

Preliminary Plat

The Preserve at Jones Dairy Rd - South

Rolesville
Wake County, North Carolina

Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive
Raleigh, NC 27617



SITE DEVELOPMENT DATA

ZONING PROPOSED: R & PUD
TOWNSHIP: ROLSEVILLE, NC
COUNTY: WAKE
RIVER BASIN: NEUSE

GROSS TRACT AREA: 54.01 ACRES
SINGLE FAMILY RESIDENTIAL: 53.53 ACRES
JONES DAIRY ROW DEDICATION: .48 ACRES

PROPOSED USE: RESIDENTIAL
EXISTING USE: VACANT

PROPOSED DEVELOPMENT:

SINGLE FAMILY DENSITY PROVIDED : 215 / 54.83 = 3.92 UNITS / AC
PROPOSED LOTS: 215
LOT SIZE: 6000 SF (MIN) - 19,485.1 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:

TOTAL SITE AREA REQUIRED (10%): 53.53 x .10 = 5.35 ACRES
IMPROVED AREA REQUIRED: 5.35 x .5 = 2.67
TOTAL AREA PROVIDED: 7.59 ACRES (14.2%)
IMPROVED AREA PROVIDED: 4.56 ACRES
UNIMPROVED AREA PROVIDED: 3.03 ACRES

PROJECT INFORMATION:

PROJECT: THE PRESERVE AT JONES DAIRY - SOUTH PRELIMINARY PLAT
OWNER/DEVELOPER: PRESERVE AT JONES DAIRY, LLC
10534 ARNOLD PALMER DRIVE
RALEIGH, NC 27617
(919) 422-1847
PHONE: (919) 422-1847
CONTACT: GLEN HARTMAN
EMAIL: GLEN.HARTMAN@CAPITOLCITY-HOMES.COM
ENGINEER: KEITH GETTLE, PE
caaENGINEERS, INC.
4932 B WINDY HILL DRIVE
RALEIGH, NC 27609
(919) 210-3934
PHONE: (919) 210-3934
EMAIL: KGETTLE@CAAENGINEERS.COM
SURVEYOR: CMP LAND SURVEYORS (MIKE MOSS)
333 SOUTH WHITE STREET, WAKE FOREST NC, 27587
(919) 556-3148
PHONE: (919) 556-3148
PROJECT ADDRESS: JONES DAIRY ROAD, ROLESVILLE, NC
1759-88-8240, 1759.02-88-8240, 1759.02-78-6199
PIN: R & PUD
ZONING: VACANT
EXIST USE: VACANT
FLOOD ZONE: NONE - FEMA FIRM MAP 3720175900J

SHEET

DESCRIPTION

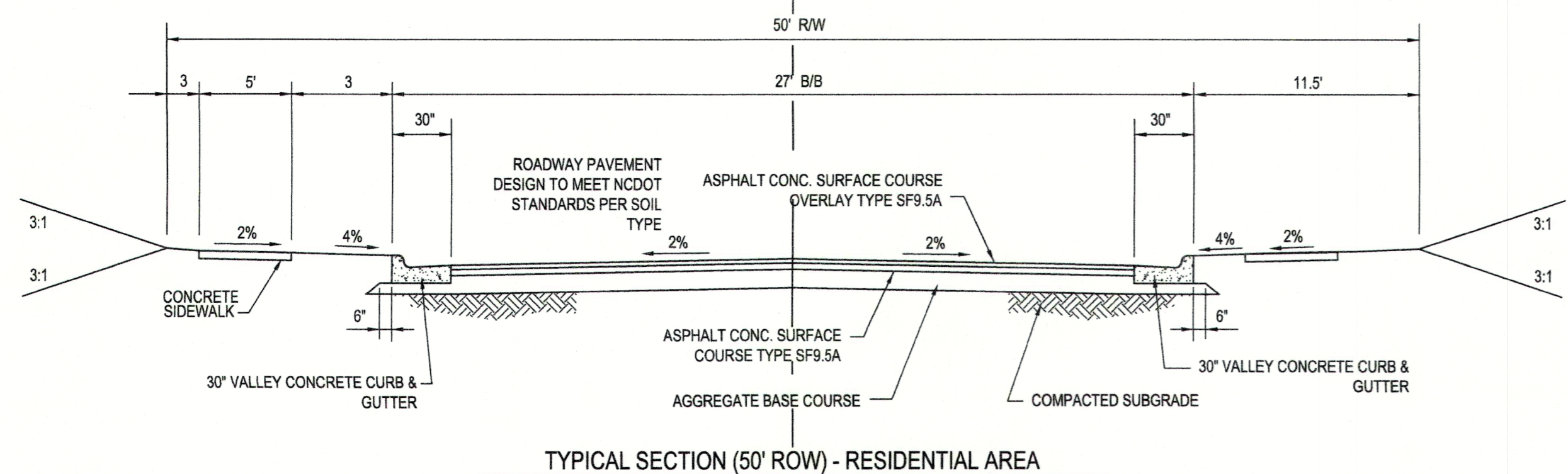
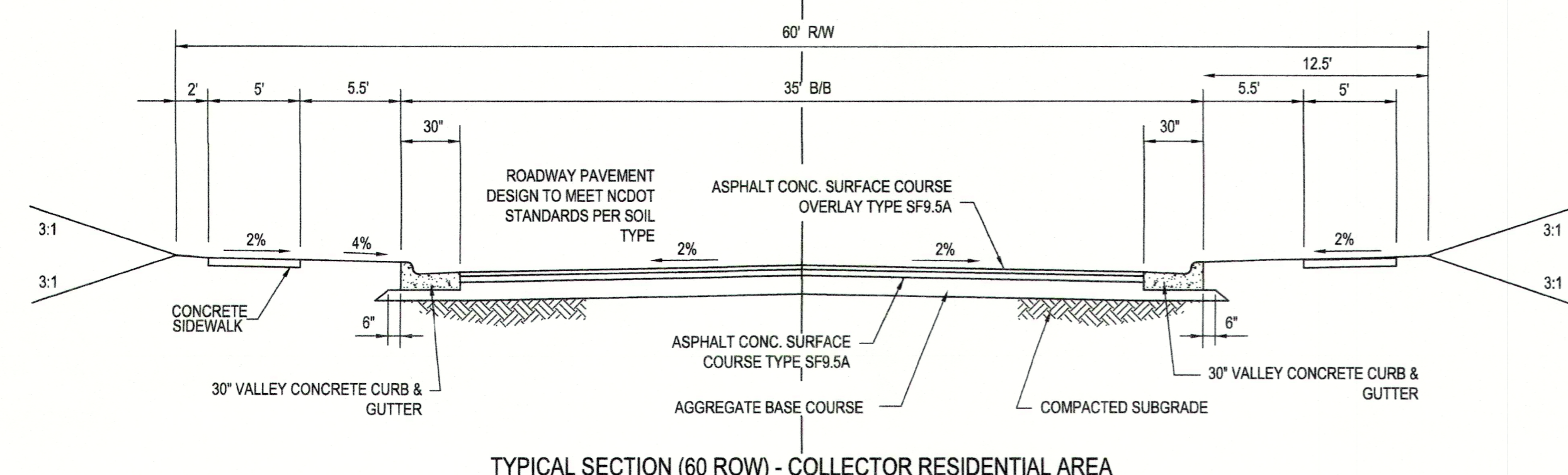
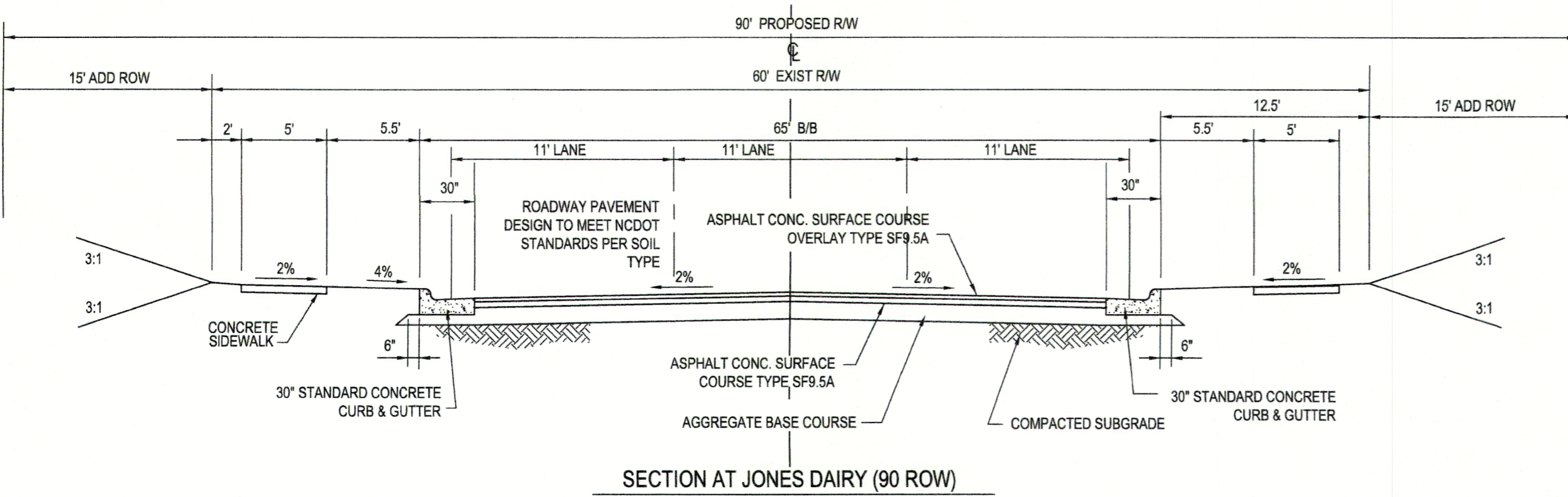
- C1 Existing Site Plan
- C2 Proposed Preliminary Subdivision Plat - 1 of 2
- C3 Proposed Preliminary Subdivision Plat - 2 of 2
- C4 Proposed Utility Plan
- C5 South Area Plan
- R1 Roadway Improvements

R&PUD PERMITTED USES

R1 53.53 ACRES
R2 0 ACRES
R3 0 ACRES
RM 0 ACRES
G 1.03 ACRES

LEGEND

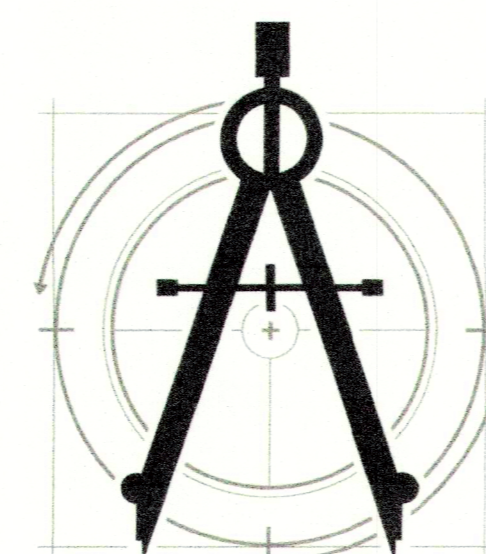
	NEW	EXISTING
DRAINAGE STRUCTURE	■	□
SANITARY SEWER MANHOLE	⊙	○
SANITARY SEWER CLEANOUT	⊙	○
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
OVERHEAD UTILITY LINE	— OH —	— XOH —
UNDERGROUND ELECTRIC LINE	— E —	— XE —
UNDERGROUND TELECOMDATA LINE	— TD —	— XTD —
FIBER OPTIC CABLE	— FO —	— XFO —
GAS LINE	— G —	— XG —
STORM DRAINAGE PIPE	— SD —	— XSD —
SANITARY SEWER LINE	— SS —	— XSS —
WATER LINE	— W —	— XW —
SURFACE ELEVATION CONTOUR	— 400 —	— 400 —
SURFACE SPOT ELEVATION	⊕ 356.44	⊕ 356.44
CLEARING LIMIT/FREE LINE	~ ~ ~	~ ~ ~
LIMIT OF DISTURBANCE	— T —	— T —
ELECTRICAL TRANSFORMER PAD	⊕	⊕



JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE TIA REPORT DID NOT ACCOUNT FOR THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD TO BE CONSERVATIVE. THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD COULD OCCUR AT ANY PHASE OF THE DEVELOPMENT AND STILL MATCH THE OPERATIONS IDENTIFIED IN THE TIA REPORT.



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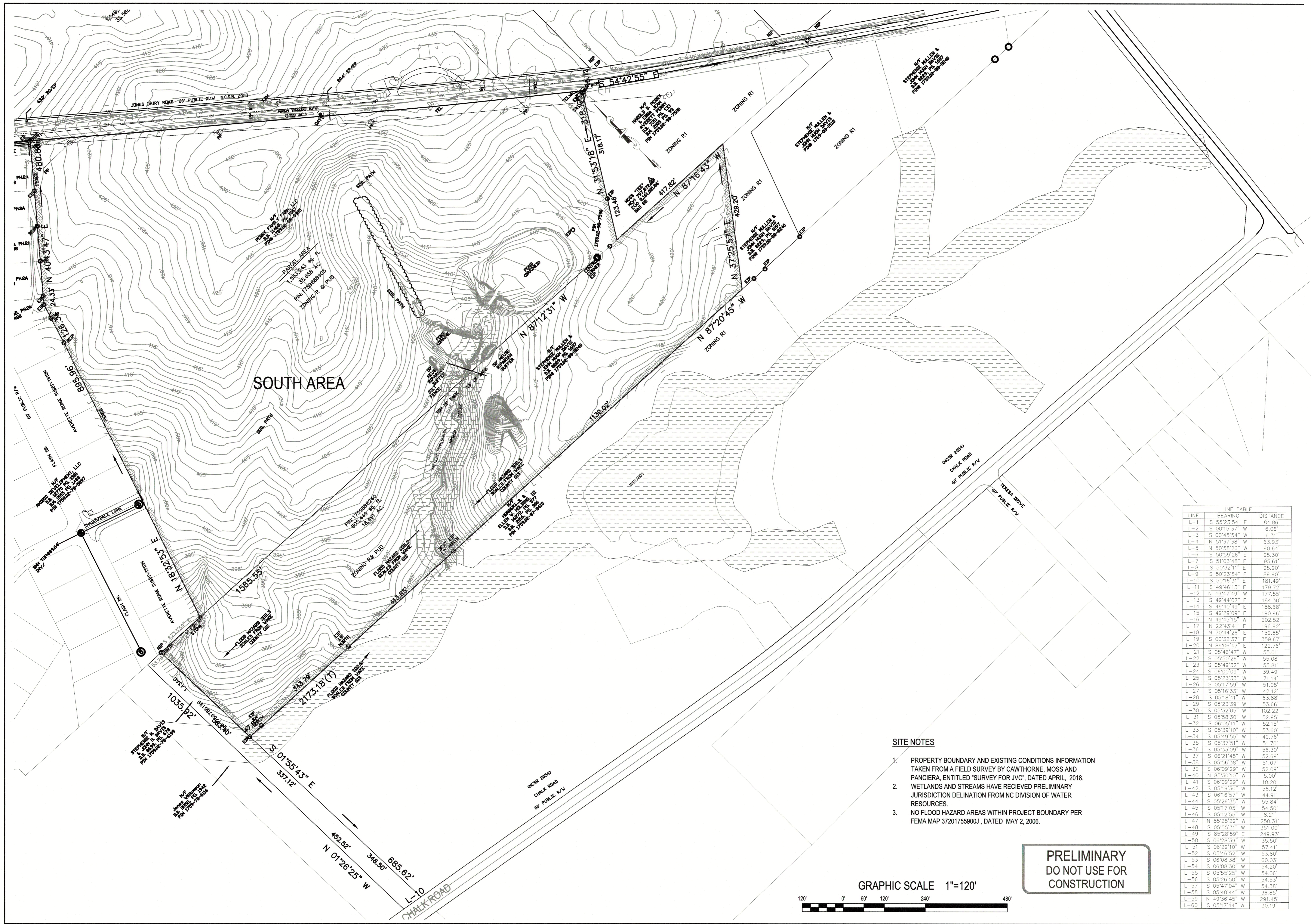
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PUBLIC STREET = 7830 LF

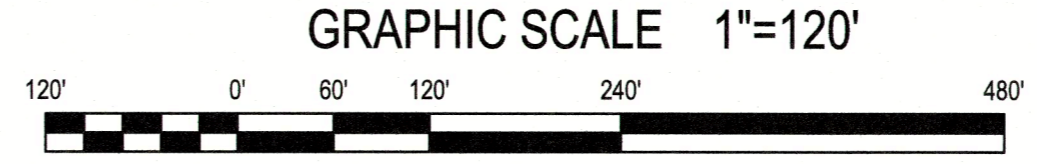


SOUTH AREA

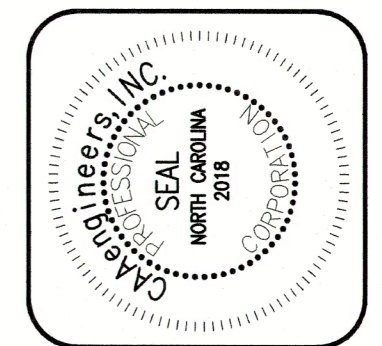
SITE NOTES

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

**PRELIMINARY
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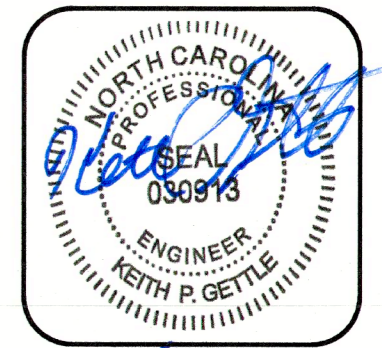


LINE	BEARING	DISTANCE
L-1	S 55°23'54" E	84.86'
L-2	S 00°15'37" W	6.06'
L-3	S 00°45'54" W	6.31'
L-4	N 51°37'58" W	63.93'
L-5	N 50°58'26" W	90.64'
L-6	S 50°59'26" E	95.30'
L-7	S 51°03'48" E	95.61'
L-8	S 50°32'11" E	95.90'
L-9	S 50°23'54" E	89.90'
L-10	S 50°16'31" E	181.49'
L-11	S 49°46'13" E	179.72'
L-12	N 49°47'49" W	177.55'
L-13	S 49°44'07" E	184.30'
L-14	S 49°40'49" E	188.68'
L-15	S 49°29'09" E	190.96'
L-16	N 49°45'15" W	202.52'
L-17	N 22°43'41" E	196.92'
L-18	N 70°44'26" E	159.85'
L-19	S 00°32'37" E	359.67'
L-20	N 89°06'47" E	122.76'
L-21	S 05°46'47" W	55.01'
L-22	S 05°50'26" W	55.08'
L-23	S 05°49'52" W	55.81'
L-24	S 06°00'09" W	39.49'
L-25	S 05°23'33" W	71.14'
L-26	S 05°17'59" W	51.08'
L-27	S 05°16'33" W	42.12'
L-28	S 05°19'41" W	63.88'
L-29	S 05°23'39" W	53.66'
L-30	S 05°32'05" W	102.22'
L-31	S 05°58'30" W	52.95'
L-32	S 06°05'11" W	52.15'
L-33	S 05°39'10" W	53.60'
L-34	S 05°49'55" W	49.76'
L-35	S 05°37'51" W	51.70'
L-36	S 05°33'09" W	56.30'
L-37	S 06°21'45" W	52.69'
L-38	S 05°56'38" W	51.07'
L-39	S 06°09'29" W	52.09'
L-40	N 85°30'10" W	5.00'
L-41	S 05°09'29" W	10.20'
L-42	S 05°19'30" W	56.12'
L-43	S 06°16'57" W	44.91'
L-44	S 05°26'35" W	55.84'
L-45	S 05°17'05" W	54.50'
L-46	S 05°12'55" W	8.21'
L-47	S 85°28'29" W	250.31'
L-48	S 05°55'31" W	351.00'
L-49	S 85°28'59" E	249.93'
L-50	S 06°28'39" W	35.50'
L-51	S 06°29'10" W	57.41'
L-52	S 05°46'52" W	53.80'
L-53	S 06°08'38" W	60.03'
L-54	S 06°08'30" W	54.20'
L-55	S 05°55'25" W	54.06'
L-56	S 05°26'50" W	54.53'
L-57	S 05°47'04" W	54.38'
L-58	S 05°40'44" W	36.85'
L-59	N 49°36'45" W	291.45'
L-60	S 05°17'44" W	30.19'



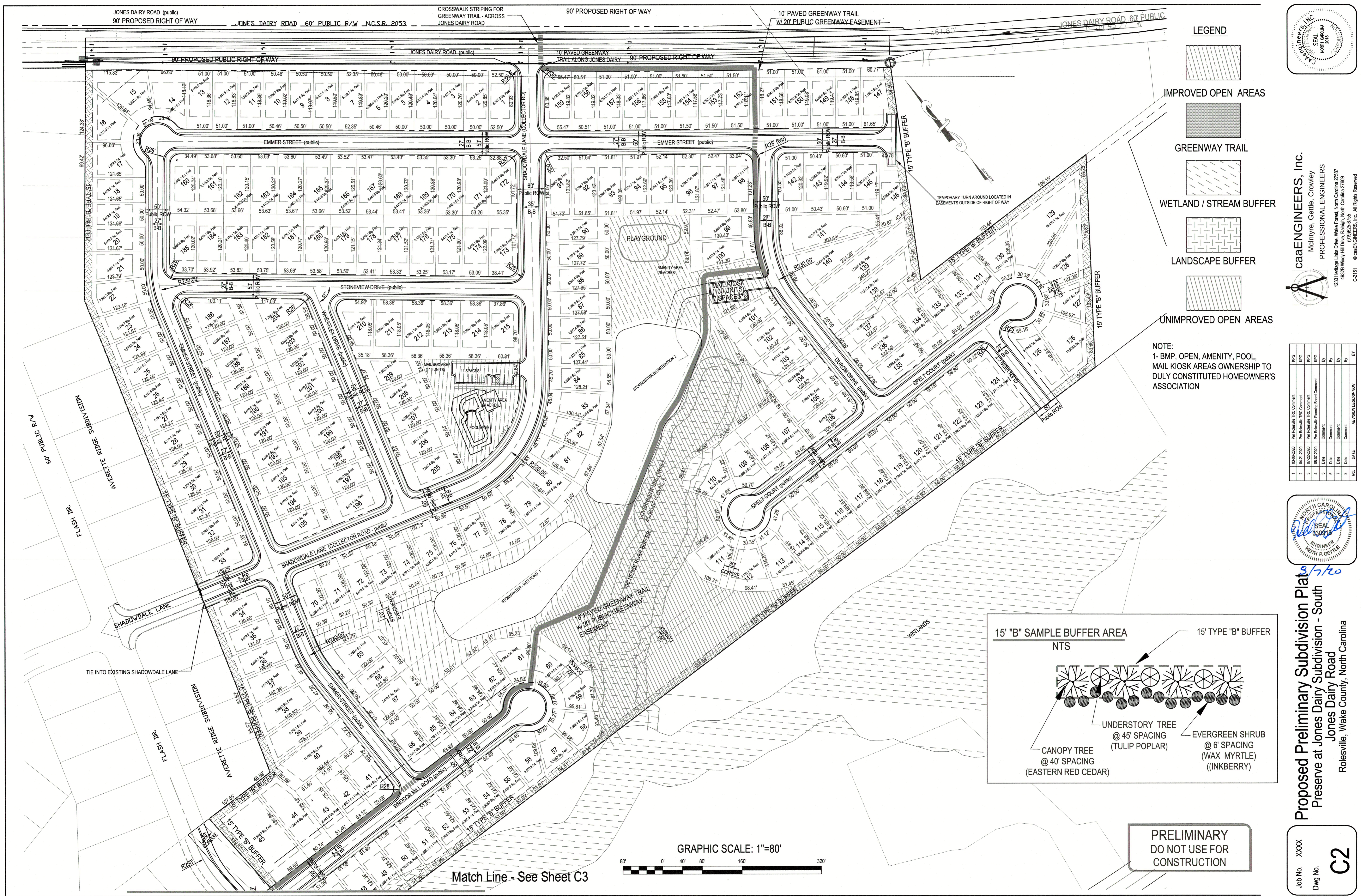
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NO.	DATE	REVISION DESCRIPTION	BY
1	03/26/2020	Per Revisions TRC Comment	PCP
2	04/14/2020	Per Revisions TRC Comment	PCP
3	07/22/2020	Per Revisions TRC Comment	PCP
4	08/07/2020	Per Revisions Planning Board Comment	By
5		Comment	By
6		Comment	By
7		Comment	By
8		Comment	By



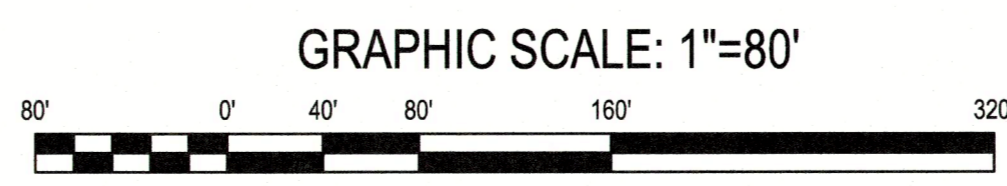
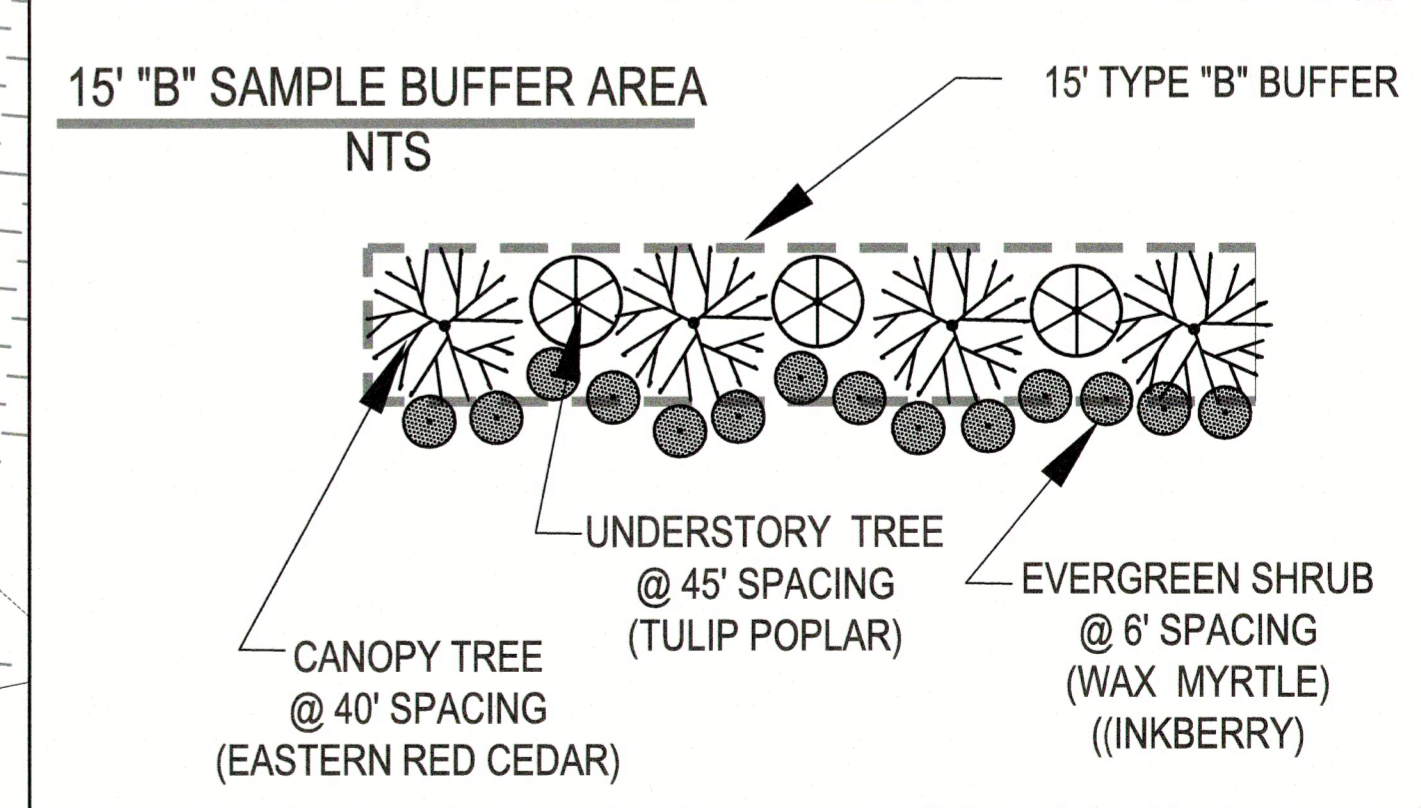
Existing Site Plan
 Preserve at Jones Dairy Subdivision - South
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No. XXXX
 Dwg No. **C1**



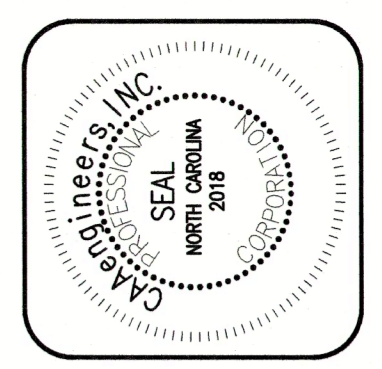
- LEGEND**
- IMPROVED OPEN AREAS
 - GREENWAY TRAIL
 - WETLAND / STREAM BUFFER
 - LANDSCAPE BUFFER
 - UNIMPROVED OPEN AREAS

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



Match Line - See Sheet C3

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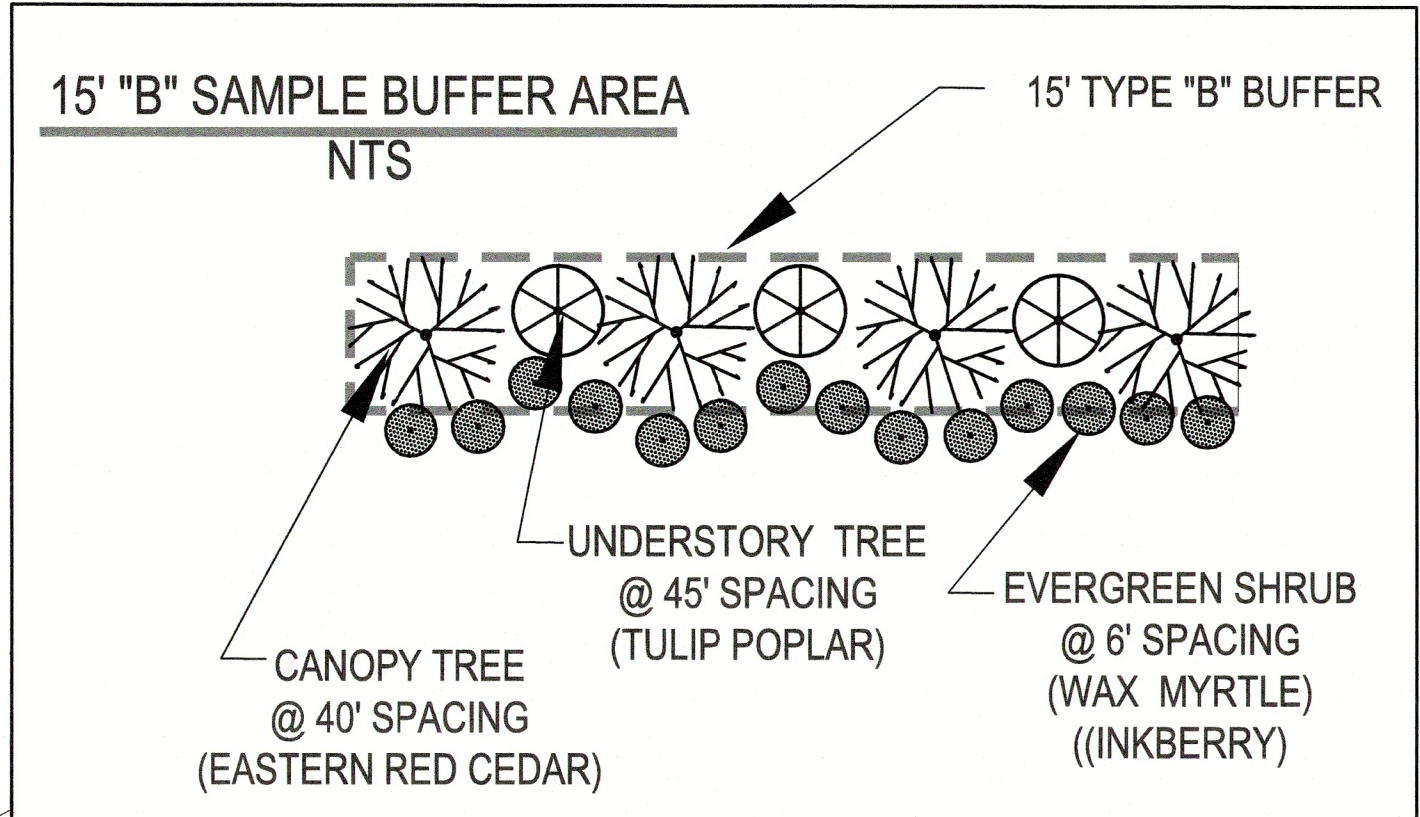
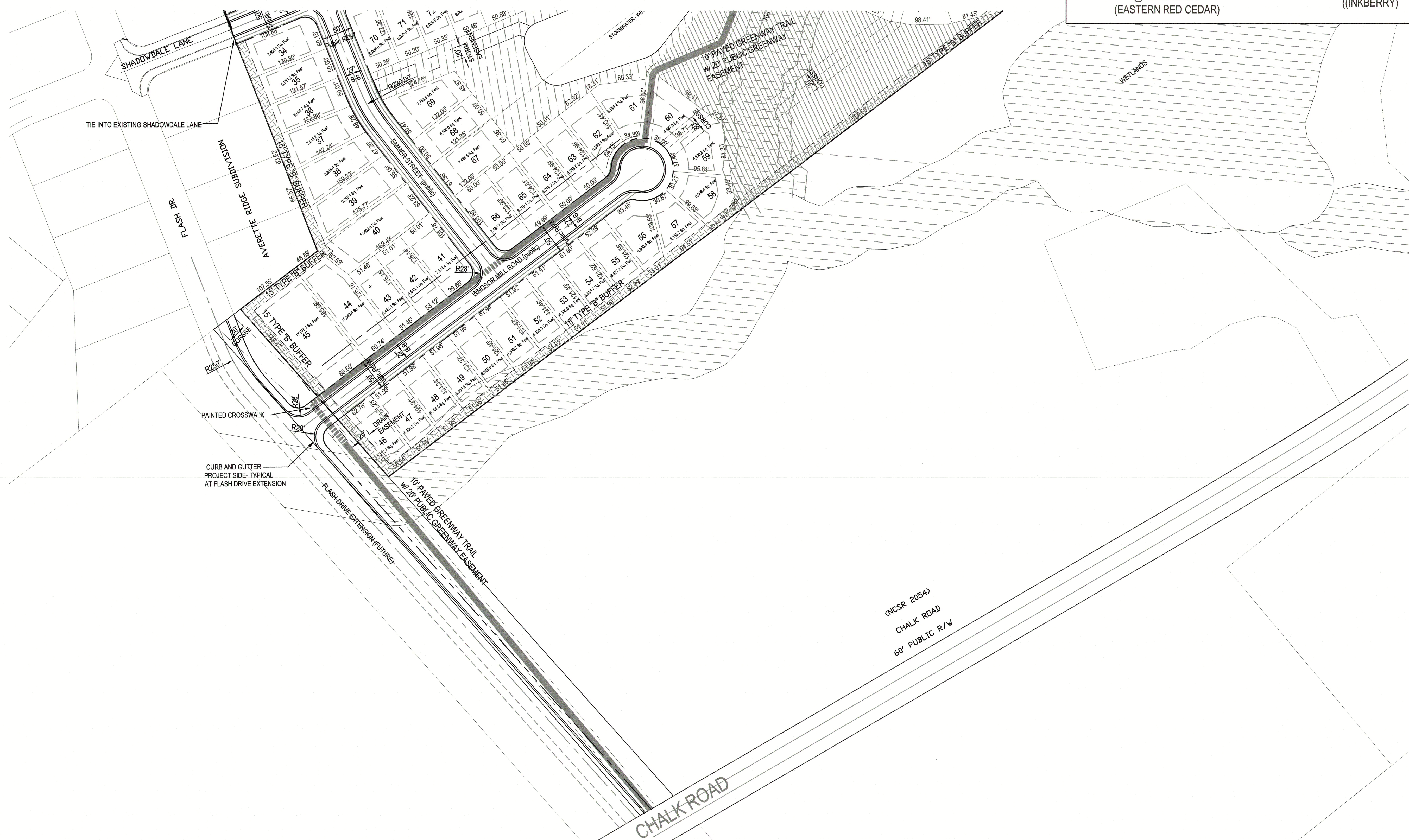
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NO.	DATE	REVISION/DESCRIPTION	BY
1	03-06-2020	Per Raleigh TRC Comment	KPG
2	04-21-2020	Per Raleigh TRC Comment	KPG
3	07-29-2020	Per Raleigh TRC Comment	KPG
4	08-07-2020	Per Raleigh Planning Board Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Proposed Preliminary Subdivision Plat 874760
 Preserve at Jones Dairy Subdivision - South
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

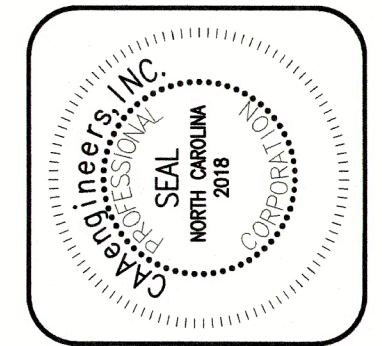
Job No. XXXX
 Dwg No. **C2**



- LEGEND**
- IMPROVED OPEN AREAS
 - GREENWAY TRAIL
 - WETLAND / STREAM BUFFER
 - LANDSCAPE BUFFER
 - UNIMPROVED OPEN AREAS

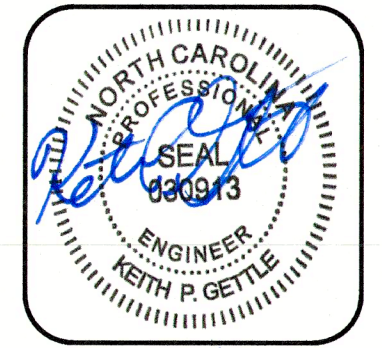
**PRELIMINARY
DO NOT USE FOR
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NOTE:
1- BMP, OPEN, AMENITY, POOL,
MAIL KIOSK AREAS OWNERSHIP TO
DULY CONSTITUTED HOMEOWNER'S
ASSOCIATION



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1	03/06/2020	Per Reviewer, TIC Comment	PGF
2	04/14/2020	Per Reviewer, TIC Comment	PGF
3	07/22/2020	Per Reviewer, TIC Comment	PGF
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6	Date	Comment	By
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8	Date	Comment	By
9	Date	Comment	By

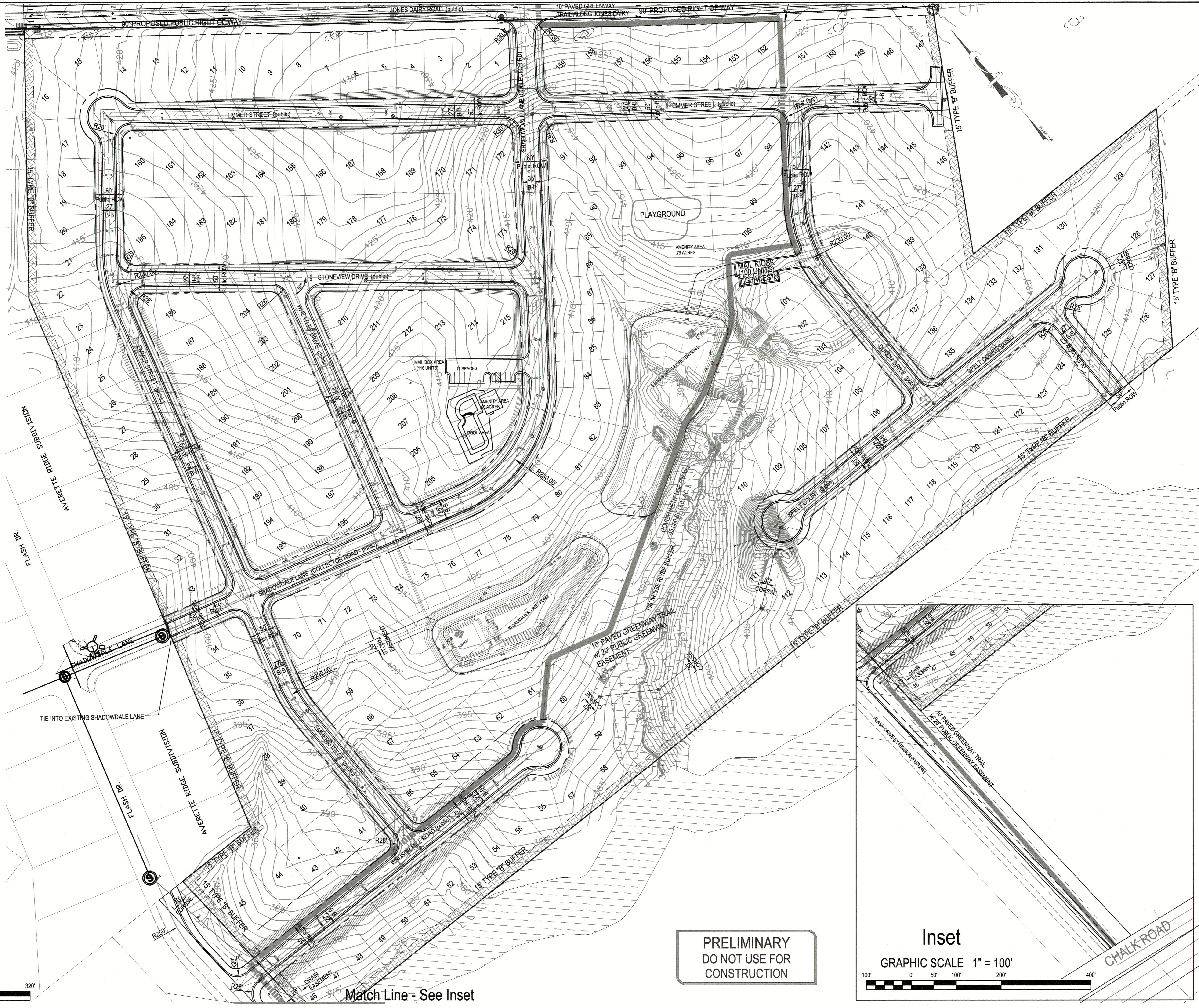


Proposed Preliminary Subdivision Plat
Preserve at Jones Dairy Subdivision - South
Jones Dairy Road
Rolesville, Wake County, North Carolina

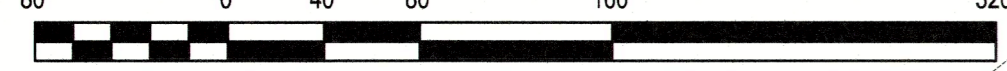
Job No. XXXX
Dwg No. **C3**

GENERAL NOTES:

1. Type of Street Required All subdivision lots shall abut at least 20 feet on a public street. All public streets shall be dedicated to the Town of Rolesville, the State of North Carolina or the public as determined appropriate by the Board of Commissioners of the Town of Rolesville. All public streets shall be built to the standards of this ordinance and all other applicable standards of the Town of Rolesville and the North Carolina Department of Transportation. Public streets not dedicated to the Town which are eligible for acceptance into the State Highway System shall be constructed to the standards necessary to be put on the State Highway System or the standards in this ordinance, whichever is stricter, in regard to each particular item and shall be put on such system. Streets not dedicated to the Town which are not eligible to be put on the State Highway System because there are too few lots or residences shall, nevertheless, be dedicated to the public and shall be in accordance with the standards in this ordinance or the standards necessary to be put on the State Highway System, whichever is stricter in regard to each particular item, so as to be eligible to be put on the system at a later date. A written maintenance agreement with provisions for maintenance of the street until it is put on the State System shall be included with the final plat.

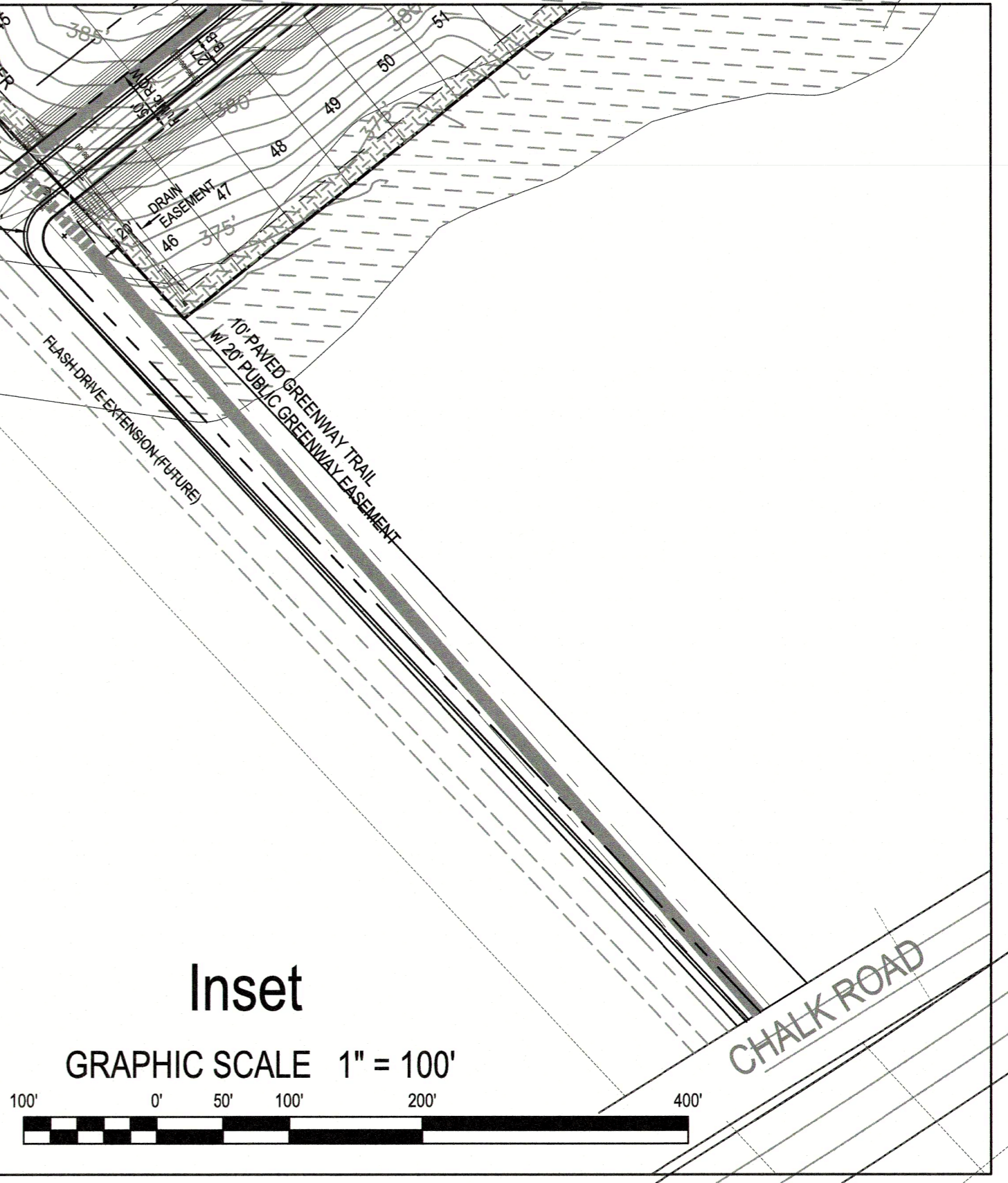


GRAPHIC SCALE 1"=80'

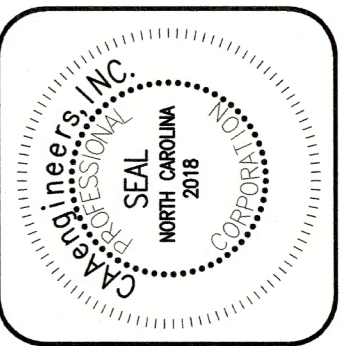
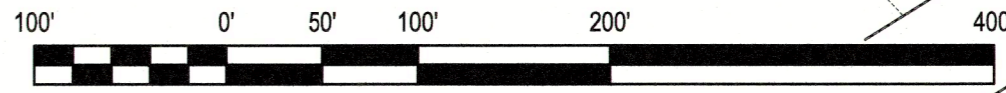


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Match Line - See Inset



**Inset
GRAPHIC SCALE 1" = 100'**



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1	03-08-2020	Per Rolesville TTC Comment	PCS
2	04-14-2020	Per Rolesville TTC Comment	PCS
3	07-22-2020	Per Rolesville TTC Comment	PCS
4	08-07-2020	Per Rolesville Planning Board Comment	PCS
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



3/7/20

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

Job No. XXXX
Dwg No. **C4**

JONES DAIRY PRESERVE - CENTRAL

SITE DEVELOPMENT DATA

GROSS TRACT AREA: 54.01 ACRES
 SINGLE FAMILY RESIDENTIAL: 53.53 ACRES
 JONES DAIRY ROW DEDICATION: .48 ACRES
 PROPOSED USE: RESIDENTIAL
 EXISTING USE: VACANT

PROPOSED DEVELOPMENT:
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 IMPROVED AREA REQUIRED: 5.35 x .5 = 2.67
 TOTAL AREA PROVIDED: 7.59 ACRES (14.1%)
 ACTIVE AREA PROVIDED: 4.56 ACRES
 GOVERNMENT USE (WALKING PATH):
 PASSIVE AREA PROVIDED: 3.03 ACRES

JONES DAIRY ROADWAY IMPROVEMENTS:

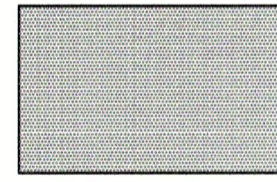
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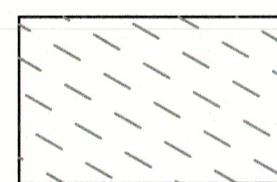
LEGEND



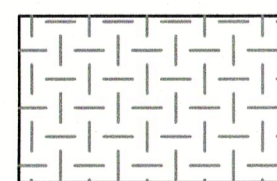
IMPROVED OPEN AREAS



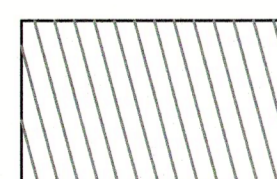
GREENWAY TRAIL



WETLAND / STREAM BUFFER



LANDSCAPE BUFFER

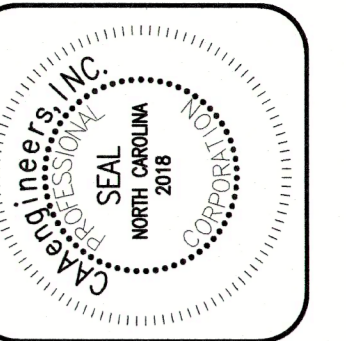
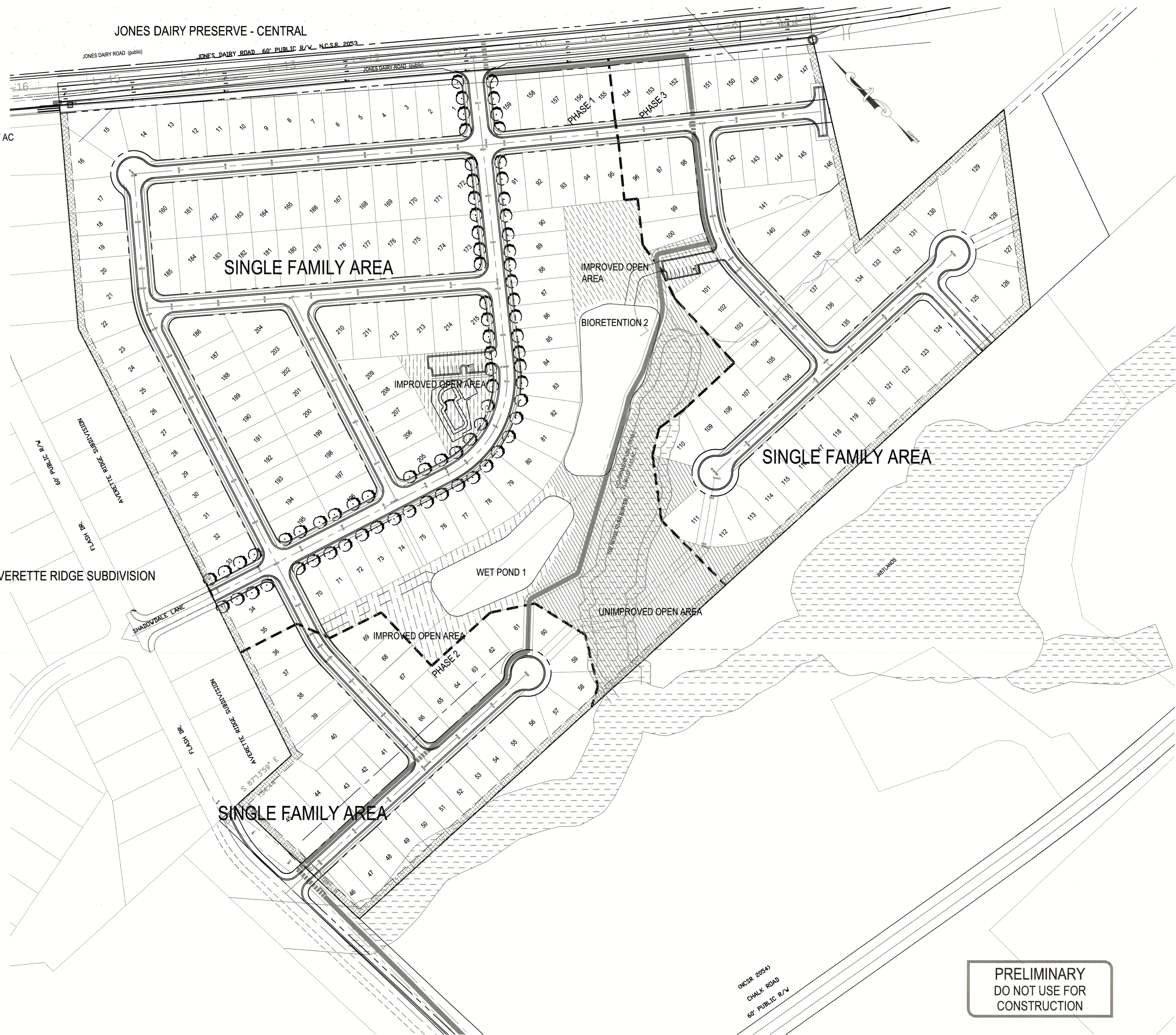
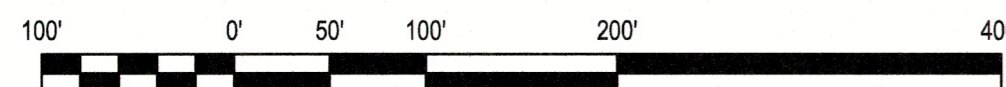


UNIMPROVED OPEN AREAS

R&PUD PERMITTED USES

R1 53.53 ACRES
 R2 0 ACRES
 R3 0 ACRES
 RM 0 ACRES
 G 1.03 ACRES

GRAPHIC SCALE: 1"=100'



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NO.	DATE	REVISION DESCRIPTION	BY
1	03/06/2020	For Release TRC Comment	EPG
2	04/21/2020	For Release TRC Comment	EPG
3	07/22/2020	For Release TRC Comment	EPG
4	08/07/2020	For Release Planning Board Comment	EPG
5	Date	Comment	By
6	Date	Comment	By
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8	Date	Comment	By
9	Date	Comment	By



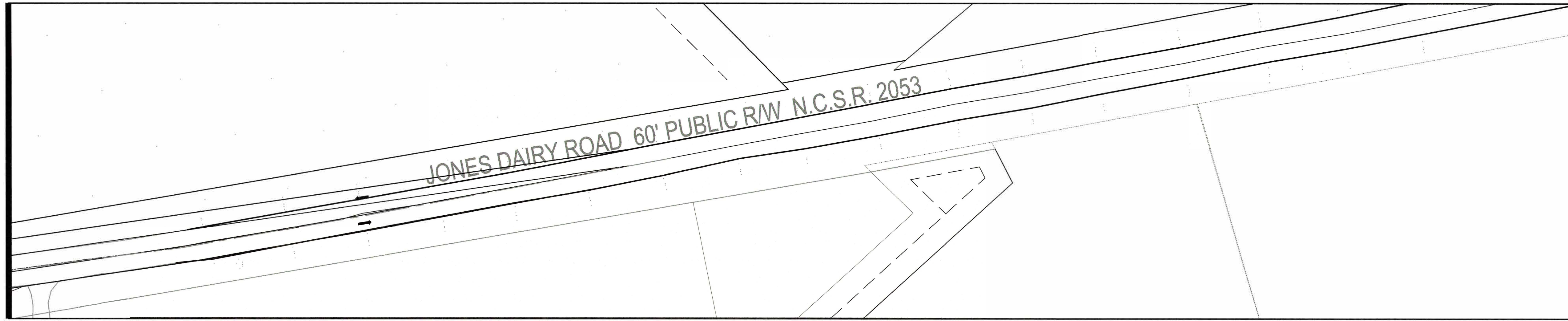
8/17/20

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

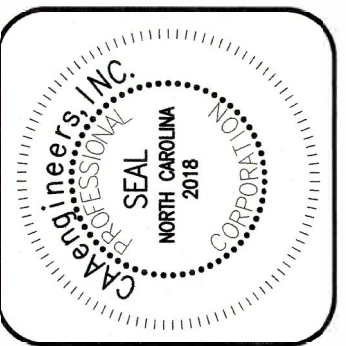
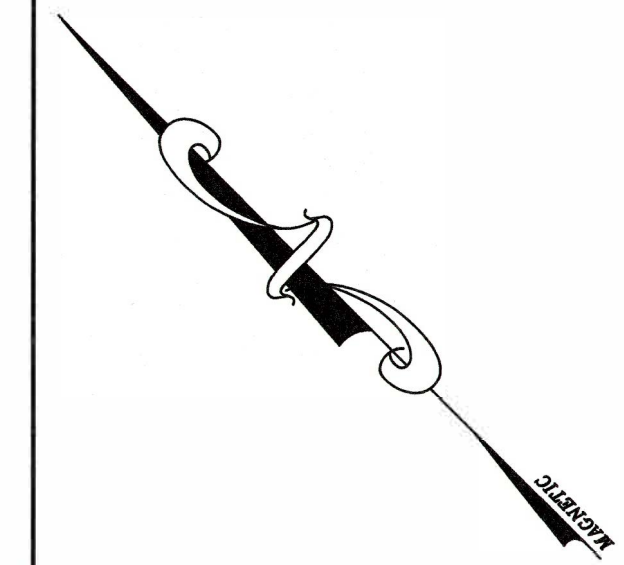
Job No. XXXX
 Dwg No. C5

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

MATCH LINE B



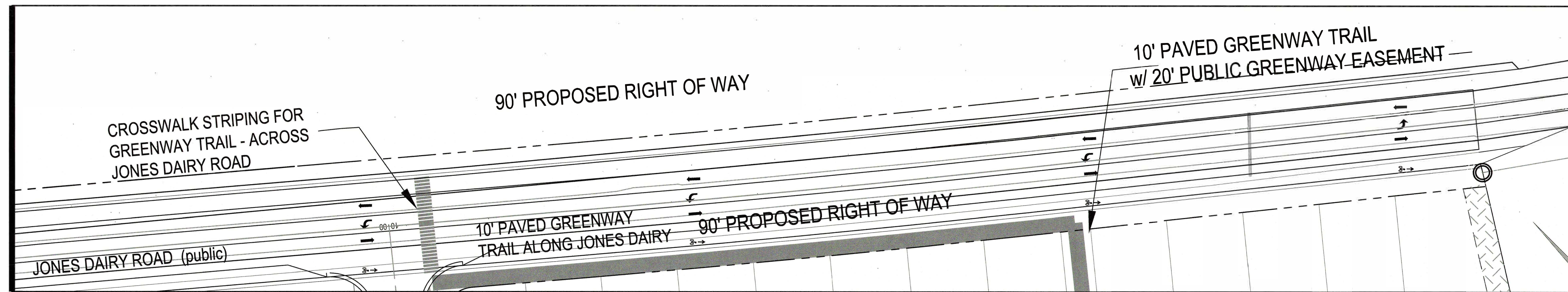
Jones Dairy Road



caaENGINEERS, Inc.
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 PROFESSIONAL ENGINEERS
 1233 Heritage Links Drive, Wake Forest, North Carolina 27587
 4628 Wiley Hill (919) 625-5755
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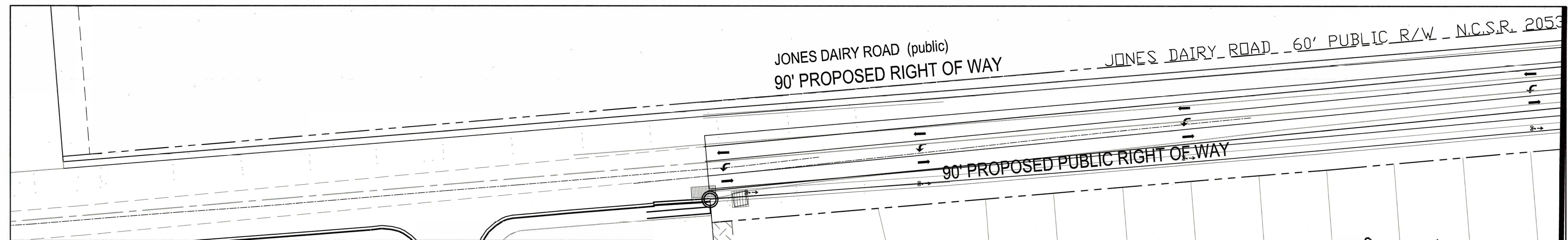
MATCH LINE A



Jones Dairy Road

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

NO.	DATE	REVISION/DESCRIPTION	BY
1	03-06-2020	Per Rowlett TFC Comment	PPS
2	04-14-2020	Per Rowlett TFC Comment	PPS
3	07-22-2020	Per Rowlett TFC Comment	PPS
4	08-07-2020	Per Rowlett Planning Board Comment	PPS
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

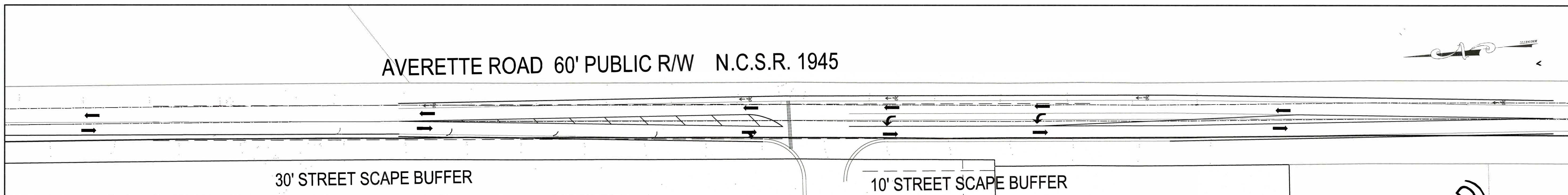


Jones Dairy Road

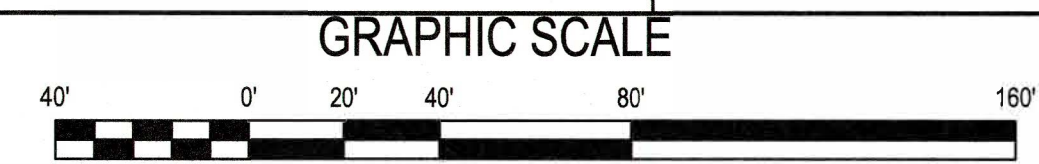
MATCH LINE A



Jones Dairy Road Improvements
 Preserve at Jones Dairy Subdivision - South
 Jones Dairy Road
 Rolesville, Wake County, North Carolina



Averette Road



Job No. XXXX
 Dwg No. R1