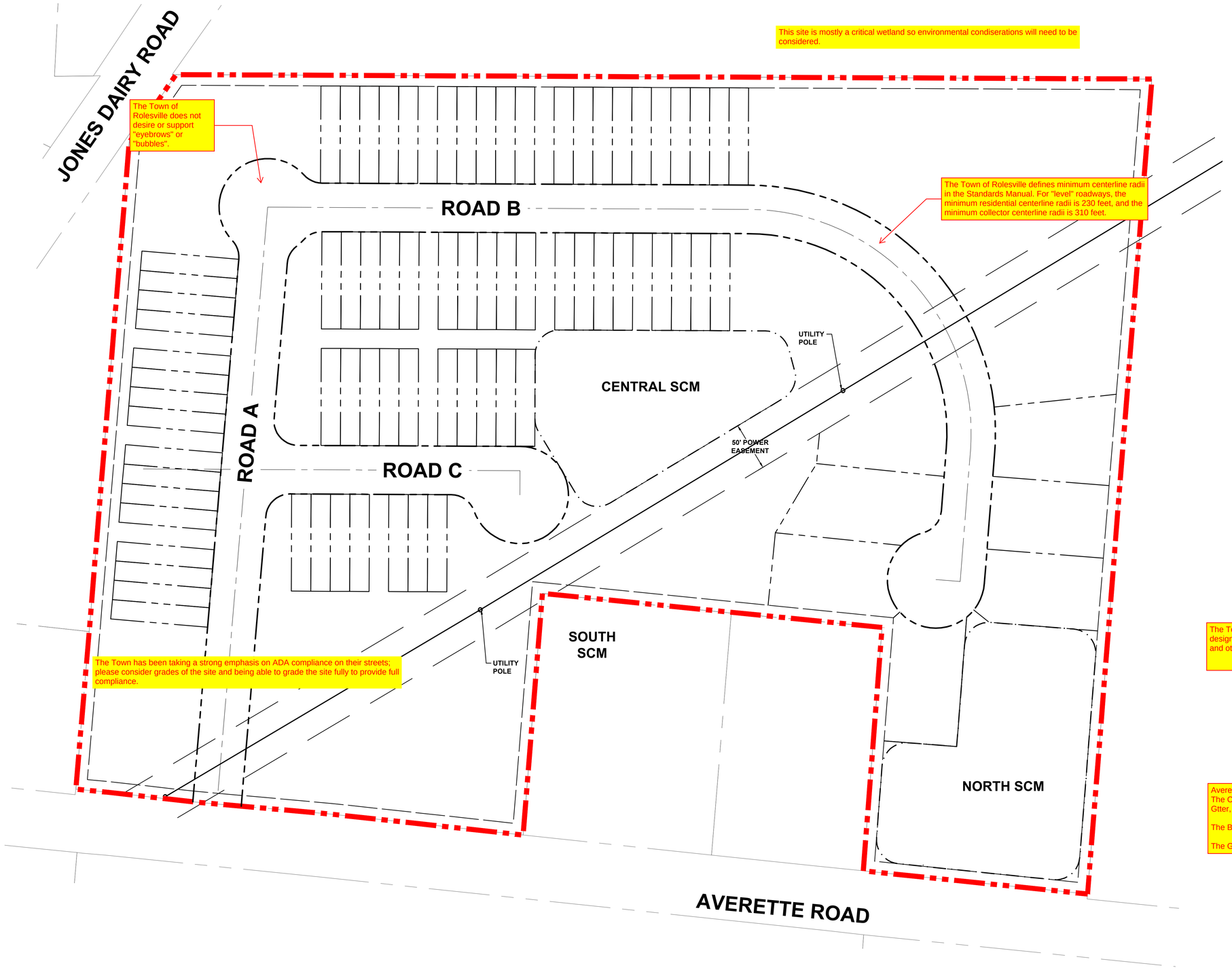
This site is mostly a critical wetland so environmental condiserations will need to be considered.



EXISTING PARCEL DATA	
PARCEL PIN	1769-08-6810
ZONING	R&PUD
PARCEL AREA	16.87 AC ±
PARCEL ADDRESS	0 AVERETTE ROAD ROLESVILLE, NC 27571
PARCEL OWNER	WAKE FOREST BAPTIST CHURCH 118 E SOUTH AVE WAKE FOREST, NC 27587

PROPOSED PARCEL DATA	
ZONING	RH
EX. SITE AREA	16.87 AC ±
R/W DEDICATION	0.0 AC
OTHER DEDICATIONS	0.0 AC
PROPOSED SITE AREA	16.87 AC ±
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	8
TOWNHOME UNITS	70
APARTMENT UNITS	0
TOTAL UNITS	78
PROPOSED DENSITY	4.62 UNITS/ACRE

SF LOT DIMENSIONAL REQUIREMENTS	
MINIMUM LOT FRONTAGE	75 FEET
MINIMUM LOT AREA	7,500 SF
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	25 FT
SIDE CORNER SETBACK	10 FT

TH LOT DIMENSIONAL REQUIREMENTS	
MINIMUM LOT FRONTAGE	20 FEET
MINIMUM LOT AREA	2,000 SF
FRONT SETBACK	20 FT
SIDE SETBACK	0 FT
REAR SETBACK	25 FT
SIDE CORNER SETBACK	0 FT

GENERAL NOTES

1. THIS LAYOUT IS BASED ON GIS DATA AND MAY NEED TO BE REVISED ONCE A SURVEYED BOUNDARY IS ESTABLISHED
2. SINGLE FAMILY LOTS DRAIN TO THE NORTH INTO THE WATERSHED
3. TOWNHOME LOTS DRAIN TO THE SOUTH OUT OF THE WATERSHED

The Town of Rolesville Standards Manual defines requirements for street and greenway design. Please reference it online, in addition to the LDO, when developing roadway sections and other layout features of the site.

Averette Road frontage improvements will be required per the CTP - Page 12.
The CTP defines Averette Road to be a 4-lane divided (Raised Median-Narrow) with Curb & Gtter, Bike Lanes, and Sidewalk.

The Bike Plan defines improvements for Averette Road on page 80.

The Greenway Plan defines improvements for Averette Road on page 106.

50' 0 50' 100'
SCALE: 1"=50' (Horiz.)

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

McKIM & CREED
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031

NC License# F-1222

AVERETTE-JONES DAIRY PARCEL

DATE:	2025-06-02
MCE PROJ. #	10300-0001
DRAWN	
DESIGNED	
CHECKED	
PROJ. MGR.	XXX

SCALE
HORIZONTAL:
VERTICAL:

DRAWING NUMBER
REVISION

STATUS: REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION

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