



**SITE DATA BREAKDOWN (W/ FULL MITIGATION - ± 1.03 AC WETLAND IMPACT)**

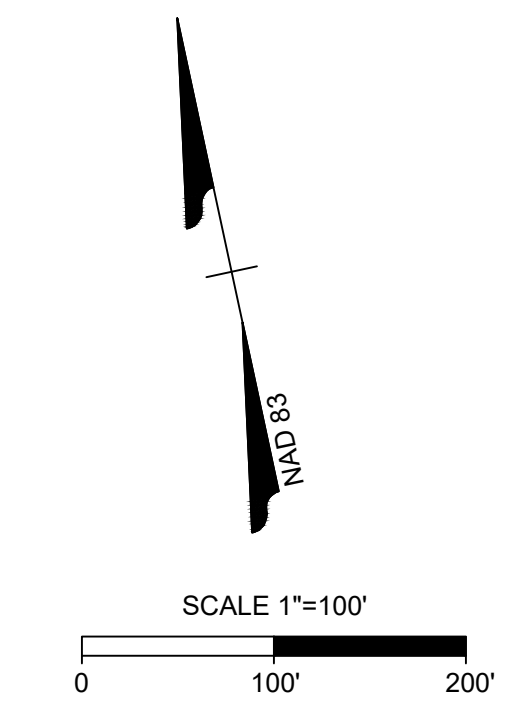
TOTAL PROJECT ACREAGE: ± 86.39  
 TOTAL MULTI-FAMILY DWELLING UNITS: 684  
 TOTAL SHOPPING CENTER GROSS FLOOR AREA: 299,565 SF  
 TOTAL MEDICAL BUSINESS PARK ACREAGE: ± 10.11  
 TOTAL DEDICATED OPEN SPACE & BUFFER ACREAGE: ± 11.367  
 TOTAL DEDICATED RIGHT-OF-WAY ACREAGE: ± 7.52  
 REQUIRED SHOPPING CENTER PARKING (PER CITY OF MEBANE):  
 = 1,250 SPACES + ((299,565 SF - 250,000 SF) / 225 SF)  
 = 1,471 SPACES  
 PROVIDED SHOPPING CENTER PARKING SPACES: 1,488

**SITE DATA LOSSES BREAKDOWN (W/ PARTIAL MITIGATION - ± 0.50 AC WETLAND IMPACT)**

TOTAL SHOPPING CENTER GROSS FLOOR AREA: 272,565 SF  
 LOSS OF 27,000 SF  
 REVISED REQUIRED SHOPPING CENTER PARKING (PER CITY OF MEBANE):  
 = 1,250 SPACES + ((272,565 SF - 250,000 SF) / 225 SF)  
 = 1,351 SPACES  
 AVAILABLE SHOPPING CENTER PARKING SPACES TO BE PROVIDED: 1,316  
 LOSS OF 772 PARKING SPACES;  
 DEFICIT OF 35 FROM REQUIRED

**OTHER DESIGN CONSIDERATIONS:**

1. IF PROJECT WAS LOCATED IN GREENSBORO, REQUIRED PARKING RATIO WOULD BE LOWER. FOR SHOPPING CENTERS IN GREENSBORO, 1 SPACE IS REQUIRED PER 300 SF; 299,565 SF / 300 SF = 999 REQUIRED SPACES IN GREENSBORO VERSUS 1,471 SPACES IN MEBANE.



# KOURY CORPORATION - MEBANE COMMERCIAL DEVELOPMENT

SITE: TROLLINGWOOD HAWFIELDS RD & GREGORY POOLE LN., MEBANE, NC 27302

NOTE: THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY.

WETLAND MITIGATION IMPACT PLAN & PROFILE EXHIBIT - September 6, 2024

**TIMMONS GROUP**  
 ENGINEERING | DESIGN | TECHNOLOGY

THIS DRAWING PREPARED AT THE  
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