

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

PROPOSED DEVELOPMENT:
 SINGLE FAMILY LOTS: 255
 LOT SIZE: 6000 SF (MIN) - 13,682 SF (MAX)
 50 FT (MIN)
 FRONT: 25 FT
 REAR: 25 FT
 SIDE: 5 FT (0-10 AGGREGATE)
 10 FT (SIDE FRONTING ROW)
 SIDE (CORNER LOTS): 10 FT (SIDE FRONTING ROW)

DENSITY: 255 / 68.14 = 3.74 UNITS / ACRE

SINGLE FAMILY PROJECT:
 RECREATION AND OPEN SPACE:
 SINGLE FAMILY AREA REQUIRED (10%): 6.8 ACRES 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
 UNIMPROVED AREA PROVIDED: 7.60 ACRES
 TOWNHOME LOTS: 179
 TOWNHOME AREA REQUIRED: 19.84 x .15 = 2.97 ACRES
 TOWNHOME IMPROVED AREA REQD: 2.97 x .5 = 1.49 ACRES
 TOWNHOME IMPROVED AREA PROVIDED: 2.9 ACRES



caaENGINEERS, Inc.
 Cary B. Williams, Inc.
 Cary B. Williams, Inc.
 PROFESSIONAL ENGINEERS

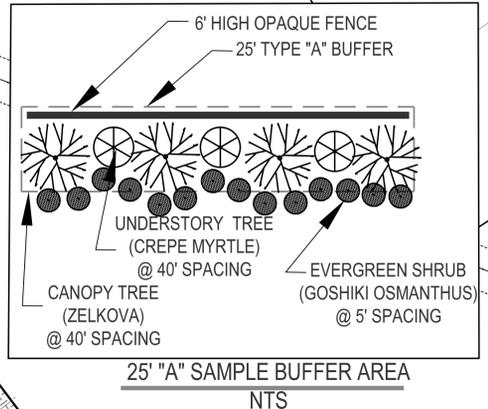
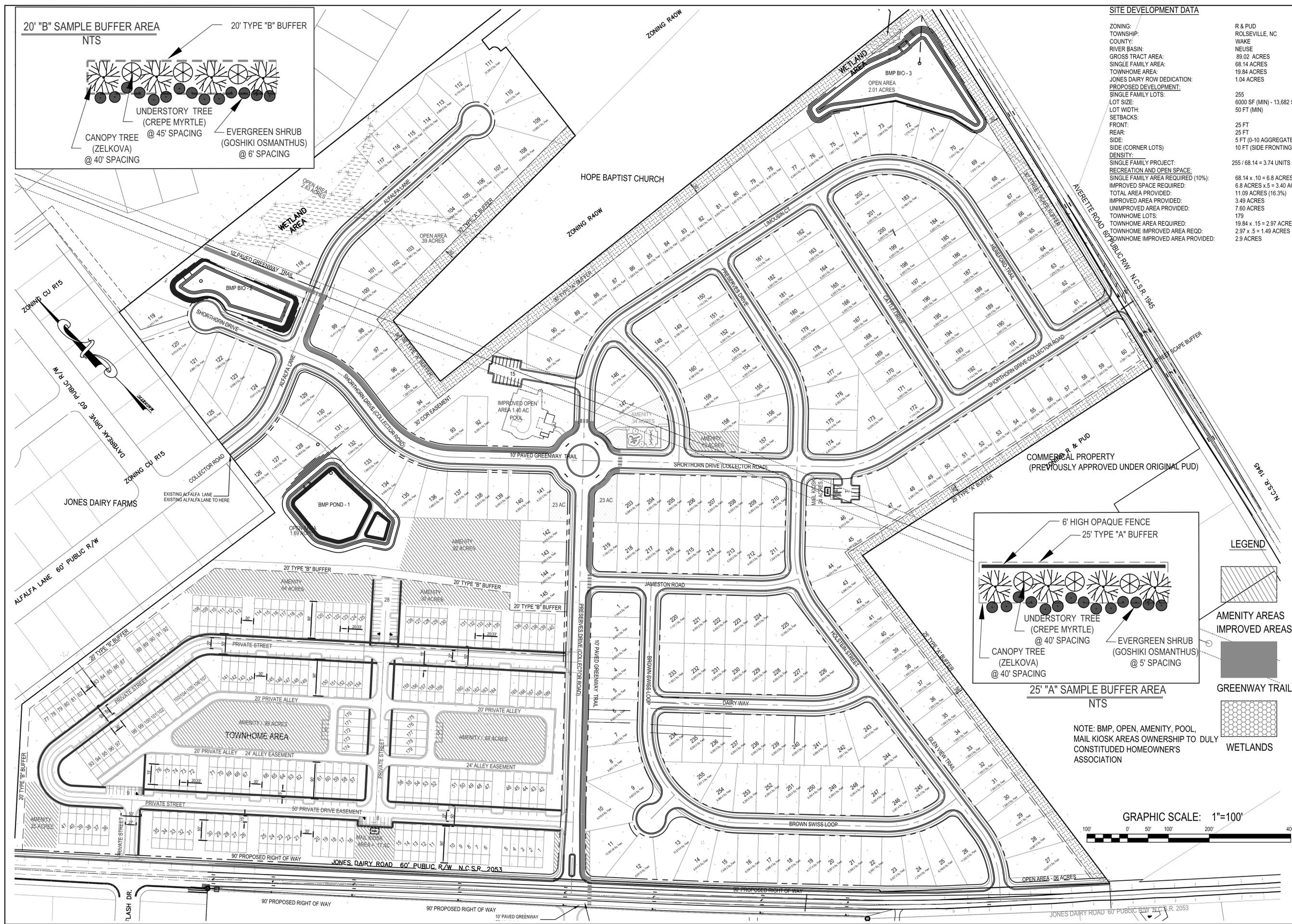
1233 Heritage Links Drive, Wake Forest, North Carolina 27597
 4828 Winty Hill Drive, Raleigh, North Carolina 27609
 © caaENGINEERS, Inc. All Rights Reserved
 C-2151

NO.	DATE	REVISION/DESCRIPTION	BY
1	3-14-2020	Per Raleigh TRC Comments	BT
2			By
3			By
4			By
5			By
6			By
7			By
8			By

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

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

Job No. _____
 Dwg No. **C2**



LEGEND

- AMENITY AREAS
- IMPROVED AREAS
- GREENWAY TRAIL
- WETLANDS

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

