



SITE DATA TABLE	
USE:	GROCERY STORE/RESTAURANT
SITE AREA:	4.86 ACRES (212,484 SF)
PARCEL OR MAP BOOK:	R05516 002 000 000 31375.62.000.000
ZONING:	RB REGIONAL BUSINESS
CAN/LAND USE:	URBAN
BUILDING SETBACKS (REQUIRED):	FRONT SETBACK: 25' INTERIOR SIDE SETBACK: 0' CORNER SIDE SETBACK: 25' REAR SETBACKS: 10'
BUILDING SETBACKS (EXISTING):	FRONT SETBACK: 22' INTERIOR SIDE SETBACK: 0.5' CORNER SIDE SETBACK: 17.5' REAR SETBACKS: 10'
BUILDING SETBACKS (PROPOSED):	FRONT SETBACK: 31.5' CORNER SIDE SETBACK: 35' REAR SETBACKS: 10'
MAX. LOT COVERAGE:	40% (EXIST. LOT COVERAGE: 27.0%) (PROPOSED LOT COVERAGE: 29.1%)
MAX. BUILDING HEIGHT:	35'
EXISTING BUILDING:	
EXISTING BUILDING SQUARE FOOTAGE:	57,530 SF
EXISTING BUILDING HEIGHT:	25'
EXIST. BUILDING CONSTRUCTION TYPE:	2B
EXIST. PARKING:	275 (8 ARE HC)
PROPOSED BUILDING SQUARE FOOTAGE:	5,736 SF
PROPOSED BUILDING HEIGHT:	1.081 SF
PROPOSED BUILDING CONSTRUCTION TYPE:	2B
EXPANSION RETAIL SQUARE FOOTAGE:	1,081 SF
EXPANSION RESTAURANT SQUARE FOOTAGE:	4,655 SF
RESTAURANT SEATING INTERIOR/EXTERIOR:	150
EXPANSION BUILDING HEIGHT:	19.5-28' FRONT SIDE 18.5' REAR
EXPANSION BUILDING CONSTRUCTION TYPE:	2B
PARKING REQUIREMENT:	
PARKING REQ'D. RETAIL:	2000 SF MAX. 400 SF MIN.
EXISTING BUILDING:	288 MAX. 144 MIN.
NEW BUILDING:	8 MAX. 4 MIN.
PARKING REQ'D. RESTAURANT:	1 PER 2.5 SEATS MAX. 1 PER 4 SEATS MIN.
NEW BUILDING:	60 MAX. 38 MIN.
TOTAL PARKING REQUIRED:	366 MAX. 188 MIN.
ACCESSIBLE PARKING REQUIRED:	8 MAX. 6 MIN.
TOTAL PARKING PROVIDED:	261
ACCESSIBLE PARKING PROVIDED:	95
BICYCLE PARKING:	5 REQUIRED 5 PROVIDED
Existing Impervious Area:	
Ex. Building:	57,530 sf
Ex. Sidewalk/Concrete:	11,172 sf
Ex. Asphalt:	133,417 sf
Ex. Total:	202,119 sf
Ex. % Impervious:	95%
PROPOSED:	
Building:	5,736
Paved Area:	7,205
Grass:	8,445
Asphalt, Curb and gutter:	3,288
Total:	14,474
Proposed % Impervious:	162.6%
EXISTING IMPERVIOUS REMOVED:	
Ex. Building:	19,331
Ex. Sidewalk/Concrete:	11,172
Ex. Asphalt:	133,417
Ex. Total:	163,920
EXISTING IMPERVIOUS REMOVED %:	81%
LANDSCAPE AREA REQUIRED (REFER TO LANDSCAPE PLAN):	
FRONT:	PROVIDED
REAR:	PROVIDED
INTERIOR:	PROVIDED
TOTAL:	PROVIDED
LANDSCAPE AREA PROVIDED:	144,000
LANDSCAPE AREA DEFICIT:	18,920
LANDSCAPE AREA SURPLUS:	125,080
LANDSCAPE AREA DEFICIT PERCENT:	13.1%
LANDSCAPE AREA SURPLUS PERCENT:	100.0%
LANDSCAPE AREA DEFICIT PERCENT:	13.1%
LANDSCAPE AREA SURPLUS PERCENT:	100.0%

The area within the triangular sight distance shall be maintained free of all obstructions between 30' and 10'.

Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
Landscaping shall be complete before issuance of a C.O.

A rain/freeze sensor shall be used if there is an irrigation system.

Legend			
Common Name	Size	Qty	
European Hornbeam	3" Cal.	7	10' Ht.
Boxwood Wintergreen	3 Gal.	43	12" Ht.
Camellia Sas. Yuletide	7 Gal.	24	12" Ht.
Breeze Grass	3 Gal.	96	12" Ht.
Drift Rose	3 Gal.	40	Groundcover
Ex. Cape Myrtle, transplant	8" Cal.	12	
Dianella	3 Gal.	57	12" Ht.
Juniper, Parsoni	3 Gal.	12	12" Ht.
Liriope, Big Blue	1 Gal.	98	Groundcover
Palm, Sabal, Booted	8-12" Ht.	9	
Sabal Minor	7 Gal.	6	12" Ht.
Muhly Grass	3 Gal.	45	12" Ht.
Bald Cypress	3" Cal.	1	10' Ht.
Japanese Yew	3 Gal.	10	24" Ht.

Owner/Developer:
Mr. Will Dickson, Mgr.
Legacy Properties
College Road Investments, LLC.
2600 Fairview Road, Suite 210
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704-962-0466

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Revision #: 2
Date: 1/21/2013

Scale: 0 40'
0' 1" = 40' 0"

Landscape Plan:
Hariss Teeter, Wilshire

Landscape Design by: James Freeman - NCLC# 408
Freeman Landscape, Inc.