

ZONING CODE SUMMARY

PROJECT NAME: BOJANGLE'S
 OWNER/AGENT: BOJANGLE'S
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
 ZONING: B1-(CD) PETITION #: 2004-20
 TAX PARCEL #: 02938205 JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: COMMERCIAL RESTAURANT
 LOT SIZE: 62,006/1.42 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 1
 BUILDING HEIGHT: FEET STORIES: 1
 GROSS FLOOR AREA: 1,168 SQ. FEET
 PROPOSED BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 38,729/0.89 SQ. FT./ACRES

YARD REQUIREMENTS:
 BUILD TO LINE (FRONT): 30' FT. REAR YARD: 5'
 SIDE YARD (L): 0' FT. SIDE YARD (R): 0'

REQUIRED SCREENING:
 FRONT: NO YES REAR: NO YES EXIST. FENCE
 SIDE (L): NO YES SIDE (R): NO YES EXIST. FENCE

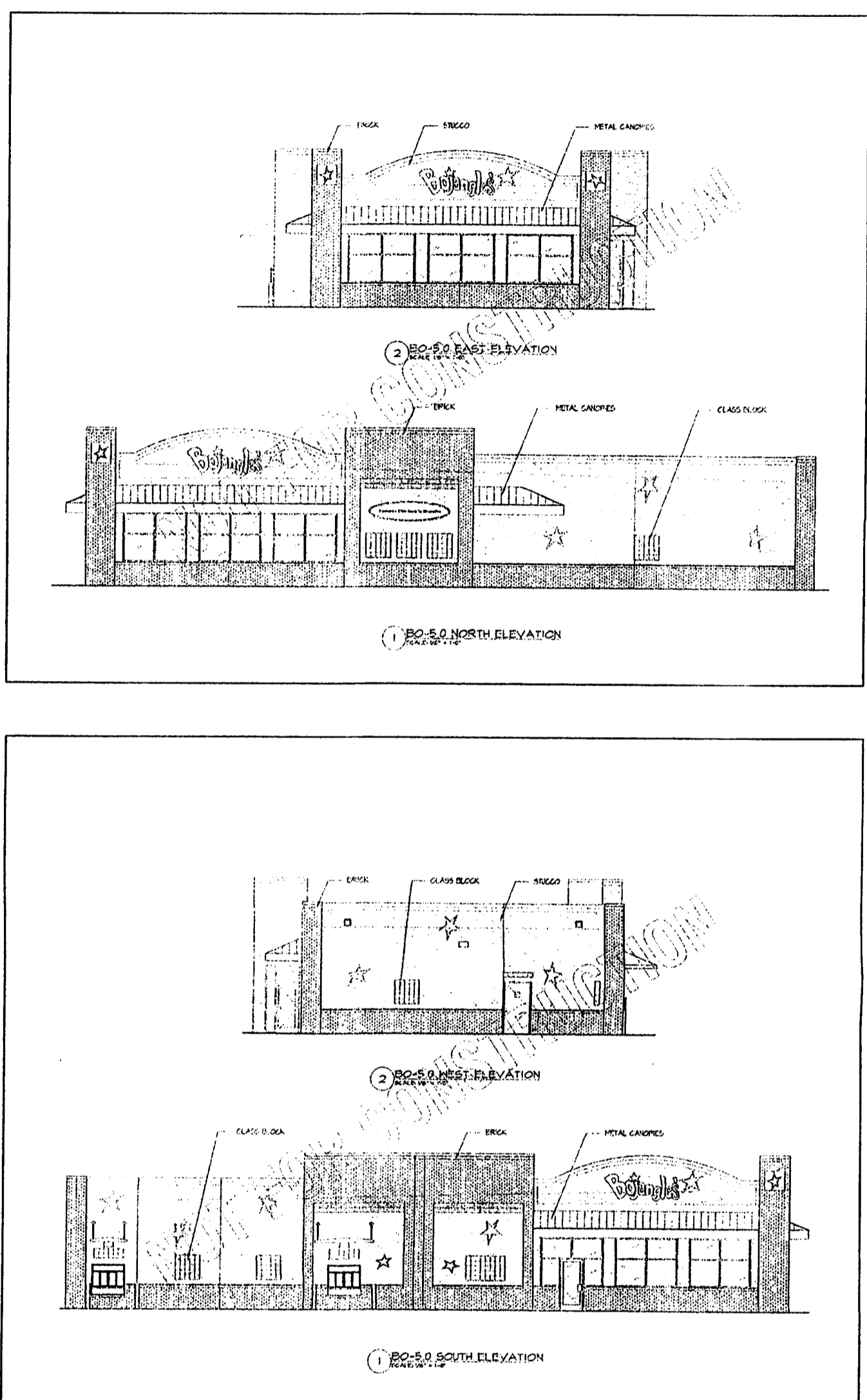
PARKING DATA: CITY OF CHARLOTTE ZONING ORDINANCE
 REQUIRED: ONE SPACE PER 75 SQUARE FEET OF FLOOR AREA
 REQUIRED: 4,068 SF / 75 = 54 SPACES
 PROVIDED: 55 HANDICAP: 3 COMPACT: 10
 ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
 BUILDING PERMIT NUMBER AND ADDRESS SHALL BE POSTED ON THE BUILDING.

DOT NOTES:

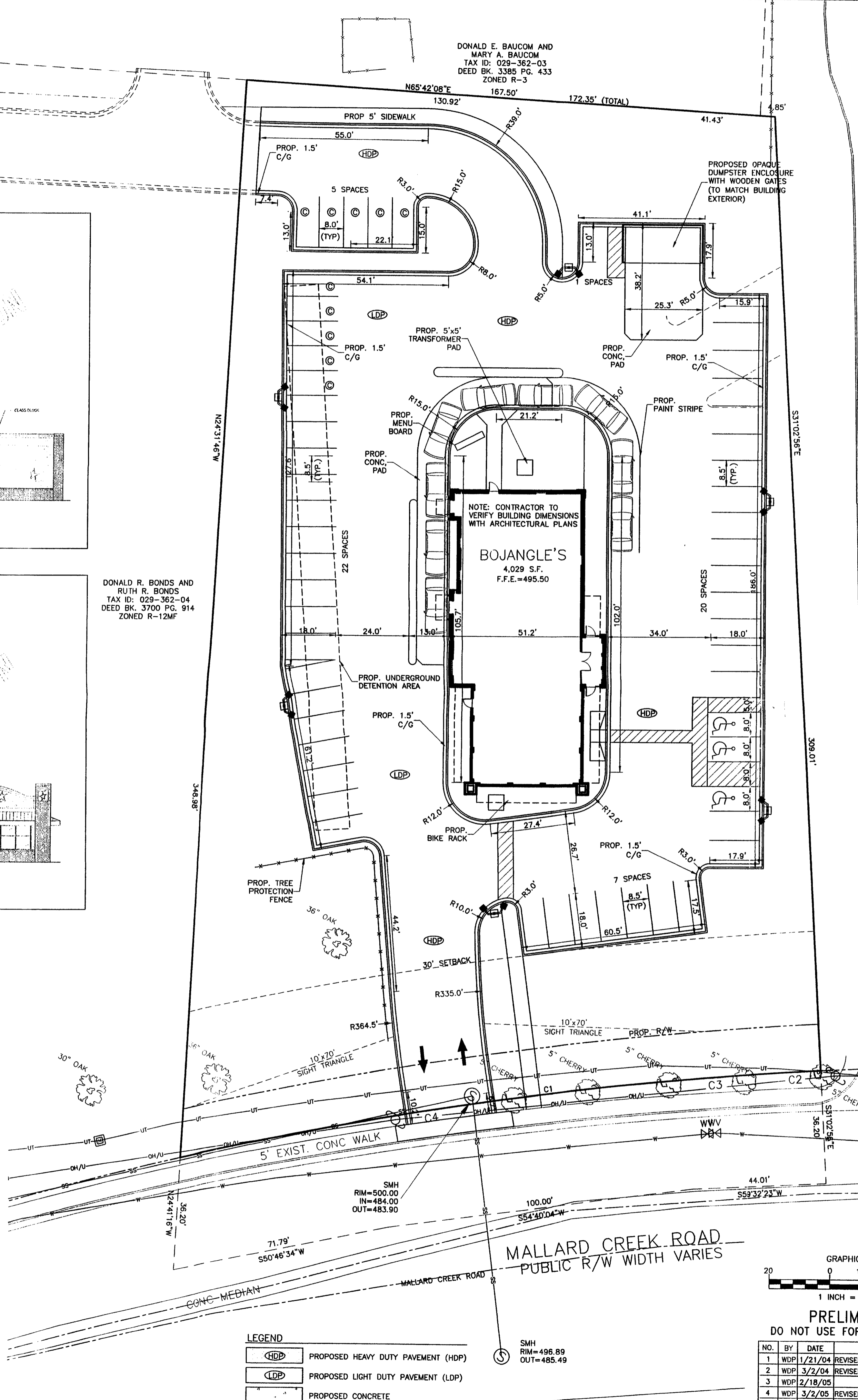
- THE PROPOSED DRIVEWAY CONNECTION TO MALLARD CREEK ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

CONDITIONAL NOTES:

- THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, ARRANGEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A RESTAURANT W/DRIVE-THRU WINDOW.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS SCREENING, LANDSCAPING, ETC.
- THE PROPOSED DEVELOPMENT SHALL CONSIST OF RESTAURANT WITH DRIVE THRU WINDOW. THE MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE SHALL BE 3810 S.F. THE RESTAURANT WILL HAVE A MINIMUM OF 50 SEATS.
- STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS. STORM WATER DETENTION WILL BE UNDERGROUND.
- DUMPSTER/RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURES SHALL NOT EXCEED 30 FEET, INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE CAPPED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE.
- WALL PACK LIGHTING SHALL BE PROHIBITED.
- VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
- AS SHOWN ON THE PLAN, THE PETITIONER/DEVELOPER SHALL PROVIDE A POTENTIAL DRIVEWAY ACCESS TO PARCEL 029-362-08 AND PARCEL 029-362-04. THE PRECISE LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED UPON FINAL DESIGN AND CONSTRUCTION DRAWINGS FOR THE SUBJECT SITE AS WELL AS COORDINATION WITH EACH ADJUTING PARCEL. THE CONSTRUCTION OF EACH PROPOSED DRIVEWAY ACCESS IS SUBJECT TO THE APPROVAL/COORDINATION OF THE ADJUTING PROPERTY OWNERS. IF AGREEMENTS ARE WORKED OUT WITH THE ADJUTING PROPERTY OWNER(S), THEN THE APPROPRIATE CROSS-EASEMENTS WILL BE ESTABLISHED/RECORDED.
- WITH COMPLETION OF A CITY IMPROVEMENT PROJECT, THE DRIVEWAY ACCESS ALONG MALLARD CREEK ROAD WILL BE LIMITED TO A RIGHT-IN/RIGHT-OUT ONLY ACCESS.
- THE PROPOSED BUILDING WILL BE A MASONRY STRUCTURE DESIGNED WITH A MINIMUM OF 80% BRICK EXTERIOR.
- DETACHED SIGNAGE TO IDENTIFY THE USE WILL BE LIMITED TO A GROUND MOUNTED/MONUMENT SIGN LIMITED TO 50 SQUARE FEET AND FOUR FEET IN HEIGHT.
- THE PETITIONER/DEVELOPER WILL INSTALL A SINGLE INVERTED "U" BICYCLE RACK NEAR THE BUILDING.
- THE PETITIONER/DEVELOPER SHALL INSTALL A FIRE HYDRANT WITHIN 75 FEET OF THE BUILDING AS THE TRUCK TRAVELS IF SUCH HYDRANT DOES NOT EXIST.
- THE PETITIONER/DEVELOPER WILL PROVIDE A TREE SURVEY FOR THE SETBACK AREA AS REQUIRED.
- THE ATTACHED BUILDING ELEVATIONS REPRESENT THE GENERAL THEME AND ARCHITECTURAL STYLE OF THE PROPOSED BUILDING, BUT CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC DESIGN ARE PERMITTED. (NOTE: ELEVATIONS SHOW, IN PART, TYPICAL STUCCO DETAIL, BUT PER NOTE 12, STUCCO WILL BE REPLACED WITH BRICK TO COMPLY WITH 80% BRICK EXTERIOR.)
- THE CONSTRUCTION OF FUTURE DRIVEWAY TO ADJUTING PARCELS AS NOTED UNDER NOTE 10 ABOVE WILL REMOVE SOME PARKING SPACES, BUT WILL NOT REDUCE THE NUMBER OF SPACES BELOW THE MINIMUM REQUIRED FOR PROPOSED BUILDING.
- THE DETENTION SHALL BE INTO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE PROPOSED DEVELOPMENT. IF IT IS FOUND THAT THE PROPOSED DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING.
- STORM WATER DETENTION SHALL BE ACCOUNTED FOR BELOW GROUND IN OVERSIZED STORM DRAIN PIPES.
- THE EXISTING 36" OAK TREE LOCATED CLOSEST TO THE PARKING AREA WILL BE PRESERVED.



DONALD R. BONDS AND RUTH R. BONDS
 TAX ID: 029-362-04
 DEED BK. 3700 PG. 914
 ZONED R-12MF



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED March 7, 2005
 BY: DEBRA D. CAMPBELL

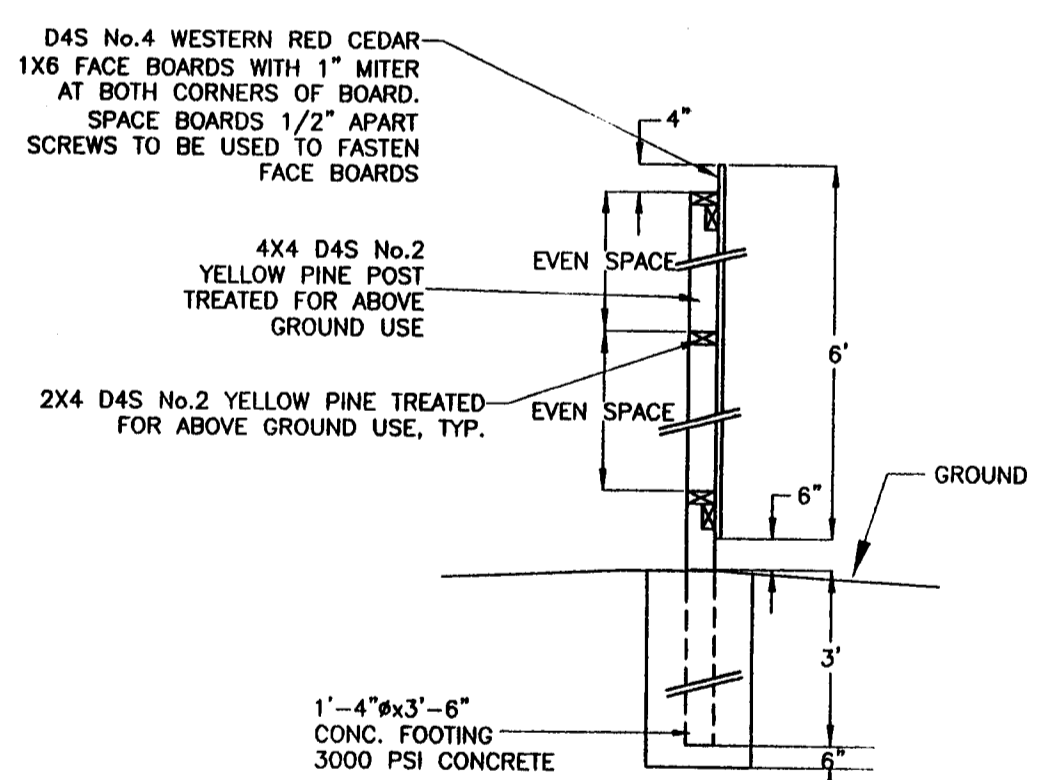
APPROVED BY CITY COUNCIL
 12/20/04

NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.
- THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
- HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT 1/2 C/PARKING SPACES SHOWN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

ONE STORY CAR WASH

PETRO PROPERTIES, LLC
 TAX ID: 029-362-06
 DEED BK. 10390 PG. 847
 ZONED B-1(CD)



PROPOSED WOODEN STOCKADE FENCE DETAIL

2004-20

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1246.23'	211.75'	211.50'	S 54°13'09" W
C2	1246.23'	18.14'	18.14'	S 58°42'57" W
C3	1246.23'	27.58'	27.58'	S 37°42'38" W
C4	1246.23'	168.03'	167.90'	S 53°12'50" W

GRAPHIC SCALE
 1 INCH = 20 FEET

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	1/21/04	REVISED PER PLANNING COMMISSION
2	WDP	3/2/04	REVISED PER PLANNING COMMISSION
3	WDP	2/18/05	PER DEVELOPER
4	WDP	3/2/05	REVISED PER PLANNING COMMISSION

Bojangles

Project: **BOJANGLE'S**
 MALLARD CREEK ROAD
 CHARLOTTE, NORTH CAROLINA

File #: 03161.DWG Date: 2/14/05 Project Egr: BTU
 Title: **SITE PLAN**
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

C1.0