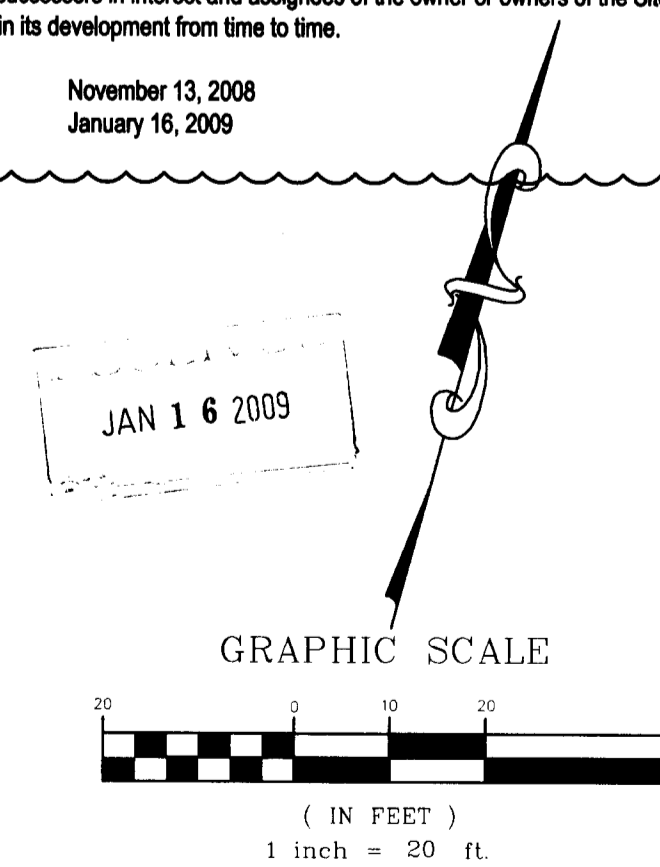


ARBORETUM SHOPPING CENTER DRIVE SITE DATA TABLE

Tax Parcel: 22515112
Total Site Area: 1.24 +/- acres
Existing Zoning: B-1 (CD)
Proposed Zoning: B-1 (SCD)
Proposed Building Area: 2,300 +/- 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 86-112 and approved on August 23rd, 1987. The purpose of this rezoning is to allow for an increase in floor area from 250,000+/- square feet to 2,900+/- 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 illustrations 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.
7. 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.
8. The proposed development will comply with all applicable Ordinance requirements for signage, screening, open space and landscaping.
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

REZONING PETITION
NUMBER 2009-017

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



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)



CONCEPTUAL SITE PLAN FOR PUBLIC HEARING

PLOT DATE: 2009-01-15

LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPR - 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
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FI - FIRE HYDRANT
FY - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GR - GRATE
GV - GAS VALVE
GW - GUT WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JRX - 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) - PLATED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - 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 SPIGOT
WV - WATER VALVE

LINE LEGEND:

PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS 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

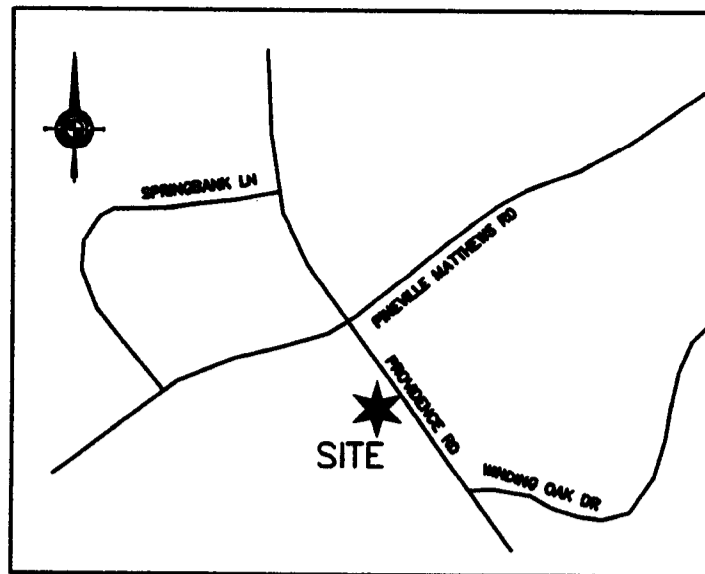
Notes Corresponding to Schedule B Exceptions From Coverage
Chicago Title Insurance Company Owners Form
Policy Number 34 901 60 9201771
Date of Policy: December 2, 1992

LEGAL DESCRIPTION
8000 Providence Road
Charlotte, North Carolina

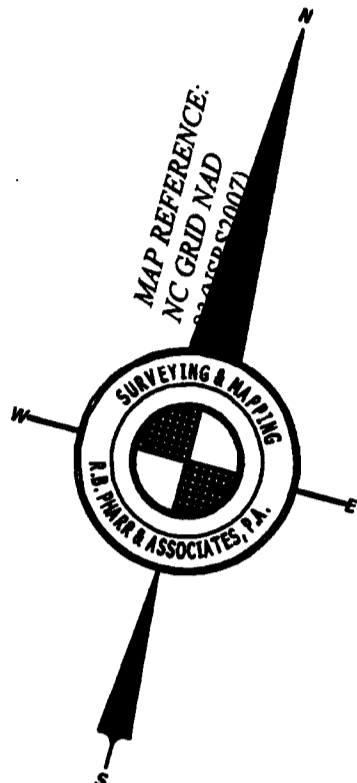
Being a parcel or tract of land in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

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 15, 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).

1. Taxes cannot be assessed on survey.
2. Survey matters are shown hereon.
3. Grant of Cross Easements and Declaration of Restrictive Covenants recorded in Deed 6340-559 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, 6816-94 and 6823-167 contain no matters that can be specifically shown. Supplement recorded in Deed 7127-148 limits building size on the Taco Bell parcel to 2,000 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. Easement to Southern Bell recorded in Deed 6054-559 is general in nature and cannot be specifically located.
5. Easement to Duke Power Company recorded in Deeds 5974-751, 6132-109, 6190-228 and 6190-341 are evidenced by existing power lines.
6. Acreage computation is shown hereon.
7. Existing access points are shown hereon.
8. Private entrance roadway is shown hereon (Arboretum Shopping Center Drive).
9. Repurchase Option recorded in Deed 7127-173 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.



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 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 "LANSOWNE 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 704-336-3569.

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, 7b1, 8, 9, 10, 11a, 12, AND 13 OF TABLE THEREOF; (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION; (iii) UNDERSTANDING 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

SCALE: DATE: FILE NO. W-3725

1"=20' NOVEMBER 4, 2008 JOB NO. 74491

CREW: DRAWN: REVISED: CEB

PLATTED: 11/7/2008

C:\DOCUMENTS AND SETTINGS\MICHAEL.METCALFE\WORK

UTILITIES:

POWER:

DUKE POWER ENERGY

1-800-757-9894

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.

1-800-753-7504

CABLE TELEVISION:

TIME WARNER CABLE

1-800-992-2355



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	48.13'	24.12'	23.88'	S80°58'13"W
C2	7689.44'	174.89'	174.89'	S13°06'20"E
C3	7689.44'	18.57'	18.57'	N13°49'29"W

LINE	BEARING	DISTANCE
L1	N24°52'05"W	9.86'
L2	S65°07'55"W	2.00'
L3	S24°52'05"E	9.86'
L4	S65°07'55"W	7.46'

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

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: 370158028E.

THIS IS TO CERTIFY THAT ON THE DAY OF NOVEMBER 20, 2008 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 (1) 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 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TIES.



308098

CONTRACT DATE:	XX.XX.XX
BUILDING TYPE:	T-y07
PLAN VERSION:	JUL08
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XXXXX

1443 PROVIDENCE ROAD
CHARLOTTE, NC



EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 1-14-09

ACCENT BAND COLOR TRANSITION	N.T.S.	E
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MISCELLANEOUS

- A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
- B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
- C. "HIGH IMPACT" MESH SHALL BE USED AT ALL RAISED TRIM BANDS @ ENTRIES, WINDOWS & EXPRESSION PANELS U.O.N. SEE SPECIFICATIONS.
- D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.

LEGEND:

	A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE.
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CRITICAL FINISH OPENINGS:

A. BUILDING FINISH OPENINGS THAT ARE DESIGNATED AS "CRITICAL" SHALL BE MAINTAINED TO PROVIDE FOR THE STANDARD INSTALLATION OF STANDARD SIGNAGE / BUILDING ELEMENTS. VERIFY DIMENSIONS WITH SIGN VENDOR.

GENERAL NOTES	F
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SIGN SCHEDULE N.T.S.

APPURTENANCES SCHEDULE	N.T.S.	D
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- 1 1" DRAINABLE E.I.F.S. SEE E.I.F.S. LEGEND, THIS SHEET.
- 2 DURO-LAST DRIP EDGE FLASHING; PRIME AND PAINT IN FIELD. SEE DETAILS 1, 2/A6.0.
- 3 SCUPPER AND DOWNSPOUT. SEE DETAIL 4/A6.4
- 4 CANOPY AND TRELLIS. SEE SCOPE OF WORK.
- 5 BUILDING SIGN, SEE SCOPE OF WORK.
- 6 WALL LIGHTING, CENTER OVER EXPRESSION PANEL OR AS SHOWN. HT. AS INDICATED SEE SHEET E4.0
- 7 NOT USED.
- 8 LINE OF TRANSITION FROM TYPICAL E.I.F.S. -TO- HIGH IMPACT E.I.F.S.
- 9 HOSE BIB - REFER TO DETAIL 19/A6.3. ALIGN W/ ADJACENT PERPENDICULAR INTERIOR WALL.
- 10 CO2 FILLER VALVE & COVER.
- 11 STONE CORNER PER DETAIL 8/A6.2.
- 12 STEEL BOLLARD. SEE SITE DETAILS.
- 13 ELECTRICAL SWITCHGEAR EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
- 14 REFER TO M/A4.2 FOR PAINTED "EXPRESSION PANEL" PAINTING DIRECTIONS. SEE DETAIL 9 / A6.2.
- 15 INDICATES ROOF BEYOND.
- 16 HORIZONTAL TRIM BAND. SEE DETAILS 12/A6.2 & E/A4.0. BAND PAINT COLOR SHALL BE APPLIED TO TOP, BOTTOM & FACE OF BAND.

17 CULTURED STONE WAINSCOT AND CAPSTONE. SEE N / A4.2 AND 7.8, 17, 18, 19/ A6.2. 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/A6.2 FOR ACCENT TRIM; REFER TO E.I.F.S. LEGEND, THIS SHEET.

24 ROOF ACCESS LADDER. SEE 15/A6.3.

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/ A6.3.

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/ A6.2.

31 SCUPPER OVERFLOW, HOLD 2" OFF OF FINISH ROOF. SEE DETAIL 12/ A6.4.

32 INTERNATIONAL SYMBOL OF ACCESSIBILITY (IF REQUIRED BY LOCAL CODE).

33 CONTROL JOINT (AT CHANGE IN SUBSTRATE) PER MANUF. RECOMMENDATIONS. SEE SECTIONS

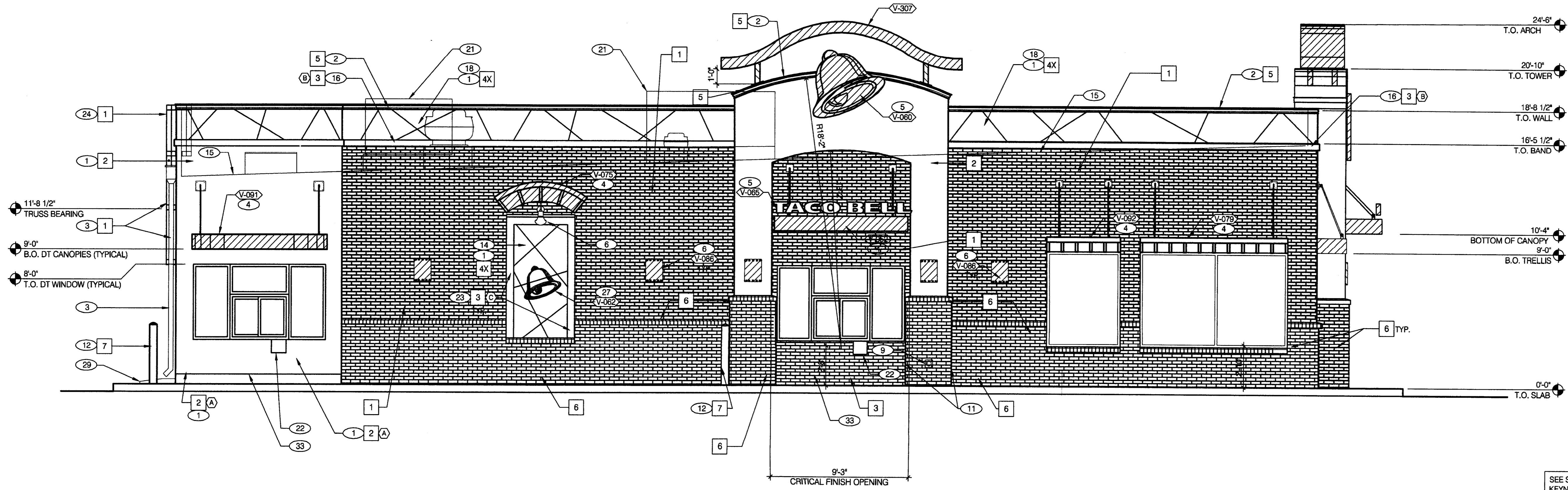
CONTACT FOR STO CORP.
TIM SALERNO
800-628-2738 x6502 (phone)
321-978-0267 (fax)
tsalerno@stocorp.com

E.I.F.S. THICKNESS	N.T.S.	B
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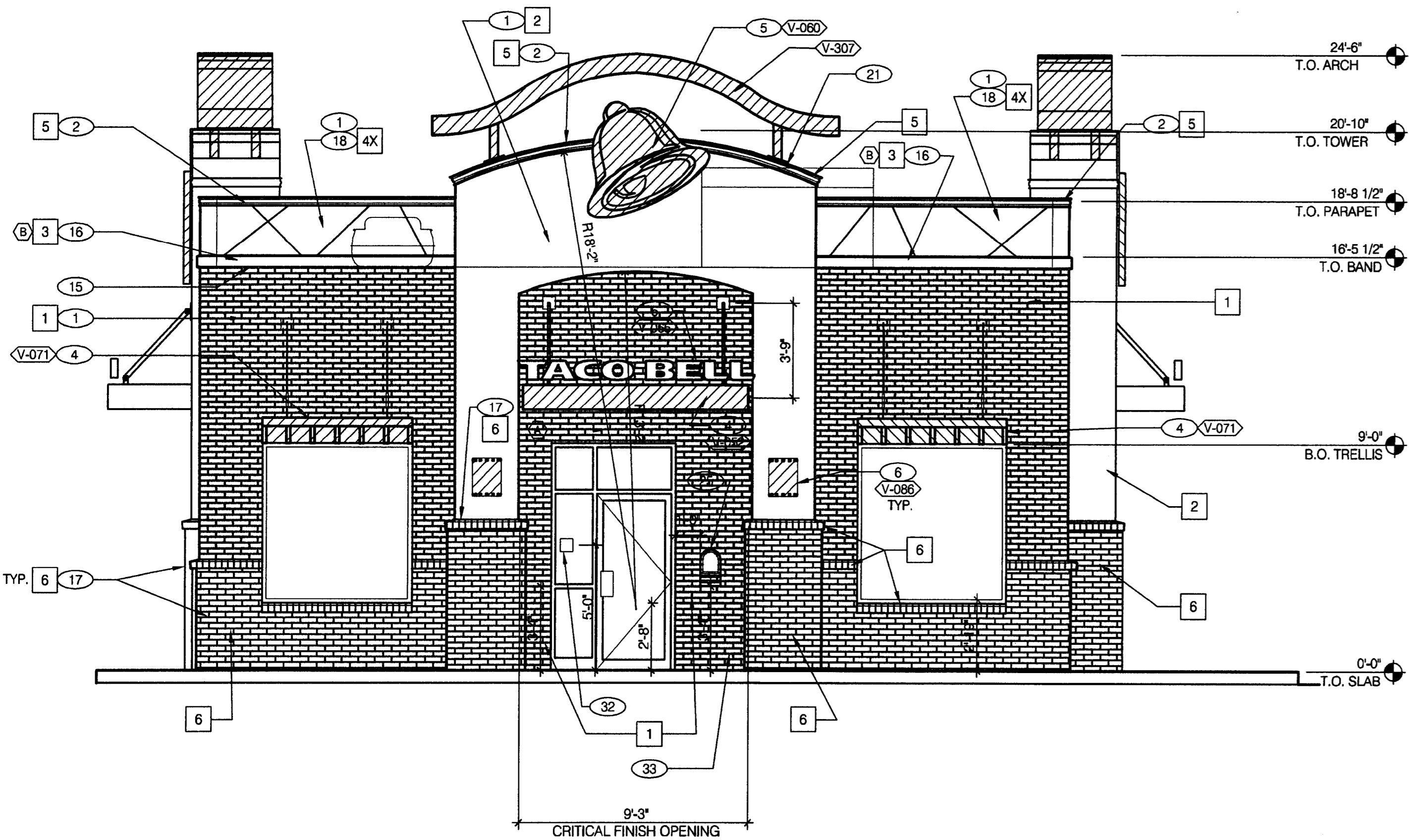
KEY NOTES	C
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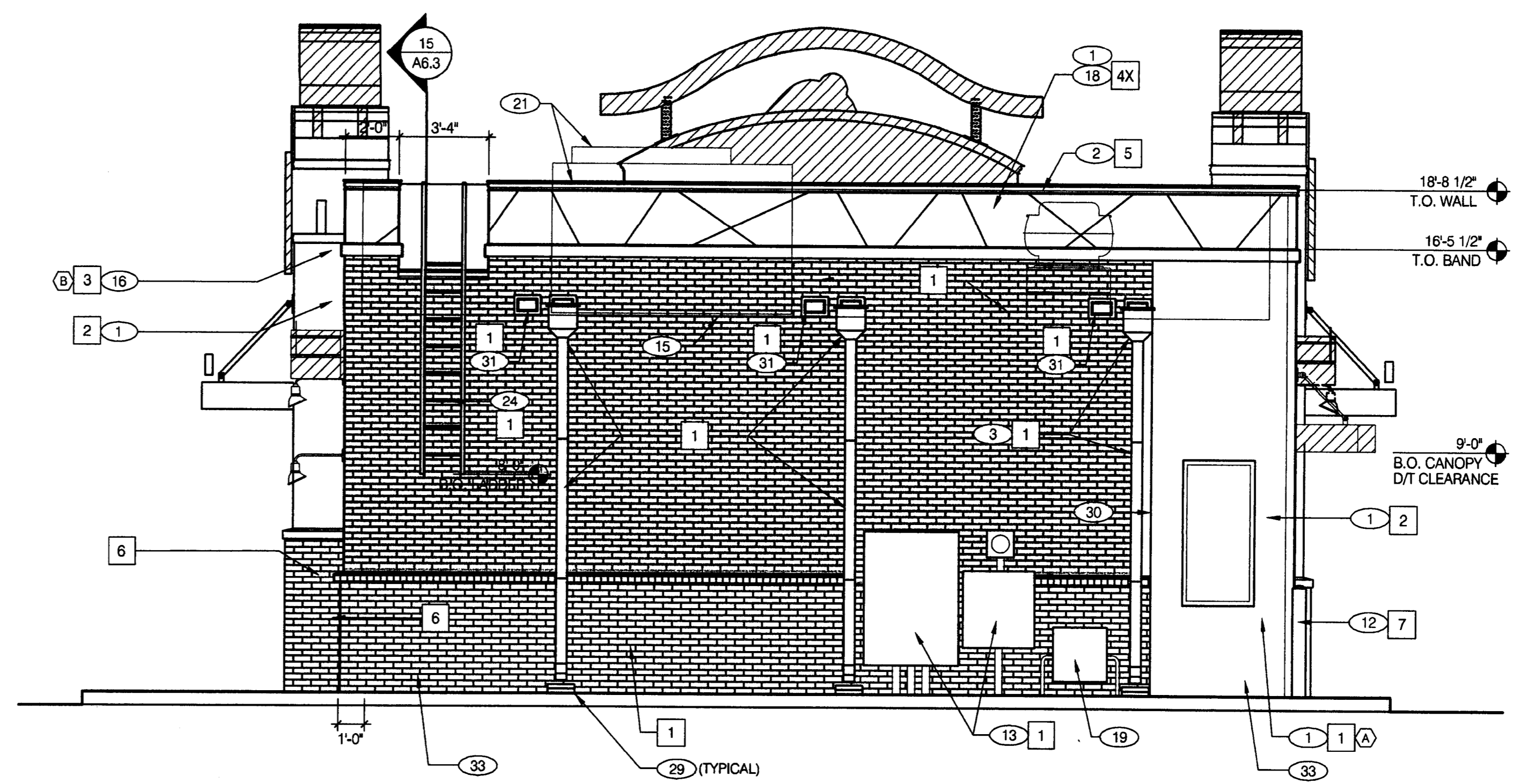
McCluggage Van Sickle & Perry
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
125 S. WASHINGTON WICHITA, KANSAS 67202
P.O. BOX 3948 WICHITA, KANSAS 67201
PH. 316-262-0461 • FAX 316-262-5465



LEFT SIDE ELEVATION 1/4" = 1'-0" **A**



FRONT ELEVATION 1/4" = 1'-0" **C**



REAR ELEVATION 1/4" = 1'-0" **B**

308098

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CONTRACT DATE: XX.XX.XX
BUILDING TYPE: T-y07
PLAN VERSION: JUL08
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL

1443 PROVIDENCE ROAD
CHARLOTTE, NC



T-Y07
FRAME VERSION

**EXTERIOR
ELEVATIONS**

A4.1

PLOT DATE: 1-14-09