

Preliminary Plat The Preserve at Jones Dairy Rd - North

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: 49.16 ACRES
SINGLE FAMILY AREA: 37.82 ACRES
TOWNHOME AREA: 11.34 ACRES

PROPOSED USE: RESIDENTIAL
EXISTING USE: VACANT

DENSITY ALLOWED (CURRENT):
SINGLE FAMILY RESIDENTIAL: 4 UNITS / ACRE

PROPOSED DEVELOPMENT:

SINGLE FAMILY DENSITY PROVIDED : 136 / 37.82 = 3.59 UNITS / AC
PROPOSED LOTS: 136
LOTS APPROVED: 141
LOT SIZE: 6000 SF (MIN) - 33,760 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:

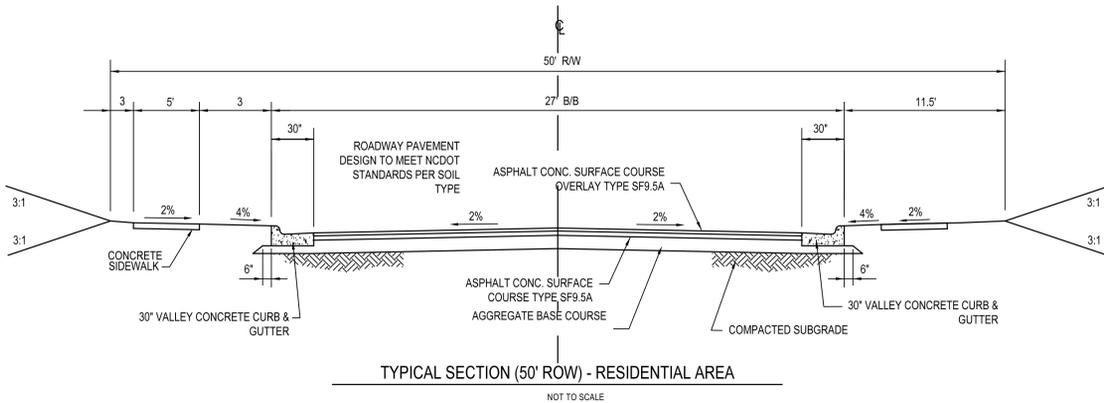
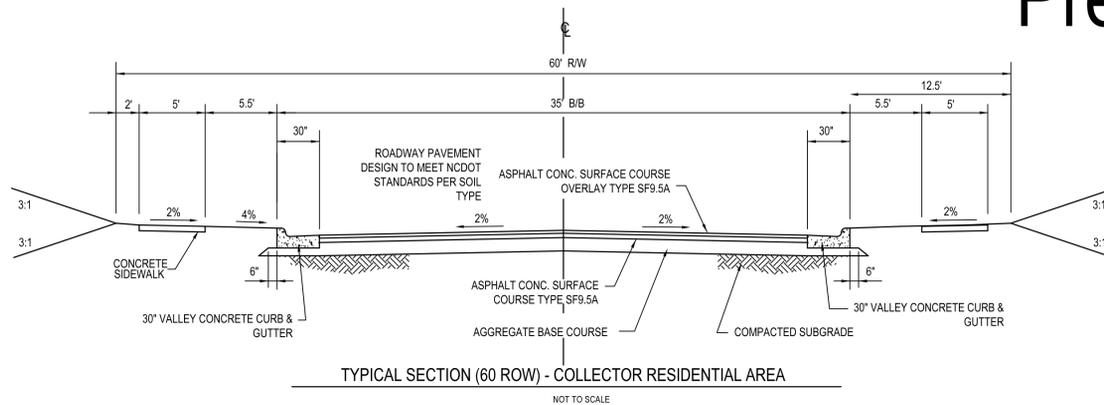
SINGLE FAMILY REQUIRED (10%): 37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED: 3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED: 1.89 ACRES
UNIMPROVED AREA PROVIDED: 5.51 ACRES
TOTAL AREA PROVIDED: 7.40 ACRES

PARKING:
MAIL KIOSK: (4+ 1/26 UNITS) 141 - 105 = 36/26= 1.4 REQUIRED: 4+1.4 = 5 SPACES
PROVIDED = 5 SPACES
POOL AREA (1 SPACE / 300SF) 1300 SF/300 = 4.34 SPACES
POOL BUILDING (1 SPACE / 110 SF) 1000 SF / 100 = 10
POOL AMENITY AREA REQUIRED: 14 SPACES
PROVIDED: 16 SPACES

PUBLIC STREET = 5288 LF

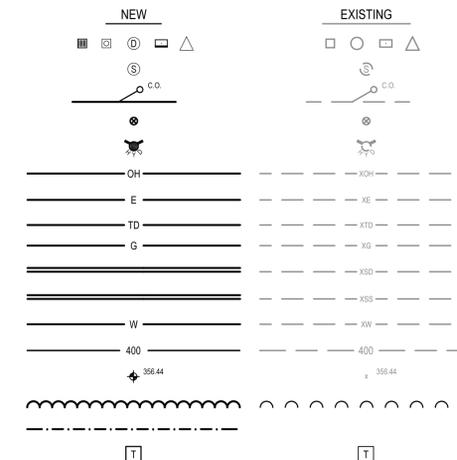
R&PUD PERMITTED USES

R1 41.7 ACRES
R2 0 ACRES
R3 7.46 ACRES
RM 0 ACRES
G .75 ACRES



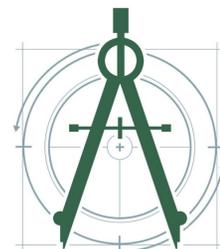
- DRAINAGE STRUCTURE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- OH — OVERHEAD UTILITY LINE
- E — UNDERGROUND ELECTRIC LINE
- TD — UNDERGROUND TELECOM / DATA LINE
- G — GAS LINE
- S — STORM DRAINAGE PIPE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- 400 — SURFACE ELEVATION CONTOUR
- 396.44 — SURFACE SPOT ELEVATION
- CLEARING LIMIT/TREE LINE
- LIMIT OF DISTURBANCE
- ELECTRICAL TRANSFORMER PAD

LEGEND



GENERAL NOTES

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



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