DEVELOPMENT DATA

PROJECT NAME:	JETTIE RAES
PROPERTY OWNER:	RIVERLINK, INC
ADDRESS:	144 RIVERSIDE DRIVE
PHONE:	828-215-9669
CONTACT PERSON:	JIM DIAZ
PIN NUMBER:	9638-88-8040
PROPERTY SIZE:	1.29 ACRES
ZONING DISTRICT:	CURRENT = RAD-OSP PROPOSED = RAD-RIV

SETBACKS:

FRONT:	0 FEET
SIDE:	0 FEET
REAR:	20% LOT DEPTH FROM TOP OF BANK
PARKING:	10 FEET

DISTURBANCE CALCULATIONS: PIN # 9638-88-8040

PROPERTY SIZE:	1.29 ACRES
DISTURBANCE AREA PRECONSTRUCTION:	10,033 SF OR 0.230 AC
DISTURBANCE AREA POST CONSTRUCTION:	24,235 SF OR 0.556 AC
IMPERVIOUS AREA PRECONSTRUCTION:	10,033 SF OR 0.230 AC
IMPERVIOUS AREA POST CONSTRUCTION:	21,170 SF OR 0.486 AC

DEVELOPMENT PROGRAM:

RESTAURANT	5,500 SF
RESTROOMS	400 SF
STORAGE CONTAINER	320 SF
AIRSTREAM	200 SF
PAVILION	1,100 SF
TOTAL:	7,520 SF

PARKING REQUIREMENTS:

USE: RESTAURANT

RESTAURANT	5,500 SF
OUTDOOR DINING	450 SF
AIRSTREAM	200 SF
PAVILION	1,100 SF
TOTAL:	7,250 SF

1 PKG SPACE / 250 SF	29 SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED:	36 SPACES

BICYCLE PARKING REQUIREMENTS:

1 / 2,500 SF	3 REQUIRED
TOTAL PROVIDED:	12 SHORT - TERM 1 LONG - TERM *

* LONG - TERM BICYCLE PARKING TO BE PROVIDED FOR EMPLOYEES IN STORAGE / UTILITY SPACE

LANDSCAPE REQUIREMENTS:

SEE LANDSCAPE SHEET L102

BASE FLOOD ELEVATION (BFE) = 1982.50

NOTE:

PERMITS AND IMPROVEMENTS WITHIN THE NEW RIVERSIDE DRIVE ROW (INCLUDING ACCESS, DRIVE APRONS, SIDEWALKS, STREET TREES, GRADING, SITE LIGHTING AND UTILITIES) ARE CURRENTLY FUNDED AND CONTRACTED AS PART OF THE RADTIP CAPITAL IMPROVEMENT PROJECT.

SITE DESIGN STUDIO
landscape architecture
planning
project management
construction observation

www.sds-la.com
828.484.8225

JETTIE RAES
ASHEVILLE, NORTH CAROLINA

DATE:	MAY 8, 2018
DESIGNED BY:	JNG
CHECKED BY:	JTG
SCALE:	1" = 20'
PROJECT #:	17-054

REVISIONS:

JUNE 7, 2019

SHEET TITLE

SITE PLAN ILLUSTRATIVE

SHEET NUMBER

L100