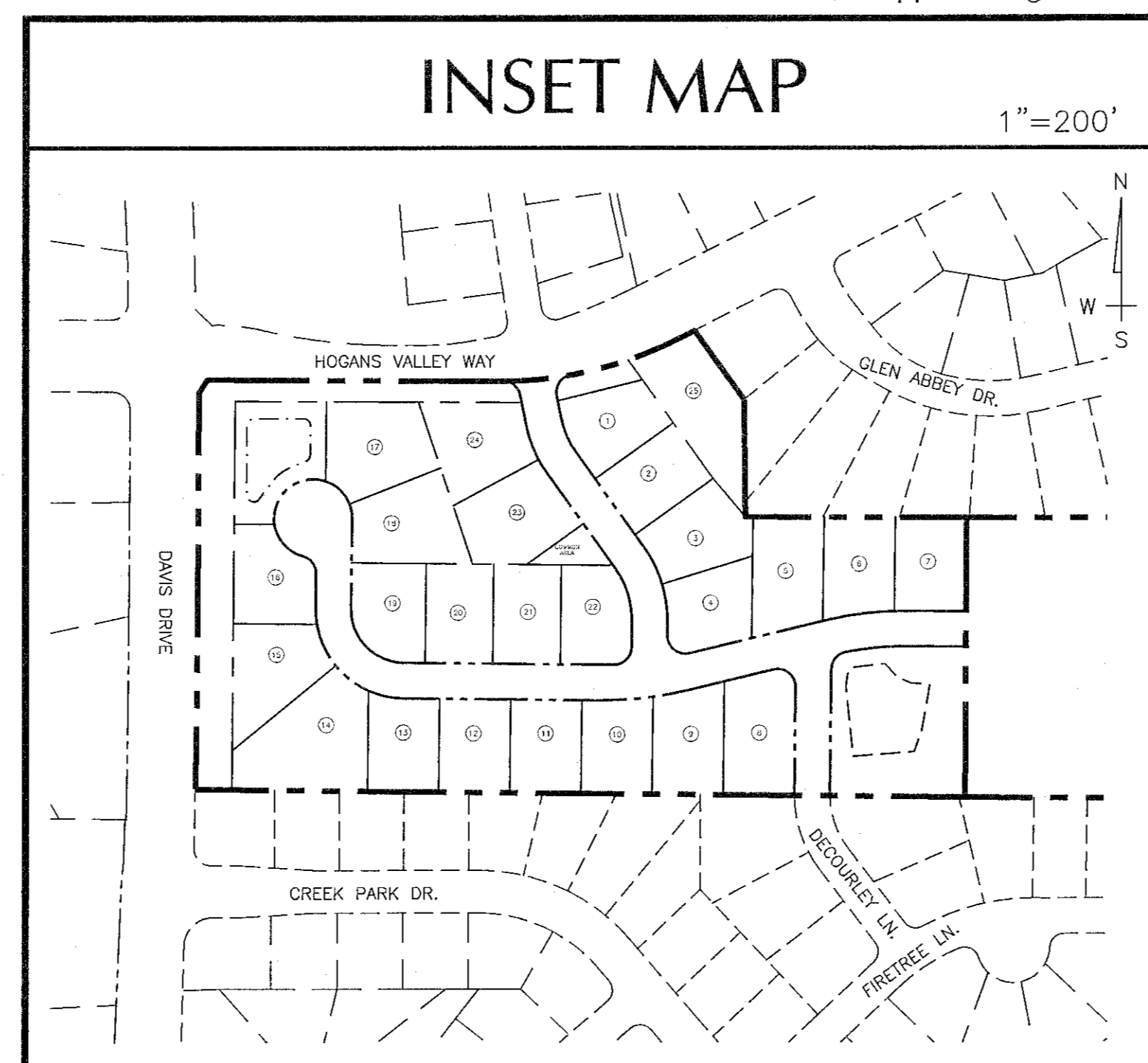
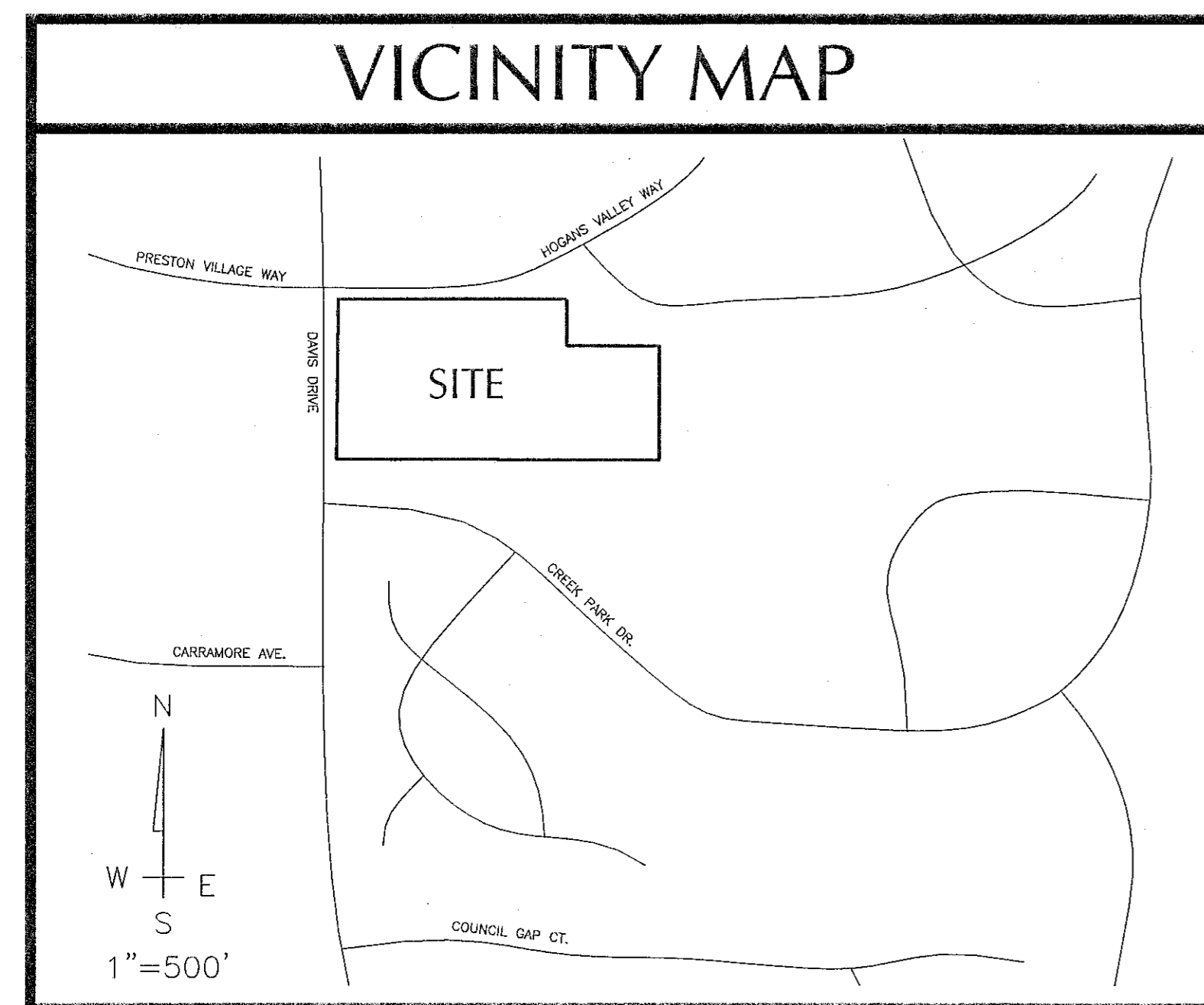


CONSTRUCTION DRAWINGS FOR PRESTON RETREAT

(SUBDIVISION PLAN)
CARY, NORTH CAROLINA
(Formerly called Preston-Barbee Subdivision)

DECEMBER 10, 2014
Revisions: 02/12/15 - Per ToC Review
04/23/15 - Per ToC Review
06/19/15 - Per ToC Review (for approval signatures)

CONSTRUCTION DRAWINGS FOR:
PRESTON RETREAT
W&R PROJECT NO.: 02130279.0



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PROJECT SPECIAL CONDITIONS

ZONING CONDITIONS PER CASE# 14-REZ-15:

1. THE MAXIMUM DENSITY SHALL NOT EXCEED TWO (2) DWELLING UNITS PER ACRE.
2. MINIMUM LOT SIZE SHALL BE 13,000 SQUARE FEET.
3. THE AVERAGE LOT SIZE SHALL BE NO LESS THAN 15,000 SQUARE FEET.

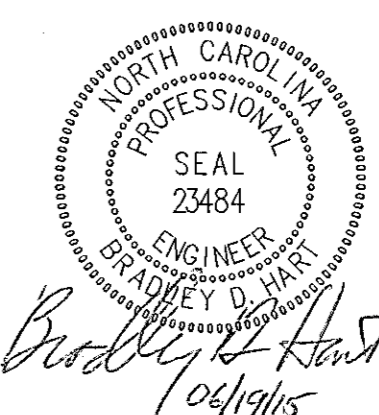
TRAFFIC ALERT NOTE

A TRAFFIC ALERT ISSUED BY THE TOWN IS REQUIRED FOR THIS PROJECT FOR CONSTRUCTION ACTIVITIES THAT ARE GOING TO BE CONDUCTED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PROPERLY FILL OUT A TOWN OF CARY PUBLIC INFORMATION (PIO) FORM AND SUBMIT IT TO THE FIELD SERVICES INSPECTOR AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING WITHIN THE RIGHT-OF-WAY. THE FIELD SERVICES INSPECTOR WILL FORWARD THIS FORM TO PIO SO THAT A TRAFFIC ALERT CAN BE ISSUED IN ADVANCE OF THE CONSTRUCTION.

- NOTES:**
1. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN (ESPECIALLY COLORS), LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
 2. UNLESS EXPLICITLY SPECIFIED IN THE NOTES ON THIS DEVELOPMENT PLAN, THIS PROJECT, INCLUDING ANY SUBSEQUENT DEVELOPMENT PLANS, SHALL COMPLY WITH THE CARY LAND DEVELOPMENT ORDINANCE (LDO) AND ALL OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED DEVELOPMENT PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, AND ABSENT CLARIFICATION OR APPROVAL OF SUCH STATED ON THIS DEVELOPMENT PLAN OR OTHER RELATED APPROVAL, THE APPLICABLE REGULATION OR GUIDELINE SHALL APPLY.
 3. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS SITE PLAN. A MASTER SIGN PLAN SHALL BE APPROVED BY THE TOWN OF CARY PRIOR TO RECORDATION OF LOTS WITHIN THE DEVELOPMENT.
 4. THE FOLLOWING MODIFICATION(S) TO THE TOWN'S DEVELOPMENT STANDARDS HAVE BEEN APPROVED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LDO: (NONE).
 5. THE PROPERTY OWNER SHALL BE REQUIRED TO REPLACE, IN ACCORDANCE WITH SECTION 7.2.5(E) OF THE LAND DEVELOPMENT ORDINANCE, ANY CHAMPION TREE RETAINED IN THIS PLAN THAT DIES WITHIN ONE YEAR OF THE COMPLETION OF DEVELOPMENT ACTIVITY ON THE PROPERTY TREE.
 6. TREES IDENTIFIED AS REPLACEMENTS FOR CHAMPION TREES TO BE REMOVED FROM THE SITE SHALL BE, PER SECTION 7.2.5(E) OF THE LDO, MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF AT LEAST THREE YEARS, EXCEPT THAT REPLACEMENT TREES LOCATED ON INDIVIDUAL DETACHED DWELLING LOTS SHALL BE MAINTAINED THROUGH AN ESTABLISHMENT PERIOD OF ONE YEAR. REPLACEMENT TREES THAT DO NOT SURVIVE THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE DEVELOPER.

RETAINING WALL PLANS

Separate Attached Plans by:	COVER SHEET	
TM Engineering, Inc. 103 Hiawatha Court Cary, NC 27513 (919) 468-2545	RETAINING WALL PROFILES	W-1
	WALL DETAILS	W-2
	WALL SPECIFICATIONS	W-3



Cary Project Number 14-SB-032
Cary ITE Number 15-0704
Approved by the Town of Cary
Development Review Committee
Planner *DR* Date *7/8/15*

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT TOWN OF CARY STANDARD SPECIFICATIONS AND DETAILS.

PROPOSED ROADWAY CLASSIFICATION TABLE

ROADWAY	CLASSIFICATION	POSTED SPEED	DESIGN SPEED	PUBLIC/PRIVATE
PRESTON RETREAT LN.	RESIDENTIAL LOCAL	25	25	PUBLIC
CALDERBANK WAY	RESIDENTIAL LOCAL	25	25	PUBLIC
DECOURLEY LANE	RESIDENTIAL LOCAL	25	25	PUBLIC

Town of Cary
Water Resources Department
Approved Utility Extensions
Water Permit # *WP15039*
Sewer Permit # *NP15008*
By: *[Signature]*

PREPARED BY:

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
115 MacKean Drive Cary, North Carolina 27511 tel: 919-469-3340 www.wITHERSRAVENEL.com License No. C-0832

DEVELOPER

PRESTON-BARBEE, LLC
P.O. BOX 3557
CARY, NC 27519
919-481-3000
ATTN: THAD MOORE

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