

EXISTING CONDITIONS:

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

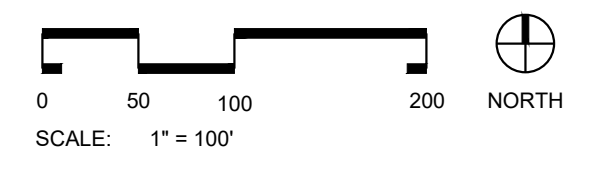
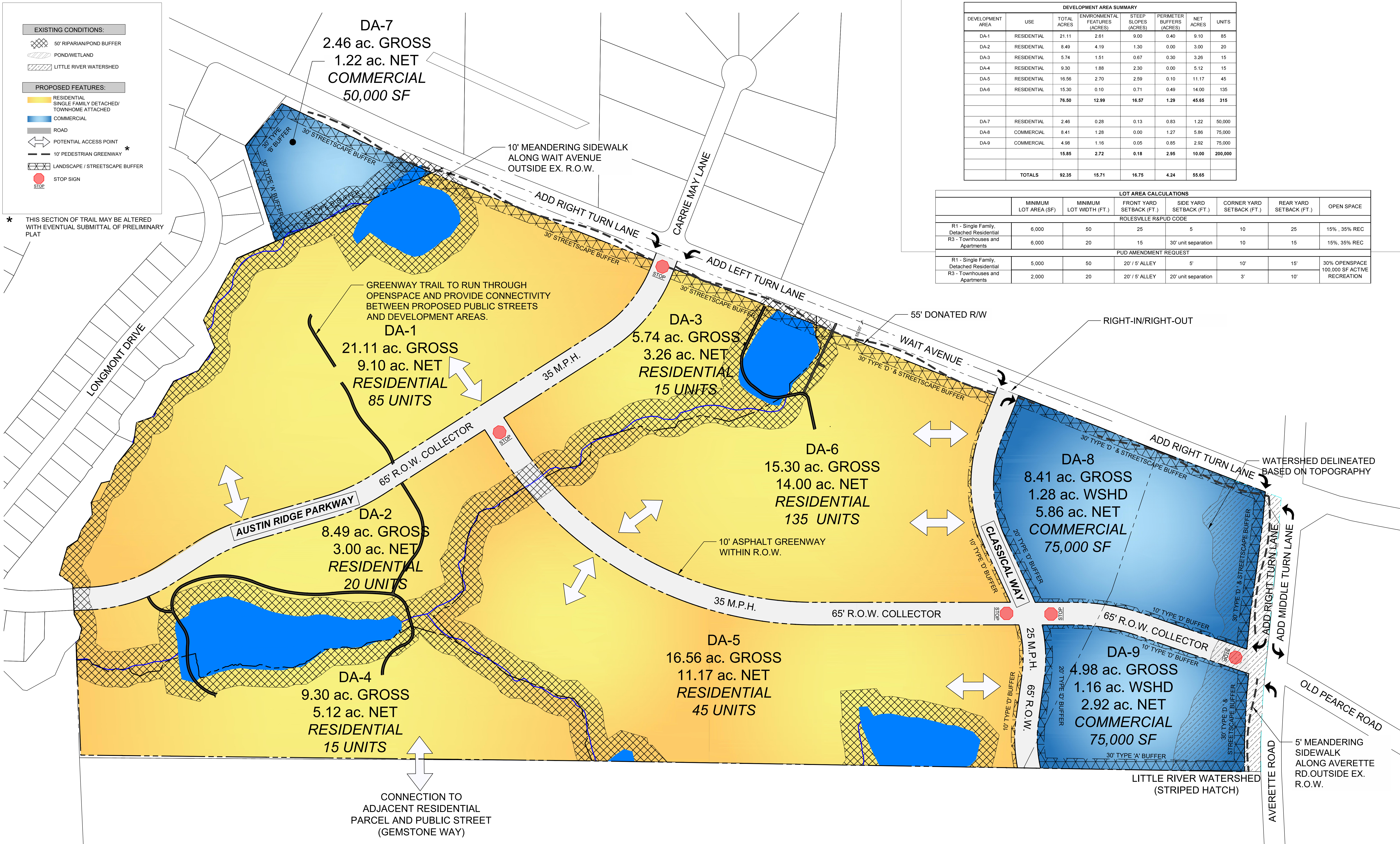
PROPOSED FEATURES:

- 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
DA-1	RESIDENTIAL	21.11	2.61	9.00	0.40	9.10
DA-2	RESIDENTIAL	8.49	4.19	1.30	0.00	3.00
DA-3	RESIDENTIAL	5.74	1.51	0.67	0.30	3.26
DA-4	RESIDENTIAL	9.30	1.88	2.30	0.00	5.12
DA-5	RESIDENTIAL	16.56	2.70	2.59	0.10	11.17
DA-6	RESIDENTIAL	15.30	0.10	0.71	0.49	14.00
TOTALS		78.50	12.99	16.57	1.29	45.65
DA-7	RESIDENTIAL	2.46	0.28	0.13	0.83	1.22
DA-8	COMMERCIAL	8.41	1.28	0.00	1.27	5.86
DA-9	COMMERCIAL	4.98	1.16	0.05	0.85	2.92
TOTALS		15.85	2.72	0.18	2.95	10.00

LOT AREA CALCULATIONS						
	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT.)	FRONT YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	CORNER YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)
ROLESVILLE R&PUD CODE						
R1 - Single Family, Detached Residential	6,000	50	25	5	10	25
R3 - Townhouses and Apartments	6,000	20	15	30' unit separation	10	15
PUD AMENDMENT REQUEST						
R1 - Single Family, Detached Residential	5,000	50	20' / 5' ALLEY	5'	10'	15'
R3 - Townhouses and Apartments	2,000	20	20' / 5' ALLEY	20' unit separation	3'	10'



FORMER THALES SITE

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