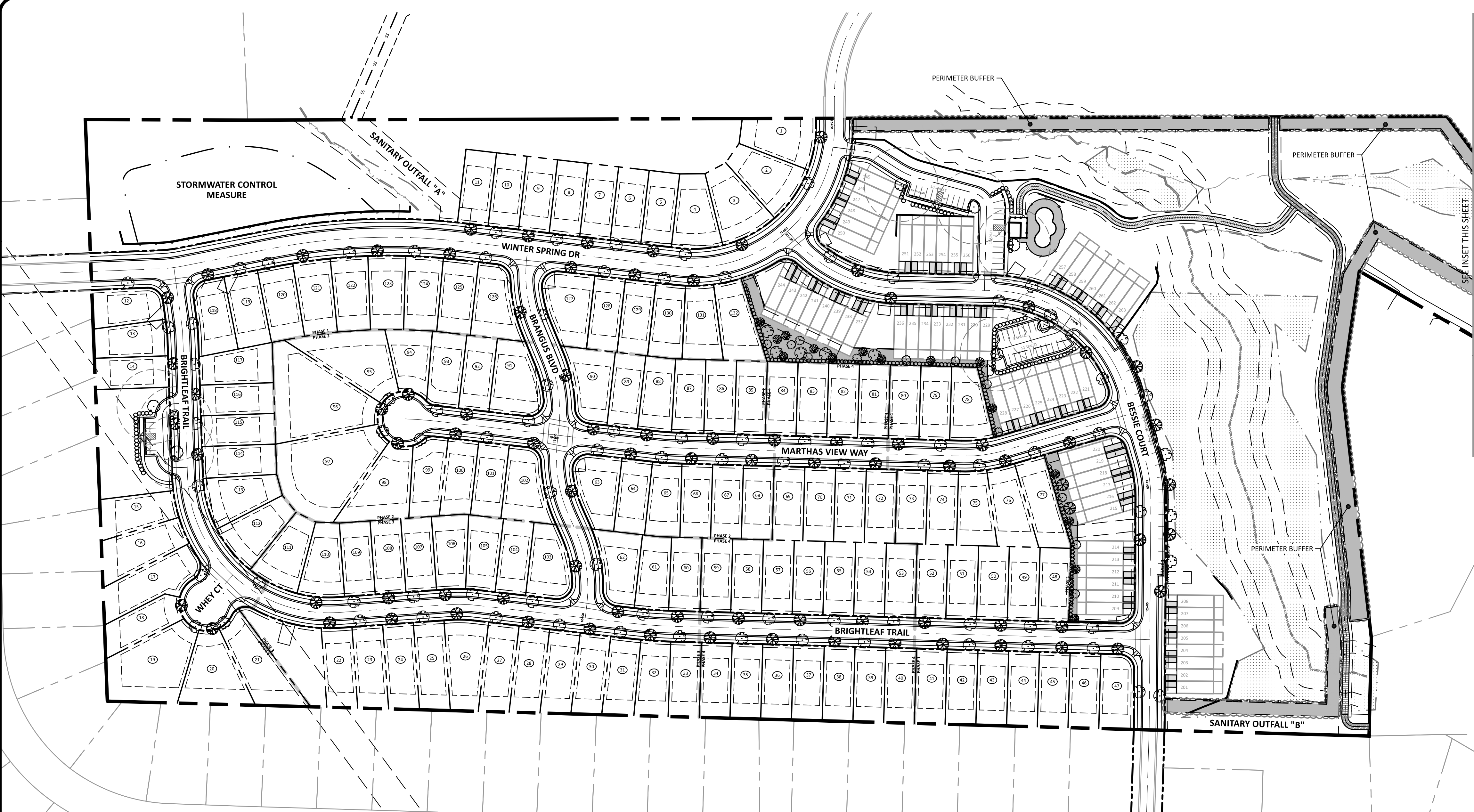
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10334 BRUNO PALMER DRIVE
 RALEIGH, NC 27617
 919-493-0761

REVISIONS	REVISIONS PER TOWN OF ROLESVILLE COMMENTS	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
DRAINAGE PLAN - EAST

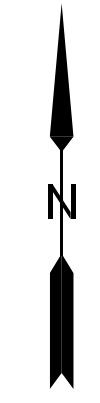


PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **C5.2**



PERIMETER BUFFER NOTE
 1. THE DEVELOPER WILL COORDINATE A WALK THROUGH WITH THE TOWN TO CONFIRM EXISTING VEGETATION IN DELINEATED BUFFERS MEETS THE REQUIRED ATTRIBUTES OF THE BUFFER TYPE. ANY ADDITIONAL REQUIRED PLANTINGS TO EFFECT THE BUFFER WILL UTILIZE THE PLANT TYPES AND SPECIES LISTED IN THE TYPE "B" BUFFER. LANDSCAPE PLANT LIST ON SHEETS C7.1 OR C7.2 TO MEET OR EXCEED THE ORDINANCE STANDARDS FOR THAT BUFFER TYPE. DURING CONSTRUCTION OF PHASE 1 OF THE TOWNHOMES THIS FIELD VERIFICATION OF THE EXISTING VEGETATION WILL TAKE PLACE AND DOCUMENTATION WILL BE PROVIDED TO THE TOWN NOTING SUFFICIENCY.

POWER LINE EASEMENT
 STREET TREES AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN THE LANDSCAPE PLAN IN ORDER TO COMPLY WITH WAKE ELECTRIC'S EASEMENT REQUIREMENTS

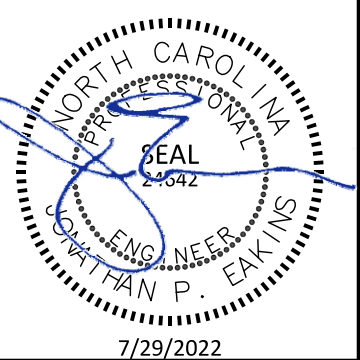


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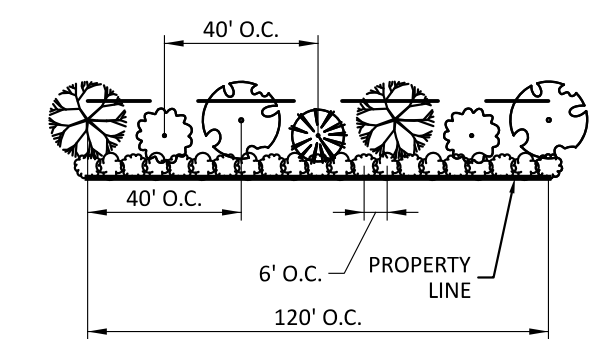
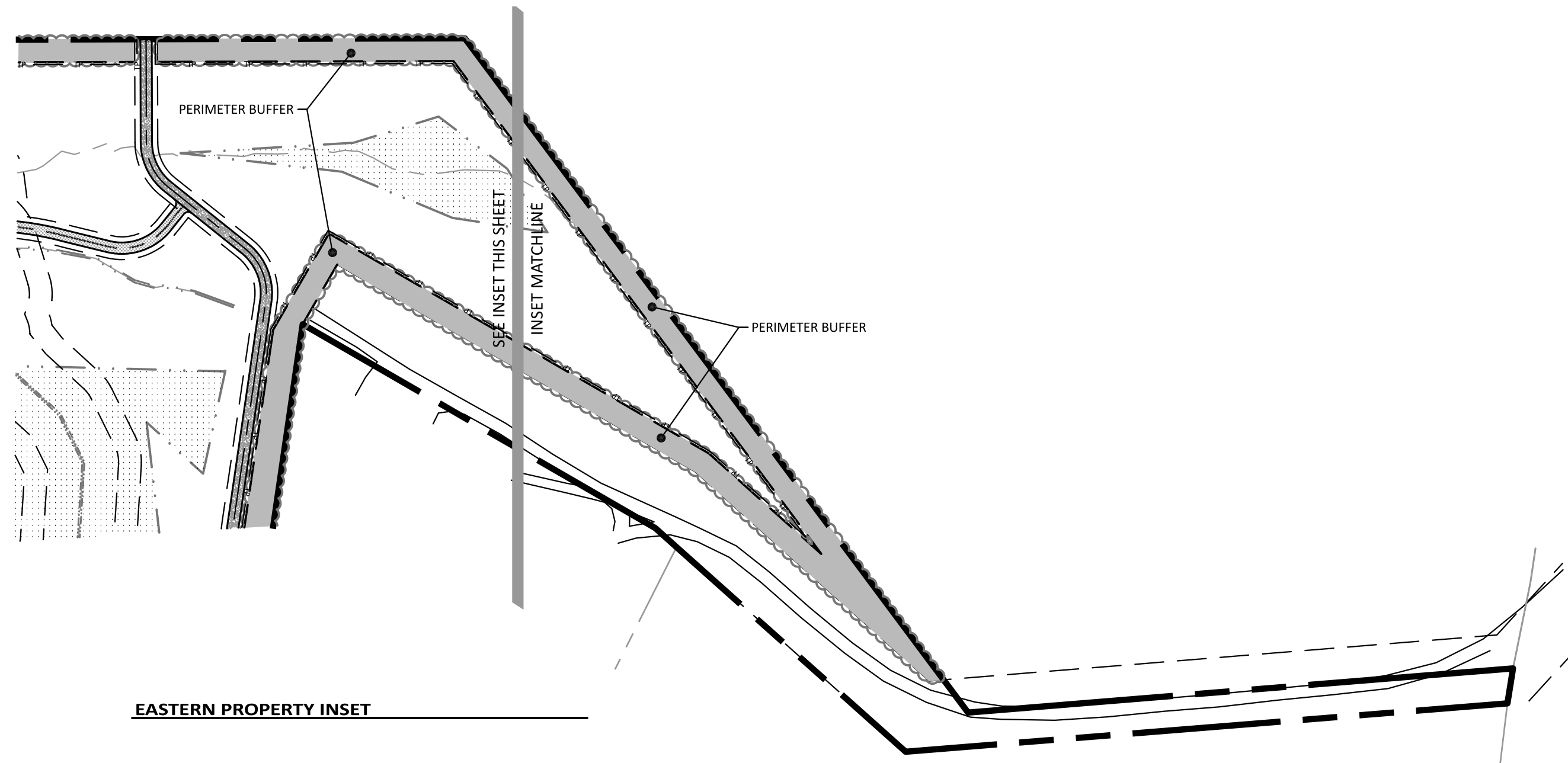
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 10534 RALEIGH, NC 27617
 919-491-0761

NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
OVERALL LANDSCAPE PLAN



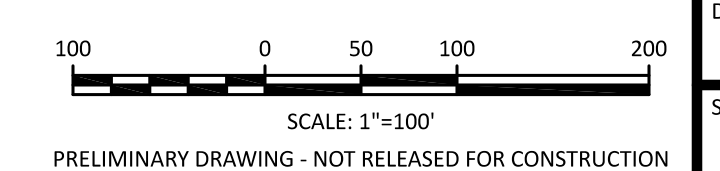
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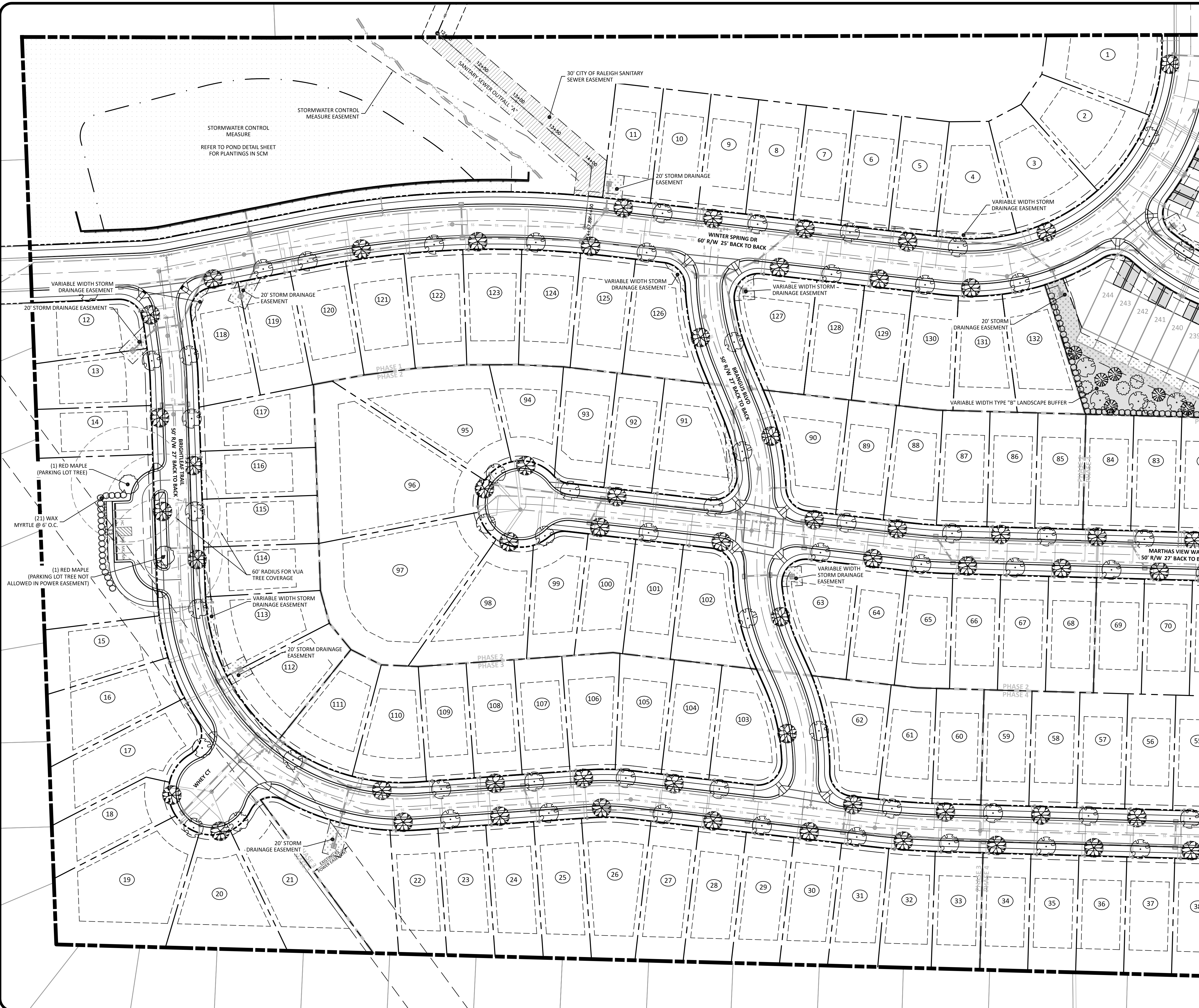


TYPICAL BUFFER PLANTINGS PER 120' OF BUFFER
 FOR ALL TYPE B LANDSCAPE BUFFERS

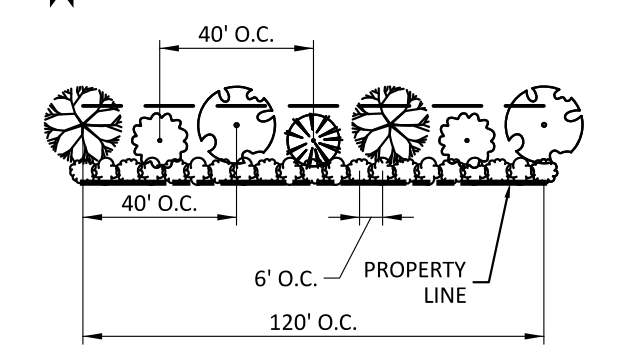
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
11		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
10		Ligustrum japonicum	CURLY-LEAF PRIVET	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
1		Cercis Canadensis	REDBUD	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
2		Ilex x 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
2		Quercus Phellos	WILLOW OAK	2.5" CAL/ 10' HT	B&B	CANOPY TREE
2		Acer Rubrum	RED MAPLE	2.5" CAL/ 10' HT	B&B	CANOPY TREE

GROUND COVER IN BUFFER AREA SHALL BE MULCH OR GRASS





PERIMETER BUFFER NOTE
 1. THE DEVELOPER WILL COORDINATE A WALK THROUGH WITH THE TOWN TO CONFIRM EXISTING VEGETATION IN DELINEATED BUFFERS MEETS THE REQUIRED ATTRIBUTES OF THE BUFFER TYPE. ANY ADDITIONAL REQUIRED PLANTINGS TO EFFECT THE BUFFER WILL UTILIZE THE PLANT TYPES AND SPECIES LISTED IN THE TYPE "B" BUFFER LANDSCAPE PLANT LIST ON SHEETS C7.1 OR C7.2 TO MEET OR EXCEED THE ORDINANCE STANDARDS FOR THAT BUFFER TYPE. DURING CONSTRUCTION OF PHASE 1 OF THE TOWNHOMES THIS FIELD VERIFICATION OF THE EXISTING VEGETATION WILL TAKE PLACE AND DOCUMENTATION WILL BE PROVIDED TO THE TOWN NOTING SUFFICIENCY.



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

BUFFER PLANT DATA (PER 120' OF BUFFER)						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
11		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
10		Ligustrum japonicum	CURLY-LEAF PRIVET	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
1		Cercis Canadensis	REDBUD	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
2		Ilex x 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
2		Quercus Phellos	WILLOW OAK	2.5" CAL /10' HT	B&B	CANOPY TREE
2		Acer Rubrum	RED MAPLE	2.5" CAL /10' HT	B&B	CANOPY TREE

GROUND COVER IN BUFFER AREA SHALL BE MULCH OR GRASS

TOWNHOME VARIABLE WIDTH BUFFER DATA	
TOTAL LENGTH OF SINGLE FAMILY SINGLE FAMILY LOT LINES ADJACENT TO TOWNHOME AREA	LOTS 48 AND 77 = 278 LF LOTS 78-84 AND 132 = 600 LF TOTAL LENGTH = 878 LF
TOTAL AREA OF TYPE B LANDSCAPE BUFFER REQUIRED IN TOWNHOME AREA (20' WIDE)	878 LF X 20' WIDE = 17,560 SF
TOTAL AREA OF TYPE B LANDSCAPE BUFFER PROVIDED IN TOWNHOME AREA (ADJACENT TO LOTS 209-220 AND 228-244)	17,640 SQUARE FEET

TYPE "B" BUFFER LANDSCAPE PLANT LIST						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
98		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
43		Ligustrum japonicum	CURLY-LEAF PRIVET	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
15		Cercis Canadensis	REDBUD	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
12		Ilex x 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
6		Quercus Phellos	WILLOW OAK	2.5" CAL /10' HT	B&B	CANOPY TREE
2		Acer Rubrum	RED MAPLE	2.5" CAL /10' HT	B&B	CANOPY TREE

GROUND COVER IN BUFFER AREA SHALL BE MULCH OR GRASS

THE TABLE ABOVE APPLIES TO THE TYPE B BUFFER THAT SEPARATES THE SINGLE FAMILY LOTS FROM THE TOWNHOME LOTS

STREET TREE LANDSCAPE PLANT LIST						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
86		Quercus Phellos	WILLOW OAK	2.5" CAL /10' HT	B&B	STREET TREE
81		Acer Rubrum	RED MAPLE	2.5" CAL /10' HT	B&B	STREET TREE

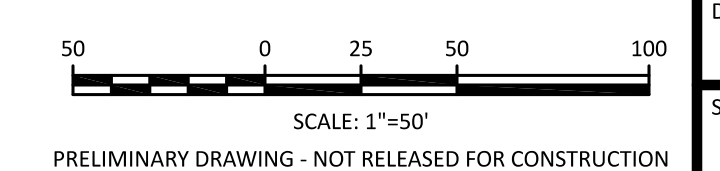
THE TABLE ABOVE APPLIES TO SINGLE FAMILY AND TOWNHOME STREET TREES

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

LANDSCAPE PLANT LIST - ALL PARKING AREAS ON SITE						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
97		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	PARKING AREA SCREEN
7		Acer Rubrum	RED MAPLE	2.5" CAL /10' HT	B&B	VUA COVERAGE

THE TABLE ABOVE APPLIES TO SINGLE FAMILY AND TOWNHOME PARKING AREAS



The Nau Company
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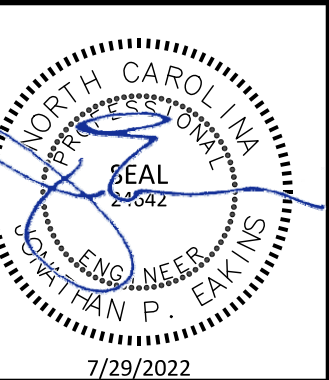
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 PRESERVE AT JONES DAIRY, LLC
 10354 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

REVISIONS

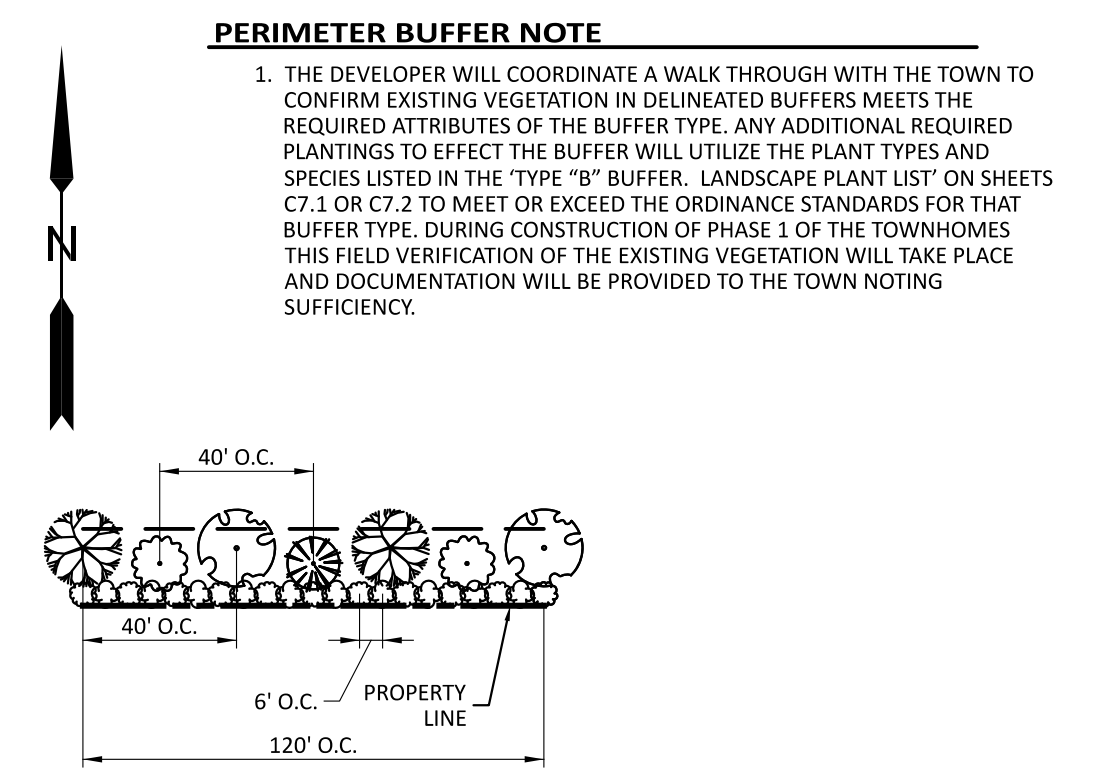
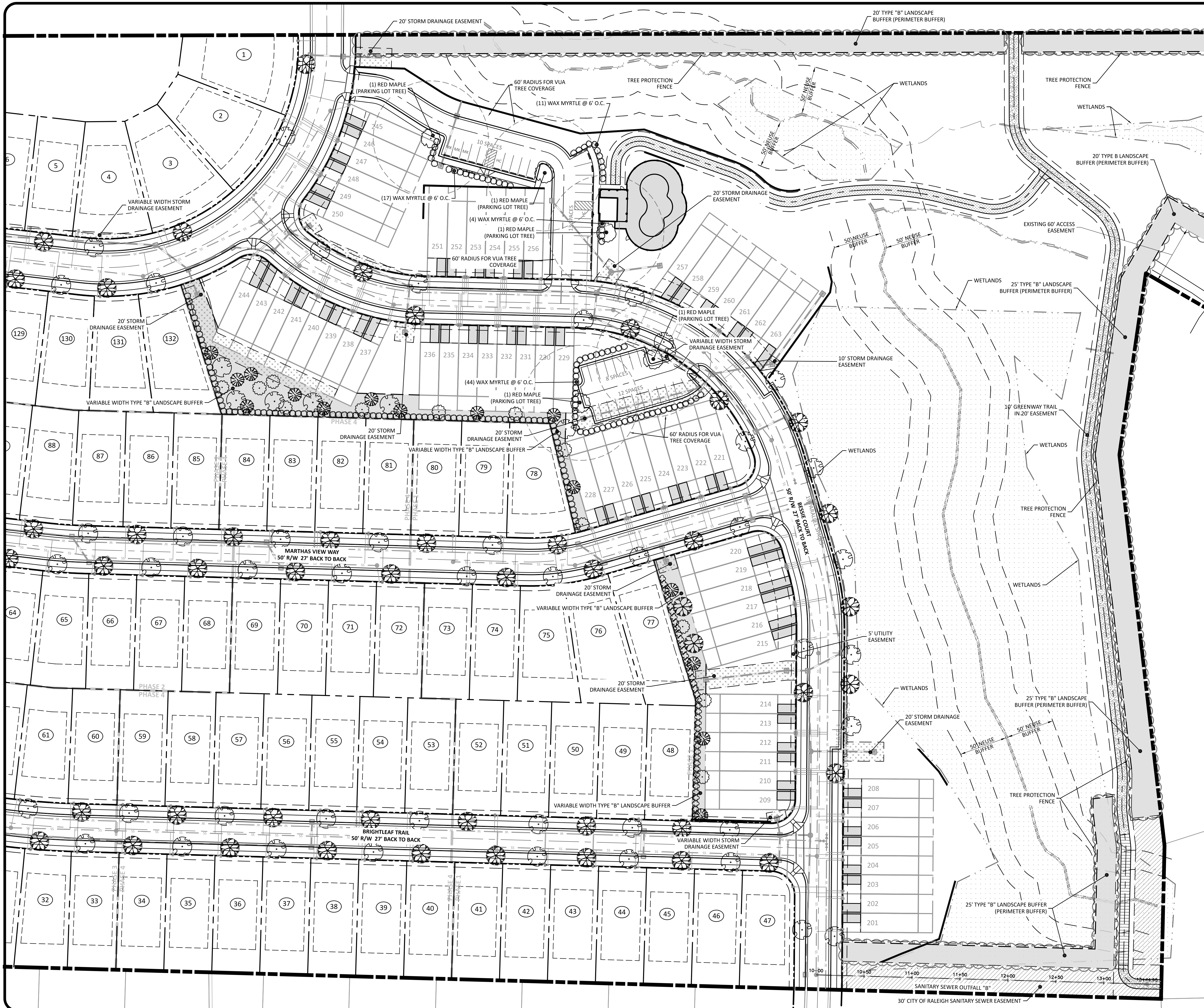
NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

PRESERVE AT JONES DAIRY - NORTH

LANDSCAPE PLAN - WEST



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: C7.1



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

#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
11		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
10		Ligustrum japonicum	CURLY-LEAF PRIVET	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
1		Cercis canadensis	REDBUD	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
2		Ilex x 'Nellie R. Stevens'	NELLIE STEVENS HOLLY	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
2		Quercus phellos	WILLOW OAK	2.5" CAL /10" HT	B&B	CANOPY TREE
2		Acer rubrum	RED MAPLE	2.5" CAL /10" HT	B&B	CANOPY TREE

GROUND COVER IN BUFFER AREA SHALL BE MULCH OR GRASS

TOWNHOME VARIABLE WIDTH BUFFER DATA

TOTAL LENGTH OF SINGLE FAMILY SINGLE FAMILY LOT LINES ADJACENT TO TOWNHOME AREA	LOTS 48 AND 77 = 278 LF LOTS 78-84 AND 132 = 600 LF TOTAL LENGTH = 878 LF
TOTAL AREA OF TYPE B LANDSCAPE BUFFER REQUIRED IN TOWNHOME AREA (20' WIDE)	878 LF X 20' WIDE = 17,560 SF
TOTAL AREA OF TYPE B LANDSCAPE BUFFER PROVIDED IN TOWNHOME AREA (ADJACENT TO LOTS 209-220 AND 228-244)	17,640 SQUARE FEET

TYPE "B" BUFFER LANDSCAPE PLANT LIST

#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
98		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	EVERGREEN SHRUB
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15		Cercis canadensis	REDBUD	1.5" CAL/ 8" HT	B&B	UNDERSTORY TREE
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2		Acer rubrum	RED MAPLE	2.5" CAL /10" HT	B&B	CANOPY TREE

GROUND COVER IN BUFFER AREA SHALL BE MULCH OR GRASS

THE TABLE ABOVE APPLIES TO THE TYPE B BUFFER THAT SEPARATES THE SINGLE FAMILY LOTS FROM THE TOWNHOME LOTS

STREET TREE LANDSCAPE PLANT LIST

#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
86		Quercus phellos	WILLOW OAK	2.5" CAL /10" HT	B&B	STREET TREE
81		Acer rubrum	RED MAPLE	2.5" CAL /10" HT	B&B	STREET TREE

THE TABLE ABOVE APPLIES TO SINGLE FAMILY AND TOWNHOME STREET TREES

- 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

LANDSCAPE PLANT LIST - ALL PARKING AREAS ON SITE

#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
97		Morella cerifera	WAX MYRTLE	24" HT/ 3 GAL	CONT.	PARKING AREA SCREEN
7		Acer rubrum	RED MAPLE	2.5" CAL /10" HT	B&B	VUA COVERAGE

THE TABLE ABOVE APPLIES TO SINGLE FAMILY AND TOWNHOME PARKING AREAS

SCALE: 1"=50'

DATE: 2022-03-21

SHEET NO: C7.2

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
10324 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-491-0761

REVISIONS

NO.	DATE	DESCRIPTION
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

PRESERVE AT JONES DAIRY - NORTH

LANDSCAPE PLAN - EAST

ROLESVILLE, NC

PROJECT NO: ...

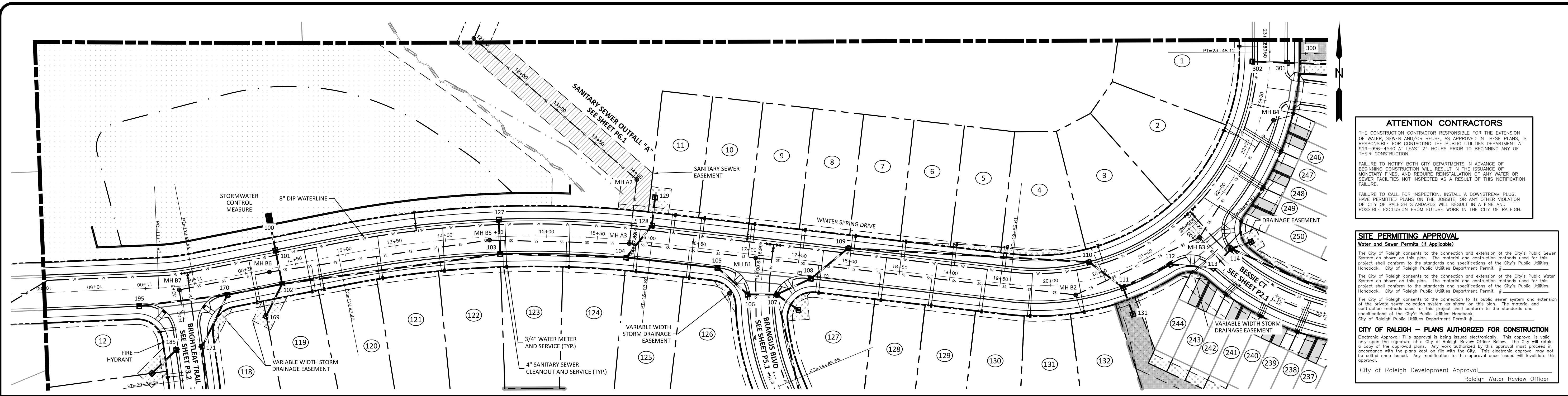
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DRAWN BY: JPE

SCALE: 1"=50'

DATE: 2022-03-21

SHEET NO: C7.2



ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SITE PERMITTING APPROVAL
Water and Sewer Permits (if Applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook - City of Raleigh Public Utilities Department Permit #

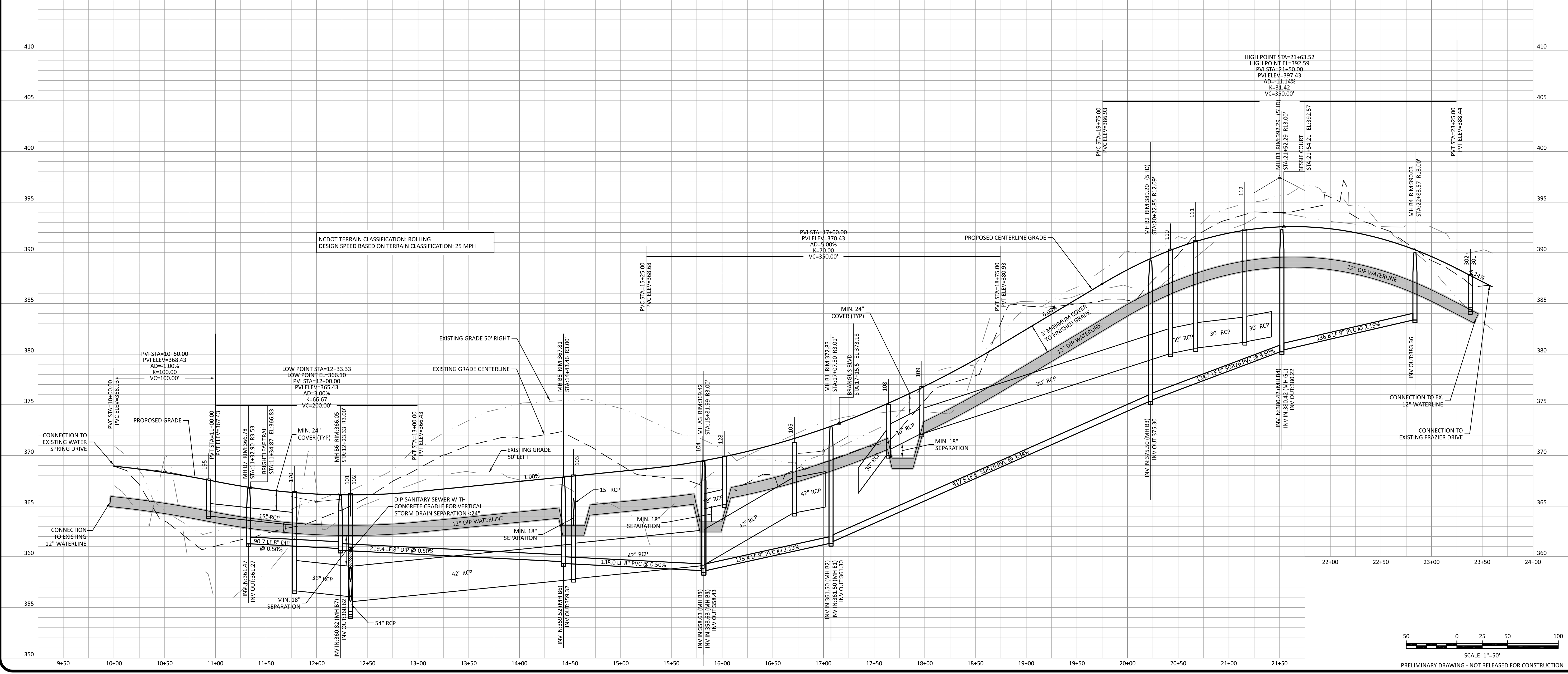
The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook - City of Raleigh Public Utilities Department Permit #

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook - City of Raleigh Public Utilities Department Permit #

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 _____



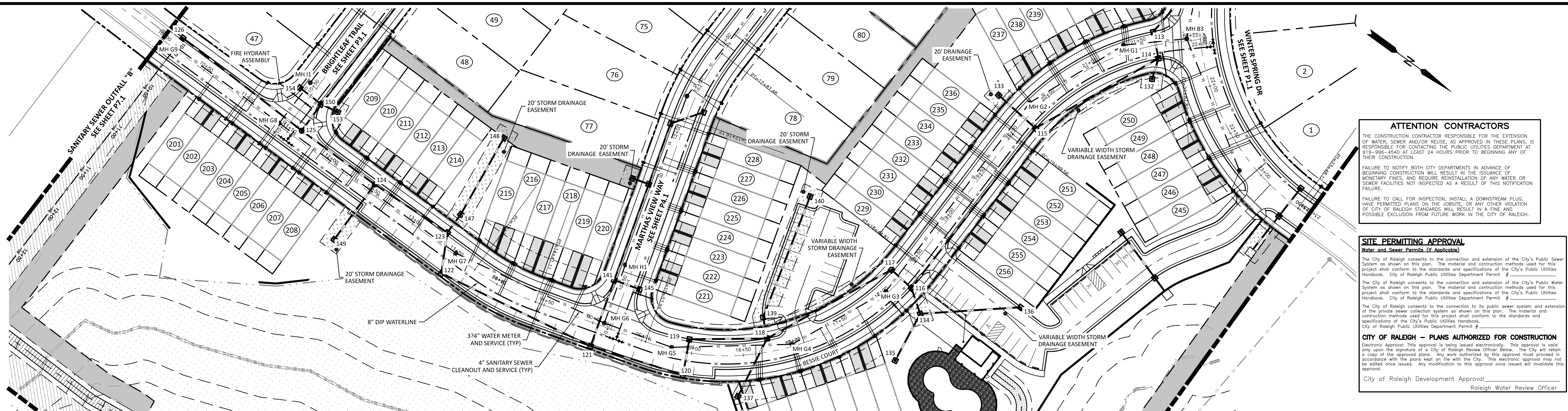
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

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

NO.	DATE	REVISIONS
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

PROJECT NO: ...
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **P1.1**

SCALE: 1"=50'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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SITE PERMITTING APPROVAL
 Water and Sewer Permits (if Applicable)

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

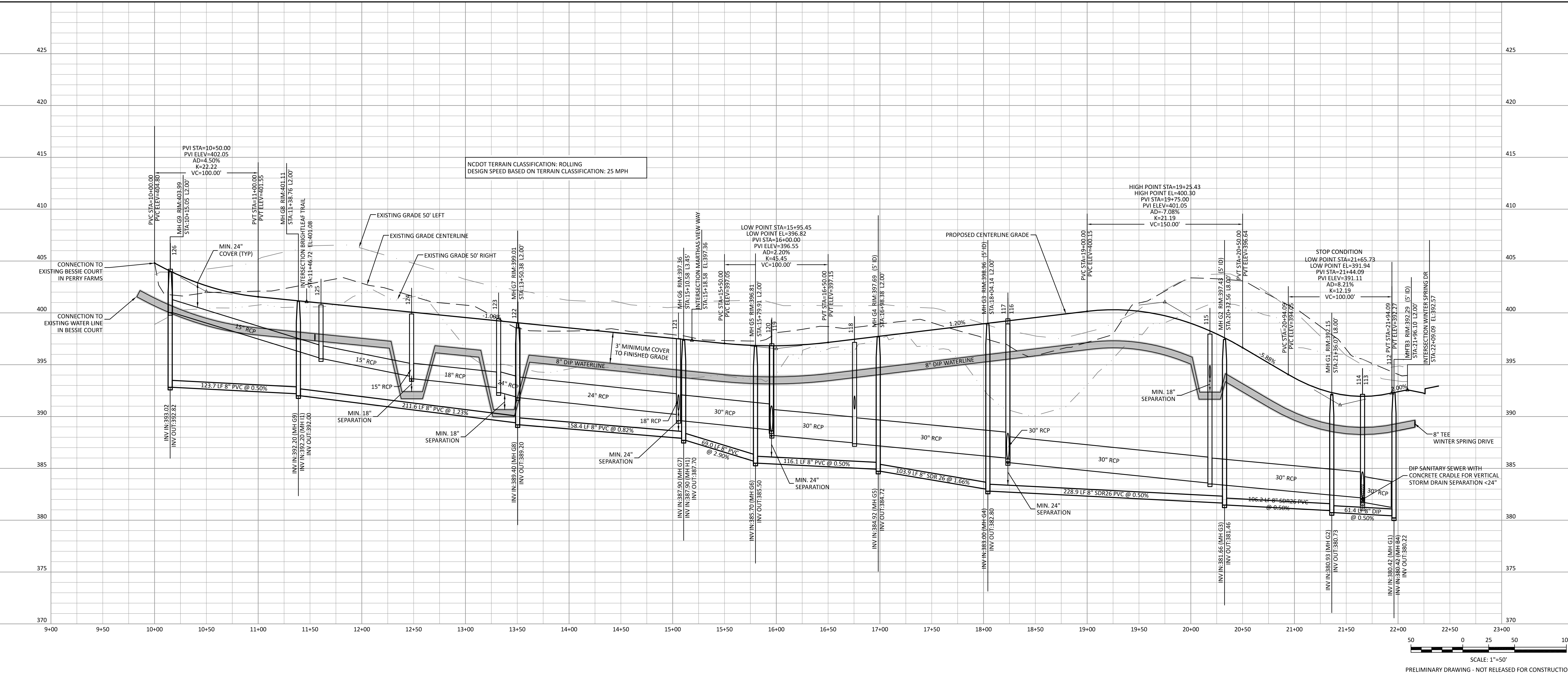
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City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

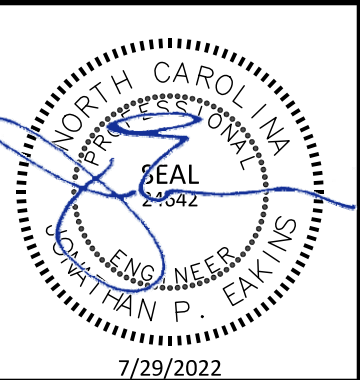
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

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

NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

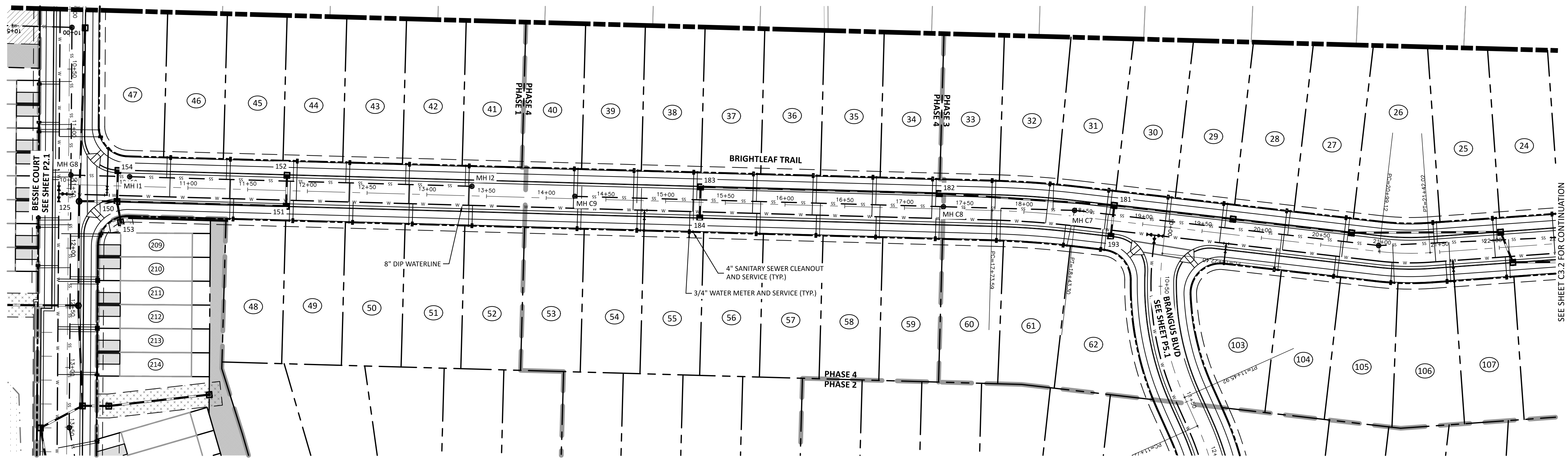


PRESERVE AT JONES DAIRY - NORTH
 BESSIE COURT PLAN AND PROFILE
 ROLESVILLE, NC



PROJECT NO: ...
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **P2.1**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS
 THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
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 FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

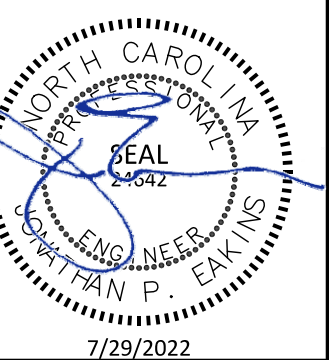
SITE PERMITTING APPROVAL
Water and Sewer Permits (if Applicable)
 The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____
 The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____
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

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

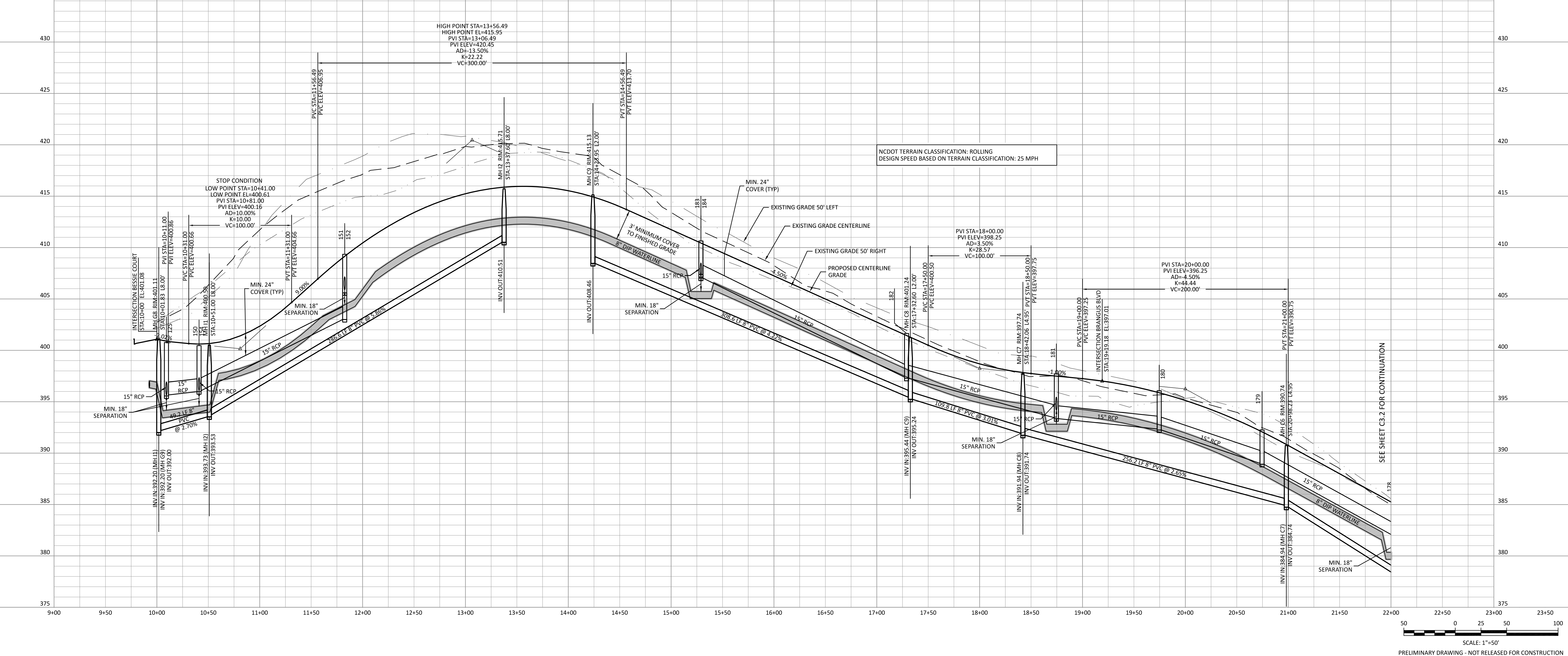
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-493-0761

NO.	DATE	REVISIONS
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

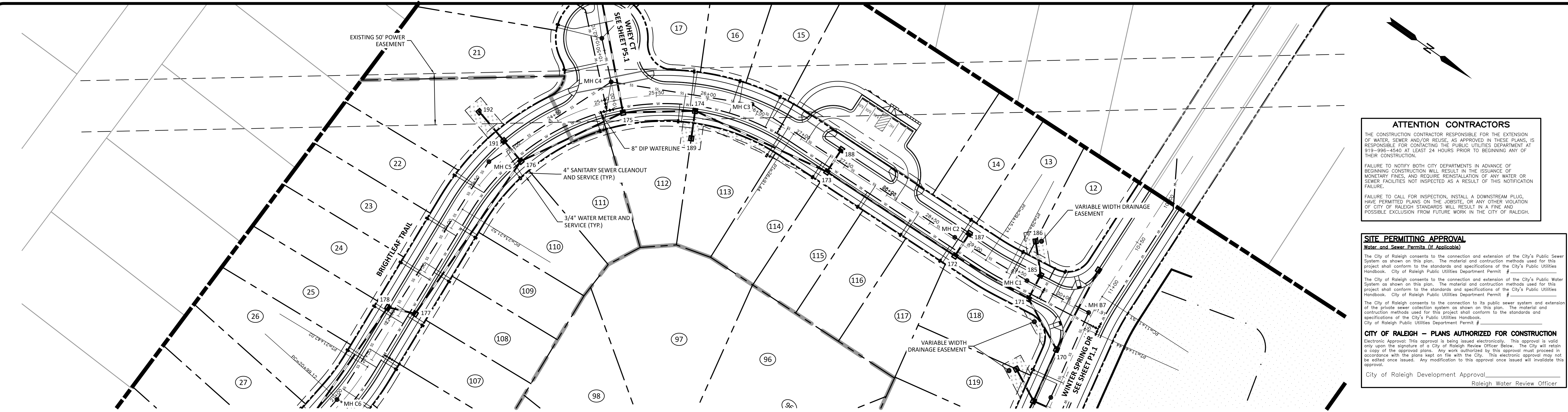
PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
 BRIGHTLEAF TRAIL PLAN AND PROFILE



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **P3.1**



SCALE: 1"=50'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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SITE PERMITTING APPROVAL
Water and Sewer Permits (if Applicable)

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

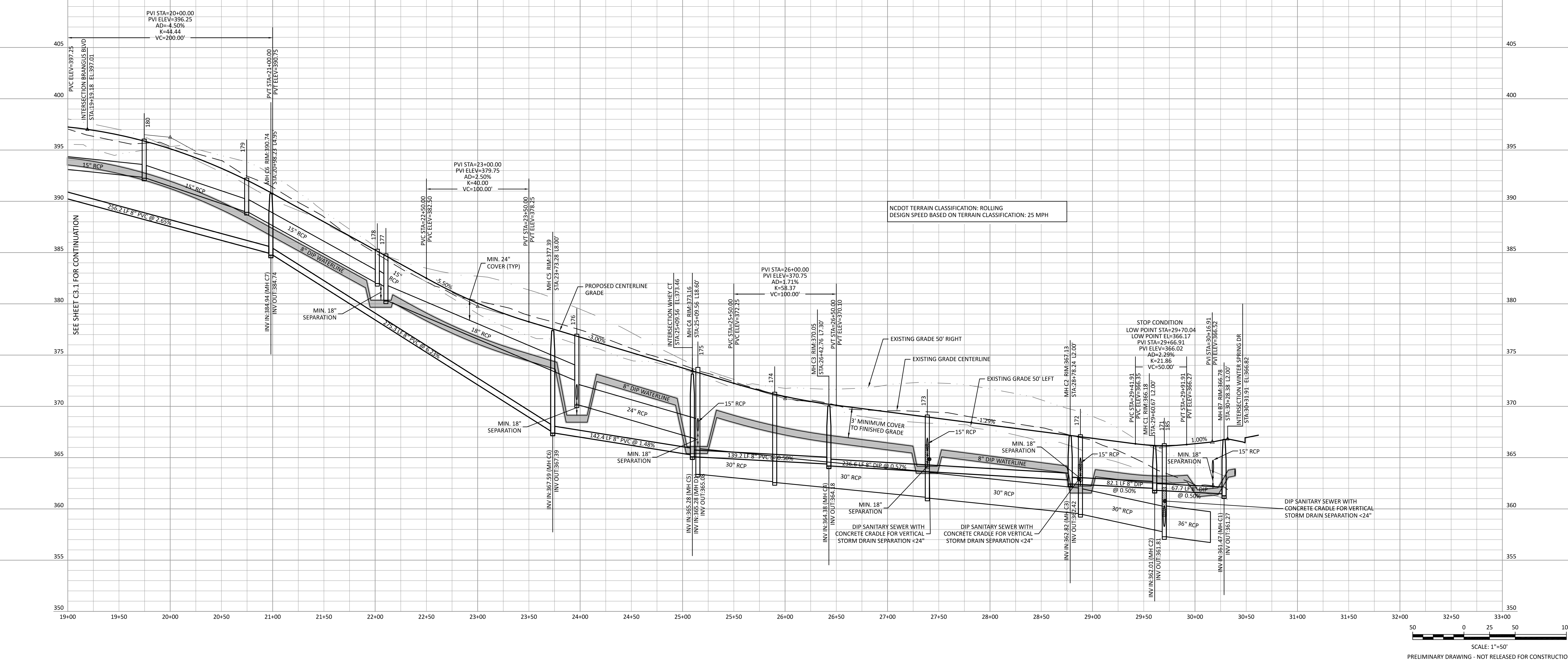
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City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

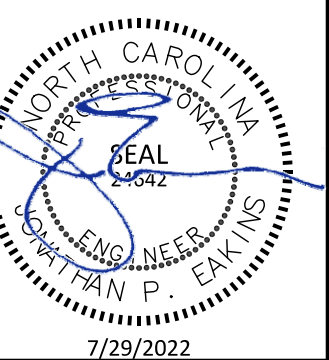
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 27574 RALEIGH, NC 27617
 919-493-0761

NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	

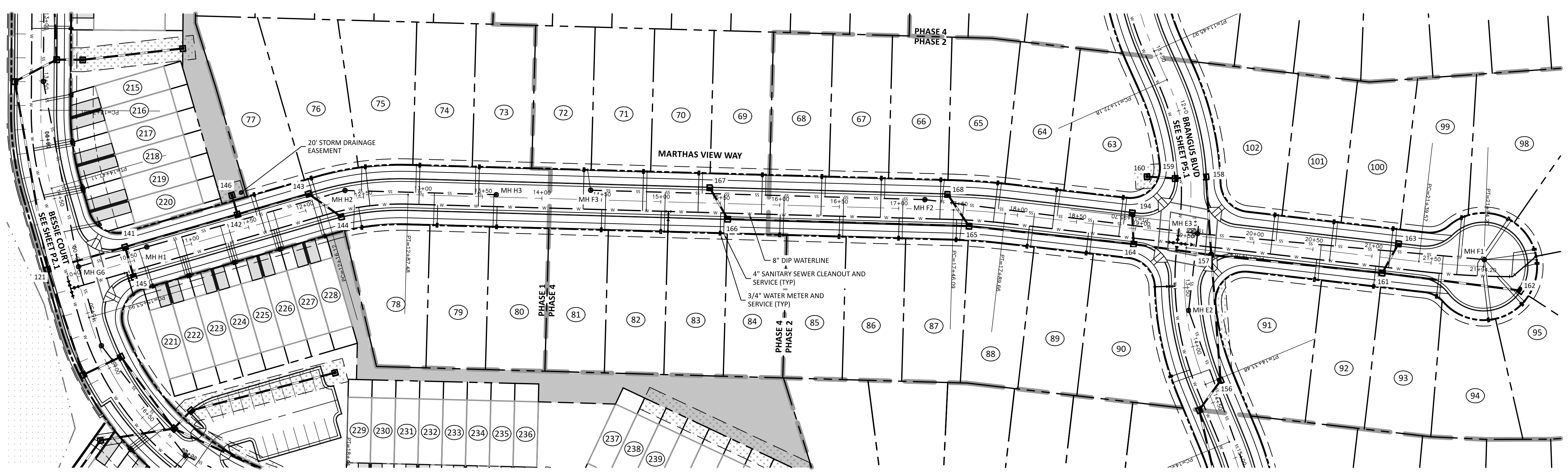


PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
 BRIGHTLEAF TRAIL PLAN AND PROFILE



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **P3.2**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

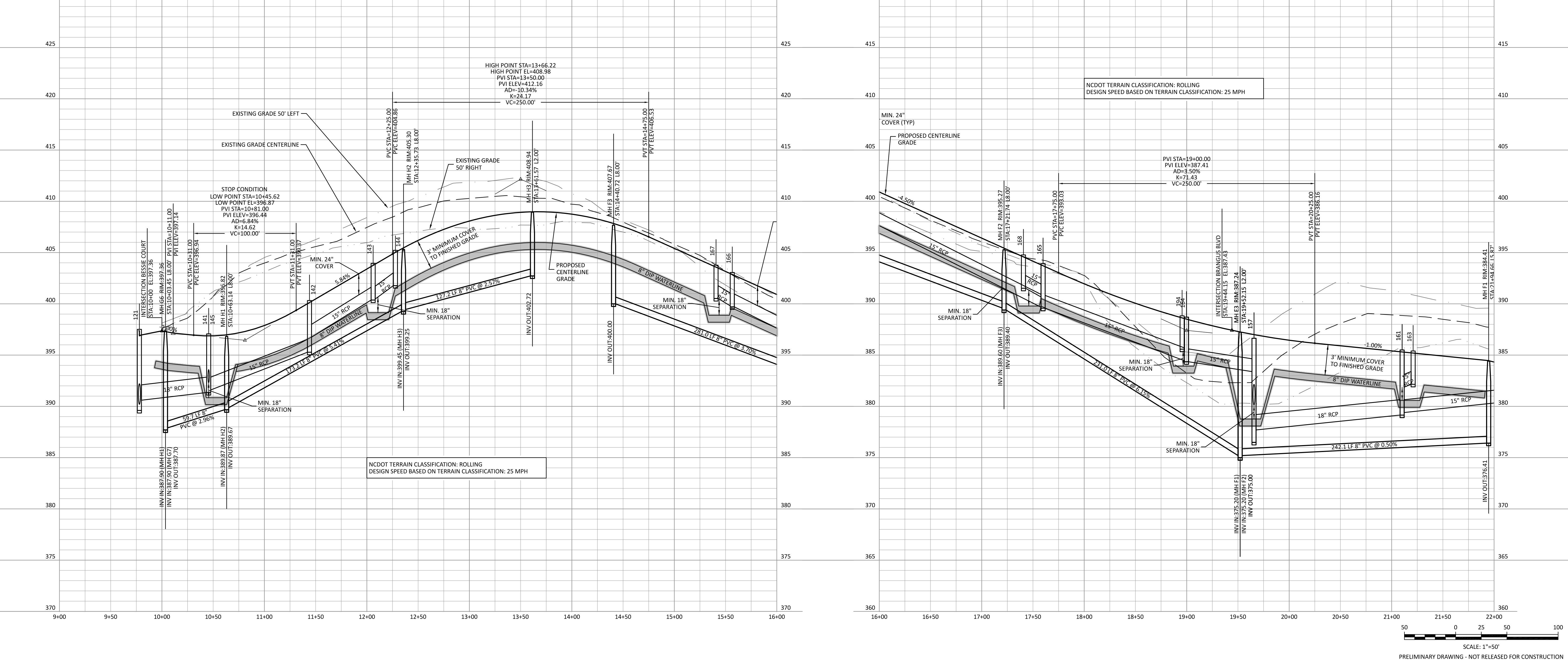
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City of Raleigh Development Approval _____
 Raleigh Water Review Officer

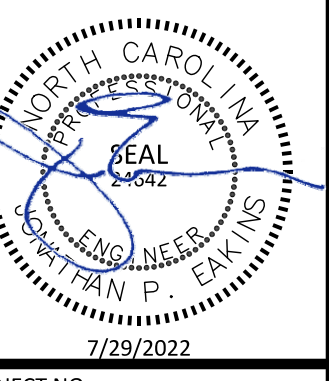
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10334 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

NO.	DATE	REVISIONS
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

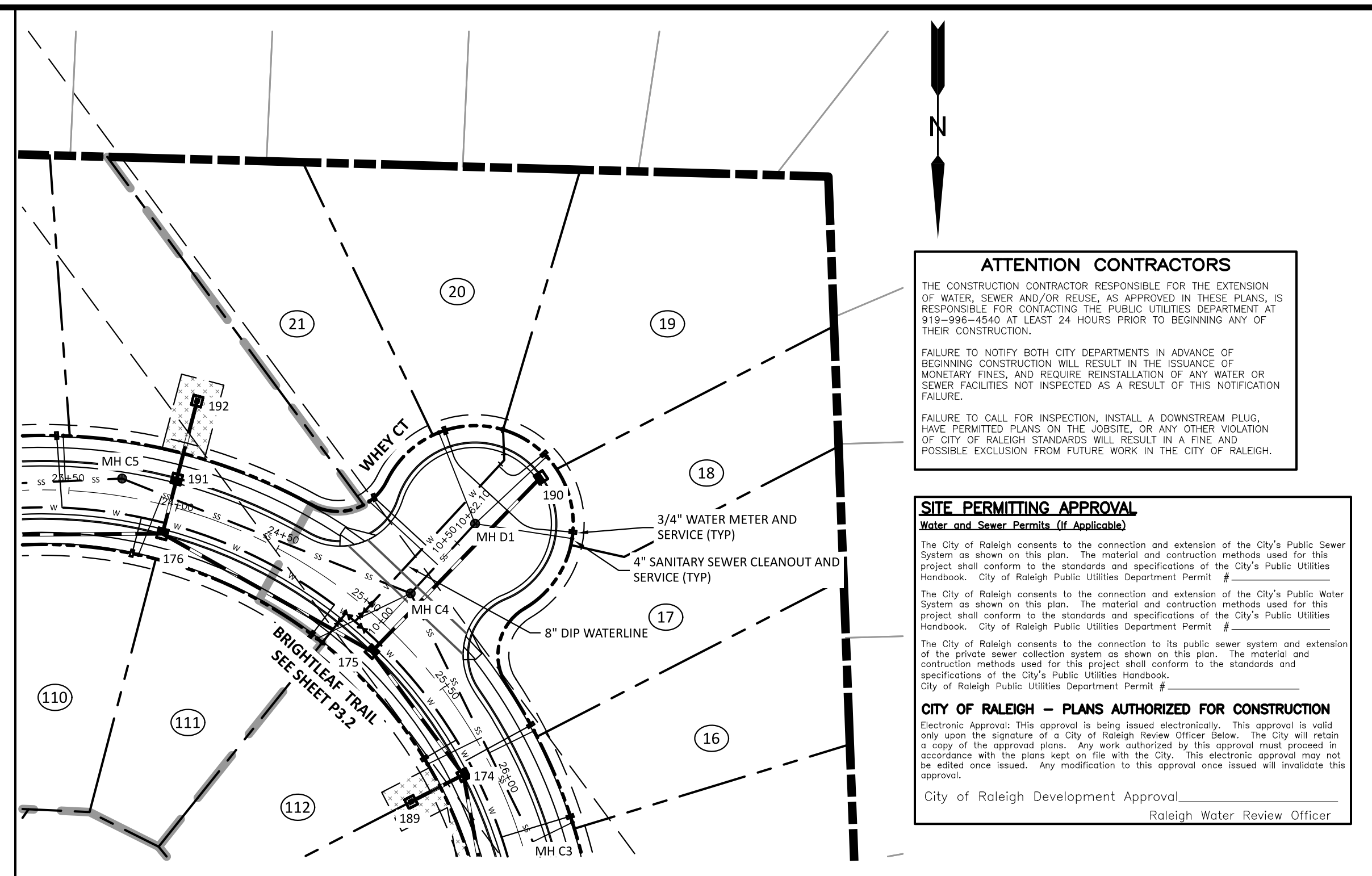
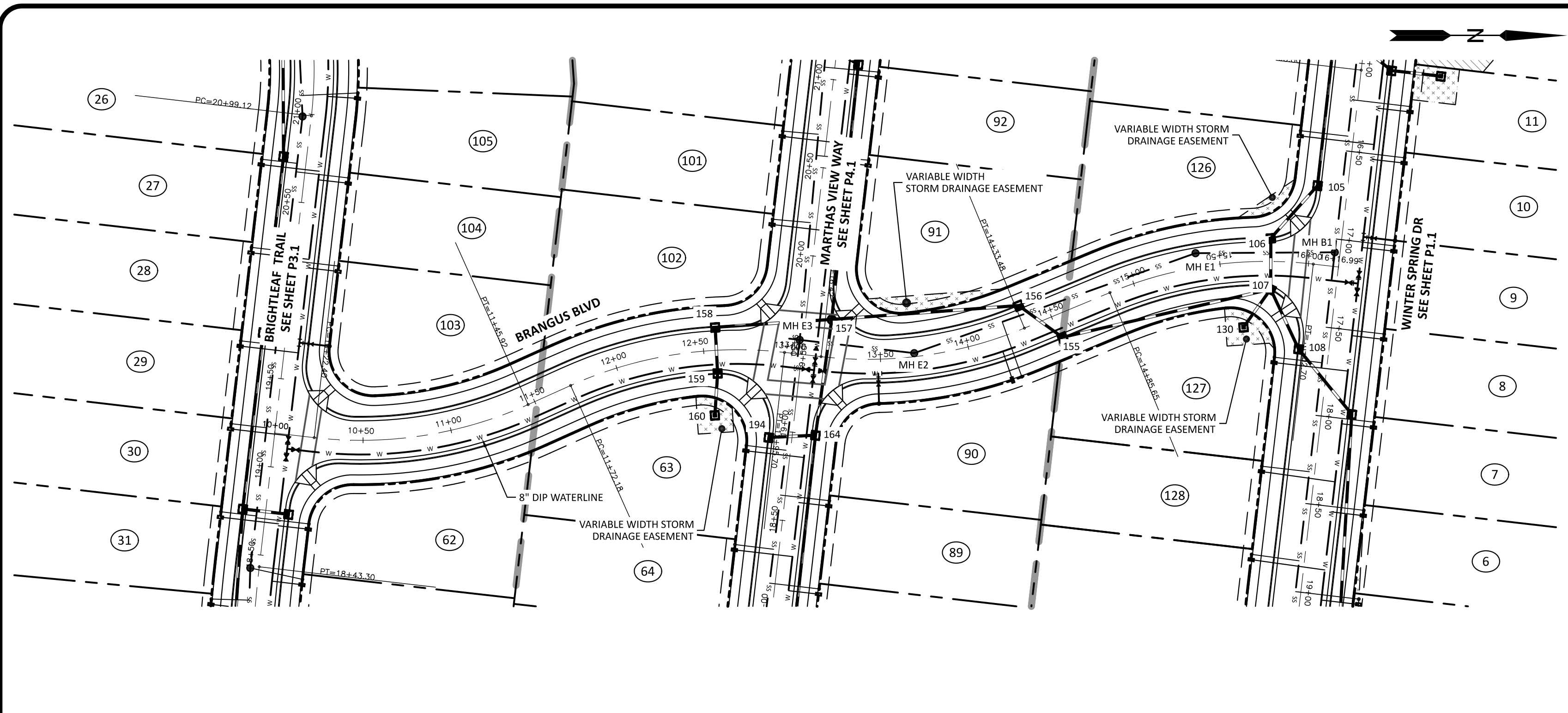


PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
 MARTHAS VIEW WAY PLAN AND PROFILE



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **P4.1**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

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SITE PERMITTING APPROVAL
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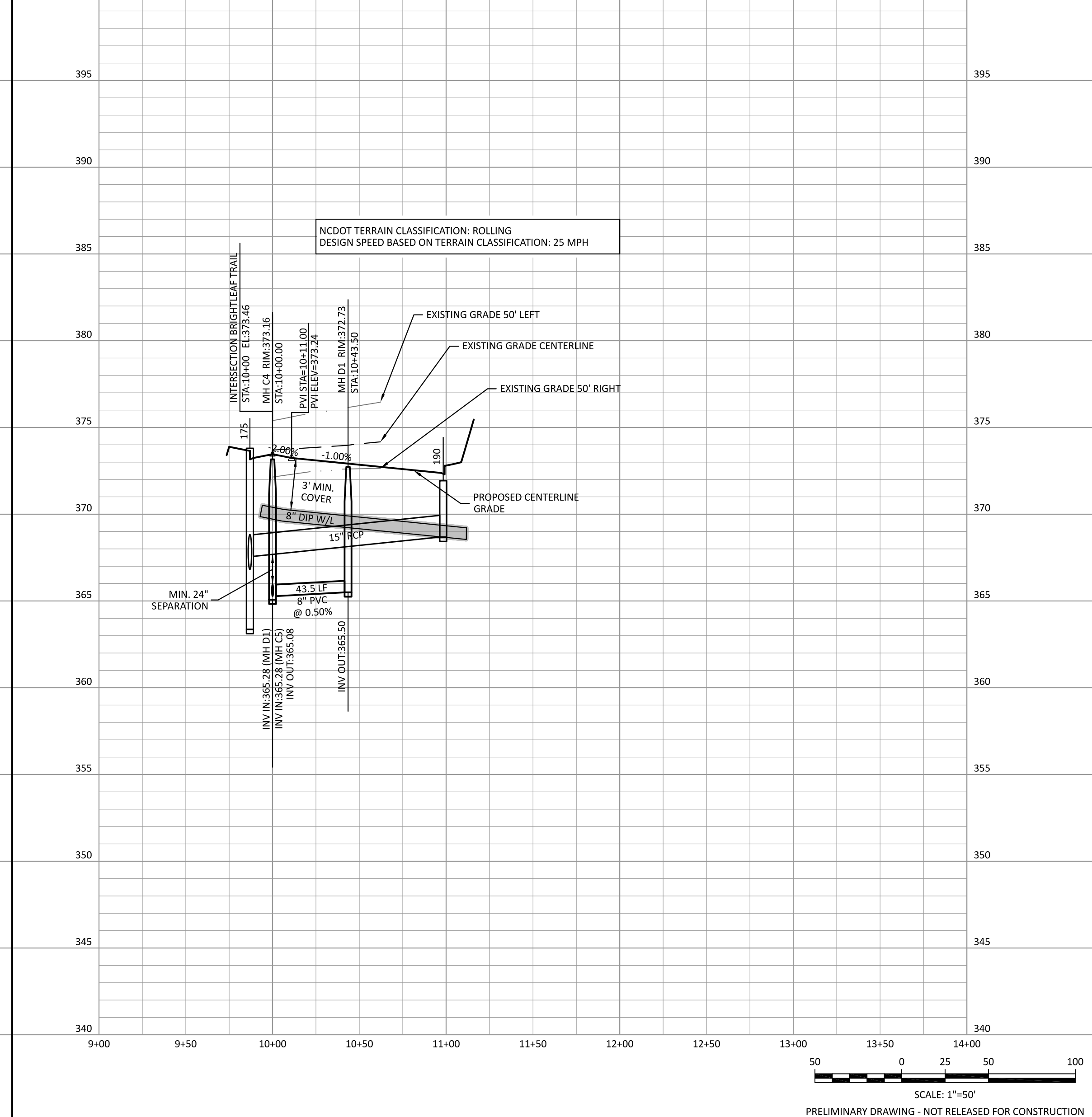
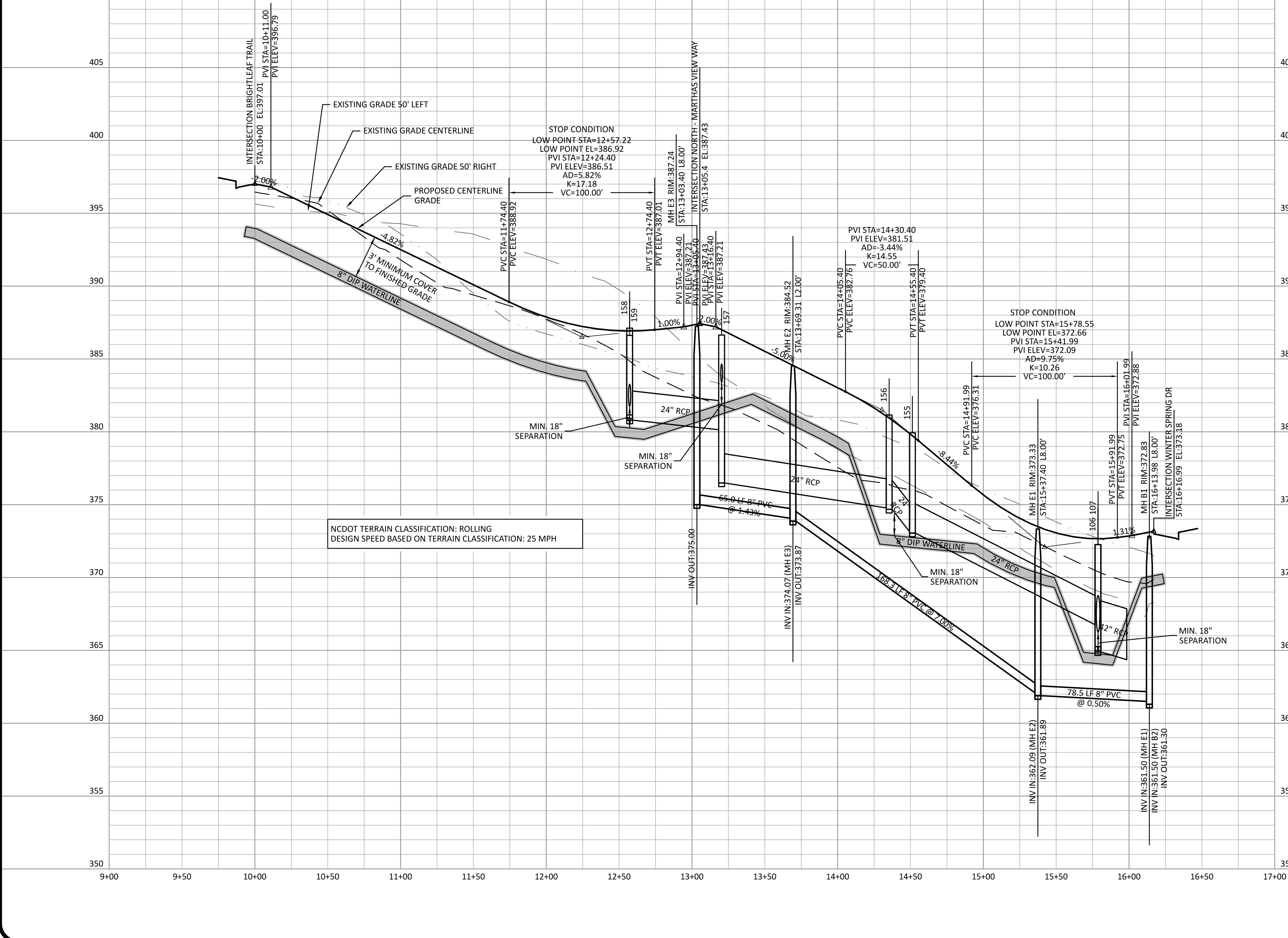
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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____
Raleigh Water Review Officer



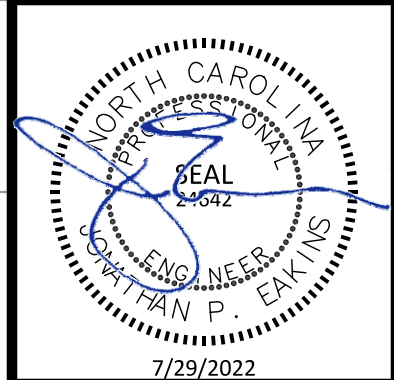
The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:

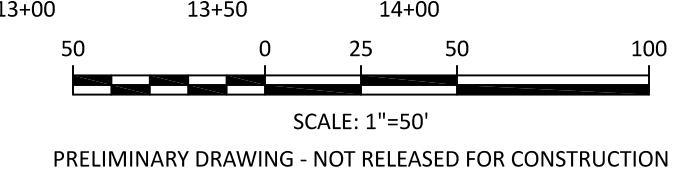
PRESERVE AT JONES DAIRY, LLC
10324 BRANGUS PALMER DRIVE
RALEIGH, NC 27617
919-493-0761

NO.	DATE	REVISIONS
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
2	2022-07-29	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

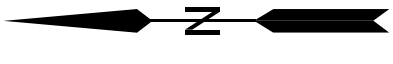
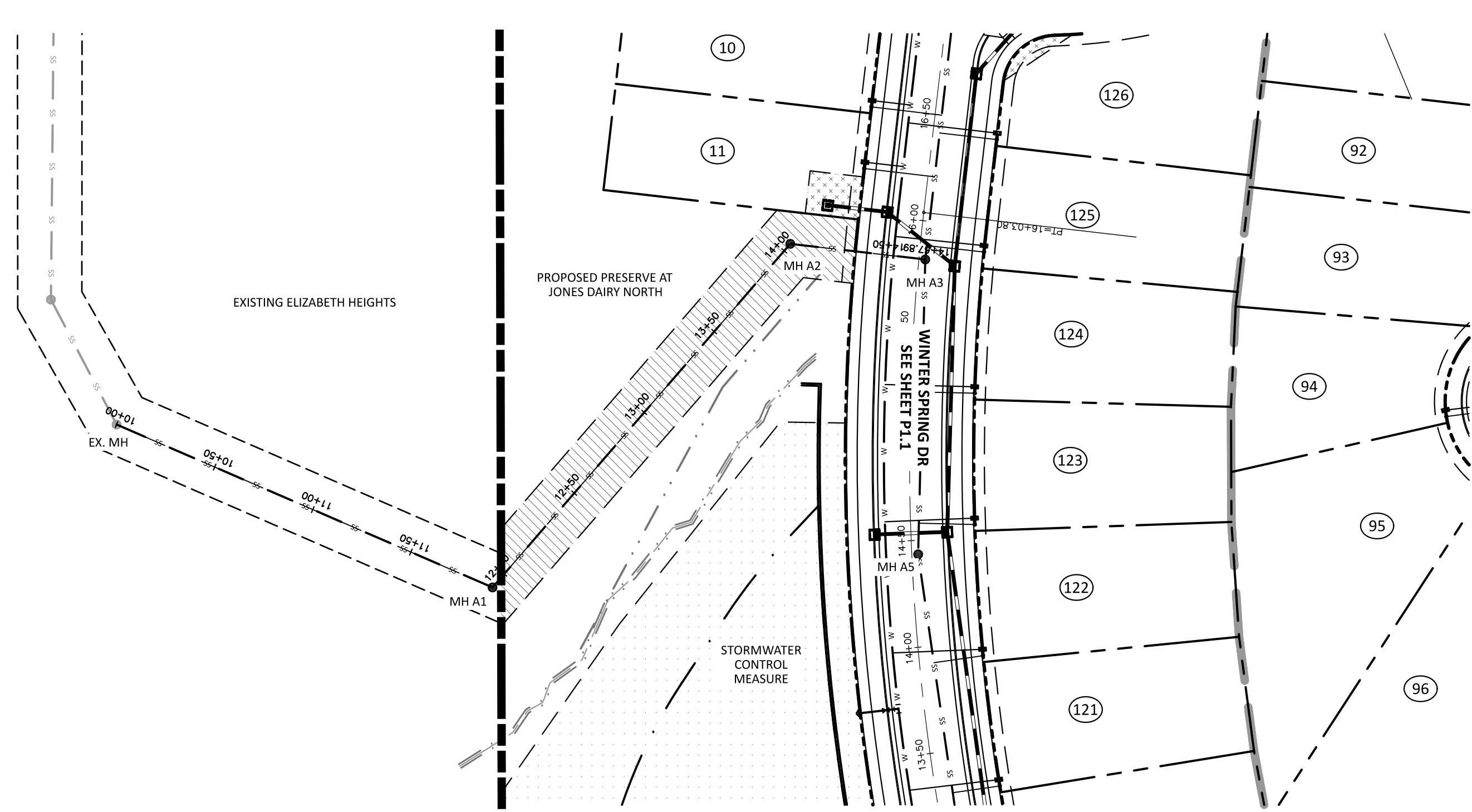
PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
BRANGUS BLVD AND WHYEY CT
PLAN AND PROFILE



PROJECT NO: ...
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=50'
DATE: 2022-03-21
SHEET NO: **P5.1**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

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SITE PERMITTING APPROVAL
Water and Sewer Permits (if Applicable)

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

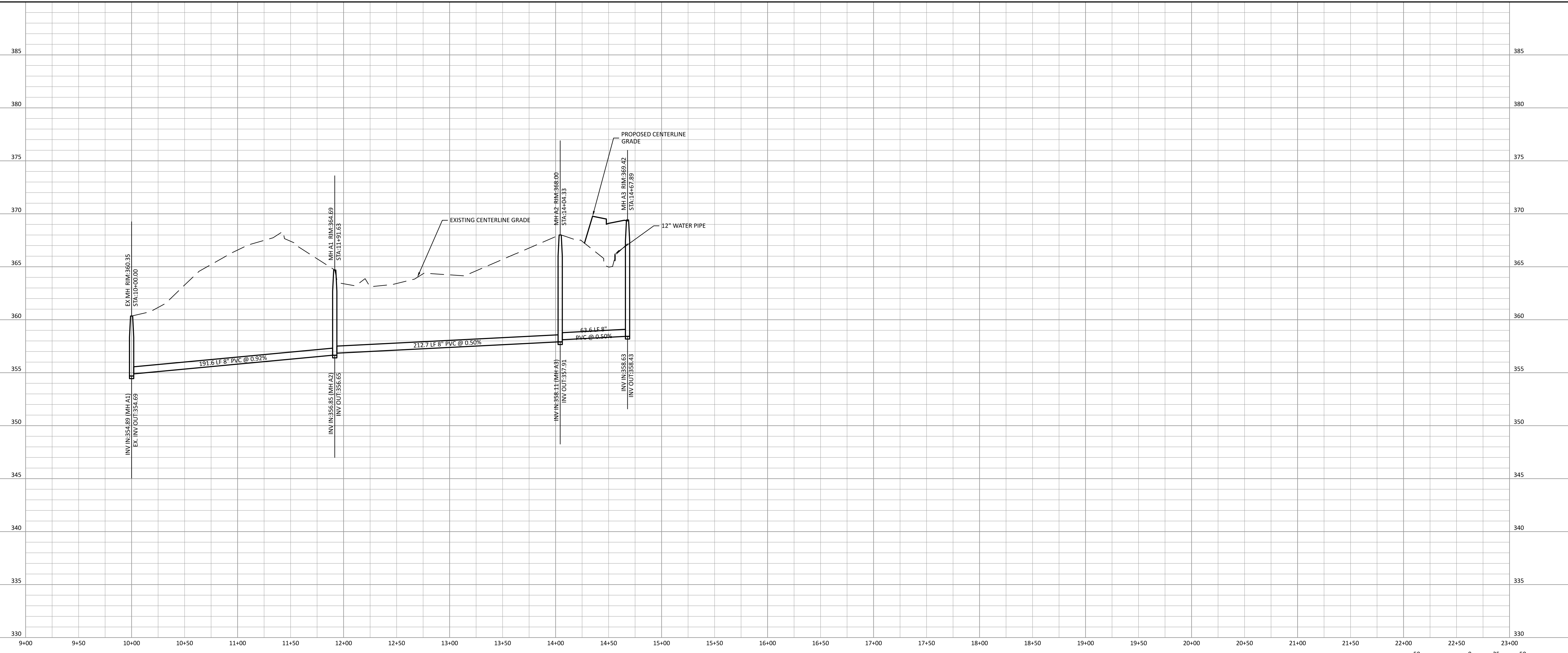
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City of Raleigh Development Approval _____
 Raleigh Water Review Officer

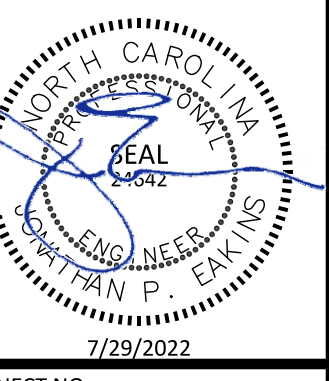
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10324 ARNOLD PALMER DRIVE
 10324 RALEIGH, NC 27617
 919-491-0761

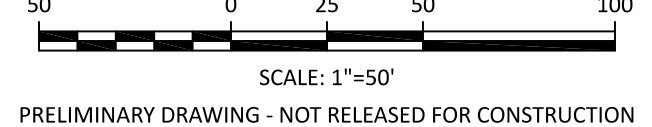
NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	
2	2022-07-29	



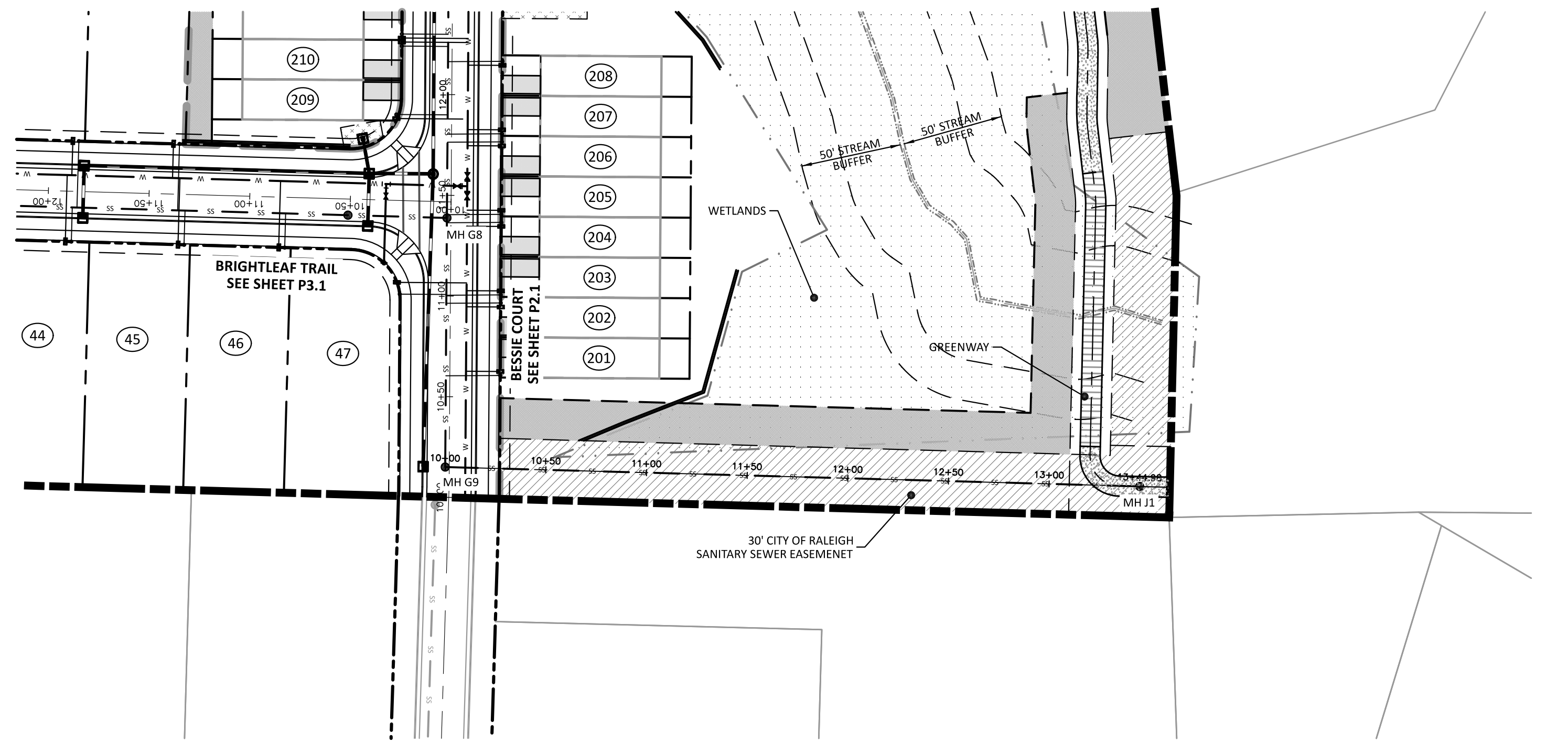
PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
 SANITARY SEWER OUTFALL A



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: **P6.1**



SCALE: 1"=50'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ATTENTION CONTRACTORS

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CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

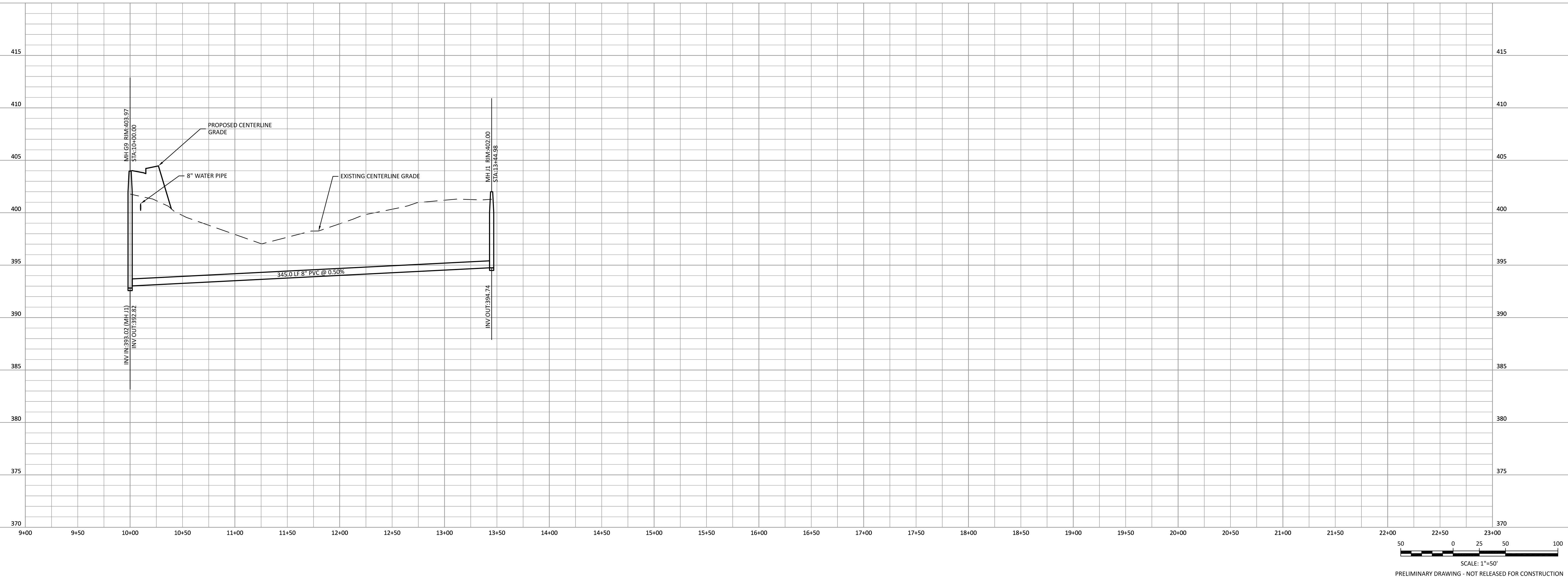
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City of Raleigh Development Approval _____
 Raleigh Water Review Officer

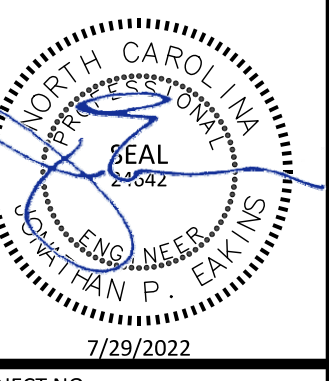
The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10324 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-493-0761

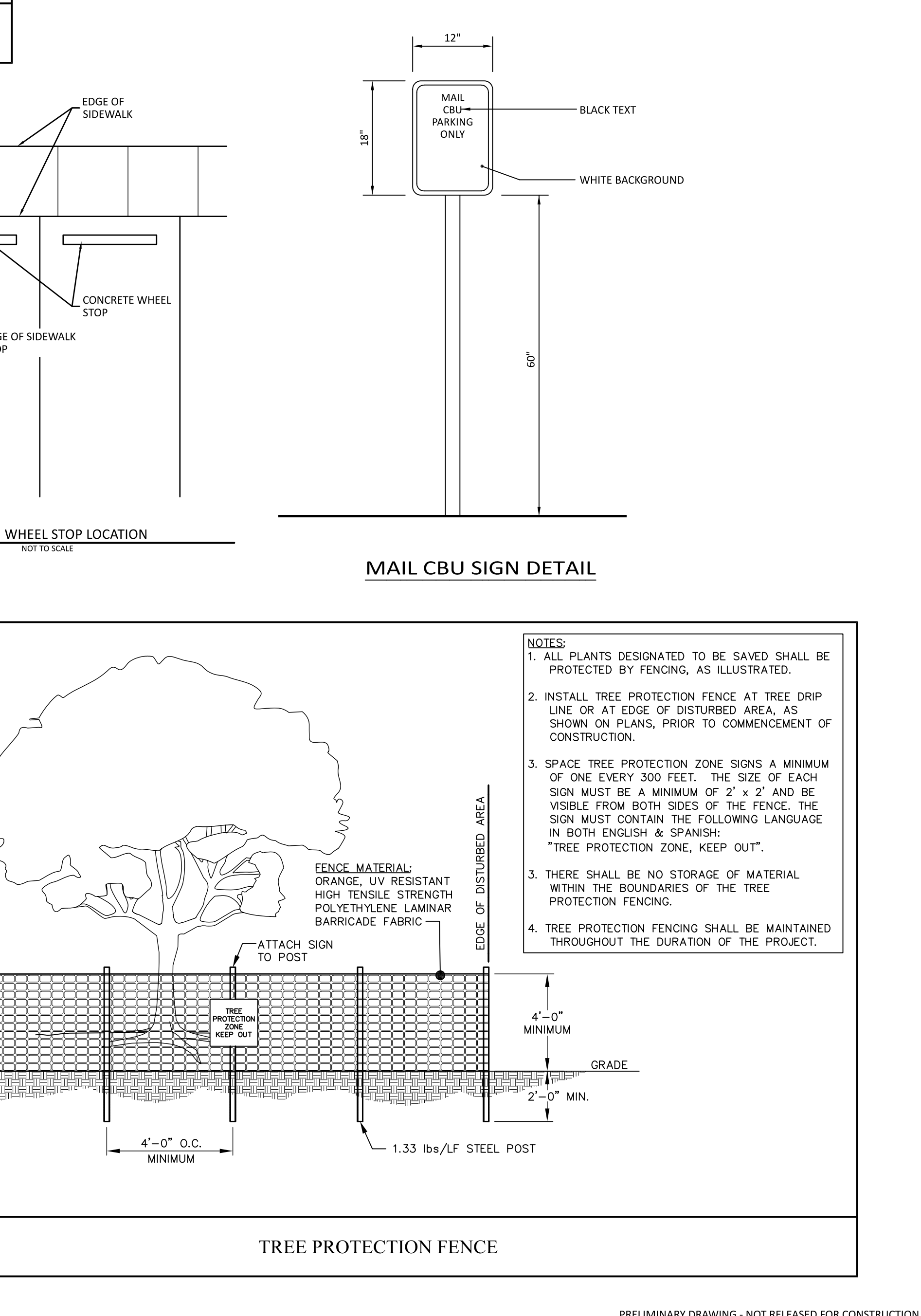
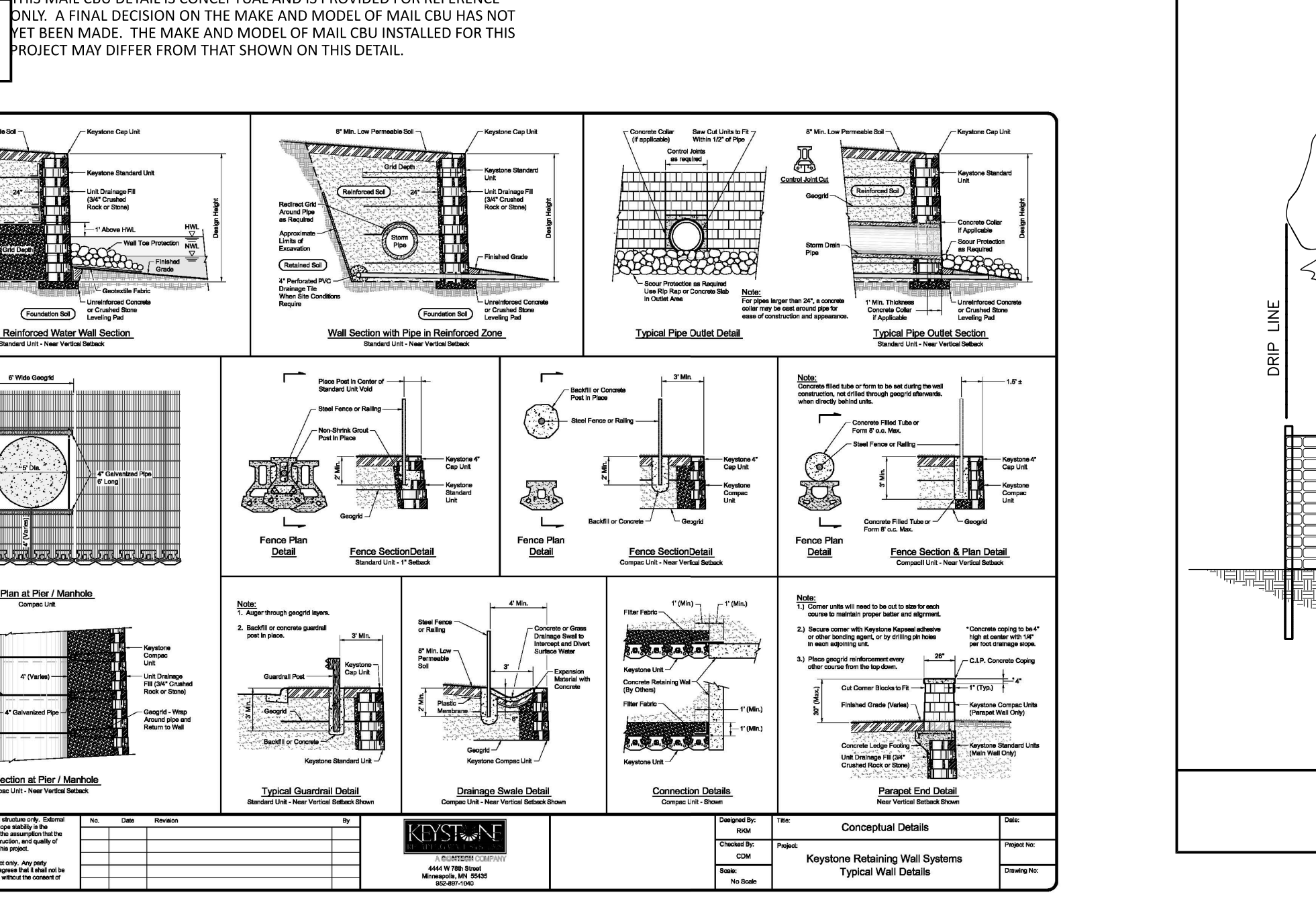
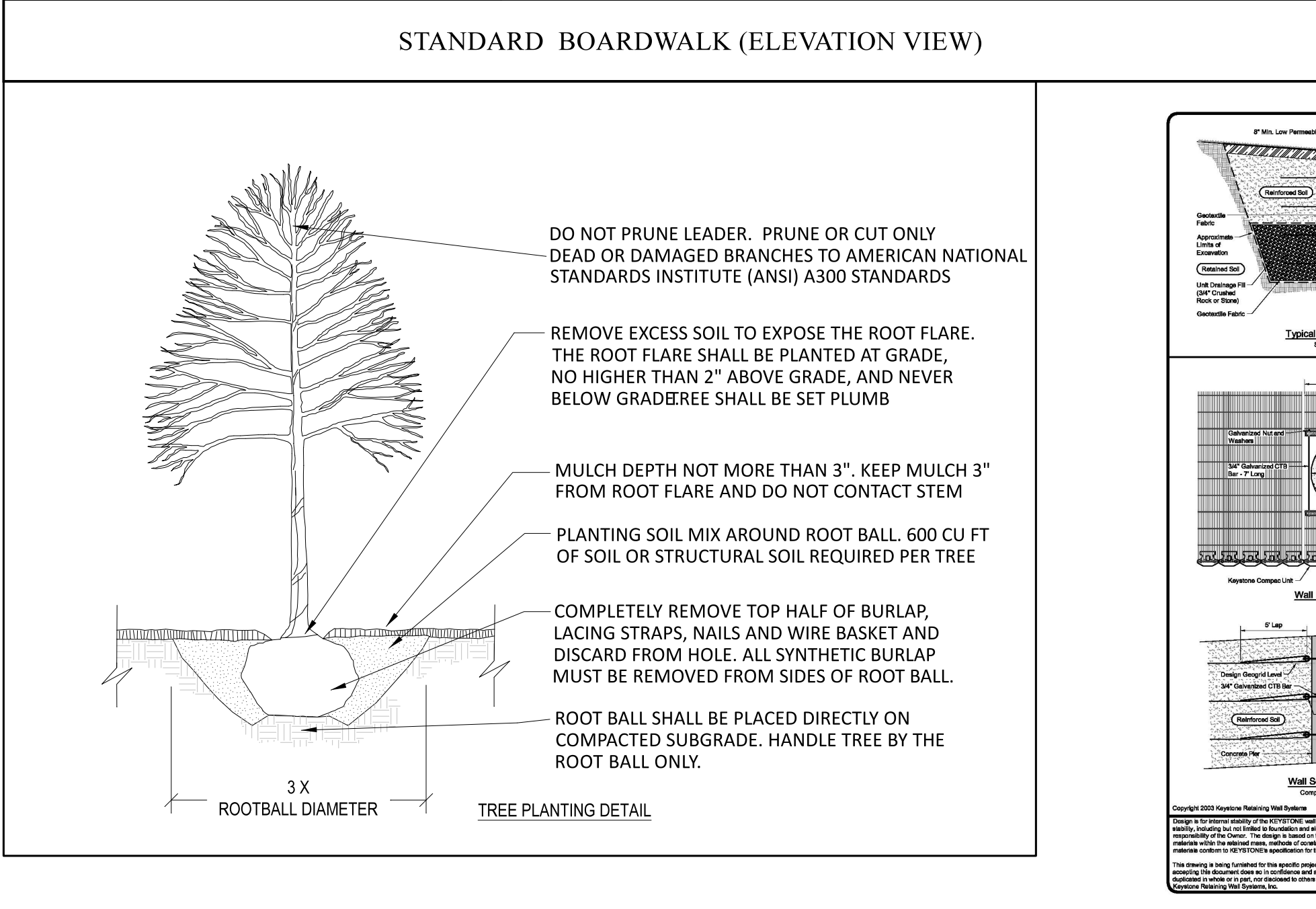
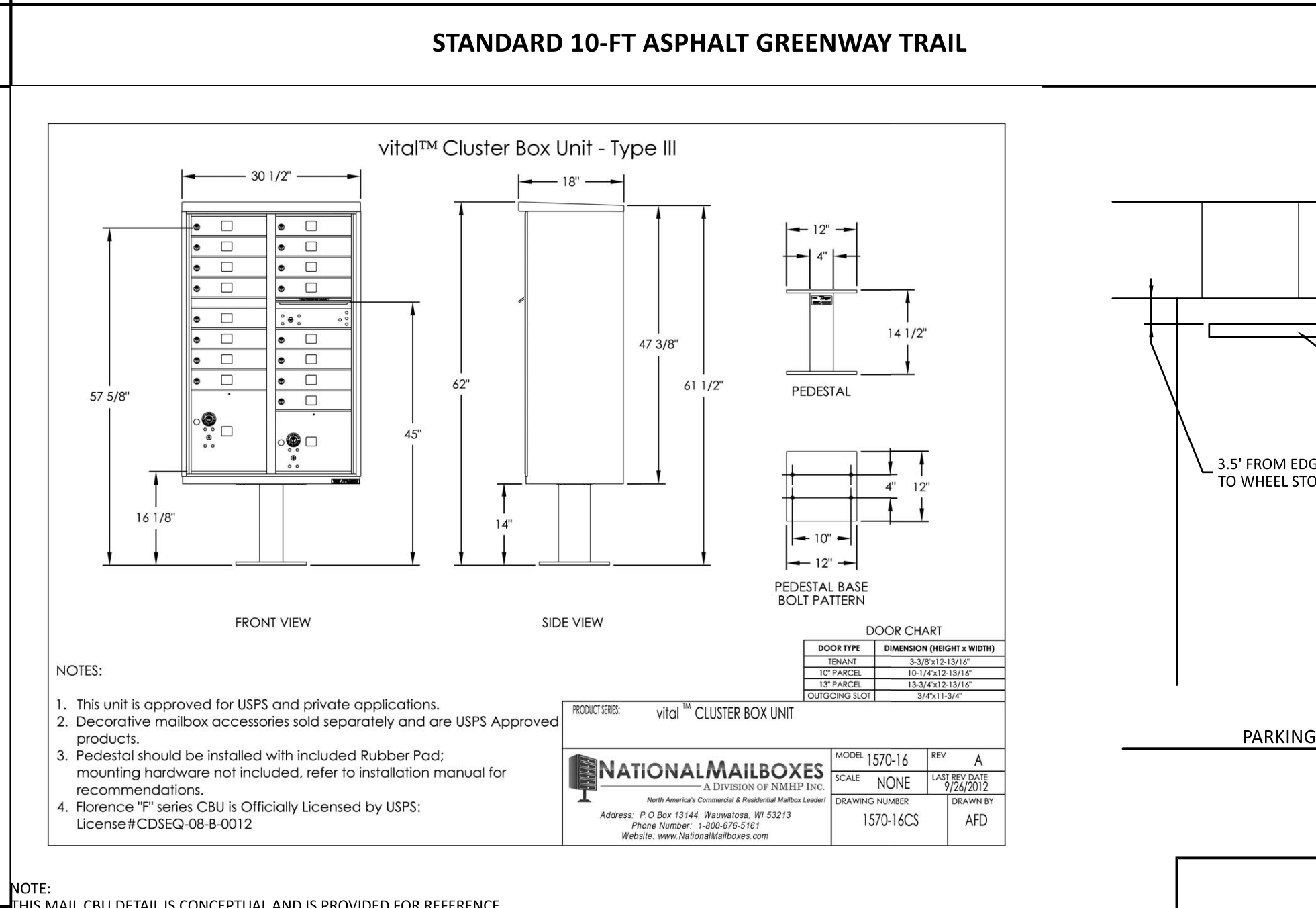
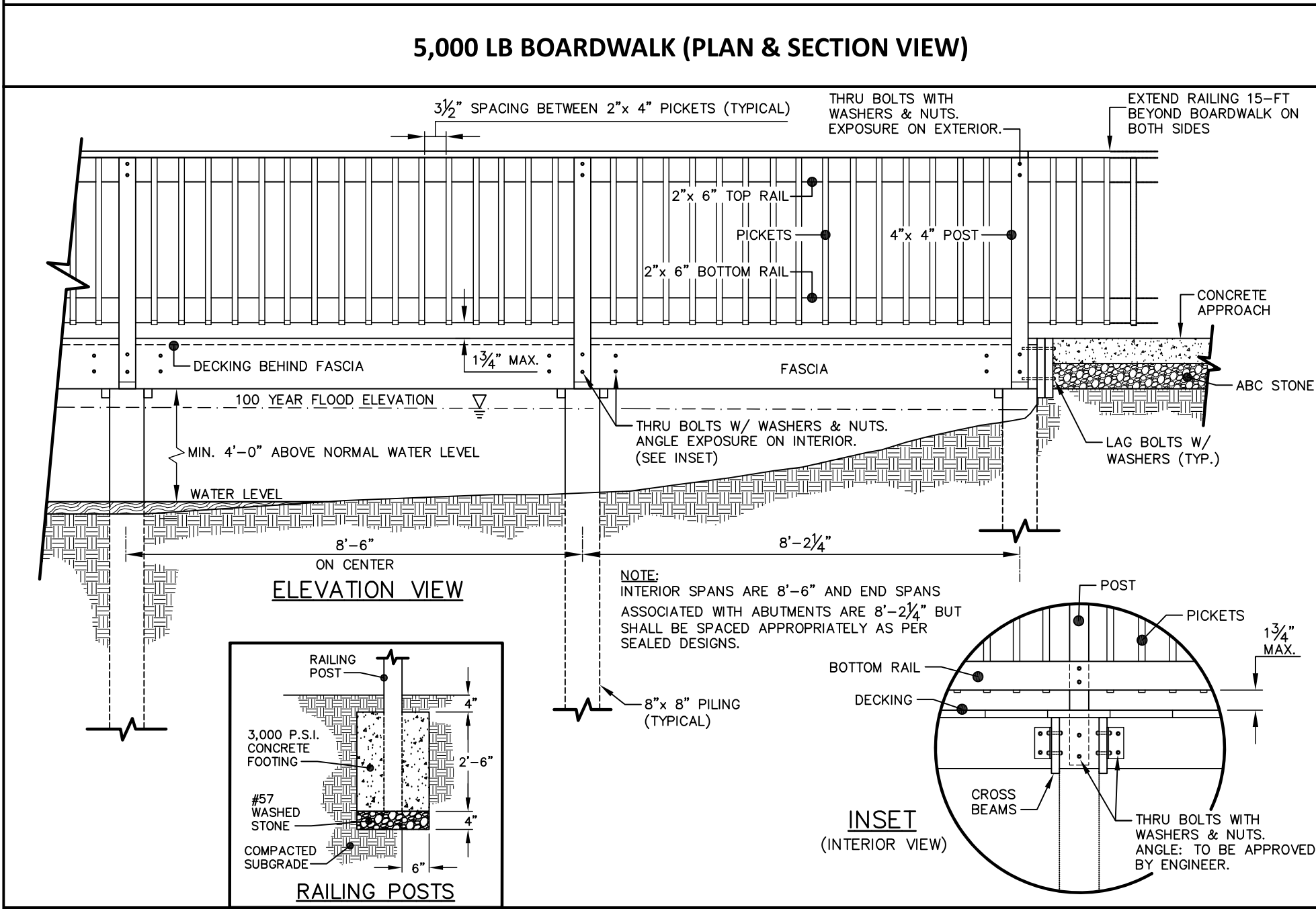
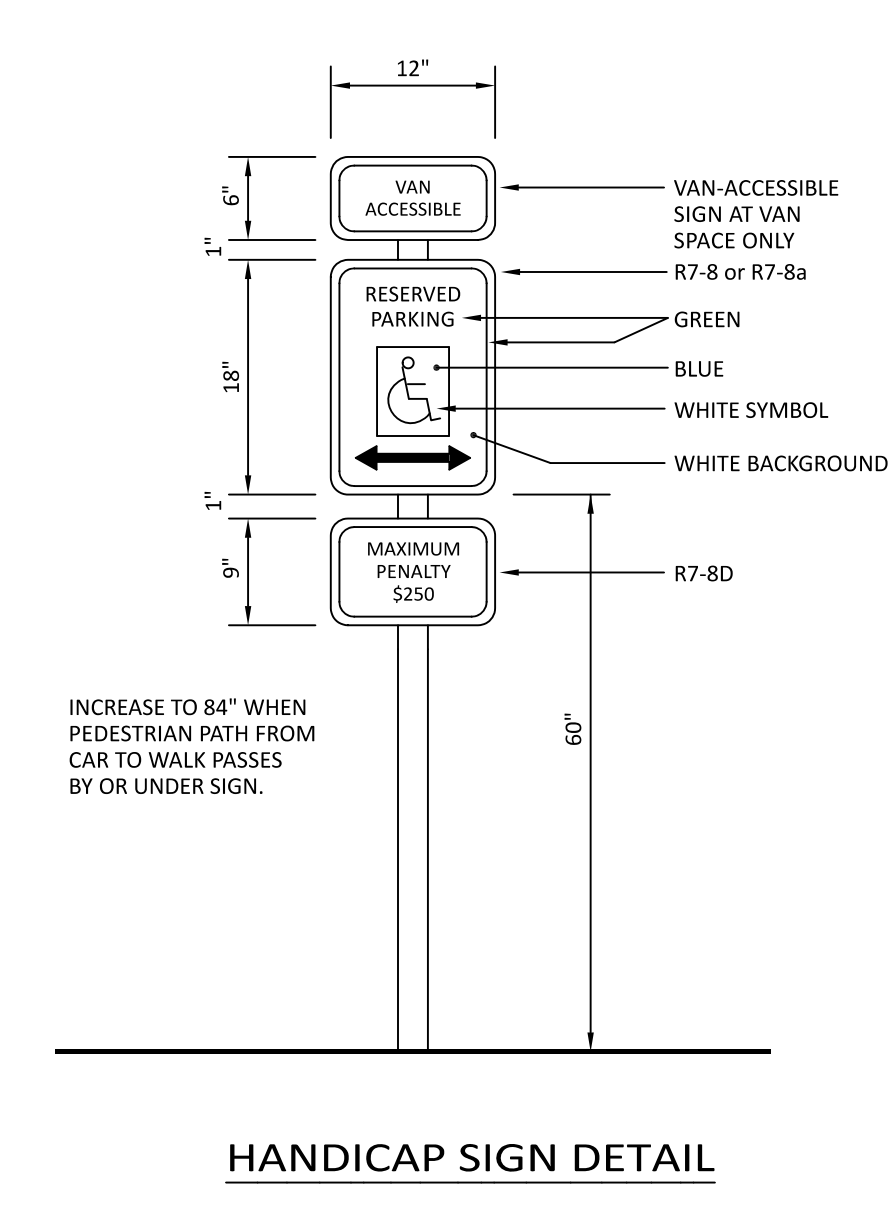
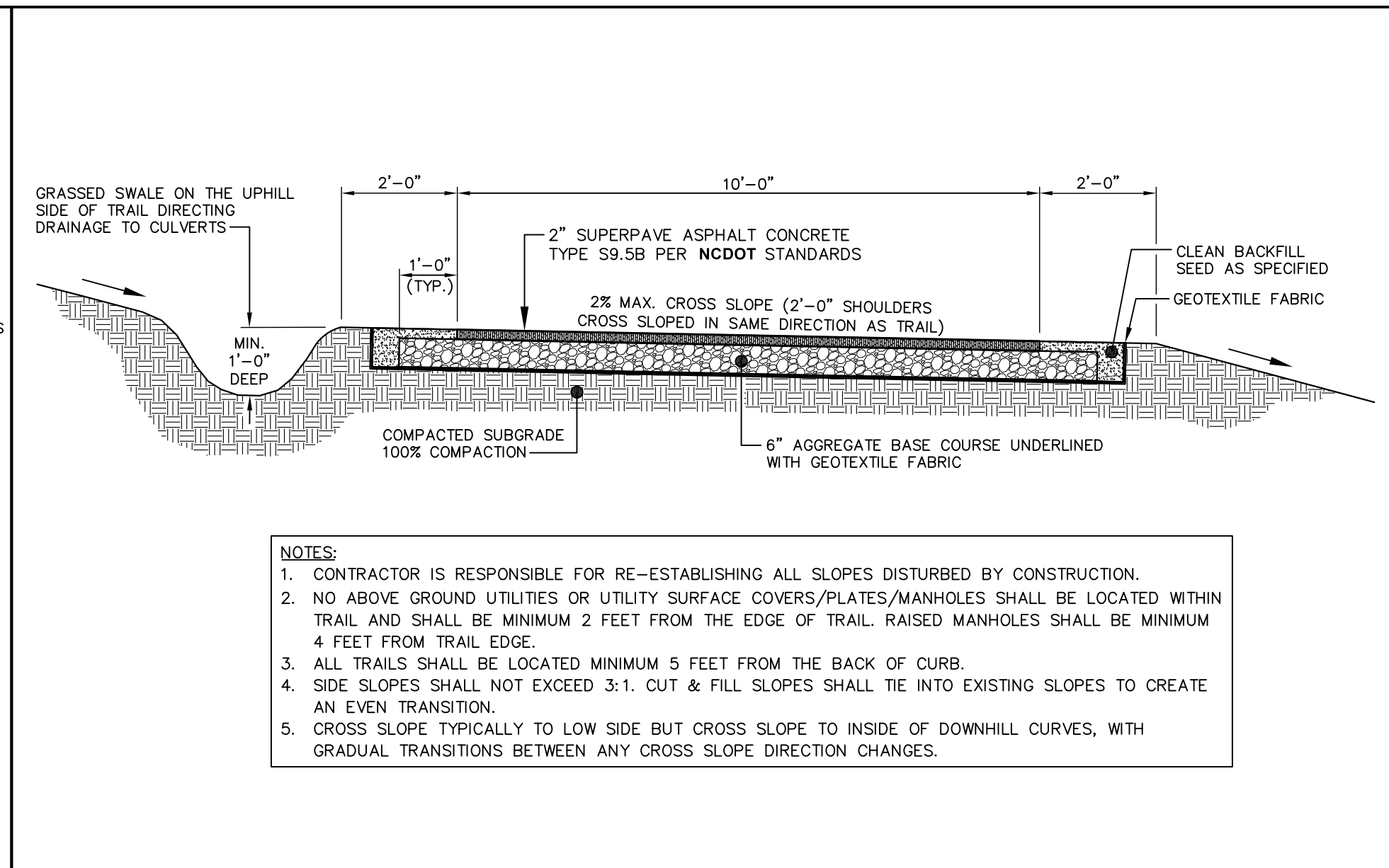
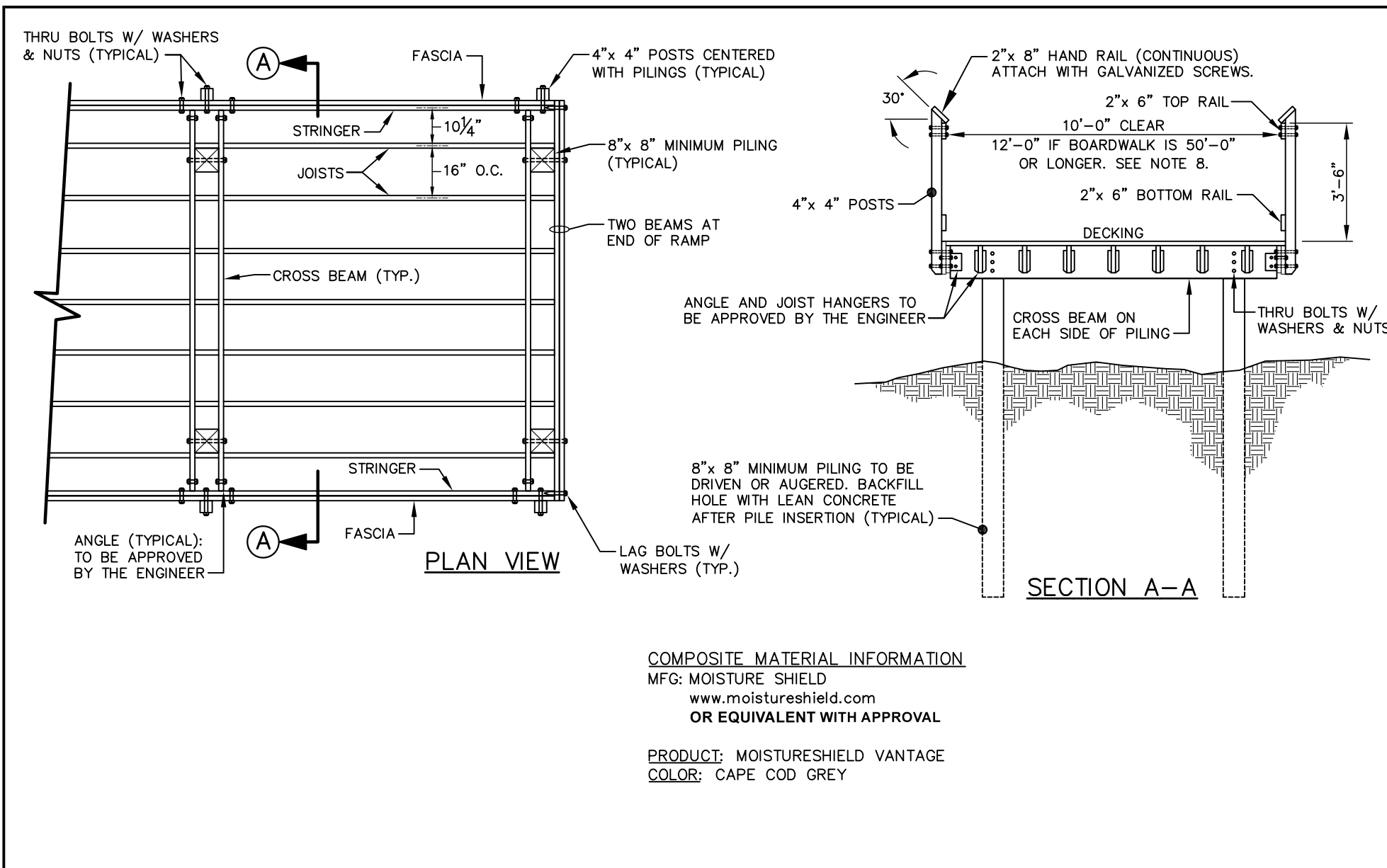
REVISIONS	
NO.	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05
2	2022-07-29



PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
 SANITARY SEWER OUTFALL B



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: 1"=50'
 DATE: 2022-03-21
 SHEET NO: P7.1



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

PRESERVE AT JONES DAIRY - NORTH

ROLESVILLE, NC

SITE DETAILS

PROJECT NO.: ...

DESIGN BY: JPE

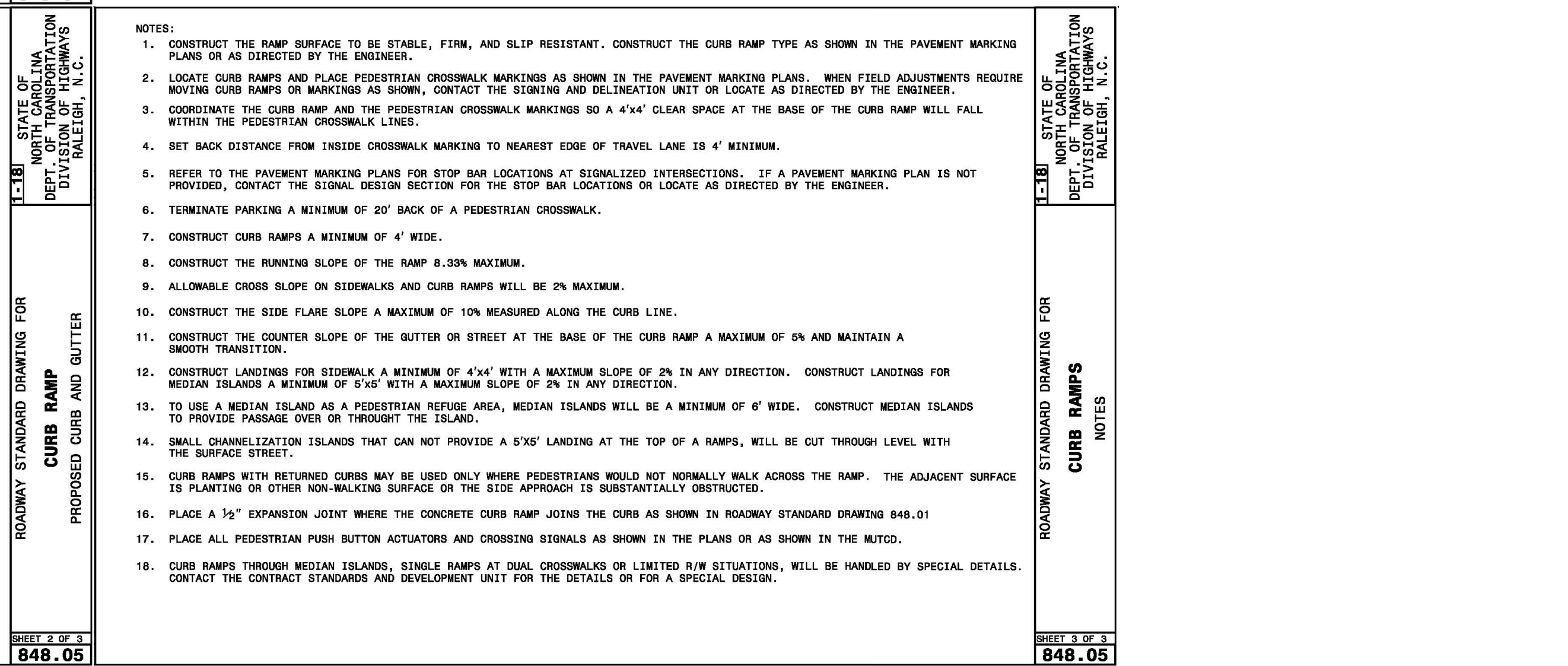
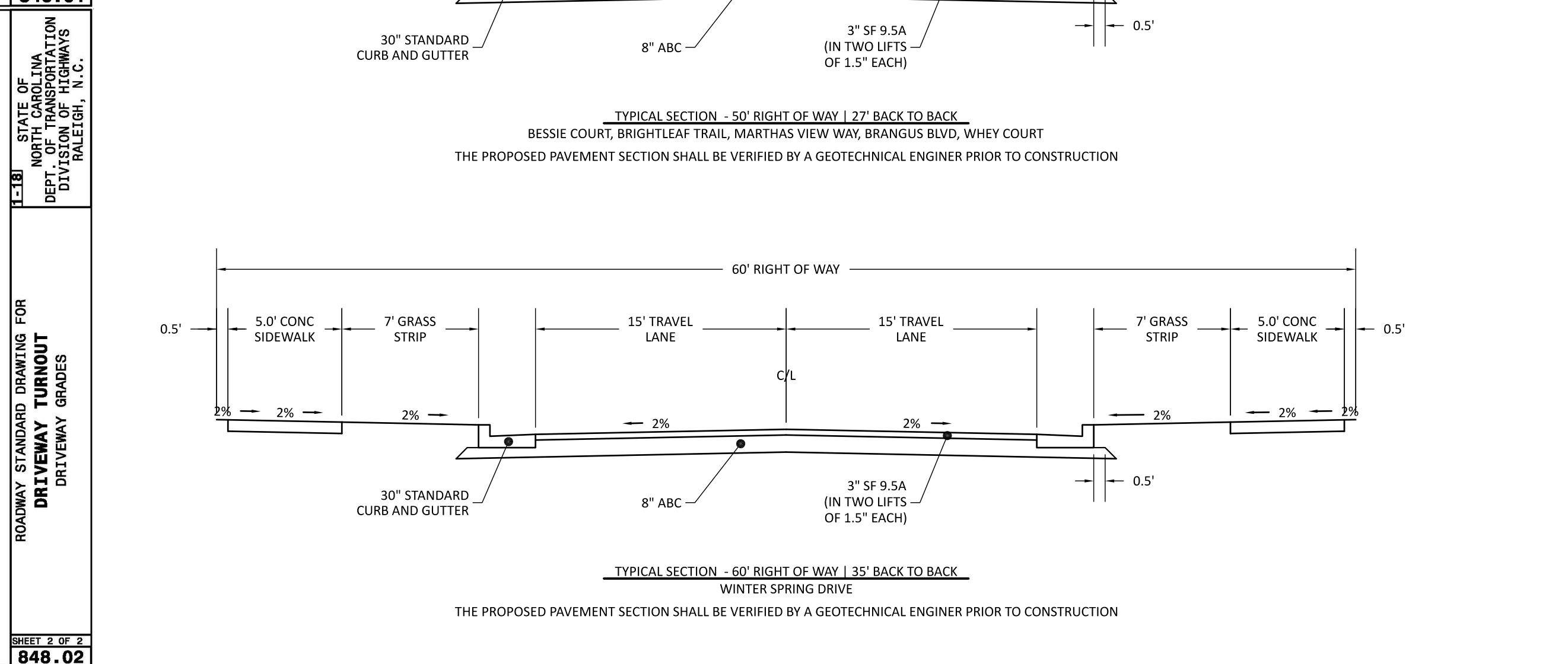
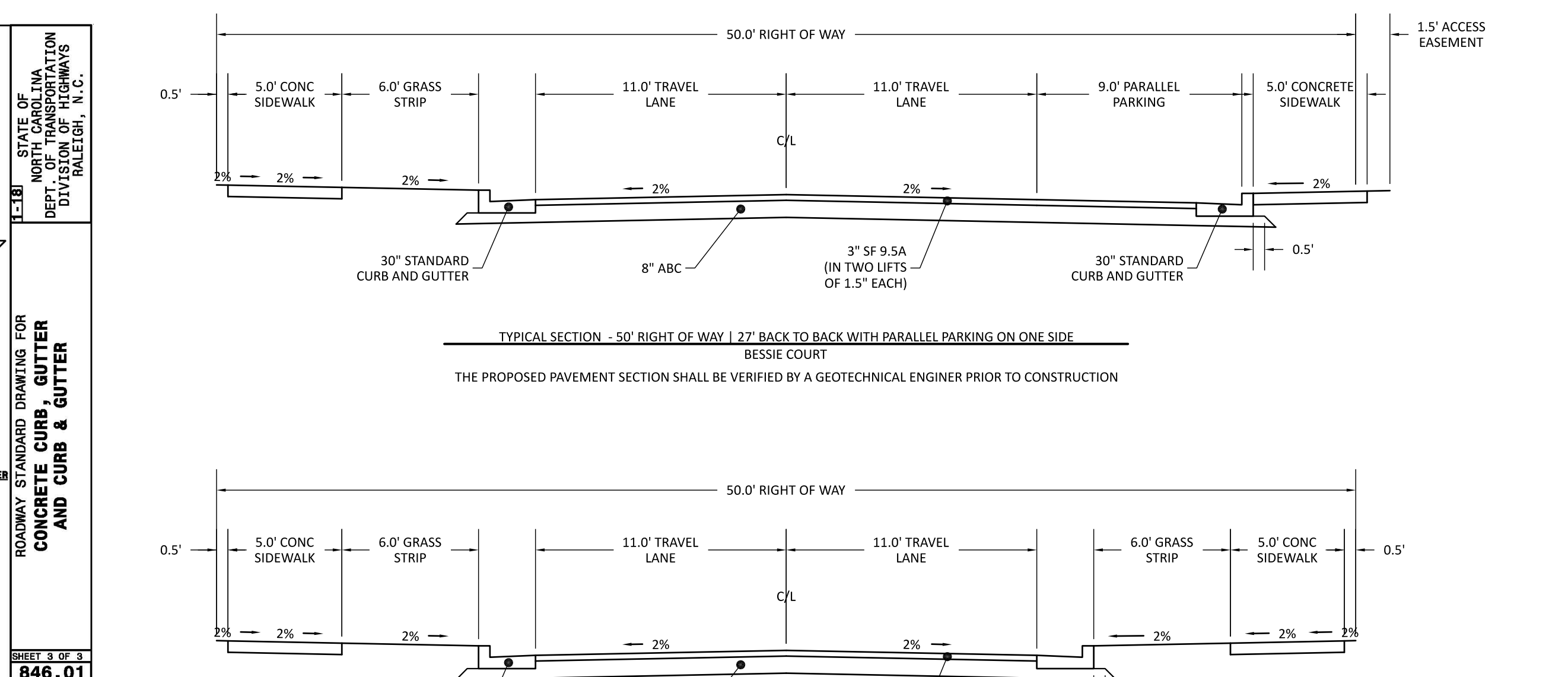
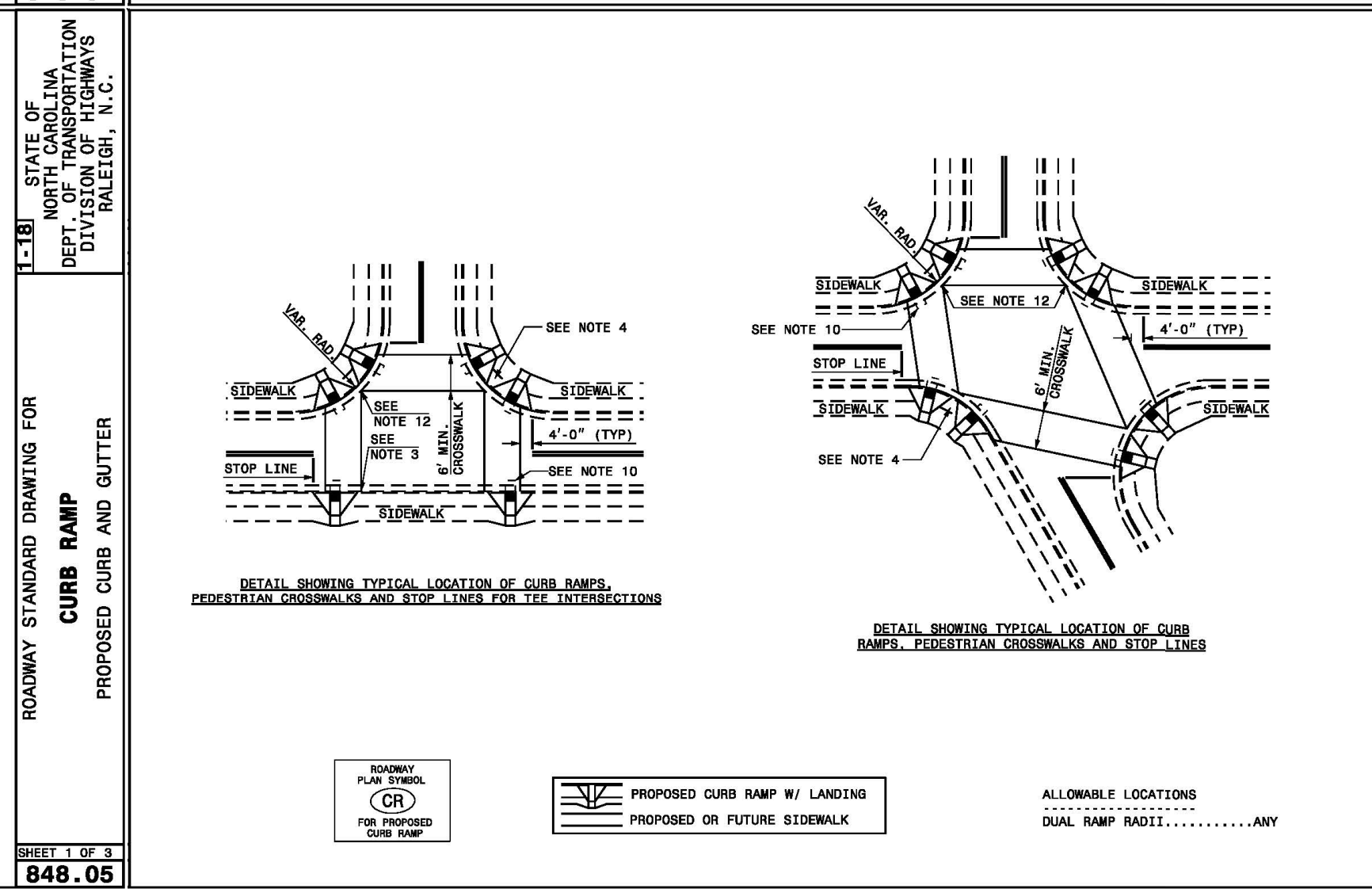
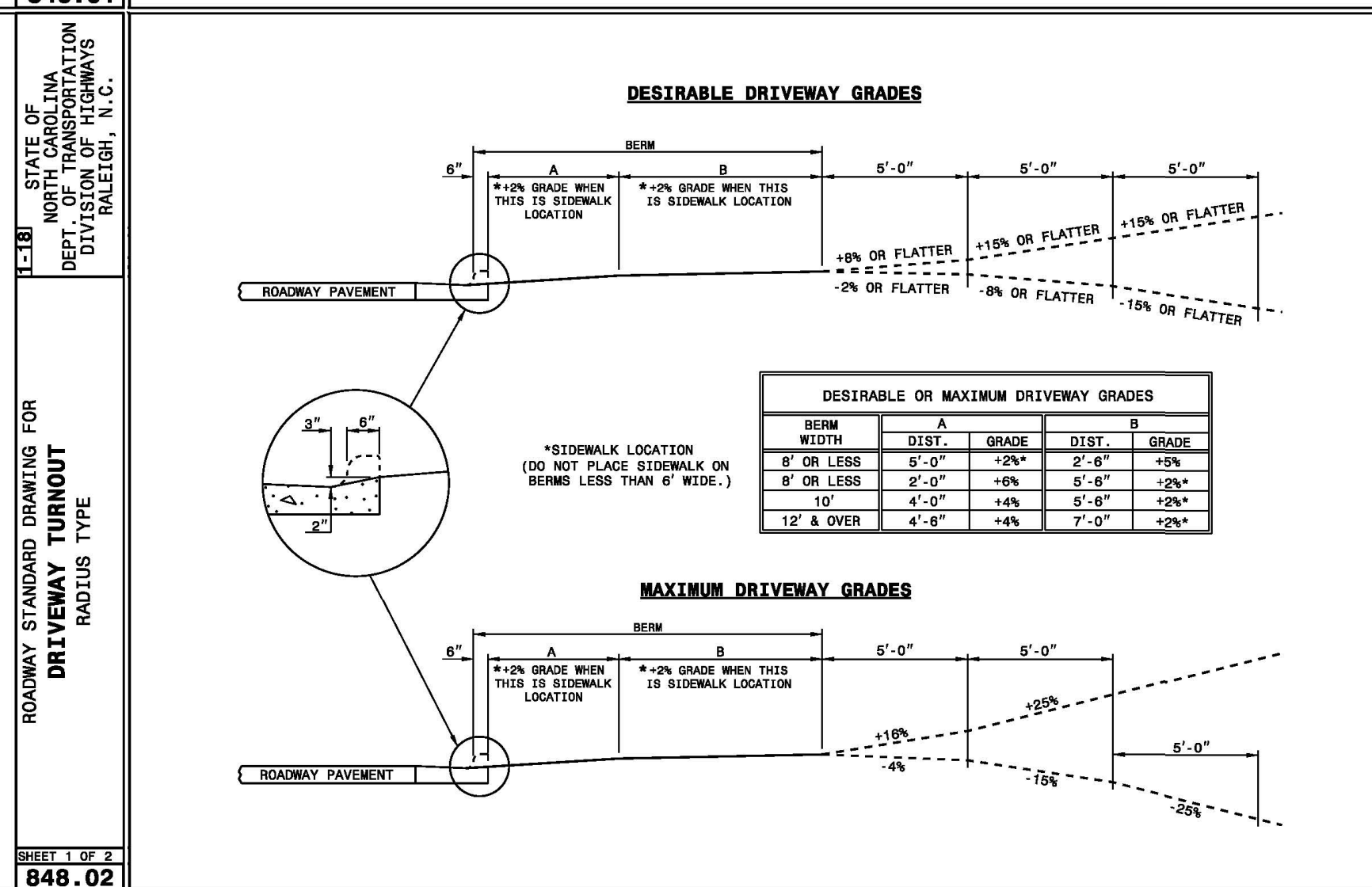
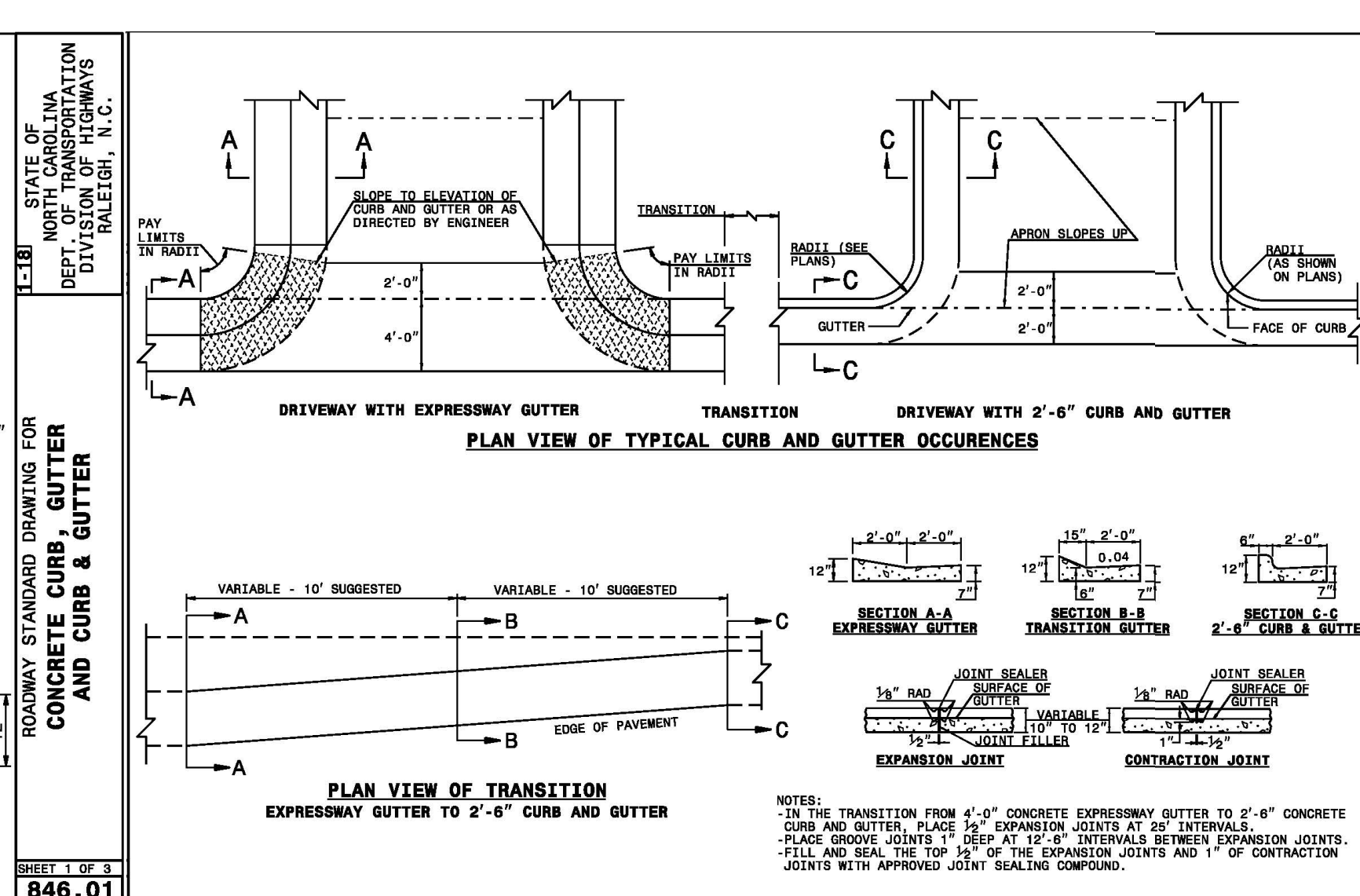
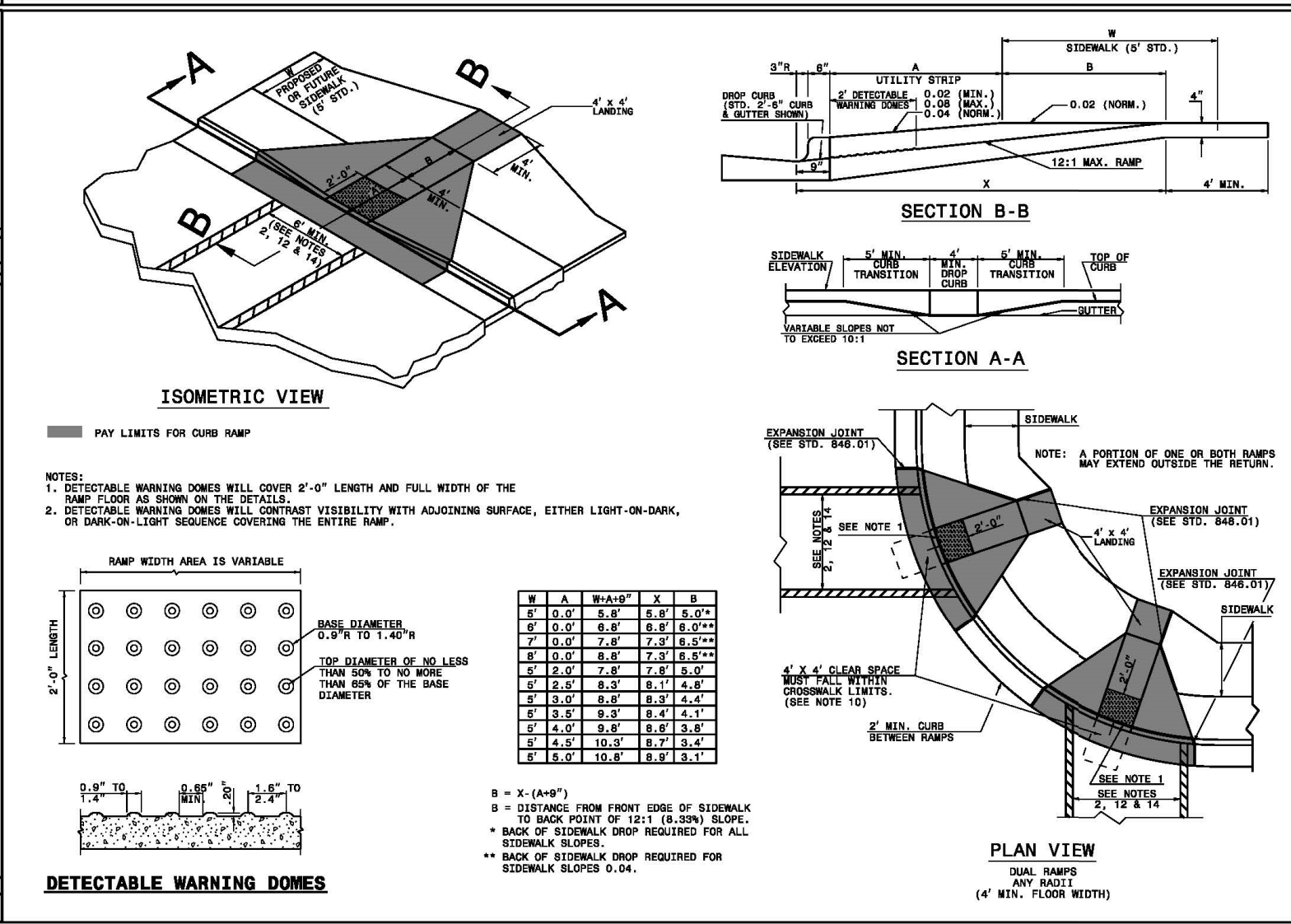
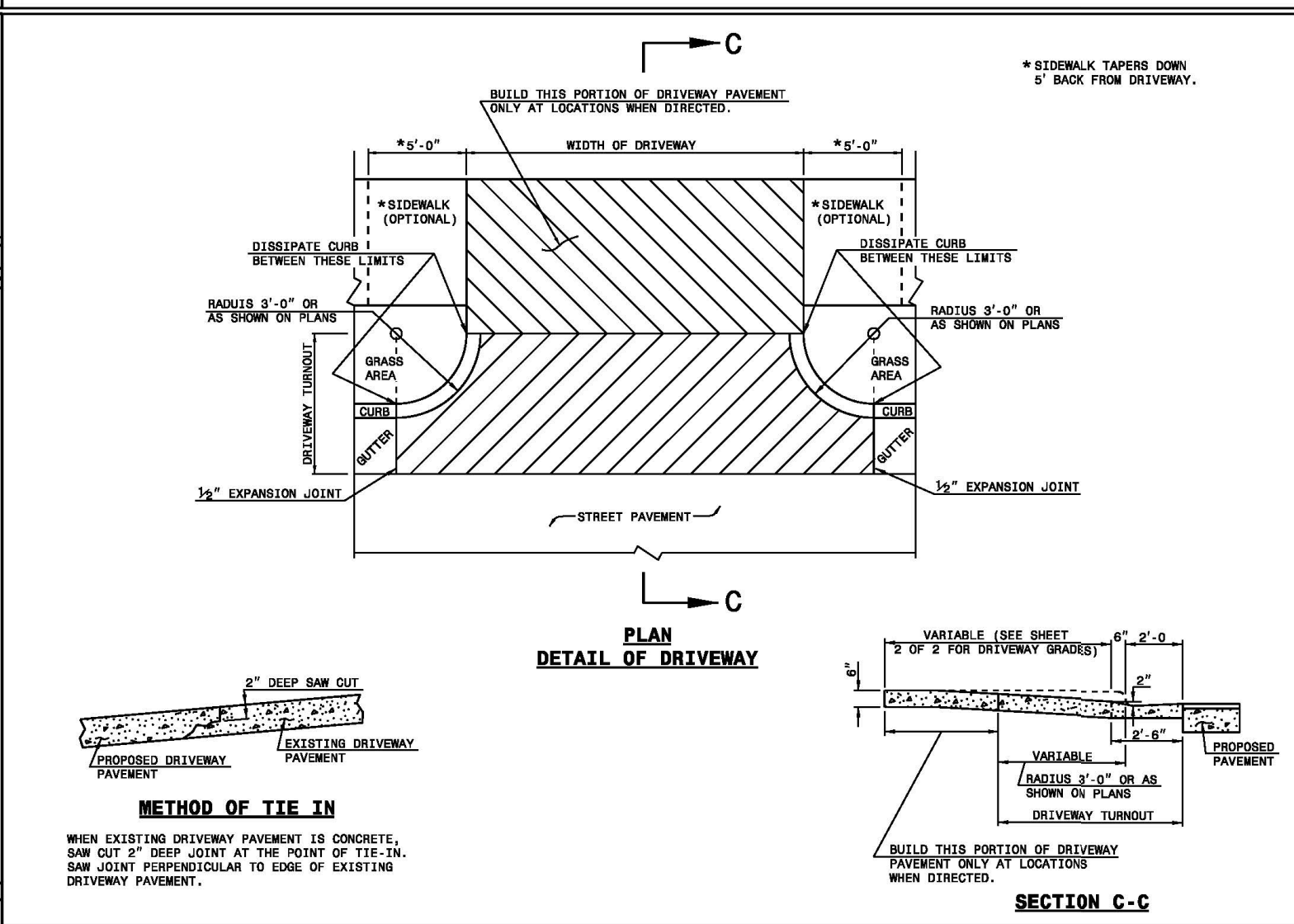
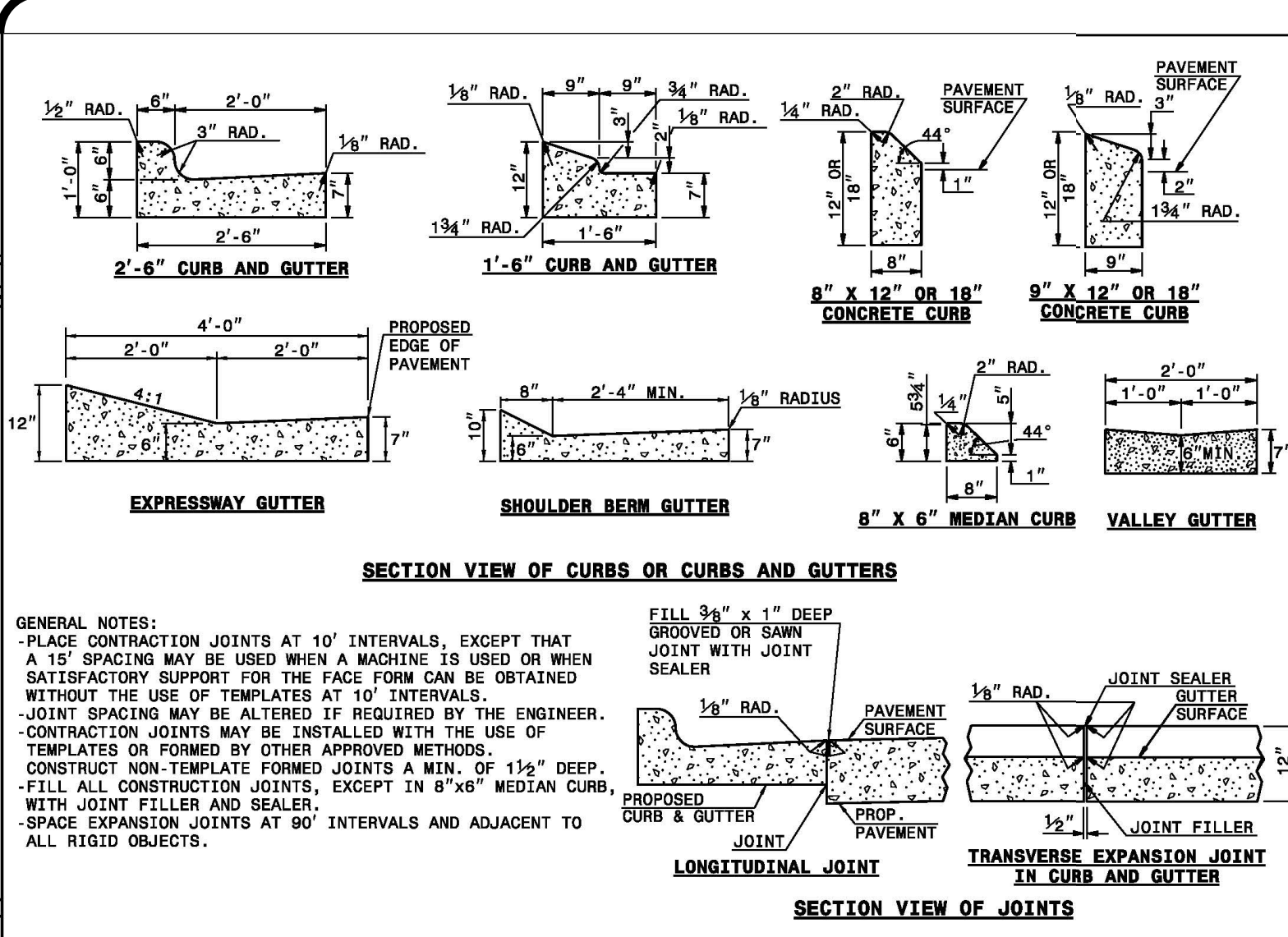
DRAWN BY: JPE

SCALE: NTS

DATE: 2022-03-21

SHEET NO.: D1.1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

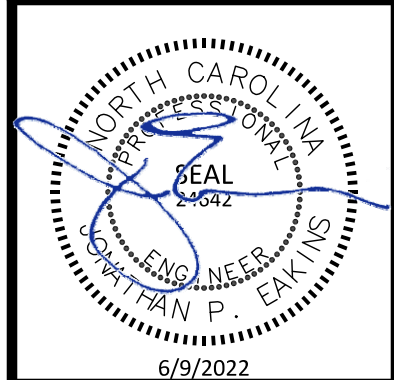


The Nau Company
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 PO Box 810, Rolesville, NC 27571
 919-435-6395
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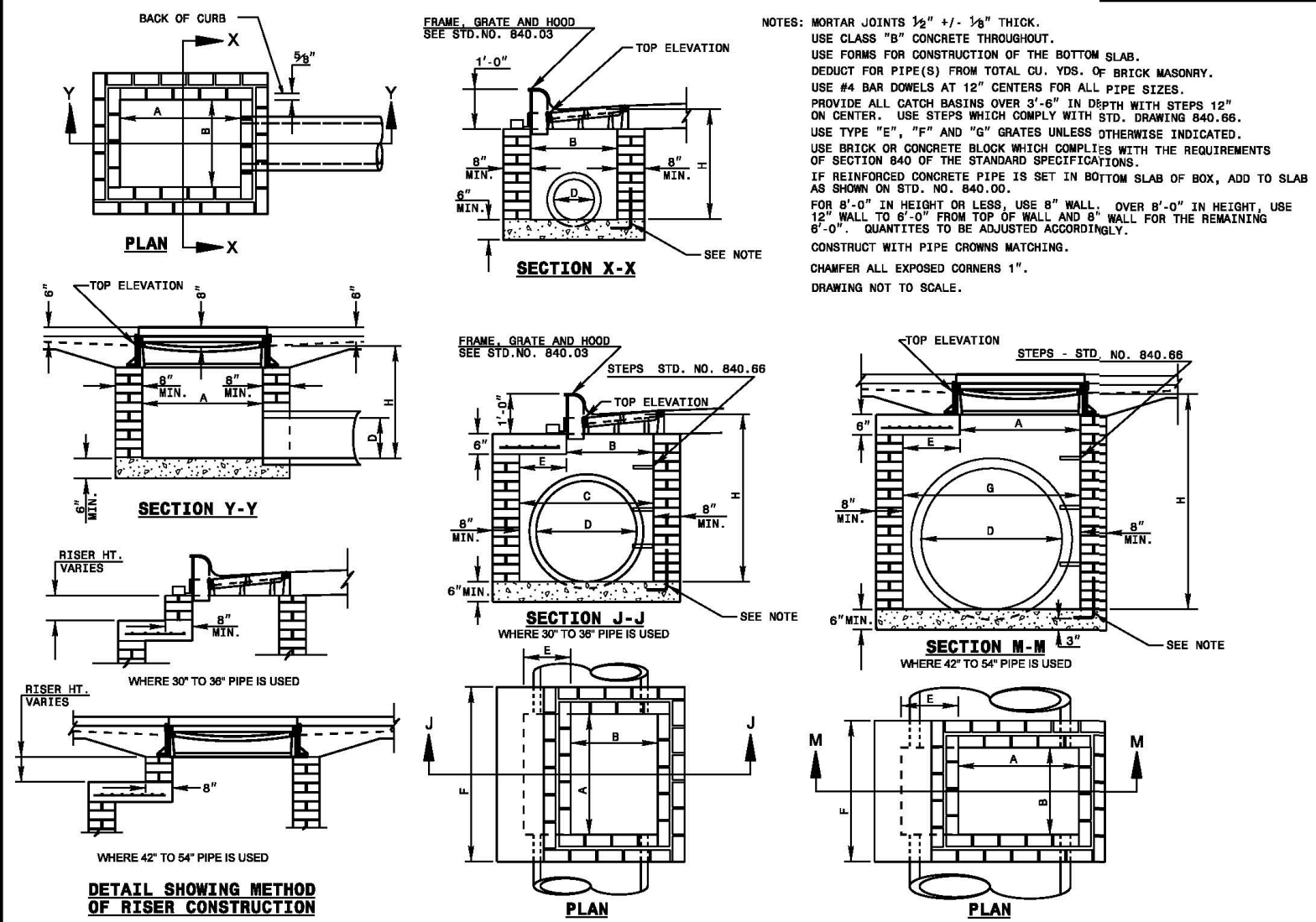
CLIENT: PRESERVE AT JONES DAIRY, LLC
 10534 BRUNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

NO.	DATE	REVISIONS
1	2022-06-05	REVISIONS PER TOWN OF ROLESVILLE COMMENTS

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
ROAD AND NC DOT DETAILS



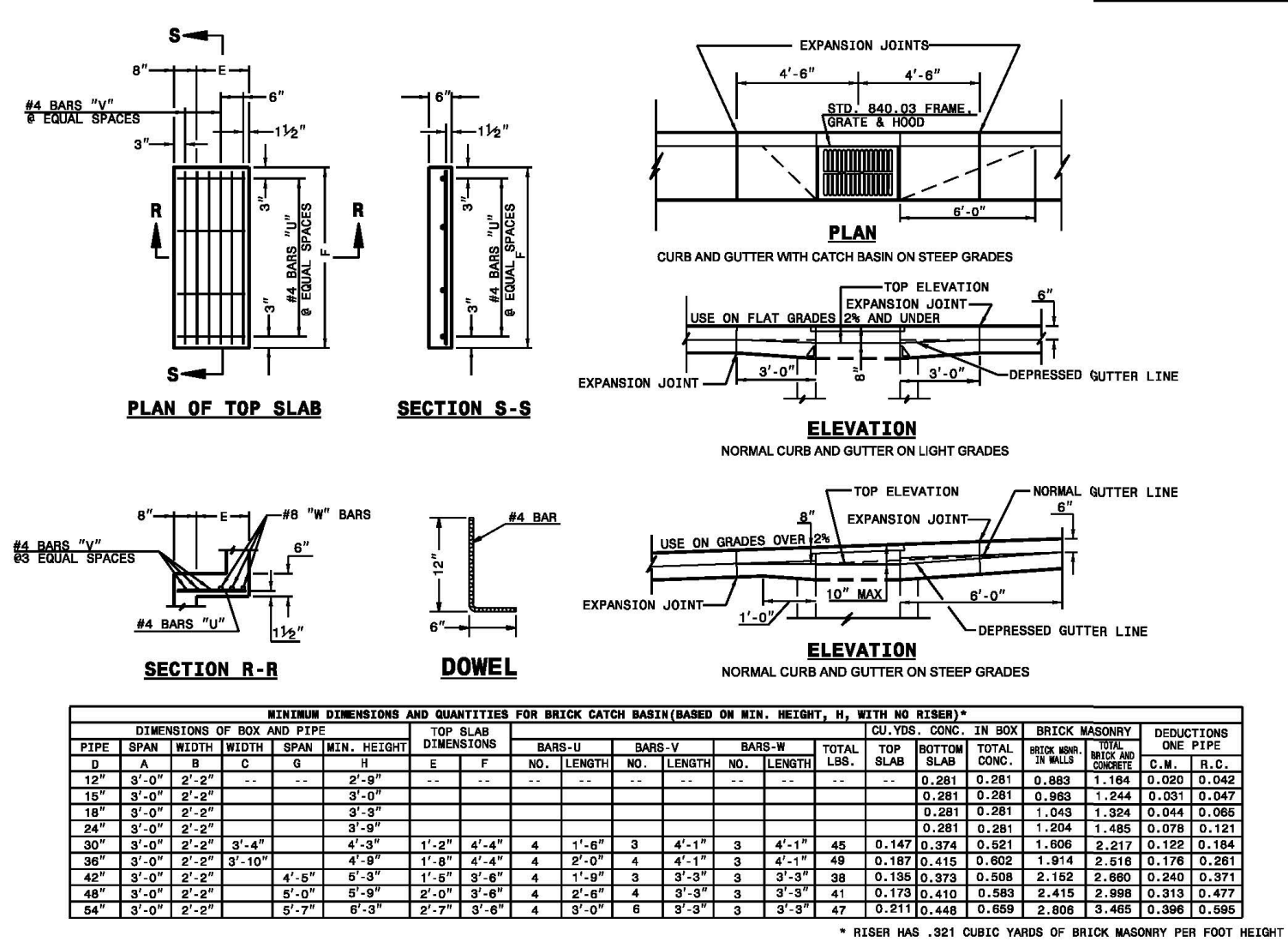
PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: JPE
 SCALE: NTS
 DATE: 2022-03-21
 SHEET NO: **D2.1**



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

ROADWAY STANDARD DRAWING FOR
BRICK CATCH BASIN
12" THRU 54" PIPE

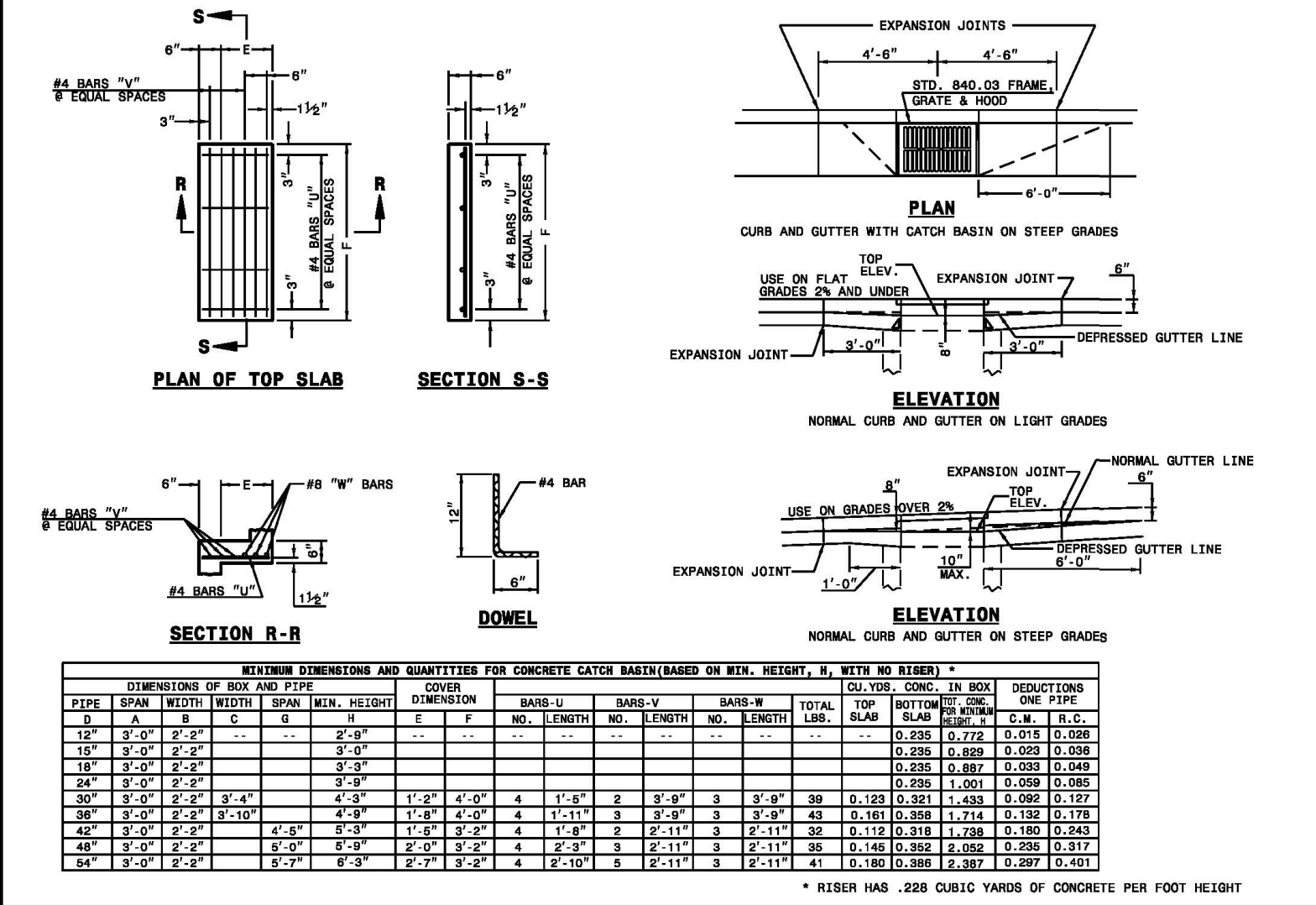
SHEET 1 OF 2
840.01



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

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

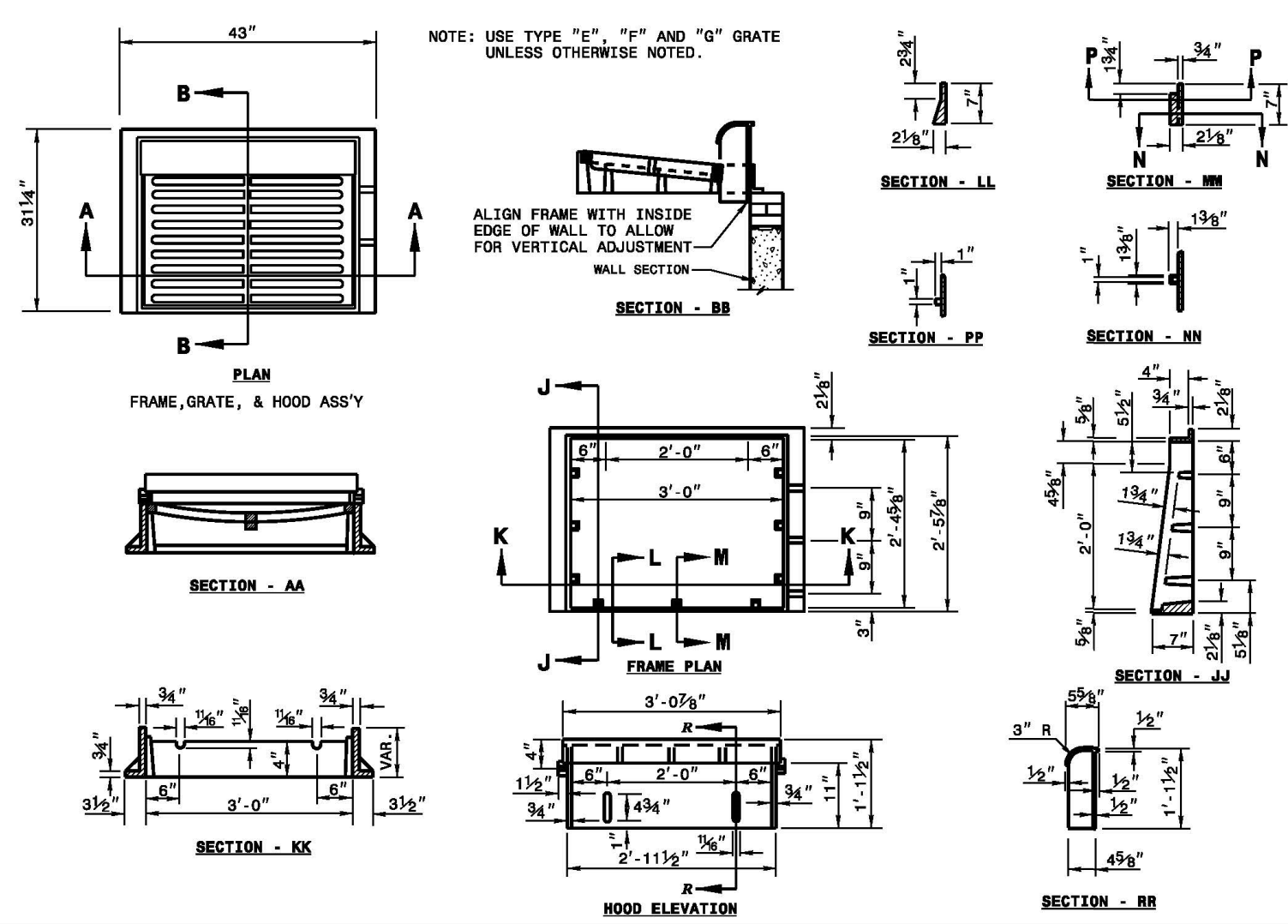
SHEET 2 OF 2
840.01



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

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

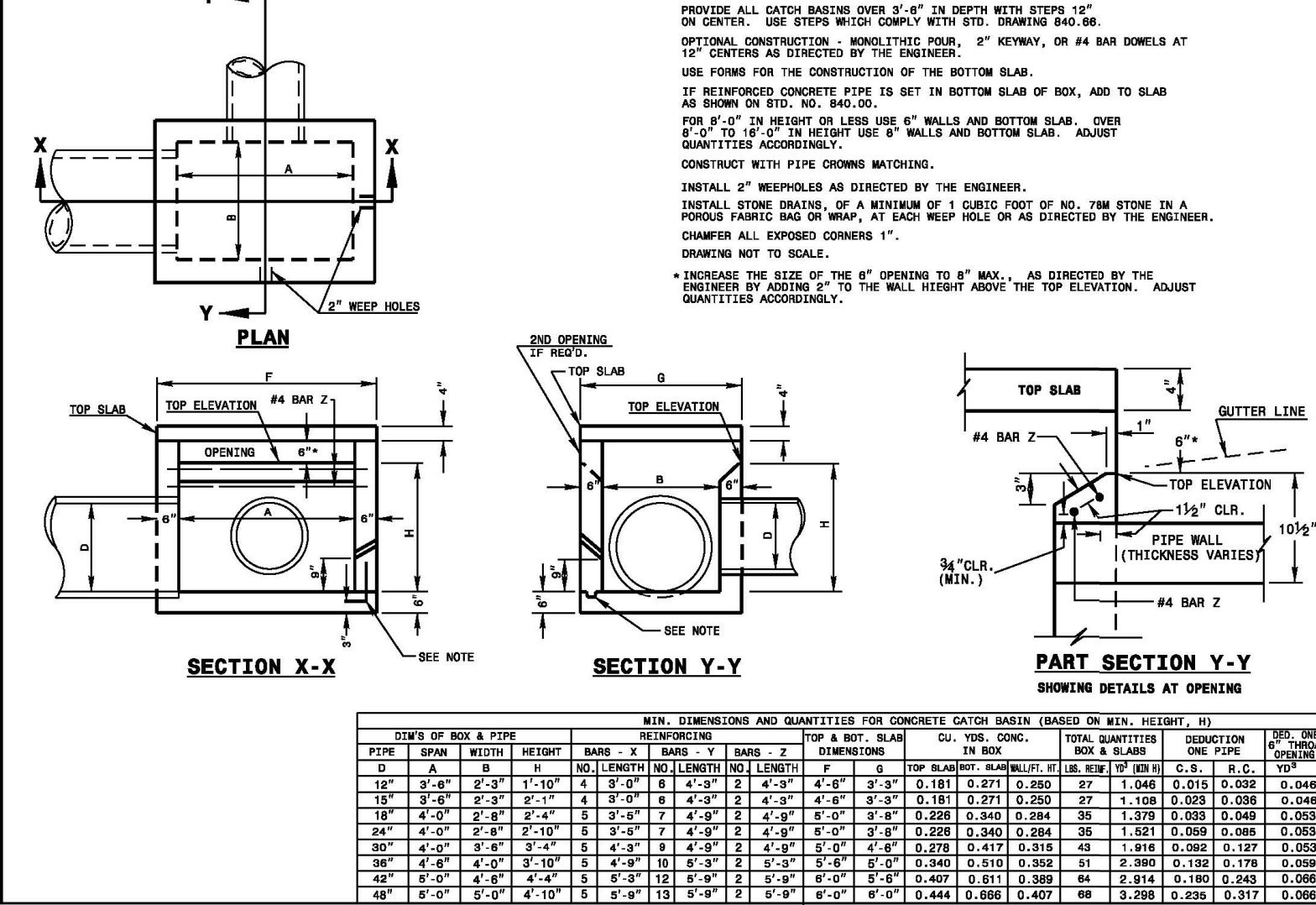
SHEET 1 OF 2
840.02



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

ROADWAY STANDARD DRAWING FOR
CONCRETE OPEN THROAT CATCH BASIN
12" THRU 48" PIPE

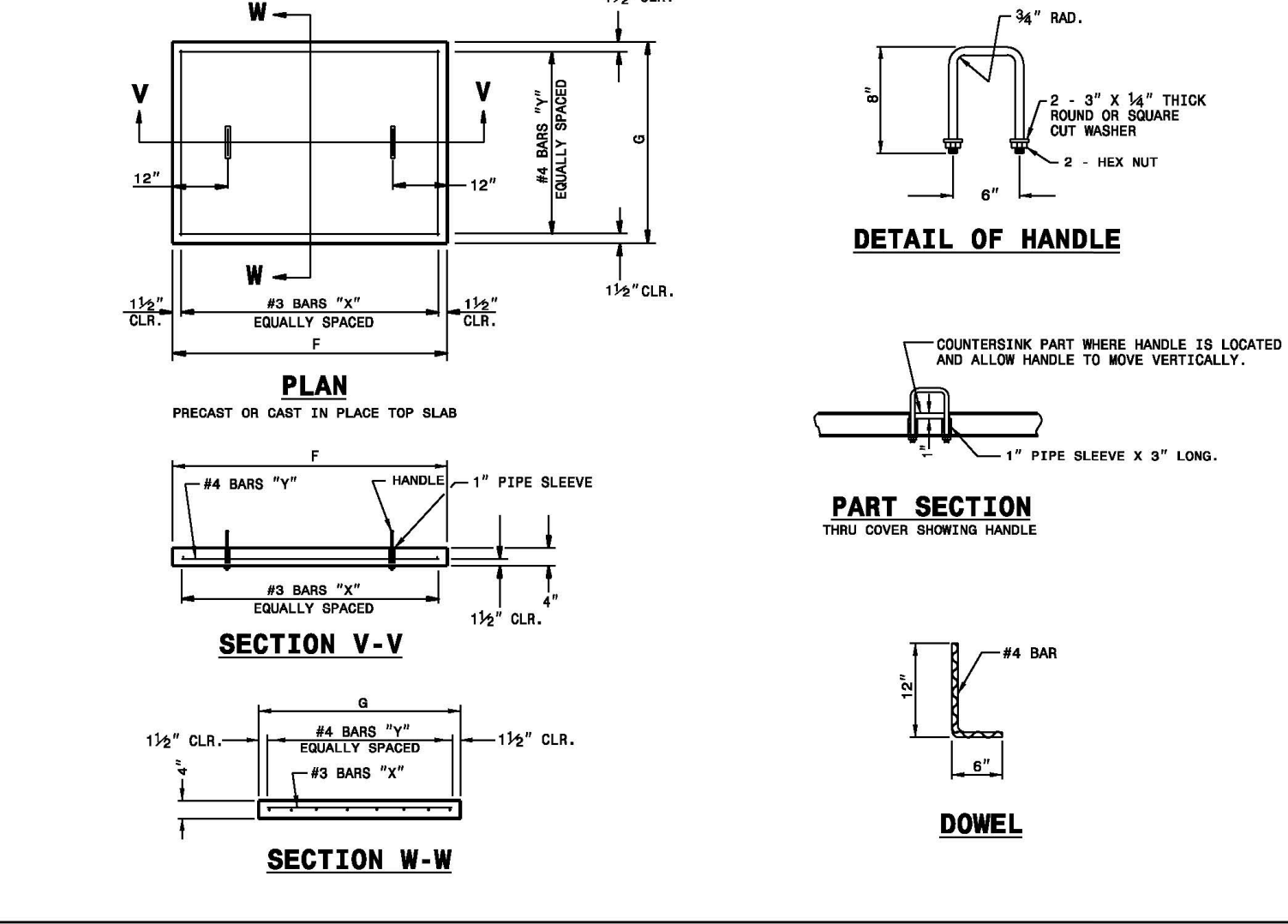
SHEET 1 OF 2
840.04



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

ROADWAY STANDARD DRAWING FOR
CONCRETE OPEN THROAT CATCH BASIN
12" THRU 48" PIPE

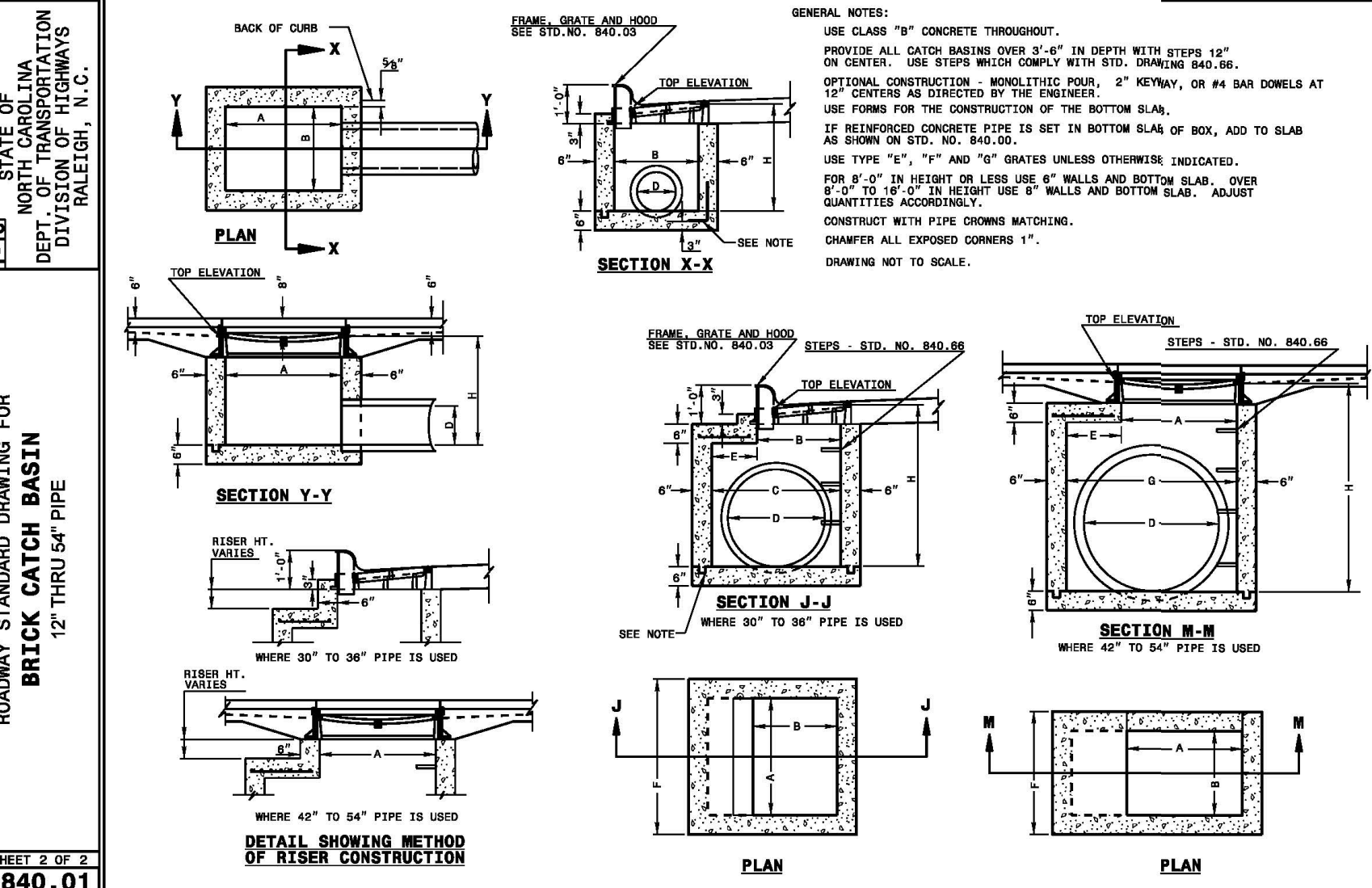
SHEET 2 OF 2
840.04



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

ROADWAY STANDARD DRAWING FOR
CONCRETE OPEN THROAT CATCH BASIN
12" THRU 48" PIPE

SHEET 1 OF 2
840.04



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

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

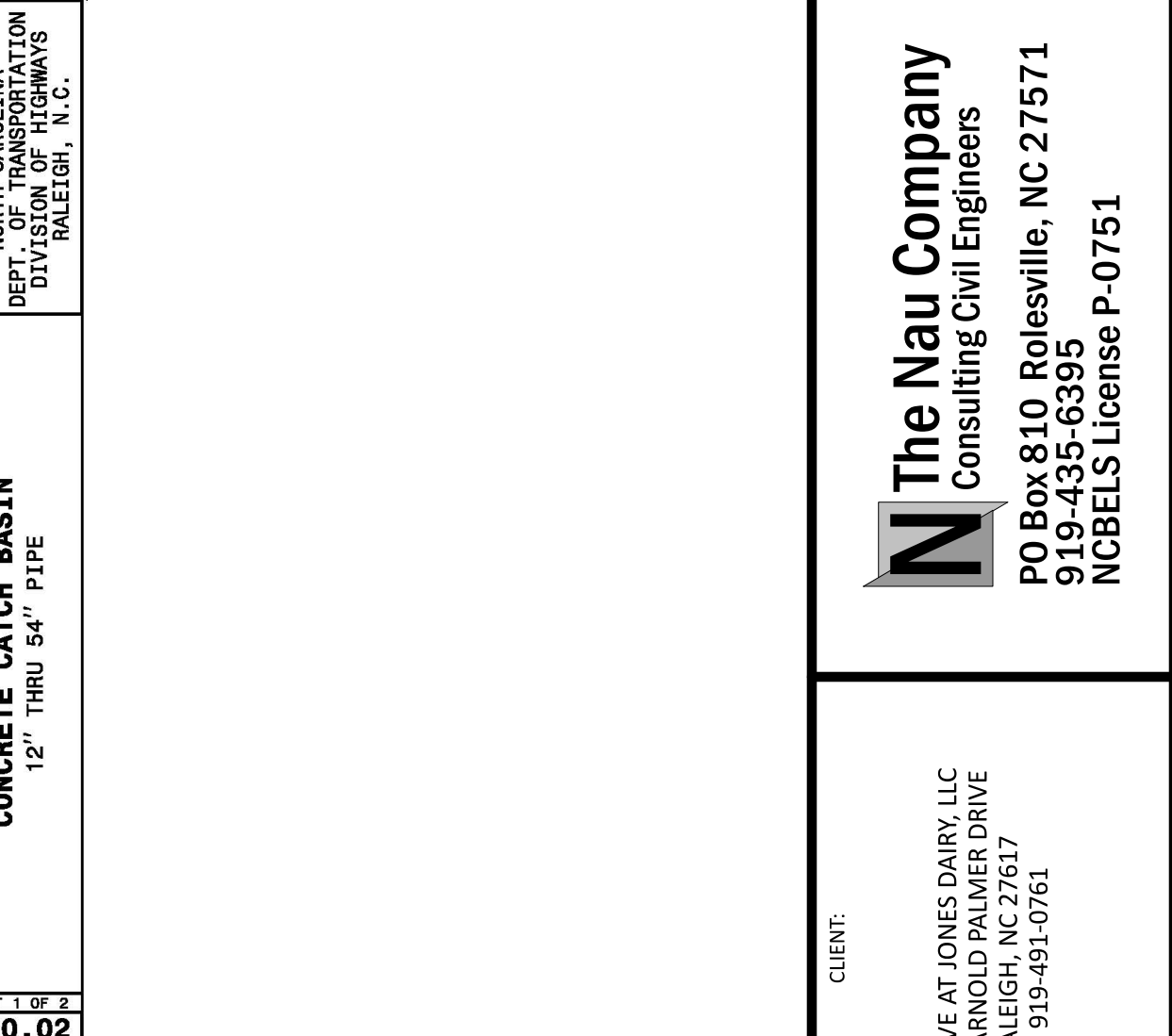
SHEET 2 OF 2
840.02



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

ROADWAY STANDARD DRAWING FOR
CONCRETE OPEN THROAT CATCH BASIN
12" THRU 48" PIPE

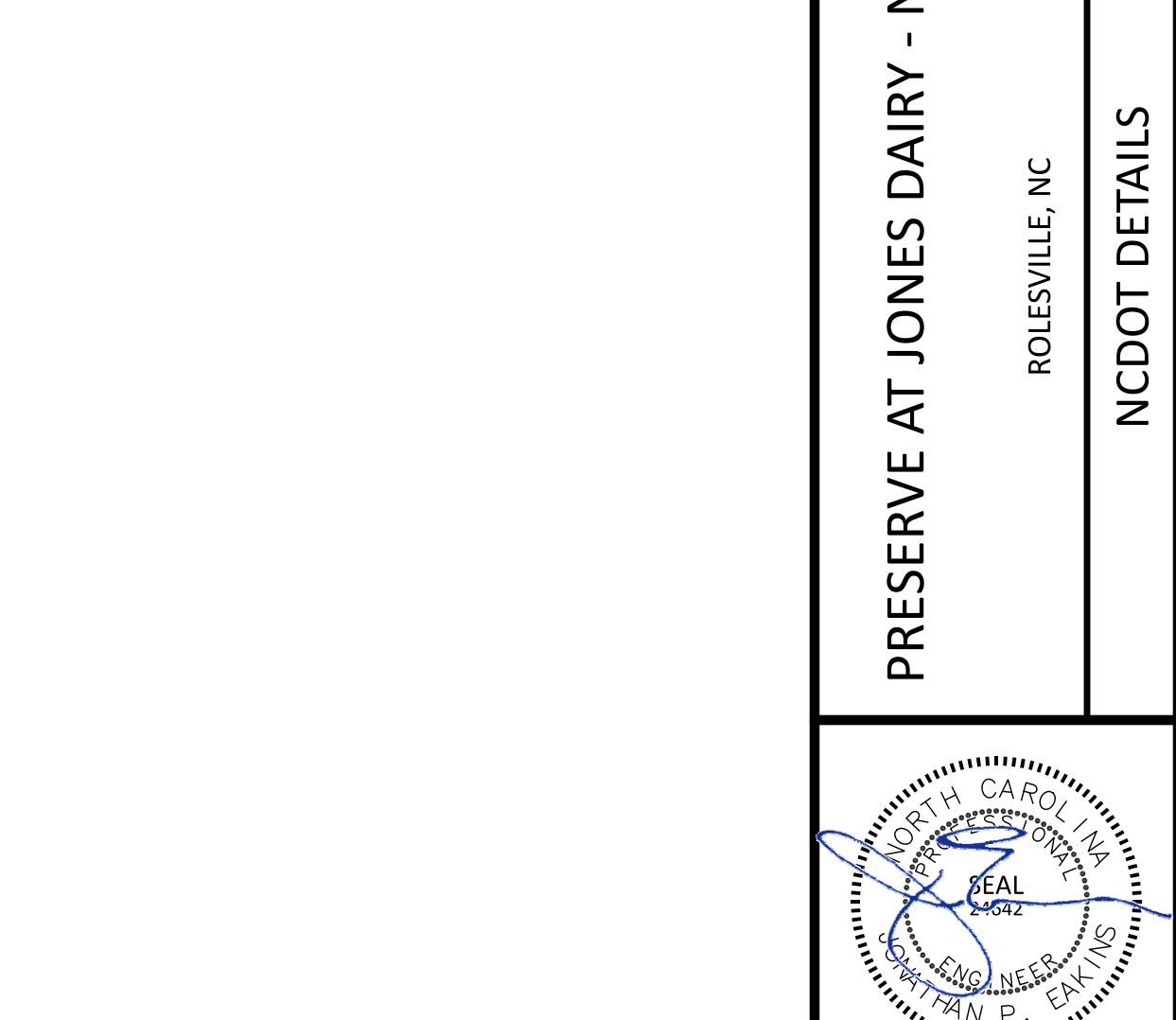
SHEET 2 OF 2
840.04



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

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

SHEET 1 OF 2
840.02



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

ROADWAY STANDARD DRAWING FOR
CONCRETE OPEN THROAT CATCH BASIN
12" THRU 48" PIPE

SHEET 2 OF 2
840.04

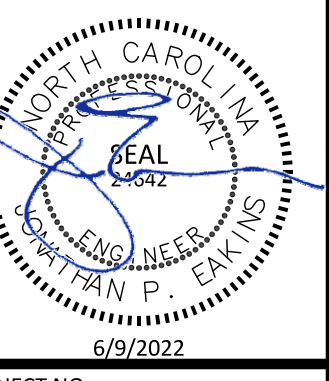
The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

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

REVISIONS

NO.	DATE	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05	

PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
NCDOT DETAILS



PROJECT NO: ---
DESIGN BY: JPE
DRAWN BY: JPE
SCALE: NTS
DATE: 2022-03-21
SHEET NO: **D2.2**

NOTES:

1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10

NOTES:

1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	3-3-99	RRH	2-15-05
	RRH	3-31-00	J.P.S.	10-29-10

NOTES:

1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MHI, WATEROUS, GLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6\"/>

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD FIRE HYDRANT INSTALLATION DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	RRH	4-6-04	RRH	9/17/09
	D.H.	2/14/08		

NOTES:

1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD FIRE HYDRANT WITH 5\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	4-30-16		

NOTES:

1. CONCRETE SHALL BE 3000 PSI
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. TRENCHES SHALL CONFORM TO STANDARD DETAIL W-3.
4. SEE STANDARD THRUST BLOCK TABLES W-10 THRU W-11 FOR AREA OF CONCRETE REQUIRED.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
THRUST BLOCKING DESIGN DATA FOR WATER MAINS				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	1-21-00	J.P.S.	11-1-10
	D.H.L.	6-18-08		

THRUST BLOCKING

NOTES:

1. CONCRETE SHALL BE 3000 PSI
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
3. TRENCHES SHALL CONFORM TO STANDARD DETAIL W-3.
4. SEE STANDARD THRUST BLOCK TABLES W-10 THRU W-11 FOR AREA OF CONCRETE REQUIRED.
5. ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD THRUST BLOCKING VIEWS				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-9	D.W.C.	3-1-87	RRH	3-31-00
		9-7-99	D.H.L.	6-18-08

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.

ALL AREAS GIVEN IN SQUARE FEET.

SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	MEDIUM DRY CLAY 4000 LBS/FT ³	SOFT CLAY 2000 LBS/FT ³	LOOSE LBERITE GRAVEL 1200 LBS/FT ³	ROAD LBERITE SAND ALWAYS W-11	SAND COMPACT FIRM 2000 LBS/FT ³	SAND CLEAN DRY 1000 LBS/FT ³	SEALED LBERITE QUICKSAND 1000 LBS/FT ³	BECK POOR 10,000 LBS/FT ³
6"									
11 1/4°	1,108	1	1	1	1	1	2	1	
22 1/2°	2,207	1	2	2	1	1	3	1	
45°	4,328	2	3	3	1	1	5	1	
90°	7,996	2	4	5	1	1	8	1	
PLUG	5,655	2	3	4	1	1	6	1	
8"									
11 1/4°	1,970	1	1	2	1	1	2	1	
22 1/2°	3,922	1	2	3	1	1	4	1	
45°	7,694	2	4	5	1	1	8	1	
90°	14,215	4	8	9	2	2	15	2	
PLUG	10,053	3	5	6	2	2	10	1	
12"									
11 1/4°	4,433	2	3	3	1	1	5	1	
22 1/2°	8,826	3	5	6	2	2	9	1	
45°	17,312	5	9	11	3	3	18	2	
90°	31,983	8	16	19	4	4	32	4	
PLUG	22,619	6	12	14	3	3	23	3	
16"									
11 1/4°	7,881	2	4	5	1	1	8	1	
22 1/2°	15,691	4	8	10	2	2	16	2	
45°	30,779	8	16	19	4	4	31	4	
90°	56,861	15	29	35	8	8	57	6	
PLUG	40,213	10	21	25	5	5	41	5	

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

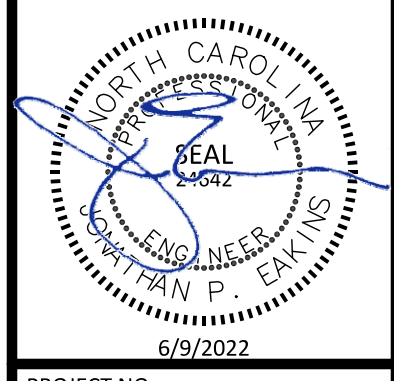
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
THRUST BLOCKING DESIGN QUANTITY TABLE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	6-23-89		

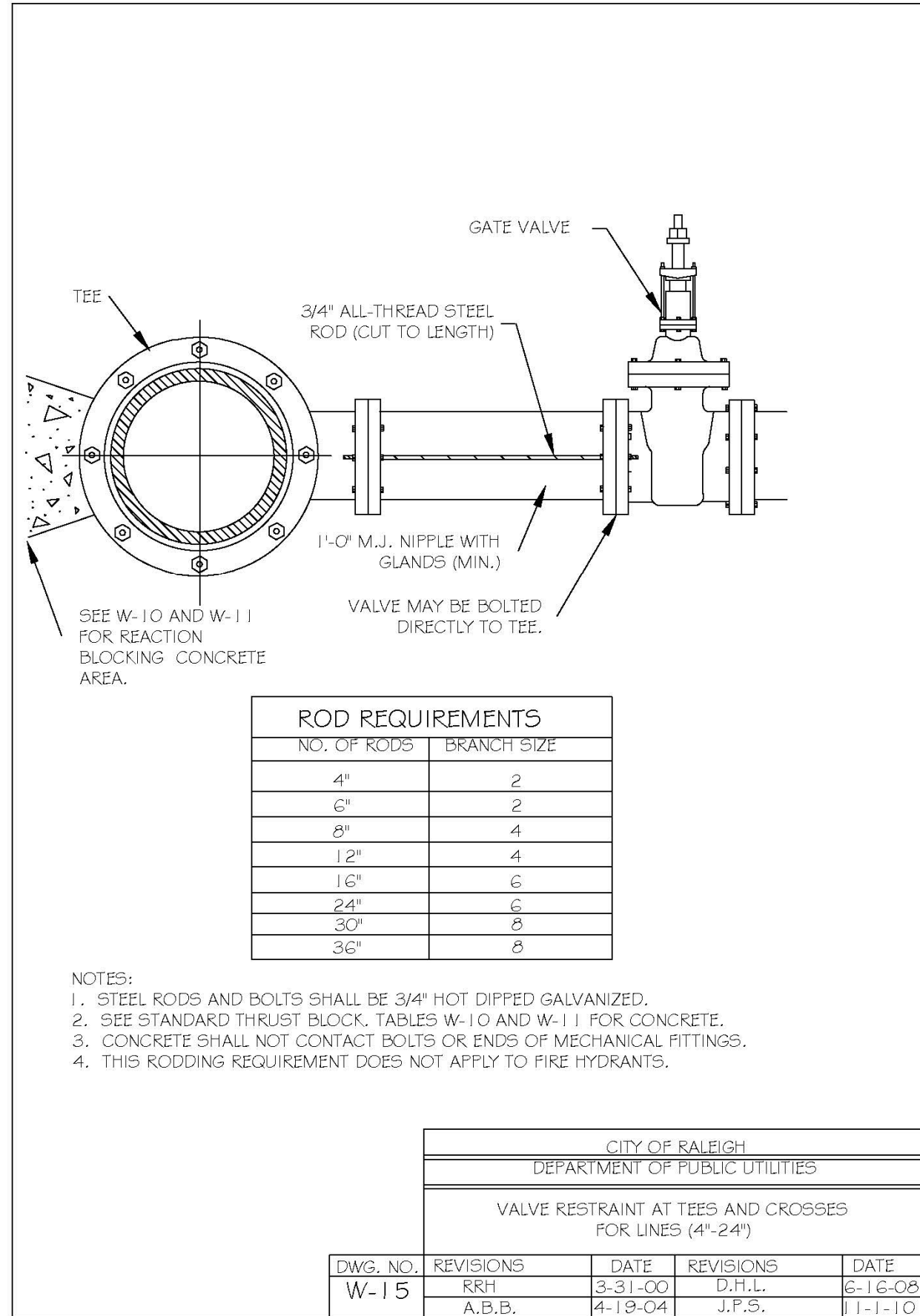
GENERAL NOTES:

1. STEEL RODS AND BOLTS SHALL BE 3/4\"/>

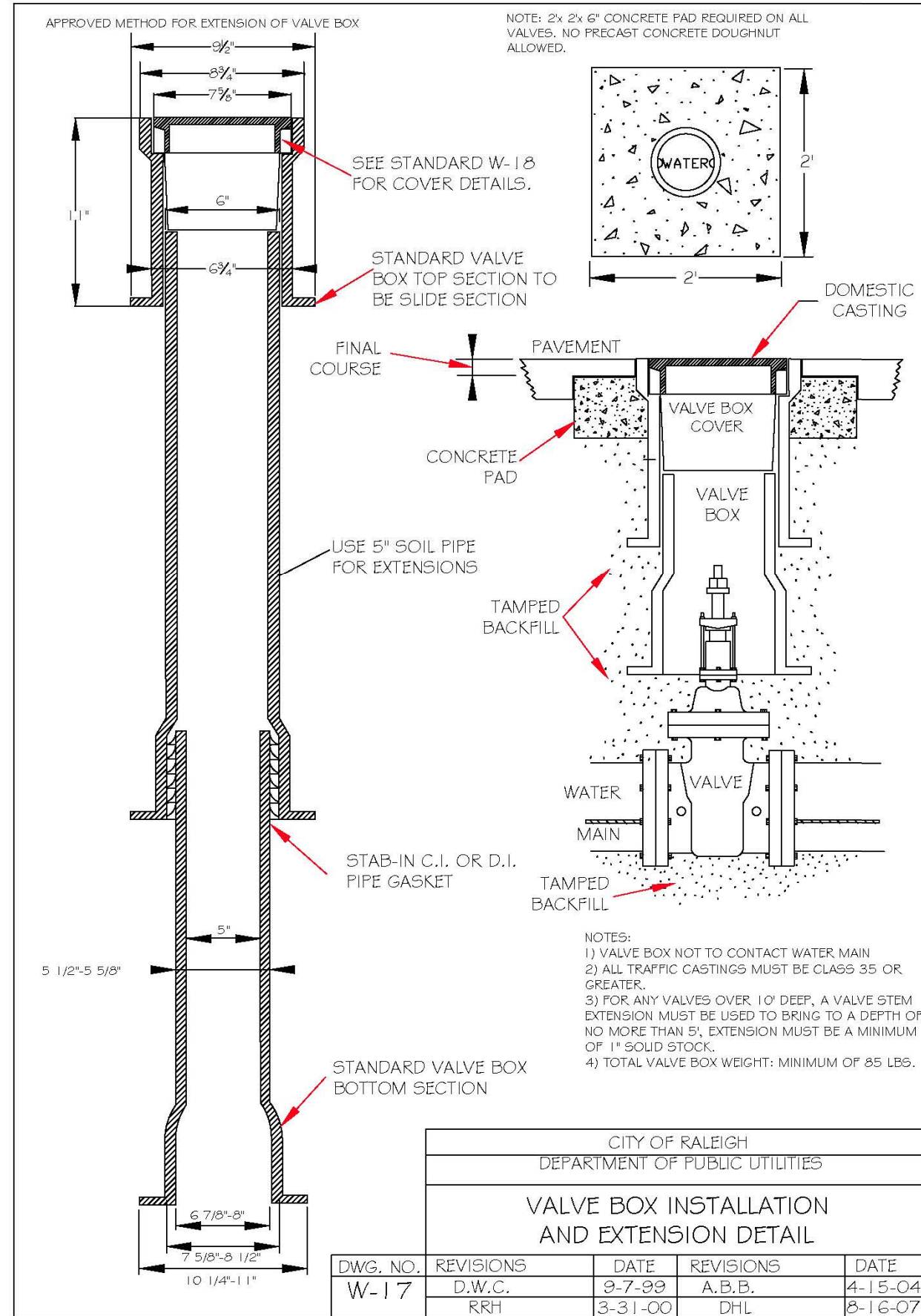
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
STANDARD VERTICAL BEND				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12	ABB	4-6-04	J.P.S.	11-1-10
	D.H.L.	6-18-08		

REVISED	BY	DATE	REVISIONS
1		2022-06-05	REVISED PER TOWN OF ROLESVILLE COMMENTS

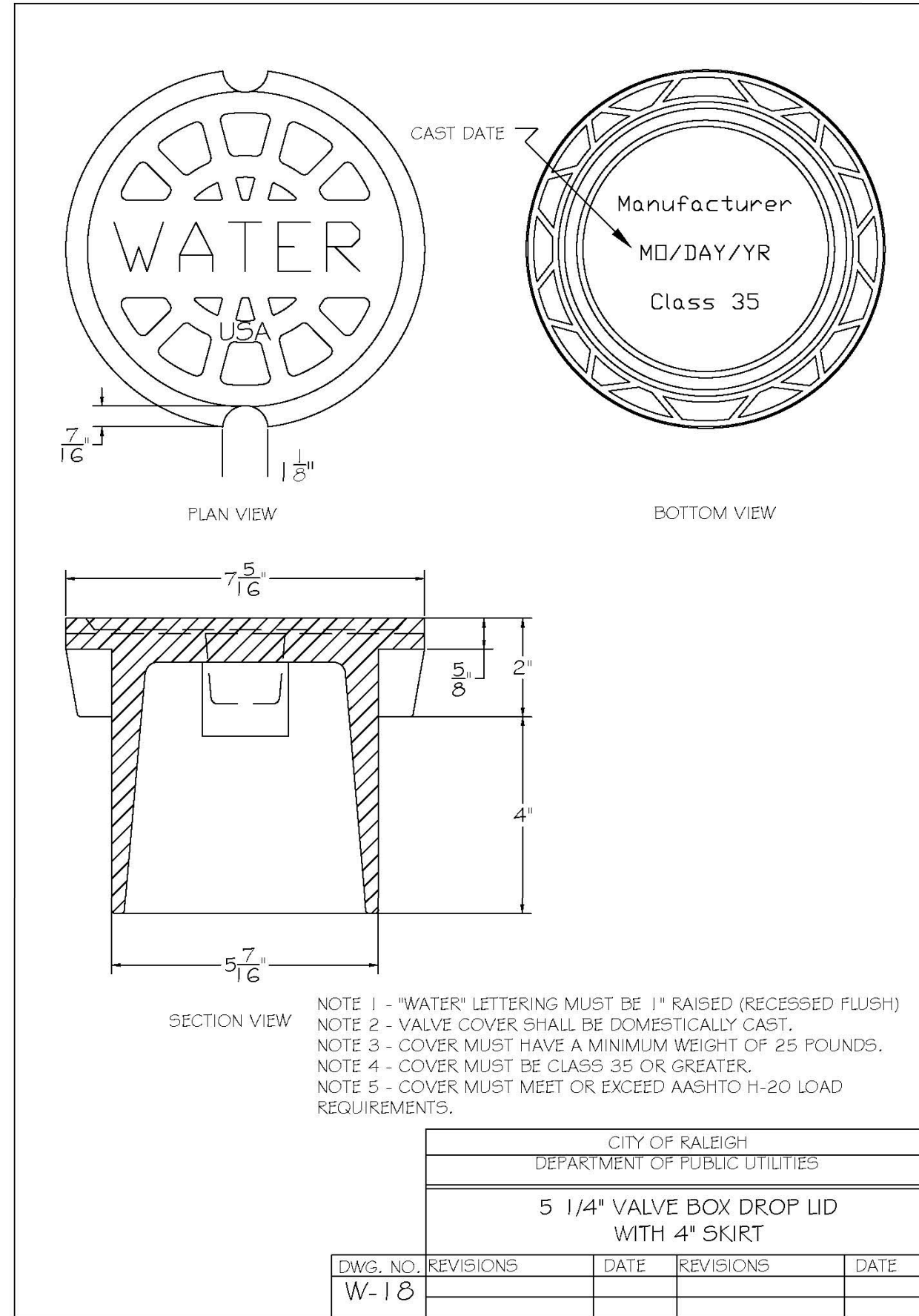




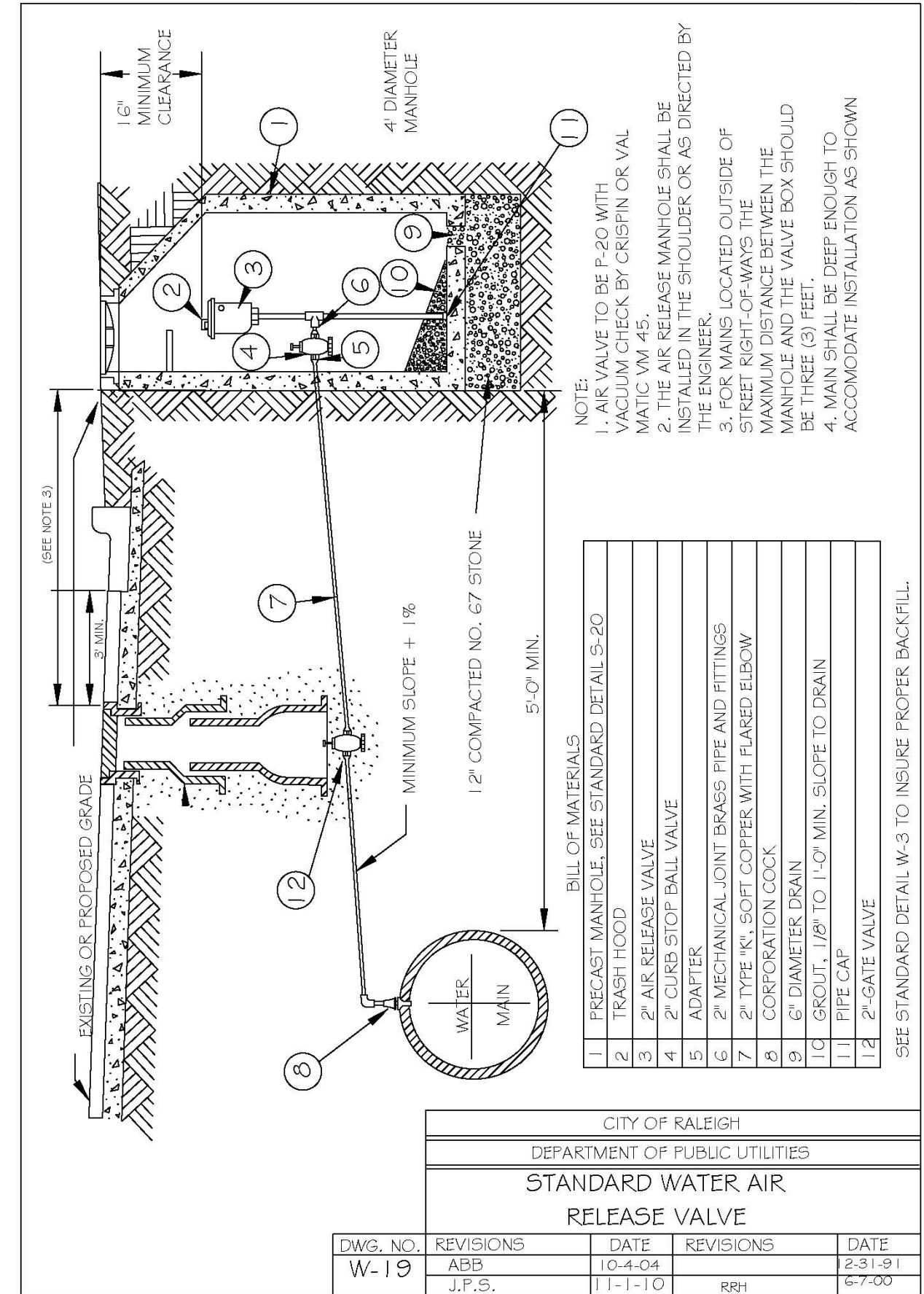
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
VALVE RESTRAINT AT TEES AND CROSSES FOR LINES (4"-24")			
DWG. NO.	REVISIONS	DATE	DATE
W-15	RKH	8-31-00	D.H.L.
	A.B.B.	4-18-04	J.P.S.



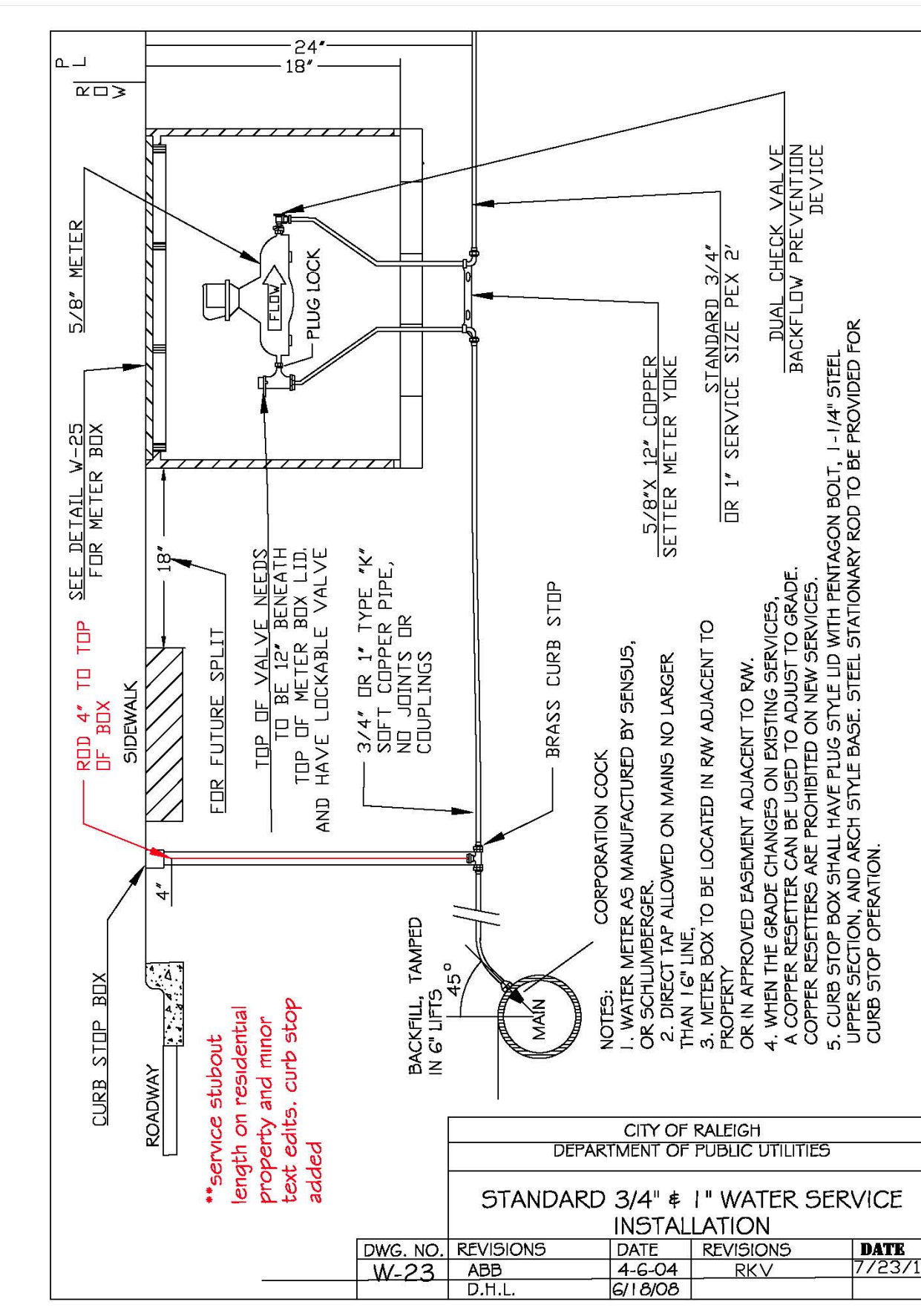
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
VALVE BOX INSTALLATION AND EXTENSION DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
W-17	D.W.C.	9-7-99	A.B.B.
	RKH	3-31-00	D.H.L.



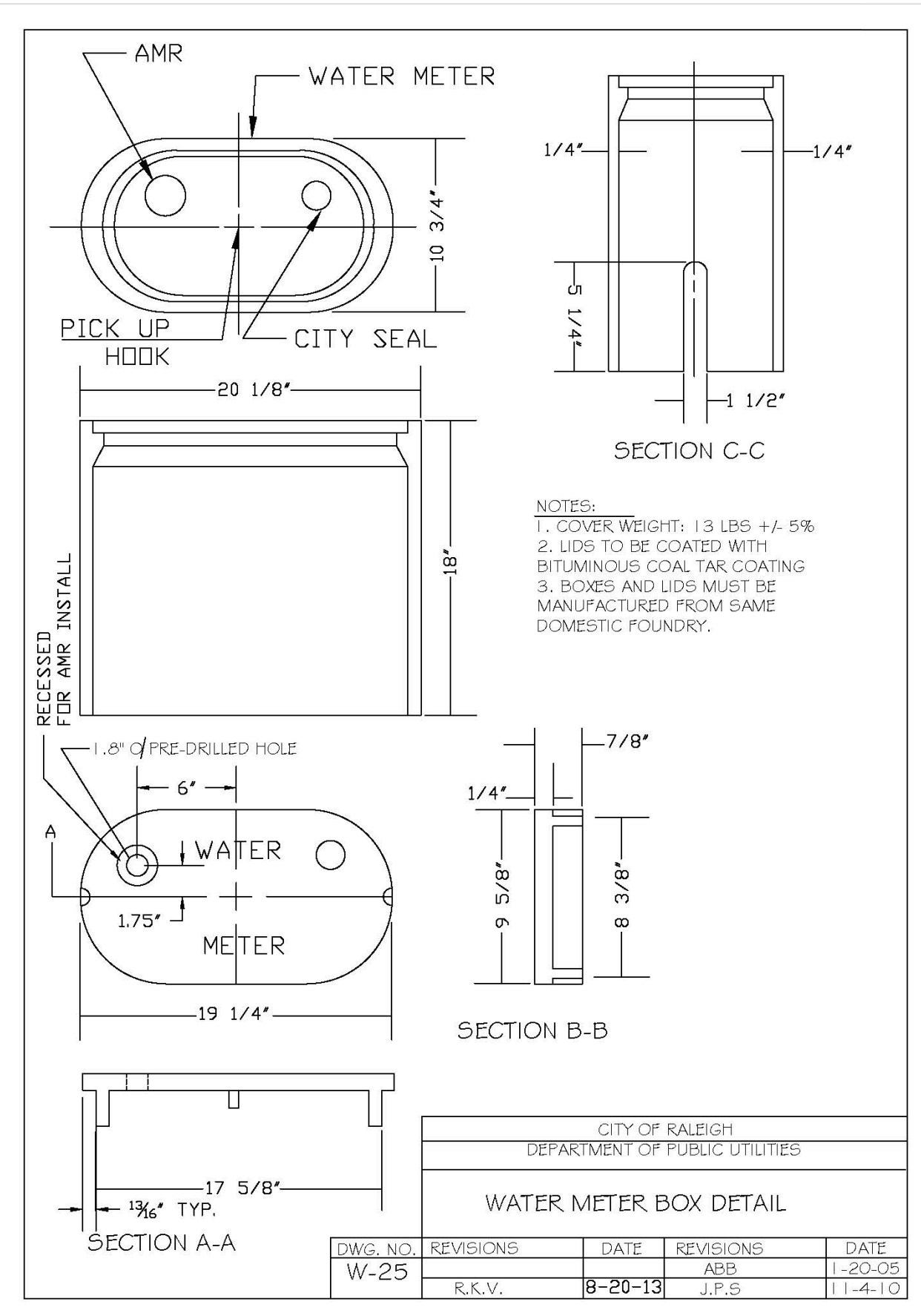
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
5 1/4" VALVE BOX DROP LID WITH 4" SKIRT			
DWG. NO.	REVISIONS	DATE	DATE
W-18			



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD WATER AIR RELEASE VALVE			
DWG. NO.	REVISIONS	DATE	DATE
W-19	ABB	10-4-04	12-31-01
	J.P.S.	11-1-10	8RH



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
STANDARD 3/4" #1 WATER SERVICE INSTALLATION			
DWG. NO.	REVISIONS	DATE	DATE
W-23	ABB	4-6-04	RKV
	D.H.L.	6/19/06	



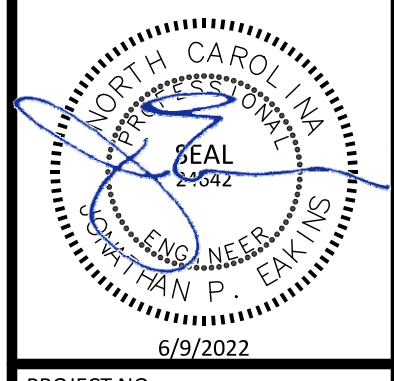
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES			
WATER METER BOX DETAIL			
DWG. NO.	REVISIONS	DATE	DATE
W-25	R.K.V.	8-20-13	ABB
			J.P.S.

The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
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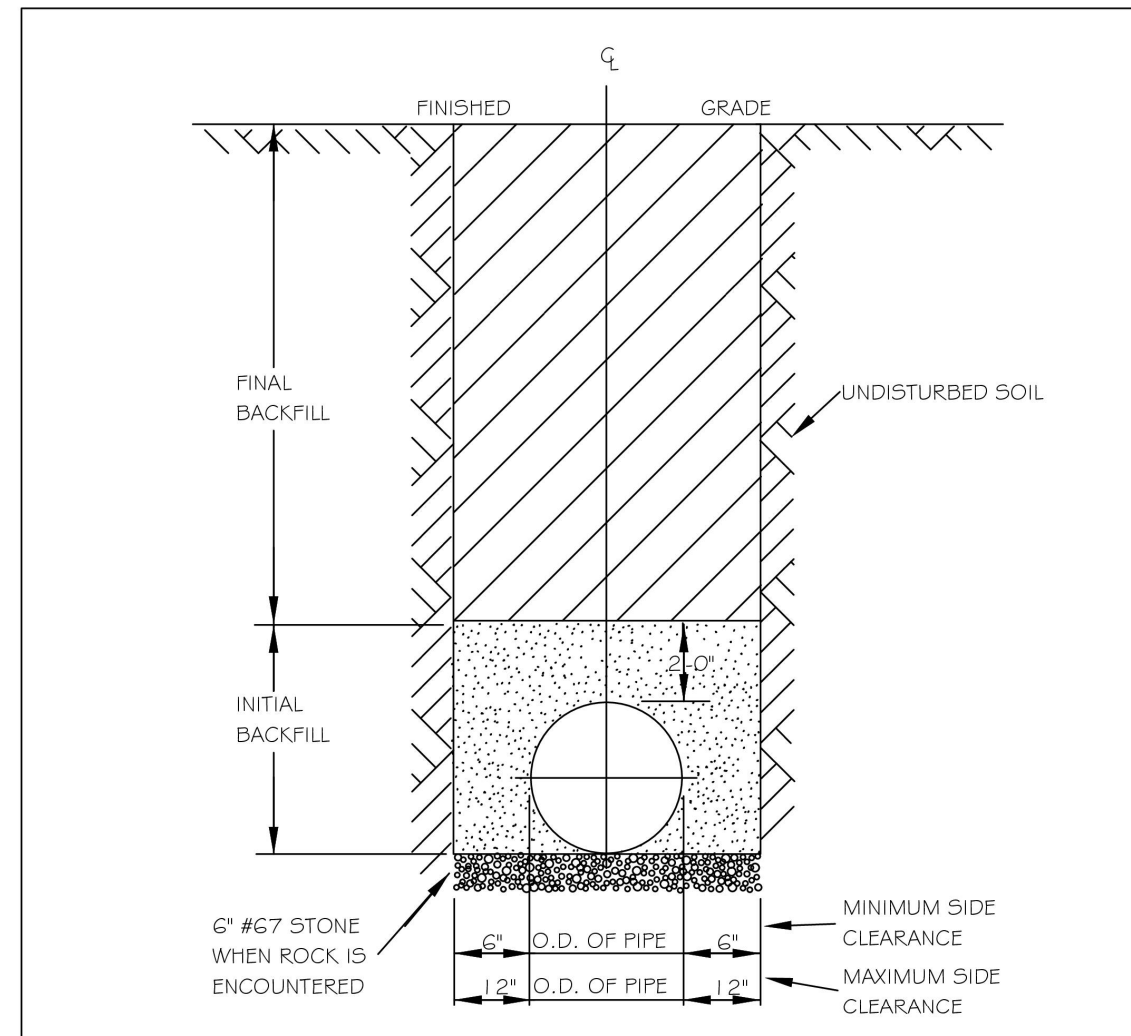
CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

REVISIONS	
NO.	REVISIONS PER TOWN OF RALEIGH COMMENTS
1	2022-06-05

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
RALEIGH WATER DETAILS

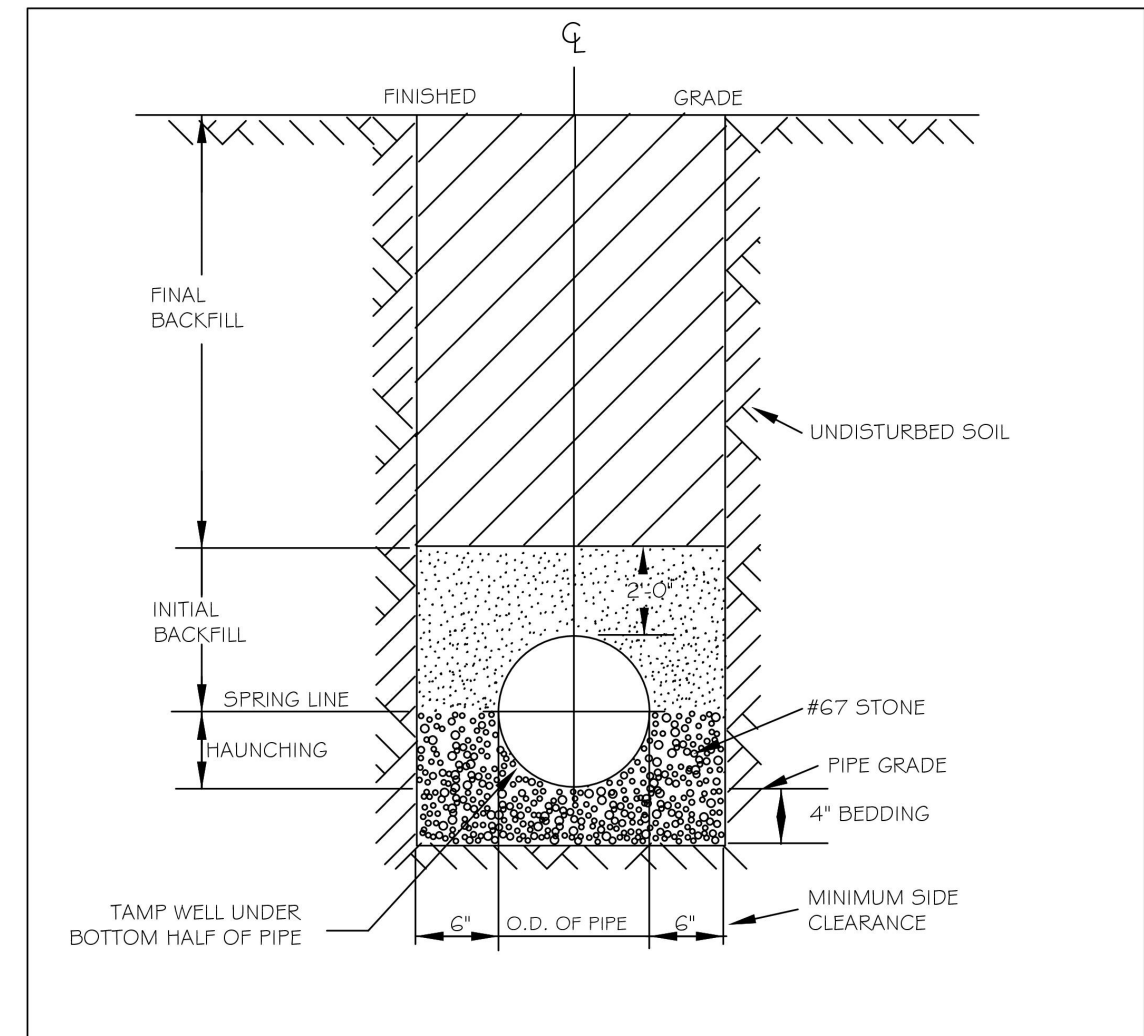


PROJECT NO.:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	NTS
DATE:	2022-03-21
SHEET NO.:	D3.2



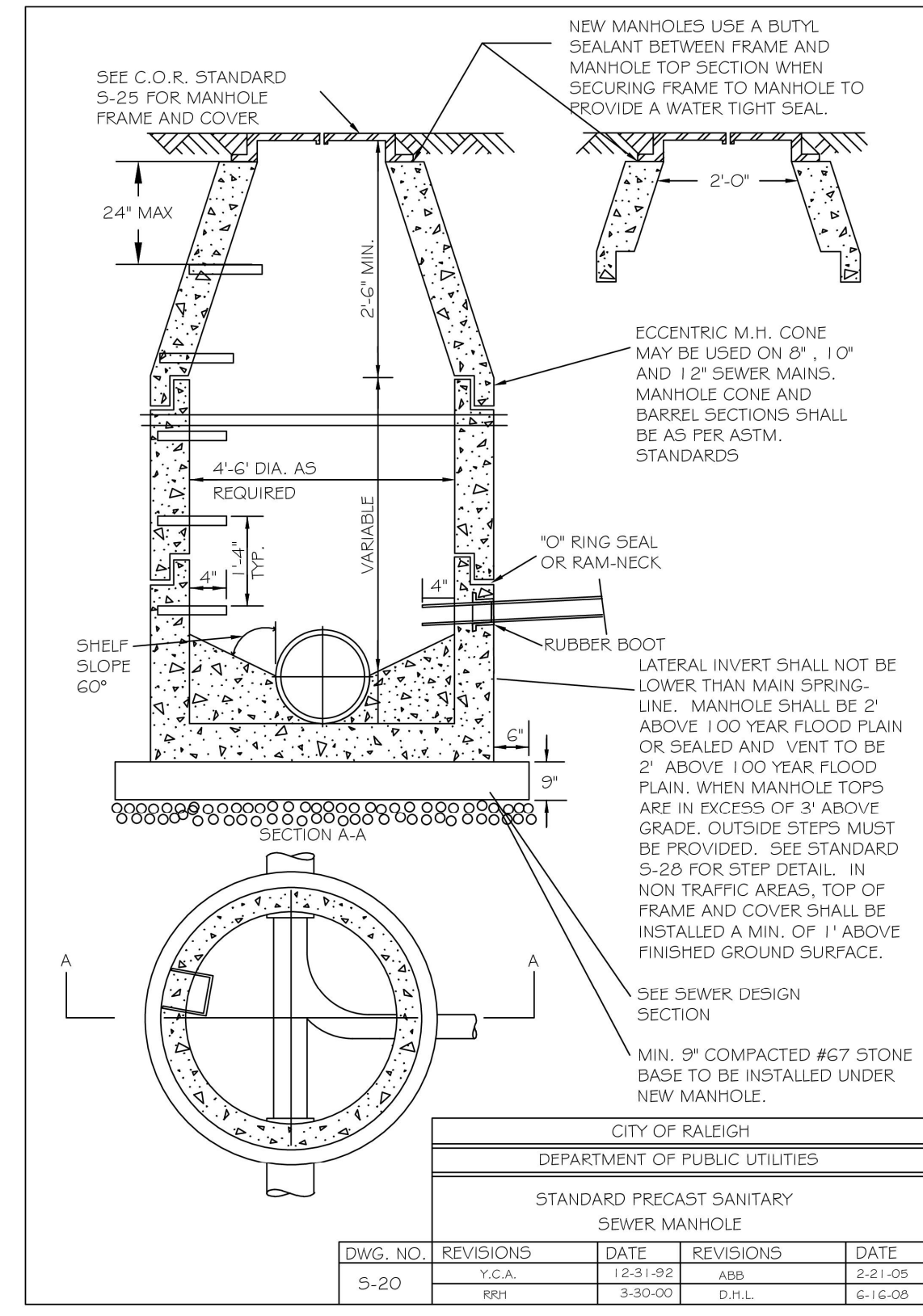
- NOTES:
- TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 - NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
 - ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 - BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.
 - ACHIEVE 80% COMPACTION IN NON-TRAFFIC AREAS, AND 95% COMPACTION IN TRAFFIC AREAS.
 - IF IN EASEMENT 4" TOPSOIL, AND 12" CLEAN SELECT FILL MAY BE REQUIRED.
 - NO BOULDERS 8" IN DIAMETER OR GREATER ALLOWED IN FINAL BACKFILL.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-4	D.W.G. RRH	3-30-00			

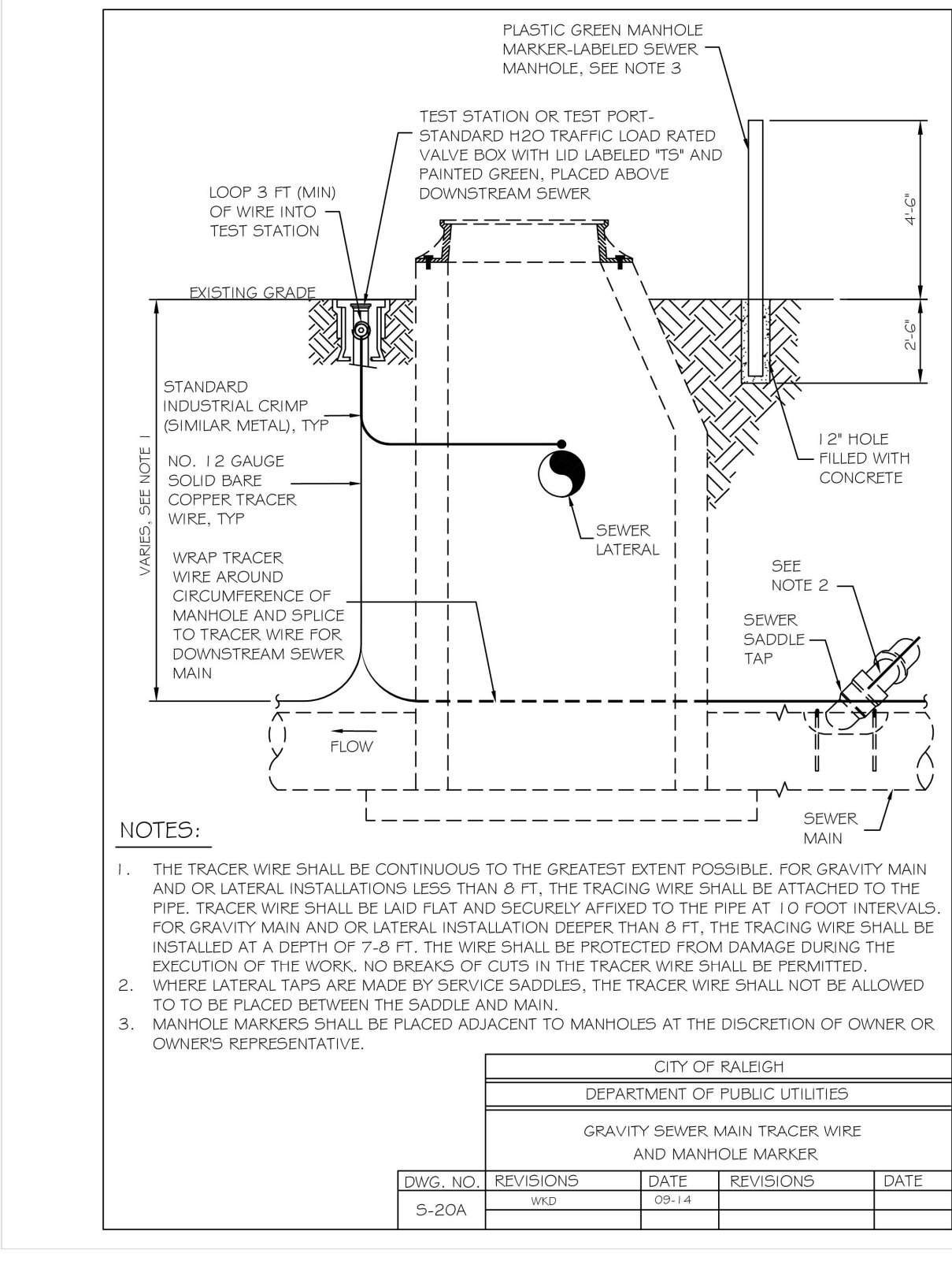


- TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE
- NOTES:
- FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 - NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
 - ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 - BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

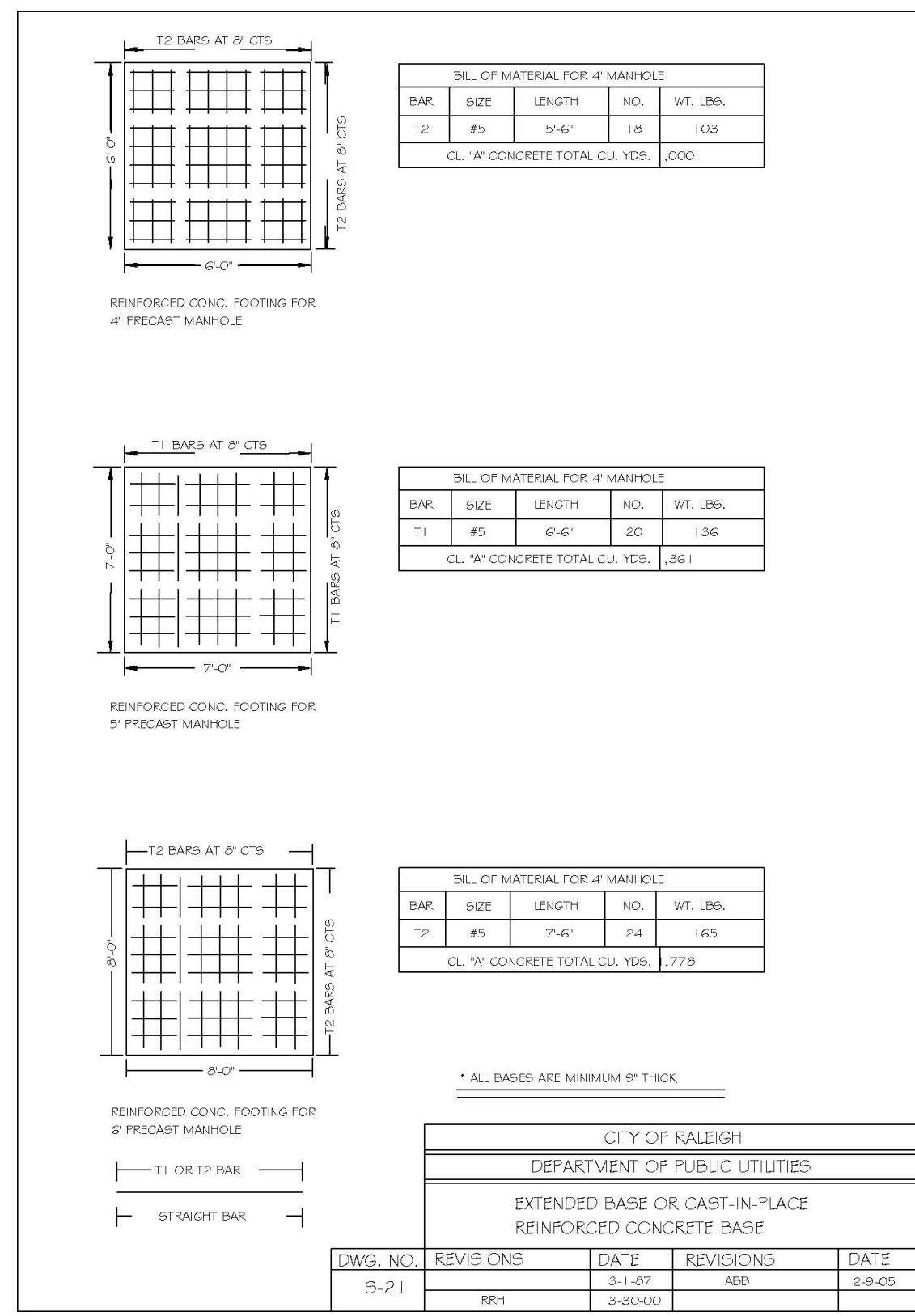
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-5	TO NOTES RRH	7-2-82	D.W.G. RRH	3-30-00	



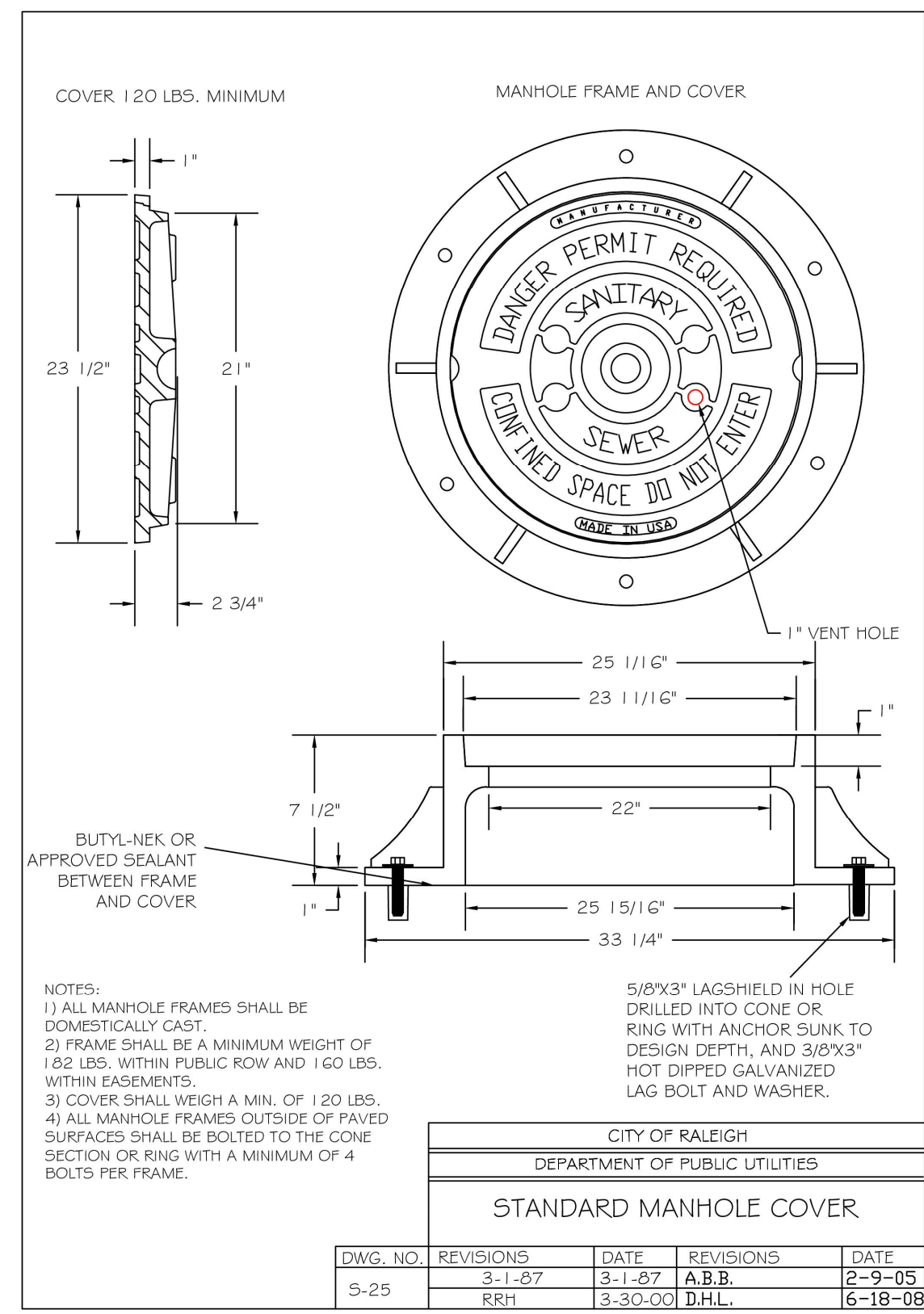
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD PRECAST SANITARY SEWER MANHOLE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-20	Y.C.A. RRH	3-31-89	D.H.L. RRH	3-30-00	6-16-08



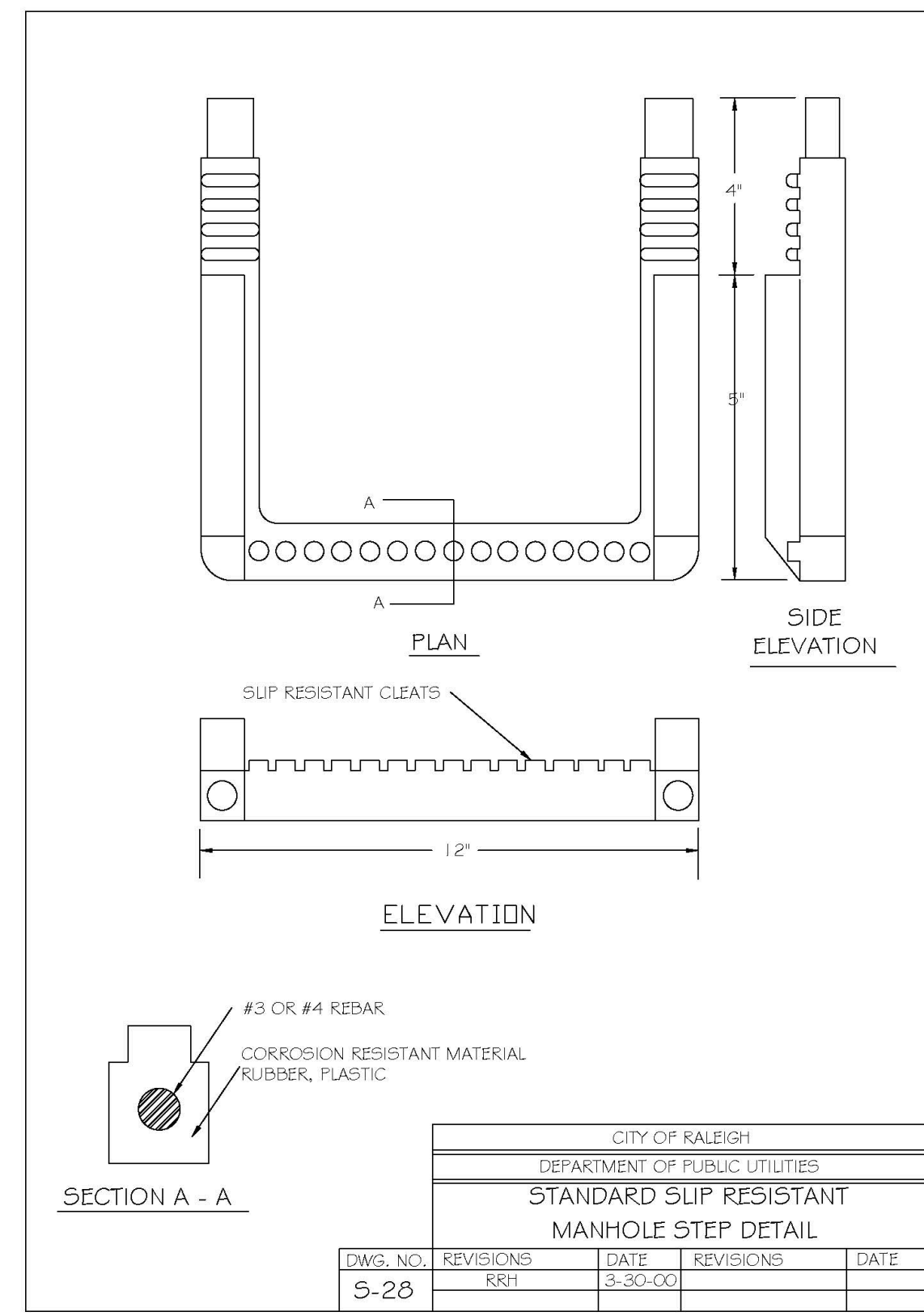
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-20A	W.K.D.	09-14			



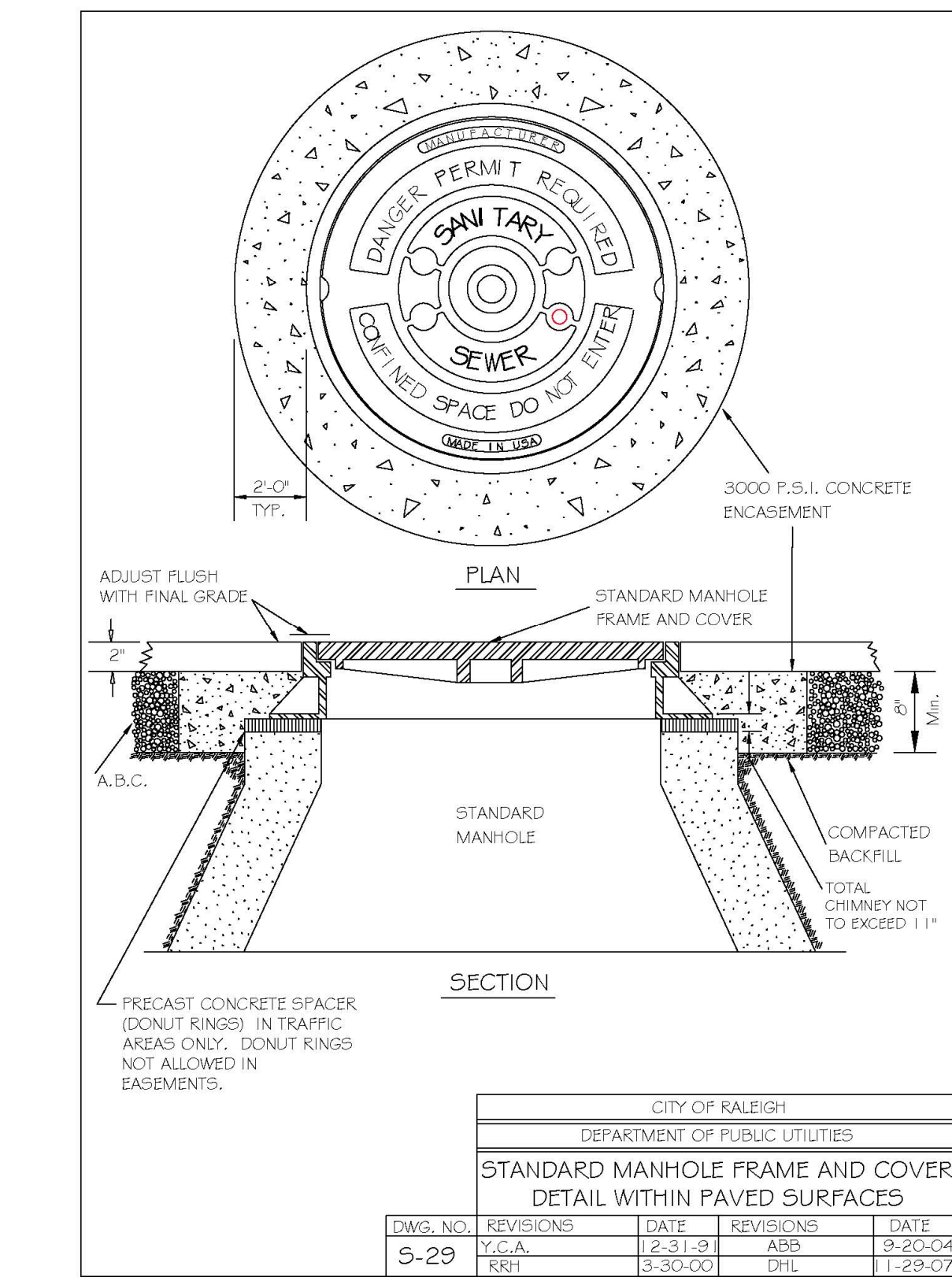
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
EXTENDED BASE OR CAST-IN-PLACE REINFORCED CONCRETE BASE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-21	RRH	3-30-00	ABB	2-9-05	



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD MANHOLE COVER					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-25	RRH	3-1-87	A.B.B. B.H.L.	2-9-05 6-18-08	



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-28	RRH	3-30-00			



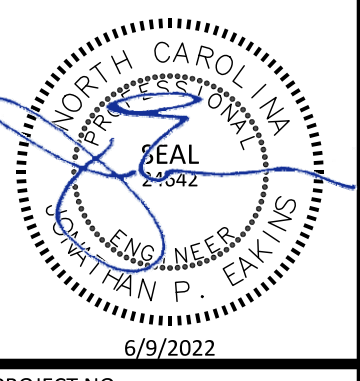
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD MANHOLE FRAME AND COVER DETAIL WITHIN PAVED SURFACES					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-29	Y.C.A. RRH	12-31-89	ABB D.H.L.	9-20-04 1-29-07	

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

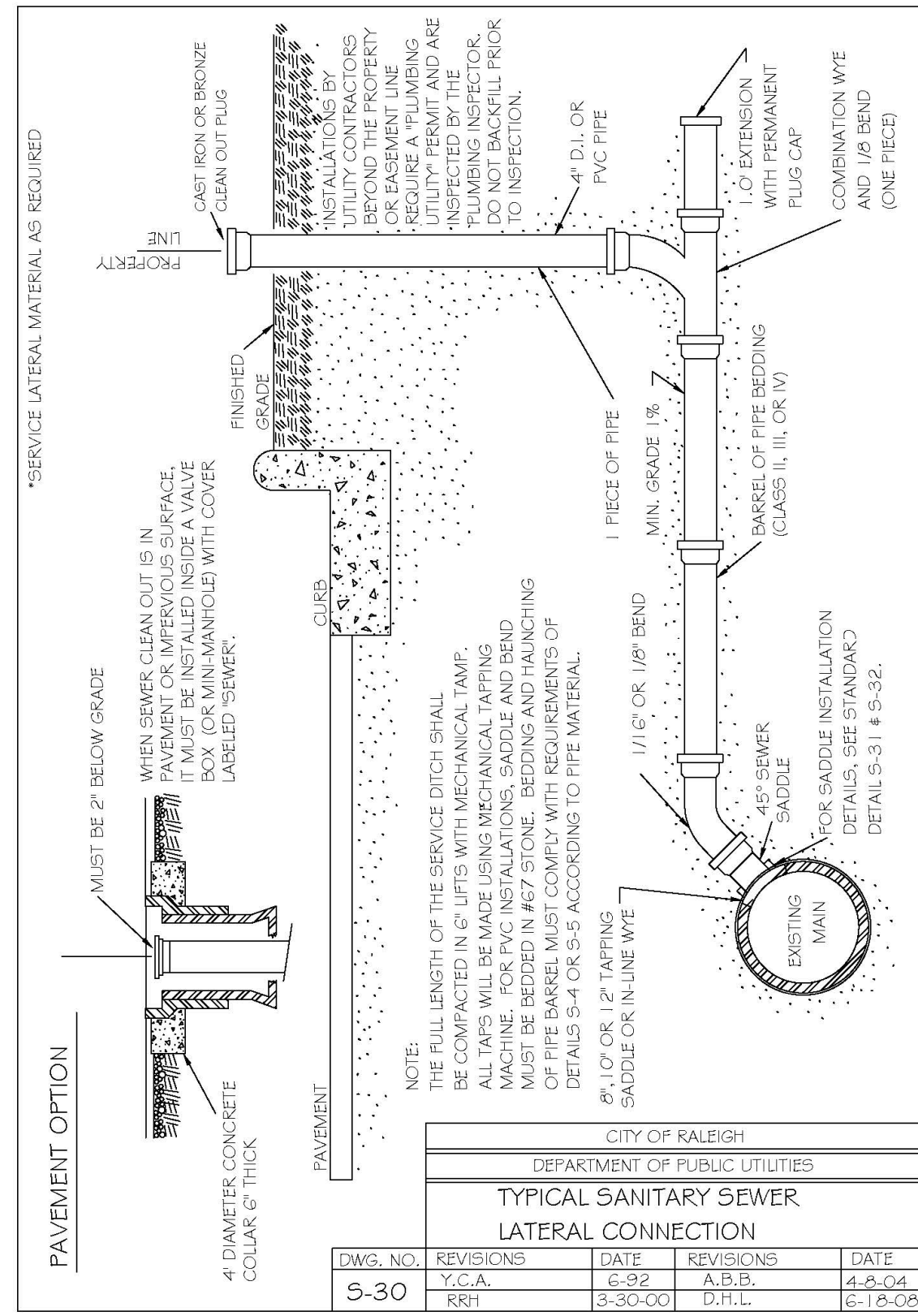
CLIENT:
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-491-0761

REVISIONS	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05

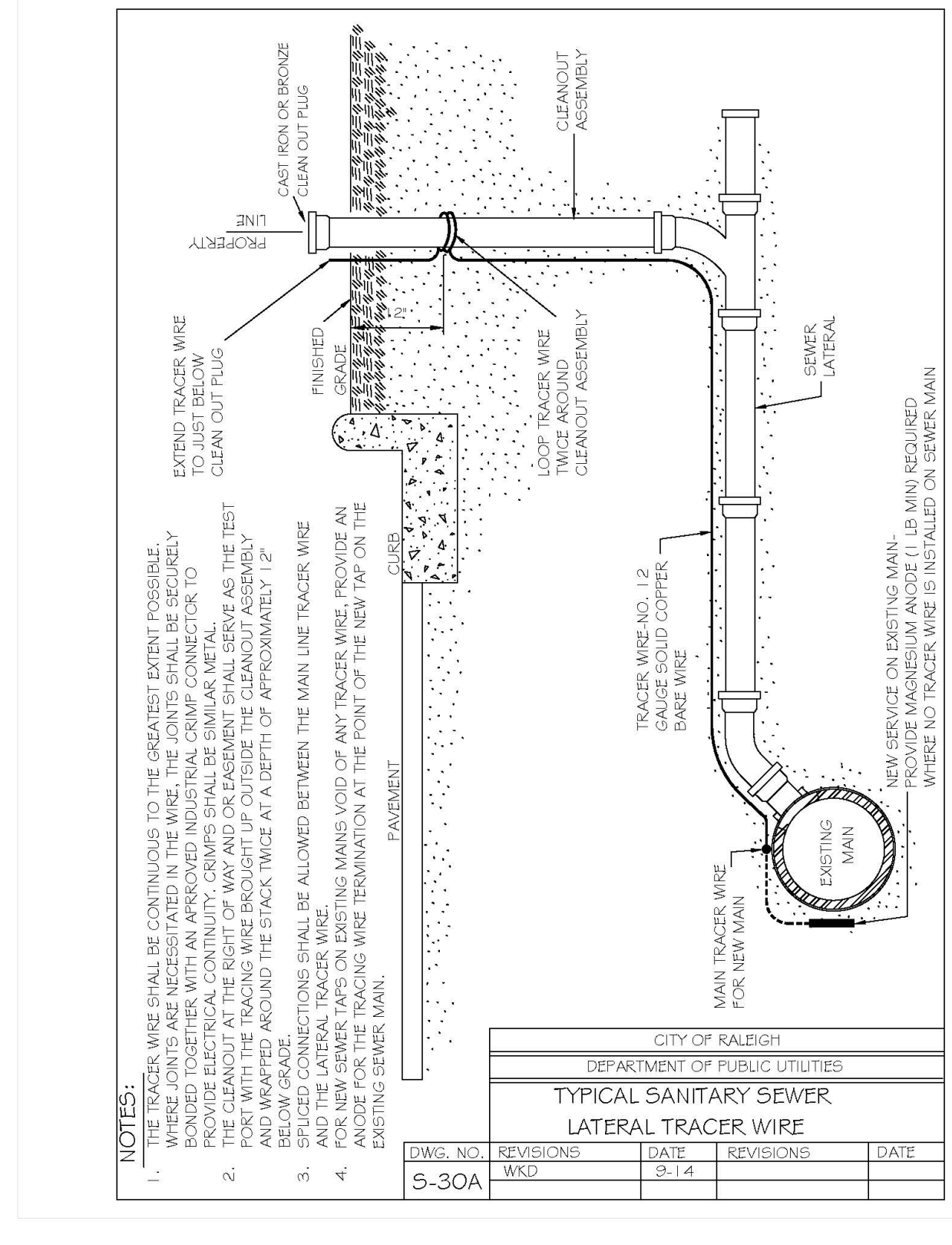
PRESERVE AT JONES DAIRY - NORTH
ROLESVILLE, NC
RALEIGH SEWER DETAILS



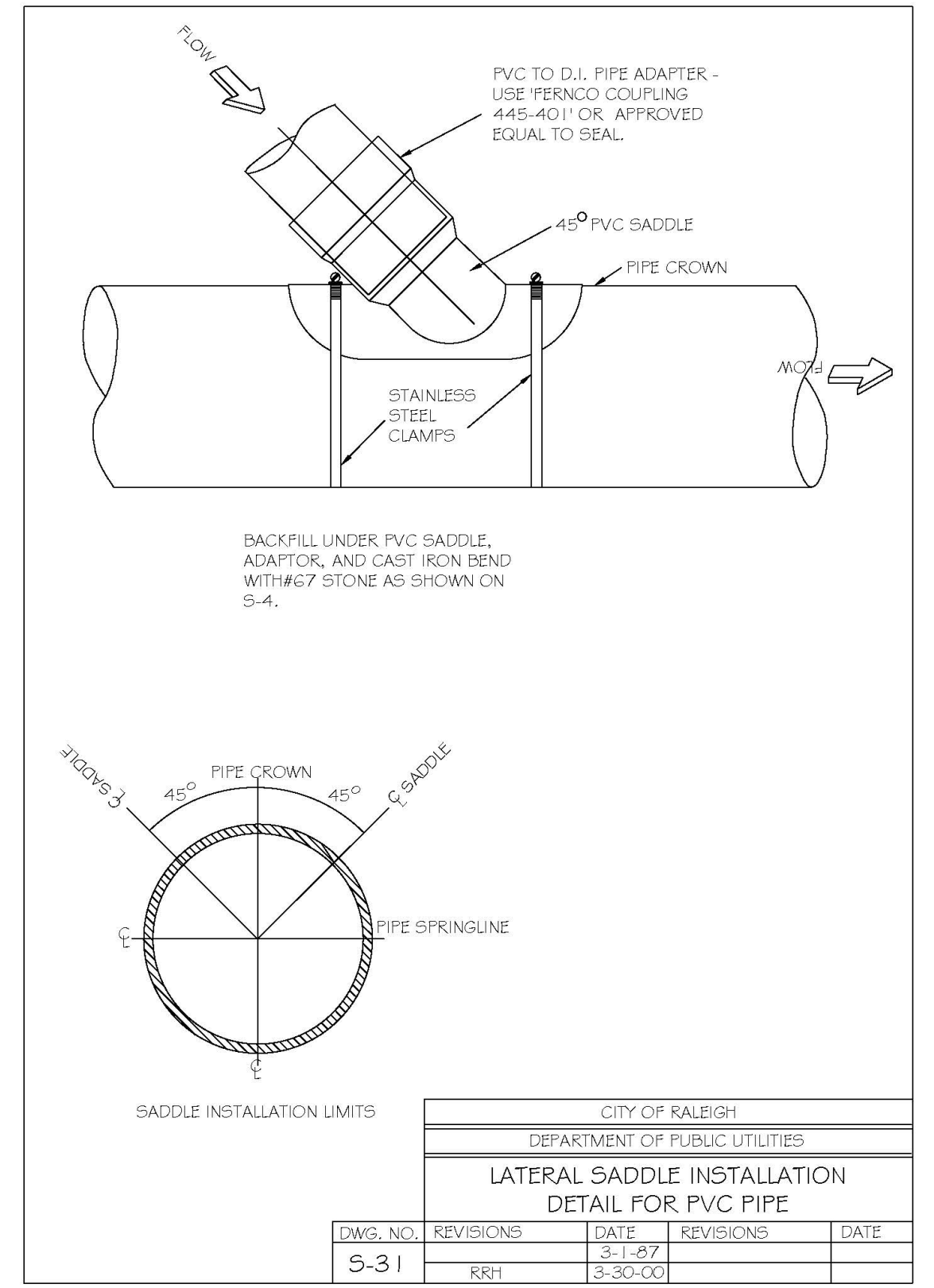
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DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	NTS
DATE:	2022-03-21
SHEET NO:	D4.1



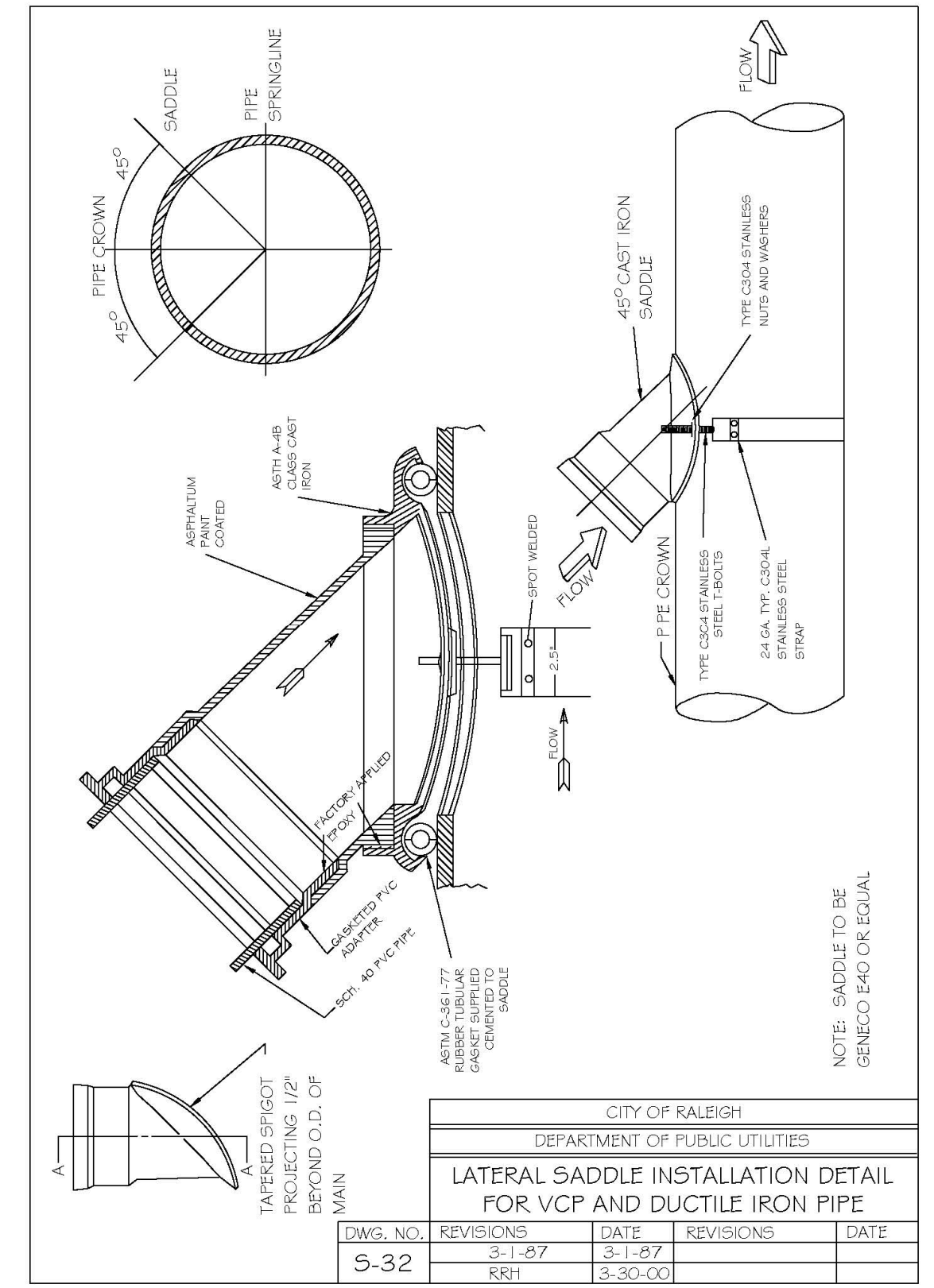
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER				
LATERAL CONNECTION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	RRH	3-30-00	D.H.L.	6-18-04



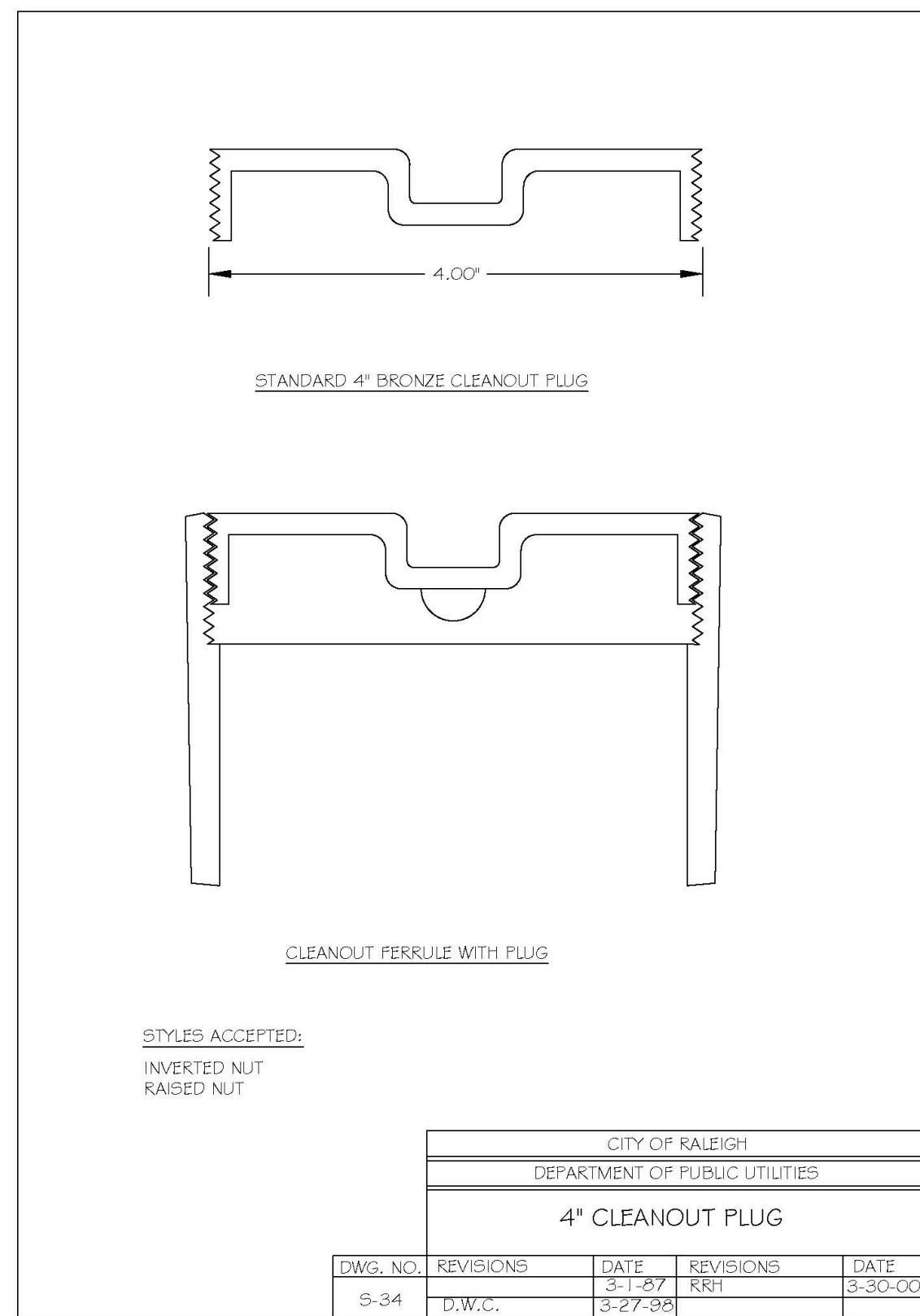
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER				
LATERAL TRACER WIRE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	WKD	8-14		



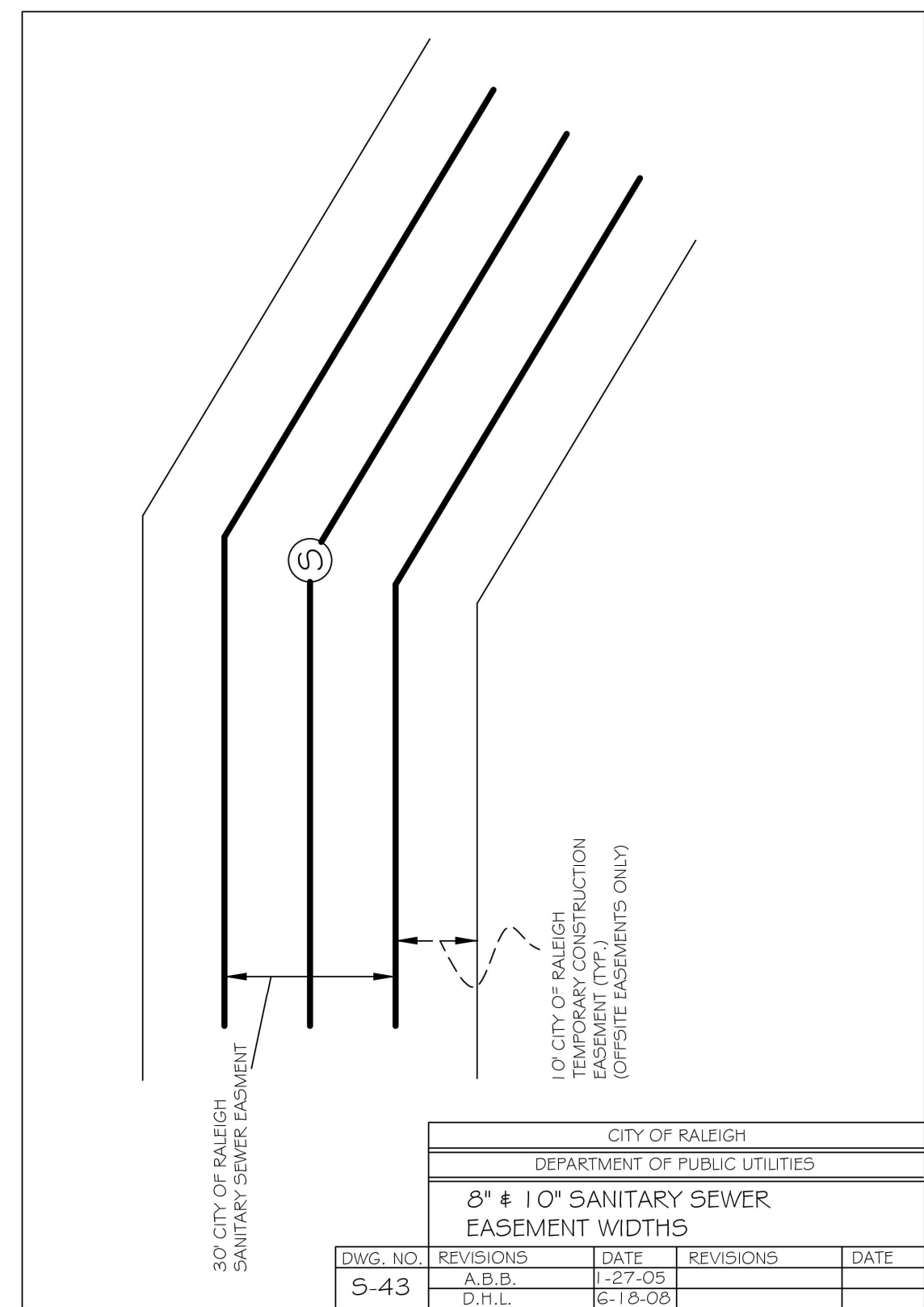
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
LATERAL SADDLE INSTALLATION				
DETAIL FOR PVC PIPE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-31	RRH	3-30-00		



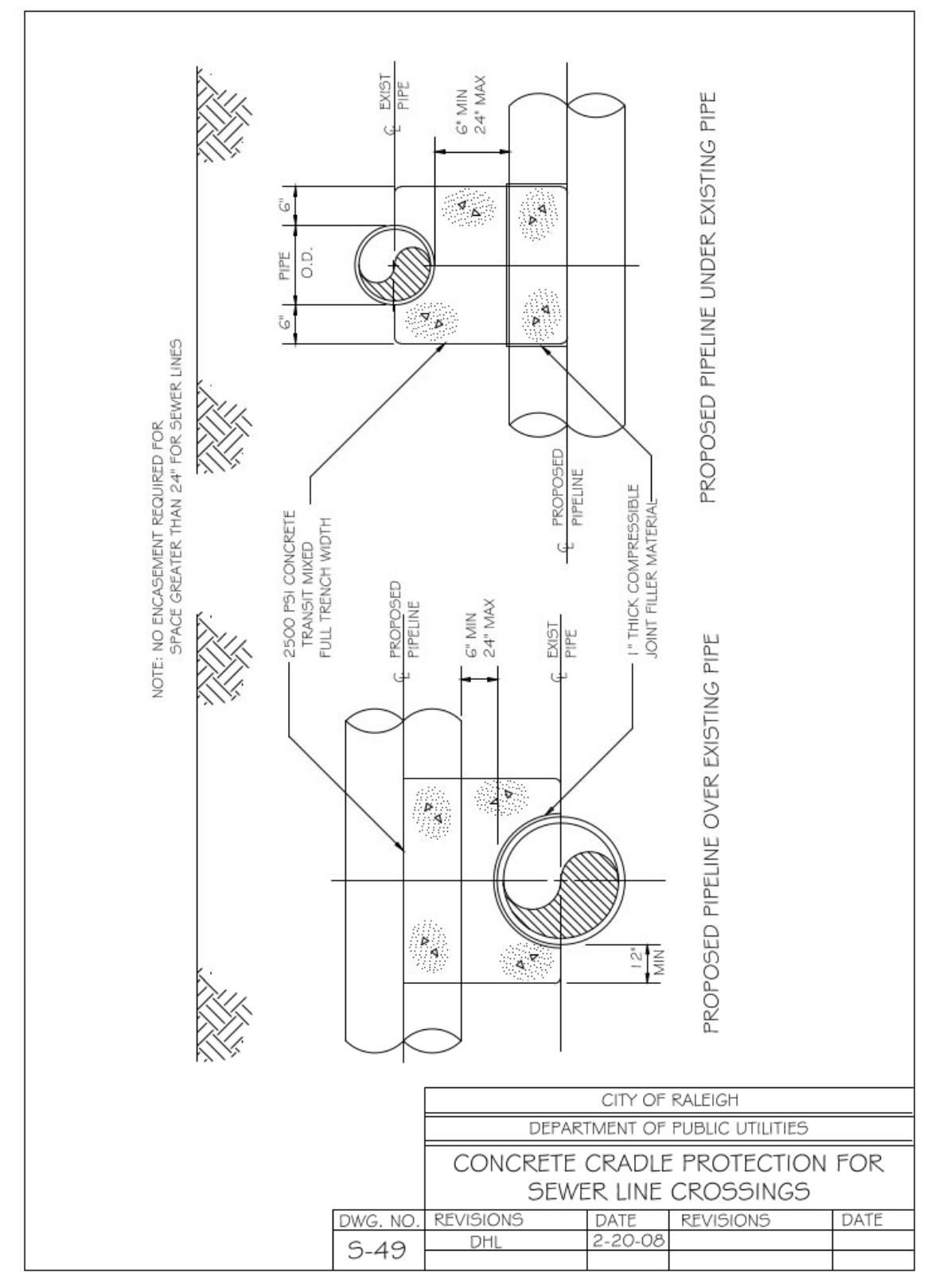
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
LATERAL SADDLE INSTALLATION				
DETAIL FOR VCP AND DUCTILE IRON PIPE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-32	RRH	3-1-87	3-30-00	



CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
4\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-34	D.W.C.	3-27-98		



CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
8\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-43	A.B.B.	1-27-05	D.H.L.	6-18-08



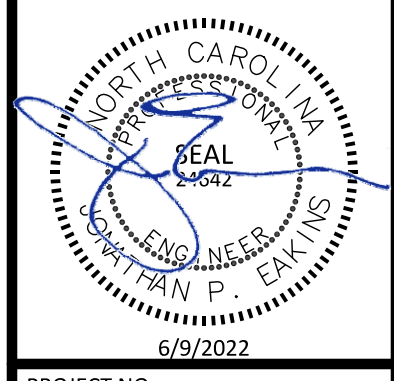
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
CONCRETE CRADLE PROTECTION				
FOR SEWER LINE CROSSINGS				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-49	DHL	2-20-08		

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CLIENT:
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 10534 RALEIGH PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

REVISIONS	REVISIONS PER TOWN OF ROLESVILLE COMMENTS
1	2022-06-05

PRESERVE AT JONES DAIRY - NORTH
 ROLESVILLE, NC
 RALEIGH SEWER DETAILS



PROJECT NO.:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	NTS
DATE:	2022-03-21
SHEET NO.:	D4.2