

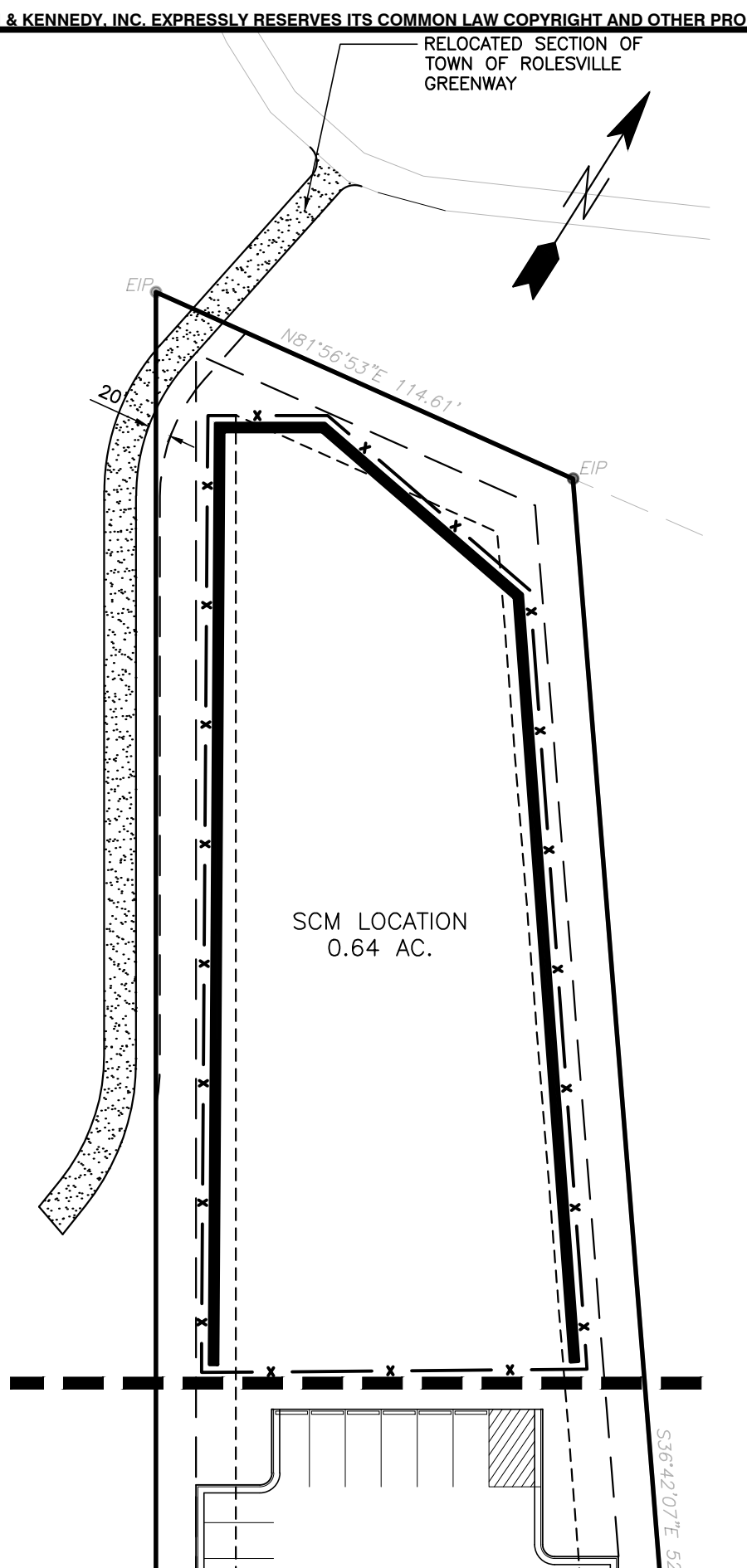


BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHARLETT HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 881-4422 FAX: (919) 881-8686
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

COBBLESTONE VILLAGE
VILLAGE
MIXED USE DEVELOPMENT
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
 NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

- CONDITIONS OF APPROVAL:**
- TRC APPROVALS AND REQUIRED PERMITS FROM ALL AGENCIES WILL BE SUBMITTED FOR REVIEW AND RECORD RETENTION BEFORE FINAL APPROVAL AND SIGNATURES OF THE SITE PLAN.
 - BUILDING HEIGHT DESIGN ALTERNATIVE APPROVAL FOR BUILDINGS OVER 35 FEET AS SHOWN ON THE SITE PLAN.
 - SHARED PARKING PLAN AS PRESENTED OF 15% REDUCTION FOR A TOTAL OF 480 SPACES.
 - CROSS-CONNECTION ACCESS FOR FUTURE DEVELOPMENT WILL BE PROVIDED.
 - BEST EFFORTS FOR GREENWAY ACCESS ACROSS TELECOM TOWERS, LLC SITE FOR PEDESTRIAN TRAFFIC FROM OVERFLOW PARKING TO THE SITE.



Cobblestone Village Parking Study
 June 21, 2021

Total Square Footage and Unit Tabulation

Building	Residential SF	Commercial SF	Community Center SF	Retail/Flex SF	Residential Units
Building 1	16,461	0	0	0	30
Building 2	11,405	0	0	0	18
Building 3	11,405	0	0	0	18
Building 4	18,200	0	0	0	30
Building 5	3,816	0	0	0	30
Building 6	18,148	0	0	0	30
Building 7	18,148	0	0	0	30
Building 8	17,453	0	0	0	30
Total	104,028	0	0	0	180

NON-OPTIMIZED Single-Use Parking Requirements

Category	100%	100%	100%	21 per unit	Total
Parking Count	0	0	0	360	360

OPTIMIZED Peak Hour Percentage Factors

TIME	% of peak demand	pm only	% of peak demand	% of peak demand	% of peak demand	Total Hourly Demand
6:00 AM	0%	0	0	0	0	0
7:00 AM	6%	0	20%	11	8%	12
8:00 AM	18%	0	63%	35	18%	37
9:00 AM	42%	0	59%	62	42%	63
10:00 AM	60%	0	100%	55	60%	110
11:00 AM	60%	0	100%	55	60%	110
12:00 PM	60%	0	100%	55	60%	110
1:00 PM	60%	0	100%	55	60%	110
2:00 PM	60%	0	100%	55	60%	110
3:00 PM	60%	0	100%	55	60%	110
4:00 PM	60%	0	100%	55	60%	110
5:00 PM	60%	0	100%	55	60%	110
6:00 PM	60%	0	100%	55	60%	110
7:00 PM	60%	0	100%	55	60%	110
8:00 PM	60%	0	100%	55	60%	110
9:00 PM	60%	0	100%	55	60%	110
10:00 PM	60%	0	100%	55	60%	110
11:00 PM	60%	0	100%	55	60%	110
12:00 AM	0%	0	0%	0	0%	0

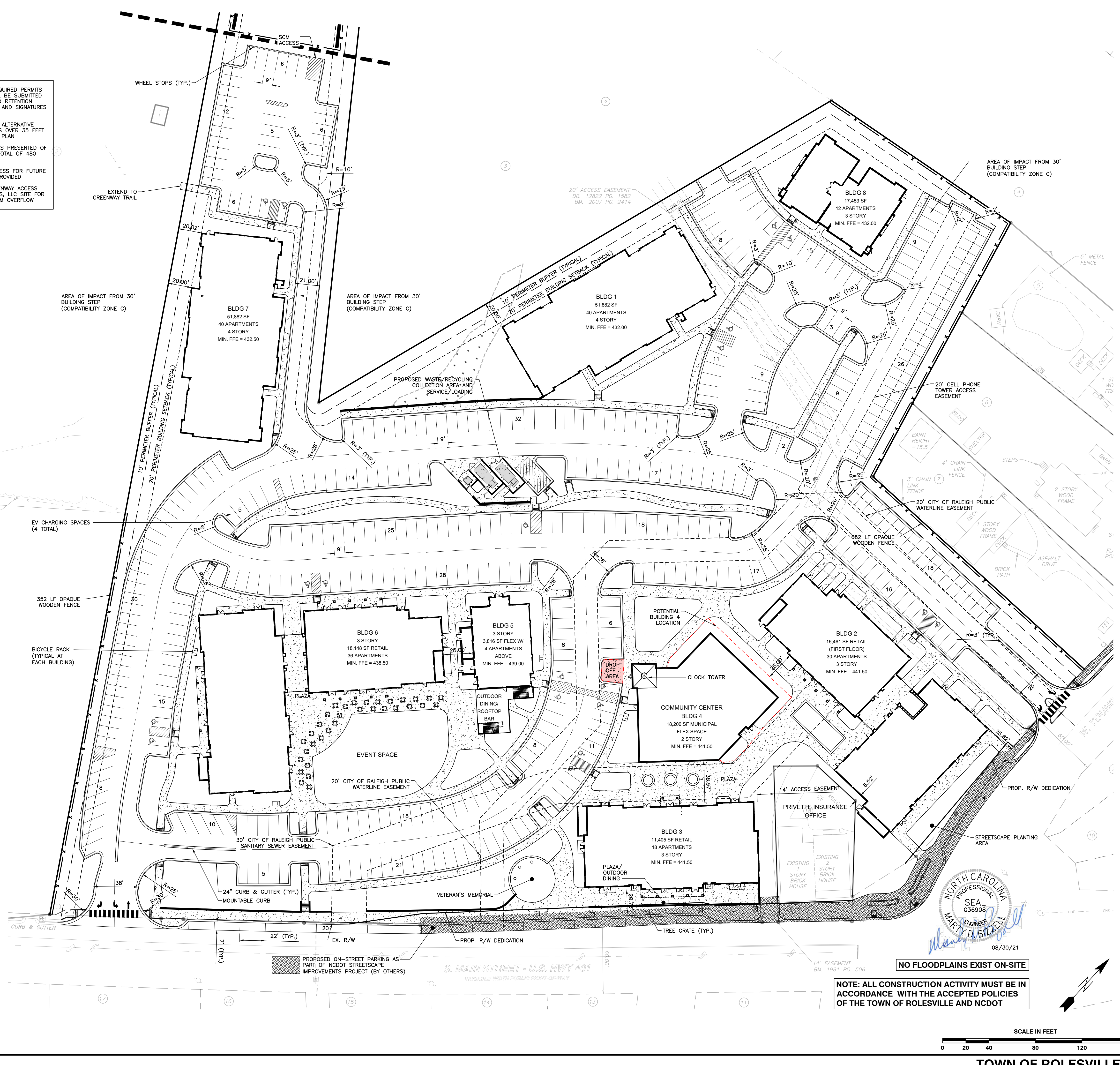
Peak Demand Required

Parking Provided - On-Site	481
Parking Provided - On-Street	24
Total Parking Provided	481

Assumptions:
 Parking requirements based on current Town of Rolesville Town Center District parking requirements.
 Accessible Spaces: 11 Required / 25 Provided
 40 Bicycle Spaces are provided.

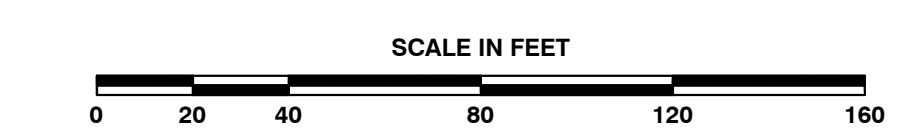
OVERALL SITE DATA

SITE AREA	10.96 AC (477,418 SF±)
P.I.N.	1769-01-0454, 1769-01-4357, 1769-01-3355 1769-01-3468, 1769-01-2542, 1769-01-3520 1769-01-4654, 1769-01-5454, 1769-01-5408, 1769-01-4576
ZONING DISTRICT:	TOWN CENTER (TC)
	RESIDENTIAL, MIXED USE
OPEN SPACE AREA:	3.48 AC
IMPERVIOUS AREA:	7.48 AC
IMPERVIOUS AREA (%):	68%
APARTMENT MIX	112 UNITS
1 BEDROOM / LOFT	4 UNITS
2 BEDROOM	64 UNITS
TOTAL APARTMENTS	180 UNITS
RESIDENTIAL DENSITY:	16.4 UNITS/ACRE
RETAIL/COMMERCIAL:	49,830 SQUARE FEET
MUNICIPAL FLEX SPACE:	18,200 SQUARE FEET
TOTAL:	68,030 SQUARE FEET
EVENT SPACE:	0.44 ACRES/ 18,976 SQUARE FEET
PARKING REQUIREMENTS PER TC DISTRICT DEVELOPMENT STANDARDS	180 x 2 = 360 SPACES REQUIRED
MIXED USE RESIDENTIAL: 2.0 SPACES PER UNIT	68,030/1000 x 3 = 205 SPACES REQUIRED
MIXED USE NON-RESIDENTIAL: 3 SPACES PER 1000 GSF	565 SPACES REQUIRED/ 483 PROVIDED
TOTAL PARKING REQUIRED/PROVIDED:	565 SPACES REQUIRED/ 483 PROVIDED
5% OF ON STREET PARKING MAY BE COUNTED AS REQUIRED PARKING (28 ALLOWED/ 26 PROVIDED)	
15% PARKING REDUCTION ALLOWED FOR SHARED PARKING: 565 x .85 = 481 REQUIRED	
BUILDING 1:	51,882 SF APARTMENTS
BUILDING 2:	16,641 SF RETAIL
BUILDING 3:	11,405 SF RETAIL
BUILDING 4:	18,200 SF MUNICIPAL
BUILDING 5:	3,816 FLEX W/ APARTMENTS
BUILDING 6:	18,148 SF RETAIL
BUILDING 7:	51,882 SF APARTMENTS
BUILDING 8:	17,453 SF APARTMENTS



NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF ROLESVILLE AND NCDOT



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