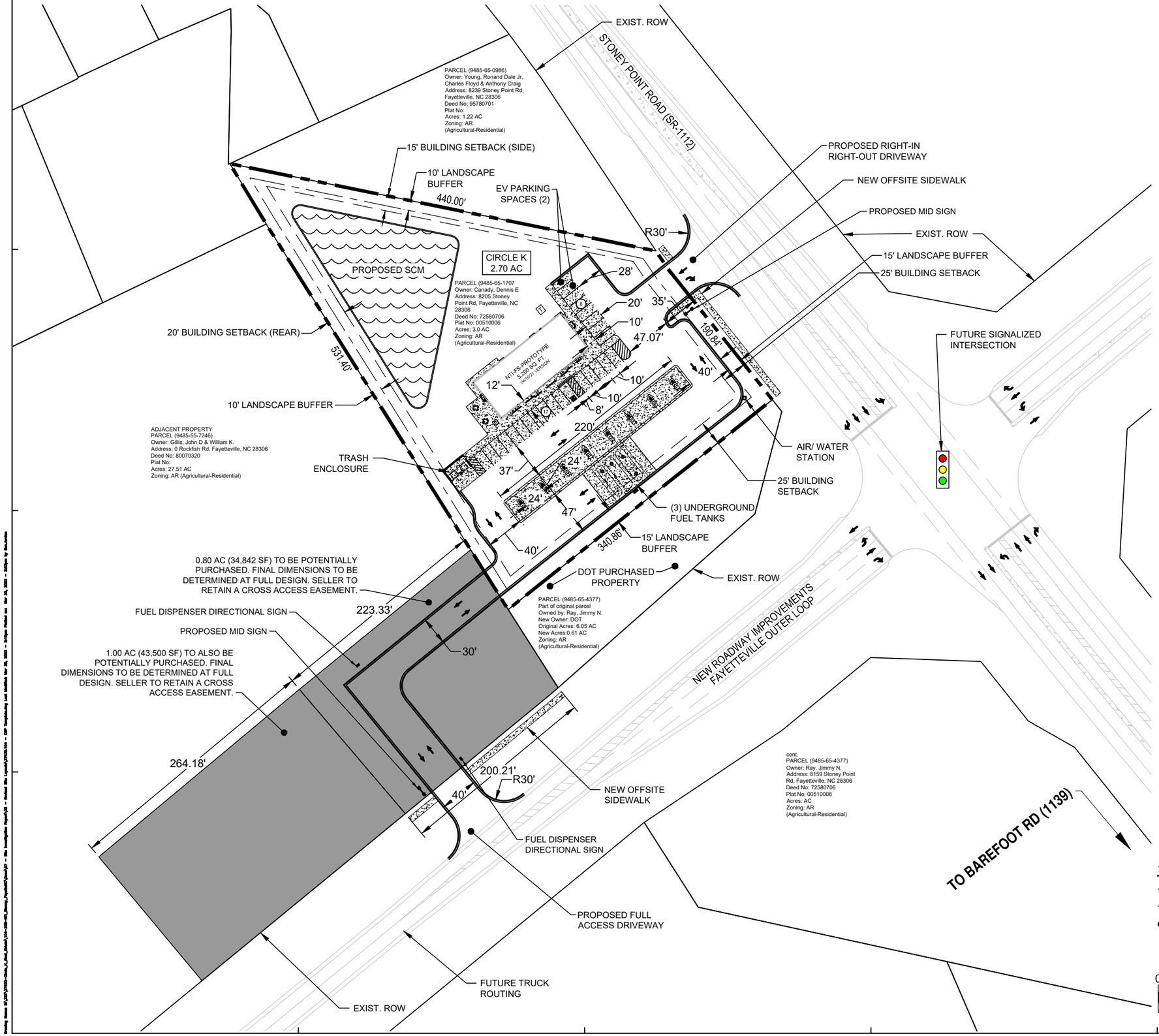

SITE DATA:

ADDRESS: STONEY POINT RD 28306

PARCEL NUMBER: PARCEL 1 (9485-65-1707) ±2.70 AC
PARCEL 2 (9485-65-4377) ±6.05 AC

CURRENT ZONING: AR (AGRICULTURAL-RESIDENTIAL)
PROPOSED REZONING: LC (LIMITED COMMERCIAL)

CURRENT LAND USE: VACANT

PARCEL SIZE: 2.70 AC + 0.80 AC = ± 3.5 AC (CIRCLE K)

AREA OF STORMWATER POND: 17,664 SQ. FT.
GROSS FLOOR AREA OF BUILDINGS: 5,200 SQ. FT.

BUILDING SETBACKS:

25'	FRONT
15'	SIDE
20'	REAR

GREENSPACE SETBACKS:

15'	FRONT
15'	SIDE STREET
10'	SIDE
10'	REAR

PARKING REQUIRED: (9'x20' PER CODE)
ONE (1) SPACES PER 250 SQUARE FEET OF GROSS

AREA - 5,200/250 = 21 SPACES

PARKING PROVIDED:
22 SPACES + 1 ADA + 2 EV = 25 PARKING SPACES
PARKING SPACES DIMENSION = 10'x20'

TRUCK USED: WB - 50 - OVERALL LENGTH = 55 FT
TRAILER LENGTH 42.5 FT

GENERAL COMMENTS:

ADVANTAGES:
- 8 MPD'S
- PROXIMITY TO FUTURE SIGNALIZED INTERSECTION
- OUTDOOR SEATING

DISADVANTAGES:
- STORMWATER CONTROL MEASURE ON-SITE
- TIP U-2519BB PLANS SHOW ROAD IMPROVEMENTS ALONG FRONTAGE
- SOUTHERN DRIVEWAY LOCATED WEST OF SITE

SITE LEGEND:

PROPERTY SETBACK LINE
GREEN SPACE SETBACK
PROPERTY LINE
(#) NUMBER OF PARKING SPACES

0 100 200 300 FT
1" = 100' SCALE BAR

TIMMONS GROUP
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SURVEYING

Timmons Group - Raleigh Office
5410 Trinity Road, Suite 102
Raleigh, NC 27607

office: 919-866-4951

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DATE	DESCRIPTION
02/22/2022	CSP REVISION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
J. DOOLEY
PROJECT MANAGER
B. DOWNS
QUALITY CONTROL
J. DOOLEY
DRAWN BY
J. YOKLEY
DATE ISSUED
01/11/2022

PROJECT NAME
NTI FAYETTEVILLE
8205 STONEY POINT ROAD
FAYETTEVILLE, NC 28306

CIRCLE K STORES INC.

PROJECT NUMBER
37630.104

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
CSP 1.0 W