

- 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

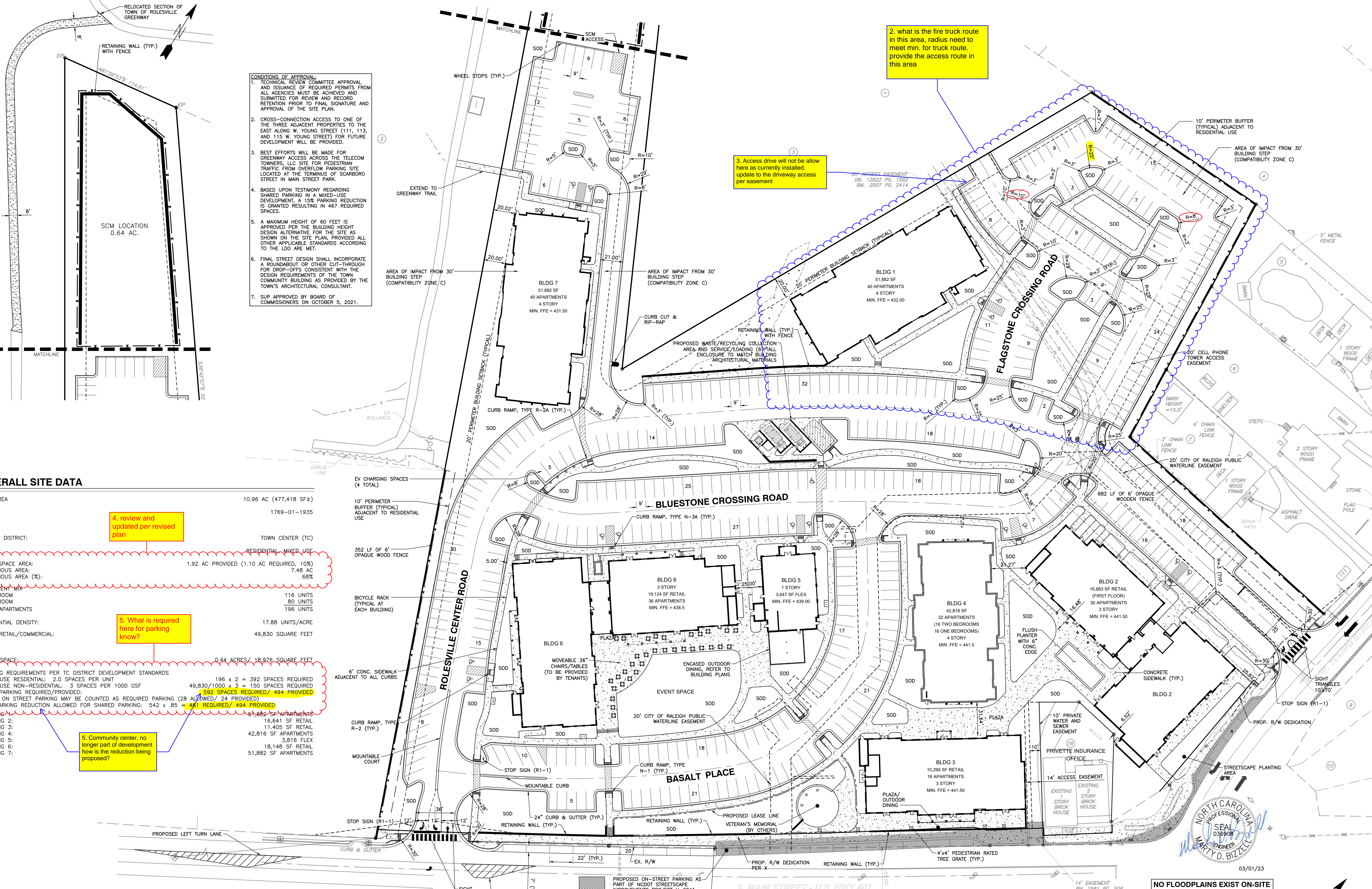
SITE AREA	10.96 AC (477,418 SF±)
P.I.N.	1769-01-1935
ZONING DISTRICT:	TOWN CENTER (TC)
USE:	RESIDENTIAL MIXED USE
OPEN SPACE AREA:	1.92 AC PROVIDED (1.10 AC REQUIRED, 10%)
IMPERVIOUS AREA:	7.48 AC
IMPERVIOUS AREA (%):	68%
APARTMENT MIX:	
1 BEDROOM	116 UNITS
2 BEDROOM	80 UNITS
TOTAL APARTMENTS	196 UNITS
RESIDENTIAL DENSITY:	17.88 UNITS/ACRE
TOTAL RETAIL/COMMERCIAL:	49,830 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	196 x 2 = 392 SPACES REQUIRED
MIXED USE NON-RESIDENTIAL: 3 SPACES PER 1000 GSF	49,830/1000 x 3 = 150 SPACES REQUIRED
TOTAL PARKING REQUIRED/PROVIDED:	542 SPACES REQUIRED / 494 PROVIDED
5% OF ON STREET PARKING MAY BE COUNTED AS REQUIRED PARKING (28 ALLOWED / 24 PROVIDED)	
15% PARKING REDUCTION ALLOWED FOR SHARED PARKING: 542 x .85 = 461 REQUIRED / 494 PROVIDED	
BUILDING 1:	51,882 SF APARTMENTS
BUILDING 2:	16,641 SF RETAIL
BUILDING 3:	11,405 SF RETAIL
BUILDING 4:	42,816 SF APARTMENTS
BUILDING 5:	3,816 SF FLEX
BUILDING 6:	18,148 SF RETAIL
BUILDING 7:	51,882 SF APARTMENTS

4. review and updated per revised plan

5. What is required here for parking know?

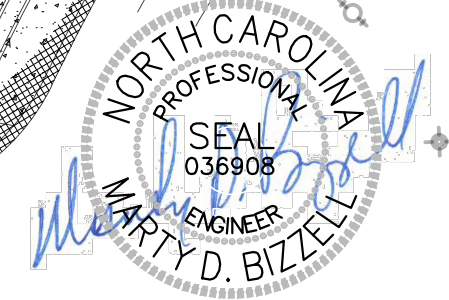
5. Community center, no longer part of development how is the reduction being proposed?

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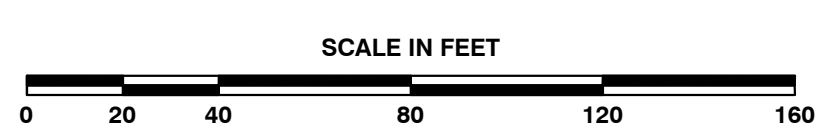


2. what is the fire truck route in this area, radius need to meet min. for truck route. provide the access route in this area

3. Access drive will not be allow here as currently installed. update to the driveway access per easement



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



NO.	DATE	DESCRIPTION	BY

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION