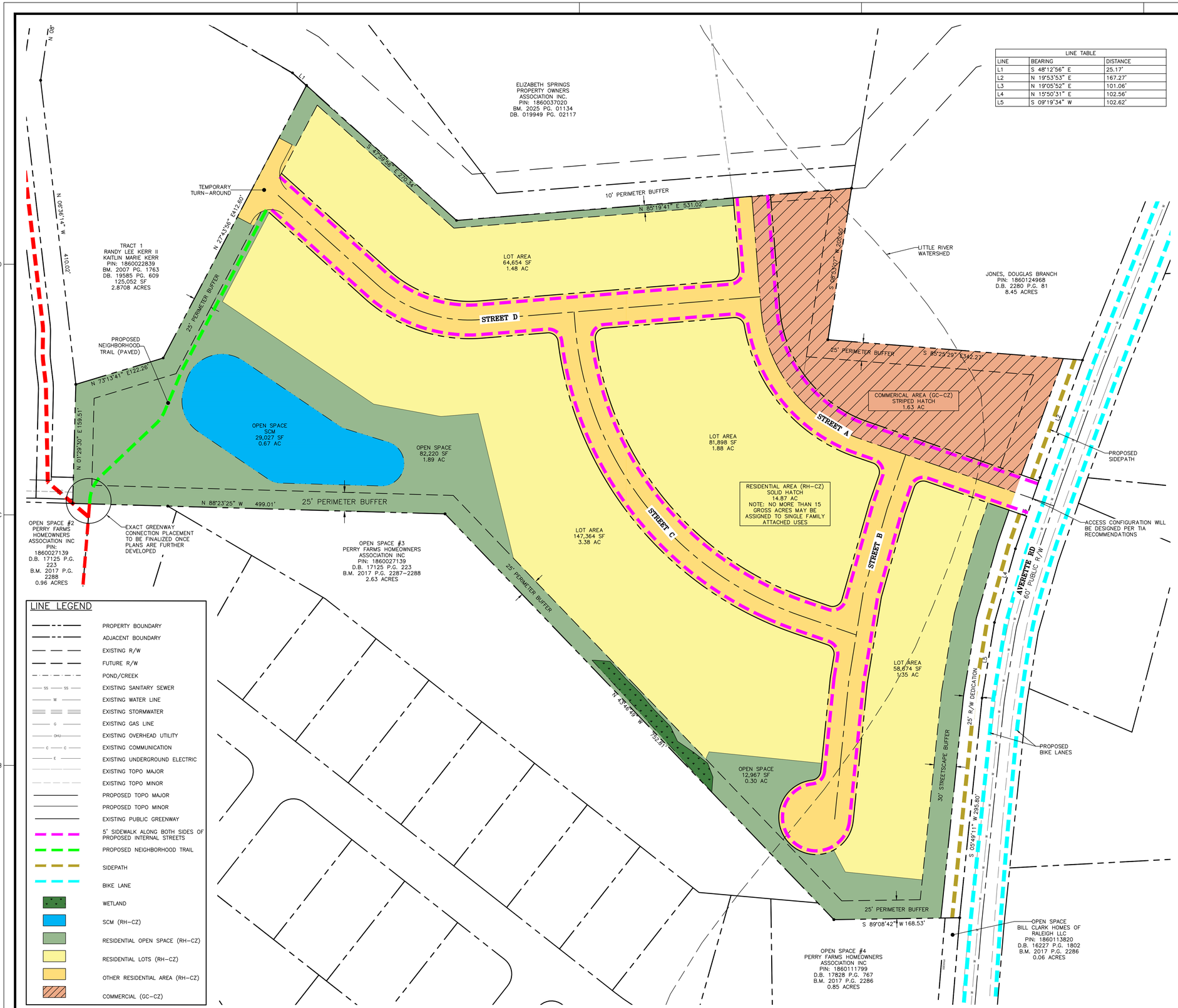
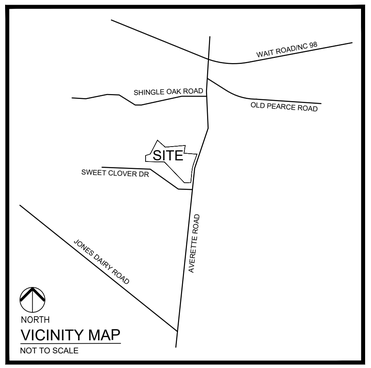


LINE LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- EXISTING R/W
- FUTURE R/W
- POND/CREEK
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORMWATER
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING COMMUNICATION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TOPO MAJOR
- EXISTING TOPO MINOR
- PROPOSED TOPO MAJOR
- PROPOSED TOPO MINOR
- EXISTING PUBLIC GREENWAY
- 5' SIDEWALK ALONG BOTH SIDES OF PROPOSED INTERNAL STREETS
- PROPOSED NEIGHBORHOOD TRAIL
- SIDEPATH
- BIKE LANE
- WETLAND
- SCM (RH-CZ)
- RESIDENTIAL OPEN SPACE (RH-CZ)
- RESIDENTIAL LOTS (RH-CZ)
- OTHER RESIDENTIAL AREA (RH-CZ)
- COMMERCIAL (GC-CZ)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°12'56" E	25.17'
L2	N 19°53'53" E	167.27'
L3	N 19°05'52" E	101.06'
L4	N 15°50'31" E	102.56'
L5	S 09°19'34" W	102.62'



VICINITY MAP
NOT TO SCALE

SITE DATA SUMMARY

PROJECT NAME:	AVERETTE ROAD SUBDIVISION
PIN:	1860-02-9417
SITE ADDRESS:	1101 AVERETTE ROAD
EXISTING SITE ACREAGE:	16.50 ACRES
R/W DEDICATION (AREA):	0.45 ACRES
COMMERCIAL ACREAGE (GC-CZ):	1.63 ACRES
RESIDENTIAL ACREAGE (RH-CZ; NO MORE THAN 15 GROSS ACRES MAY BE ASSIGNED TO ATTACHED OR MULTIPLE FAMILY USES):	14.87 ACRES
JURISDICTION:	ROLESVILLE
EXISTING ZONING:	RM-CZ
PROPOSED ZONING:	RH-CZ, GC-CZ
CURRENT USE:	VACANT
PROPOSED USE:	DWELLING, SINGLE FAMILY, ATTACHED, COMMERCIAL
RH DEVELOPMENT STANDARDS (LDO 3.1.3.B):	
BUILDING HEIGHT (MAX.):	35'
PERMITTED DENSITY (PROPOSED DENSITY/MAX NUMBER OF UNITS):	9/ACRE: 9*16.5 = 149 SINGLE-FAMILY ATTACHED DWELLING UNITS
NUMBER OF UNITS PROPOSED:	76 SINGLE-FAMILY ATTACHED DWELLING UNITS
MINIMUM LOT AREA:	3,000 SF
MIN LOT WIDTH REQUIRED:	20'
MIN LOT WIDTH PROPOSED:	35'
MIN LOT DEPTH PROPOSED:	100'
SINGLE-FAMILY ATTACHED DWELLING UNIT SETBACKS:	
FRONT:	10'
SIDE:	0' INTERNAL, 10' END UNIT, MINIMUM 10' BETWEEN STRUCTURES OF 3 UNITS OR LESS
REAR:	15'
CORNER:	15'
GC DEVELOPMENT STANDARDS (LDO 3.2.1.B):	
BUILDING HEIGHT (MAX.):	MAX: 42'; DESIGN ALTERNATIVE TO GO UP TO 50'
MIN LOT WIDTH REQUIRED:	100'
MIN LOT AREA REQUIRED:	20,000 SF
COMMERCIAL BLDG SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	35'
CORNER:	25'
TOTAL OPEN SPACE REQUIRED:	2.31 AC
RH-CZ OPEN SPACE REQUIRED:	15% OF GROSS AREA: 15%*14.87 AC = 2.23 AC
GC-CZ OPEN SPACE REQUIRED:	5% OF GROSS AREA: 5%*1.63 AC = 0.08 AC
OPEN SPACE PROVIDED:	2.86 (RH-CZ) + 0.27 (GC-CZ) = 3.13 AC
WATERSHED OVERLAY DISTRICT – NON-CRITICAL AREA (LDO 4.2):	LITTLE RIVER

CLIENT:
LOCK 7 DEVELOPMENT, LLC
C/O: DAVID GORMAN, PRINCIPAL
2201 WISCONSIN AVE. NW#200
WASHINGTON, DC 20007
PHONE: (202) 922-6540
E-MAIL: david@lock7.com

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NORTH

REZONING CONCEPT SITE LAYOUT

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 60 120 180 240

NOT FOR CONSTRUCTION

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.
NC ENGINEERING LICENSE NO. P-0803

PROGRESS
04 MAY 2026

THE SITE GROUP
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EXHIBIT FOR (REZ-26-0002):
AVERETTE ROAD SUBDIVISION
1101 AVERETTE ROAD
ROLESVILLE, NORTH CAROLINA

Drawn By: LLF
Checked By: BDM

DATE:
26 FEB 2026
REVISED:
1 03 MAR 2026
2 04 MAY 2026

ZONING EXHIBIT

CONCEPT SITE PLAN

Job Code: L7ARS

Dwg No.
EX 1.0

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