

**PIN NUMBER(S):** 1768-33-7689

## SUMMARY INFORMATION

**DEVELOPMENT NAME:** ROLESVILLE ROAD MIXED USE

**SITE ADDRESS**: 1216 ROLESVILLE RD

**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: 2.0 SPACES PER UNIT PLUS 0.25 GUEST SPACE PER UNIT **PARKING REQUIRED:** 2.0 SPACES \* 68 UNITS + 0.25 SPACES \* 68 UNITS = 153 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%)

**USE BREAKDOWN:** 

**RIGHT-OF-WAY:** 2.62 AC (22.2%) RESIDENTIAL LOTS: 3.72 AC (31.5%) COMMERCIAL AREA: 1.26 AC (10.6%) COMMON AREAS & OPEN SPACE: 4.20 AC (35.6%)

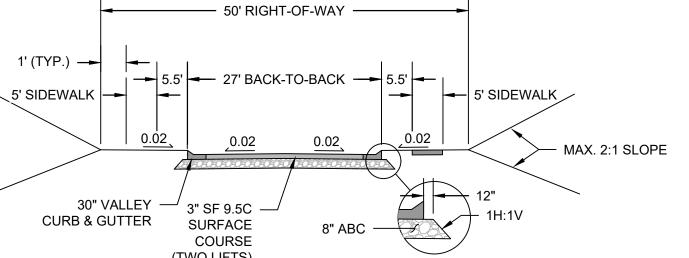
**ENGINEER:** FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.610.1051

## **NOTES**

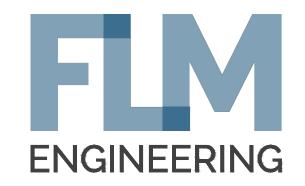
- 1. SKETCH PLAN BASED ON WAKE COUNTY GIS DATA PARCEL
- 2. THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 3720185000J, EFFECTIVE 5/2/2006.
- 3. EXISTING TOPOGRAPHIC DATA SHOWN IS WAKE COUNTY GIS TWO-FOOT CONTOURS.

## **LEGEND**

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



TYPICAL INTERIOR ROADWAY CROSS-SECTION



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

**REVISION HISTORY** 

DESCRIPTION

DATE BY

#				
1	TOR COMMENTS	5/2/2022	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

ROLESVILLE RD MIXED USE MA 22-05

> 1216 ROLESVILLE RD ROLESVILLE, NC

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

SKETCH PLAN

SHEET 1 OF 1

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