



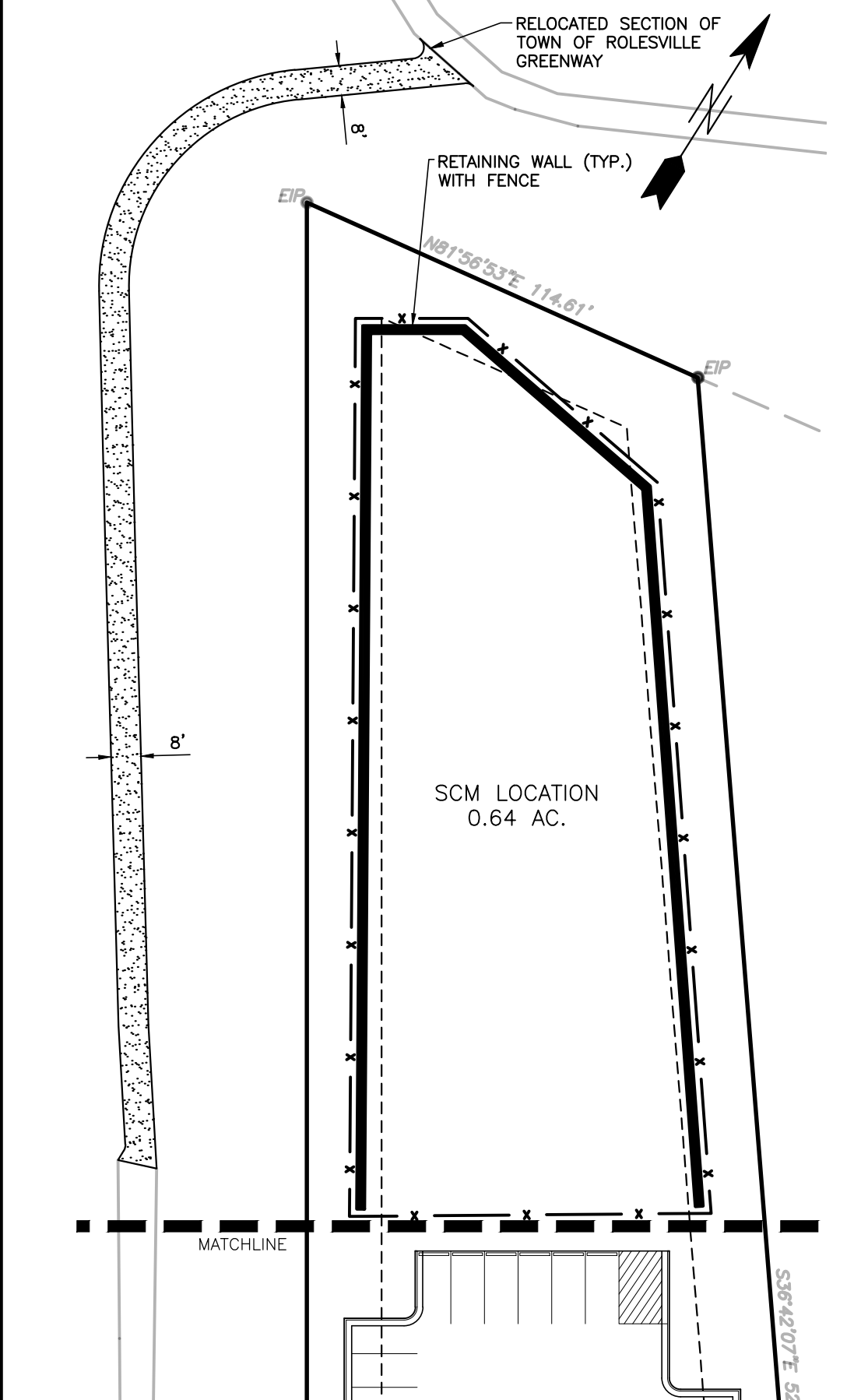
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHARLETTOWN ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)881-4222 FAX: (919)881-8686
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

PROGRESS	DATE	DRAWN BY	DATE	DESCRIPTION

COBBLESTONE VILLAGE
MIXED USE DEVELOPMENT
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
 SCALE: 1" = 40'
 SHEET C1.1
 TOWN OF ROLESVILLE PROJECT NO.

- CONDITIONS OF APPROVAL:**
1. TECHNICAL REVIEW COMMITTEE APPROVAL AND ISSUANCE OF REQUIRED PERMITS FROM ALL AGENCIES MUST BE ACHIEVED AND SUBMITTED FOR REVIEW AND RECORD RETENTION PRIOR TO FINAL SIGNATURE AND APPROVAL OF THE SITE PLAN.
 2. CROSS-CONNECTION ACCESS TO ONE OF THE THREE ADJACENT PROPERTIES TO THE EAST ALONG W. YOUNG STREET (111, 113, AND 115 W. YOUNG STREET) FOR FUTURE DEVELOPMENT WILL BE PROVIDED.
 3. BEST EFFORTS WILL BE MADE FOR GREENWAY ACCESS ACROSS THE TELECOM TOWERS, LLC SITE FOR PEDESTRIAN TRAFFIC FROM OVERFLOW PARKING SITE LOCATED AT THE TERMINUS OF SCARBORO STREET IN MAIN STREET PARK.
 4. BASED UPON TESTIMONY REGARDING SHARED PARKING IN A MIXED-USE DEVELOPMENT, A 15% PARKING REDUCTION IS GRANTED RESULTING IN 467 REQUIRED SPACES.
 5. A MAXIMUM HEIGHT OF 60 FEET IS APPROVED PER THE BUILDING HEIGHT DESIGN ALTERNATIVE FOR THE SITE AS SHOWN ON THE SITE PLAN, PROVIDED ALL OTHER APPLICABLE STANDARDS ACCORDING TO THE LDO ARE MET.
 6. FINAL STREET DESIGN SHALL INCORPORATE A ROUNDABOUT OR OTHER CUT-THROUGH FOR DROP-OFFS CONSISTENT WITH THE DESIGN REQUIREMENTS OF THE TOWN COMMUNITY BUILDING AS PROVIDED BY THE TOWN'S ARCHITECTURAL CONSULTANT.
 7. SLIP APPROVED BY BOARD OF COMMISSIONERS ON OCTOBER 5, 2021.

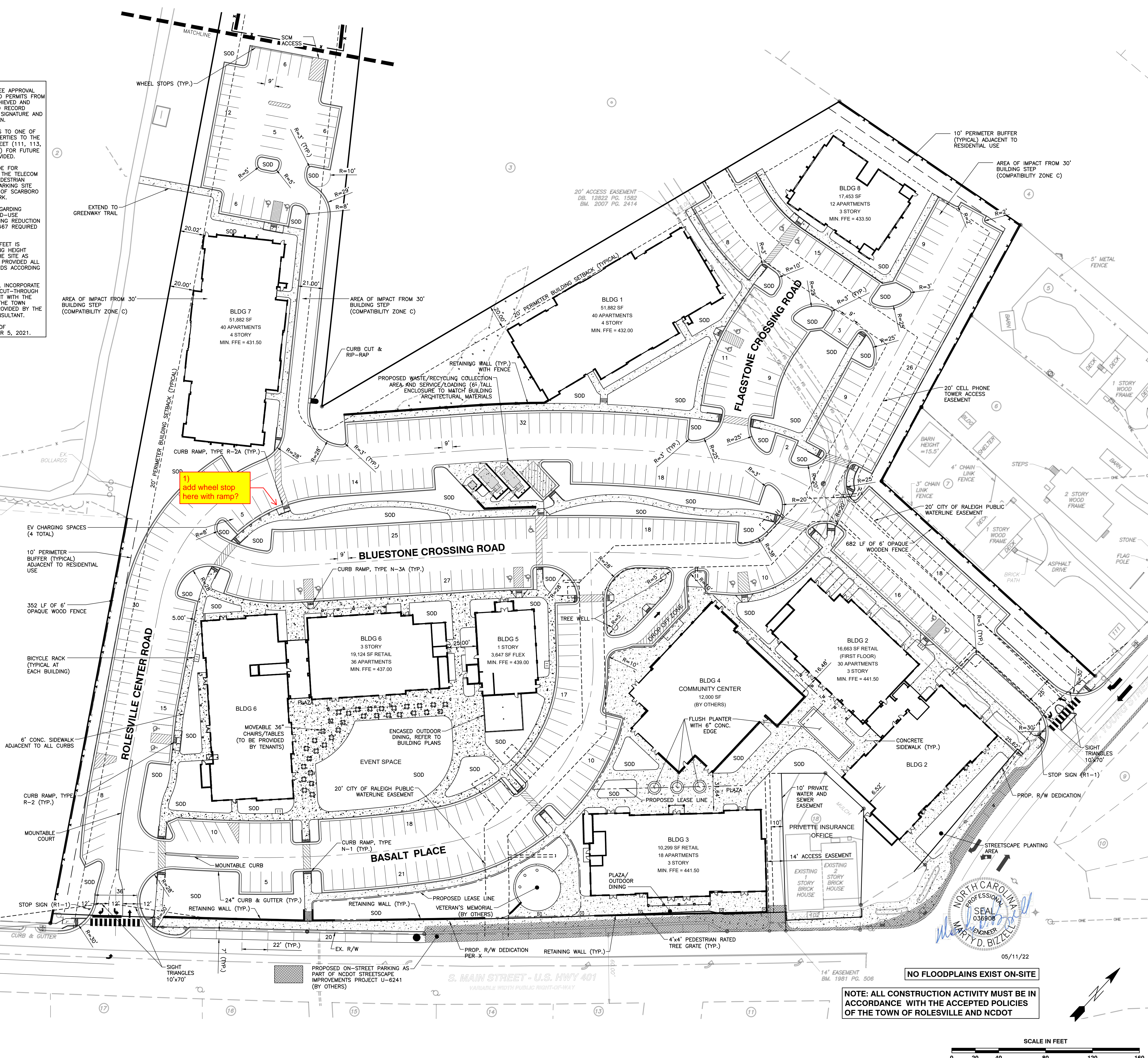


OVERALL SITE DATA

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 (1.64 REQUIRED, 15%)
IMPERVIOUS AREA:	7.48 AC
IMPERVIOUS AREA (%):	68%
APARTMENT MIX	112 UNITS
1 BEDROOM	64 UNITS
2 BEDROOM	176 UNITS
TOTAL APARTMENTS	
RESIDENTIAL DENSITY:	16.06 UNITS/ACRE
RETAIL/COMMERCIAL:	49,830 SQUARE FEET
MUNICIPAL FLEX SPACE:	15,900 SQUARE FEET
TOTAL:	65,730 SQUARE FEET
EVENT SPACE:	0.44 ACRES/ 18,976 SQUARE FEET
PARKING REQUIREMENTS PER TC DISTRICT DEVELOPMENT STANDARDS	
MIXED USE RESIDENTIAL: 2.0 SPACES PER UNIT	176 x 2 = 352 SPACES REQUIRED
MIXED USE NON-RESIDENTIAL: 3 SPACES PER 1000 GSF	65,730/1000 x 3 = 197 SPACES REQUIRED
TOTAL PARKING REQUIRED/PROVIDED:	549 SPACES REQUIRED/ 468 PROVIDED
5% OF ON STREET PARKING MAY BE COUNTED AS REQUIRED PARKING (28 ALLOWED/ 24 PROVIDED)	
15% PARKING REDUCTION ALLOWED FOR SHARED PARKING: 549 x .85 = 467 REQUIRED	

BUILDING 1:	51,882 SF APARTMENTS
BUILDING 2:	16,641 SF RETAIL
BUILDING 3:	11,405 SF RETAIL
BUILDING 4:	15,900 SF MUNICIPAL
BUILDING 5:	3,816 FLEX
BUILDING 6:	18,148 SF RETAIL
BUILDING 7:	51,882 SF APARTMENTS
BUILDING 8:	17,453 SF APARTMENTS

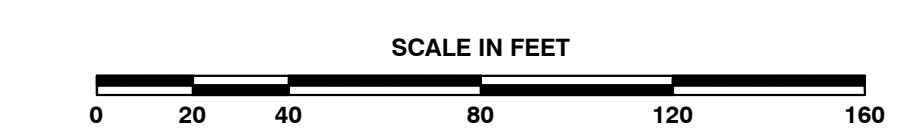
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
 Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
 City of Raleigh Development Approval
 Raleigh Water Review Officer



1) add wheel stop here with ramp?



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



NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION