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THIS DRAWING WAS PREPARED FOR USE
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THE ARCHITECT. ANY REUSE OF THIS
DRAWING FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT IS NOT AUTHORIZED AND
MAY BE CONSIDERED MALPRACTICE.



7-ELEVEN
2415 LITTLE ROCK ROAD
CHARLOTTE, NORTH CAROLINA
PROJ. NUMBER: 12-11-00737

ISSUE BLOCK

NO.	DESCRIPTION	DATE

STORE NO.: 35569

DOCUMENT DATE: 2/24/2012

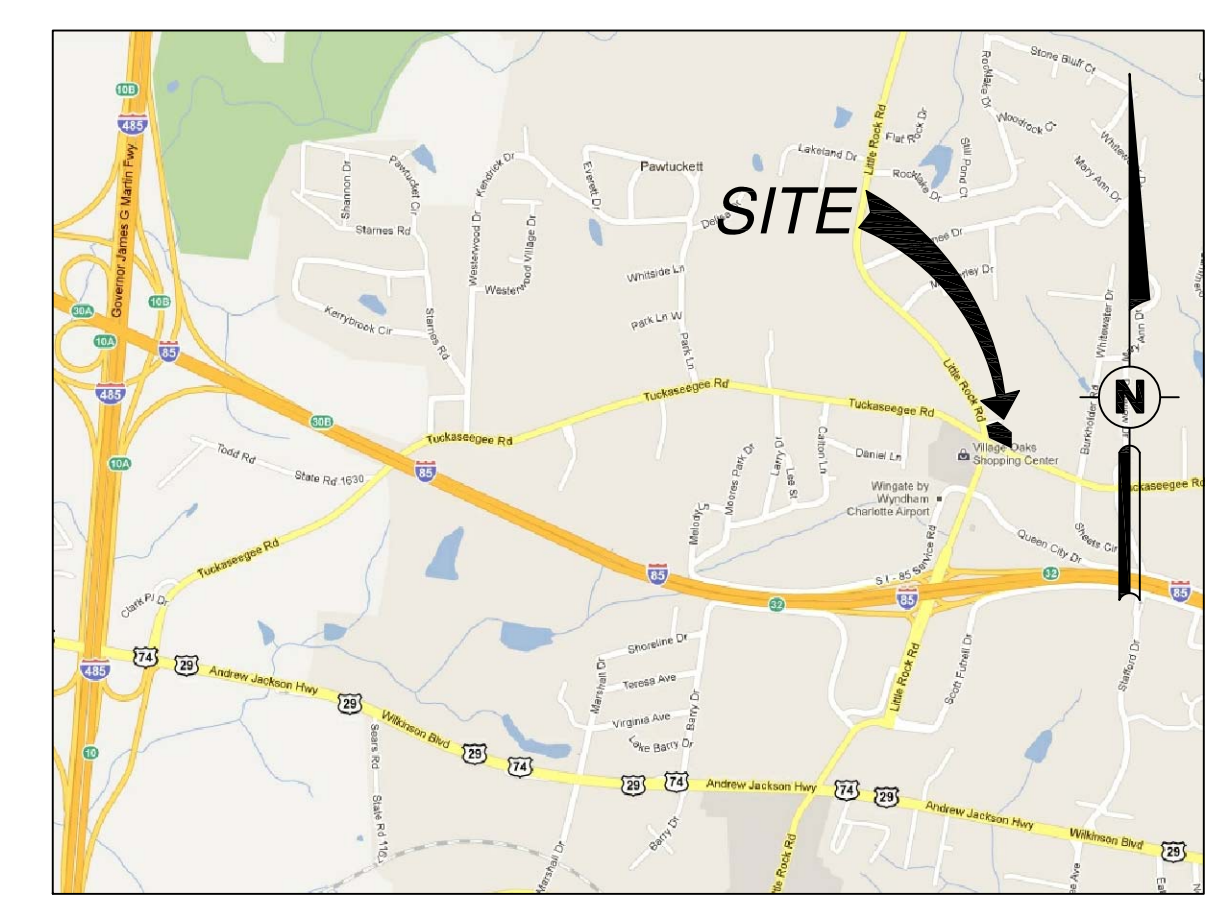
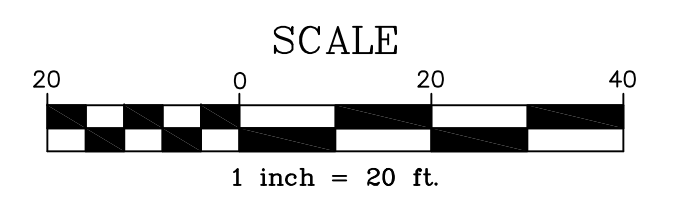
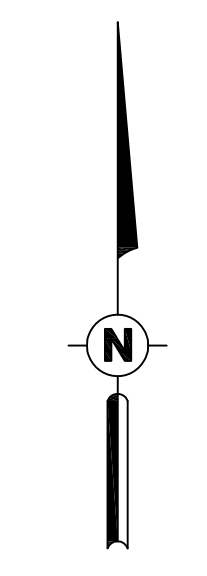
CHECKED BY: MTP

DRAWN BY: CSJ

FOR REVIEW ONLY

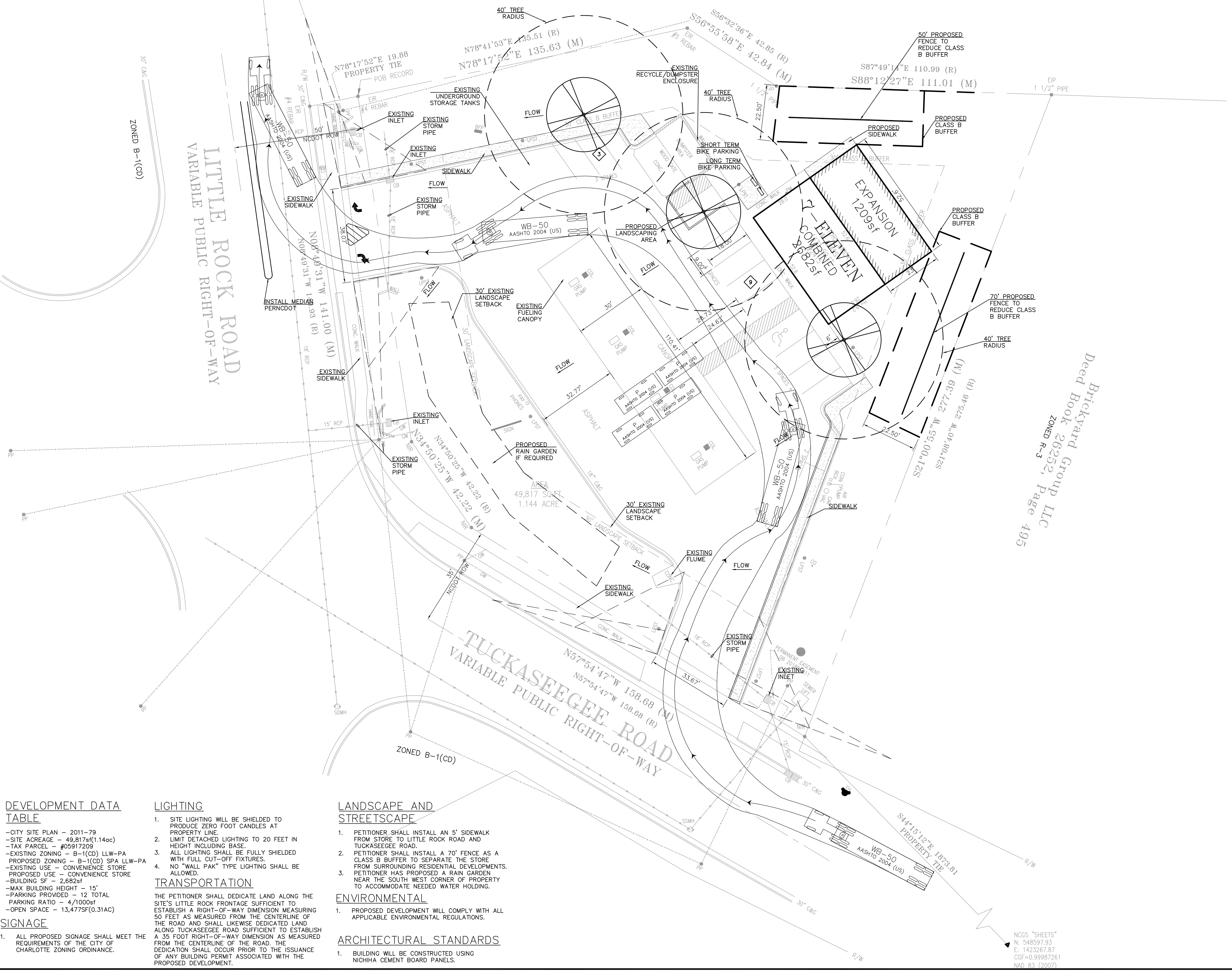
SITE PLAN
CONCEPT 5

SHEET:
C1.0



VICINITY MAP
NO SCALE

Patricia Turner
Deed Book 23663, Page 635
ZONED R-3



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.

CITY SITE PLAN
2011-79

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 DEDICATE 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.

Brickyard Group LLC
Deed Book 26252, Page 495
ZONED R-3

NOCS 'SHEETS'
N: 548597.93
E: 1423267.87
CSF: 0.99987261
MDD: 83.720071



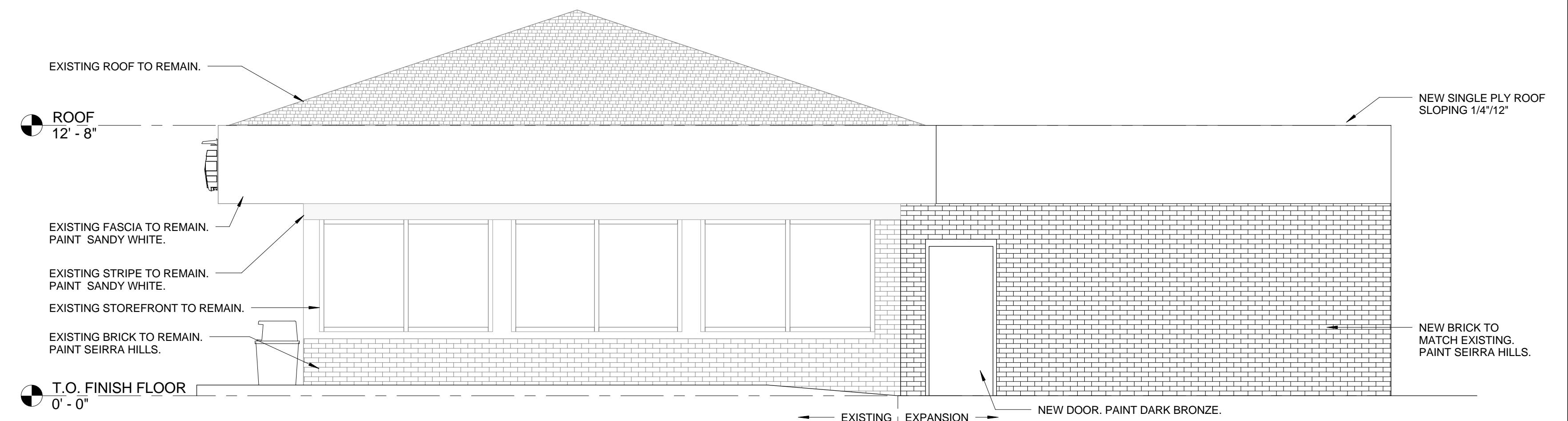
7-ELEVEN
6606 TUCKASEEGEE RD
CHARLOTTE, NC
JOB NUMBER: 12-10-00737

ISSUE BLOCK

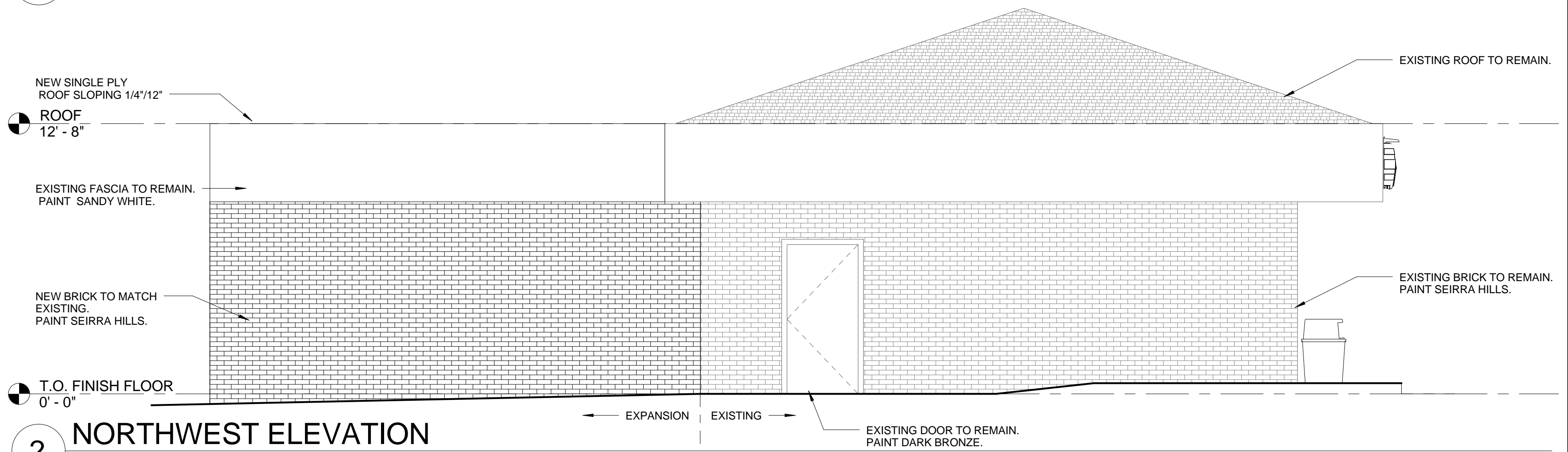
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DOCUMENT DATE:	02/23/12
CHECKED BY:	LMOG
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EXTERIOR
ELEVATIONS

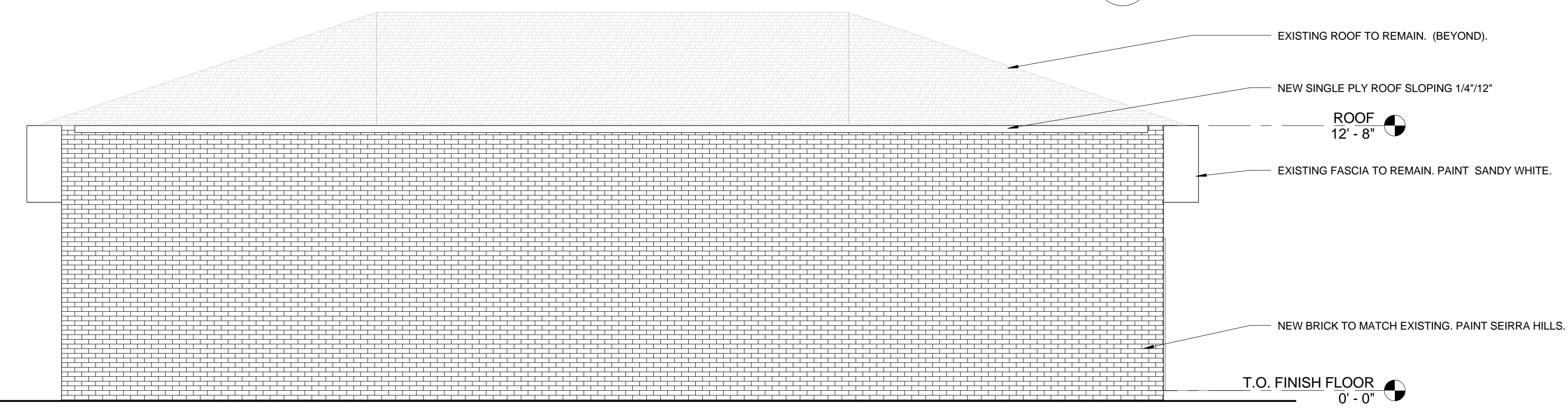
SHEET:
RB



1
SOUTHEAST ELEVATION
1/4" = 1'-0"



2
NORTHWEST ELEVATION
1/4" = 1'-0"



3
NORTHEAST ELEVATION
1/4" = 1'-0"



4
SOUTHWEST ELEVATION
1/4" = 1'-0"