

Masterplan Amendment The Preserve at Jones Dairy Rd - North

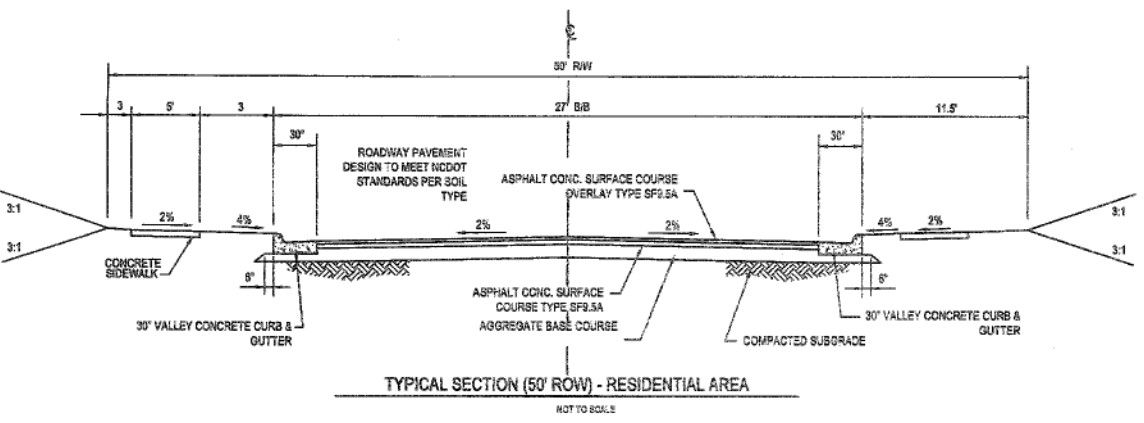
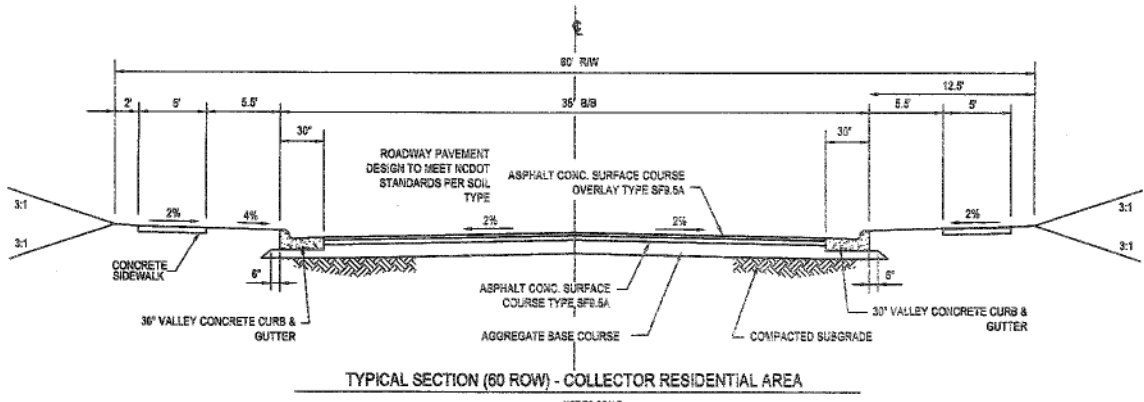
Rolesville
Wake County, North Carolina

GTR Development LLC

1213 Jones Dairy Road
Wake Forest, NC 27587

SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLESVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	49.16 ACRES
SINGLE FAMILY AREA:	41.7 ACRES
TOWNHOME AREA:	7.46 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
DENSITY ALLOWED (CURRENT):	
SINGLE FAMILY RESIDENTIAL:	4 UNITS / ACRE
TOWNHOME:	8 UNITS / 20 ACRE
PROPOSED DEVELOPMENT:	
SINGLE FAMILY DENSITY PROVIDED:	141 / 41.7 = 3.4 UNITS / AC
PROPOSED LOTS:	141
LOT SIZE:	6000 SF (MIN) - 35,000 SF (MAX)
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT
TOWNHOME DENSITY PROVIDED:	63 / 7.46 = 8.4 UNITS / AC
PROPOSED UNITS:	63
SETBACKS:	
FRONT:	15 FT
REAR:	15 FT
SIDE:	5 FT
TOWNHOME PARKING	
TOWNHOME REQUIRED:	63 x 2.5 SPACES / UNIT = 157.5 SPACES
VISITOR PARKING REQD:	1 / 4 UNITS = 63 / 4 = 15.75 SPACES
TOTAL PARKING REQUIRED:	173 SPACES
TOTAL PARKING PROVIDED:	209 SPACES
	(63 x 2 = 126 SPACES AT UNITS)
	(PARKING ON SITE = 83 SPACES)
RECREATION AND OPEN SPACE:	
SINGLE FAMILY REQUIRED (10%):	41.7 x .10 = 4.2 ACRES
IMPROVED AREA REQUIRED:	4.2 x .5 = 2.1 ACRES
IMPROVED AREA PROVIDED:	2.1 ACRES
UNIMPROVED AREA PROVIDED:	7 ACRES
TOTAL AREA PROVIDED:	9.1 ACRES (22%)
TOWNHOME AREA REQUIRED (15%):	7.46 x .15 = 1.1 ACRES
IMPROVED AREA REQUIRED:	1.1 x .5 = .58 ACRES
IMPROVED AREA PROVIDED:	1.5 ACRES
UNIMPROVED AREA PROVIDED:	.65 ACRES



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

LEGEND

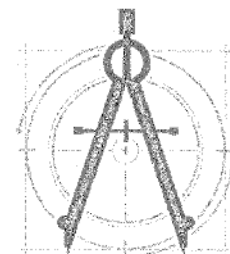
	NEW	EXISTING
DRAINAGE STRUCTURE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER VALVE		
FIRE HYDRANT		
OVERHEAD UTILITY LINE		
UNDERGROUND ELECTRIC LINE		
UNDERGROUND TELECOM/DATA LINE		
FIBER OPTIC CABLE		
GAS LINE		
STORM DRAINAGE PIPE		
SANITARY SEWER LINE		
WATER LINE		
SURFACE ELEVATION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

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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4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6755

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PRELIMINARY
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CONSTRUCTION



N/F
LENNAR CAROLINAS, LLC
D.B. 15377, PG. 2089
B.M. 2006, PG. 1172
PIN # 1850.04-73-6733

ZONING OS CD

ZONING R & PUD

N/F
DOUGLAS B. JONES
D.B. 17035, PG. 1542
PIN # 1860.03-03-8619

ZONING GR5 CD

WINTER SPRING DR.
60' PUBLIC R/W

SWEET CLOVER DR.
60' PUBLIC R/W

N/F
DONALD HOUSTON, JONES
WILL BOOK 891-G-E
PIN # 1850.04-93-1255

49.167 AC.
2,147,696 sq. ft.

ZONING R & PUD
NORTH AREA

N/F
KEVIN M. &
JOANNA M. CROW
D.B. 15769, PG. 755
B.M. 2007, PG. 1763
PIN # 1860.03-02-2839

ZONING R & PUD

N/F
WAKE FOREST CHURCH
OF THE NAZARENE
D.B. 17006, PG. 934
B.M. 2017, PG. 2572
PIN # 1860.03-02-9417

N/F
BILL CLARK HOMES OF RALEIGH, LLC
D.B. 16227, PG. 1802 PIN# 1860.04-01-0447

LINE	BEARING	DISTANCE
L-1	S 89°12'54" E	84.86
L-2	S 00°13'37" W	6.06
L-3	S 00°45'41" W	8.31
L-4	N 51°37'58" W	69.08
L-5	N 20°58'29" W	90.87
L-6	N 50°59'26" W	85.30
L-7	N 81°11'48" W	85.58
L-8	N 80°52'11" W	75.93
L-9	N 80°23'54" W	89.30
L-10	N 80°18'31" W	161.44
L-11	N 49°48'13" W	176.74
L-12	N 49°47'59" W	177.88
L-13	N 49°44'07" W	184.90
L-14	N 49°12'49" W	188.85
L-15	N 49°25'09" W	185.64
L-16	N 49°45'15" W	202.94
L-17	N 23°13'41" E	109.82
L-18	N 70°44'26" E	188.85
L-19	S 00°32'37" E	359.67
L-20	N 89°08'47" E	122.78
L-21	S 05°43'47" W	55.01
L-22	S 02°50'31" W	83.08
L-23	S 05°09'50" W	58.21
L-24	S 04°50'08" W	38.49
L-25	S 05°23'43" W	71.14
L-26	S 05°17'55" W	51.08
L-27	S 05°43'55" W	62.14
L-28	S 05°18'41" W	53.88
L-29	S 05°43'39" W	53.26
L-30	S 05°32'08" W	102.22
L-31	S 05°43'55" W	87.30
L-32	S 05°11'11" W	52.18
L-33	S 05°59'10" W	53.60
L-34	S 05°22'55" W	48.28
L-35	S 05°47'51" W	51.70
L-36	S 05°19'59" W	62.30
L-37	S 05°21'45" W	51.82
L-38	S 05°50'35" W	81.07
L-39	S 08°19'36" W	83.00
L-40	N 85°30'10" W	8.00
L-41	S 05°19'59" W	102.22
L-42	S 05°19'30" W	56.12
L-43	S 05°16'57" W	41.41
L-44	S 05°08'55" W	55.84
L-45	S 05°17'05" W	51.80
L-46	S 05°12'45" W	42.14
L-47	N 85°08'58" W	252.31
L-48	S 05°59'51" W	357.00
L-49	S 85°28'59" E	248.63
L-50	S 05°25'53" W	33.50
L-51	S 05°19'10" W	47.11
L-52	S 05°08'50" W	32.80
L-53	S 08°19'36" W	80.03
L-54	S 05°08'30" W	84.20
L-55	S 05°28'33" W	81.66
L-56	S 05°22'52" W	74.29
L-57	S 05°47'04" W	54.28
L-58	S 05°20'44" W	36.85
L-59	N 89°38'43" W	201.44
L-60	S 05°17'44" W	30.19

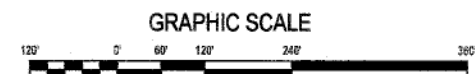
DOI
LINDA
D.B.
PIN # 11

NO.	DATE	BY	CHKD.	REVISION
1	11/28/18			
2	12/13/18			
3	01/22/19			
4	02/08/19			
5	03/01/19			
6	03/01/19			
7	03/01/19			
8	03/01/19			
9	03/01/19			
10	03/01/19			



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

- SITE NOTES**
- PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANGIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
 - WETLANDS AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
 - NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37231758200J, DATED MAY 2, 2006.



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

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



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NO.	DATE	REVISION
1	11-13-2018	TIC Comment / Review
2	05-13-2019	Final of Public Review
3	05-29-2019	Final of Planning Commission
4	07-09-2019	Final of Planning Commission
5	08-01-2019	Final
6	08-01-2019	Final
7	08-01-2019	Final
8	08-01-2019	Final



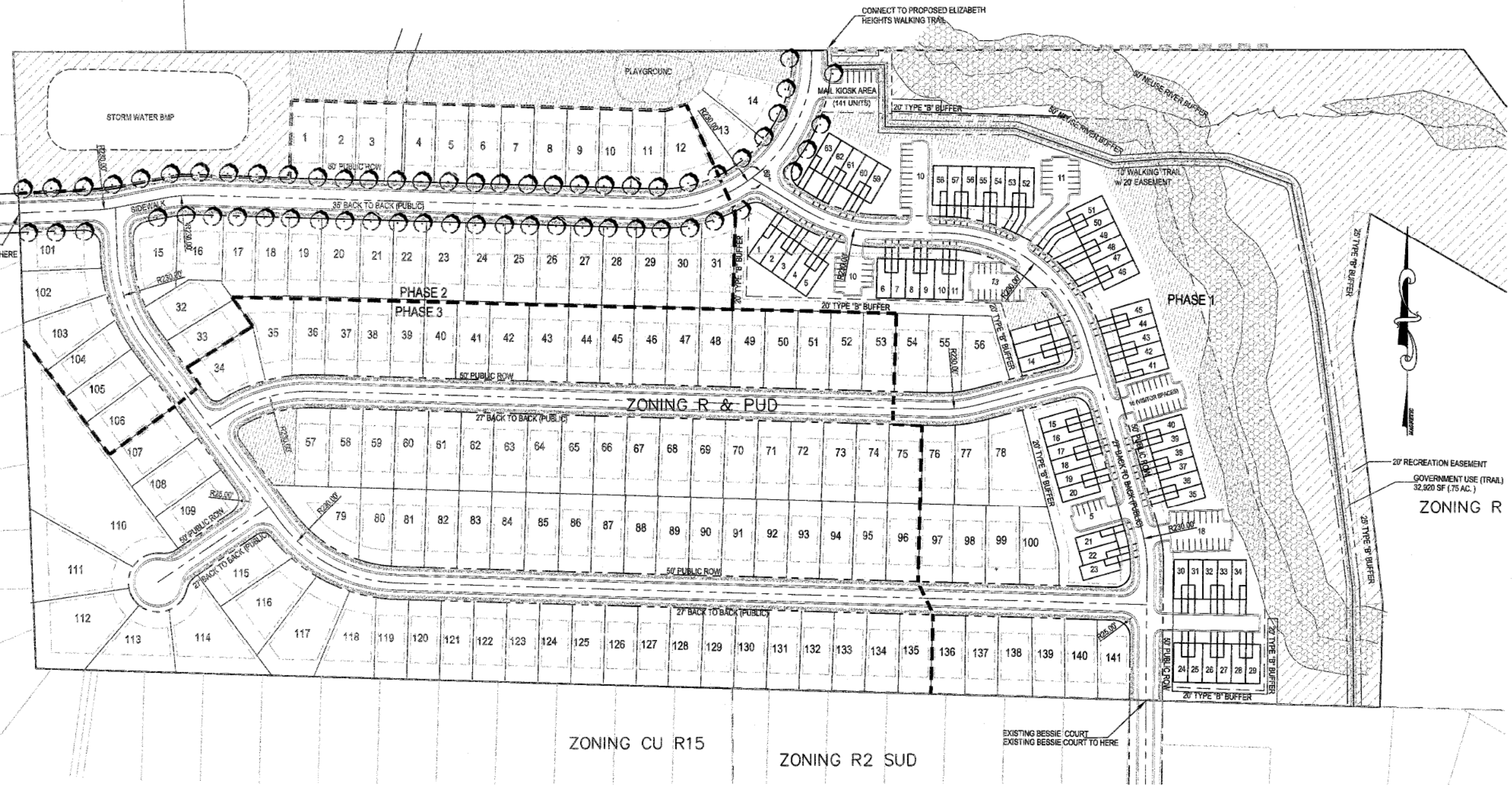
Proposed Site Plan - North
 Preserve at Jones Dairy Subdivision
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No. 4001
 Dwg No. **C2**

ZONING GR5 CD

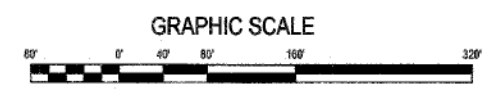
WINTER SPRING DR.
 60' PUBLIC R/W

SWEET CLOVER DR.
 60' PUBLIC R/W



LEGEND

- AMENITY AREAS
- SIDEWALK
- WETLAND / BUFFER



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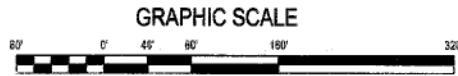
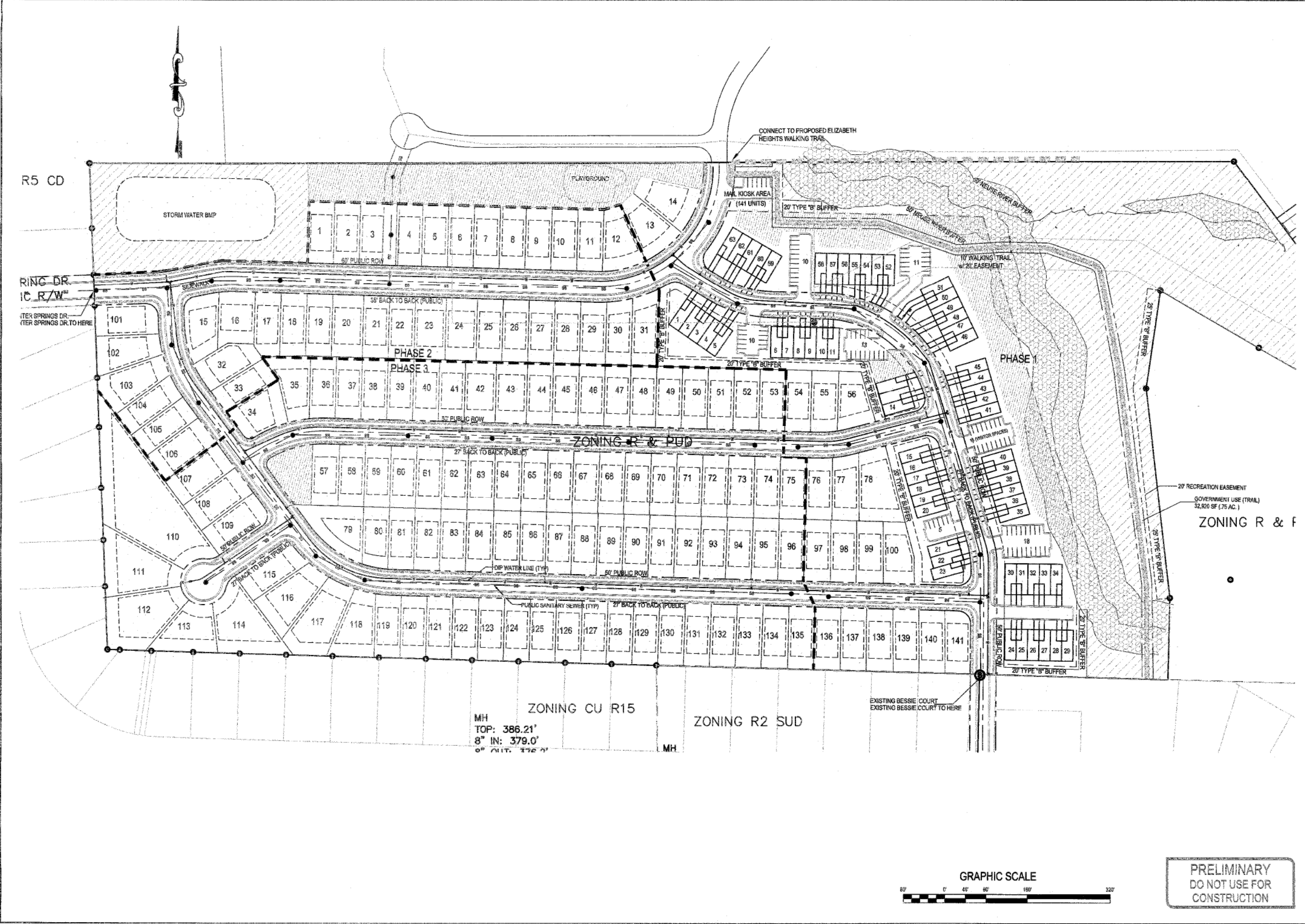
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NO.	DATE	DESCRIPTION	BY	APP'D.
1	11-13-2018	PRELIMINARY PLAN	MG	
2	05-03-2019	REVISIONS	MG	
3	05-03-2019	REVISIONS	MG	
4	07-23-2019	REVISIONS	MG	
5	07-23-2019	REVISIONS	MG	
6	07-23-2019	REVISIONS	MG	
7	07-23-2019	REVISIONS	MG	
8	07-23-2019	REVISIONS	MG	
9	07-23-2019	REVISIONS	MG	
10	07-23-2019	REVISIONS	MG	



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

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



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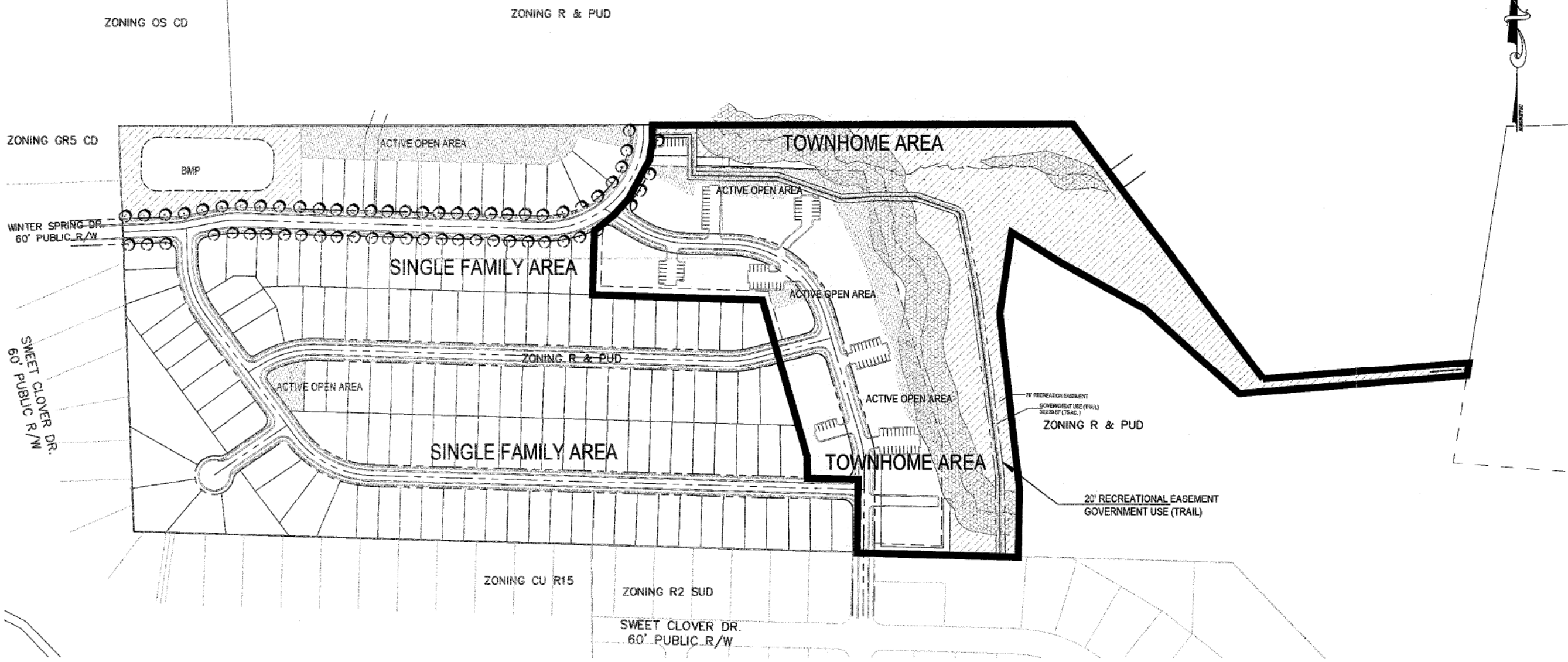
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NO.	DATE	BY	REVISION
1	11-2-2015		TIC Consent / Revise
2	05-15-2016		Time of Plat/Title Certificate
3	05-26-2016		Time of Plat/Title Certificate
4	07-20-2016		Time of Plat/Title Certificate
5			Comment
6			Comment
7			Comment
8			Comment



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

Job No. 4001
 Dwg No. **C4**



SITE DEVELOPMENT DATA

GROSS TRACT AREA:	49.16 ACRES
SINGLE FAMILY AREA:	41.7 ACRES
TOWNHOME AREA:	7.46 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
PROPOSED DEVELOPMENT:	
SINGLE FAMILY LOTS:	141
TOWNHOME:	63
RECREATION AND OPEN SPACE:	
SINGLE FAMILY REQUIRED (10%):	41.7 x .10 = 4.2 ACRES
ACTIVE AREA REQUIRED:	4.2 x .5 = 2.1 ACRES
ACTIVE AREA PROVIDED:	2.1 ACRES
PASSIVE AREA PROVIDED:	7 ACRES
TOTAL AREA PROVIDED:	9.1 ACRES (22%)
TOWNHOME AREA REQUIRED (15%):	
ACTIVE AREA REQUIRED:	7.46 x .15 = 1.1 ACRES
ACTIVE AREA PROVIDED TOTAL:	1.5 ACRES
* GOVERNMENT USE (TRAIL)	.75 ACRES
PASSIVE AREA PROVIDED:	.65 ACRES

R&PUD PERMITTED USES

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

LEGEND

- AMENITY AREAS
- SIDEWALK
- WETLANDS
- ACTIVE OPEN AREAS

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**

