

# PRESERVE AT JONES DAIRY - CENTRAL TOWNHOMES

## SITE PLAN DRAWINGS

SP 21-05

ROLESVILLE, NC

DECEMBER 21, 2022

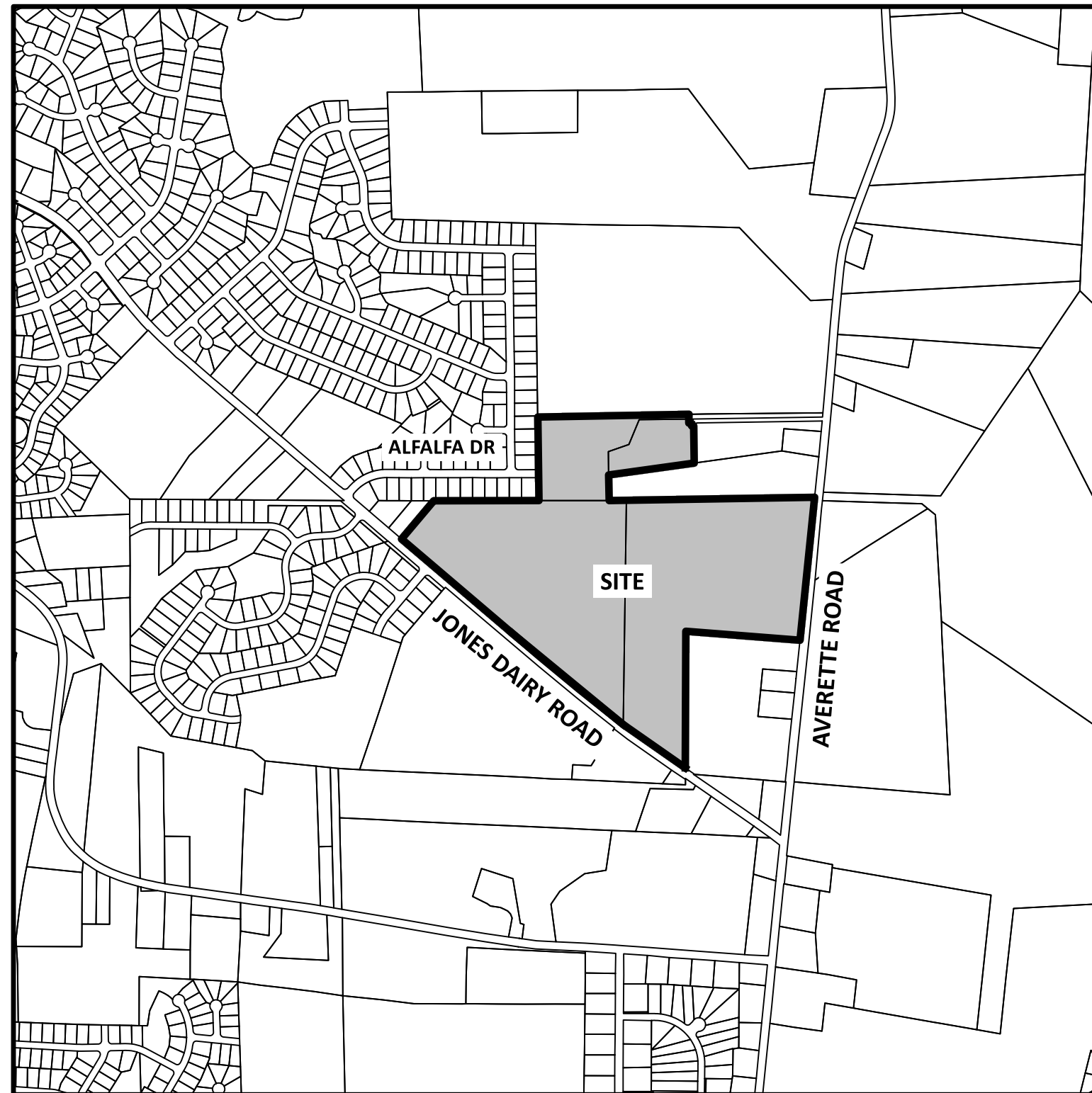
2nd SUBMITTAL - SEPTEMBER 21, 2022

3rd SUBMITTAL - FEBRUARY 6, 2023

OWNER/DEVELOPER

PRESERVE AT JONES DAIRY, LLC  
10534 ARNOLD PALMER DRIVE  
RALEIGH, NC 27617  
919-491-0761

VICINITY MAP



SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	2/6/2023
C2.0	OVERALL SITE PLAN	2/6/2023
C2.1	TOWNHOME SITE PLAN	2/6/2023
C3.1	TOWNHOME UTILITY PLAN	2/6/2023

PROPOSED SITE DATA	
ZONING	R & PUD
EXISTING SITE AREA	88.59 ACRES (3,859,005 SF)
R/W DEDICATION	0.78 ACRES (34,140 SF) JONES DAIRY ROAD
OTHER DEDICATIONS	0.15 ACRES (6,824 SF) AVERETTE ROAD SIDEWALK
PROPOSED NET SITE AREA	87.66 ACRES (3,818,041 SF)
PROPOSED USE	SINGLE FAMILY AND TOWNHOME UNITS
SINGLE FAMILY UNITS	260 UNITS
TOWNHOME UNITS	179 UNITS
TOTALS UNITS	439 UNITS
SINGLE FAMILY AREA (GROSS)	68.52 ACRES (2,984,678 SF)
TOWNHOME AREA (GROSS)	20.07 ACRES (874,327 SF)
DENSITY	
SINGLE FAMILY	260 UNITS/68.52 ACRES = 3.79 UNITS/ACRE
TOWNHOME	179 UNITS/20.07 ACRES = 8.92 UNITS/ACRE
CENTRAL	439 UNITS/88.59 ACRES = 4.96 UNITS/ACRE

AS REQUIRED BY SECTION 6.2 OF THE UDO, MAX. OVERALL DENSITY FOR THE AGGREGATE PORTIONS OF THE PUD SHALL BE EIGHT (8) UNITS PER GROSS ACRE OF THE ENTIRE TRACT AND NO INDIVIDUAL SUBDIVISION, SECTION, DEVELOPMENT OR DEVELOPMENT PHASE SIX (6) UNITS PER GROSS ACRE, EXCEPT FOR TOWNHOME UNITS, WHICH SHALL NOT EXCEED TEN UNITS PER ACRE.

**SPECIAL USE PERMIT CONDITIONS**

- ALL THE PROVISIONS OF THE TOWN OF ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE 6.2.1 R1 AND 6.2.3 R3 WILL BE FOLLOWED EXCEPT:
  - FRONT WALKWAYS SHALL CONNECT TO THE PAVED DRIVEWAY NOT TO THE SIDEWALKS IN FRONT OF THE DWELLING.
  - TWO CAR GARAGES VISIBLE FROM THE STREET WILL HAVE THE OPTION OF ONE OR TWO DOORS.
- THE OPEN SPACE LAND REQUIREMENT SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- THE GREENWAY/ WALKING TRAIL WILL BE CONSTRUCTED IN THE PHASE IN WHICH IT LIES AND WILL BE COMPLETED BEFORE THE FIRST BUILDING PERMIT OF THAT PHASE IS ISSUED. IF IT IS A PUBLIC GREENWAY TRAIL AS SHOWN ON THE 2002 OPEN SPACE AND GREENWAY PLAN, IT WILL BE MAINTAINED BY THE TOWN. IF NOT, THEN IT WOULD BE PUBLICLY ACCESSIBLE, BUT NOT MAINTAINED SINCE IT IS NOT PART OF THE PLAN. ALL OF THIS IS DETERMINED WITH THE PUD MASTER PLAN AND LATER PRELIMINARY SUBDIVISION PLAT OR SITE PLANS AS WELL AS SUBDIVISION CONSTRUCTION PLANS.
- AMENITIES SCHEDULE:
  - PHASE 1 AND 2 TOWNHOMES: THE DEVELOPER WILL CONSTRUCT A PLAYGROUND AND OPEN SPACE, AND IT IS TO BE COMPLETED BY THE 50 PERCENT ISSUANCE OF THE BUILDING PERMIT OF PHASE 2.
  - PHASE 3 PLAYGROUND TO BE COMPLETED BEFORE THE 50 PERCENT ISSUANCE OF THE BUILDING PERMIT OF THE PHASE.
  - PHASE 4 PLAYGROUND, OPEN SPACE AND WALKING TRAIL TO BE COMPLETED BY THE 50 PERCENT ISSUANCE OF THE BUILDING PERMIT OF PHASE 4.
  - PHASE 5 PLAYGROUND, OPEN SPACE AND WALKING TRAIL TO BE COMPLETED BY THE 50 PERCENT ISSUANCE OF THE BUILDING PERMIT OF PHASE 4.
- EACH SINGLE FAMILY HOME LOT WILL HAVE ONE STREET TREE EXCEPT CORNER LOTS WHICH WILL HAVE AT LEAST TWO STREET TREES.
- CHAIN LINK FENCES WILL NOT BE PERMITTED, AND THE CONSTRUCTION OF FENCES AND MATERIALS USED WILL BE CONTROLLED BY THE ARCHITECTURE COMMITTEE, DEVELOPER, AND BY THE RESTRICTIVE COVENANTS.
- THE MINIMUM DETACHED SINGLE-FAMILY HOME SQUARE FOOTAGE WILL BE 1600 SQUARE FEET.
- ALL OF THE DETACHED SINGLE-FAMILY HOMES WILL HAVE CRAWL SPACE OR STEM WALL FOUNDATIONS.
- THE MINIMUM SQUARE FOOTAGE FOR TOWN HOMES SHALL BE 1100 SQUARE FEET.
- THE TOWN RESERVES THE RIGHT AND MAY REQUEST VALUATION OF JONES DAIRY AND AVERETTE ROAD INTERSECTION AFTER 24 MONTHS OF THE FIRST ISSUED CERTIFICATE OF OCCUPANCY FOR ANY USES COMPLETED FOR THE PRESERVE AT JONES DAIRY ROAD EITHER SOUTH OR CENTRAL PORTIONS WHEN THERE IS EVIDENCE OF DEVELOPING TRAFFIC CONGESTION OR SAFETY ISSUES AT THIS INTERSECTION THAT WOULD MERIT WARRANT OF TRAFFIC LIGHT AS RECOMMENDED BY THE PRESERVE AT JONES DAIRY ROAD TRAFFIC IMPACT ANALYSIS REPORT (TIA). ALL COST INCLUDING INSTALLING THE TRAFFIC LIGHT IMPROVEMENT WITH METAL POLES AND METAL MAST ARMS IS THE RESPONSIBILITY OF THE DEVELOPER. AFTER THE FIRST REQUEST FOR REVALUATION, THE TOWN CAN CALL FOR ADDITIONAL REQUESTS FOR REVALUATION BASED UPON THE EVIDENCE OF DEVELOPING TRAFFIC CONGESTION OR SAFETY ISSUES AFTER THE PREVIOUS REVALUATION UNTIL ALL THE RECOMMENDED IMPROVEMENTS OF THE TIA REPORT ARE COMPLETED.
- THE SPECIAL USE PERMIT IS GRANTED UPON THE FURTHER CONDITION THAT EACH ELEMENT OF THE MASTER PLAN MUST COME BACK THROUGH THE SITE PLAN APPROVAL PROCESS.

**DEVELOPMENT INFRASTRUCTURE**

THESE PLANS PROPOSE THE CREATION OF TOWNHOME LOTS ONLY. ALL INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE TOWNHOME LOTS, INCLUDING ROADS, STORM DRAINAGE, WATER DISTRIBUTION, SEWER COLLECTION, AND LANDSCAPING, IS SHOWN ON THE SINGLE FAMILY AND TOWNHOME INFRASTRUCTURE PLANS PREPARED BY THE NAU COMPANY, PLLC. NO INFRASTRUCTURE IMPROVEMENTS ARE PROPOSED AS PART OF THESE PLANS.



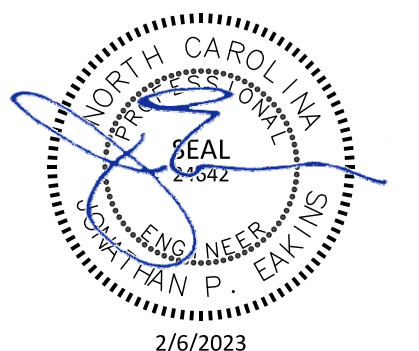
SP 21-05 Preserve Jones Dairy Central Townhome Site Plan. UDO Section 14.4.2. requires a Streetscape buffer of at least 30 feet be provided on all thoroughfare road facilities. Jones Dairy Road is a thoroughfare road facility. Special Use Permit SUP 18-06 PUD Master Plan was approved by the Town Board of Commissioners on 08-08-2019 and does not show compliance with Section 14.4.2. Hence SP 21-05 is consistent with this prior approved entitlement plan.

**APPROVED**

Date: February 17, 2023

*Meredith Gruber*

Town of Rolesville Planning Department



**PREVIOUS PLAN APPROVALS**

SPECIAL USE PERMIT (SUP18-06) - SEPTEMBER 17, 2019  
WAKE COUNTY LAND DISTURBANCE PERMIT - SEC - 048926 - 2020 (ISSUED 08/19/2020)

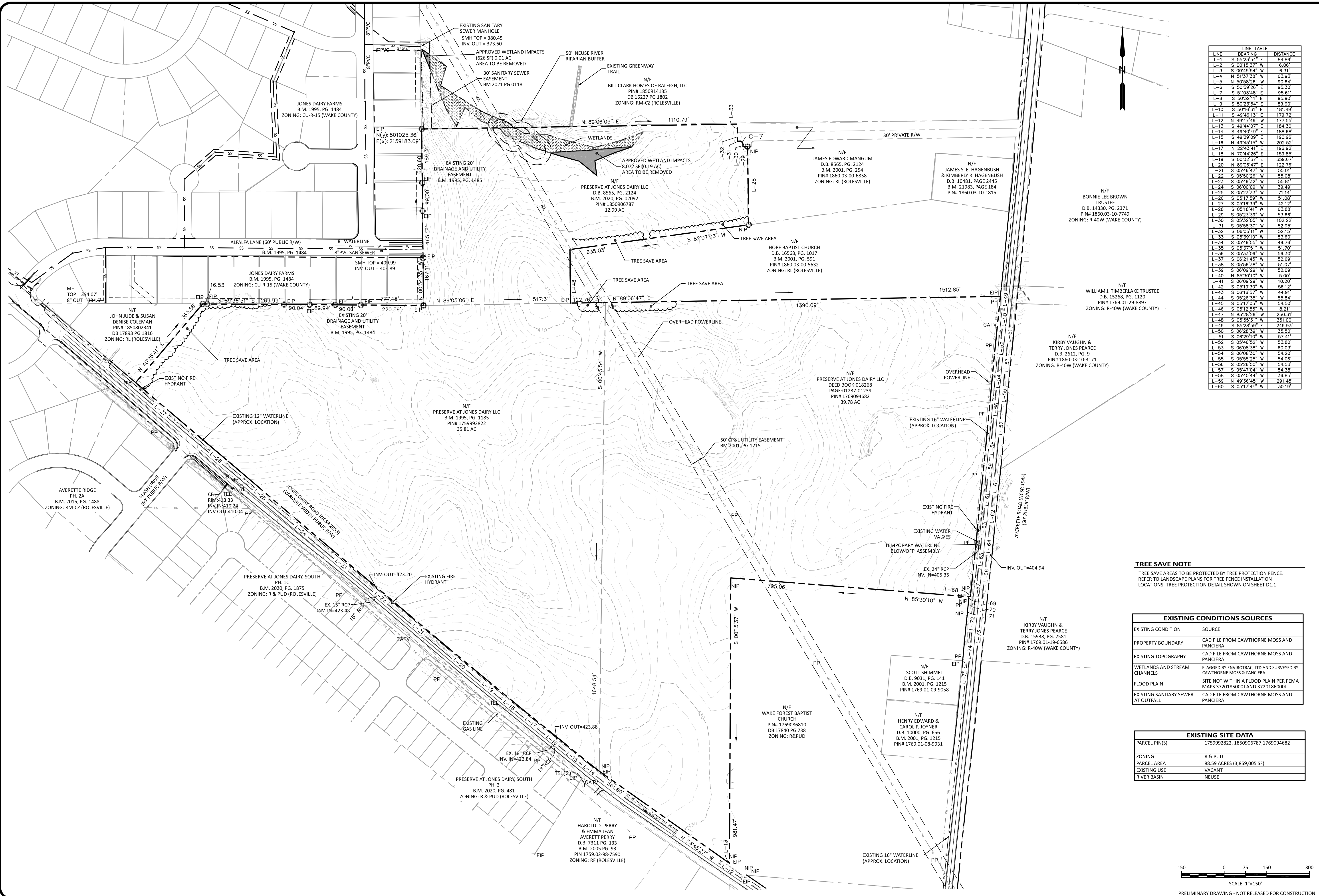
TOWN OF ROLESVILLE  
PROJECT IDENTIFICATION #  
SP-21-05

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE STANDARDS AND SPECIFICATIONS

**The Nau Company**  
Consulting Civil Engineers

PO Box 810 Rolesville, NC 27571  
919-435-6395  
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

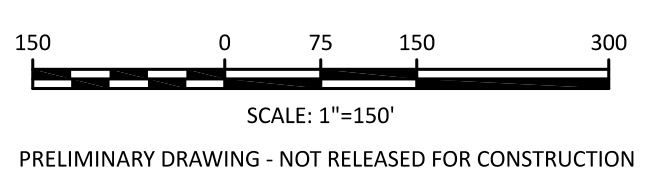


LINE	BEARING	DISTANCE
L-1	S 55°23'54\"	E 84.86'
L-2	S 00°15'37\"	W 6.06'
L-3	S 00°45'54\"	W 8.31'
L-4	N 51°37'38\"	W 63.93'
L-5	N 50°58'26\"	W 90.64'
L-6	S 50°59'26\"	E 95.30'
L-7	S 51°33'49\"	E 95.61'
L-8	S 50°32'11\"	E 95.90'
L-9	S 50°23'54\"	E 89.90'
L-10	S 50°16'31\"	E 181.49'
L-11	S 49°44'13\"	E 179.72'
L-12	N 49°47'49\"	W 177.55'
L-13	S 49°44'07\"	E 184.30'
L-14	N 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\"	W 359.67'
L-20	N 89°06'47\"	E 122.76'
L-21	S 05°46'47\"	W 55.01'
L-22	S 05°30'26\"	W 55.08'
L-23	S 05°49'32\"	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°18'41\"	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°28'30\"	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 06°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	N 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 35.30'
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 36.86'
L-59	N 49°36'45\"	W 291.45'
L-60	S 05°17'44\"	W 30.19'

**TREE SAVE NOTE**  
 TREE SAVE AREAS TO BE PROTECTED BY TREE PROTECTION FENCE. REFER TO LANDSCAPE PLANS FOR TREE FENCE INSTALLATION LOCATIONS. TREE PROTECTION DETAIL SHOWN ON SHEET D1.1

EXISTING CONDITIONS SOURCES	
EXISTING CONDITION	SOURCE
PROPERTY BOUNDARY	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA
EXISTING TOPOGRAPHY	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA
WETLANDS AND STREAM CHANNELS	FLAGGED BY ENVIROTRAC, LTD AND SURVEYED BY CAWTHORNE MOSS & PANCIERA
FLOOD PLAIN	SITE NOT WITHIN A FLOOD PLAIN PER FEMA MAPS 3720185000J AND 3720186000J
EXISTING SANITARY SEWER AT OUTFALL	CAD FILE FROM CAWTHORNE MOSS AND PANCIERA

EXISTING SITE DATA	
PARCEL PIN(S)	1759992822, 1850906787, 1769094682
ZONING	R & PUD
PARCEL AREA	88.50 ACRES (3,859,005 SF)
EXISTING USE	VACANT
RIVER BASIN	NEUSE

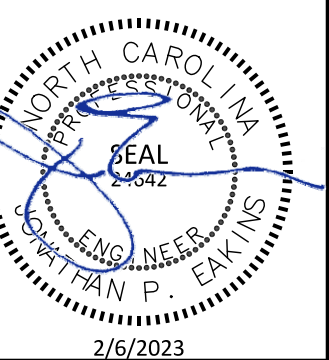


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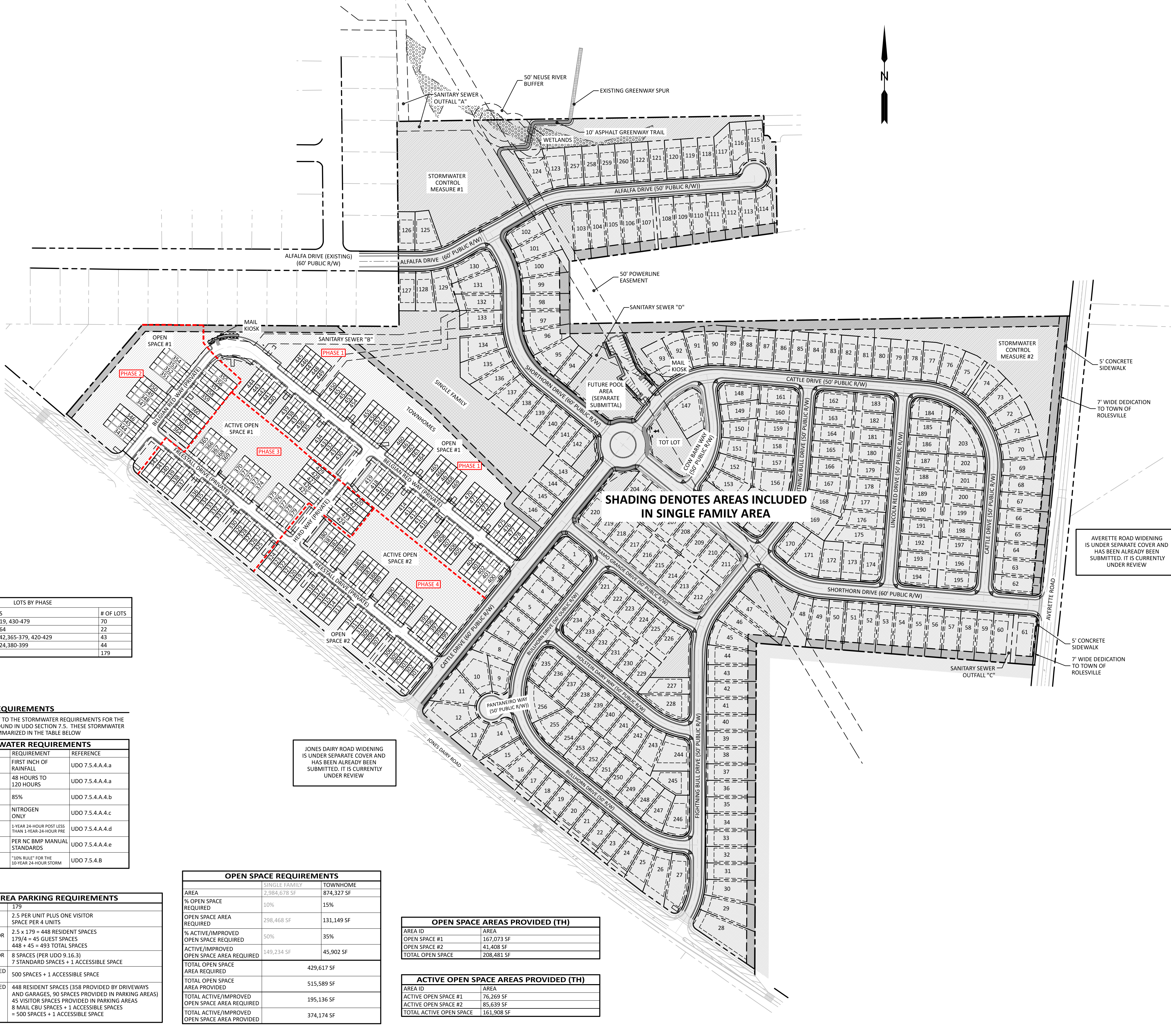
REVISIONS	ADDRESS TOWN OF ROLESVILLE COMMENTS
1	2022-12-21
1	2023-02-06

**PRESERVE AT JONES DAIRY - CENTRAL TOWNHOME SITE PLANS**  
 ROLESVILLE, NC  
**EXISTING CONDITIONS PLAN**



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	RSF
SCALE:	1"=150'
DATE:	2022-09-21
SHEET NO:	<b>C1.0</b>

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- GENERAL NOTES**
1. THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS AND SURVEYOR SHALL CONFIRM THAT THE MOST CURRENT SET OF PLANS AND/OR PLAN SHEETS ARE BEING USED FOR CONSTRUCTION AND SHALL KEEP A COPY OF SAID PLANS ON-SITE OR OTHERWISE AVAILABLE FOR REVIEW BY THE OWNER, THE OWNER'S REPRESENTATIVE(S) AND THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE PERMITTING AUTHORITIES AND A REPRESENTATIVE OF THE OWNER.
  2. THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
  3. THE CONTRACTOR SHALL CONFIRM THAT ALL CONSTRUCTION AND CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
  4. THE CONTRACTOR SHALL DETERMINE AND BE RESPONSIBLE FOR THE MEANS AND METHODS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
  5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE PERMITTING AUTHORITY TO PROVIDE THE REQUIRED COORDINATION, DOCUMENTATION AND INSPECTIONS FOR THE RELOCATION OF, OR CONNECTION TO ANY EXISTING UTILITIES.
  6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTIONS REQUIRED TO PREPARE AS-BUILT CERTIFICATIONS.
  7. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY OFFSITE EASEMENTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY RIGHT OF WAY, EASEMENTS AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
  8. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING STORM STRUCTURES) WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES. BEGINNING CONSTRUCTION PRIOR TO LOCATING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND NOTIFYING THE OWNER OR ENGINEER OF ANY DISCREPANCIES SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
  9. DEPARTURES FROM THE APPROVED CONSTRUCTION DRAWINGS, MUNICIPAL SPECIFICATIONS OR ISSUED PERMITS THAT ARE DEEMED NECESSARY SHALL COORDINATED WITH THE APPROPRIATE PERMITTING AUTHORITY. CHANGES MADE WITHOUT THE APPROPRIATE APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
  10. THE STAKING SURVEYOR AND/OR THEIR SUBCONTRACTOR SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
  11. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
  12. THE CONTRACTOR SHALL NOTE THAT THE PLANS DO NOT SHOW EVERY OFFSET, TRANSITION, FITTING ETC. THAT MAY BE REQUIRED FOR CONSTRUCTION.
  13. ALL GRADING, DIMENSIONS, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS/PARKING SPACES, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADA CONFORMANCE PRIOR TO ANY CONSTRUCTION.
  14. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.
  15. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY/ALL BUILDING DIMENSIONS AND CONFIRM THAT ANY/ALL BUILDING ALIGNMENTS CONFORM TO THE APPROVED CIVIL PLANS PRIOR TO ANY CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  16. CONTRACTOR SHALL CONFIRM ALL COMPACTION REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER.

- PROJECT NOTES**
1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
  2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
  3. THE STREETS FOR THIS PROJECT WILL BE A COMBINATION OF PUBLIC AND PRIVATE ROADS. THE PUBLIC ROADS WILL BE MAINTAINED BY THE TOWN OF ROLESVILLE AND THE PRIVATE ROADS WILL BE MAINTAINED BY THE HOMEOWNER.
  4. ROAD WIDENING IS REQUIRED FOR THIS PROJECT. ROAD WIDENING SUBMITTAL IS UNDER A SEPARATE COVER AND WAS SUBMITTED WITH THE @#ID SOUTH PROJECT.
  5. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES.

**PROPOSED SITE DATA**

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EXISTING SITE AREA	88.59 ACRES (3,859,005 SF)
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**TOWNHOME LOT DIMENSIONAL REQUIREMENTS**

MIN. LOT AREA	1,100 SF
MIN. LOT WIDTH	20 FT
FRONT SETBACK (MIN.)	15 FT
REAR SETBACK	15 FT
DISTANCE BETWEEN BUILDINGS	30 FT

**LOTS BY PHASE**

TH PHASE	LOT #S	# OF LOTS
PHASE 1	400-419, 430-479	70
PHASE 2	343-364	22
PHASE 3	325-342, 365-379, 420-429	43
PHASE 4	301-324, 380-399	44
TOTAL TH LOTS		179

**STORMWATER REQUIREMENTS**  
THIS PROJECT IS SUBJECT TO THE STORMWATER REQUIREMENTS FOR THE TOWN OF ROLESVILLE FOUND IN UDO SECTION 7.5. THESE STORMWATER REQUIREMENTS ARE SUMMARIZED IN THE TABLE BELOW

**STORMWATER REQUIREMENTS**

STANDARD	REQUIREMENT	REFERENCE
RUNOFF VOLUME	FIRST INCH OF RAINFALL	UDO 7.5.4.A.4.a
RUNOFF VOLUME DRAWDOWN TIME	48 HOURS TO 120 HOURS	UDO 7.5.4.A.4.a
TSS REMOVAL	85%	UDO 7.5.4.A.4.b
NUTRIENT REMOVAL	NITROGEN ONLY	UDO 7.5.4.A.4.c
PEAK FLOW	1-YEAR 24-HOUR POST LESS THAN 1-YEAR-24-HOUR PRE	UDO 7.5.4.A.4.d
GENERAL ENGINEERING DESIGN CRITERIA	PER NC BMP MANUAL STANDARDS	UDO 7.5.4.A.4.e
DOWNSTREAM IMPACT ANALYSIS	*10% RULE* FOR THE 10-YEAR 24-HOUR STORM	UDO 7.5.4.B

**TOWNHOME AREA PARKING REQUIREMENTS**

# OF 3BR UNITS SERVED	179
TOWNHOME PARKING REQUIREMENTS	2.5 PER UNIT PLUS ONE VISITOR SPACE PER 4 UNITS
# OF SPACES REQUIRED FOR TOWNHOME PARKING	2.5 x 179 = 448 RESIDENT SPACES 179/4 = 45 GUEST SPACES 448 + 45 = 493 TOTAL SPACES
# OF SPACES REQUIRED FOR TH MAIL CBU PARKING	8 SPACES (PER UDO 9.16.3) 7 STANDARD SPACES + 1 ACCESSIBLE SPACE
TOTAL OF SPACES REQUIRED FOR TOWNHOME AREA	500 SPACES + 1 ACCESSIBLE SPACE
TOTAL OF SPACES PROVIDED FOR TOWNHOME AREA	448 RESIDENT SPACES (358 PROVIDED BY DRIVEWAYS AND GARAGES, 90 SPACES PROVIDED IN PARKING AREAS) 45 VISITOR SPACES PROVIDED IN PARKING AREAS 8 MAIL CBU SPACES + 1 ACCESSIBLE SPACES = 500 SPACES + 1 ACCESSIBLE SPACE

**OPEN SPACE REQUIREMENTS**

AREA	SINGLE FAMILY	TOWNHOME
% OPEN SPACE REQUIRED	10%	15%
OPEN SPACE AREA REQUIRED	298,468 SF	131,149 SF
% ACTIVE/IMPROVED OPEN SPACE REQUIRED	50%	35%
ACTIVE/IMPROVED OPEN SPACE AREA REQUIRED	149,234 SF	45,902 SF
TOTAL OPEN SPACE AREA REQUIRED		429,617 SF
TOTAL OPEN SPACE AREA PROVIDED		515,589 SF
TOTAL ACTIVE/IMPROVED OPEN SPACE AREA REQUIRED		195,136 SF
TOTAL ACTIVE/IMPROVED OPEN SPACE AREA PROVIDED		374,174 SF

**OPEN SPACE AREAS PROVIDED (TH)**

AREA ID	AREA
OPEN SPACE #1	167,073 SF
OPEN SPACE #2	41,408 SF
TOTAL OPEN SPACE	208,481 SF

**ACTIVE OPEN SPACE AREAS PROVIDED (TH)**

AREA ID	AREA
ACTIVE OPEN SPACE #1	76,269 SF
ACTIVE OPEN SPACE #2	85,639 SF
TOTAL ACTIVE OPEN SPACE	161,908 SF

JONES DAIRY ROAD WIDENING IS UNDER SEPARATE COVER AND HAS BEEN ALREADY BEEN SUBMITTED. IT IS CURRENTLY UNDER REVIEW

AVERETTE ROAD WIDENING IS UNDER SEPARATE COVER AND HAS BEEN ALREADY BEEN SUBMITTED. IT IS CURRENTLY UNDER REVIEW

SHADING DENOTES AREAS INCLUDED IN SINGLE FAMILY AREA

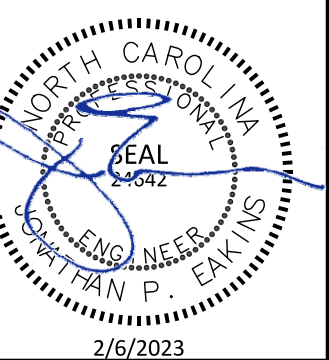
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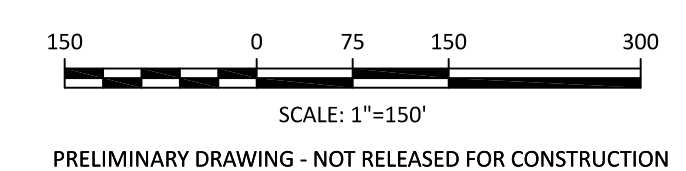
REVISIONS

NO.	DATE	DESCRIPTION
1	2022-12-21	ADDRESS TOWN OF ROLESVILLE COMMENTS
1	2023-02-06	ADDRESS TOWN OF ROLESVILLE COMMENTS

PRESERVE AT JONES DAIRY - CENTRAL  
TOWNHOME SITE PLANS  
ROLESVILLE, NC  
SITE PLAN - OVERALL



PROJECT NO: ---  
DESIGN BY: JPE  
DRAWN BY: RSF  
SCALE: 1"=150'  
DATE: 2022-09-21  
SHEET NO: C2.0

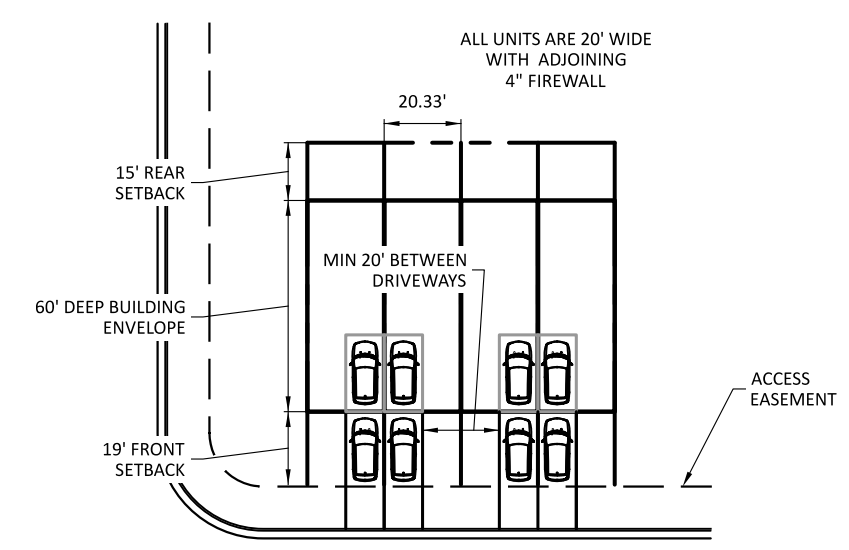




JONES DAIRY ROAD WIDENING IS UNDER SEPARATE COVER AND HAS BEEN ALREADY BEEN SUBMITTED. IT IS CURRENTLY UNDER REVIEW

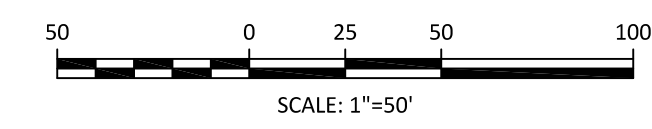
SHADING DENOTES AREAS INCLUDED IN SINGLE FAMILY AREA

INSET - TOWNHOME LOTS# 301 THRU 306



TYPICAL TOWNHOME LOT DETAIL NOT TO SCALE

- DEVELOPMENT INFRASTRUCTURE**
1. THESE PLANS PROPOSE THE CREATION OF TOWNHOME LOTS ONLY. ALL INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE TOWNHOME LOTS, INCLUDING ROADS, STORM DRAINAGE, WATER DISTRIBUTION, SEWER COLLECTION, AND LANDSCAPING, IS SHOWN ON THE SINGLE FAMILY AND TOWNHOME INFRASTRUCTURE PLANS PREPARED BY THE NAU COMPANY, PLLC. NO INFRASTRUCTURE IMPROVEMENTS ARE PROPOSED AS PART OF THESE PLANS. REFER TO CONSTRUCTION DRAWINGS FOR PRESERVE AT JONES DAIRY CENTRAL PREPARED BY THE NAU COMPANY, PLLC FOR ALL DIMENSIONS, GRADES, UTILITY LOCATIONS ETC. NECESSARY FOR THE CONSTRUCTION OF THIS PORTION OF THE PROJECT.



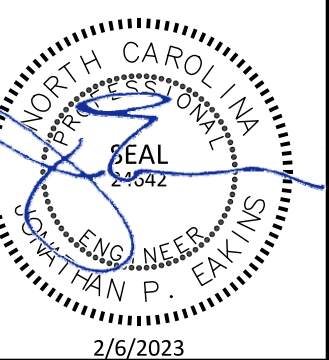
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**The Nau Company**  
 Consulting Civil Engineers  
 PO Box 810, Rolesville, NC 27571  
 919-435-6395  
 NCBELS License P-0751

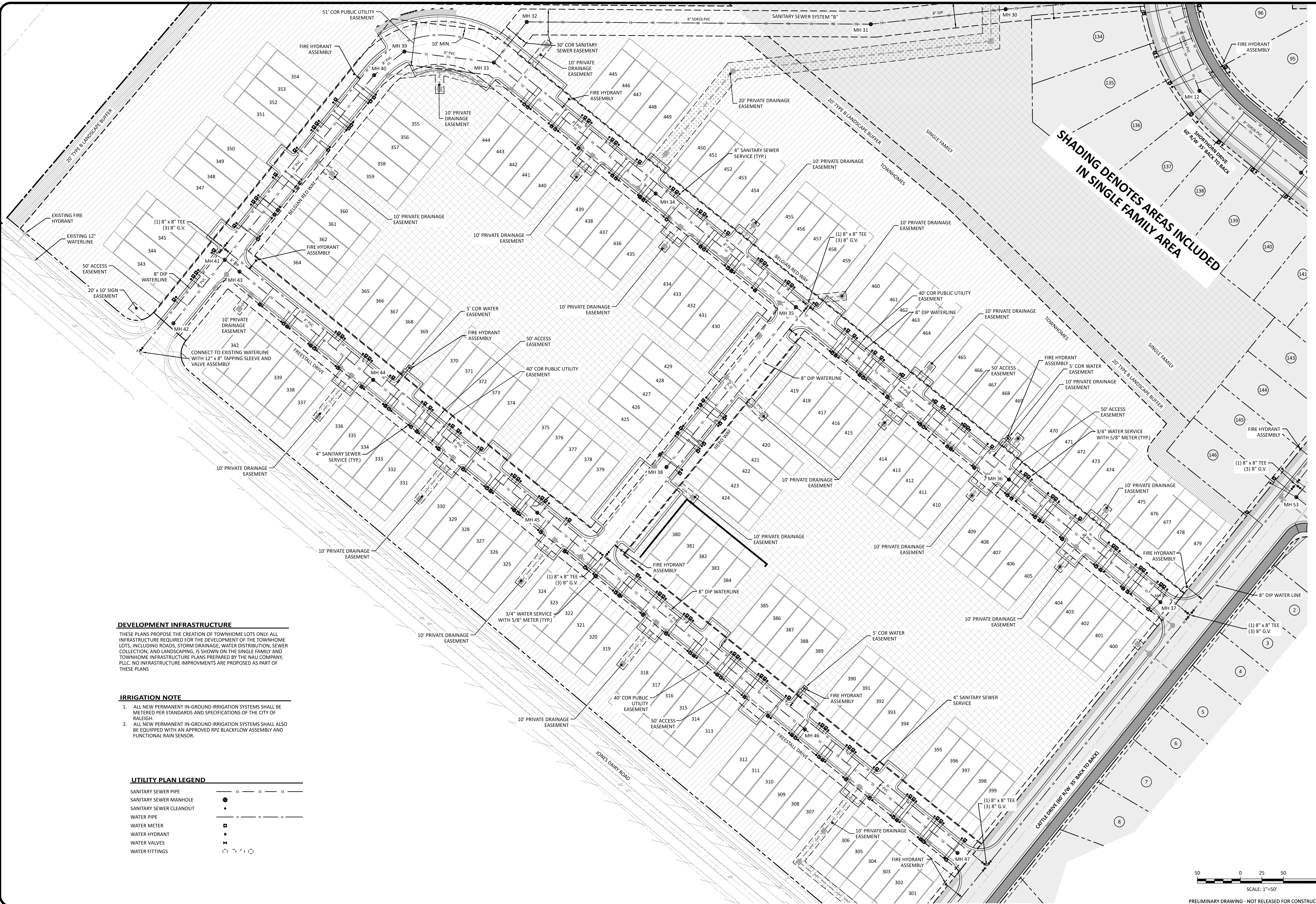
CLIENT:  
 PRESERVE AT JONES DAIRY, LLC  
 10534 ARNOLD PALMER DRIVE  
 RALEIGH, NC 27617 919-491-0761

NO.	DATE	REVISIONS
1	2022-12-21	ADDRESS TOWN OF ROLESVILLE COMMENTS
1	2023-02-06	ADDRESS TOWN OF ROLESVILLE COMMENTS

**PRESERVE AT JONES DAIRY - CENTRAL TOWNHOME SITE PLANS**  
 ROLESVILLE, NC  
 TOWNHOME SITE PLAN

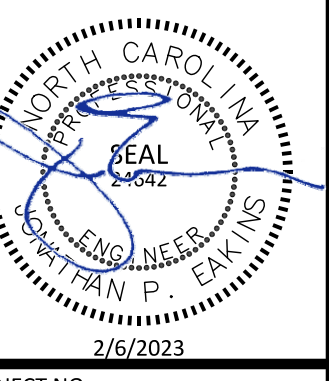


PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	RSF
SCALE:	1"=50'
DATE:	2022-09-21
SHEET NO:	<b>C2.1</b>



NO.	DATE	REVISIONS
1	2022-12-21	ADDRESS TOWN OF ROLESVILLE COMMENTS
1	2023-02-06	ADDRESS TOWN OF ROLESVILLE COMMENTS

**PRESERVE AT JONES DAIRY - CENTRAL  
 TOWNHOME SITE PLANS**  
 ROLESVILLE, NC  
**TOWNHOME UTILITY PLAN**



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	RSF
SCALE:	1"=50'
DATE:	2022-09-21
SHEET NO:	<b>C3.1</b>

**DEVELOPMENT INFRASTRUCTURE**  
 THESE PLANS PROPOSE THE CREATION OF TOWNHOME LOTS ONLY. ALL INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE TOWNHOME LOTS, INCLUDING ROADS, STORM DRAINAGE, WATER DISTRIBUTION, SEWER COLLECTION, AND LANDSCAPING, IS SHOWN ON THE SINGLE FAMILY AND TOWNHOME INFRASTRUCTURE PLANS PREPARED BY THE NAU COMPANY, PLLC. NO INFRASTRUCTURE IMPROVEMENTS ARE PROPOSED AS PART OF THESE PLANS.

- IRRIGATION NOTE**
1. ALL NEW PERMANENT IN-GROUND IRRIGATION SYSTEMS SHALL BE METERED PER STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
  2. ALL NEW PERMANENT IN-GROUND IRRIGATION SYSTEMS SHALL ALSO BE EQUIPPED WITH AN APPROVED RP2 BLACKFLOW ASSEMBLY AND FUNCTIONAL RAIN SENSOR.

**UTILITY PLAN LEGEND**

SANITARY SEWER PIPE	— SS — SS — SS — SS —
SANITARY SEWER MANHOLE	●
SANITARY SEWER CLEANOUT	•
WATER PIPE	— W — W — W — W —
WATER METER	◊
WATER HYDRANT	◆
WATER VALVES	⊕
WATER FITTINGS	⊖

