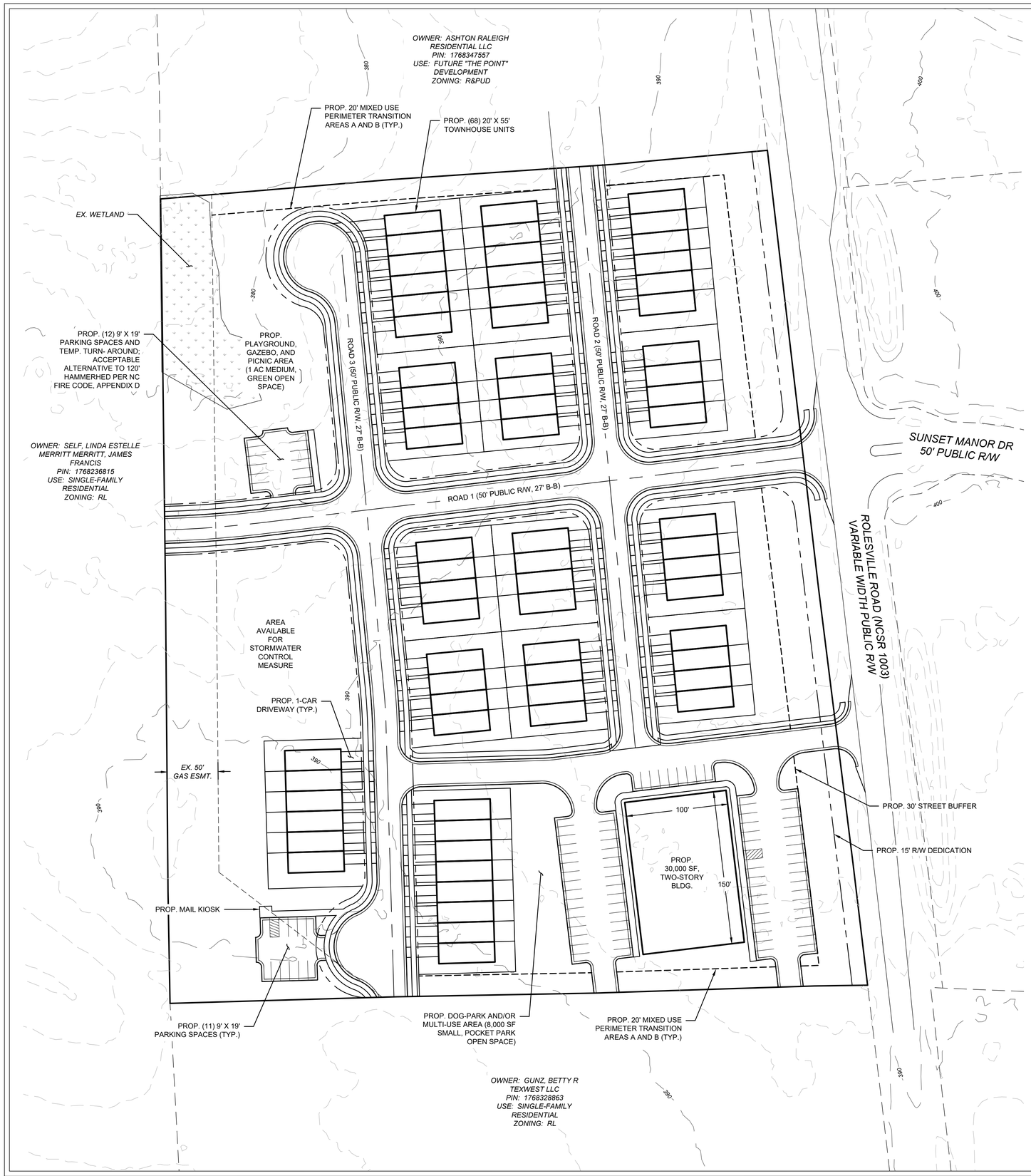


SUMMARY INFORMATION

DEVELOPMENT NAME: ROLESVILLE ROAD MIXED USE

SITE ADDRESS: 1216 ROLESVILLE RD

PIN NUMBER(S): 1768-33-7689

TOTAL ACREAGE: 11.8 AC

EXISTING USE: VACANT
PROPOSED USE: MIXED USE

JURISDICTION: TOWN OF ROLESVILLE
CURRENT ZONING DISTRICT: RL
PROPOSED ZONING DISTRICT: NEIGHBORHOOD CENTER (NC)

PROPOSED COMMERCIAL AREA: 30,000 SF

PROPOSED MAX. BLDG. HEIGHT: 35' (TWO STORIES)

SETBACKS (MIN/MAX):
FRONT: 15'/100'
SIDE: 10'/50'
REAR: 10'/50'

PARKING REQUIREMENTS:
RETAIL SALES AND SERVICE:
2.5 SPACE / 1,000 SF
PARKING REQUIRED:
2.5 SPACE / 1,000 SF * 30,000 SF = 75 SPACES
PARKING PROVIDED:
76 SPACES (2 ADA ACCESSIBLE)

PROPOSED TOWNHOME UNITS: 68
MAX. DENSITY: 8 UNITS/AC
PROPOSED DENSITY: 5.8 UNITS/AC

PROPOSED MAX. BLDG. HEIGHT: 35' (TWO STORIES)

SETBACKS (MIN/MAX):
FRONT: 15'/100'
SIDE: 10'/50' (MIN. 30' BETWEEN STRUCTURES)
REAR: 10'/50'

PARKING REQUIREMENTS:
DWELLING MULTIPLE FAMILY PARKING:
1.5 SPACES PER UNIT PLUS 0.10 GUEST SPACE PER UNIT
PARKING REQUIRED:
1.5 SPACES * 68 UNITS + 0.10 SPACES * 68 UNITS = 109 SPACES
PARKING PROVIDED:
2 SPACES PER DRIVEWAY + 21 GUEST = 157 SPACES
MAIL KIOSK PARKING PROVIDED:
2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)
TOTAL PARKING PROVIDED:
157 SPACES + 2 MAIL KIOSK SPACES = 159 SPACES (1 IS ADA ACCESSIBLE)

REQUIRED OPEN SPACE: 1.77 AC (15%)
PROPOSED OPEN SPACE: 3.87 AC (32.8%)

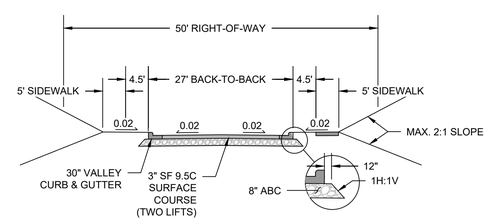
ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

NOTES

1. SKETCH PLAN BASED ON WAKE COUNTY GIS DATA PARCEL DATA.
2. THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 3720185000J, EFFECTIVE 5/2/2006.
3. EXISTING TOPOGRAPHIC DATA SHOWN IS WAKE COUNTY GIS TWO-FOOT CONTOURS.

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT OWNERS
- EX. EASEMENT
- 400 EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUFFER



TYPICAL INTERIOR ROADWAY CROSS-SECTION
NO SCALE

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

50 25 0 50
SCALE: 1 INCH = 50 FEET

N

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

ROLESVILLE RD MIXED USE

1216 ROLESVILLE RD
ROLESVILLE, NC

DATE:	02-21-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

SKETCH PLAN

C-1
SHEET 1 OF 1

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