

GENERAL PROVISIONS:

OPTIONAL PROVISIONS

PERMITTED USES

TRANSPORTATION

B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

C. 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.

D. 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.

E. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

F. 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.

G. A WAITING PAD FOR BUS SERVICE WIL BE PROVIDED ALONG W. MOREHEAD IN THE GENERAL AREA SHOWN ON THIS PLAN.

ARCHITECTURAL STANDARDS

STREETSCAPE AND LANDSCAPING

ENVIRONMENTAL FEATURES

PARKS, GREENWAYS, AND OPEN SPACE

FIRE PROTECTION

SIGNAGE

 LIGHTING

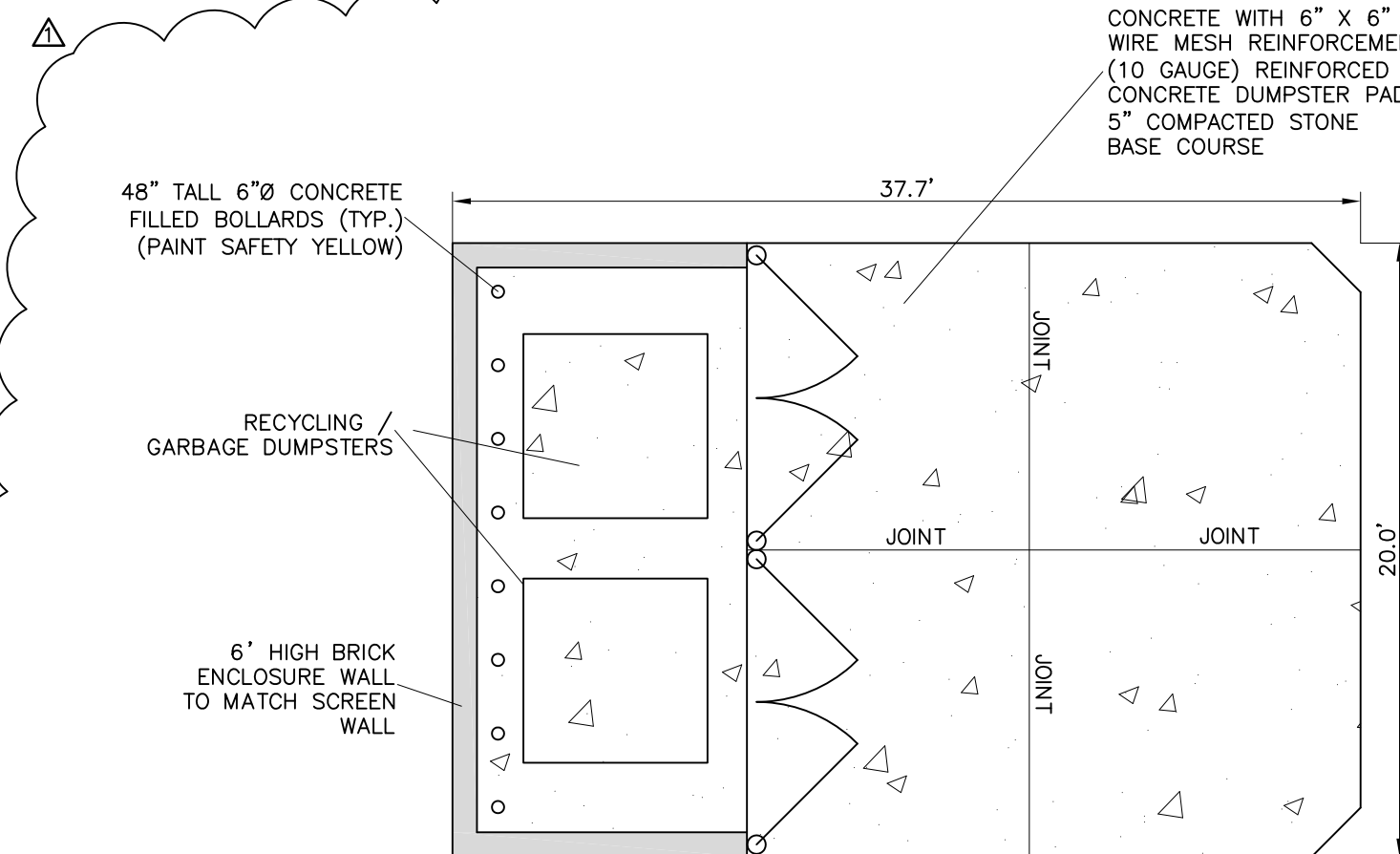
PHASING

INITIAL SUBMISSION- 10/22/12

1600 WEST MOREHEAD ST LLC
ZONING: B-1(PED-O)
PIN#: 06703101

WACHOVIA BANK & TRUST CO.
ZONING: B-1
PIN#: 06701201

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: 5'
SIDE: 0'
PROPOSED USE: ALL USES ALLOWED IN B-1 ZONING
MAX. BUILDING SQUARE FOOTAGE: 3,300 S.F.
MAXIMUM BUILDING HEIGHT: 40' LIMITED TO TWO STORIES
PARKING REQUIRED: PER CHARLOTTE ZONING ORDINANCE
PARKING PROVIDED: 21 SPACES



DUMPSTER DETAIL

LEGEND

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

GRAPHIC SCALE


20 0 10 20 40

1 INCH = 20 FEET

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
	THE ISAACS GROUP CIVIL ENGINEERING • GEOTECHNICAL • SURVEYING		Design By: BTU
			Drawn By: CBI
			Scale: 1" = 1'

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

RZ1.C



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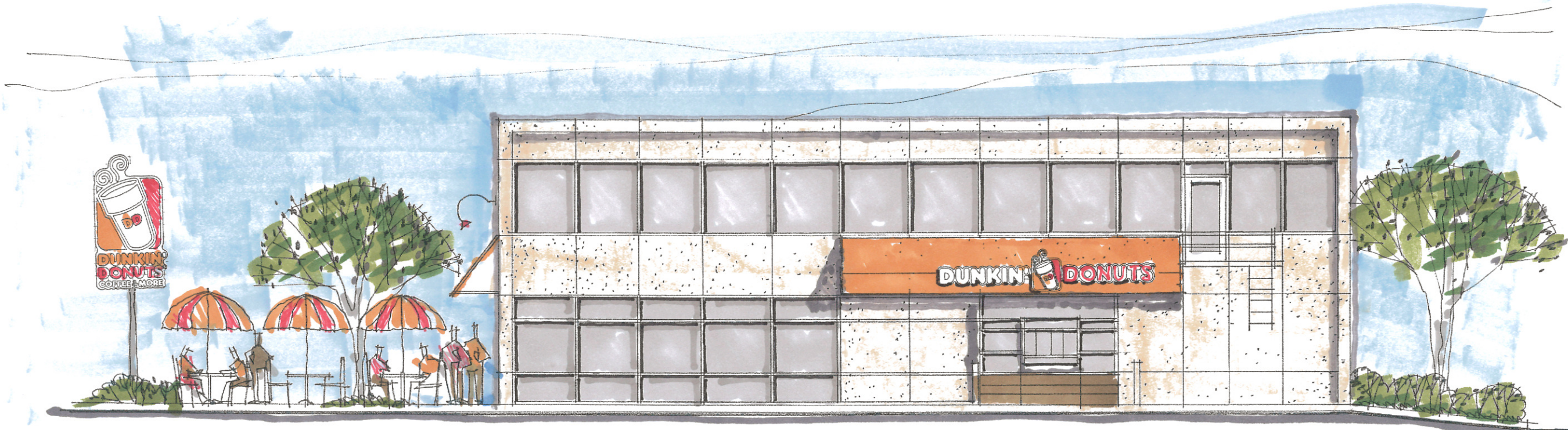
STAMPS



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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CONSULTANT

STAMPS



DUNKIN DONUTS - FRONT ELEVATION - SCHEMATIC -



CHARLOTTE, NC
PROJECT NUMBER 1276
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DUNKIN DONUTS - LEFT SIDE ELEVATION - SCHEMATIC -