

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 0.25 GUEST SPACE PER UNIT
TOWNHOME PARKING REQUIRED (FOR 77 3-BEDROOM UNITS):	2 SPACES * 77 UNITS + 0.25 SPACES * 77 UNITS = 174 SPACES
TOWNHOME PARKING PROVIDED:	2 SPACES PER DRIVEWAY + 41 GUEST = 195 SPACES
MAIL KIOSK PARKING REQUIRED (FOR 53 - 78 UNITS):	3 SHORT-TERM PARKING SPACES (ONE OF WHICH IS ADA ACCESSIBLE)
TOTAL PARKING PROVIDED:	195 TOWNHOME SPACES + 3 MAIL KIOSK SPACES = 198 SPACES (1 IS ADA ACCESSIBLE)
ENGINEER:	FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.610.1051



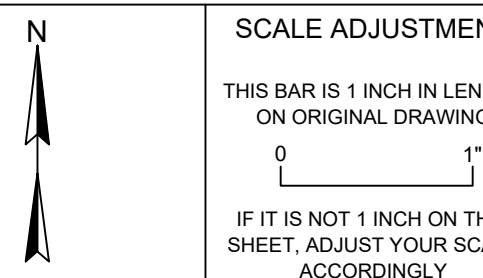
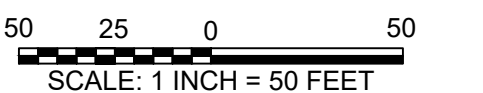
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TOWN OF ROLESVILLE COMMENTS	6/29/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

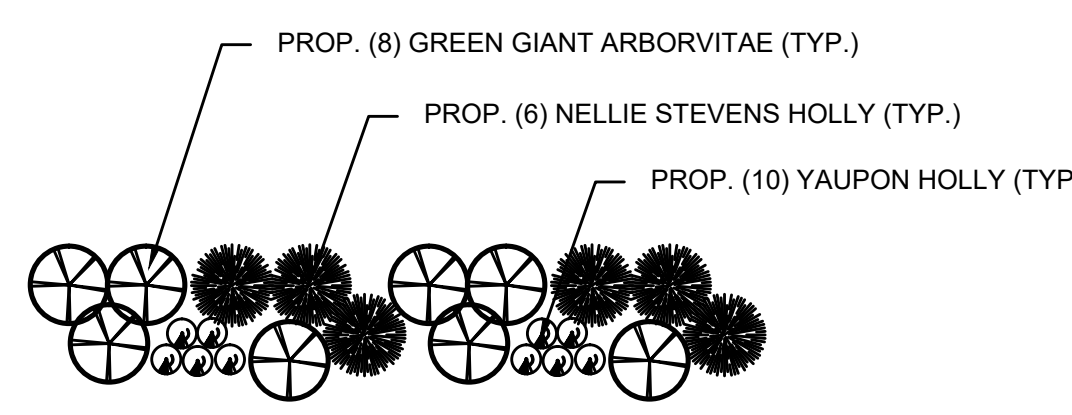


NOTES

- SKETCH PLAN BASED ON WAKE COUNTY GIS DATA PARCEL DATA. ALL EXISTING EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY ON THE PROPERTY (IES) IN QUESTION.
- THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 372018500J, EFFECTIVE 5/2/2006.
- EXISTING TOPOGRAPHIC DATA SHOWN IS WAKE COUNTY GIS TWO-FOOT CONTOURS.
- EXISTING TREE LINE APPROXIMATED FROM AERIAL IMAGE INTERPRETATION.
- THE PROJECT SHALL BE COMPLETED IN ONE PHASE.
- 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.
- PLAYGROUND SHALL HAVE AT A MINIMUM TWO (2) SWINGS, ONE (1) SLIDE, AND ONE (1) TODDLER PLAY STRUCTURE.
- PICNIC AREA SHALL HAVE AT A MINIMUM ONE (1) GAZEBO AND FOUR (4) PICNIC TABLES.

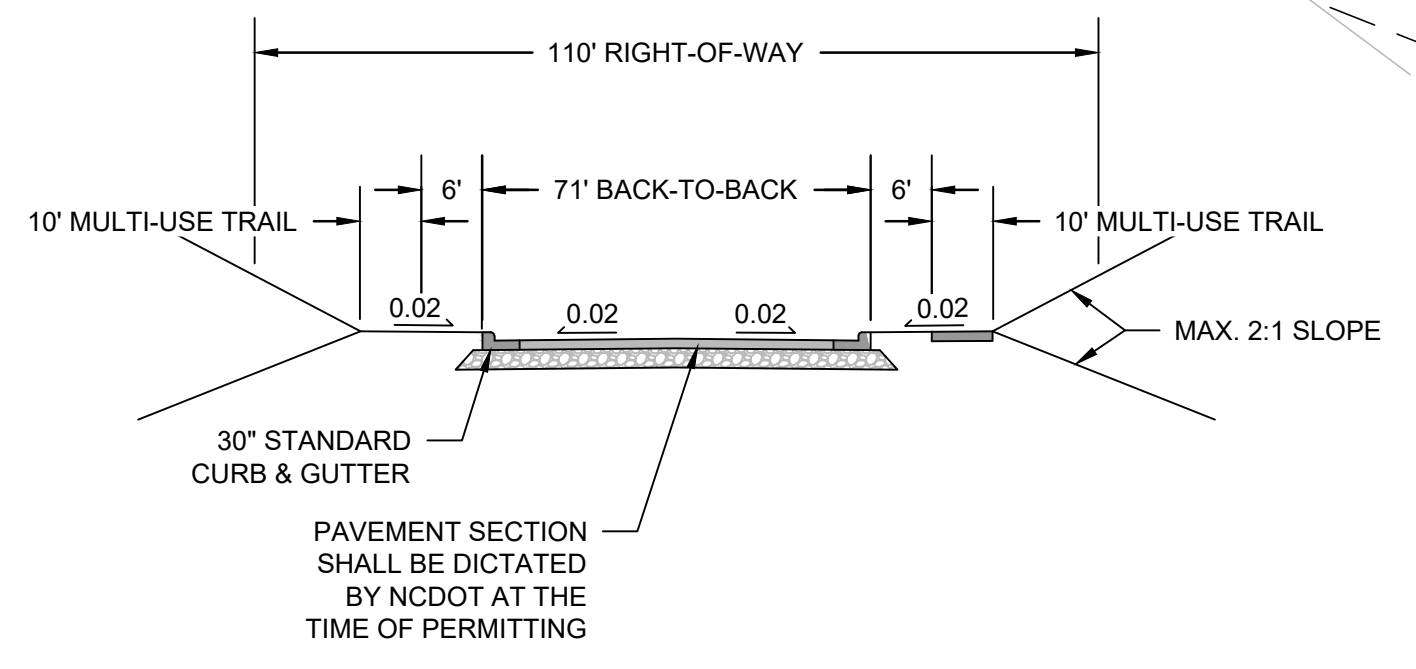
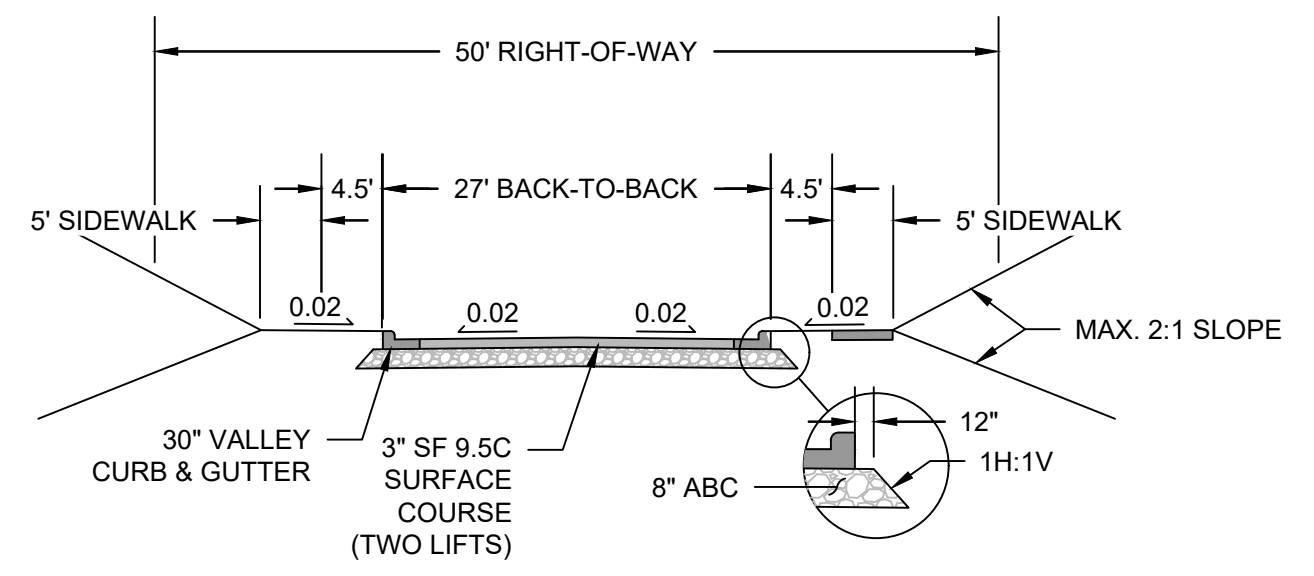
LEGEND

- 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. BUFFER
- PROP. MAJOR CONTOUR (10')
- PROP. MINOR CONTOUR (2')
- PROP. 6'-TALL OPAQUE FENCE



NOTE: BUFFER VEGETATION SHALL BE PLANTED WHERE EXISTING VEGETATION WILL BE REMOVED WITHIN THE BUFFER AND WHERE EXISTING VEGETATION REQUIRES SUPPLEMENTATION TO MEET THE PLANTING STANDARD.

20' TYPE B LANDSCAPE BUFFER
TYPICAL 100 LF PLANTING SECTION
NOT TO SCALE





Front Elevation



Left Elevation



Right Elevation



Rear Elevation