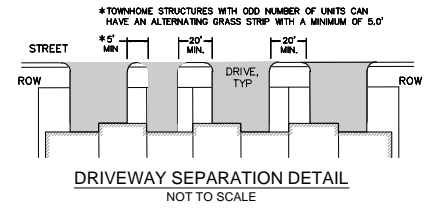


VICINITY MAP  
(NTS)

**LEGEND:**

	EXISTING R40W ZONING (REST OF TRACT ZONED R&PUD)
	EXISTING POND
	EXISTING 50' NEUSE RIPARIAN STREAM BUFFER
	PROPOSED SINGLE FAMILY LOTS (RESIDENTIAL TYPE 'A')
	PROPOSED TOWN HOMES (RESIDENTIAL TYPE 'B')
	PROPOSED OPEN SPACE
	PROPOSED ACTIVE OPEN SPACE
	PROPOSED STORMWATER POND
	PROPOSED 10' WIDE PUBLIC GREENWAY TRAIL WITHIN A 30' PUBLIC EASEMENT

- NOTES:**
- THE 6.53 AC. ZONED R-40W WILL BE REGRADED AT CONSTRUCTION SO THAT IT CAN BE REMOVED FROM THE WATERSHED. FOLLOWING THE WATERSHED ADJUSTMENT, A REZONING REQUEST WILL BE FILED.
  - FRONT FACING GARAGES SHALL HAVE AT LEAST TWENTY FEET (20') SEPARATING THE NEIGHBORING DRIVEWAYS OR NO MORE THAN FIVE FEET (5') SEPARATING NEIGHBORING DRIVEWAYS. IF THE SEPARATION MEASURES FIVE FEET (5') OR LESS, THE NEXT SEPARATION MUST BE AT LEAST TWENTY FEET (20'). REAR FACING GARAGES MAY BE ACCESSED BY A PRIVATE ALLEY WITH NO SEPARATION REQUIREMENTS.



**TOWN OF ROLESVILLE R & PUD ZONING REQUIREMENTS**

GROSS TRACT AREA:	82.399 AC.
AREA IN EXISTING ROW:	0.613 AC.
AREA IN NEW DEDICATED ROW:	0.261 AC.
NEW GROSS TRACT AREA:	81.525 AC.

**ALLOWED DENSITY**

SINGLE FAMILY DWELLINGS (TRACT 'A')	4 / AC.
TOWNHOUSES (TRACT 'B')	8 / AC.
TOTAL TRACT	4 / AC.

**PROPOSED DENSITY**

AREA IN TRACT 'A', SINGLE FAMILY DWELLINGS:	58.38 AC.
PROPOSED LOTS:	89 LOTS
PROPOSED DENSITY TRACT 'A':	1.52 LOTS / AC.
AREA IN TRACT 'B':	23.15 AC.
PROPOSED UNITS:	98 UNITS
PROPOSED DENSITY TRACT 'B':	4.23 UNITS / AC.
TOTAL PROPOSED DENSITY:	2.28 UNITS / AC.

**LOT DIMENSIONS**

TRACT 'A' (SINGLE FAMILY)	
MINIMUM STREET FRONTAGE:	50'
PROPOSED:	80'
AVERAGE LOT SIZE:	11,382 SF
TRACT 'B' (TOWNHOUSES)	
MINIMUM LOT WIDTH:	20'
PROPOSED:	26'

**SETBACKS**

TRACT 'A' (SINGLE FAMILY)	
FRONT	25'
REAR	25'
SIDE	5'
TRACT 'B' (TOWNHOUSES)	
FRONT	15' (FROM R.O.W.)
PROPOSED	20'
REAR	15' (FROM PROPERTY LINE)

**PARKING**

TRACT 'A' (SINGLE FAMILY DETACHED)	
NUMBER OF UNITS:	89
CLUSTER MAILBOX UNITS:	
REQUIRED PARKING SPACES:	4 SPACES (79-104 DWELLING UNITS)
PROVIDED PARKING SPACES:	5 SPACES AT AMENITY CENTER
TRACT 'B' (TOWNHOUSES)	
NUMBER OF UNITS:	98
PARKING REQUIRED:	3 / TOWNHOUSE 98 x 3 = 294
PROPOSED:	324
GUEST PARKING:	1 / 4 TOWNHOUSES (98 / 4 = 24.5)
PROPOSED GUEST PARKING:	42 (3 LOTS AT 16 SPACES LESS 6 SPACES FOR CBU)
CLUSTER MAILBOX UNITS:	
REQUIRED PARKING SPACES:	4 SPACES (79-104 DWELLING UNITS)
PROVIDED PARKING SPACES:	6 SPACES AT NORTH VISITOR PARKING AREA

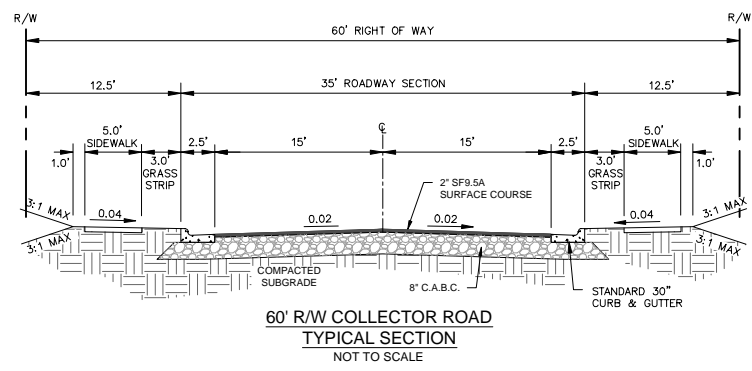
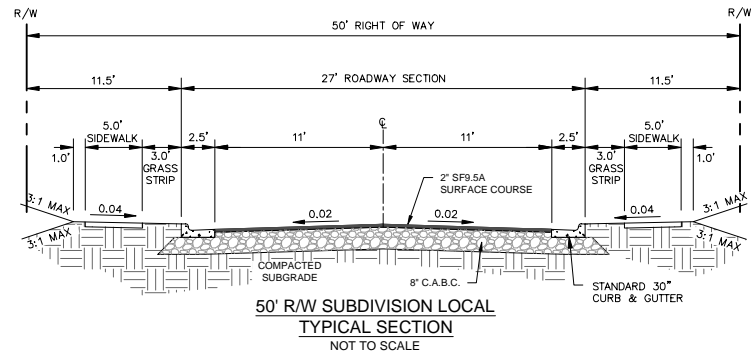
**PERIMETER LANDSCAPE BUFFERS**

TRACT 'A' (SINGLE FAMILY)	
CLASS II ADJOINING CLASS II:	NONE
STREETSCAPE AVERETTE ROAD:	50'
TRACT 'B' (TOWNHOUSES)	
CLASS III ADJOINING CLASS II:	20' TYPE B LANDSCAPE 50' PERIMETER YARD BUFFER

**RECREATION & OPEN SPACE**

REQUIRED	
TRACT 'A' (SINGLE FAMILY)	
10% OF SFD (58.38 AC.):	5.84 AC.
PROPOSED:	21.19 AC.
50% OF 5.84 AC. TO BE SUITABLE FOR ACTIVE:	2.92 AC.
PROPOSED ACTIVE OPEN SPACE:	4.17 AC.
PROPOSED PASSIVE OPEN SPACE:	17.02 AC.

TRACT 'B' (TOWNHOUSES)	
15% OF TH (23.15 AC.):	3.47 AC.
PROPOSED:	11.47 AC.
35% OF REQUIRED SPACE TO BE IMPROVED:	1.22 AC.
PROPOSED IMPROVED OPEN SPACE:	3.16 AC.
PROPOSED PASSIVE OPEN SPACE:	8.31 AC.



REV. NO.	DESCRIPTIONS



PRELIMINARY  
MASTER PLAN  
FOR REVIEW  
2-13-18

Project Engineer:	TSS
Designed By:	TAN
Drawn By:	TAN
Checked By:	TSS
Scale:	
Date:	11-28-17
Project Number:	170347

SHEET  
**C001**  
OF: 003

**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Rilliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378



**SUBDIVISION PLANS**  
**ELIZABETH HEIGHTS**

**MASTER PUD PLAN**

ELIZABETH HEIGHTS MASTER PUD PLAN