

**SITE DATA:**

|                             |                            |
|-----------------------------|----------------------------|
| PROJECT AREA:               | 7.21 ACRES                 |
| EXISTING ZONING:            | R-1 DETACHED               |
| PROPOSED ZONING:            | R-3 TOWNHOMES              |
| OPEN SPACE REQUIRED:        | 7.21 AC x 15% = 1.08 ACRES |
| ACTIVE OPEN SPACE PROVIDED: | 1.08 x 35% = 0.38 ACRES    |
| LANDSCAPE BUFFERS:          | 0.61 ACRES                 |
| BMP AREA:                   | 1.12 ACRES                 |
| TOTAL OPEN SPACE PROVIDED:  | 0.31 ACRES                 |
|                             | 2.04 ACRES (28.3%)         |

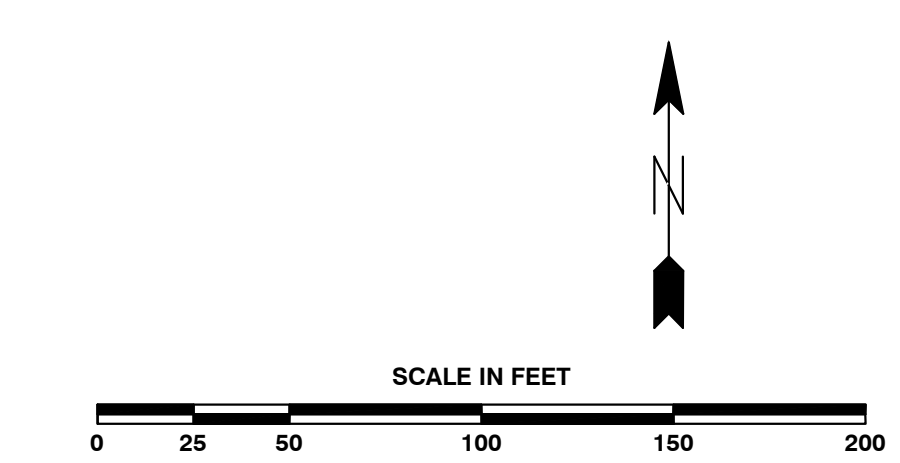
  

**REQUIRED PARKING:**

|  |                          |
|--|--------------------------|
| 2 SPACES PER UNIT PLUS 1/2 SPACE/BEDROOM | 114                      |
| OVER 2 PLUS 1/4 UNITS FOR GUEST PARKING  | 3 (INCLUDES 1 H/C SPACE) |
| CBU PARKING 3 REQUIRED FOR 57 UNITS      | 34                       |
| GUEST PARKING:                           | 151 SPACES               |
| TOTAL PARKING REQUIRED:                  | 152 SPACES               |
| TOTAL PARKING PROVIDED:                  | 152 SPACES               |

**BNK EX TREE TYPE ABBREVIATIONS**

|               |    |
|---------------|----|
| APPLE         | AP |
| ASH           | AS |
| BEECH         | BE |
| BLACK WALNUT  | BW |
| BRADFORD PEAR | BP |
| BURFORD HOLLY | BH |
| CATALPA       | CP |
| CEDAR         | CR |
| COTTONWOOD    | CW |
| CRABAPPLE     | CA |
| CREPE MYRTLE  | CM |
| CYPRESS       | CY |
| DOGWOOD       | DW |
| ELM           | EL |
| GUM           | GM |
| HACKBERRY     | HB |
| HICKORY       | HK |
| HOLLY         | HY |
| IRONWOOD      | IW |
| LOCUST        | LC |
| MADONIA       | MG |
| MAPLE         | MP |
| MIMOSA        | MM |
| PEAR          | PR |
| PECAN         | PC |
| PERSIMMON     | PS |
| REDTIP        | RT |
| PINE          | PN |
| POPULAR       | PP |
| REDBUD        | RB |
| RED OAK       | RO |
| SOURWOOD      | SW |
| SWEETBAY      | SB |
| SYCAMORE      | SY |
| WAX MYRTLE    | WM |
| WHITE OAK     | WO |
| WILD CHERRY   | WC |
| WILLOW        | WW |
| ZELKOVA       | ZK |



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| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
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|          |          |          |             |
|----------|----------|----------|-------------|
| 03-19203 | 10-02-20 | GPW      | CHK BY: MDB |
| JOB NO.  | DATE     | DRAWN BY |             |

**CONCEPTUAL SITE PLAN**

SCALE: 1" = 50'

**BROUGHTON TOWNHOMES**  
NORTH MAIN STREET  
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

**SHEET C1.0**