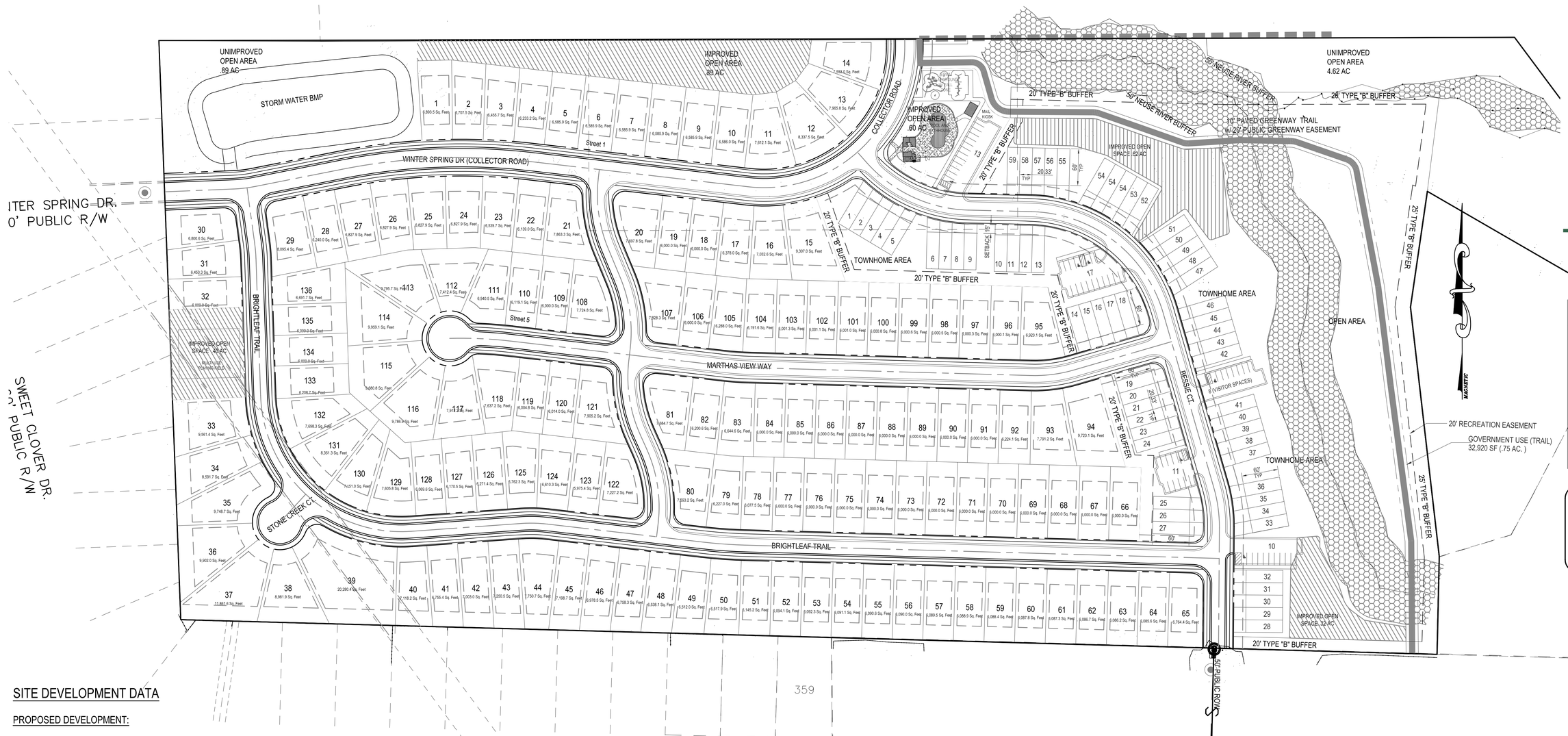


SITE DEVELOPMENT DATA

PROPOSED DEVELOPMENT:

SINGLE FAMILY DENSITY PROVIDED :	136 / 37.82 = 3.59 UNITS / AC
PROPOSED LOTS:	136
LOTS APPROVED:	141
LOT SIZE:	6000 SF (MIN) - 33,760 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:

SINGLE FAMILY REQUIRED (10%):	37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED:	3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED:	1.89 ACRES
UNIMPROVED AREA PROVIDED:	5.51 ACRES
TOTAL AREA PROVIDED:	7.40 ACRES

SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	49.16 ACRES
SINGLE FAMILY AREA:	37.95 ACRES
TOWNHOME AREA:	11.34 ACRES
LOTS APPROVED:	63
LOTS PROVIDED:	59
OPEN AREA REQUIRED:	11.34 x .15 = 1.70 AC
IMPROVED OPEN AREA REQD:	1.70 x .5= .85 AC
IMPROVED OPEN AREA PROVIDED:	.94 ACRES

DENSITY ALLOWED (CURRENT):

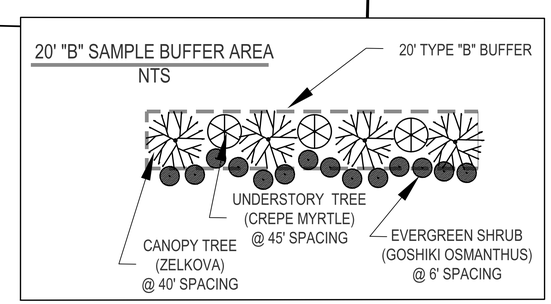
SINGLE FAMILY RESIDENTIAL:	4 UNITS / ACRE

GRAPHIC SCALE: 1"=80'

80' 0' 40' 80' 160' 320'

20' "B" SAMPLE BUFFER AREA

NTS



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

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	BY
1	03/08/2023	Per Roseville TRC Comment	KPG
2	Date	Comment	By
3	Date	Comment	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6750
C-2151
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Proposed SIte Plan - North
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. C2