

LOCATION MAP
NOT TO SCALE

DEVELOPMENT DATA:

TAX PARCEL: 06701302, 06701303
 EXISTING ZONING: B-1 (P.E.D.)
 TOTAL SITE AREA: 0.494 ACRES
 PROPOSED ZONING: B-1 (P.E.D.-O)
 LOT SETBACK:
 FRONT: 22' FROM BACK OF CURB
 REAR: 0'
 SIDE: 0'

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS OF THIS PETITION INCLUDE THE ALLOWANCE OF A RESTAURANT WITH DRIVE-THROUGH WINDOW SERVICE.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES AND ACCESSORY USES THAT ARE PERMITTED IN THE B-1 DISTRICT INCLUDING RESTAURANTS WITH A DRIVE THROUGH SERVICE WINDOW.

TRANSPORTATION

A. THE SITE WILL HAVE ACCESS TO WEST MOREHEAD AND FREEDOM DRIVE VIA EXISTING PRIVATE DRIVEWAYS AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
 B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
 C. EXISTING SIDEWALK WILL REMAIN ALONG MOREHEAD STREET.

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

STREETSCAPE AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE WEST MOREHEAD LAND USE AND PEDSCAPE PLAN AND CURRENT CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES

THE SITE MUST COMPLY WITH THE CURRENT PCCO.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

THE EXISTING POLE SIGN WILL REMAIN. OTHER SIGNAGE WILL COMPLY WITH APPLICABLE REQUIREMENTS FROM THE CURRENT ORDINANCE.

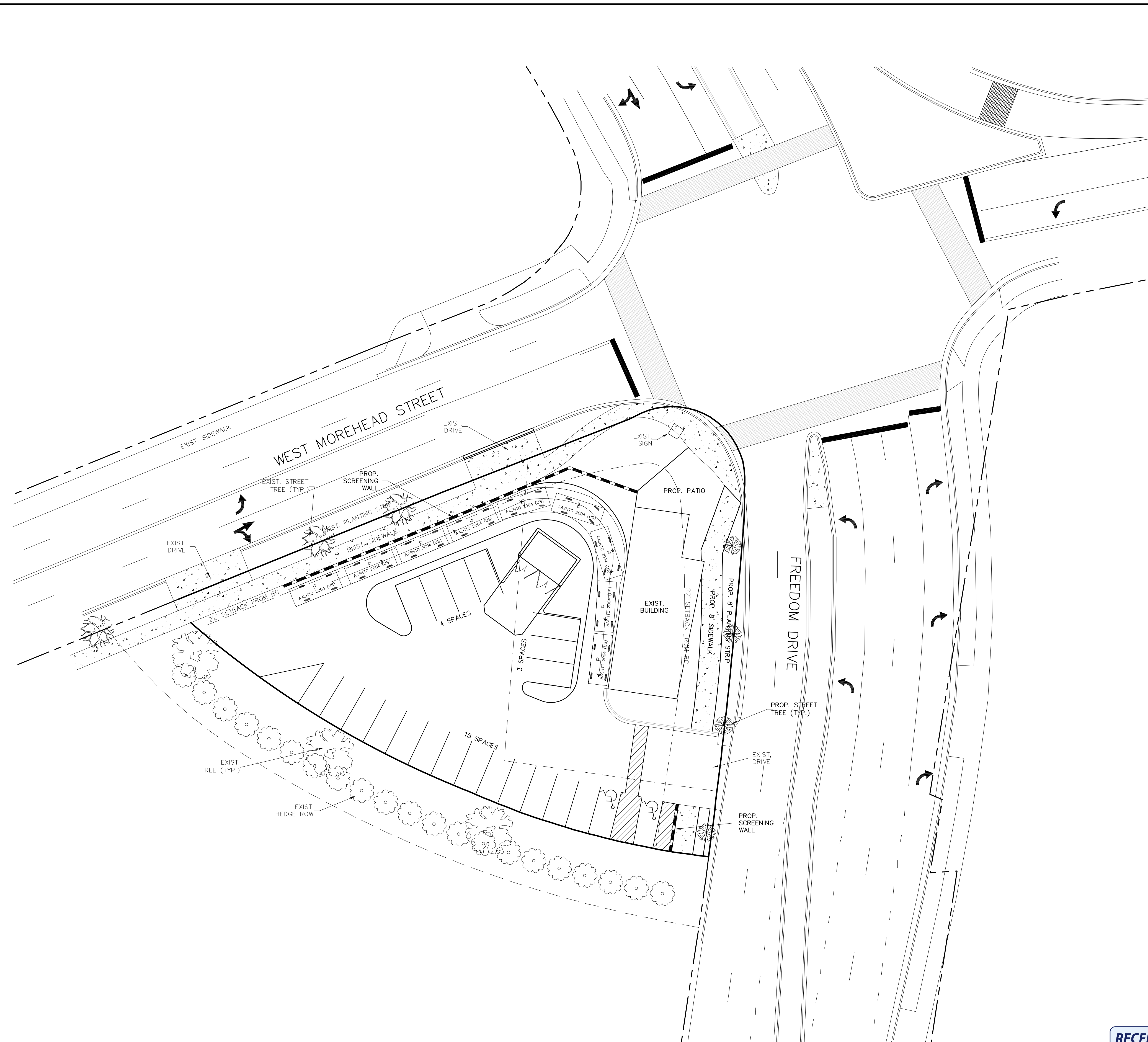
LIGHTING

FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED.

PHASING

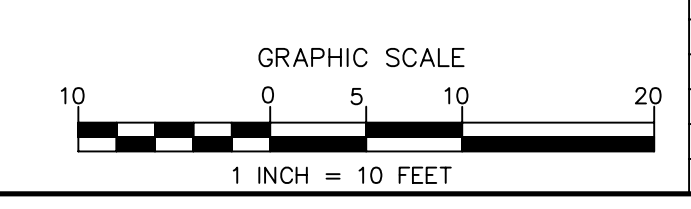
RESERVED

INITIAL SUBMISSION- 10/22/12



LEGEND

- EXISTING TREE
- EXISTING TREE
- EXISTING SHRUB
- PROPOSED TREE



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

RECEIVED
By mcataldo at 1:47 pm, Jan 28, 2013

Project: **DUNKIN DONUTS**
 FREEDOM DRIVE AND WEST MOREHEAD STREET
 CHARLOTTE, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 12103-RZ.DWG | Date: 10/22/12 | Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=20'

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RZ1.0



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STAMPS



DUNKIN DONUTS - REAR ELEVATION - SCHEMATIC -

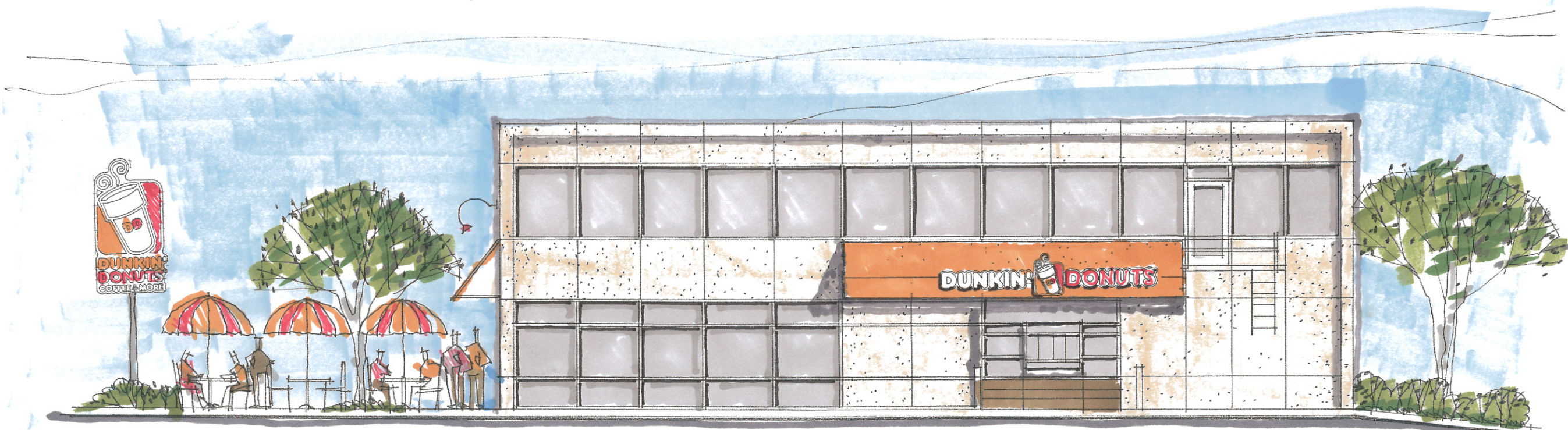


CHARLOTTE, NC

PROJECT NUMBER 1276

ISSUE DATE

ISSUED FOR COMMENT 10.22.12



DUNKIN DONUTS - RIGHT SIDE ELEVATION - SCHEMATIC -

DRAWING DATA

DRAWN BY: HJS
CHECKED BY: RJ
FILE NUMBER: 1276

SHEET TITLE

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SHEET NUMBER



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STAMPS



DUNKIN DONUTS - FRONT ELEVATION - SCHEMATIC -



DUNKIN DONUTS - LEFT SIDE ELEVATION - SCHEMATIC -



CHARLOTTE, NC
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