

SUMMARY INFORMATION

DEVELOPMENT NAME: WAIT AVE TOWNHOMES

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: TOWNHOME SUBDIVISION

JURISDICTION: TOWN OF ROLESVILLE CURRENT ZONING DISTRICT: HD (WAKE COUNTY) PROPOSED ZONING DISTRICT: R3-CD

PROPOSED UNITS: 77 MAX. DENSITY: 8 UNITS/AC

PROPOSED DENSITY: 6.19 UNITS/AC

PROPOSED BLDG. HEIGHT: 34.2'

SETBACKS: **FRONT**: 15' **REAR**: 15'

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

PARKING REQUIREMENTS:

TOWNHOME PARKING: TWO SPACES PER UNIT PLUS 0.5 SPACE PER BEDROOM OVER 2 BEDROOMS PLUS 1 GUEST PARKING SPACE PER 4 UNITS TOWNHOME PARKING REQUIRED (FOR 77 3-BEDROOM UNITS): 212 SPACES (2 SPACES * 77 UNITS) + (0.5 SPACES * 1 ADDITIONAL BEDROOM/UNIT * 77 UNITS) + (1 SPACE / 4 UNITS * 77 UNITS) **TOWNHOME PARKING PROVIDED:** (2 SPACES PER DRIVEWAY + 2 SPACES PER GARAGE X 77 UNITS)

+ 41 GUEST = 349 SPACES MAIL KIOSK PARKING REQUIRED (FOR 53 - 78 UNITS): 3 SHORT-TERM PARKING SPACES (ONE OF WHICH IS ADA

ACCESSIBLE). MAIL KIOSK PARKING PROVIDED:

3 SPACES FOR MAIL KIOSK (1 IS ADA ACCESSIBLE) **TOTAL PARKING PROVIDED:** 349 TOWNHOME SPACES + 3 MAIL KIOSK SPACES = 352 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.

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. BUFFER
PROP. MAJOR CONTOUR (10')
PROP. MINOR CONTOUR (2')

PROP. (8) GREEN GIANT ARBORVITAE (TYP.)

PROP. (6) NELLIE STEVENS HOLLY (TYP.) — PROP. (10) YAUPON HOLLY (TYP.)

NOTE: BUFFER VEGETATION SHALL BE PLANTED WHERE EXISTING VEGETATION WILL BE REMOVED WITHIN THE BUFFER AND WHERE EXISTING VEGETATION REQUIRESS SUPPLEMENTATION TO

20' TYPE B 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

REV #	DESCRIPTION	DATE	BY

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 TOWNHOMES

2005 AND 2033 WAIT AVE ROLESVILLE, NC

DATE:	05-27-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

SKETCH PLAN

SHEET 1 OF 1