

MEADOWS AT JONES DAIRY

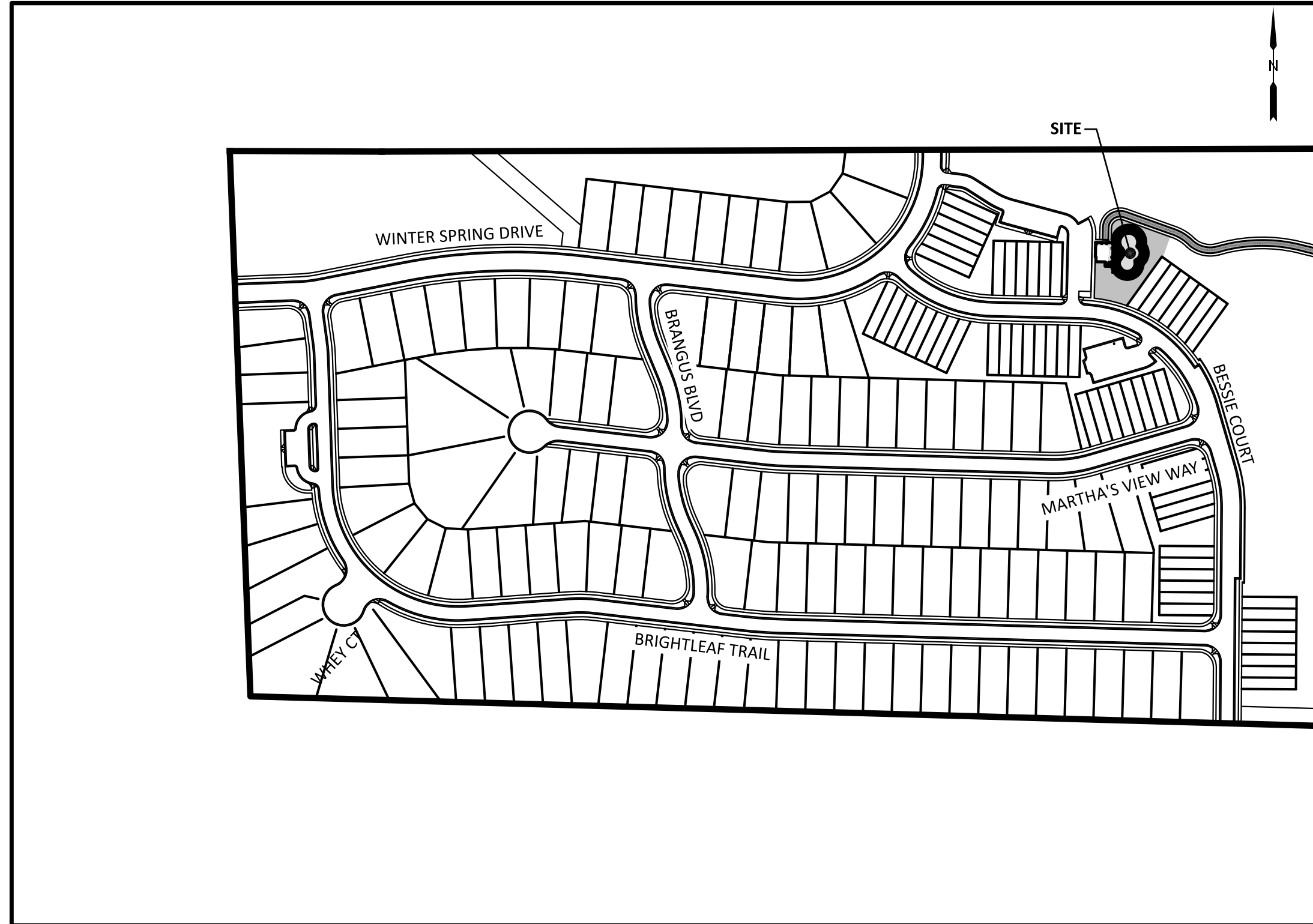
SITE DEVELOPMENT PLAN AMENITY CENTER

ROLESVILLE, NC
PROJECT ID NO.: SDP-23-01

JANUARY 31, 2023
REVISED: MARCH 10, 2023
REVISED: MAY 22, 2023

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

VICINITY MAP



SCALE: 1" = 200'

SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	03/10/2023
C2.0	SITE PLAN	03/10/2023
C3.0	UTILITY PLAN	05/22/2023
C4.0	GRADING PLAN	03/10/2023
D1.0	SITE DETAILS	03/10/2023
PLANS BY OTHERS		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
DCI	BATHHOUSE PLANS	10/18/2021

PROPOSED SITE DATA - AMENITY CENTER	
BUILDING AREA	457 SF
NUMBER OF STORIES	1 STORY
IMPERVIOUS AREA	6,155 SF
PROPOSED USE	AMENITY CENTER (POOL HOUSE AND POOL)



PROPOSED SITE DATA - SUBDIVISION	
ZONING	R & PUD
PARCEL PINS	1850-92-2931 AND 1850-93-1255
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

PRESERVE AT JONES DAIRY - NORTH
PARCEL PINS:
• 1850-92-2931
• 1850-93-1255

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

PREVIOUS PROJECT APPROVALS	
• SUP 18-07 - PUD MASTER PLAN (APPROVED BY TOWN BOARD 08/06/2019)	
• PR 20-02 - PRELIMINARY SUBDIVISION PLAT REVIEW (APPROVED BY TOWN BOARD 10/20/2020)	
• SUP 21-02 - PHASING PLAN REVISION (APPROVED 07/08/2021 BY TOWN BOARD)	
• SP 21-04 - SITE PLAN FOR TOWNHOMES (APPROVED 08/02/2022 BY TOWN BOARD)	
• CD 21-04 - CONSTRUCTION DRAWINGS (APPROVED 08/08/2022 BY PLANNING DIRECTOR)	

REVISIONS			
REV NO.	DESCRIPTION	DETAILS	REVISION DATE
1	TRC REVIEW COMMENTS	UPDATED PROJECT INFORMATION ON COVER AND SITE SHEETS, REMOVED LANDSCAPE PLAN.	3/10/2023
2	CITY OF RALEIGH PUBLIC UTILITIES COMMENTS	UPDATED PROPOSED WATER METER AND BACKFLOW PREVENTER LABELS, ADDED CERTIFICATE OF COMPLIANCE.	5/22/2023


 SDP-23-01 Meadows at Jones Dairy Amenity Center
APPROVED
 Date: May 23, 2023

 Town of Rolesville Planning Department



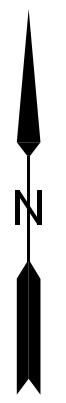
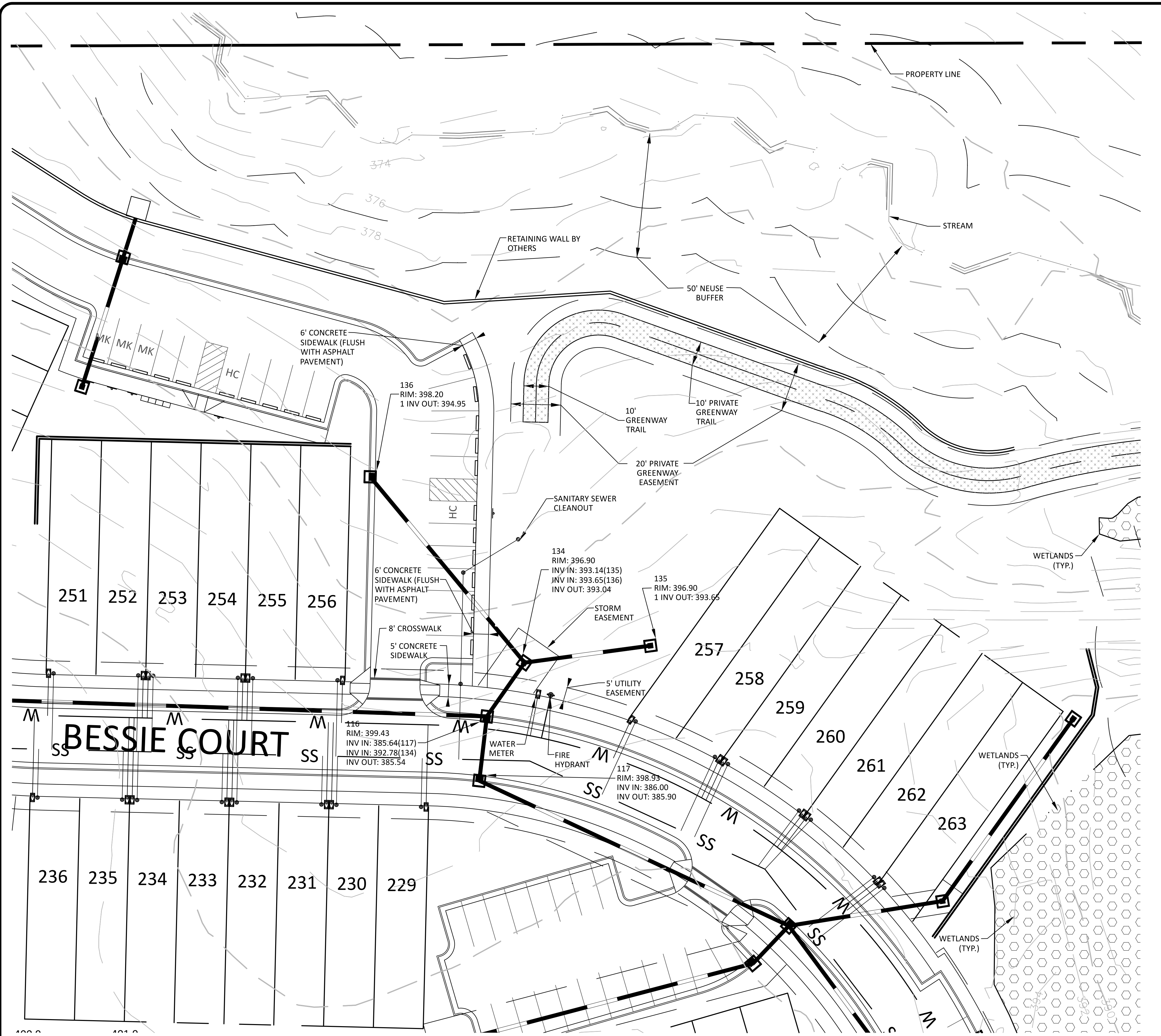
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST 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-23-01

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
 FINAL DRAWING - RELEASED FOR CONSTRUCTION

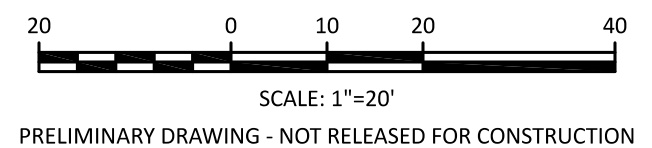


EXISTING CONDITIONS SOURCES	
EXISTING CONDITION	SOURCE
PROPERTY BOUNDARY	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA
EXISTING TOPOGRAPHY	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA
WETLANDS AND STREAM CHANNELS	FLAGGED BY ENVIROTRAC, LTD AND SURVEYED BY CAWTHORNE MOSS & PANCIERA
FLOODPLAIN	SITE NOT WITHIN A FLOOD PLAIN PER FEMA MAPS 37201850001 AND 37201860001
EXISTING SANITARY SEWER AT OUTFALL	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA

- EXISTING CONDITIONS NOTES**
- EXISTING CONDITIONS TAKEN FROM PRESERVE AT JONES DAIRY - NORTH 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	SS
EX. STORM SEWER STRUCTURES	SS
EX. SANITARY SEWER PIPE	SS
EX. SANITARY SEWER MANHOLE	●
EX. SANITARY SEWER CLEANOUT	○
EX. WATER PIPE	W
EX. WETLANDS	○



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 Consulting Civil Engineers
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CLIENT:
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REVISIONS	TRC COMMENTS
1	2023-03-10

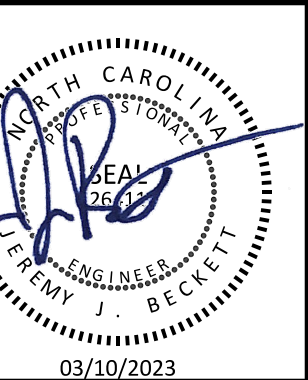
MEADOWS AT JONES DAIRY
 AMENITY CENTER
 SDP-23-01
 ROLESVILLE, NC
 EXISTING CONDITIONS PLAN



PROJECT NO: ---
 DESIGN BY: JJB
 DRAWN BY: JJB
 SCALE: 1"=20"
 DATE: 2023-01-31
 SHEET NO: **C1.0**

NO.	DATE	REVISIONS
1	2023-03-10	TRC COMMENTS

MEADOWS AT JONES DAIRY
 AMENITY CENTER
 SDP-23-01
 ROLESVILLE, NC
 SITE PLAN



PROJECT NO:	---
DESIGN BY:	JJB
DRAWN BY:	JJB
SCALE:	1"=20'
DATE:	2023-01-31
SHEET NO:	C2.0

GENERAL NOTES

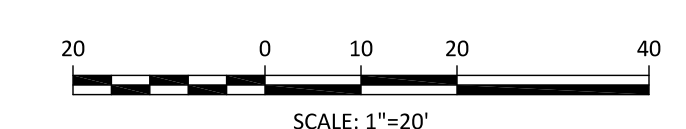
1. THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS AND SURVEYOR SHALL CONFIRM THAT THE MOST CURRENT SET OF PLANS AND/OR PLAN SHEET(S) ARE BEING USED FOR CONSTRUCTION AND SHALL KEEP A COPY OF SAID PLANS ON-SITE OR OTHERWISE AVAILABLE FOR REVIEW BY THE OWNER, THE OWNER'S REPRESENTATIVE(S) AND THE PERMITTING 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 LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING STORM STRUCTURES) WITHIN THE LIMITS OF CONSTRUCTION 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 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 COORDINATED 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 AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA 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 COMPACTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER.

EXISTING CONDITIONS NOTES

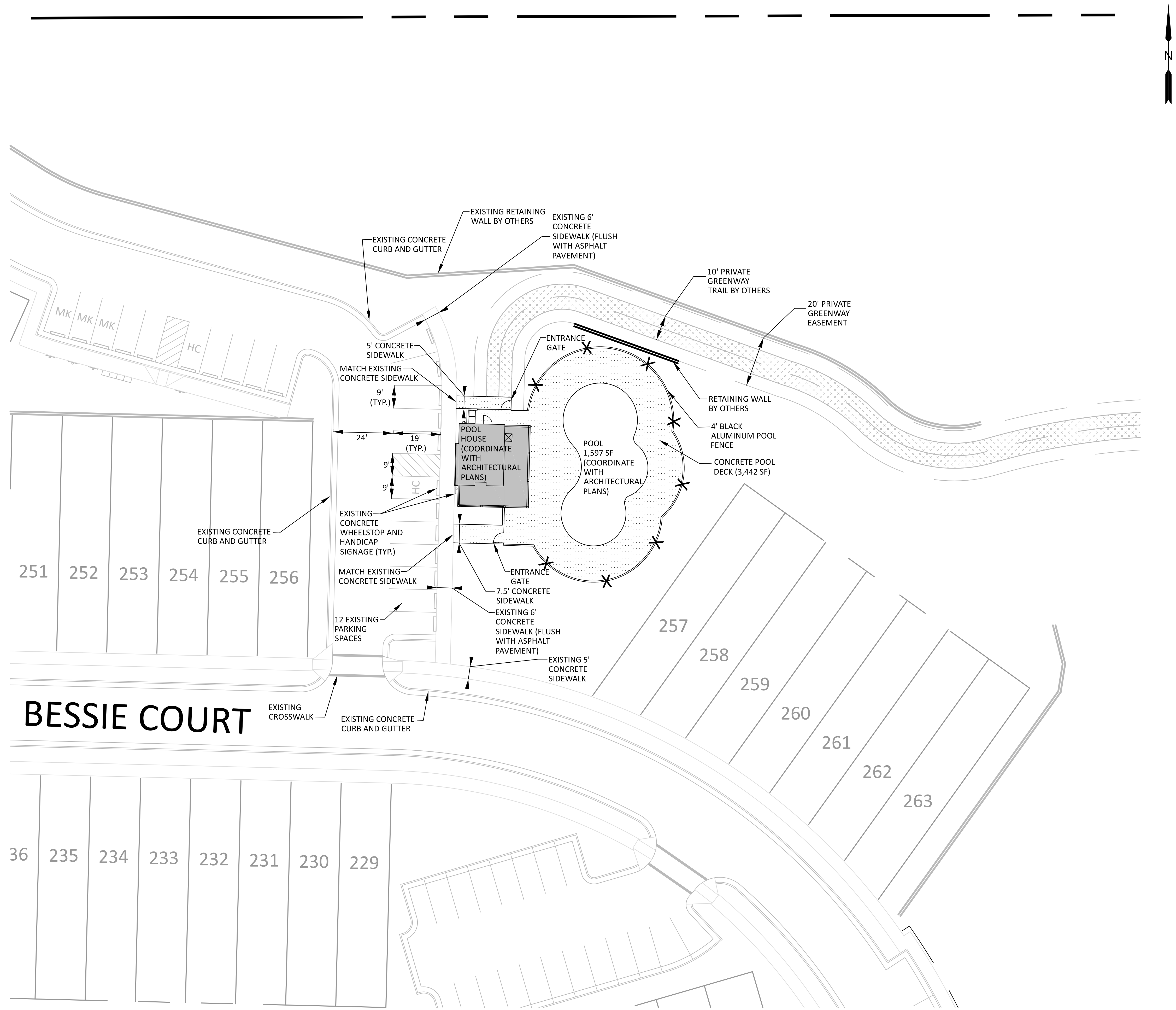
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SITE PLAN LEGEND

PROPERTY BOUNDARY	=====
RIGHT-OF-WAY	=====
PROPERTY LINE	=====
EASEMENT	-----
SETBACK	-----



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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.

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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 UNPOLLUTED 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 ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D) 5' OF 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" OF MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4" OF 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 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
- 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' OF 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.
- 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) 996-3923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



**City of Raleigh Public Utilities
Cross Connection Program
Certificate of Compliance Application
New Construction**

Office Use Only
Date Application Received: 5/17/2023
Certificate Granted: Yes No
Date: 5/22/23
Joanie S. Hartley
Cross Connection Coordinator

Date: May 3, 2023
PIN #: 1850-82-8784 *PIN: Property Identification Number can be found on Wake Gov. Real Estate
Address: Meadows at Jones Dairy Amenity Center - 1208 Bessie Court, Rousesville, NC 27571
Street Address (Site of new construction) City State Zip Code
Daytime Phone Number (919) 395-2775 Email: jbeckett@thenauco.com

Containment Assembly: A backflow assembly, installed at the point of separation between the public water supply and a private service or private distribution system or at the point of metering.

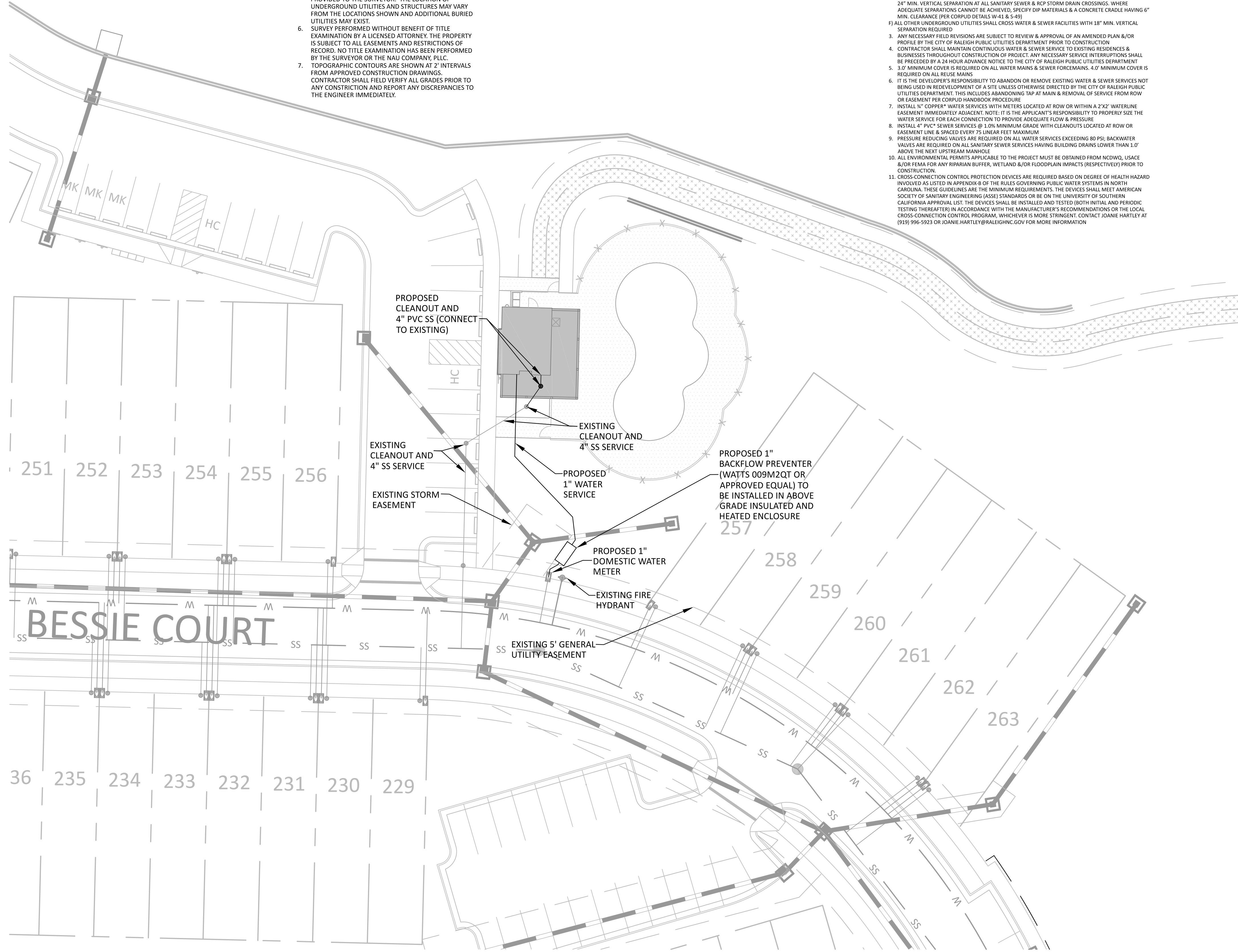
Minimum requirements: Containment assemblies must be installed within 50' linear feet of piping from the most downstream edge of the meter box or ROW and be on the ASSE and USC approval list. Please see Appendix A: Guidelines and Requirements for the Cross Connection Program for further installation guidelines.

Water Service (Domestic, Irrigation, Fire, or Private Distribution System)	Type of Backflow: Reduced Pressure Zone (RPZ), Reduced Pressure Detector Assembly (RPDA), Double Check (DC), or Double Check Detector Assembly (DCDA)	Model of Containment Backflow	Size of Service	Office Use Only Approval, Location, Type, and Model
Domestic	RPZ	Watts 009M2QT	1"	AMB

Professional Engineer
I understand that all containment backflow assemblies must be installed in accordance with Raleigh City Code: Article D: Water Quality Protection and Appendix A: Guidelines and Requirements of the Cross-Connections Program. Any changes made to the type of containment backflow or location must be resubmitted to the City of Raleigh's Cross Connection Program for approval.

Jeremy J. Beckett, 919, 395, 2775
Name of Professional Phone
928 Shasta Daisy Drive, Wake Forest, NC 27587
Address City State Zip Code
May 18, 2023
Date
Signature: [Signature]

Office: 919-996-2747 Fax: 919-996-1868
cross.connection@raleighnc.gov
Go To www.raleighnc.gov and Search "Cross Connection"

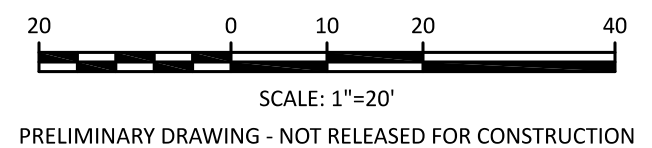


UTILITY PLAN LEGEND

- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- WATER PIPE
- WATER METER
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- WATER HYDRANT

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

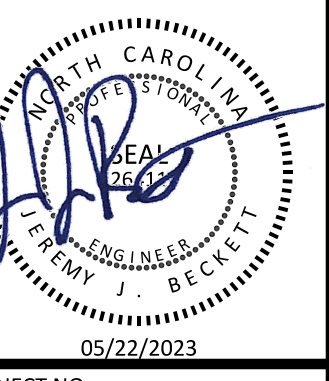


The Nau Company
Consulting Civil Engineers
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919-435-6395
NCBELS License P-0751

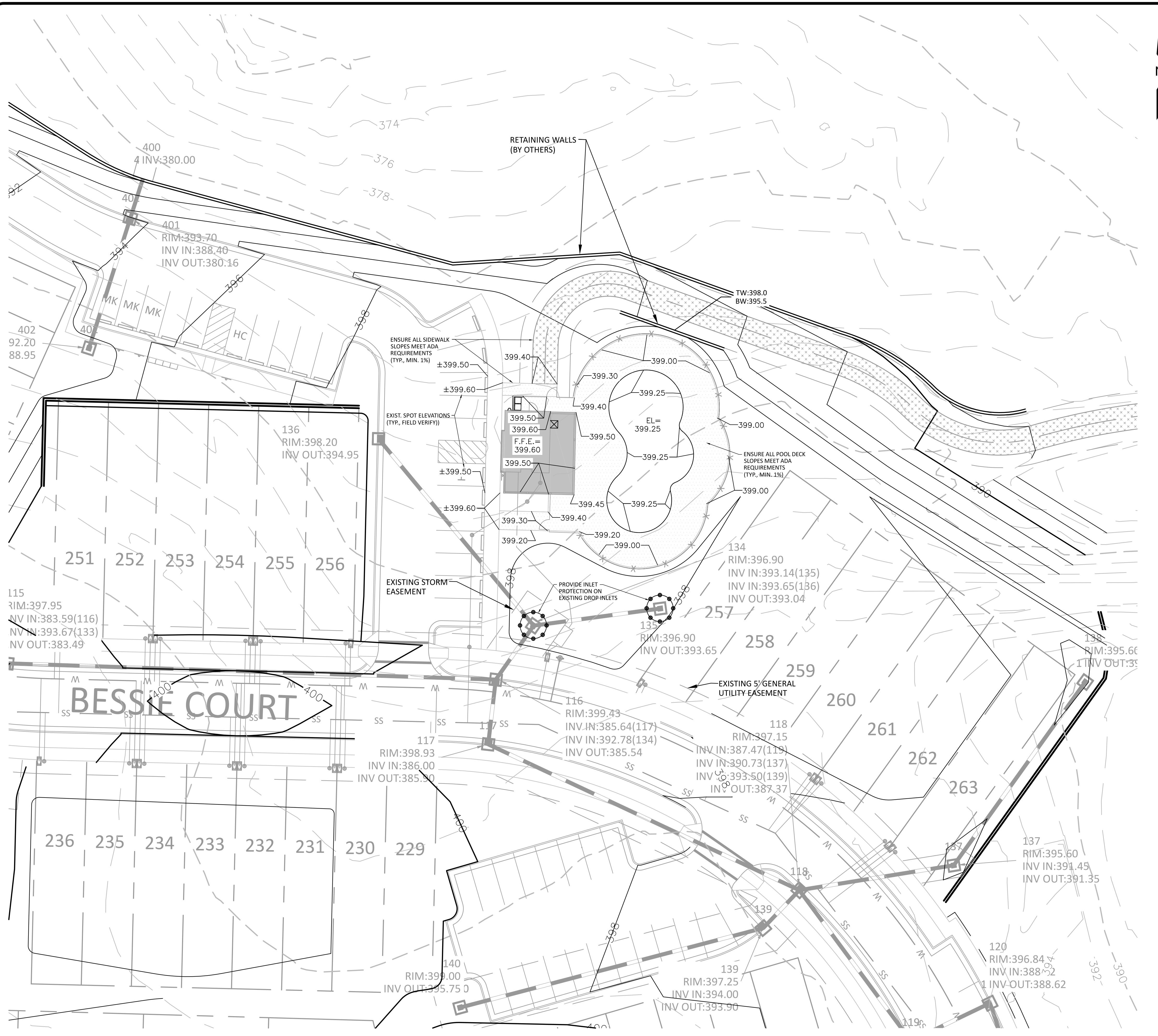
CLIENT:
PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
919-493-0761

REVISIONS	DATE	DESCRIPTION
1	2023-05-10	TRC COMMENTS
2	2023-05-22	COR PUBLIC UTILITIES COMMENTS

MEADOWS AT JONES DAIRY
AMENITY CENTER
SDP-23-01
ROUSEVILLE, NC
UTILITY PLAN



PROJECT NO: ---
DESIGN BY: JJB
DRAWN BY: JJB
SCALE: 1"=20'
DATE: 2023-01-31
SHEET NO: C3.0



GRADING NOTES

1. PROPOSED CONTOURS REPRESENT APPROXIMATE ELEVATIONS AT A POINT. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES SUPERCEED CONTOUR INFORMATION.
2. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
3. 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.
4. CONTRACTOR IS TO CONTACT NORTH CAROLINA "ONE CALL" AT 811 FOR UNDERGROUND UTILITY LOCATION 48 HOURS PRIOR TO ANY DIGGING.
5. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
6. ANY AND ALL DISTURBED AREAS SHALL BE FINE GRADED, SEEDED WITH PERMANENT GRASS SEEDING MIX AND STRAWED PRIOR TO DEMOBILIZATION FROM THE SITE.
7. ALL SWALES/DITCHES ALONG PROPERTY LINES AND REAR YARDS SHOULD BE 2% OR STEEPER.
8. SLOPES STEEPER THAN 3H:1V SHOULD BE EVALUATED AND DESIGNED BY A GEOTECHNICAL ENGINEER.
9. 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 THE INSTALLATION AND MAINTENANCE OF THE NECESSARY EROSION CONTROL DEVICES.

GREENWAY AND GREENWAY CONNECTOR

1. SEE PRESERVE AND JONES DAIRY - NORTH CONSTRUCTION DRAWINGS FOR CONSTRUCTION DETAILS OF GREENWAY CONSTRUCTION.
2. THE GREENWAY CONNECTOR (FROM THE POOL TO THE GREENWAY) WILL BE CONSTRUCTED AFTER POOL CONSTRUCTION

STORMWATER MANAGEMENT NOTE

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

GRADING/DRAINAGE PLAN LEGEND

- EXISTING MAJOR (10') CONTOUR
- EXISTING MINOR (2') CONTOUR
- PROPOSED MAJOR (10') CONTOUR
- PROPOSED MINOR (2') CONTOUR
- STORM DRAINAGE PIPE
- STORM DRAINAGE STRUCTURES
- RETAINING WALL



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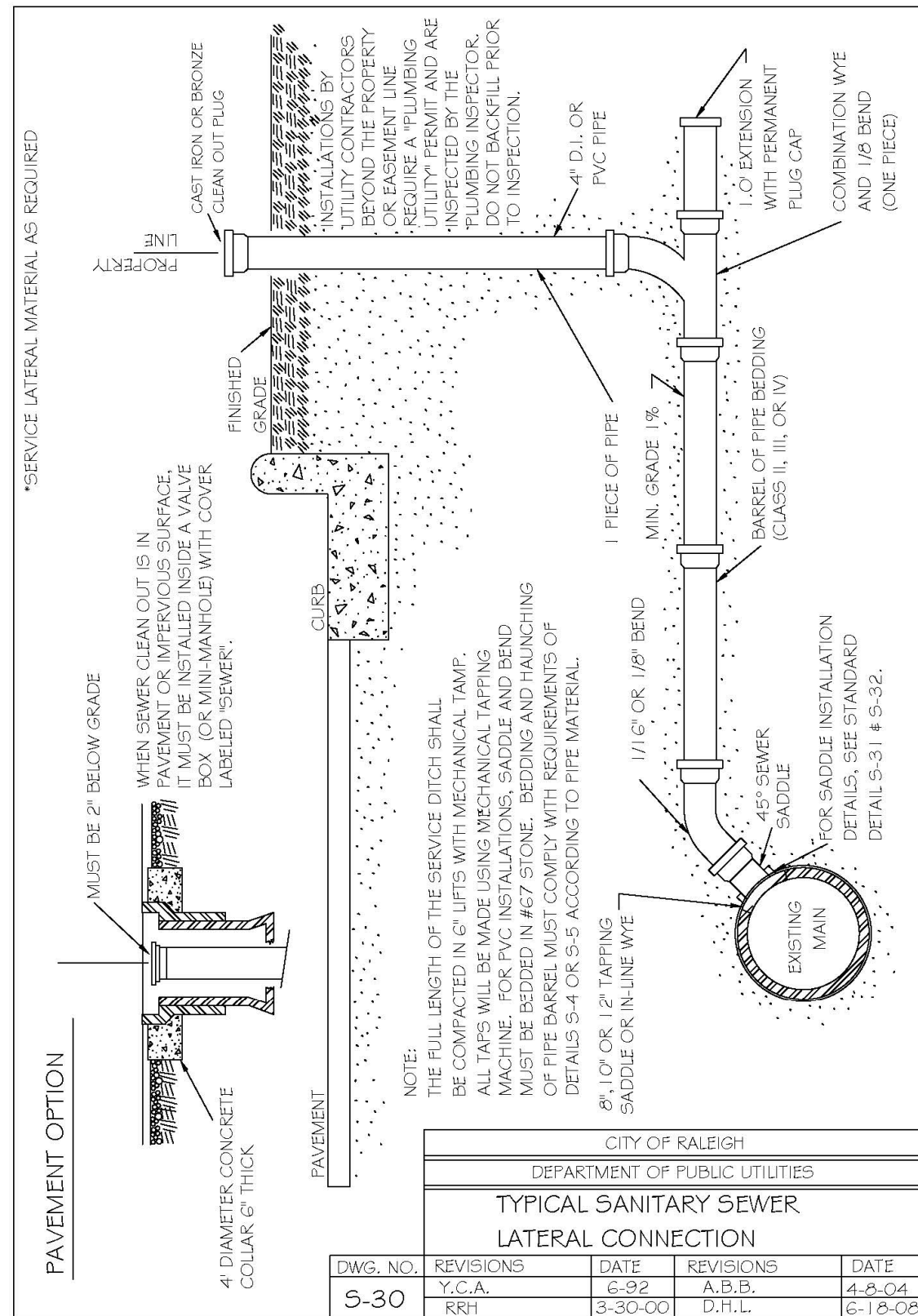
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NO.	DATE	REVISIONS	COMMENTS
1	2023-03-10		

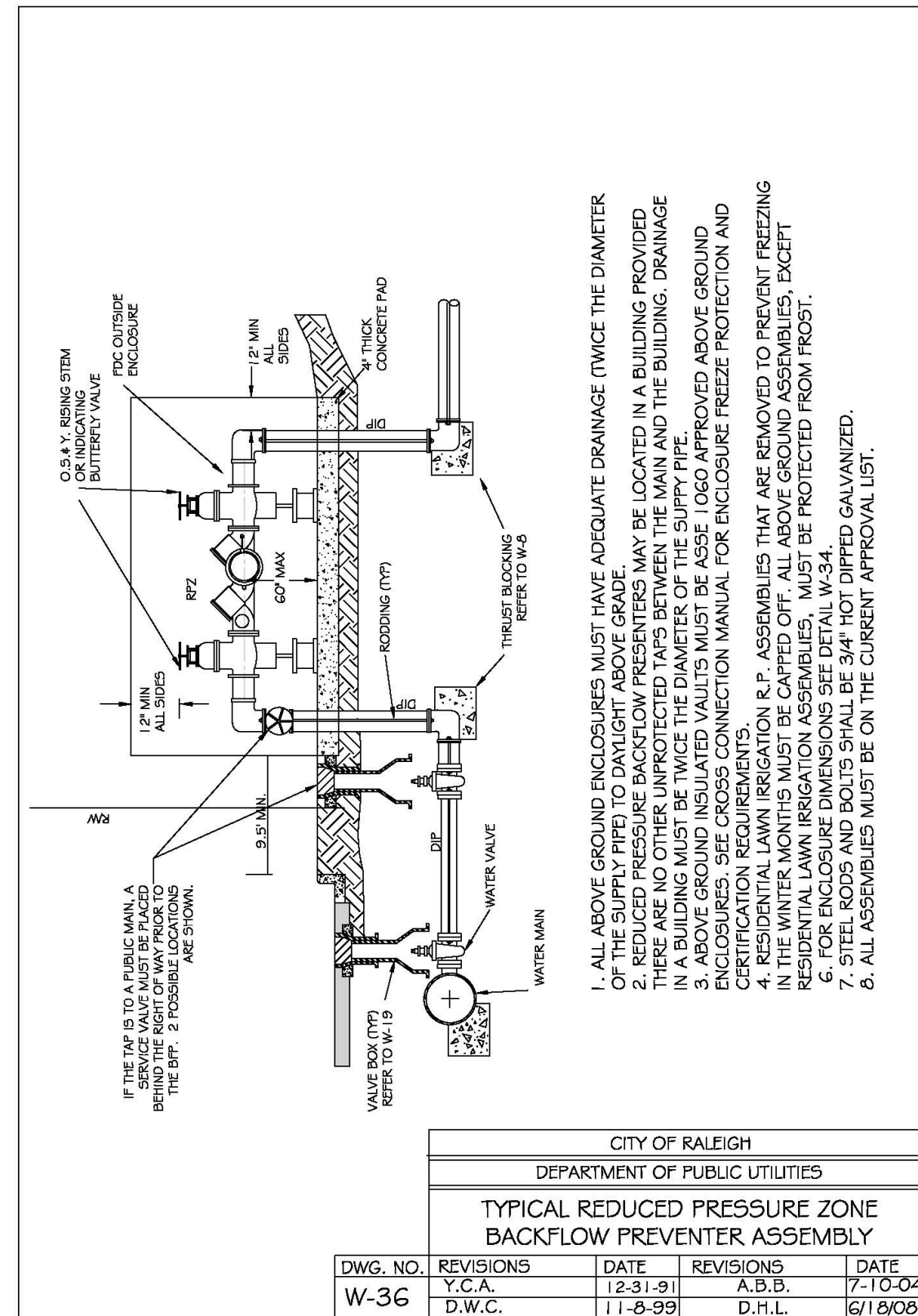
MEADOWS AT JONES DAIRY
AMENITY CENTER
SDP-23-01
ROLESVILLE, NC
GRADING PLAN



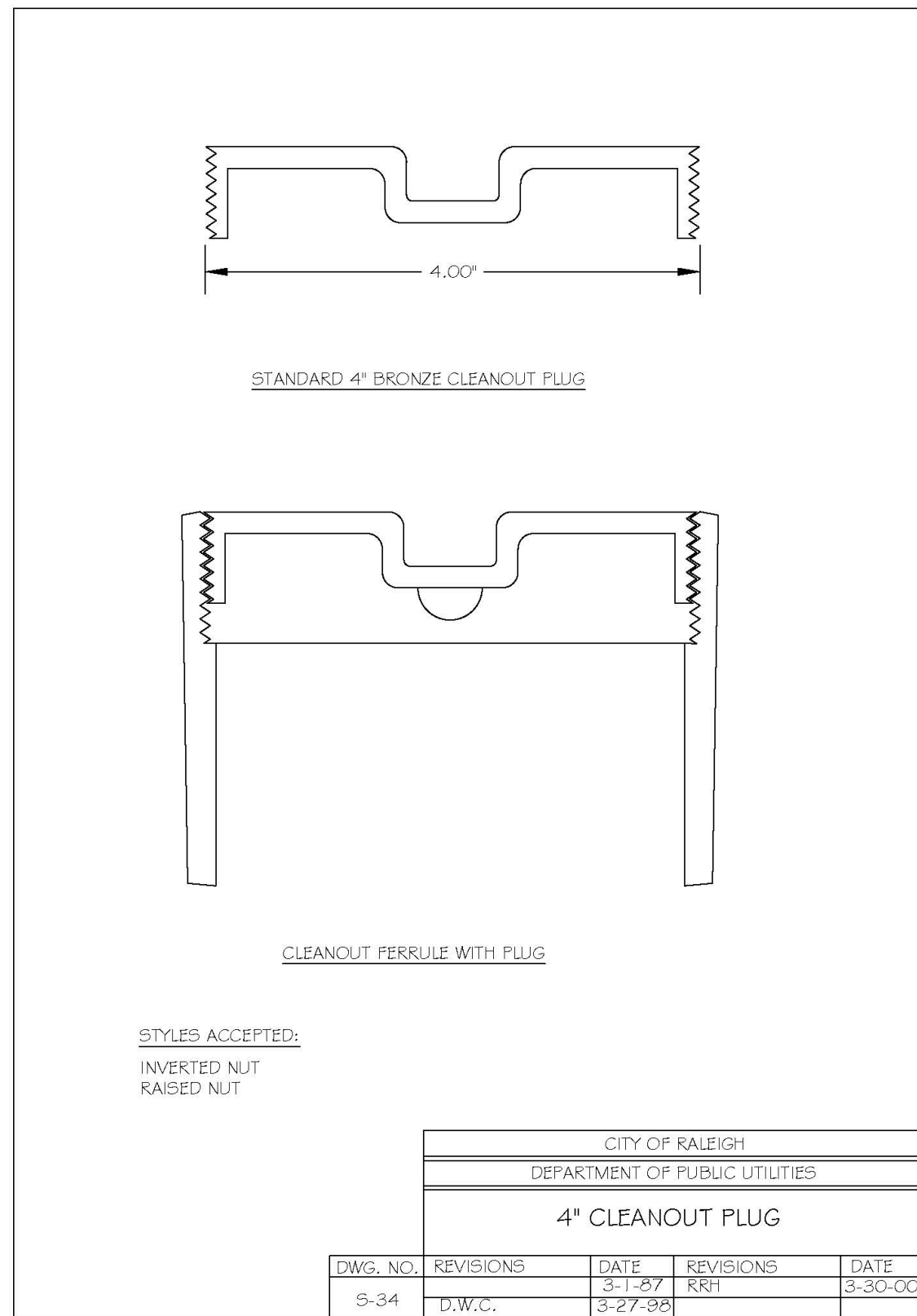
PROJECT NO:	---
DESIGN BY:	JJB
DRAWN BY:	JJB
SCALE:	1"=20'
DATE:	2023-01-31
SHEET NO:	C4.0



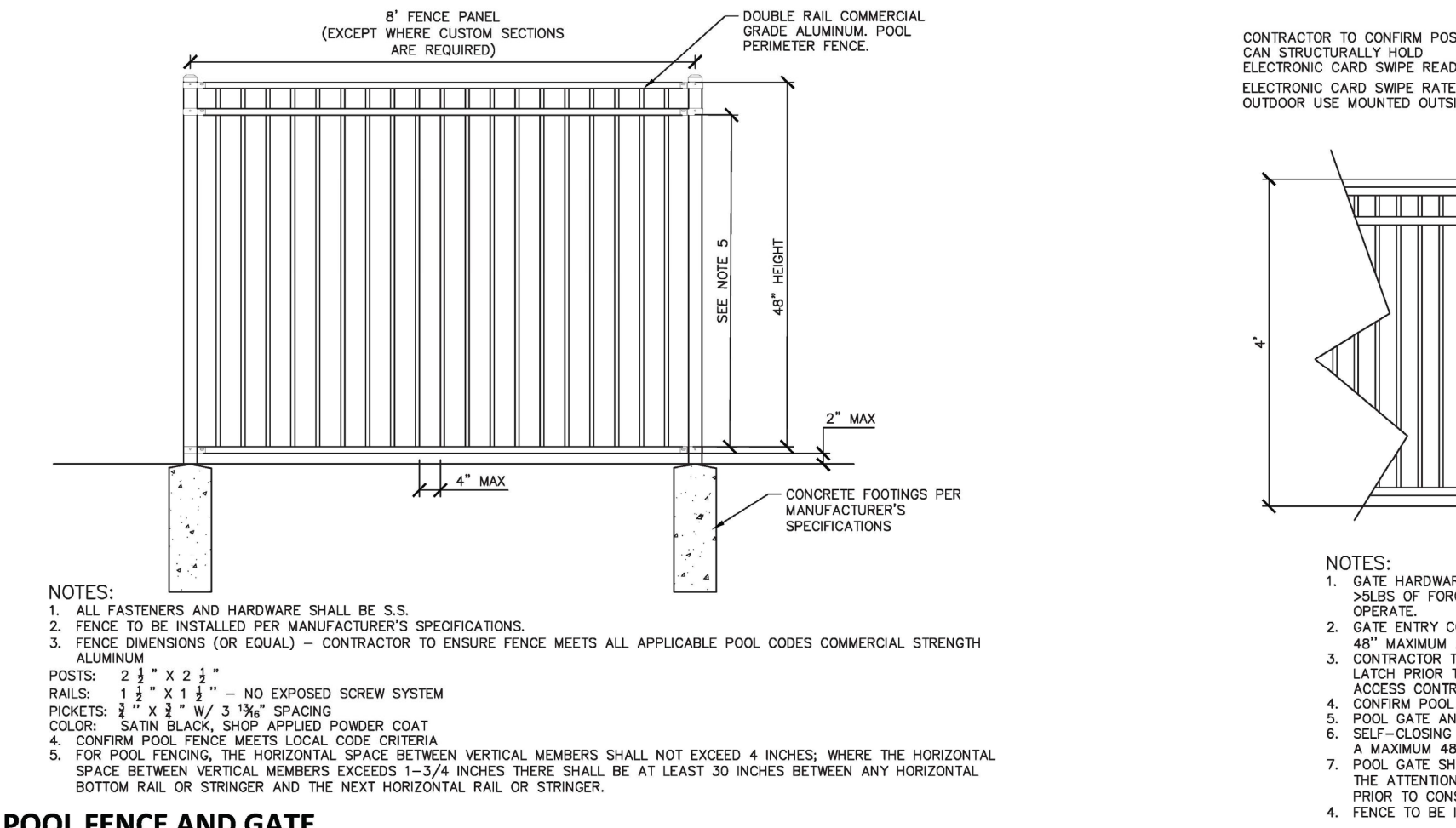
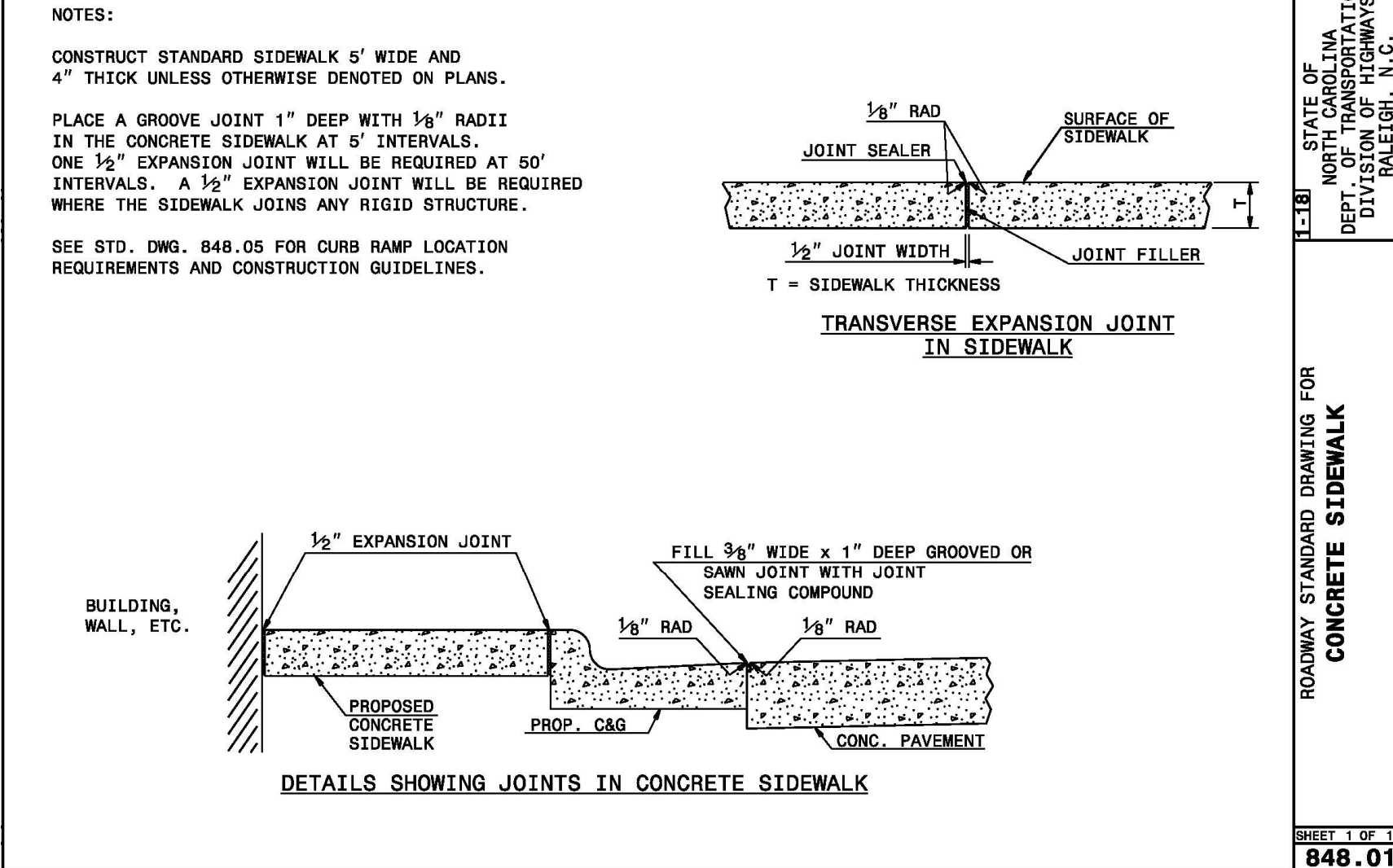
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER LATERAL CONNECTION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	T.C.A. KRT	6-32 3-30-00	A.B.B. D.H.L.	4-8-04 6-18-05



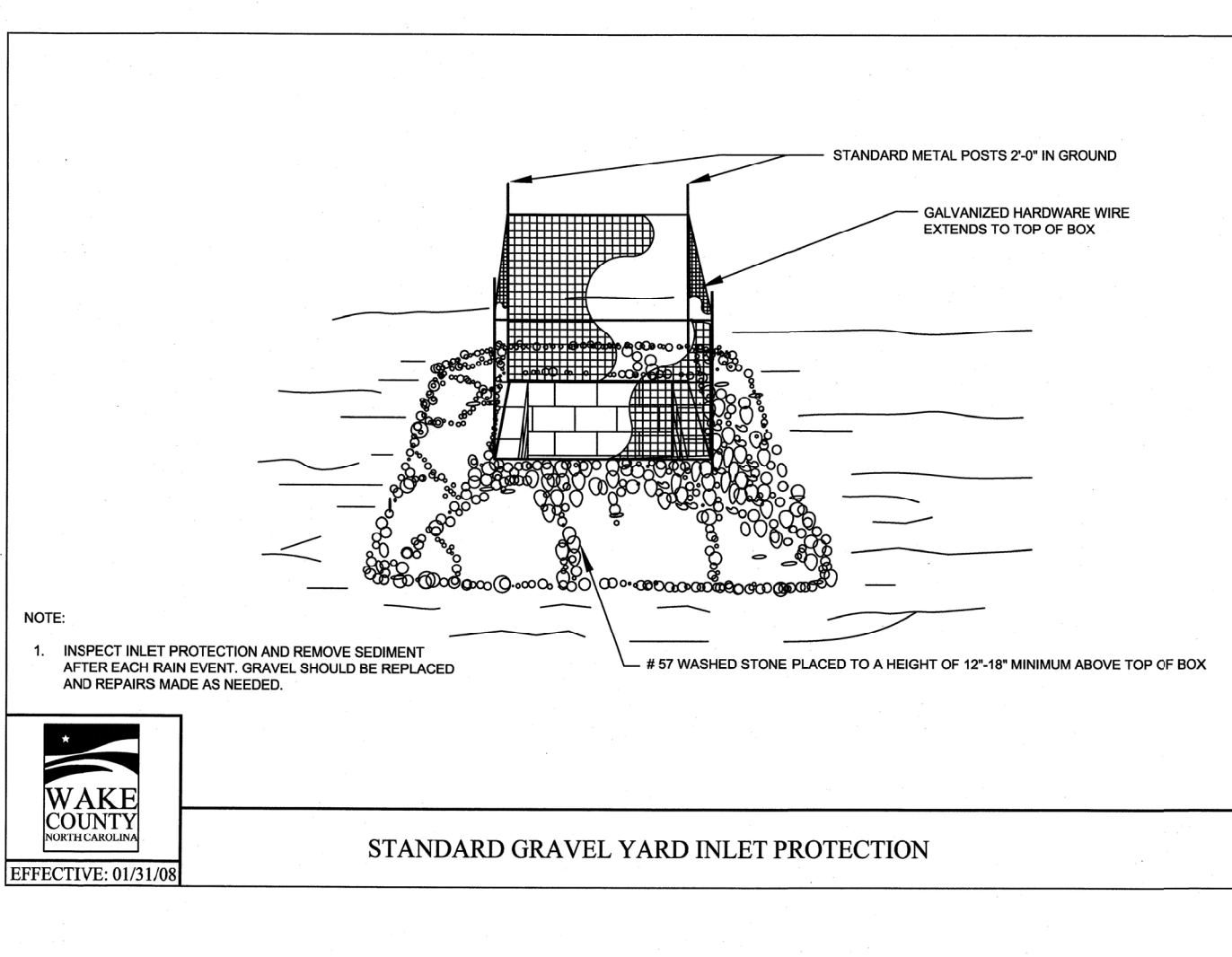
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-36	T.C.A. D.W.C.	12-31-91 11-6-99	A.B.B. D.H.L.	7-10-04 6/18/05



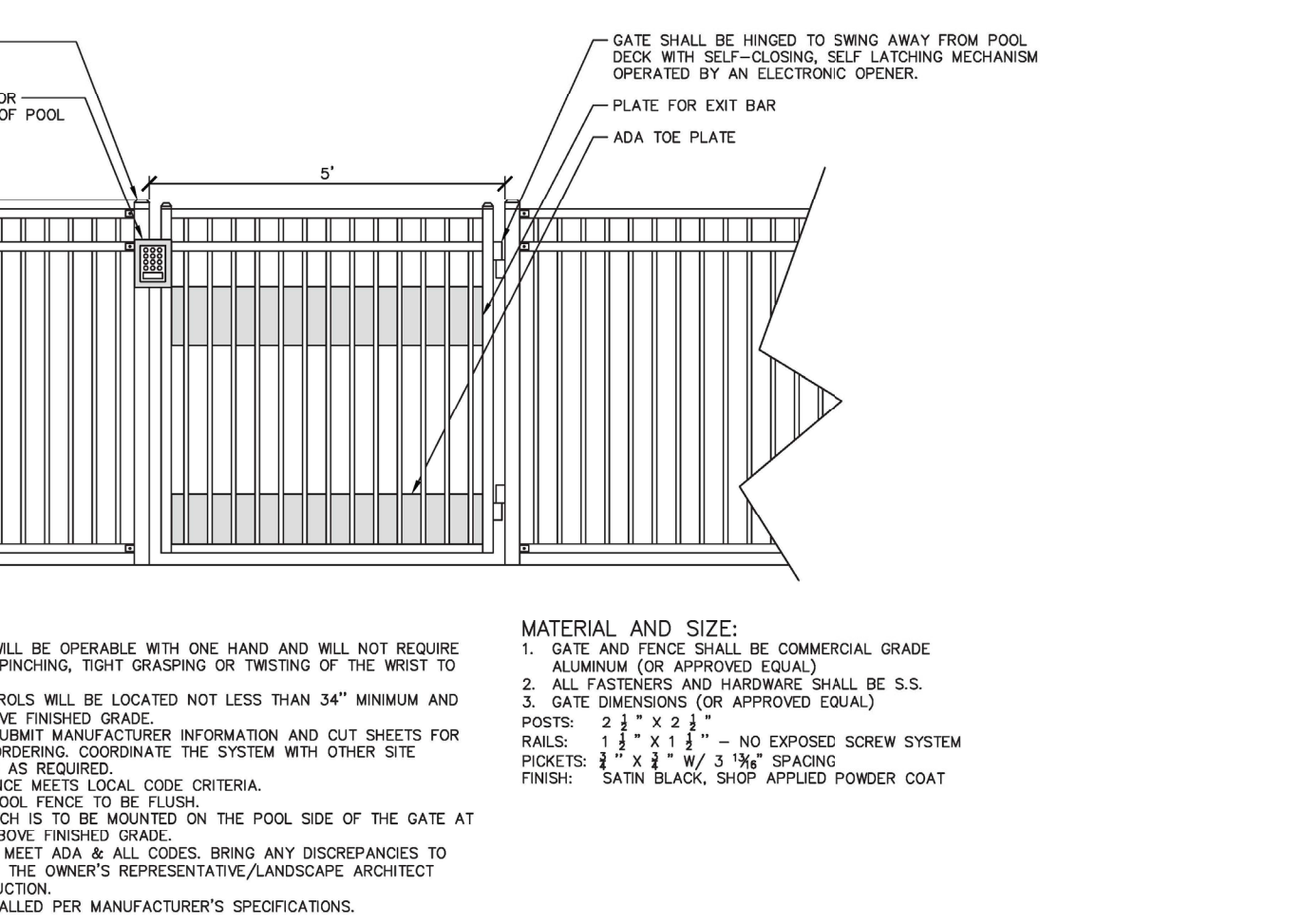
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES				
4\"/>				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-34	D.W.C.	3-1-97 3-27-95	KRT	3-30-00



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"
 RAILS: 1 1/2" x 1 1/2" - NO EXPOSED SCREW SYSTEM
 PICKETS: 2" x 3" w/ 3/4" SPACING
 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 1-3/4 INCHES THERE SHALL BE AT LEAST 30 INCHES BETWEEN ANY HORIZONTAL BOTTOM RAIL OR STRINGER AND THE NEXT HORIZONTAL RAIL OR STRINGER.

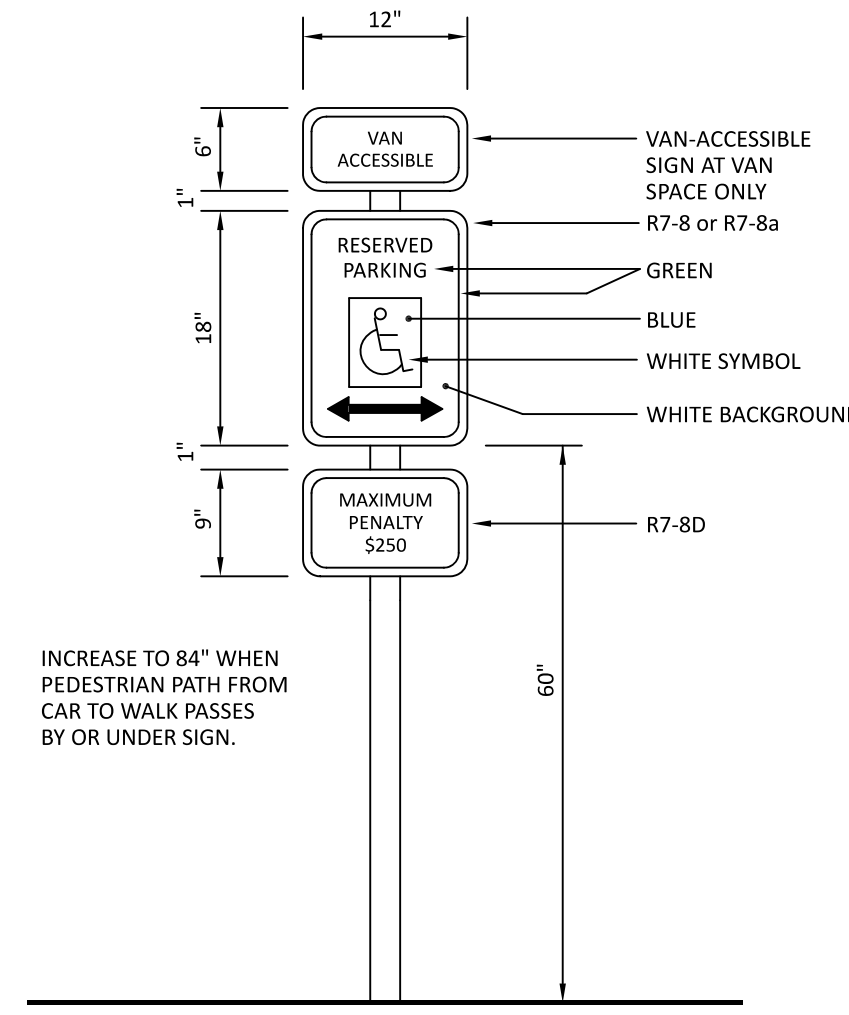
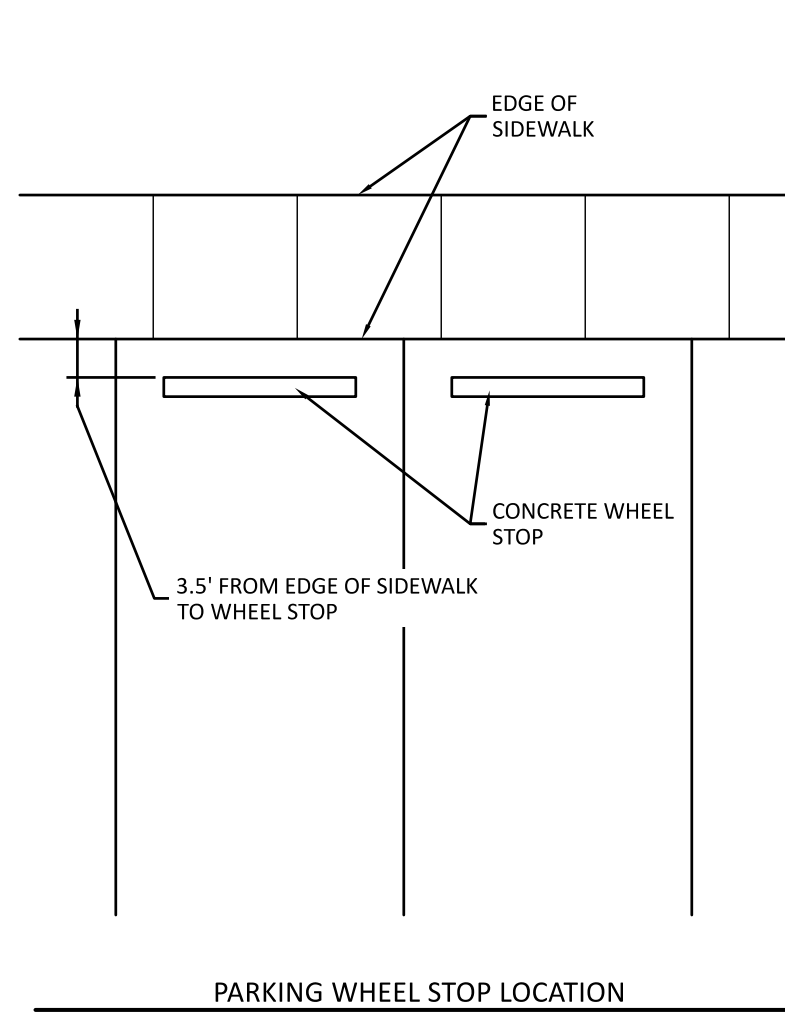


NOTE:
 1. INSPECT INLET PROTECTION AND REMOVE SEDIMENT AFTER EACH RAIN EVENT. GRAVEL SHOULD BE REPLACED AND REPAIRS MADE AS NEEDED.
 # 57 WASHED STONE PLACED TO A HEIGHT OF 12-18" MINIMUM ABOVE TOP OF BOX



NOTES:
 1. GATE HARDWARE WILL BE OPERABLE WITH ONE HAND AND WILL NOT REQUIRE EXCESSIVE FORCE, PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
 2. GATE ENTRY CONTROLS WILL BE LOCATED NOT LESS THAN 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED GRADE.
 3. CONTRACTOR TO SUBMIT MANUFACTURER INFORMATION AND CUT SHEETS FOR LATCH PRIOR TO ORDERING. COORDINATE THE SYSTEM WITH OTHER SITE ACCESS CONTROLS AS REQUIRED BY LOCAL CODE CRITERIA.
 4. CONFIRM POOL FENCE MEETS LOCAL CODE CRITERIA.
 5. POOL GATE AND POOL FENCE TO BE FINISH.
 6. SELF-CLOSING LATCH IS TO BE MOUNTED ON THE POOL SIDE OF THE GATE AT A MAXIMUM 48" ABOVE FINISHED GRADE.
 7. POOL GATE SHALL MEET ADA & ALL CODES. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 8. FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

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"
 RAILS: 1 1/2" x 1 1/2" - NO EXPOSED SCREW SYSTEM
 PICKETS: 2" x 3" w/ 3/4" SPACING
 FINISH: SATIN BLACK, SHOP APPLIED POWDER COAT

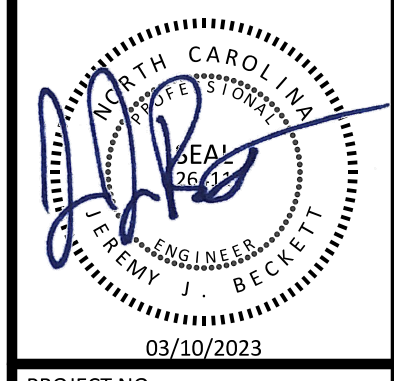


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NO.	DATE	REVISIONS
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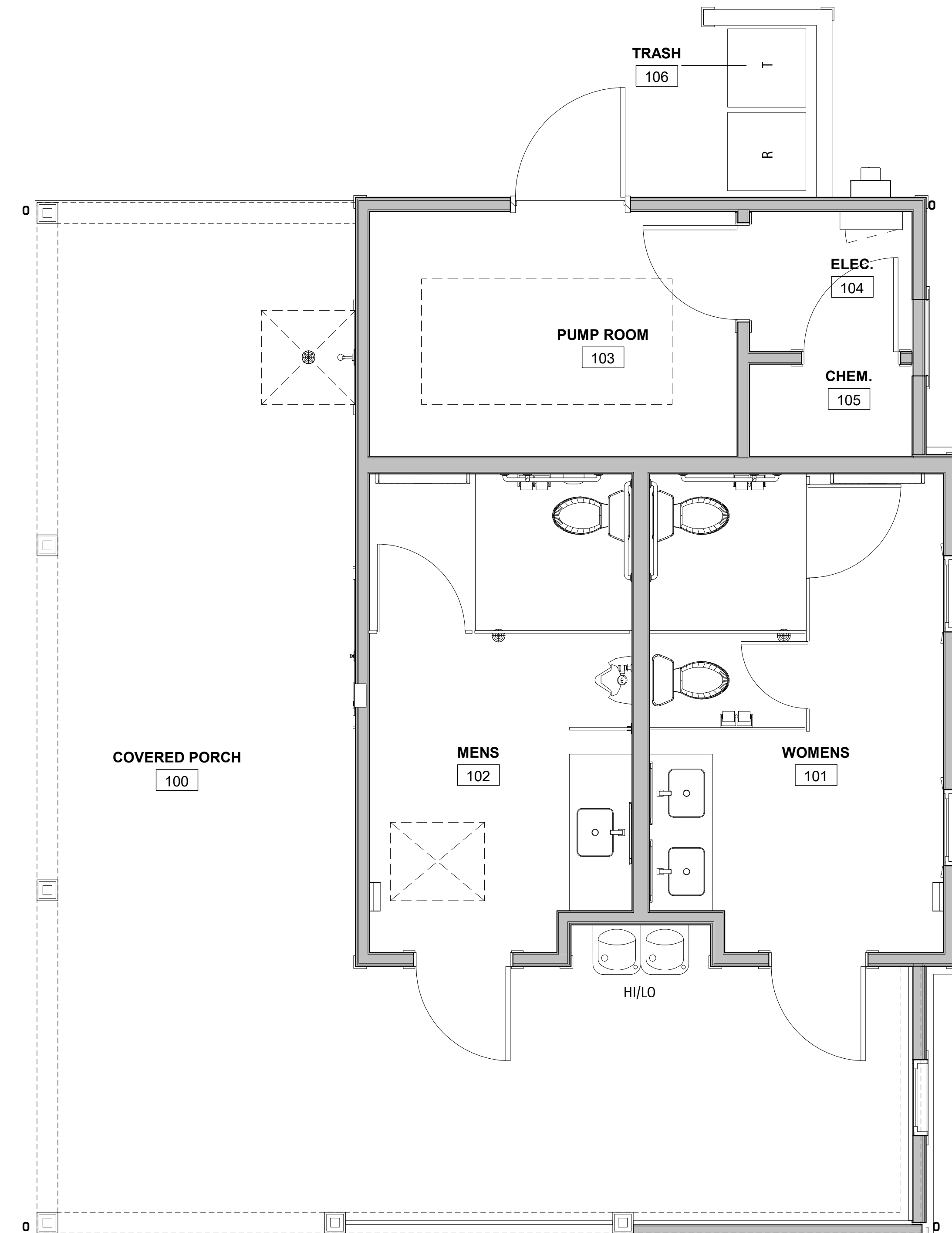
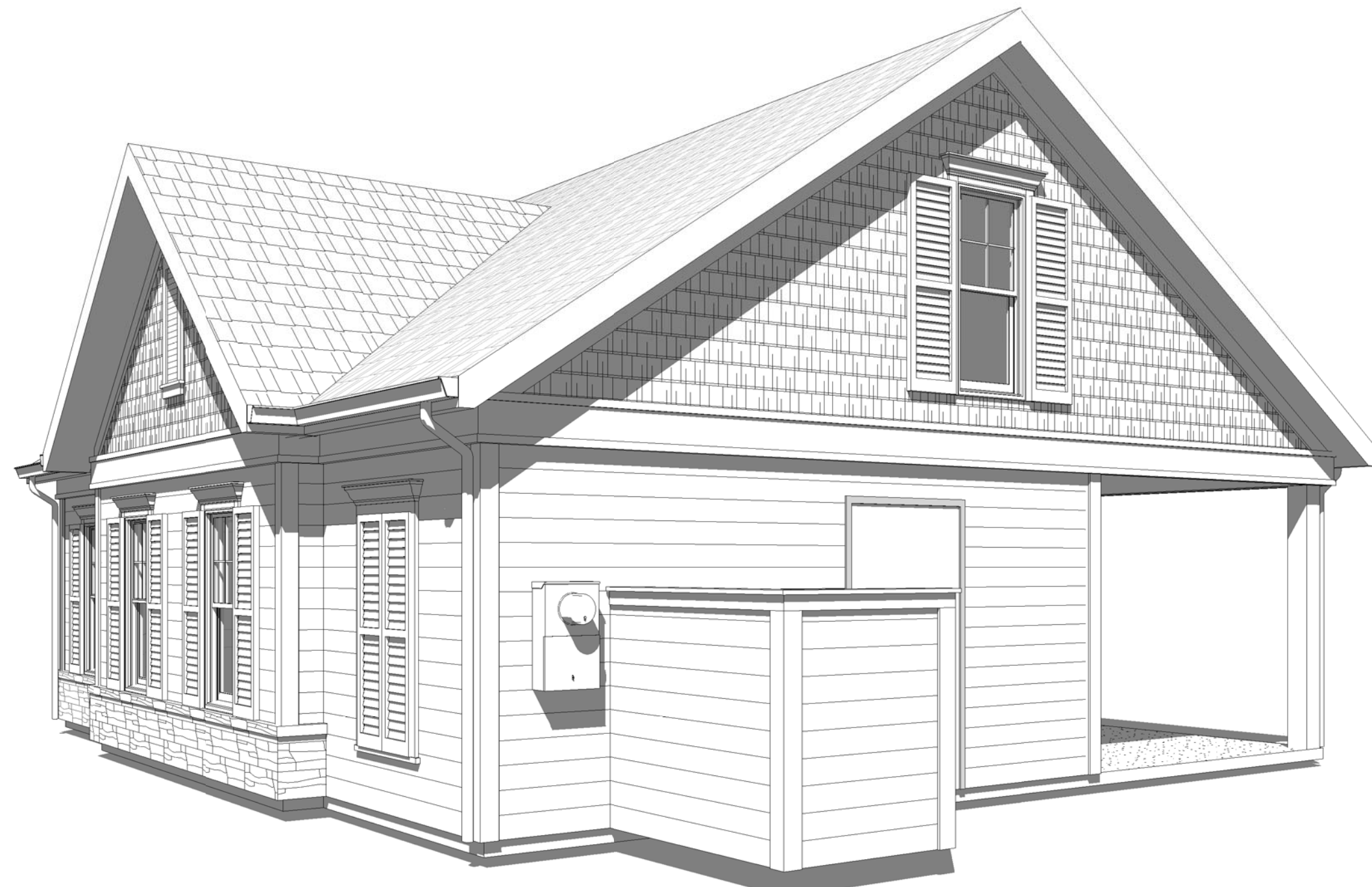
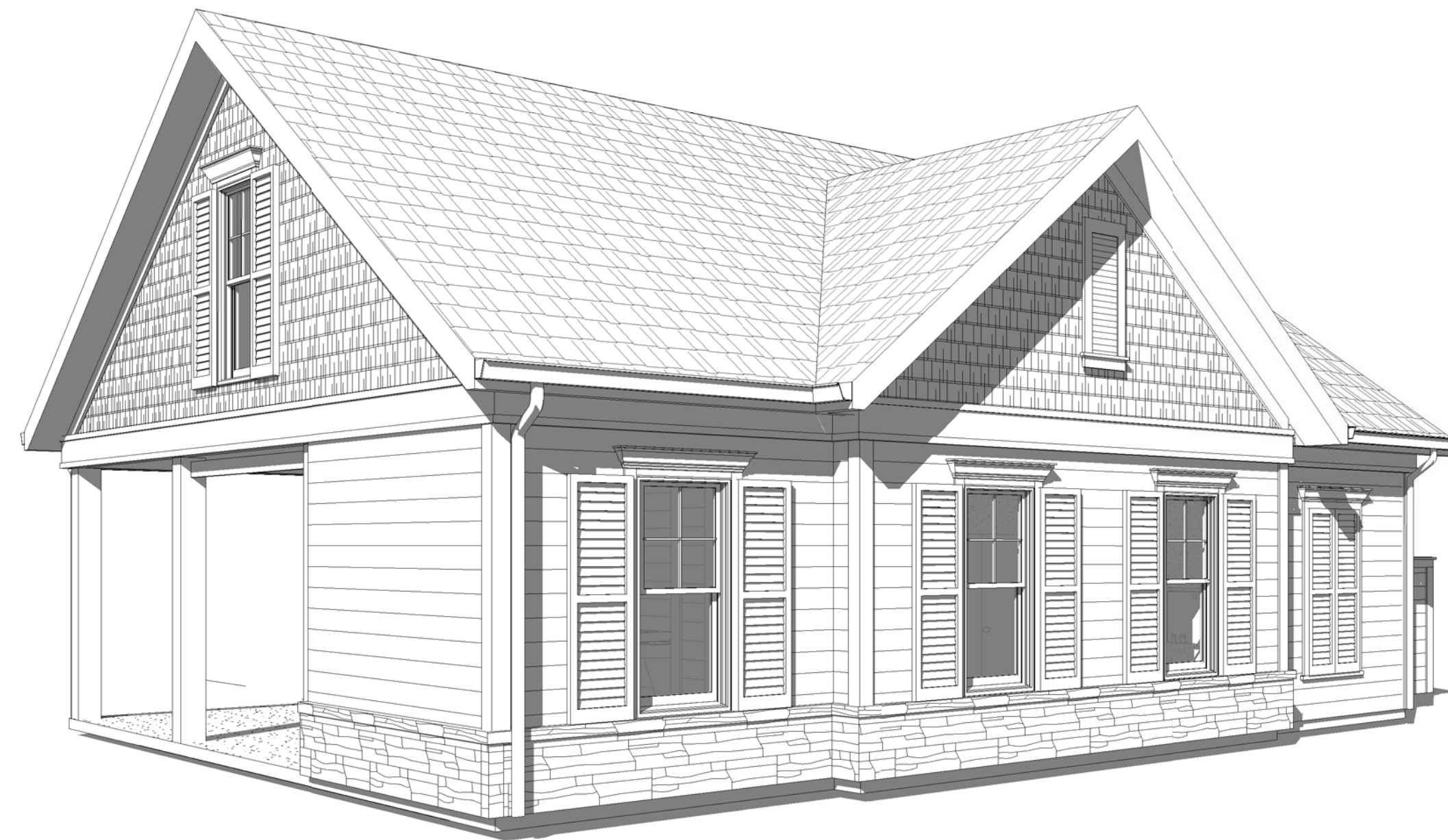
MEADOWS AT JONES DAIRY
 AMENITY CENTER
 SDP-23-01
 ROLESVILLE, NC
 SITE DETAILS



PROJECT NO.:	---
DESIGN BY:	JJB
DRAWN BY:	JJB
SCALE:	NTS
DATE:	2023-01-31
SHEET NO.:	D1.0



2 RIGHT ELEVATION
DCI 1/4" = 1'-0"



1 FLOOR PLAN
DCI 3/8" = 1'-0"

NO.	REVISION	DATE

SHEET DESCRIPTION	
Planning Sheet	
PROJECT #:	2021
DATE ISSUED:	10/18/2021
DRAWING BY:	BSJ
CHECKED BY:	DSC

**433 SF BATH, PUMP, ELEC.
486 SF COVERED PORCH
BATHHOUSE PLANS**