

Key	Dimension Element	7-Eleven Standard	"The Site"
A	Center of bollard to center of dispenser	62'	62'
B	Center of dispenser to edge of front curb with tanks	47'	47'
C	Center of dispenser to edge of front curb without tanks	39'	N/A
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)	31' 4"	31'-4"
G	Centerline dispenser spacing (in stacked position)	24'	24'
H	Drive aisle width between the face of dispenser (in starting gate position)	21' 3"	N/A
I	Sidewalk width	8'	8'
J	Dimension of typical parking spots	9'X20'	9'X20'
K	Dimension of ADA parking spots	11'X20'	11'X20'
L	Dimension of ADA aisle	5'	5'
M	Ingress and egress dimension	35'	35'
	MPDs (min)	6	8
	Parking without restaurant	25	N/A
	Parking with restaurant	40	53

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 NOT A PERMITTED USE WITHIN THE CURRENT ZONING DISTRICT. THE SITE WILL REQUIRE REZONING PRIOR TO APPROVAL.
3. THIS PLAN ASSUMES THAT THE PROPOSED STORMWATER MITIGATION REQUIREMENTS WILL BE ACHIEVED ON-SITE AND THAT AN ADEQUATE OUTFALL IS 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

7-ELEVEN SITE

PARCEL AREA = 5.83 AC.±
 EXISTING ZONING = HI (HEAVY INDUSTRIAL)
 PROPOSED ZONING = CC (COMMUNITY COMMERCIAL)

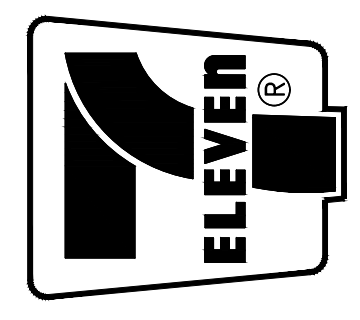
PARKING CALCULATIONS
 REQUIRED = 19 SPACES (1/250SF)
 PROPOSED = 53 SPACES

BUILDING SETBACKS
 FRONT = 25'
 SIDE(NORTH) = 15'
 SIDE (SOUTH) = 25'
 REAR = 20'

LANDSCAPE BUFFERS
 FRONT = 15'
 SIDE(NORTH) = 15'
 SIDE (SOUTH) = 15'
 REAR = 20'

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

DEVELOPMENT SERVICES GROUP
 1210 PROGRESSIVE DR.
 CHESAPEAKE, VA 23320
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PROJECT NAME/LOCATION ID
ROBESON STREET 7-ELEVEN

SHEET TITLE
CONCEPTUAL SITE PLAN

PROJECT LOCATION
 636 ROBESON STREET
 FAYETTEVILLE, NC

AP20141

DRAWING SCALE

