

**EXISTING CONDITIONS:**

- 50' RIPARIAN/POND BUFFER
- POND/WETLAND
- LITTLE RIVER WATERSHED

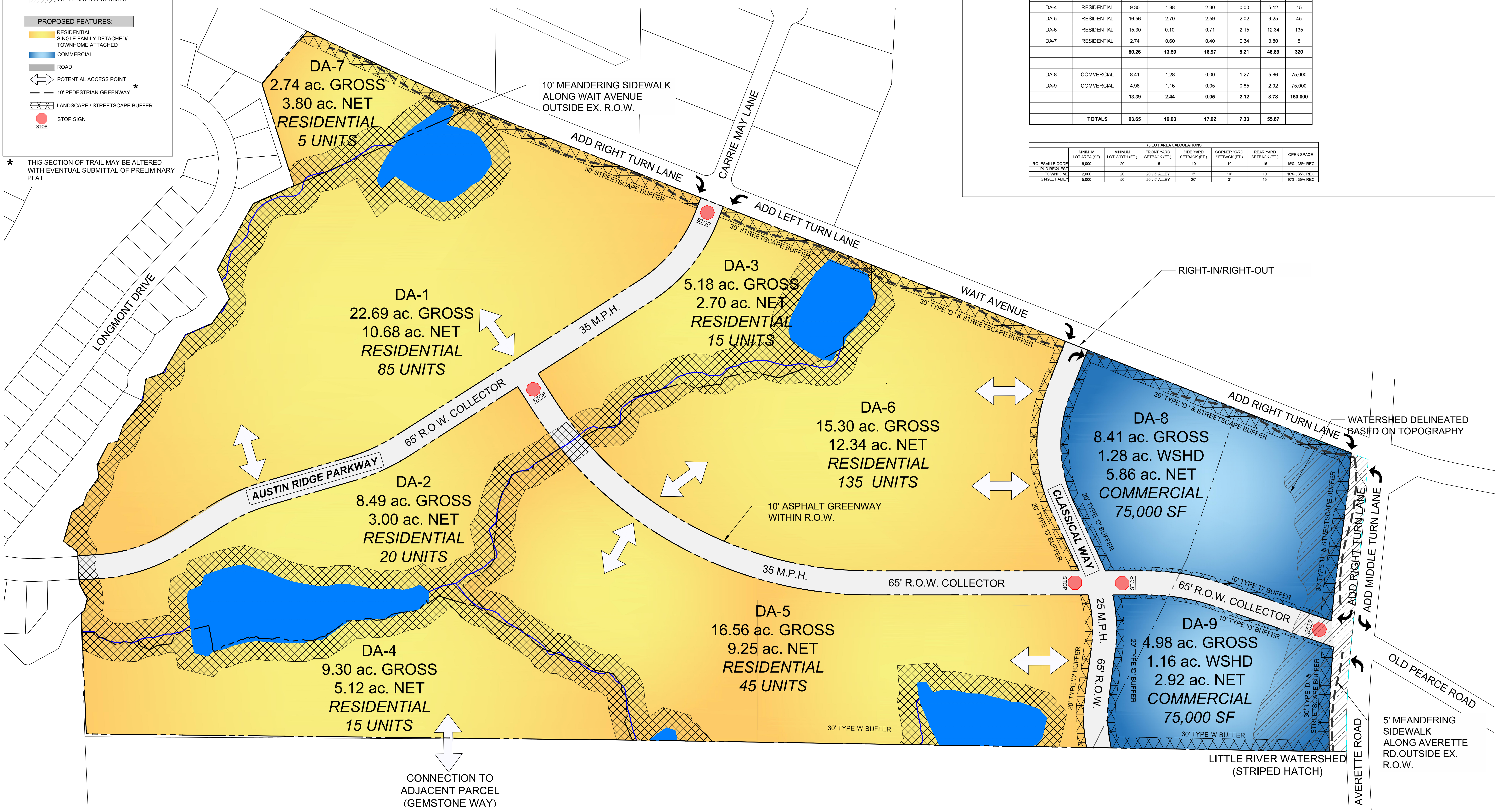
**PROPOSED FEATURES:**

- RESIDENTIAL SINGLE FAMILY DETACHED/TOWNHOME ATTACHED
- COMMERCIAL
- ROAD
- POTENTIAL ACCESS POINT
- 10' PEDESTRIAN GREENWAY
- LANDSCAPE / STREETSCAPE BUFFER
- STOP SIGN

\* THIS SECTION OF TRAIL MAY BE ALTERED WITH EVENTUAL SUBMITTAL OF PRELIMINARY PLAT

DEVELOPMENT AREA SUMMARY							
DEVELOPMENT AREA	USE	TOTAL ACRES	ENVIRONMENTAL FEATURES (ACRES)	STEEP SLOPES (ACRES)	PERIMETER BUFFERS (ACRES)	NET ACRES	UNITS
DA-1	RESIDENTIAL	22.69	2.61	9.00	0.40	10.68	85
DA-2	RESIDENTIAL	8.49	4.19	1.30	0.00	3.00	20
DA-3	RESIDENTIAL	5.18	1.51	0.67	0.30	2.70	15
DA-4	RESIDENTIAL	9.30	1.88	2.30	0.00	5.12	15
DA-5	RESIDENTIAL	16.56	2.70	2.59	2.02	9.25	45
DA-6	RESIDENTIAL	15.30	0.10	0.71	2.15	12.34	135
DA-7	RESIDENTIAL	2.74	0.60	0.40	0.34	3.80	5
		<b>80.26</b>	<b>13.59</b>	<b>16.97</b>	<b>5.21</b>	<b>46.89</b>	<b>320</b>
DA-8	COMMERCIAL	8.41	1.28	0.00	1.27	5.86	75,000
DA-9	COMMERCIAL	4.98	1.16	0.05	0.85	2.92	75,000
		<b>13.39</b>	<b>2.44</b>	<b>0.05</b>	<b>2.12</b>	<b>8.78</b>	<b>150,000</b>
<b>TOTALS</b>		<b>93.65</b>	<b>16.03</b>	<b>17.02</b>	<b>7.33</b>	<b>55.67</b>	

R3 LOT AREA CALCULATIONS							
ROLESVILLE CODE	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FT)	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	CORNER YARD SETBACK (FT)	REAR YARD SETBACK (FT)	OPEN SPACE
PUD REQUEST	6,000	20	15	10	10	15	15% 30% REC
TOWNHOME	2,000	20	20' / 5' ALLEY	5'	10'	10'	10% 30% REC
SINGLE FAMILY	3,000	50	20' / 5' ALLEY	20'	3'	15'	10% 30% REC



# FORMER THALES SITE

WAIT AVE. & AVERETTE RD.  
P.U.D. MASTERPLAN