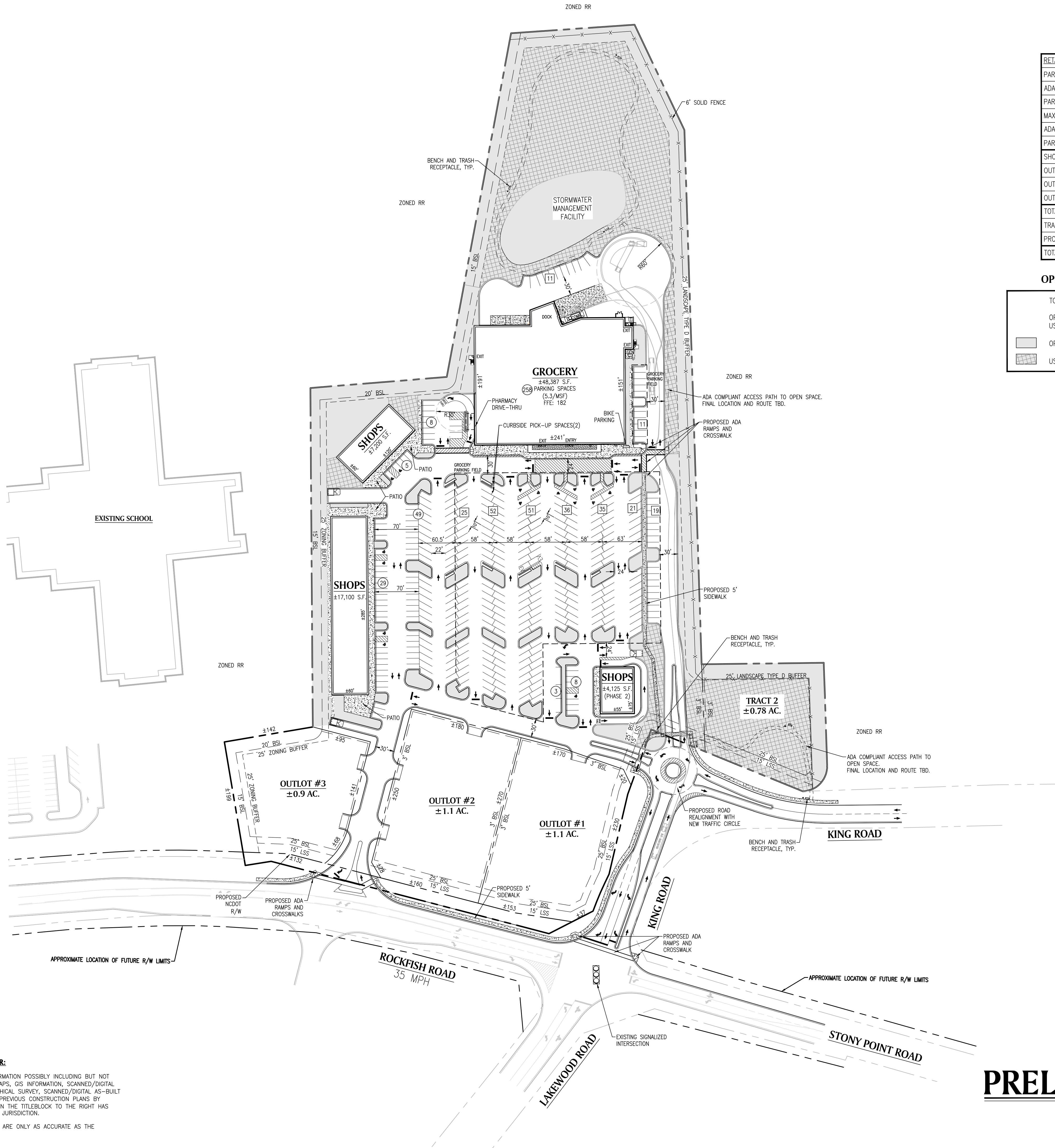


1/20/2021 19:10 Wednesday, 2021:19 - 2022.04.20 - PS10.dwg, AECI FULL BLEED 0 (24.00 X 36.00 INCHES), SCHEME PLOTTER, DWG TO PDF, April 20, 2022 3:06:27 PM



SITE ANALYSIS	
RETAIL BUILDING AREA	±76,812 S.F.
PARKING PROVIDED:	384 SPACES
ADA PARKING PROVIDED:	15 SPACES
PARKING REQUIRED:	1 SPACE / 250 SF = 307 SPACES
MAXIMUM PARKING ALLOWED:	307 SPACES x 140% = 429 SPACES
ADA PARKING REQUIRED:	373 SPACES / 25 = 15 SPACES (3 VAN)
PARKING RATIO:	5.0 SPACES/1,000 S.F.
SHOPPING CENTER AREA	±12.4 AC
OUTLOT 1	±1.1 AC
OUTLOT 2	±1.1 AC
OUTLOT 3	±0.9 AC
TOTAL RETAIL AREA (TRACT 1)	±15.5 ACRES
TRACT 2	±0.8 AC
PROPOSED NCDOT R.O.W.	±0.2 AC
TOTAL SITE AREA	±16.5 ACRES

OPEN SPACE REQUIREMENTS:

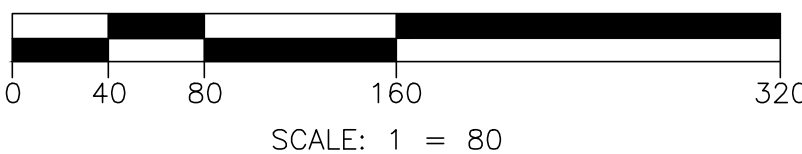
TOTAL SITE AREA:	16.50 AC.
OPEN SPACE REQUIRED:	16.50 AC. X 15% = 2.48 AC.
USABLE OPEN SPACE REQUIRED:	2.48 AC. X 50% = 1.24 AC.
OPEN SPACE PROVIDED:	±230,125 SF = 5.3 AC. (32%)
USABLE OPEN SPACE PROVIDED:	±105,725 SF = 2.4 AC. (96% OF REQUIRED OPEN SPACE)

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
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PAULSON MITCHELL
INCORPORATED

PROJECT:

RETAIL
DEVELOPMENT
ROCKFISH RD & KING ROAD
CUMBERLAND COUNTY, NC 28306

FOR:

COLUMBIA PROPERTIES

1355 TERRELL MILL RD
BLDG 1478, SUITE 200
MARIETTA, GA 30067

ZONING INFORMATION

ZONING RESEARCH DATE: July, 2021

JURISDICTION: CUMBERLAND COUNTY, NC
EX. ZONING: RR
PR. ZONING: CC

BUILDING SETBACKS
FRONT: 25'
SIDE: 3'/15' Adj. Res.
REAR: 3'/20' Adj. Res.

BUFFERS
FRONT/STREET: 15' OR 25'
SIDE: 25' ADJ. SF RES. (TYPE D)
REAR: 25' ADJ. SF RES. (TYPE D)

BUILDING SUMMARY
MAX. BUILDING HT.: SIX STORIES AND 75'
MAX. BUILDING COVERAGE: 65%

PARKING SUMMARY
RETAIL REQ.: 1 SPACE/300 S.F.
GROCERY STORE REQ.: 1 SPACE/250 S.F.
STANDARD STALL DIMENSIONS: 9' x 20'
COMPACT STALL DIMENSIONS: 7.5' x 16'
COMPACT STALLS ALLOWED: --%
MIN. 90'/60' DRIVE WIDTH: 24'/20'

LANDSCAPE REGULATIONS
TREE DENSITY: -- UNITS/ACRE
ISLAND REQ.: -- ISLAND/-- SPACES
MIN. ISLAND SIZE/WIDTH: -- S.F./--'
GREENSPACE %: XX%

FEMA MAP
FIRM PANEL #: --

DRAWING RECORD
DRAWN BY: SHH
2021191-PS10.dwg 04.20.2022

PRELIMINARY
SITE PLAN

SHEET

PS-10