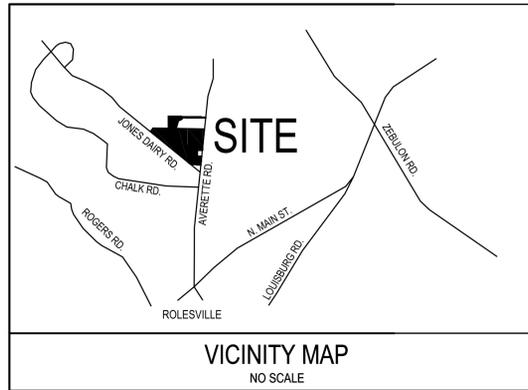


# Preliminary Plat The Preserve at Jones Dairy Rd - Central

Rolesville  
Wake County, North Carolina

## Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive  
Raleigh, NC 27617



### SITE DEVELOPMENT DATA

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

GROSS TRACT AREA: 89.02 ACRES  
SINGLE FAMILY AREA: 68.14 ACRES  
TOWNHOME AREA: 19.84 ACRES  
JONES DAIRY ROW DEDICATION: 1.04 ACRES

COMMERCIAL AREA (previous PUD) 18.8 ACRES

PROPOSED USE: RESIDENTIAL  
EXISTING USE: VACANT

### PROPOSED DEVELOPMENT:

SINGLE FAMILY LOTS: 255  
LOT SIZE: 6000 SF (MIN) - 13,682 SF (MAX)  
LOT WIDTH: 50 FT (MIN)

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

DENSITY:  
SINGLE FAMILY PROJECT: 255 / 68.14 = 3.74 UNITS / ACRE

### RECREATION AND OPEN SPACE:

SINGLE FAMILY AREA REQUIRED (10%): 68.14 x .10 = 6.8 ACRES  
IMPROVED SPACE REQUIRED: 6.8 ACRES x .5 = 3.40 ACRES  
TOTAL AREA PROVIDED: 11.09 ACRES (16.3%)  
IMPROVED AREA PROVIDED: 3.49 ACRES (31.47 % of total area)  
UNIMPROVED AREA PROVIDED: 7.60 ACRES (68.53 % of total area)

PARKING:  
MAIL KIOSK: (4+ 1/ 26 UNITS) 259 - 105 = 154 / 26=6 REQUIRED: 4+6 = 10 SPACES  
PROVIDED = 11 SPACES  
POOL AREA (1 SPACE / 300 SF) 2560 SF / 300 = 9 SPACES  
POOL BUILDING (1 SPACE / 100 SF) 1320 SF / 100 = 14  
REQUIRED: 23 SPACES  
PROVIDED: 26 SPACES

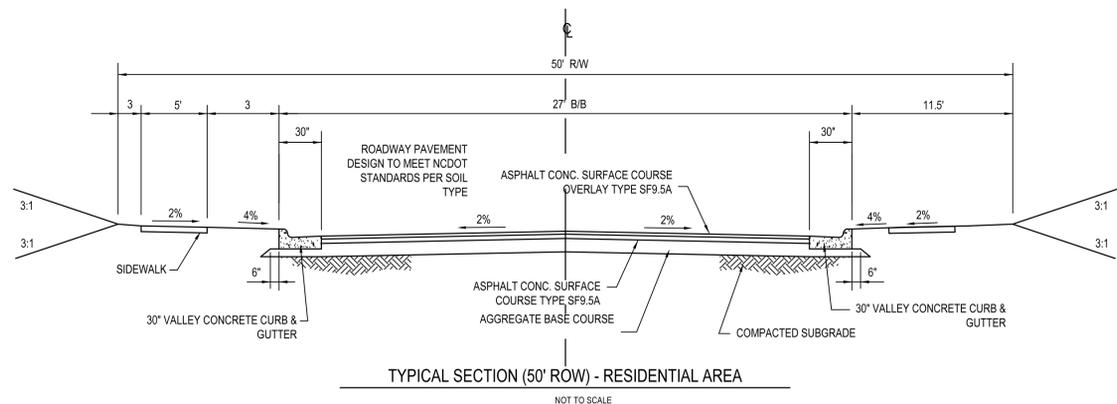
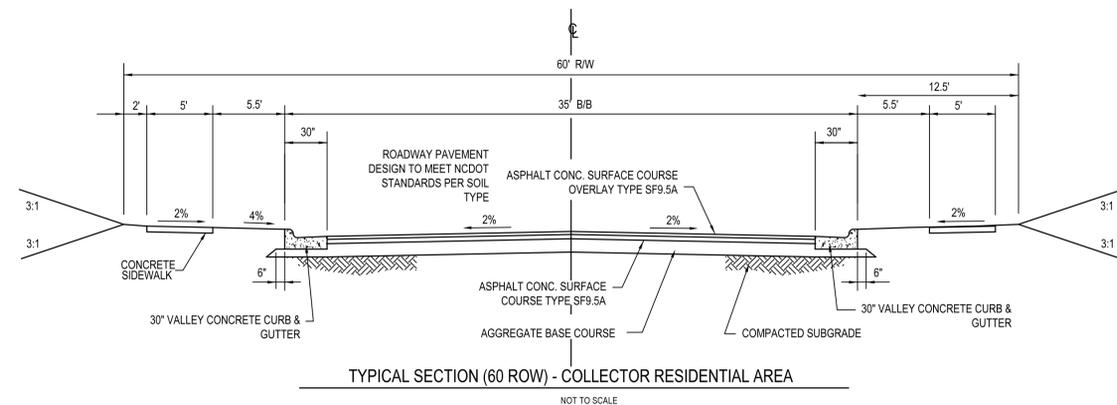
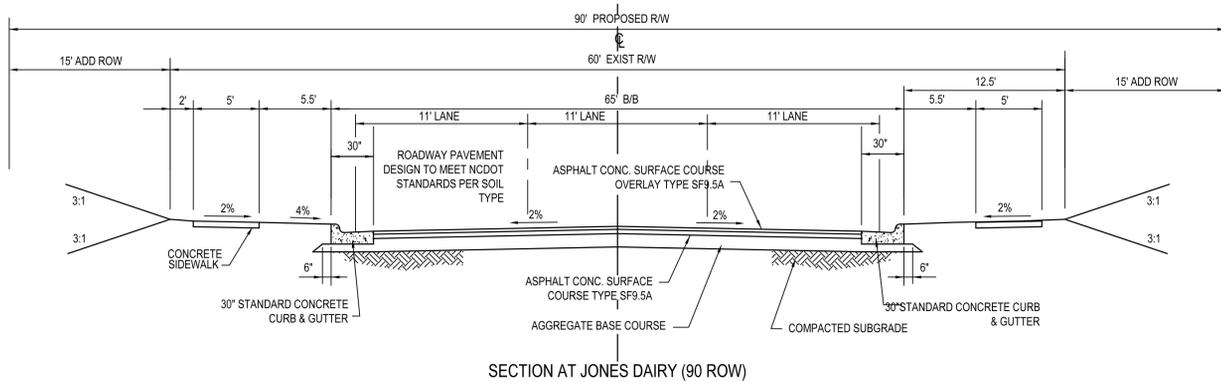
### GENERAL NOTES

- 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.
- 10' STREET SCAPE BUFFER REQUIRED AT LOT 107 AND AVERETTE ROAD DUE TO LOT SIZE AND CONFIGURATION (PER UDO ARTICLE 14.4.2)
- STREET SCAPE BUFFER NOT REQUIRED AT JONES DAIRY DUE TO CONTIGUOUS DEVELOPMENT BETWEEN THE CENTRAL AND SOUTHERN SECTIONS OF THE PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLSEVILLE, NCDOT AND CITY OF RALEIGH PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

### 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.

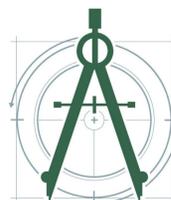
THE TIA REPORT DID NOT ACCOUNT FOR THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD TO BE CONSERVATIVE. THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH 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.



SHEET	DESCRIPTION	R&PUD PERMITTED USES
	Cover Sheet	R1 70.24 ACRES
C1	Existing Site Plan	R2 0 ACRES
C2	Proposed Preliminary Subdivision Plat	R3 19.96 ACRES
C3	Central Area Plan	RM 18.8 ACRES
C4	Utility Plan - Sheet 1	G .49 ACRES
C5	Utility Plan - Sheet 2	
C6	Utility Plan - Sheet 3	
C7	Jones Dairy Road Improvements	

### 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		
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		



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