

Zoning Change - Special Use Permit The Preserve at Jones Dairy Rd - South

Rolesville
Wake County, North Carolina

GTR Development LLC

1213 Jones Dairy Road
Wake Forest, NC 27587

SITE DEVELOPMENT DATA

ZONING EXISTING: R2 SUD & RuMH
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: 221 / 54.83 = 4 UNITS / AC
PROPOSED LOTS: 216
LOT SIZE: 6000 SF (MIN) - 12,000 SF (MAX)
LOT WIDTH: 50 FT (MIN)

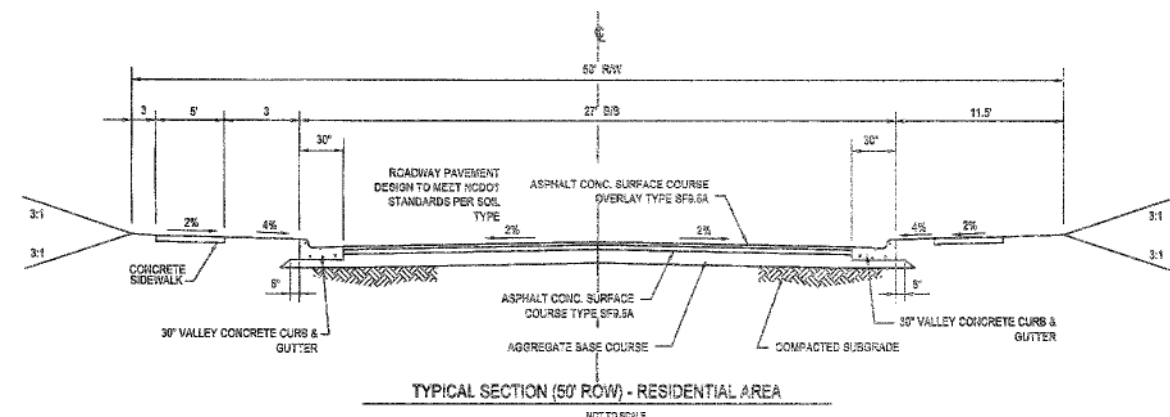
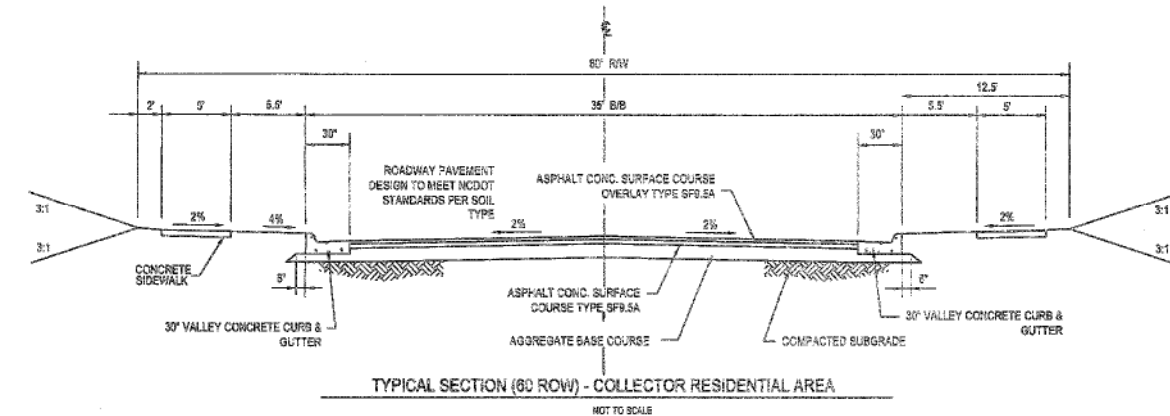
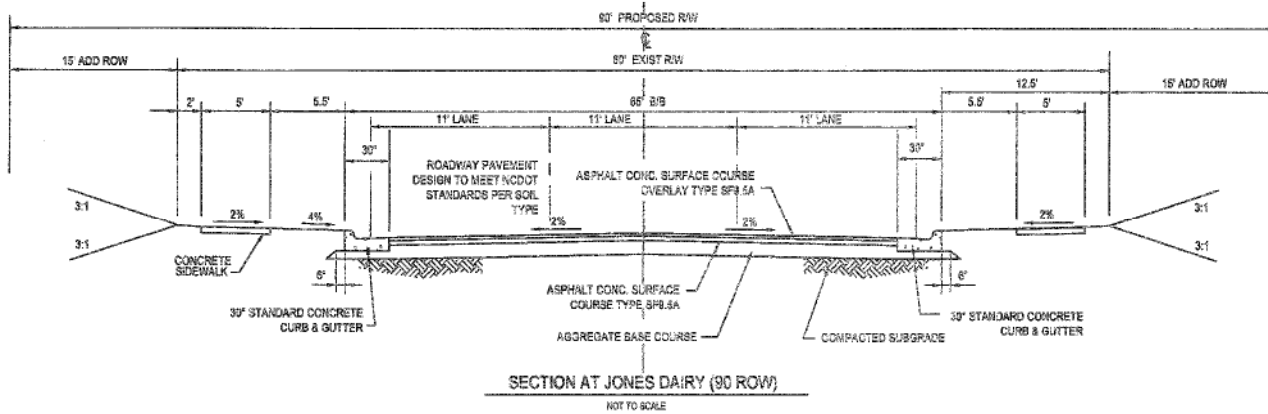
SETBACKS:
FRONT: 25 FT
REAR: 25 FT
SIDE: 5 FT

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: 7.7 ACRES (14%)
IMPROVED AREA PROVIDED: 2.7 ACRES
UNIMPROVED AREA PROVIDED: 5 ACRES

R&PUD PERMITTED USES

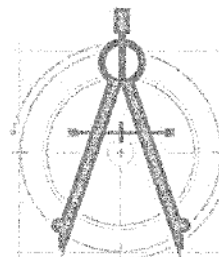
R1 53.53 ACRES
R2 0 ACRES
R3 0 ACRES
RM 0 ACRES
G 1.03 ACRES



SHEET	DESCRIPTION
	Cover Sheet
	Survey
C1	Existing Site Plan
C2	Proposed Site Plan
C3	Proposed Utility Plan
C4	South 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	⊠	⊠



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McIntyre, Gettle, Crowley

PROFESSIONAL ENGINEERS

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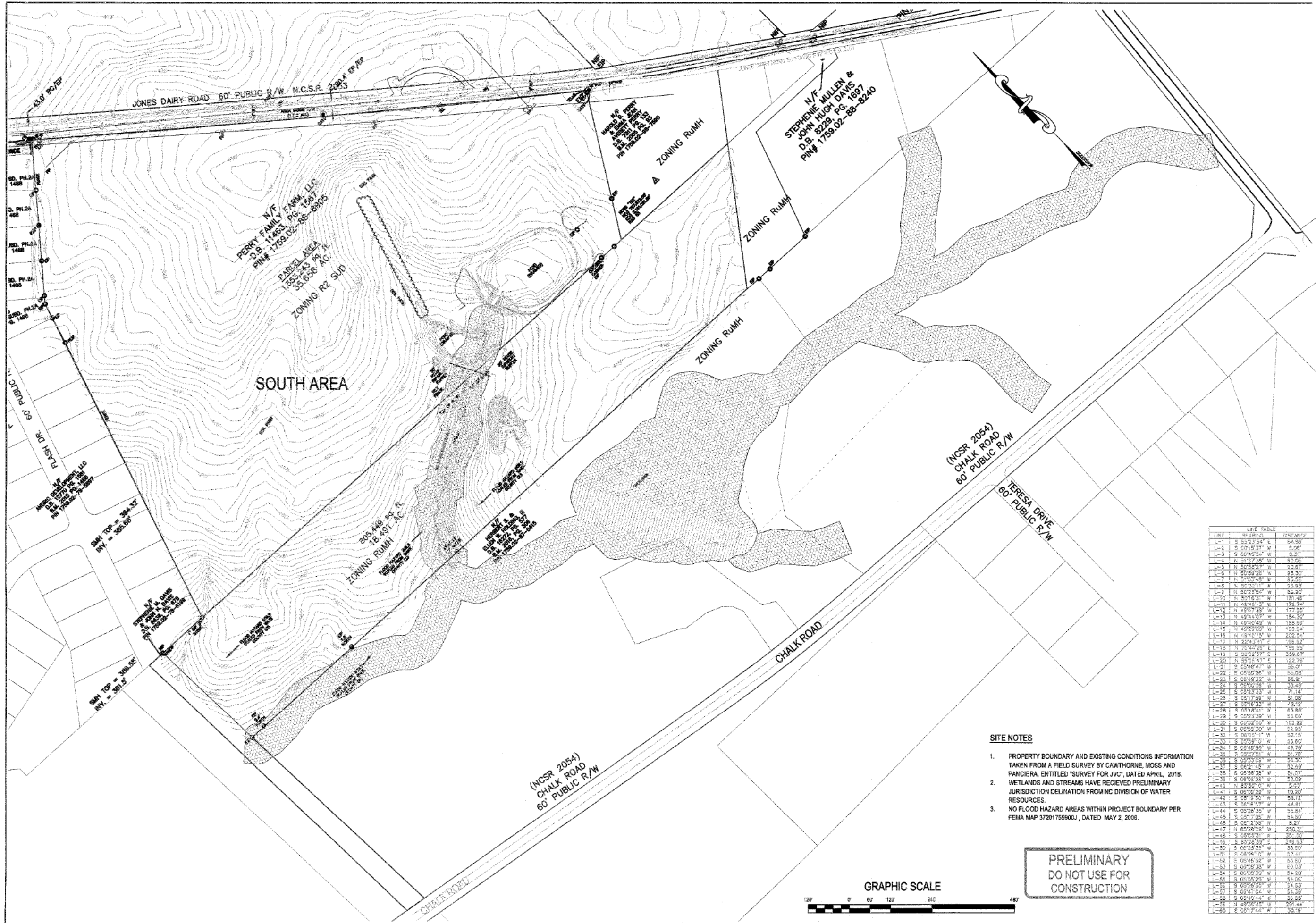
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Know what's below.
Call before you dig.
(Or call 1-800-632-4949)

GENERAL NOTES

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



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NO.	DATE	REVISION/DESCRIPTION
1	11-15-2018	TRAC CURRENT / REVISION
2	06-13-2019	TRAC CURRENT / REVISION
3	06-28-2019	TRAC CURRENT / REVISION
4	07-20-2019	TRAC CURRENT / REVISION
5	08-01-2019	TRAC CURRENT / REVISION
6	08-01-2019	TRAC CURRENT / REVISION
7	08-01-2019	TRAC CURRENT / REVISION
8	08-01-2019	TRAC CURRENT / REVISION
9	08-01-2019	TRAC CURRENT / REVISION
10	08-01-2019	TRAC CURRENT / REVISION



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

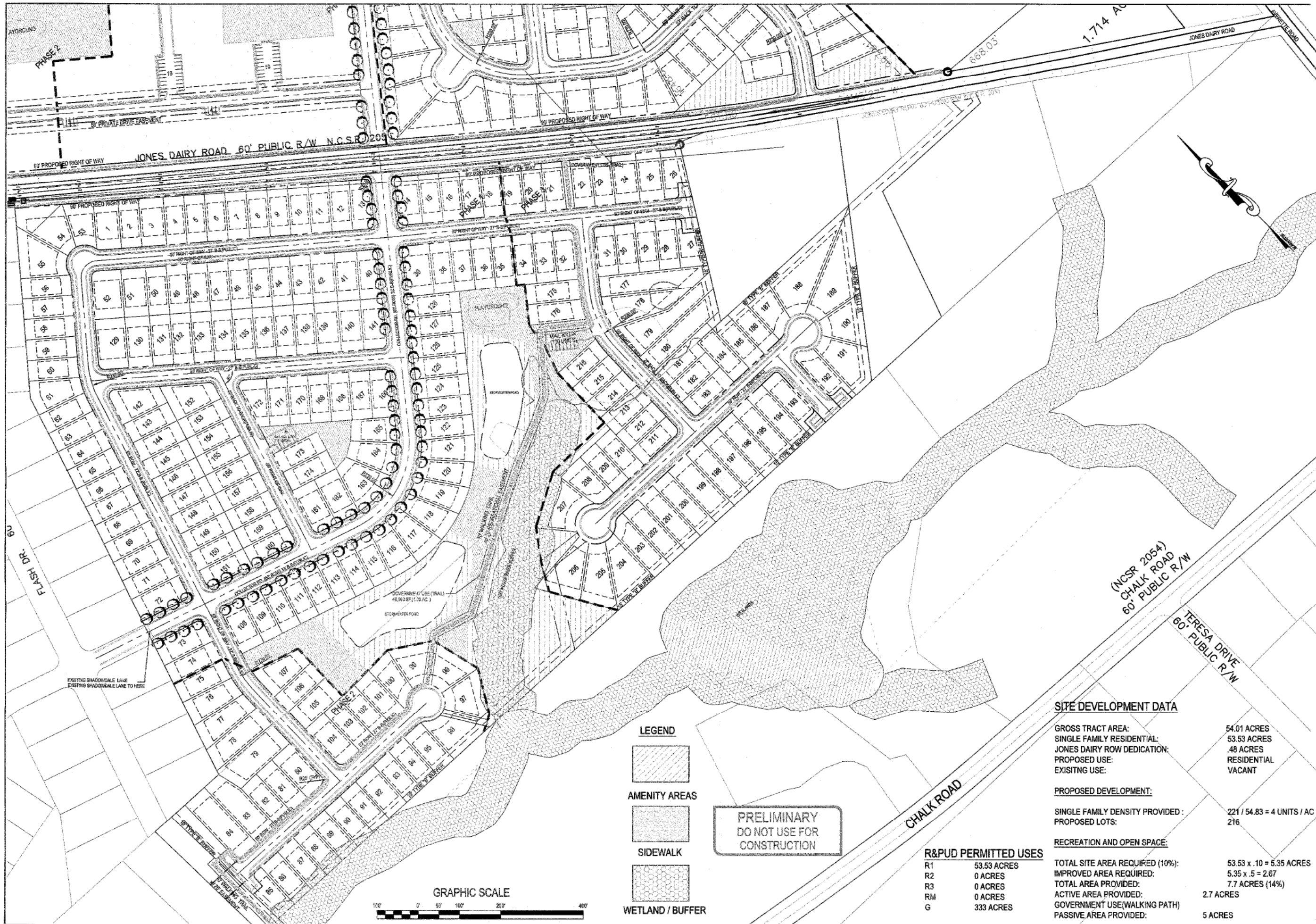
Job No. 4001
 Dwg No. **C1**

LINE	BEARING	DISTANCE
L-1	S 55°23'54" E	64.96
L-2	S 00°15'37" W	5.08
L-3	S 00°45'54" E	6.37
L-4	N 31°17'38" W	86.22
L-5	N 30°55'27" W	92.67
L-6	N 50°59'20" W	95.37
L-7	N 51°00'48" W	85.55
L-8	N 50°03'11" W	22.93
L-9	N 50°23'54" W	65.90
L-10	N 50°18'31" W	181.48
L-11	N 45°45'13" W	175.72
L-12	N 49°17'49" W	177.95
L-13	N 49°44'07" W	184.32
L-14	N 49°40'49" W	185.62
L-15	N 45°20'09" W	193.84
L-16	N 49°45'15" W	202.54
L-17	N 76°44'29" E	156.82
L-18	N 76°44'29" E	156.82
L-19	S 00°12'57" E	355.67
L-20	N 89°08'47" E	122.78
L-21	E 05°46'47" W	55.07
L-22	S 05°30'20" W	30.08
L-23	S 05°49'32" W	55.81
L-24	S 75°00'35" W	32.45
L-25	S 05°23'33" W	71.14
L-26	S 05°17'59" W	51.08
L-27	S 05°18'33" W	42.72
L-28	S 05°19'51" W	63.86
L-29	S 05°23'39" W	53.69
L-30	S 05°22'05" W	102.22
L-31	S 05°55'30" W	52.65
L-32	S 08°02'11" W	92.74
L-33	S 05°52'10" W	53.80
L-34	S 05°46'55" W	48.76
L-35	S 05°17'51" W	81.70
L-36	S 05°33'02" W	36.30
L-37	S 05°31'41" W	52.59
L-38	S 05°58'35" W	51.07
L-39	S 08°03'23" W	52.09
L-40	N 85°30'10" W	5.27
L-41	S 05°26'29" W	10.20
L-42	S 05°19'50" W	53.12
L-43	S 05°16'57" W	44.81
L-44	S 00°28'35" W	53.84
L-45	S 05°17'05" W	54.50
L-46	S 05°12'55" W	2.81
L-47	N 85°29'52" W	250.37
L-48	S 05°23'31" W	39.00
L-49	S 05°26'59" W	249.63
L-50	S 05°25'35" W	35.97
L-51	S 05°25'02" W	57.54
L-52	S 05°46'32" W	53.60
L-53	S 05°28'30" W	80.03
L-54	S 05°05'10" W	84.20
L-55	S 05°05'25" W	54.66
L-56	S 05°09'52" W	34.53
L-57	S 05°47'02" W	51.38
L-58	S 05°40'44" E	36.89
L-59	N 49°38'45" W	201.44
L-60	S 05°17'44" W	32.76

- SITE NOTES**
- PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, 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 37201759900J, DATED MAY 2, 2008.

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LEGEND

	AMENITY AREAS
	SIDEWALK
	WETLAND / BUFFER

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R&PUD PERMITTED USES

R1	53.53 ACRES
R2	0 ACRES
R3	0 ACRES
RM	0 ACRES
G	333 ACRES

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:

SINGLE FAMILY DENSITY PROVIDED:	221 / 54.83 = 4 UNITS / AC
PROPOSED LOTS:	216

RECREATION AND OPEN SPACE:

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TOTAL AREA PROVIDED:	7.7 ACRES (14%)
ACTIVE AREA PROVIDED:	2.7 ACRES
GOVERNMENT USE(WALKING PATH)	
PASSIVE AREA PROVIDED:	5 ACRES



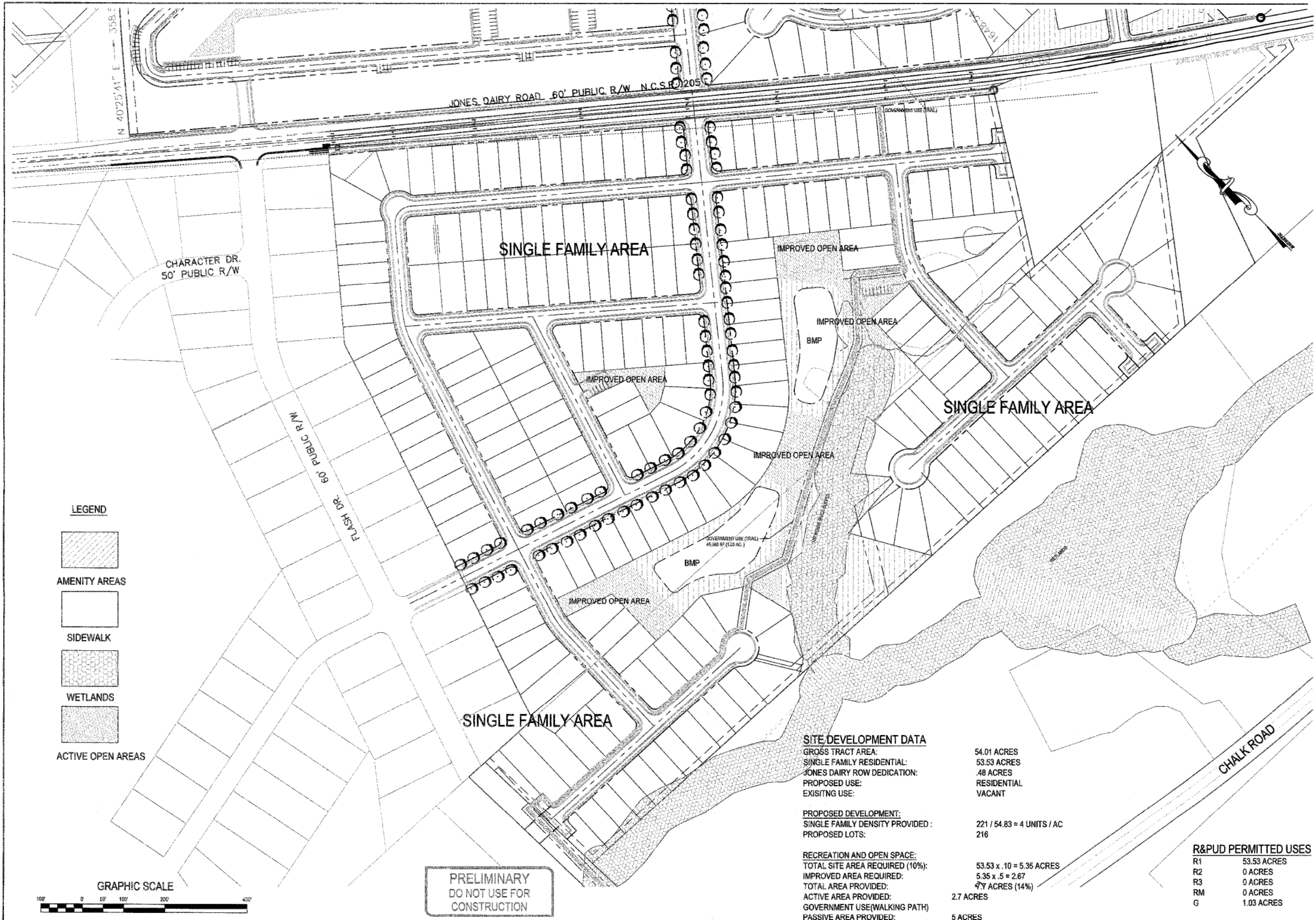
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NO.	DATE	BY	DESCRIPTION
1	11-15-2018	MEP	10% Current / Review
2	01-13-2019	MEP	10% Final / Review
3	01-28-2019	MEP	10% Final / Review
4	01-28-2019	MEP	10% Final / Review
5	01-28-2019	MEP	10% Final / Review
6	01-28-2019	MEP	10% Final / Review
7	01-28-2019	MEP	10% Final / Review
8	01-28-2019	MEP	10% Final / Review
9	01-28-2019	MEP	10% Final / Review
10	01-28-2019	MEP	10% Final / Review



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

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



JONES DAIRY ROAD 60' PUBLIC R/W N.C.S.P. 205

CHARACTER DR. 50' PUBLIC R/W

FLASH DR. 60' PUBLIC R/W

CHALK ROAD

SINGLE FAMILY AREA

IMPROVED OPEN AREA

IMPROVED OPEN AREA

BMP

IMPROVED OPEN AREA

SINGLE FAMILY AREA

IMPROVED OPEN AREA

IMPROVED OPEN AREA

GOVERNMENT USE (TRAIL) 45,000 SF (1.03 AC.)

BMP

SINGLE FAMILY AREA

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R&PUD PERMITTED USES

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

LEGEND

- AMENITY AREAS
- SIDEWALK
- WETLANDS
- ACTIVE OPEN AREAS

GRAPHIC SCALE



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 C-151

NO.	DATE	REVISION DESCRIPTION	BY	CHK
1	11-2-2018	TBC Comment / Update		
2	06-13-2019	Issue of Plans/Revisions		
3	06-29-2019	Issue of Plans/Revisions		
4	07-09-2019	Issue of Plans/Revisions		
5	08-01-2019	Comment	MG	
6	08-01-2019	Comment	MG	
7	08-01-2019	Comment	MG	
8	08-01-2019	Comment	MG	



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

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