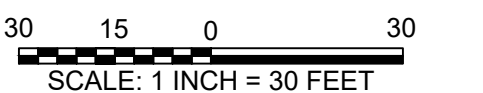




REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TRC COMMENTS	7/29/2024	FLM

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

SITE DEVELOPMENT PLAN
SDP-24-05

PINE GLO
414 S MAIN ST
ROLESVILLE, NC 27571

OPTIMAL GLO LLC

DATE:	06-03-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24028

SITE PLAN

C-4

SHEET 4 OF 20

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH AND WAKE COUNTY STANDARDS AND SPECIFICATIONS

SITE DATA TABLE	
DEVELOPMENT NAME:	PINE GLO
STREET ADDRESS:	414 S MAIN ST
PIN NUMBER:	1758-79-7437
DEED BOOK AND PAGE NO.:	DB 19117, PG 2311
TOTAL AREA:	4.19 AC
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	COMMERCIAL (EATING ESTABLISHMENT; RECREATION, INDOOR; AND RETAIL SALES AND SERVICES, NEIGHBORHOOD)
JURISDICTION:	TOWN OF ROLESVILLE
ZONING DISTRICT:	GC-CZ (GENERAL COMMERCIAL CONDITIONAL ZONING))
PROPOSED BUILDING AREA:	64,450 SF
PROPOSED EATING ESTABLISHMENT AREA:	8,560 SF
PROPOSED RECREATION, INDOOR AREA:	49,190 SF
PROPOSED RETAIL SALES AND SERVICES, NEIGHBORHOOD AREA:	1,600 SF
GC MAX. BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	40' (3 STORIES)
GI BUILDING SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	35'
CORNER:	25'
PARKING CALCULATIONS:	
REQUIRED EATING ESTABLISHMENT SPACES:	MIN. 2.5/1,000 SF, MAX. 10/10,000 SF = MIN. 21, MAX. 85
REQUIRED RECREATION, INDOOR SPACES:	MIN. 4/1,000 SF, MAX. 10/1,000 SF = MIN. 197, MAX. 492
REQUIRED RETAIL SALES AND SERVICES SPACES:	MIN. 2.5/1,000 SF, MAX. 7.5/10,000 SF = MIN. 4, MAX. 16
TOTAL REQUIRED SPACES:	MIN. 222, MAX. 593
TOTAL PROPOSED SPACES:	159 (6 ADA, VAN ACCESSIBLE); REFER TO ALTERNATIVE PARKING PLAN (APP)
LOADING SPACE CALCULATIONS:	
REQUIRED SPACES:	1/20,000 SF = 3
PROPOSED SPACES:	3
BICYCLE PARKING CALCULATIONS:	
REQUIRED SPACES:	1/5,000 SF = 13
PROPOSED SPACES:	14 (7 INVERTED 'U' RACKS)
REQUIRED OPEN SPACE:	9,126 SF (5%); 4,563 SF ACTIVE (50% OF REQUIRED OPEN SPACE)
PROPOSED OPEN SPACE:	9,532 SF (5.2%); 4,966 SF ACTIVE
EXISTING IMPERVIOUS SURFACE AREA:	101,590 SF, 2.33 AC (55.6%)
PROPOSED IMPERVIOUS SURFACE AREA:	122,530 SF, 2.81 AC (67.1%)

NOTES

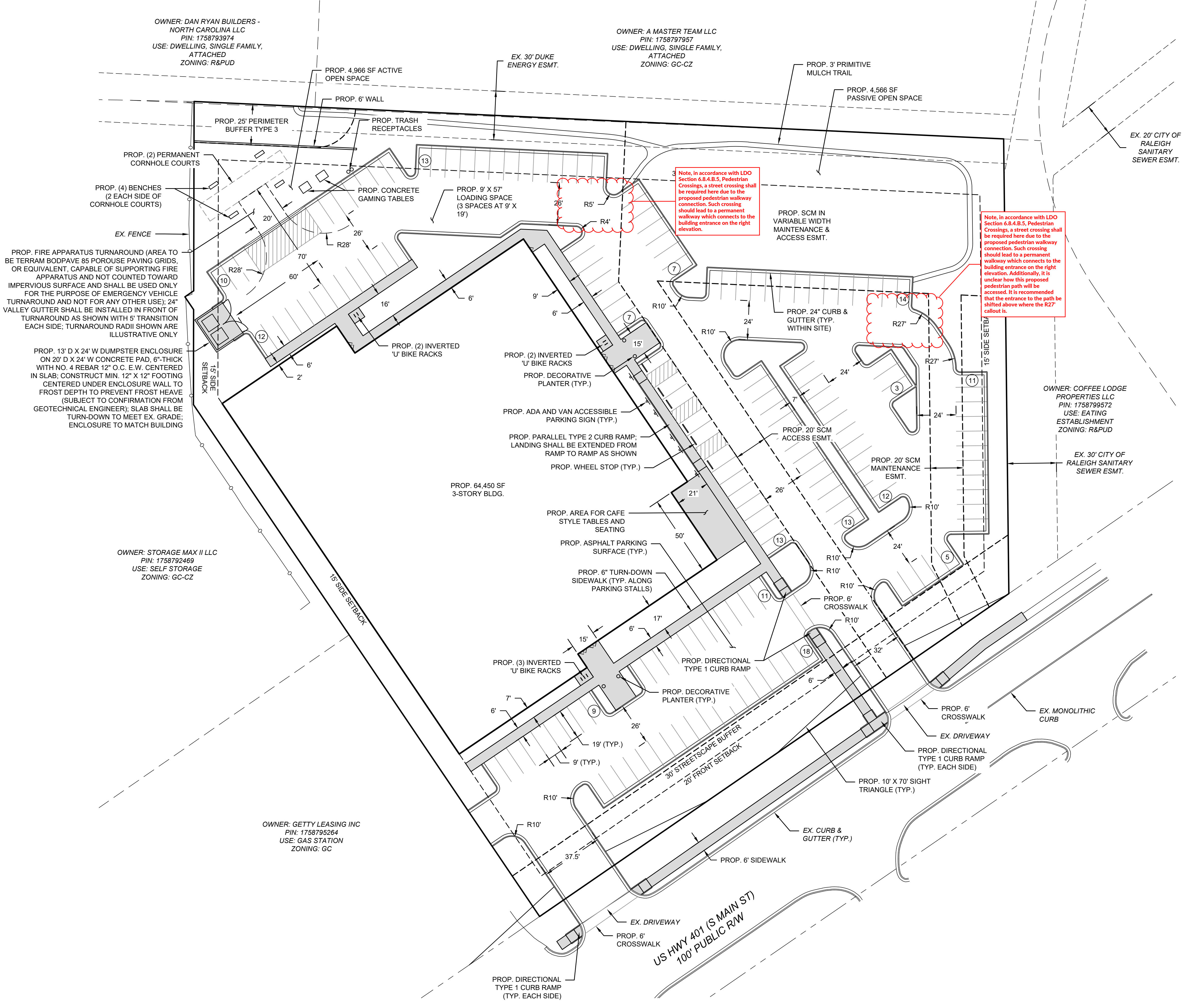
- PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
- PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY ADA PARKING SIGNS AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB.
- RADII ARE 3' UNLESS OTHERWISE NOTED.

PEDESTRIAN AMENITIES NOTES

- PER TOWN OF ROLESVILLE LDO SECTION 6.8.4.2, AT LEAST FOUR (4) PEDESTRIAN AMENITIES SHALL BE PROVIDED ONSITE. AMENITIES PROVIDED ONSITE INCLUDE:
 - ACTIVE USE AREAS;
 - CAFE STYLE TABLES AND SEATING;
 - PEDESTRIAN PLAZA WITH BENCHES; AND
 - DECORATIVE PLANTERS AND LARGE POTTED PLANTS.

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. CHAIN LINK FENCE
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. CONCRETE



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 NORTH CAROLINA ONE-CALL CENTER
 1-800-632-4949

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NOTES

- ALL NEW PLANTINGS SHALL MEET THE REQUIREMENTS OF THE TOWN OF ROLESVILLE LAND DEVELOPMENT ORDINANCE (LDO) SECTION 6.2.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE GRADED AND SEEDED AS INDICATED IN SPECIFICATIONS.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 4" CLEAN, PINE STRAW MULCH.
- ALL PLANT BEDS TO BE EDGED WITH TYPICAL "V-CANNEL" EDGE.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- REMOVE ALL STRAPPING AND TWINE FROM ROOT BALL. REMOVE WIRE BASKET AND BURLAP FROM TOP 1/3 OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES WHICH ARE SMOOTH BARKED AT THE TIME OF PLANTING AND HAVE MORE THAN 2' OF ALL TREE WRAPPING SHALL EXTEND FROM THE TOP OF THE BACKFILL TO THE LOWERMOST TREE BRANCHES.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS QUANTITY REQUIREMENTS. ALL INSTALLATION AND MAINTENANCE SHALL BE PER TOWN OF ROLESVILLE LDO.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.

LANDSCAPING REQUIREMENTS

PERIMETER BUFFERS

75 LF PERIMETER BUFFER TYPE 3 ALONG PIN 1758793974
 4 CANOPY TREES PER 100 LF
 2 UNDERSTORY TREES PER 100 LF
 60 SHRUBS PER 100 LF

CANOPY TREES REQUIRED: 3
 CANOPY TREES PROVIDED: 4

UNDERSTORY TREES REQUIRED: 2
 UNDERSTORY TREES PROVIDED: 2

SHRUBS REQUIRED: 45
 SHRUBS PROVIDED: 60

STREETSCAPE BUFFER

STREET TREES SHALL BE PLACED AT 40' O.C.

CANOPY TREES PROVIDED: 6 (2 EXISTING TO REMAIN)

PARKING LANDSCAPING

- ALL PARKING SPACES SHALL BE WITHIN 60' FROM THE TRUNK OF A CANOPY TREE
- PARKING PERIMETER SHALL CONSIST OF A SINGLE CONTINUOUS ROW OF SHRUBS NO GREATER THAN 3' ON-CENTER AND WITHIN 5' OF THE PARKING LOT EDGE

CANOPY TREES PROVIDED: 25
 SHRUBS PROVIDED: 71

LEGEND

---	EX. PROPERTY LINE		EX. TREE TO REMAIN (EVERGREEN > 20" AND/OR DECIDUOUS > 18" DBH)
---	EX. RIGHT-OF-WAY		EX. TREE TO BE REMOVED (EVERGREEN > 20" AND/OR DECIDUOUS > 18" DBH)
---	EX. ADJACENT OWNERS		PROP. CANOPY TREE (BN)
---	EX. EASEMENT		PROP. CANOPY TREE (AR)
---	EX. CHAIN LINK FENCE		PROP. UNDERSTORY TREE (CC)
C	EX. COMMUNICATIONS LINE		PROP. SHRUB (RV)
OHW	EX. OVERHEAD ELECTRIC LINE		PROP. SHRUB (KL)
W	EX. WATER LINE		PROP. SHRUB (RC)
SS	EX. SANITARY SEWER		PROP. LIGHT POLE
SD	EX. STORM SEWER		
---	PROP. SETBACK LINE		
---	PROP. EASEMENT/BUFFER		
---	PROP. CONCRETE		
W	PROP. WATER LINE		
SS	PROP. SANITARY SEWER		
SD	PROP. STORM SEWER		
---	PROP. TREE PROTECTION FENCE		

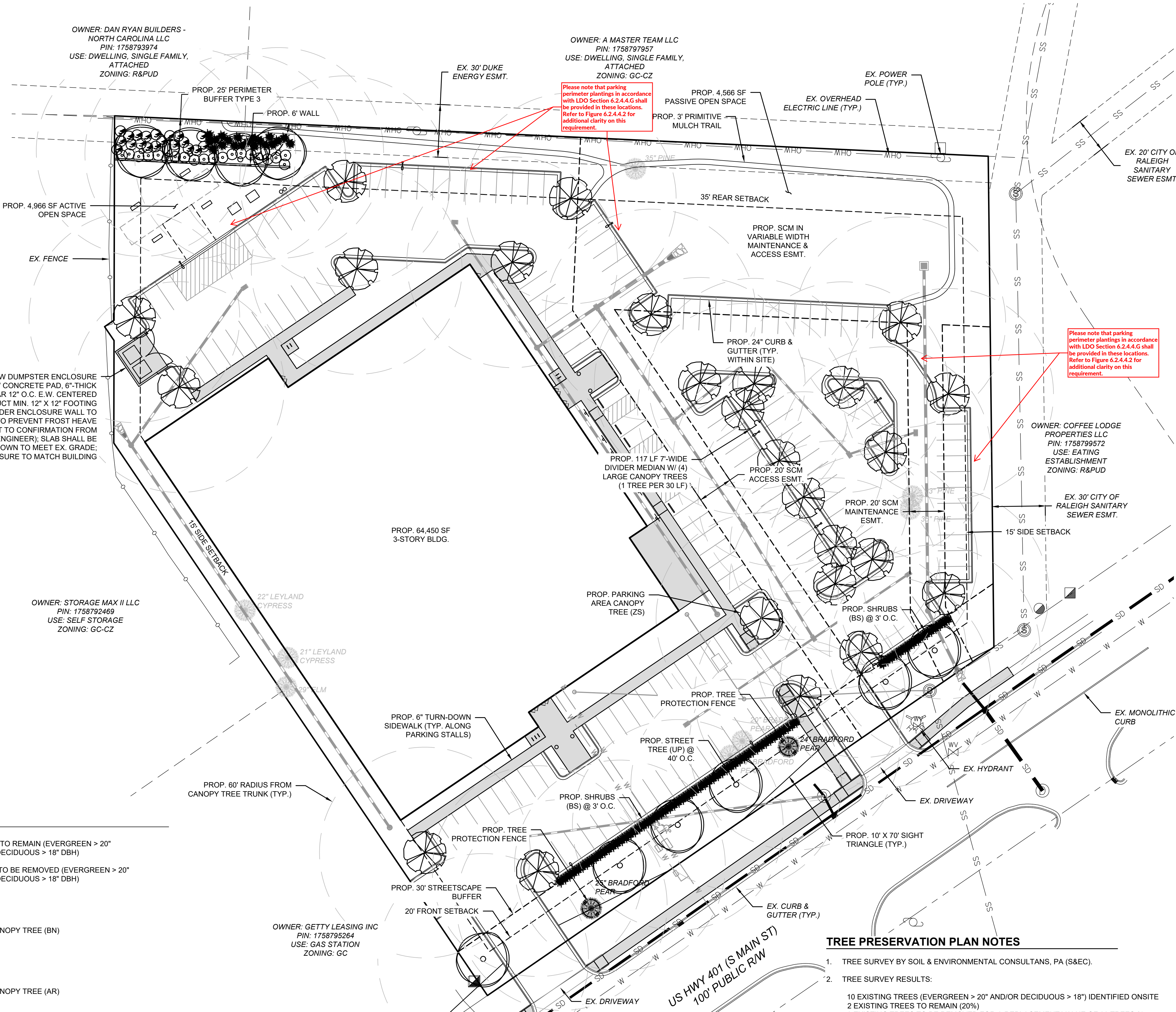
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 1-800-632-4949

OWNER: DAN RYAN BUILDERS - NORTH CAROLINA LLC
 PIN: 1758793974
 USE: DWELLING, SINGLE FAMILY, ATTACHED
 ZONING: R&PUD

OWNER: A MASTER TEAM LLC
 PIN: 1758797957
 USE: DWELLING, SINGLE FAMILY, ATTACHED
 ZONING: GC-CZ



PROP. 13' D X 24' W DUMPSTER ENCLOSURE ON 20' D X 24' W CONCRETE PAD, 6" THICK WITH NO. 4 REBAR 12" O.C. E-W, CENTERED IN SLAB; CONSTRUCT MIN. 12" X 12" FOOTING CENTERED UNDER ENCLOSURE WALL TO FROST DEPTH TO PREVENT FROST HEAVE (SUBJECT TO CONFIRMATION FROM GEOTECHNICAL ENGINEER); SLAB SHALL BE TURN-DOWN TO MEET EX. GRADE; ENCLOSURE TO MATCH BUILDING

PROP. 64,450 SF 3-STORY BLDG.

PROP. PARKING AREA CANOPY TREE (ZS)

PROP. SHRUBS (BS) @ 3' O.C.

PROP. 60' RADIUS FROM CANOPY TREE TRUNK (TYP.)

PROP. 6" TURN-DOWN SIDEWALK (TYP. ALONG PARKING STALLS)

PROP. STREET TREE (UP) @ 40' O.C.

PROP. TREE PROTECTION FENCE

PROP. 30' STREETSCAPE BUFFER

20' FRONT SETBACK

OWNER: GETTY LEASING INC
 PIN: 1758795264
 USE: GAS STATION
 ZONING: GC

Please note that parking perimeter plantings in accordance with LDO Section 6.2.4.4.G shall be provided in these locations. Refer to Figure 6.2.4.4.2 for additional clarity on this requirement.

Please note that parking perimeter plantings in accordance with LDO Section 6.2.4.4.G shall be provided in these locations. Refer to Figure 6.2.4.4.2 for additional clarity on this requirement.

OWNER: COFFEE LODGE PROPERTIES LLC
 PIN: 1758799572
 USE: EATING ESTABLISHMENT
 ZONING: R&PUD

EX. 30' CITY OF RALEIGH SANITARY SEWER ESMT.



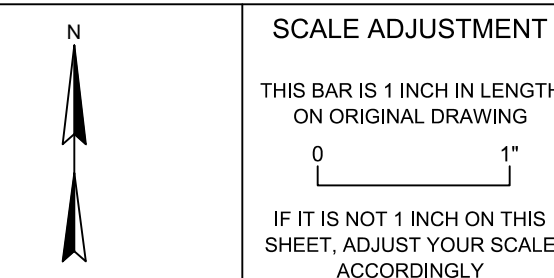
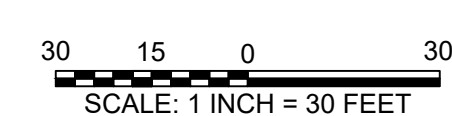
POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222



REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	TRC COMMENTS	7/29/2024	FLM

ORIGINAL PLAN SIZE: 24" X 36"



SITE DEVELOPMENT PLAN SDP-24-05

PINE GLO
 414 S MAIN ST
 ROLESVILLE, NC 27571

OPTIMAL GLO LLC

DATE:	06-03-2024
SCALE:	AS SHOWN
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APPROVED BY:	FLM
PROJECT NO.:	24028

LANDSCAPING PLAN

C-11
 SHEET 11 OF 20

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	PLANTING HT.
CANOPY TREES					
BN	BETULA NIGRA	RIVER BIRCH	10	1.5"	8'
AR	ACER RUBRUM	RED MAPLE	25	1.5"	8'
UNDERSTORY TREES					
CC	CERCIS CANADENSIS	EASTERN REDBUD	2	1"	6'
SHRUBS					
RV	RHODODENDRON VASEYI	PINKSHELL AZALEA	91		18"
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	20		18"
RC	RHODODENDRON CAROLINIANUM	CAROLINA RHODODENDRON	20		18"

TREE PRESERVATION PLAN NOTES

- TREE SURVEY BY SOIL & ENVIRONMENTAL CONSULTANS, PA (S&EC).
- TREE SURVEY RESULTS:
 10 EXISTING TREES (EVERGREEN > 20" AND/OR DECIDUOUS > 18") IDENTIFIED ONSITE
 2 EXISTING TREES TO REMAIN (20%)
 8 EXISTING TREES TO BE REMOVED FOR A REPLACEMENT VALUE OF 32 TREES (4 REPLACEMENT TREES PER TREE REMOVED)
- TREE PRESERVATION CALCULATIONS:
 REQUIRED TREE PRESERVATION: 10% OF EXISTING TREES IN GOOD HEALTH SHALL BE PRESERVED
 PROPOSED TREE PRESERVATION: 20%
- REPLACEMENT TREE CALCULATIONS:
 REQUIRED REPLACEMENT TREES: 32
 PROPOSED TREES: 35

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