



Planning Board
Regular Meeting Agenda
May 13, 2024, 6:30 p.m.

1. Call to Order
2. Approval of April 15, 2024, Meeting Minutes
3. City Council Actions Update
4. Request to amend a Special Use Permit for a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851) to allow for a drive-through restaurant by McDonalds USA, LLC
5. Comprehensive text amendments to the Mebane Unified Development Ordinance
6. Amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area
7. Announcements
8. Adjournment



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=BW7si2QIIdU>.

Members Present:

Edward Tulauskas, Chair
David Scott
Gale Pettiford
Kurt Pearson
Susan Semonite
William Chapman

Members Absent:

Colin Cannell
Judy Taylor, Vice Chair
Keith Hoover

City Staff Present:

Ashley Ownbey, Development Director
Briana Perkins, City Planner
Chad Cross, IT Specialist

1. Call to Order

At 6:30 p.m. Chair Tulauskas called the meeting to order.

2. Approval of March 11, 2024, Meeting Minutes

David Scott made a motion to approve the meeting minutes. Kurt Pearson seconded the motion, which passed unanimously.

3. Request to rezone the +/- 2.16-acre property located at 1233 S. Third Street (GPIN 9814474216), from R-20 to R-12 by Jenny W. Whitt of Whitt Real Estate, LLC.

Jenny W. Whitt of Whitt Real Estate, LLC is requesting approval to rezone one parcel, totaling +/- 2.16 acres and located at 1233 S. Third Street (GPIN: 9814474216), from R-20 to R-12. The property is located in the Mebane City Limits in Alamance County and includes frontages on S. Third Street and Skyview Drive. The surrounding zoning in the area includes R-12, Residential District, and R-20, Residential District. Properties across S. Third Street are zoned R-6 (CD), Residential Conditional District, and B-2, General Business District. Surrounding land uses are largely single-family residential. A multi-family development and post office are located on the other side of S. Third Street.

The staff report is provided in the meeting agenda packet available [here](#).

Briana Perkins provided a more detailed overview and PowerPoint presentation of the request.

Jenny W. Whitt of Whitt Real Estate, LLC, owner of 1233 S. Third Street, provided some additional information about plans to subdivide the property.



David Scott asked Ms. Whitt what the subdivision would look like with the R-12 zoning as opposed to the current R-20 zoning. Ms. Whitt showed a sketch of a subdivision of six lots with three lots having frontage on S. Third Street, and three lots having frontage on Skyview Drive.

William Chapman asked if Ms. Whitt had an idea of what size homes would be on the lots. Ms. Whitt answered that she did not have that information now and was going through the rezoning process first. She stated the property was not part of the Indian Head Subdivision, which has certain standards, so the homes would only have to adhere to the standards set by the City.

Susan Semonite asked if there was only driveway access from S. Third Street. Ms. Whitt replied that there would be driveway access for lots 1, 2, and 3 from S. Third Street and lots 4, 5, and 6 would have driveways on Skyview Drive. Susan Semonite asked to confirm it would be regular driveways for each property. Ms. Whitt replied that they would be standard driveways. She also provided that each lot would be about 0.36 acres each after subdividing.

Susan Semonite commented that she had seen the property listed for sale. Ms. Whitt replied that the property is listed for sale and that if she could sell it as is, then she would. If not, she would move forward with subdividing the property.

Chairman Tulauskas asked how many lots could be subdivided with the current R-20 zoning. Ms. Whitt replied that four lots are possible with the R-20 zoning and the R-12 zoning would create two additional lots.

Kurt Pearson asked if the applicant was the one purchasing the property. Ms. Whitt replied that she currently owns the lot. Kurt Pearson also asked if there was a proposal provided to the City of what the lots would look like developed. Ashley Ownbey replied that staff had confirmed a subdivision with six lots would meet lot area and lot width requirements of the R-12 zoning district. She also said that the City does not review single-family driveways outside of the connection to the right-of-way. Kurt Pearson asked if the lots in the back would be like flag lots. Ashley Ownbey replied there would be no flag lots since there was direct access to both S. Third Street and Skyview Drive.

Mary Russo, 110 Dawn Court, asked why the zoning was R-20 and was also concerned with clear cutting the land, density, traffic, and noise.

Faye Saunders, 1233 Skyview Drive, was concerned with water runoff after the land was cleared since there was already an issue. Kurt Pearson replied that a concern of water runoff would be considered during the building process and would not be a factor in rezoning the property.

Kim Graham, 1228 Skyview Drive, commented that when she had moved to the neighborhood about 20 years ago the realtors informed her that the lot was not buildable due to the water. She



expressed concerns about the water runoff. Ashley Ownbey replied that Ms. Whitt had brought a similar concern to the attention of the City regarding a drainpipe that appears to not be working properly. Ashley Ownbey also stated that correcting the drainage issues would be required to develop the property. Kim Graham also asked if the City would consider speed bumps if the property was developed to improve safety on Skyview Drive. Kurt Pearson replied that speed bumps would not be considered as part of the rezoning request, and that the neighbors could always approach the City about traffic concerns. Chairman Tulauskas commented that if the property was developed, the required improvements may help the situation with the water runoff.

James Strickland, 1229 S. Third Street, was under the impression that the property did not have full access on S. Third Street and asked if additional land was acquired. Ms. Whitt replied that she had recently purchased more land along S. Third Street to have full frontage on S. Third Street. James Strickland asked if all of the houses would be facing S. Third Street. Ms. Whitt replied that three houses would be facing S. Third Street, and the other three houses would face Skyview Drive.

Jose Santibanez, 5914 Lebanon Road, commented that he did think development would help the property. Jose Santibanez commented that he was also working on rezoning his property.

Jenny Whitt said she would be willing to meet with the neighbors after the meeting to discuss the drainage issues. She indicated she had been in conversation with the City Engineer, Franz Holt, about how to remedy the drainage issue before any new development.

Mary Russo, 110 Dawn Court, asked again why the property was zoned R-20 to begin with. Kurt Pearson replied that the whole area may have started as R-20 and had since changed to R-12 with the subdivision. Mary Russo asked what the R-20 zoning could provide for the property currently. Kurt Pearson replied that it was about the same requirements as R-12 with mainly a difference in the minimum lot size. Susan Semonite commented that both zoning districts are residential, and it was not likely a change to commercial zoning.

James Strickland, 1229 S. Third Street, commented that when the Indian Head Subdivision was originally proposed that the parcel in question could not be purchased by the developer and was left with the R-20 zoning. He also provided that in his research, he had found R-12 very similar to R-20.

Susan Semonite made a motion to approve the request as follows:

Motion to approve the R-12 zoning as presented.

Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan Mebane By Design. Specifically, the request:

- *Is for a property within the City's G-4 Secondary Growth Area and is generally residential in nature (Mebane CLP, p. 66).*



David Scott seconded the motion, which passed unanimously.

Chairman Tulauskas noted that the request will go to the City Council on May 6, 2024, at 6:00 p.m.

4. Review of Amended Rules of Procedure

Ashley Ownbey provided an overview of the amended Rules of Procedure provided in the meeting agenda packet available [here](#).

Kurt Pearson asked to clarify that a quorum is the majority of the Board's actual membership as described in the section "Meetings." Ashley Ownbey replied that a quorum is currently five, which is a majority of the board's current membership. Five members must be present for the Planning Board to take action on an item. A motion passes with a majority of those present at the meeting. If five members are present, three votes are needed to pass a motion.

Ashley Ownbey asked the Board since the agenda format had changed if the Board would still like to have City Council Actions Update as an agenda item. She said that the City's Public Information Officer summarizes the City Council meetings and that could be emailed to the Board instead of an update during the meeting. Alternatively, she could continue with the update during the meetings. Kurt Pearson replied that he would like to keep the City Council Actions Update at the top of the agenda for meetings. Other board members agreed.

Ashley Ownbey asked the Board about including information for the general public on the Order of Business. Susan Semonite suggested information could be placed at the bottom of the agenda for the public to reference. Chairman Tulauskas agreed that it should be somewhere on the agenda even if it is printed on the back.

Kurt Pearson asked if any member of the Board could put forward a motion to table an item. Ashley Ownbey replied that yes, any member can move to table an item. She said that the State has some restrictions on how long the Planning Board can table an item, which is 30 days, unless the applicant agrees to a different timeline.

Ashley Ownbey provided the Board with an update on recent action by the City Council. She said that the Bowman Road Townhomes was approved with a split vote of 4-1 and included an additional condition of partitions being added between the units in the rear yards. She indicated that there were some questions from the City Council about the setback requirements for townhomes and Planning staff would be researching the item and possibly bringing forward revisions with the third phase of comprehensive updates to the Mebane Unified Development Ordinance (UDO). Lastly, Ashley Ownbey said that the Tractor Supply rezoning was tabled until the City Council's June meeting. She said that City Council questioned the developer's progress on securing land for the



road extension and had asked the developer to continue to discuss the matter with the adjoining property owner.

Kurt Pearson asked if the applicant made it seem like he had tried to purchase the land. Susan Semonite said she had previously asked the question if the land was buildable, and the applicant had said the land was buildable. She said that her understanding was that the applicant and landowner had just not come to an agreement.

David Scott commented that he had also asked in the previous meeting if the applicant was given a price. He said that the applicant did not say during the Planning Board meeting, and after speaking with him outside of the meeting, the applicant had said a price was never given. Kurt Pearson asked if the applicant had even asked for a price. David Scott replied that according to the applicant, he had asked for a price.

Ashley Ownbey said that there was not a particular number given for the price of the land, and there had been some calculations done to estimate the land's value by acre. David Scott commented that knowing the landowner from past development deals, a price was probably not provided.

5. Announcements

Ashley Ownbey reported that there was one seat on the Board up for appointment, Gale Pettiford's seat representing one of the Alamance County ETJ positions. Applications for the position are due to Alamance County by Friday, May 24, 2024.

David Scott asked if it was just the one seat up for appointment. Ashley Ownbey replied that it was only one seat this year and then four seats next year.

Kurt Pearson said for the record that he would be in support of Gale Pettiford being reappointed to the Planning Board. Susan Semonite commented that she agreed, saying that she thought Gale Pettiford was an outstanding member.

Kurt Pearson asked if the appointment recommendation would be at the next City Council meeting. Ashley Ownbey replied that the applications are due May 24, and the City Council would make their recommendation at their regular meeting on June 3. The Alamance County Board of Commissioners will make the final appointment.

6. Adjournment

Chair Tulauskas adjourned the meeting at approximately 7:17 p.m.



AGENDA ITEM # 4

SU 24-01

Amendment to Special Use Permit– 640 N. First Street

Presenter

Briana Perkins, City Planner

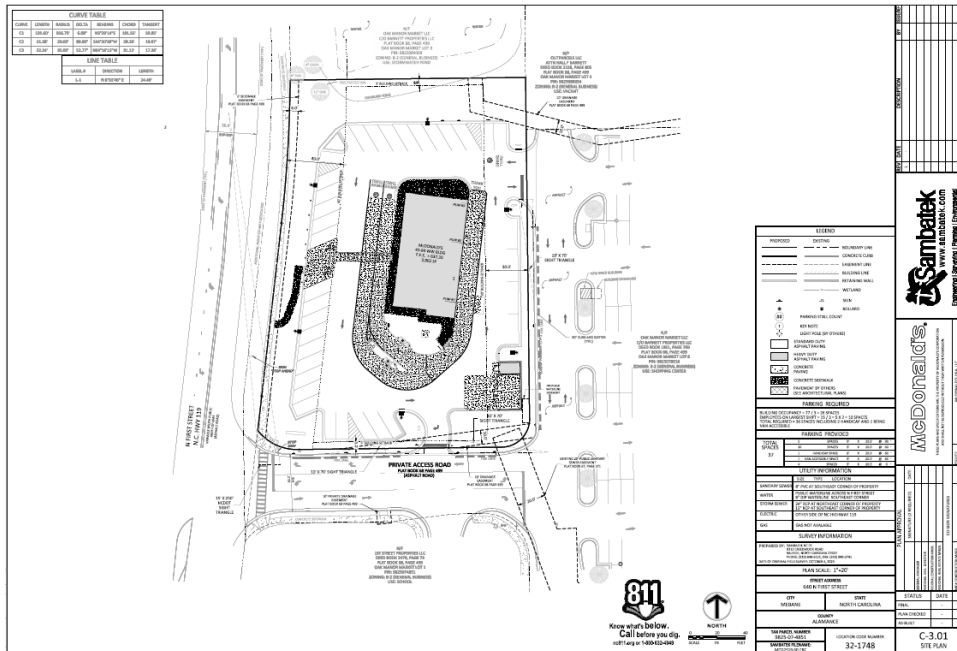
Applicant

McDonald's USA, LLC
110 N Carpenter Street
Chicago, IL 60607

Public Hearing

Yes No (Quasi-Judicial)

Site Plan



Property

640 N. First Street
Alamance County GPIN:
9825074851

Proposed Zoning

N/A

Current Zoning

B-2

Size

+/-1.06 acres

Surrounding Zoning

B-2, R-12, B-3

Surrounding Land Uses

Shopping Center,
Childcare Center, Public
Park, Vacant

Utilities

Available

Floodplain

No

Watershed

Yes

City Limits

Yes

Application Brief

See Planning Project Report for more details.

Recommendations	
Technical Review Committee:	The Technical Review Committee (TRC) has reviewed the site plan three times, and the applicant has revised the plan to reflect the comments.
Planning Staff:	The proposed development is in harmony with surrounding uses and is consistent with the guidance provided within <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan.
Zoning & Land Use Report	
Jurisdiction:	City Limits
Proposed Use By-Right (Yes/No):	No
Type of Rezoning Request:	N/A
Special Use Request (Yes/No):	Yes
Consistency with Mebane By Design (Yes/No):	Yes
Utilities Report	
Available Utilities (Yes/No):	Yes
Adequate Stormwater Control (Yes/No):	Yes
Innovative Stormwater Control (Yes/No):	No
Consistency with Long-Range Utility Plan (Yes/No):	Yes
Transportation Report	
Traffic Impact Analysis Required (Yes/No):	Yes
Multi-Modal Improvements (Yes/No):	Yes
Consistency with Bike/Ped Transportation Plan (Yes/No):	Yes

Summary

McDonald's USA, LLC is requesting to amend a Special Use Permit to develop a restaurant with a drive-through on a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851). The subject property is currently zoned B-2, General Business District. Development of the shopping center and outparcels was approved with a special use permit by the Mebane City Council on December 9, 2002. One of the conditions of the special use permit reads: "The only restaurants allowable on the out parcels will be restaurants with no "drive- thru" windows." The applicant is requesting to amend this provision for the subject property only. Restaurants with drive-throughs are permitted with development standards in the B-2, General Business District.

The Mebane Technical Review Committee (TRC) has reviewed the proposal to confirm the development complies with the Mebane Unified Development Ordinance and other City standards. Additionally, Mebane Planning Staff have confirmed compliance with the other conditions of the original special use permit.

The proposed development was estimated to generate enough trips to warrant a traffic impact analysis (TIA) by local ordinance, though the trip generation did not meet the threshold for the North Carolina Department of Transportation to require a traffic study. A TIA was completed and reviewed by the City and the NCDOT. No improvements to public roadways are required. The applicant will provide a crosswalk across the shopping center's entrance at North First Street.

Surrounding uses include the shopping center, a childcare center, a pocket park, and vacant parcels. The property is located in the Secondary Growth Strategy Area as identified by *Mebane By Design*, the Mebane Comprehensive Land Development Plan, which supports residential and commercial uses.

Financial Impact

The developer will be required to make all of the improvements shown on the site plan at their own expense.

Suggested Motion

1. Motion to approve the amendment to the special use permit as presented; and,
2. Motion to find that the request is both reasonable and in the public interest because it has been found that the request:
 - a. Will not materially endanger the public health or safety;
 - b. Will not substantially injure the value of adjoining or abutting property;
 - c. Will be in harmony with the area in which it is located; and
 - d. Will be in conformity with the land development plan or other plans officially adopted by the City Council.

OR

1. Motion to **deny** the special use permit amendment as presented due to a failure to satisfy any one of the four criteria required for approval (**NOTE: criterion for failure must be specified**):

- a. Will materially endanger the public health or safety; or
- b. Will substantially injure the value of adjoining or abutting property; or
- c. Will not be in harmony with the area in which it is located; or
- d. Will not be in conformity with the land development plan or other plans officially adopted by the City Council.

Attachments

1. Preliminary Presentation Slides
2. Special Use Permit Application
3. Site Plan
4. Planning Project Report
5. Technical Memorandum – City Engineering Review
6. Traffic Impact Analysis – [click here to access](#).
 - a. VHB TIA Review



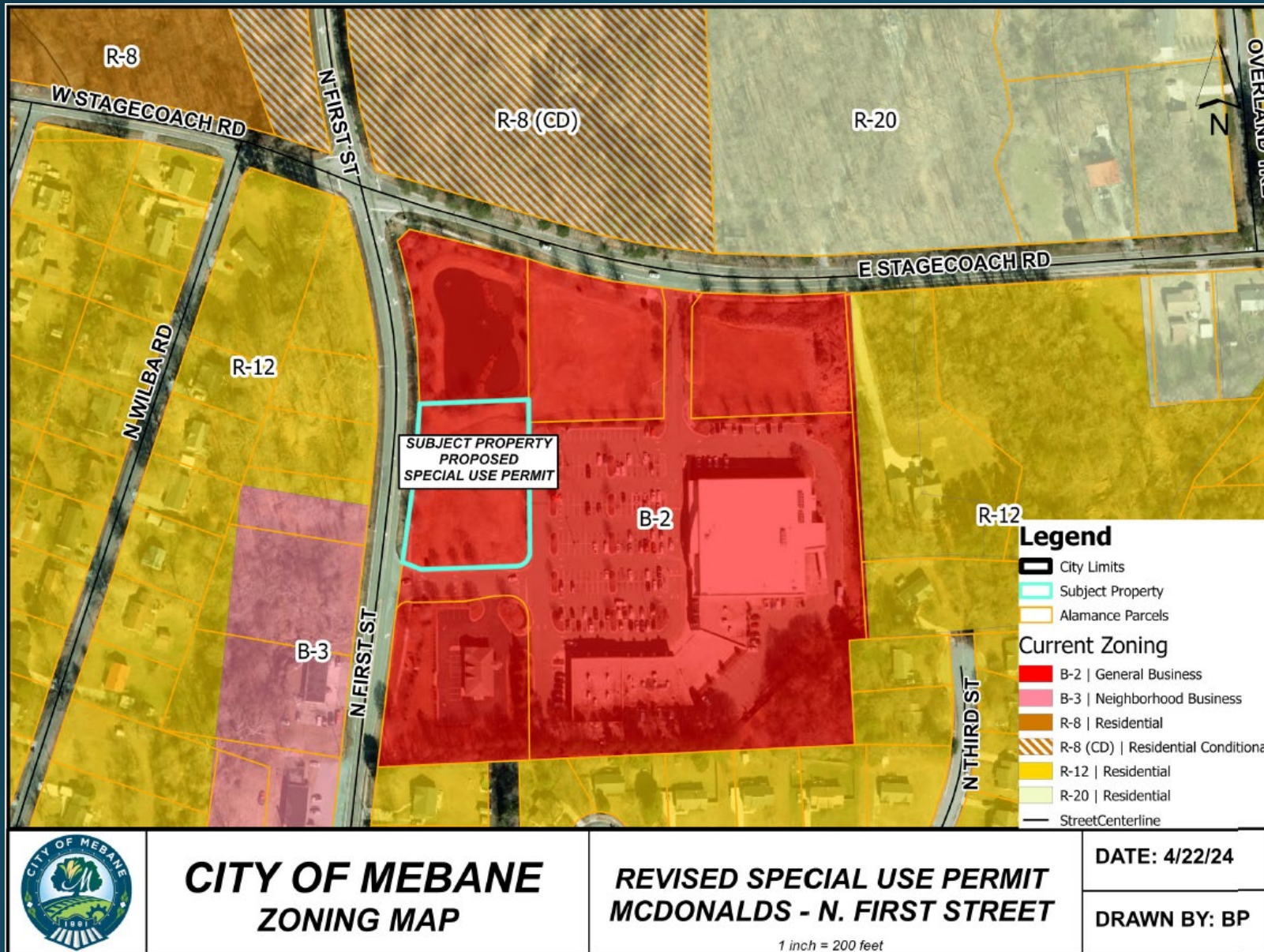
Briana Perkins, City Planner

Special Use Request – Amendment to allow for a restaurant with drive-through by McDonalds USA, LLC



640 N. First Street Special Use Amendment

- Request by McDonalds USA, LLC
- +/- 1.06 acres
- Existing zoning: B-2
- Requested amendment to existing special use permit
- Four findings of special use requests:
 1. Public health or safety
 2. Adjoining property values
 3. Harmony with area
 4. Consistency with long-range plans





640 N. First Street Special Use Amendment

- Mebane City Limits
- City utilities available





640 N. First Street Special Use Amendment

- Vacant
- Surrounding uses include:
 - Shopping center
 - Montessori school
 - Pocket park
 - Stormwater pond
 - Vacant parcels





640 N. First Street Special Use Amendment

Mebane By Design G-4 Secondary Growth Strategy Area





Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

SCHEME: STEEL

Materials Legend:

- Brick: Medium Ironspot #77
- Brick: Oxidized Ironspot
- Drive Thru - Metal Panel & Sign Metal
- Panel by Aluma 1000
- Metal Panels - 1000 1000
- Sign Enclosure
- Aluminum Canopy (Metal)
- Glass
- Window - Standard
- Standard Paneling - Glass
- Metal Panel Coating
- Weathered Zinc

AECOM
March 04, 2024

Proposed McDonald's Restaurant
Rendered Elevations
032-1738- 628 N FIRST ST. MEBANE, NC 27302

640 N. First Street Special Use Amendment





Applicant Presentation



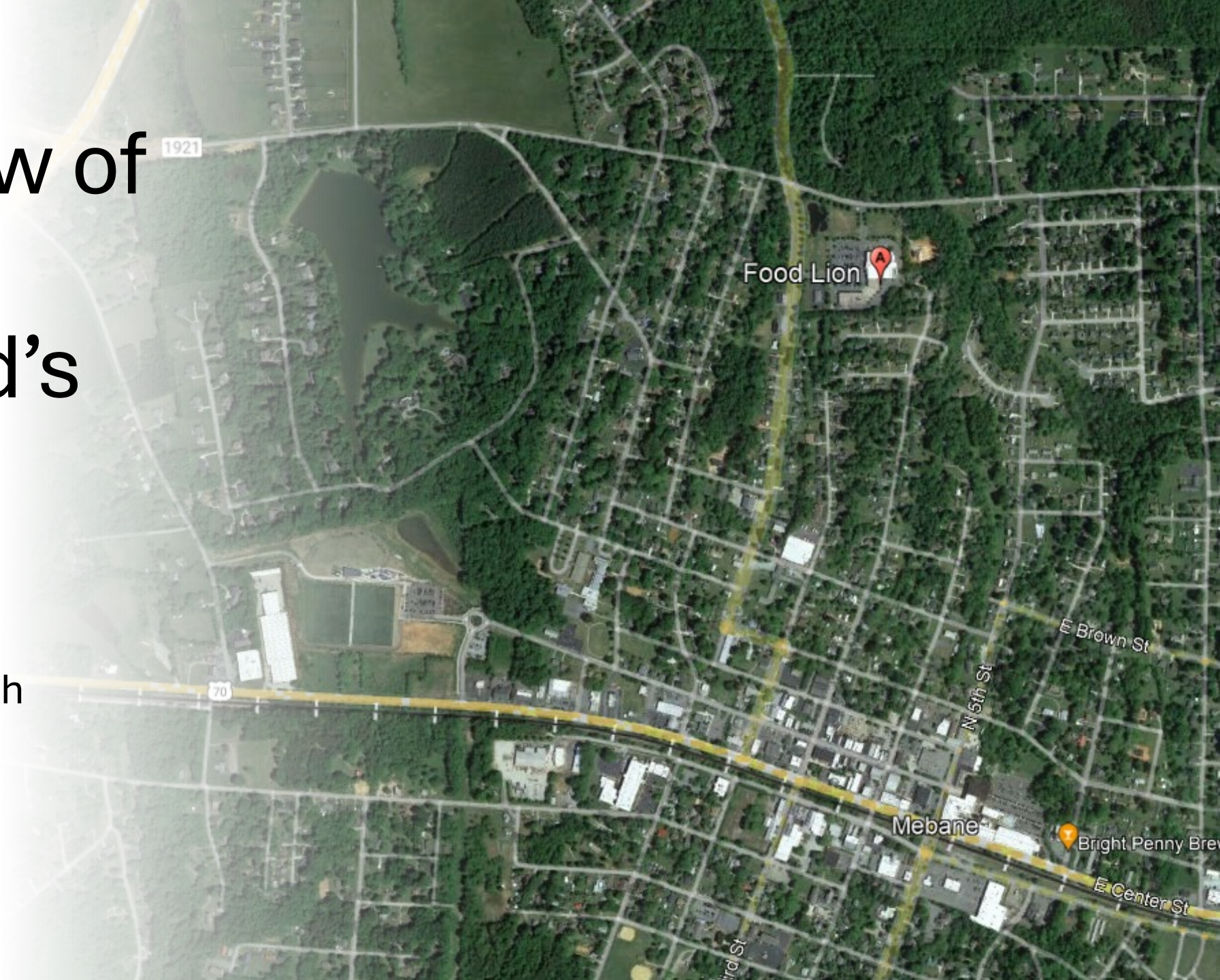
McDonald's
N. First Street
(Food Lion – Oak
Manor Market)

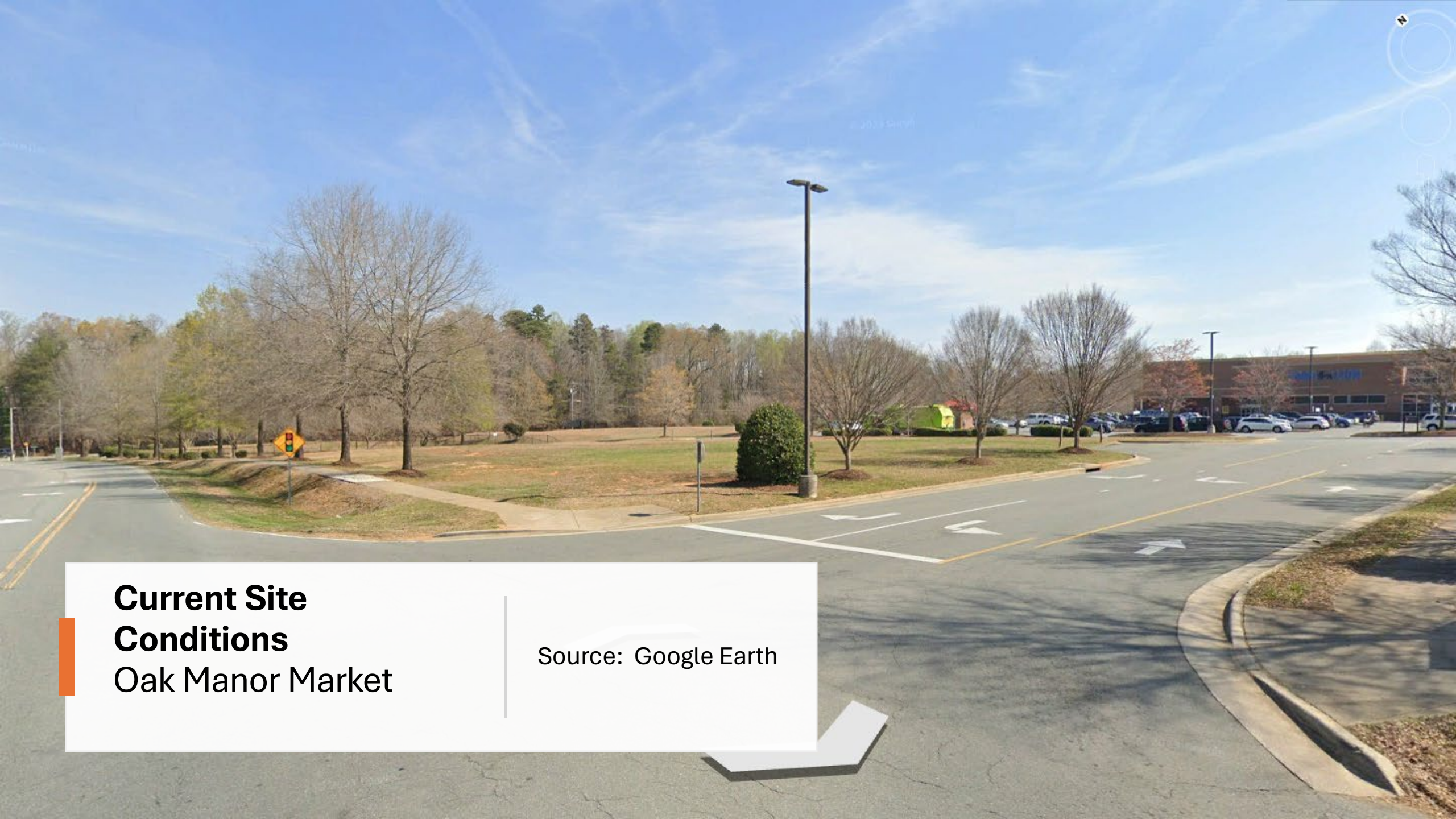
Special Use Permit to allow
drive-through window



Aerial View of Proposed McDonald's Site

Source: Google Earth





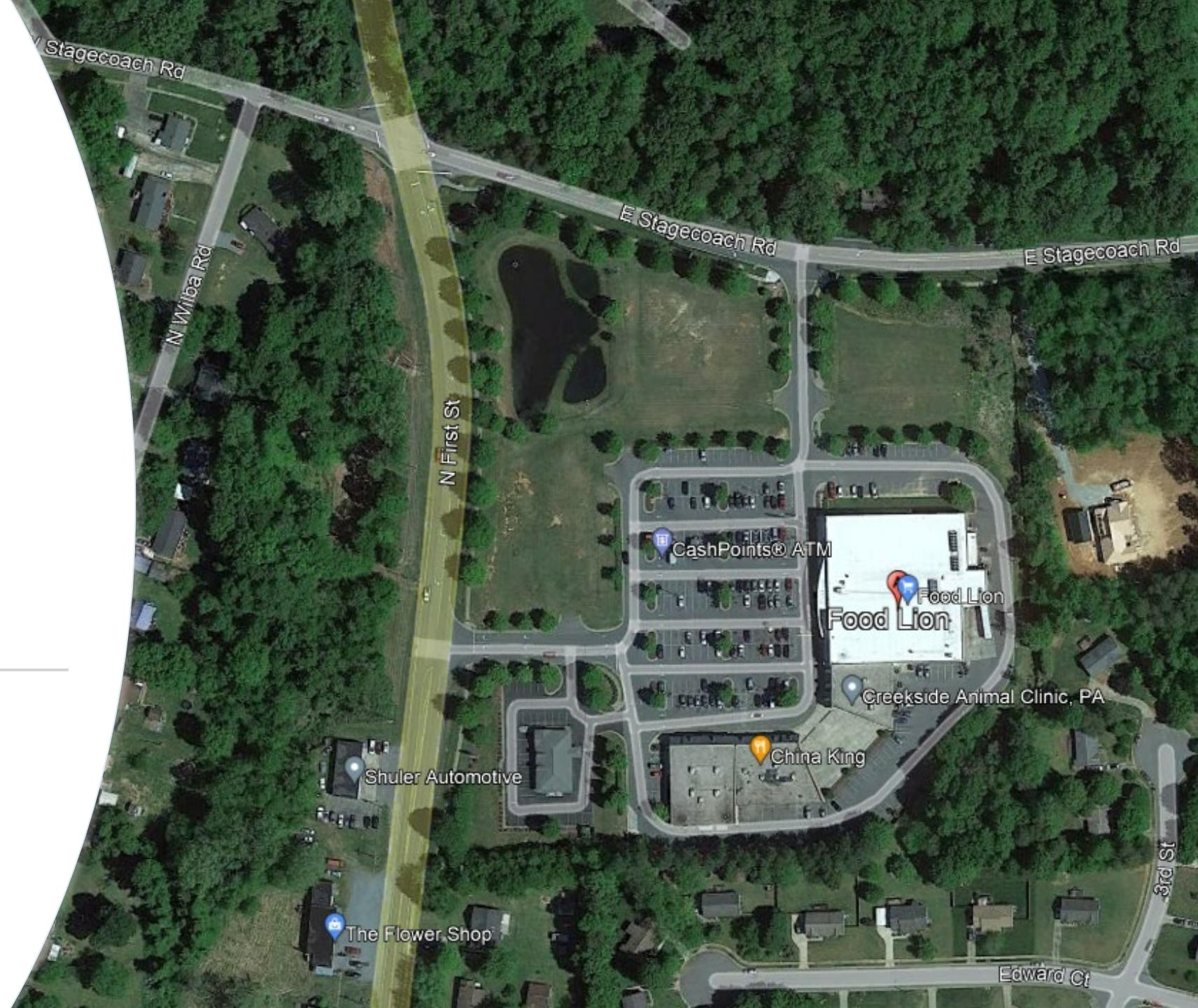
**Current Site
Conditions**
Oak Manor Market

Source: Google Earth



Close Up Aerial Photo of Proposed McDonald's

Source: Google Earth





APPLICATION FOR A SPECIAL USE PERMIT

Application is hereby made for an amendment to the Mebane Zoning Ordinance as follows:

Name of Applicant: *McDonalds USA LLC*

Address of Applicant: *110 N. Carpenter St. Chicago, IL 60607*

Address and brief description of property: *The unaddressed parcel on N. First Street (PIN: 168206) that is located in front of the Food Lion Grocery Store.*

Applicant's interest in property: (Owned, leased or otherwise) :

The applicant is the developer of the proposed McDonalds

***Do you have any conflicts of interest with: Elected/Appointed Officials, Staff, etc.?** *No*

Type of request: *A special use permit*

Sketch attached: *yes*

Reason for the request: *The special use permit will be amended to allow a drive through restaurant at the location.*

Signed: _____

Date: _____

Tony Kuhn

2/12/2024

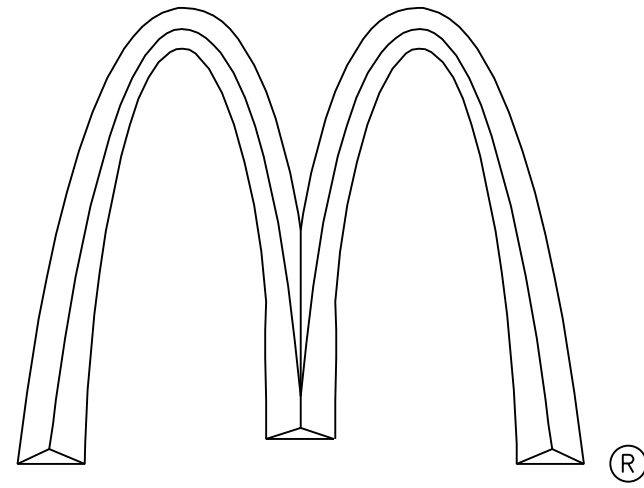
Action by Planning Board: _____

Public Hearing Date: _____ Action: _____

Zoning Map Corrected: _____

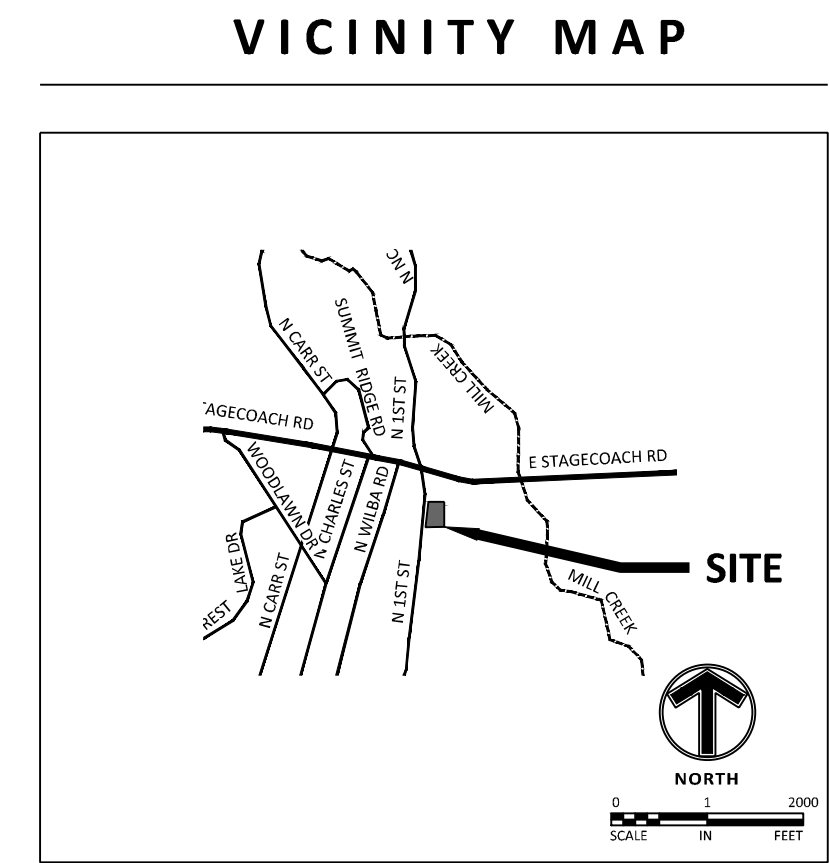
The following items should be included with the application for rezoning when it is returned:

1. Tax Map showing the area that is to be considered.
2. Names and addresses of all adjoining property owners within a 300' radius including those that are across the street).
3. \$400.00 Fee to cover administrative costs.
4. The information is due 15 working days prior to the Planning Board meeting. The Planning Board meets the 2nd Monday of each month at 6:30 p.m. Then the request goes to the City Council for a Public Hearing the following month. The City Council meets the 1st Monday of each month at 6:00 p.m.



SITE & CONSTRUCTION DRAWINGS FOR: 640 N. FIRST STREET MEBANE, NORTH CAROLINA

STATE SITE CODE: 032-1738
GBL NUMBER: 195500898308
CSD PROJECT NUMBER: MCD-2319



CONSULTANT CONTACT LIST:

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CONTACT: BARNETT HALL

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DEVELOPER
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CONTACT: MUHANNAD ABDELGADIR

LANDSCAPE ARCHITECT
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12800 WHITewater DRIVE, SUITE 300
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TEL: 763-476-6010
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DUKE ENERGY
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CONTACT: GREENSBORO TECHNICAL SUPPORT

STREET & HIGHWAY DATA
NCDOT DIVISION 1
115 EAST CRESCENT SQUARE DRIVE
GRAHAM, NC 27253
TEL: 336.570.6833
EMAIL: cnedwards@ncdot.gov
CONTACT: CHUCK EDWARDS

PHONE
SPECTRUM
TEL: 800.406.7063
CONTACT: CUSTOMER SERVICE

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DDHS-EHS PLAN REVIEW UNIT
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NCDEQ- REGIONAL OFFICE
450 WEST HANES MILL ROAD
SUITE 300
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EMAIL: tamera.eplin@ncdenr.gov
CONTACT: TAMERA EPLIN

SEWER
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MEBANE, NORTH CAROLINA 27302
TEL: 800.406.7063
EMAIL: ksmith@cityofmebane.com
CONTACT: KYLE SMITH

BENCHMARKS
TEMPORARY BENCHMARK
TOP OF EXISTING FIRE HYDRANT
LOCATED AT SOUTHEAST CORNER ACROSS THE PRIVATE ACCESS DRIVE
ELEV. = 641.30'
NAD_83(2011)

CITY OF MEBANE NOTES
I hereby certify that this plan was prepared in accordance with all CITY OF MEBANE, was prepared by a duly licensed professional engineer under the supervision of a duly licensed professional engineer, and that the same is true and correct to the best of my knowledge and belief.

TRC REVIEW COMMENTS#2
04-12-2024
TRC REVIEW COMMENTS
09-22-2024
1st-PERMIT ISSUE
02-16-2024

SHEET INDEX

SHEET	DESCRIPTION
C-1.01	TITLE SHEET
C-2.01	TOPOGRAPHIC SURVEY
C-2.02	DEMOLITION PLAN
C-3.01	SITE PLAN
C-4.01	ADA ACCESSIBILITY PLAN AND DETAILS
C-5.01	EROSION CONTROL PLAN - PHASE I
C-5.02	GRADING AND EROSION CONTROL PLAN - PHASE II
C-5.03	NPDES STABILIZATION PLAN
C-5.04	NPDES DETAILS
C-6.01	UTILITY PLAN
C-7.01	LANDSCAPE PLAN
C-8.01	LIGHTING PLAN
C-9.01	DETAILS
C-9.02	DETAILS
C-9.03	DETAILS
C-10.01	MENU BOARD DETAILS
C-11.01	SD DETAILS
TC-1.01	TRASH DUMPSTER ENCLOSURE AND STORAGE BUILDING
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
	BUILDING RENDERINGS

DEVELOPMENT SUMMARY

PIN NUMBER:	9825074851	SETBACKS	
AREA		FRONT YARD (N FIRST ST)	40 FEET
TOTAL SITE AREA	46,526 SF 1.06 AC	REAR YARD	30 FEET
DISTURBED AREA	43,301 SF 0.99 AC	SIDE YARD	5 FEET
EXISTING IMPERVIOUS AREA	1,439 SF 0.03 AC	ZONING	
PROPOSED IMPERVIOUS AREA	31,965 SF 0.73 AC	EXISTING ZONING	B-2 GENERAL BUSINESS
BUILDING AREA	3,692 SF	PROPOSED ZONING	B-2 GENERAL BUSINESS
PARKING SUMMARY		EXISTING USE	VACANT
PARKING REQUIRED	1 SPACE PER 3 PERSONS BASED ON DESIGN CAPACITY OF BUILDING PLUS 2 SPACES PER 3 EMPLOYEES ON THE LARGEST SHIFT 77 / 3 = 26 SPACES 15 EMPLOYEES / 2 x 3 = 10 SPACES TOTAL REQUIRED 36 SPACES INCLUDING 2 HANDICAP SPACE WITH ONE BEING VAN ACCESSIBLE.	PROPOSED USE	RESTAURANT W/DRIVE-THROUGH
PARKING PROVIDED	35 REGULAR SPACES 1 HANDICAP SPACE 1 VAN ACCESSIBLE SPACE 37 TOTAL SPACES		

SURVEY INFORMATION	
PREPARED BY:	SAMBATEK NC PC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121, FAX: (919) 848-3741 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023
PLAN SCALE:	
STREET ADDRESS 640 N FIRST STREET	
CITY	MEBANE
STATE	NORTH CAROLINA
COUNTY ALAMANCE	
TAX PARCEL NUMBER	9825-07-4851
SAMBATEK FILENAME:	MCD2319-CS
LOCATION CODE NUMBER	32-1748

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1	02-16-2024	PERMIT ISSUE	KL	
2	09-22-2024	TRC REVIEW COMMENTS #1	KL	
3	04-12-2024	TRC REVIEW COMMENTS #2	RCN	

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McDonald's USA, LLC
110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

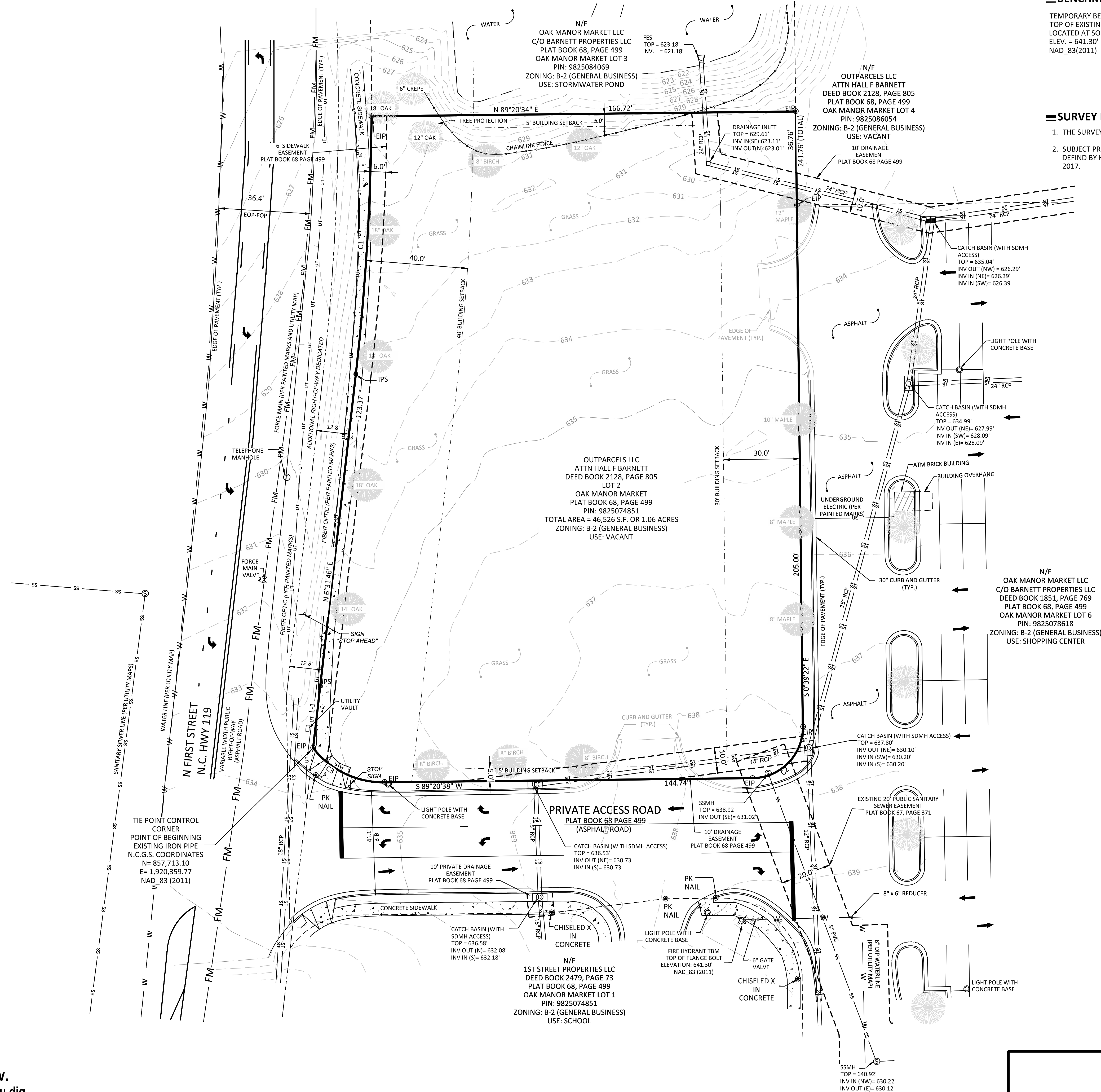
PLAN APPROVAL	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		FINAL	-	-
GENERAL MANAGER		PLAN CHECKED	-	-
REGIONAL DEV. DIRECTOR		AS-BUILT	-	-
REGIONAL CONSTRUCTION MGR.				
REGIONAL REAL ESTATE MGR.				
AREA CONSTRUCTION MGR.				
AREA REAL ESTATE MGR.				

C-1.01
COVER SHEET

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 nc811.org or 1-800-632-4949



BENCHMARKS

TEMPORARY BENCHMARK
 TOP OF EXISTING FIRE HYDRANT
 LOCATED AT SOUTHEAST CORNER ACROSS THE PRIVATE ACCESS DRIVE
 ELEV. = 641.30'
 NAD_83(2011)

SURVEY NOTES

- THE SURVEY IS FROM AN ACTUAL GPS (OR GNSS) SURVEY.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X AS DEFINED BY HUD F.I.R. COMMUNITY PANEL NUMBER 3710982500L, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.

LINE TABLE		
LABEL #	DIRECTION	LENGTH
L-1	N 6°31'46" E	24.49'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	101.60'	956.73'	6.08°	N3°29'14"E	101.55'	50.85'
C2	31.38'	20.00'	89.90°	S44°20'38"W	28.26'	19.97'
C3	32.24'	35.00'	52.77°	N64°16'15"W	31.11'	17.36'

LEGEND	
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	CONCRETE CURB
	EXISTING CONCRETE CURB
	EASEMENT LINE
	EXISTING EASEMENT LINE
	BUILDING LINE
	EXISTING BUILDING LINE
	RETAINING WALL
	EXISTING RETAINING WALL
	SIGN
	EXISTING SIGN
	BOLLARD
	EXISTING BOLLARD
	PARKING STALL COUNT
	KEY NOTE
	LIGHT POLE (BY OTHERS)
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

SURVEY INFORMATION	
PREPARED BY:	SAMBATEK NC PC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121, FAX: (919) 848-3741 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023
PLAN SCALE:	1" = 20'
STREET ADDRESS:	640 N FIRST STREET
CITY:	MEBANE
STATE:	NORTH CAROLINA
COUNTY:	ALAMANCE
TAX PARCEL NUMBER:	9825-07-4851
LOCATION CODE NUMBER:	32-1748
SAMBATEK FILENAME:	MCD2319-TS

REV	DATE	DESCRIPTION	BY	ISSUE/REF
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 OFFICE ADDRESS: 110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

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

C-2.01
 TOPOGRAPHIC SURVEY

DEMOLITION NOTES

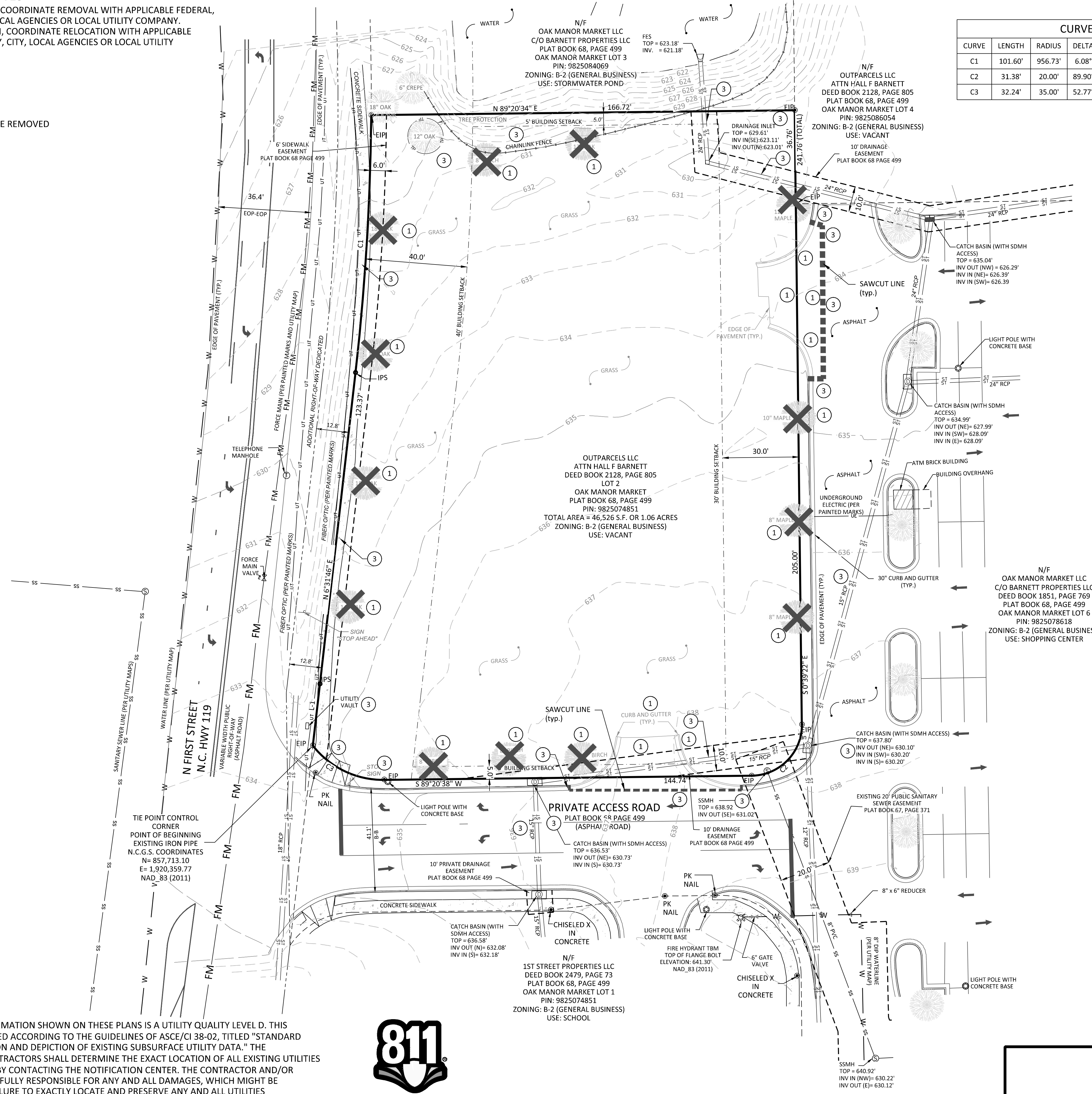
- 1 REMOVE EXISTING ITEM, COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
- 2 RELOCATE EXISTING ITEM, COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
- 3 ITEM TO REMAIN.

----- SAWCUT LINE

X EXISTING TREE TO BE REMOVED

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	101.60'	956.73'	6.08°	N3°29'14"E	101.55'	50.85'
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LINE TABLE		
LABEL #	DIRECTION	LENGTH
L-1	N 6°31'46" E	24.49'



LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAIN TILE
- WATERMAIN
- FORCE MAIN (SAN.)
- SANITARY SEWER
- OVERHEAD WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TV
- ELECTRIC TRANSFORMER
- GAS METER
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BLOCK RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUIDE RAIL
- HANDRAIL
- TREE LINE
- TREES / SHRUBS
- CONCRETE
- BOLLARD
- SIGN
- CONCRETE CURB
- BUILDING LINE
- SAW CUT LINE

SURVEY INFORMATION

PREPARED BY: SAMBATEK NC PC
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121, FAX: (919) 848-3741
DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023

PLAN SCALE: 1"=20'

STREET ADDRESS: 640 N FIRST STREET

CITY: MEBANE STATE: NORTH CAROLINA

COUNTY: ALAMANCE

TAX PARCEL NUMBER: 9825-07-4851 LOCATION CODE NUMBER: 32-1748

SAMBATEK FILENAME: MCD2319-DP

REV	DATE	DESCRIPTION
1		

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OFFICE: 110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

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

24.15 (LMS TECH) | CHRIS NICHOLS | 4/12/2024 3:41:18 PM
M:\2319 - MEBANE, NC 32-1748\CAD\SHETS\C2-01-DP-MCD-2319.DWG

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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24.15 (LMS TECH) | CHRIS NICHOLS | 4/29/2024 9:03:32 AM
 M:\2319 - MEBANE, NC 32-1748\CAD\301-SITE PLAN.MXD-2319.DWG.

KEY NOTES

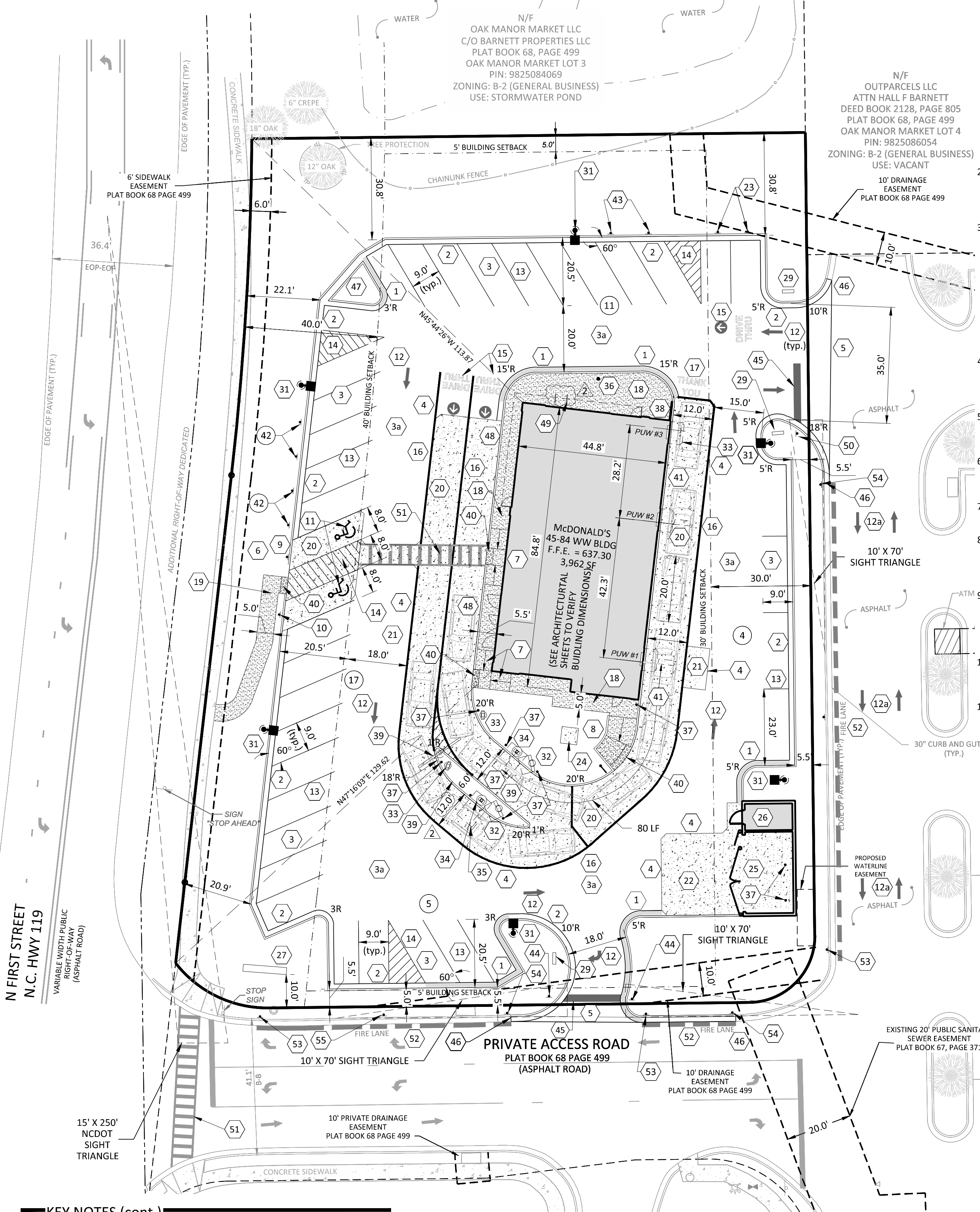
- CONSTRUCT 2" SPILLING CURB AND GUTTER PER DETAIL SHEET
- CONSTRUCT 2" CATCHING CURB AND GUTTER PER DETAIL SHEET
- LIGHT DUTY ASPHALT PAVEMENT PER SOILS REPORT SPECIFICATIONS
- HEAVY DUTY ASPHALT PAVEMENT PER SOILS REPORT SPECIFICATIONS, SEE THIS SHEET
- TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT PER DETAIL SHEET
- MATCH EXISTING ASPHALT
- CONSTRUCT STANDARD CONCRETE H.C. RAMP PER DETAIL SHEET
- CONSTRUCT FLUSH CONCRETE H.C. RAMP PER DETAIL SHEET
- DELIVERY RAMP
- INSTALL HANDICAP SIGNAGE IN STEEL PIPE BOLLARD WITH IDEAL SHIELD COVER PER ADA ACCESSIBILITY PLAN AND DETAIL SHEET
- INSTALL VAN ACCESSIBLE HANDICAP SIGNAGE IN STEEL PIPE BOLLARD WITH IDEAL SHIELD COVER PER ADA ACCESSIBILITY PLAN AND DETAIL SHEET
- PAINT HANDICAP SYMBOL
- PAINT TRAFFIC ARROWS PER DETAIL SHEET
- PAINT TRAFFIC ARROWS, COORDINATE WITH SHOPPING CENTER OWNER.
- PAINT 4" WIDE STRIPE, WHITE
- PAINT 4" WIDE STRIPES, WHITE @ 45° 2'-0" O.C.
- PAINTED "DRIVE-THRU" DIRECTIONAL ARROW, YELLOW, COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER
- PAINT 6" WIDE YELLOW STRIPE ON ASPHALT FROM EDGE OF CONCRETE DRIVE-THRU LANE
- PAINT "THANK YOU" PER DETAIL SHEET
- CONSTRUCT CONCRETE WALK PER McDONALD'S SPECIFICATIONS, CONTRACTOR TO COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER
- CONSTRUCT BROOM FINISH ACCESS CONCRETE SIDEWALK PER DETAIL SHEET
- 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).
- 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).
- 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).
- CONTRACTOR TO INSTALL "PULL FORWARD" SIGNAGE, PER McDONALD'S SPECIFICATIONS
- CONCRETE TRANSFORMER PAD (COORDINATE SIZE AND LOCATION WITH POWER COMPANY)
- CONSTRUCT DUMPSTER ENCLOSURE (TO MATCH BUILDING) PER DETAIL SHEET
- STORAGE SHED (PER DETAIL SHEET), EXTERIOR FINISH TO MATCH DUMPSTER ENCLOSURE
- SITE IDENTIFICATION SIGN (CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY AND CONSTRUCTION MANAGER).
- "PLEASE HAVE MONEY ..." SIGN SUPPLIED BY AND INSTALLED BY SIGN CONTRACTOR
- 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
- INSTALL "ANY LANE ANYTIME" SIGN, CONTRACTOR SHALL COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER
- 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
- 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
- CUSTOMER ORDER DISPLAY WITH DETECTOR LOOP (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR. CONTRACTOR TO COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER
- 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
- 30'-0" FLAG POLE, ALUMINUM FINISH POLE AND FLAG (PER DETAIL SHEET), GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS BY GENERAL CONTRACTOR, POLE INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER. LOCATION TO BE APPROVED BY THE TOWN OF MEBANE AND SEPARATE PERMITS WILL BE REQUIRED FOR SIGNS AND FLAG POLE
- STEEL PIPE BOLLARD PER DETAIL SHEET
- HANDRAIL, SEE ARCHITECTURAL PLANS
- GATEWAY SIGN (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR TO COORDINATE WITH McDONALD'S CONSTRUCTION MANAGER.

KEY NOTES (cont.)

- ADA COMPLIANT DETECTABLE / TACTILE WARNING SURFACE
- 1" TALL HEADER CURB ADJACENT TO BUILDING AT DRIVE THRU, (SEE DETAIL)
- CONTRACTOR TO INSTALL "MOBILE ORDER" SIGNS PER McDONALD'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL "COURIER PARKING" SIGNS PER McDONALD'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL "STOP" SIGN AND "DO NOT ENTER" SIGN PER MUTCD AND DOT STANDARDS AND SPECIFICATIONS.
- PAINT 24" STOP BAR PER MUTCD AND DOT STANDARDS AND SPECIFICATIONS.
- MATCH EXISTING CURB AND GUTTER
- CONCRETE FLUME, PER DETAIL SHEET
- 6" VERTICAL HEADER CURB PER DETAIL SHEET
- INSTALL BIKE RACK PER DETAIL SHEET
- CONTRACTOR TO INSTALL "STOP" SIGN PER MUTCD AND DOT STANDARDS.
- PAINT CROSS WALK PER DETAIL SHEET

KEY NOTES (cont.)

- CONTRACTOR TO PAINT "FIRE LANE" MARKINGS PER SECTION D103.6 OF THE NC FIRE CODE.
- CONTRACTOR TO INSTALL "NO PARKING FIRE LANE" SIGN TYPE "A" PER NC FIRE CODE.
- CONTRACTOR TO INSTALL "NO PARKING FIRE LANE" SIGN TYPE "C" PER NC FIRE CODE.
- CONTRACTOR TO INSTALL "NO PARKING FIRE LANE" SIGN TYPE "D" PER NC FIRE CODE.



DEVELOPMENT NOTES

- 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 NC ONE CALL AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 3 BUSINESS DAYS PRIOR TO ANY DIGGING.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF

N/F
 OAK MANOR MARKET LLC
 C/O BARNETT PROPERTIES LLC
 DEED BOOK 1851, PAGE 769
 PLAT BOOK 68, PAGE 499
 OAK MANOR MARKET LOT 6
 PIN: 9825073618
 ZONING: B-2 (GENERAL BUSINESS)
 USE: SHOPPING CENTER

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	101.60'	956.73'	6.08°	N3°29'14"E	101.55'	50.85'
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LABEL #	DIRECTION	LENGTH
L-1	N 6°31'46" E	24.49'

811
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TOWN OF MEBANE NOTES:
 ALL SIGNS, INCLUDING MOUNTING SIGN, WALL SIGNS, MENU BOARDS AND WINDOW SIGNS MUST BE PERMITTED SEPARATELY.



TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS

- 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.
- 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 3710982500L, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
- 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 PROSO-CO-SALT GUARD OR V-SEAL 102 WINTERGUARD.

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		SIGN
		BOLLARD
		PARKING STALL COUNT
		KEY NOTE
		LIGHT POLE (BY OTHERS)
		STANDARD DUTY ASPHALT PAVING
		HEAVY DUTY ASPHALT PAVING
		CONCRETE PAVING
		CONCRETE SIDEWALK
		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

PAVING SPECIFICATIONS

CONTRACTOR TO REFER TOP SOILS REPORT BY ECS SOUTHEAST, LLP, PROJECT NUMBER: 09-30120, DATED DECEMBER 6, 2023.
 LIGHT DUTY PAVEMENT (PARKING AREAS):
 2" ASPHALT SURFACE COURSE (59.5B)
 8" GRADED AGGREGATE BASE COURSE
 HEAVY DUTY ASPHALT PAVEMENT (DRIVEWAYS):
 1" ASPHALT SURFACE COURSE (59.5B)
 2" ASPHALT INTERMEDIATE COURSE (19.0C)
 8" GRADED AGGREGATE BASE COURSE
 HEAVY DUTY CONCRETE PAVEMENT FOR (DRIVE THROUGH LANES AND DUMPSTER PAD):
 6" PORTLAND CEMENT (4,000 PSI, AIR-ENTRAINED)
 6" GRADED AGGREGATE BASE COURSE
 McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, GENERAL CONTRACTOR WILL BE CHARGED.

PARKING REQUIRED

BUILDING OCCUPANCY = 77 / 3 = 26 SPACES
 EMPLOYEES ON LARGEST SHIFT = 15 / 3 = 5 X 2 = 10 SPACES
 TOTAL REQUIRED = 36 SPACES INCLUDING 2 HANDICAP AND 1 BEING VAN ACCESSIBLE

PARKING PROVIDED

TOTAL SPACES	SPACES	9'	X	20.5'	@	90°
37	26	SPACES	9'	X	20.5'	@ 60°
	1	HANDICAP SPACE	8'	X	20.5'	@ 60°
	1	VAN ACCESSIBLE SPACE	9'	X	20.5'	@ 60°
	4	SPACES	9'	X	20.5'	@ 0°

UTILITY INFORMATION

SIZE	TYPE	LOCATION
8"	PVC AT SOUTHEAST CORNER OF PROPERTY	SANITARY SEWER
8"	PUBLIC WATERLINE ACROSS N FIRST STREET	WATER
8"	DIP WATERLINE SOUTHEAST CORNER	WATER
24"	RCP AT NORTHEAST CORNER OF PROPERTY	STORM SEWER
15"	RCP AT SOUTHEAST CORNER OF PROPERTY	STORM SEWER
	OTHER SIDE OF NC HIGHWAY 119	ELECTRIC
	GAS NOT AVAILABLE	GAS

SURVEY INFORMATION

PREPARED BY: SAMBATEK NC PC
 8312 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27613
 PHONE: (919) 848-6121, FAX: (919) 848-3741
 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023

PLAN SCALE: 1"=20'

STREET ADDRESS

640 N FIRST STREET

CITY

MEBANE

STATE

NORTH CAROLINA

COUNTY

ALAMANCE

TAX PARCEL NUMBER

9825-07-4851

LOCATION CODE NUMBER

32-1748

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1	02-16-2024	PERMIT ISSUE	KL	
2	03-22-2024	TRC REVIEW COMMENTS #1	KL	
3	04-12-2024	TRC REVIEW COMMENTS #2	RCN	

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McDonald's
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 McDONALD'S USA, LLC
 110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

DATE	SIGNATURE (2 REQUIRED)	CO-SIGN SIGNATURES	STATUS	DATE	BY
	GENERAL MANAGER	REGIONAL DEV. DIRECTOR	FINAL	-	-
	REGIONAL CONSTRUCTION MGR.	REGIONAL REAL ESTATE MGR.	PLAN CHECKED	-	-
	AREA CONSTRUCTION MGR.	AREA REAL ESTATE MGR.	AS-BUILT	-	-

C-3.01
 SITE PLAN

GRADING/EROSION CONTROL NOTES

- 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 SHALL CONTACT NO ONE CALL 811 AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X AS DEFINED BY HUD F.R.M. COMMUNITY PANEL NUMBER 3710982500L, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
- ALL GRADING AND BACKFILLING, EXCAVATING, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
- THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTHWORK.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. NODUR LAND QUALITY MUST BE NOTIFIED BEFORE ANY EROSION CONTROL MEASURES ARE REMOVED.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
- ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE CONSTRUCTION ENTRANCES.
- PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- ALL CUT AND FILL SLOPES AND CHANNEL SIDESLOPES WHICH ARE NOT TO BE PAVED, SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:
 - 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
 - 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
 - VARIETIES TO BE SEED:
 1. SPRING SEEDING: MARCH 1 - APRIL 30; SPRING OATS 2.5 LBS PER 1,000 SQUARE FOOT.
 2. SUMMER SEEDING: MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER SQUARE FOOT MIXED WITH 1 BUSHEL OF SAWDUST FOR UNIFORM SEEDING.
 3. ASPHALT MULCH 6 GALLONS PER 1,000 SQUARE FOOT. ALL SEEDING WILL BE MULCHED.
- SEE LANDSCAPE PLAN FOR PERMANENT SEEDING OR SOD SPECIFICATIONS.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND/BREAK.
- UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL STORM DRAINAGE PIPES ARE TO BE HDPE.
- NO ON-SITE WETLANDS OBSERVED.
- ALL FINISHED SURFACES (EXCLUDING PONDS) SHALL SLOPE FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.
- CONTRACTOR TO COORDINATE ALL DOWNSPOUT LOCATIONS WITH ARCHITECT AND CONNECT ROOF DRAIN TO STORM PIPE SYSTEM AS SHOWN.

TEMPORARY SEEDING IN NORTH CAROLINA

SEEDING MIXTURE SPECIES	RATE (lb/acre)
RYE (GRAIN) ANNUAL LESPEDEZA (KNOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS) OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXCEED BEYOND JUNE. GERMAN MILLET	
SUMMER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	
FALL RYE (GRAIN)	
SEEDING DATES: MOUNTAINS - ABOVE 2500 FT: FEB. 15 - MAY 15 BELOW 2500 FT: FEB. 1 - MAY 1 PIEDMONT - JAN. 1 - MAY 1 COASTAL PLAIN - DEC. 1 - APR. 15 MOUNTAINS - MAY 15 - AUG. 15 PIEDMONT - MAY 1 - AUG. 15 COASTAL PLAIN - APR. 15 - AUG. 15 MOUNTAINS - AUG. 15 - DEC. 15 COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC. 30	

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER

MULCH
APPLY 7,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

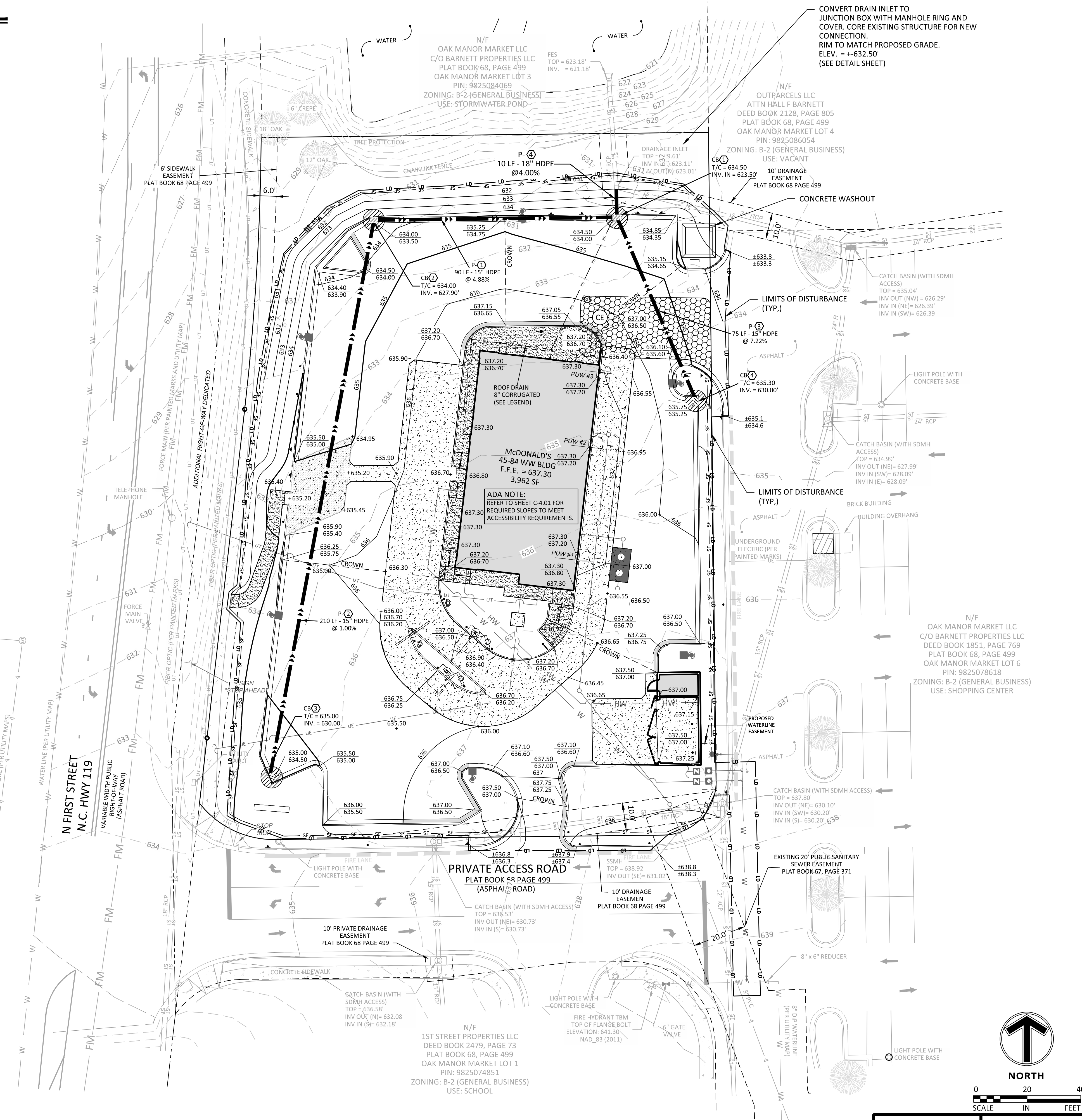
CONTRACTOR TO INSTALL ROOF DRAINS AROUND BUILDING AND EXTEND TO OUTLET AT 2% MINIMUM. COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT.

SILT FENCE CALCULATIONS

DRAINAGE AREA TO SILT FENCE: 44,128 SF OR 1.01 ACRES
REQUIRED SILT FENCE LENGTH: 100 LF PER 0.25 ACRES
REQUIRED SILT FENCE LENGTH: 1.01 ACRES x 100 = 104 LF
LF PROPOSED SILT FENCE LENGTH: 703 LF

STORM WATER NARRATIVE

THE DOWN STREAM POND IS DESIGNED FOR STORM WATER TREATMENT ACCORDING TO APPROVED "OAK MANOR MARKET" SITE LAYOUT PLAN SHEET C2.1. OUT PARCEL 2 (McDONALD'S) IS ALLOCATED 70% IMPERVIOUS. THE PROPOSED IMPERVIOUS IS 68.7%. THE DOWNSTREAM POND IS NOT BEING USED FOR EROSION CONTROL PURPOSES. THE EROSION WILL BE CONTROLLED BY SILT FENCE AND INLET PROTECTION DEVICES. THE CONTRACTOR IS TO ENSURE THAT THE EROSION CONTROL MEASURES REMAIN IN TACT DURING CONSTRUCTION. THE POND WILL NEED TO BE CERTIFIED AT THE END OF CONSTRUCTION.



LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	BOUNDARY LINE
---	---	CONCRETE CURB
D ---	D ---	STORM SEWER
---	---	DRAINTILE
---	---	BUILDING LINE
---	---	RETAINING WALL
---	---	CONTOUR
---	---	WETLAND
---	---	TREE LINE
---	---	SPOT ELEVATIONS
---	---	RIPRAP
---	---	OVERFLOW ELEV.
---	---	SOIL BORING
---	---	CONCRETE PAVING
---	---	CONCRETE SIDEWALK
---	---	CONSTRUCTION ENTRANCE
---	---	SILT FENCE OUTLET
---	---	LIMITS OF DISTURBANCE
---	---	SILT FENCE
---	---	ROOF DRAIN
---	---	INLET PROTECTION

PAVING SPECIFICATIONS

CONTRACTOR TO REFER TOP SOILS REPORT BY ECS SOUTHEAST, LLP, PROJECT NUMBER: 09-30120, DATED DECEMBER 6, 2023.

LIGHT DUTY PAVEMENT (PARKING AREAS):
 2" ASPHALT SURFACE COURSE (59.5B)
 8" GRADED AGGREGATE BASE COURSE

HEAVY DUTY ASPHALT PAVEMENT (DRIVEWAYS):
 1" ASPHALT SURFACE COURSE (59.5B)
 2" ASPHALT INTERMEDIATE COURSE (19.0C)
 8" GRADED AGGREGATE BASE COURSE

HEAVY DUTY CONCRETE PAVEMENT FOR (DRIVE THROUGH LANES AND DUMPS/STAMP PAD):
 6" PORTLAND CEMENT (4,000 PSI, AIR-ENTRAINED)
 6" GRADED AGGREGATE BASE COURSE

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

PARKING REQUIRED

BUILDING OCCUPANCY = 77 / 3 = 26 SPACES
 EMPLOYEES ON LARGEST SHIFT = 15 / 3 = 5 X 2 = 10 SPACES
 TOTAL REQUIRED = 26 SPACES INCLUDING 2 HANDICAP AND 1 BEING VAN ACCESSIBLE

PARKING PROVIDED

TOTAL SPACES	SPACES	9' X 20.5' @ 90°	SPACES	9' X 20.5' @ 60°	SPACES	1 VAN ACCESSIBLE SPACE
37	26	1	1	1	1	1

UTILITY INFORMATION

SIZE	TYPE	LOCATION
8"	PVC	AT SOUTHEAST CORNER OF PROPERTY
8"	DIP WATERLINE	SOUTHEAST CORNER
24"	RCP	AT NORTHEAST CORNER OF PROPERTY
15"	RCP	AT SOUTHEAST CORNER OF PROPERTY
		OTHER SIDE OF NC HIGHWAY 119
		GAS NOT AVAILABLE

SURVEY INFORMATION

PREPARED BY: SAMBATEK NC PC
 8312 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27613
 PHONE: (919) 848-6121, FAX: (919) 848-3741
 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023

PLAN SCALE:
 STREET ADDRESS: 640 N FIRST STREET

CITY: MEBANE **STATE:** NORTH CAROLINA

COUNTY: ALAMANCE

TAX PARCEL NUMBER: 9825-07-4851 **LOCATION CODE NUMBER:** 32-1748

SAMBATEK FILENAME: MCD2319-GRAD/EROC

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

C-5.02
GRADING / EROSION
CONTROL PLAN-PHASE II

REVISION DATE

NO.	DATE	DESCRIPTION
1	02-16-2024	PERMIT ISSUE
2	03-22-2024	TRC REVIEW COMMENTS #1
3	04-12-2024	TRC REVIEW COMMENTS #2

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 McDONALD'S USA, LLC
 110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

PLAN APPROVAL

SIGNATURE (2 REQUIRED)	DATE
GENERAL MANAGER	
REGIONAL DEV. DIRECTOR	
REGIONAL CONSTRUCTION MGR.	
REGIONAL REAL ESTATE MNGR.	

CO-SIGN SIGNATURES

AREA	CONSTRUCTION MNGR.	AREA REAL ESTATE MNGR.
AREA		

24.15 (LWS TECH) | CHRIS NICHOLS | 4/29/2024 9:00:44 AM
 M:\2319 - MEBANE, NC 32-1748\CAD SHEETS\C-5.02-GRAD-MCD-2319.DWG

UTILITY NOTES

- 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 NORTH CAROLINA "ONE CALL" AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
- MINIMUM COVER FOR CONDUITS SHALL BE 36 INCHES UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
- ALL MANHOLES, VALVES AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
- THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
- OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONSTRUCTION SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MEBANE PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
- SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
- RELATION OF WATER MAINS TO SEWERS:
 - LATERAL SEPARATION OF SEWER AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER LINE WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
 - CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION. IN WHICH CASE BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINES SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCES, OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING.
- UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR. PVC SHC 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.

UTILITY KEYNOTES

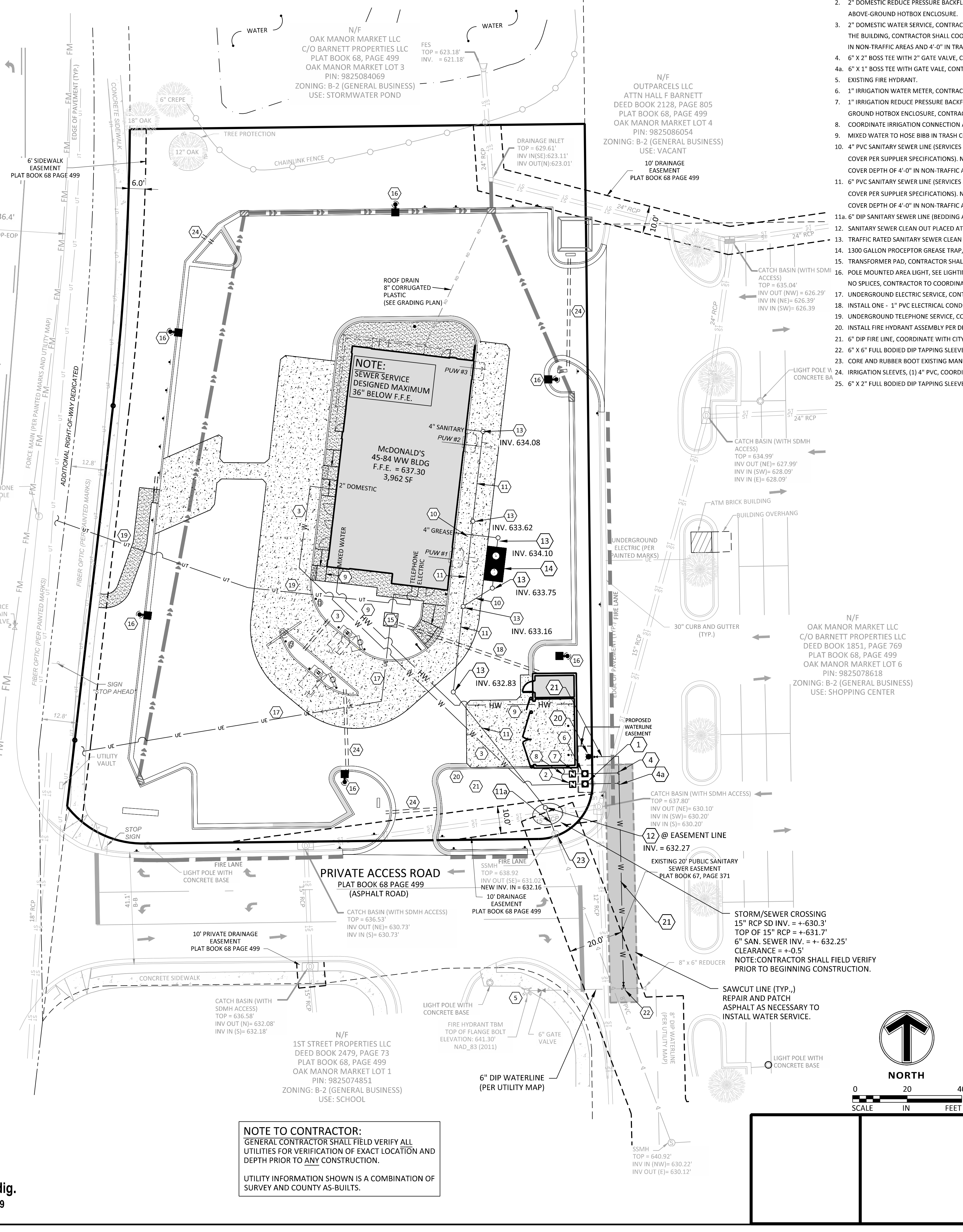
- 1 1/2" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
- 2" DOMESTIC REDUCE PRESSURE BACKFLOW PREVENTER (MODEL WATTS 009M2QT OR CITY APPROVED EQUIVALENT) IN ABOVE-GROUND HOTBOX ENCLOSURE.
- 2" DOMESTIC WATER SERVICE, CONTRACTOR SHALL INSTALL 2" WATER UP TO WATER METER AND THEN CPVC FROM THE METER TO THE BUILDING. 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.
- 6" x 2" BOSS TEE WITH 2" GATE VALVE, 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 SDR 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. 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.
- 6" 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: 1/8"/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.
- 6" DIP SANITARY SEWER LINE (BEDDING AND COVER PER SUPPLIER SPECIFICATIONS). NOTE: 1/4"/FT MINIMUM SLOPE FOR 6" LINES.
- SANITARY SEWER CLEAN OUT PLACED AT 50' INTERVALS, SEE DETAIL SHEET.
- TRAFFIC RATED SANITARY SEWER CLEAN OUT 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.
- INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL SHEET (3" MIN. FROM DUMPSTER WALL), CONTRACTOR TO COORDINATE WITH CITY.
- 6" DIP FIRE LINE, COORDINATE WITH CITY.
- 6" x 6" FULL BODIED DIP TAPPING SLEEVE AND VALVE, CONTRACTOR SHALL COORDINATE WITH CITY.
- CORE AND RUBBER BOOT EXISTING MANHOLE PER TOWN STANDARDS AND SPECIFICATIONS.
- IRRIGATION SLEEVES, (1) 4" PVC, COORDINATE WITH IRRIGATION CONTRACTOR.
- 6" x 2" FULL BODIED DIP TAPPING SLEEVE AND VALVE, CONTRACTOR SHALL COORDINATE WITH CITY.



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

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.

24.15 (LWS TECH) | CHRIS NICHOLS | 4/29/2024 9:00:32 AM | M:\2319 - MEBANE, NC 32-1748\CAD\SHEET\C-6-01-UTIL-MCD-2319.DWG.



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SANITARY SEWER
		FORCE MAIN (SAN.)
		STORM SEWER
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CURB & GUTTER
		EASEMENT

PAVING SPECIFICATIONS

CONTRACTOR TO REFER TOP SOILS REPORT BY ECS SOUTHEAST, LLP, PROJECT NUMBER: 09-30120, DATED DECEMBER 6, 2023.

LIGHT DUTY PAVEMENT (PARKING AREAS):
 2" ASPHALT SURFACE COURSE (59.58)
 8" GRADED AGGREGATE BASE COURSE

HEAVY DUTY ASPHALT PAVEMENT (DRIVEWAYS):
 1" ASPHALT SURFACE COURSE (59.58)
 2" ASPHALT INTERMEDIATE COURSE (119.00)
 8" GRADED AGGREGATE BASE COURSE

HEAVY DUTY CONCRETE PAVEMENT FOR (DRIVE THROUGH LANES AND DUMPSTER PAD):
 6" PORTLAND CEMENT (4,000 PSI, AIR-ENTRAINED)
 6" GRADED AGGREGATE BASE COURSE

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

PARKING REQUIRED

BUILDING OCCUPANCY = 77 / 3 = 26 SPACES
 EMPLOYEES ON LARGEST SHIFT = 15 / 3 = 5 X 2 = 10 SPACES
 TOTAL REQUIRED = 36 SPACES INCLUDING 2 HANDICAP AND 1 BEING VAN ACCESSIBLE

PARKING PROVIDED

TOTAL SPACES	SPACES	9'	X	20.5'	@	90'		
5	26	1	HANDICAP SPACE	8'	X	20.5'	@	60'
37	1	VAN ACCESSIBLE SPACE	9'	X	20.5'	@	60'	
	4	SPACES	9'	X	20.5'	@	0'	

UTILITY INFORMATION

UTILITY	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	PVC AT SOUTHEAST CORNER OF PROPERTY	
WATER	8"	PUBLIC WATERLINE ACROSS N FIRST STREET	
STORM SEWER	24"	RCP AT NORTHEAST CORNER OF PROPERTY	
ELECTRIC	15"	RCP AT SOUTHEAST CORNER OF PROPERTY	
GAS		GAS NOT AVAILABLE	

SURVEY INFORMATION

PREPARED BY: SAMBATEK NC PC
 8312 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27613
 PHONE: (919) 848-6121, FAX: (919) 848-3741
 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023

PLAN SCALE: 1"=20'

STREET ADDRESS: 640 N FIRST STREET

CITY: MEBANE	STATE: NORTH CAROLINA
COUNTY: ALAMANCE	
TAX PARCEL NUMBER: 9825-07-4851	LOCATION CODE NUMBER: 32-1748
SAMBATEK FILENAME: MCD2913-UP	

REV	DATE	DESCRIPTION	ISSUE REF
1	02-16-2024	PERMIT ISSUE	KL
2	03-22-2024	TRC REVIEW COMMENTS #1	KL
3	04-12-2024	TRC REVIEW COMMENTS #2	RCN

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McDonald's USA, LLC
 110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

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

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

C-6.01
 UTILITY PLAN

TURF NOTES

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- RIP ENTIRE AREA TO 6 INCHES IN DEPTH.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
- CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

*APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
 FERTILIZER - 1,000 LBS/ACRE - 10-10-10
 SUPERPHOSPHATE - 500 LBS/ACRE 20% ANALYSIS
 MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
 ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE

SOD PREPARATION:
 FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.

- CONTRACTOR SHALL WATER AND MAINTAIN ALL LAWN AREAS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED.
- ONCE AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS AND MONITOR THE LAWN AREAS UNTIL THE GRASS REACHES A HEIGHT OF 4 INCHES TALL.
- AT THE TIME THE GRASS REACHES A HEIGHT OF 4 INCHES TALL, THE CONTRACTOR SHALL MOW THE GRASS TO THE HEIGHT OF 3 INCHES AND TURN OVER THE LAWN MAINTENANCE TO THE OWNER.
- AN ACCEPTABLE STAND OF GRASS SHALL BE 92% COVERAGE OR BETTER.

LANDSCAPE NOTES

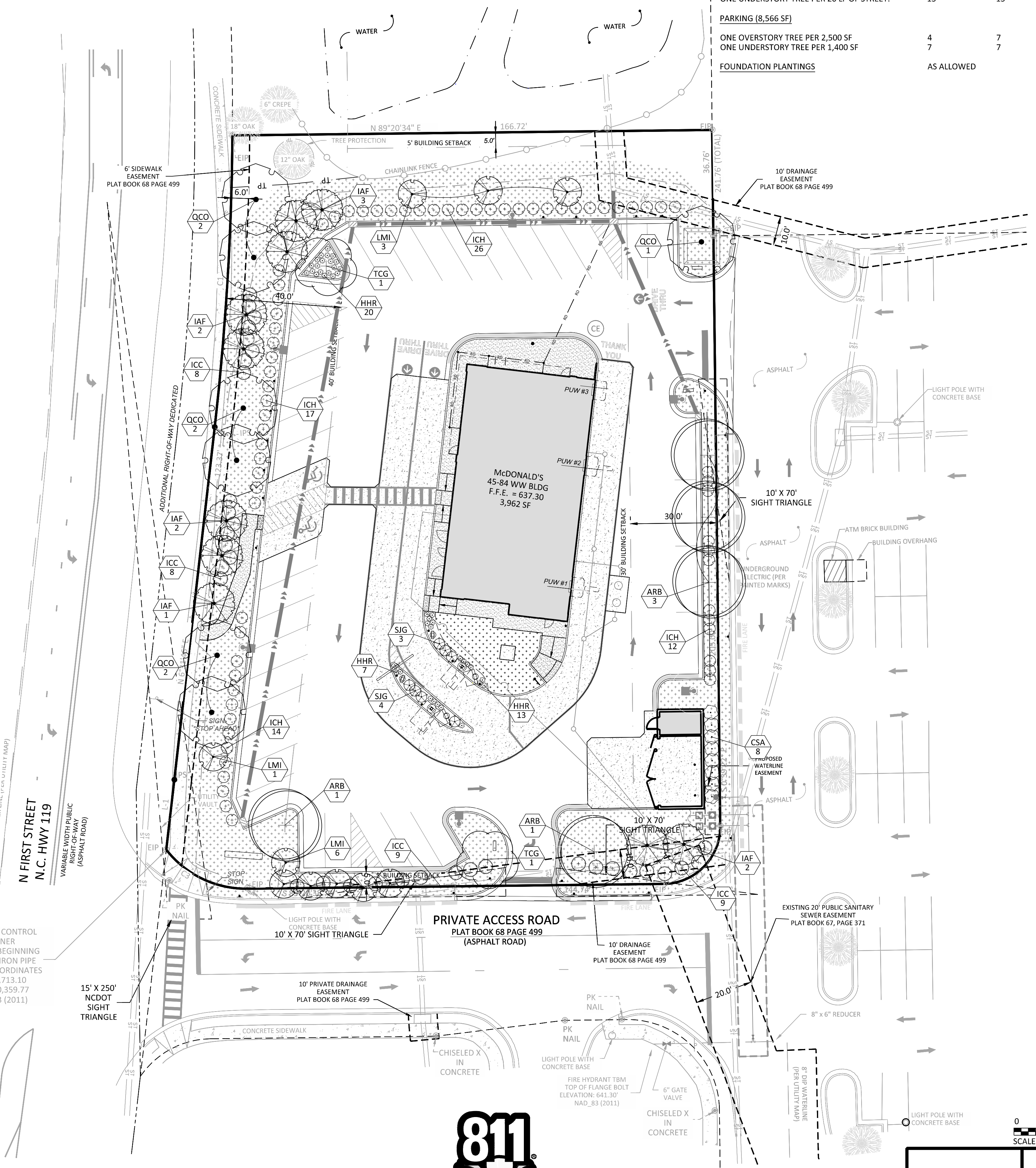
- THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.
- ALL PLANTING SHALL BE PLACED WITHIN A MULCHED PLANTING BED. ALL STRAPPING AND THE TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
- ALL AREAS NOT MULCHED SHALL BE SEEDDED OR SODDED IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH "REBEL II" HYBRID TALL FESCUE OR EQUIVALENT AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
- SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.
- TREE PROTECTION FENCING TO BE PROVIDED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH CITY STANDARDS.
- COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
- VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
- MULCH ALL AREAS, THAT ARE NOT SEEDDED OR SODDED, WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3"-4".
- THE SELECTION AND INSTALLATION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE CITY STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
- SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION, SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
- ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
- TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING STAKES AND GUYS. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.
- THE MAXIMUM GROWTH HEIGHT OF ANY LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE THREE (3) FEET IN HEIGHT.

PERMANENT SODDING IN NORTH CAROLINA

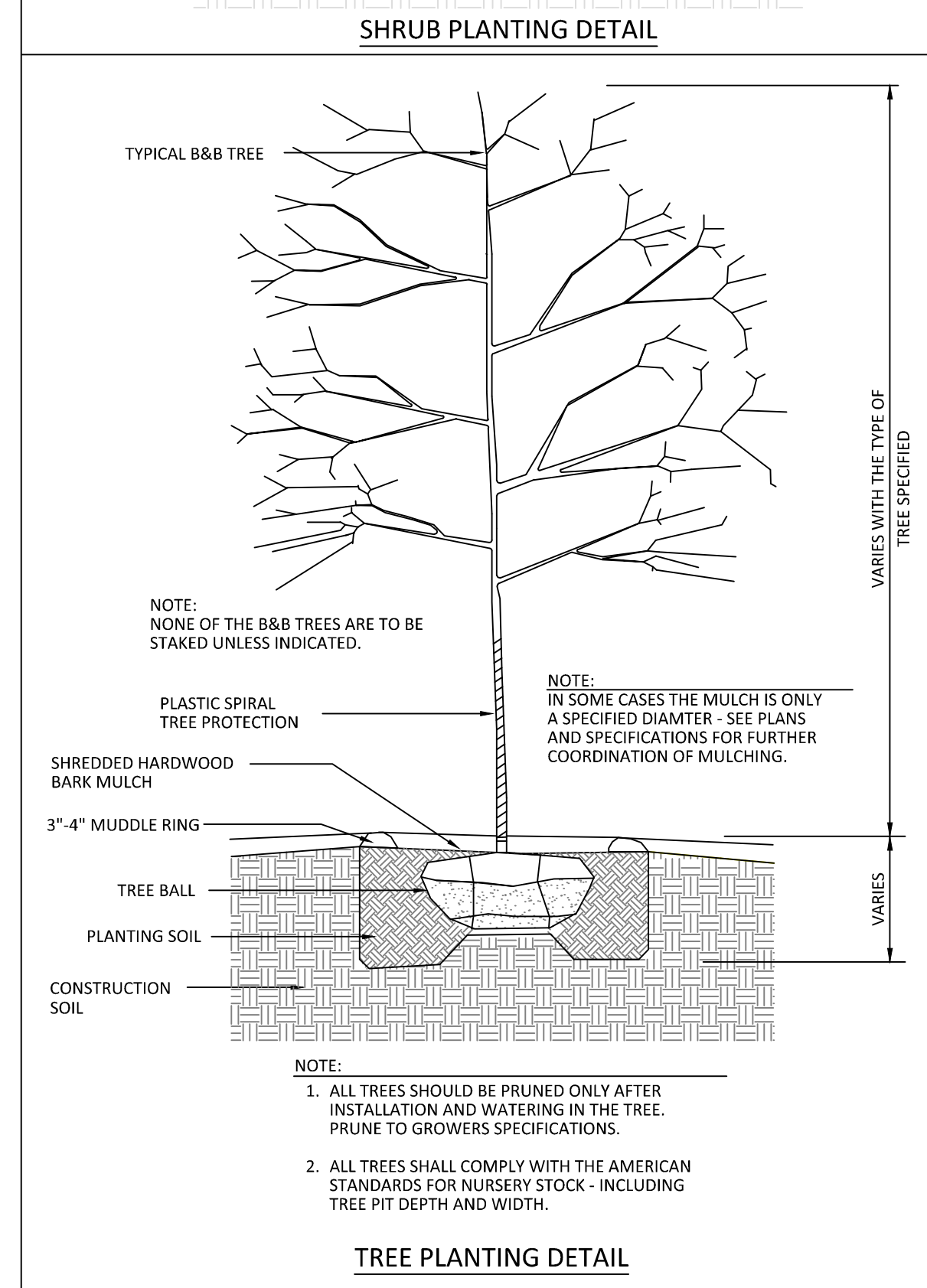
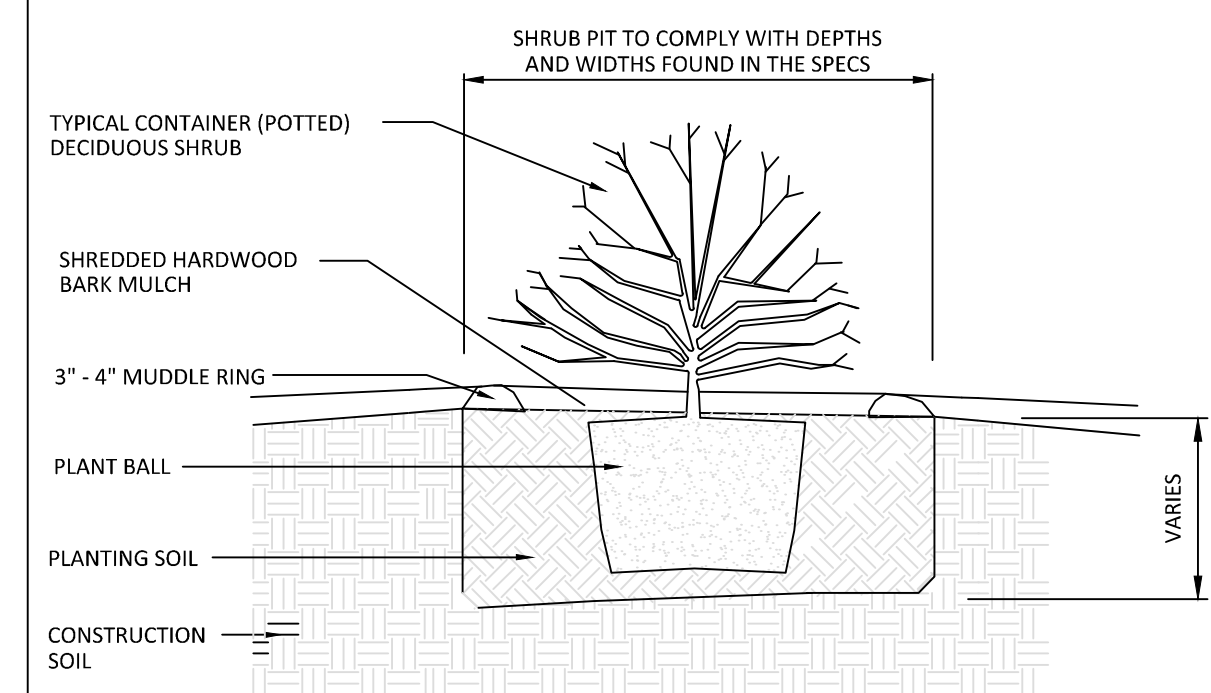
- SPECIES:
 HYBRID BERMUDAGRASS
 SOIL PREPARATION:
 APPLY LIME AT A RATE OF 100 LB PER 1,000 SF. APPLY FERTILIZER AT A RATE OF 25 LB PER 1,000 SF OF 10-10-10 IN FALL OR 5-10-10 IN SPRING.
 SOD INSTALLATION:
 1. PRIOR TO LAYING SOD, CLEAR SURFACE OF SOIL OF ALL TRASH AND DEBRIS. FILL ALL LOW SPOTS TO AVOID STANDING WATER.
 2. PRIOR TO INSTALLATION, STORE ALL SOD IN SHADE AND MOISTEN TO MAINTAIN VIABILITY. DELIVERY AND INSTALLATION OF SOD SHOULD TAKE PLACE WITHIN A PERIOD OF 36 HOURS.
 3. DURING SUMMER, LIGHTLY IRRIGATE SOIL IMMEDIATELY BEFORE LAYING SOD.
 4. LAY FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. STAGGER STRIPS IN A BRICK-LIKE PATTERN. ENSURE THAT THE SOD IS NOT STRETCHED OR OVERLAPPED. TRIM AND FIT IRREGULAR AREAS WITH A KNIFE OR SHARP SPADE.
 5. INSTALL STRIPS OF SOD WITH THEIR LONGEST DIMENSION PERPENDICULAR TO THE SLOPE. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SECURE SOD WITH PEGS OR STAPLES.
 6. AFTER SODDING OF AREAS IS COMPLETE, ROLL SOD TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.
 7. IRRIGATE UNTIL THE SOIL IS WET 4 INCHES BELOW THE SOD. KEEP SODDED AREAS MOIST TO A DEPTH OF 4 INCHES UNTIL GRASS TAKES ROOT.
 8. NO MOWING SHOULD OCCUR UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS.
 MAINTENANCE:
 WATER AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE. GRASS HEIGHT SHOULD BE MAINTAINED BETWEEN 1 AND 2 INCHES. APPLY FERTILIZER ANNUALLY AT A RATE OF 5-6 LB NITROGEN PER 1,000 SF.

LANDSCAPE REQUIREMENTS

STREETSCAPE (250 LF):	REQUIRED	PROPOSED
ONE OVERSTORY TREE PER 40 LF OF STREET:	6	6
ONE UNDERSTORY TREE PER 20 LF OF STREET:	13	13
PARKING (8,566 SF)		
ONE OVERSTORY TREE PER 2,500 SF	4	7
ONE UNDERSTORY TREE PER 1,400 SF	7	7
FOUNDATION PLANTINGS	AS ALLOWED	



NOTE: IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER. SEE PLANS AND SPECIFICATIONS FOR FURTHER COORDINATION OF MULCHING.



SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
(Tree Symbol)	ARB	Acer rubrum 'Sulcatifolium' / Scarlet Red Maple	8.8 B	2.5" Cal.	5
(Tree Symbol)	QCO	Quercus coccinea / Scarlet Oak	8.8 B	2.5" Cal.	7
(Tree Symbol)	TCG	Tilia cordata 'Greenovae' / Greenovae Littleleaf Linden	8.8 B	2.5" Cal.	2
ORNAMENTALS					
(Shrub Symbol)	IAF	Ilex x attenuata 'Fosteri' / Foster's Holly	8.8 B	2" Cal.	10
(Shrub Symbol)	LMI	Ligustrum x 'Marian' / Marian Crisp Myrtle	8.8 B	2" Cal.	10
(Shrub Symbol)	SIG	Spiraea japonica 'Goldmound' / Goldmound Japanese Spiraea	9.9 gal.		7
SHRUBS					
(Shrub Symbol)	CSA	Cornus sericea 'Atterman's Compact' / Dwarf Red Twig Dogwood	5 gal.		8
(Shrub Symbol)	ICH	Ilex crenata 'Mellor' / Mellor Japanese Holly	5 gal.		69
(Shrub Symbol)	ICC	Ilex crenata 'Compacta' / Dwarf Japanese Holly	5 gal.		84
(Shrub Symbol)	SIG	Spiraea japonica 'Goldmound' / Goldmound Japanese Spiraea	5 gal.		7
ANNUAL PERENNIALS					
(Plant Symbol)	HHR	Hemerocallis 'Happy Returns' / Happy Returns Daylily	2 gal.		60
GROUND COVERS					
(Symbol)	TUR	Turf Sod / Bermuda Grass	Sod		

SURVEY INFORMATION	
PREPARED BY: SAMBATEK NC PC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121, FAX: (919) 848-3741 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023	PLAN SCALE: 1" = 20'
STREET ADDRESS 640 N FIRST STREET	
CITY MEBANE	STATE NORTH CAROLINA
COUNTY ALAMANCE	
TAX PARCEL NUMBER 9825-07-4851	LOCATION CODE NUMBER 32-1748
SAMBATEK FILENAME: MCD-2319-LS	

REV	DATE	DESCRIPTION
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 MCDONALD'S USA, LLC
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PLAN APPROVAL		CO-SIGN SIGNATURES	
DATE	SIGNATURE (2 REQUIRED)	AREA	DATE
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		REGIONAL DEV. DIRECTOR	
		REGIONAL CONSTRUCTION MGR.	
		REGIONAL REAL ESTATE MGR.	
		AREA CONSTRUCTION MGR.	
		AREA REAL ESTATE MGR.	

24.15 (LVS TECH) | CHRIS NICHOLS | 4/18/2024 6:35:49 AM
 M:\2319 - MEBANE, NC 32-1748\CAD SHEETS\C7-01.LSCP-MCD-2319.DWG.

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 nc811.org or 1-800-632-4949

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Specifications

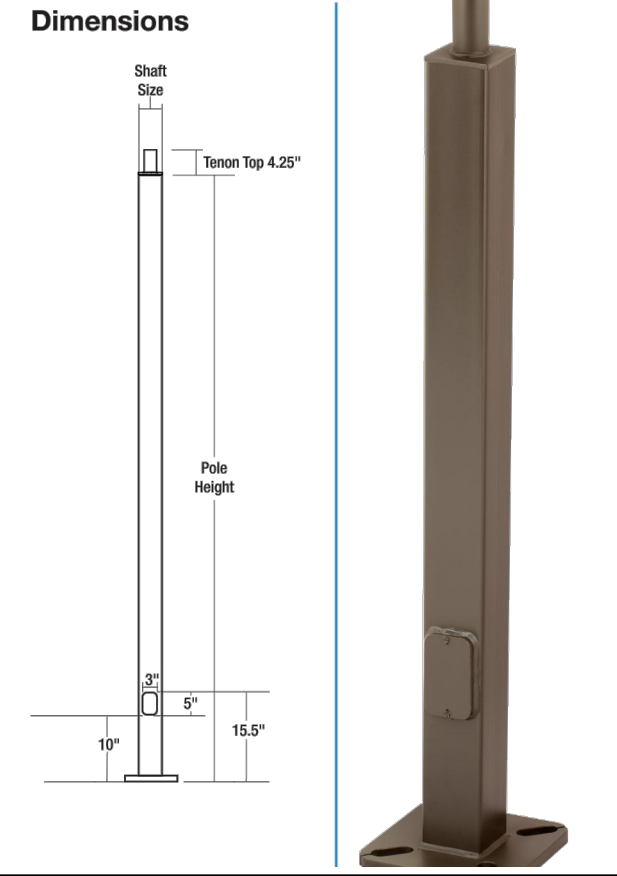
The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.

Now this popular series is offered as a fully hot dipped galvanized steel pole and base plate which is finished in weatherproof powder coat.

The SES GL series of galvanized poles are stocked for immediate shipping in multiple shaft sizes, heights and colors, all with a 2 3/8" OD tenon to enable any mounting configuration required with the full offering of available tenon top adaptors.

The SES GL series of galvanized poles are stocked for immediate shipping in multiple shaft sizes, heights and colors, all with a 2 3/8" OD tenon to enable any mounting configuration required with the full offering of available tenon top adaptors.

- Square Steel Straight Shaft
- One piece construction
- 2 3/8" OD tenon
- Steel Base Plate
- Fully hot dipped galvanized steel pole
- Finished in weatherproof powder coat
- 5 size options for anchor bolts. All anchor bolts fully galvanized with 2 nuts and washer (bolts ordered as separate line item and paper template included as component of pole)
- Square base cover available (ordered as separate line item)
- Pole finished in weather proof powder coat paint in 4 standard colors
- 3" x 5" Gasketed hand hole standard



BEACON RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots.
- Featuring Micro Scribe Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues.
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
- Best in class surge protection available



SECURITY LIGHTING™ LB6A-10LDM GD

6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

FEATURES

- 6" LED downlight delivering up to 1000 lumens
- For use with compatible 6" Quick Link DM LED housings
- Available in 5000K 90 CRI
- Universal 120-277V with 0-10V dimming to 10%



SECURITY LIGHTING™ RWSC

RADIUS LED WALL SCENE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDs that deliver up to 2,835 lumens and up to 100 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.



Features

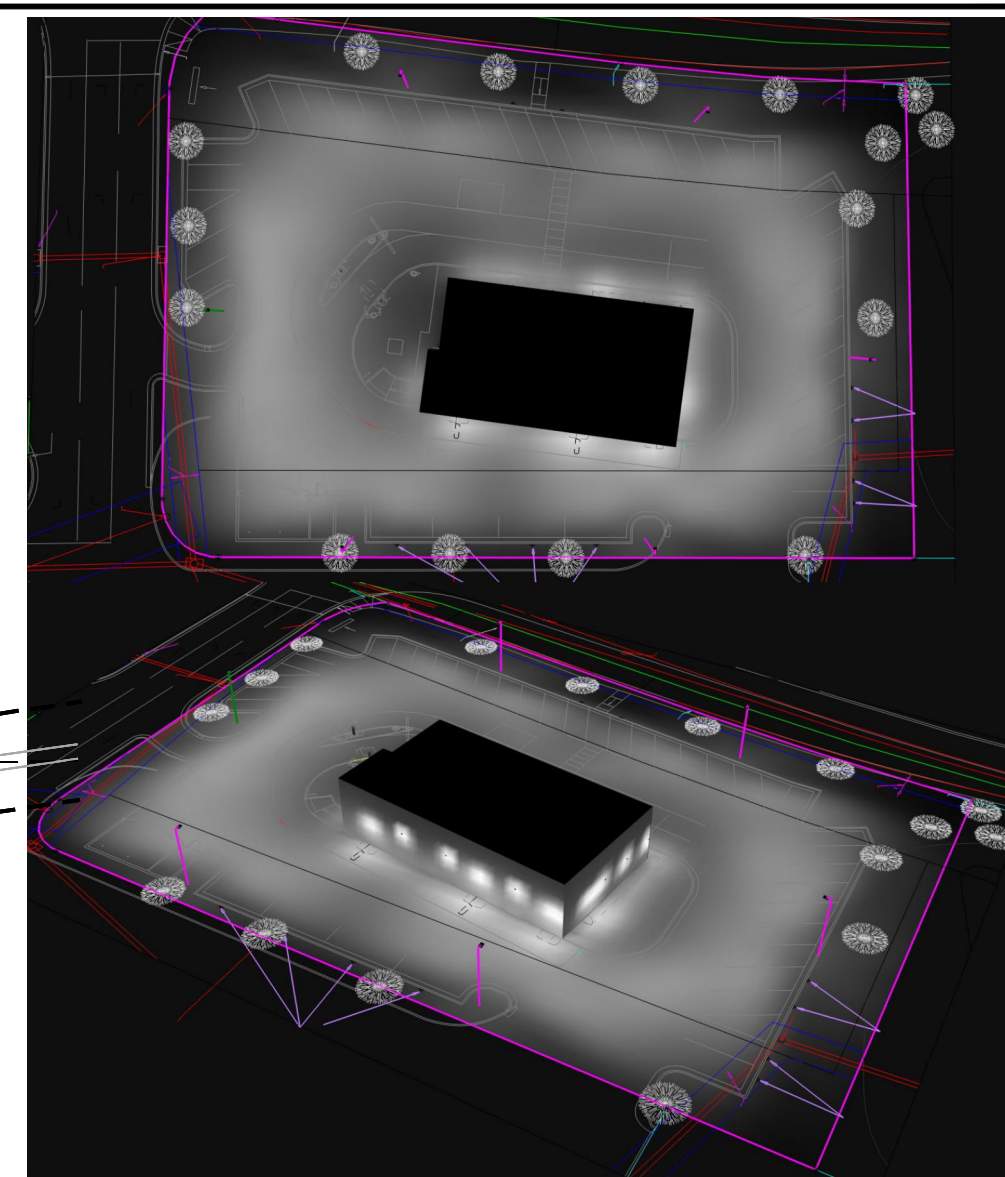
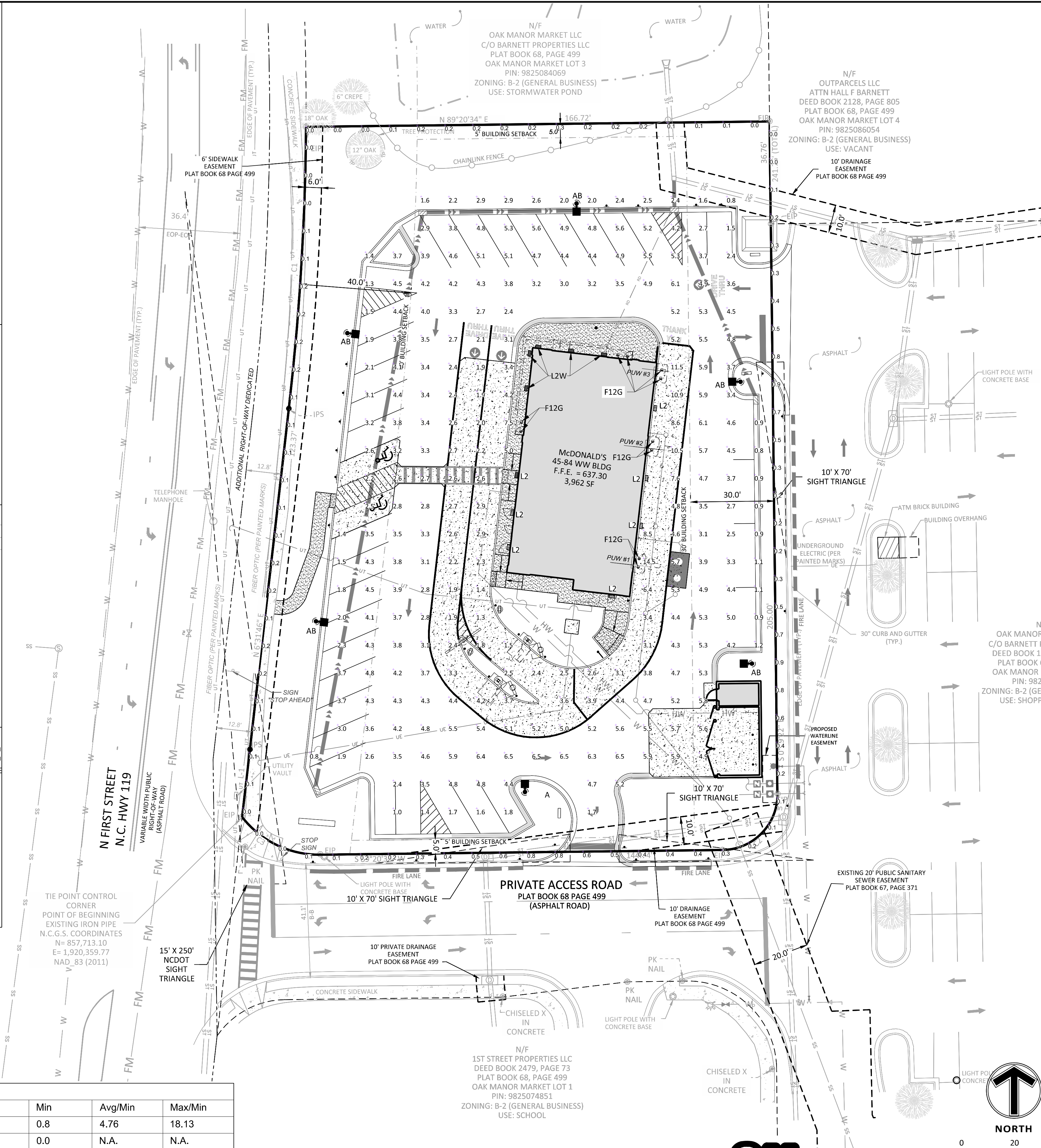
- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.81	14.5	0.8	4.76	18.13
Property	Illuminance	Fc	0.26	0.9	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
■	1	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
■	5	AB	SINGLE	0.900	RAR-2-480L-240-5K7-4W-BC	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
○	10	F12G	SINGLE	0.900	LB6-10LDM-50K9GD	11.9		Refer to Plan	
□	7	L2	SINGLE	0.900	RWSC-36L-5K-DO-U-PS	14.4		Refer to Plan	
□	5	L2W	SINGLE	0.900	RWSC-36L-5K-DO-U-WH	14.4		Refer to Plan	



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA **** @ WIND LOAD ** MPH

SECURITY LIGHTING™

2100 GOLF ROAD, SUITE 400, ROLLING MEADOWS, IL 60008
1-800-244-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE: 1" = 20' 0"

DRAWN BY: CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALD'S
628 N FIRST ST
MEBANE, NC 27302

NATIONAL STORE NUMBER
41259

DATE: 3/19/2024 DRAWING NUMBER: A240062C.AGI

Regional Drawing
321738

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. THE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AND FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODES AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4

SURVEY INFORMATION	
PREPARED BY:	SAMBATEK NC PC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121, FAX: (919) 848-3741 DATE OF ORIGINAL FIELD SURVEY: OCTOBER 4, 2023
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SAMBATEK FILENAME:	MCD2319-LP

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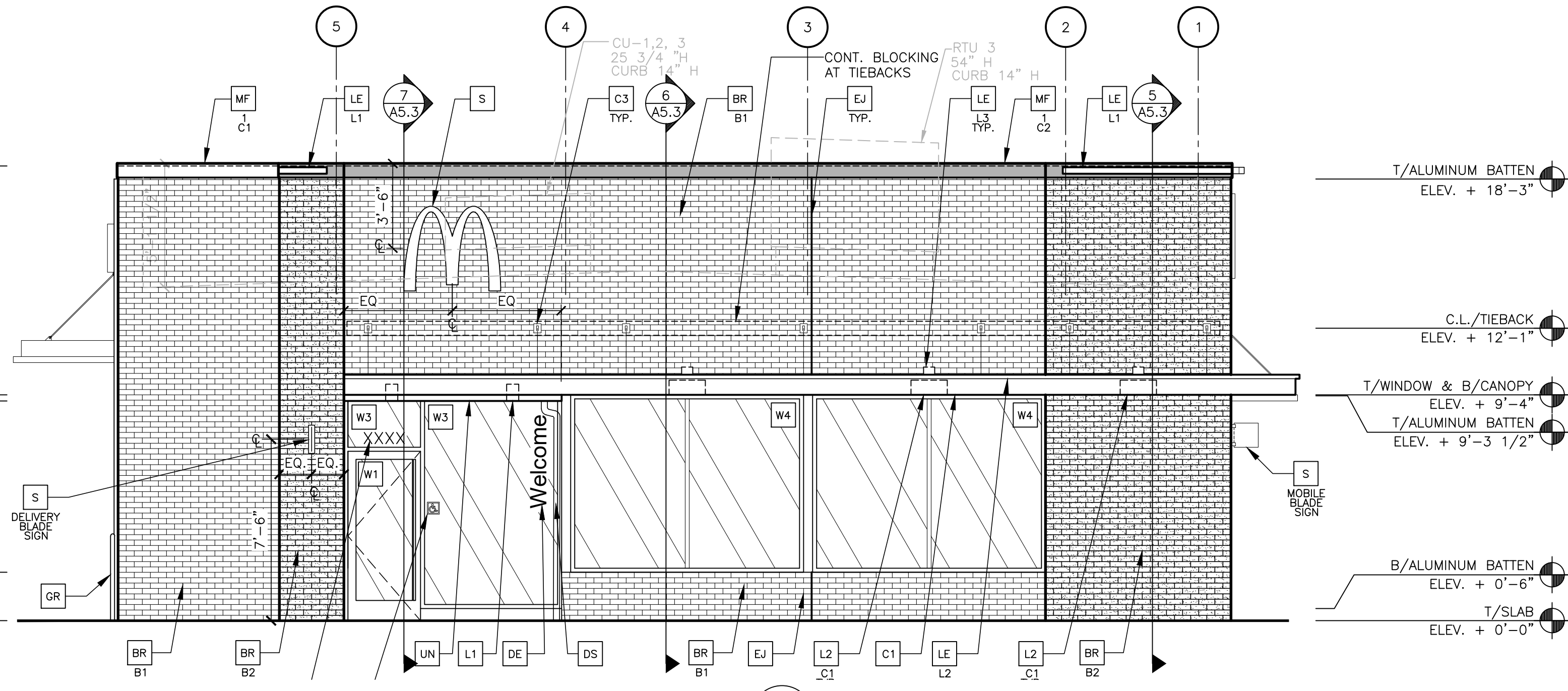
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110 N CARPENTER STREET, CHICAGO, ILLINOIS 60607

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REGIONAL CONSTRUCTION MGR.				
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AREA CONSTRUCTION MGR.				
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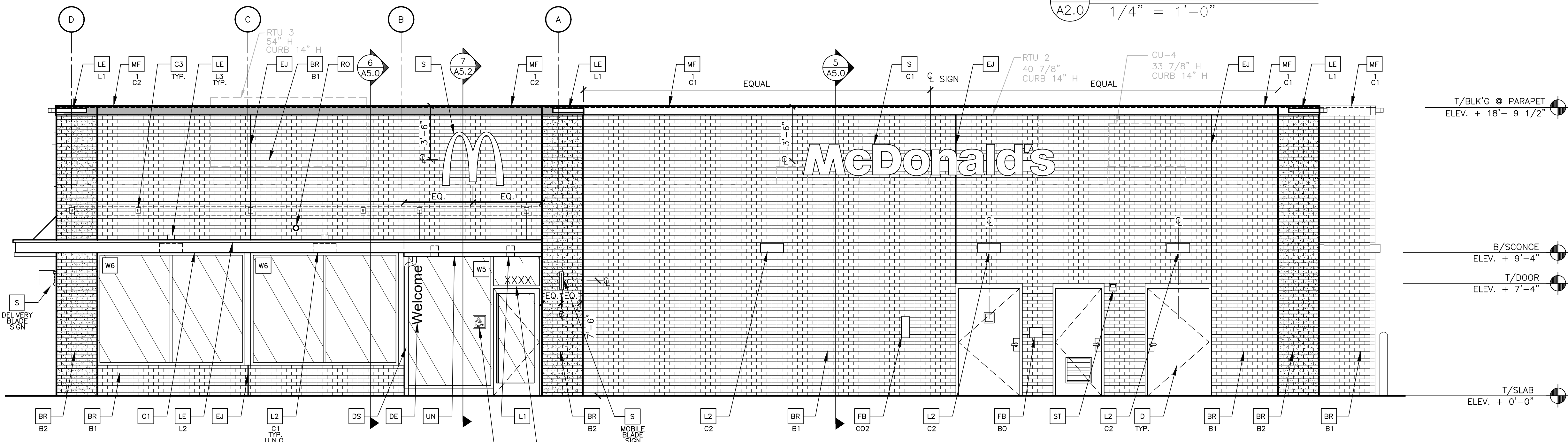
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M:\2319 - MEBANE, NC 32-1738\CAD\SHEETS\C-801-LGP-MCD-2319.DWG



1 FRONT ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"

C.L./TIEBACK
ELEV. + 12'-1"

T/WINDOW & B/CANOPY
ELEV. + 9'-4"

T/WINDOW & B/UNDERSCORE
ELEV. + 9'-1"

T/SILL
ELEV. + 2'-0"

T/SLAB
ELEV. + 0'-0"

T/BLK'G @ PARAPET
ELEV. + 18'-9 1/2"

B/SCONCE
ELEV. + 9'-4"

T/DOOR
ELEV. + 7'-4"

T/SLAB
ELEV. + 0'-0"

BUILDING ADDRESS 6" H.
CHARACTERS AND 3/4" STROKE
FONT: AKZIDENZ GROTESK PRO
BOLD
ACCESSIBILITY SIGNAGE SEE
GEN NOTE #6 ON A1.0

BUILDING SIGNAGE SCHEDULE		
FACADE	SIGN ELEMENT	S.F.
FRONT	1 McDonald's "M" Arch Logo	14
	TOTAL:	14
NON-DRIVE THRU SIDE	1 McDonald's "M" Arch Logo	14
	2 McDonald's Logo	32.8
	TOTAL:	46.8
DRIVE THRU SIDE	2 McDonald's Logo	32.8
	TOTAL:	32.8
REAR	1 McDonald's "M" Arch Logo	14
	TOTAL:	14
TOTAL BUILDING SIGNAGE		107.6

- KEY NOTES:**
- AP ALPOLIC METAL PANEL (COLOR: DON GRAY)
 - BR MODULAR FACE BRICK
B1 - COLOR:
B1 = "MEDIUM IRONSPOT #77" BY ENDICOTT
B2 = "EXECUTIVE IRONSPOT" BY ENDICOTT
MORTAR: SM300 LIGHT BUFF BY SPEC MIX
 - 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
 - D HOLLOW METAL DOOR
PAINT: "1469 EAGLE ROCK" BY BENJAMIN MOORE
 - 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@gfx.com
 - EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
 - FB FILL BOX
CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM 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
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
 - MF METAL FASCIA
C1= TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022
 - 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
 - ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

PROJECT No. XXXXXXXX Task: 032-1738

PREPARED BY: **AECOM** Services of NC, Inc. ARCHITECTURE
120 S. Central Ave. Clayton, NC 63105
License Number 51873
www.aecom.com
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McDonald's USA, LLC
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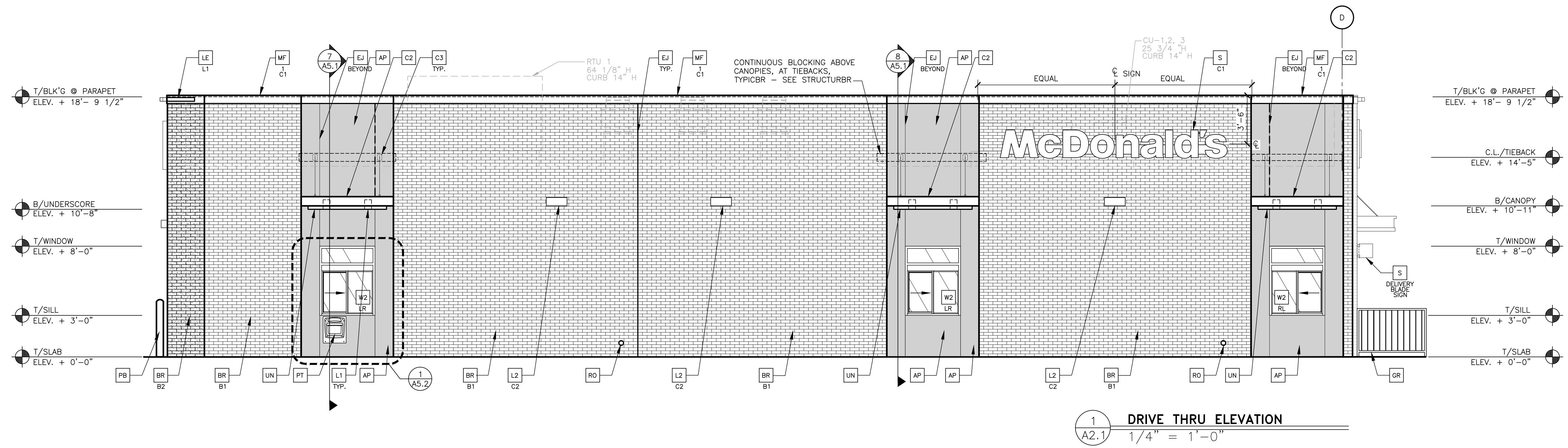
DRAWN BY: HM
STD. ISSUE DATE: 2023.11
REVIEWED BY: [blank]
DATE ISSUED: 03/20/2024
NSA: 41259
L/G: 032-1738
MEBANE, NC

TITLE: 2023 STANDARD BUILDING - BB20
4564 - WOOD/WOOD

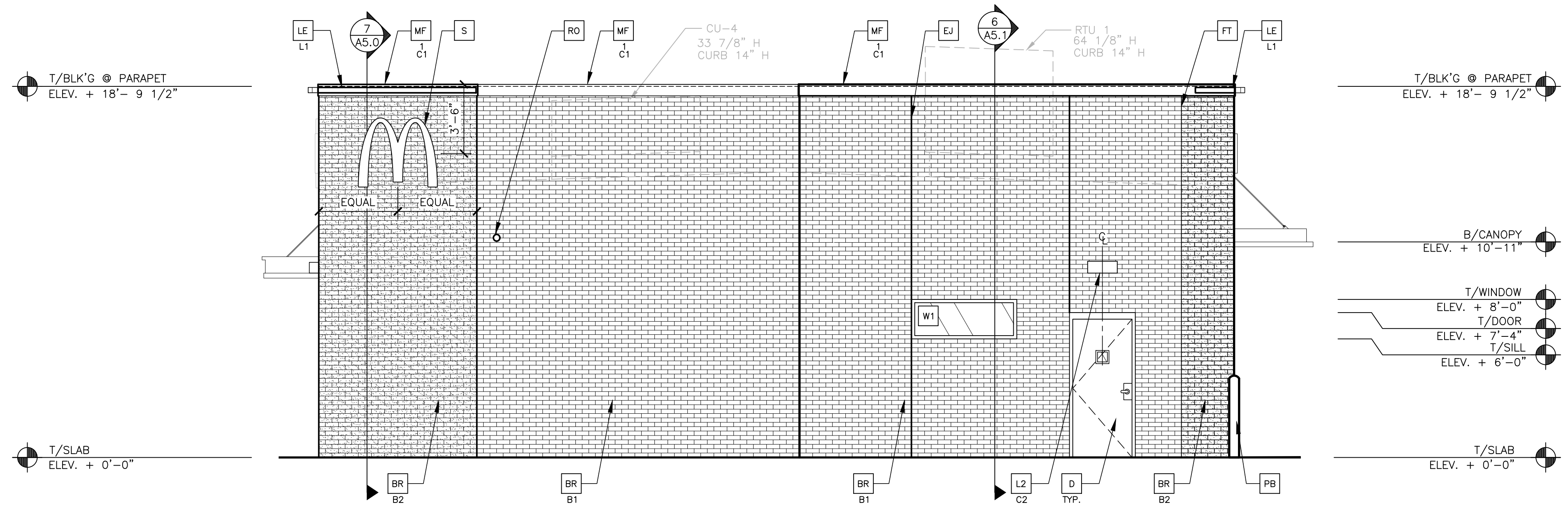
DESCRIPTION: WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH & GI WOOD TRUSS ROOF FRAMING
BRICK/ALPOLIC PANEL

032-1738.00.0
A2.0
ELEVATIONS

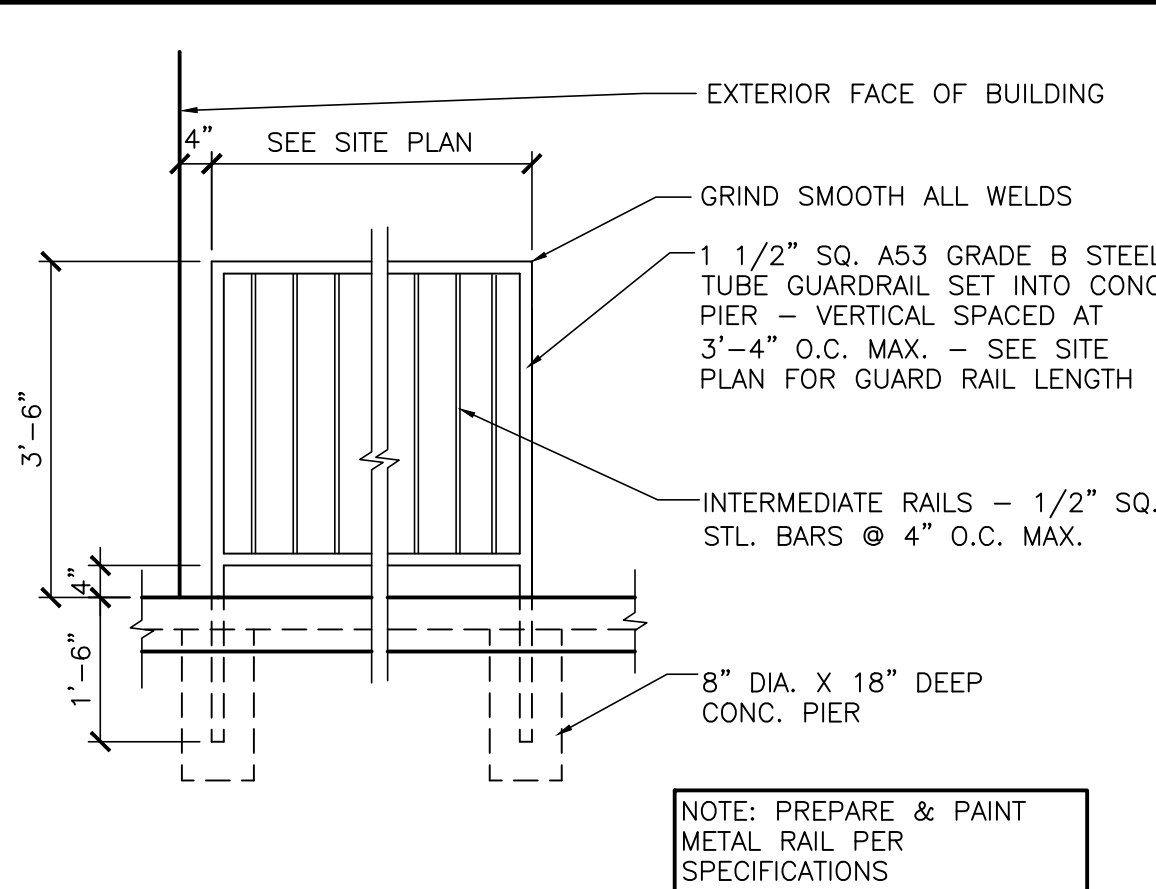
REV	DATE	DESCRIPTION	BY



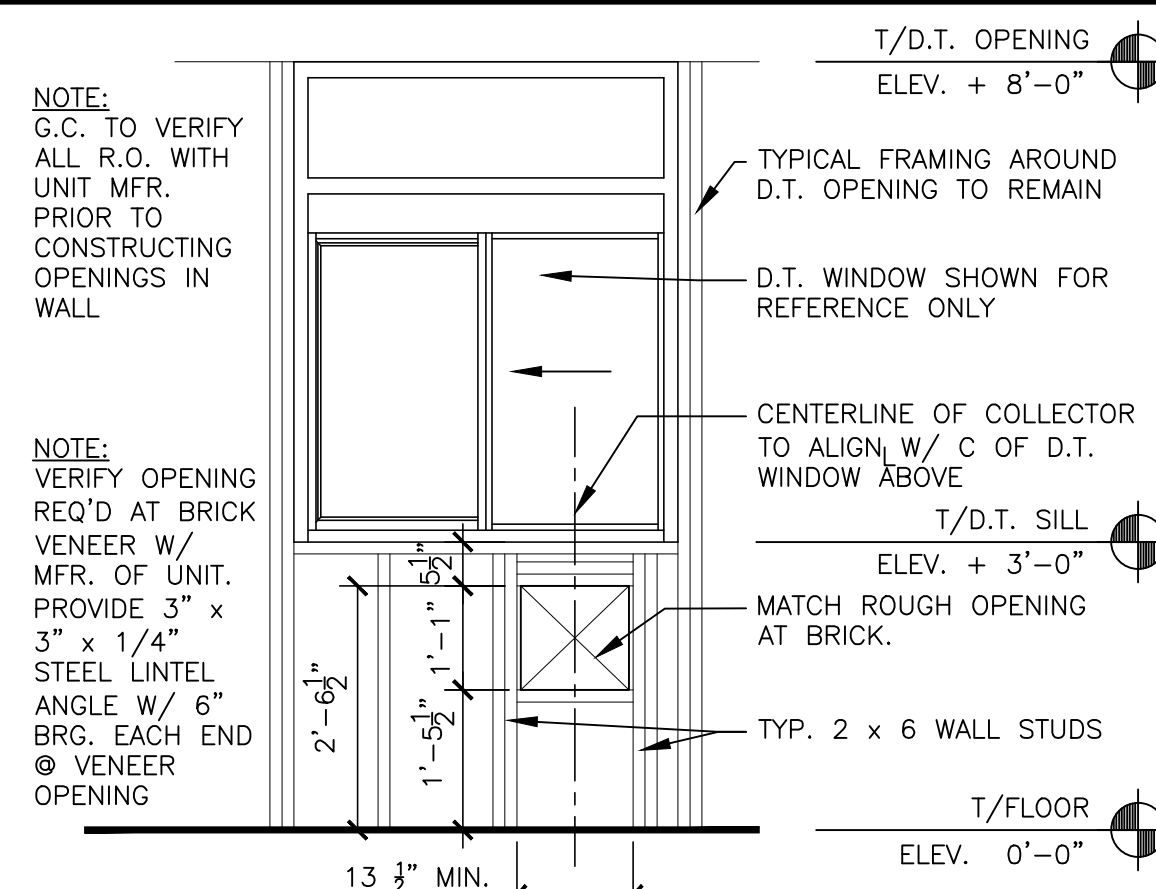
1 DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"



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



4 GUARD RAIL DETAIL
A2.1 1/2" = 1'-0"



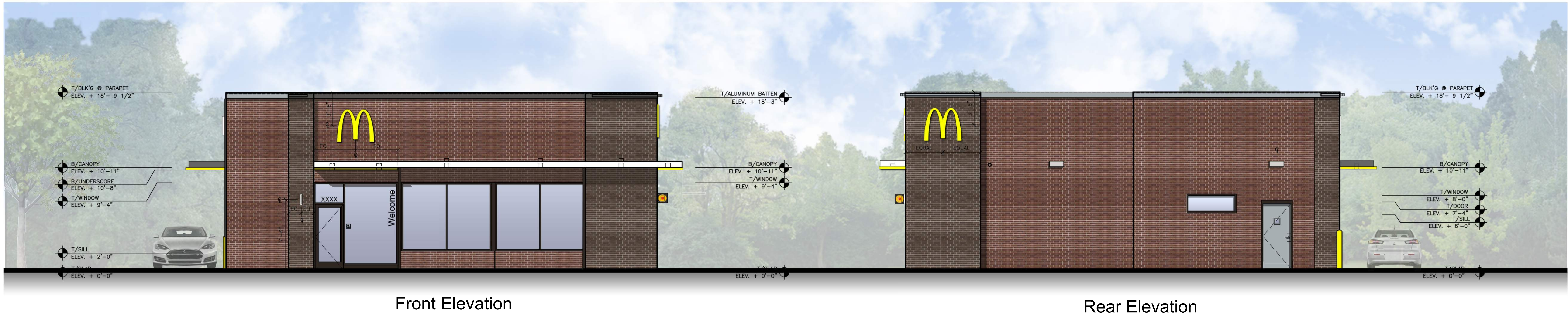
5 (RMHC) COIN COLLECTOR @ FRAMED WALL
A2.1 1/2" = 1'-0"

6 DETAIL NOT USED
A2.1 -

KEY NOTES:

- AP ALPOLIC METAL PANEL (COLOR: DON GRAY)
- BR MODULAR FACE BRICK
B1 = "MEDIUM IRONSPOT #77" BY ENDICOTT
B2 = "EXECUTIVE IRONSPOT" BY ENDICOTT
MORTAR: SM300 LIGHT BUFF BY SPEC MIX
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING. SEE DETAIL 3/A5.0
- D HOLLOW METAL DOOR
PAINT: "1469 EAGLE ROCK" BY BENJAMIN MOORE
- 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@gfx.com
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB FILL BOX
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= 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
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- MF METAL FASCIA
C1= TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022
- 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
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
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COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

PROJECT No. XXXXXXXX Task: 032-1738	DATE: _____	REV	DATE	DESCRIPTION	BY
<p>PREPARED FOR: McDonald's USA, LLC 2023 McDonald's Corporation ARCHITECTURE 120 S. Central Ave. Clayton, MO 63105 License Number: 51873 www.aecom.com T (973) 883 8592 F (973) 883 8500</p>					
<p>DRAWN BY: HM STD ISSUE DATE: 2023 11 REVIEWED BY: - DATE ISSUED: 03/20/2024 L/C: 032-1738 640 N FIRST ST. MEBANE, NC</p>					
<p>TITLE: 2023 STANDARD BUILDING - BB20 4564 - WOOD/WOOD DESCRIPTION: WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH & GI WOOD TRUSS ROOF FRAMING BRICK/ALPOLIC PANEL NSR: 41259 L/C: 032-1738 640 N FIRST ST.</p>					
<p>032-1738.00.0 A2.1 ELEVATIONS</p>					



SCHEME: STEEL

Materials Legend:

- Brick: Medium Ironspot #77
- Brick: Executive Ironspot
- Drive-Thru - Metal Panel: Alpolic Metal Panel by Alpolic RAL 7022
- Metal Fascia - RAL 7022
- Gold Underscore
- Aluminum Canopy (Metal)
- Glazing (Windows + Storefront)
- Storefront Framing - Bronze
- Metal Fascia Coping Weathered Zinc

PLANNING PROJECT REPORT

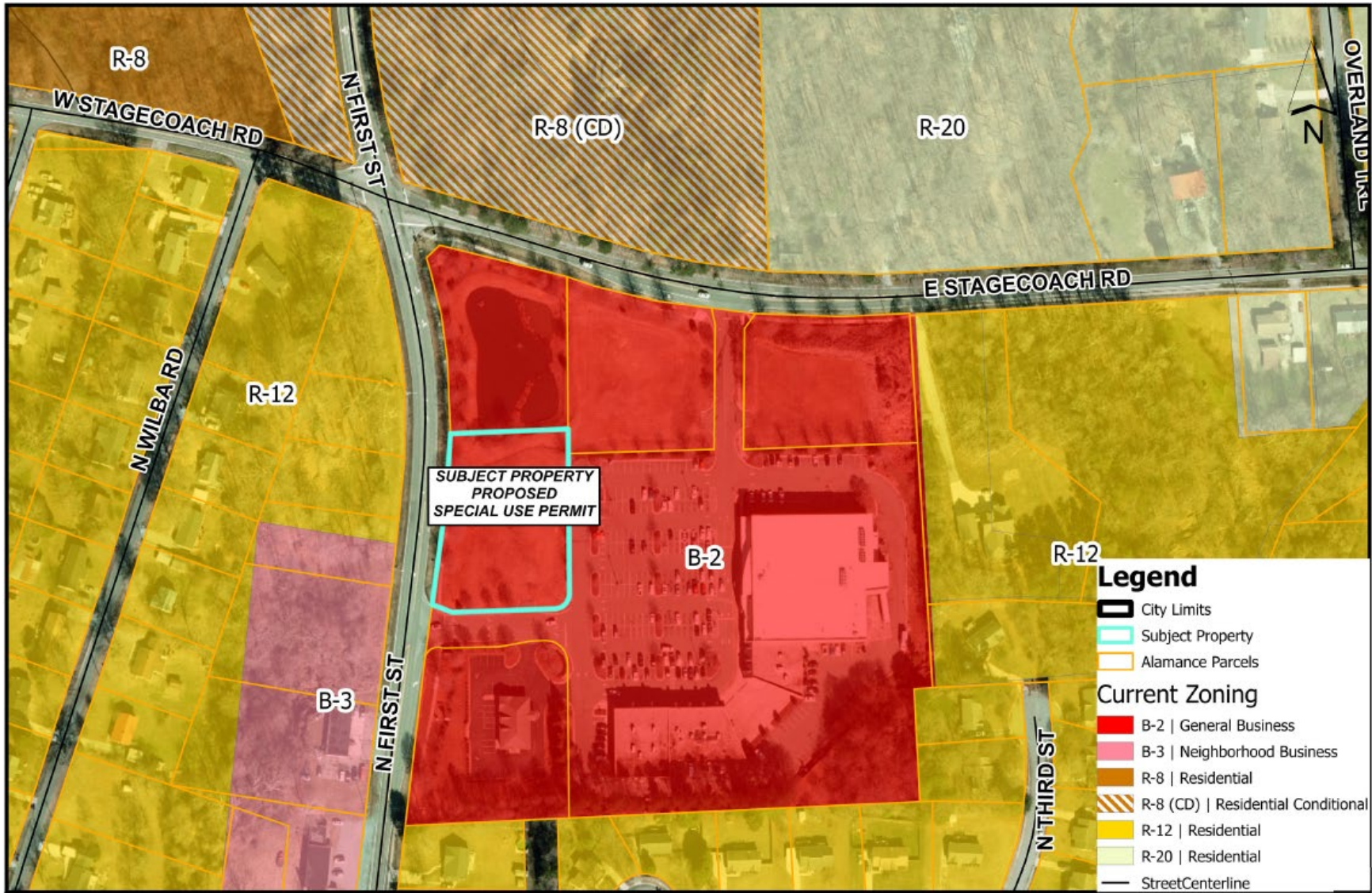
DATE	5/08/2024
PROJECT NUMBER	SU 24-01
PROJECT NAME	McDonald's – N. First Street
	McDonald's USA, LLC
APPLICANT	110 N Carpenter Street
	Chicago, IL 60607

CONTENTS

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STAFF SPECIAL USE CONSISTENCY FINDING.....	PAGE 7

ZONING REPORT

EXISTING ZONE	B-2, General Business
REQUESTED ACTION	N/A
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CURRENT LAND USE	Vacant
PARCEL SIZE	+/- 1.06 acres
PROPERTY OWNERS	Outparcels, LLC
LEGAL DESCRIPTION	Request to amend a Special Use Permit for a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851) to allow for a drive-through restaurant by McDonalds USA, LLC.
AREA ZONING & DISTRICTS	The properties to the immediate north, east, and south are zoned B-2, General Business District. The parcels to the west of the subject property are zoned R-12, Residential District and B-3, Neighborhood Business District.
SITE HISTORY	On December 9, 2002, the Mebane City Council approved a special use permit to allow for development of the Oak Manor Market shopping center and outparcels. The shopping center was constructed in 2003 and one outparcel was developed in 2005.
STAFF ANALYSIS	
CITY LIMITS?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED USE BY-RIGHT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SPECIAL USE?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
EXISTING UTILITIES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
POTENTIAL IMPACT OF PROPOSED ZONE	There is no rezoning request. Currently, a restaurant could be developed on the parcel. The proposed amendment to the special use permit is to allow for a restaurant with a drive-through.



**CITY OF MEBANE
ZONING MAP**

**REVISED SPECIAL USE PERMIT
MCDONALDS - N. FIRST STREET**

1 inch = 200 feet

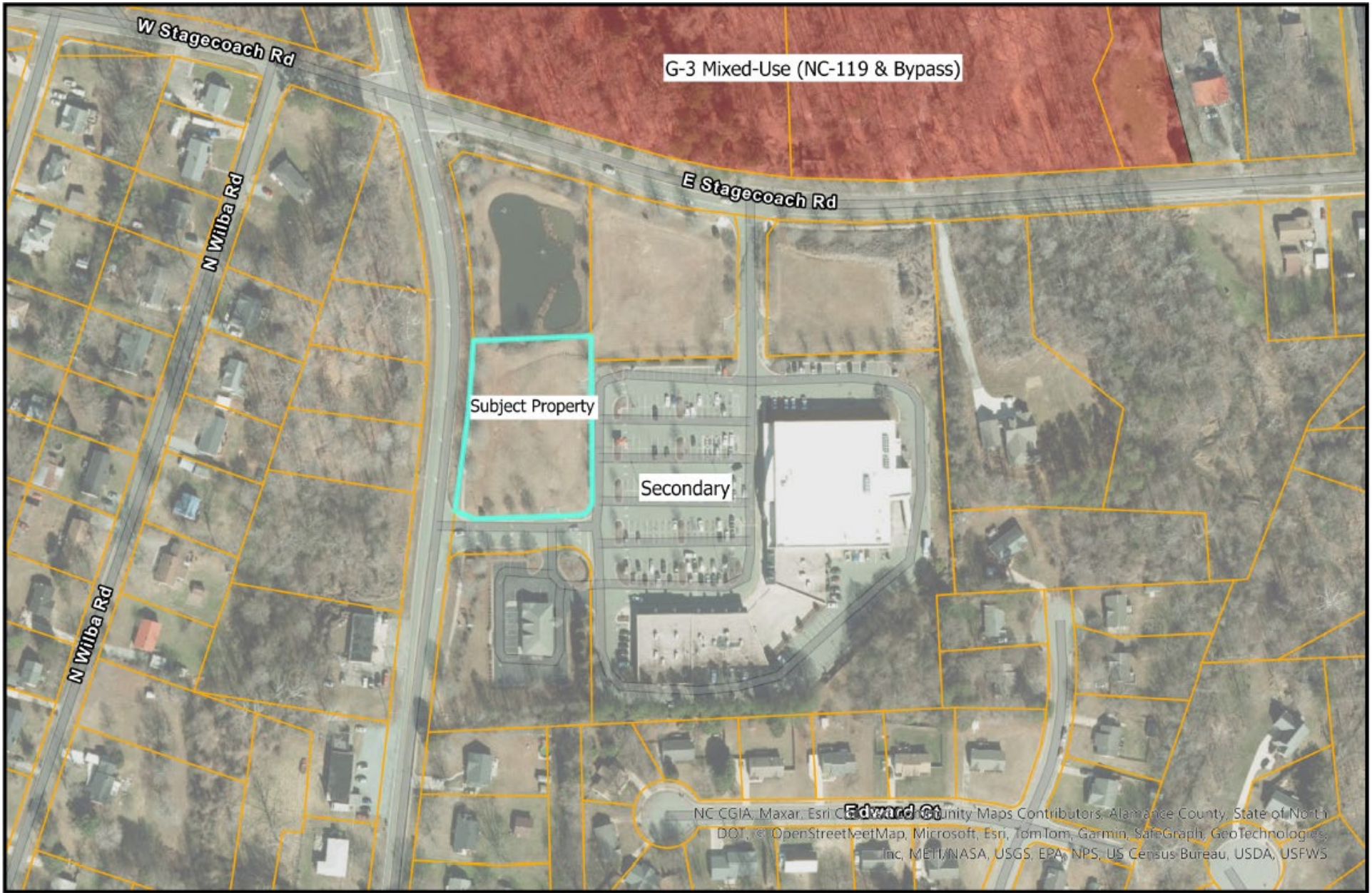
DATE: 4/22/24

DRAWN BY: BP

LAND USE REPORT

EXISTING LAND USE	Vacant
PROPOSED LAND USE & REQUESTED ACTION	The applicant is requesting to amend a Special Use Permit for a +/- 1.06-acre outparcel of the Oak Manor Market Shopping Center addressed 640 N. First Street (GPIN: 9825074851) to allow for a drive-through restaurant.
PROPOSED ZONING	B-2, General Business
PARCEL SIZE	+/- 1.06 acres
AREA LAND USE	West of the site, across North First Street, is a pocket park and primarily wooded and vacant lots. The parcel directly north has a stormwater pond. Properties to the east and south are part of the Oak Manor Market, and include such uses as a grocery store, Montessori school, and various smaller retailers.
ONSITE AMENITIES & DEDICATIONS	N/A
CONDITIONAL ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DESCRIPTION OF PROPOSED CONDITIONS	N/A

CONSISTENCY WITH <i>MEBANE BY DESIGN</i> STRATEGY	
LAND USE GROWTH STRATEGY DESIGNATION(S)	G-4, Secondary Growth Area
OTHER LAND USE CONSIDERATIONS	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES SUPPORTED	
<i>MEBANE BY DESIGN</i> GOALS & OBJECTIVES <u>NOT</u> SUPPORTED	



G-3 Mixed-Use (NC-119 & Bypass)

W Stagecoach Rd

E Stagecoach Rd

N Wilba Rd

N Wilba Rd

Subject Property

Secondary

Edward G

NC CGIA, Maxar, Esri, Community Maps Contributors, Alamance County, State of North Carolina, DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

UTILITIES REPORT

AVAILABLE UTILITIES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPOSED UTILITY NEEDS	Per the memorandum from the City Engineer, the development is anticipated to use approximately 1,850 gallons per day of water and sewer. The project will be served from connections to an existing 8-inch water main and 8-inch sewer system onsite at Oak Manor Market.
UTILITIES PROVIDED BY APPLICANT	The applicant has pledged to provide all on-site utilities, as described in the memo from the City Engineer.
MUNICIPAL CAPACITY TO ABSORB PROJECT	The City has adequate water & sewer supply to meet the domestic and fire flow demands of the project.
CONSISTENCY WITH MEBANE LONG RANGE UTILITY PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ADEQUATE STORMWATER CONTROL?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
INNOVATIVE STORMWATER MANAGEMENT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
TRANSPORTATION NETWORK STATUS	
CURRENT CONDITIONS	The proposed driveways are internal to the shopping center and the development will not have direct access to North First Street. North First Street is a two-lane, undivided road that is maintained by NCDOT and recorded 4,400 average daily trips in 2021. The shopping center is also served by East Stagecoach Road, which is a two-lane, undivided road maintained by the NCDOT that recorded 5,600 average daily trips in 2021.
TRAFFIC IMPACT ANALYSIS REQUIRED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF RECOMMENDED IMPROVEMENTS	A TIA was completed and reviewed by the City and the NCDOT. No improvements to public roadways are required. The applicant will provide a crosswalk across the shopping center's entrance at North First Street.
CONSISTENCY WITH THE MEBANE BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MULTIMODAL IMPROVEMENTS PROVIDED BY APPLICANT?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DESCRIPTION OF MULTIMODAL IMPROVEMENTS	The site plan shows pedestrian access to the site via a connection to the existing sidewalk on North First Street. Additionally, the developer will provide a high-visibility crosswalk at the entrance of the shopping center and bicycle racks as required by the Mebane UDO.

STAFF RECOMMENDATION

STAFF RECOMMENDATION	<input type="checkbox"/> APPROVE <input type="checkbox"/> DISAPPROVE
STAFF SPECIAL USE FINDING	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT.....WITH <i>MEBANE BY DESIGN</i>
RATIONALE	The proposed development is consistent with guidance provided by <i>Mebane By Design</i> , the Mebane Comprehensive Land Development Plan. Specifically, the property is in the Secondary Growth Area, which supports commercial uses.
PUBLIC INTEREST CONFORMANCE?	
ENDANGER PUBLIC HEALTH OR SAFETY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY?	<input type="checkbox"/> YES <input type="checkbox"/> NO
HARMONIOUS WITH THE AREA IN WHICH IT IS LOCATED?	<input type="checkbox"/> YES <input type="checkbox"/> NO
CONSISTENT WITH <i>MEBANE BY DESIGN</i> , THE MUNICIPAL COMPREHENSIVE LAND DEVELOPMENT PLAN?	<input type="checkbox"/> The application is consistent with the objectives and policies for growth and development contained in the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for approval.
	<input type="checkbox"/> The application is not fully consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , but is otherwise in the public interest and has been recommended for approval. The Comprehensive Land Development Plan must be amended to reflect this approval and ensure consistency for the City of Mebane’s long-range planning objectives and policies.
	<input type="checkbox"/> The application is not consistent with the objectives and policies for growth and development of the City of Mebane Comprehensive Land Development Plan, <i>Mebane By Design</i> , and, as such, has been recommended for denial.



Technical Memo

Date: 5-07-24

From: Franz Holt, City Engineer

To: Ashley Ownbey, Development Director

Subject: McDonald's at 640 N. First Street (Oak Manor Market)

The Engineering Department has completed its review of site plans by Sambatek NC PC located in Raliegh NC for a proposed McDonald's in the Oak Manor Market. Our technical review comments are as follows:

- A. Water Service – The site plans call for tapping Mebane's 8-inch water main onsite at Oak Manor Market and extending a 6-inch DIP water main to the site ending in a new fire hydrant. The developer will make domestic and irrigation water taps with required meters and backflow prevention. The city can meet the proposed water needs (domestic and fire) of approximately 1,850 gallons per day with its water distribution/treatment/supply system.
- B. Sewer Service – The site plans call for a 6-inch connection to Mebane's onsite 8-inch sewer collection system. The restaurant requires a grease trap (shown the plans). The city can meet the proposed sewer needs of approximately 1,850 gpd (per 2t rules) with its downstream wastewater collection system, North Regional pump station/force main, and at the WRRF.
- C. The developer provides a sidewalk connection to the existing eastern public sidewalk along N. First Street.
- D. Stormwater Management – The proposed site development has an existing private common stormwater management device (fenced wet pond). Site storm drainage piping will connect to existing private common storm drainage piping before entering the wet pond. The proposed development is in the balance of watershed of the Graham-Mebane Lake and limited to 70% of built upon area (non-residential). The Oak Manor Markert has a special intensity allocation allowing the 70% built upon area.
- E. TIA Analysis – DRMP completed a TIA reviewed by Mebane's consultant VHB (showing no new public roadway improvements).



Memorandum

To: Ashley Ownbey
Development Director
City of Mebane

Date: April 10, 2024

C. N. Edwards Jr., PE
District Engineer
NCDOT Highway Division 7 District 1

Project #: 39160.00, Task 24

From: Kathleen Arbogast, PE

Re: N. First Street Development Traffic Impact Analysis
Technical Review
Mebane, NC

A Traffic Impact Analysis (TIA) was prepared by DRMP for the proposed North First Street Development located in the southeast corner of N. First Street and Stagecoach Road in Mebane, North Carolina. VHB is contracted by the City of Mebane to conduct an independent review of the TIA. This memo provides a list of critical findings, following by an in-depth summary of study assumptions and analysis results.

List of Mitigation Recommendations

The following items in red should be considered in addition to mitigation measures that have been identified within the North First Street Townhomes TIA:

- › N. First Street
 - Examine adequacy of pedestrian, bike, and transit facilities across the project site and along roadways comprising the property frontage.
- › Stagecoach Road and N. Food Lion Driveway (unsignalized)
 - None.
- › N. First Street and W. Food Lion Driveway (unsignalized)
 - None.
- › N. First Street and W. Graham Street (unsignalized)
 - Alternative traffic control method (such as AWSC) may be desired for multimodal and safety considerations.

Summary of TIA Assumptions and Results

Development Plan

The proposed development will consist of a 3,692 square foot (SF) fast-food restaurant with drive through. Site access is proposed via two (2) existing full movement driveways along Stagecoach Road (N. Food Lion Driveway) and N. First Street (W. Food Lion Driveway).

VHB Engineering NC, P.C. (C-3075)

Engineers | Scientists | Planners | Designers

Venture I, 940 Main Campus Drive, Suite 500, Raleigh, North Carolina 27606

P 919.829.0328 F 919.833.0034 www.vhb.com

Study Area and Analysis Scenarios

The TIA included the following intersections through coordination with NCDOT and the City of Mebane:

- › N. First Street and Stagecoach Road (signalized)
- › Stagecoach Road and N. Food Lion Driveway (unsignalized)
- › N. First Street and W. Food Lion Driveway (unsignalized)
- › N. First Street and W. Graham Street (unsignalized)

The TIA included capacity analyses during the weekday AM and PM peak hours under the following scenarios:

- › 2024 Existing Traffic Conditions
- › 2025 No-Build Traffic Conditions
- › 2025 Build Traffic Conditions

Existing and No-Build Analysis Assumptions

Existing (2024) analysis was conducted based on traffic counts conducted in January 2024 during weekday AM (7 to 9 AM) and PM (4 to 6 PM) peak hours.

The No-Build scenario included an annual growth rate of one percent (1%) between the existing year (2024) and the future analysis year (2025). Based on coordination with the NCDOT and the City, it was determined that the following adjacent developments were included in the future year analyses:

- › Stagecoach Corner, 35 single family detached homes north of Stagecoach Road and west of Lebanon Road
- › Potter's Mill, 42 townhomes in the northeast quadrant of Stagecoach Road/N. First Street
- › N. First Street Townhomes, 150 townhomes west of N. First Street (NC 119) and north of W. Stagecoach Road
- › Tupelo Junction, 181 single family homes on Lebanon Road and west of Saddle Club Road
- › Tupelo North, 207 single family homes north of Lebanon Road and west of Saddle Club Road

Trip Generation & Distribution

Trip generation potential was determined based on methodology outlined in the ITE Trip Generation Manual, 11th Edition. Based on the TIA, the proposed development is expected to generate 1,725 total daily trips with 165 trips (84 entering, 81 exiting) occurring during the AM peak hour and 112 trips (63 entering, 59 exiting) occurring during the PM peak hour.

In accordance with existing traffic patterns, population centers adjacent to the study area, and engineering judgment, vehicle site traffic for this development were distributed as follows:

- › 35% to/from the north via N. First Street
- › 20% to/from the east via Stagecoach Road
- › 35% to/from the east via W. Graham Street
- › 10% to/from the west via Stagecoach Road

Capacity Analysis Results

Capacity analyses in the TIA were conducted following the NCDOT Congestion Management Capacity Analysis Guidelines. The analysis results and mitigation determinations are summarized below for each individual intersection, while LOS and delay are reported and summarized for stop-controlled approaches at unsignalized intersections.



N. First Street (NC 119) and Stagecoach Road (signalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
1	N. First Street & Stagecoach Road	Signalized	A (9.7)	B (11.0)	B (10.4)	B (13.1)	B (10.4)	B (13.3)
	Eastbound		B-13.7	B-11.2	B-12.2	B-14.9	B-12.0	B-15.1
	Westbound		B-13.5	B-13.2	B-12.8	B-15.9	B-12.6	B-16.2
	Northbound		A-5.1	A-9.2	A-6.8	A-9.7	A-7.1	A-9.7
	Southbound		A-5.7	A-8.9	A-8.3	A-9.5	A-8.7	A-9.6

The TIA indicated that this intersection is expected to operate at LOS A or B during both the AM and PM peak hours under the existing, no-build, and build-out conditions. No mitigation was recommended within the TIA as the intersection is expected to operate acceptably if the existing permitted left-turns are to be maintained.

The conclusions appear agreeable from the vehicular traffic operations standpoint. However, pedestrian timings were omitted in the Synchro analysis although this intersection has recently been upgraded with a new crosswalk on the south leg. A new crosswalk on the east leg will be provided with the development plans and trail connection in the northeast corner at this intersection. Nevertheless, omission of pedestrian timings in traffic models may have minimal impact on mitigation decisions since this intersection is projected to operate at LOS B with sufficient extra capacity for accommodating both vehicular and pedestrian traffic.

Turn lane and pedestrian improvements have been considered at this intersection due to additional traffic associated with other planned developments in this area. Alternative traffic control (such as roundabout) could be considered as a multimodal and safety improvement, although this is not stipulated and should not be required to be constructed by this development.

Stagecoach Road and N. Food Lion Driveway (unsignalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
2	N. Food Lion Driveway & Stagecoach Road	Unsignalized	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound		B-10.4	B-13.2	B-11.3	C-16.9	B-11.9	C-18.7

The TIA indicated that this stop-controlled approach is expected to at LOS B during both the AM and PM peak hours under the existing and all future traffic scenarios. No mitigation was recommended in the TIA by the proposed development. **The conclusion appears agreeable.**

N. First Street and W. Food Lion Driveway (unsignalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
3	W. Food Lion Driveway & N. First Street	Unsignalized	N/A	N/A	N/A	N/A	N/A	N/A
	Westbound		A-9.2	A-9.9	A-9.3	B-10.3	A-9.7	B-10.7

The TIA indicated that this stop-controlled approach is expected to at LOS B during both the AM and PM peak hours under the existing and all future traffic scenarios. No mitigation was recommended in the TIA by the proposed development. **The conclusion appears agreeable.**

N 1st Street (NC 119) and Graham Street (unsignalized)

ID	Intersection and Approach	Traffic Control	Existing (2024)		No-Build (2025)		Build (2025)	
			AM	PM	AM	PM	AM	PM
4	W. Graham Street & N. First Street	Unsignalized	N/A	N/A	N/A	N/A	N/A	N/A
	Northbound		A-8.6	A-8.6	A-8.6	A-8.6	A-8.6	A-8.6

The TIA indicated that since the stop-controlled northbound approach is expected to operate at LOS A during both the AM and PM peak hours under the existing and all future year traffic scenarios. No mitigation was recommended in the TIA by the proposed development.

The conclusions appear agreeable. Note that it appears traffic control at this intersection is unconventional as the northbound approach is currently placed under stop control, westbound under yield control, and southbound under free flow conditions. From pedestrian perspective, alternative traffic control methods (such as all way stop control) may be preferred to avoid potential confusion.



AGENDA ITEM #5

Comprehensive Amendments to the Unified Development Ordinance

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the request to amend portions of Articles 2 – 12 and Appendices A – F of the Unified Development Ordinance (UDO). The proposed amendments are the result of a three-phased approach to comprehensively amend the Mebane UDO.

Background

The City of Mebane UDO regulates all development and land use in the City and extraterritorial jurisdiction. The City adopted the UDO in 2008 and has regularly amended it to reflect current and emerging needs. The most significant recent changes occurred in the summer of 2022, with the first phase of comprehensive UDO amendments, and the summer of 2023, with the second phase of amendments to regulations for signs and parking.

Early in the process of updating the Mebane UDO, staff recognized that several of the proposed UDO amendments are likely to generate more discussion than others. To distribute comments and shepherd through amendments in a timely manner, staff opted to present changes to the UDO in phases. The first phase of amendments was considered by the Planning Board in May 2022 and approved by the Mebane City Council in June and July 2022. This first phase consisted of many changes, including amendments to the Table of Permitted Uses, dimensional standards, perimeter landscaping, streetscaping, definitions, and standards for fences and accessory structures. The second phase of amendments was considered by the Planning Board in March and April 2023 and approved by the Mebane City Council in June 2023. This second phase included a new set of sign standards and new parking and stacking requirements.

A third phase of UDO amendments is proposed that primarily includes minor revisions and illustrations for sign types. More significant amendments with the third phase, primarily to Articles 4, 5, 6, and 7, are detailed below and in the attachments.

Summary of Proposed Amendments

Article 2

Most of the amendments to Article 2 involve updates to references and other minor edits. Two amendments are more significant and include:

- 1) Removal of part C of Section 2-18 because it duplicates information.

- 2) Edits to part K of Section 2-18 to reflect quasi-judicial decisions and to remain consistent with North Carolina General Statutes.

Article 3

Most of the amendments to Article 3 involve minor word corrections. Two amendments are more significant and include:

- 1) Removal of residential densities from the Office and Institutional Zoning District. Residential uses are only permitted as part of a Planned Unit Development (PUD). The allowed density is included as part of the development standards for a PUD.
- 2) Revisions to the descriptions of the watershed overlay districts to reflect proposed changes in Article 5.

Article 4

Amendments to Article 4 include updates to references, changes to language for consistency across other articles of the UDO, and minor edits. Additionally, City staff recommend more substantial amendments, including:

- 1) The Table of Permitted Uses has been amended to reflect the following:
 - Various updates for consistency between Articles 4 and 12, largely resulting from the first phase of comprehensive amendments to the Mebane UDO.
 - Minor edits to correct spelling and alphabetical order.
 - The consolidation of many recreational uses into either Entertainment Facility, Indoor or Entertainment Facility, Outdoor.
 - Removal of “with golf course” from the Country Club use.
 - Updates to ensure the Golf Course, Outdoor use is allowed in the same zoning districts as Country Club.
 - Addition of two outdoor recreational uses – Drive-In Theater and Shooting Range, Outdoor – to distinguish them from the newly created use, Entertainment Facility, Outdoor.
 - Allowance of places of worship in all zoning districts.
 - Allowance of Furniture Display and Showrooms in the LM and HM zoning districts.
 - Addition of development standards for Hardware Stores in the B-1 and B-3 zoning districts.
 - Allowance for Restaurants (without drive-through) by-right in the B-3 zoning district.
 - Distinction between major and minor utility facilities, with minor utility facilities being permitted by-right in all zoning districts.

- Addition of development standards for Outside Storage in the B-2 zoning district.
 - Allowance of Outdoor Religious Events in the B-1 and B-2 zoning districts with a special use permit.
- 2) New prohibited uses in the General Watershed Area Overlay District consistent with proposed changes in Article 5.
 - 3) Addition of corner lot setback requirement to nonresidential zoning districts.
 - 4) Revision to the regulation of when a garage or carport is allowed in a side yard.
 - 5) Proposed changes to the limitations on the number of accessory structures allowed in residential zoning districts to consider the size of a property.
 - 6) Revision to maximum allowed size of a single, accessory structure.
 - 7) Limitations on the height of detached accessory dwelling units (ADUs) that are approvable by staff.
 - 8) New allowances for the size of detached ADUs on lots of more than one acre.
 - 9) Addition of development standards for Entertainment Facility, Outdoor, which is a new use proposed as part of the changes to the Table of Permitted Uses.
 - 10) Addition of development standards for Hardware Stores, consistent with what is required of Food Stores.
 - 11) Revisions to the prohibited uses for a shopping center.
 - 12) Amended approval process for larger shopping centers.
 - 13) Addition of development standards for Outside Storage in the B-2 Zoning District, consistent with what is required of Contractor Office with Outside Storage Yard.
 - 14) Addition of development standards for Temporary Debris Storage and Reduction Sites.
 - 15) Removal of outdoor lighting standards for specific uses due to proposed amendments to the general outdoor lighting standards in Section 6-6.

Article 5

Most of the amendments to Article 5 involve updates to references and other minor edits. Two amendments are more significant and include:

- 1) Addition of new section to create processes for amending and interpreting watershed area boundaries.
- 2) New prohibited uses for the General Watershed Area Overlay District

Article 6

The following amendments are proposed to Article 6:

- 1) Section 6-4, "Landscaping, Buffering, and Screening," is amended to adjust spacing in the Type B buffer, suggest changes to enhance streetscape buffers and parking lot screening, add a graphic to better communicate tree protection fencing requirements, and promote plantings in open space and major subdivision developments.
- 2) Section 6-5, "Parking, Stacking, and Loading," is amended to correct the requirement for bicycle parking, adjust the parking requirement for warehousing uses for consistency with recent changes to the requirement for manufacturing and industrial uses, and a minor change to the required length of loading spaces.
- 3) A rewrite of most parts of Section 6-6, "Outdoor Lighting," to prohibit certain lighting, improve staff's ability to review submitted lighting plans, implement new standards that encourage full cutoff fixtures and restrict spillover onto residential properties adjoining new developments, and create more enforceable standards for wall-mounted lighting.
- 4) Section 6-7, "Signs," is amended to include additional graphics for communicating sign types.
- 5) Section 6-8, "Recreation and Open Space Requirements," is amended to ensure requirements are based on land use as opposed to whether a dwelling unit is intended for sale or for rent, new language to clarify the value of the land to be used in the calculation of a payment in lieu of public recreation space, and removal of the requirement that the Recreation and Parks Director reviews private recreation proposed in a development.

Article 7

Major amendments to Article 7 include:

- 1) New definitions of minor and major subdivisions.
- 2) Removal of requirements for hard copies of plats.
- 3) Proposal of a revised process for considering sidewalk waiver requests.

Article 8

Most of the amendments to Article 8 are proposed to improve clarity and consistency with North Carolina General Statutes. The allowance for staff to authorize administrative variances is proposed to be amended to allow for consideration of prospective actions.

Article 9

Minor amendments are proposed to Article 9.

Article 10

Minor amendments are proposed to Article 10.

Article 11

Minor amendments are proposed to Article 11 to remove references to criminal penalties.

Article 12

Most changes proposed to Article 12 involve updating definitions to be consistent with the Table of Permitted Uses and North Carolina General Statutes and to also include correct references. New definitions have been added for: Family Care Home; Full Cutoff Fixture; Fully Shielded Fixture; Major Utility Facility; Minor Utility Facility; Non-Cutoff Fixture; Person with Disabilities; Public Utilities Director; Subdivision, Major; Subdivision, Minor; and, Truck Stop, Travel Plaza. Deleted definitions include Halfway House and Handicapped Person.

Appendices

- Appendix A: Reduction in the requirement of hard copies and minor edits to submittal requirements.
- Appendix B: Minor formatting edits, the addition of two new certificates, and the removal of one unused certificate.
- Appendix C: Updates to remain consistent with Table 6-3-2 in Article 6.
- Appendix D: Minor edits.
- Appendix E: Minor edits.
- Appendix F: Minor edits.

Financial Impact

N/A

Staff Recommendation

Staff recommends approval of the presented amendments of the Mebane UDO.

Suggested Motion

Motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. Preliminary Presentation Slides
2. Proposed text amendments to the Unified Development Ordinance – [click here to access](#).



Ashley Ownbey, Development Director

Comprehensive Text Amendments to the Mebane
Unified Development Ordinance



Articles 1, 2, 3

Article 1

- No changes

Article 2

- Minor edits, including updates to references, insertion of missing words, etc.
- Sec. 2-18: Evidentiary Hearing Requirements and Procedures for Special Use Permit Applications
 - Removal of duplicate section regarding notification
 - Editing of NCGS language regarding impartial decision maker to reflect correct process and permit

Article 3

- Minor edits, including updates to references, word corrections, and deletion of reference to residential densities for O&I District.
- Updates to reflect proposed amendments in Article 5.



Article 4 – Table of Permitted Uses

Recreational Uses:

- The addition of the new use – Entertainment Facility, Indoor – resulted in the removal of the following uses:
 - Batting Cages, Indoor
 - Billiard Parlor, Pool Hall
 - Bowling Center
 - Indoor Recreation featuring coin-operated amusements and similar entertainment
 - Fortune Tellers, Astrologers
 - Skating Rink
 - Theater (indoor), except Adult Theater
- The addition of the new use – Entertainment Facility, Outdoor – resulted in the removal of the following uses:
 - Batting Cages, Outdoor
 - Go-Cart Raceway
 - Golf Course, Miniature
 - Golf Driving Range
 - Theater (outdoor)
- The addition of the new use – Entertainment Facility, Outdoor – resulted in the addition of the following uses:
 - Drive-In Theater
 - Shooting Range, Outdoor



Article 4 – Table of Permitted Uses

- Minor changes are largely focused on maintaining consistency between Articles 4 and 12 and ensuring alphabetical order of the table.
- Additional changes include:
 - Removing “with Golf Course” from Country Club and ensuring Golf Course, Outdoor is permitted in the same zoning districts as Country Club.
 - Permitting School for the Arts in the O&I district.
 - Allowing of places of worship in all zoning districts.
 - Permitting Furniture Display and Showrooms in the LM and HM districts.
 - Removing of Martial Arts Instructional School since this can be classified as School for the Arts.
 - Adding development standards for Hardware Stores in the B-1 and B-3 districts.
 - Permitting Restaurant (without drive-through) in the B-3 district.
 - Creating a new use – Minor Utility Facilities – and permitting these facilities in all zoning districts. Major Utility Facilities still require a special use permit.
 - Removing Telephone Exchanges, Transformer Stations which are now covered under Major Utility Facilities.
 - Allowing Outdoor Religious Event by special use permit in the B-1 and B-3 districts.



Article 4 – Prohibited Uses

Amendment consistent with proposed changes to Article 5 to prohibit the following uses in the General Watershed Area Overlay District:

- All landfills
- Manufacturing of hazardous or toxic materials
- Storage of hazardous or toxic materials for purposes of distribution



Article 4 – Accessory Structures

Amendment to when garages and carports are allowed in the side yard:

- Current Language: “serving not more than two vehicles”
- New Language: “with a width of 24 feet or less, excluding any roof overhang”



Article 4 – Accessory Structures

Amendment to how many accessory structures are permitted in residential zoning districts:

- Current Language: “shall not exceed two on a single lot”
- New Language: “shall not exceed 10% of the total lot area”
- New Language: No single residential accessory structure shall be larger than the heated floor area of the principal structure.

The purpose is to better consider the size of a property as opposed to a set number for all residential properties. The current language encourages property owners to expand existing structures.

Lot Area	New Allowance for Accessory Structures
20,000 square feet	2,000 square feet
12,000 square feet	1,200 square feet
7,200 square feet	720 square feet



Article 4 – Accessory Structures

Amendments to the height of detached, accessory dwelling units (ADUs) approvable by staff and the allowance for larger ADUs on properties of more than one acre.

The new provisions include:

- If a freestanding dwelling unit is of more than one and one-half story, a special use permit approved by the Mebane City Council.
- On lots larger than one acre, the size of a detached accessory dwelling unit shall not exceed 1,000 square feet or 50 percent of the heated floor area of the principal building, whichever is greater, and shall be no closer than 25 feet from dwelling units on neighboring lots.



Article 4 – Development Standards

New development standards have been drafted for the following uses:

- Entertainment Facility, Outdoor
- Hardware Store
- Outside Storage
- Temporary Debris Storage and Reduction Sites

The development standards for shopping centers has been amended as follows:

- Revisions to the list of prohibited uses
- Conditional zoning is required as opposed to a special use permit

Removal of outdoor lighting sections from all development standards due to changes to Section 6-6.



Article 5 – Watershed Overlay Districts

New language to create a process for reviewing amendments or interpretations of the watershed area boundaries.

- Combination of recommended language from the NCDEQ, with an extra section (e) to allow for the City to amend the boundaries based upon more accurate information and data.

Prohibition of the following uses in the General Watershed Area Overlay District:

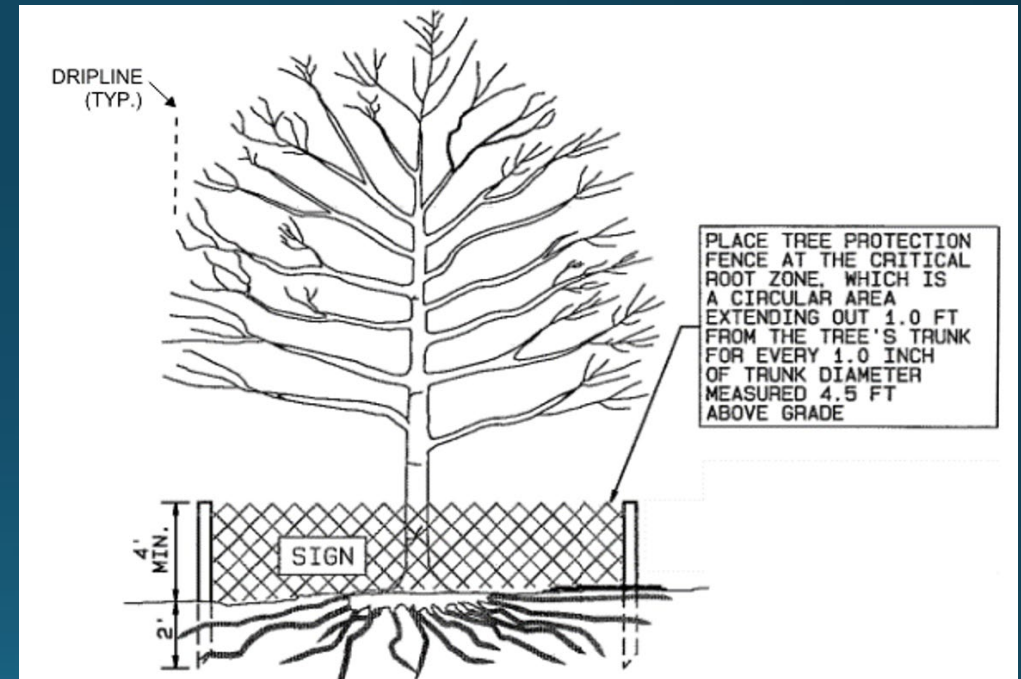
- All landfills
- Manufacturing of hazardous or toxic materials
- Storage of hazardous or toxic materials for purposes of distribution



Article 6 – Landscaping, Buffering, & Screening

Minor edits are recommended along with the following changes:

- Enhance streetscape buffers and parking lot screening
- Promote plantings in open space and new residential developments
- New graphic for tree protection fencing



Article 6 – Parking, Stacking, & Loading

Minor edits are recommended:

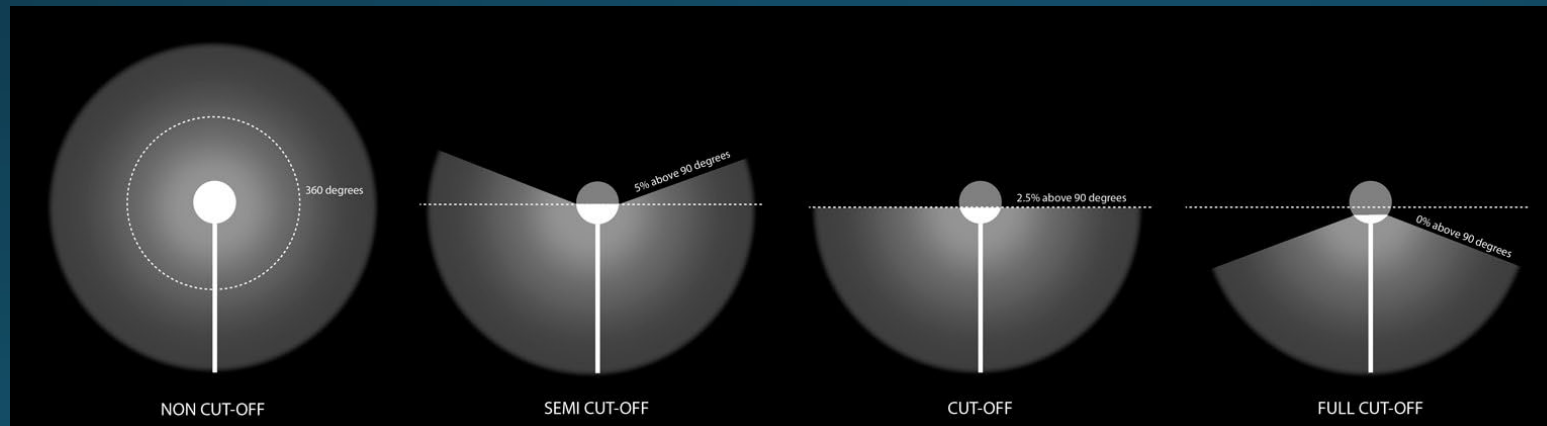
- Clarification of bicycle parking requirements
- New parking requirement for Transportation, Warehousing, and Utilities
 - Current Requirement: 1 space for every 2 employees on largest shift plus 1 space per vehicle used in the operation
 - New Requirement: 1 space per 2,000 square feet of gross floor area with discretion to staff to consider the user.
- Change from 65' length requirement for loading spaces to 60'



Article 6 – Outdoor Lighting

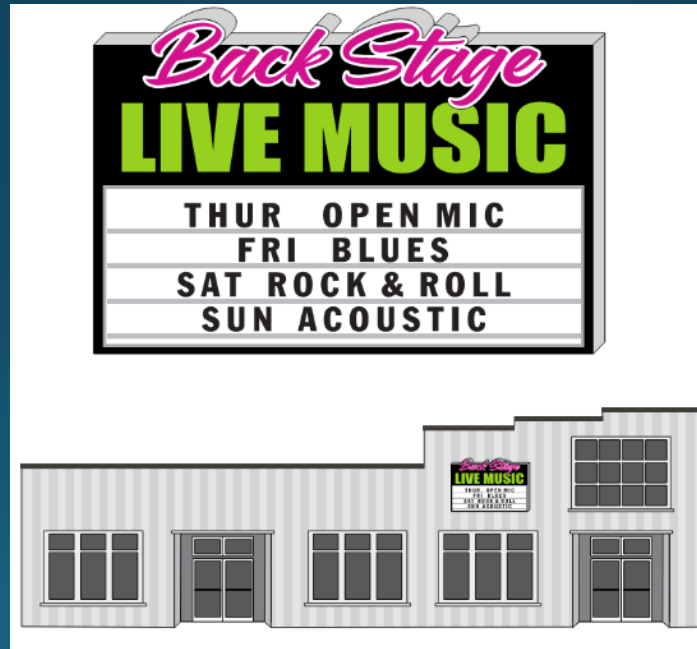
Most of Section 6-6 has been rewritten to:

- Prohibit certain lighting
- Improve the review process for lighting plans
- Implement new standards to encourage full cutoff fixtures
- Restrict spillover onto residential properties that adjoin new development
- Create more enforceable wall-mounted lighting



Article 6 – Signs

New illustrative graphics



Article 6 – Recreation & Open Space

Amendments include:

- Removal of language that creates requirements based on if a dwelling unit is intended for sale or for rent. The language is now based on land use.
- Improvement of language to clearly articulate the value used in calculating payments in lieu of required public recreation area.
- Removal of the requirement that the Recreation and Parks Director review private recreation for new development.



Article 7

Minor edits, including updated references and corrected titles.

Revised definitions of minor and major subdivision:

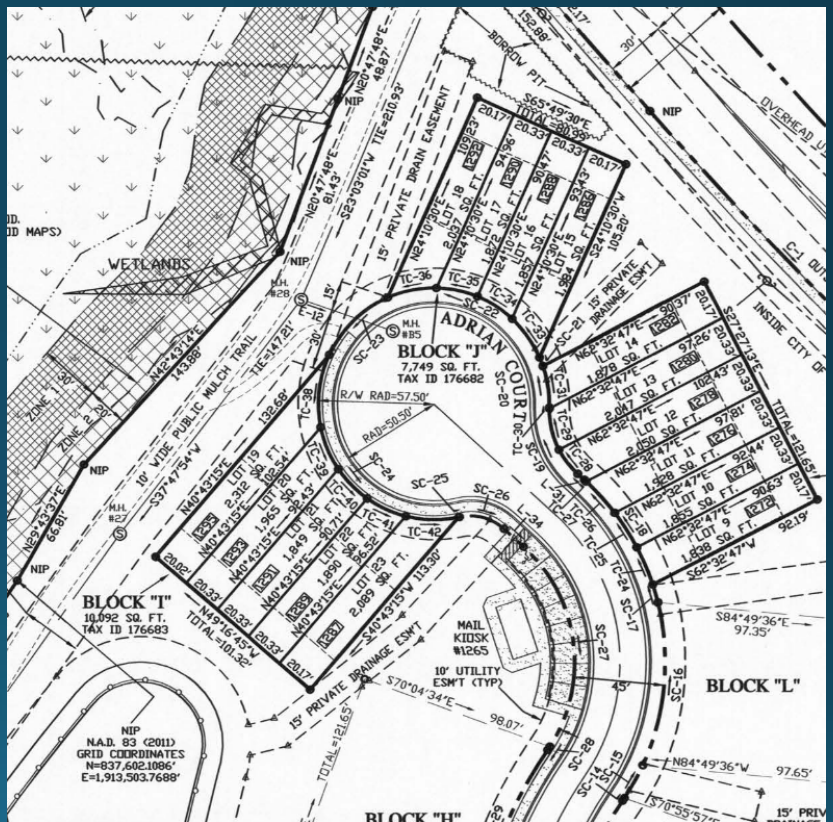
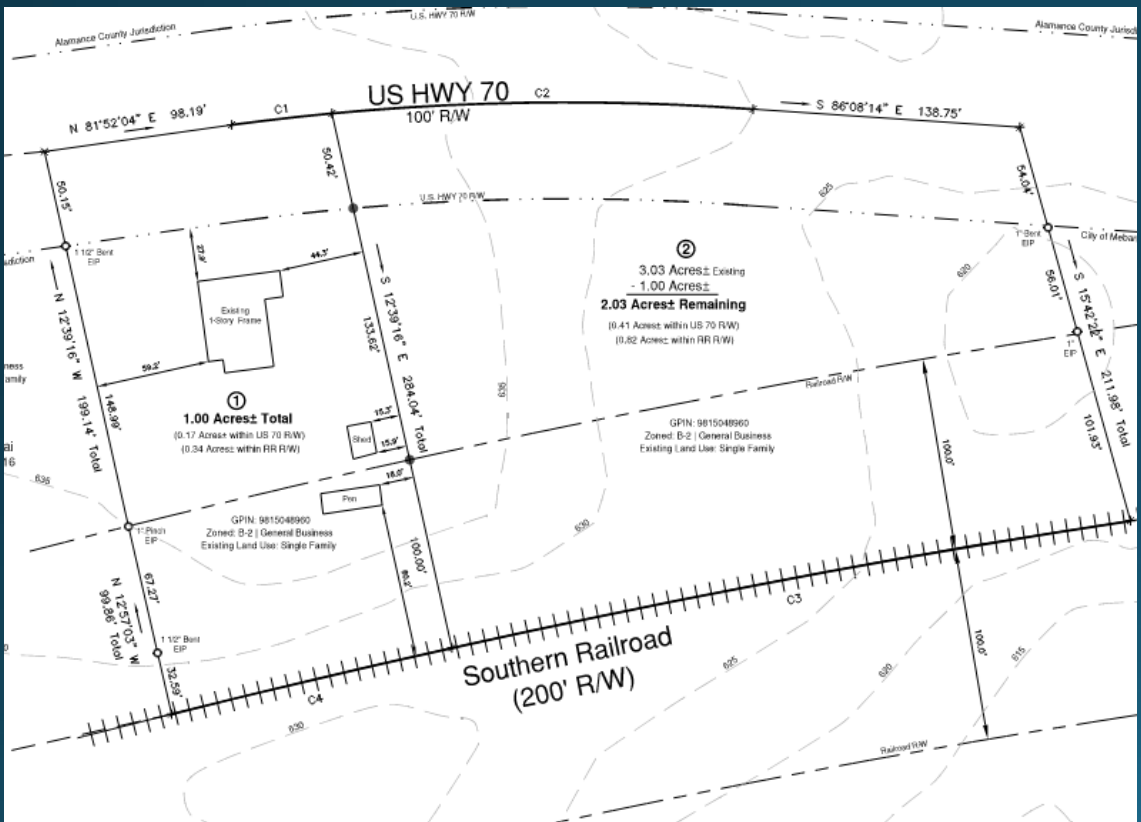
- Minor Subdivision:
 - Current Definition – based on size of existing property (three acres or less)
 - New Definition – based on the number of lots (six) with exception for townhome developments
- Major Subdivision:
 - New Definition – more than six lots and/or dedication of public right-of-way

Sidewalk waiver:

- Waiver of sidewalk requirement for single-family residential subdivisions resulting in three or fewer lots.
- Allowance for staff to require a payment in lieu in certain situations.
- Maintains the City Council's authority to fully waive the sidewalk requirement.



Example Plats



Articles 8, 9, 10, 11

Article 8

- Minor edits, largely related to formatting of references
- Section 8-1: Appeals
 - New language has been proposed for different parts of this section to improve clarity and consistency with North Carolina General Statutes.
- Insignificant Variances
 - Remove sentence that prohibits consideration of prospective actions.

Article 9

- Minor edits, largely related to formatting and consistency with North Carolina General Statutes.

Article 10

- Updated reference and edited language to clarify section regarding nonconforming signs.

Article 11

- Removed references to criminal penalties in accordance with North Carolina General Statutes.



Article 12

Most revisions are to maintain consistency between Articles 4 and 12.

New definitions have been added for:

- Family Care Home
- Full Cutoff Fixture
- Fully Shielded Fixture
- Major Utility Facility
- Minor Utility Facility
- Non-Cutoff Fixture
- Person with Disabilities
- Public Utilities Director
- Subdivision, Major
- Subdivision, Minor

The definitions for Halfway House and Handicapped Person have been removed.



Appendices A-G

Minor edits are proposed to Appendices A, B, C, D, E, and F.

No amendments are proposed to Appendix G.





AGENDA ITEM #6

Boundary Amendments to the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the request to amend the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area. The proposed amendments to the boundary represent the best available information from previously surveyed projects, GIS data, and field investigation. If approved, the City's zoning map will be amended, and the revisions shared with the North Carolina Department of Environmental Quality, Alamance County, and Orange County.

Background

As part of a third phase of comprehensive amendments to the Mebane Unified Development Ordinance, the City of Mebane is proposing a text amendment to Article 5 to create a process for reviewing amendments or interpretations of the watershed area boundaries. Based on better and more accurate, the City of Mebane is proposing amendments to a portion of the General Watershed Area Overlay District. This is considered an intermediate update, and further updates could occur. Approximately 48 acres and 106 properties are affected by the amendments, with 92% of affected properties being partially or fully removed from the overlay district.

A watershed is defined as land area contributing surface drainage to a particular water source, such as a lake or river. The land area is largely determined by topography. Watershed protection overlay districts are designed to protect designated public water supply watersheds from activities that could degrade water quality. The City of Mebane's regulations are consistent with the rules adopted by the North Carolina Environmental Management Commission. These regulations will no longer apply to areas removed from the overlay district. Applicable restrictions of the overlay district will become relevant to new areas of properties added. Any existing built-upon area or impervious surface will be exempt from the rules as will most activity related to an existing single-family home.

Financial Impact

N/A

Staff Recommendation

Staff recommends approval of the presented boundary amendments to the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area.

Suggested Motion

Motion to approve the amendments to the boundary of the General Watershed Area Overlay District of the Graham-Mebane Lake Public Water Supply Watershed WS-II Balance of Watershed Area according to the best available information.

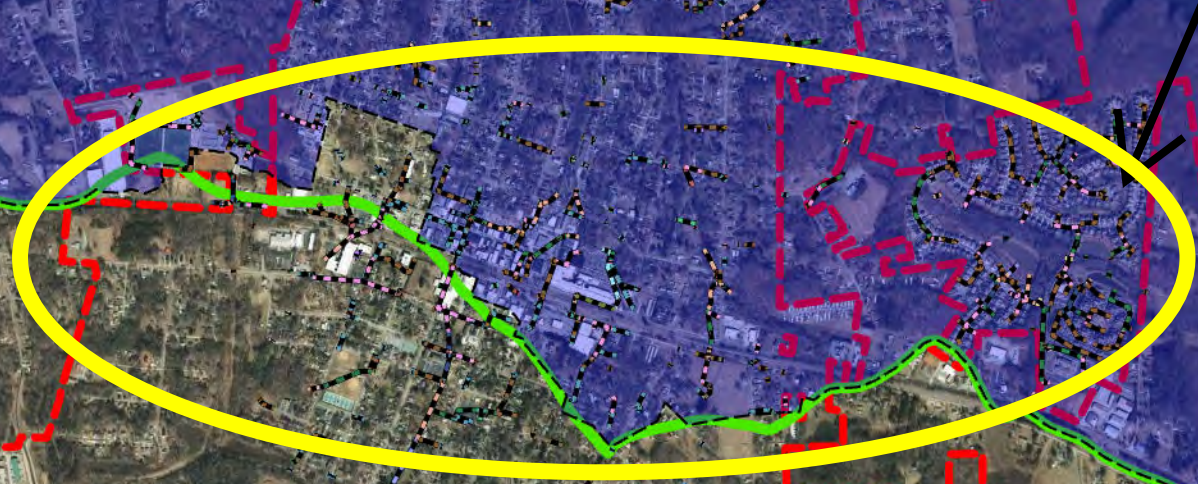
Attachments

1. Overall Map – Graham-Mebane Lake Water Supply Watershed
2. Focus Area Map – Proposed Boundary Amendments



**Graham-Mebane
Lake Water Supply Watershed**

**Focus Area of Proposed
Changes**



CITY OF MEBANE

**MEBANE WSW
OVERALL**

DRAWN BY: TJN
CHECKED BY: JSJ
DATE: 05/31/2023
DRAWING FILE:
Z:Mebane/MebaneBaseMap

0 1,000 2,000 4,000
Feet

Legend

- Corporate Limits
- WSW - Updated
- Watershed Balance

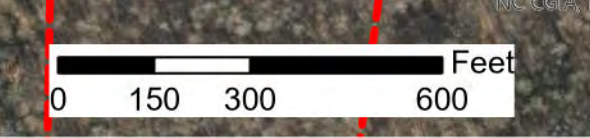


Revised Water Supply Watershed (purple hatch)

Existing Water Supply Watershed Boundary (green)

Legend

- Corporate Limits
- Watershed
- WSW - updated outline
- PCA_Type
- Watershed Balance



DRAWN BY: TJN
 CHECKED BY: JSJ
 DATE: 05/31/2023
 DRAWING FILE:
 Z:\Mebane\MebaneBase\Map

MEBANE WSW CHANGES

CITY OF MEBANE

