

LOCATION MAP
NOT TO SCALE

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:

- TO ALLOW A RESTAURANT USE WITH AN ACCESSORY DRIVE THROUGH SERVICE WINDOW/LANE.
- TO MODIFY THE MINIMUM PARKING RATIO TO 1 PARKING SPACE PER 200 S.F. FOR RESTAURANT USES.
- TO ALLOW PARKING AND MANEUVERING BETWEEN THE BUILDING/USE AND THE SETBACK ALONG WEST MOREHEAD ST.
- TO ALLOW THE EXISTING ±20 FOOT HIGH ±40 S.F. POLE SIGN WITH FOUR SIDED AND TWO SIDED COMPONENTS TO REMAIN AT THE CORNER OF FREEDOM DRIVE AND WEST MOREHEAD ST. SIGN PANELS ARE ALLOWED TO BE CHANGED.
- TO EXEMPT THE SCREENING REQUIREMENT OF THE PARKING LOT ALONG THE SOUTHERN PROPERTY LINE DUE TO THE PLANTING ON THE ADJUTING PROPERTY.
- TO ALLOW EXISTING 6' SIDEWALK AND 11' PLANTING STRIP TO REMAIN ALONG MOREHEAD STREET.
- TO REDUCE THE REQUIRED 3' PLANTING STRIP BETWEEN THE SCREEN WALL AND SIDEWALK TO 2'. SHRUBS INSTALLED WITHIN THE 2' PLANTING STRIP WILL BE VERTICAL IN NATURE AND APPROVED DURING THE DEVELOPMENT REVIEW PROCESS.

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. RESTAURANT USES WILL BE LIMITED TO THE GROUND FLOOR OF EXISTING BUILDING.

TRANSPORTATION

- THE SITE WILL HAVE ACCESS TO WEST MOREHEAD AND FREEDOM DRIVE VIA EXISTING PRIVATE DRIVEWAYS AS IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE. THE EXISTING DRIVEWAY ON WEST MOREHEAD CLOSEST TO FREEDOM DRIVE WILL BE REMOVED AND PLANTED.
- PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND CONVEYED ALONG BOTH WEST MOREHEAD STREET AND FREEDOM DRIVE SO THAT THE RIGHT-OF-WAY WILL BE LOCATED BEHIND THE SIDEWALK PRIOR TO BUILDING PERMITS BEING ISSUED.
- THE PROPOSED DRIVEWAY CONNECTIONS TO MOREHEAD STREET AND FREEDOM DRIVE WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND 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 CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITION.
- A WAITING PAD FOR BUS SERVICE WILL BE PROVIDED ALONG W. MOREHEAD IN THE GENERAL AREA SHOWN ON THIS PLAN.

ARCHITECTURAL STANDARDS

THE EXISTING BUILDING IS TO REMAIN. SEE ATTACHED SCHEMATIC BUILDING ELEVATIONS

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 EXCEPT AS MODIFIED BY OPTIONAL PROVISION.

ENVIRONMENTAL FEATURES

THE SITE MUST COMPLY WITH THE CURRENT PCO AND TREE ORDINANCE.

PARKS, GREENWAYS, AND OPEN SPACE

AN OUTDOOR PATIO IS PROPOSED AT THE CORNER OF WEST MOREHEAD AND FREEDOM DR.

FIRE PROTECTION

RESERVED

SIGNAGE

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

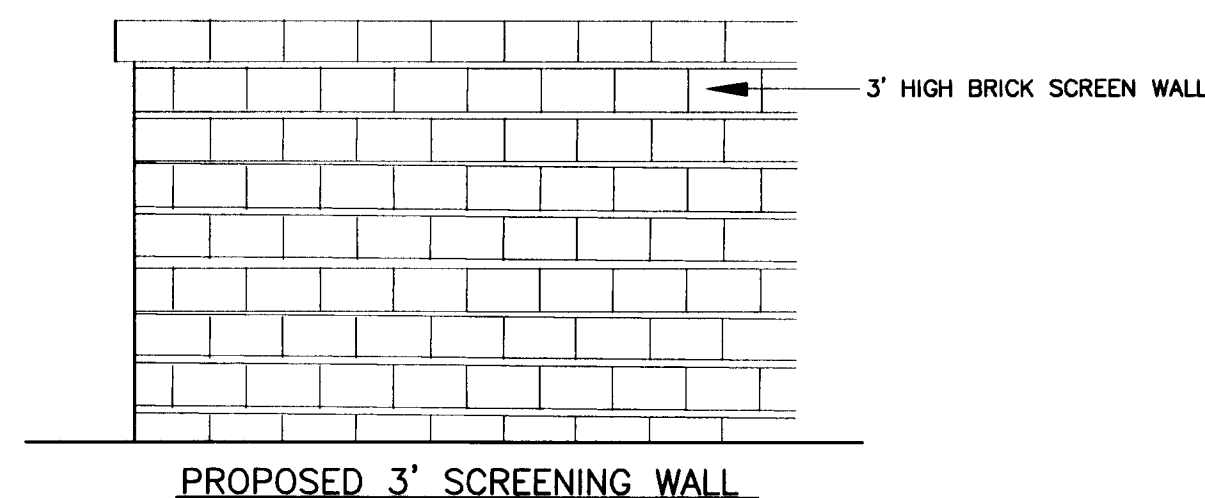
LIGHTING

FREESTANDING LIGHTING ON THE SITE WILL BE LIMITED TO 20 FEET IN HEIGHT AND UTILIZE FULL CUT-OFF LUMINAIRES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED.

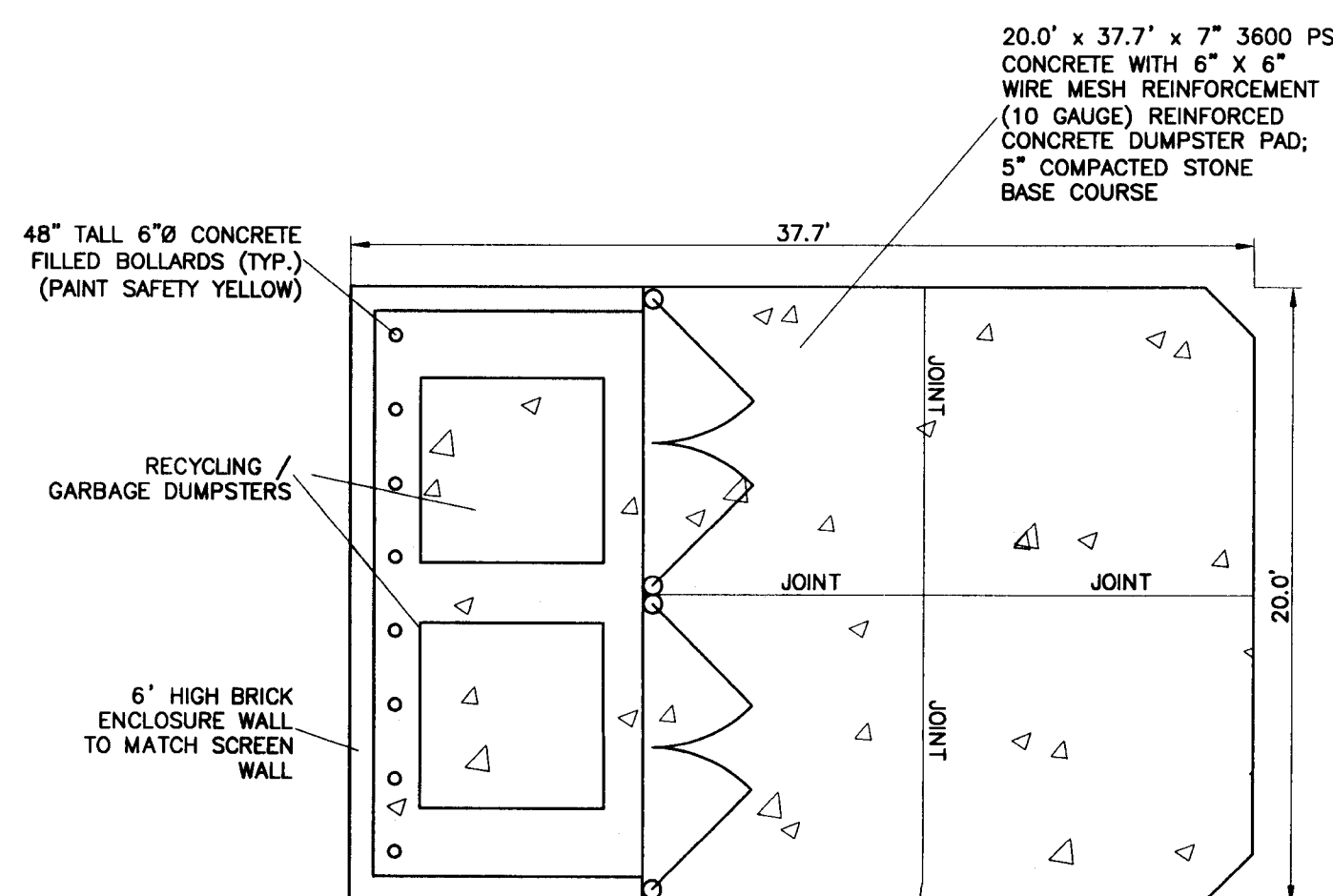
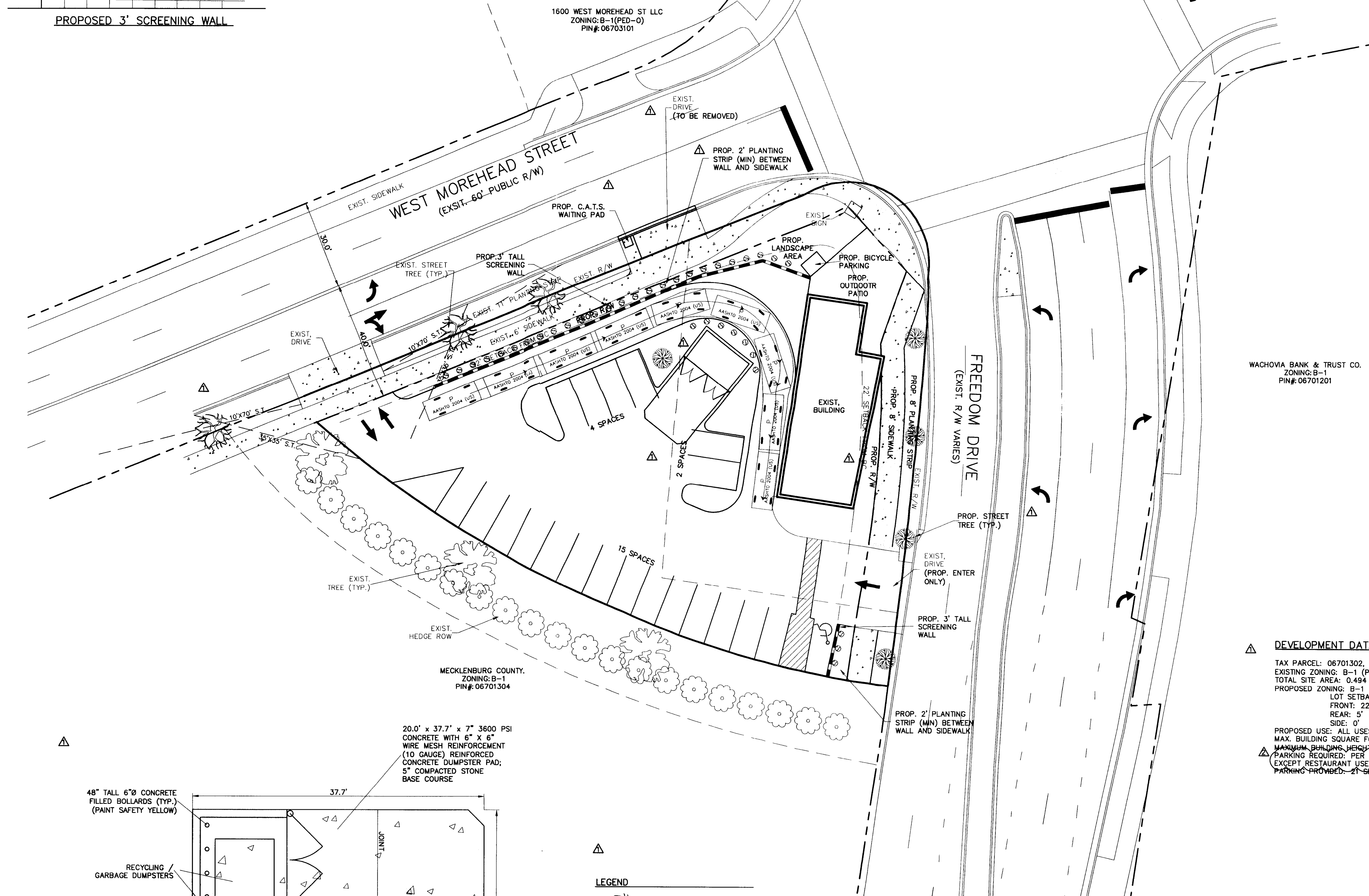
PHASING

RESERVED

INITIAL SUBMISSION- 10/22/12



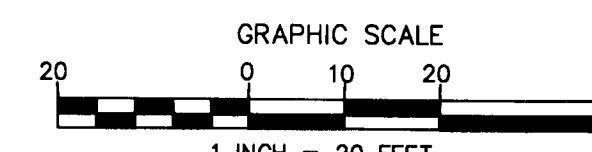
PROPOSED 3' SCREENING WALL



DUMPSTER DETAIL

LEGEND

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



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.-0)
LOT SETBACK:
FRONT: 22' FROM BACK OF CURB
REAR: 5'
SIDE: 0'
PROPOSED USE: ALL USES ALLOWED IN B-1 ZONING
MAX. BUILDING SQUARE FOOTAGE: 3,500 S.F.
MAXIMUM BUILDING HEIGHT: 40' LIMITED TO TWO STORIES
PARKING REQUIRED: PER CHARLOTTE ZONING ORDINANCE
EXCEPT RESTAURANT USES ARE 1 PER 200 S.F.
PARKING PROVIDED: 21 SPACES

PETITION #2013-035

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

PRELIMINARY DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	3/14/13	PER STAFF COMMENTS
2	CBH	4/11/13	PER STAFF COMMENTS

RZ1.0



DUNKIN DONUTS - FRONT ELEVATION - SCHEMATIC -



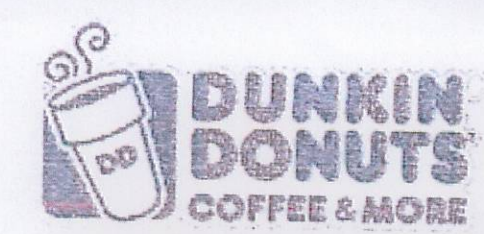
DUNKIN DONUTS - LEFT SIDE ELEVATION - SCHEMATIC -



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STAMPS



CHARLOTTE, NC
PROJECT NUMBER 1276
ISSUE DATE
ISSUED FOR COMMENT 10.22.12

DRAWING DATA

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

SHEET TITLE

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CHARLOTTE, NC
PROJECT NUMBER 3276
ISSUE DATE
ISSUED FOR COMMENT 10.22.12

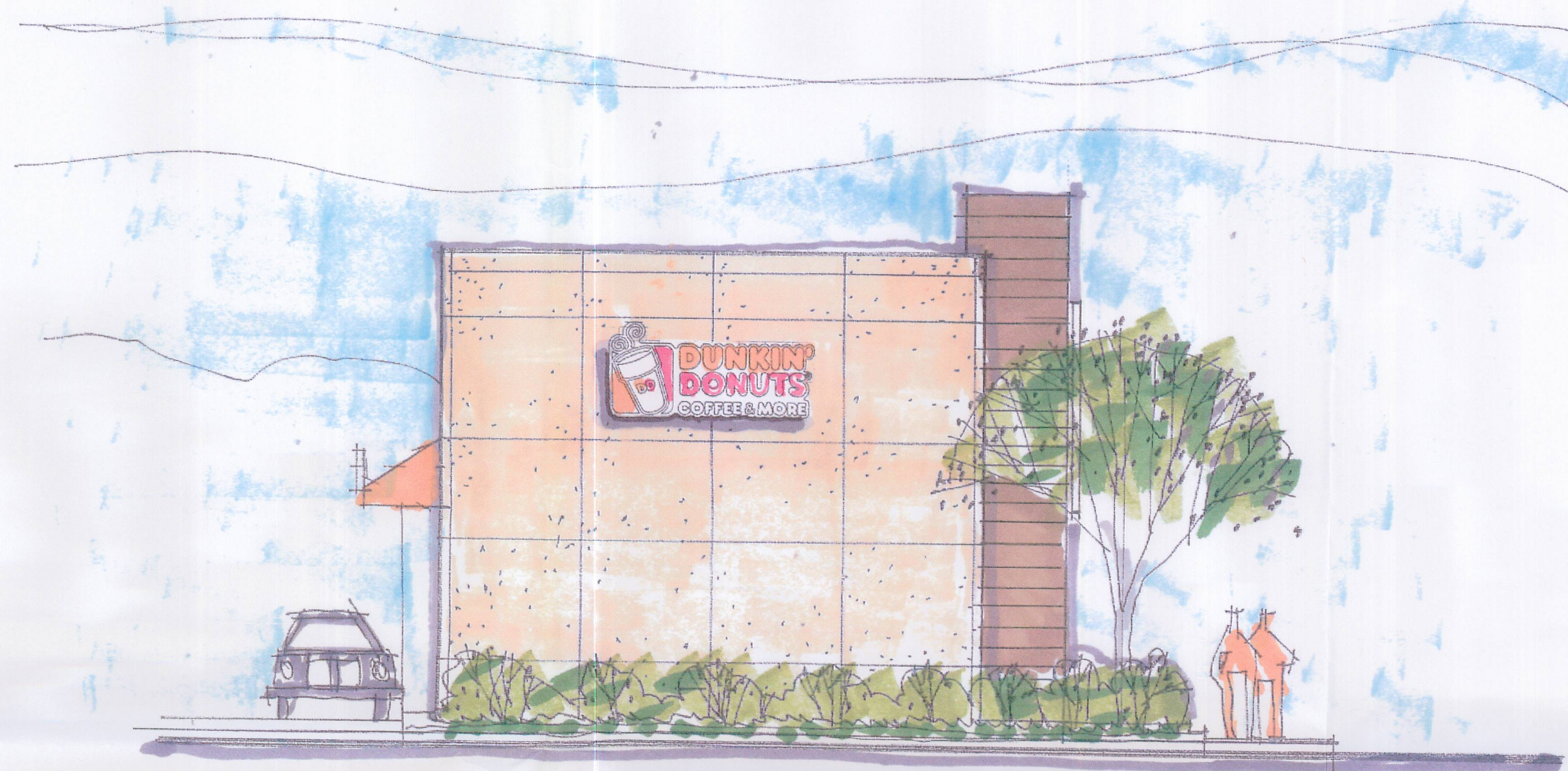
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DRAWN BY: HJS
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FILE NUMBER: 1276

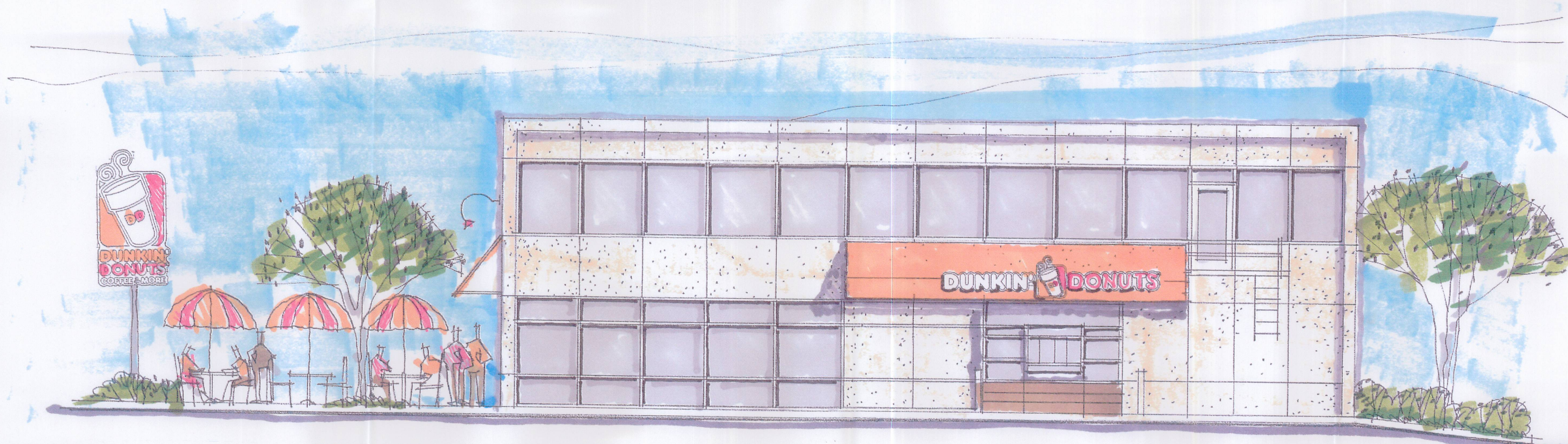
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SHEET NUMBER



DUNKIN DONUTS - REAR ELEVATION - SCHEMATIC -



DUNKIN DONUTS - RIGHT SIDE ELEVATION - SCHEMATIC -