

SUMMARY INFORMATION

DEVELOPMENT NAME: WAIT AVE AGE-TARGETED SINGLE-FAMILY ATTACHED

SITE ADDRESS: 2005 AND 2033 WAIT AVE

PIN NUMBER(S): 1850-96-2688 AND 1850-96-5586

TOTAL ACREAGE: 12.43 AC

EXISTING USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY ATTACHED

JURISDICTION: TOWN OF ROLESVILLE
CURRENT ZONING DISTRICT: HD (WAKE COUNTY)
PROPOSED ZONING DISTRICT: RH

PROPOSED UNITS: 52
MAX. DENSITY: 9 UNITS/AC (SINGLE-FAMILY ATTACHED)
PROPOSED DENSITY: 4.2 UNITS/AC

PROPOSED BLDG. HEIGHT: APPROX. 35' (TWO STORIES)

SETBACKS: #7 - 15' (20ft at garage for parking space outside)
FRONT: 15'
SIDE: 0' INTERNAL, 10' END (MIN. 30' BETWEEN STRUCTURES)
REAR: 15'
CORNER: 15'

REQUIRED OPEN SPACE: 1.86 AC (15%)
PROPOSED OPEN SPACE: 4.10 AC (33%)

PARKING REQUIREMENTS:
SINGLE-FAMILY ATTACHED PARKING:
TWO SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT
PARKING REQUIRED:
2 SPACES * 52 UNITS + 0.25 SPACES * 52 UNITS = 117 SPACES
PARKING PROVIDED:
2 SPACES PER DRIVEWAY + 21 GUEST = 125 SPACES
MAIL KIOSK PARKING PROVIDED:
2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)
TOTAL PARKING PROVIDED:
125 SPACES + 2 MAIL KIOSK SPACES = 127 SPACES (1 IS ADA ACCESSIBLE)

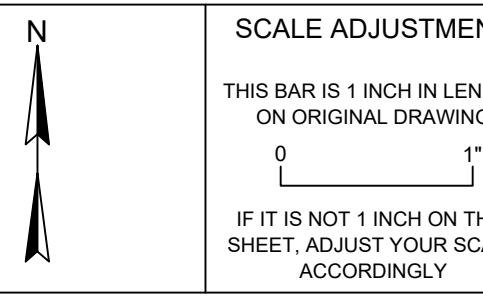
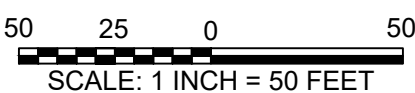
ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWN OF ROLESVILLE COMMENTS	6/29/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

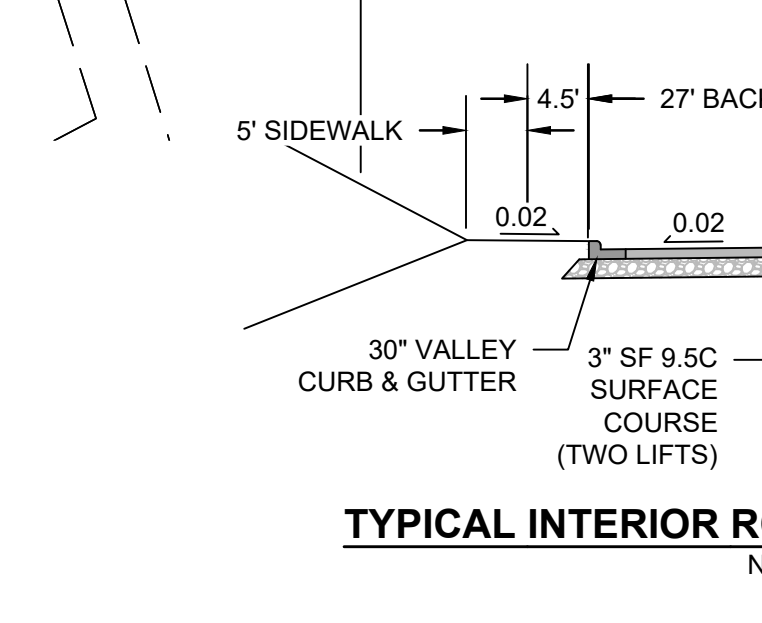
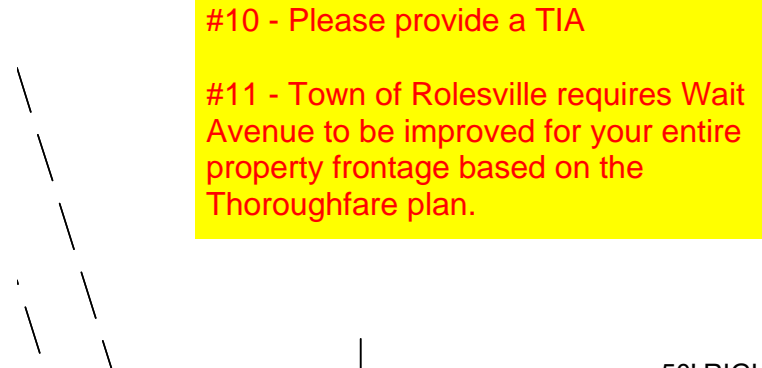
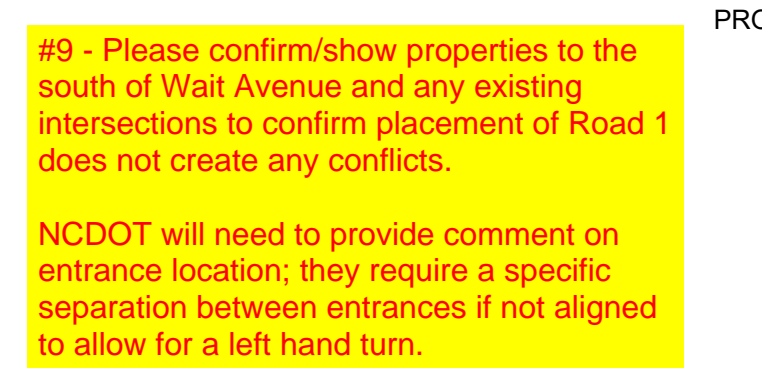
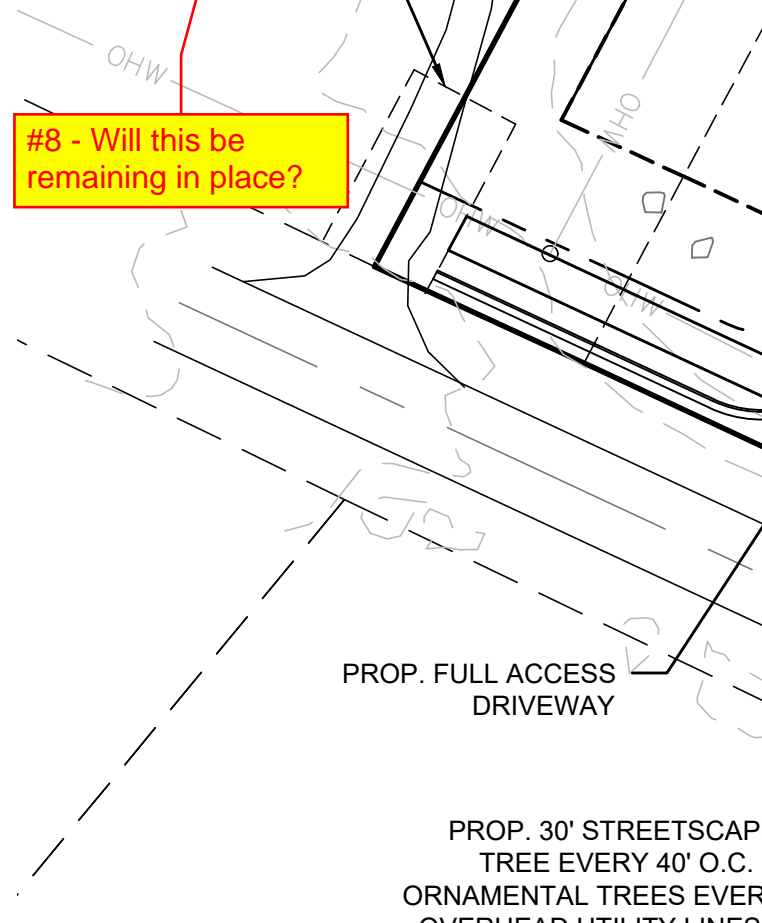
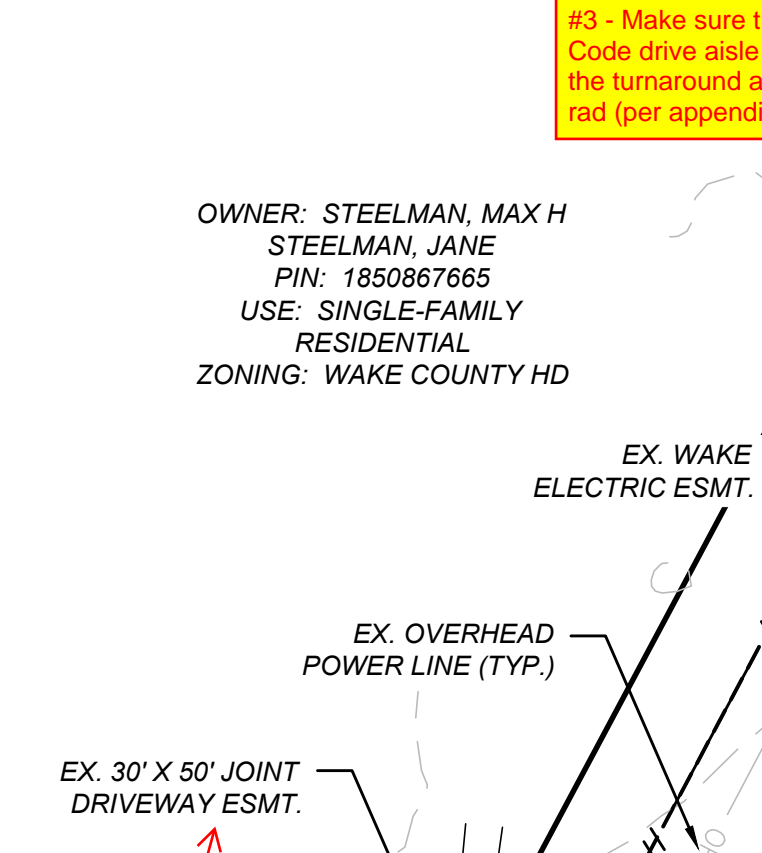
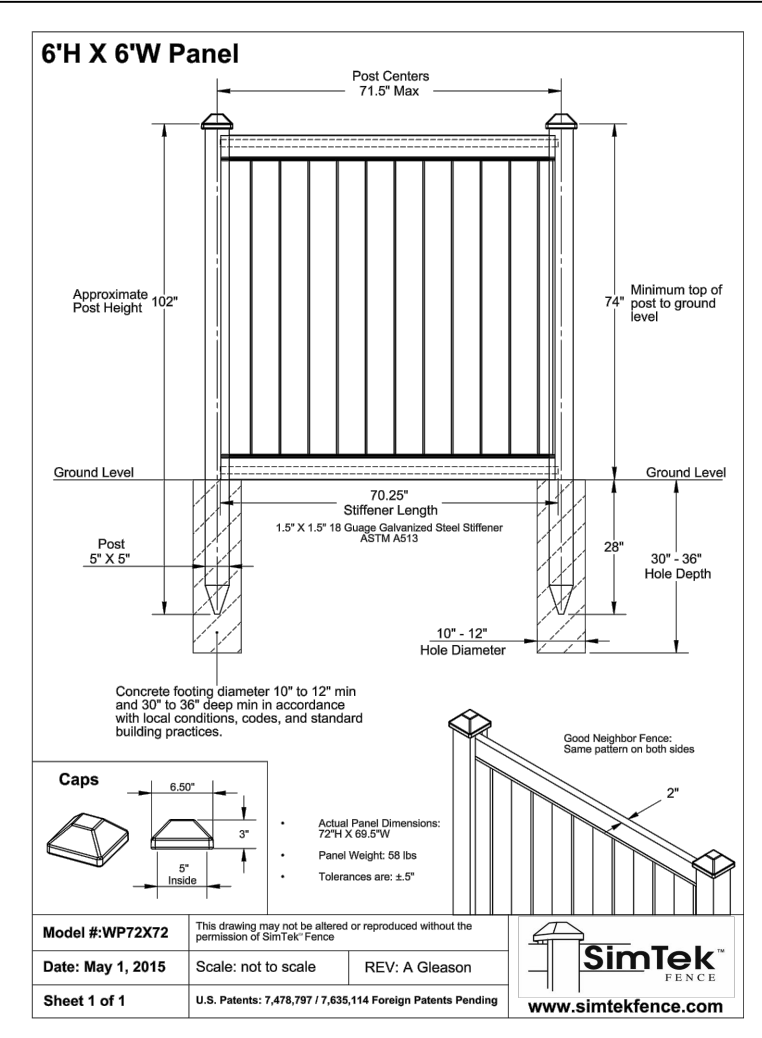
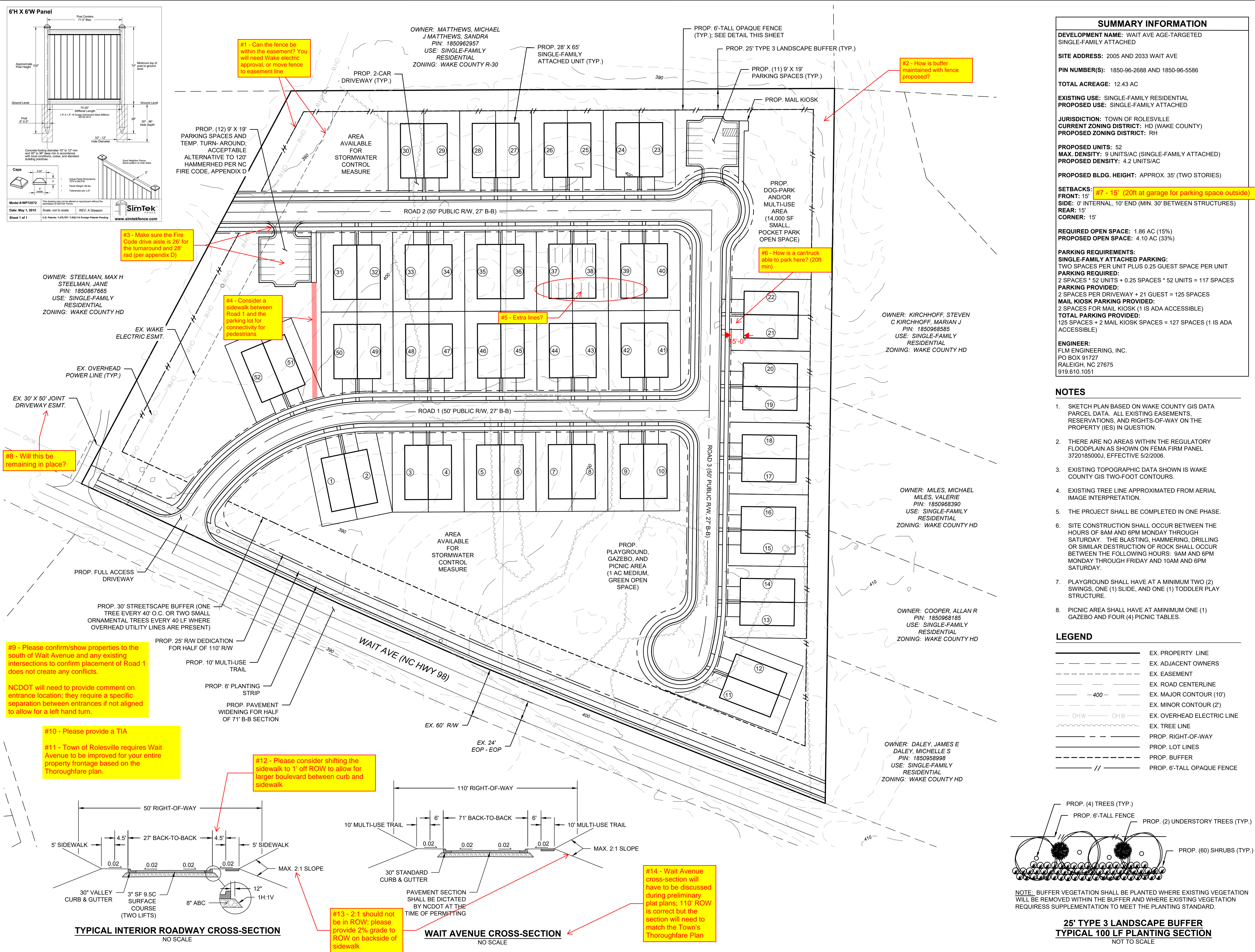


WAIT AVE AGE-TARGETED SINGLE-FAMILY ATTACHED
2005 AND 2033 WAIT AVE
ROLESVILLE, NC

DATE:	12-10-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

SKETCH PLAN

C-1
SHEET 1 OF 1



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