

NOTE: BRICK COLUMNS SHOULD BE PROVIDED EVERY 24-FOOT WITHIN THE SCREEN FENCE. THE FENCE SHOULD BE CONSTRUCTED OF A LOW MAINTENANCE MATERIAL SUCH AS CEDAR OR VINYL.

VICINITY MAP NOT TO SCALE

CONDITIONAL NOTES

1. DEVELOPMENT OF THE SUBJECT REZONING PARCEL, AS IDENTIFIED ON THIS SITE PLAN, WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF CITY OF CHARLOTTE ("THE ORDINANCE") FOR THE I-1 ZONING DISTRICT, UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR BY THESE CONDITIONAL NOTES.

2. THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THIS ILLUSTRATIVE SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED PER SECTION 6.206 AND 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AND/OR MODIFIED POST REZONING DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING, PARKING, AND DEVELOPMENT AREAS ESTABLISHED ON THIS PLAN. PARKING AND SERVICE AREA CONFIGURATIONS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING CONFIGURATIONS AND IN ACCORDANCE WITH SECTION 9.1105 OF THE CITY OF CHARLOTTE ORDINANCE.

3. ONE PERMANENT ACCESS POINT TO/FROM S. TRYON STREET SHALL BE LIMITED TO THE APPROXIMATE LOCATION AS SHOWN ON THIS PLAN. FINAL LOCATION OF THIS ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND/OR CDOT.

4. IN EVERY INSTANCE, THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO THE DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.

5. OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

6. **STORM WATER QUALITY CONTROL:** THE PETITIONER SHALL TIE-IN TO 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 DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

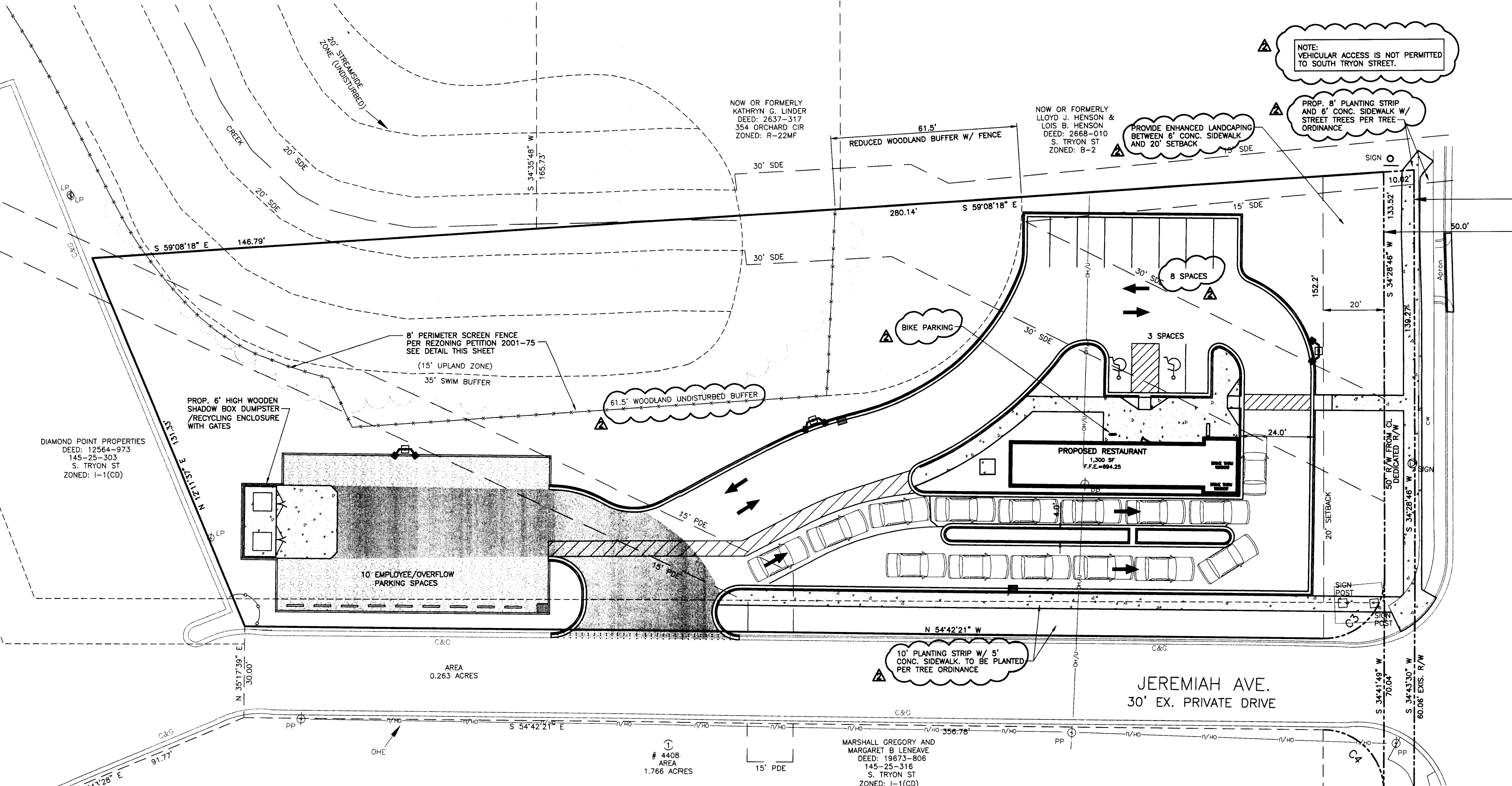
7. THE EXISTING RIGHT-OF-WAY FOR JEREMIAH AVENUE MAY BE ABANDONED, THROUGH THE CITY'S ESTABLISHED R.O.W. ABANDONMENT PROCESS, OR INCORPORATED TO ACCOMMODATE THE NEW DEVELOPMENT.

8. **LANDSCAPING AND SCREENING:**
 - a. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

- b. THE 82 FOOT WIDE BUFFER MAY BE REDUCED TO 61.5 FEET WITH THE INSTALLATION OF AN 8 FOOT TALL SOLID SCREEN FENCE INSTALLED ALONG THE INTERIOR EDGE OF THE 61.5 FOOT BUFFER AND THE 35 FOOT S.W.I.M. BUFFER. THIS BUFFER WILL BE AN UNDISTURBED WOODLAND BUFFER SUBJECT TO THE FOLLOWING CONDITIONS:

WOODLAND BUFFER: A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A WOODLAND BUFFER:

1. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER. (I.E. BULLDOZERS)
2. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
3. NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
4. WEEDS AND VINES MAY BE REMOVED.
5. TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY.
6. DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
7. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.
8. THIS PROJECT WILL BE DEVELOPED IN COMPLIANCE WITH THE CITY OF CHARLOTTE ORDINANCE.
9. THE EXACT LOCATION OF DUMPSTERS ARE UNDETERMINED AT THIS TIME. HOWEVER, ALL DUMPSTERS WILL BE SCREENED BY A 6 FOOT SOLID WOOD FENCE AND GATE.
10. ALL EXTERIOR LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE PROPERTY LINES. MAXIMUM HEIGHT OF THE EXTERIOR LIGHTS WILL BE LIMITED TO 20 FEET. NO WALLPAK LIGHTING WILL BE ALLOWED.
11. THE PROPOSED OFFICE/WAREHOUSE BUILDINGS WILL HAVE AN EXTERIOR MATERIAL OF BRICK, MASONRY OR STUCCO. NO BUILDINGS WITH METAL EXTERIOR WALLS WILL BE ALLOWED IN THIS DEVELOPMENT.
12. TOPOGRAPHIC AND S.W.I.M. BUFFER INFORMATION SHOWN ON THIS SITE PLAN WAS DIGITIZED FROM CITY AERIAL TOPOGRAPHIC MAPS.
13. A FUTURE R.O.W. AS MEASURED 175 FEET FROM THE EXISTING CENTERLINE OF I-77 SHALL BE DEDICATED TO NCDOT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
14. A FUTURE R.O.W. AS MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF S. TRYON ST. SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THERE IS CURRENTLY AN 80 FOOT R.O.W. ASSOCIATED WITH THIS SEGMENT OF S. TRYON STREET.
15. THERE WILL BE NO TRUCK OR DUMPSTER TRAFFIC ALLOWED BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM.
16. THERE WILL BE NO TRUCK OR LOADING DOCKS LOCATED ADJACENT TO THE NORTHERLY PROPERTY LINE ADJACENT TO THE 61.5 FOOT BUFFER ALONG THE REAR OF LOTS #4-11 WHICH FRONT ON ORCHARD CIRCLE.



NOTE: VEHICULAR ACCESS IS NOT PERMITTED TO SOUTH TRYON STREET.

PROVIDE ENHANCED LANDSCAPING BETWEEN 6' CONC. SIDEWALK AND 20' SETBACK

PROP. 8' PLANTING STRIP AND 6' CONC. SIDEWALK W/ STREET TREES PER TREE ORDINANCE

10' PLANTING STRIP W/ 5' CONC. SIDEWALK, TO BE PLANTED PER TREE ORDINANCE

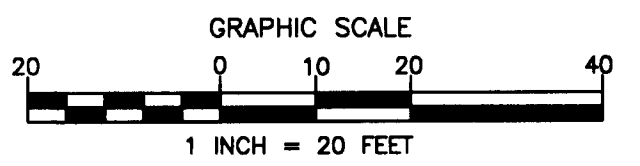
S. TRYON ST - N.C. HWY 29
80' PUBLIC R/W

APPROVED BY CITY COUNCIL
APR 16 2007

18. THERE WILL BE NO PARKING ALLOWED BETWEEN BUILDINGS AND S. TRYON ST. ANY BUILDING(S) ON S. TRYON STREET WILL HAVE NO LOADING DOCKS FACING S. TRYON ST.
19. THE PETITIONER WILL COORDINATE WITH THE CITY ENGINEERING DEPARTMENT REGARDING A PUBLIC SIDEWALK PROJECT ALONG S. TRYON ST. WHICH IS SCHEDULED FOR CONSTRUCTION IN JUNE 2007. IF THE CITY DOES NOT INSTALL SIDEWALKS AS PART OF THIS PUBLIC PROJECT, THEN THE PETITIONER/DEVELOPER WILL INSTALL A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE PROPERTY FRONTAGE FOR S. TRYON ST.
20. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
21. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

21. THE MAXIMUM HEIGHT OF ALL BUILDING WILL BE 40 FEET.
22. NO NEW MEDIAN CUTS WILL BE ALLOWED ON S. TRYON ST. THERE IS AN EXISTING MEDIAN ON S. TRYON ST. WITH AN EXISTING CURB CUT ASSOCIATED WITH JEREMIAH AVE. WHICH WILL REMAIN OR BE MODIFIED TO MEET CURRENT DRIVEWAY STANDARDS.
23. NO BILLBOARDS WILL BE ALLOWED ON THIS DEVELOPMENT AND DETACHED SIGNS THRU OUT THE DEVELOPMENT WILL BE LIMITED IN SIZE TO A GROUND MOUNTED SIGN, 7 FOOT IN HEIGHT AND 50 SQUARE FEET AREA MAXIMUM.
24. LIGHT MANUFACTURING IS ALLOWED PER SECTION 9.1102 (48) OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE FOLLOWING MANUFACTURING USES WHICH WILL NOT BE PERMITTED:
 - BATTERIES
 - BOAT AND SHIP BUILDING
 - DAIRY PRODUCTS
 - FABRICATED METAL PRODUCTS EXCLUDING USE OF BLAST FURNACES OR DROP FORGES
 - GRAIN MILL PRODUCTS
 - MEAT PRODUCTS; NO SLAUGHTERING OR DRESSING
 - DAIRY PRODUCTS
 - PRESERVED FRUITS AND VEGETABLES
 - SIGNS

DEVELOPMENT DATA:
EXISTING ZONING: I-1 (CD) PET. #2001-75
PROPOSED ZONING: I-1 (CD)
EXISTING USE: VACANT
PROPOSED USE: RESTAURANT WITH DRIVE-THRU
MAX. SQUARE FOOTAGE = 95,000 SF



NO.	BY	DATE	REVISION
1	PDW	2/1/07	CHAR-MECK PLANNING COMM.
2	PDW	3/26/07	CHAR-MECK PLANNING COMM.

FOR PUBLIC HEARING
PETITION # 2007-022

Project: **COOK OUT**
4374 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

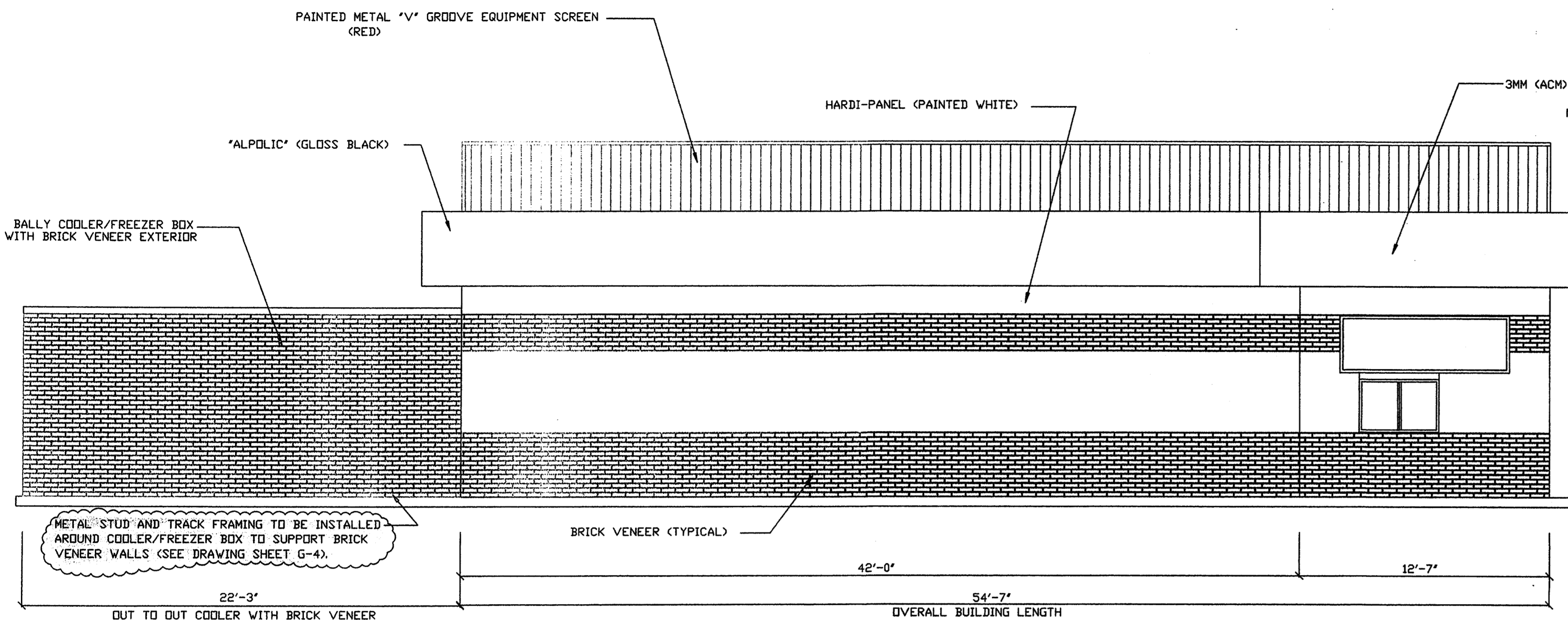
File #: 05084.DWG | Date: 11/27/06 | Project Egr: BTU

ISAACS CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Design By: BTU
Drawn By: CBH
Scale: 1"=20'
C1.0

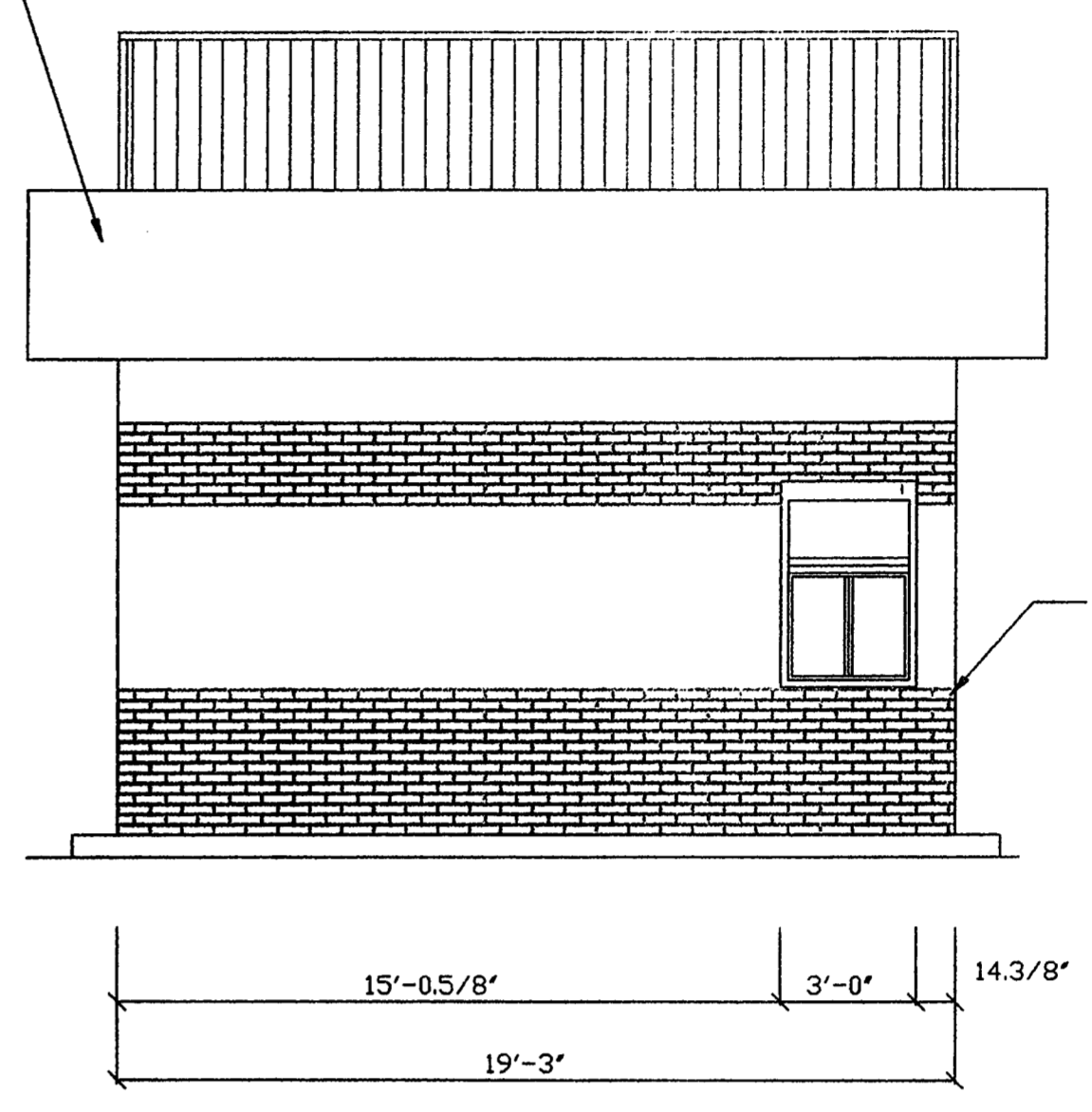
NOTE: ALL GLASS MUST BE NON-REFLECTIVE



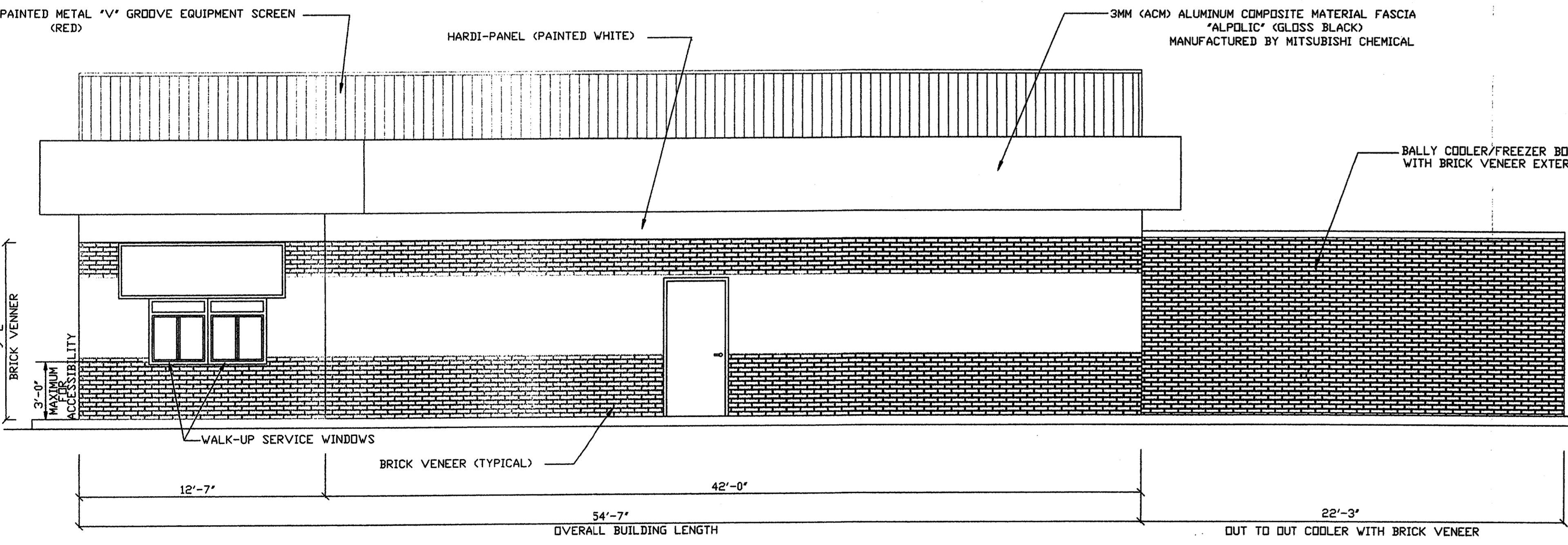
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: ALL BRICK LINTELS SPANNING 9'-0" OR LESS TO BE 4" X 4" X 1/4" STEEL ANGLE

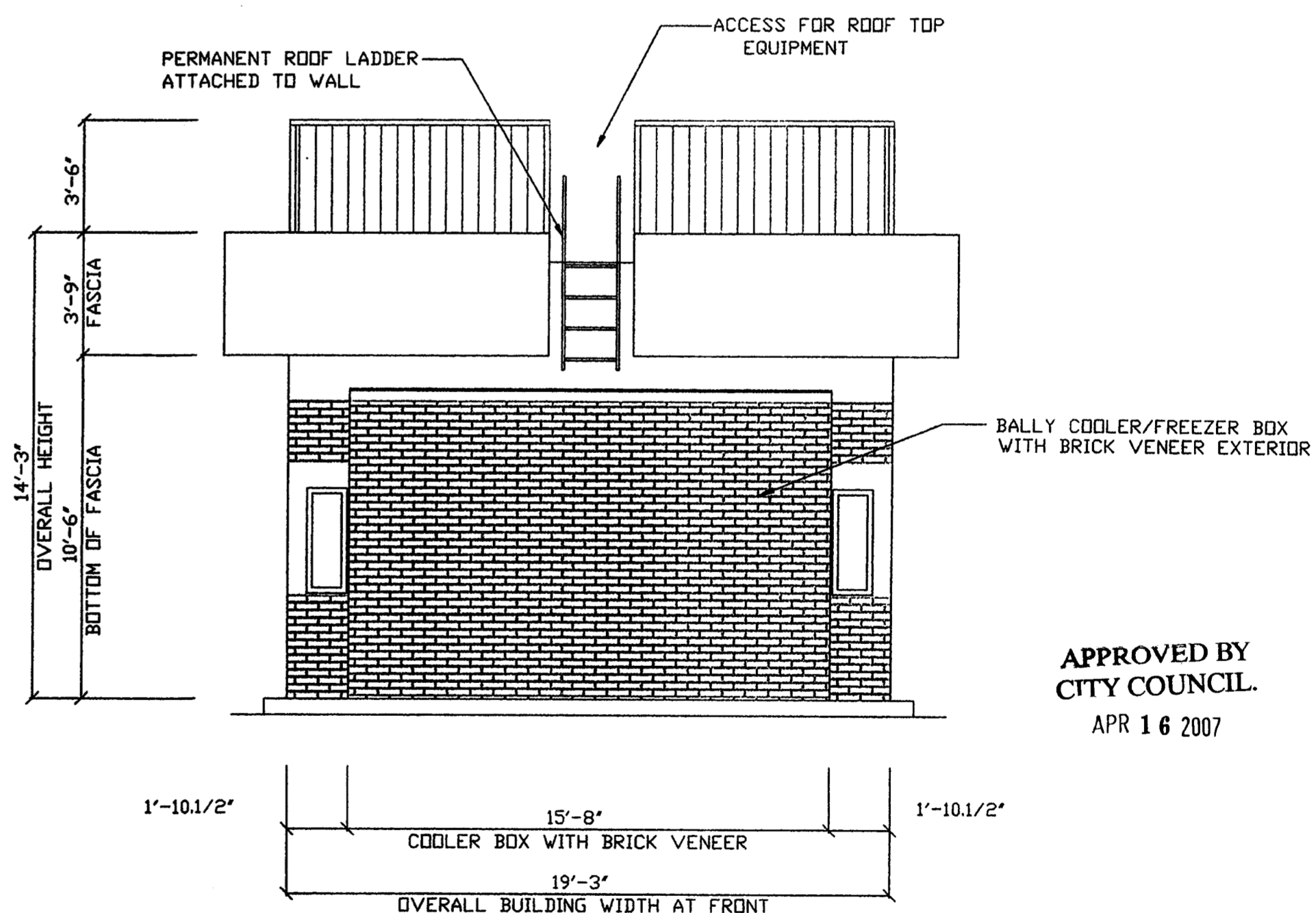
ACCESS TO ROOF VIA SERVICE LADDER TO TOP OF COOLER BOX, THEN VIA PERMANENT LADDER AFFIXED TO REAR WALL OF BUILDING THROUGH OPENING IN FASCIA



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

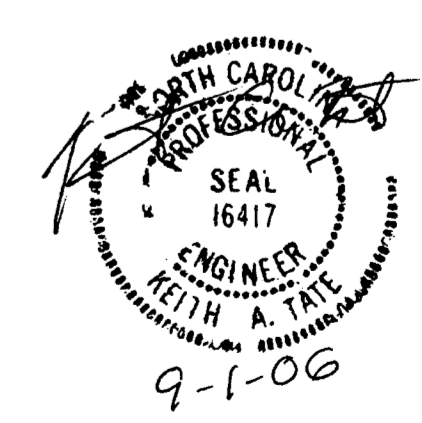


RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

APPROVED BY
 CITY COUNCIL
 APR 16 2007



THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF COOK OUT, INC. AND SHALL NOT BE COPIED, REPRODUCED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT ITS WRITTEN AUTHORIZATION.
 COOK OUT, INC.
 5505 ADAMS FARM LANE - SUITE D
 GREENSBORO, NC 27407
 PHONE: (336) 547-0011

REVISIONS	REVISED BUILDING HEIGHT	REVISED BUILDING WIDTH	REVISED BUILDING LENGTH	REVISED EXTERIOR FINISH PROPORTIONS	ADDED PERMANENT ROOF LADDER	LOWERED WALK-UP SERVICE WINDOWS	STEEP BRICK LINTELS AND ADDED NOTE TO DWGS
1-17-08							
1-17-08							
1-17-08							
11-20-05							
8-6-06							

EXTERIOR ELEVATIONS

COOK OUT, INC.
 5505 ADAMS FARM LANE - SUITE D
 GREENSBORO, NC 27407
 PROJECT: COOK OUT RESTAURANTS
 14' X 52' BUILDING
 TRYON STREET
 CHARLOTTE, NC

DRAWN BY: R. KIRKMAN
 336-622-1588
 APPROVED BY: R. KIRKMAN

KEITH A. TATE, P.E.
 4107 ROCKINGHAM ROAD S.
 GREENSBORO, NORTH CAROLINA 27407

DATE: 2-26-06
 CADD NUMBER: SSCDC08T
 PROJECT NO.:
 DRAWING NO.: G-8