

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:
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)

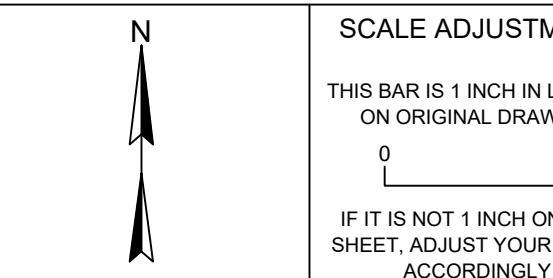
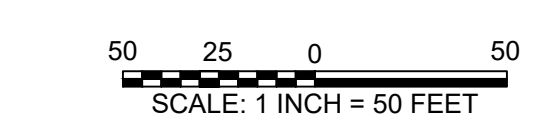
ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

REVISION HISTORY

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

ORIGINAL PLAN SIZE: 24" X 36"

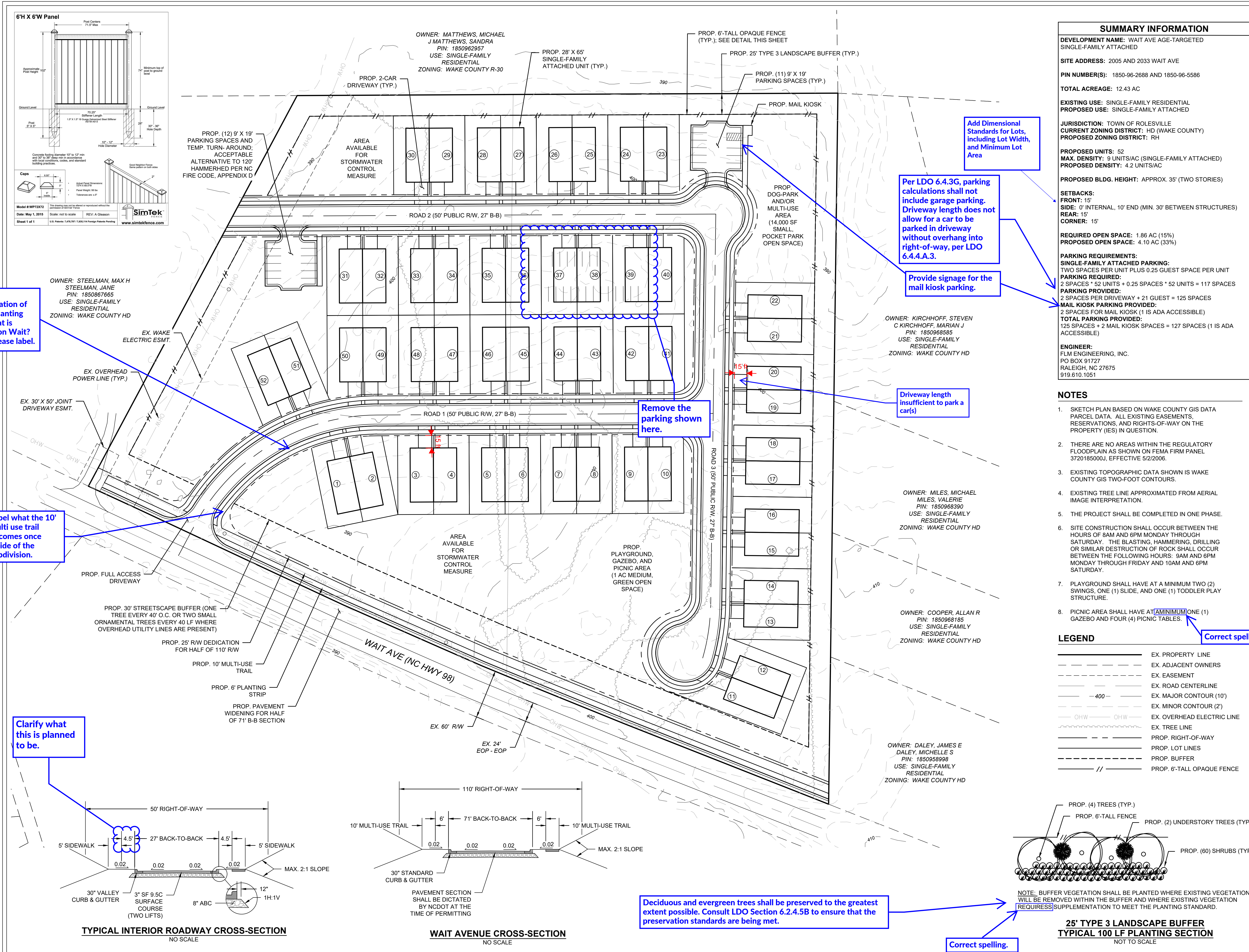
PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



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



Is this a continuation of the 6' planting strip that is shown on Wait? If so, please label.

Label what the 10' multi use trail becomes once inside of the subdivision.

Clarify what this is planned to be.

Add Dimensional Standards for Lots, including Lot Width, and Minimum Lot Area

Per LDO 6.4.3G, parking calculations shall not include garage parking. Driveway length does not allow for a car to be parked in driveway without overhang into right-of-way, per LDO 6.4.4.A.3.

Provide signage for the mail kiosk parking.

Driveway length insufficient to park a car(s)

Remove the parking shown here.

Correct spelling.

Correct spelling.