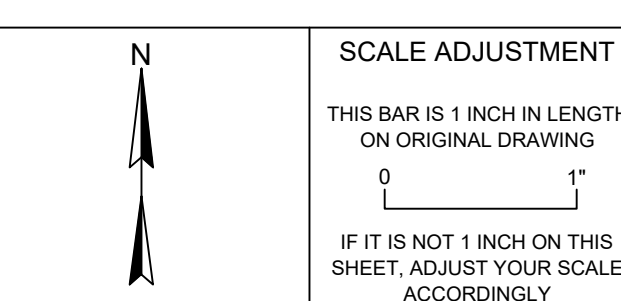
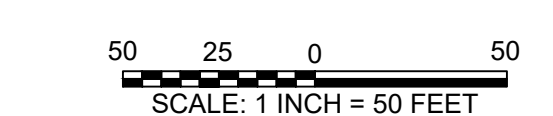


SUMMARY INFORMATION	
<b>DEVELOPMENT NAME:</b> ROLESVILLE ROAD MIXED USE	
<b>SITE ADDRESS:</b> 1216 ROLESVILLE RD	
<b>PIN NUMBER(S):</b> 1768-33-7689	
<b>TOTAL ACREAGE:</b> 11.8 AC	
<b>EXISTING USE:</b> VACANT <b>PROPOSED USE:</b> MIXED USE	
<b>JURISDICTION:</b> TOWN OF ROLESVILLE <b>CURRENT ZONING DISTRICT:</b> RL <b>PROPOSED ZONING DISTRICT:</b> NEIGHBORHOOD CENTER (NC)	
<b>PROPOSED COMMERCIAL AREA:</b> 30,000 SF	
<b>PROPOSED MAX. BLDG. HEIGHT:</b> 35' (TWO STORIES)	
<b>SETBACKS (MIN/MAX):</b> FRONT: 15'/100' SIDE: 10'/50' REAR: 10'/50'	
<b>PARKING REQUIREMENTS:</b> <b>RETAIL SALES AND SERVICE:</b> 2.5 SPACE / 1,000 SF <b>PARKING REQUIRED:</b> 2.5 SPACE / 1,000 SF * 30,000 SF = 75 SPACES <b>PARKING PROVIDED:</b> 76 SPACES (2 ADA ACCESSIBLE)	
<b>PROPOSED TOWNHOME UNITS:</b> 68 <b>MAX. DENSITY:</b> 8 UNITS/AC <b>PROPOSED DENSITY:</b> 5.8 UNITS/AC	
<b>PROPOSED MAX. BLDG. HEIGHT:</b> 35' (TWO STORIES)	
<b>SETBACKS (MIN/MAX):</b> FRONT: 15'/100' SIDE: 10'/50' (MIN. 30' BETWEEN STRUCTURES) REAR: 10'/50'	
<b>PARKING REQUIREMENTS:</b> <b>DWELLING MULTIPLE FAMILY PARKING:</b> 2.0 SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT <b>PARKING REQUIRED:</b> 2.0 SPACES * 68 UNITS + 0.25 SPACES * 68 UNITS = 153 SPACES <b>PARKING PROVIDED:</b> 2 SPACES PER DRIVEWAY + 21 GUEST = 157 SPACES <b>MAIL KIOSK PARKING PROVIDED:</b> 2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE) <b>TOTAL PARKING PROVIDED:</b> 157 SPACES + 2 MAIL KIOSK SPACES = 159 SPACES (1 IS ADA ACCESSIBLE)	
<b>REQUIRED OPEN SPACE:</b> 1.77 AC (15%) <b>PROPOSED OPEN SPACE:</b> 3.87 AC (32.8%)	
<b>USE BREAKDOWN:</b> <b>RIGHT-OF-WAY:</b> 2.62 AC (22.2%) <b>RESIDENTIAL LOTS:</b> 3.72 AC (31.5%) <b>COMMERCIAL AREA:</b> 1.26 AC (10.6%) <b>COMMON AREAS &amp; OPEN SPACE:</b> 4.20 AC (35.6%)	
<b>ENGINEER:</b> 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
2	TOR COMMENTS	2/27/2023	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

