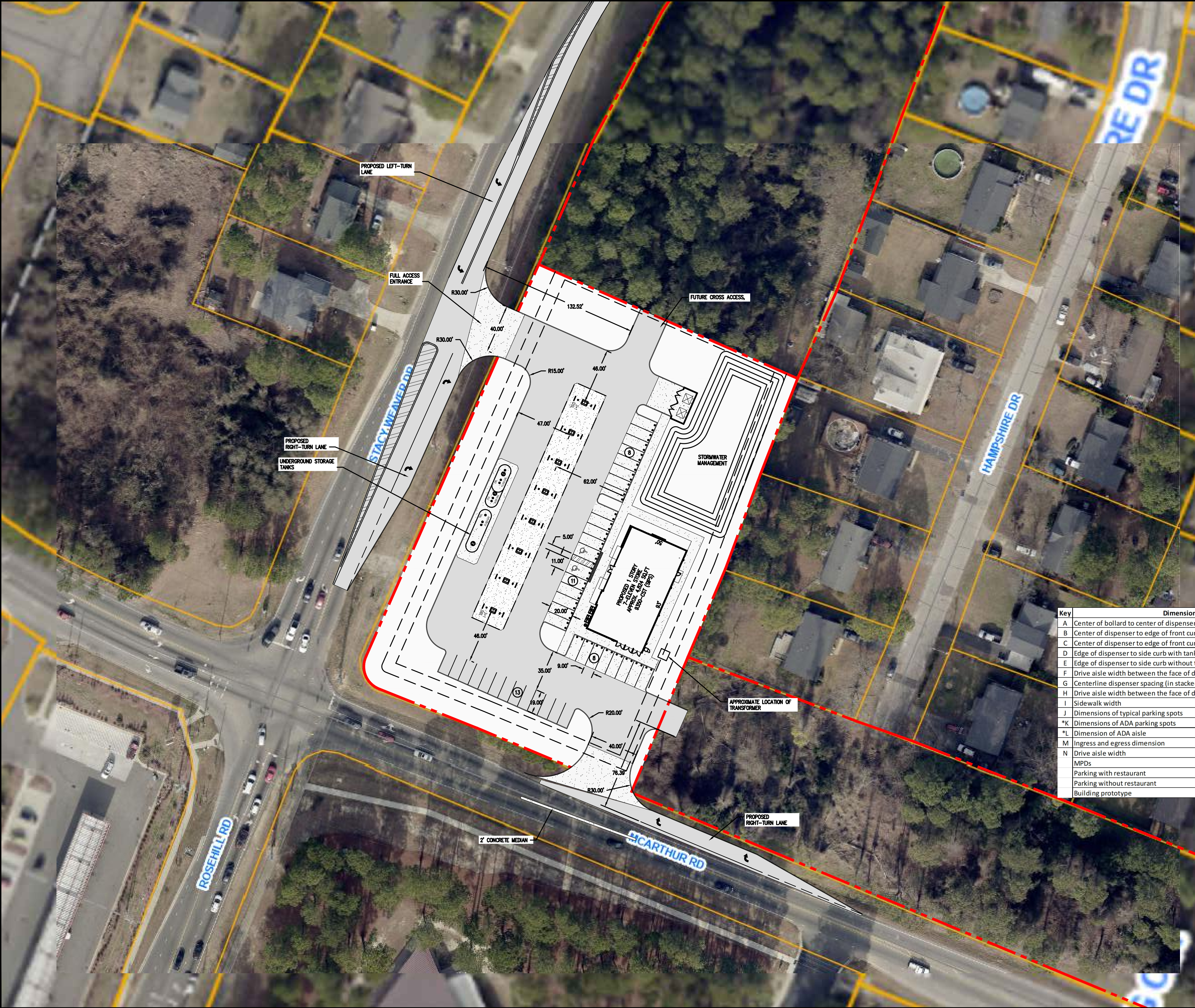




SITE NOTES:

1. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO CITY AND NCDOT APPROVAL AND MAY REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER. FURTHER INVESTIGATION INTO THE PROPOSED ENTRANCE LOCATIONS IS RECOMMENDED PRIOR TO PROCEEDING WITH SITE DESIGN DRAWINGS.
2. A CONVENIENCE STORE WITH FUEL IS A PERMITTED USE WITHIN THE LC ZONING DISTRICT, A PORTION OF THE PARCEL TO BE AQUIRED WILL NEED TO BE REZONED FROM SF10 TO LC.
3. THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MITIGATION REQUIREMENTS WILL BE ACHIEVED ON-SITE AND THAT AN ADEQUATE OUTFALL IN LOCATED IMMEDIATELY ADJACENT TO THE PARCEL BOUNDARY.
4. PROPERTY LINES ARE BASED OFF OF THE COUNTY GIS AND SHOULD BE VIEWED AS APPROXIMATE. ONCE SURVEY INFORMATION IS AVAILABLE THE SITE LAYOUT SHOULD BE REEVALUATED.

SITE SUMMARY

TOTAL PARCEL AREA = 6.4 AC.±
7-11 PARCEL AREA = 2.1 AC.±

PARCEL ID(S) : 0530028255000, 0530120415000

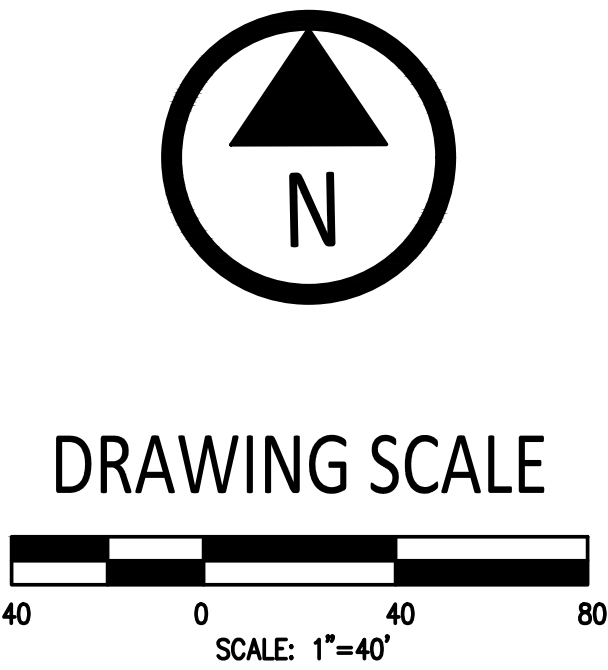
PROPOSED ZONING = LC

PARKING CALCULATIONS
REQUIRED = 19 SPACES (1/250SF)
PROPOSED = 40 SPACES

BUILDING SETBACKS
FRONT = 25'
SIDE(SOUTH) = 25'
SIDE (NORTH) = 3'
REAR = 20'

LANDSCAPE BUFFERS
FRONT = 15'
SIDE(SOUTH) = 15'
SIDE (NORTH) = 0'
REAR = 10'

Key	Dimension Element	7-Eleven Standard	Store
A	Center of bollard to center of dispenser	62'	62'
B	Center of dispenser to edge of front curb with tanks	47'	n/a
C	Center of dispenser to edge of front curb without tanks	39'	46'
D	Edge of dispenser to side curb with tanks	54'	n/a
E	Edge of dispenser to side curb without tanks	46'	46'
F	Drive aisle width between the face of dispensers (in stacked position)	34'	n/a
G	Centerline dispenser spacing (in stacked position)	27'	n/a
H	Drive aisle width between the face of dispensers (in starting gate position)	25'	25'
I	Sidewalk width	8'	8'
J	Dimensions of typical parking spots	9'x20'	9'x20'
*K	Dimensions of ADA parking spots	11'x20'	11'x20'
*L	Dimension of ADA aisle	5'	5'
M	Ingress and egress dimension	40'	40'
N	Drive aisle width	35'	35'
MPDs		6 MIN.	8
Parking with restaurant		40	N/A
Parking without restaurant		25	40
Building prototype		select option	93x50 (SIPS)



DATE

DESCRIPTION

REV.

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DEVELOPMENT SERVICES GROUP
1210 PROGRESSIVE DR.
CHESAPEAKE, VA 23320
PH: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM

PROJECT NAME/LOCATION ID
STACY WEAVER DR

SHEET TITLE
CONCEPTUAL SITE PLAN

PROJECT LOCATION
549 STACY WEAVER DR.
FAYETTEVILLE, NC

SITE #
1056458

3

CONCEPT PLAN