Administrative Approval Action

Case File / Name: ASR-0064-2019
McDonald's on E South St

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the northwest corner of the intersection of E. South Street and S. Wilmington Street at 101 E. South Street.

REQUEST: Demolition of an existing fast food restaurant and the redevelopment of a new restaurant (4,688 SF) with drive through and associated parking all on a site zoned CX-4-UL and DX-4-UG.
A hardship variance and a Design Adjustment was approved by the Board of Adjustment for this project as noted below.
Relief from the Build-to percentage requirements as well as the driveway location (BOA-0041-2019), and relief from right of way widths, driveway spacing, and cross access requirements. (A-135-2019)

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: BOA-0041-2019: CP - Board of Adjustment/Variance
SPR-0023-2020: DSLC - Site Permitting Review/Major [Signature Set]

FINDINGS: **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 13, 2019 by Commercial Site Design, PLLC.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑	Slope Easement Required	☑	Sidewalk Easement Required

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☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A sight distance easement is to be shown per ASR-0064-2019

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

3. The sidewalk easement shall be shown on the plat.

4. Slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

5. A public infrastructure surety for 8 Tree Grate (Urban Street Tree) shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

6. A fee-in-lieu for 1 street tree (Tree Lawn) shall be paid to the City of Raleigh (UDO 8.1.10).

☑ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.

Engineering

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along East South Street, 2 street trees along South Wilmington Street.

The following are required prior to issuance of building occupancy permit:

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: January 26, 2023
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

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I hereby certify this administrative decision.

Signed: ______________________________ Date: 01/27/2020
Development Services Dir/Designee

Staff Coordinator: **Michael Walters**

101 EAST SOUTH STREET
RALEIGH, NC

STATE SITE CODE: 032-0170
GBL NUMBER: 195500288147
CSD PROJECT NUMBER: MCD-1905
ADMINISTRATIVE SITE PLAN :ASR-0064-2019

SITE INFORMATION

OWNER :		McDONALD'S REAL ESTATE CO. BOX 182571 COLUMBUS, OHIO 43218-2571
DEVELOPER:		McDONALD's USA, LLC 110 N. CARPENTER STREET CHICAGO, IL 60607 LEO VAN BURREN TEL: (919) 931-2845 leo.vanburren@us.mcd.com
DESIGNER:		COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 BRIAN SOLTZ TEL: (919) 848-6121 Soltz@csitedesign.com
ZONING:		CX-4-UL AND DX-4-UG WITH HOD-G
EXISTING USE:		RESTAURANT WITH DRIVE-THROUGH
PROPOSED USE:		RESTAURANT WITH DRIVE-THROUGH
SITE ADDRESS:		101 E SOUTH STREET
PARCEL IDENTIFICATION NUMBER:		1703764214
PARKING REQUIREMENTS:	PER 7.1.3.C.4 (URBAN FRONTAGE)	1 SPACE PER 500 SF OF GROSS FLOOR AREA 4,688 / 500 SF = 10 SPACES OR THE MINIMUM NUMBER OF PARKING SPACES SET FORTH IN SEC. 7.1.2.C (BELOW), WHICHEVER IS LESS.
	PER 7.1.2.C	1 SPACE PER 150 SF OF GROSS FLOOR AREA OR 1 SPACE PER 5 SEATS, WHICHEVER IS GREATER 4,688 SF / 150 SF = 32 SPACES OR 92 SEATS / 5 SEATS = 19 SPACES
PARKING PROVIDED:		28 REGULAR SPACES 2 HANDICAP SPACE 30 TOTAL SPACES OR 97% OF REQUIRED PER 7.1.2.C
BICYCLE PARKING:		SHORT TERM REQUIRED 1 / 50,000 SF (MINIMUM 4 SPACES) SHORT TERM PROVIDED: 4 SPACES LONG TERM REQUIRED 1 / 25,000 SF (MINIMUM 4 SPACES) LONG TERM PROVIDED: 4 SPACES UNDER BUILDING CANOPY
BUILDING + PARKING SETBACKS:	BUILD-TO	REQUIRED WILMINGTON ST (PRIMARY ST) 52.5 LF (50% BUILDING WIDTH IN BUILD-TO) E. SOUTH ST (SIDE ST) 66 LF (25% BUILDING WIDTH IN BUILD-TO) E. LENOIR ST (PRIMARY ST) 25.5 LF (50% BUILDING WIDTH IN BUILD-TO) PROVIDED WILMINGTON ST (PRIMARY ST) 49.3 LF (46% BUILDING WIDTH IN BUILD-TO)** E. SOUTH ST (SIDE ST) 96.9 LF (36% BUILDING WIDTH IN BUILD-TO) E. LENOIR ST (PRIMARY ST) 0 LF (0% BUILDING WIDTH IN BUILD-TO)** ** VARIANCES APPROVED
	PARKING SETBACK	REQUIRED / PROVIDED WILMINGTON ST (PRIMARY ST): 10' / 10' E. SOUTH ST (SIDE ST): 10' / 10' E. LENOIR ST (PRIMARY STREET): 10' / 10' INTERIOR SIDE LOT LINE: 3' / 5' REAR LOT LINE: 3' / 5'
TOTAL SITE AREA: DISTURBED AREA: EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA:		33,048 SF OR 0.76 ACRES 36,805 SF OR 0.84 ACRES 29,570 SF OR 0.68 ACRES OR 89% 29,006 SF OR 0.67 ACRES OR 88%
BUILDING AREA & HEIGHT:		EXISTING = 3,113 SF PROPOSED = 4,688 SF - 1 STORY / 20' - 10" HIGH
WATER:		CITY OF RALEIGH PUBLIC UTILITIES
SEWER:		CITY OF RALEIGH PUBLIC UTILITIES
AMENITY AREA:		REQUIRED = 10% OR 3,305 SF PROVIDED = 10.2% OR 3,375 SF
TREE CONSERVATION AREA:		NOT REQUIRED PER UDO 9.1.2 AS EXISTING LOT IS LESS THAN 2 ACRES.
BLOCK PERIMETER:		1,513 LF (2,000 LF MAX.)

DEVELOPMENT SERVICES

Administrative Site Review Application

Raleigh

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: ________ Planning Coordinator: ________

Building Type		Site Transaction History
☑ Detached	☑ General	Subdivision transaction #:
☐ Attached	☐ Mixed use	Sketch transaction #: 592089
☐ Apartment	☑ Open lot	Certificate of Appropriateness #:
☐ Townhouse	☐ Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:

GENERAL INFORMATION	
Development name: McDonald's	
Inside City limits? ☑ Yes ☐ No	
Property address(es): 101 East South Street	
Site P.I.N.(s): 1703764214	
Please describe the scope of work. Include any additions, expansions, and change of use. Demolition of existing McDonald's and rebuild of new McDonald's with drive-thru and associated parking.	
Current Property Owner/Developer Contact Name: Leo Vanbuuren **NOTE: please attach purchase agreement when submitting this form.**	
Company: McDonald's USA LLC	Title: Area Construction Manager
Address: 110 N. Carpenter Street, Chicago, IL 60607	
Phone #: 919-931-2845	Email: leo.vanbuuren@us.mcd.com
Applicant Name: Brian Soltz	
Company: Commercial Site Design PLLC	Address: 8312 Creedmoor Road, Raleigh, NC 27613
Phone #: 919-848-6121	Email: soltz@csitedesign.com

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raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-4-UL; DX-4-UG	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 3,113
Gross site acreage: .76	New gross floor area: 4,688 SF
# of parking spaces required: 10	Total sf gross (to remain and new): 4,688 SF
# of parking spaces proposed: 30	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Commercial (restaurant)	
Proposed use (UDO 6.1.4): Commercial (restaurant)	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: .68 Square Feet: 29,570	Proposed Impervious Surface: Acres: 0.67 Square Feet: 29,006
Is this a flood hazard area? ☐ Yes ☑ No If yes, please provide: Alluvial soils: Flood stu FEMA Map Panel #:	
Neuse River Buffer ☐ Yes ☑ No	Wetlands ☐ Yes ☑ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br:	4br or more:
# of lots:	Is your project a cottage court? ☐ Yes ☐ No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate BRIAN SOLTZ to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Leo Van Buuren Date: 8-9-19

Printed Name: LEO VAN BUUREN

McDONALD'S AREA CONSTRUCTION MANAGER

Page 2 of 2 REVISION 05.01.19

raleighnc.gov

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BOA-0041-2019 – 12/9/19

Decision: Approved as requested.

WHEREAS McDonald's Real Estate Company, property owner, requests a variance to the minimum 70% primary street build-to requirement for East Lenoir Street, a variance to the minimum 50% primary street build-to requirement for South Wilmington Street, set forth in UDO Sections 3.4.8.C2 and 3.4.7.C2 that results in a 0% build-to along East Lenoir Street and a 46% build-to along South Wilmington Street; a 225 foot variance to the minimum driveway spacing requirement set forth in Section 9.5 of the Raleigh Street Design Manual, which requires driveways on a Major Street to be located at least 300 feet from the intersection with a Mixed-Use Street, in order to construct a driveway on South Wilmington Street with a minimum spacing of 77 feet, in order to reconstruct a general building (restaurant) on a .76-acre property zoned Commercial Mixed-Use-4 Urban Limited and Downtown Mixed-Use-4 Urban General and General Historic Overlay District located at 101 East South Street.

****

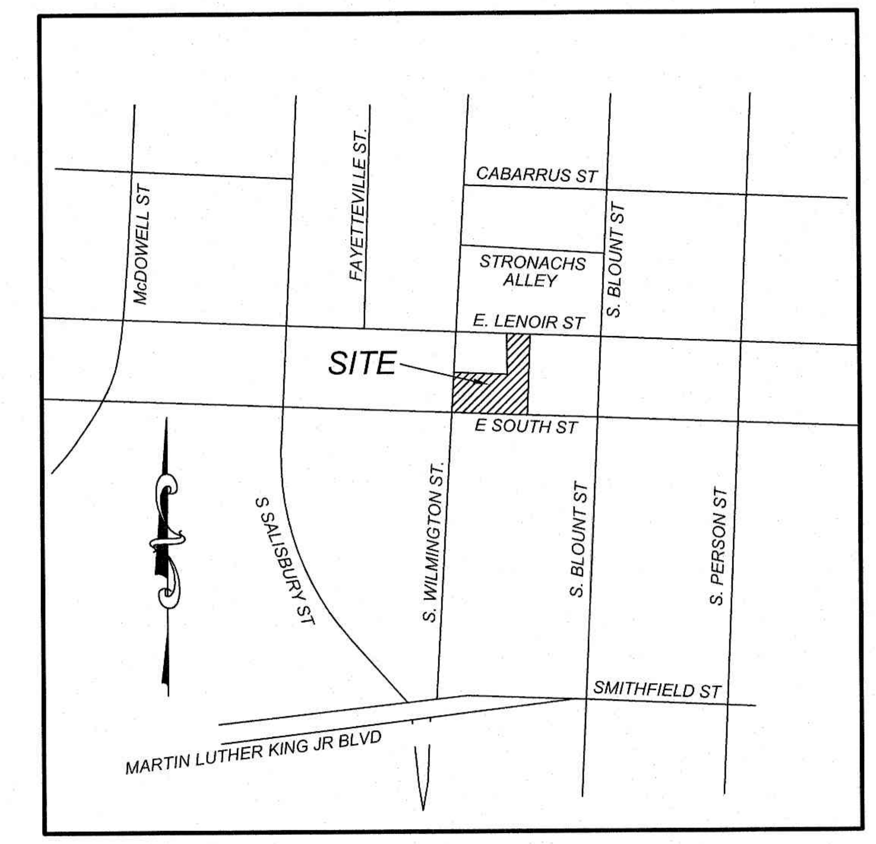
A-135-19 – 12/9/19

Decision: Approved as requested.

WHEREAS McDonald's Real Estate Company, property owner, requests a 28 foot design adjustment to the minimum 122 feet right-of-way width requirement for South Wilmington Street, a 4 foot design adjustment to the 73 feet right-of-way width requirement for East South Street, and a 4 foot design adjustment to the 73 feet right-of-way width requirement for East Lenoir Street, set forth in Sections 8.4.6.A. and 8.4.5.D. and referenced in Article 8.5. of the Unified Development Ordinance that results in rights-of-way widths of 66 feet; a 143 feet design adjustment and a 160 foot design adjustment to the minimum 200 feet driveway spacing requirement set forth in Section 8.3.5.C.3.c. in order to retain the existing driveway along East Lenoir Street with minimum spacings of 57 feet and 40 feet from adjacent driveways, respectively; a design adjustment for complete relief from the cross-access requirements of Section 8.3.5.D. in order to construct a 4,683 square feet general building (restaurant) on a .76-acre property zoned Commercial Mixed-Use-4 Urban Limited and Downtown Mixed-Use-4 Urban General and General Historic Overlay District located at 101 East South Street.

****

VICINITY MAP
1" = 500'



RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND / OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. rightofwayservices@raleighnc.gov FOR APPROVAL
- THE CITY OF RALEIGH AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE- CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

DRAWING INDEX

3 ASR 2nd REVIEW COMMENTS 11-13-19	2 ASR REVIEW 2nd SUBMITTAL & BRAND REVIEW 09-26-19	1 ASR 1ST SUBMITTAL 08-09-19	DWG. NUMBER	DRAWING DESCRIPTION
■	■	■	C-1	COVER SHEET
■	■	■	C-2	EXISTING CONDITIONS & DEMOLITION PLAN
□	■	■	C-2a	RECORDED PLAT
■	■	■	C-3	SITE PLAN
■	■	■	C-3a	TRUCK TURN & SIGHT DISTANCE PLAN
□	■	■	C-4	GRADING PLAN
■	■	■	C-5	UTILITY PLAN
■	■	■	C-6	LANDSCAPE PLAN
□	■	■	C-7	LIGHTING PLAN
□	■	■	A-2.0	BUILDING ELEVATIONS
□	■		A-2.1	BUILDING ELEVATIONS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

STORM WATER NARRATIVE:

THE REDEVELOPMENT OF THIS SITE WILL MAINTAIN EXISTING DRAINAGE PATTERNS, AND IS EXEMPT FROM STORMWATER RUNOFF CONTROLS PER CITY OF RALEIGH UDO - SEC. 9.2.2.E.2.b. WHICH STATES, THAT IF THE INCREASE IN PEAK FLOW STORMWATER RUNOFF BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS FOR THE 2-YEAR, 10-YEAR, AND 25-YEAR STORM EVENTS IS 10%, OR LESS, THE PROJECT IS EXEMPT FROM STORMWATER CONTROL MEASURES. NOTE: THE EXISTING IMPERVIOUS IS 0.68 ACRES, AND THE PROPOSED IMPERVIOUS IS 0.65 ACRES. THIS IS A DECREASE OF 0.03 ACRES, AND A REDUCTION IN PEAK FLOWS LEAVING THE SITE.

811

Know what's **below.**
Call before you dig.
nc811.org or 1-800-632-4949

ASR-0064-2019

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1	08-09-19	ASR 1ST SUBMITTAL	RCN	
2	09-26-19	ASR REVIEW 2nd SUBMITTAL & BRAND REVIEW	JWR	
2	11/13/19	ASR 2nd REVIEW COMMENTS	JWR	

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
(919) 848-6121, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

McDonald's®

OFFICE	BALTIMORE REGION
ADDRESS	6903 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, MD 20817

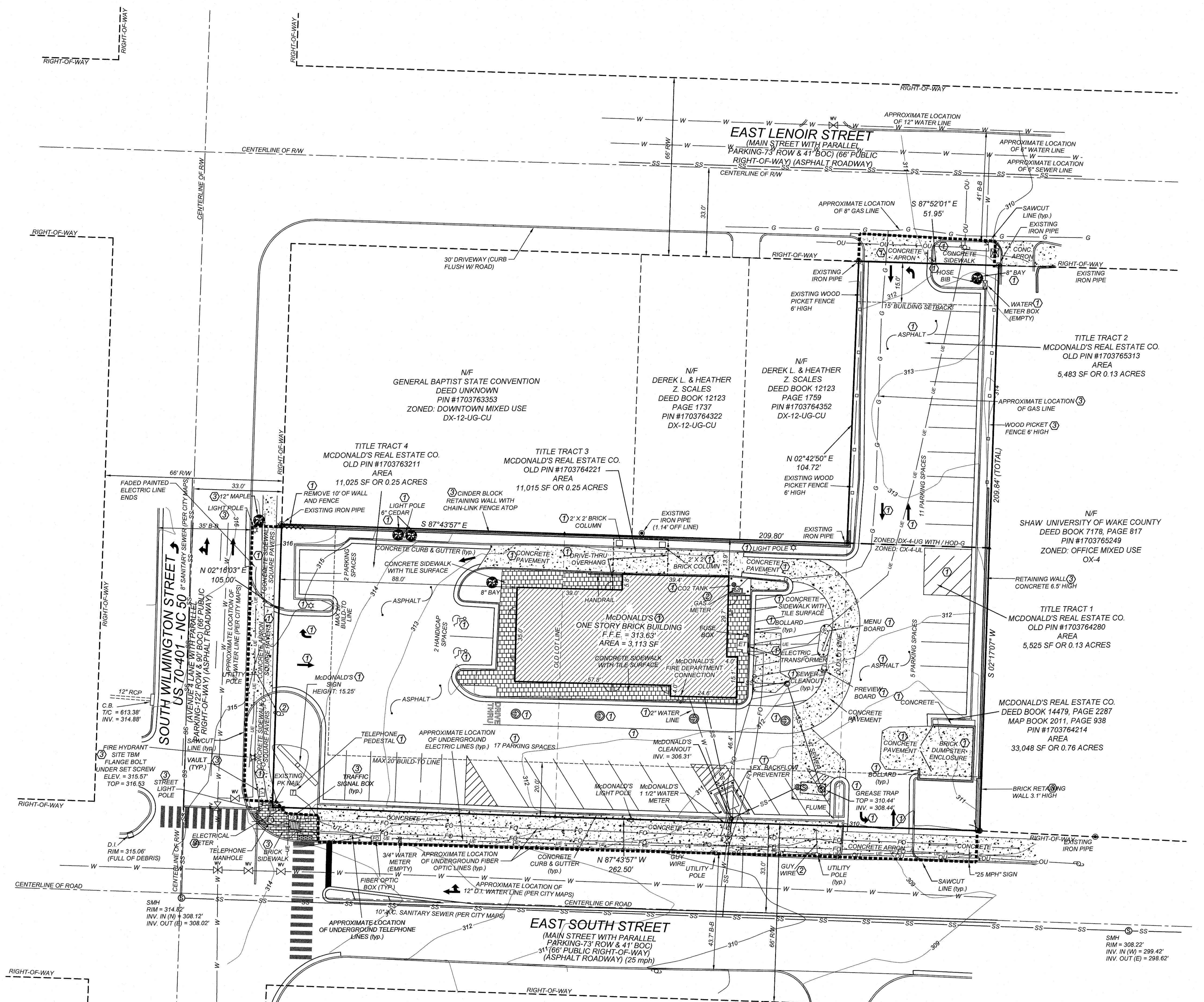
PLAN APPROVAL

	SIGNATURE (2 REQUIRED)	DATE
GENERAL MANAGER		
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MNGR.		
REGIONAL REAL ESTATE MNGR.		
CO-SIGN SIGNATURES		
AREA CONSTRUCTION MNGR.		
AREA REAL ESTATE MNGR.		

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-1
COVER SHEET

M:\MCD - McDonalds\1905 - Raleigh, NC @ South St 32-0170\CAD\ASR Plan Set\MCD1905-CS.dwg, 1/14/2020 2:59:57 PM, chrisn, HP PageWide XL 4000PS MFP HPGL2 ACAD.pc3



TOTAL AREA = 57,997 SF OR 1.33 ACRES

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720170300J, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

GENERAL NOTES:

1. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DEMOLITION KEYNOTES

(1) REMOVE EXISTING ITEM, COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.

(2) RELOCATE EXISTING ITEM, COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.

(3) ITEM TO REMAIN.

SAWCUT LINE

LEGEND

CALCULATED POINT
EXISTING IRON PIPE
BORE HOLE
IRON PIPE SET
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
FIRE HYDRANT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC BOX
LIGHT POLE
POWER POLE
CURB INLET
STORM DRAINAGE MANHOLE
YARD INLET
STORM DRAIN
OU — OVERHEAD UTILITIES
UE — UNDERGROUND ELECTRIC
UT — UNDERGROUND TELEPHONE
W — WATER LINE
SS — SANITARY SEWER LINE
G — GAS LINE
X — FENCE LINE

AC = ACRES
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA = AMERICAN LAND TITLE ASSOCIATION
B.M. = BOOK OF MAPS
EIP = EXISTING IRON PIPES
ELEV = ELEVATION
FIRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MPH = MILES PER HOUR
MSL = MEAN SEA LEVEL
N/F = NOW OR FORMERLY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
S.R. = STATE ROAD
TBM = TEMPORARY BENCH MARK
TWSP = TOWNSHIP
TYP = TYPICAL

SURVEY INFORMATION

PREPARED BY: COMMERCIAL SITE DESIGN, PLLC
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121, FAX: (919) 848-3741
DATE OF ORIGINAL FIELD SURVEY: JUNE 13, 2019

PLAN SCALE: 1" = 20'

STREET ADDRESS	
101 EAST SOUTH STREET	
CITY: RALEIGH	STATE: NORTH CAROLINA
COUNTY: WAKE	
TAX PARCEL NUMBER: 1703764214	LOCATION CODE NUMBER: 32-0170
CSD FILENAME: MCD1905-DP	

ASR-0064-2019

REV	DATE	DESCRIPTION	BY
1	08-09-19	ASR 1ST SUBMITTAL	RCN
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(919) 848-6121, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: BALTIMORE REGION
ADDRESS: 6903 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, MD 20817

PLAN APPROVAL
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
REGIONAL DEV. DIRECTOR
REGIONAL CONSTRUCTION MGR.
REGIONAL REAL ESTATE MGR.
CO-SIGN SIGNATURES
AREA CONSTRUCTION MGR.
CONTRACTOR

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-2
EXISTING CONDITIONS & DEMOLITION PLAN

M:\MCD - McDonald's\1905 - Raleigh, NC @ South St 32-0170\CAD\ASR Plan Set\MCD1905-DP.dwg, 1/14/2020 3:01:08 PM, christ, HP PageWide XL 4000.pc3

SITE INFORMATION

OWNER :		McDONALD'S REAL ESTATE CO. BOX 182571 COLUMBUS, OHIO 43218-2571
DEVELOPER:		McDONALD's USA, LLC 110 N. CARPENTER STREET CHICAGO, IL 60607 LEO VAN BURREN TEL: (919) 931-2845 leo.vanburren@us.mcd.com
DESIGNER:		COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 BRIAN SOLTZ TEL: (919) 848-6121 Soltz@csitedesign.com
ZONING:		CX-4-UL AND DX-4-UG WITH HOD-G
EXISTING USE:		RESTAURANT WITH DRIVE-THROUGH
PROPOSED USE:		RESTAURANT WITH DRIVE-THROUGH
SITE ADDRESS:		101 E SOUTH STREET
PARCEL IDENTIFICATION NUMBER:		1703764214
PARKING REQUIREMENTS:	PER 7.1.3.C.4 (URBAN FRONTAGE)	1 SPACE PER 500 SF OF GROSS FLOOR AREA 4,688 / 500 SF = 10 SPACES OR THE MINIMUM NUMBER OF PARKING SPACES SET FORTH IN SEC. 7.1.2.C (BELOW), WHICHEVER IS LESS.
	PER 7.1.2.C	1 SPACE PER 150 SF OF GROSS FLOOR AREA OR 1 SPACE PER 5 SEATS, WHICHEVER IS GREATER 4,688 SF / 150 SF = 32 SPACES OR 92 SEATS / 5 SEATS = 19 SPACES
PARKING PROVIDED:		28 REGULAR SPACES 2 HANDICAP SPACE 30 TOTAL SPACES OR 97% OF REQUIRED PER 7.1.2.C
BICYCLE PARKING:		SHORT TERM REQUIRED 1 / 50,000 SF (MINIMUM 4 SPACES) SHORT TERM PROVIDED: 4 SPACES LONG TERM REQUIRED 1 / 25,000 SF (MINIMUM 4 SPACES) LONG TERM PROVIDED: 4 SPACES UNDER BUILDING CANOPY
BUILDING + PARKING SETBACKS:	BUILD-TO	REQUIRED WILMINGTON ST (PRIMARY ST) 52.5 LF (50% BUILDING WIDTH IN BUILD-TO) E. SOUTH ST (SIDE ST) 66 LF (25% BUILDING WIDTH IN BUILD-TO) E. LENOIR ST (PRIMARY ST) 25.5 LF (50% BUILDING WIDTH IN BUILD-TO) PROVIDED WILMINGTON ST (PRIMARY ST) 49.3 LF (46% BUILDING WIDTH IN BUILD-TO)** E. SOUTH ST (SIDE ST) 96.9 LF (36% BUILDING WIDTH IN BUILD-TO) E. LENOIR ST (PRIMARY ST) 0 LF (0% BUILDING WIDTH IN BUILD-TO)** ** VARIANCES APPROVED
	PARKING SETBACK	REQUIRED / PROVIDED WILMINGTON ST (PRIMARY ST): 10' / 10' E. SOUTH ST (SIDE ST): 10' / 10' E. LENOIR ST (PRIMARY STREET): 10' / 10' INTERIOR SIDE LOT LINE: 3' / 5' REAR LOT LINE: 3' / 5'
TOTAL SITE AREA: DISTURBED AREA: EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA:		33,048 SF OR 0.76 ACRES 36,805 SF OR 0.84 ACRES 29,570 SF OR 0.68 ACRES OR 89% 29,006 SF OR 0.67 ACRES OR 88%
BUILDING AREA & HEIGHT:		EXISTING = 3,113 SF PROPOSED = 4,688 SF - 1 STORY / 20' - 10" HIGH
WATER:		CITY OF RALEIGH PUBLIC UTILITIES
SEWER:		CITY OF RALEIGH PUBLIC UTILITIES
AMENITY AREA:		REQUIRED = 10% OR 3,305 SF PROVIDED = 10.2% OR 3,375 SF
TREE CONSERVATION AREA:		NOT REQUIRED PER UDO 9.1.2 AS EXISTING LOT IS LESS THAN 2 ACRES.
BLOCK PERIMETER:		1,513 LF (2,000 LF MAX.)

SITE KEY NOTES:

1. CONSTRUCT 2' CONCRETE CURB AND GUTTER PER DETAIL SHEET
2. ASPHALT PAVEMENT PER SOILS REPORT SPECIFICATIONS
3. TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT PER DETAIL SHEET
4. MATCH EXISTING
5. CONSTRUCT STANDARD CONCRETE H.C. RAMP PER DETAIL SHEET
6. CONSTRUCT FLUSH CONCRETE H.C. RAMP PER DETAIL SHEET
7. DELIVERY RAMP
8. INSTALL HANDICAP SIGNAGE IN STEEL PIPE BOLLARD WITH IDEAL SHIELD COVER PER ADA ACCESSIBILITY PLAN AND DETAIL SHEET

8a. INSTALL VAN ACCESSABLE HANDICAP SIGNAGE IN STEEL PIPE BOLLARD WITH IDEAL SHIELD COVER PER ADA ACCESSIBILITY PLAN AND DETAIL SHEET

9. PAINT HANDICAP SYMBOL
10. CONSTRUCT CONCRETE WALK PER McDONALD'S SPECIFICATIONS, CONTRACTOR TO COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER
11. EXISTING FIRE HYDRANT
12. CONCRETE PAD @ DRIVE-THRU AND HANDICAP SPACES PER McDONALD'S STANDARDS AND SPECIFICATIONS, 10' CONTROL JOINTS, 20' EXPANSION JOINTS OR PER SOILS REPORT SPECIFICATIONS. GENERAL CONTRACTOR TO VERIFY WITH McDONALD'S AREA CONSTRUCTION MANAGER PRIOR TO APPLYING BLACK COLORING (OPTIONAL).
13. CONSTRUCT CONCRETE DUMPSTER PAD PER SOILS REPORT AND McDONALD'S STANDARDS AND SPECIFICATIONS. GENERAL CONTRACTOR TO VERIFY WITH McDONALD'S AREA CONSTRUCTION MANAGER PRIOR TO APPLYING BLACK COLORING (OPTIONAL).
14. CONCRETE TRANSFORMER PAD (COORDINATE SIZE AND LOCATION WITH POWER COMPANY)
15. CONSTRUCT DUMPSTER ENCLOSURE (TO MATCH BUILDING) PER ARCHITECTS DETAIL SHEET
16. STORAGE SHED (PER ARCHITECTS DETAIL SHEET), EXTERIOR FINISH TO MATCH DUMPSTER ENCLOSURE

SITE KEY NOTES (cont.):

17. SITE IDENTIFICATION SIGN (CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY AND CONSTRUCTION MANAGER FOR LOCATION AND PERMITTING).
18. DIRECTIONAL SIGNAGE (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
19. MENU BOARD (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
20. VERTICAL PREVIEW "PRE-SELL" BOARD (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
21. CUSTOMER ORDER DISPLAY WITH DETECTOR LOOP (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
22. DRIVE-THRU CANOPY (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
23. 6" VERTICAL HEADER CURB PER DETAIL SHEET
24. GATEWAY SIGN (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR TO COORDINATE WITH McDONALDS CONSTRUCTION MANAGER.

SITE KEY NOTES (cont.):

25. 1" TALL HEADER CURB ADJACENT TO BUILDING AT DRIVE THRU
26. TRAFFIC ARROWS PER DETAIL SHEET
27. INSTALL 4 U-RACKS FOR SHORT TERM AND LONG TERM BICYCLE PARKING.
28. CONSTRUCT CITY OF RALEIGH DRIVEWAY AND SIDEWALK
29. INSTALL PEDESTRIAN HANDRAIL, CONTRACTOR TO COORDINATE WITH CLIENT AND ARCHITECT
30. CONSTRUCT RETAINING WALL, DESIGN BY OTHERS
31. POLE MOUNTED AREA LIGHT(S) SEE LIGHTING PLAN: GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS BY GENERAL CONTRACTOR, POLE INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER

31b. BUILDING MOUNTED AREA LIGHT(S), SEE LIGHTING PLAN

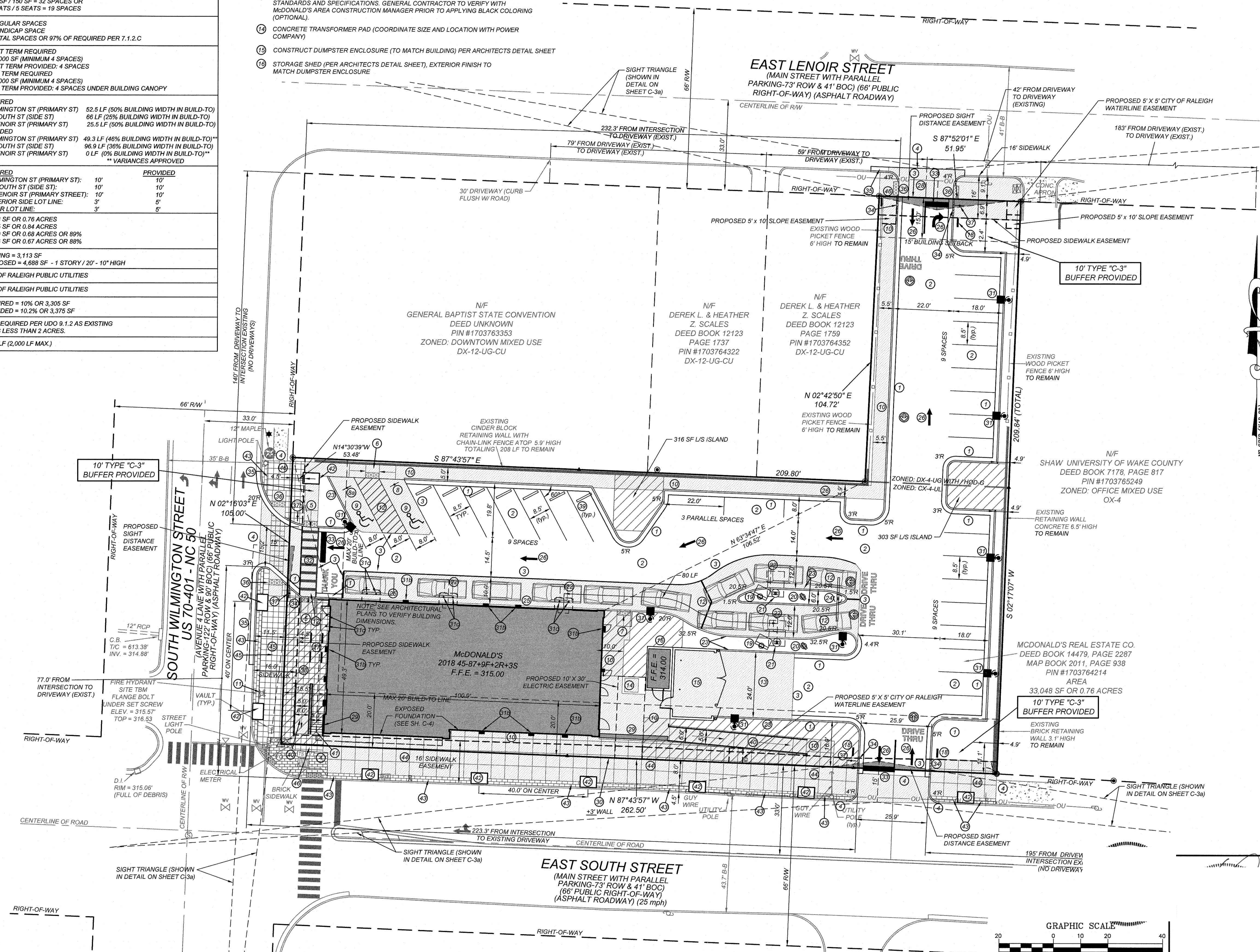
31c. CANOPY AREA LIGHT(S), SEE LIGHTING PLAN

32. PAINTED CROSSWALK PER DETAIL SHEET
33. PAINTED STOP BAR
34. TURN DOWN CURB PER DETAIL SHEET
35. CURB AND GUTTER PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS
36. DETECTABLE WARNING PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS
37. STOP SIGN PER CITY OF RALEIGH/NCDOT/MUTCD STANDARDS AND SPECIFICATIONS.

37b. STOP SIGN AND DO NOT ENTER SIGN PER CITY OF RALEIGH/NCDOT/MUTCD STANDARDS AND SPECIFICATIONS.

SITE KEY NOTES (cont.):

38. PATIO AREA 2% MAXIMUM SLOPE IN ANY DIRECTION
39. CONCRETE WHEEL STOP PER DETAIL SHEET
40. ADA RAMP WITH HANDRAIL, CONTRACTOR SHALL COORDINATE WITH McDONALD'S ACM
41. STAIRS, CONTRACTOR SHALL COORDINATE WITH McDONALD'S ACM
42. INSTALL 4' X 6' TREE GRATES @ 40' ON CENTER PER CITY OF RALEIGH STANDARDS (SEE LANDSCAPE PLAN)
43. INSTALL 2' BAND OF PAVERS.
44. INSTALL NEW CITY OF RALEIGH SIDEWALK WITH 5' EXPANSION JOINTS
45. INSTALL NEW CITY OF RALEIGH SIDEWALK WITH 2' X 2' GRID
46. ADA CONNECTION TO RIGHT-OF-WAY



SIGHT TRIANGLE NOTE:

WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

NC GRID (NAD 83)

LEGEND

SPILL CURB
HANDICAP RAMP
HANDICAP STALL
CONCRETE
PROPERTY LINE
SIGN
BOLLARD
EX. FIRE HYDRANT
FENCE
POLE MOUNTED AREA LIGHT
EXISITING IRON PIPE
F.F.E. = XXX.XX FINISH FLOOR ELEVATION
AMENITY AREA

PAVING SPECIFICATIONS

CONTRACTOR TO REFER TO SOILS REPORT BY ECS, PROJECT NUMBER 33:3000 DATED 9-12-14.

LIGHT DUTY ASPHALT PAVEMENT:
3.0 INCHES ASPHALT SURFACE COURSE (TYPE SF-9.5A)
6.0 INCHES AGGREGATE BASE COURSE

MEDIUM DUTY ASPHALT PAVEMENT:
2.0 INCHES ASPHALT SURFACE COURSE (TYPE SF-9.5A)
2.5 INCHES ASPHALT INTERMEDIATE COURSE (TYPE I-19.0B)
8.0 INCHES AGGREGATE BASE COURSE

PORTLAND CEMENT CONCRETE:
6.0 INCHES CONCRETE (28-DAY STRENGTH = 4,000 PSI)
6.0 INCHES AGGREGATE BASE COURSE

NOTE:
McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, GENERAL CONTRACTOR WILL BE CHARGED.

PARKING INFORMATION

TOTAL SPACES							
30	18	SPACES	8.5'	X	18'	@	90 °
	2	HANDICAP SPACES	8.0'	X	19.8'	@	60 °
	7	SPACES	8.5'	X	19.8'	@	60 °
	3	PARALLEL SPACES	8.0'	X	22.0'	@	90 °

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	12" 6"	PUBLIC PUBLIC	IN WILMINGTON ST AND SOUTH ST IN EAST LENOIR ST
WATER	6" 6"	PUBLIC PUBLIC	IN WILMINGTON ST AND SOUTH ST IN EAST LENOIR ST
STORM SEWER	12"	PUBLIC	WEST SIDE OF WILMINGTON ST
ELECTRIC	OVERHEAD UNDERGROUND/OVERHEAD		NORTH SIDE OF SOUTH ST SOUTH ST AND WILMINGTON ST
GAS	8"		SOUTH SIDE OF LENOIR ST

SURVEY INFORMATION

PREPARED BY: COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121
DATE OF ORIGINAL FIELD SURVEY: JUNE 13, 2019

PLAN SCALE: 1" = 20'

STREET ADDRESS	
101 EAST SOUTH STREET	
CITY RALEIGH	STATE NORTH CAROLINA
COUNTY WAKE	
TAX PARCEL NUMBER 1703764214	LOCATION CODE NUMBER 32-0170
CSD FILENAME: MCD1905-SP	

ASR-0064-2019

REV	DATE	DESCRIPTION	BY
1	08-09-19	ASR 1ST SUBMITTAL	RCN
2	09-26-19	ASR REVIEW 2nd SUBMITTAL & BRAND REVIEW	JWR
2	11/13/19	ASR 2nd REVIEW COMMENTS	JWR

ISSUE/REF

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
(919) 848-6121, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

McDonald's

OFFICE: BALTIMORE REGION
ADDRESS: 6903 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, MD 20817

PLAN APPROVAL

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
REGIONAL DEV. DIRECTOR	
REGIONAL CONSTRUCTION MGR.	
REGIONAL REAL ESTATE MGR.	
CO-SIGN SIGNATURES	
AREA CONSTRUCTION MGR.	
CONTRACTOR	

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-3
SITE PLAN

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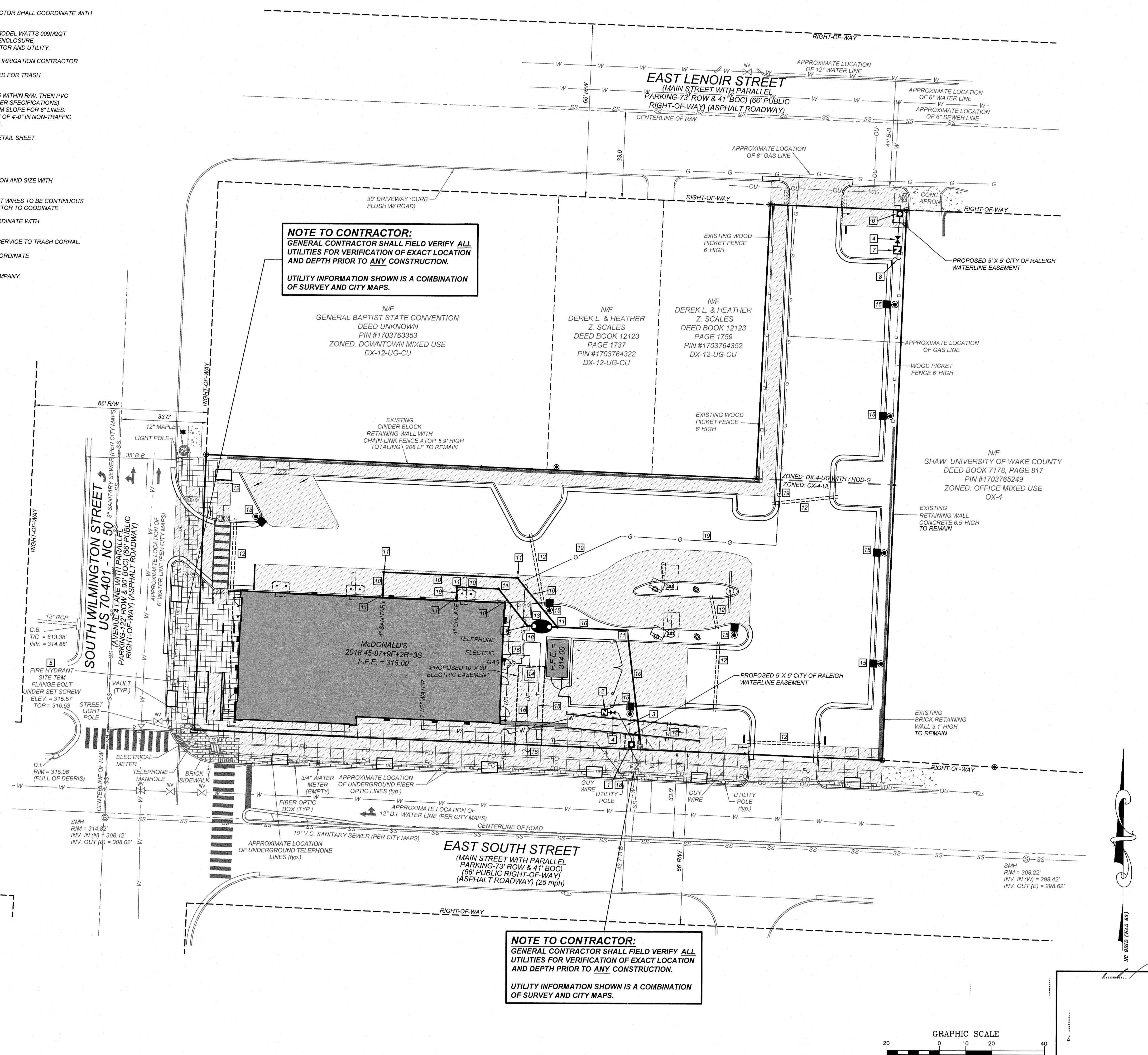
UTILITY KEYNOTES:

1. REUSE/RELOCATE EXISTING 1 1/2" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
2. 1 1/2" DOMESTIC REDUCE PRESSURE BACKFLOW PREVENTER (MODEL WATTS 009M2QT OR CITY APPROVED EQUIVALENT) IN ABOVE-GROUND HOTBOX ENCLOSURE.
3. 1 1/2" DOMESTIC WATER SERVICE, CONTRACTOR SHALL COORDINATE WITH CITY, ALL WATER LINES SHALL HAVE A FINAL MINIMUM COVER DEPTH OF 3'-0" IN NON-TRAFFIC AREAS AND 4'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED.
4. INSTALL SERVICE VALVES PER CITY STANDARDS
5. EXISTING FIRE HYDRANT.
6. INSTALL 3/4" IRRIGATION WATER METER (EMPTY BOX), CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR AND UTILITY.
7. 3/4" IRRIGATION REDUCE PRESSURE BACKFLOW PREVENTER (MODEL WATTS 009M2QT OR CITY APPROVED EQUIVALENT) IN ABOVE GROUND HOTBOX ENCLOSURE, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR AND UTILITY.
8. COORDINATE IRRIGATION CONNECTION AND SLEEVE SIZE WITH IRRIGATION CONTRACTOR.
9. MIXED WATER TO HOSE BIBB IN TRASH CORRAL. NOT TO BE USED FOR TRASH CONTAINER WASHING..
10. 4" PVC SANITARY SEWER LINE (SERVICES SHALL BE PVC SDR 35 WITHIN R/W, THEN PVC SCHEDULE 40 TO BUILDING), (BEDDING AND COVER PER SUPPLIER SPECIFICATIONS). NOTE: 1/4"/FT MIMINUM SLOPE FOR 4" LINES AND 1/8"/FT MINIMUM SLOPE FOR 6" LINES. ALL SEWER LINES SHALL HAVE A FINAL MINIMUM COVER DEPTH OF 4'-0" IN NON-TRAFFIC AREAS AND 5'-0" IN TRAFFIC AREAS UNLESS OTHERWISE NOTED.
11. SANITARY SEWER CLEANOUT PLACED AT 50' INTERVALS, SEE DETAIL SHEET.
12. IRRIGATION SLEEVE
13. 1,500 GALLON PROCEPTOR GREASE TRAP, PER DETAIL SHEET.
14. TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH ELECTRIC UTILITY.
15. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN. ALL LOT LIGHT WIRES TO BE CONTINUOUS RUN FROM PANELS TO LOT LIGHTS WITH NO SPLICES, CONTRACTOR TO COODINATE.
16. UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
17. INSTALL ONE - 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL SERVICE TO TRASH CORRAL.
18. UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
19. GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.



LEGEND

OU	OVERHEAD UTILITIES		SEWER CLEAN OUT
	SANITARY SEWER		FIRE HYDRANT ASSEMBLY
UE	UNDERGROUND ELECTRIC		SANITARY SEWER MANHOLE (SSMH)
T	TELEPHONE LINE		POLE MOUNTED AREA LIGHT
G	GAS LINE		WATER METER
W	WATER LINE		BACKFLOW PREVENTER
F	FIRE LINE		SIAMESE CONNECTION (FDC)
MW	MIXED WATER		WATER VALVE
RD	ROOF DRAIN		GREASE TRAP
	IRRIGATION SLEEVE (1) 4" PVC, COORDINATE WITH IRRIGATION CONTRACTOR		HOSE BIB
	UTILITY POLE		

PARKING INFORMATION

TOTAL SPACES								
30	18	SPACES	8.5'	X	18'	@	90 °
	2	HANDICAP SPACES	8.0'	X	19.8'	@	60 °
	7	SPACES	8.5'	X	19.8'	@	60 °
	3	PARALLEL SPACES	8.0'	X	22.0'	@	90 °

UTILITY INFORMATION

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SANITARY SEWER	12" 6"	PUBLIC PUBLIC	IN WILMINGTON ST AND SOUTH ST IN EAST LENOIR ST
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STORM SEWER	12"	PUBLIC	WEST SIDE OF WILMINGTON ST
ELECTRIC	OVERHEAD UNDERGROUND/OVERHEAD		NORTH SIDE OF SOUTH ST SOUTH ST AND WILMINGTON ST
GAS	8"		SOUTH SIDE OF LENOIR ST

SURVEY INFORMATION

PREPARED BY: COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121
DATE OF ORIGINAL FIELD SURVEY: JUNE 13, 2019

PLAN SCALE: 1" = 20'

STREET ADDRESS
101 EAST SOUTH STREET

CITY	STATE
RALEIGH	NORTH CAROLINA

COUNTY
WAKE

TAX PARCEL NUMBER	LOCATION CODE NUMBER
1703764214	32-0170
CSD FILENAME: MCD1905-UP	

ASR-0064-2019

REV	DATE	DESCRIPTION	BY
1	08-09-19	ASR 1ST SUBMITTAL	RCN
2	09-26-19	ASR REVIEW 2nd SUBMITTAL & BRAND REVIEW	JWR
2	11/13/19	ASR 2nd REVIEW COMMENTS	JWR

COMMERCIAL SITE DESIGN
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RALEIGH, NORTH CAROLINA 27613
(919) 848-6121, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: BALTIMORE REGION
ADDRESS: 6903 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, M.D. 20817

PLAN APPROVAL

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
REGIONAL DEV. DIRECTOR	
REGIONAL CONSTRUCTION MGR.	
REGIONAL REAL ESTATE MGR.	
CO-SIGN SIGNATURES	
AREA CONSTRUCTION MGR.	
CONTRACTOR	

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-5
UTILITY PLAN

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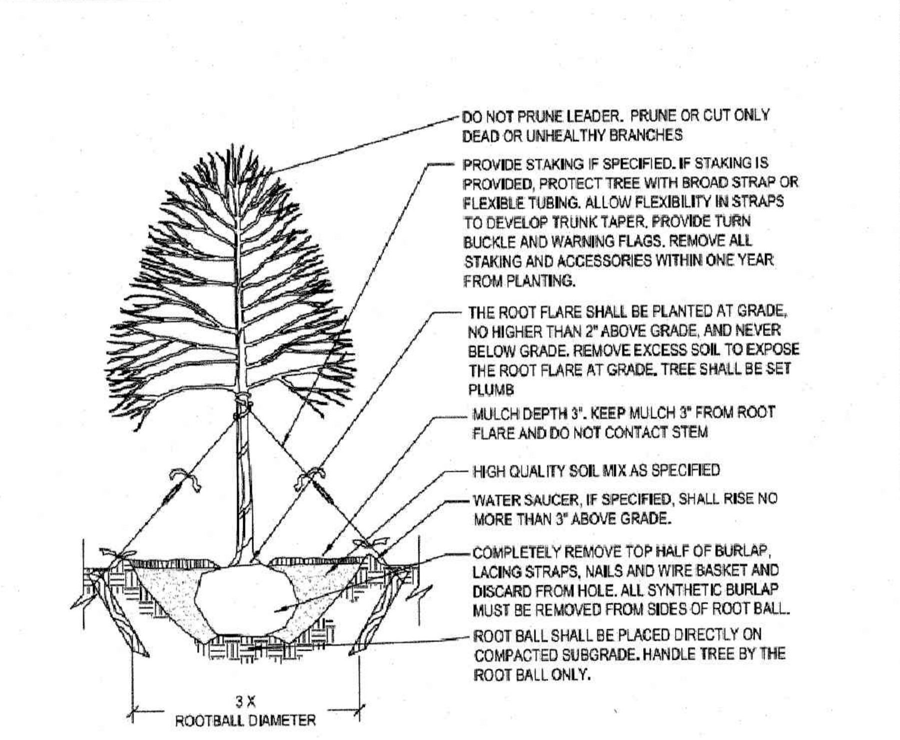
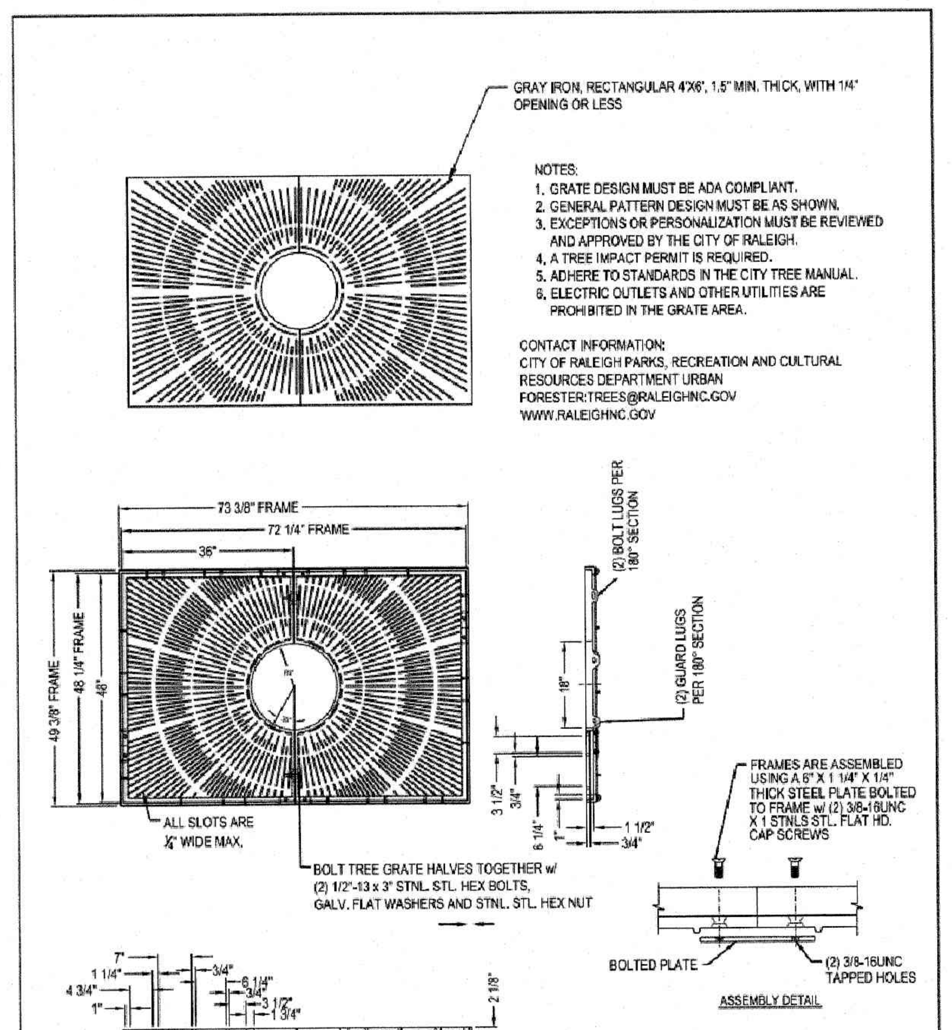


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 9/1/18 | NOT TO SCALE
TREE PLANTING DETAIL
TPP-03

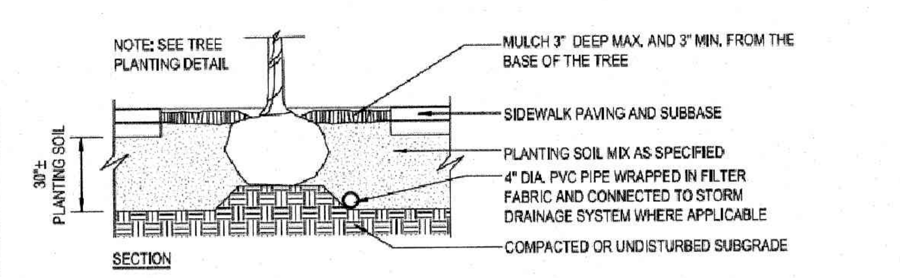


NOTES:
1. GRATE DESIGN MUST BE ADA COMPLIANT.
2. GENERAL PATTERN DESIGN MUST BE AS SHOWN.
3. EXCEPTIONS OR PERSONALIZATION MUST BE REVIEWED AND APPROVED BY THE CITY OF RALEIGH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
6. ELECTRIC OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE GRATE AREA.

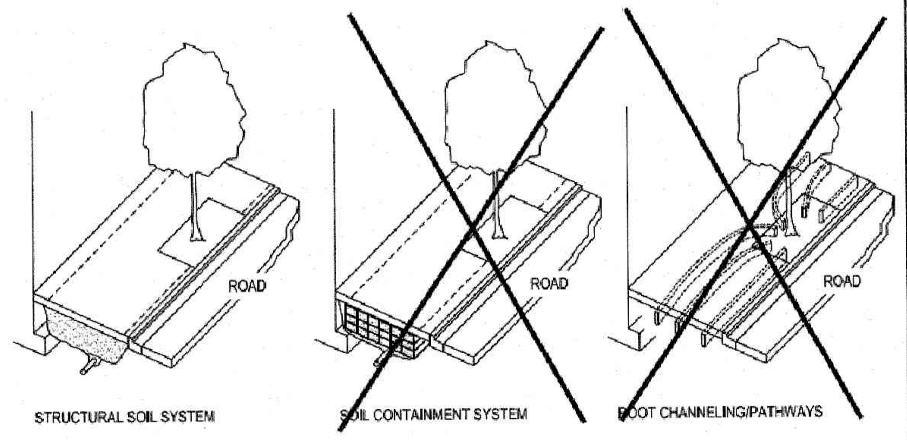
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT

CITY OF RALEIGH
STANDARD DETAIL
TREE GRATE IN SIDEWALK WITHIN ROW
TPP-06

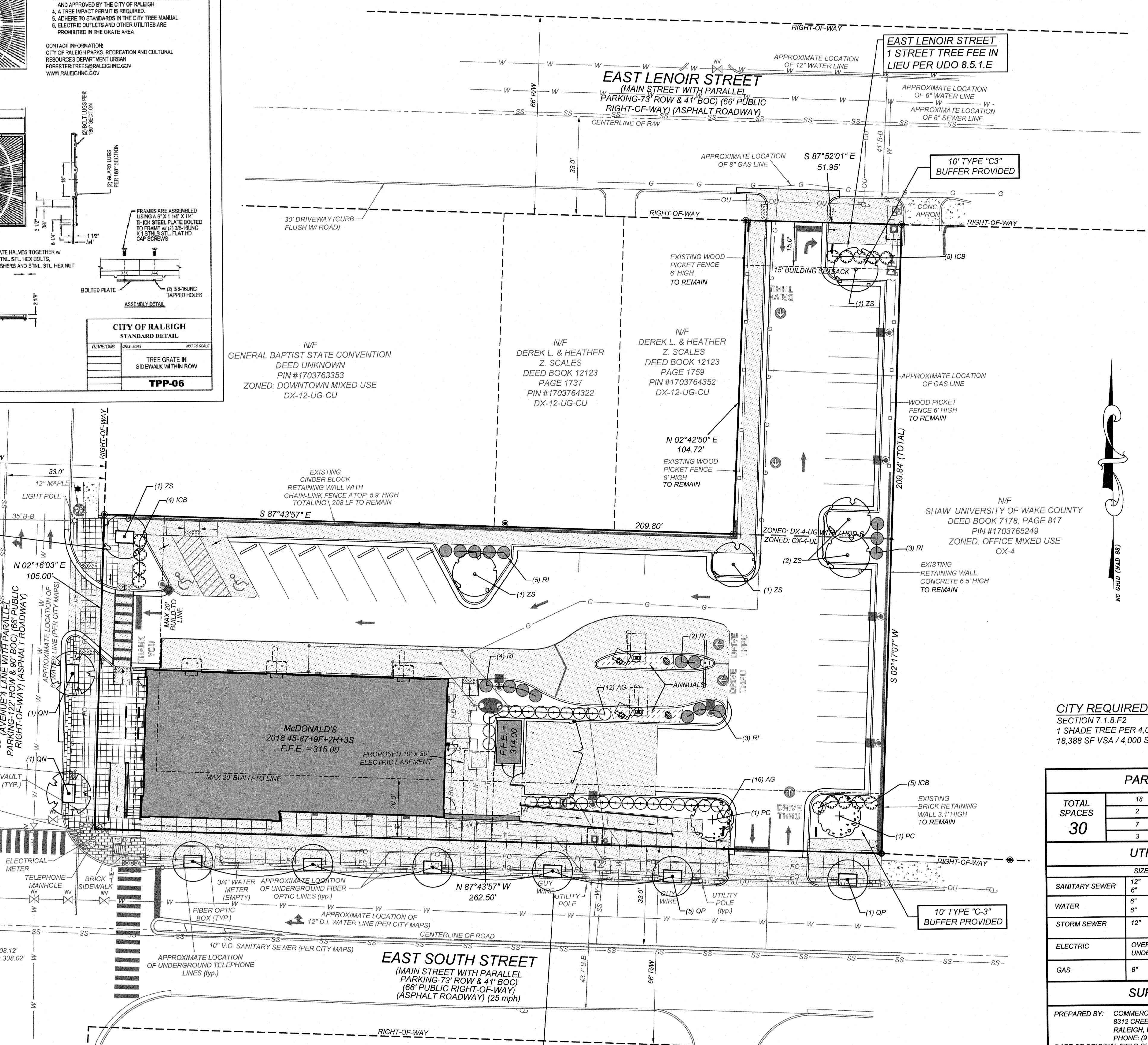


NOTES:
1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
   1.1. EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
   1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
   1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
   1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
3. 40' X 6' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
4. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING IN SIDEWALK WITHIN ROW
TPP-07



CITY REQUIRED LANDSCAPING CALCULATIONS

SECTION 7.1.8.F2
1 SHADE TREE PER 4,000 SF OF VSA
18,388 SF VSA / 4,000 SF = 5 TREES REQUIRED
6 TREES PROVIDED - ZELKOVAS

TYPICAL STREET TREE INSTALL NOTES:
TREE TO BE INSTALLED WITH 4' X 6' TREE GRATE PER CITY DETAILS. CITY INSPECTOR AND APPROVAL OF SUBSURFACE ROOT TREATMENT REQUIRED PRIOR TO INSTALL. CONTRACTOR TO LOCATE UNDERGROUND UTILITIES AND REPORT CONFLICTS TO McDONALD'S ACM PRIOR TO CONSTRUCTION.

PLANTING SCHEDULE (SEE LANDSCAPING NOTE #12)

SYMBOL	KEY	NO.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	COMMENTS
	QN	2	QUERCUS NUTTALLII	NUTTALL OAK	3" MIN.	10' MIN.	B & B	STREET TREE S. WILMINGTON ST
	QP	6	QUERCUS PHELLOS	WILLOW OAK	3" MIN.	10' MIN.	B & B	STREET TREE E. SOUTH ST
	ZS	6	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" MIN.	10' MIN.	B & B	SHADE TREE DECIDUOUS VSA REQ'D.
	PC	2	PISTACHIA CHINENSIS	CHINESE PISTACHIO	-	6' MIN.	B & B	UNDERSTORY TREE
	AG	28	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	24" MIN.	CONT. 3 GAL. MIN.	EVERGREEN SHRUB
	ICB	14	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	24" MIN.	CONT. 3 GAL. MIN.	EVERGREEN SHRUB
	RI	17	RHAPHIOLEPSIS INDICA	PINK INDIAN HAWTHORNE	-	24" MIN.	CONT. 3 GAL. MIN.	EVERGREEN SHRUB

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

PARKING INFORMATION

TOTAL SPACES							
30	18	SPACES	8.5'	X	18'	@	90 °
	2	HANDICAP SPACES	8.0'	X	19.8'	@	60 °
	7	SPACES	8.5'	X	19.8'	@	60 °
	3	PARALLEL SPACES	8.0'	X	22.0'	@	90 °

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	12" 6"	PUBLIC PUBLIC	IN WILMINGTON ST AND SOUTH ST IN EAST LENOIR ST
WATER	6" 6"	PUBLIC PUBLIC	IN WILMINGTON ST AND SOUTH ST IN EAST LENOIR ST
STORM SEWER	12"	PUBLIC	WEST SIDE OF WILMINGTON ST
ELECTRIC	OVERHEAD UNDERGROUND/OVERHEAD		NORTH SIDE OF SOUTH ST SOUTH ST AND WILMINGTON ST
GAS	8"		SOUTH SIDE OF LENOIR ST

SURVEY INFORMATION

PREPARED BY: COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121
DATE OF ORIGINAL FIELD SURVEY: JUNE 13, 2019

PLAN SCALE: 1" = 20'

STREET ADDRESS
101 EAST SOUTH STREET

CITY	STATE
RALEIGH	NORTH CAROLINA

COUNTY
WAKE

TAX PARCEL NUMBER 1703764214	LOCATION CODE NUMBER
CSD FILENAME: MCD1905-LS	32-0170

ASR-0064-2019

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1	08-09-19	ASR 1ST SUBMITTAL	RCN	
2	09-26-19	ASR REVIEW 2nd SUBMITTAL & BRAND REVIEW	JWR	
2	11/13/19	ASR 2nd REVIEW COMMENTS	JWR	

COMMERCIAL SITE DESIGN
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
(919) 848-6121, FAX: (919) 848-3741
WWW.CSITEDESIGN.COM

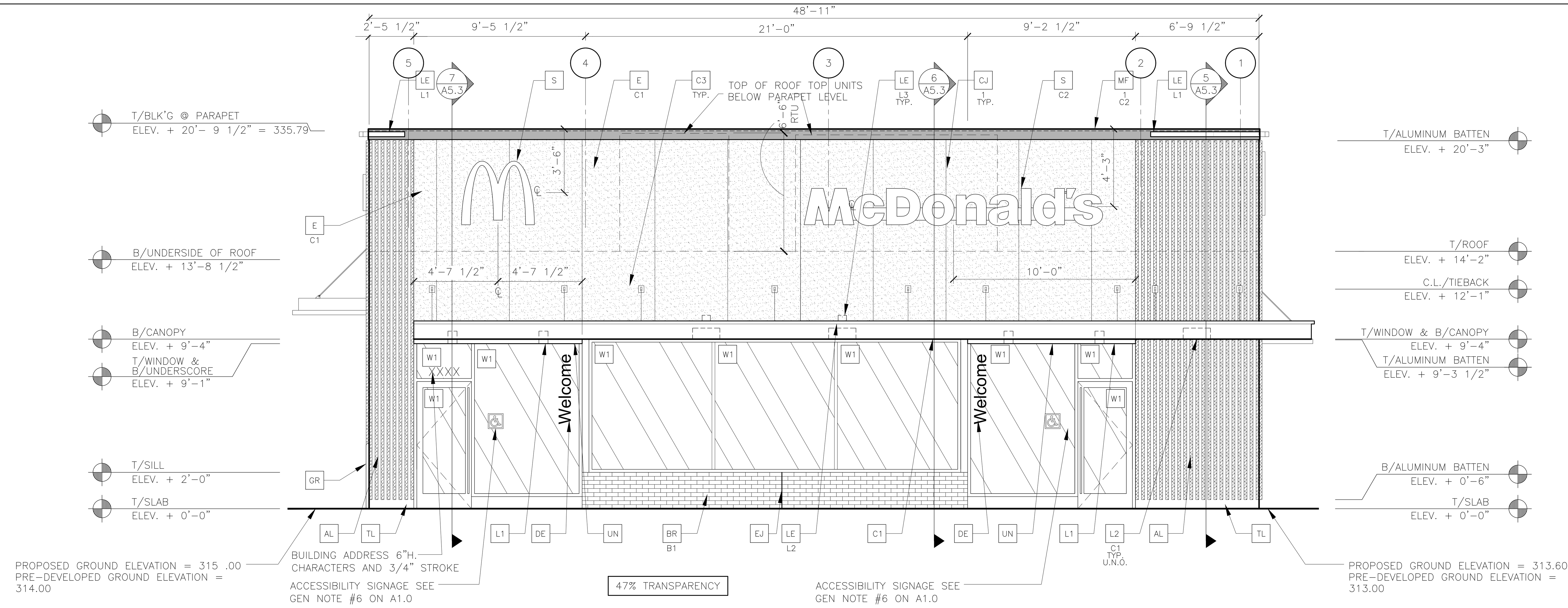
McDonald's®

OFFICE: BALTIMORE REGION
ADDRESS: 6903 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, MD 20817

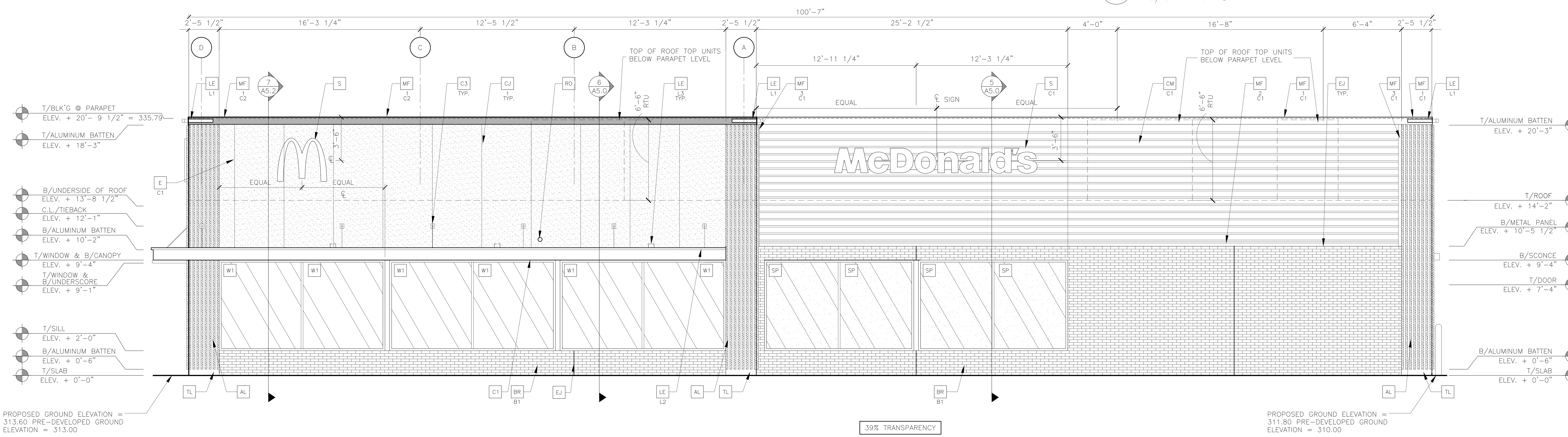
PLAN APPROVAL
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
REGIONAL DEV. DIRECTOR
REGIONAL CONSTRUCTION MGR.
REGIONAL REAL ESTATE MGR.
CO-SIGN SIGNATURES
AREA CONSTRUCTION MGR.
CONTRACTOR

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-6
LANDSCAPE PLAN



1
A2.0
FRONT ELEVATION (S. WILMINGTON ST)
1/4" = 1'-0"



2
A2.0
NON-DRIVE-THRU ELEVATION (E. SOUTH ST.)
1/4" = 1'-0"

KEY NOTES:

AL — ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"X2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APAP TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)

BR — MODULAR FACE BRICK
B1— COLOR:
B1 = "SLATE GRAY" SMOOTH BY HEBRON BRICK COMPANY

C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE

C2 — ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

C3 — ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0

CJ — CONTROL JOINT
1 —TYPE: 1 = EIFS

CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1—COLOR:
C1 = WEATHERED ZINC

D — HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

DE — DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

E — EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1—COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1

FB
CO2— CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD

L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1—COLOR:
C1= WHITE
C2= PLATINUM SILVER

LE — ACCENT LIGHTING - SEE ELECTRICAL
L1—LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF — METAL FASCIA
1 — TYPE:
C1 1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022

PB — PIPE BOLLARD - PAINTED YELLOW

PT — (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER

RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1— COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY

SP — SPANDREL GLAZING

TL — TILE (@ BASE OF BATTEN SYSTEM)
EUROWEST: DELUXE COLLECTION
COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
GROUT WIDTH: 1/8" TO 3/16"
CONTACT: JAN DETER, (714) 937-7500

UN — METAL UNDERSCORE
COLOR: GOLD

W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE

W2 — DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
XX— COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY

ARCHITECT OF RECORD:

PREPARED BY:
CORE STATES DESIGN P.C.
46 East Main Street, Suite 201
Somerville, NJ 08876
www.core-eng.com

PREPARED FOR:
McDonald's USA, LLC

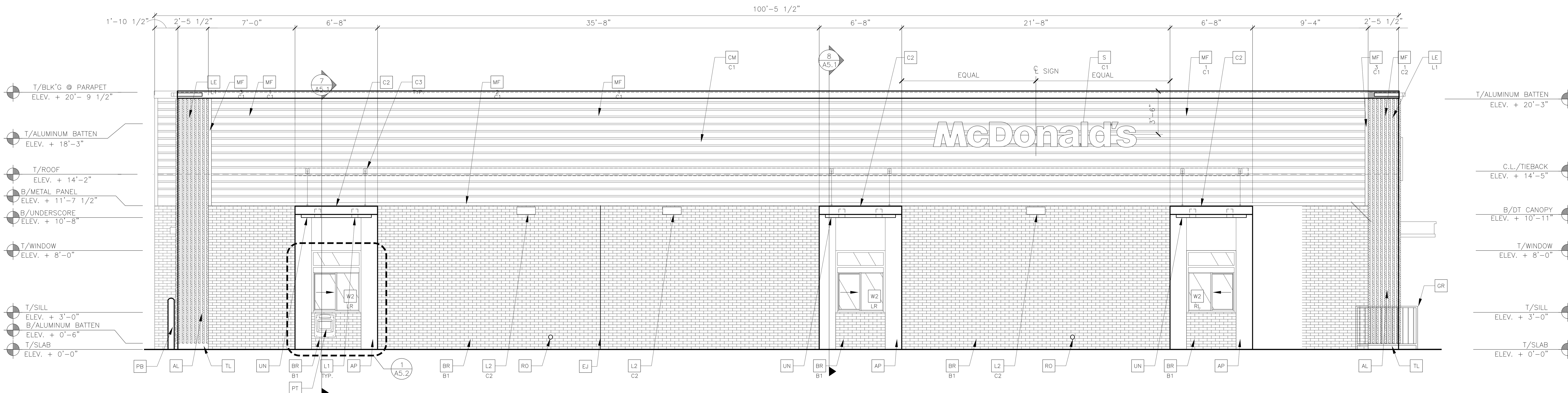
DRAWN BY: B.GILLIN
STD ISSUE DATE: JUL 2019
REVIEWED BY: M.PELINI
DATE ISSUED: 09/25/19
C.S.G. PROJECT #: MCD-27320

TITLE: 2017 STANDARD BUILDING - BB20
4797 +2'R +5'F +7'S - WOOD/WOOD

DESCRIPTION:
WOOD BEARING WALLS W/ 4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
E.I.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH

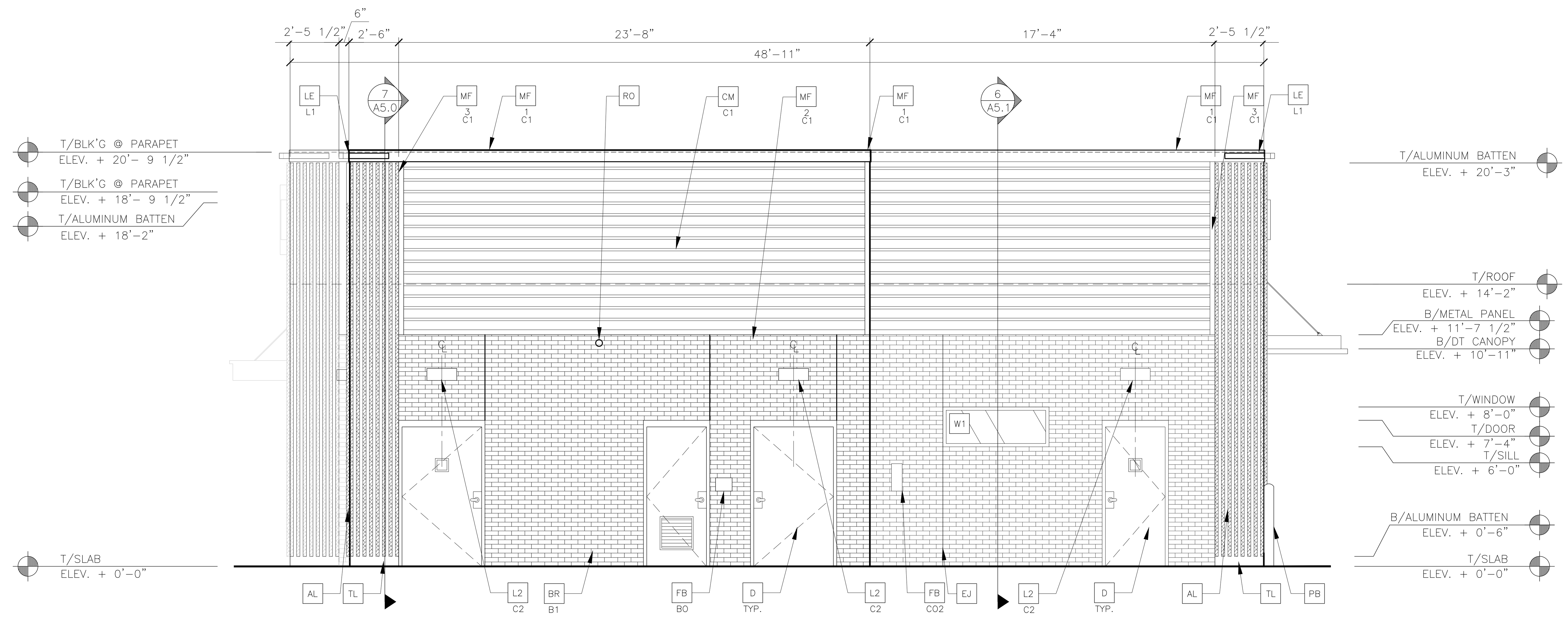
SITE ID: 032-0170
SITE ADDRESS: 105 E SOUTH STREET
RALIEGH, NC

SHEET NO. A2.0
ELEVATIONS



4% TRASNPARENCY

1 / A2.1 DRIVE THRU ELEVATION
1/4" = 1'-0"



2% TRASNPARENCY

2 / A2.1 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

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MFR: B+N INDUSTRIES
SIZE: 2"X2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APAP TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

AP ALPOLIC METAL PANEL (COLOR: RAL 7022)

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B1— COLOR:
B1 = "SLATE GRAY" SMOOTH BY HEBRON BRICK COMPANY

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DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
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GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

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C1—COLOR:
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EJ EXPANSION JOINT, SEE DETAIL 7/A4.1

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REV	DATE	DESCRIPTION	BY

ARCHITECT OF RECORD:

PREPARED BY:
CORE STATES DESIGN P.C.

PREPARED FOR:
McDonald's USA, LLC

DRAWN BY: B.GILLIN
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DATE ISSUED: 09/25/19
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WOOD ROOF TRUSS FRAMING
E.I.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 032-0170
SITE ADDRESS: 105 E SOUTH STREET RALEIGH, NC

SHEET NO. A2.1
ELEVATIONS