V1

SUMMARY INFORMATION

DEVELOPMENT NAME: AVERETTE & JONES DAIRY MIXED USE

STREET ADDRESS: AVERETTE RD

PIN NUMBER: 1769-08-6810

TOTAL ACREAGE: 16.78 AC

EXISTING USE: VACANT
PROPOSED USE: MIXED USE DEVELOPMENT

JURISDICTION: ROLESVILLE
ZONING DISTRICT: R&PUD (UDO SECTION 6.2)
PROPOSED ZONING DISTRICT: NEIGHBORHOOD CENTER (NC)

REQUIRED OPEN SPACE: 2.52 AC (15%)
PROPOSED OPEN SPACE: 5.00 AC (30%)

PROPOSED SINGLE-FAMILY LOTS: 45

MAXIMUM DENSITY: 8 UNITS/AC
PROPOSED DENSITY: 2.68 UNITS/AC

LOT SPECIFICATIONS:
MIN. LOT WIDTH: 50'
MIN. LOT LENGTH: 100'

PARKING REQUIREMENTS:
SINGLE-FAMILY DETACHED PARKING REQUIRED:
NO REQUIREMENT
PARKING PROVIDED:
2 SPACES PER DRIVEWAY + 11 GUEST = 101 SPACES
MAIL KIOSK PARKING PROVIDED:
2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE)
TOTAL PARKING PROVIDED:
101 SPACES + 2 MAIL KIOSK SPACES = 103 SPACES (1 IS ADA ACCESSIBLE)

COMMERCIAL BUILDING AREA: 22,000 SF

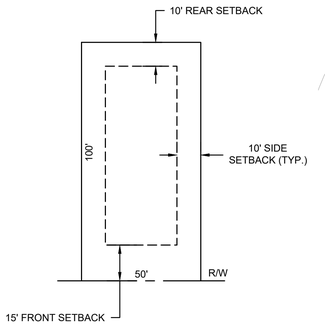
PARKNG CALCULATIONS:
RETAIL SALES AND SERVICES PARKING REQUIRED: 2.5 SPACES PER 1,000 SF = 55 SPACES
PARKING PROVIDED: 86 SPACES (8 ADA)

LEGEND

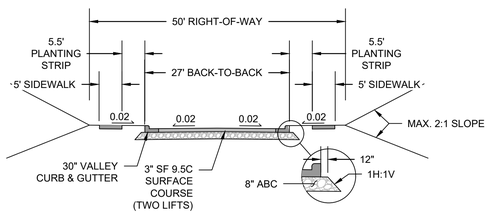
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. ROAD CENTERLINE
- OHW — EX. OVERHEAD ELECTRIC LINE
- 430 — EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- EX. TREE LINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUFFER
- PROP. SETBACK LINE

NOTES

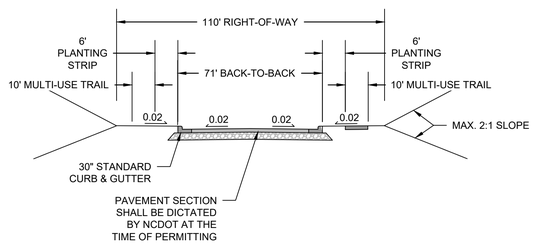
1. SKETCH PLAN BASED ON SURVEY BY CAWTHORNE, MOSS & PANCIERA, PC. ALL EXISTING EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY ON THE PROPERTY (IES) IN QUESTION.
2. EXISTING CONTOURS SHOWN ARE WAKE COUNTY GIS TOPOGRAPHIC DATA.
3. THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 3720176900J, EFFECTIVE 5/2/2006.
4. EXISTING TREE LINE APPROXIMATED FROM AERIAL IMAGE INTERPRETATION.



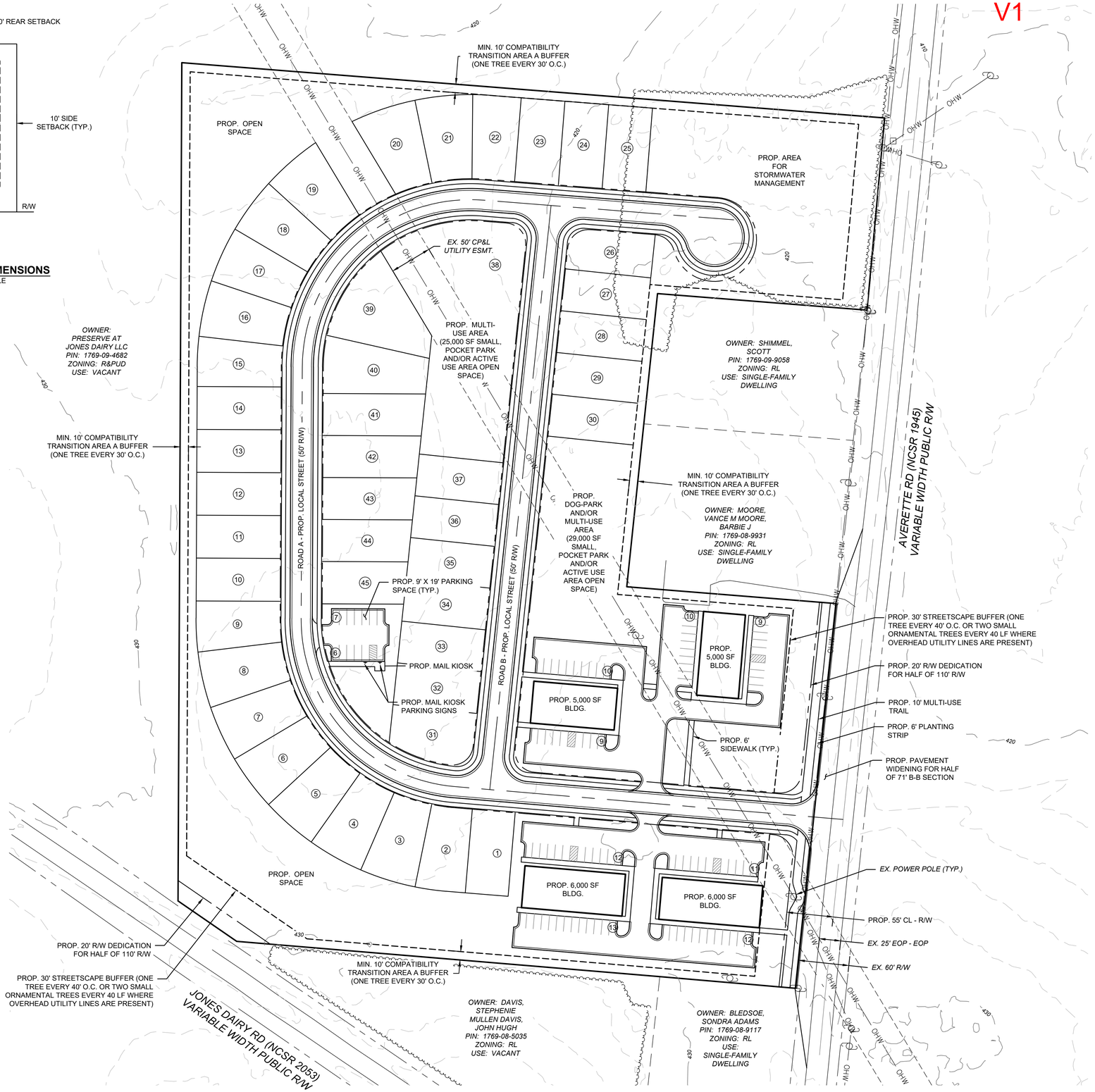
TYPICAL LOT DIMENSIONS
NOT TO SCALE



TYPICAL INTERIOR ROADWAY CROSS-SECTION
NO SCALE



AVERETTE ROAD (4-LANE DIVIDED) CROSS-SECTION
NO SCALE



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REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

60 30 0 60
SCALE: 1 INCH = 60 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

AVERETTE & JONES DAIRY MIXED USE

AVERETTE RD
ROLESVILLE, NC

DATE:	01-13-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	21040

SKETCH PLAN

C-1
SHEET 1 OF 1

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