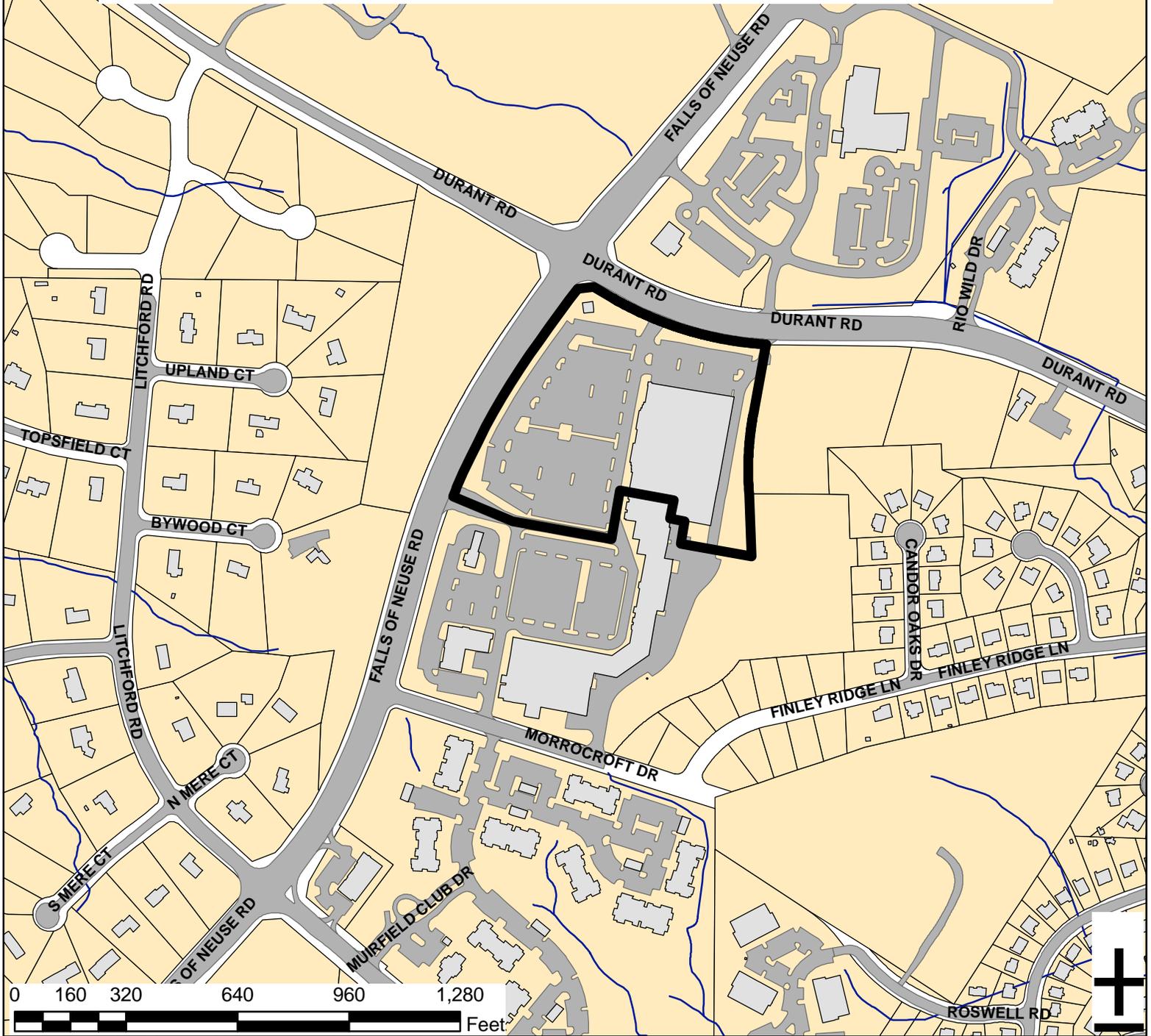


MCDONALD'S AT FALLS POINTE S-33-2010



Zoning: **SC CUD**

CAC: **North**

Drainage

Basin: **Perry Creek**

Acreage: **10.17**

Number of Lots: **2**

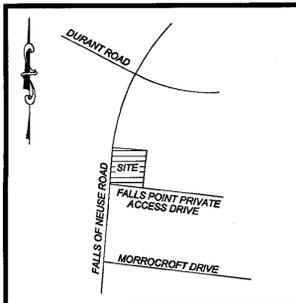
Planner: **Meade Bradshaw**

Phone: **(919) 516-2664**

Applicant Contact: **Commercial Site Design**

Phone: **(919) 848-6121**

X:\MCD - McDonald\0913 - Raleigh, NC @ Falls Pointe SC 32-1496\CAD\Drawings\PLAT\MCD0913-SDP.dwg, 11/17/2010 9:34:50 PM, Adobe PDF, Jbel



VICINITY MAP
NTS

- REFERENCES**
- DEED BOOK 8640, PAGE 1236
 - DEED BOOK 9800, PAGE 1487
 - DEED BOOK 8628, PAGE 1593
 - BOOK OF MAPS 2000, PAGE 1234
 - BOOK OF MAPS 1998, PAGE 581
 - BOOK OF MAPS 1992, PAGE 328
 - BOOK OF MAPS 2000, PAGE 955
 - BOOK OF MAPS 2000, PAGE 1009
 - BOOK OF MAPS 2001, PAGE 678
 - OF THE WAKE COUNTY REGISTRY PORTION OF PIN NUMBER: 1718853179

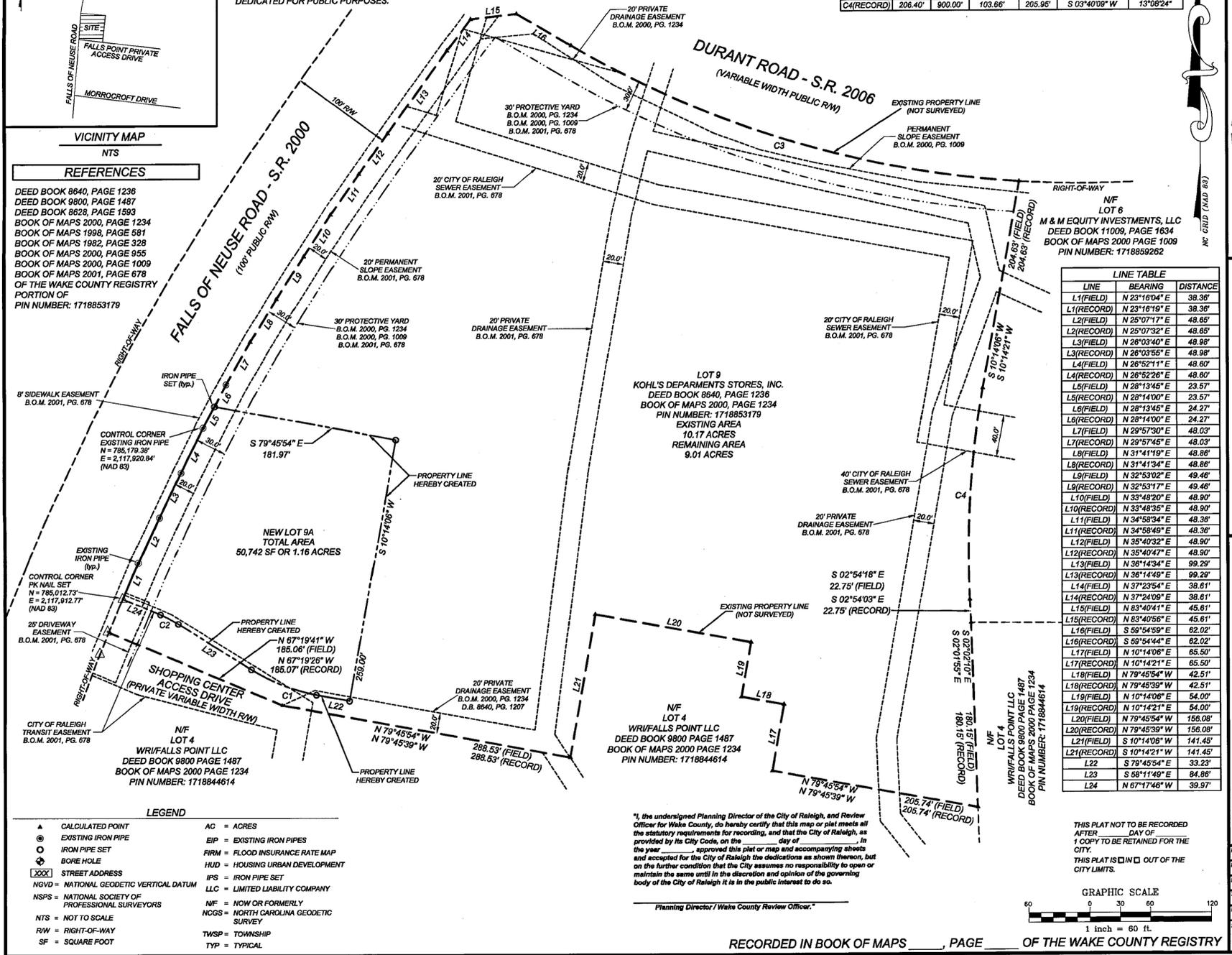
- NOTES:**
- SEE SHEET 2 FOR NOTES AND CERTIFICATES.
 - ALL EASEMENTS NOTED HEREON AS "PRIVATE" ARE HEREBY NOT DEDICATED FOR PUBLIC PURPOSES.

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 3720171800J, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	69.08'	183.50'	34.95'	68.67'	S 68°58'52" E	21°34'05"
C2	19.93'	125.50'	9.99'	19.91'	N 62°44'48" W	9°05'57"
C3(FIELD)	465.68'	1010.93'	237.04'	461.57'	S 73°06'45" E	26°23'34"
C3(RECORD)	465.68'	1010.93'	237.04'	461.57'	S 73°06'30" E	26°23'33"
C4(FIELD)	206.40'	900.00'	103.66'	205.95'	S 03°39'54" W	13°08'24"
C4(RECORD)	206.40'	900.00'	103.66'	205.95'	S 03°40'09" W	13°08'24"



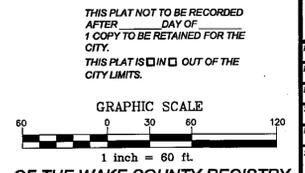
LINE TABLE

LINE	BEARING	DISTANCE
L1(FIELD)	N 23°16'04" E	38.36'
L1(RECORD)	N 23°16'19" E	38.36'
L2(FIELD)	N 25°07'17" E	48.85'
L2(RECORD)	N 25°07'32" E	48.85'
L3(FIELD)	N 26°03'40" E	48.98'
L3(RECORD)	N 26°03'55" E	48.98'
L4(FIELD)	N 26°52'11" E	48.60'
L4(RECORD)	N 26°52'26" E	48.60'
L5(FIELD)	N 28°13'45" E	23.57'
L5(RECORD)	N 28°14'00" E	23.57'
L6(FIELD)	N 28°13'45" E	24.27'
L6(RECORD)	N 28°14'00" E	24.27'
L7(FIELD)	N 29°57'30" E	48.03'
L7(RECORD)	N 29°57'45" E	48.03'
L8(FIELD)	N 31°41'19" E	48.88'
L8(RECORD)	N 31°41'34" E	48.88'
L9(FIELD)	N 32°53'02" E	49.46'
L9(RECORD)	N 32°53'17" E	49.46'
L10(FIELD)	N 33°48'20" E	48.90'
L10(RECORD)	N 33°48'35" E	48.90'
L11(FIELD)	N 34°58'34" E	48.38'
L11(RECORD)	N 34°58'49" E	48.38'
L12(FIELD)	N 35°40'32" E	48.90'
L12(RECORD)	N 35°40'47" E	48.90'
L13(FIELD)	N 36°14'34" E	99.29'
L13(RECORD)	N 36°14'49" E	99.29'
L14(FIELD)	N 37°23'54" E	38.61'
L14(RECORD)	N 37°24'09" E	38.61'
L15(FIELD)	N 83°40'41" E	45.61'
L15(RECORD)	N 83°40'56" E	45.61'
L16(FIELD)	S 59°54'59" E	62.02'
L16(RECORD)	S 59°54'44" E	62.02'
L17(FIELD)	N 10°14'06" E	65.50'
L17(RECORD)	N 10°14'21" E	65.50'
L18(FIELD)	N 79°45'54" W	42.51'
L18(RECORD)	N 79°45'39" W	42.51'
L19(FIELD)	N 10°14'06" E	54.00'
L19(RECORD)	N 10°14'21" E	54.00'
L20(FIELD)	N 79°45'54" W	156.08'
L20(RECORD)	N 79°45'39" W	156.08'
L21(FIELD)	S 10°14'21" W	141.45'
L21(RECORD)	S 10°14'06" W	141.45'
L22	S 79°45'54" E	33.23'
L23	S 68°11'49" E	84.86'
L24	N 67°17'48" W	39.97'

- LEGEND**
- ▲ CALCULATED POINT
 - ⊙ EXISTING IRON PIPE
 - ⊕ IRON PIPE SET
 - ⊖ BORE HOLE
 - XXX STREET ADDRESS
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM
 - NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - NTS = NOT TO SCALE
 - RW = RIGHT-OF-WAY
 - SF = SQUARE FOOT
 - AC = ACRES
 - EIP = EXISTING IRON PIPES
 - FIRM = FLOOD INSURANCE RATE MAP
 - HUD = HOUSING URBAN DEVELOPMENT
 - IPS = IRON PIPE SET
 - LLC = LIMITED LIABILITY COMPANY
 - IPNS = NOW OR FORMERLY
 - NCGS = NORTH CAROLINA GEODETIC SURVEY
 - TWSP = TOWNSHIP
 - TYP = TYPICAL

"I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the _____ day of _____, in the year _____, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

Planning Director / Wake County Review Officer."



RECORDED IN BOOK OF MAPS _____ PAGE _____ OF THE WAKE COUNTY REGISTRY

COMMERCIAL SITE DESIGN

(919) 848-4121 FAX: (919) 848-3741
WWW.CSDDESIGN.COM

8912 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615

REVISIONS

NO.	DATE	DESCRIPTION	BY	RCN
1	7-6-10	KOHL'S COMMENTS	RCN	RCN
2	9-14-10	MCD COMMENTS	RCN	RCN

OWNER: KOHL'S DEPARTMENT STORES, INC.
17000 RIDGEWOOD DRIVE
MENOMONEE FALLS, WISCONSIN 53051-5660

PROPERTY OF: LOT 9 - KPT PROPERTIES, L.P. PROPERTY
FALLS OF NEUSE ROAD & DURANT ROAD
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

SUBDIVISION PLAT

PROJECT NO: MCD-0913
FILENAME: MCD0913-SDP
DRAWN BY: RCN
SCALE: 1" = 60'
DATE: 02-04-10
SHEET NO: 1 of 2

PLAN SCALE: NOT TO SCALE

STREET ADDRESS
FALLS OF NEUSE ROAD & DURANT ROAD

CITY	STATE
RALEIGH	NORTH CAROLINA
COUNTY	
WAKE	
TAX PARCEL NUMBER	LOCATION CODE NUMBER
PORTION OF 1718853179	32-1496
CSD FILENAME:	
MCD0913-PSDP1	

McDonald's

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

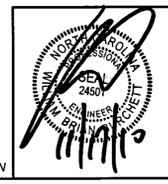
4801 SIX FORKS ROAD, SUITE 200 - RALEIGH, N.C. 27609

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

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	-	-

PSDP-2
PRELIMINARY SUBDIVISION PLAT



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; font-family: cursive;">288391</div>
<p>* May require Planning Commission or City Council Approval</p>		

Section A

5-33-10

GENERAL INFORMATION

Development Name McDonald's @ Falls Pointe

Proposed Use Eating Establishment with Drive-thru

Property Address(es) Falls of Neuse Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1718853179

P.I.N.

P.I.N.

P.I.N.

What is your project type?

- Apartment
 Banks
 Elderly Facilities
 Hospitals
 Hotels/Motels
 Industrial Building
 Mixed Residential
 Non-Residential Condo
 Office
 Religious Institutions
 Residential Condo
 Retail
 School
 Shopping Center
 Single Family
 Telecommunication Tower
 Townhouse
 Other: If other, please describe: Outparcel of Shopping Center

PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. n/a

PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Per condition #10 of Z-9-10

CLIENT (Owner or Developer)

Company McDonalds USA, LLC

Name (s) Cheryl Honeycutt

Address 4601 Six Forks Road, Suite 200, Raleigh, NC 27609

Phone 919-876-9716

Email cheryl.honeycutt@us.mcd.com

Fax (919) 326-4215

CONSULTANT (Contact Person for Plans)

Company Commercial Site Design, PLLC

Name (s) Brian Soltz

Address 8312 Creedmoor Rd, Raleigh, NC 27613

Phone (919) 848-6121

Email soltz@csitedesign.com

Fax (919) 848-3741

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) SC (CUD)	Proposed building use(s) Eating Establishment with Drive-thru
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross none
Overlay District n/a	Proposed Building(s) sq. ft. gross 4,500
Total Site Acres 1.40 ^{10.17 Acres} Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 4,500
Off street parking Required Provided	Proposed height of building(s) 21'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) .08
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 8% (site plans only)
CUD (Conditional Use District) case # Z-9-10	
Stormwater Information	
Existing Impervious Surface 42,482 SF or .98 acres acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 42,439 SF or .97 acres acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

The City's 2030 Comprehensive Plan (the "Comprehensive Plan") places this property within the Neighborhood Mixed Use Land Use category. The Comprehensive Plan provides that this category "applies to neighborhood shopping centers....Typical uses would include....restaurants [and other typical neighborhood shopping center uses]." The Comprehensive Plan also includes this property within a Mixed Use Community Center which is stated to be appropriate for retail uses serving the surrounding community. The Comprehensive Plan also identifies Urban Corridor areas along Durant Rd. The proposed eating establishment is compliant with the City of Raleigh's Comprehensive Plan 2030.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	9. Total number of commercial lots? <u>2</u>
2. Total # Of Apartment Or Condominium Units	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots	
5. Overall Total # Of Dwelling Units (1-5 Above)	
6. Bedroom Units 1br 2br 3br 4br or more	
7. Overall Unit(s)/Acre Densities Per Zoning District(s)	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

I hereby designate Brian Soltz with Commercial Site Design, PLLC to serve as my agent regarding this application, to receive and respond 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.

Signed Patrick Hoffman Date 11-8-10
 Signed Director of Development Date

McDonalds USA, LLC