

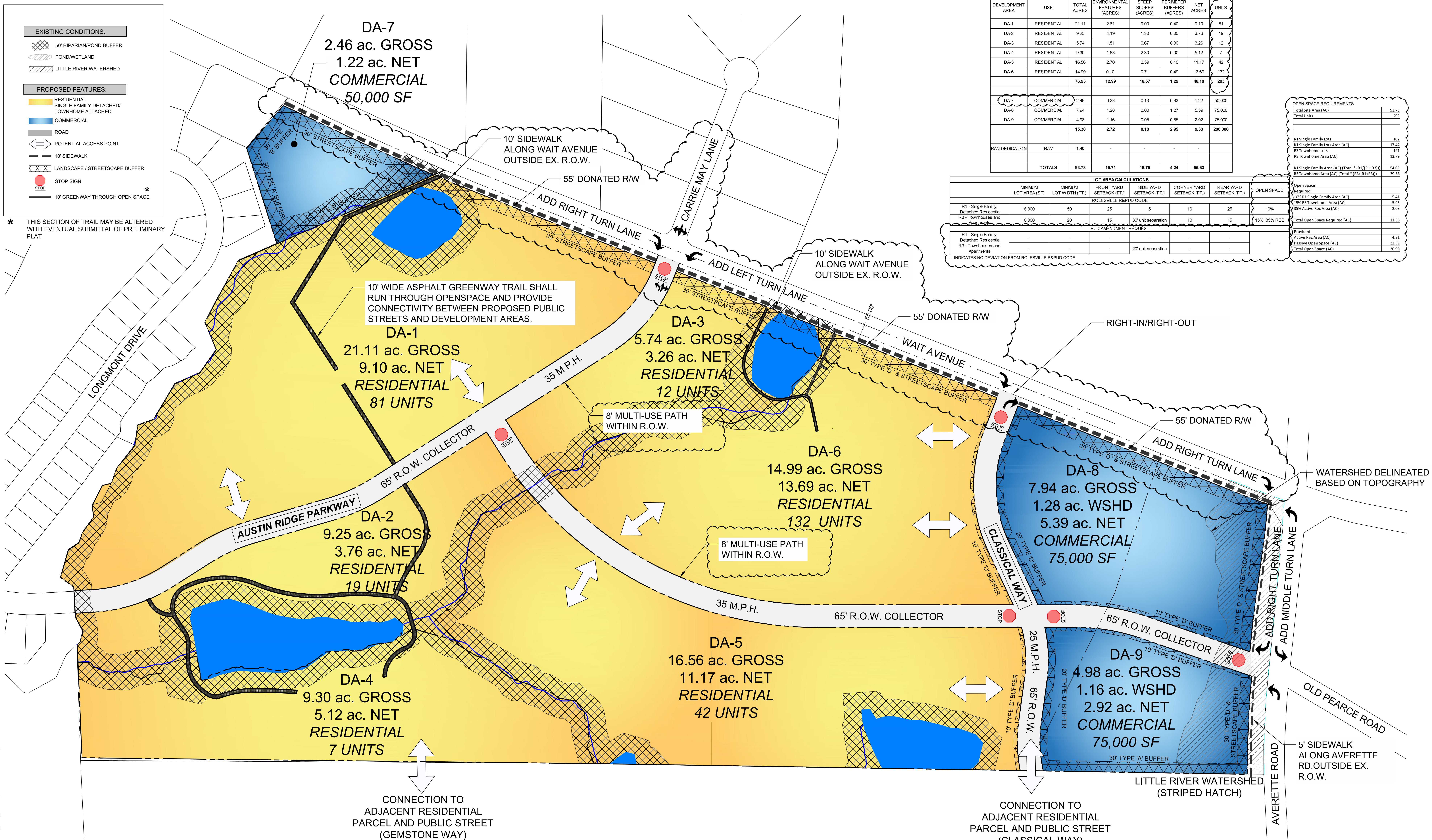
EXISTING CONDITIONS:

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

PROPOSED FEATURES:

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

* 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)	PERMETER BUFFERS (ACRES)	NET ACRES	UNITS
DA-1	RESIDENTIAL	21.11	2.61	9.00	0.40	9.10	81
DA-2	RESIDENTIAL	9.25	4.19	1.30	0.00	3.76	19
DA-3	RESIDENTIAL	5.74	1.51	0.67	0.30	3.26	12
DA-4	RESIDENTIAL	9.30	1.88	2.30	0.00	5.12	7
DA-5	RESIDENTIAL	16.56	2.70	2.59	0.10	11.17	42
DA-6	RESIDENTIAL	14.99	0.10	0.71	0.49	13.69	132
DA-7	COMMERCIAL	2.46	0.28	0.13	0.83	1.22	50,000 SF
DA-8	COMMERCIAL	7.94	1.28	0.00	1.27	5.39	75,000 SF
DA-9	COMMERCIAL	4.98	1.16	0.05	0.85	2.92	75,000 SF
		15.38	2.72	0.18	2.95	9.53	200,000
TOTALS		93.73	15.71	16.75	4.24	55.63	

OPEN SPACE REQUIREMENTS

Category	Value
Total Site Area (AC)	93.73
Total Units	293
R1 Single Family Lots	102
R1 Single Family Lots Area (AC)	17.42
R3 Townhome Lots	191
R3 Townhome Area (AC)	12.79
R1 Single Family Area (AC) Total * (R1/(R1+R3))	54.05
R3 Townhome Area (AC) Total * (R3/(R1+R3))	39.68
Open Space Required:	
10% R1 Single Family Area (AC)	5.41
15% R3 Townhome Area (AC)	5.95
5% Active Rec Area (AC)	2.08
Total Open Space Required (AC)	13.36
Provided:	
Active Rec Area (AC)	4.31
Passive Open Space (AC)	33.59
Total Open Space (AC)	36.90

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.)	OPEN SPACE
R1 - Single Family Detached Residential	6,000	50	25	5	10	25	10%
R3 - Townhouses and Apartments	6,000	20	15	30' unit separation	10	15	15%, 35% REC

PUD AMENDMENT REQUEST

	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (FT.)	FRONT YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	CORNER YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	OPEN SPACE
R1 - Single Family Detached Residential	-	-	-	-	-	-	-
R3 - Townhouses and Apartments	-	-	-	20' unit separation	-	-	-

INDICATES NO DEVIATION FROM ROLESVILLE RAPUD CODE

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