

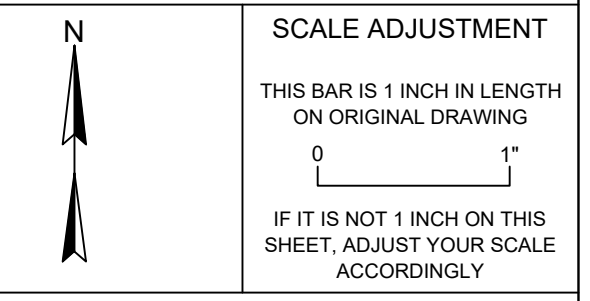
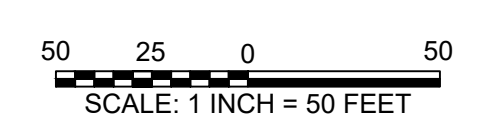
V2 - Received 5/2/22,
reviewed during May
2022 Cycle

SUMMARY INFORMATION	
DEVELOPMENT NAME: ROLESVILLE ROAD MIXED USE	
SITE ADDRESS: 1216 ROLESVILLE RD	
PIN NUMBER(S): 1768-33-7689	
TOTAL ACREAGE: 11.8 AC	
EXISTING USE: VACANT	
PROPOSED USE: MIXED USE	
JURISDICTION: TOWN OF ROLESVILLE	
CURRENT ZONING DISTRICT: RL	
PROPOSED ZONING DISTRICT: NEIGHBORHOOD CENTER (NC)	
PROPOSED COMMERCIAL AREA: 30,000 SF	
PROPOSED MAX. BLDG. HEIGHT: 35' (TWO STORIES)	
SETBACKS (MIN/MAX): FRONT: 15'/100' SIDE: 10'/50' REAR: 10'/50'	
PARKING REQUIREMENTS: RETAIL SALES AND SERVICE: 2.5 SPACE / 1,000 SF PARKING REQUIRED: 2.5 SPACE / 1,000 SF * 30,000 SF = 75 SPACES PARKING PROVIDED: 76 SPACES (2 ADA ACCESSIBLE)	
PROPOSED TOWNHOME UNITS: 68	
MAX. DENSITY: 8 UNITS/AC	
PROPOSED DENSITY: 5.8 UNITS/AC	
PROPOSED MAX. BLDG. HEIGHT: 35' (TWO STORIES)	
SETBACKS (MIN/MAX): FRONT: 15'/100' SIDE: 10'/50' (MIN. 30' BETWEEN STRUCTURES) REAR: 10'/50'	
PARKING REQUIREMENTS: DWELLING MULTIPLE FAMILY PARKING: 2.0 SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT PARKING REQUIRED: 2.0 SPACES * 68 UNITS + 0.25 SPACES * 68 UNITS = 153 SPACES PARKING PROVIDED: 2 SPACES PER DRIVEWAY + 21 GUEST = 157 SPACES MAIL KIOSK PARKING PROVIDED: 2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE) TOTAL PARKING PROVIDED: 157 SPACES + 2 MAIL KIOSK SPACES = 159 SPACES (1 IS ADA ACCESSIBLE)	
REQUIRED OPEN SPACE: 1.77 AC (15%)	
PROPOSED OPEN SPACE: 3.87 AC (32.8%)	
USE BREAKDOWN:	
RIGHT-OF-WAY: 2.62 AC (22.2%)	
RESIDENTIAL LOTS: 3.72 AC (31.5%)	
COMMERCIAL AREA: 1.26 AC (10.6%)	
COMMON AREAS & OPEN SPACE: 4.20 AC (35.6%)	
ENGINEER: FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.610.1051	

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	TOR COMMENTS	5/2/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



ROLESVILLE RD MIXED USE MA 22-05
1216 ROLESVILLE RD
ROLESVILLE, NC

DATE:	02-21-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

SKETCH PLAN

C-1
SHEET 1 OF 1

