

**ARBORETUM SHOPPING CENTER DRIVE SITE DATA TABLE**

**Address:** 22815112  
**Total Site Area:** 1.24 +/- acres  
**Existing Zoning:** B-1 SCD  
**Proposed Zoning:** B-1 (CD)  
**Proposed Building Area:** 2,900 +/- square feet  
**Proposed Building Height:** Not to exceed 40'  
**Proposed Use:** Restaurant along with associated parking and service areas  
**Area and Yard Regulations:**  
     **Setback:** 20'  
     **Side Yard -** None  
     **Rear Yard -** 10'

1. 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
2. This site is located within the Arboretum Shopping Center which was developed under the B-1-SCD classification as provided for in rezoning 88-112 and approved on August 23rd, 1987. The purpose of this rezoning is to allow for an increase in floor area from 2,500-sq-ft to 2,900-sq-ft square feet on this site. All other conditions, covenants and restrictions from case 86-112 are still applicable to this site.
3. Access to the site will be provided by existing driveway connections to Arboretum Shopping Center Drive as generally depicted on this site plan.
4. The proposed use of the property will be for the development of the site to accommodate a restaurant along with associated parking and service areas.
5. Any detached lighting on the site will be limited to 30 feet in height and be shielded with full cut-off. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
6. The building materials that are included with this application are intended to reflect the general mass, scale, configuration, and the architectural character of the building(s). The Petitioner may make revisions to the design details of the building(s) so long as the general mass, scale, configuration, building materials, and architectural style and character of the building(s) are maintained. All dumpsters will be screened with solid enclosures and gates. The enclosures will be constructed of materials to match or complement those of the building.
7. The proposed development will comply with all applicable Ordinance requirements for signage, open space and landscaping.
8. Screening for the parking lot will utilize the existing screening that is currently installed on Providence Road and Arboretum Shopping Center Drive.
9. Parking will be provided which meets or exceeds the requirements of the Ordinance.
10. The development of the site will comply with the Post Construction Controls Ordinance as it is applicable to this site.
11. 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.
12. 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.

Initial submission: November 13, 2008  
Revised Submission: January 16, 2009  
Revised Submission: February 20, 2009

FEB 20 2009

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

REZONING PETITION  
NUMBER 2009-017

**MCJUGGAGE VAN SICKLE & PERRY**  
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS  
125 S. WASHINGTON WICHITA, KANSAS 67202  
P.O. BOX 348 WICHITA, KANSAS 67201  
PH. 362-0481 • FAX 362-2646  
FL. 362-0481 • FL. 362-2646  
FLORIDA LICENSE NO. AA-000354

**Kimley-Horn  
and Associates, Inc.**



2 SECOND STAFF COMMENTS 02/20/09

1 FIRST STAFF COMMENTS 01/16/09

CONTRACT DATE:	2008-11-09
BUILDING TYPE:	T-Y07
PLAN VERSION:	A
SITE NUMBER:	251860
STORE NUMBER:	367004

TACO BELL

CORNER OF ARBORETUM SHOPPING CENTER DR  
AND PROVIDENCE ROAD (NC HWY 16)



T-Y07

# CONCEPTUAL SITE PLAN FOR PUBLIC HEARING

PLOT DATE: 2009-02-15



# LEGEND:

BFP - BACK FLOW PREVENTOR  
 C&G - CURB & GUTTER  
 CB - CATCH BASIN  
 CI - CURB INLET  
 CMP - CORRUGATED METAL PIPE  
 CP - CALCULATED POINT  
 CPP - CORRUGATED PLASTIC PIPE  
 CO - CLEAN OUT  
 (D) - DEED  
 D.B. - DEED BOOK  
 DI - DROP INLET  
 DIP - DUCTILE IRON PIPE  
 ECM - EXISTING CONCRETE MONUMENT  
 EIP - EXISTING IRON PIPE  
 EIR - EXISTING IRON ROD  
 EMM - EXISTING METAL MONUMENT  
 EV - EXISTING VALVE  
 EOG - EDGE OF GRAVEL  
 EOP - EDGE OF PAVEMENT  
 EU - END UNKNOWN  
 FC - FIBRE CONNECTION  
 FH - FIRE HYDRANT  
 FY - FIRE VALVE  
 GGP - GUARD POST  
 GLT - GROUND LIGHT  
 GM - GAS METER  
 GP - GATE POST  
 GR - GRATE  
 GV - GAS VALVE  
 GW - GUY WIRE  
 HVAC - HEATING, VENTILATION, AIR COND.  
 HW - HEADWALL  
 ICV - IRRIGATION CONTROL VALVE  
 JMB - JUNCTION BOX  
 LMP - LAMP POST  
 LP - LIGHT POLE  
 (M) - MEASURED  
 MBX - MAILBOX  
 MB - MAP BOOK  
 MW - MONITORING WELL  
 N.G.S. - NATIONAL GEODETIC SURVEY  
 NIR - NEW IRON ROD  
 NN - NEW NAIL  
 NSRS - NATIONAL SPACIAL REFERENCE SYSTEM  
 OHANG - OVERHANG  
 (P) - PLATTED  
 PB - POWER BOX  
 PIN - PARCELS IDENTIFICATION NUMBER  
 PM - POWER METER  
 PMH - POWER MANHOLE  
 PP - POWER POLE  
 PG - PAGE  
 PFC - PLASTIC PIPE  
 (R) - RECORDED  
 R/W - RIGHT-OF-WAY  
 RCP - REINFORCED CONCRETE PIPE  
 R/W - RETAINING WALL  
 SBB - BILLBOARD  
 SDMH - STORM DRAIN MANHOLE  
 SMP - MULTI-POST SIGN  
 SSMH - SANITARY SEWER MANHOLE  
 (T) - TOTAL  
 TB - TELEPHONE BOX  
 TBM - TEMPORARY BENCH MARK  
 TERR - TERRACOTTA PIPE  
 TMH - TELEPHONE MANHOLE  
 TSB - TRAFFIC SIGNAL BOX  
 TVB - CABLE TV BOX  
 WB - WATER BOX  
 WM - WATER METER  
 WSP - WATER SPOUT  
 WF - WATER VALVE

# LINE LEGEND:

PROPERTY LINE (NOT SURVEYED)  
 RIGHT-OF-WAY  
 RIGHT-OF-WAY (NOT SURVEYED)  
 EASEMENT  
 SETBACK  
 CABLE TV LINE  
 FIBER OPTIC LINE  
 GAS LINE  
 POWER LINE  
 POWER LINE (UNDERGROUND)  
 SANITARY SEWER PIPE  
 STORM DRAIN PIPE  
 TELEPHONE LINE  
 TELEPHONE LINE (UNDERGROUND)  
 WATER LINE

# TREE LEGEND:

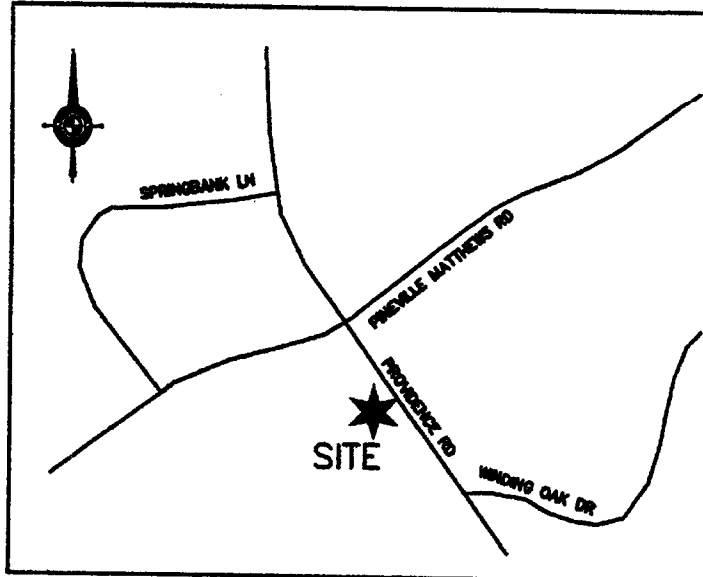
CED - CEDAR  
 CRP - CREPE MYRTLE  
 HIC - HICKORY  
 HOL - HOLLY  
 MAP - MAPLE  
 POP - POPLAR

Notes Corresponding to Schedule B Exemptions From Coverage  
 Chicago Title Insurance Company Owners Form  
 Policy Number 34 901 60 9201771  
 Date of Policy: December 2, 1992

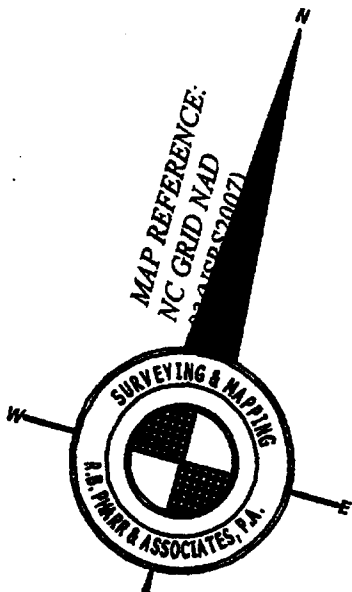
1. Taxes cannot be addressed on survey.
2. Survey matters are shown hereon.
3. Grant of Cross Easements and Declaration of Restrictive Covenants recorded in Deed 6340-539 reserves general access, parking and utility easements, among other restrictions, affecting the subject property. No matters in this deed can be specifically located, but are evidenced by existing improvements. Supplements and amendments recorded in Deeds 6550-846, 6677-157, 6816-04 and 6825-167 contain no matters that can be specifically shown. Supplement recorded in Deed 7127-148 limits building size on the Taco Bell parcel to 2,400 square feet and 40' in height unless written consent from the developer is obtained, among other matters that cannot be specifically shown.
4. Easement to Southern Bell recorded in Deed 6054-553 does not affect the subject property.
5. Easement to Southern Bell recorded in Deed 6054-559 is general in nature and cannot be specifically located.
6. Easement to Duke Power Company recorded in Deeds 5974-751, 6132-109, 6190-228 and 6190-341 are evidenced by existing power lines.
7. Existing access points are shown hereon.
8. Private entrance roadway is shown hereon (Arboretum Shopping Center Drive).
9. Repurchase Option recorded in Deed 7127-175 contains no matters that can be specifically shown.
10. Right of First Negotiation recorded in Deed 7127-167 contains no matters that can be specifically shown.

LEGAL DESCRIPTION  
 8000 Providence Road  
 Charlotte, North Carolina

Being a parcel or tract of land in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:  
 BEING all of Lot 2 as shown on the plat titled "Final Plat of Arboretum Southwest Phase II, Tract II, Map 2", as recorded in Map Book 25, Page 196 of the Mecklenburg County Public Registry, and as shown on the survey prepared by R. B. Pharr and Associates, P.A., dated November 4, 2008 (Map File W-3725).



VICINITY MAP  
NOT TO SCALE



# NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING PURPOSES ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "LANDSDOWNE 2", ELEVATION = 643.02 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. PROVIDENCE ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

# ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
 SUBJECT PROPERTY ZONED: B-1SCD

FOR FURTHER INFORMATION CONTACT THE  
 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
 AT 704-336-5569.

# PARKING:

REGULAR PARKING SPACES 58  
 HANDICAPPED PARKING SPACES 3  
 TOTAL PARKING SPACES 61

# ALTA CERTIFICATION:

TO: KIMLEY-HORN AND ASSOCIATES, INC., AND TACO BELL OF AMERICA, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b, 8, 9, 10, 11a, 12, AND 13 OF TABLE A THEREOF; (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION; (iii) UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 RE: TACO BELL ARBORETUM SITE  
 8000 PROVIDENCE RD  
 CITY OF CHARLOTTE  
 MECKLENBURG COUNTY, NORTH CAROLINA  
 DEED REFERENCE: 9932-414  
 MAP REFERENCE: 25-196  
 TAX PARCEL #: 225-151-12  
 R.B. PHARR & ASSOCIATES, P.A.  
 SURVEYING & MAPPING  
 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186  
 DATE: NOVEMBER 4, 2008  
 FILE NO. W-3725  
 JOB NO. 74491

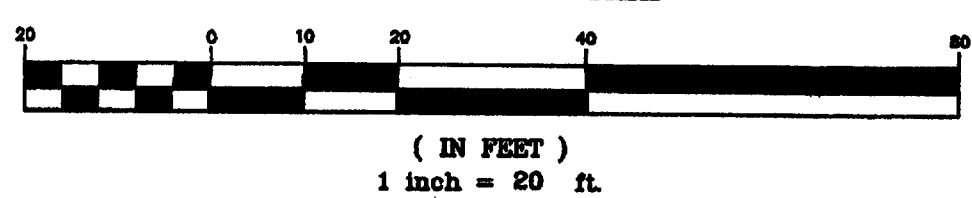
# REVISIONS

CREW: CEB  
 DRAWN: CEB  
 REVISED:

# FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004. COMMUNITY PANEL NO. 370158026E  
 THIS IS TO CERTIFY THAT ON THE 4 DAY OF NOVEMBER 20 08 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

# GRAPHIC SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	49.12	24.12	22.89	S80°16'12"W
C2	7699.44	174.69	174.69	S19°40'29"E
C3	7699.44	18.57	18.57	N19°40'29"W

LINE	BEARING	DISTANCE
L1	N24°42'06"W	0.66
L2	S80°16'12"W	2.00
L3	S24°42'06"E	0.66
L4	S88°07'55"W	7.46



# UTILITIES:

POWER  
 DUKE POWER ENERGY  
 1-800-777-9898  
 TELEPHONE  
 BELL SOUTH TELECOMMUNICATIONS  
 1-888-757-6500  
 WATER & SEWER  
 CHAR-MECK. UTILITY DEPT. (CMUD)  
 (704) 336-2564 WATER  
 (704) 337-6064 SEWER  
 GAS  
 PIEDMONT NATURAL GAS CO.  
 1-800-753-7304  
 CABLE TELEVISION  
 TIME WARNER CABLE  
 1-800-492-2233





- (A) 1" HIGH IMPACT DRAINABLE E.I.F.S. TYPICAL AT ALL E.I.F.S. -10- GRADE/ SIDEWALK LOCATIONS; CARRY TO 6'-0" A.F.F. (U.N.O.)
- (B) HORIZONTAL TRIM BAND - 1 1/2" THICK E.I.F.S., WITH 5-1/2" VERTICAL DIMENSION. SEE DETAIL 12 / A6.2.
- (C) EXPRESSION PANEL BANDS - 2" THICK E.I.F.S. x 6" WIDE, SEE 13, 15 & 16 / A6.2.
- (D) SERVICE DOOR BANDS - 2" THICK E.I.F.S. x 6" WIDE WITH HIGH IMPACT MESH. SEE DETAILS 5 & 14 / A6.2.
- (E) NOT USED.

<b>E.I.F.S. THICKNESS</b>	N.T.S.	<b>B</b>
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<b>ACCENT BAND COLOR TRANSITION</b>	N.T.S.	<b>E</b>
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<b>GENERAL NOTES</b>	<b>F</b>
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- 17 CULTURED STONE WAINSCOT AND CAPSTONE. SEE N / A.2 AND 7, 8, 17, 18, 19/ A&2. SOLID GROUT ALL STONES. TO SCRATCH PLASTER SUBSTRATE WITH NATURAL COLORED MORTAR; DEEP RAKED TO 3/8" FROM SURFACE.
- 18 REFER TO SHEET A4.2 FOR PARAPET PAINTING DIRECTIONS
- 19 GAS METER. DO NOT PAINT METER.
- 20 NOT USED
- 21 RTU LOCATION BEYOND.
- 22 PRICE CONFIRMATION BOARD. SEE EQUIPMENT PLAN A2.0.
- 23 SEE DETAILS 13, 14, 15 & 16/A&2 FOR ACCENT TRIM; REFER TO E.I.F.S. LEGEND, THIS SHEET.
- 24 ROOF ACCESS LADDER, SEE 15/A&3.
- 25 'OPEN LATE SIGN' IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE. SEE DETAIL 4 / A&3.
- 26 NOT USED.
- 27 'METAL CUT OUT BELL' IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE.
- 28 18 GA. PAINTED STEEL U-CHANNEL TO EXTEND TO TOP OF WAINSCOT. PAINT TO MATCH ACCENT BAND AROUND DOOR.
- 29 SPLASH BLOCK.
- 30 V-GROOVE IN E.I.F.S. SEE DETAIL 3 / A&2.
- 31 SCUPPER OVERFLOW, HOLD 2" OFF OF FINISH ROOF. SEE DETAIL 12 / A&4.
- 32 INTERNATIONAL SYMBOL OF ACCESSIBILITY (IF REQUIRED BY LOCAL CODE).
- 33 CONTROL JOINT (AT CHANGE IN SUBSTRATE) PER MANUF. RECOMMENDATIONS. SEE SECTIONS

## KEY NOTES



