## DEVELOPMENT DATA

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|---|---|
| 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<br>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<br>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.

north

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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 LAYOUT, MATERIALS & ZONING PLAN

SHEET NUMBER

L101