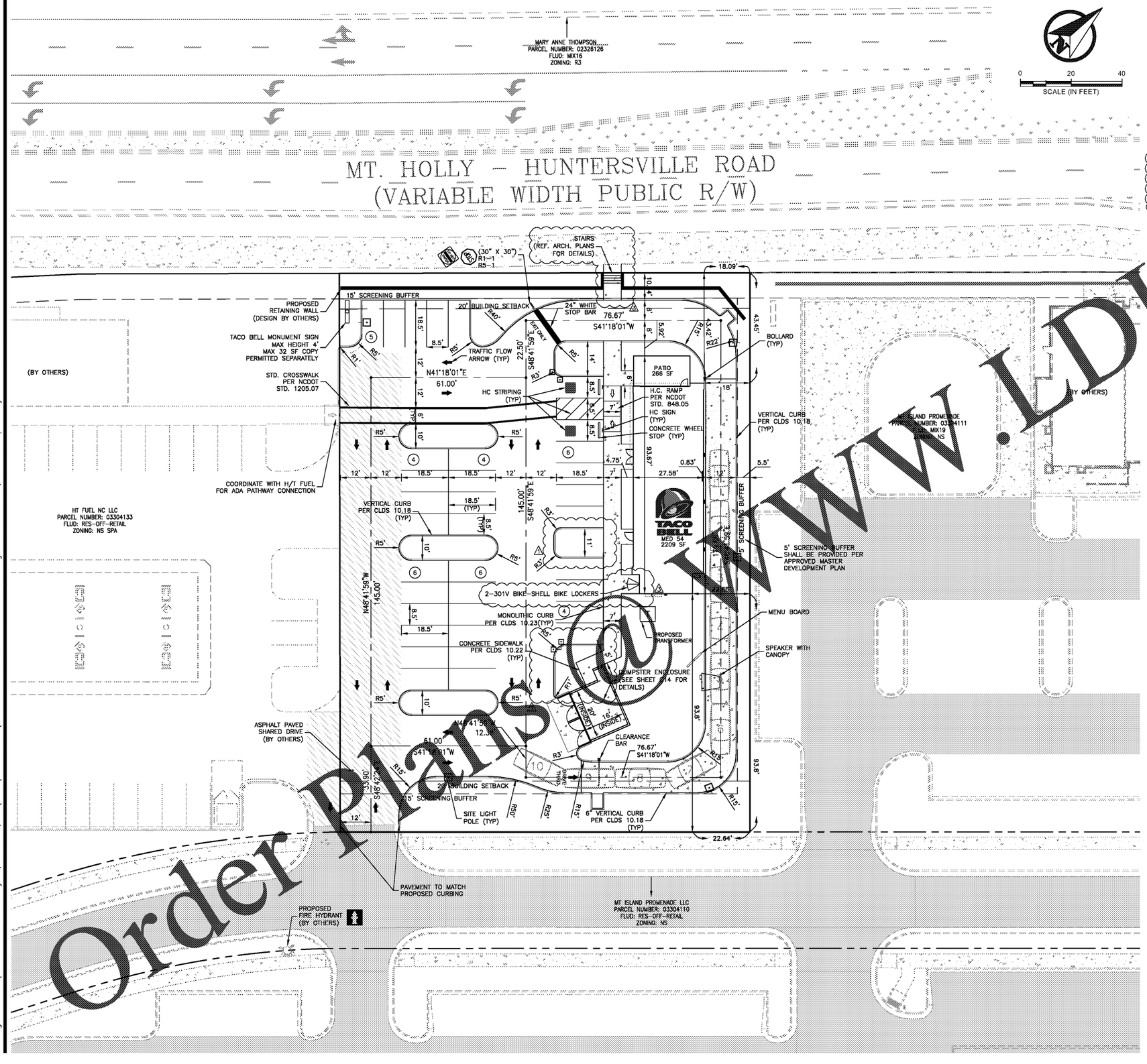


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## SITE DATA:

| | |
|---|---|
| SITE AREA: | 35,522 SF (0.82 AC) |
| PARCEL NUMBER: | 03304110 (PART OF) |
| EXISTING ZONING: | NS – NEIGHBORHOOD SERVICES |
| FUTURE LAND USE DESIGNATION: | RES_OFF_RETAIL – RESIDENTIAL OFFICE RETAIL |
| EXISTING USE: | VACANT PARCEL |
| PROPOSED USE: | FAST FOOD RESTAURANT |
| TOTAL BUILDING AREA: | 2,319 SF |
| PROPOSED BUILDING HEIGHT: | MAX 22'1"(1 STORY) |
| FLOOR AREA RATIO (FAR): | 0.065 |
| FLOOD ZONE: | X – SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE<br>FEMA MAP NUMBER 3710452700K (09/02/15) |

## IMPERVIOUS AREA CALCULATIONS:

EXISTING IMPERVIOUS AREA = 0 SF (0.0%)
PROPOSED IMPERVIOUS AREA = 25,512 SF (71.82%)

## PROJECT AREAS:

| | | |
|---|---|---|
| BUILDING AREA (W/PATIO): | 2,475 SF | 6.97% |
| PERVIOUS AREA: | 9,948 SF | 28.00% |
| SIDEWALK AREA: | 1,185 SF | 3.34% |
| IMPERVIOUS AREA (VUA): | 21,914 SF | 61.69% |
| TOTAL AREA: | 35,522 SF | 100.00% |

## REQUIRED BUILDING SETBACKS:

FRONT: 14' (MT HOLLY ROAD)
SIDE: 0'
SIDE: 0'
REAR: 20' (INTERNAL ROAD)

## REQUIRED LANDSCAPE BUFFERS:

FRONT: 10' (MT HOLLY ROAD)
SIDE: 5' (EAST)
SIDE: 0' (WEST)
REAR: 15' (INTERNAL ROAD)

## REQUIRED PARKING:

1 SPACE PER 600 SF OF BUILDING SQUARE FOOTAGE
REQUIRED PARKING = 2,319 SF/75 SF/SPACE = 31 SPACES

## PARKING PROVIDED:

| | |
|---|---|
| REGULAR PARKING SPACES: | 33 SPACES |
| ACCESSIBLE PARKING SPACES: | 2 SPACES |
| TOTAL PARKING PROVIDED = | 35 SPACES |

## NOTES

1. A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
2. HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY." ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES. SEE DETAIL SHEET C09.
3. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. ALL DETAILS REFERENCED ARE PER CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS (CLDS) UNLESS OTHERWISE NOTED. REFER TO CLDS STANDARD DETAILS, LATEST REVISION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING.
8. ALL BUILDING DIMENSIONS ARE TO THE EXTERIOR FACE OF CMU WALL.
9. LIGHTING SHALL BE NON–GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
10. TRAFFIC CONTROL WITHIN NCDOT RIGHT OF WAY SHALL BE PER NCDOT STANDARD SPECIFICATION FOR ROADS AND STRUCTURES, DIVISION 11. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED MOT PERSON.
11. AS–BUILT PLANS CERTIFIED BY A LICENSED SURVEYOR ARE REQUIRED BY CONTRACTOR AT TIME OF COMPLETION. GRADING, UTILITY, AND STORMWATER AS–BUILTS ARE REQUIRED TO THE ENGINEER IN BOTH SIGNED AND SEALED PAPER FORMAT AS WELL AS ELECTRONIC AUTOCAD FORMAT. AT A MINIMUM, THE GRADING AS–BUILTS SHALL INCLUDE ALL CENTERLINE HIGH POINTS AND LOW POINTS, CHANGES IN GRADE, INTERSECTIONS, PAVEMENT AND SIDEWALK GRADES AT H.C. RAMPS, AND ALL GRADES AS INDICATED ON THE PAVING, GRADING, AND DRAINAGE PLAN. UTILITY AND STORMWATER AS–BUILTS SHALL INCLUDE LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL APPURTENANCES, INCLUDING, BUT NOT LIMITED TO PIPES, MANHOLES, VALVES, ETC.
12. ALL PROPOSED SIDEWALKS & HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODE. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DEVIATIONS.
13. SIGNAGE SHALL BE SUBMITTED AND PERMITTED SEPARATELY.
14. THE CONTRACTOR SHALL NOTIFY NCDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK WITHIN DOT RIGHT OF WAY.

## TRAFFIC IMPACT STATEMENT:

PER ITE CODE 934 (FAST FOOD RESTAURANT W/ DRIVE THRU), THE PROPOSED DEVELOPMENT WILL GENERATE 1,228 NEW NET DAILY TRIPS, 81 NEW NET PM TRIPS, AND 112 NEW AM TRIPS UTILIZING A 50% PASS–BY RATIO.

## LEGEND:

- LANDSCAPE BUFFER
- BUILDING SETBACK
- PAVEMENT CENTER LINE
- PROPERTY LINE
- PROPOSED CONCRETE
- INDICATES DIRECTION OF TRAFFIC FLOW
- INDICATES DIRECTION OF RAMP SLOPE (FOR INFORMATION ONLY)
- (10) INDICATES NUMBER OF PARKING SPACES IN ROW
- ASPHALT SHARED DRIVE (BY OTHERS)
- ASPHALT PAVEMENT (BY OTHERS)

| THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW: | | | | | | |
|---|---|---|---|---|---|---|
| FLOOD ZONE | COMMUNITY | NUMBER | PANEL NUMBER | SUFFIX | MAP EFFECTIVE DATE | MAP NUMBER |
| X | CHARLOTTE, CITY OF | 370159 | 4527 | K | SEP 02, 2015 | 3710452700K |

CED
CORNELISON ENGINEERING & DESIGN, INC.
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38039 OLD 5TH AVENUE, ZEPHYRHILLS, FL 33542
TEL: 813–788–7835 FAX: 813–788–7062
WWW.CORNELISON-ENG.COM
CERTIFICATE OF AUTHORIZATION 4591

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 037118 CRAIG L. CORNELISON
2–09–18
CRAIG L. CORNELISON, P.E.
NORTH CAROLINA LICENSE NUMBER: PE037118

NORTH CAROLINA CORNELISON ENGINEERING & DESIGN, INC. NO. C-3793 CERTIFICATE OF AUTHORIZATION

REVISIONS:
1. 9/18/2017 REV PER CITY COMMENTS
2. 11/15/17 ADDED LIGHTS TO SITE PL
3. 12/6/17 REV. PER BLDG DEPT.

CONTRACT DATE:
BUILDING TYPE: MED 54
PLAN VERSION:
SITE NUMBER: 311687
STORE NUMBER: 436563

TACO BELL
3923 SHAKEDOWN STREET
CHARLOTTE, NC 28216

This item has been digitally signed and sealed by Craig L. Cornelison, PE. On 02/27/2018.
Printed copies of this document are not considered signed and signature must be verified on any electronic copies.

TACO BELL DESIGN
LIVE MAS
MEDIUM 54

# SITE PLAN

C04

PLOT DATE: 2–09–18

Drawing name: P:\09010169 – TB Mt Holly Rd, Charlotte, NC\Cadd\Construction\C04 – TB MT HOLLY NC – SITE PLAN.dwg C04 Feb 09, 2018 1:07pm by: RicardoRamos
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