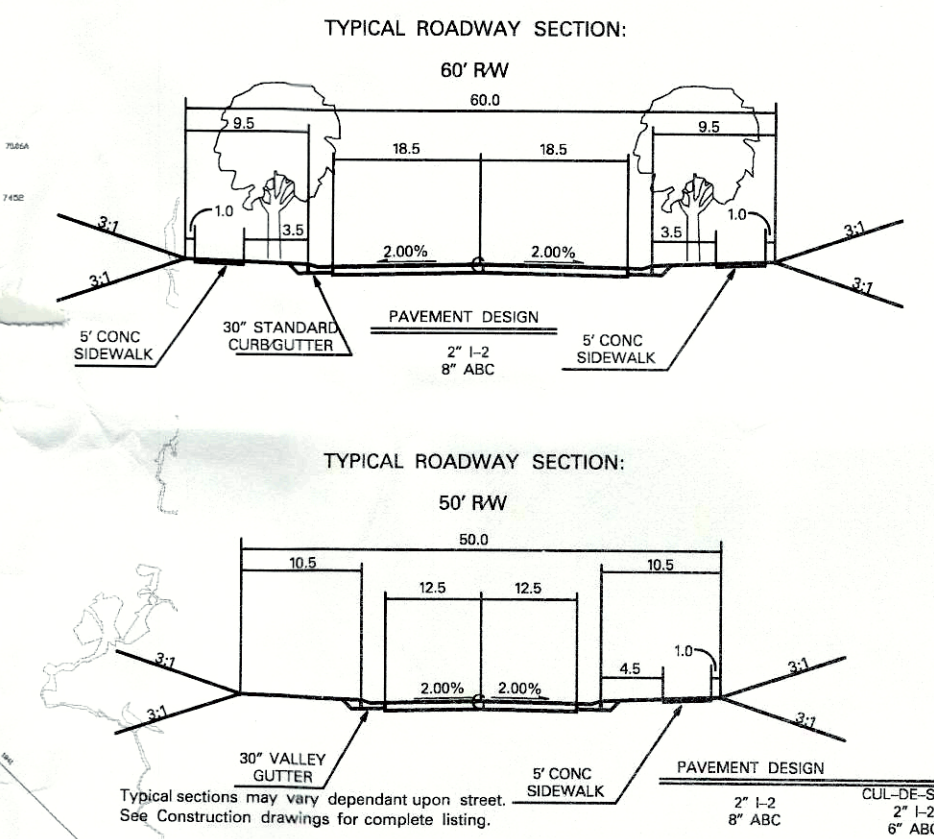
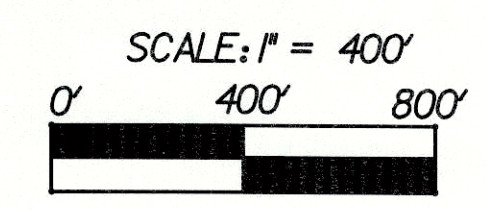


**Plan Summary**

- Wake County PIN: 1860045778, 1860038619, 1850931755, 1850920844, 1850920844, 1860016653, 1860000842, 1850947553, 1759992822, 1760994682, 1769086810
- Existing Zoning (Wake County): R-1, R-30, R-40, R-40W, HD  
Proposed Zoning: PUD
- Total Number of Single Family Lots: 675  
Total Number of Townhomes: 155
- Total Area To Be Developed: 355.45 ac  
Area in RW Dedication: 3.08 ac
- Area in Protected Open Space, Useable  
Required: 17.62 ac  
Provided: 18.24 ac  
(including greenway 0.87 ac)
- Density Calculations  
Total Units: 831  
Total Acreage: 355.45  
Commercial Acreage: 23.38  
Total Acreage minus Commercial: 332.07  
Units/AC: 2.5



- The Engineer does not guarantee that all existing facilities such as pipelines, electrical lines, conduit, telephone cable, service connections, or other facilities are shown on the Plans. It shall be the Contractor's responsibility to have all utilities located by their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction. The Contractor is fully responsible for notifying all utility owners in accordance with NC General Statute - Chapter 87, Article 6, The Underground Damage Prevention Act.
- Property is not located in a FEMA special flood hazard area.
- Existing vegetation and natural areas shall be protected to the greatest extent possible and minimum clearing of land shall be undertaken during development.
- All construction shall be in accordance with Town of Rolesville Standards and Specifications.
- Wetlands/buffers shown per location map by S&E
- Protected open space to be owned and maintained by either Town of Rolesville or Homeowners Association.



**MULKEY**  
ENGINEERS & CONSULTANTS  
PO BOX 33127  
931 WILKINS DRIVE  
WWW.MULKEYINC.COM

**PRELIMINARY PLANS**  
DO NOT USE FOR CONSTRUCTION

DATE: \_\_\_\_\_  
DRAWN BY: WSRP  
DWG. CHECKED BY: MDA  
DESIGNED BY: MDA  
DGN. CHECKED BY: MDA

SCALE: \_\_\_\_\_  
PROJECT NO. 200701.00

NO.	DATE	REVISIONS
1	04/05/07	SKETCH PLAN SUBMITTAL
2	06/05/07	SKETCH PLAN SUBMITTAL #2
3	06/22/07	REVISIONS PER TOWN OF ROLESVILLE
4	07/10/07	PER TOWN OF ROLESVILLE
5		
6		
7		
8		

**AVERETTE ROAD PROPERTY**  
**ROLESVILLE, NC**  
DEVELOPER:  
**AMMONS DEVELOPMENT GROUP**  
PO BOX 1615  
WAKE FOREST, NC 27587

**MASTER PLAN**

DRAWING NO.  
**3 of 4**