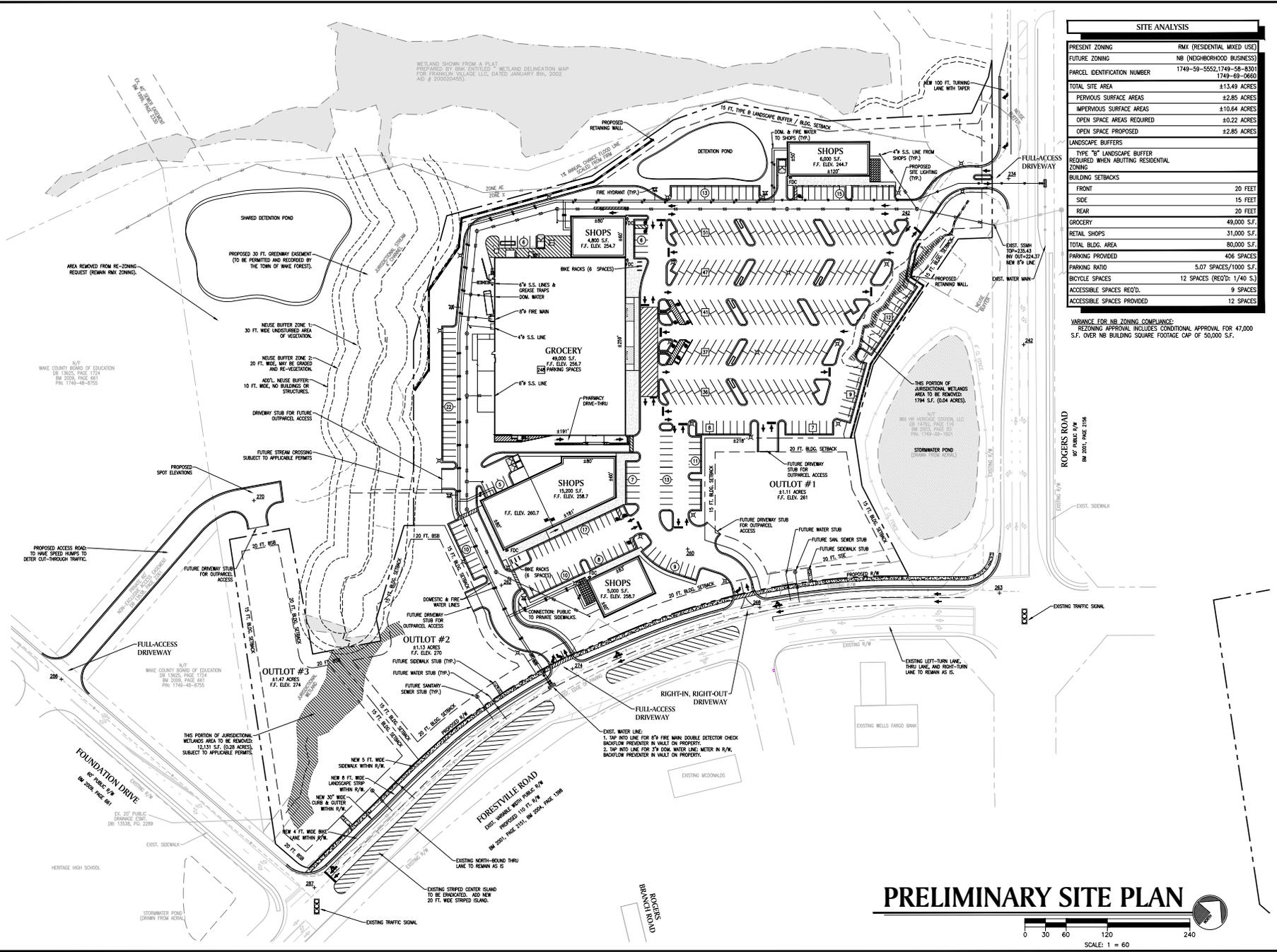


DATE: 01/11/2019 10:58:00 AM

WETLAND SHOWN FROM A PLAT  
 PREPARED BY DINK STUTTELL & WETLAND DELINEATION MAP  
 FOR FRAUNFELT VILLAGE LLC, DATED JANUARY 30th, 2002  
 AND # 2002020005



SITE ANALYSIS	
PRESENT ZONING	RMV (RESIDENTIAL MIXED USE)
FUTURE ZONING	NB (NEIGHBORHOOD BUSINESS)
PARCEL IDENTIFICATION NUMBER	1749-59-5552, 1749-58-8301, 1749-69-0660
TOTAL SITE AREA	213.49 ACRES
PERVIOUS SURFACE AREAS	22.85 ACRES
IMPERVIOUS SURFACE AREAS	210.64 ACRES
OPEN SPACE AREAS REQUIRED	20.22 ACRES
OPEN SPACE PROPOSED	22.85 ACRES
LANDSCAPE BUFFERS	
TYPE "B" LANDSCAPE BUFFER REQUIRED WHEN ADJUTING RESIDENTIAL ZONING	
BUILDING SETBACKS	
FRONT	20 FEET
SIDE	15 FEET
REAR	20 FEET
GROCERY	49,000 S.F.
RETAIL SHOPS	31,000 S.F.
TOTAL BLDG. AREA	80,000 S.F.
PARKING PROVIDED	406 SPACES
PARKING RATIO	5.07 SPACES/1000 S.F.
BICYCLE SPACES	12 SPACES (REQ'D: 1/40 S.I.)
ACCESSIBLE SPACES REQ'D.	9 SPACES
ACCESSIBLE SPACES PROVIDED	12 SPACES

VARIANCE FOR NB ZONING COMPLIANCE:  
 REZONING APPROVAL INCLUDES CONDITIONAL APPROVAL FOR 47,000 S.F. OVER NB BUILDING SQUARE FOOTAGE CAP OF 50,000 S.F.

LAND PLANNING  
 ENGINEERING - SURVEYING  
 TRANSPORTATION  
 LANDSCAPE ARCHITECTURE  
 854 Main Street  
 Durham, North Carolina 27601  
 Phone: 919-489-7400  
 Fax: 919-489-7401



**PROJECT:**  
**SHOPPES AT HERITAGE VILLAGE**

N/W CORNER OF FORESTVILLE ROAD AND ROGERS ROAD  
 TOWN OF WAKE FOREST  
 WAKE COUNTY, NC 27587

FOR:  
**COLUMBIA PROPERTIES, INC.**

1355 TERRELL MILL ROAD  
 BLDG. 1478, SUITE 200  
 MARIETTA, GA 30067  
 PH. (770) 953-4306

**REVISIONS**

NO.	DESCRIPTION

2014181ps1.dwg 09.17.14

**PRELIMINARY SITE PLAN**

**SHEET C-1.1**

**PRELIMINARY SITE PLAN**

SCALE: 1 = 60