

SUMMARY INFORMATION

DEVELOPMENT NAME: WAIT AVE AGE-TARGETED SINGLE-FAMILY ATTACHED

SITE ADDRESS: 2005 AND 2033 WAIT AVE

PIN NUMBER(S): 1850-96-2688 AND 1850-96-5586

TOTAL ACREAGE: 12.43 AC

EXISTING USE: SINGLE-FAMILY RESIDENTIAL PROPOSED USE: SINGLE-FAMILY ATTACHED

JURISDICTION: TOWN OF ROLESVILLE **CURRENT ZONING DISTRICT**: HD (WAKE COUNTY) PROPOSED ZONING DISTRICT: RH CZ

PROPOSED UNITS: 52 MAX. DENSITY: 9 UNITS/AC (SINGLE-FAMILY ATTACHED) **PROPOSED DENSITY:** 4.2 UNITS/AC

RH MIN. LOT AREA: 2,000 SF (ATTACHED) **PROP. MIN. LOT AREA:** 4,300 SF (ATTACHED) RH MIN. LOT WIDTH: 20' (ATTACHED) PROP. MIN. LOT WIDTH: 43' (ATTACHED)

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

FRONT: 15' (20' AT GARAGE FOR PARKING IN DRIVEWAY) SIDE: 0' INTERNAL, 10' END (MIN. 30' BETWEEN STRUCTURES) **REAR**: 15' CORNER: 15'

REQUIRED OPEN SPACE: 1.86 AC (15%) PROPOSED OPEN SPACE: 4.10 AC (33%)

PARKING REQUIREMENTS:

SINGLE-FAMILY ATTACHED PARKING: TWO SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT **PARKING REQUIRED:**

2 SPACES * 52 UNITS + 0.25 SPACES * 52 UNITS = 117 SPACES PARKING PROVIDED: 2 SPACES PER DRIVEWAY + 21 GUEST = 125 SPACES MAIL KIOSK PARKING PROVIDED:

2 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE) TOTAL PARKING PROVIDED: 125 SPACES + 2 MAIL KIOSK SPACES = 127 SPACES (1 IS ADA ACCESSIBLE)

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. ALL EXISTING EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY ON THE PROPERTY (IES) IN QUESTION.
- 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.
- 4. EXISTING TREE LINE APPROXIMATED FROM AERIAL IMAGE INTERPRETATION.
- 5. THE PROJECT SHALL BE COMPLETED IN ONE PHASE.
- 6. SITE CONSTRUCTION SHALL OCCUR BETWEEN THE HOURS OF 8AM AND 6PM MONDAY THROUGH SATURDAY. THE BLASTING, HAMMERING, DRILLING OR SIMILAR DESTRUCTION OF ROCK SHALL OCCUR BETWEEN THE FOLLOWING HOURS: 9AM AND 6PM MONDAY THROUGH FRIDAY AND 10AM AND 6PM SATURDAY.
- 7. PLAYGROUND SHALL HAVE AT A MINIMUM TWO (2) SWINGS. ONE (1) SLIDE, AND ONE (1) TODDLER PLAY STRUCTURE.
- 8. PICNIC AREA SHALL HAVE AT A MINIMUM ONE (1) GAZEBO AND FOUR (4) PICNIC TABLES.

LEGEND

EX. PROPERTY LINE EX. ADJACENT OWNERS ---- EX. EASEMENT EX. ROAD CENTERLINE EX. MAJOR CONTOUR (10') EX. MINOR CONTOUR (2') EX. OVERHEAD ELECTRIC LINE EX. TREE LINE PROP. RIGHT-OF-WAY

PROP. LOT LINES

— PROP. (4) TREES (TYP.)

PROP. (2) UNDERSTORY TREES (TYP.)

PROP. (60) SHRUBS (TYP.)

NOTE: DECIDUOUS AND EVERGREEN TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. BUFFER VEGETATION SHALL BE PLANTED WHERE EXISTING VEGETATION WILL BE REMOVED WITHIN THE BUFFER AND WHERE

> 25' TYPE 3 LANDSCAPE BUFFER **TYPICAL 100 LF PLANTING SECTION** NOT TO SCALE



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

REVISION HISTORY

1 TOWN OF ROLESVILLE COMMENTS 3/28/2022 FLM	REV #	DESCRIPTION	DATE	BY
	1		3/28/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 50 FEET

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

ACCORDINGLY

WAIT AVE AGE-TARGETED SINGLE-FAMILY ATTACHED

2005 AND 2033 WAIT AVE ROLESVILLE, NC

DATE: 12-10-2021 SCALE: AS SHOWN **DESIGNED BY:** FLM APPROVED BY: PROJECT NO.:

SKETCH PLAN

SHEET 1 OF 1