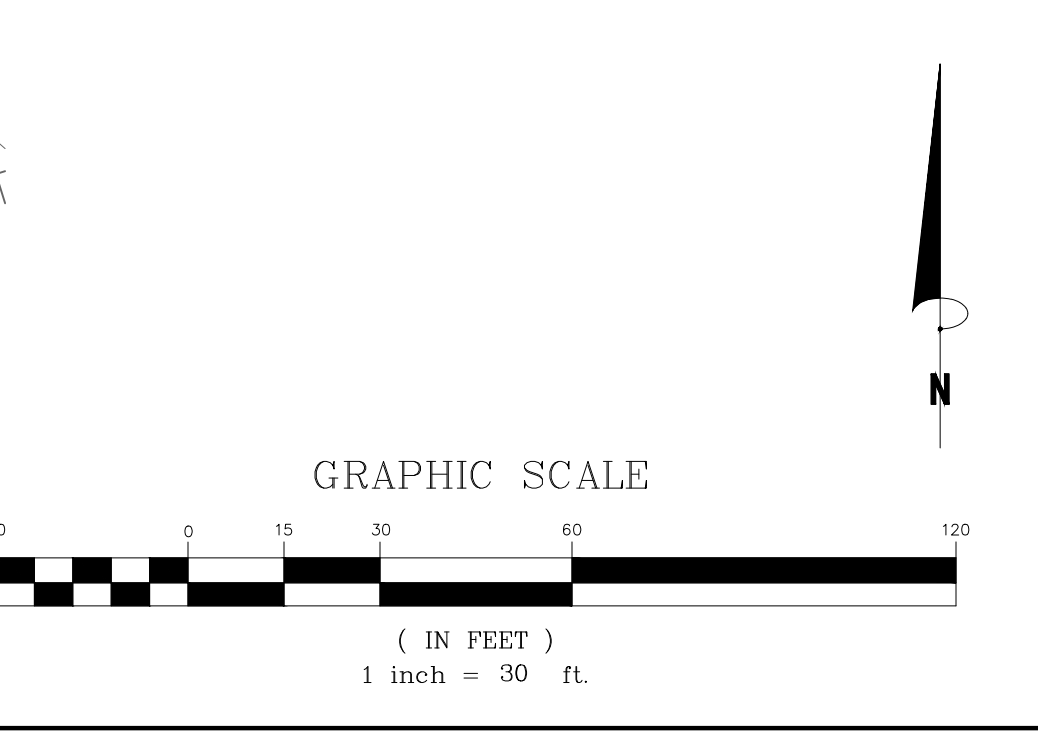


PROJECT DEVELOPMENT DATA

STREET ADDRESS:	1106 N ARENDELL AVE
PIN:	2705-19-1832
REID:	0069358
DEED BOOK/PAGE:	12-E/1688
ZONING DISTRICT:	HC (HEAVY COMMERCIAL)
SITE AREA:	3.40 AC (3.87 AC - 0.47 AC R/W DEDICATION)
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:	4,901 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%
MAXIMUM BUILDING HEIGHT:	50 FT
OPEN SPACE REQUIRED:	3% OF DEVELOPMENT AREA 3% OF 3.40 AC = 0.10 AC
PARKING REQUIREMENT:	1 FOR EVERY 200 SF
TOTAL REQUIRED:	4,901 SF/200 = 25 SPACES
PARKING SPACES PROVIDED:	35
PARKING SPACE DIMENSIONS:	10 FT X 19 FT MINIMUM
STACKING SPACES REQUIRED:	1 ON EACH SIDE OF OUTERMOST GAS PUMP
STACKING SPACE DIMENSIONS:	9 FT X 25 FT
MIN DRIVE AISLE:	24 FT
ACCESSIBLE SPACES PROVIDED:	4
BICYCLE PARKING:	1 PER 20 OFF-STREET PARKING SPACES 2 SPACES PROVIDED
LANDSCAPE BUFFERS:	40FT TYPE D BUFFER ADJACENT TO RESIDENTIAL
STREETSCAPE BUFFER:	15 FT TYPE C BUFFER



Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
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	
5/12/23 PER TOWN REVIEW	
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