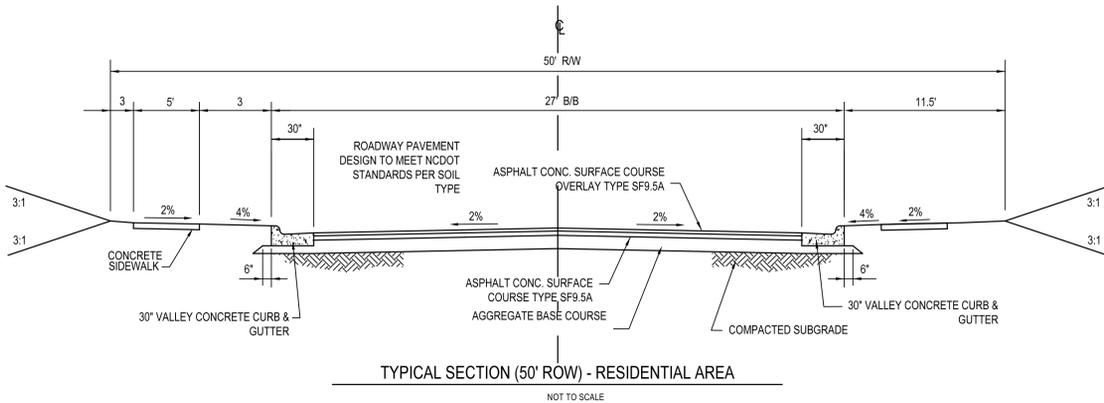
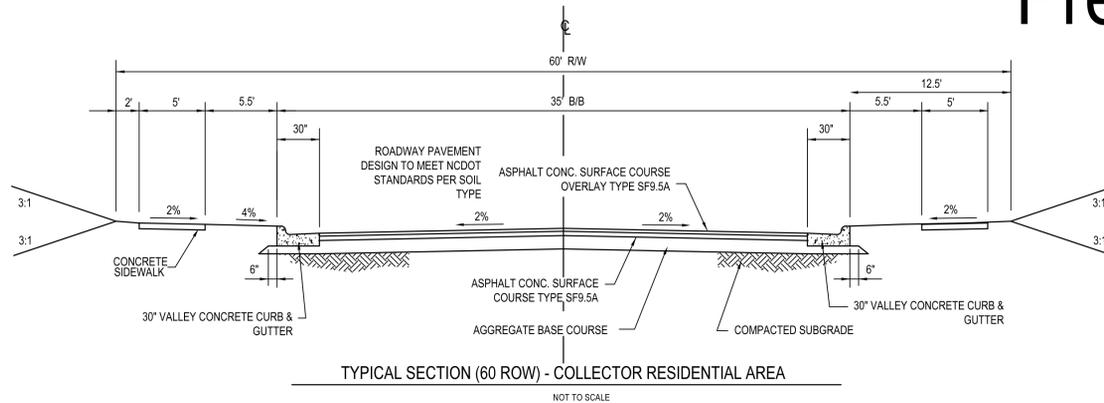


# Preliminary Plat The Preserve at Jones Dairy Rd - North

Rolesville  
Wake County, North Carolina

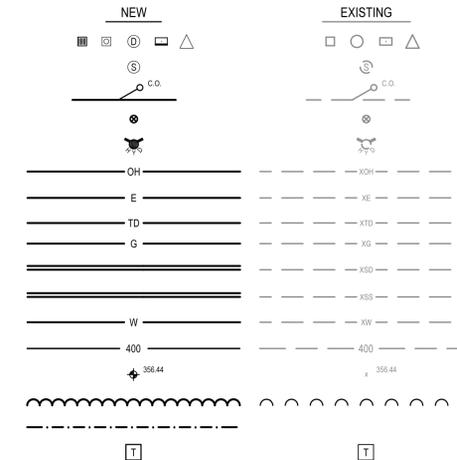
## Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive  
Raleigh, NC 27617



- 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
- SD — 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



SHEET	DESCRIPTION
C1	Cover Sheet
C2	Existing Site Plan
C3	Proposed Site Plan
C4	North Area Plan Utility Plan

### 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 (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) 204 - 105 = 99 / 26 = 4 REQUIRED: 4+ = 8 SPACES  
PROVIDED = 8 SPACES  
POOL AREA (1 SPACE / 300SF) 1300 SF / 300 = 5 SPACES  
POOL BUILDING (1 SPACE / 100 SF) 1000 SF / 100 = 10  
POOL AMENITY AREA REQUIRED: 15 SPACES  
PROVIDED: 16 SPACES

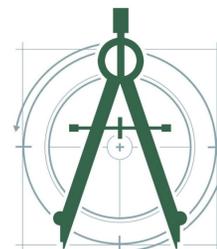
PUBLIC STREET = 5288 LF

### R&PUD PERMITTED USES

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

### 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.



caaENGINEERS, Inc.

McIntyre, Gettle, Crowley

PROFESSIONAL ENGINEERS

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(Or call: 1-800-632-4949)



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CONSTRUCTION