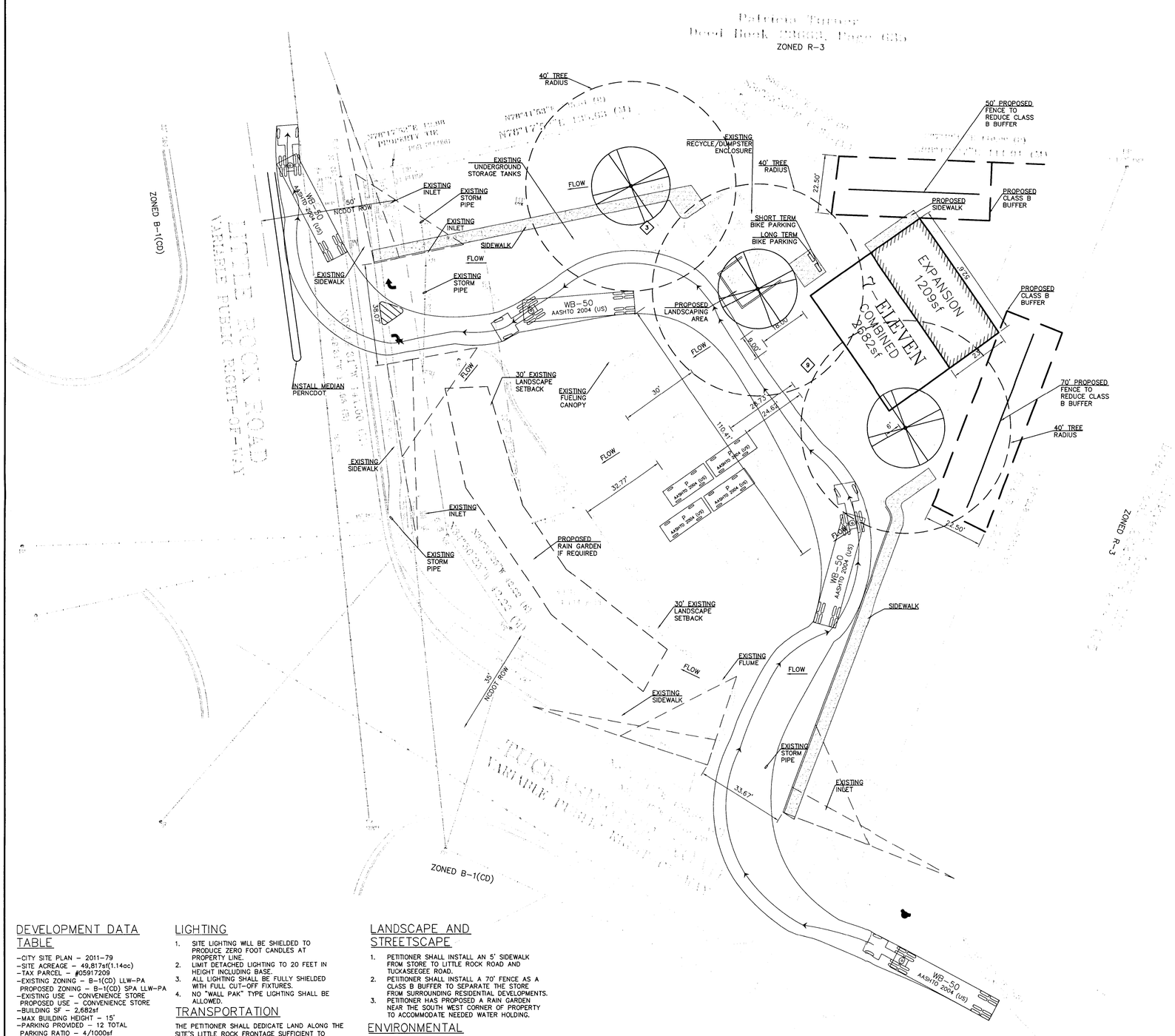
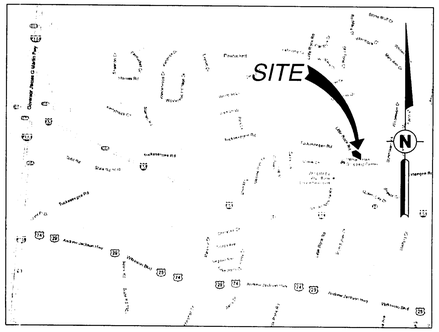
APPROVED BY
CITY COUNCIL
MAR 19 2012





VICINITY MAP
NO SCALE

SCALE
20 0 20 40
1 inch = 20 ft.

SITE SUMMARY

ZONING:	B-1(CD) LLW-PA	
LOT AREA:	1.14 ACRES	49,817 SF
EXISTING USE:	CONVENIENCE STORE	
PROPOSED USE:	CONVENIENCE STORE	
STANDARD PARKING:		
TOTAL PROVIDED		12 SPACES
BUILDING		EXISTING-1,473 SF EXPANSION-1,209 SF COMBINED-2,682 SF
RATIO PROVIDED		4.44 / 1000 SF
TOTAL REQUIRED		12 SPACES
RATIO REQUIRED		4.00 / 1000 SF
ACCESSIBLE PARKING:		
TOTAL PROVIDED		1 SPACES
VAN		1 SPACES
TOTAL REQUIRED		1 SPACES

NOTE: THE SITE INVESTIGATION REPORT WAS NOT AVAILABLE AT THE TIME THIS SITE PLAN WAS CREATED. LANDSCAPING, SETBACKS, AND PARKING REGULATIONS WILL NEED TO BE VERIFIED BY THE SIR AND UPDATED ON THE SITE PLAN.

NOTE: SITE LIGHTING WILL BE SHIELDED TO PRODUCE ZERO FOOT CANDLES AT PROPERTY LINE.

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

DEVELOPMENT DATA TABLE

- CITY SITE PLAN – 2011-79
- SITE ACREAGE – 49,817sf(1.14ac)
- TAX PARCEL – #05917209
- EXISTING ZONING – B-1(CD) LLW-PA
  PROPOSED ZONING – B-1(CD) SPA LLW-PA
- EXISTING USE – CONVENIENCE STORE
  PROPOSED USE – CONVENIENCE STORE
- BUILDING SF – 2,682sf
- MAX BUILDING HEIGHT – 15'
- PARKING PROVIDED – 12 TOTAL
  PARKING RATIO – 4/1000sf
- OPEN SPACE – 13,477SF(0.31AC)

SIGNAGE

1. ALL PROPOSED SIGNAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

LIGHTING

1. SITE LIGHTING WILL BE SHIELDED TO PRODUCE ZERO FOOT CANDLES AT PROPERTY LINE.
2. LIMIT DETACHED LIGHTING TO 20 FEET IN HEIGHT INCLUDING BASE.
3. ALL LIGHTING SHALL BE FULLY SHIELDED WITH FULL CUT-OFF FIXTURES.
4. NO "WALL PAK" TYPE LIGHTING SHALL BE ALLOWED.

TRANSPORTATION

THE PETITIONER SHALL DEDICATE LAND ALONG THE SITE'S LITTLE ROCK FRONTAGE SUFFICIENT TO ESTABLISH A RIGHT-OF-WAY DIMENSION MEASURING 50 FEET AS MEASURED FROM THE CENTERLINE OF THE ROAD AND SHALL LIKEWISE DEDICATED LAND ALONG TUCKASEEGEE ROAD SUFFICIENT TO ESTABLISH A 35 FOOT RIGHT-OF-WAY DIMENSION AS MEASURED FROM THE CENTERLINE OF THE ROAD. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

LANDSCAPE AND STREETSCAPE

1. PETITIONER SHALL INSTALL AN 5' SIDEWALK FROM STORE TO LITTLE ROCK ROAD AND TUCKASEEGEE ROAD.
2. PETITIONER SHALL INSTALL A 70' FENCE AS A CLASS B BUFFER TO SEPARATE THE STORE FROM SURROUNDING RESIDENTIAL DEVELOPMENTS.
3. PETITIONER HAS PROPOSED A RAIN GARDEN NEAR THE SOUTH WEST CORNER OF PROPERTY TO ACCOMMODATE NEEDED WATER HOLDING.

ENVIRONMENTAL

1. PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.

ARCHITECTURAL STANDARDS

1. BUILDING WILL BE CONSTRUCTED USING NICHIHA CEMENT BOARD PANELS.

CITY SITE PLAN
2011-79

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
809 S.W. A Street, Suite 201
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT CHARLOTTE, NORTH CAROLINA, CONTEMPORANEOUSLY WITH ITS ISSUE DATE: 2/24/2012
IMPLICITLY THIS SITE IS FOR USE ON A SPECIFIC PROJECT BUT AFTER THE USE OF THE PLANS FOR THE PROJECT, REQUIRES THE SERVICES OF THE ARCHITECT AND ENGINEERS. ARCHITECTS AND ENGINEERS, REPRODUCTION OF THIS PRODUCT IS NOT AUTHORIZED AND MAY INFRINGE ON THE COPYRIGHT OF THE ARCHITECT.

7-ELEVEN

2415 LITTLE ROCK ROAD
CHARLOTTE, NORTH CAROLINA

PROJ NUMBER: 12-11-00737

ISSUE BLOCK

STORE NO.:	35569
DOCUMENT DATE:	2/24/2012
CHECKED BY:	MTP
DRAWN BY:	CSJ

FOR REVIEW ONLY

SITE PLAN

CONCEPT 5

SHEET:
C1.0

Feb24,2012-2:27pm - User zach.hoyt
J:\2011 Projects\11-00737 54 Charlotte, NC 1030279 Tuckaseegee Rd EEB\Civil\Civil Dwgs\Concept 05 (01-19-12)\ 12-11-00737 PROJ.dwg