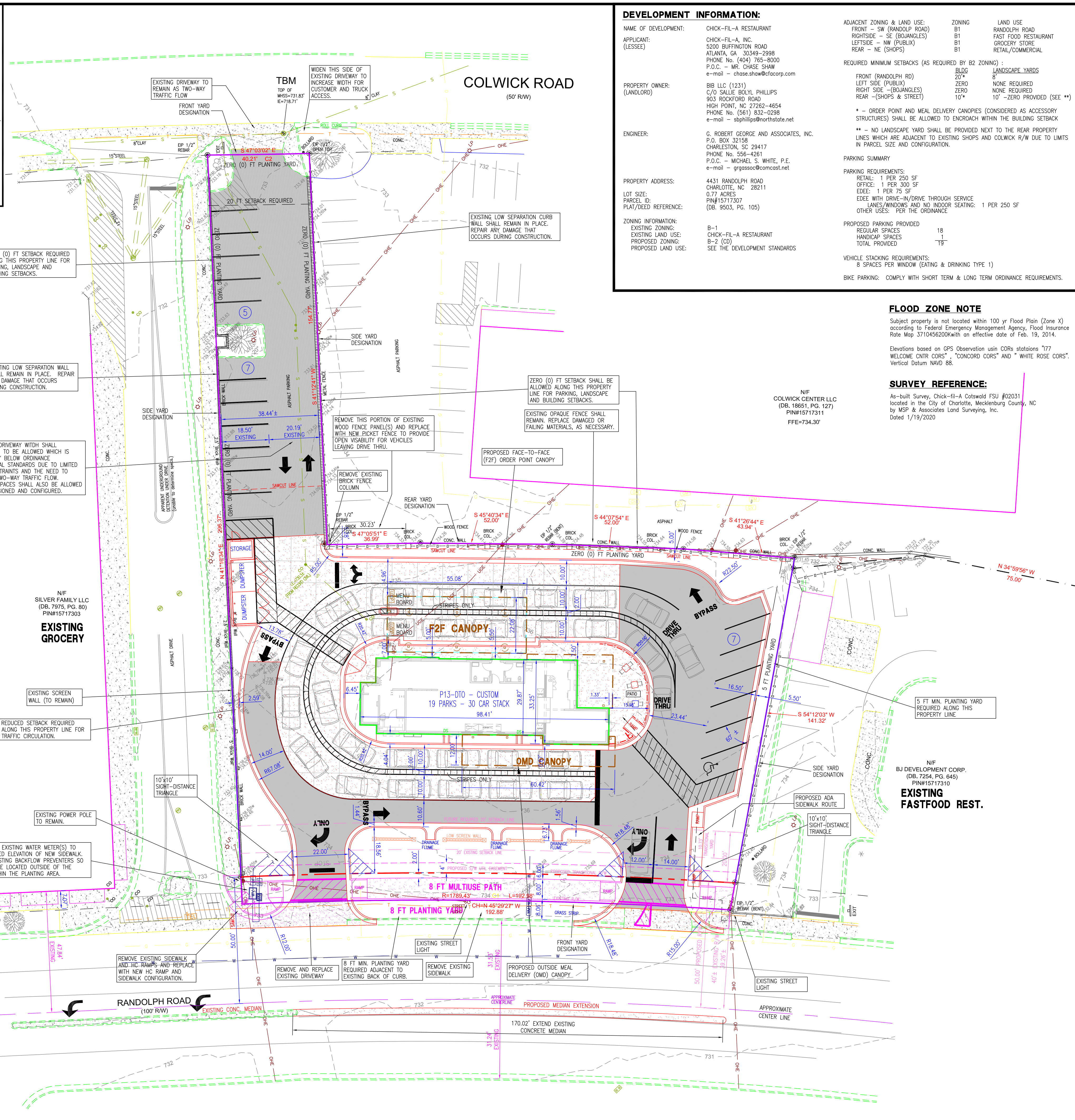
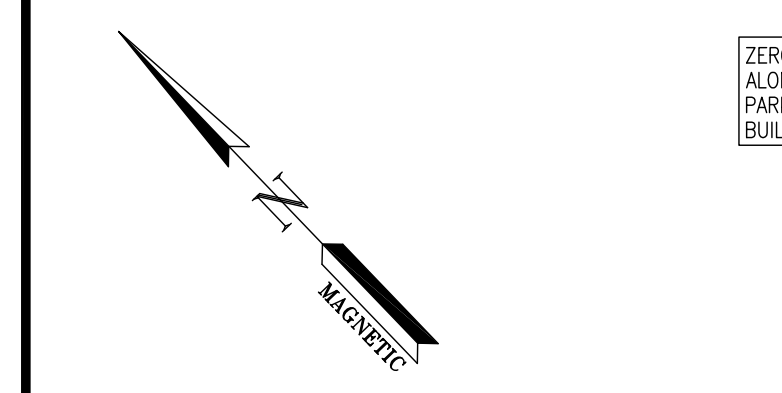


**SITE LOCATION MAP**  
NOT TO SCALE



**DEVELOPMENT INFORMATION:**

<b>NAME OF DEVELOPMENT:</b> CHICK-FIL-A RESTAURANT	<b>ADJACENT ZONING &amp; LAND USE:</b> FRONT - SW (RANDOLPH ROAD) B1; RIGHTSIDE - SE (BOJANGLES) B1; LEFTSIDE - NW (PUBLIX) B1; REAR - NE (SHOPS) B1	<b>ZONING:</b> B1	<b>LAND USE:</b> RANDOLPH ROAD FAST FOOD RESTAURANT; GROCERY STORE; RETAIL/COMMERCIAL
<b>APPLICANT:</b> CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349-2998 PHONE NO. (404) 765-8000 P.O.C. - MR. CHASE SHAW e-mail - chase.shaw@cdcorp.com	<b>REQUIRED MINIMUM SETBACKS (AS REQUIRED BY B2 ZONING):</b> FRONT (RANDOLPH RD) 20'; LEFT SIDE (PUBLIX) ZERO; RIGHT SIDE - (BOJANGLES) ZERO; REAR - (SHOPS & STREET) 10'	<b>BLDG LANDSCAPE YARDS:</b> 20' x 8'; ZERO; 10' - ZERO PROVIDED (SEE **)	
<b>PROPERTY OWNER:</b> (LANDLORD) BB LLC (1231) C/O SALLIE BOJYL PHILLIPS 903 ROCKFORD ROAD HIGH POINT, NC 27262-4654 PHONE NO. (561) 632-0298 e-mail - sbphillips@ncrrts.com	<b>ENGINEER:</b> G. ROBERT GEORGE AND ASSOCIATES, INC. P.O. BOX 32158 CHARLOTTE, NC 28211 PHONE NO. 556-4261 P.O.C. - MICHAEL S. WHITE, P.E. e-mail - sbphillips@ncrrts.com	<b>PARKING SUMMARY:</b> RETAIL: 1 PER 250 SF; OFFICE: 1 PER 300 SF; EDEE: 1 PER 75 SF; EDEE WITH DRIVE-IN/DRIVE THROUGH SERVICE LANES/WINDOWS AND NO INDOOR SEATING: 1 PER 250 SF; OTHER USES: PER THE ORDINANCE	
<b>PROPERTY ADDRESS:</b> 4431 RANDOLPH ROAD CHARLOTTE, NC 28211	<b>LOT SIZE:</b> 0.77 ACRES	<b>PARKING REQUIREMENTS:</b> REGULAR SPACES 18; HANDICAP SPACES 1; TOTAL PROVIDED 19	
<b>PLAT/DEED REFERENCE:</b> DB. 9503, PG. 105	<b>ZONING INFORMATION:</b> EXISTING ZONING: B-1; EXISTING LAND USE: CHICK-FIL-A RESTAURANT; PROPOSED ZONING: B-2 (CD); PROPOSED LAND USE: SEE THE DEVELOPMENT STANDARDS	<b>VEHICLE STACKING REQUIREMENTS:</b> 8 SPACES PER WINDOW (EATING & DRINKING TYPE 1)	
		<b>BIKE PARKING:</b> COMPLY WITH SHORT TERM & LONG TERM ORDINANCE REQUIREMENTS.	

**FLOOD ZONE NOTE**  
Subject property is not located within 100 yr Flood Plain (Zone X) according to Federal Emergency Management Agency, Flood Insurance Rate Map 3710456200 with an effective date of Feb. 19, 2014.

Elevations based on CDS Observation using CORS stations 777 WELCOME CNTR CORS", "CONCORD CORS" AND "WHITE ROSE CORS". Vertical Datum NAVD 88.

**SURVEY REFERENCE:**  
As-built Survey, Chick-Fil-A Colwick FSU #20031 located in the City of Charlotte, Mecklenburg County, NC by MSP & Associates Land Surveying, Inc. Dated 1/19/2020

- DEVELOPMENT STANDARD (August 15, 2022):**
- General Provisions**
    - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Chick-Fil-A, Inc. to request the rezoning of an approximately .881 acre site located on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 157-173-07.
    - B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
    - C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-2 zoning district shall govern the development and use of the Site.
    - D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the internal drives and parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
    - E. A purpose of this rezoning request is to demolish the existing building on the Site that is utilized for an eating, drinking and entertainment establishment Type 1 with accessory drive-in/drive through service lanes/windows, and to construct a new building on the Site that will be devoted to an eating, drinking and entertainment establishment (Type 1) with drive-in/drive through service lanes/windows, outdoor dining, carry-out pick-up windows and no indoor seating for patrons.
    - F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
  - Permitted Use/Development Limitations**
    - A. Subject to the development limitations set out below, the Site may only be devoted to the uses set out below and to any incidental and/or accessory uses associated therewith that are permitted under the Ordinance in the B-2 zoning district.
      - (1) An eating, drinking and entertainment establishment (Type 1) with drive-in/drive through service lanes/windows, outdoor dining and carry-out pick-up windows and no indoor seating for patrons, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-2 zoning district.
      - (2) Financial institutions.
      - (3) Those uses that are permitted by right or under prescribed conditions in the B-2 zoning district that are also permitted by right or under prescribed conditions in the B-1 zoning district, together with any incidental and/or accessory uses associated therewith that are permitted under the Ordinance in the B-2 zoning district.
    - B. An eating, drinking and entertainment establishment (Type 2) shall be subject to the applicable regulations of Section 12.546 of the Ordinance.
  - Transportation**
    - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT").
    - B. The southernmost vehicular access point on Randolph Road shall be limited to right-in, right-out movements.
    - C. The northernmost vehicular access point on Randolph Road shall be limited to right-out movements.
    - D. The alignments of the private drives and the parking and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.
    - E. All transportation improvements will be approved and constructed prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site.
    - F. Off-street vehicular parking for an eating, drinking and entertainment establishment (Type 1) with drive-in/drive through service lanes/windows, outdoor dining and carry-out pick-up windows and no indoor seating for patrons shall be provided at the rate of 1 parking space per 250 square feet of gross floor area for the new building to be constructed on the Site, and 1 parking space per 75 square feet of floor area for an outdoor dining patio.
    - G. Off-street vehicular parking for any use or uses on the Site other than an eating, drinking and entertainment establishment (Type 1) with drive-in/drive through service lanes/windows, outdoor dining and carry-out pick-up windows and no indoor seating for patrons shall be provided in accordance with the requirements of the Ordinance.
    - H. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Randolph Road as required to provide right of way measuring 50 feet from the existing centerline of Randolph Road, to the extent that such right of way does not already exist.
    - I. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall convey to the City of Charlotte (subject to a reservation for any necessary utility easements) a sidewalk utility easement located 6 feet behind the 8 foot sidewalk to be installed along the Site's frontage on Randolph Road as generally depicted on the Rezoning Plan to accommodate the future installation of a 12 foot wide multi-use path along the Site's frontage on Randolph Road by the City of Charlotte.
    - J. Petitioner will dedicate to the City of Charlotte via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated to the City of Charlotte upon the issuance of the first certificate of occupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
  - Architectural Standards**
    - A. The maximum height of the new restaurant building to be constructed on the Site shall be governed by the Ordinance.
    - B. Attached to the Rezoning Plan are conceptual, schematic images of each elevation of the new restaurant building to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of each elevation of the new restaurant building to be constructed on the Site. Accordingly, each elevation of the new restaurant building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the attached relevant conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations to each elevation of the new restaurant building that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
  - Streetscape and Landscaping**
    - A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on Randolph Road as generally depicted on the Rezoning Plan.
    - B. Petitioner shall install minimum 2.5 foot tall masonry screen walls along a portion of the Site's frontage on Randolph Road as generally depicted on the Rezoning Plan.
  - Environmental Features**
    - A. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.
  - Binding Effect of the Rezoning Documents and Definitions**
    - A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
    - B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
    - C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998  
PH 404-765-8000  
FAX 404-684-8550

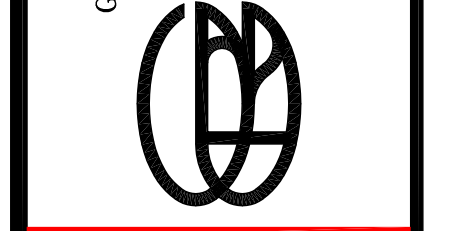
**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION



**NC LICENCE #C-0555**

**G. ROBERT GEORGE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS, PLANNERS  
AND LAND SURVEYORS  
P.O. BOX 32158 (843) 566-4261  
CHARLOTTE, SOUTH CAROLINA 28017-2156  
email: ggrassco@comcast.net



**STORE**  
SERIES P13-DTO (CUSTOM)  
COTSWOLD FSU

4431 RANDOLPH ROAD  
CHARLOTTE, NC 28211

**SHEET TITLE**  
RZP-2021-232  
**SITE PLAN**

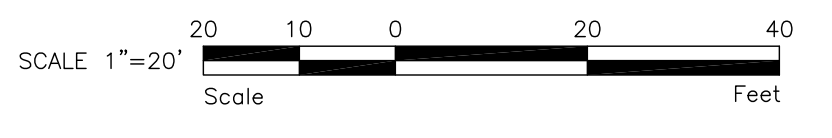
**DWG EDITION** 03.1

Preliminary  
 80% Submittal  
 For Construction

Job No. : 2016  
Store : 01231  
Date : 8-11-2022  
Drawn By : MSW  
Checked By : MSW

Sheet

**RZ-1**

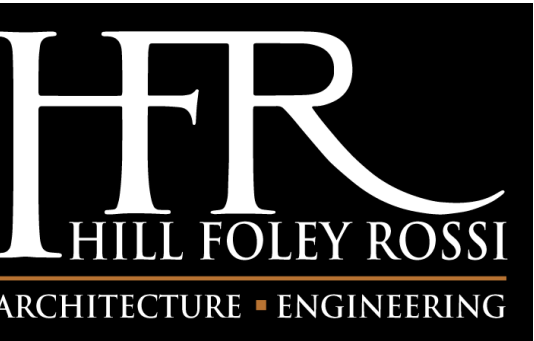


**REZONING SITE PLAN**

GFG 2016-DTOSB-REVISED.DWG



**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



**HILL FOLEY ROSSI & ASSOCIATES**  
3680 Pleasant Hill Road, Suite 200  
Duluth, Georgia 30096  
770.622.9858  
www.hfr.com

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**CHICK-FIL-A**  
Cotswold

4431 Randolph Road  
Charlotte, NC 28211-2325

**FSR#01231**

BUILDING TYPE / SIZE: P13 DTO RC  
RELEASE: 22.02

PRINTED FOR: Design Development

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 20.412.00  
DATE 03.07.2022

DRAWN BY: Author  
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Building Elevations - Rendering

SHEET NUMBER

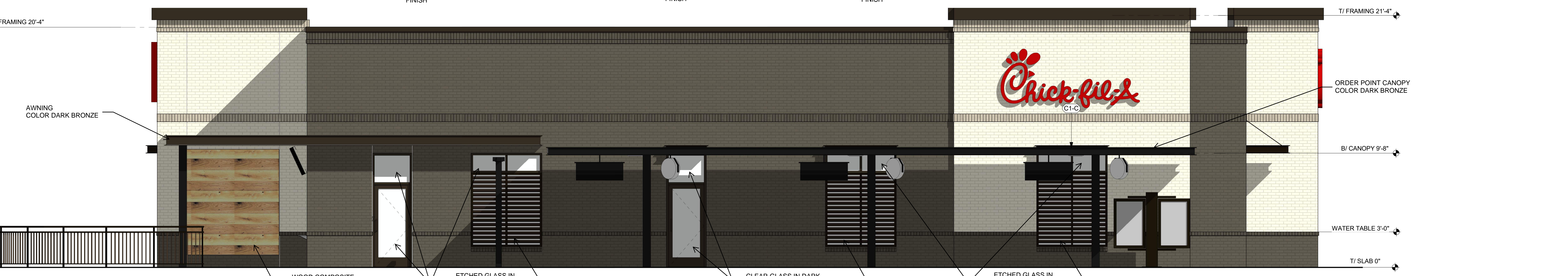
**X-902**



**1 EXTERIOR ELEVATION**  
1/4" = 1'-0"



**2 EXTERIOR ELEVATION**  
1/4" = 1'-0"



**3 EXTERIOR ELEVATION**  
1/4" = 1'-0"



**4 EXTERIOR ELEVATION**  
1/4" = 1'-0"

EXTERIOR FINISHES	
(BR-A) BRICK VENEER COLOR: DARK GRAY SIZE: MODULAR	(EC-1) PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
(BR-B) BRICK VENEER COLOR: WHITE SIZE: MODULAR	(PT-113) EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
(CM-1) WOOD COMPOSITE PANEL COLOR: GOLDEN OAK	(ST-1) STOREFRONT COLOR: DARK BRONZE

6/21/2022 2:58:29 PM BIM 360/INC\_01231\_Cotswold DTO\_2021.1 DTO:01231\_Cotswold DTO\_ARC.rvt XX-DTO-01231-X-902-Building Elevations - Rendering