



	LEGEND			
EXISTING	PROPOSED	DESCRIPTION		
		PROPERTY LINE		
		SETBACK LINE		
		18" CONCRETE CURB & GUTTER		
	4	CONCRETE SIDEWALK		
		STANDARD DUTY ASPHALT PAVEMENT		
		CONCRETE PAVEMENT		
	\otimes	PARKING COUNT		

SITE DATA					
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DEVELOPMENT:	GBWR HOLDINGS, LLC				
PARCEL ID(S):	1758687482				
LOT / SIZE:	44,431.2 SF (1.02 ACRES)				
ADDRESS:	519 S MAIN STREET				
CITY:	ROLESVILLE				
COUNTY:	WAKE				
STATE:	NORTH CAROLINA				
FRONT SETBACK:	20.0				
SIDE	15.0				
REAR SETBACK:	35.0				
BUFFERS:	30' STREETSCAPE BUFFER				
ZONING CLASSIFICATION	N				
JURISDICTION:	ROLESVILI				
EXISTING ZONING:	GC-C				
EXISTING USE:	COMMERCIA				
PROPOSED USE:	COMMERCIA				
PARKING DATA					
PARKING REQUIREMENTS:	1 SPACES FOR EACH 200 SF				
EXISTING PARKING:	16 SPACES (1 HC				
REQUIRED PARKING:	6000/200 = 30 SPACES				
PROPOSED PARKING:	30 SPACES (2 HC)				

NOTES
1) THIS CONCEPT DRAWING HAS BEEN PREPARED BASED ON PROVIDED PDF'S AND SURVEY FROM MACK GAY ASSOCIATES, P.A.
2) NCDOT TO REVIEW ALL ACCESS DRIVE LOCATIONS AND WORK WITHIN NCDOT RIGHT OF WAY. MODIFICATIONS TO, AND/OR REMOVAL OF, EXISTING DRIVES MAY BE REQUIRED

TI7 Welborn St. Greenville, SC 29601

OWNER / DEVELOPER:	2			:	XXX	· ·
ш	01-27-25				НЭ	FLDS

CONCEPT

