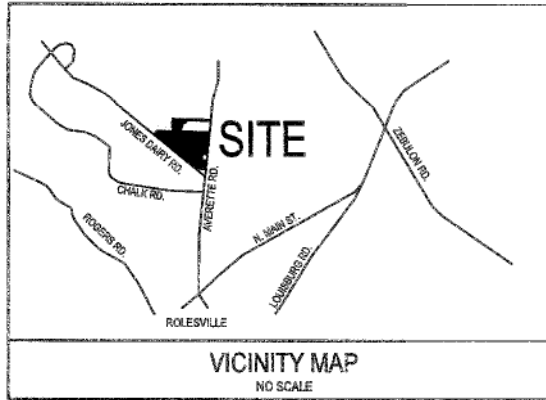


# Masterplan Amendment

## The Preserve at Jones Dairy Rd - Central



Know what's below.  
Call before you dig.  
(Or call: 1-800-632-4848)

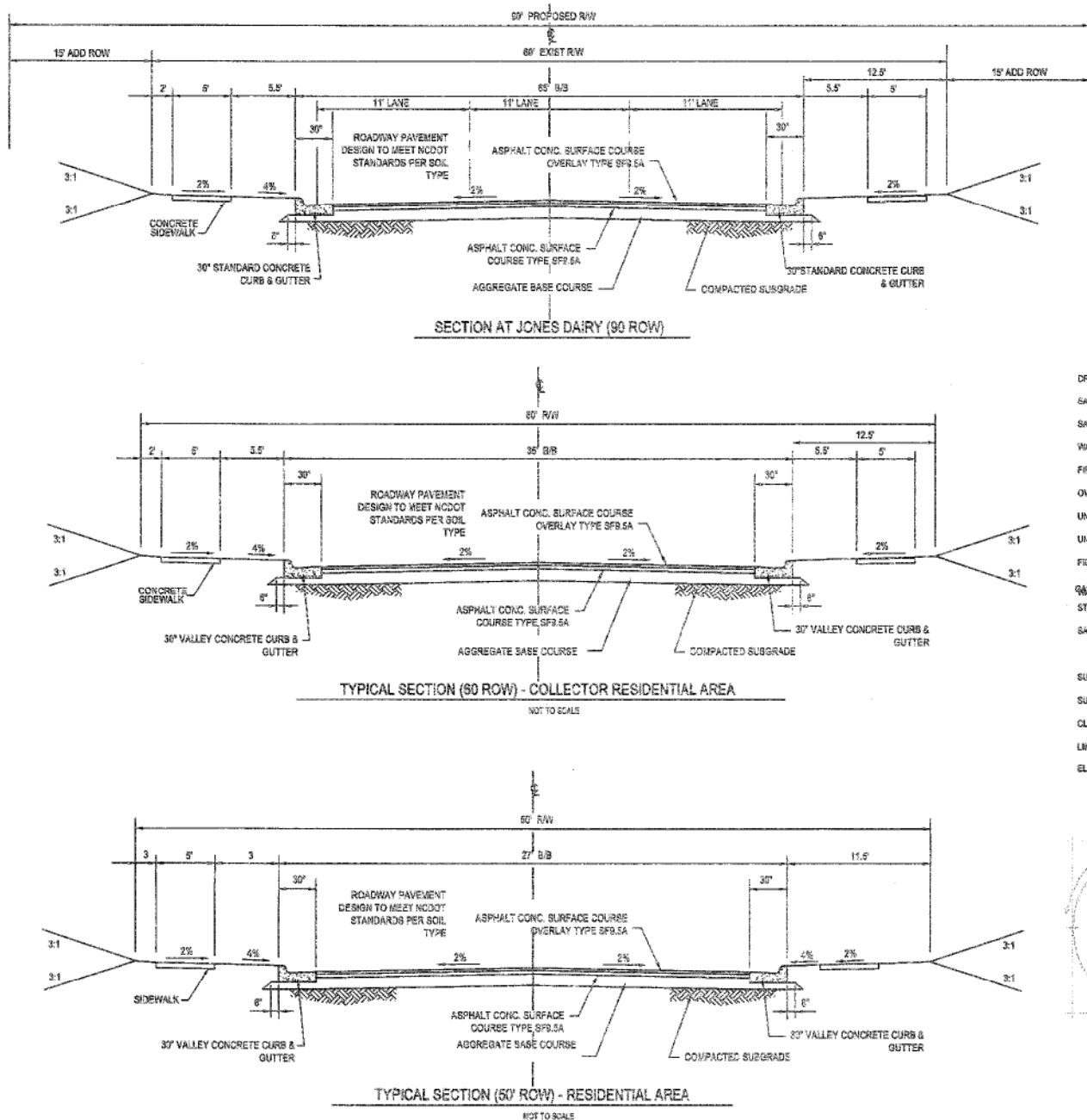
Rolesville  
Wake County, North Carolina  
**GTR Development LLC**

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:	89.02 ACRES
SINGLE FAMILY AREA:	68.02 ACRES
TOWNHOME AREA:	19.96 ACRES
JONES DAIRY ROW DEDICATION:	1.04 ACRES
COMMERCIAL AREA (previous PUD)	18.8 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
DENSITY:	
TOTAL SINGLE FAMILY PROJECT (PROPOSED):	3.7 UNITS / ACRE
TOWNHOME (PROPOSED):	10 UNITS / 20 ACRE
PROPOSED DEVELOPMENT:	
SINGLE FAMILY LOTS:	261
LOT SIZE:	6000 SF (MIN) - 11,500 SF (MAX)
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT
TOWNHOME DENSITY PROVIDED:	173 / 19.96 = 8.65 UNITS / AC
PROPOSED UNITS:	173
SETBACKS:	
FRONT:	15 FT
REAR:	15 FT
SIDE:	5 FT
TOWNHOME PARKING	
TOWNHOME REQUIRED:	173 X 2.5 SPACES / UNIT = 432 SPACES
VISITOR PARKING REQD:	1 / 4 UNITS = 173 / 4 = 43 SPACES
MAILBOX CLUSTER PARKING:	8 SPACES
TOTAL PARKING REQUIRED:	483 SPACES
TOTAL PARKING PROVIDED:	501 SPACES
	(173 x 2 = 346 SPACES AT UNITS)
	(PARKING ON SITE = 155 SPACES)
RECREATION AND OPEN SPACE:	
SINGLE FAMILY AREA REQUIRED (10%):	68.02 x .10 = 6.8 ACRES
IMPROVED SPACE REQUIRED:	6.8 ACRES x .5 = 3.40 ACRES
TOTAL AREA PROVIDED:	11.9 ACRES (17.5%)
IMPROVED AREA PROVIDED:	4.1 ACRES (34.4 % of total area)
UNIMPROVED AREA PROVIDED:	7.8 ACRES (65.6 % of total area)
TOWNHOME AREA REQUIRED (15%):	19.96 x .15 = 2.9 ACRES
IMPROVED SPACE REQUIRED:	2.9 x .5 = 1.45 ACRES
TOTAL OPEN SPACE AREA PROVIDED:	3.2 ACRES (16%)
IMPROVED AREA PROVIDED:	2.2 ACRES (69% of total area)
UNIMPROVED AREA PROVIDED:	1 ACRES (31% of total area)
TOTAL OPEN SPACE REQD (SINGLE AND TOWNHOME):	9.7 ACRES
TOTAL OPEN SPACE PROVIDED:	11.9 AC + 3.2 AC = 15.1 AC (17%)

SHEET	DESCRIPTION
	Cover Sheet
	Survey
C1	Existing Site Plan
C2	Proposed Site Plan
C3	Proposed Utility Plan
C4	Central Area Plan
C5	Jones Dairy Road Improvements



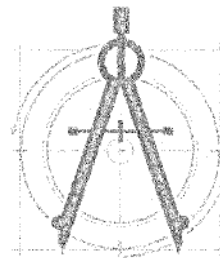
### LEGEND

	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		
STORM LINE		
STORM DRAINAGE PIPE		
SANITARY SEWER LINE		
SURFACE ELEVATION CONTOUR		
SURFACE SPOT ELEVATION		
CLEARING LIMIT/TREE LINE		
LIMIT OF DISTURBANCE		
ELECTRICAL TRANSFORMER PAD		

**PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION**

### R&PUD PERMITTED USES

R1	70.24 ACRES
R2	0 ACRES
R3	19.96 ACRES
RM	18.8 ACRES
G	.49 ACRES



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McIntyre, Gettle, Crowley

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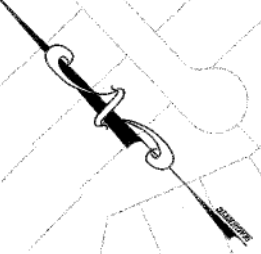
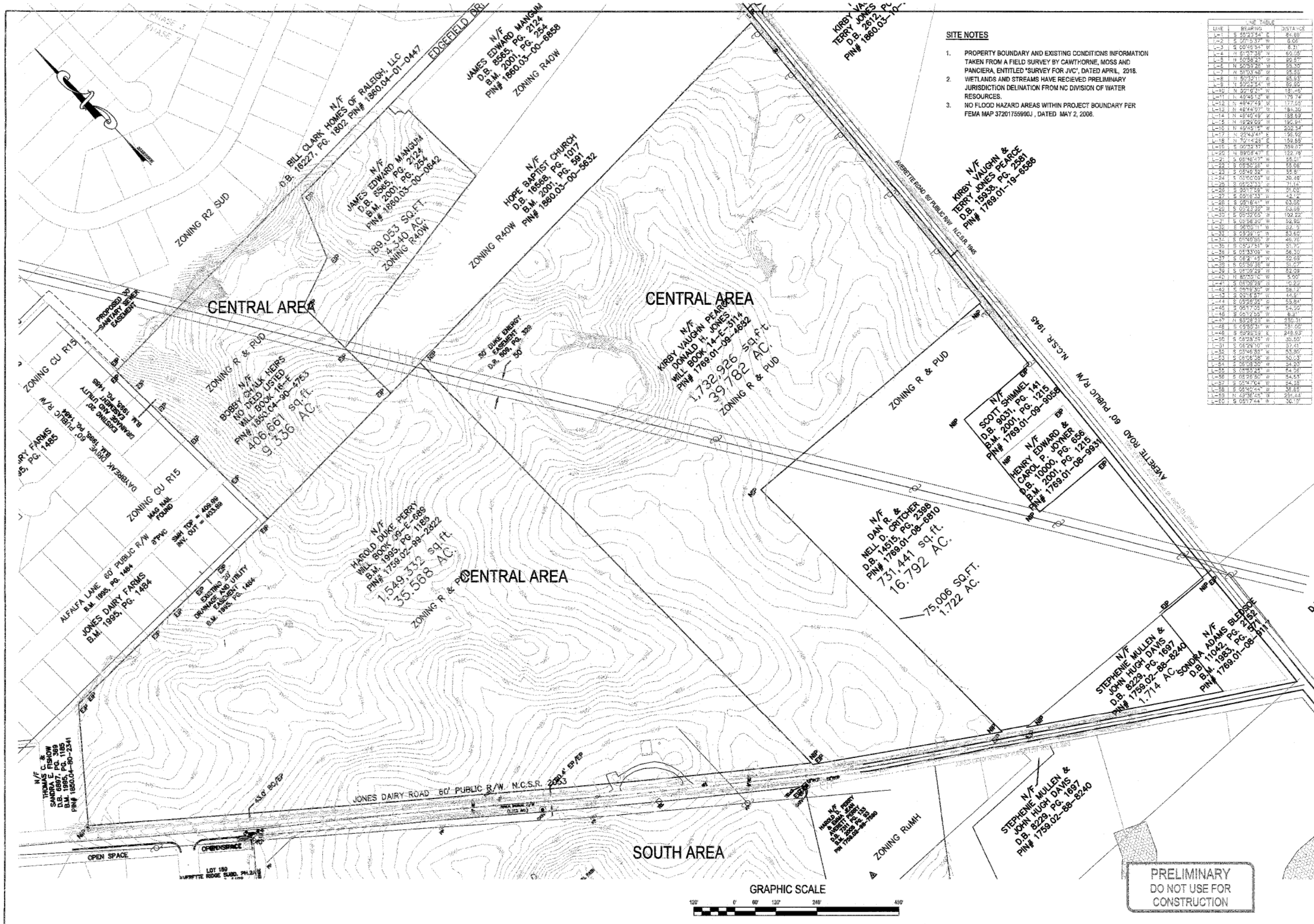
(919)625-6755

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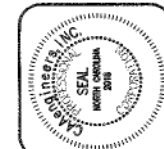
### GENERAL NOTES

- 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.
- 10' STREET SCAPE BUFFER REQUIRED AT LOT 140 AND AVERETTE ROAD DUE TO LOT SIZE AND CONFIGURATION (PER UDO ARTICLE 14.4.2)
- STREET SCAPE BUFFER NOT REQUIRED AT JONES DAIRY DUE TO CONTIGUOUS DEVELOPMENT BETWEEN THE CENTRAL AND SOUTHERN SECTIONS OF THE PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



- 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, 2008.

LINE	BEARING	DISTANCE
L-1	S 55°23'54" E	84.80
L-2	S 07°53'37" W	6.05
L-3	S 00°58'51" W	8.31
L-4	N 21°24'54" E	69.75
L-5	N 50°58'21" W	90.87
L-6	N 50°58'26" W	95.30
L-7	N 51°01'40" W	95.55
L-8	N 50°59'11" W	95.93
L-9	N 50°58'54" W	99.90
L-10	N 52°06'31" W	19.45
L-11	N 49°45'12" W	79.74
L-12	N 49°47'49" W	177.05
L-13	N 49°44'07" W	184.30
L-14	N 49°40'49" W	189.89
L-15	N 49°29'02" W	195.84
L-16	N 49°45'11" W	202.54
L-17	N 25°43'21" E	195.92
L-18	N 70°14'23" E	159.58
L-19	S 00°32'37" E	389.07
L-20	N 89°08'47" E	122.79
L-21	S 05°16'47" W	55.01
L-22	S 05°50'28" W	55.08
L-23	S 05°49'32" W	35.81
L-24	S 01°00'00" W	36.49
L-25	S 05°29'33" W	71.14
L-26	S 05°17'56" W	31.03
L-27	N 89°18'21" W	42.72
L-28	S 05°18'41" W	63.95
L-29	S 05°23'30" W	53.66
L-30	S 05°32'00" W	102.22
L-31	S 05°38'30" W	59.90
L-32	S 05°03'11" W	57.3
L-33	S 23°35'10" W	83.60
L-34	S 05°40'55" W	46.78
L-35	S 05°17'51" W	51.75
L-36	S 05°33'09" W	56.30
L-37	S 05°48'29" W	59.69
L-38	S 05°50'38" W	51.07
L-39	S 05°09'22" W	82.08
L-40	N 80°00'00" W	5.00
L-41	S 05°50'28" W	10.20
L-42	S 05°18'41" W	58.12
L-43	S 05°18'57" W	44.81
L-44	S 05°26'35" W	55.84
L-45	S 05°17'05" W	54.90
L-46	S 05°17'05" W	8.91
L-47	S 05°18'41" W	28.31
L-48	S 05°50'31" W	59.00
L-49	S 05°29'55" E	248.03
L-50	S 05°18'41" W	90.50
L-51	S 05°29'50" W	37.31
L-52	S 05°18'41" W	183.80
L-53	N 05°08'38" W	50.3
L-54	S 05°08'30" W	34.20
L-55	S 04°05'24" W	24.59
L-56	S 05°29'50" W	54.53
L-57	S 05°18'41" W	24.38
L-58	S 05°18'41" W	35.88
L-59	N 49°38'45" W	291.44
L-60	S 05°17'44" W	30.79

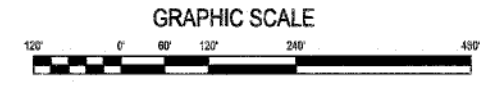


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NO.	DATE	BY	FOR
1	11/13/2018	TC	Current Review
2	05/15/2019	TC	Final Review
3	06/26/2019	TC	Final Review
4	07/02/2019	TC	Final Review
5			Comments
6			Comments
7			Comments
8			Comments
9			Comments
10			Comments

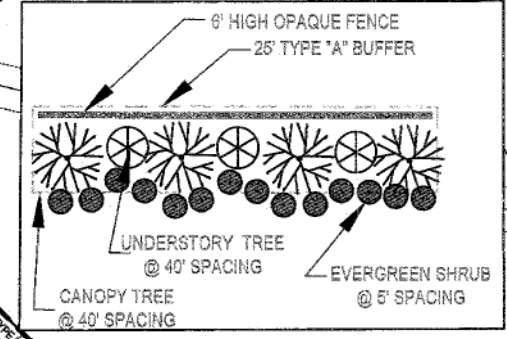
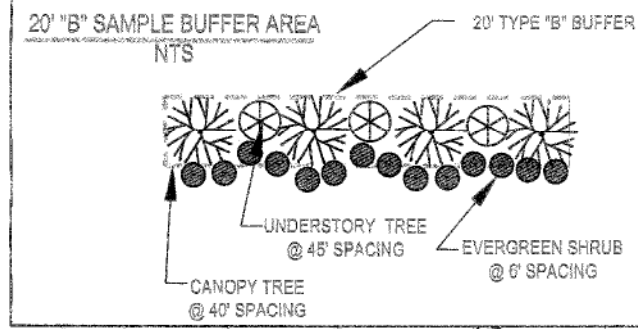


**Existing Site Plan**  
 Preserve at Jones Dairy Subdivision  
 Jones Dairy Road  
 Rolesville, Wake County, North Carolina



PRELIMINARY  
 DO NOT USE FOR  
 CONSTRUCTION

Job No. 4001  
 Dwg No. C1



- LEGEND**
- AMENITY AREAS
  - SIDEWALK
  - WETLANDS



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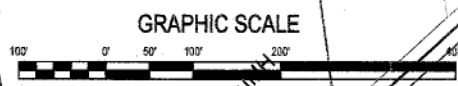
NO.	DATE	DESCRIPTION	BY	APP'D.
1	11-14-2019	PRELIMINARY PLAN	MG	MG
2	02-13-2020	REVISIONS	MG	MG
3	03-25-2020	REVISIONS	MG	MG
4	07-08-2020	REVISIONS	MG	MG
5	07-08-2020	REVISIONS	MG	MG
6	07-08-2020	REVISIONS	MG	MG
7	07-08-2020	REVISIONS	MG	MG
8	07-08-2020	REVISIONS	MG	MG
9	07-08-2020	REVISIONS	MG	MG
10	07-08-2020	REVISIONS	MG	MG



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

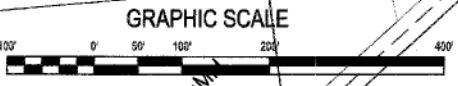
Job No. 4001  
Dwg No. **C2**

PRELIMINARY  
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CONSTRUCTION





PRELIMINARY  
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4352 Waverly Hill, Raleigh, NC 27607  
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NO.	DATE	DESCRIPTION
1	11-14-2018	100% Concept / Review
2	02-13-2019	Plan of Record / Review
3	07-26-2019	Plan of Record / Comments
4	07-08-2019	Plan of Record / Comments
5	08-01-2019	Comments
6	08-01-2019	Comments
7	08-01-2019	Comments
8	08-01-2019	Comments
9	08-01-2019	Comments
10	08-01-2019	Comments



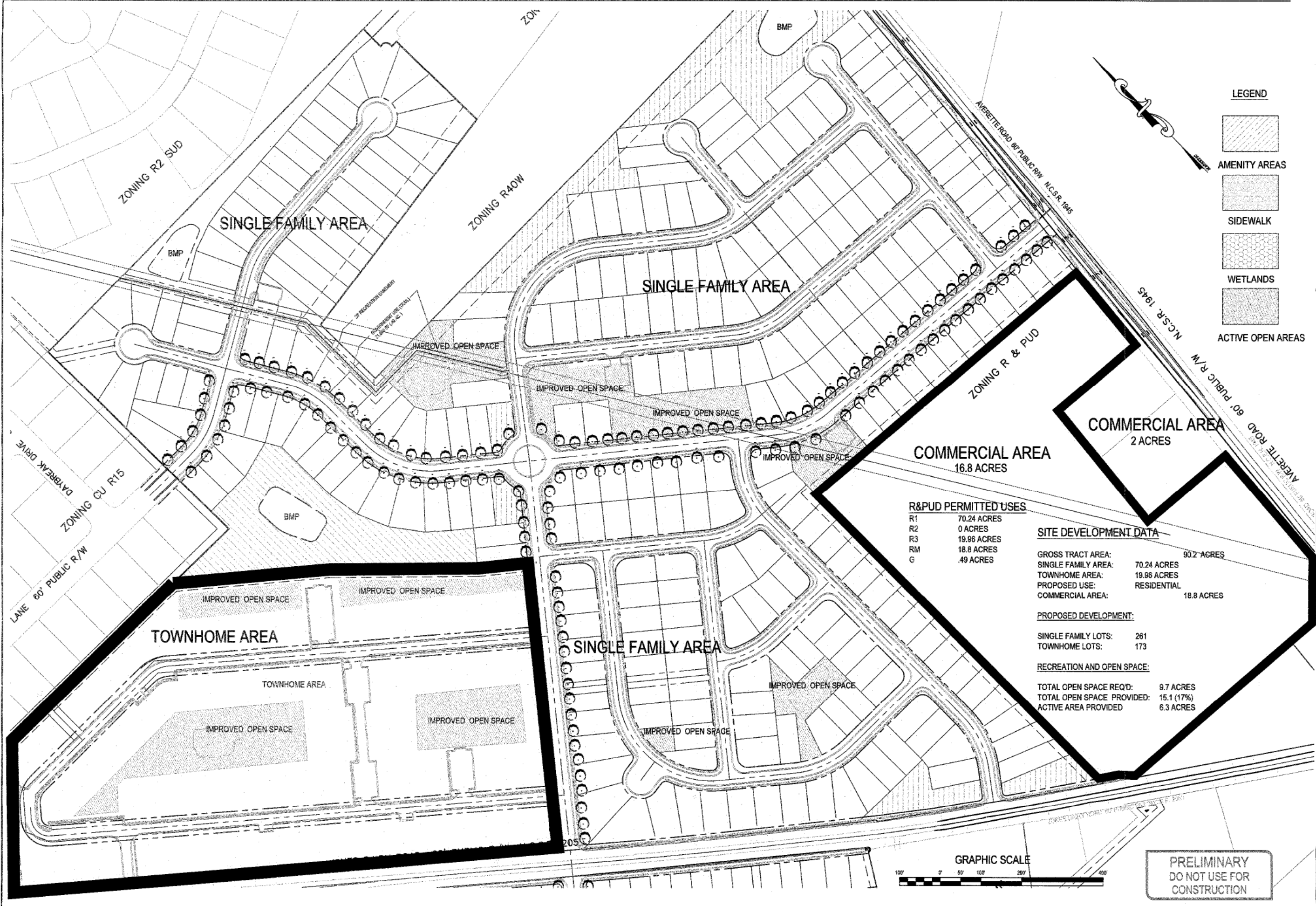
**Proposed Utility Plan**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

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



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 40222 Wake Forest, Raleigh, North Carolina 27609  
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NO.	DATE	BY	DESCRIPTION
1	11/14/2018	McHenry	Site Plan
2	05/15/2019	Crowley	Site Plan
3	05/28/2019	McHenry	Site Plan
4	07/08/2019	Crowley	Site Plan
5	08/01/2019	McHenry	Site Plan
6	08/01/2019	Crowley	Site Plan
7	08/01/2019	McHenry	Site Plan
8	08/01/2019	Crowley	Site Plan



**LEGEND**

- AMENITY AREAS
- SIDEWALK
- WETLANDS
- ACTIVE OPEN AREAS

**R&PUD PERMITTED USES**

R1	70.24 ACRES
R2	0 ACRES
R3	19.96 ACRES
RM	18.8 ACRES
G	.49 ACRES

**SITE DEVELOPMENT DATA**

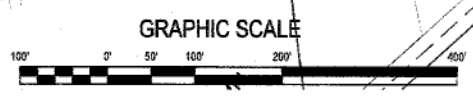
GROSS TRACT AREA:	90.2 ACRES
SINGLE FAMILY AREA:	70.24 ACRES
TOWNHOME AREA:	19.96 ACRES
PROPOSED USE:	RESIDENTIAL
COMMERCIAL AREA:	18.8 ACRES

**PROPOSED DEVELOPMENT:**

SINGLE FAMILY LOTS:	261
TOWNHOME LOTS:	173

**RECREATION AND OPEN SPACE:**

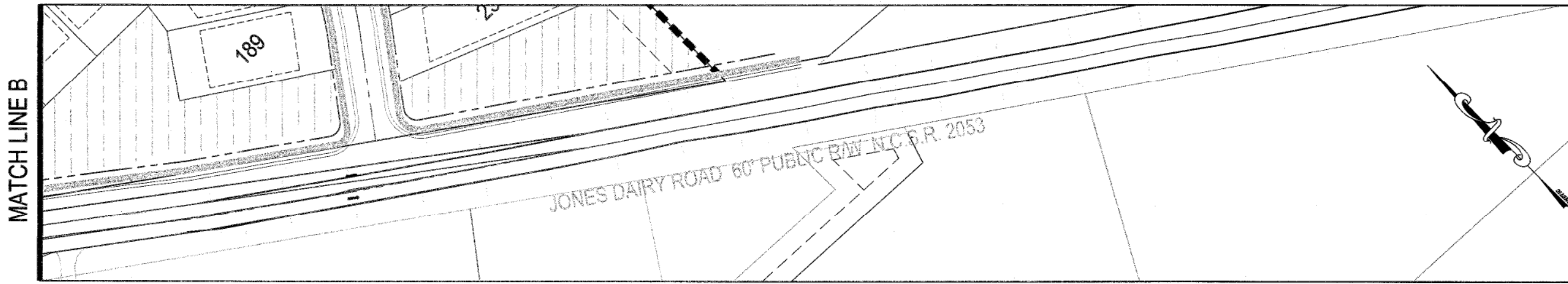
TOTAL OPEN SPACE REQ'D:	9.7 ACRES
TOTAL OPEN SPACE PROVIDED:	15.1 (17%)
ACTIVE AREA PROVIDED	6.3 ACRES



**PRELIMINARY  
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CONSTRUCTION**

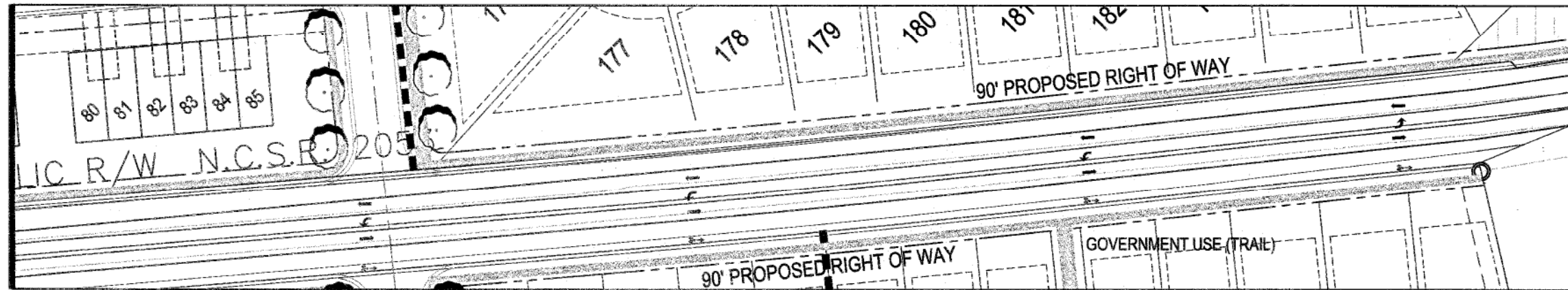
**Central Area Plan**  
 Preserve at Jones Daily Subdivision  
 Jones Daily Road  
 Rolesville, Wake County, North Carolina

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



MATCH LINE B

Jones Dairy Road

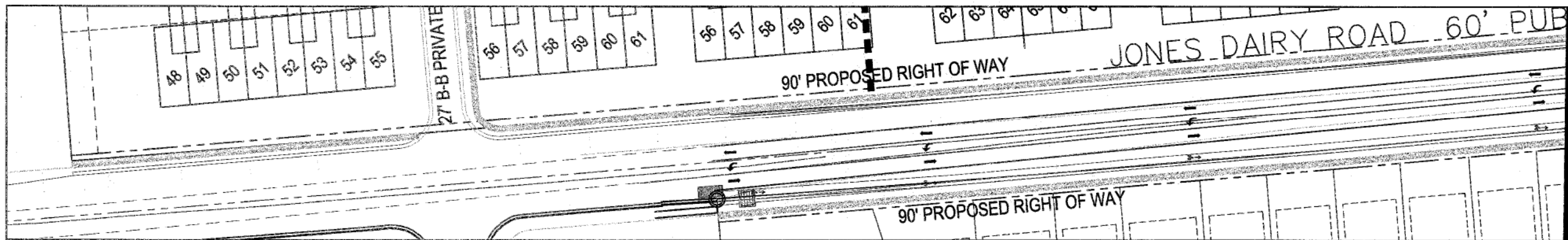


MATCH LINE A

Jones Dairy Road

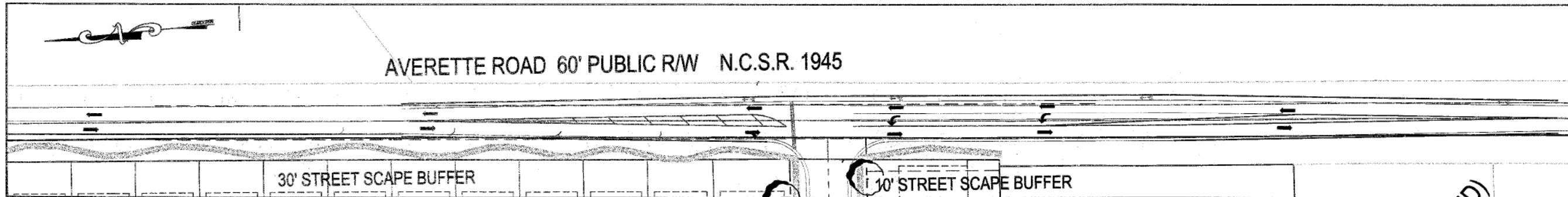
MATCH LINE B

PRELIMINARY  
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CONSTRUCTION



Jones Dairy Road

MATCH LINE A



AVERETTE ROAD 60' PUBLIC R/W N.C.S.R. 1945

Averette Road

GRAPHIC SCALE



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NO.	DATE	BY	REVISION/DESCRIPTION
1	11-03-2018	TTC	Concept/Plan
2	02-13-2019	TTC	Plan of Record/Right of Way
3	02-08-2019	TTC	Plan of Record/Right of Way
4	07-08-2019	TTC	Plan of Record/Right of Way
5			
6			
7			
8			



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

Job No. 4001  
Dwg No. C5