

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)

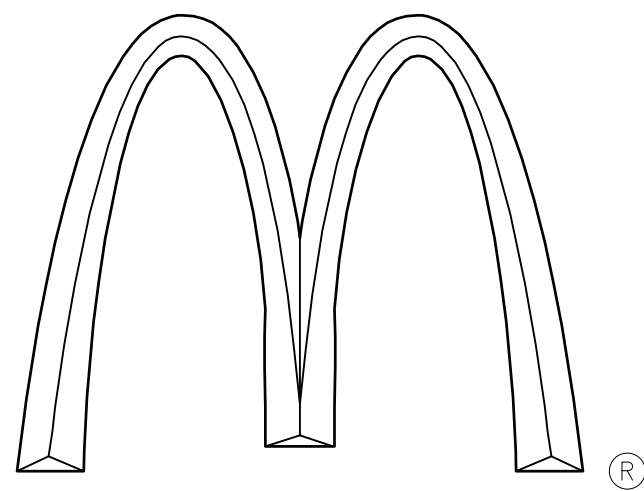
Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision case #: SUB-0075-2021 Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: Z-3(B)-92 Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: McDonald's @ Buffalo Bend Lot 3			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 5100 Forestville Road			
Site P.I.N.(s): Portion of 1746322322			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new restaurant with drive thru facility.			
Current Property Owner/Developer Contact Name: Leo Vanburren - McDonald's USA, LLC NOTE: please attach purchase agreement when submitting this form.			
Company: Buffalo Road LLC		Title: Area Construction Manager	
Address: 6903 Rockledge Dr, Suite 1100, Bethesda, MD 20817			
Phone #: 919-931-2845		Email: Leo.Vanbuuren@us.mcd.com	
Applicant Name: Brian Soltz			
Company: Commercial Site Design, PLLC		Address: 8312 Creedmoor Rd, Raleigh, NC 27613	
Phone #: 919-848-6121		Email: soltz@csitedesign.com	

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-3-CU	Existing gross floor area (not to be demolished): n/a
	Existing gross floor area to be demolished: n/a
Gross site acreage: 1.30	New gross floor area: 4,073
# of parking spaces required: See data table	Total sf gross (to remain and new): 4,073
# of parking spaces proposed: 33	Proposed # of buildings: 1
Overlay District (if applicable): SHOD-1	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Restaurant	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.02</u> Square Feet: <u>673</u>	Proposed Impervious Surface: Acres: <u>.73</u> Square Feet: <u>31,736</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

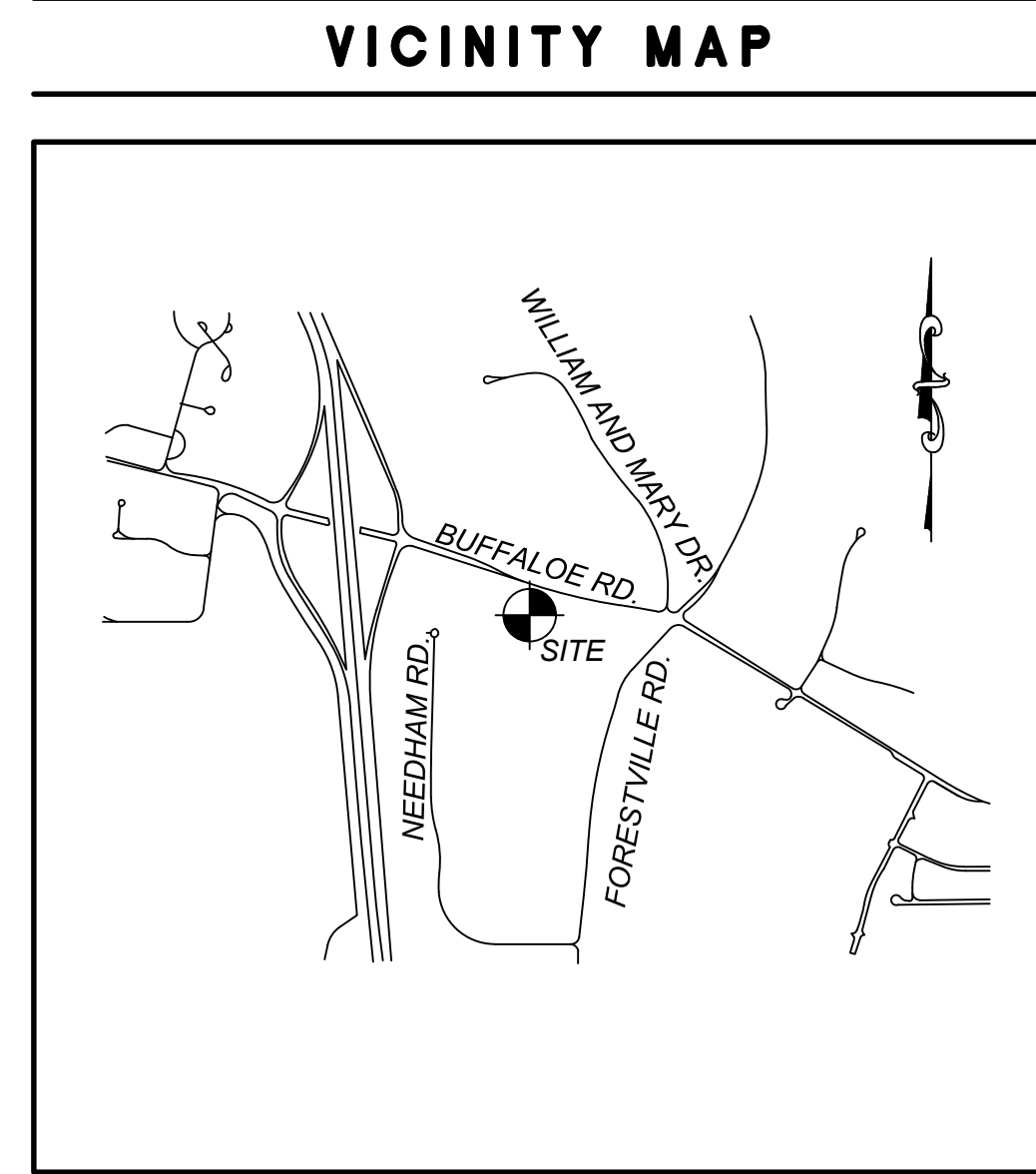
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Brian Soltz</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: <u>[Signature]</u>	Date: <u>2-2-2022</u>
Printed Name: <u>LEO VAN BUUREN, AREA CONSTRUCTION MANAGER, MCDONALDS USA, LLC</u>	



LOT 3 BUFFALOE BEND RALEIGH, NORTH CAROLINA

STATE SITE CODE: 32-1719
GBL NUMBER: 19550037929
CSD PROJECT NUMBER: MCD-2101
ADMINISTRATIVE SITE REVIEW PLANS
CITY OF RALEIGH CASE #:



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Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: McDonald's @ Buffalo Bend Lot 3

Inside City limits? Yes No

Property address(es): 5100 Forestville Road

Site P.I.N. (s): Portion of 1746322322

Please describe the scope of work, include any additions, expansions, and change of use:
Construction of new restaurant with drive thru facility.

Current Property Owner/Developer Contact Name: Leo Vanbuuren - McDonald's USA, LLC
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STORMWATER INFORMATION

Existing Impervious Surface: _____ Square Feet: _____
 Acres: _____
 Proposed Impervious Surface: _____ Square Feet: _____
 Acres: _____

Is this a flood hazard area? Yes No

If yes, please provide:
 Alluvial soils: _____
 Flood study: _____
 FEMA Map Panel #: _____
 Neuse River Buffer: Yes No Wetlands: Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: _____ Total # of hotel units: _____
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I 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 substantial policy, which states applications will expire after 180 days of inactivity.

Signature: Brian Soltz Date: 8-2-2022
 Printed Name: LEO VANBUUREN, AREA CONSTRUCTION MANAGER, MCDONALD'S USA, LLC

SITE INFORMATION																
OWNER:	BUFFALOE ROAD (1DR), LLC, BUFFALOE ROAD (SRE), LLC 5826 SAMEY DRIVE SUITE 105 HIGH POINT, NORT CAROLINA 27265															
DEVELOPER:	MCDONALD'S BETHESDA REGION 6903 ROCKLEDGE DRIVE - SUITE 1100 BETHESDA, MD 20817															
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121															
ZONING:	CX-3-CU															
EXISTING USE:	VACANT															
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH															
SITE ADDRESS:	BUFFALOE ROAD															
PARCEL IDENTIFICATION:	A PORTION OF 174630254															
PARKING REQUIREMENTS:	1 SPACE PER 100 SF OF GROSS FLOOR AREA 4,073 SF / 100 SF = 41 SPACES															
PARKING PROVIDED:	31 REGULAR SPACES 2 HANDICAP SPACES 33 TOTAL SPACES															
BICYCLE PARKING:	SHORT TERM 4 SPACES REQUIRED / PROVIDED LONG TERM 4 SPACES REQUIRED / PROVIDED															
BUILDING SETBACKS:	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED PER UDO</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>PRIMARY STREET (NORTH)</td> <td>5 FEET</td> <td>116.6 FEET</td> </tr> <tr> <td>SECONDARY STREET (WEST)</td> <td>5 FEET</td> <td>89.4 FEET</td> </tr> <tr> <td>SIDE LOT LINE (EAST)</td> <td>0 OR 6 FEET</td> <td>36.0 FEET</td> </tr> <tr> <td>REAR LOT (SOUTH)</td> <td>0 OR 6 FEET</td> <td>101.6 FEET</td> </tr> </tbody> </table>		REQUIRED PER UDO	PROVIDED	PRIMARY STREET (NORTH)	5 FEET	116.6 FEET	SECONDARY STREET (WEST)	5 FEET	89.4 FEET	SIDE LOT LINE (EAST)	0 OR 6 FEET	36.0 FEET	REAR LOT (SOUTH)	0 OR 6 FEET	101.6 FEET
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TOTAL SITE AREA:	56,649 SF OR 1.30 ACRES															
DISTURBED AREA:	39,342 SF OF 0.90 ACRES															
LOT 3 EXISTING IMPERVIOUS AREA:	673 SF OR 0.02 ACRES															
LOT 3 PROPOSED IMPERVIOUS AREA:	31,736 SF OR 0.73 ACRES															
PROPOSED BUILDING AREA:	4,073 SF															
WATER:	CITY OF RALEIGH PUBLIC UTILITIES															
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES															
ADA ACCESSIBLE AMENITY AREA LOT 3:	REQUIRED = 5,665 SF (10% OF 56,649 SF) PROVIDED = 5,667 SF (10% OF 56,649 SF)															
TREE CONSERVATION AREA:	PROVIDED PER ASR - 0020-2022															

ZONING CONDITIONS:
 Z-3(B)-92 BUFFALOE ROAD, PART B, REZONED TO CITY OF RALEIGH OFFICE AND INSTITUTION-1 CONDITIONAL USE AND SHOPPING CENTER CONDITIONAL USE.

- CONDITIONS:**
- ACCESS TO BUFFALOE AND FORESTVILLE ROADS WILL BE IN ACCORDANCE WITH NCDOT AND THE CITY OF RALEIGH REGULATIONS AND STANDARDS.
 RESPONSE: ACCESS TO BUFFALOE AND FORESTVILLE ROADS ARE IN ACCORDANCE WITH NCDOT AND CITY OF RALEIGH REGULATIONS.
 - THE PETITIONER WILL UTILIZE THE STANDARDS OF THE CITY SHOD-1 OVERLAY DISTRICT REQUIREMENTS WITHIN 1,250 FEET FROM THE PROPOSED RIGHT-OF-WAY BOUNDARY OF THE NORTHERN RIGHT-OF-WAY.
 RESPONSE: SHOD-1 OVERLAY DISTRICT REQUIREMENTS ARE MET WITHIN 1,250' OF THE NORTHERN WAKE EXPRESSWAY RIGHT-OF-WAY.
 - IF A PACKAGE TREATMENT PLANT IS USED, THE DEVELOPER AGREES TO DISCONTINUE THE PACKAGE TREATMENT PLANT AT THE TIME PUBLIC SEWER IS AVAILABLE AND UTILIZE THE PUBLIC SEWER SYSTEM.
 RESPONSE: PACKAGE TREATMENT PLANT NOT USED. THE PROPOSED SITE WILL TIE INTO THE PUBLIC SEWER SYSTEM.
 - THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY FRONTAGE FOR THE RELOCATION OF BUFFALOE ROAD NEAR THE NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.
 RESPONSE: APPROPRIATE ROW DEDICATIONS HAVE BEEN PROVIDED ALONG THE PROJECT FRONTAGE.
 - THE PETITIONER WILL RESERVE AND ADDITIONAL 15 FEET OF RIGHT-OF-WAY ALONG BUFFALOE AND FORESTVILLE ROADS FOR THE FUTURE CITY OF RALEIGH THOROUGHFARE IMPROVEMENTS.
 RESPONSE: APPROPRIATE ROW DEDICATIONS HAVE BEEN PROVIDED ALONG THE PROJECT FRONTAGE.
 - THE PETITIONER WILL RESERVE THE NECESSARY RIGHT-OF-WAY FOR THE REALIGNMENT AND EXTENSION OF NEEDHAM ROAD TO CONNECT TO BUFFALOE ROAD. ALL RESERVATIONS SHALL BE IN ACCORDANCE WITH THE OFFICIAL NORTHERN WAKE EXPRESSWAY CORRIDOR PLAN.

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

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

STORMWATER NARRATIVE:
 THE PROPERTY IS PART OF AN OVERALL DEVELOPMENT WHICH HAS STORMWATER QUALITY AND QUANTITY TREATMENT DEVICES.

DRAWING INDEX

DWG. NUMBER	DRAWING DESCRIPTION
C-1	COVER SHEET
C-2	EXISTING CONDITIONS SURVEY
C-3	SITE PLAN
C-4	SOLID WASTE TRUCK TURN PLAN
C-5	GRADING & EROSION CONTROL PLAN
C-6	UTILITY PLAN
C-7	LANDSCAPE PLAN
C-8	LIGHTING PLAN
	PRELIMINARY BUILDING ELEVATIONS
	PRELIMINARY BUILDING ELEVATIONS

ASR SUBMITTAL #1
 1/26/22



REV	DATE	DESCRIPTION	BY	ISSUED BY
1	7-26-2022	ASR SUBMITTAL #1	STH	

COMMERCIAL SITE DESIGN
 (919) 848-6021 FAX: (919) 848-3741
 WWW.CSDESIGN.COM

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 BALTIMORE REGION
 6903 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, MD 20817

PLAN APPROVAL	DATE	STATUS	DATE	BY
GENERAL MANAGER		FINAL	-	-
REGIONAL DEV. DIRECTOR		PLAN CHECKED	-	-
REGIONAL CONSTRUCTION MGR		AS-BUILT	-	-
REGIONAL REAL ESTATE MGR.				
AREA CONSTRUCTION MGR				
AREA REAL ESTATE MGR.				

C-1
COVER SHEET

SITE KEY NOTES:

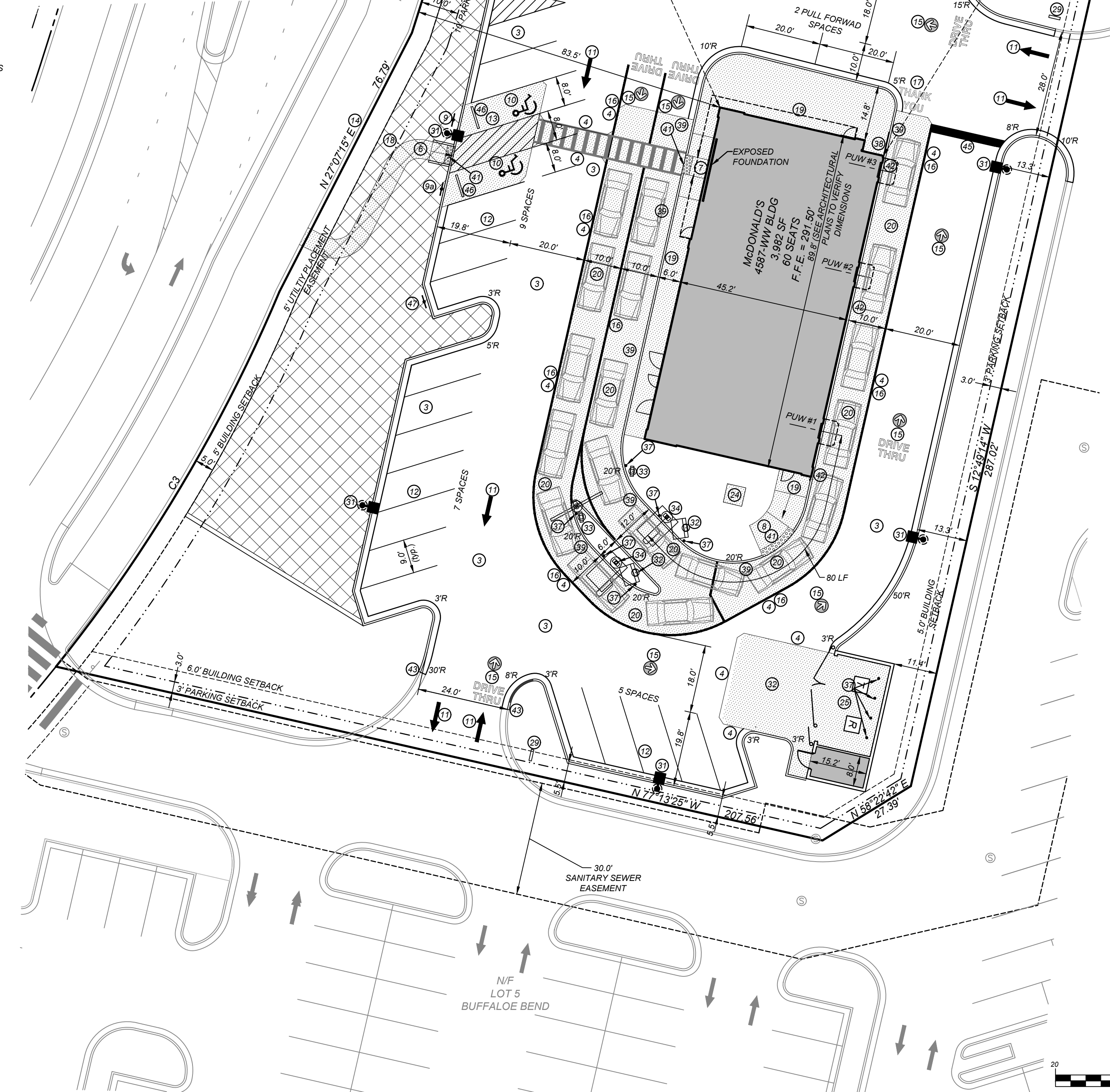
- 1 CONSTRUCT 2" SPILLING CURB AND GUTTER PER DETAIL SHEET
- 2 CONSTRUCT 2" CATCHING CURB AND GUTTER PER DETAIL SHEET
- 3 ASPHALT PAVEMENT PER SOILS REPORT SPECIFICATIONS
- 4 TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT PER DETAIL SHEET
- 5 MATCH EXISTING ASPHALT
- 6 CONSTRUCT STANDARD CONCRETE H.C. RAMP PER DETAIL SHEET
- 7 CONSTRUCT FLUSH CONCRETE H.C. RAMP PER DETAIL SHEET
- 8 DELIVERY RAMP
- 9 INSTALL HANDICAP SIGNAGE IN STEEL PIPE BOLLARD WITH IDEAL SHIELD COVER PER ADA ACCESSIBILITY PLAN AND DETAIL SHEET
- 10 INSTALL VAN ACCESSIBLE HANDICAP SIGNAGE IN STEEL PIPE BOLLARD WITH IDEAL SHIELD COVER PER ADA ACCESSIBILITY PLAN AND DETAIL SHEET
- 11 PAINT HANDICAP SYMBOL
- 12 PAINT TRAFFIC ARROWS PER DETAIL SHEET
- 13 PAINT 4" WIDE STRIPE, WHITE
- 14 PAINT 4" WIDE STRIPES, WHITE @ 45° 2'-0" O.C.
- 15 MATCH EXISTING SIDEWALK
- 16 PAINTED "DRIVE-THRU" DIRECTIONAL ARROW, YELLOW, COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
- 17 PAINTED DIRECTIONAL ARROW AT DRIVE THRU LANE AND MERGE POINT, YELLOW THERMOPLASTIC, COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
- 18 PAINT 6" WIDE YELLOW STRIPE ON ASPHALT FROM EDGE OF CONCRETE DRIVE-THRU LANE
- 19 PAINT "THANK YOU" PER DETAIL SHEET
- 20 CONSTRUCT CONCRETE WALK PER MCDONALD'S SPECIFICATIONS, CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
- 21 CONSTRUCT BROOM FINISH ACCESS CONCRETE SIDEWALK PER DETAIL SHEET
- 22 CONCRETE PAD @ DRIVE-THRU AND HANDICAP SPACES PER MCDONALD'S STANDARDS AND SPECIFICATIONS, GENERAL CONTRACTOR TO VERIFY WITH MCDONALD'S AREA CONSTRUCTION MANAGER PRIOR TO APPLYING BLACK COLORING (OPTIONAL).
- 23 CONCRETE PAD FOR GREASE TRAP. SEE PLUMBING PLANS AND MCDONALD'S STANDARDS AND SPECIFICATIONS. GENERAL CONTRACTOR TO VERIFY WITH MCDONALD'S AREA CONSTRUCTION MANAGER PRIOR TO APPLYING BLACK COLORING (OPTIONAL).
- 24 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).
- 25 CONTRACTOR TO INSTALL "PULL FORWARD" SIGNAGE, PER MCDONALD'S SPECIFICATIONS
- 26 CONCRETE TRANSFORMER PAD (COORDINATE SIZE AND LOCATION WITH POWER COMPANY)
- 27 CONSTRUCT DUMPSTER ENCLOSURE (TO MATCH BUILDING) PER DETAIL SHEET
- 28 STORAGE SHED (PER DETAIL SHEET), EXTERIOR FINISH TO MATCH DUMPSTER ENCLOSURE
- 29 SITE IDENTIFICATION SIGN (CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY AND CONSTRUCTION MANAGER)
- 30 "PLEASE HAVE MONEY ..." SIGN SUPPLIED BY AND INSTALLED BY SIGN CONTRACTOR
- 31 DIRECTIONAL SIGNAGE (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR, CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER
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- 34 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
- 35 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
- 36 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
- 37 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
- 38 NOT USED
- 39 STEEL PIPE BOLLARD PER DETAIL SHEET
- 40 HANDRAIL, SEE ARCHITECTURAL PLANS
- 41 6" VERTICAL HEADER CURB PER DETAIL SHEET
- 42 GATEWAY SIGN (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY MCDONALD'S CONSTRUCTION MANAGER
- 43 ADA COMPLIANT DETECTABLE / TACTILE WARNING SURFACE
- 44 1" TALL HEADER CURB ADJACENT TO BUILDING AT DRIVE THRU. (SEE DETAIL)
- 45 NCDOT STANDARD CURB AND GUTTER (MATCH EXISTING)
- 46 INSTALL "MOBILE ORDER DAY" PARKING SIGNS, SIGN SUPPLIED BY AND INSTALLED BY SIGN COMPANY.
- 47 PAINT 24" STOP BAR PER MUTCD AND DOT STANDARDS
- 48 CONCRETE WHEELSTOP
- 49 COURIER PARKING SPACE SIGN
- 50 RETAINING WALL, DESIGN BY OTHERS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	22.18'	4313.00'	0.29°	S75°16'49"E	22.18'	11.09'
C2	110.81'	4313.58'	1.47°	S75°31'52"E	110.81'	55.41'
C3	115.62'	415.00'	15.96°	N30°47'54"E	115.25'	58.19'
C4	46.47'	30.50'	87.29°	S61°13'12"W	42.10'	29.09'

velodomeshelters
 WELCOME SHELTERS
 12 ANN ST
 CLIFTON, NJ 07013
 TOLL FREE: 1-888-999-8900
 PHONE: (973) 364-9100
 WWW.VELODOMESHelters.COM

SELECT SHOWER COLOR:
 1. WHITE
 2. SMOKE GREY

SELECT SHOWER DOOR:
 1. HIGH LOCK 1 1/4" TUBULAR FOR 8" 1" HANDLE
 2. LOCK WITH THERMOPLASTIC AND PERFORMANCE LOCK
 3. CLUSURE: INTERNAL LOCKING HARDWARE CONSOLE OF THREE TUBULARS WITH STEEL CORE CONTROL BAR
 4. THERMOPLASTIC COATING WITH 1/8" THICK POLYURETHANE COATING FOR PROTECTED
 5. COOK-FRAME CURB THREE FOOT SPIN
 6. MATCH EXISTING SIDEWALK
 7. MATCH EXISTING SIDEWALK
 8. MATCH EXISTING SIDEWALK
 9. MATCH EXISTING SIDEWALK
 10. MATCH EXISTING SIDEWALK
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 43. MATCH EXISTING SIDEWALK
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 45. MATCH EXISTING SIDEWALK
 46. MATCH EXISTING SIDEWALK
 47. MATCH EXISTING SIDEWALK
 48. MATCH EXISTING SIDEWALK
 49. MATCH EXISTING SIDEWALK
 50. MATCH EXISTING SIDEWALK



GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT "ONE CALL" 811 AT 1800-433-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. 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.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY 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. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK, MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS.
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. 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 372014600, WITH AN EFFECTIVE DATE OF MAY 02, 2006.
14. ALL SITE CONCRETE INCLUDING SIDEWALKS, CURB & GUTTER, DUMPSTER PAD, AND CONCRETE PAVEMENT IS TO BE TREATED WITH WATER REPELLANT CONCRETE SEALER TO PROTECT THE SURFACES FROM SPALLING AND DAMAGE FROM CHEMICAL ATTACK OF CHLORIDE SALTS. SEALER SHOULD BE SILANE/SILOXANE WATER REPELLANT. RECOMMENDATIONS INCLUDE PROSOCCO-SALT GUARD OR V-SEAL 102 WINTERGUARD.



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

SITE INFORMATION

OWNER:	BUFFALO ROAD (10R), LLC, BUFFALO ROAD (SRE), LLC 5826 SAMEY DRIVE SUITE 105 HIGH POINT, NORTH CAROLINA 27285															
DEVELOPER:	MCDONALD'S BETHESDA REGION 6903 ROCKLEDGE DRIVE - SUITE 1100 BETHESDA, MD 20817															
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121															
ZONING:	CX-3-CU															
EXISTING USE:	VACANT															
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH															
SITE ADDRESS:	BUFFALO ROAD															
PARCEL IDENTIFICATION:	A PORTION OF 174630254															
PARKING REQUIREMENTS:	1 SPACE PER 100 SF OF GROSS FLOOR AREA 4,073 SF / 100 SF = 41 SPACES															
PARKING PROVIDED:	31 REGULAR SPACES 2 HANDICAP SPACES 33 TOTAL SPACES															
BICYCLE PARKING:	SHORT TERM 4 SPACES REQUIRED / PROVIDED LONG TERM 4 SPACES REQUIRED / PROVIDED															
BUILDING SETBACKS:	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED PER UDO</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>PRIMARY STREET (NORTH)</td> <td>5 FEET</td> <td>116.6 FEET</td> </tr> <tr> <td>SECONDARY STREET (WEST)</td> <td>5 FEET</td> <td>89.4 FEET</td> </tr> <tr> <td>SIDE LOT LINE (EAST)</td> <td>0 OR 6 FEET</td> <td>36.0 FEET</td> </tr> <tr> <td>REAR LOT (SOUTH)</td> <td>0 OR 6 FEET</td> <td>101.6 FEET</td> </tr> </tbody> </table>		REQUIRED PER UDO	PROVIDED	PRIMARY STREET (NORTH)	5 FEET	116.6 FEET	SECONDARY STREET (WEST)	5 FEET	89.4 FEET	SIDE LOT LINE (EAST)	0 OR 6 FEET	36.0 FEET	REAR LOT (SOUTH)	0 OR 6 FEET	101.6 FEET
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TOTAL SITE AREA:	56,649 SF OR 1.30 ACRES															
DISTURBED AREA:	39,342 SF OF 0.90 ACRES															
LOT 3 EXISTING IMPERVIOUS AREA:	673 SF OR 0.02 ACRES															
LOT 3 PROPOSED IMPERVIOUS AREA:	31,736 SF OR 0.73 ACRES															
PROPOSED BUILDING AREA:	4,073 SF															
WATER:	CITY OF RALEIGH PUBLIC UTILITIES															
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES															
ADA ACCESSIBLE AMENITY AREA LOT 3:	REQUIRED = 5,665 SF (10% OF 56,649 SF) PROVIDED = 5,667 SF (10% OF 56,649 SF)															
TREE CONSERVATION AREA:	PROVIDED PER ASR - 0020-2022															

LEGEND

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

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)
 6.0 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	33
27 SPACES	9' X 19.8' @ 60"
2 SPACES	8' X 19.8' @ 60"
2 SPACES	9' X 18' @ 90"
2 PARALLEL SPACES	10' X 20' @ 0"

UTILITY INFORMATION

SIZE	TYPE	LOCATION
SANITARY SEWER	8"	ADJACENT TO SOUTHERN PROPERTY LINE
WATER	12"	RUNS IN EASTERN SIDE OF STREET "A"
STORM SEWER	STREET "A"	ACCESS ROAD
ELECTRIC	TBD	
GAS	TBD	

EXISTING CONDITIONS / SURVEY INFORMATION

FROM ASR PLANS BY: McADAMS ONE GLENWOOD AVENUE, SUITE 201 RALEIGH, NORTH CAROLINA 27603 PHONE: (919)823-4300

DATE OF PLANS: 7-14-2020

PLAN SCALE: 1" = 20'

CITY	STATE
RALEIGH	NORTH CAROLINA
COUNTY	
WAKE	
TAX PARCEL NUMBER	LOCATION CODE NUMBER
TBD	32-1719
CSD FILENAME:	
MCD2101-SP	

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

REGIONAL MGR. DIRECTOR
 REGIONAL CONSTRUCTION MGR.
 REGIONAL REAL ESTATE MGR.
 AREA CONSTRUCTION MGR.
 CONTRACTOR

DATE: 7/26/22

REVISIONS:

REV	DATE	DESCRIPTION	ISSUED BY
1	7/26/22		STH

PLAN APPROVAL:

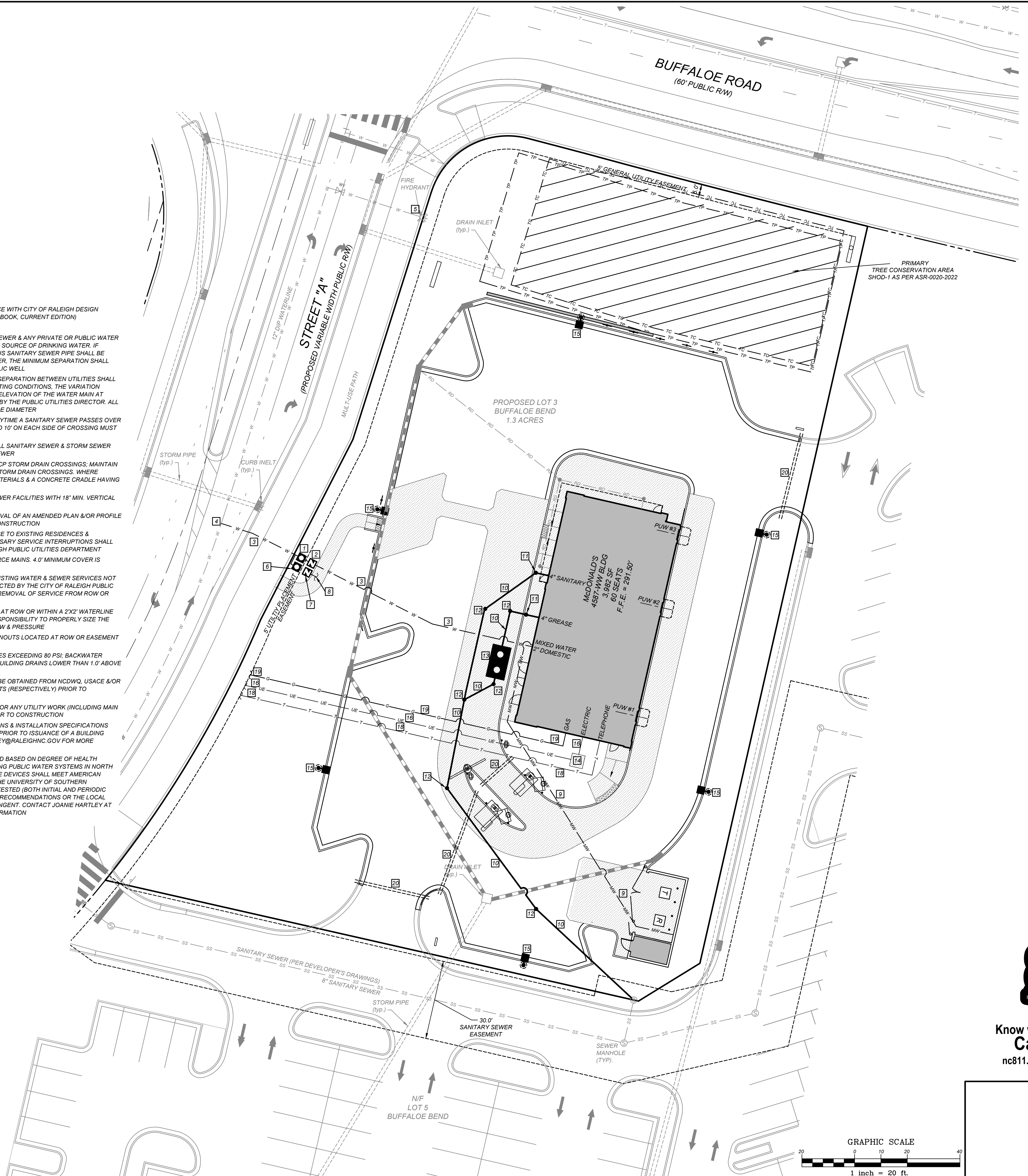
STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-3 SITE PLAN

NOTE TO CONTRACTOR:
 GENERAL CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES FOR VERIFICATION OF EXACT LOCATION AND DEPTH PRIOR TO ANY CONSTRUCTION.
 UTILITY INFORMATION SHOWN IS A COMBINATION OF SURVEY AND COUNTY AS-BUILTS.

CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP-AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 2" TYPE K COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



- UTILITY KEYNOTES:**
- 1 1/2" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH UTILITY.
 - 2" DOMESTIC REDUCE PRESSURE BACKFLOW PREVENTER (MODEL WATTS 009M2QT OR CITY APPROVED EQUIVALENT) IN ABOVE-GROUND HOTBOX ENCLOSURE.
 - 2" CPVC 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.
 - 12" SADDLE WITH 2" CORPORATION STOP, CONTRACTOR SHALL COORDINATE WITH UTILITY.
 - EXISTING FIRE HYDRANT.
 - 1" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR AND UTILITY.
 - 1" 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.
 - COORDINATE IRRIGATION CONNECTION AND SLEEVE SIZE WITH IRRIGATION CONTRACTOR.
 - MIXED WATER TO HOSE BIBB IN TRASH CORRAL. NOT TO BE USED FOR TRASH CONTAINER WASHING.
 - 4" PVC SANITARY SEWER LINE (SERVICES SHALL BE PVC 3DR 35 WITHIN R/W, THEN PVC SCHEDULE 40 TO BUILDING), (BEDDING AND COVER PER SUPPLIER SPECIFICATIONS). NOTE: 1/4" FT MINIMUM 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.
 - SANITARY SEWER CLEANOUT PLACED AT 50' INTERVALS. SEE DETAIL SHEET.
 - TRAFFIC RATED SANITARY SEWER CLEANOUT PLACE AT 50' INTERVALS. SEE DETAIL SHEET.
 - 1300 GALLON PROCEPTOR GREASE TRAP, PER DETAIL SHEET.
 - TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH ELECTRIC UTILITY.
 - 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 COORDINATE.
 - UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
 - INSTALL ONE - 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL SERVICE TO TRASH CORRAL.
 - UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
 - GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.
 - IRRIGATION SLEEVES PER UTILITY LEGEND

LEGEND

— OU —	OVERHEAD UTILITIES	●	SEWER CLEAN OUT
— SS —	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	□	SIAMSE CONNECTION (FDC)
— MW —	MIXED WATER	□	WATER VALVE
— RD —	ROOF DRAIN	○	GREASE TRAP
—	IRRIGATION SLEEVE (IF PVC COORDINATE WITH IRRIGATION CONTRACTOR)	—	HOSE BIBB
—	UTILITY POLE		

PARKING INFORMATION

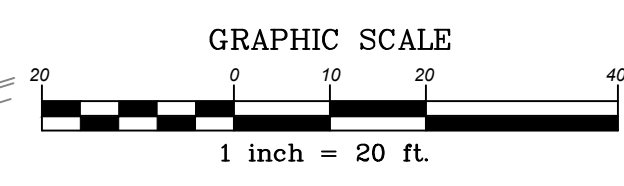
TOTAL SPACES	33
27 SPACES	9' X 19.8' @ 60"
2 SPACES	8' X 19.8' @ 60"
2 SPACES	9' X 18' @ 90"
2 PARALLEL SPACES	10' X 20' @ 0"

UTILITY INFORMATION

SIZE	TYPE	LOCATION
8"	SANITARY SEWER	ADJACENT TO SOUTHERN PROPERTY LINE
12"	WATER	RUNS IN EASTERN SIDE OF STREET 'A'
	STORM SEWER	STREET 'A' ACCESS ROAD
	ELECTRIC	TBD
	GAS	TBD

EXISTING CONDITIONS / SURVEY INFORMATION

FROM ASR PLANS BY: McADAMS
 ONE GLENWOOD AVENUE, SUITE 201
 RALEIGH, NORTH CAROLINA 27603
 PHONE: (919)823-4300
 DATE OF PLANS: 7-14-2020



PLAN SCALE: 1" = 20'

STREET ADDRESS: BUFFALO ROAD

CITY	STATE
RALEIGH	NORTH CAROLINA
COUNTY	
WAKE	
TAX PARCEL NUMBER	LOCATION CODE NUMBER
TBD	32-1719
CSD FILENAME:	
MCD2101-UP	

McDonald's
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COMMERCIAL SITE DESIGN
 (919) 848-6021 FAX: (919) 848-5741
 WWW.CSTDDESIGN.COM

812 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27618

6803 ROCKLEDGE DRIVE - SUITE 1100 - BETHESDA, MD 20817

ISSUED BY	DATE	DESCRIPTION
STH <td>7/26/22 <td>ASR SUBMITTAL #1 </td></td>	7/26/22 <td>ASR SUBMITTAL #1 </td>	ASR SUBMITTAL #1

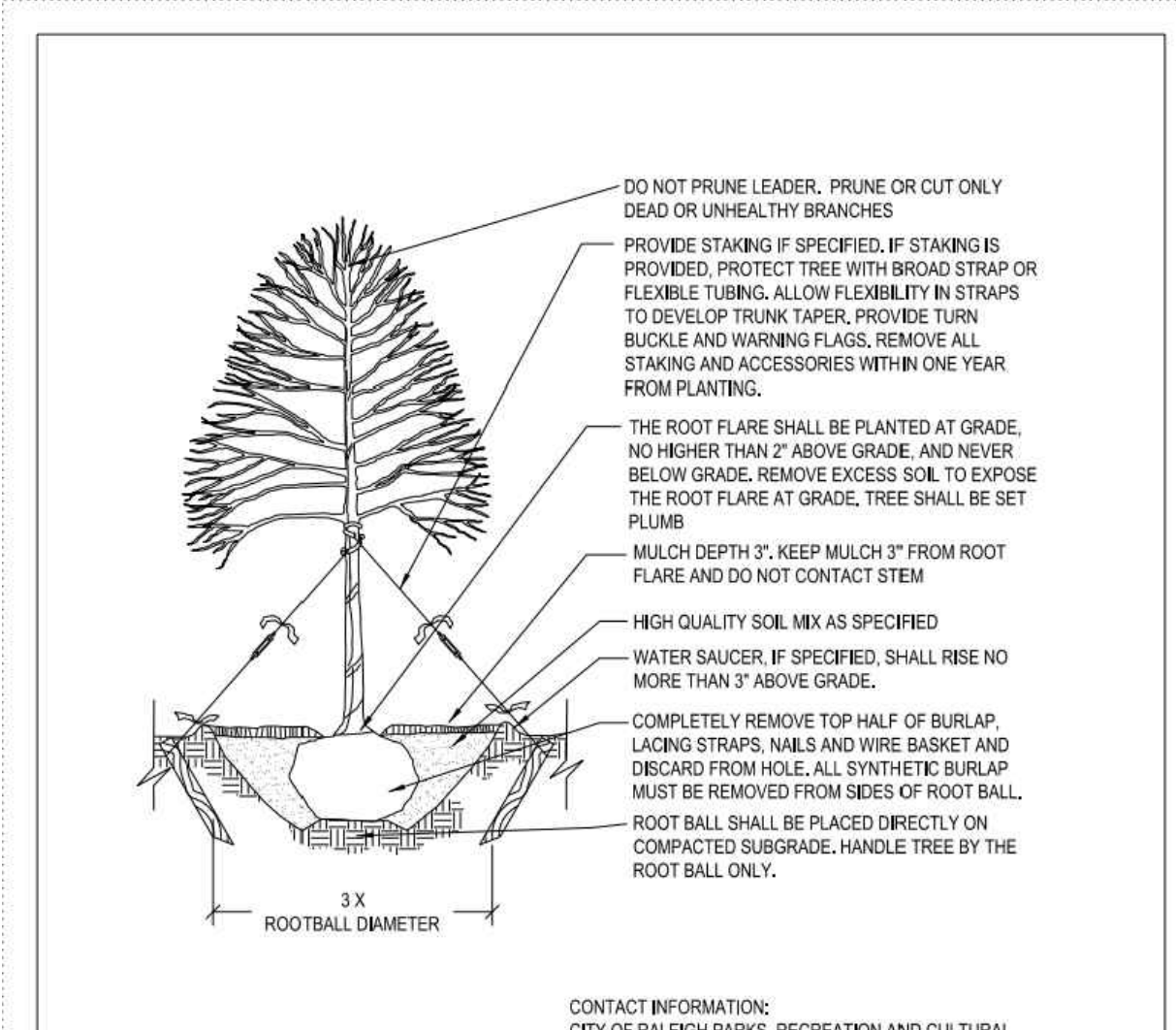
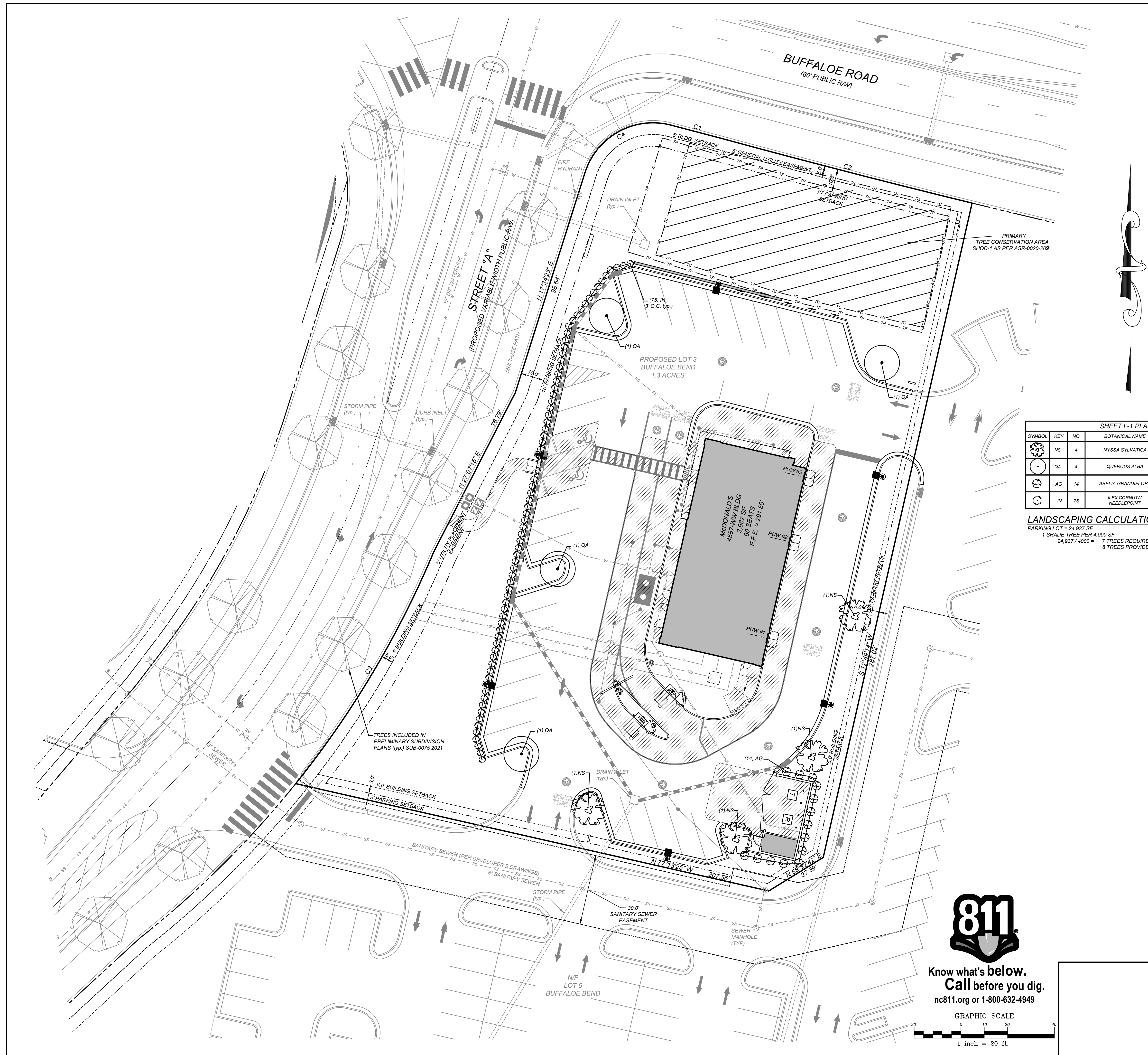
PLAN APPROVAL

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

STATUS **DATE** **BY**

FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-6
UTILITY PLAN



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
 TREE PLANTING DETAIL
 TPP-03

SHEET L-1 PLANTING SCHEDULE (SEE LANDSCAPING NOTE #12)

SYMBOL	KEY	NO.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	MATURE HEIGHT	CROWN SPREAD	ROOT	COMMENTS
NS	4		MYSSA SYLVATICA	SOUR GUM	3" MIN	10' MIN	60'	30'	B & B	CANOPY TREE
QA	4		QUERCUS ALBA	WHITE OAK	3" MIN	10' MIN	60'	30'	B & B	CANOPY TREE
AG	14		ABELIA GRANDIFLORA	GLOSSY ABELIA	-	30" MIN	N/A	N/A	CONT. 3 GAL. MIN.	SHRUB
IN	75		ILEX CORNUTA 'NEEDLEPOINT'	NEEDLE POINT CHINESE HOLLY	-	30" MIN.	N/A	N/A	CONT. 5 GAL. MIN.	PERIMETER SHRUB

LANDSCAPING CALCULATIONS
 PARKING LOT = 24,937 SF
 1 SHADE TREE PER 4,000 SF
 24,937 / 4000 = 7 TREES REQUIRED
 8 TREES PROVIDED

PARKING INFORMATION

TOTAL SPACES	33
27 SPACES	9' X 19.8' @ 60'
2 SPACES	8' X 19.8' @ 60'
2 SPACES	9' X 18' @ 90'
2 PARALLEL SPACES	10' X 20' @ 0'

UTILITY INFORMATION

SIZE	TYPE	LOCATION
SANITARY SEWER	8"	ADJACENT TO SOUTHERN PROPERTY LINE
WATER	12"	RUNS IN EASTERN SIDE OF STREET "A"
STORM SEWER		STREET "A" ACCESS ROAD
ELECTRIC	TBD	
GAS	TBD	

EXISTING CONDITIONS / SURVEY INFORMATION
 FROM ASR PLANS BY: McADAMS
 ONE GLENWOOD AVENUE, SUITE 201
 RALEIGH, NORTH CAROLINA 27603
 PHONE: (919) 823-4300
 DATE OF PLANS: 7-14-2020

PLAN SCALE: 1" = 20'

STREET ADDRESS
 BUFFALO ROAD

CITY	STATE
RALEIGH	NORTH CAROLINA
COUNTY	
WAKE	
TAX PARCEL NUMBER	LOCATION CODE NUMBER
TBD	32-1719
CSD FILENAME:	
MCD2101-LS	

811
 Know what's below.
 Call before you dig.
 nc811.org or 1-800-632-4949

GRAPHIC SCALE
 1 inch = 20 ft.

ISSUER/REV	BY	DATE	DESCRIPTION
	STH	7/26/22	ASR SUBMITTAL #1

COMMERCIAL SITE DESIGN
 (919) 848-6021 FAX: (919) 848-5741
 WWW.CSTDDESIGN.COM

812 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27618

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 BALTIMORE REGION
 6803 ROCKLEDGE DRIVE, SUITE 1100 - BETHESDA, MD 20817

PLAN APPROVAL	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		FINAL	-	-
REGIONAL MGR.		PLAN CHECKED	-	-
REGIONAL DEV. DIRECTOR		AS-BUILT	-	-
REGIONAL CONSTRUCTION MGR.				
REGIONAL REAL ESTATE MGR.				
AREA CONSTRUCTION MGR.				
CONTRACTOR				

C-7
 LANDSCAPE PLAN

TRANSPARENCY TABLE (NORTH SIDE BUFFALOE RD)

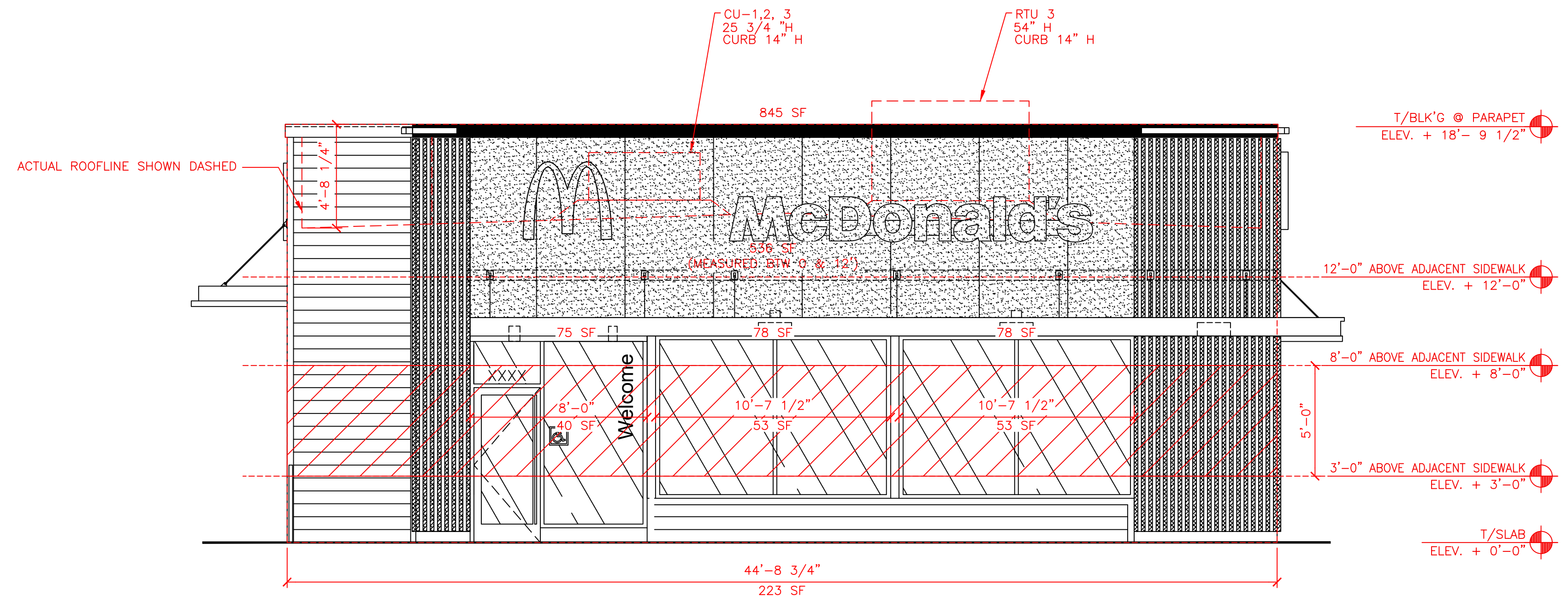
FLOOR LEVEL	SF OF WALL MEASURED BTW 0 & 12'	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	3'-0" TO 8'-0" TRANSPARENCY REQUIRED	3'-0" TO 8'-0" TRANSPARENCY PROVIDED
GROUND FLOOR	536 SF	176 SF (33%)	231 SF (43%)	88 SF (50% OF THE 33% REQ'D)	146 SF (83% OF THE 33% REQ'D)

*SF MEASURED PER GENERAL REQUIREMENT BELOW

CITY OF RALEIGH UDO SECTION 1.5.9.B

B. GENERAL REQUIREMENTS

- THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS MUST COVER A GROUND STORY FACADE IS MEASURED BETWEEN 0 AND 12 FEET ABOVE THE ADJACENT SIDEWALK. MORE THAN 50 OF THE REQUIRED LINE OF TRANSPARENCY MUST BE LOCATED BETWEEN 3 AND 8 FEET OF THE BUILDING FACADE.
- THE MINIMUM PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER AN UPPER STORY FACADE IS MEASURED FROM TOP OF THE FINISHED FLOOR TO THE TOP OF THE FINISHED FLOOR ABOVE. WHEN THERE IS NO FLOOR ABOVE, UPPER STORY TRANSPARENCY IS MEASURED FROM THE TOP OF THE FINISHED FLOOR TO THE TOP OF THE WALL PLATE.

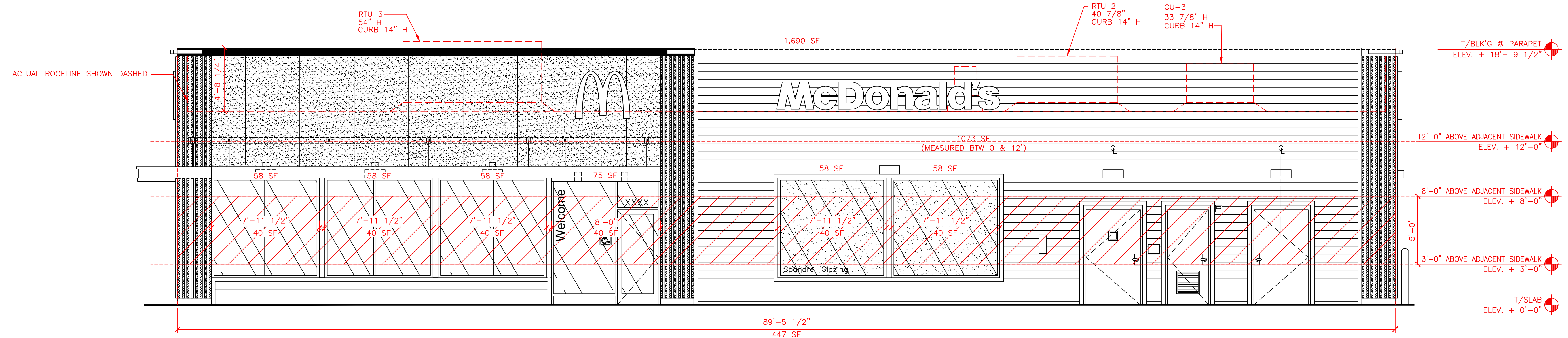


1 FRONT ELEVATION - NORTH SIDE - BUFFALOE RD
1/4" = 1'-0"

TRANSPARENCY TABLE (WEST SIDE STREET A)

FLOOR LEVEL	SF OF WALL MEASURED BTW 0 & 12'	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	3'-0" TO 8'-0" TRANSPARENCY REQUIRED	3'-0" TO 8'-0" TRANSPARENCY PROVIDED
GROUND FLOOR	1,073 SF	354 SF (33%)	365 SF (34%)	177 SF (50% OF THE 33% REQ'D)	240 SF (68% OF THE 33% REQ'D)

*SF MEASURED PER GENERAL REQUIREMENT BELOW



2 NON-DRIVE-THRU ELEVATION - WEST SIDE - STREET "A"
1/4" = 1'-0"

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of the City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval _____

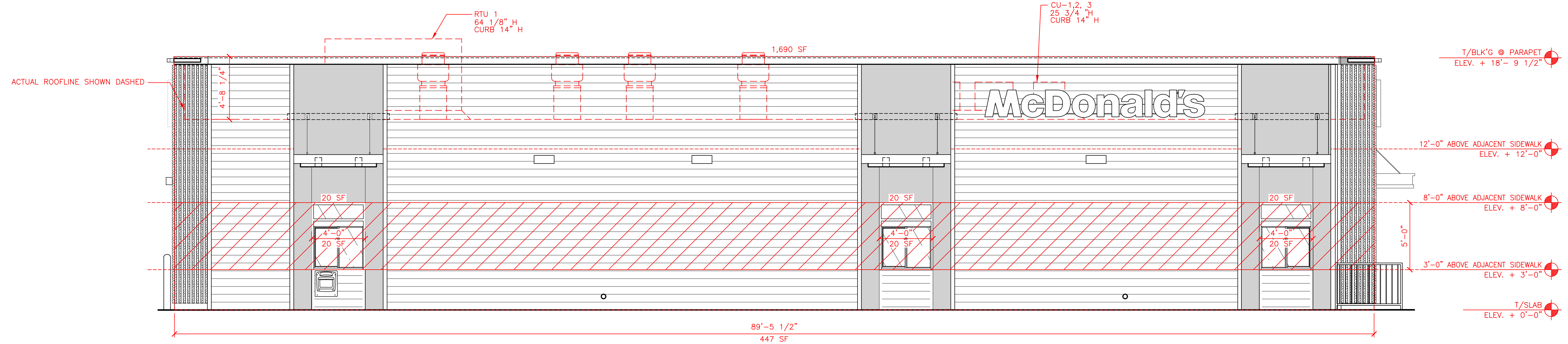
REV	DATE	DESCRIPTION	BY

PREPARED BY:
AECOM
Services of NC, Inc.
ARCHITECTURE
120 S. Central Ave.
Clayton, NC 27009
License Number 51873
www.aecom.com
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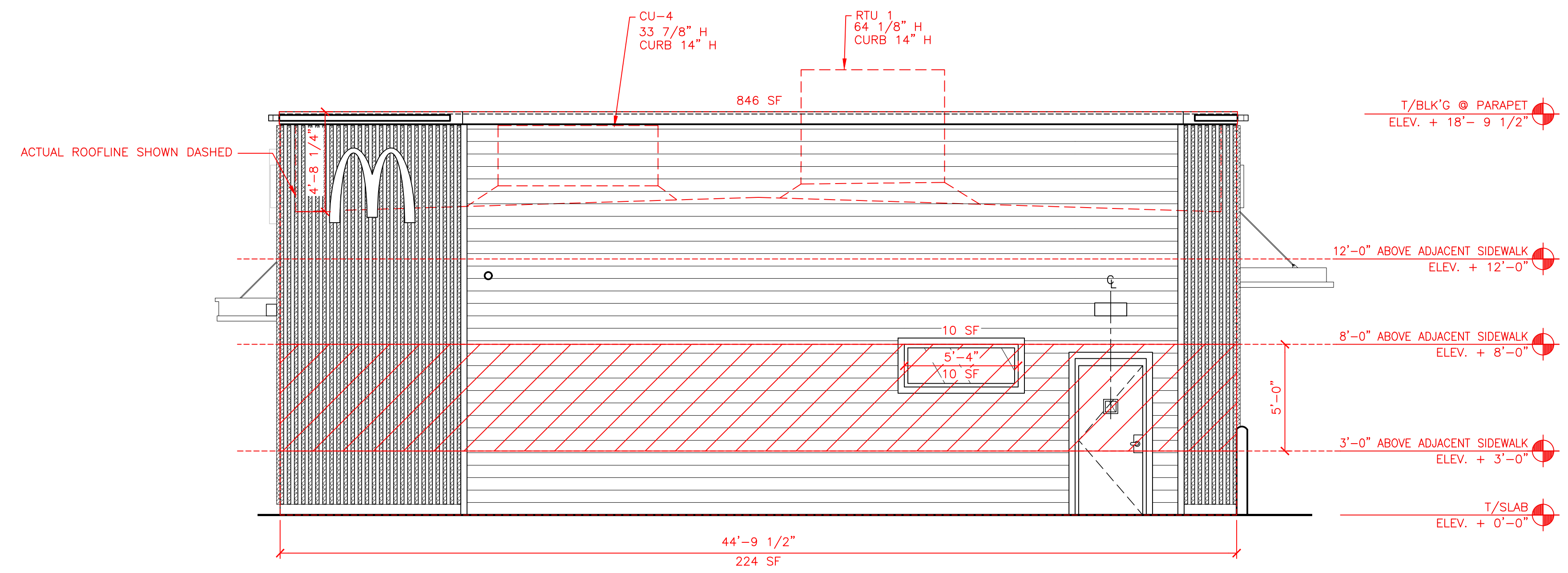
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DATE	BY
3/30/2022	WL
2021_05	HM

TITLE	2022 STANDARD BUILDING - BB20
DESCRIPTION	4587 WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS W/ HARDIE BOARD SIDING & CI
DESCRIPTION	WOOD ROOF TRUSS FRAMING
DESCRIPTION	EFIS/BATTEN/ALPOLIC PANEL/STUCCO/HARDIE BOARD SIDING
SHEET NO.	32-1719.00.0
SHEET NO.	A2.0
SHEET NO.	ELEVATIONS



1 DRIVE THRU ELEVATION - EAST SIDE - INTERIOR TO SHOPPING CENTER
 A2.1 1/4" = 1'-0"



2 REAR ELEVATION - SOUTH SIDE - INTERIOR TO SHOPPING CENTER
 A2.1 1/4" = 1'-0"

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of the City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval _____

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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 Services of NC, Inc.
 ARCHITECTURE
 120 S. Central Ave.
 Clayton, MO 63105
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 F (973) 883 8500

PREPARED FOR:
McDonald's USA, LLC
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DRAWN BY	STD	ISSUE DATE	REVIEWED BY	DATE ISSUED
HJM	2021_05	2021_05	WL	3/30/2022

TITLE	2022 STANDARD BUILDING - BB20
DESCRIPTION	4-587 WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS W/ HARDIE BOARD SIDING & CI
DESCRIPTION	WOOD ROOF TRUSS FRAMING
DESCRIPTION	EFS/BATTEN/ALPOLIC PANEL/STUCCO/HARDIE BOARD SIDING
SITE ID	032-1719
SITE ADDRESS	7372 BUFFALO RD
RALEIGH, NC	27604

SHEET NO. 32-1719.00.0
A2.1
 ELEVATIONS