

### ZONING CODE SUMMARY

PROJECT NAME: SONIC AMERICAN DRIVE-IN - CATAWBA VILLAGE CENTER  
 ADDRESS: 265 MT. HOLLY - HUNTERSVILLE ROAD TAX PARCEL ID: 03114113  
 OWNER: KENKAYA REAL ESTATE, LLC PHONE # 704/287-8829  
 PLANS PREPARED BY: WK DICKSON & CO., INC. PHONE # 704/334-5348  
 ZONING: B-2 (CD) REZONING PETITION # 2006-098 JURISDICTION: CITY OF CHARLOTTE, NC  
 PROPOSED USE: DRIVE IN/THROUGH RESTAURANT  
 BUILDING HEIGHT: 40' Feet STORES: 1  
 BUILDING COVERAGE: 4,028 Sq. Ft. GROSS FLOOR AREA: 4,028 Sq. Ft.  
 LOT SIZE: 1.37 Sq. Ft. DENUDE AREA: 0.80 ac.

**YARD REQUIREMENTS:**  
 Setback (Front): 20' ft. from R/W, 50' ft. from C/L of R/W  
 Side Yard (L): 10' ft. Side Yard (R): 10' ft.  
 Rear Yard: 10' ft.

**REQUIRED BUFFERS:**  
 Front: (S) / Yes ft. Rear: (S) / Yes ft.  
 Side (L): (S) / Yes ft. Side (R): (S) / Yes ft.

**REQUIRED SCREENING:**  
 Front: (S) / Yes Rear: (S) / Yes  
 Side (L): (S) / Yes Side (R): (S) / Yes  
 Parking Only: No / Yes

PAVEMENT COVERAGE: 29,486 Sq. Ft./Acre

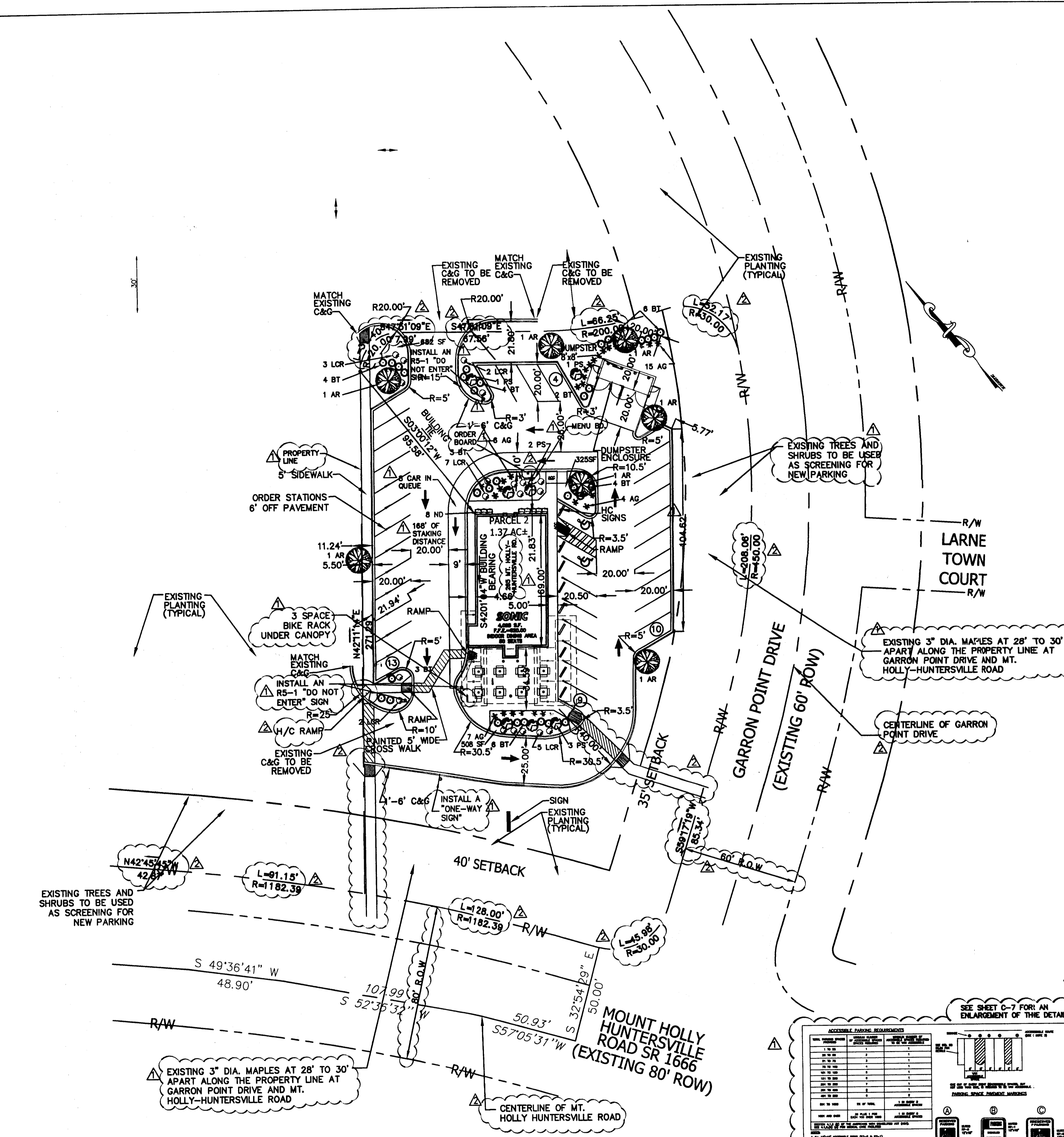
TOTAL IMPERVIOUS AREA ON THE SITE: 2890 + 28488 = 32,168 OR 0.79 AC / 1.37 AC = 53.90%

THE SITE WAS DESIGNED WITH A REGIONAL BMP - WET POND ON GARRON POINT DRIVE AND THIS OFF-PARCEL WAS DESIGNED FOR 70% MAINTAIN. BEING DESIGNED THE SITE TO HAVE A MAXIMUM OF 53.90% WHICH IS WELL WITHIN THE LIMITS OF THE ORIGINAL DESIGN. THEREFORE THE SITE WILL NOT NEED ADDITIONAL DETENTION OR WATER QUALITY.

**PARKING DATA:**  
 Required: 11 Provided: 36 Handicap: 2 Compout: \_\_\_\_\_  
 Compout: \_\_\_\_\_ Loading Spaces: Van Spaces: 1 (Included in handicap total)

- ### SITE NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE PERMITTEE TO PROCEED WITH THE WORK.
  - PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
  - THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
  - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMAN AND THE GENERAL PUBLIC SHALL BE PROTECTED FROM INJURY.
  - DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
  - FOR EXTERIOR LIGHTING, REFER TO ELECTRICAL PLANS AS PART OF THE ARCHITECTURAL PACKAGE.
  - CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
  - ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCH WHITE LINES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
  - DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS #50.05.
  - PIPE SYSTEMS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS IN THE CITY ARE TO BE MAINTAINED BY THE CITY IN AN "ON-CALL" MANNER. THE CITY SHALL NEITHER BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE EASEMENTS NOR REMOVAL OF ANY OBSTRUCTIONS IN THAT AREA.
  - PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
  - THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY REMAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
  - NON-STANDARD ITEMS IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION PRIOR TO INSTALLATION.
  - PRIOR TO PLANT RELOCATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE REQUIRED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
  - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, BUS STOP (704-336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
  - REFER TO SHEET C3 & C4 FOR GRADING AND DRAINAGE.
  - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
  - ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
  - TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-8753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-8892 FOR REQUIRED PERMITS.
- CONDITIONAL (CD) ZONING NOTES IN PETITION #2006-098:** AN INTERNAL SIDE WALK WILL BE PROVIDED BETWEEN THE PARKING FOR THE PROPOSED RESTAURANT AND THE SHOPPING CENTER. THE SIDEWALK WILL EXTEND FROM THE MAIN CENTER TO MT. HOLLY-HUNTERSVILLE ROAD.
- GENERAL:**
- THE SCHEMATIC SITE PLAN CONSISTS OF THE TECHNICAL DATA & THE ILLUSTRATIVE DRAWINGS (COLLECTIVELY "SITE PLAN"). THE SITE PLAN CONTAINS DEVELOPMENT NOTES & CONDITIONS REGARDING VEHICULAR ACCESS POINTS, BUFFERS/SETBACKS, BUILDING SIZE, PARKING RATIOS, DEVELOPMENT TYPE & INTENSITY ETC. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON CONDITIONS IMPOSED BY THE TECHNICAL DATA, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH PERMITS ALTERNATIVE ARRANGEMENTS OF BUILDINGS/PARKING AREAS, BUILDING FOOTPRINTS & SHAPES, LOT LAYOUTS ETC. CHANGES MAY BE MADE PER SECTION 6.206. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NO. & ARRANGEMENT OF OFF-STREET PARKING SPACES (SEE 12.202) SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING (12.203) AND LANDSCAPING (SEE 12.208).
  - THE PROPOSED ZONING SUPPORTS RETAIL, OFFICE, RESTAURANT AND/OR SIMILAR USES AS PERMITTED UNDER B-1 AND SPECIFICALLY A B-2 DISTRICT DRIVE-IN SERVICE RESTAURANT SHALL BE ALLOWED IN PARCEL B.
  - THE SCHEMATIC PLAN SHALL COMPLY WITH THE WATERSHED STANDARDS IN BOTH THE CRITICAL AND PROTECTED AREAS OF THE SITE.
- SITE DESIGN/BUFFERS/SETBACKS**
- STORM WATER DETENTION, WATER QUALITY BASIN (BMP) FOR THE PROPOSED DEVELOPMENT OF PARCEL B WILL BE LOCATED IN AN OFF SITE REGIONAL FACILITY.
  - TREES LOCATED IN THE SETBACK AREA ALONG MT. HOLLY-HUNTERSVILLE ROAD WHICH ARE 6" OR GREATER IN CALIPER SHALL BE PRESERVED PROVIDED THEY DO NOT INTERFERE WITH THE SLOPES NECESSARY TO MAINTAIN MT. HOLLY-HUNTERSVILLE ROAD. THE STREET ESCAPE ALONG MT. HOLLY-HUNTERSVILLE ROAD FRONTAGE ON PARCEL B WILL BE DESIGNED TO BE CONSISTENT WITH CATAWBA PLANTATION MASTER PLAN.

- ### TREE PLANTING NOTES
- #### INTERNAL TREE REQUIREMENTS
- TOTAL IMPERVIOUS COVER: 32,168 = 53.90% SF  
 TOTAL LANDSCAPE AREA: 27,511 = 46.10% SF
- 1 TREE PER 10,000 SF IMPERVIOUS AREA = 3.2 TREE(S) REQUIRED  
 5 TOTAL INTERNAL TREES PROVIDED
- #### PERIMETER TREE REQUIREMENTS
- FRONTAGE ALONG MT. HOLLY-HUNTERSVILLE ROAD = 135 LF 4 LARGE MATURING TREES REQ'D  
 5 LARGE MATURING TREES PROVIDED  
 FRONTAGE ALONG GARRON POINT DRIVE = 300 LF 8 LARGE MATURING TREES REQ'D  
 11 LARGE MATURING TREES PROVIDED
- MT. HOLLY-HUNTERSVILLE ROAD LARGE/SMALL MATURING TREES - EX. TREES PROVIDED 5  
 GARRON POINT DRIVE LARGE/SMALL MATURING TREES - EX. TREES PROVIDED 11  
 ALSO PROVIDED IS EVERGREEN SHRUBS AT 8"/100LF = 85 SHRUBS MIN. PROVIDING 82 SHRUBS EXISTING ALONG BOTH FRONTAGES
- #### LANDSCAPE NOTES
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLANT 15'-20' FROM UNDERGROUND SEWER AND STORM DRAINAGE LINES. 10'-15' FROM GAS, WATER PHONE AND UNDERGROUND ELECTRIC LINES.
  - ATTENTION LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICT PRIOR TO PLANTING NEW TREES. CALL 704-336-6769 FOR COORDINATION.
  - ORNDANCE REQUIRED TREES MUST BE MAINTAINED IN TREE FORM AND ALLOWED TO GROW TO THEIR NATURAL HEIGHT AND FORM, WITH A MAXIMUM OF THREE STEMS (NO TOPPING OR ROUNDING OVER).
  - MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM; MINIMUM 8' TALL WITH 3 STEMS IF MULTI-STEM. MULCH IS REQUIRED; STAKING/CUTTING IS OPTIONAL.
  - PLEASE CALL 704-336-6769 FOR INSPECTION OF TREES AND OR TREE AREAS, 1 TO 2 DAYS BEFORE THE TEMPORARY OF FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
  - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL. TOP OF ROOT BALL TO BE 2" ABOVE ADJACENT GRADE.
  - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOP SOIL MIX OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL / PLANTING MIX REQUIREMENTS FOR TREES (WITHIN THE ENTIRE REQUIRED PLANTING AREA - 274 SF)
  - LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD UTILITY LINES EXIST.
  - NO TREES TO BE PLANTED WITHIN 10' OF A UTILITY OR LIGHT POLE NO. PARKING LOT LIGHTS ALLOWED IN ISLANDS WITH TREES.
  - TREE SURVEY WILL BE REQUIRED INDICATING ALL TREES 8" IN DIAMETER AND HIGHER WITHIN THE SETBACK AND ARE TO BE PROTECTED.
  - 75% OF PLANTED TREES WILL BE LARGE MATURING SHADE TREES, EXCEPT WHERE OVERHEAD DISTRIBUTION LINES EXIST.
  - THE SIZE OF THE ISLANDS IN PARKING LOTS IS 274 SF



### PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>LARGE TREES</b>				
7	Acer rubrum (AR)	RED MAPLE	2-2 1/2" CAL. 10-12" Ht.	50' OC
7	Prunus serotina 'Kwanzan' (PS)	Kwanzan Cherry	1 1/2-2" CAL. 8-8' Ht.	AS SHOWN
<b>SHRUBS</b>				
52	Abelia grandiflora (AS)	GLOSSY ABELIA	5 gal. 30x30	5' OC
52	bartramia thumbergia (BT)	JAPANESE BARBERRY	5 gal. 30x30	5' OC
14	loropetalum chinense (LOR)	BURGUNDY	5 gal. 30x30	5' OC
8	nandina domestica (ND)	NANDINA	5 gal. 30x30	5' OC

### LEGEND

- RED MAPLE
- KWANZAN CHERRY
- GLOSSY ABELIA
- JAPANESE BARBERRY
- LOROPETALUM
- NANDINA



### ACCESSIBLE PARKING AND SIGNAGE STANDARDS

SEE SHEET C-7 FOR AN ENLARGEMENT OF THE DETAIL

CHARLOTTE - MECKLENBURG LAND DEVELOPMENT STANDARDS

SCALE 1"=30'

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Office Locations:  
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RELEASED FOR APPROVALS: AUGUST, 2006  
 BIDDING  
 CONSTRUCTION RECORD DWG.