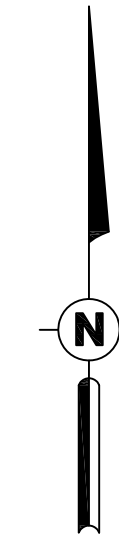
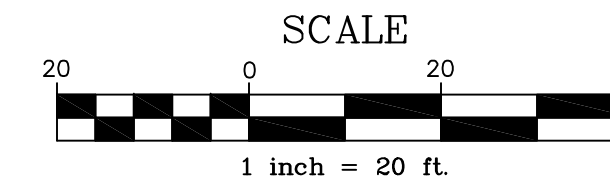




VICINITY MAP
NO SCALE



SITE SUMMARY

BUILDING HEIGHT:	±15'
EXISTING USE:	CONVENIENCE STORE
PROPOSED USE:	CONVENIENCE STORE
LOT AREA:	0.911 ACRES 39,700
STANDARD PARKING:	
TOTAL PROVIDED:	12 SPACES
BUILDING:	3,010 SF
RATIO PROVIDED:	4 / 1000 SF
TOTAL REQUIRED:	12 SPACES
RATIO REQUIRED:	4 / 1000 SF
ACCESSIBLE PARKING:	
TOTAL PROVIDED:	1 SPACES
TOTAL REQUIRED:	1 SPACES
VAN	

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.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
DATE: 1/23/2012
CONTEMPORANEOUSLY WITH ITS ISSUE DATE. THIS DRAWING IS NOT TO BE REUSED ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HFA ARCHITECTS ENGINEERS INTERIORS. REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HFA ARCHITECTS ENGINEERS INTERIORS IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT.

7-ELEVEN

1920 CENTRAL AVE
CHARLOTTE, NC

PROJ. NUMBER: 12-11-00743

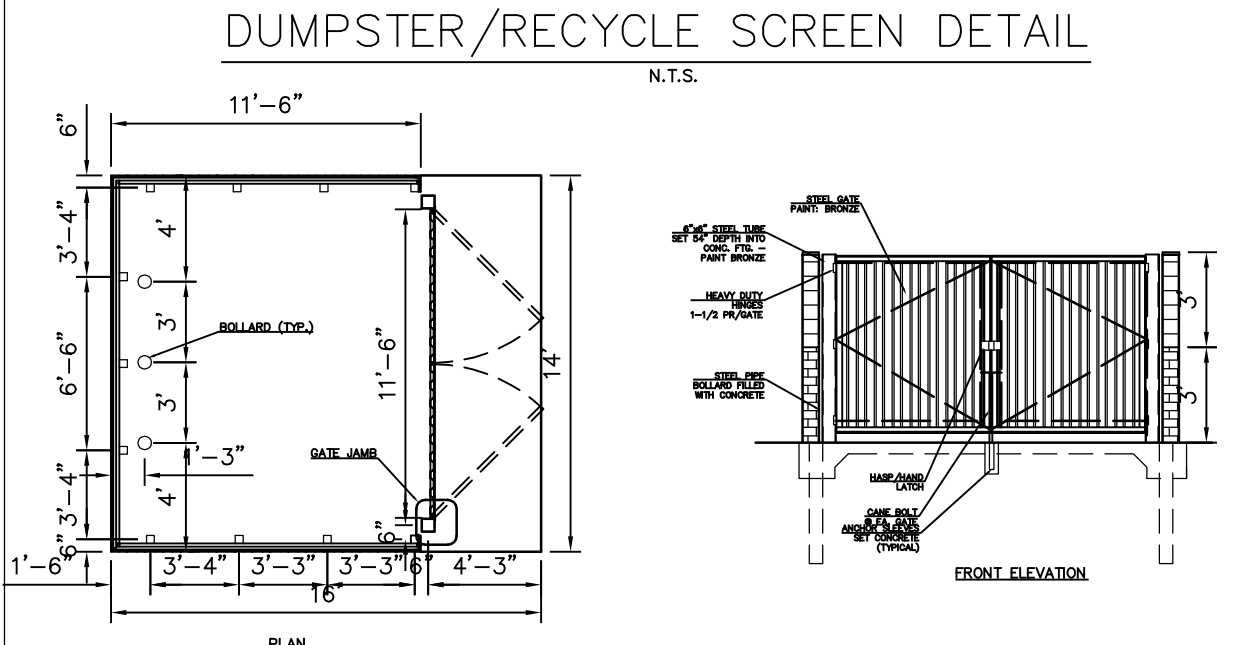
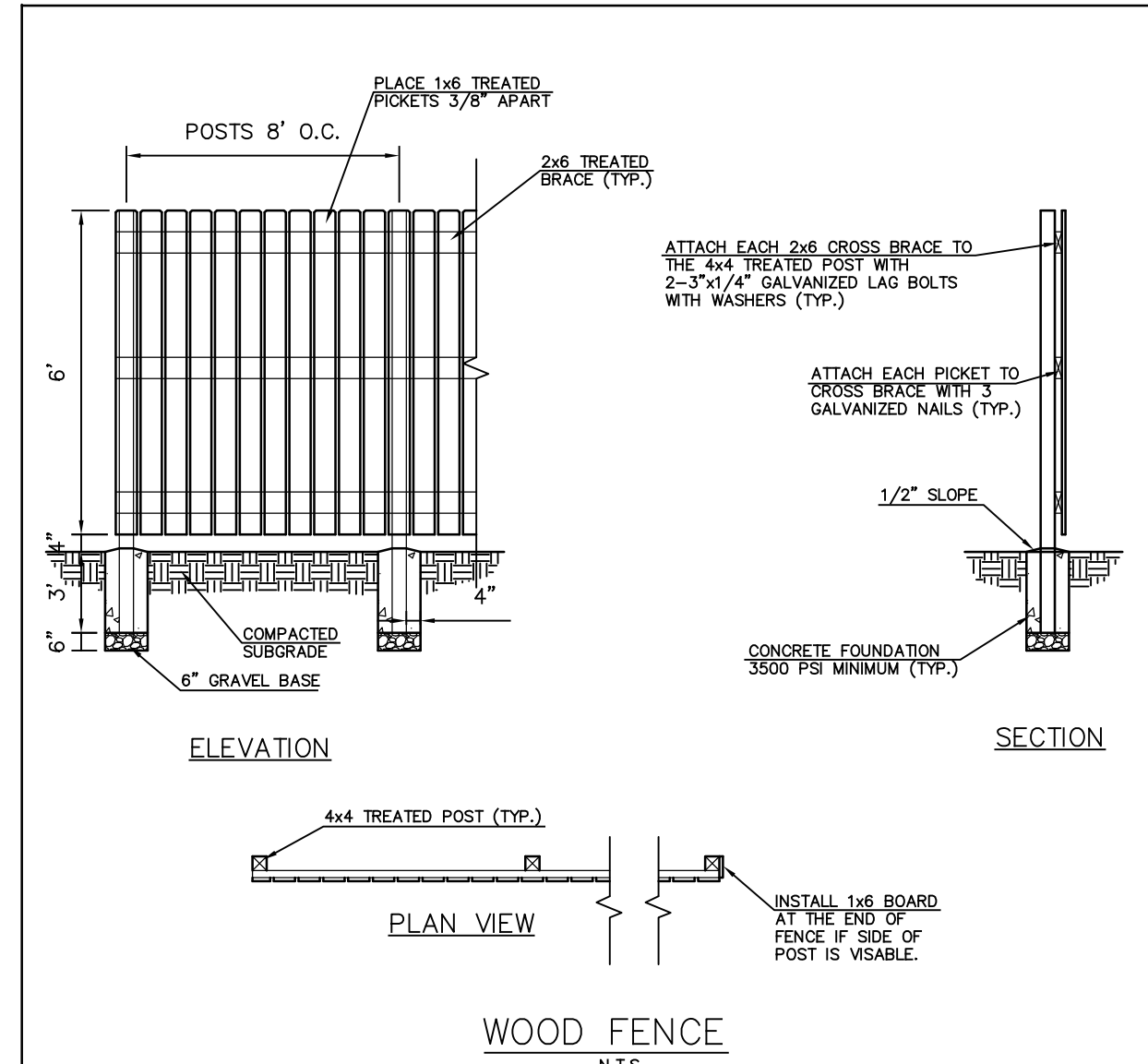
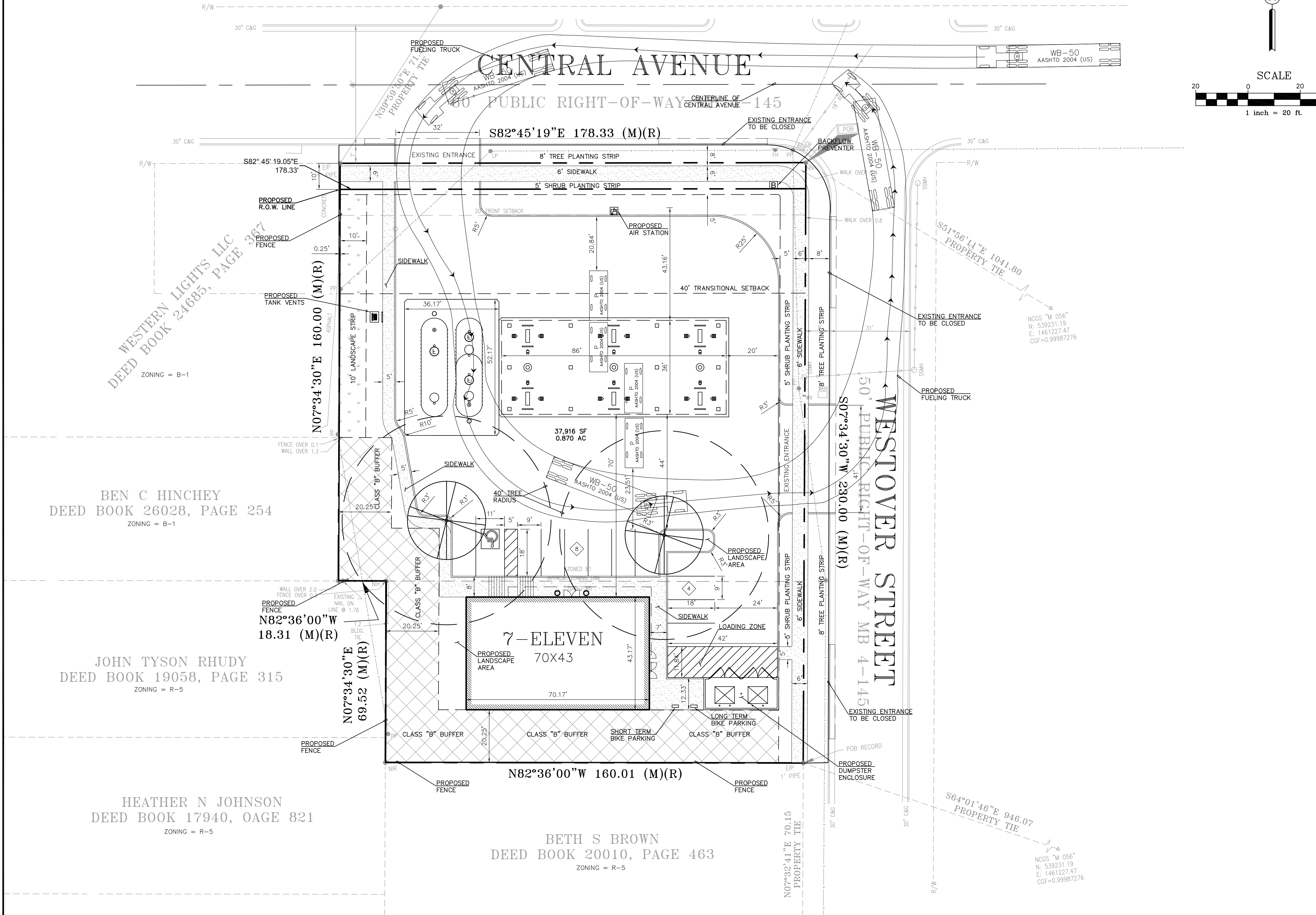
ISSUE BLOCK

STORE NO.: 1030281
DOCUMENT DATE: 1/23/2012
CHECKED BY: MTP
DRAWN BY: ZMH

FOR REVIEW ONLY

SITE PLAN
CONCEPT 7

SHEET:
C1.0



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

DEVELOPMENT DATA TABLE

- SITE ACREAGE - 39,700sf(0.911ac)
- TAX PARCEL - #12901625
- EXISTING ZONING - B1&R5
- PROPOSED ZONING - B1
- EXISTING USE - CONVENIENCE STORE
- PROPOSED USE - CONVENIENCE STORE
- BUILDING SF - 3,010SF
- MAX BUILDING HEIGHT - 15'
- PARKING PROVIDED - 12 TOTAL
- PARKING RATIO - 4/1000sf
- OPEN SPACE - 13,477SF(0.31AC)

LIGHTING

- SITE LIGHTING WILL BE SHIELDED TO PRODUCE ZERO FOOT CANDLES AT PROPERTY LINE.
- LIMIT DETACHED LIGHTING TO 25 FEET IN HEIGHT INCLUDING BASE.
- ALL LIGHTING SHALL BE FULLY SHIELDED WITH FULL CUT-OFF FIXTURES.
- NO "WALL PAK" TYPE LIGHTING SHALL BE ALLOWED.

TRANSPORTATION

- 10' OF ADDITIONAL ROW ALONG CENTRAL AVENUE HAS BEEN DEDICATED TO THE CITY OF CHARLOTTE.

SIGNAGE

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

LANDSCAPE AND STREETSCAPE

- PETITIONER SHALL INSTALL AN 8' PLANTING STRIP FOR TREES AND A 6' SIDEWALK ALONG CENTRAL AND WESTOVER.
- PETITIONER SHALL INSTALL A 5' SHRUB BUFFER BEHIND 6' SIDEWALK ALONG CENTRAL AND WESTOVER.
- PETITIONER SHALL INSTALL A 10' PLANTING STRIP ALONG WEST PROPERTY LINE WITH PLANTINGS IN ACCORDANCE WITH CITY OF CHARLOTTE REQUIREMENTS.
- PETITIONER SHALL INSTALL A WOOD FENCE ALONG WEST AND SOUTH PROPERTY LINE TO ACT AS A BUFFER WITH FINISHED SIDE FACING ADJUTING PROPERTIES.

ENVIRONMENTAL

- PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.

ARCHITECTURAL STANDARDS

- BUILDING WILL BE CONSTRUCTED USING NICHHA CEMENT BOARD PANELS.