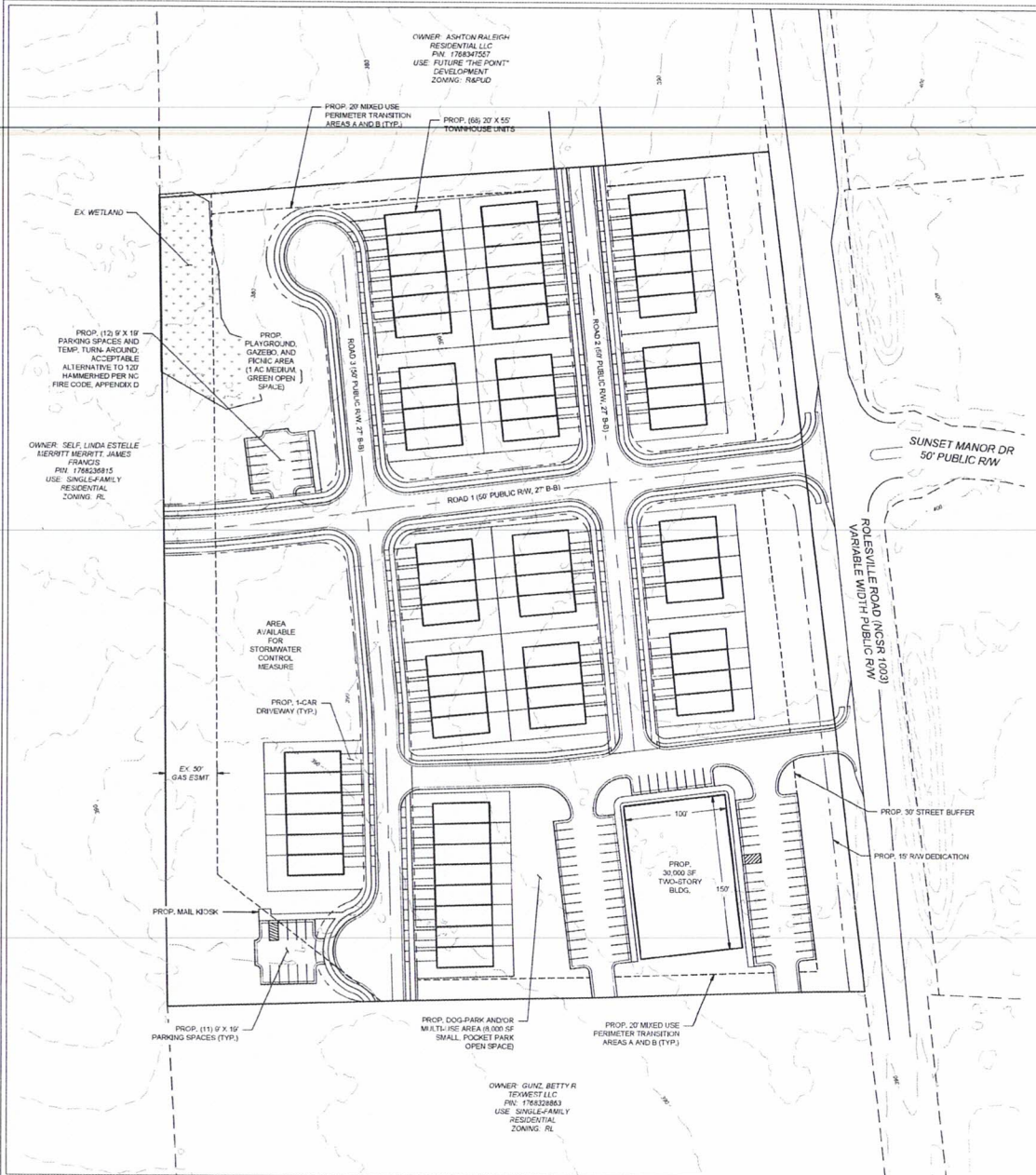

Neighborhood Meeting SIGN UP SHEET

1216 Forestville Road

July 25/2022 at 5 :30 PM

NO.	Owner's name	Address	PHONE	EMAIL
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				

No Show

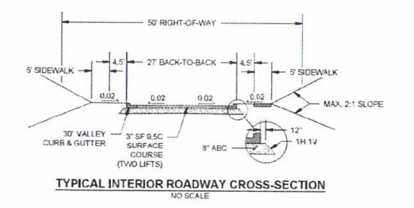


SUMMARY INFORMATION	
DEVELOPMENT NAME:	ROLESVILLE ROAD MIXED USE
SITE ADDRESS:	1216 ROLESVILLE
PIN NUMBER(S):	1768-33-7699
TOTAL ACREAGE:	11.8 AC
EXISTING USE:	VACANT
PROPOSED USE:	MIXED USE
JURISDICTION:	TOWN OF ROLESVILLE
CURRENT ZONING DISTRICT:	RL
PROPOSED ZONING DISTRICT:	NEIGHBORHOOD CENTER (NC)
PROPOSED COMMERCIAL AREA:	30,000 SF
PROPOSED MAX. BLDG. HEIGHT:	35' (TWO STORES)
SETBACKS (MIN/MAX):	FRONT: 15'1/2' SIDE: 10'5/8' REAR: 12'5/8'
PARKING REQUIREMENTS:	RETAIL SALES AND SERVICE: 2.5 SPACES / 1,000 SF PARKING REQUIRED: 2.5 SPACES / 1,000 SF * 30,000 SF = 75 SPACES PARKING PROVIDED: 78 SPACES (2 ADA ACCESSIBLE)
PROPOSED TOWNHOME UNITS:	48
MAX. DENSITY:	8 UNITS/AC
PROPOSED DENSITY:	5.8 UNITS/AC
PROPOSED MAX. BLDG. HEIGHT:	35' (TWO STORES)
SETBACKS (MIN/MAX):	FRONT: 15'1/2' SIDE: 10'5/8' (MIN. 30' BETWEEN STRUCTURES) REAR: 12'5/8'
PARKING REQUIREMENTS:	DWELLING MULTIPLE FAMILY PARKING: 1.5 SPACES PER UNIT PLUS 0.15 QUIET SPACE PER UNIT PARKING REQUIRED: 1.5 SPACES * 68 UNITS + 0.15 SPACES * 68 UNITS = 109 SPACES PARKING PROVIDED: 2 SPACES PER DRIVEWAY * 21 QUIET = 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%)
ENGINEER:	FLM ENGINEERING, INC. PO BOX 9122 RALEIGH, NC 27675 219.810.1051

- NOTES**
- SKETCH PLAN BASED ON WAKE COUNTY GIS DATA PARCEL DATA.
 - THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 3720185000J, EFFECTIVE 5/2/2006.
 - EXISTING TOPOGRAPHIC DATA SHOWN IS WAKE COUNTY GIS TWO-FOOT CONTOURS.

LEGEND

---	EX PROPERTY LINE
---	EX ADJACENT OWNERS
---	EX EASEMENT
---	EX MAJOR CONTOUR (10')
---	EX MINOR CONTOUR (2')
---	PROP. RIGHT-OF-WAY
---	PROP. LOT LINES
---	PROP. BUFFER



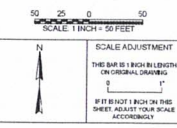
POST OFFICE BOX 9122
RALEIGH, NORTH CAROLINA 27675
PHONE: 219.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



ROLESVILLE RD MIXED USE
1216 ROLESVILLE RD
ROLESVILLE, NC

DATE:	02-27-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

SKETCH PLAN

C-1
SHEET 1 OF 1

3. THIS DRAWING SHALL NOT BE REPRODUCED OR MADE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

July 11, 2022

Re: Neighborhood Meeting Regarding plans for 1216 Rolesville Road Rolesville NC 27571
Dear Property Owners,

Optimal Equity Group will hold a Neighborhood meeting on Monday July 25 at 5:30PM on a site plans near property you own.

Details are as follow:

Property: 1216 Rolesville Road Rolesville NC 27571
Applicant: Optimal Development LLC
Location: 1021 Forestville Road Wake Forest NC 27587
Wake County Pin 1768-33-7689
Request Rezoning RL to GC
Meeting Date and Time : Monday July 25, 2022 at 5:30 PM
Meeting Location : 1021 Forestville Road, 2nd Floor Conference Room in the Optimal Equity Executive Suites

Best Regards,
Robert Shaar

610.295.3699 

Shaar@Myoptimalequity.com 

WWW.Myoptimalequity.com 

919.939.3078 



Certificate of Mailing — Firm

Name and Address of Sender Optimal Development LLC 1021 Forestville Road Wake Forest NC 27587	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here Postmark with Date
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U.S. POSTAGE PAID
WAKE FOREST, NC
27587
JUL 13, 2017
AMOUNT
\$9.95
R2304M110382-13

Postmaster, per (name of receiving employee)
Lloyd Antony
224 E. Holding Ave.
Wake Forest, NC, 27587

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. HASSOUNEH HANI YAHYA HASSOUNEH RUTH HEIDI ✓	6412 SUNSET MANOR Rolesville NC 27571 WAKE FOREST NC 27587				
2. GUNZ BETTY R TEXWEST LLC ✓	11409 MARYLAND AVE CHARLOTTE NC 28209-1527				
3. LINDA ESTELLE MERRITT MERRITT JAMES FRANCIS ✓	6411 MATCHETT RD BELLE ISLE FL 32809-5151				
4. ASHTON RALEIGH RESIDENTIAL LLC ✓	4025 LAKE BOONE TRL STE 200 Raleigh NC 27607-3087				
5. JEFFERSON JOSEPH JEFFERSON SONIA R ✓	6405 SUNSET MANOR Rolesville NC 27571 WAKE FOREST NC 27587				
6. Wake Count Board of Education ✓	RE SERVICES DIRECTOR 1551 ROCK QUARRY ROAD RALEIGH NC 27610				

