



**Agenda
Planning Board
July 27, 2020
7:00 PM**

Item Topic

Please refer to COVID-19 instructions for this meeting: <https://www.rolesvillenc.gov/agendas-minutes>
If you wish to join us via Zoom to watch a live broadcast of our meeting, please click here:
<https://us02web.zoom.us/j/83241433259>

1. Call to order
2. Pledge of Allegiance
3. Invocation
4. Approve the June 22, 2020 Planning Board meeting minutes
5. PR 20-03 The Preserve at Jones Dairy South Preliminary Plat Review of 216 single family homes in a Residential and Planned Unit Development (R &PUD) District, located on the south side of Jones Dairy Road, east of Averette Ridge Subdivision.
6. Planning Director's report
 - a. Development Activity Report
7. Town Attorney's report
8. Other business
9. Adjournment

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.

**REGULAR MEETING OF THE
TOWN OF ROLESVILLE
PLANNING BOARD
June 22, 2020**

PRESENT: Mark Powers, Mike Moss, Frank Pearce, Jim Schwartz, Ruth Payne, Donnie Lawrence, Davion Cross, Town Attorney Dave Neill, Town Board Member and Planning Board Liaison Michelle Medley, Planning Director Danny Johnson

CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

INVOCATION

Board Member Moss gave the invocation.

PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

APPROVAL OF MINUTES

***Correction of note-** *Chairman Mark Powers* identified an error on page two, Vice Chairman is Mike Moss, not Mark Moss.

Upon a motion by *Board Member Frank Pearce* and second by *Board Member Donnie Lawrence*, the minutes of June 1, 2020 were approved with noted changes, by unanimous vote.

For the record: *Mr. Curtis Roerick* requested to address the board regarding the growth rate of the town. His concerns stem from the new homes proposed. Specifically, The Point (951 dwellings), Kalas Falls (550 new dwellings) on a very small stretch of road. That brings in 1501 lots and roughly 3812 people. Based on the national average of 2.5 people, that puts an additional 2852 vehicles onto a two-lane road in Rolesville. He stated this brings approximately thirty-two vehicles per minute during rush hours having to do a U-turn on the bypass. This does not include the proposed Wheeler-Fowler track, which would bring an additional 350 lots, totaling 1851 new lots, 4702 people, 3517 new cars, and 39 cars per minute again on that two-lane stretch of road during rush hour. This equates to roughly a sixty – seventy percent growth rate in just a few years, which means a greater wait at local restaurants, grocery stores, etc. CAMPO occurs every five years- was CAMPO aware of new developments at the time of their study, and in five years will the town be ready to address these issues? Would immediate funding be available to correct these issues, or would the town need to save for these repairs? He feels a signal intersection at Mitchell Mill Road and Rolesville Road is in order. He is asking the board to “tap the breaks” and not approve everything that comes across their desks. Please come up with solutions for issues already created and then proceed with additional developments. Be proactive and notify DOT of new traffic, provide incentives to restaurants and grocery stores. Are we prepared for this much growth and development? *Planning Board member Ruth Payne* thanked Mr. Roerick for speaking.

PR 19-03 A-MASTER MIXED- USE MASTER PLAN- CO SUD DISTRICT (TOWNHOMES/COMMERCIAL) AND TOWNHOMES DETAIL PRELIMINARY PLAT

Planning Director Danny Johnson reviewed the details of this proposed property consisting of forty- seven townhomes and one commercial lot located on the parcel of 7.44 acres at Rogers Road and Grand Rock Way. This is in a commercial zoning special use district under the land use plan. The original Master Plan submitted to allow residential as a special use permit, and required them to designate what portion will be residential, and what portion will be commercial. Of the 7.44 acres, 5.99 acres will be townhomes, and 1.45 acres will be commercial. The town board approved the Master Plan. The road to Coffee Hut will not connect, but it will connect behind CVS. The primary entrance will be on Rogers Road and Grand Rock Way. Subdivision of the property is necessary to cut individual lots for townhomes under the Master Plan. Approval of the preliminary plat presented is needed from the Board to allow continuation. *Planning Board Member Davion Cross* asked about the remaining 1.45-acre commercial lot. *Planning Director Danny Johnson* stated this has not yet been decided, and will need to go through a site plan approval specifically when it comes in. This will be a balance or a stand-alone tract until then. Important to note they did not use all the housing units available, there are twelve units that can be placed in the commercial building on the second floor or above. They do not have to use them, but they can put apartments in that area only if they choose. This will be a private drive managed by an HOA. *Planning Board Chairman Mark Powers* inquired how to isolate the area next to Coffee Lodge. *Planning Director Danny Johnson* replied the road will not be connected and they will recommend some type of landscape buffer to create a barrier. *Vice Chairman Mike Moss* inquired if they will need to construct a portion of the road, to which *Planning Director Danny Johnson* replied they would not as decided by the Town Board. *Town Attorney Dave Neill* pointed out the right of way is still on the plan and needs to be removed as well, as the preliminary has not been updated. *Danny Johnson* stated this would be revised on the special use permit to show it will not connect. *Planning Board Member Donnie Lawrence* pointed out the property will stop just before the landscape buffer and will stay out of the easement. *Planning Board Vice Chairman Mike Moss* asked if after this is constructed would the final plat come back to the planning board for final approval. *Planning Director Danny Johnson* replied no. Staff recommendation is to approve.

Upon a motion by *Vice Chairman Mike Moss* and second by *Board Member Donnie Lawrence*, PR 19-03 A-MASTER MIXED- USE MASTER PLAN- CO SUD DISTRICT (TOWNHOMES/COMMERCIAL) AND TOWNHOMES DETAIL PRELIMINARY PLAT with the Town Board order to not construct the street, was approved by unanimous vote.

PLANNING DEPARTMENT'S REPORT

May Planning Department's Report

Planning Director Danny Johnson reviewed the report and gave an update on Chandler's Ridge. The Town Board approved the special use permit. Text amendment TA 20-03 dealing with Senior Parking is scheduled for public hearing on July 21, 2020. Text amendment TA 20-01 dealing with the RIII Zoning, has not been scheduled for a public hearing at this time.

TOWN ATTORNEY'S REPORT

Town Attorney Dave Neill gave an update on state legislation 160-D, that was amended once more, and signed by the governor. It is now effective as the new controlling statute to replace 160-A. Effective immediately 160-D is the new controlling law for zoning and regulation of development and subdivision in North Carolina, but is only applicable in those jurisdictions that have amended their ordinances that have incorporated it. Rolesville is working on the UDO update now, and will submit the rewrite for approval from the Town Board and Planning Board. The UDO update deadline is July 2021, however they are working hard to get it done much sooner. *Planning Director Danny Johnson* gave some examples of the new requirements such as the planning board members will now take an oath of the position as a planning board member. Special use zoning districts are going away under 160D only. General use and conditional use zoning districts shall be allowed. You should receive a joint meeting invitation from the Town Manager Kelly Arnold soon, and we are working to meet our deadline if not sooner.

OTHER BUSINESS: None at this time

ADJOURN

There being no more business before the board, upon a motion by *Board Member Frank Pearce* and second by *Board Member Donnie Lawrence*, the meeting was unanimously adjourned at 7:34 p.m.

ATTEST:

Mark Powers, Chairman

Shelly Raby, Development Specialist



Memorandum

To: Rolesville Planning Board
From: Julie Spriggs, GISP, CFM, CZO, Planner II
Date: July 23, 2020
Re: Case PR 20-03, The Preserve at Jones Dairy Road - South

Preliminary Subdivision Plat – Major Subdivision approval for 215 residential single-family lots located at Jones Dairy Road on two parcels for a total of 54.01 acres, Wake County PINs # 1759 88 8905 and 1795 88 8240.

Background

Applicant and Property Owner

Preserve at Jones Dairy, LLC, Property Owner/Developer,
Caa Engineers, Professional Engineer, Applicant

Request

A request for a preliminary subdivision plat approval (administrative) for a major subdivision of 215 residential single-family lots located on 54.01 acres zoned Residential Planned Unit Development (R & PUD). On September 17, 2019, the Town Board of Commissioners approved the Special Use Permit and Master Plan for 216 single-family homes on 54.01 acres. The preliminary subdivision plat is following the SUP 18-05 Master Plan Approval for residential single-family lots. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development with proposed public streets, mail kiosk parking, public greenway trail, and required off-street parking for each residential unit.

Technical Review Committee and Planning Staff Recommendations.

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determined that it meets all the requirements of the UDO, City of Raleigh Public Utilities requirements, and reviewed by the Wake County Fire Marshal office with a recommendation from all members of the TRC for approval.

The Planning Staff recommendation is the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval.

Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 20-03, The Preserve and Jones Dairy Road - South, as presented.

Attachments:

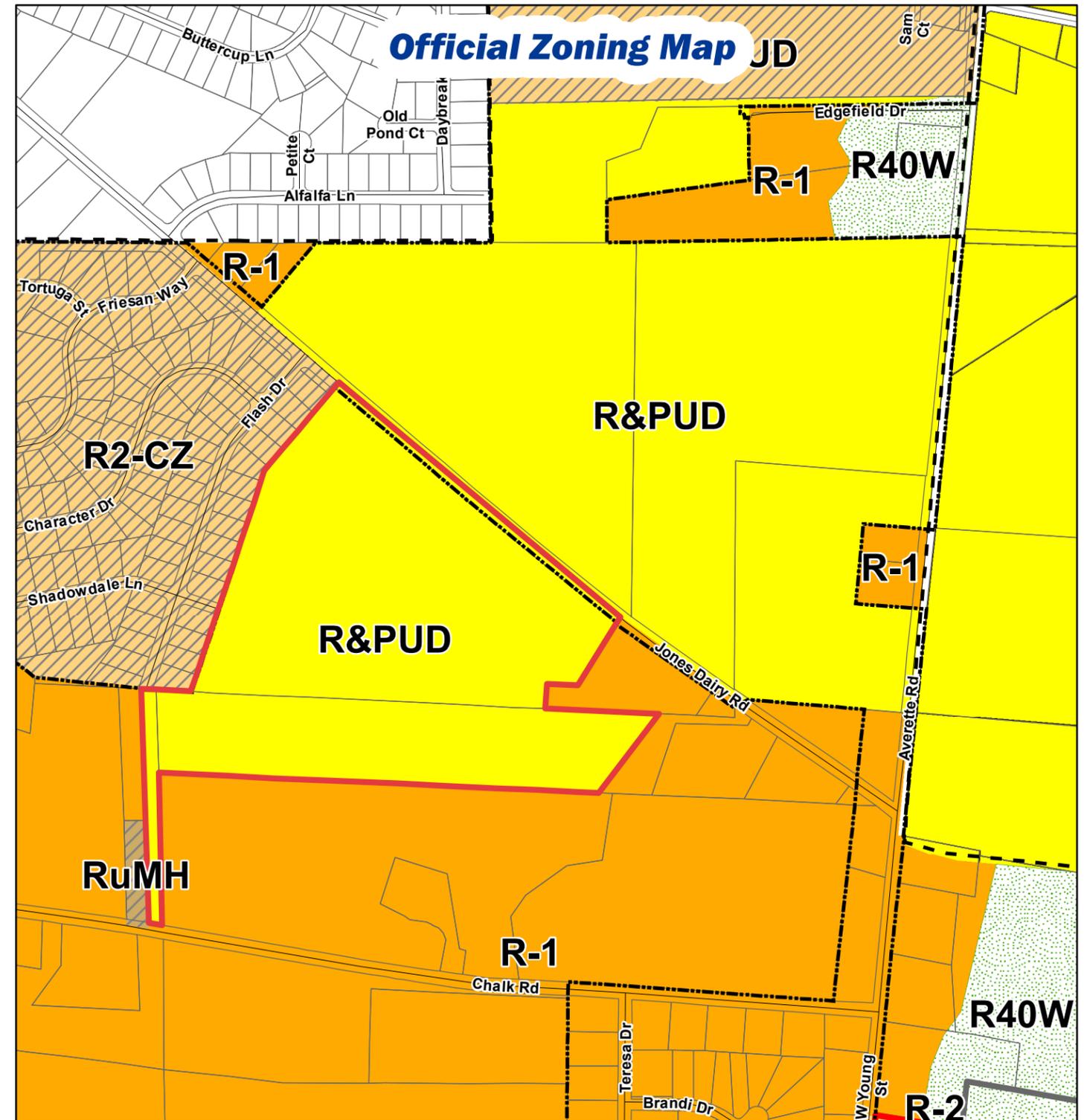
PR 20-03 Location Aerial Map

PR 20-03 The Preserve and Jones Dairy Road - South, Preliminary Subdivision Plat

PR 20-03 The Preserve and Jones Dairy Road - South, Preliminary Subdivision Plat
Application
SUP 18-05 The Preserve and Jones Dairy Road - South Master Plan

PR 20-03 The Preserve at Jones Dairy Road - South

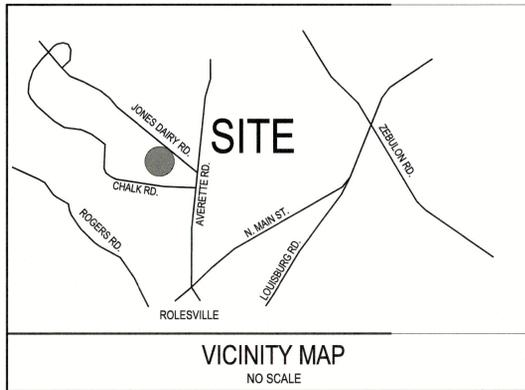
Preliminary Subdivision Plat Request



Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ





Preliminary Plat

The Preserve at Jones Dairy Rd - South

Rolesville
Wake County, North Carolina

Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive
Raleigh, NC 27617

SITE DEVELOPMENT DATA

ZONING PROPOSED: R & PUD
TOWNSHIP: ROLSEVILLE, NC
COUNTY: WAKE
RIVER BASIN: NEUSE

GROSS TRACT AREA: 54.01 ACRES
SINGLE FAMILY RESIDENTIAL: 53.53 ACRES
JONES DAIRY ROW DEDICATION: .48 ACRES

PROPOSED USE: RESIDENTIAL
EXISTING USE: VACANT

PROPOSED DEVELOPMENT:

SINGLE FAMILY DENSITY PROVIDED : 215 / 54.83 = 3.92 UNITS / AC
PROPOSED LOTS: 215
LOT SIZE: 6000 SF (MIN) - 19,485.1 SF (MAX)
LOT WIDTH: 50 FT (MIN)

SETBACKS:
FRONT: 25 FT
REAR: 25 FT
SIDE: 5 FT (0-10 AGGREGATE)
SIDE (CORNER LOTS): 10 FT (SIDE FRONTING ROW)

RECREATION AND OPEN SPACE:

TOTAL SITE AREA REQUIRED (10%): 53.53 x .10 = 5.35 ACRES
IMPROVED AREA REQUIRED: 5.35 x .5 = 2.67
TOTAL AREA PROVIDED: 7.59 ACRES (14.2%)
IMPROVED AREA PROVIDED: 4.56 ACRES
UNIMPROVED AREA PROVIDED: 3.03 ACRES

PROJECT INFORMATION:

PROJECT: THE PRESERVE AT JONES DAIRY - SOUTH
PRELIMINARY PLAT

OWNER/DEVELOPER: PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617

PHONE: (919) 422-1847
CONTACT: GLEN HARTMAN
EMAIL: GLEN.HARTMAN@CAPITOLCITY-HOMES.COM

ENGINEER: KEITH GETTLE, PE
caaENGINEERS, INC.
4932 B WINDY HILL DRIVE
RALEIGH, NC 27609

PHONE: (919) 210-3934
EMAIL: KGETTLE@CAENGINEERS.COM

SURVEYOR: CMP LAND SURVEYORS (MIKE MOSS)
333 SOUTH WHITE STREET, WAKE FOREST NC, 27587
(919) 556-3148

PHONE:
PROJECT ADDRESS: JONES DAIRY ROAD, ROLESVILLE, NC
PIN: 1759-88-8240, 1759.02-88-8240, 1759.02-78-6199
ZONING: R & PUD
EXIST USE: VACANT
FLOOD ZONE: NONE - FEMA FIRM MAP 3720175900J

GENERAL NOTES

- PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLESVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
- PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE "PRESERVE AT JONES DAIRY" HOME OWNERS ASSOCIATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SHEET

DESCRIPTION

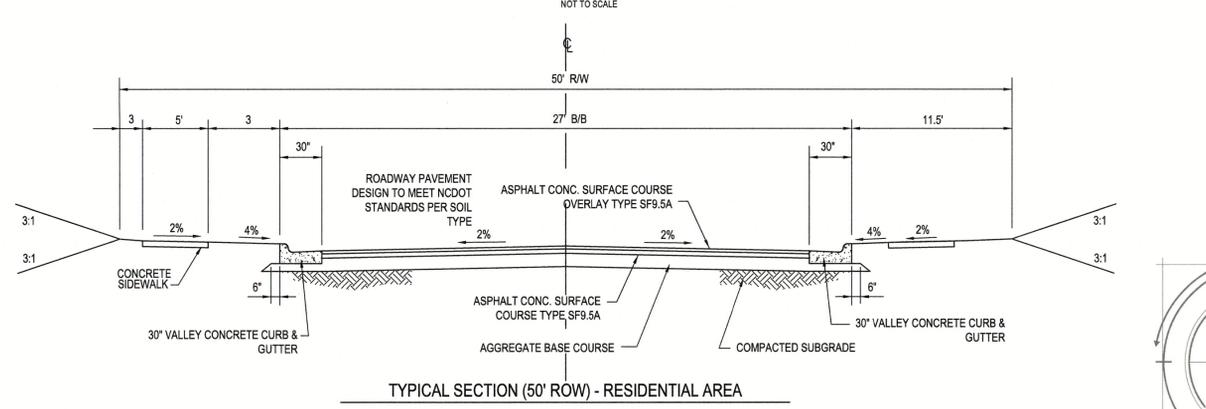
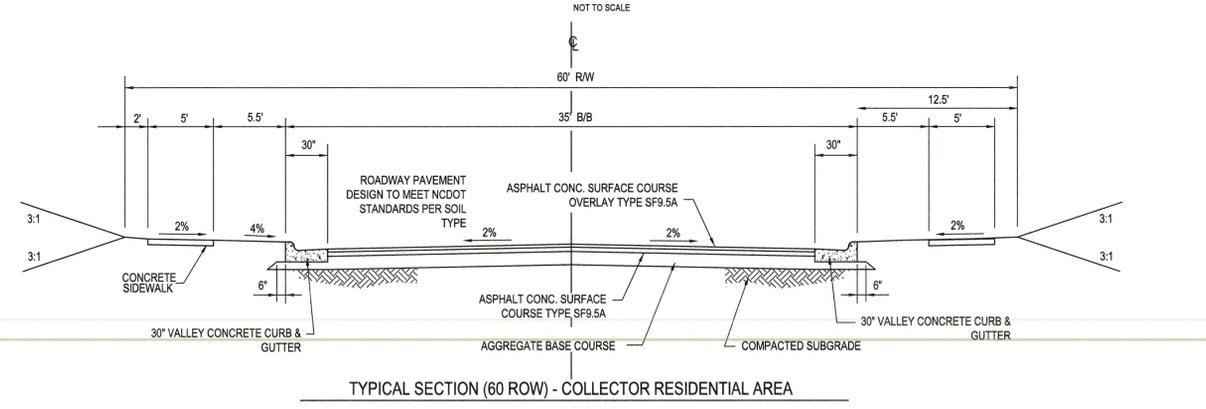
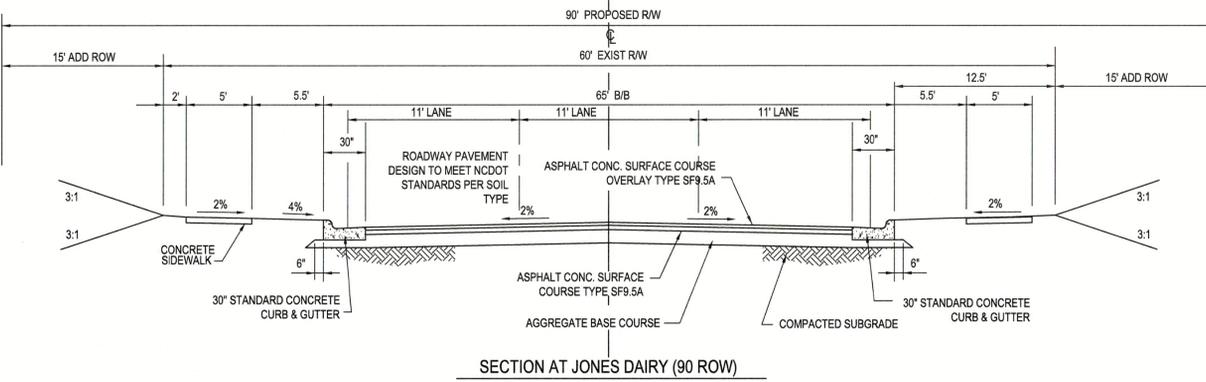
- C1 Cover Sheet
- C2 Existing Site Plan
- C3 Proposed Preliminary Subdivision Plat - 1 of 2
- C4 Proposed Preliminary Subdivision Plat - 2 of 2
- C5 Proposed Utility Plan
- R1 South Area Plan
- R1 Roadway Improvements

R&PUD PERMITTED USES

| | |
|----|-------------|
| R1 | 53.53 ACRES |
| R2 | 0 ACRES |
| R3 | 0 ACRES |
| RM | 0 ACRES |
| G | 1.03 ACRES |

LEGEND

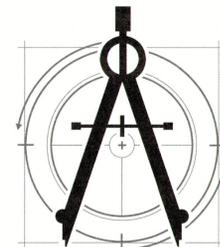
| | NEW | EXISTING |
|-------------------------------|-----|----------|
| DRAINAGE STRUCTURE | | |
| SANITARY SEWER MANHOLE | | |
| SANITARY SEWER CLEANOUT | | |
| WATER VALVE | | |
| FIRE HYDRANT | | |
| OVERHEAD UTILITY LINE | | |
| UNDERGROUND ELECTRIC LINE | | |
| UNDERGROUND TELECOM/DATA LINE | | |
| FIBER OPTIC CABLE | | |
| GAS LINE | | |
| STORM DRAINAGE PIPE | | |
| SANITARY SEWER LINE | | |
| WATER LINE | | |
| SURFACE ELEVATION CONTOUR | | |
| SURFACE SPOT ELEVATION | | |
| CLEARING LIMIT/TREE LINE | | |
| LIMIT OF DISTURBANCE | | |
| ELECTRICAL TRANSFORMER PAD | | |



JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE TIA REPORT DID NOT ACCOUNT FOR THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD TO BE CONSERVATIVE. THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD COULD OCCUR AT ANY PHASE OF THE DEVELOPMENT AND STILL MATCH THE OPERATIONS IDENTIFIED IN THE TIA REPORT.



caaENGINEERS, Inc.

McIntyre, Gettle, Crowley

PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587

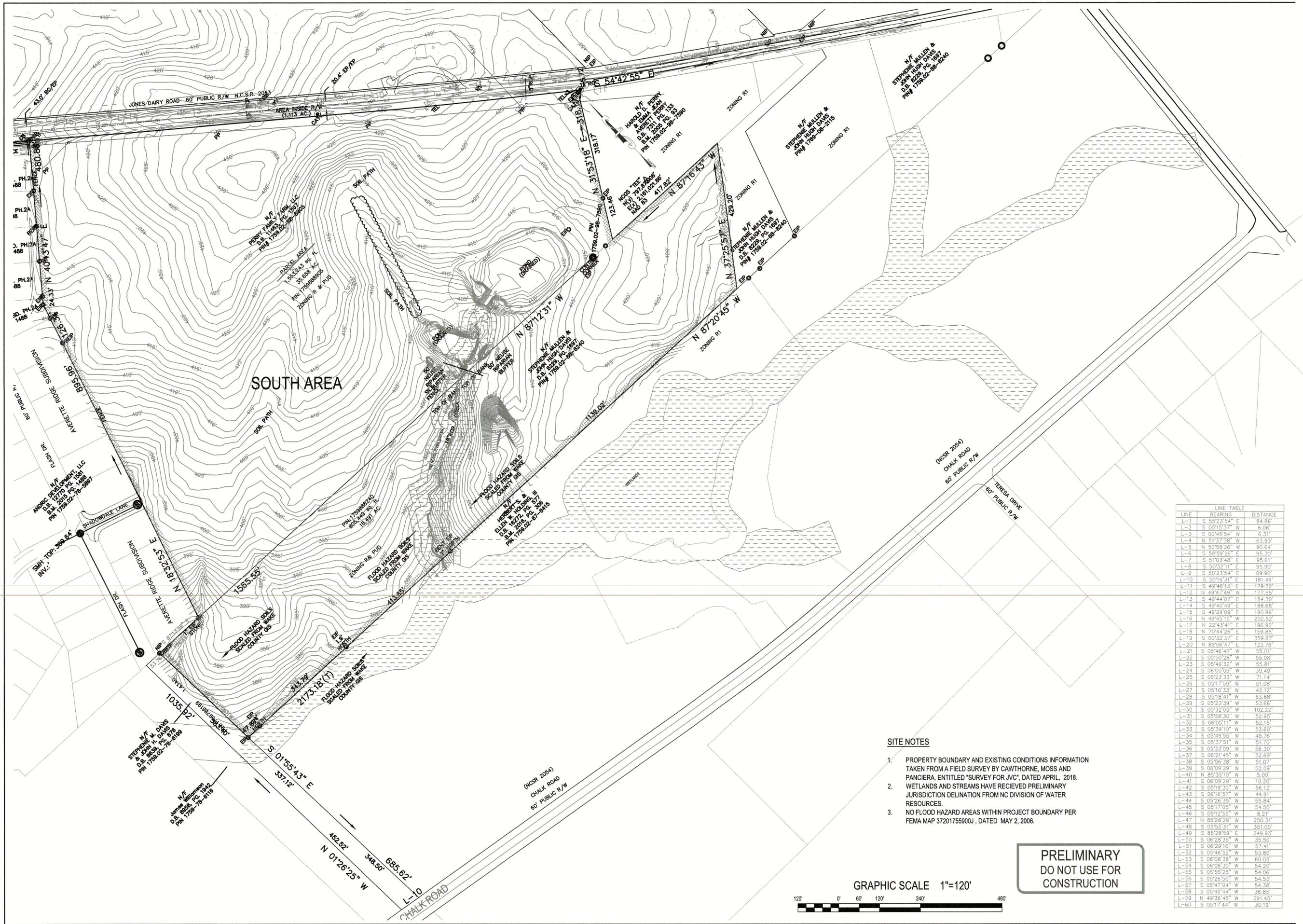
4932B Windy Hill Drive, Raleigh, North Carolina 27609

(919)625-6755

C-2151 © caaENGINEERS, Inc. All Rights Reserved

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

PUBLIC STREET = 7830 LF



SOUTH AREA

SITE NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
2. WETLANDS AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37201755900J, DATED MAY 2, 2006.

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | S 55°23'54" E | 84.86' |
| L-2 | S 00°15'37" W | 6.06' |
| L-3 | S 00°45'54" W | 6.31' |
| L-4 | N 51°37'58" W | 63.93' |
| L-5 | N 50°58'26" W | 90.64' |
| L-6 | S 50°58'26" E | 95.30' |
| L-7 | S 51°03'48" E | 95.61' |
| L-8 | S 50°32'11" E | 95.90' |
| L-9 | S 50°23'54" E | 89.90' |
| L-10 | S 50°16'31" E | 181.49' |
| L-11 | S 49°46'13" E | 179.72' |
| L-12 | N 49°47'49" W | 177.55' |
| L-13 | S 49°44'07" E | 184.30' |
| L-14 | S 49°40'49" E | 188.68' |
| L-15 | S 49°29'09" E | 190.96' |
| L-16 | N 49°45'15" W | 202.52' |
| L-17 | N 22°43'41" E | 196.92' |
| L-18 | N 70°44'26" E | 159.85' |
| L-19 | S 00°32'37" E | 359.67' |
| L-20 | N 89°06'47" E | 122.76' |
| L-21 | S 05°46'47" W | 55.01' |
| L-22 | S 05°50'26" W | 65.08' |
| L-23 | S 05°49'32" W | 55.81' |
| L-24 | S 06°00'09" W | 39.49' |
| L-25 | S 05°23'33" W | 71.14' |
| L-26 | S 05°17'59" W | 51.08' |
| L-27 | S 05°16'53" W | 42.12' |
| L-28 | S 05°18'41" W | 63.88' |
| L-29 | S 05°23'39" W | 53.66' |
| L-30 | S 05°32'05" W | 102.22' |
| L-31 | S 05°58'30" W | 52.95' |
| L-32 | S 06°05'11" W | 52.15' |
| L-33 | S 05°39'10" W | 53.60' |
| L-34 | S 05°40'55" W | 49.78' |
| L-35 | S 05°37'51" W | 51.70' |
| L-36 | S 05°33'09" W | 56.30' |
| L-37 | S 06°21'45" W | 52.69' |
| L-38 | S 05°56'38" W | 51.07' |
| L-39 | S 06°09'29" W | 52.09' |
| L-40 | N 85°30'10" W | 5.00' |
| L-41 | S 06°09'29" W | 10.20' |
| L-42 | S 05°19'30" W | 56.12' |
| L-43 | S 06°16'57" W | 44.91' |
| L-44 | S 05°26'35" W | 55.84' |
| L-45 | S 05°17'05" W | 54.50' |
| L-46 | S 05°12'55" W | 8.21' |
| L-47 | N 85°28'29" W | 250.31' |
| L-48 | S 05°55'31" W | 351.00' |
| L-49 | S 85°28'59" E | 249.93' |
| L-50 | S 06°28'39" W | 35.50' |
| L-51 | S 06°29'10" W | 57.41' |
| L-52 | S 05°46'52" W | 53.80' |
| L-53 | S 05°08'38" W | 60.03' |
| L-54 | S 06°08'30" W | 54.20' |
| L-55 | S 05°55'25" W | 54.06' |
| L-56 | S 05°26'50" W | 54.53' |
| L-57 | S 05°47'04" W | 54.38' |
| L-58 | S 05°40'44" W | 36.85' |
| L-59 | N 49°36'45" W | 291.45' |
| L-60 | S 05°17'44" W | 30.19' |



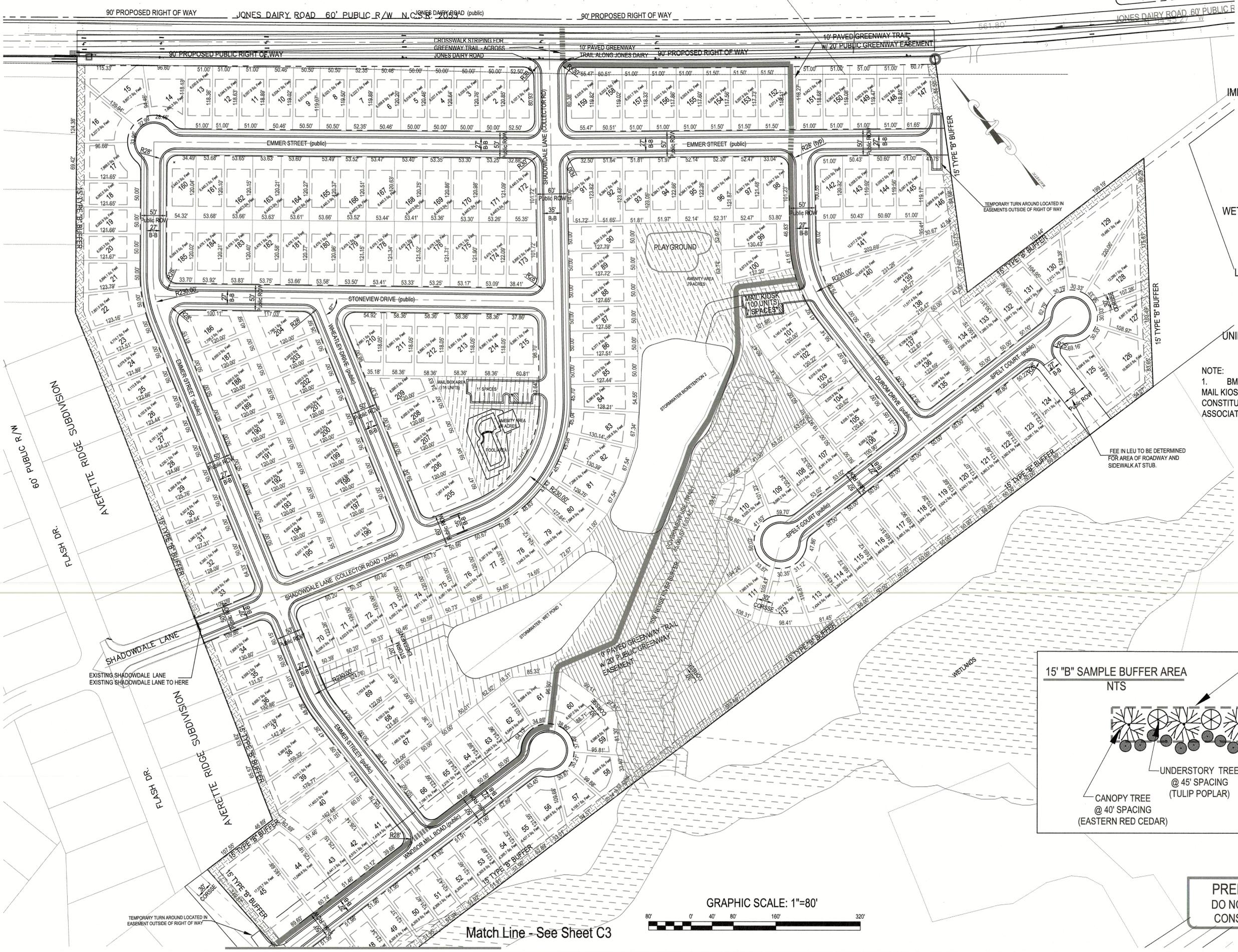
caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
1233 Heddings Lake Drive, Wake Forest, North Carolina 27697
4852B Winyah Hill Drive, Raleigh, North Carolina 27609
(919) 525-6725
© caaENGINEERS, Inc. All Rights Reserved

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|------------|-------------------------|-----|
| 1 | 03-06-2020 | Per Raleigh TRC Comment | PPG |
| 2 | 04-21-2020 | Per Raleigh TRC Comment | PPG |
| 3 | 07-22-2020 | Per Raleigh TRC Comment | PPG |
| 4 | | Comment | By |
| 5 | | Comment | By |
| 6 | | Comment | By |
| 7 | | Comment | By |
| 8 | | Comment | By |



Existing Site Plan
Preserve at Jones Dairy Subdivision - South
Jones Dairy Road
Rolesville, Wake County, North Carolina

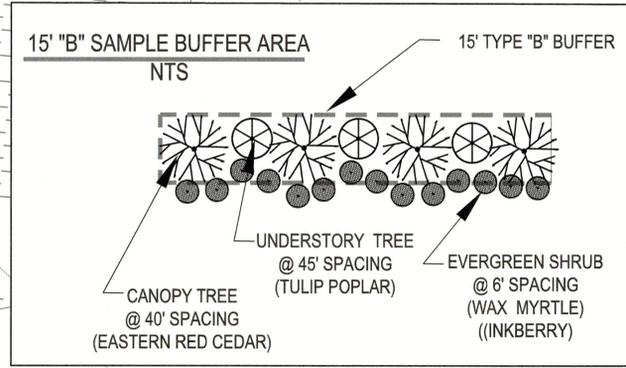
Job No. XXXX
Dwg No. **C1**



- LEGEND**
- IMPROVED OPEN AREAS
 - GREENWAY TRAIL
 - WETLAND / STREAM BUFFER
 - LANDSCAPE BUFFER
 - UNIMPROVED OPEN AREAS

NOTE:
 1. BMP, OPEN, AMENITY, POOL, MAIL KIOSK AREAS OWNERSHIP TO DULY CONSTITUED HOMEOWNER'S ASSOCIATION

FEE IN LEU TO BE DETERMINED FOR AREA OF ROADWAY AND SIDEWALK AT STUB.



Match Line - See Sheet C3

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**



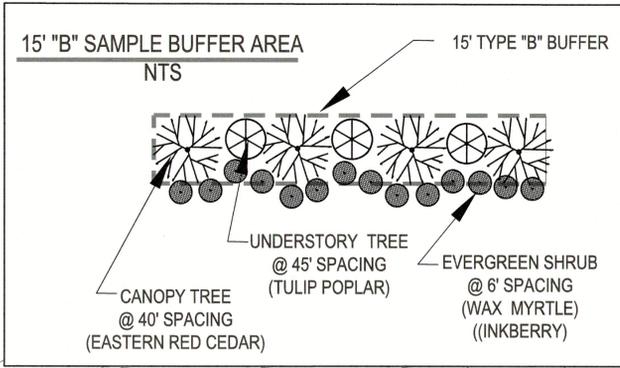
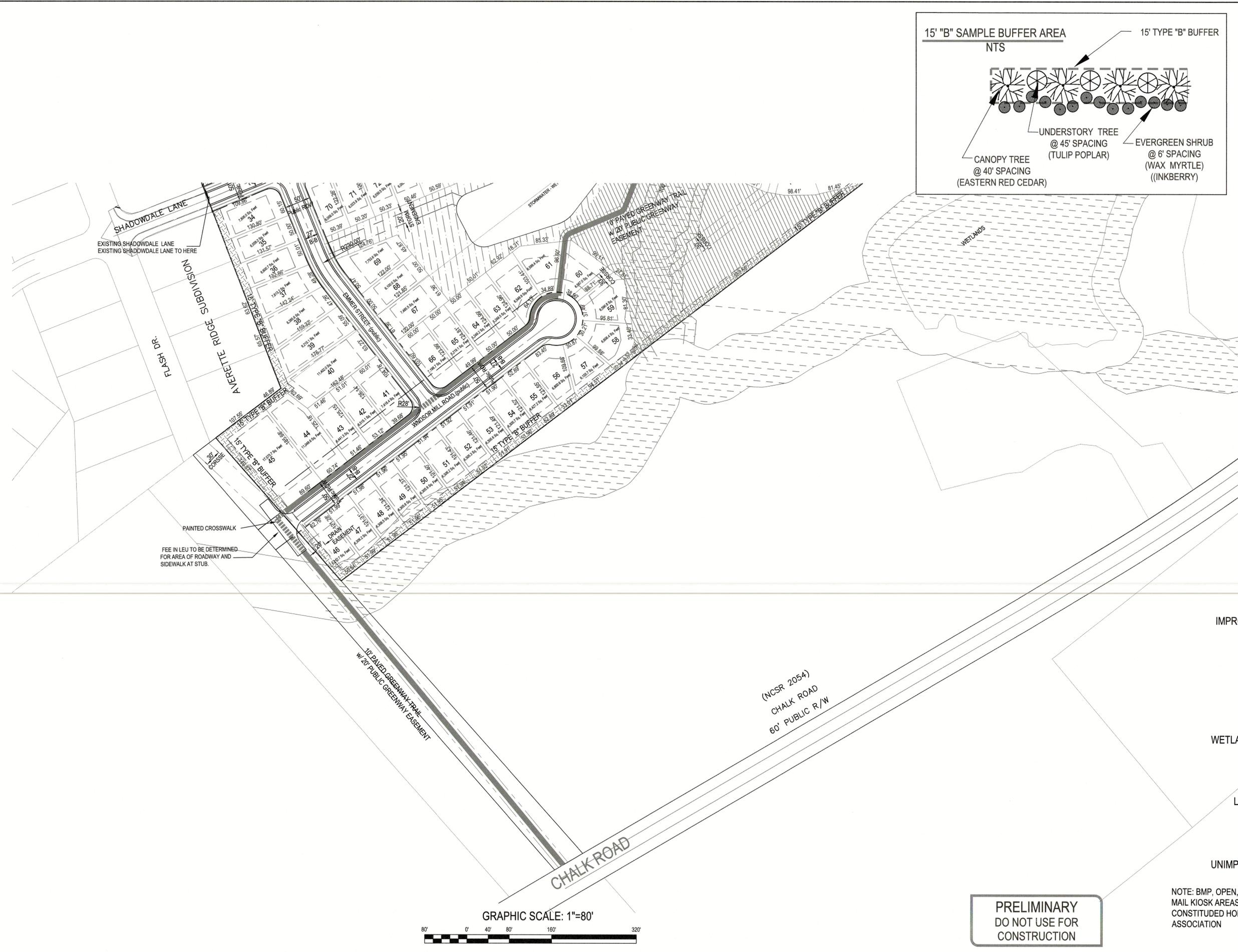
caaENGINEERS, Inc.
 McIntyre, Gattelle, Crowley
 PROFESSIONAL ENGINEERS
 1233 Hedberg Lake Drive, Wake Forest, North Carolina 27387
 4832B Woody Hill Drive, Raleigh, North Carolina 27609
 C-2151 © caaENGINEERS, Inc. All Rights Reserved

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|------------|-------------------------|-----|
| 1 | 03-06-2020 | Per Rowlett TRC Comment | PPS |
| 2 | 04-21-2020 | Per Rowlett TRC Comment | PPS |
| 3 | 07-22-2020 | Per Rowlett TRC Comment | By |
| 4 | Date | Comment | By |
| 5 | Date | Comment | By |
| 6 | Date | Comment | By |
| 7 | Date | Comment | By |
| 8 | Date | Comment | By |



Proposed Preliminary Subdivision Plat
 Preserve at Jones Dairy Subdivision - South
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No. XXXX
 Dwg No. C2



PAINTED CROSSWALK

FEE IN LEU TO BE DETERMINED FOR AREA OF ROADWAY AND SIDEWALK AT STUB.

- LEGEND**
- IMPROVED OPEN AREAS
 - GREENWAY TRAIL
 - WETLAND / STREAM BUFFER
 - LANDSCAPE BUFFER
 - UNIMPROVED OPEN AREAS

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

NOTE: BMP, OPEN, AMENITY, POOL, MAIL KIOSK AREAS OWNERSHIP TO DULY CONSTITUED HOMEOWNER'S ASSOCIATION



caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
1233 Heritage Lake Drive, Wake Forest, North Carolina 27387
4832B Waddy Hill Drive, Raleigh, North Carolina 27609
C-2151 © caaENGINEERS, Inc. All Rights Reserved

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|------------|-------------------------|----|
| 1 | 03-06-2020 | Per Raleigh TRC Comment | PC |
| 2 | 04-27-2020 | Per Raleigh TRC Comment | PC |
| 3 | 07-22-2020 | Per Raleigh TRC Comment | By |
| 4 | | Comment | By |
| 5 | | Comment | By |
| 6 | | Comment | By |
| 7 | | Comment | By |
| 8 | | Comment | By |



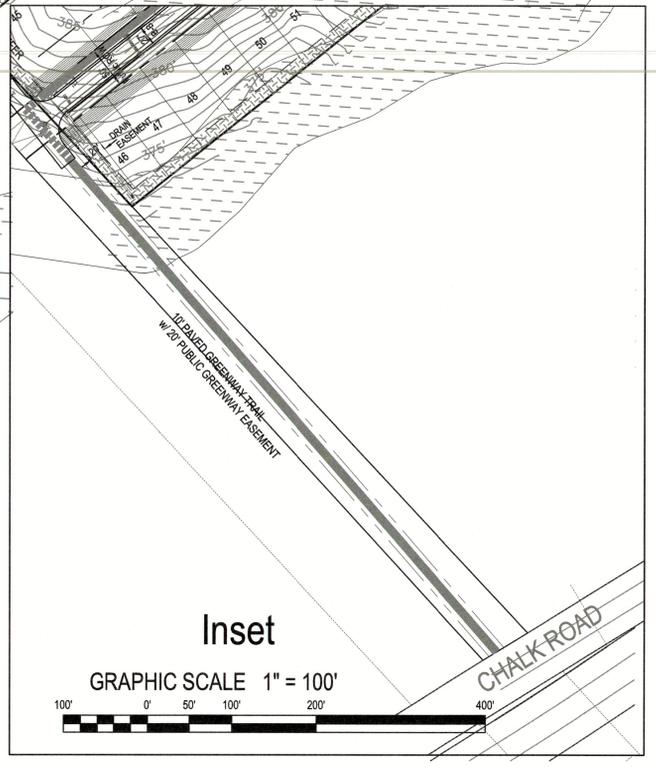
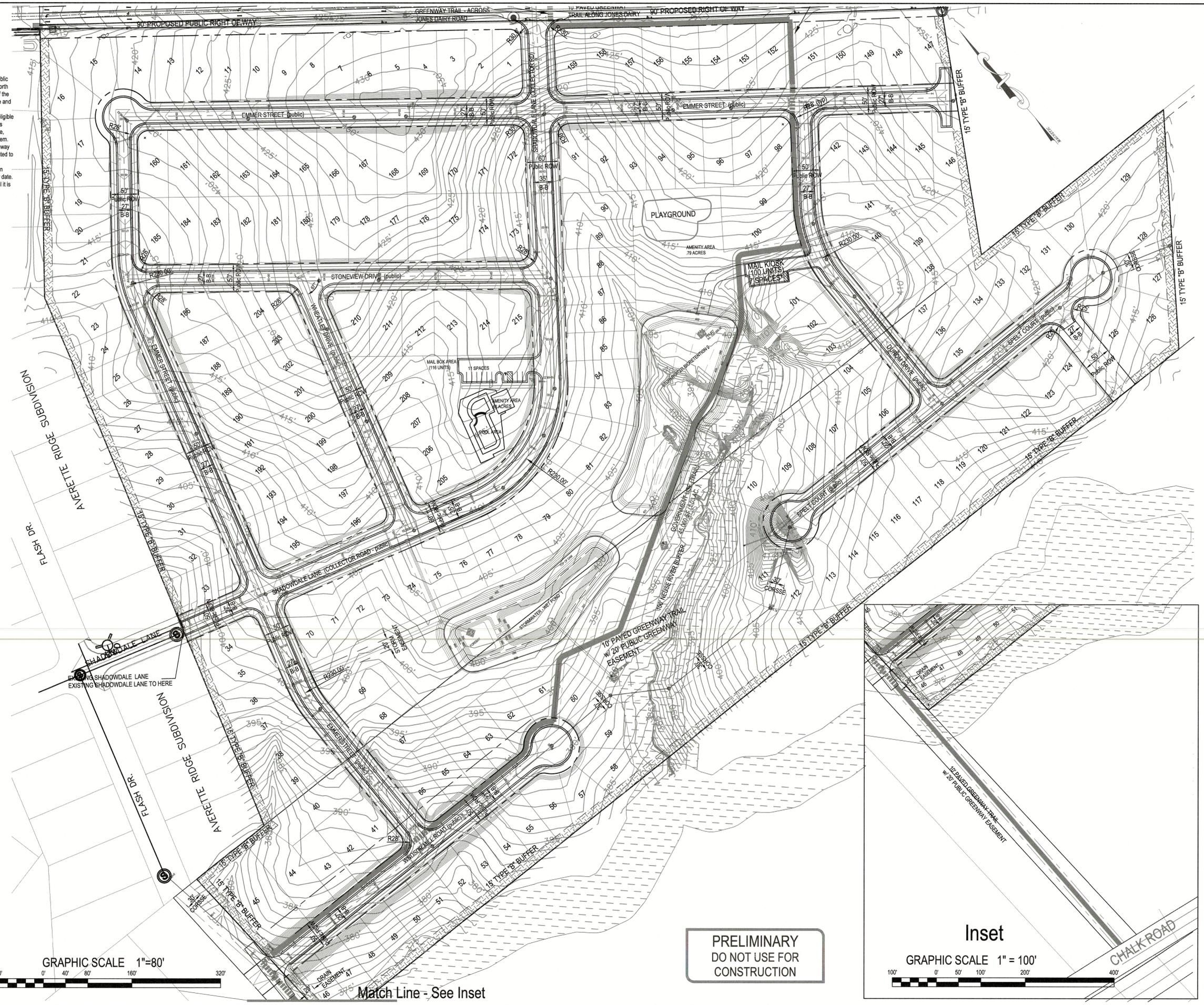
Proposed Preliminary Subdivision Plat
Preserve at Jones Dairy Subdivision - South
Jones Dairy Road
Rolesville, Wake County, North Carolina

7/22/ko

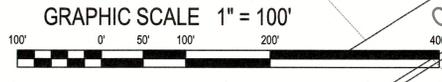
Job No. XXXX
Dwg No. **C3**

GENERAL NOTES:

1. Type of Street Required All subdivision lots shall abut at least 20 feet on a public street. All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. All public streets shall be built to the standards of this ordinance and all other applicable standards of the Town of Rolesville and the North Carolina Department of Transportation. Public streets not dedicated to the Town which are eligible for acceptance into the State Highway System shall be constructed to the standards necessary to be put on the State Highway System or the standards in this ordinance, whichever is stricter, in regard to each particular item and shall be put on such system. Streets not dedicated to the Town which are not eligible to be put on the State Highway System because there are too few lots or residences shall, nevertheless, be dedicated to the public and shall be in accordance with the standards in this ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular item, so as to be eligible to be put on the system at a later date. A written maintenance agreement with provisions for maintenance of the street until it is put on the State System shall be included with the final plat.



**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**



Match Line - See Inset



caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
1233 Heritage Links Drive, Wake Forest, North Carolina 27687
4852B Windy Hill Drive, Raleigh, North Carolina 27609
c-2151 © caaENGINEERS, Inc. All Rights Reserved

| NO. | DATE | REVISION/DESCRIPTION | BY |
|-----|------------|----------------------------|-----|
| 1 | 03/05/2020 | Per Rolesville TRC Comment | KPG |
| 2 | 04/14/2020 | Per Rolesville TRC Comment | KPG |
| 3 | 07/22/2020 | Per Rolesville TRC Comment | KPG |
| 4 | | Comment | By |
| 5 | | Comment | By |
| 6 | | Comment | By |
| 7 | | Comment | By |
| 8 | | Comment | By |



Proposed Utility Plan
Preserve at Jones Dairy Subdivision - South
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. XXXX
Dwg No. **C4**

SITE DEVELOPMENT DATA

GROSS TRACT AREA: 54.01 ACRES
 SINGLE FAMILY RESIDENTIAL: 53.53 ACRES
 JONES DAIRY ROW DEDICATION: .48 ACRES
 PROPOSED USE: RESIDENTIAL
 EXISTING USE: VACANT

PROPOSED DEVELOPMENT:
 SINGLE FAMILY DENSITY PROVIDED : 215 / 54.83 = 3.92 UNITS / AC
 PROPOSED LOTS: 215

RECREATION AND OPEN SPACE:
 TOTAL SITE AREA REQUIRED (10%): 5.35 x .10 = 5.35 ACRES
 IMPROVED AREA REQUIRED: 5.35 x .5 = 2.67
 TOTAL AREA PROVIDED: 7.59 ACRES (14.1%)
 ACTIVE AREA PROVIDED: 4.56 ACRES
 GOVERNMENT USE(WALKING PATH) 3.03 ACRES
 PASSIVE AREA PROVIDED:

JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE TIA REPORT DID NOT ACCOUNT FOR THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD TO BE CONSERVATIVE. THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD COULD OCCUR AT ANY PHASE OF THE DEVELOPMENT AND STILL MATCH THE OPERATIONS IDENTIFIED IN THE TIA REPORT.

LEGEND



IMPROVED OPEN AREAS



GREENWAY TRAIL



WETLAND / STREAM BUFFER



LANDSCAPE BUFFER



UNIMPROVED OPEN AREAS

R&PUD PERMITTED USES

R1 53.53 ACRES
 R2 0 ACRES
 R3 0 ACRES
 RM 0 ACRES
 G 1.03 ACRES

GRAPHIC SCALE: 1"=100'



JONES DAIRY PRESERVE - CENTRAL



(NCSR 2054)
 CHALK ROAD
 60' PUBLIC R/W

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION



caaENGINEERS, Inc.
 McInyre, Gettle, Crowley
 PROFESSIONAL ENGINEERS
 1233 Heritage Lake Drive, Wake Forest, North Carolina 27387
 4928 Windy Hill Drive, Raleigh, North Carolina 27609
 (919)256-6756
 © caaENGINEERS, Inc. All Rights Reserved
 C-2151

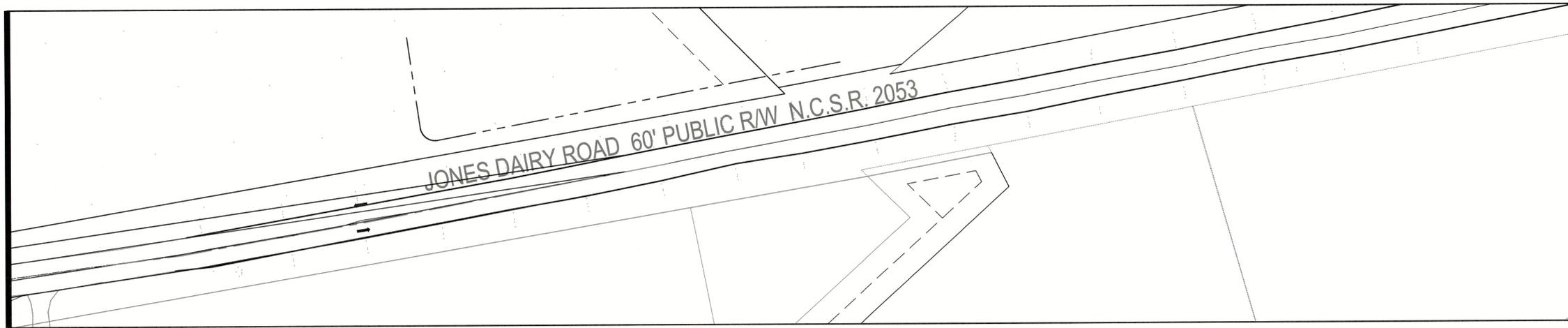
| NO. | DATE | REVISION/DESCRIPTION | BY |
|-----|------------|-------------------------|----|
| 1 | 03-06-2020 | Per Raleigh TRC Comment | BT |
| 2 | 04-21-2020 | Per Raleigh TRC Comment | BT |
| 3 | 07-22-2020 | Per Raleigh TRC Comment | BT |
| 4 | Date | Comment | By |
| 5 | Date | Comment | By |
| 6 | Date | Comment | By |
| 7 | Date | Comment | By |
| 8 | Date | Comment | By |



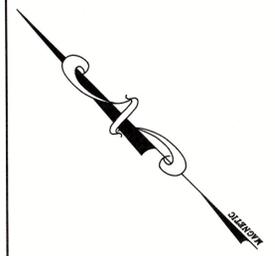
South Area Plan
 Preserve at Jones Dairy Subdivision - South
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No. XXXX
 Dwg No. C5

MATCH LINE B

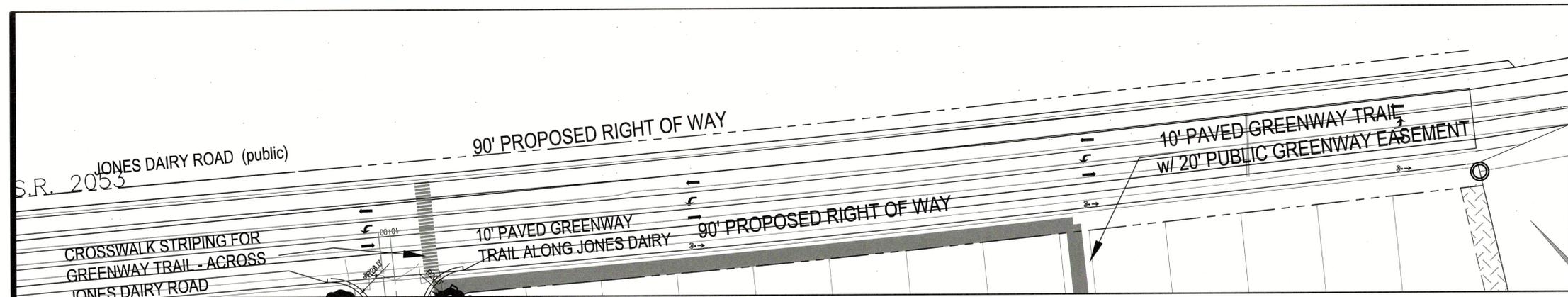


Jones Dairy Road



caaENGINEERS, Inc.
 McIntyre, Gettle, Crowley
 PROFESSIONAL ENGINEERS
 1233 Heritage Links Drive, Wake Forest, North Carolina 27387
 4828 Winery Hill Drive, Raleigh, North Carolina 27609
 (919)555-5755
 © caaENGINEERS, Inc. All Rights Reserved
 C-2151

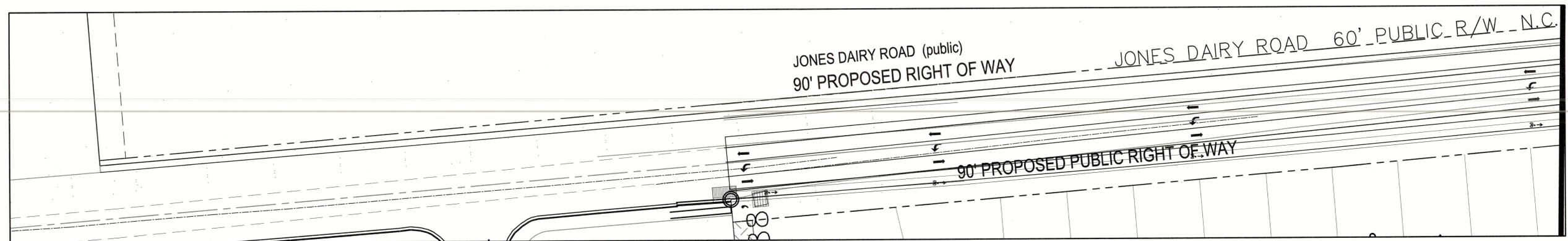
MATCH LINE A



Jones Dairy Road

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|------------|---------------------------|-----|
| 1 | 03/26/2020 | Per Revisions TEC Comment | PGS |
| 2 | 04/21/2020 | Per Revisions TEC Comment | PGS |
| 3 | 07/22/2020 | Per Revisions TEC Comment | PGS |
| 4 | Date | Comment | By |
| 5 | Date | Comment | By |
| 6 | Date | Comment | By |
| 7 | Date | Comment | By |
| 8 | Date | Comment | By |

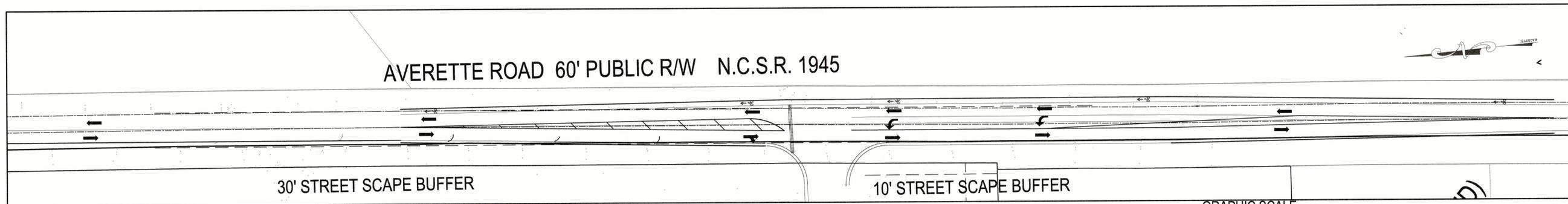


Jones Dairy Road

MATCH LINE A



Jones Dairy Road Improvements
 Preserve at Jones Dairy Subdivision - South
 Jones Dairy Road
 Rolesville, Wake County, North Carolina



Averette Road



Job No. XXXX
 Dwg No. R1



Case No. PR-20-03

Date 2/3/2020

Development Plan Review Application

Project/Development Name The Preserve at Jones Dairy Road - South

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat

Contact Information

Property Owner Preserve at Jones Dairy LLC

Address 10534 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919- 491-0761 Email Steve. Macko14@gmail.com

Developer Preserve at Jones Dairy LLC

Contact Name Glen Hartman

Address 10550 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-422-1847 Email Glen.Hartman@capitolcity=Homes.com

Design Engineering Company Caa Engineers

Contact Name Keith Gettle P.E. / Mac McIntyre P.E.

Address 4932 b Windy Hill Drive City/State/Zip Raleigh NC 27614

Phone 919 210 3934 Email kgettle@caaengineers>com

Property Information

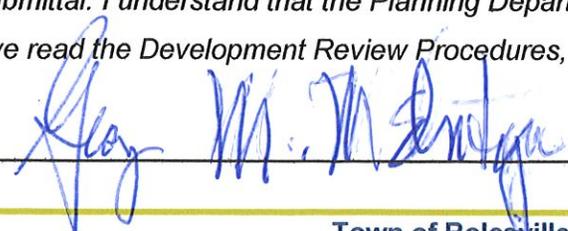
Wake County PIN(s) 1759888905,1759888240 Address Jones Dairy Road

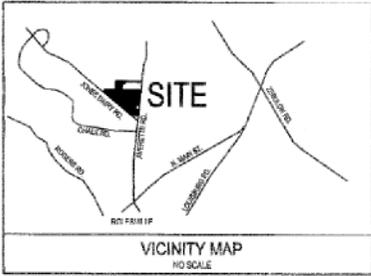
Total Property Acreage 54.01 Acres Total Phases 3 Phases

Total Lots 217 Lots Average Lot Size 7,200 SF

Smallest Lot Size 6,000 SF Largest Lot Size 18,997 SF

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature  Date FEB 3, 2020



Zoning Change - Special Use Permit The Preserve at Jones Dairy Rd - South

Rolesville
Wake County, North Carolina

GTR Development LLC

1213 Jones Dairy Road
Wake Forest, NC 27587

SITE DEVELOPMENT DATA

ZONING EXISTING: R2 SUD & RUMH
ZONING PROPOSED: R & PUD
TOWNSHIP: ROLSEVILLE, NC
COUNTY: WAKE
RIVER BASIN: NEUSE

GROSS TRACT AREA: 54.01 ACRES
SINGLE FAMILY RESIDENTIAL: 53.53 ACRES
JONES DAIRY ROW DEDICATION: .48 ACRES

PROPOSED USE: RESIDENTIAL
EXISTING USE: VACANT

PROPOSED DEVELOPMENT:

SINGLE FAMILY DENSITY PROVIDED: 221 / 54.83 = 4 UNITS / AC
PROPOSED LOTS: 218
LOT SIZE: 6000 SF (MIN) - 12,000 SF (MAX)
LOT WIDTH: 50 FT (MIN)

SETBACKS:
FRONT: 25 FT
REAR: 25 FT
SIDE: 5 FT

RECREATION AND OPEN SPACE:

TOTAL SITE AREA REQUIRED (10%): 53.53 x .10 = 5.35 ACRES
IMPROVED AREA REQUIRED: 5.35 x .5 = 2.67
TOTAL AREA PROVIDED: 7.7 ACRES (14%)
IMPROVED AREA PROVIDED: 2.7 ACRES
UNIMPROVED AREA PROVIDED: 5 ACRES

R&PUD PERMITTED USES

R1 53.53 ACRES
R2 0 ACRES
R3 0 ACRES
RM 0 ACRES
G 1.03 ACRES



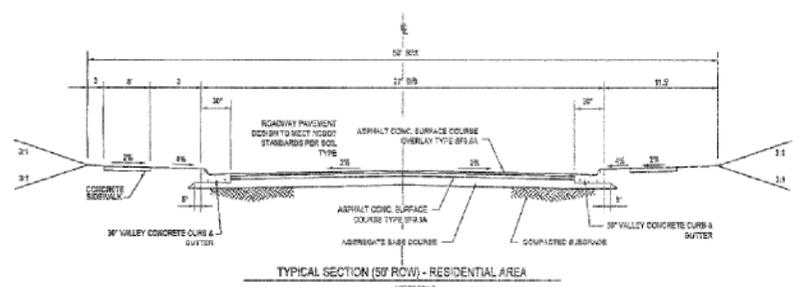
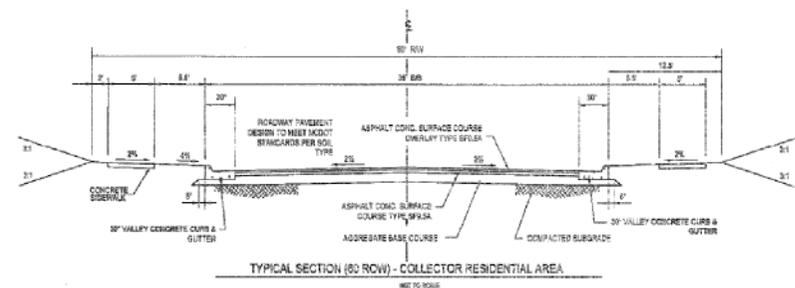
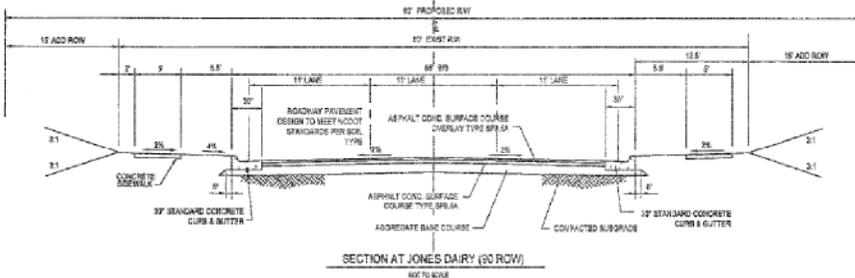
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



Know what's below.
Call before you dig.
(Or call: 1-800-532-0909)

GENERAL NOTES

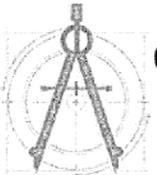
- PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLSEVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
- PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE 'PRESERVE AT JONES DAIRY' HOME OWNERS ASSOCIATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLSEVILLE, NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



| SHEET | DESCRIPTION |
|-------|--|
| C1 | Cover Sheet |
| C2 | Survey |
| C3 | Existing Site Plan |
| C4 | Proposed Site Plan Proposed Utility Plan South Area Plan |

LEGEND

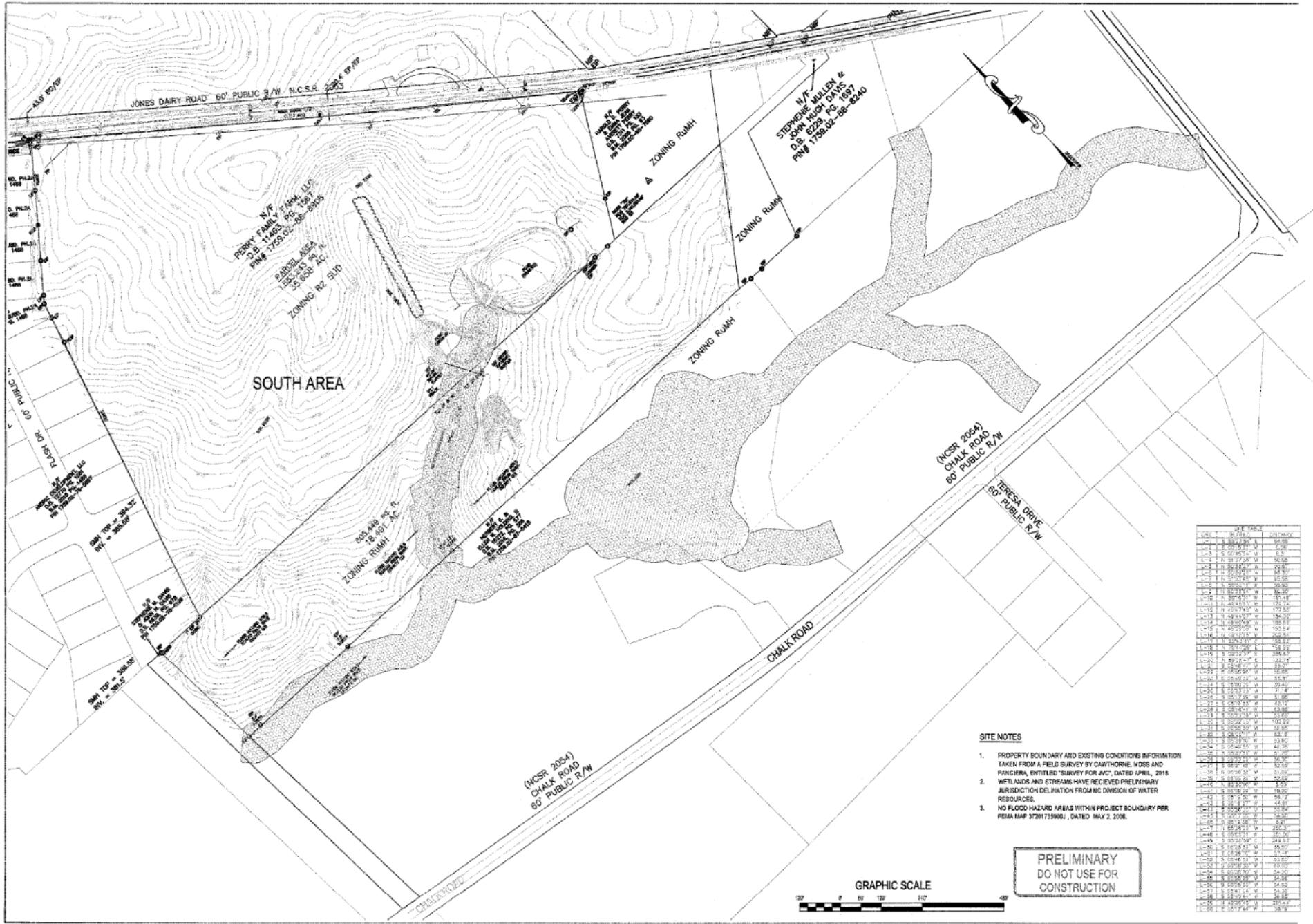
| NEW | EXISTING |
|-------------------------------|-------------------------------|
| DRAINAGE STRUCTURE | DRAINAGE STRUCTURE |
| BOUNDARY SETBACK MARKER | BOUNDARY SETBACK MARKER |
| BOUNDARY SETBACK CROWN | BOUNDARY SETBACK CROWN |
| WATER VALVE | WATER VALVE |
| PIPE HOOKUP | PIPE HOOKUP |
| OVERHEAD UTILITY LINE | OVERHEAD UTILITY LINE |
| UNDERGROUND ELECTRIC LINE | UNDERGROUND ELECTRIC LINE |
| UNDERGROUND TELECOM DATA LINE | UNDERGROUND TELECOM DATA LINE |
| FIBER OPTIC CABLE | FIBER OPTIC CABLE |
| GAS LINE | GAS LINE |
| SEWER DRAINAGE PIPE | SEWER DRAINAGE PIPE |
| BOUNDARY CENTERLINE | BOUNDARY CENTERLINE |
| WATER LINE | WATER LINE |
| SURFACE ELEVATION CONTROL | SURFACE ELEVATION CONTROL |
| SURFACE SPOT ELEVATION | SURFACE SPOT ELEVATION |
| CLEARING LIMIT TREE LINE | CLEARING LIMIT TREE LINE |
| LIMIT OF DISTURBANCE | LIMIT OF DISTURBANCE |
| ELECTRICAL TRANSFORMER PAD | ELECTRICAL TRANSFORMER PAD |



caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6755

C-2151 © caaENGINEERS, Inc. All Rights Reserved



SOUTH AREA

ZONING RUMH

ZONING RUMH

ZONING RUMH

(NCSR 2054)
CHALK ROAD
60' PUBLIC R/W

TERESA DRIVE
60' PUBLIC R/W

CHALK ROAD

(NCSR 2054)
CHALK ROAD
60' PUBLIC R/W

- SITE NOTES**
1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAYTHORNE, WISS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
 2. WETLANDS AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
 3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37291T59901, DATED MAY 2, 2016.

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**



| LINE | FROM | TO | AREA |
|------|--------|--------|------|
| 1 | 100.00 | 100.00 | 0.00 |
| 2 | 100.00 | 100.00 | 0.00 |
| 3 | 100.00 | 100.00 | 0.00 |
| 4 | 100.00 | 100.00 | 0.00 |
| 5 | 100.00 | 100.00 | 0.00 |
| 6 | 100.00 | 100.00 | 0.00 |
| 7 | 100.00 | 100.00 | 0.00 |
| 8 | 100.00 | 100.00 | 0.00 |
| 9 | 100.00 | 100.00 | 0.00 |
| 10 | 100.00 | 100.00 | 0.00 |
| 11 | 100.00 | 100.00 | 0.00 |
| 12 | 100.00 | 100.00 | 0.00 |
| 13 | 100.00 | 100.00 | 0.00 |
| 14 | 100.00 | 100.00 | 0.00 |
| 15 | 100.00 | 100.00 | 0.00 |
| 16 | 100.00 | 100.00 | 0.00 |
| 17 | 100.00 | 100.00 | 0.00 |
| 18 | 100.00 | 100.00 | 0.00 |
| 19 | 100.00 | 100.00 | 0.00 |
| 20 | 100.00 | 100.00 | 0.00 |
| 21 | 100.00 | 100.00 | 0.00 |
| 22 | 100.00 | 100.00 | 0.00 |
| 23 | 100.00 | 100.00 | 0.00 |
| 24 | 100.00 | 100.00 | 0.00 |
| 25 | 100.00 | 100.00 | 0.00 |
| 26 | 100.00 | 100.00 | 0.00 |
| 27 | 100.00 | 100.00 | 0.00 |
| 28 | 100.00 | 100.00 | 0.00 |
| 29 | 100.00 | 100.00 | 0.00 |
| 30 | 100.00 | 100.00 | 0.00 |
| 31 | 100.00 | 100.00 | 0.00 |
| 32 | 100.00 | 100.00 | 0.00 |
| 33 | 100.00 | 100.00 | 0.00 |
| 34 | 100.00 | 100.00 | 0.00 |
| 35 | 100.00 | 100.00 | 0.00 |
| 36 | 100.00 | 100.00 | 0.00 |
| 37 | 100.00 | 100.00 | 0.00 |
| 38 | 100.00 | 100.00 | 0.00 |
| 39 | 100.00 | 100.00 | 0.00 |
| 40 | 100.00 | 100.00 | 0.00 |
| 41 | 100.00 | 100.00 | 0.00 |
| 42 | 100.00 | 100.00 | 0.00 |
| 43 | 100.00 | 100.00 | 0.00 |
| 44 | 100.00 | 100.00 | 0.00 |
| 45 | 100.00 | 100.00 | 0.00 |
| 46 | 100.00 | 100.00 | 0.00 |
| 47 | 100.00 | 100.00 | 0.00 |
| 48 | 100.00 | 100.00 | 0.00 |
| 49 | 100.00 | 100.00 | 0.00 |
| 50 | 100.00 | 100.00 | 0.00 |
| 51 | 100.00 | 100.00 | 0.00 |
| 52 | 100.00 | 100.00 | 0.00 |
| 53 | 100.00 | 100.00 | 0.00 |
| 54 | 100.00 | 100.00 | 0.00 |
| 55 | 100.00 | 100.00 | 0.00 |
| 56 | 100.00 | 100.00 | 0.00 |
| 57 | 100.00 | 100.00 | 0.00 |
| 58 | 100.00 | 100.00 | 0.00 |
| 59 | 100.00 | 100.00 | 0.00 |
| 60 | 100.00 | 100.00 | 0.00 |
| 61 | 100.00 | 100.00 | 0.00 |
| 62 | 100.00 | 100.00 | 0.00 |
| 63 | 100.00 | 100.00 | 0.00 |
| 64 | 100.00 | 100.00 | 0.00 |
| 65 | 100.00 | 100.00 | 0.00 |
| 66 | 100.00 | 100.00 | 0.00 |
| 67 | 100.00 | 100.00 | 0.00 |
| 68 | 100.00 | 100.00 | 0.00 |
| 69 | 100.00 | 100.00 | 0.00 |
| 70 | 100.00 | 100.00 | 0.00 |
| 71 | 100.00 | 100.00 | 0.00 |
| 72 | 100.00 | 100.00 | 0.00 |
| 73 | 100.00 | 100.00 | 0.00 |
| 74 | 100.00 | 100.00 | 0.00 |
| 75 | 100.00 | 100.00 | 0.00 |
| 76 | 100.00 | 100.00 | 0.00 |
| 77 | 100.00 | 100.00 | 0.00 |
| 78 | 100.00 | 100.00 | 0.00 |
| 79 | 100.00 | 100.00 | 0.00 |
| 80 | 100.00 | 100.00 | 0.00 |
| 81 | 100.00 | 100.00 | 0.00 |
| 82 | 100.00 | 100.00 | 0.00 |
| 83 | 100.00 | 100.00 | 0.00 |
| 84 | 100.00 | 100.00 | 0.00 |
| 85 | 100.00 | 100.00 | 0.00 |
| 86 | 100.00 | 100.00 | 0.00 |
| 87 | 100.00 | 100.00 | 0.00 |
| 88 | 100.00 | 100.00 | 0.00 |
| 89 | 100.00 | 100.00 | 0.00 |
| 90 | 100.00 | 100.00 | 0.00 |
| 91 | 100.00 | 100.00 | 0.00 |
| 92 | 100.00 | 100.00 | 0.00 |
| 93 | 100.00 | 100.00 | 0.00 |
| 94 | 100.00 | 100.00 | 0.00 |
| 95 | 100.00 | 100.00 | 0.00 |
| 96 | 100.00 | 100.00 | 0.00 |
| 97 | 100.00 | 100.00 | 0.00 |
| 98 | 100.00 | 100.00 | 0.00 |
| 99 | 100.00 | 100.00 | 0.00 |
| 100 | 100.00 | 100.00 | 0.00 |



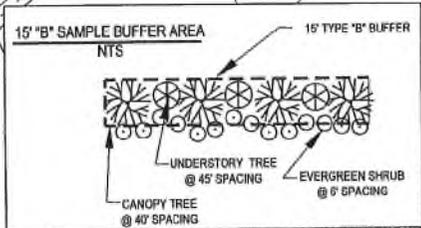
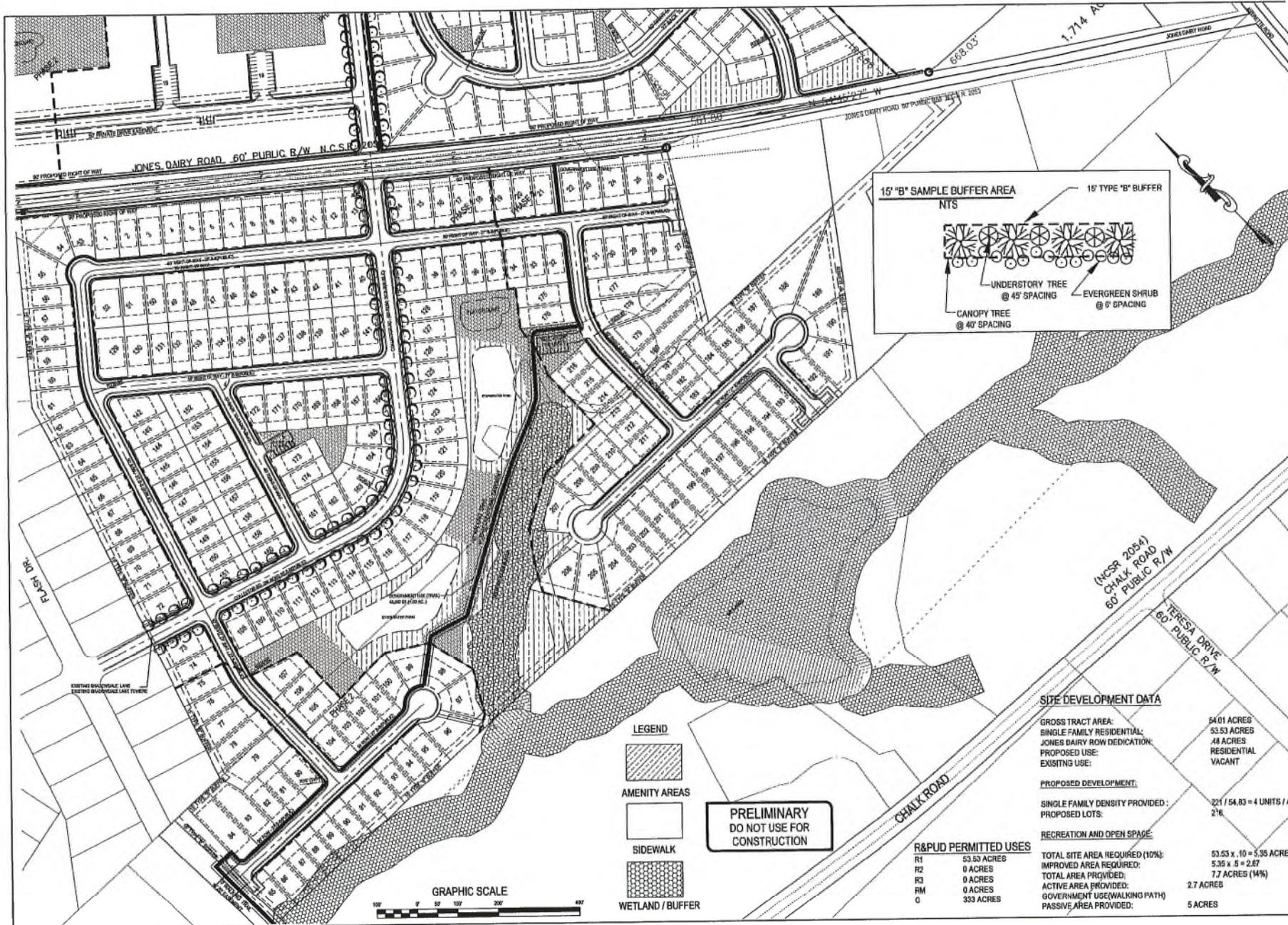
caaENGINEERS, Inc.
 Matthew Conley, CTO/VP
 PROFESSIONAL ENGINEERS
 11220 Wake Rd, Suite 100, Cary, NC 27513
 919.487.8888
 © 2011 caaENGINEERS, Inc. All Rights Reserved

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|-----|-------------------|
| 1 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 2 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 3 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 4 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 5 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 6 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 7 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 8 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 9 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 10 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 11 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 12 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 13 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 14 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 15 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 16 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 17 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 18 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 19 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 20 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 21 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 22 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 23 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 24 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 25 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 26 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 27 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 28 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 29 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 30 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 31 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 32 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 33 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 34 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 35 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 36 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 37 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 38 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 39 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 40 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 41 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 42 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 43 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 44 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 45 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 46 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 47 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 48 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 49 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 50 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 51 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 52 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 53 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 54 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 55 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 56 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 57 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 58 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 59 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 60 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 61 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 62 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 63 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 64 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 65 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 66 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 67 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 68 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 69 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 70 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 71 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 72 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 73 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 74 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 75 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 76 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 77 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 78 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 79 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 80 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 81 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 82 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 83 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 84 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 85 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 86 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 87 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 88 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 89 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 90 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 91 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 92 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 93 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 94 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 95 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 96 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 97 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 98 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 99 | 04/18/2018 | JVC | ISSUED FOR PERMIT |
| 100 | 04/18/2018 | JVC | ISSUED FOR PERMIT |



Existing Site Plan
 Preserve at Jones Dairy Road Subdivision
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No. 4001
 Dwg No. **C1**



LEGEND

- AMENITY AREAS
- SIDEWALK
- WETLAND / BUFFER



**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

SITE DEVELOPMENT DATA

| | |
|-----------------------------------|----------------------------|
| GROSS TRACT AREA: | 54.01 ACRES |
| SINGLE FAMILY RESIDENTIAL: | 53.53 ACRES |
| JONES DAIRY ROW DEDICATION: | 48 ACRES |
| PROPOSED USE: | RESIDENTIAL |
| EXISTING USE: | VACANT |
| PROPOSED DEVELOPMENT: | |
| SINGLE FAMILY DENSITY PROVIDED: | 321 / 54.83 = 4 UNITS / AC |
| PROPOSED LOTS: | 218 |
| RECREATION AND OPEN SPACE: | |
| TOTAL SITE AREA REQUIRED (10%): | 53.53 x .10 = 5.35 ACRES |
| IMPROVED AREA REQUIRED: | 5.35 x .5 = 2.67 |
| TOTAL AREA PROVIDED: | 7.7 ACRES (14%) |
| ACTIVE AREA PROVIDED: | 2.7 ACRES |
| GOVERNMENT USE (WALKING PATH) | |
| PASSIVE AREA PROVIDED: | 5 ACRES |

R&PUD PERMITTED USES

| | |
|----|-------------|
| R1 | 53.53 ACRES |
| R2 | 0 ACRES |
| R3 | 0 ACRES |
| RM | 0 ACRES |
| G | 333 ACRES |



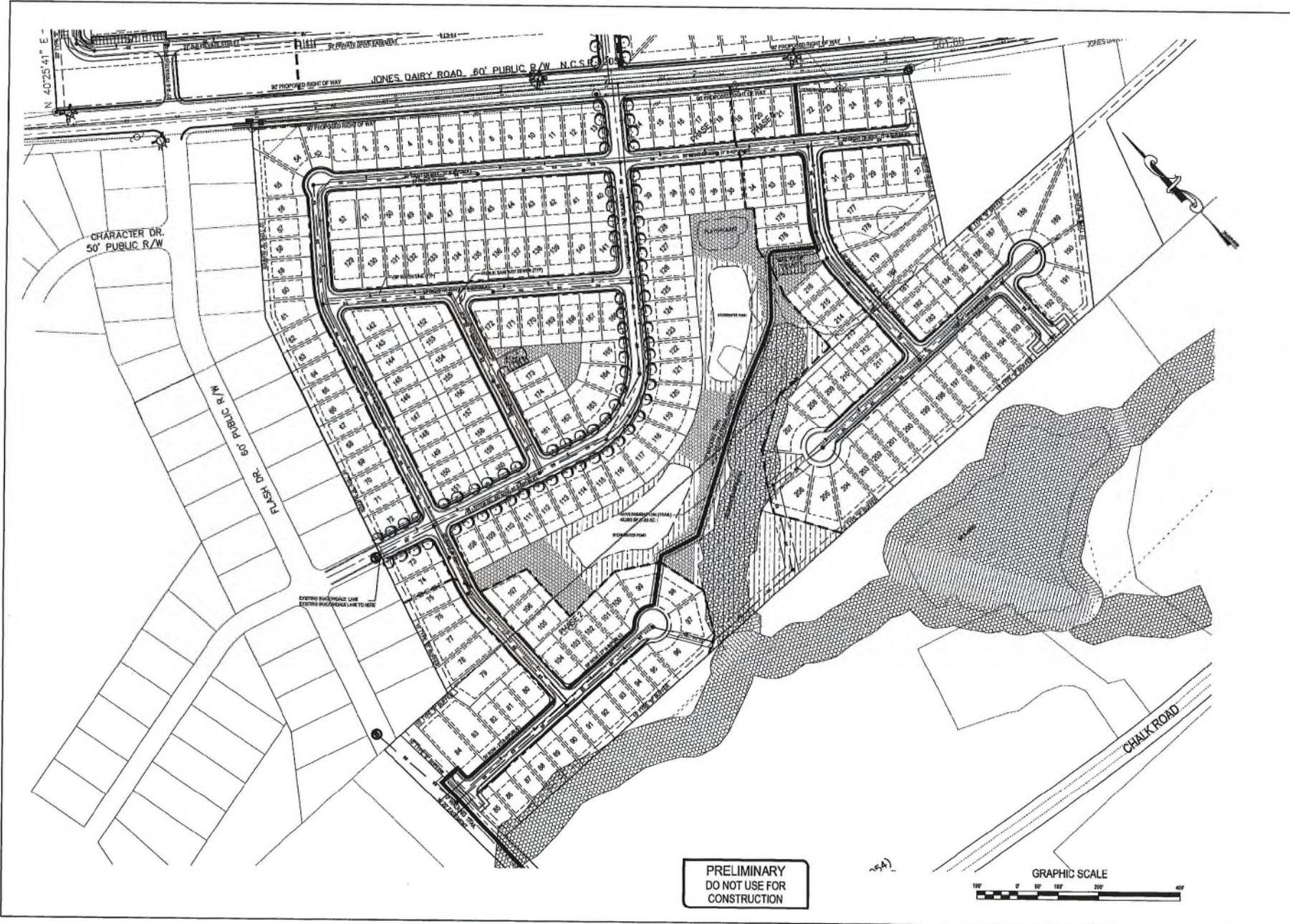
Cary Engineers, Inc.
 MORRYN, GIBB, CROWLEY
 PROFESSIONAL ENGINEERS
 1222 HAYNES LANE DRIVE, SUITE 200, RALEIGH, NORTH CAROLINA 27607
 (919) 877-1100
 C-2121

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|----------|------------------|----|-------|
| 1 | 10/20/11 | PRELIMINARY PLAN | MS | MS |
| 2 | 11/15/11 | REVISION | MS | MS |
| 3 | 12/15/11 | REVISION | MS | MS |
| 4 | 1/10/12 | REVISION | MS | MS |
| 5 | 1/10/12 | REVISION | MS | MS |
| 6 | 1/10/12 | REVISION | MS | MS |
| 7 | 1/10/12 | REVISION | MS | MS |
| 8 | 1/10/12 | REVISION | MS | MS |
| 9 | 1/10/12 | REVISION | MS | MS |
| 10 | 1/10/12 | REVISION | MS | MS |



Proposed Site Plan
 Preserve at Jones Dairy Subdivision
 Jones Dairy Road
 Raleigh, Wake County, North Carolina

Job No. 4001
 Draw No. **C2**



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



CAE ENGINEERS, Inc.
McIntyre, Gerbil, Crowley
PROFESSIONAL ENGINEERS
1715 Raleigh Lane, Suite 200, Wake Forest, North Carolina 27707
4020 State St., Suite 1000, Raleigh, North Carolina 27608
C-281 28 JAN 2012 10:00 AM

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|------------|-------------|
| 1 | 01/12/12 | W.P. BETTS | PRELIMINARY |
| 2 | 01/12/12 | W.P. BETTS | REVISIONS |
| 3 | 01/12/12 | W.P. BETTS | REVISIONS |
| 4 | 01/12/12 | W.P. BETTS | REVISIONS |
| 5 | 01/12/12 | W.P. BETTS | REVISIONS |
| 6 | 01/12/12 | W.P. BETTS | REVISIONS |
| 7 | 01/12/12 | W.P. BETTS | REVISIONS |
| 8 | 01/12/12 | W.P. BETTS | REVISIONS |
| 9 | 01/12/12 | W.P. BETTS | REVISIONS |
| 10 | 01/12/12 | W.P. BETTS | REVISIONS |



Proposed Utility Plan
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Raleigh, Wake County, North Carolina

Job No. 4001
Dwg No. **C3**



June 2020 Development Activity Status Report



Developments

The tables below list Rolesville's commercial and residential developments currently under construction, in review, and/or approved.

Under Construction

Table 1

| Project | Description | Status |
|-------------------------------------|-------------------------|---|
| Barrington Townhomes Phase 2 | 32 townhomes | Final Plat Recorded Building Permits can be issued |
| Carlton Pointe Phase 3B | 271 single- family lots | Final Plat Recorded Building Permits can be issued |
| Elizabeth Springs (Heights) Tract A | 89 single-family lots | Phase 1 under construction |
| Perry Farms 1,2,3 | 41 single-family lots | Phase 1 recorded, building permits being issued Phase 2 and 3 under construction |
| Stonewater | 39 Single-family lots | Final Plat Recorded Building Permits can be issued |
| Townes at Carlton Pointe | 37 Townhouse lots | Site Plan approved, under construction |

In Review and/or Approved

Table 2

| Project | Description and Case Numbers | Status |
|-------------------------------|---|--|
| 101 and 115 Redford Place Dr. | 3-story retail space and medical offices Zoned CO-CZ SP 19-03 1.62 acres | Site Plan approved 11/4/19 |
| A-Master Team Townhomes | Vacant Land on Rogers Road MA 19-03 (R&PUD to CO-SUD) SUP 19-02 7.44 acres; 47 townhomes | MA 19-03 approved 01/07/2020 SUP 19-02 pending public hearing |
| Chandlers Ridge | Proposed Conservation Subdivision off Averette Road Zoned R2 & R40W PR 18-02 171.53 acres; 90 single-family lots | Preliminary Subdivison Platt pending public hearing |

| Project | Description and Case Numbers | Status |
|--|--|--|
| Elizabeth Springs (Elizabeth Heights) | Planned Unit Development off Averette Road RPUD & R40W Zoning 89 single-family lots; 98 townhomes | Townhomes Site Plan approved 11/4/19 Subdivision infrastructure under construction |
| Kalas Falls, Rogers Farm, and Watkins Property | Planned Unit Development off Rolesville Rd MA 19-02 (R1 & R2-SUD to R&PUD-CZ) SUP 19-01 for PUD Master Plan 216.99 acres 484 single-family lots; 108 townhomes | Map Amendment (Rezoning) approved 11/19/19 Special Use Permit approved 11/19/19 Preliminary Subdivision Plat under review |
| The Point (Young St. PUD/Shearon-Byrum-Williams) | Planned Unit Development off Rolesville Rd 309.01 acres 483 single-family lots; 324 townhomes 15 acres commercial | PUD Master Plan approved 8/20/19 Preliminary Subdivision Plat under review |
| The Preserve at Jones Dairy Road Central | Planned Unit Development off Averette Rd Zoned R & PUD 90.2 acres 261 single-family lots; 173 townhomes | PUD Master Plan approved Preliminary Subdivision Plat under review |
| The Preserve at Jones Dairy Road North | Planned Unit Development off Averette Rd Zoned R & PUD 49.6 acres 141 single-family lots; 65 townhomes | PUD Master Plan approved Preliminary Subdivision Plat under review |
| The Preserve at Jones Dairy Road South | Planned Unit Development off Averette Rd Zoned R & PUD 54.01 acres 221 single-family lots | PUD Master Plan approved Preliminary Subdivision Plat under review |
| Regency at Heritage | Subdivision off Forestville Road S 18-03 17.72 acres 27 single-family lots | Construction Plan approved pending start of construction. |
| Thales Academy | Proposed Planned Unit Development at Averette Rd and Wait Ave. 87.7 acres for 143 single-family lots 31.42 acres for institutional uses | PUD Master Plan approved (6/5/18) Preliminary Subdivision Plat not submitted Site Plan for institutional use not submitted |

Permitting Activity

The Town of Rolesville issued sixteen single-family dwelling, and four townhouse permits in June 2020. In June 2019, the Town issued eight single-family home permits. Averette Ridge, Barrington Townhomes, Granite Falls, Perry Farms, Stonewater and Willoughby subdivisions received building permits in June. The Town also issued twenty Certificates of Occupancy for single-family homes in June. The Town of Rolesville has experienced an increase this month in permitting activity compared with June 2019.

Summary of Activity by Subdivision

| Subdivision | Total Buildable Lots | Total Permits Issued Per Development | Unpermitted Lots Remaining | Permits Issued in June | Permits Issued Year To Date | Permits Issued Fiscal Yr. 19/20 |
|----------------------------------|----------------------|--------------------------------------|----------------------------|------------------------|-----------------------------|---------------------------------|
| Averette Ridge | 159 | 136 | 23 | 3 | 5 | 5 |
| Barrington (Phase 1) | 33 | 31 | 2 | 0 | 5 | 11 |
| Carlton Pointe | 271 | 257 | 14 | 0 | 15 | 31 |
| Granite Falls (Phases 3,4,5 & 6) | 101 | 53 | 48 | 6 | 10 | 22 |
| Perry Farms | 41 | 38 | 3 | 1 | 5 | 17 |
| Stonewater | 208 | 175 | 33 | 4 | 31 | 39 |
| Willoughby | 88 | 74 | 14 | 2 | 9 | 26 |
| TOTAL | 901 | 764 | 137 | 16 | 80 | 151 |

| Townhomes | Total Buildable Lots | Total Permits Issued Per Development | Unpermitted Lots Remaining | Permits Issued in June | Permits Issued Year To Date | Permits Issued Fiscal Yr. 19/20 |
|--------------------------------|----------------------|--------------------------------------|----------------------------|------------------------|-----------------------------|---------------------------------|
| Barrington Townhomes (Phase 2) | 32 | 18 | 14 | 4 | 9 | 9 |
| Granite Ridge Townhomes | 82 | 82 | 0 | 0 | 10 | 20 |
| TOTAL | 114 | 100 | 14 | 4 | 19 | 29 |