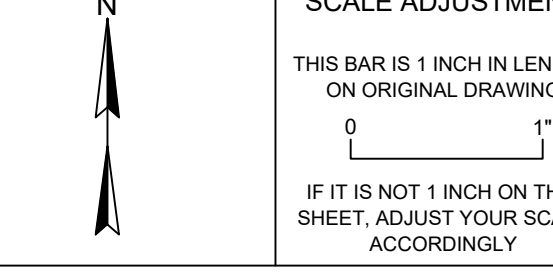
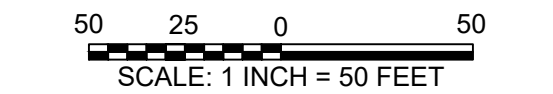


REVISION HISTORY

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

SKETCH PLAN

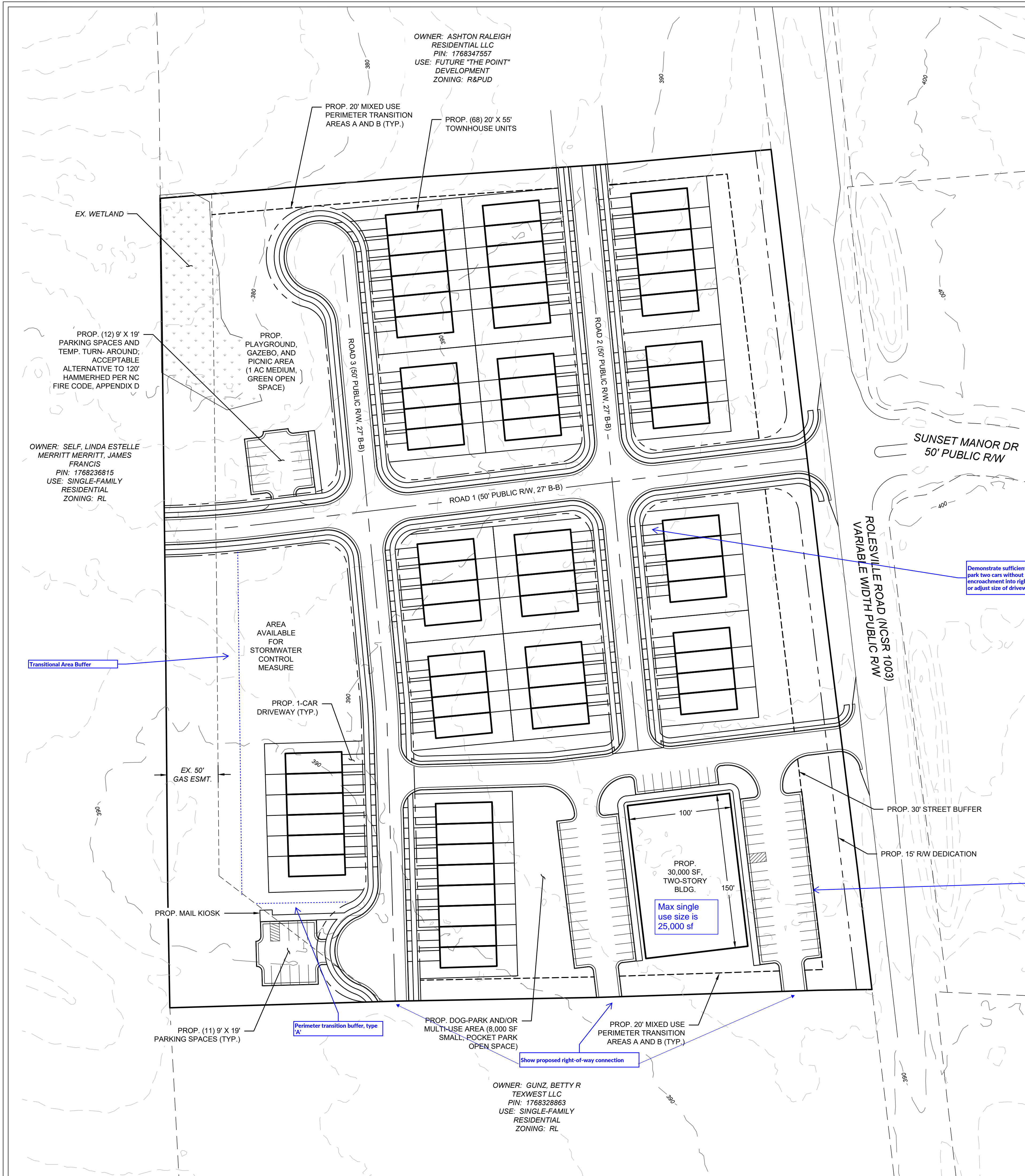
SUMMARY INFORMATION	
DEVELOPMENT NAME:	ROLESVILLE ROAD MIXED USE
SITE ADDRESS:	1216 ROLESVILLE RD
PIN NUMBER(S):	1768-33-7689
TOTAL ACREAGE:	11.8 AC
EXISTING USE:	VACANT
PROPOSED USE:	MIXED USE
JURISDICTION:	TOWN OF ROLESVILLE
CURRENT ZONING DISTRICT:	RL
PROPOSED ZONING DISTRICT:	NEIGHBORHOOD CENTER (NC)
<hr/>	
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)
<hr/>	
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: 1.5 SPACES PER UNIT PLUS 0.10 GUEST SPACE PER UNIT
PARKING REQUIRED:	1.5 SPACES * 68 UNITS + 0.10 SPACES * 68 UNITS = 109 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)
<hr/>	
REQUIRED OPEN SPACE:	1.77 AC (15%)
PROPOSED OPEN SPACE:	3.87 AC (32.8%)
ENGINEER:	FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.610.1051

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



Traditional rezoning or Conditional?

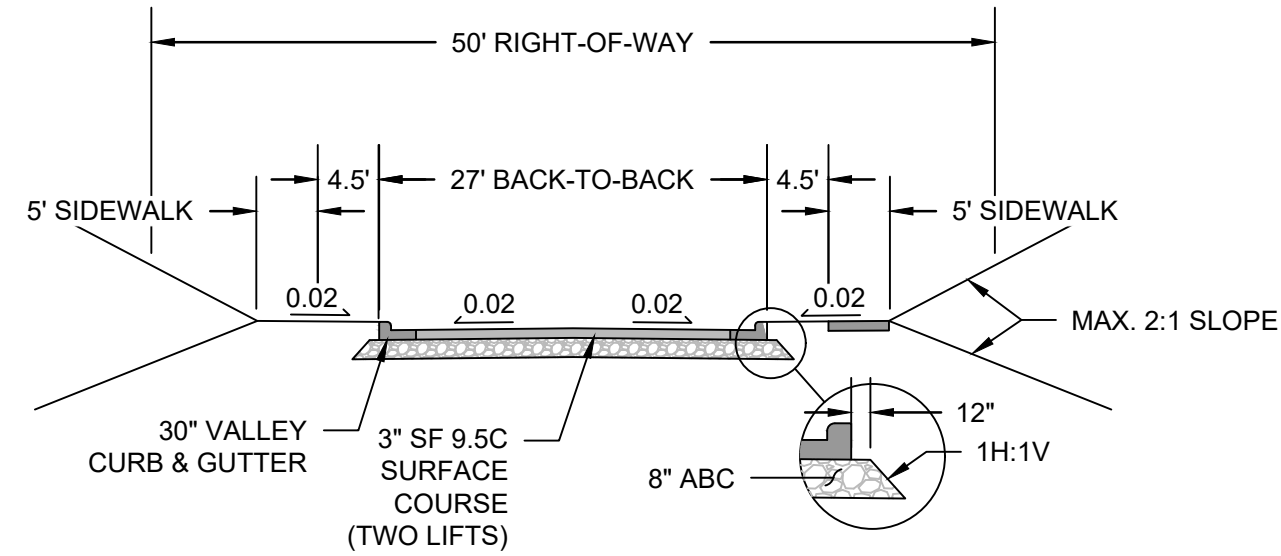
Single family, attached requires 2 spaces per unit and 0.25 spaces per unit for guests (Table 6.4.3.G)

Demonstrate compliance

Demonstrate sufficient area to park two cars without encroachment into right-of-way or adjust size of driveway.

Transitional Area Buffer

Streetwall required (LDO 3.4.E.3.)



TYPICAL INTERIOR ROADWAY CROSS-SECTION
NO SCALE