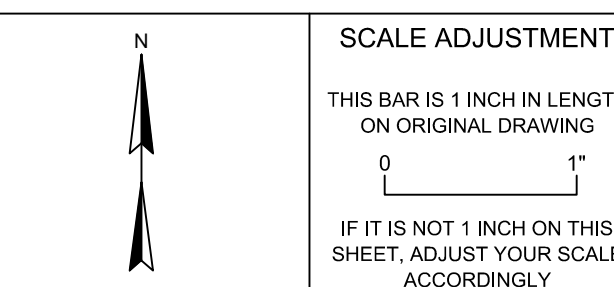
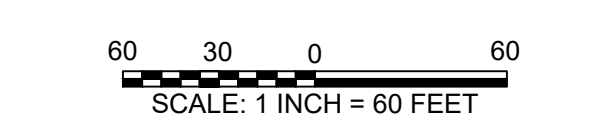


REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY PLANS**  
DO NOT USE FOR CONSTRUCTION



**AVERETTE & JONES DAIRY MIXED USE**

AVERETTE RD  
ROLESVILLE, NC

DATE:	01-13-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	21040

SKETCH PLAN

**C-1**  
SHEET 1 OF 1

**SUMMARY INFORMATION**

**DEVELOPMENT NAME:** AVERETTE & JONES DAIRY MIXED USE  
**STREET ADDRESS:** AVERETTE RD  
**PIN NUMBER:** 1769-08-6810  
**TOTAL ACREAGE:** 16.78 AC  
**EXISTING USE:** VACANT  
**PROPOSED USE:** MIXED USE DEVELOPMENT  
**JURISDICTION:** ROLESVILLE  
**ZONING DISTRICT:** R&PUD (UDO SECTION 6.2)  
**PROPOSED ZONING DISTRICT:** NEIGHBORHOOD CENTER (NC)  
**REQUIRED OPEN SPACE:** 2.52 AC (15%)  
**PROPOSED OPEN SPACE:** 5.00 AC (30%)

**PROPOSED SINGLE-FAMILY LOTS:** 45

**MAXIMUM DENSITY:** 8 UNITS/AC  
**PROPOSED DENSITY:** 2.68 UNITS/AC

**LOT SPECIFICATIONS:**  
MIN. LOT WIDTH: 50'  
MIN. LOT LENGTH: 100'

**PARKING REQUIREMENTS:**  
**SINGLE-FAMILY DETACHED PARKING REQUIRED:**  
NO REQUIREMENT  
**PARKING PROVIDED:**  
2 SPACES PER DRIVEWAY + 11 GUEST = 101 SPACES  
**MAIL KIOSK PARKING PROVIDED:**  
2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)  
**TOTAL PARKING PROVIDED:**  
101 SPACES + 2 MAIL KIOSK SPACES = 103 SPACES (1 IS ADA ACCESSIBLE)

**COMMERCIAL BUILDING AREA:** 22,000 SF

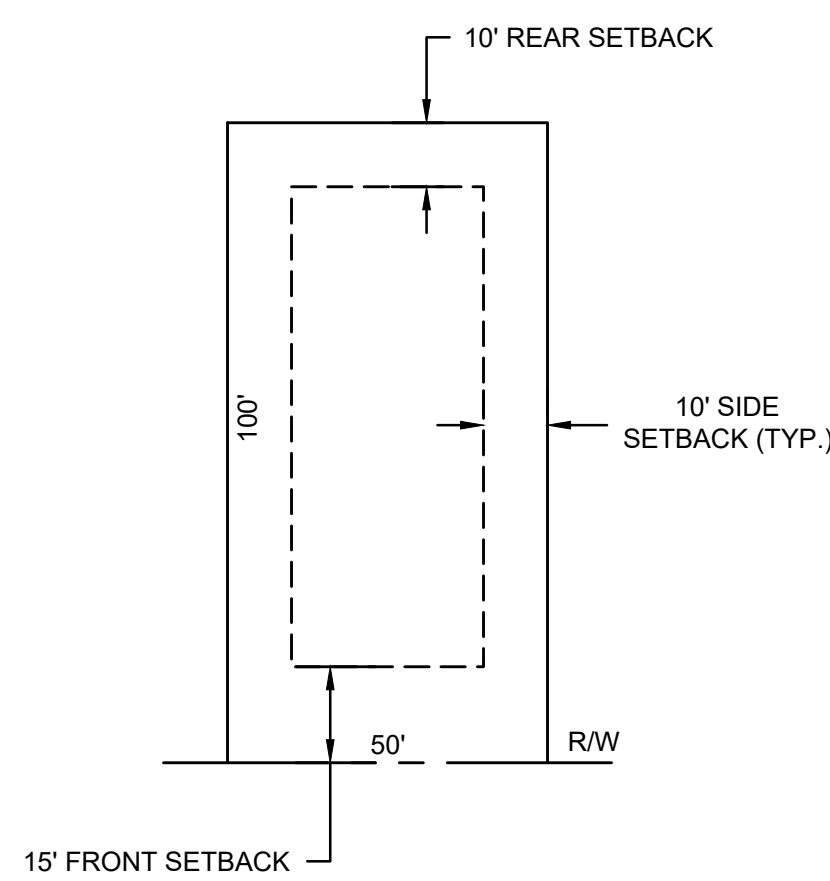
**PARKING CALCULATIONS:**  
**RETAIL SALES AND SERVICES PARKING REQUIRED:** 2.5 SPACES PER 1,000 SF = 55 SPACES  
**PARKING PROVIDED:** 86 SPACES (8 ADA)

**LEGEND**

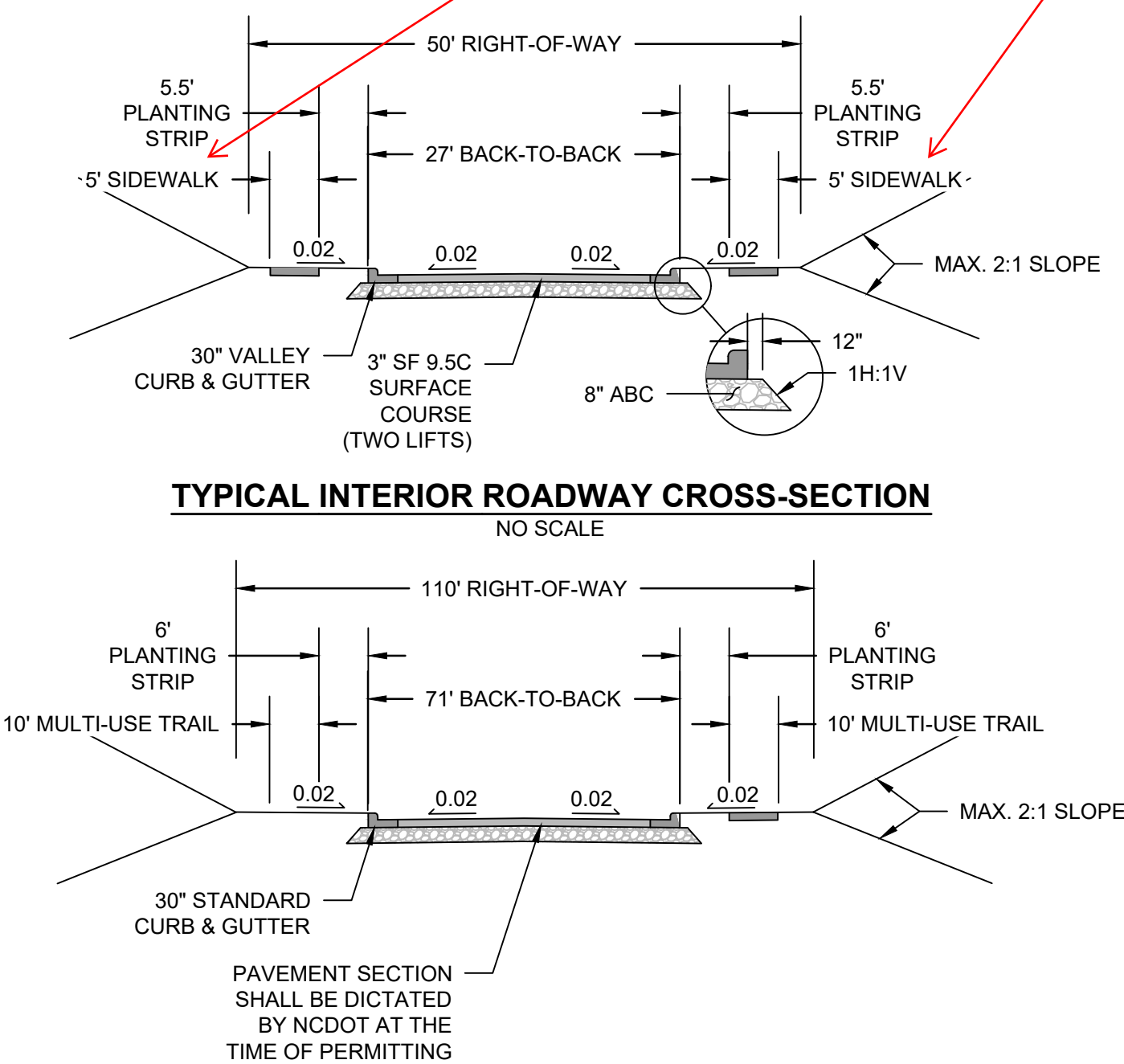
—	EX. PROPERTY LINE
- - -	EX. RIGHT-OF-WAY
- - -	EX. EASEMENT
- - -	EX. ROAD CENTERLINE
— OHW — OHW —	EX. OVERHEAD ELECTRIC LINE
- - -	EX. MAJOR CONTOUR (10')
- - -	EX. MINOR CONTOUR (2')
~~~~~	EX. TREE LINE
- - -	PROP. RIGHT-OF-WAY
- - -	PROP. LOT LINES
- - -	PROP. BUFFER
- - -	PROP. SETBACK LINE

**NOTES**

- SKETCH PLAN BASED ON SURVEY BY CAWTHORNE, MOSS & PANCIERA, PC. ALL EXISTING EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY ON THE PROPERTY (IES) IN QUESTION.
- EXISTING CONTOURS SHOWN ARE WAKE COUNTY GIS TOPOGRAPHIC DATA.
- THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 372017690J, EFFECTIVE 5/2/2006.
- EXISTING TREE LINE APPROXIMATED FROM AERIAL IMAGE INTERPRETATION.

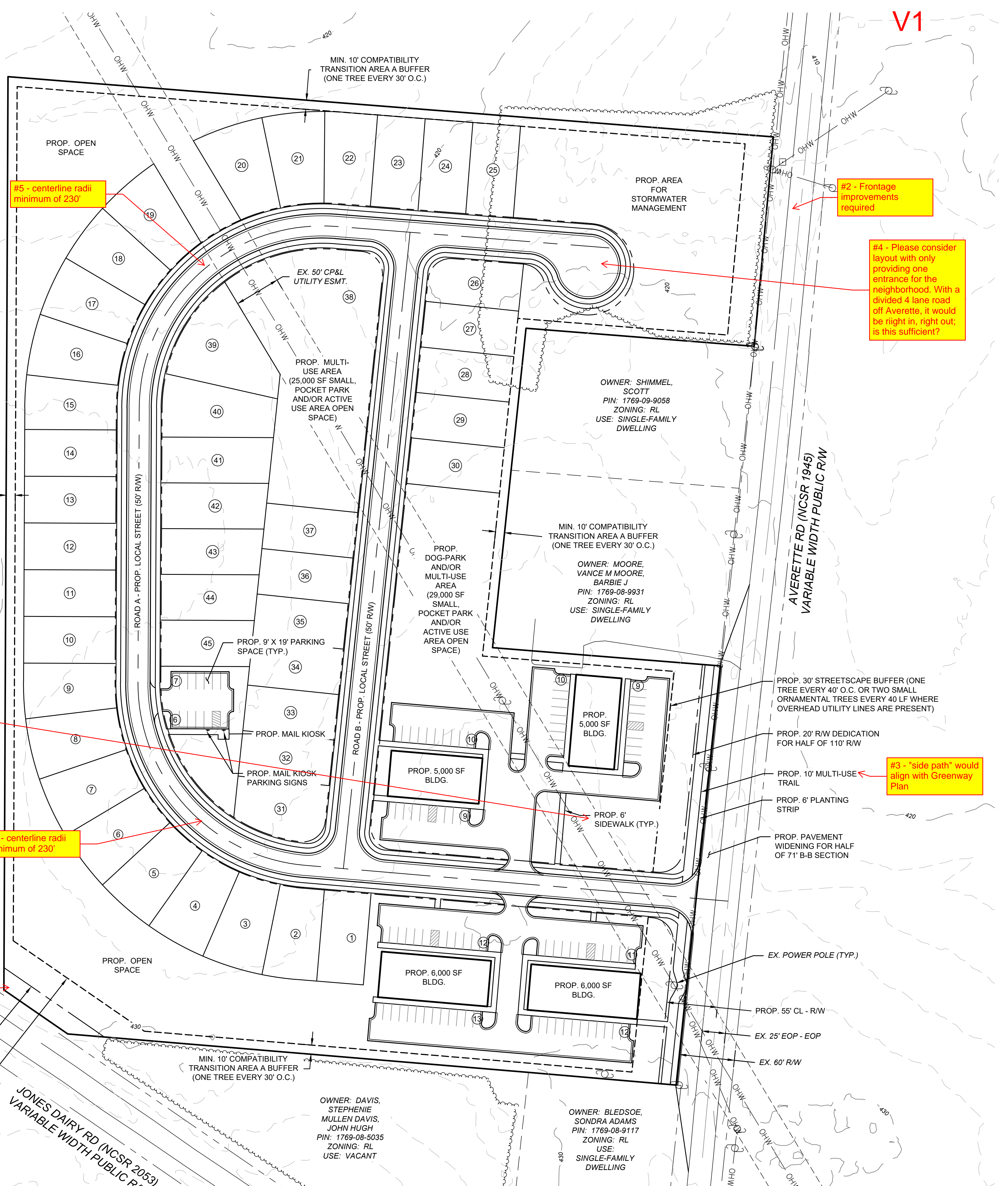


**TYPICAL LOT DIMENSIONS**  
NOT TO SCALE



**TYPICAL INTERIOR ROADWAY CROSS-SECTION**  
NO SCALE

**AVERETTE ROAD (4-LANE DIVIDED) CROSS-SECTION**  
NO SCALE



#1 - Sidewalk is called out as 5' here but 6' on the plan view with a "typical" comment. Please confirm if they are different for residential vs. commercial.

#2 - Frontage improvements required

#5 - centerline radii minimum of 230'

#2 - Frontage improvements required

#4 - Please consider layout with only providing one entrance for the neighborhood. With a divided 4 lane road off Averette, it would be right in, right out. Is this sufficient?

#3 - "side path" would align with Greenway Plan