

LAND USE & ZONING NOTES:

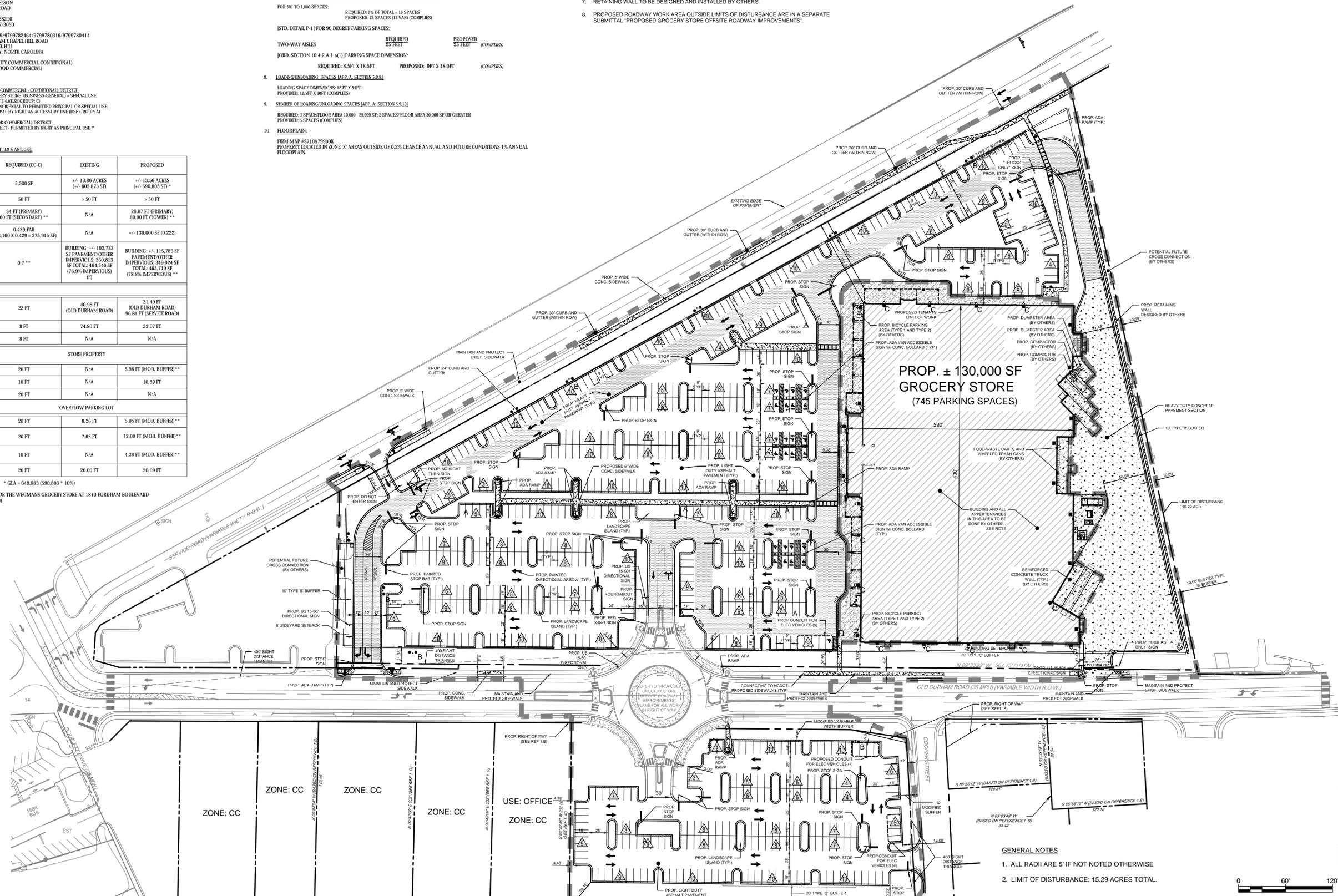
- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - BOUNDARY TOPOGRAPHIC SURVEY, PREPARED BY PHILIP POST & ASSOCIATES, A DIVISION OF PENNONI 401 PROVIDENCE ROAD, SUITE 200 CHAPEL HILL, NC 27514 FIELD DATE: 06/14/2016
 - OLD DURHAM ROAD IMPROVEMENT PLANS, TRANSFERRED FROM KIMLEY HORN AND ASSOCIATES, INC. VIA EMAIL TO OUR OFFICE ON JULY 21, 2016
 - ALTA/NSPS LAND TITLE SURVEY FOR 120 OLD DURHAM ROAD, BY FREEHOLD LAND SURVEYS, SIGNED JUNE 14, 2016
 - ALTA/NSPS LAND TITLE SURVEY FOR 126 OLD DURHAM ROAD, BY FREEHOLD LAND SURVEYS, SIGNED MAY 23, 2016
 - ORANGE COUNTY GIS INFORMATION
- OWNER: LC 1810 FORDHAM BLVD LLC C/O TODD HARRELSON 2301 CEDAR SPRINGS RD. DALLAS, TX 75201
- APPLICANT: LEON CAPITAL GROUP C/O TODD HARRELSON 5970 FAIRVIEW ROAD SUITE 450 CHARLOTTE, NC 28210 PHONE: (336) 327-3050
- PARCEL: PINS: 0709782850/0709782464/0709780316/0709780414 1810 OLD DURHAM CHAPEL HILL ROAD TOWN OF CHAPEL HILL ORANGE COUNTY, NORTH CAROLINA
- ZONE: CC-C (COMMUNITY COMMERCIAL-CONDITIONAL) NC (NEIGHBORHOOD COMMERCIAL)

CC-C (COMMUNITY COMMERCIAL-CONDITIONAL)	REQUIRED (CC-C)	EXISTING	PROPOSED
MIN. LOT AREA:	5,500 SF	+/- 13.86 ACRES (+/- 603,873 SF)	+/- 13.56 ACRES (+/- 590,803 SF) *
MIN. LOT WIDTH	50 FT	> 50 FT	> 50 FT
MAX. BUILDING HEIGHT **	34 FT (PRIMARY) 60 FT (SECONDARY) **	N/A	28.67 FT (PRIMARY) 80.00 FT (TOWER) **
MAX. BUILDING COVERAGE	0.429 FAR (643,160 X 0.429 = 275,915 SF)	N/A	+/- 130,000 SF (0.222)
MAX. LOT COVERAGE	0.7 **	BUILDING: +/- 103,753 SF PAVEMENT/OTHER IMPERVIOUS: 360,813 SF TOTAL: 464,566 SF (76.0% IMPERVIOUS) (E)	BUILDING: +/- 115,786 SF PAVEMENT/OTHER IMPERVIOUS: 349,924 SF TOTAL: 465,710 SF (78.8% IMPERVIOUS) **
BUILDING SETBACK			
MIN. FRONT STREET YARD SETBACK	22 FT	40.98 FT (OLD DURHAM ROAD) 96.81 FT (SERVICE ROAD)	31.40 FT (OLD DURHAM ROAD) 96.81 FT (SERVICE ROAD)
MIN. SIDE YARD SETBACK	8 FT	74.80 FT	52.07 FT
MIN. REAR YARD SETBACK	8 FT	N/A	N/A
BUFFERYARD SETBACK			
STORE PROPERTY			
MIN. FRONT YARD SETBACK	20 FT	N/A	5.98 FT (MOD. BUFFER) **
MIN. SIDE YARD SETBACK	10 FT	N/A	10.59 FT
MIN. REAR YARD SETBACK	20 FT	N/A	N/A
BUFFERYARD SETBACK			
OVERFLOW PARKING LOT			
MIN. FRONT YARD SETBACK	20 FT	8.26 FT	5.05 FT (MOD. BUFFER) **
MIN. SIDE YARD SETBACK (COOPER ST.)	20 FT	7.62 FT	12.00 FT (MOD. BUFFER) **
MIN. SIDE YARD (WEST PROPERTY)	10 FT	N/A	4.38 FT (MOD. BUFFER) **
MIN. REAR YARD SETBACK	20 FT	20.00 FT	20.09 FT

* EXCLUDING R.O.W. DEDICATION * GLA = 649,883 (590,803 * 10%)
 ** SPECIAL USE PERMIT MODIFICATION FOR THE WEGMANS GROCERY STORE AT 1810 FORDHAM BOULEVARD (PROJECT #16-121) (2017-10-25/R-9)
 N/A = NOT APPLICABLE N/S = NOT SPECIFIED
 (E) = EXISTING NON-COMFORMANCE
 TBD = TO BE DETERMINED
 (C) = COMPLIES

- PARKING SUMMARY**
- NUMBER OF PARKING SPACES REQUIRED (ORD. SECTION APP. A 5.9.7.):
 - REQUIRED: BUSINESS, GENERAL (RETAIL): MIN. 1 SPACE/300 SF GFA = 130,000 SF/10,000 SF = 13 SPACES
MAX. 1 SPACE/200 SF GFA = 130,000 SF/200 = 650 SPACES
 - PROPOSED: TOTAL PROPOSED PARKING = 745 SPACES (MODIFICATION) **
 - NUMBER OF BICYCLE SPACES REQUIRED (ORD. APP. A SECTION 5.9.7.):
 - REQUIRED: BUSINESS GENERAL (RETAIL): 1 SPACE/10,000 SF FLOOR AREA = 130,000 SF/10,000 SF = 13 SPACES
CLASSIFICATION: 20% CLASS 1/80% CLASS 2
 - PROPOSED: TOTAL PROPOSED BICYCLE PARKING = 14 SPACES (COMPLIES)
 - NUMBER OF ACCESSIBLE SPACES REQUIRED (AMERICANS WITH DISABILITIES ACT):
 - FOR 501 TO 1,000 SPACES:
 - REQUIRED: 2% OF TOTAL = 14 SPACES
PROPOSED: 25 SPACES (12 VAN) (COMPLIES)
 - (STD. DETAIL P-1) FOR 90 DEGREE PARKING SPACES:
 - TWO-WAY AISLES: REQUIRED: 25 FEET PROPOSED: 25 FEET (COMPLIES)
 - [ORD. SECTION 10.4.2.A.1.a(1)] PARKING SPACE DIMENSION:
 - REQUIRED: 8.5 FT X 18.5 FT PROPOSED: 9 FT X 18.0 FT (COMPLIES)
 - LOADING/UNLOADING SPACES (APP. A SECTION 5.9.8)
 - LOADING SPACE DIMENSIONS: 12 FT X 55 FT PROVIDED: 12.5 FT X 60 FT (COMPLIES)
 - NUMBER OF LOADING/UNLOADING SPACES (APP. A SECTION 5.9.10)
 - REQUIRED: 1 SPACE/FLOOR AREA 10,000 - 29,999 SF; 2 SPACES/FLOOR AREA 30,000 SF OR GREATER PROVIDED: 3 SPACES (COMPLIES)
 - FLOODPLAIN:
 - FIRM MAP #211073900K
 - PROPERTY LOCATED IN ZONE 'X' AREAS OUTSIDE OF 0.2% CHANCE ANNUAL AND FUTURE CONDITIONS 1% ANNUAL FLOODPLAIN.

- GENERAL NOTES:**
- LIMITS OF PROPOSED WORK INCLUDE ALL INFRASTRUCTURE OUTSIDE (NOT INCLUDING) THE CURB LINE THAT SURROUNDS THE BUILDING AND OUTSIDE THE LOADING DOCKS IN THE REAR OF THE BUILDING. CALLOUTS INSIDE THIS AREA ARE FOR INFORMATIONAL PURPOSES ONLY.
 - LIMITS OF DEMOLITION INCLUDE ALL ELEMENTS INSIDE THE LIMITS OF DISTURBANCE SHOWN INCLUDING (BUT NOT LIMITED TO) BUILDINGS, UTILITIES, TREES, PAVEMENT AND CURB AND GUTTER.
 - PROPOSED ELECTRICAL LINES TO THE BUILDING SHALL BE COORDINATED WITH THE ELECTRICAL ENGINEER.
 - ROOF DRAINS SHALL BE COORDINATED WITH THE BUILDING CONTRACTOR.
 - CISTERN SHALL BE COORDINATED WITH BUILDING CONTRACTOR FOR INVERTS, SIZING AND LOCATION.
 - GAS LINE SHALL BE INSTALLED BY OTHERS.
 - RETAINING WALL TO BE DESIGNED AND INSTALLED BY OTHERS.
 - PROPOSED ROADWAY WORK AREA OUTSIDE LIMITS OF DISTURBANCE ARE IN A SEPARATE SUBMITTAL 'PROPOSED GROCERY STORE OFFSITE ROADWAY IMPROVEMENTS'.



PROP. ± 130,000 SF GROCERY STORE (745 PARKING SPACES)

- GENERAL NOTES**
- ALL RADII ARE 5' IF NOT NOTED OTHERWISE
 - LIMIT OF DISTURBANCE: 15.29 ACRES TOTAL.

Pennonni
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PENNONI ASSOCIATES INC.
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 Chapel Hill, NC 27514
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PROPOSED GROCERY STORE
 1814 DURHAM-CHAPEL HILL BLVD
 CHAPEL HILL, NC 27514

SITE PLAN

LEON CAPITAL GROUP
 5970 FAIRVIEW ROAD, SUITE 450
 CHARLOTTE, NC 28210

NO.	DATE	REVISIONS	BY

PROJECT: LCGR1601
 DATE: 2017-12-01
 DRAWING SCALE: 1" = 60'
 DRAWN BY: SAK
 APPROVED BY: JUB

CS1001
 SHEET 6 OF 25

PRELIMINARY NOT FOR CONSTRUCTION