



VICINITY MAP

PROJECT DEVELOPMENT DATA	
STREET ADDRESS:	1106 N ARENDELL AVE
PIN:	2705-19-1832
REID:	0069358
DEED BOOK/PAGE:	12-E/1688
ZONING DISTRICT(S):	HC (HEAVY COMMERCIAL)
SITE AREA:	3.51 AC (3.87 AC - 0.36 AC R/W DEDICATION)
DISTURBED AREA:	
LATITUDE & LONGITUDE:	35°50'11.0"N 78°19'17.4"W
INSIDE TOWN LIMITS:	YES
EXISTING USE:	VACANT (FORMERLY SINGLE FAMILY)
PROPOSED BUILDING USE:	CONVENIENCE STORE WITH GASOLINE SALES
GROSS BUILDING AREA:	4,650 SF
MINIMUM LOT SIZE:	6000 SF
MINIMUM LOT WIDTH:	50 FT
MINIMUM STREET SETBACK:	30 FT
MINIMUM SIDE SETBACK:	5 FT
MINIMUM REAR SETBACK:	25 FT
MAXIMUM LOT COVERAGE:	80%
MINIMUM OPEN SPACE:	
OPEN SPACE PROVIDED:	
MAXIMUM BUILDING HEIGHT:	50 FT
MINIMUM DISTANCE BETWEEN BUILDINGS:	
LANDSCAPE BUFFERS:	40 FT TYPE D BUFFER ADJACENT TO RESIDENTIAL
STREETSCAPE BUFFER:	15 FT WIDTH

Bowman

Bowman North Carolina Ltd.
 4006 BARRETT DR
 Suite 104
 RALEIGH, NC 27609
 Phone: (919) 555-6570
 bowman.com
 Bowman North Carolina Ltd.

SITE PLAN
Convenience Store
 1106 North Arendell
 Zebulon, NC Wake County

PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

PLAN STATUS		
DATE	DESCRIPTION	
MEL DESIGN	MEL DRAWN	XXX CHKD
SCALE	H: 1" = 30' V: 1" = XXX'	
JOB No.	220163-01-002	
DATE	February 28, 2023	
FILE No.	xxxxxx-x-xx-xxx	
SHEET	C1.0	

