

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 : 134 / 37.82 = 3.54 UNITS / AC
PROPOSED LOTS: 134
LOTS APPROVED: 141
LOT SIZE: 6000 SF (MIN) - 20,280.4 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:

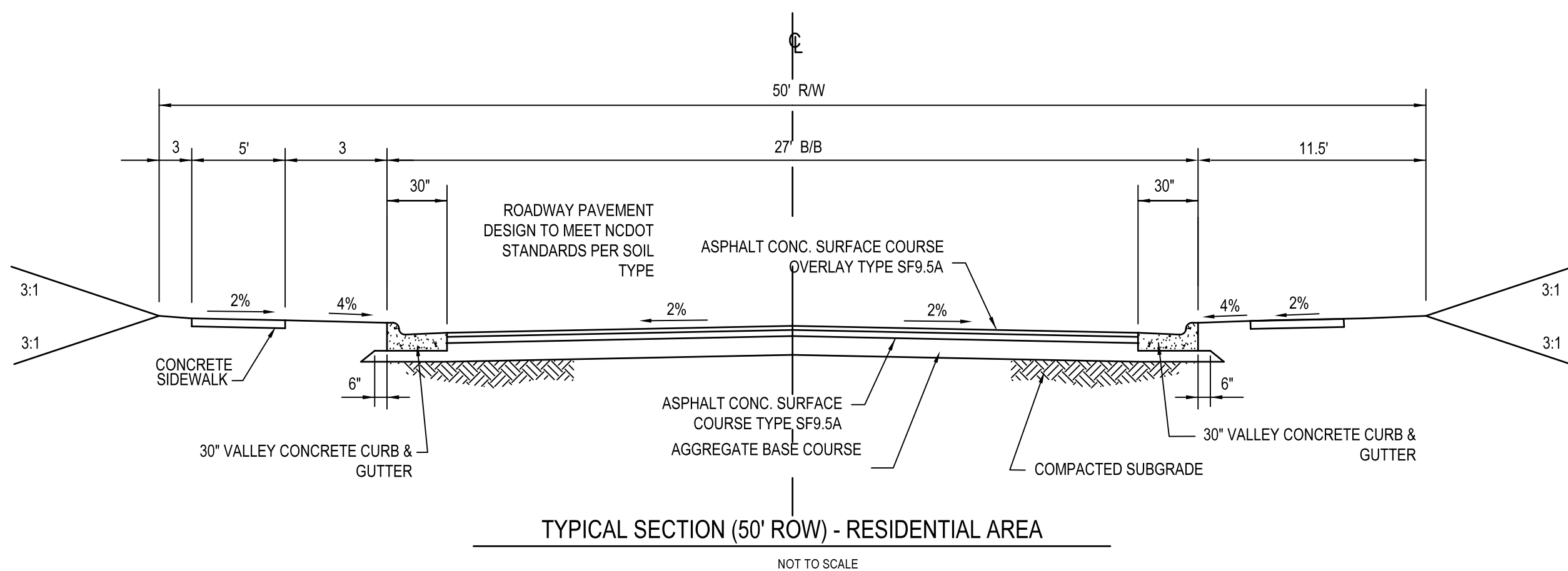
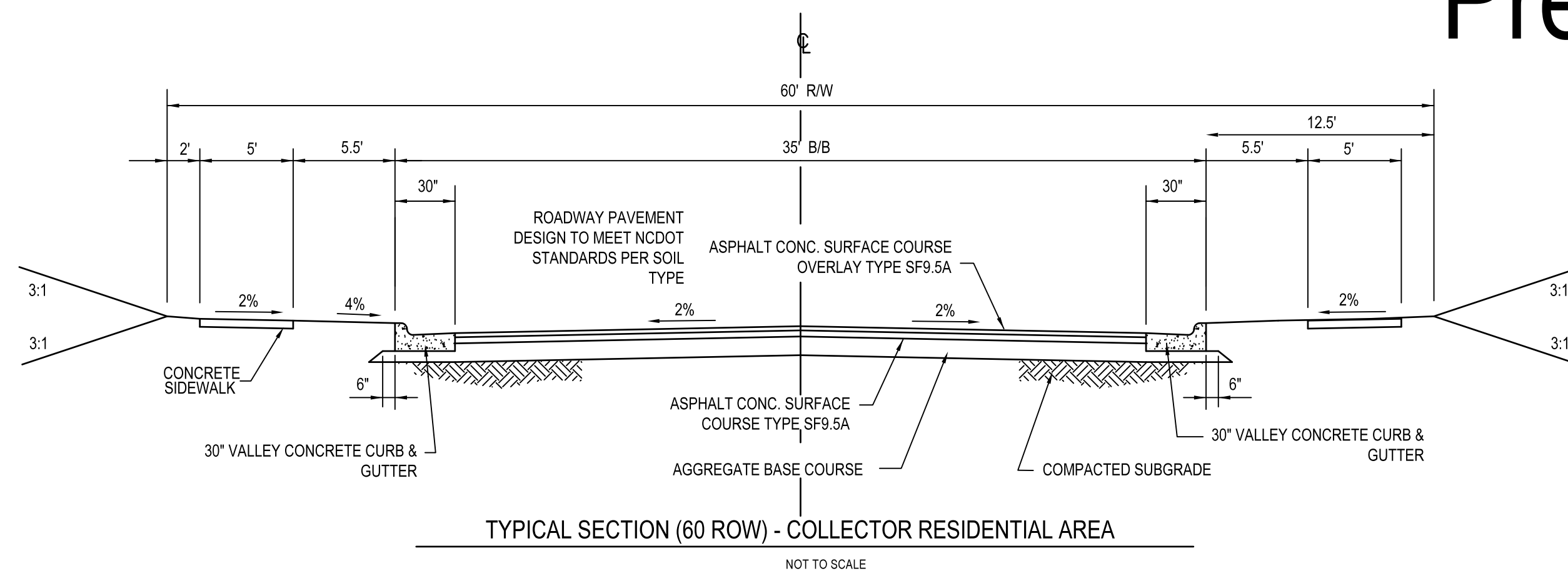
SINGLE FAMILY REQUIRED (10%): 37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED: 3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED: 1.89 ACRES
UNIMPROVED AREA PROVIDED: 5.51 ACRES
TOTAL AREA PROVIDED: 7.40 ACRES

PARKING:
MAIL KIOSK: (4+ 1/26 UNITS) 204 - 105 = 99 / 26 = 4 REQUIRED: 4+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

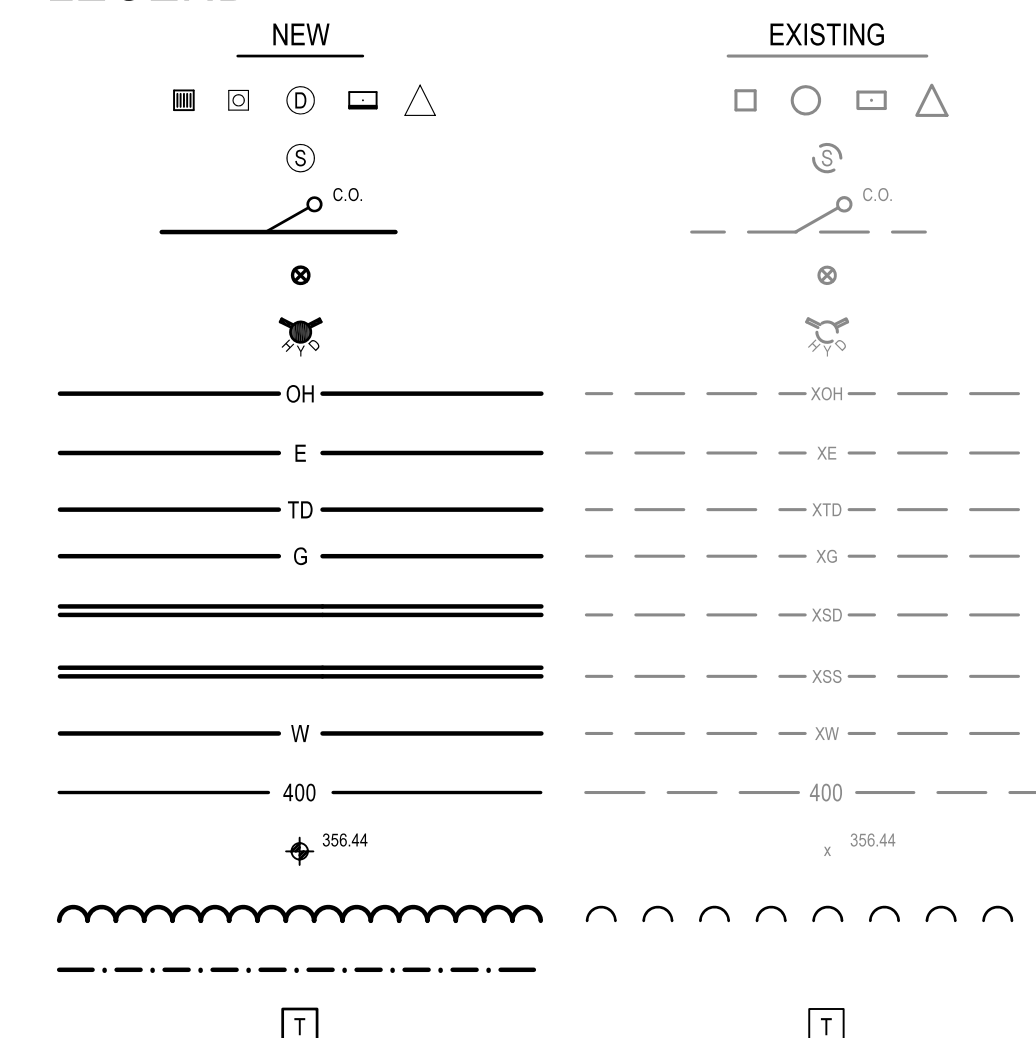
R&PUD PERMITTED USES

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



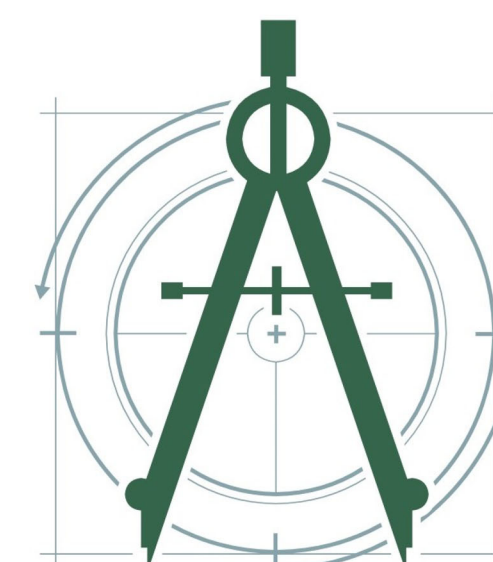
- DRAINAGE STRUCTURE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- ⊙ FIRE HYDRANT
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOM / DATA LINE
- GAS LINE
- STORM DRAINAGE PIPE
- SANITARY SEWER LINE
- WATER LINE
- SURFACE ELEVATION CONTOUR
- SURFACE SPOT ELEVATION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

LEGEND



GENERAL NOTES

1. PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLSEVILLE 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 ROLSEVILLE, NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



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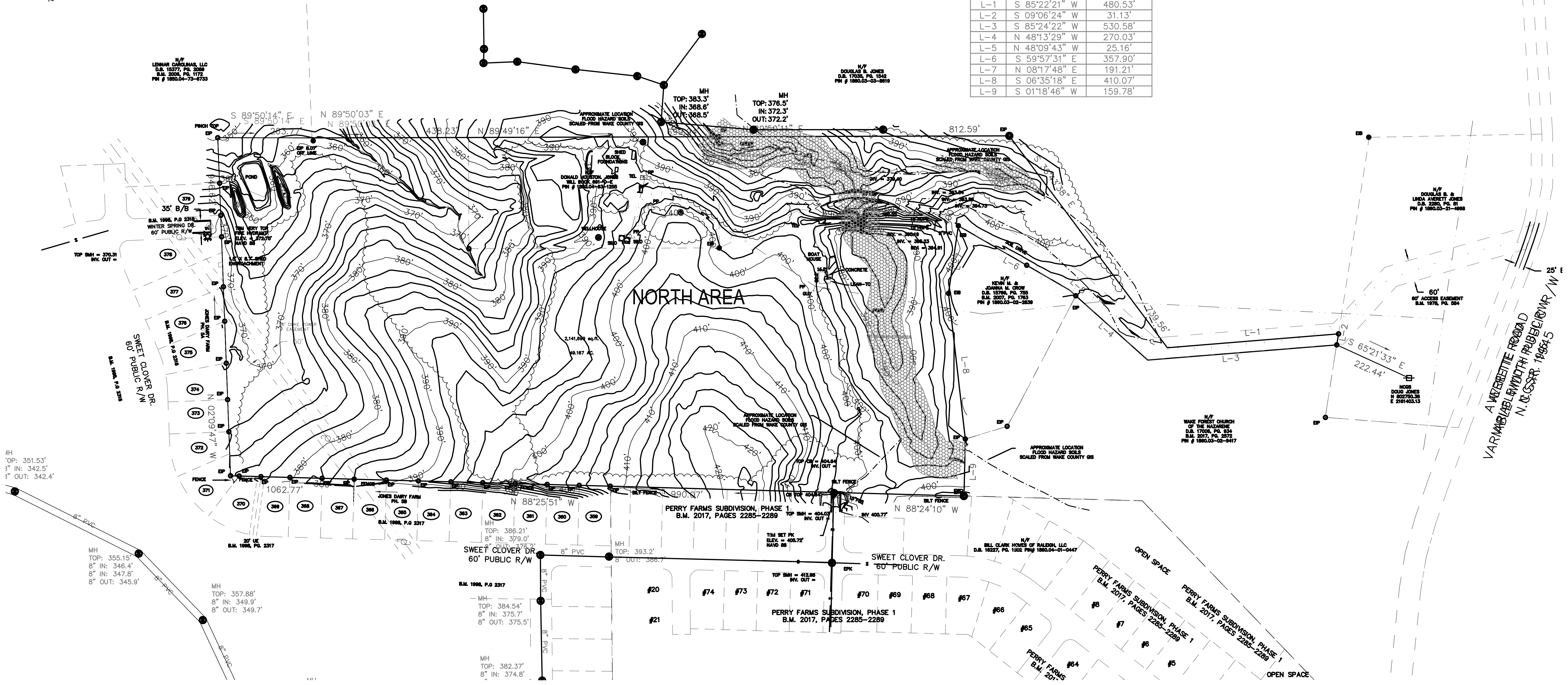
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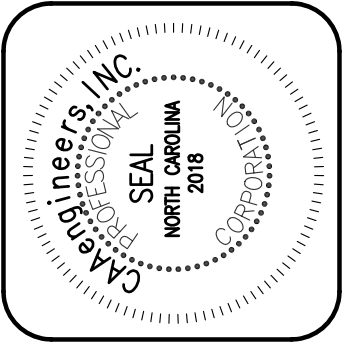
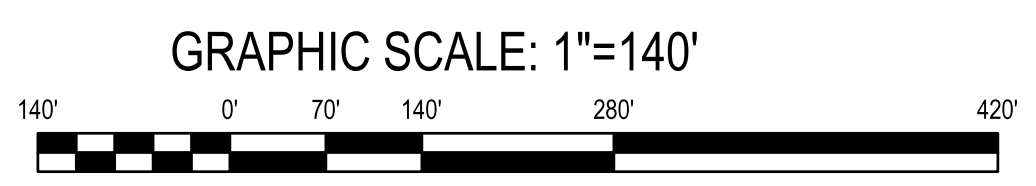
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | S 85°22'21" W | 480.53' |
| L-2 | S 09°06'24" W | 31.13' |
| L-3 | S 85°24'22" W | 530.58' |
| L-4 | N 48°13'29" W | 270.03' |
| L-5 | N 48°09'43" W | 25.16' |
| L-6 | S 59°57'31" E | 357.90' |
| L-7 | N 08°17'48" E | 191.21' |
| L-8 | S 06°35'18" E | 410.07' |
| L-9 | S 01°18'46" W | 159.78' |



- 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 RECIEVED PRELIMINARY JURISDICTION DELINATION FROM NC DIVISION OF WATER RESOURCES.
 3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37201755900J, DATED MAY 2, 2006.



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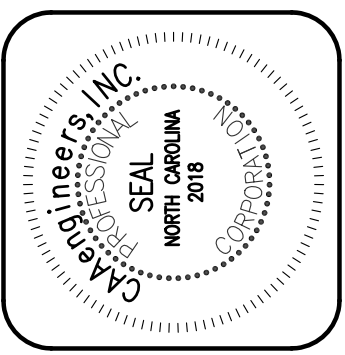
| NO. | DATE | REVISION/DESCRIPTION | BY |
|-----|------------|--------------------------|-----|
| 1 | 08-02-2020 | Per Revision TRC Comment | RFJ |
| 2 | 08-19-2020 | Per Revision TRC Comment | RFJ |
| 3 | 08-18-2020 | Planning Board Submittal | By |
| 4 | Date | Comment | By |
| 5 | Date | Comment | By |
| 6 | Date | Comment | By |
| 7 | Date | Comment | By |
| 8 | Date | Comment | By |



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

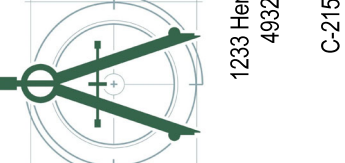
Job No. 7002
Dwg No. **C1**

| Impervious Summary | Square Feet | Acres |
|-----------------------|-------------|--------------|
| Lots (3500 SF) | 134 | 469,000.00 |
| Walking Trail | | 15,820.00 |
| Roadway (27' width) | | 105,975.00 |
| Roadway (35' width) | | 47,650.00 |
| Sidewalk (both sides) | | 63,408.00 |
| Total | | 16.11 |



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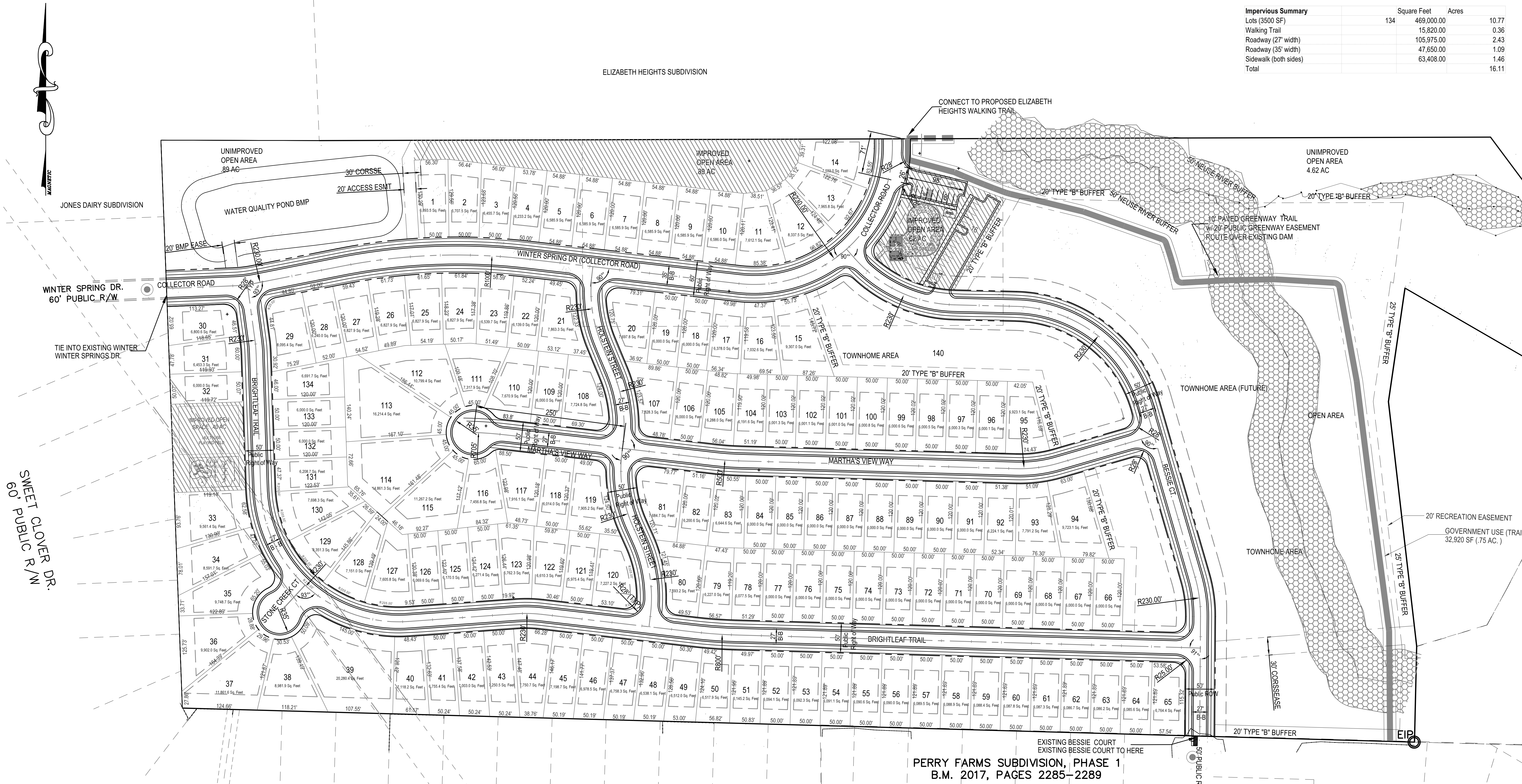
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|-----|------------|--------------------------|----|
| 1 | 08-02-2020 | Per Raleigh TRC Comment | PG |
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| 4 | | Date | By |
| 5 | | Date | By |
| 6 | | Date | By |
| 7 | | Date | By |
| 8 | | Date | By |



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

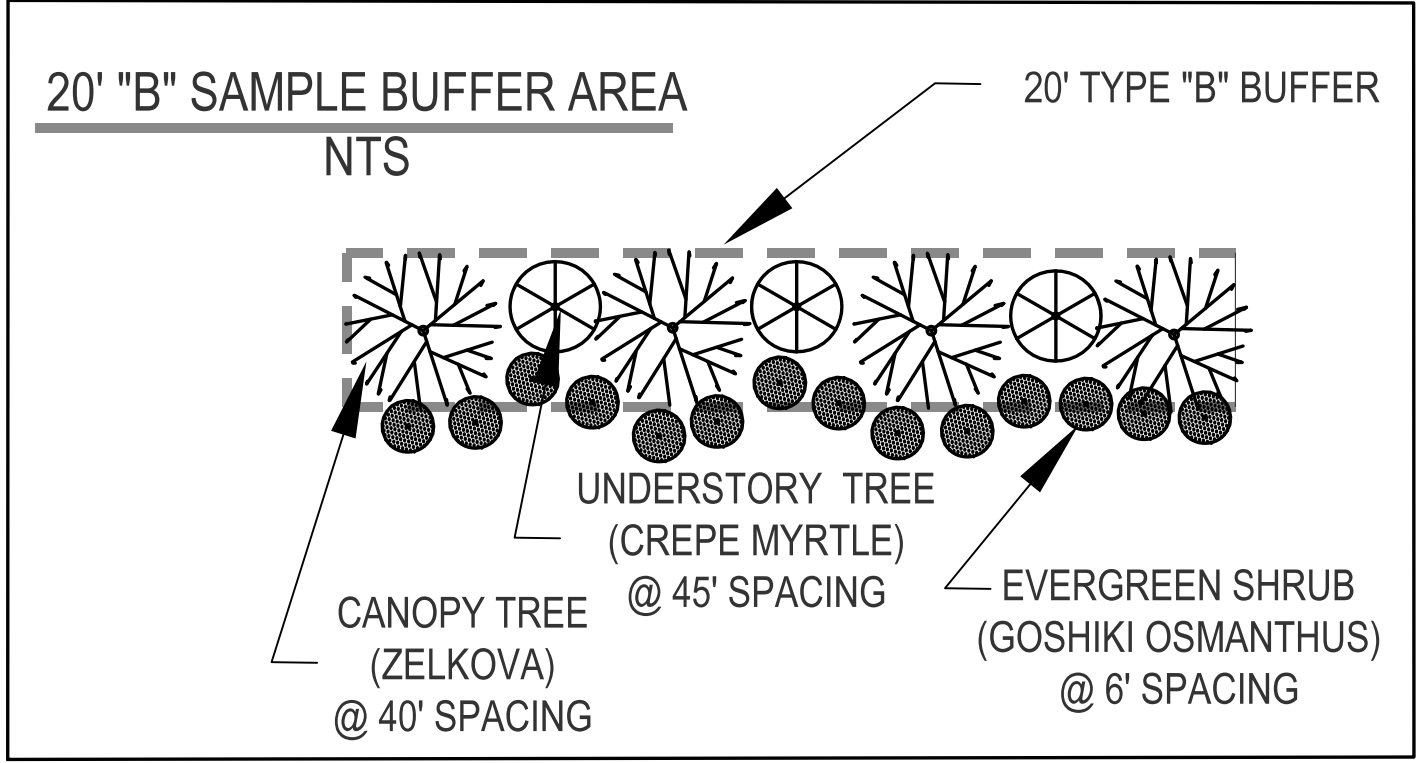
Job No. 7002
Dwg No. **C2**

ELIZABETH HEIGHTS SUBDIVISION



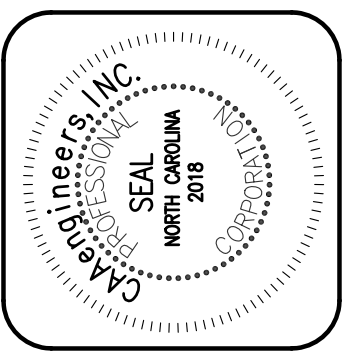
LEGEND

- AMENITY AREAS
- ACTIVE OPEN AREAS
- GREENWAY TRAIL
- WETLANDS



EXISTING BESSIE COURT
EXISTING BESSIE COURT TO HERE
PERRY FARMS SUBDIVISION, PHASE 1
B.M. 2017, PAGES 2285-2289

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



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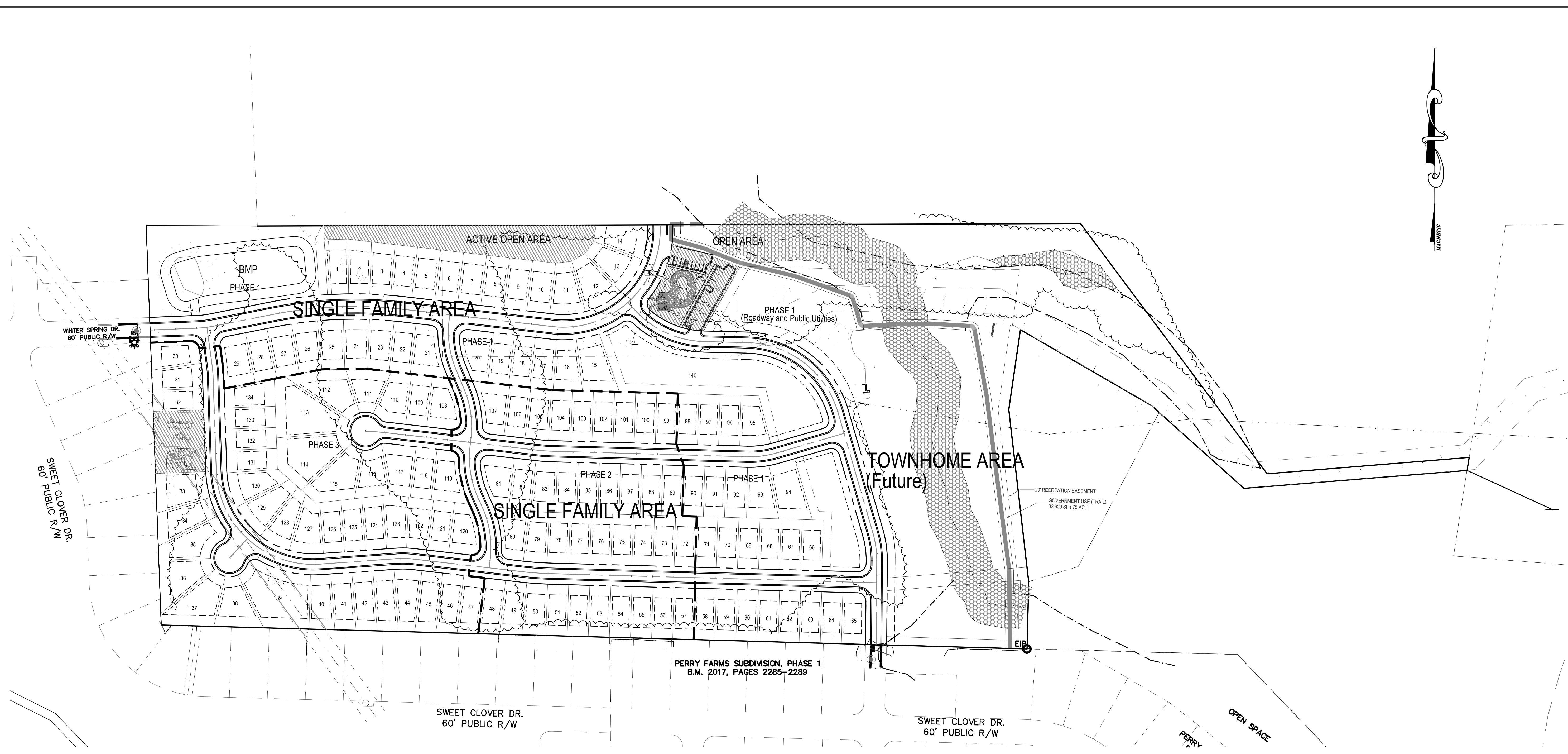
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| 1 | 08-02-2020 | Per Raleigh TRC Comment | RFQ |
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| 5 | Date | Comment | By |
| 6 | Date | Comment | By |
| 7 | Date | Comment | By |
| 8 | Date | Comment | By |



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

Job No. 7002
Dwg No. **C3**



PERRY FARMS SUBDIVISION, PHASE 1
B.M. 2017, PAGES 2285-2289

SITE DEVELOPMENT DATA

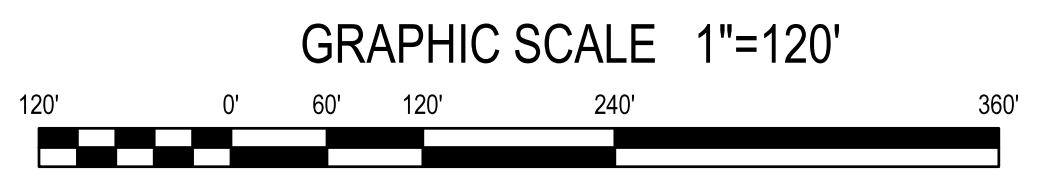
| | |
|-------------------------------|--------------------------|
| ZONING: | R & PUD |
| TOWNSHIP: | ROLSEVILLE, NC |
| COUNTY: | WAKE |
| RIVER BASIN: | NEUSE |
| | |
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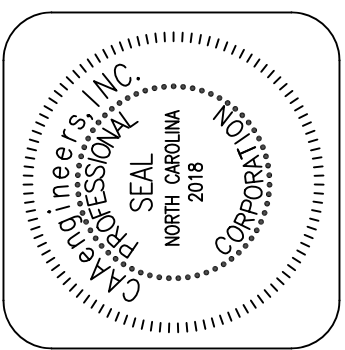
LEGEND

-  AMENITY AREAS
-  ACTIVE OPEN AREAS
-  GREENWAY TRAIL
-  WETLANDS

R&PUD PERMITTED USES

| | |
|----|-------------|
| R1 | 37.82 ACRES |
| R2 | 0 ACRES |
| R3 | 11.34 ACRES |
| RM | 0 ACRES |
| G | .75 ACRES |





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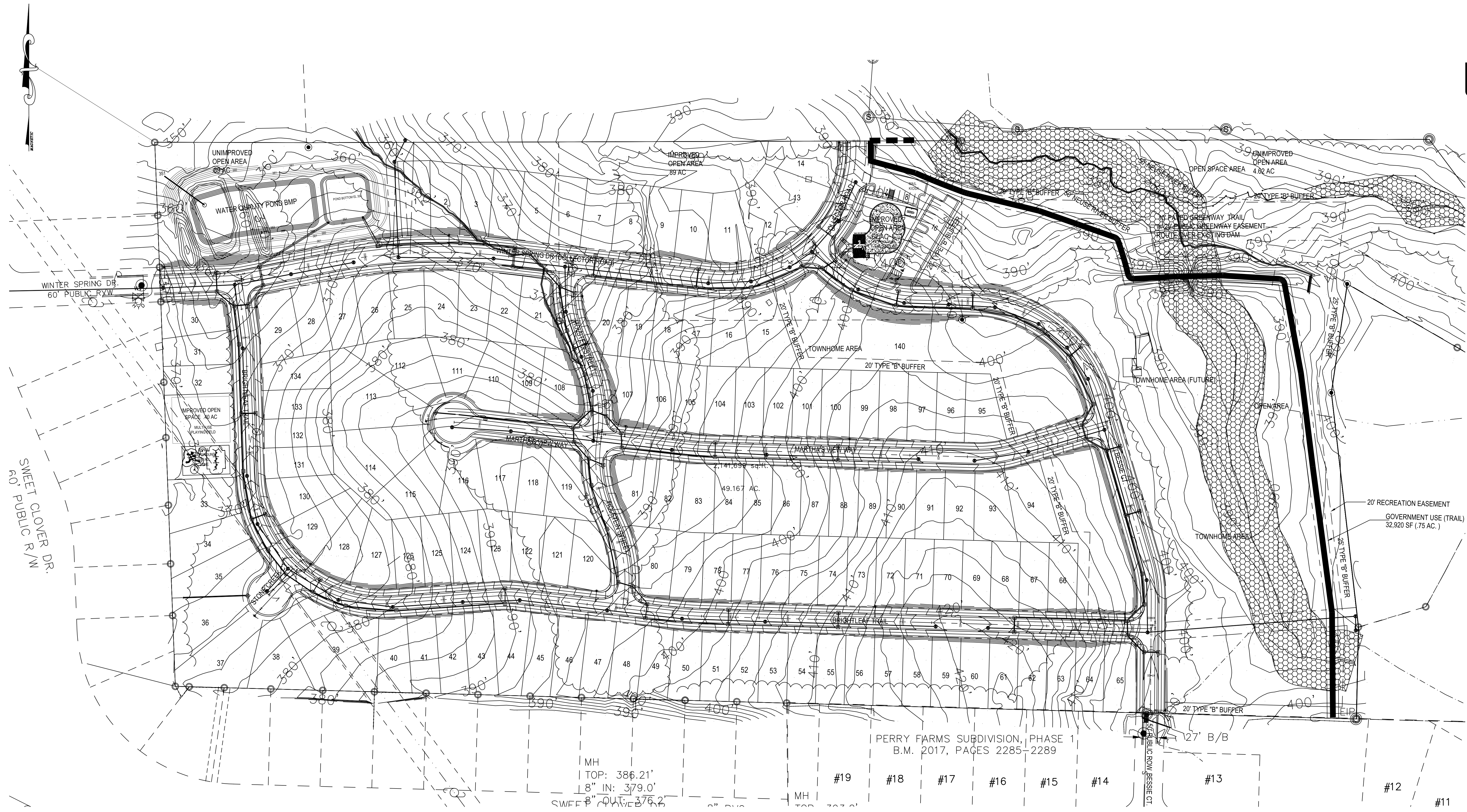
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| 8 | Date | Comment | By |



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

Job No. 7002
 Dwg No. **C4**



PERRY FARMS SUBDIVISION, PHASE 1
 B.M. 2017, PAGES 2285-2289

MH
 TOP: 386.21'
 8" IN: 379.0'
 SWEET CLOVER DR.

GRAPHIC SCALE 1"=80'



SWEET CLOVER DR.
 60' PUBLIC R/W

WINTER SPRING DR.
 60' PUBLIC R/W

UNIMPROVED OPEN AREA
 88 AC
 WATER QUALITY POND BMP
 POND BOTTOM EL. 344

IMPROVED OPEN AREA
 89 AC

UNIMPROVED OPEN AREA
 4.82 AC

OPEN AREA

20' RECREATION EASEMENT
 GOVERNMENT USE (TRAIL)
 32,920 SF (7.5 AC.)

TOWNHOME AREA
 20' TYPE 'B' BUFFER

TOWNHOME AREA (FUTURE)

TOWNHOME AREA

20' TYPE 'B' BUFFER

20' TYPE 'B' BUFFER

20' TYPE 'B' BUFFER

20' TYPE 'B' BUFFER

27' B/B

50' PUBLIC ROW, BESSIE CT

MH

#19

#18

#17

#16

#15

#14

#13

#12

#11

2,141,638 sq. ft.

49.167 AC.

MARTHA'S WALKWAY

BRIGHTLEAF TRAIL

WINTER SPRING DR. POLYOTOP ROAD

WINTER SPRING DR.

WINTER SPRING DR.

WINTER SPRING DR.

WINTER SPRING DR.

WINTER SPRING DR.

WINTER SPRING DR.

WINTER SPRING DR.

WINTER SPRING DR.

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