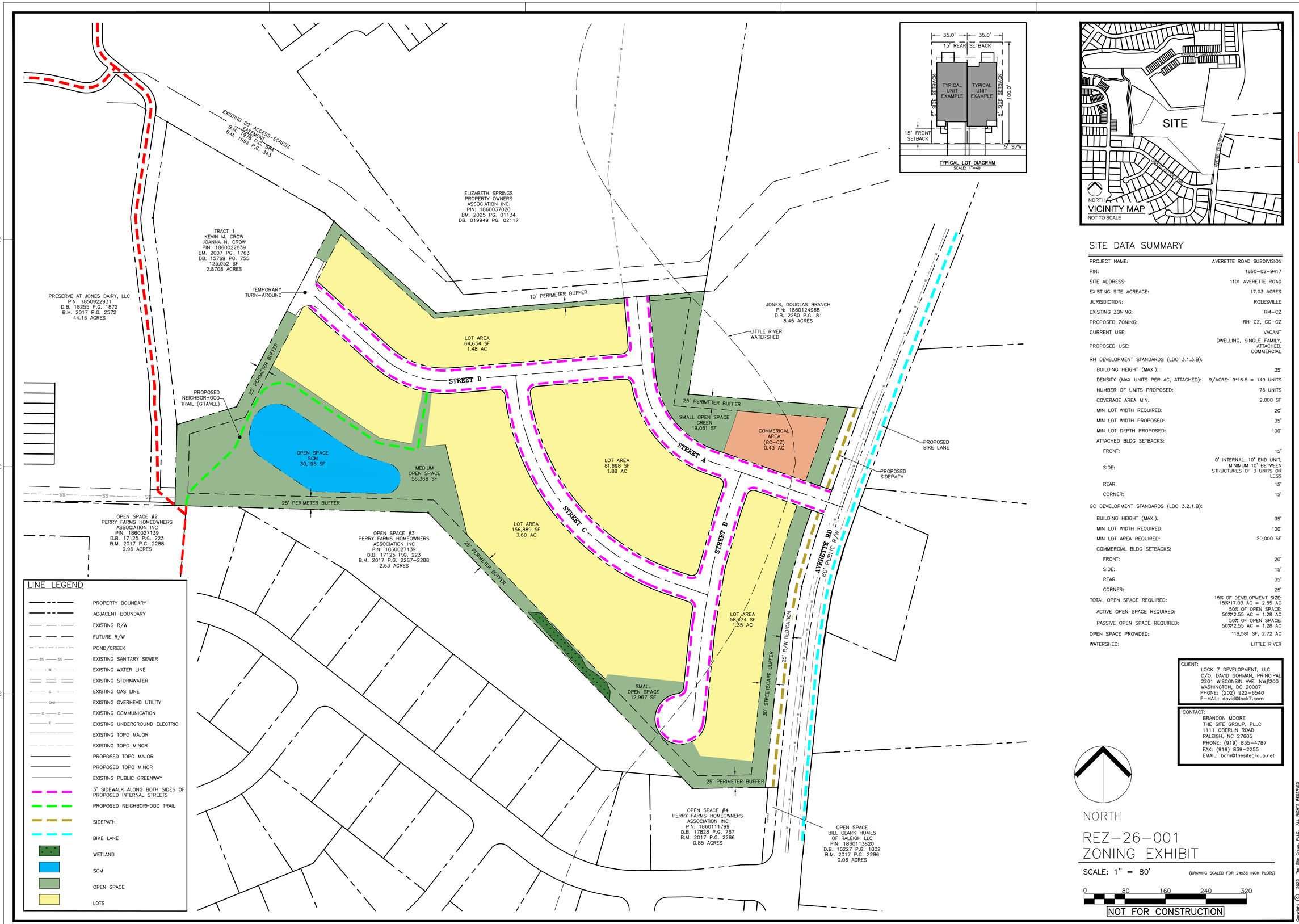

SITE DATA SUMMARY

PROJECT NAME:	AVERETTE ROAD SUBDIVISION
PIN:	1860-02-9417
SITE ADDRESS:	1101 AVERETTE ROAD
EXISTING SITE ACREAGE:	17.03 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'
DENSITY (MAX UNITS PER AC, ATTACHED):	9/ACRE: 9*16.5 = 149 UNITS
NUMBER OF UNITS PROPOSED:	76 UNITS
COVERAGE AREA MIN:	2,000 SF
MIN LOT WIDTH REQUIRED:	20'
MIN LOT WIDTH PROPOSED:	35'
MIN LOT DEPTH PROPOSED:	100'
ATTACHED BLDG SETBACKS:	
FRONT:	15'
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.):	35'
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:	15% OF DEVELOPMENT SIZE: 15%*17.03 AC = 2.55 AC
ACTIVE OPEN SPACE REQUIRED:	50% OF OPEN SPACE: 50%*2.55 AC = 1.28 AC
PASSIVE OPEN SPACE REQUIRED:	50% OF OPEN SPACE: 50%*2.55 AC = 1.28 AC
OPEN SPACE PROVIDED:	118,581 SF, 2.72 AC
WATERSHED:	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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EMAIL: bdm@thesitegroup.net

REZ-26-001
ZONING EXHIBIT

SCALE: 1" = 80'

(DRAWING SCALED FOR 24x36 INCH PLOTS)

0 80 160 240 320

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
05 MAR 2026

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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EXHIBIT FOR
AVERETTE ROAD SUBDIVISION
1101 AVERETTE ROAD
ROLESVILLE, NORTH CAROLINA

Drawn By LLF
Checked By BDM

DATE:
26 FEB 2026
REVISED:
1 03 MAR 2026

ZONING EXHIBIT

ZONING EXHIBIT

Job Code L7ARS

Dwg No.
EX 1.0

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