

CHARLOTTE CHAPTER 21 CITY TREE ORDINANCE CODE SUMMARY

PERMETER TREE REQUIREMENTS:
 LINEAR FEET OF ROAD FRONTAGE MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS
 STREET: PACIFIC 167' 30 FT. = 6 TREES REQUIRED / 8 TREES PROVIDED
 STREET: FREEDOM 195' 30 FT. = 7 TREES REQUIRED / 7 TREES PROVIDED

INTERNAL TREE REQUIREMENTS:
 ONE TREE PER 10,000 SF OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

CALCULATIONS: IMPERVIOUS AREA = 28,225.46 SF
 (entire site) LANDSCAPE AREA = 8,243.72 SF = 18.12% OF TOTAL IMPERVIOUS
 TOTAL SITE AREA = 34,469.25 SF

***INTERNAL TREE REQUIREMENT: IMPERVIOUS AREA/10,000 = 3 TREES**

ATTENTION CONTRACTOR/LANDSCAPER
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONDITIONS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3599 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONCERNS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

SCREENING REQUIREMENTS:
 THE FOLLOWING USES MUST BE SCREENED FROM ADJACENT PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET:
 a) PARKING LOTS FOR MORE THAN 10 AUTOMOBILE VEHICLES AND PARKING DECKS
 b) DUMPSTERS AND TRASH HANDLING AREAS

REQUIRED:
 ALL SCREENING USED TO COMPLY WITH ABOVE PROVISIONS MUST CONSIST OF A PLANTED AREA WHICH IS AT LEAST 5 FEET WIDE. SHRUBS USED IN ANY SCREENING OR LANDSCAPING MUST BE EVERGREEN, AT LEAST 7-1/2' TALL WHEN PLANTED AND NO FURTHER ABOVE THAN 5 FEET. THEY MUST BE OF A VARIETY AND ADEQUATELY MAINTAINED SO THAT AN AVERAGE HEIGHT OF 5 TO 8 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING.

PROVIDED:
 a) AS REQUIRED - SEE PLAN
 b) BRICK ENCLOSURE WITH GATES

CONDITIONAL USE REZONING "FOR PUBLIC HEARING" SITE DATA:

PETITION #2001-86
 PARCEL: TAX #667-10-18
 PARCEL ID #06710318

ZONING:
 EXISTING = B2
 PROPOSED = B1-CD

PROPOSED USES:
 RESTAURANT WITH DRIVE-THRU
 BUILDING NOT TO EXCEED 5000 MAXIMUM SQUARE FEET
 EXISTING SITE SIZE:
 TOTAL ACRES: 34,469.25 SF OR 0.79 +/- ACRES

PROPOSED SITE SIZE:
 TOTAL ACRES: 34,469.25 SF OR 0.79 +/- ACRES
 REPRESENTS 4913.21 SF IN TRANSITIONAL R/W

EXISTING IMPERVIOUS AREA:
 TOTAL SITE ACRES: 39,382.46 SF OR 0.90 +/- ACRES
 BUILDING TO LAND: 4,252.01 SF 10.80%
 PAVEMENT TO LAND: 31,889.92 SF 80.46%
 TOTAL IMPERVIOUS: 35,941.93 SF 91.26%
 OPEN SPACE: 3,440.53 SF 8.74%
 TOTAL: 39,382.46 SF 100.00%

PROPOSED IMPERVIOUS AREA:
 TOTAL SITE ACRES: 34,469.25 SF OR 0.79 +/- ACRES
 BUILDING TO LAND: 3,807.00 SF 11.04%
 PAVEMENT TO LAND: 24,418.46 SF 70.84%
 TOTAL IMPERVIOUS: 28,225.46 SF 81.88%
 OPEN SPACE: 6,243.79 SF 18.12%
 TOTAL: 34,469.25 SF 100.00%

PARKING CALCULATIONS:
 CALCULATED AT: 1 SPACE PER 75 SF GFA
 3,807 SF / 75 = 51 SPACES

REQUIRED: 51 SPACES (INCLUDING 3 HANDICAP SPACES)
PROVIDED: 32 SPACES (INCLUDING 2 HANDICAP SPACES) ON SITE

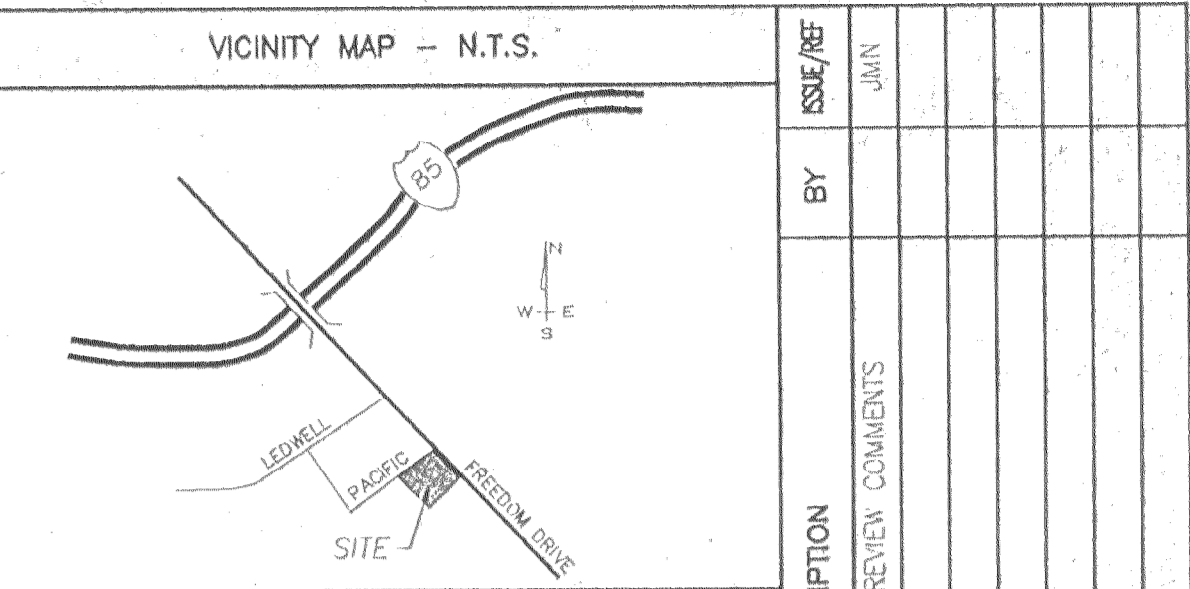
JOINT USE OF 19 PARKING SPACES WILL BE LOCATED ON PARCEL #06710317 AS PER SECTION 12.203 AND 12.206 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

DRIVE-THRU STACKING:
REQUIRED: 8 CARS
PROVIDED: 8 CARS

FLOODPLAIN:
 N/A - PROPERTY IS NOT WITHIN ANY FLOOD PLAIN

INFRASTRUCTURE:
 WATER : PUBLIC
 SEWER : PUBLIC
 STREETS : PUBLIC (FREEDOM DR. & PACIFIC ST.)

SURVEY:
 BOUNDARY AND TOPOGRAPHICAL SURVEY WAS PROVIDED BY:
 REGIONAL LAND SURVEYORS, INC.
 P.O. BOX 35341
 GREENSBORO, NORTH CAROLINA 27425
 (336) 665-8155
 DATED: 02/11/00



- GENERAL NOTES**
- McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
 - BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
 - 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
 - BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
 - PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND-BREAK.
 - FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
 - ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 4" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
 - LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
 - REFER TO SHEETS C1 THRU C4 FOR ALL APPLICABLE SITE DETAILS.
 - PROVIDE WEEDHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS. COORDINATE WITH McDONALD'S PROJECT MANAGER.

PAVING SPECIFICATION
 (MINIMUM 4" TOTAL COMPACTED ASPHALT THICKNESS)

- 1" COMPACTED ASPHALT WEARING COURSE
- 2" COMPACTED BINDER COURSE
- 6" COMPACTED STONE BASE

NOTE: GEN. CON. TO OVERLAY EX. ASPHALT AS NECESSARY.

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A CONNECTION LIST AND/OR A CORE SAMPLE, IF SUCH PROBE SAMPLES ARE ABOVE SPECIFICATION. THIS WILL BE AT THE DISCRETION OF McDONALD'S. OTHERWISE, THIS WILL BE CHARGED NECESSARY.

LOT LIGHTING RECOMMENDATION

SECURITY LIGHTING AS FOLLOWS: 1000 WATT METAL HALIDE FIXTURE @ 20 DEGREE TILT @ 22 FOOT PILE 2 FOOT CONCRETE BASE.

ASB-4-MH-150-WT #150W
 GEN. CON. TO NOTE CORRECT LOCATION OF FIXTURES.
 NOTE: ELECTRICAL CONTRACTOR TO GROUND LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES	2-HC SPACES	9'0" X 20'5"	20'5"
32	28	9'0" X 20'5"	20'5"
	2	9'0" X 20'5"	20'5"
	-	-	-
	-	-	-

UTILITY INFORMATION

SIZE	TYPE	LOCATION
SANITARY SEWER	EXISTING SANITARY SEWER LINE AND S.S.M.H. ALONG PROPERTY LINE OF FREEDOM DRIVE AND INTO EAST SIDE OF PROPERTY	
WATER	EXISTING SANITARY SEWER LINE AND S.S.M.H. ALONG PROPERTY LINE OF PACIFIC STREET	
WATER	EXISTING 12" WATERLINE ALONG FREEDOM DRIVE	
WATER	EXISTING 6" WATERLINE ALONG PACIFIC STREET	
STORM SEWER	EXISTING 15" RCP & CATCH BASINS ALONG FREEDOM DRIVE	
STORM SEWER	EXISTING 15" RCP ACROSS NORTH-WEST CORNER OF SITE	
STORM SEWER	EXISTING 15" RCP & CATCH BASINS ACROSS PACIFIC STREET	
ELECTRIC	EXISTING OVERHEAD ELECTRIC ALONG FREEDOM DRIVE	
GAS	EXISTING GAS LINES BENEATH FREEDOM DRIVE AND PACIFIC STREET	

SURVEY INFORMATION

PREPARED BY: REGIONAL LAND SURVEYORS, INC.
 8642 WEST MARKET STREET-SUITE 100
 GREENSBORO, NC 27409
 TEL: (336) 665-8155

DATE: FEB. 11-2000 REVISION: 0

LEGEND

SS SANITARY SEWER
 W WATER
 W STORM SEWER
 E ELECTRIC

LOT LIGHT (LP-30) (LP-30)
 EXISTING ELEVATION +12.7.51
 PROPOSED ELEVATION 10.28.21
 BC 27.71

PLAN SCALE: 1"=20'

STREET ADDRESS
 2745 FREEDOM DRIVE & PACIFIC STREET

CITY STATE
 CHARLOTTE NORTH CAROLINA

COUNTY
 MECKLENBURG

REGIONAL DWG. NO LOCATION CODE NUMBER
 032-0012

PLANT LIST

CODE	COMMON NAME	BOTANICAL NAME	QTY.	CALIPER	HEIGHT	SPREAD	REMARKS
OCM	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3	2" MIN.	8' MIN.		B&B, SPECIMEN
CM	POTOMAC CRANE MYRTLE	LAGERHODIA INDICA 'POTOMAC'	15	3-5" TRUNKS	8' MIN.		B&B, W&B-SIN. PINK TRUNKS
DBH	LOWRAE GUARDHOLLY	ILEX CORNUTA 'GUARDHOLLY'	128		18" MIN.	18" MIN.	CONTAINER
CPB	CRIMSON PYRAMID BARBERIS	BERBERIS THUNBERGIA 'CRIMSON PYRAMID'	28		12-15" MIN.	12-15" MIN.	CONTAINER
WM	SHRUB FORM WAX MYRTLE	MYRTICA CERIFERA	3		30-36"	24-30"	CONTAINER
LR	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'	246		FULL	FULL	CONTAINER, 3-BIDS

MISC.
 ADDITIONAL PLANTING BY OWNER

* NOTE: QUANTITIES LISTED ABOVE ARE APPROX. AND MAY BE ADJUSTED BY THE LANDSCAPE CONTRACTOR WITH PRIOR APPROVAL FROM OWNER/LANDSCAPE ARCHITECT.

NOTES:

1. SITE IS ALL OF DB 4451 - PG 107 AND ALL OF TAX #S 67-10-18 (A-C) AS FILED WITH THE MECKLENBURG COUNTY REGISTRY.
2. SITE IS A TOTAL OF 1.075 AC.
3. ZONED B2
4. SITE IS NOT IN A FLOOD PRONE AREA IN ACCORDANCE WITH FEMA FLOOD PANEL 370150007D DATED 3 FEBRUARY 1993
5. NO NGOS MONUMENT FOUND WITHIN 2000 FT. OF SITE.
6. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED 21 JANUARY 2000 BY RLS SURVEYORS.
7. ALL DISTANCES ARE HORIZONTAL GROUND.
8. VERTICAL DATUM ASSUMED USING 100 FT AT FINISHED FLOOR EXISTING BUILDING.
9. SPOT ELEVATIONS SHOWN AT CURBLINES ARE AT TOP-BACK-CURB
10. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXISTING PARKING SPACES
 REGULAR = 45
 HANDICAP = 1
 TOTAL = 46

SCHEDULE "B" - SECTION 2
 EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH IS A BLANKET EASEMENT AND CANNOT BE PLOTTED.

EASEMENT GRANTED TO ADJOINING PARCELS IN SHOPPING CENTER FOR INGRESS AND EGRESS PURPOSES. BLANKET EASEMENT ONLY THROUGH DRIVEWAYS.

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STIMMEL ASSOCIATES, P.A.
 LANDSCAPE ARCHITECTURE • LAND PLANNING • CIVIL ENGINEERING
 305 WEST FOURTH ST., SUITE 1-A WINSTON-SALEM, NC 27101
 PHONE (336) 723-1067 FAX (336) 723-1069

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS: 3200 BEECHLEAF COURT - SUITE 300 - RALEIGH, N.C. 27604

REGIONAL MGR. COAST MGR. OPERATIONS DATE
 APPROVED BY CITY COUNCIL
 REAL ESTATE DEPT.

DATE
 03/26/01

STATUS
 FINAL

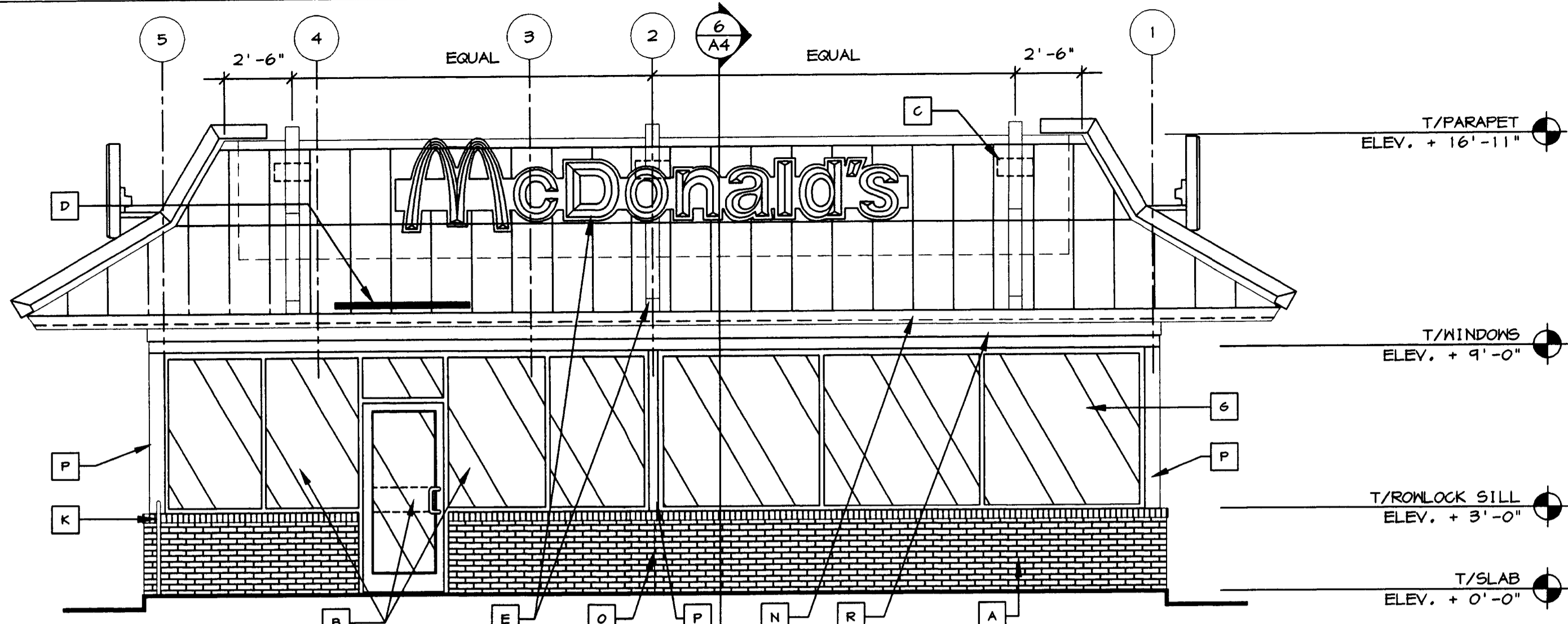
DATE
 03/26/01

BY
 JMN/TJW

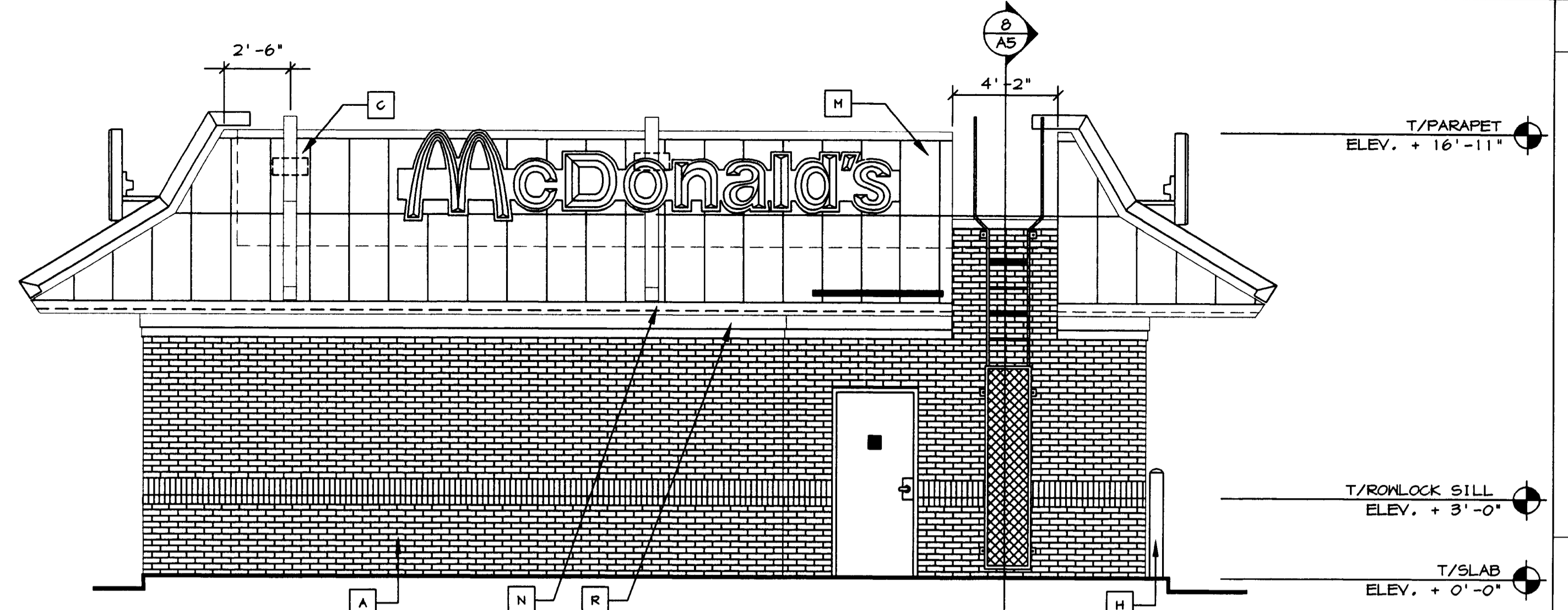
PLAN CHECKED
 AS-BUILT

REGIONAL DWG. NO LOCATION CODE NUMBER
 032-0012

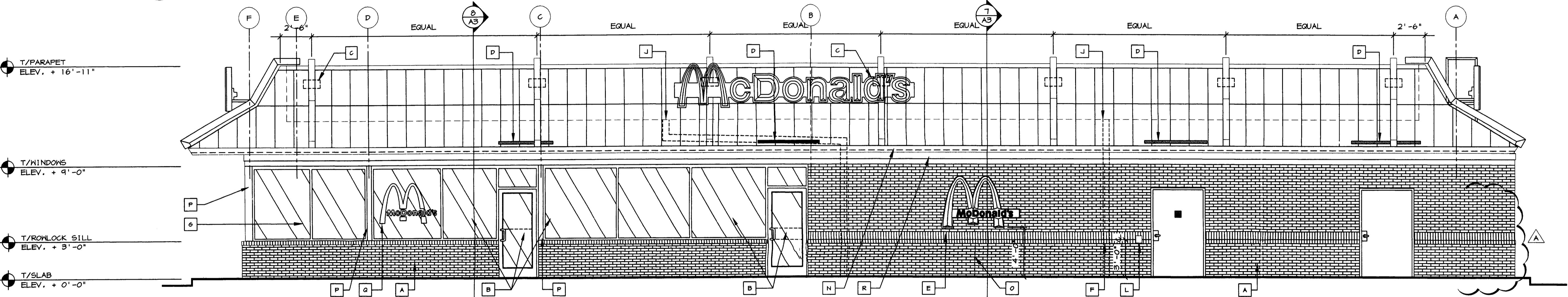
RZ-1 REZONING PLAN



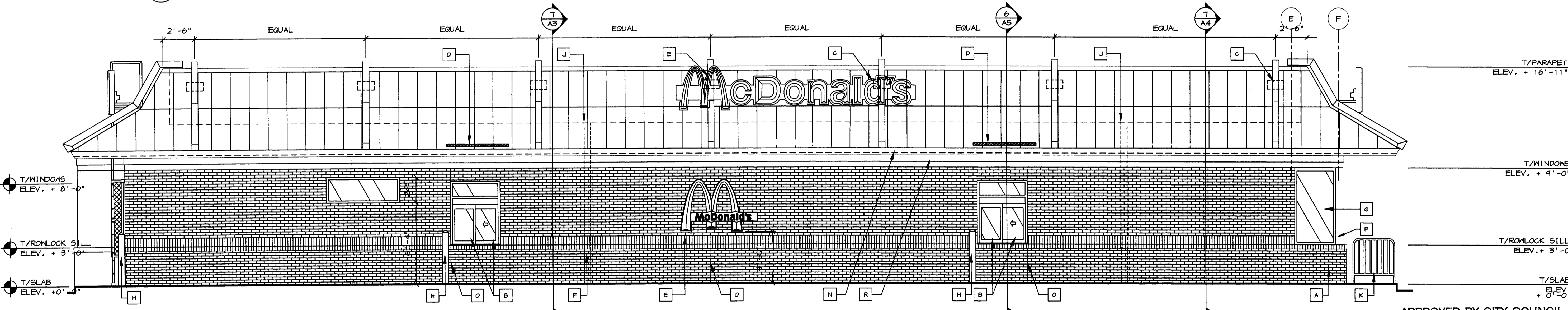
A FRONT ELEVATION
A2 1/4" = 1'-0"



B REAR ELEVATION
A2 1/4" = 1'-0"



C RIGHT SIDE ELEVATION
A2 1/4" = 1'-0"



D LEFT SIDE ELEVATION
A2 1/4" = 1'-0"

KEY NOTES: ANOOK_A2*

A BRICK VENEER MAINSCOT W/ ROWLOCK COURSE AND VINYL SIDING ABOVE (SCORED VERT. @ 8") (COVER PLIND. SUBSTRATE) - COLORS TO BE SELECTED.	E McDONALD'S SIGNAGE AND LIGHT BEAMS BY OTHERS - UNDER SEPARATE PERMIT.	J ROOF DRAIN AND OVERFLOW BEYOND. SEE NOTES ON SHEET A1.	N CONTINUOUS 1x FASCIA BOARD, WRAPPED IN FACTORY PAINTED METAL.	R CONTINUOUS DOUBLE FRIEZE BOARD, WRAPPED IN FACTORY PAINTED METAL.
B DENOTES TEMPERED SAFETY GLASS.	F INTERIOR DOWNSPOUT	K METAL RAILING. SEE DETAIL 7/A7.	O CONTROL JOINT. SEE DETAIL 7/A6.	
C VENT @ BACK OF MANSARD PARAPET.	G 1" CLEAR INSUL. GLASS SET IN AN ANOD. ALUM. THERMAL BREAK WINDOW FRAME.	L FILL BOX. SEE NOTES ON SHEET A1.	P BREAK METAL CLOSURE TO MATCH WINDOW SYSTEM	
D PROVIDE 24 GA. RAIN DIVERTERS AS SHOWN, PAINTED TO MATCH ROOFING. EXTEND DIVERTER 12" BEYOND DOOR OR WINDOW, EACH SIDE.	H PIPE BOLLARD. SEE 'SD' SHEETS. SEE NOTES ON SHEET A1.	M STANDING SEAM METAL ROOF	Q LOGO WINDOW DECAL	

NOTE: WICKED WEEPHOLES SHALL BE ABOVE FINISHED GRADE.

NOTE: DRIVE-THRU WINDOW SUPPLIER SHALL FROYDE SPEC. FACTORY TRANSOM.

APPROVED BY CITY COUNCIL
DATE 7/6/01

PREPARED FOR: **M. McDonald's Corporation**

PREPARED BY: **MCC**

DATE: **JUL 48**

REVIEWED BY: **TNP**

DATE ISSUED: **MAY 8, 01**

TITLE: **WOOD / WOOD - RALEIGH**

DESCRIPTION: **WOOD BEARING WALLS/WOOD ROOF FRAMING STANDING SEAM METAL ROOF / TURNDOWN SLAB SPLIT UTILITIES AND MODULAR BRITTCHEUER**

SHEET NO. **A2**

REVISED PER REGION FOR FULL HOT BRICK EXT

DATE: **2/2/01**

BY: **IPS**