

INTRODUCED: December 8, 2014

AN ORDINANCE No. 2014-261-2015-11

To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 12 2015 AT 6 P.M.

WHEREAS, the owner of the property known as 708 Hull Street, which is situated in a B-7 Mixed-Use Business District, desires to use such property for the purpose of drive-up facilities, which, is currently allowed only by approval of a conditional use permit by City Council in section 114.446.3 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 114-1045.5 of the Code of the City of Richmond (2004), as amended, it has been made to appear that, if granted pursuant terms and conditions set forth in this ordinance and Chapter 114, Article X, Division 5.1 of the Code of the City of Richmond (2004), as amended, the conditional use permit granted by this ordinance will not be contrary to the general purposes of this chapter 114 of the Code of the City of Richmond (2004)

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 12 2015 REJECTED: _____ STRICKEN: _____

as stated in section 114-100; will not be in conflict with the objectives and policies of the master plan for the city; will conform with all applicable sections of this article and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the

Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 114-1045.5 of the Code of the City of Richmond (2004), as amended, the Council hereby finds that the conditional use set forth in and subject to the terms and conditions of this ordinance will not be contrary to the general purposes of this chapter 114 of the Code of the City of Richmond (2004), as amended, as stated in section 114-100; will not be in conflict with the objectives and policies of the master plan for the city; will conform with all applicable sections of this article and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; will not have an undue adverse effect on the public health, safety or general welfare; will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district; will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and will not cause

or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located.

§ 2. Grant of Conditional Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 708 Hull Street and identified as Tax Parcel No. S000-0079/003 in the 2014 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Land Title Survey of Parcel Designated As ‘1.84 Acres’ Instrument 980008201 (Plat) Richmond, Virginia for McDonald’s USA, LLC,” prepared by Blakeway Corp., and dated February 27, 2014, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of authorizing a restaurant with drive-up facilities, hereinafter referred to as “the Conditional Use,” substantially as shown on plans entitled “Hull Street,” prepared by Blakeway Corp., dated August 7, 2014, and revised September 29, 2014, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a conditional use permit for the Property. The conditional use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This conditional use permit is conditioned on the following special terms and conditions:

(a) Pursuant to section 114-446.3(1) of the Code of the City of Richmond (2004), as amended, the use of the Property shall be a restaurant with drive-up facilities, substantially as shown on the Plans.

(b) The Owner shall dedicate a portion of the Property along Hull Street to the City as right-of-way for road improvements prior to issuance of a certificate of occupancy, as shown on the Plans. The amount of property dedicated may be adjusted with the approval of the Director of Public Works, but in no case shall the dedication be greater than shown on the Plans.

§ 4. Supplemental Terms and Conditions. This conditional use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This conditional use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this conditional use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 114-1220 of the Code of the City of Richmond (2004), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this conditional use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 114-1045.14 through 114-1045.17 of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the conditional use permit granted hereby becomes null and void whether as a result of the Owner relinquishing this conditional use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Conditional Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be

made within twenty-four (24) months following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the conditional use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

RECEIVED
NOV 24 2014

O & R REQUEST

NOV 13 2014



OFFICE OF CITY ATTORNEY
CITY OF RICHMOND
INTRACITY CORRESPONDENCE

Chief Administration Office
City of Richmond
RECEIVED
NOV 18 2014
Mayor's Office City of Richmond

O&R REQUEST

DATE: November 6, 2014
TO: The Honorable Members of City Council
THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)
THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer
THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic Development and Planning
FROM: Mark A. Olinger, Director, Department of Planning and Development Review
SUBJECT: Conditional use permit for 708 Hull Street for the purpose of authorizing drive-up facilities for a new restaurant.

ORD. OR RES. No. _____

PURPOSE: To authorize the conditional use of the property known as 708 Hull Street for the purpose of authorizing drive-up facilities, upon certain terms and conditions.

REASON: The application proposes McDonald's restaurant with drive-up facilities. The B-7 Mixed-Use Business District permits the restaurant and the drive-up facilities are permitted with a conditional use permit.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its January 5, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property is zoned B-7 Mixed-Use Business District, which permits the proposed McDonald's restaurant. However, the proposed drive-up facility is only permitted by conditional use permit. The ordinance requires that no such use shall be located on a transitional site and the area of the lot devoted to such use shall not be less than 10,000 square feet, and no property line coincidental with a street line shall be less than 100 feet in length. The subject property meets all these requirements.

Tmp-699

The proposed McDonald's restaurant would be 4,452 square feet with two drive-thru lanes and 32 parking spaces. The property would be accessed from Commerce Road and East 7th Street. In addition, an outdoor seating area is proposed and would be located near the intersection of East 7th Street and Hull Street. The undeveloped portion of the property along Decatur Street would be planted with grass.

The Department of Public Works has requested that the applicant dedicate a portion of their property along Hull Street for a future realignment to provide a left turn lane at the intersection of Hull Street and Commerce Road. The applicant has agreed to this request and shown the reserved area of dedication on the plans. The B-7 district requires a front yard setback of no greater than 10 feet. The proposed restaurant will meet this requirement after the dedication of property for right-of-way.

The Richmond Downtown Master Plan designates this property as an Urban Center Area, which, "is characterized by higher density, mixed-used development, typically arranged on a fine-grained street network with wide sidewalks, regular tree planting, and minimal setbacks" (page 3.25).

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,320 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: December 8, 2014

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, January 5, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance) and City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Plans

STAFF: Willy Thompson, Senior Planner;
Land Use Administration (Room 511) 646-5734

REVISED Applicant's Report
Conditional Use Permit
708 Hull Street, Richmond, Virginia
Parcel I.D. S0000079003

November 11, 2014

INTRODUCTION

McDonald's USA LLC ("McDonald's") plans to close the restaurant and sell the property at 821 Hull Street, near the northwest corner of Hull Street and West Commerce Road, because the building no longer serves the needs of McDonald's customers. McDonald's proposes to construct a new restaurant of approximately 4,452 square feet including drive-up windows at 708 Hull Street, near the intersection of Hull Street and East Commerce Road, also known as Parcel I.D. S0000079003 (the "Property").

REQUEST

The Property is zoned B-7 which permits restaurants by-right, but a Conditional Use Permit ("CUP") is required for a drive-up facility. This application requests a CUP to permit the drive-up facility at the new restaurant. The proposed development complies with all the other B-7 development requirements of the City of Richmond Zoning Ordinance (the "Ordinance").

ORDINANCE COMPLIANCE

McDonald's proposes to develop and locate the new restaurant along the northwestern portion of the Property (the "Site"). The building will be set back no farther than ten feet from the lot line on Hull Street. Planning staff has determined that, for purposes of zoning compliance, Hull Street is the principal street. The Hull Street elevation has a façade of 60.8% fenestration allowing passers-by to see into the restaurant, in compliance with Ordinance Section 114-446.8.

McDonald's proposes to locate two vehicular drive-up lanes with two menu boards along the south side of the restaurant. The two vehicular drive-up lanes will converge into one lane prior to the payment and food pick-up windows. The drive-up windows are proposed to be located on the southern façade of the building and will not be visible from Hull Street. The parking and vehicle circulation areas are located no closer to the street than the building, in compliance with Ordinance Section 114-446.6.

There are currently three existing vehicular entrances to the Property. Two entrances are located on Hull Street and one entrance is located on Decatur Street. Several other curb cuts have been abandoned. McDonald's proposes two vehicular entrances to the Property: one each on Commerce Road and East 7th Street. In compliance with Ordinance Section 114-446.6, there will not be an entrance from Hull Street, the principal street. A minimum of 25 parking spaces are required; McDonald's proposes 32 paved and delineated on-site parking spaces in compliance with Ordinance Section 114-710.2:3(c). Parking lot lighting fixtures will be less than 35' in height and, pursuant to Ordinance Section 114-710.12, designed to concentrate illumination within the parking area and prevent glare on adjoining properties.

McDonald's intends to remove the existing chain link fence surrounding the Property and install landscaping material around the perimeter of the Site, on islands, on areas of the Site that are not used for parking, and at the restaurant's foundation. The Conceptual Landscape Plan dated August 7, 2014 with revisions on September 29, 2014 and submitted with this application complies with Ordinance Sections 114-710.13, 114-710.14, and 114-710.15 (the "Conceptual Landscape Plan"). The Conceptual Landscape Plan provides deciduous trees which will yield a tree canopy of 2,275 square feet in ten years which is 195 square feet more than that required by the Ordinance. Site perimeter buffers feature decorative fencing and ground cover. Turf and foundation plantings are also being provided. Ground cover will be provided on the undeveloped portion of the Property.

McDonald's plans to construct one free-standing monument-style sign at the northwest corner of the Site, near the intersection of Hull Street and Commerce Road. Building signs, directional signs, and menu boards will also be provided.

Dumpster enclosures will be constructed of masonry materials, except for gates and doors.

SPECIFIC CONDITIONS APPLICABLE TO DRIVE-UP FACILITIES

The proposed drive-up facility complies with all the criteria required in Ordinance Section 114-446.3(1). The Property is adjacent to properties zoned B-6 and B-7 and therefore is not a transitional site as defined by the Ordinance. The lot is over 44,000 square feet in area and all of the property lines fronting on a street are over 100 feet in length.

FINDINGS OF FACT

Ordinance Section 114-1045.5 lists 11 standards of approval for CUP applications. The Ordinance states that the proposed use:

1. Will not be contrary to the general purposes of this chapter as stated in Ordinance Section 114-100;

Redeveloping the Property with a modern McDonald's with a drive-up facility will promote safety, health, and convenience of access while preventing overcrowding, undue concentration of population, and strain on public services or infrastructure, all while encouraging economic development. Public safety and health will not be negatively impacted by a drive-up facility as an accessory to the new restaurant. Convenient access is provided from three of the adjacent streets. The existing infrastructure can adequately serve the new restaurant. The capital investment and the taxes generated by the new restaurant with the requested accessory drive-up facility will have a positive impact on the local economy. The redevelopment of the Property is consistent with and will support other revitalization occurring in the area.

2. Will not be in conflict with the objectives and policies of the master plan for the city;

The City's master plan for the Old South Planning District notes the need to revitalize the Hull Street commercial corridor. The new restaurant with the requested drive-up facility will continue that revitalization thereby promoting the objectives and policies of the master plan for the City.

3. Will conform with all applicable sections of this article and other applicable requirements of the district in which it is proposed to be located;

As set forth above, the proposed restaurant with the requested drive-up facility conforms to the B-7 development criteria and all other applicable sections of the Ordinance.

4. Will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located;

Replacing the outdoor vehicle storage lot with a new restaurant and landscaping will greatly improve the appearance of a highly visible corner within the neighborhood. The effect on surrounding property values should be positive.

5. Will not have an undue adverse effect on the public health, safety or general welfare;

As an accessory to a new restaurant on a well-designed Site, the requested drive-up facility will not have an undue adverse effect on public health, safety or welfare. The development of the Site supports and complements the other revitalization occurring in the Old Manchester District.

6. Will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives;

The proposed McDonald's restaurant with drive-up facility is in keeping with the commercial development along the Hull Street corridor and will protect the character of the surrounding area far better than the existing vehicle sales building, used cars, and barb-wire topped chain-link fence currently on the Property.

7. Will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets;

There are two proposed entrances to the Site on two different public streets which serve to disperse traffic in different directions. Two of the three adjacent streets are four-lane artery roads. There are no residential streets adjacent to the Property. The Site is well-designed for internal traffic circulation, adequate stacking space and parking which alleviates traffic congestion on public streets. Additionally, the Site is well located and designed for pedestrian access.

8. Will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities;

The requested drive-up facility will not require any additional public services or facilities.

9. Will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district;

The McDonald's restaurant is permitted by-right in the B-7 district. The Property does not contain any significant natural, scenic or historic features.

10. Will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and

The proposed landscaping, building design, signage, lighting, traffic circulation and on-site parking were designed in compliance with the Ordinance which ensures compatibility with the surrounding properties.

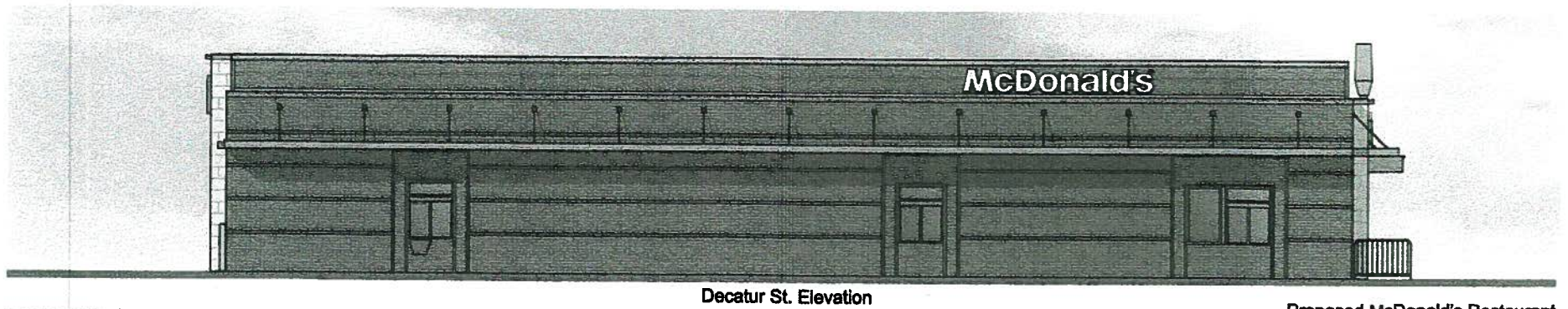
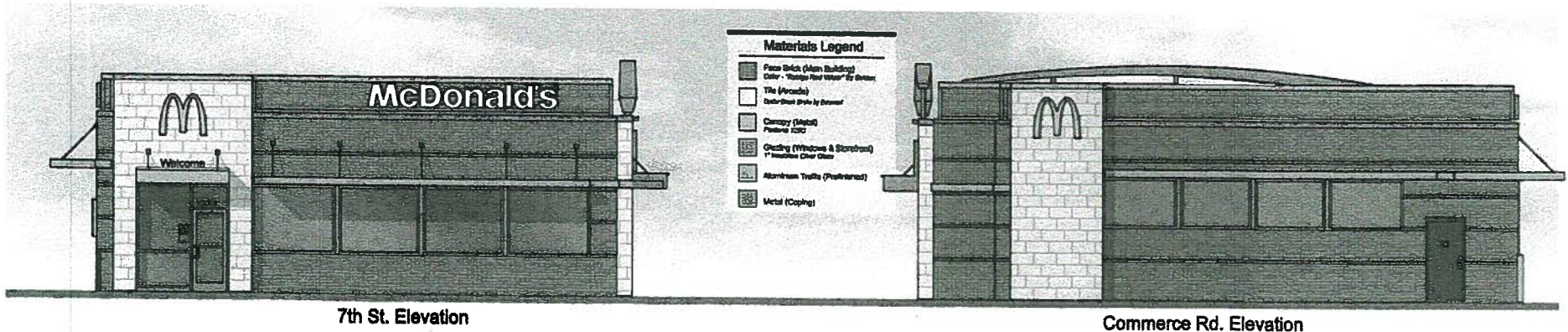
11. Will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located.

The requested drive-up facility as an accessory to a by-right permitted restaurant will not cause or result in any negative impact in conjunction with other conditional uses in the surrounding neighborhood.

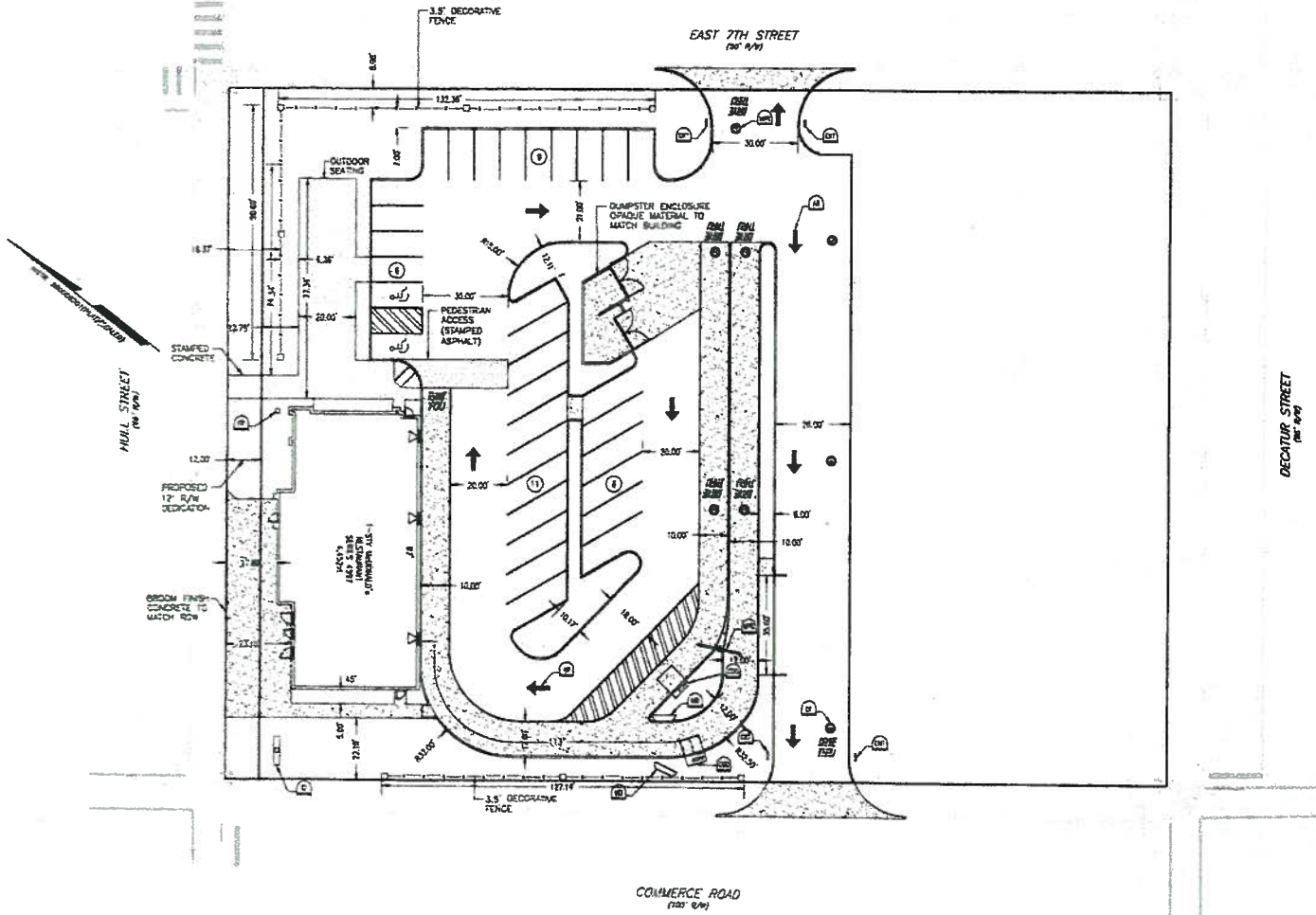
SUMMARY

Relocating the McDonald's restaurant with the proposed drive-up facility will better serve the needs of its customers and simultaneously serve to repurpose and revitalize a highly-visible corner within the neighborhood. The redevelopment of this underutilized Site will add to the City's real estate tax base, improve the character of the surrounding area and contribute to the overall revitalization of the Old Manchester District.

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McDONALD'S SIGN LEGEND:

- ① MENU BOARD (TYP. OF 2)
- ② DINING-TRI CANOPY WITH CUSTOMER ORDER DISPLAY (TYP. OF 2)
- ③ WELCOME POINTE GATEWAY (HEIGHT RESTRICTION SIGN)
- ④ "DRIVE THRU" DIRECTIONAL SIGN
- ⑤ "DRIVE THRU" DIRECTIONAL SIGN
- ⑥ McDONALD'S ROADWAY SIGN
- ⑦ FLAG POLE
- ⑧ McDONALD'S ARROW PAVEMENT MARKING (TYP. OF 8)
- ⑨ "DRIVE THRU" PAVEMENT MARKING (TYP. OF 3)
- ⑩ DIRECTIONAL ARROW

GENERAL NOTES

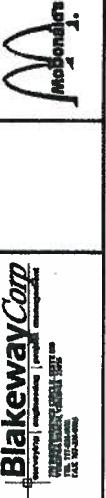
1. THE SITE IS DESIGNED IN ACCORDANCE WITH 8-7 ZONING REQUIREMENTS OF THE CITY OF RICHMOND ZONING ORDINANCE.
2. THE PROPERTY INFORMATION WAS PROVIDED BY McDONALD'S. THE LOCATIONS OF EXISTING RIGHT-OF-WAY, EASEMENTS, AND ROADS ARE APPROXIMATE.
3. FOR THE PURPOSES OF THIS CONCEPT, IT IS ASSUMED THAT ALL STORMWATER IMPROVEMENT REQUIREMENTS WILL BE MET BY REDUCING THE IMPERVIOUS AREA.
4. FOR CONSIDERATIONS WITHIN THE CITY OF RICHMOND, THE PROPOSED MENU BOARD ARE NOT CONSIDERED WORKING SIGNAGE.

SITE ANALYSIS

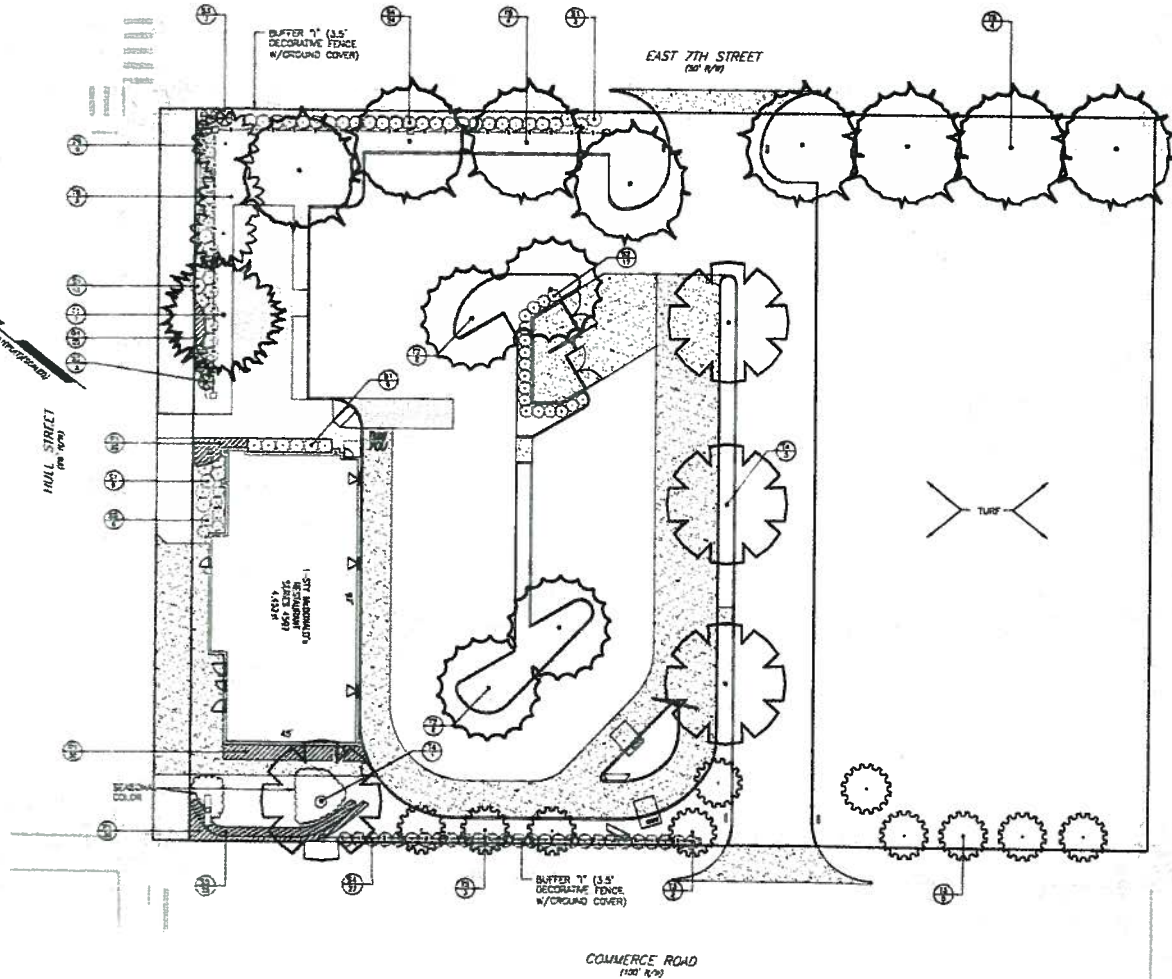
TOTAL PARCEL AREA	20,144.4 sq. ft. 1.841 ac.
McDONALD'S SITE FOOTPRINT	6114 sq. ft.
ZONING	O-7
PARKING	32 SPACES
EXISTING REQUIREMENTS	0 SPACES
(1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA PLUS CURBSIDE PAID AREA.)	25 SPACES
BUILDING GFA = 4,452 SQ. FT.	
PAID AREA = 2,346 SQ. FT.	
TOTAL AREA = 7,400 SQ. FT.	
PROVIDED:	32 SPACES



GRAPHIC SCALE



DATE	12-29-11	REVISED PER CITY OF RICHMOND REQUEST.
DRAWN BY	1211-001	
CHECKED BY		
DESIGNED BY		
PROJECT NO.	1211-001	
DATE		
SCALE		
PROJECT	HULL STREET	
SHEET NO.	CONCEPTUAL LAYOUT PLAN	
DRAWN BY	J. McCorick	
CHECKED BY		
DESIGNED BY		
DATE	04-12-11	
PROJECT		
SHEET NO.	C-100	
DATE		



KEY NO.	SYMBOL	PLANT NAME	COMMON NAME	PLANT SIZE	QUANTITY
11	(Symbol)	1" - 2" HT.	BRASSIA GLAUCA	1" - 2" HT.	1
12	(Symbol)	4" - 6" HT.	BRASSIA GLAUCA	4" - 6" HT.	1
13	(Symbol)	6" - 8" HT.	BRASSIA GLAUCA	6" - 8" HT.	1
14	(Symbol)	8" - 10" HT.	BRASSIA GLAUCA	8" - 10" HT.	1
15	(Symbol)	10" - 12" HT.	BRASSIA GLAUCA	10" - 12" HT.	1
16	(Symbol)	12" - 14" HT.	BRASSIA GLAUCA	12" - 14" HT.	1
17	(Symbol)	14" - 16" HT.	BRASSIA GLAUCA	14" - 16" HT.	1
18	(Symbol)	16" - 18" HT.	BRASSIA GLAUCA	16" - 18" HT.	1
19	(Symbol)	18" - 20" HT.	BRASSIA GLAUCA	18" - 20" HT.	1
20	(Symbol)	20" - 22" HT.	BRASSIA GLAUCA	20" - 22" HT.	1
21	(Symbol)	22" - 24" HT.	BRASSIA GLAUCA	22" - 24" HT.	1
22	(Symbol)	24" - 26" HT.	BRASSIA GLAUCA	24" - 26" HT.	1
23	(Symbol)	26" - 28" HT.	BRASSIA GLAUCA	26" - 28" HT.	1
24	(Symbol)	28" - 30" HT.	BRASSIA GLAUCA	28" - 30" HT.	1
25	(Symbol)	30" - 32" HT.	BRASSIA GLAUCA	30" - 32" HT.	1
26	(Symbol)	32" - 34" HT.	BRASSIA GLAUCA	32" - 34" HT.	1
27	(Symbol)	34" - 36" HT.	BRASSIA GLAUCA	34" - 36" HT.	1
28	(Symbol)	36" - 38" HT.	BRASSIA GLAUCA	36" - 38" HT.	1
29	(Symbol)	38" - 40" HT.	BRASSIA GLAUCA	38" - 40" HT.	1
30	(Symbol)	40" - 42" HT.	BRASSIA GLAUCA	40" - 42" HT.	1
31	(Symbol)	42" - 44" HT.	BRASSIA GLAUCA	42" - 44" HT.	1
32	(Symbol)	44" - 46" HT.	BRASSIA GLAUCA	44" - 46" HT.	1
33	(Symbol)	46" - 48" HT.	BRASSIA GLAUCA	46" - 48" HT.	1
34	(Symbol)	48" - 50" HT.	BRASSIA GLAUCA	48" - 50" HT.	1
35	(Symbol)	50" - 52" HT.	BRASSIA GLAUCA	50" - 52" HT.	1
36	(Symbol)	52" - 54" HT.	BRASSIA GLAUCA	52" - 54" HT.	1
37	(Symbol)	54" - 56" HT.	BRASSIA GLAUCA	54" - 56" HT.	1
38	(Symbol)	56" - 58" HT.	BRASSIA GLAUCA	56" - 58" HT.	1
39	(Symbol)	58" - 60" HT.	BRASSIA GLAUCA	58" - 60" HT.	1
40	(Symbol)	60" - 62" HT.	BRASSIA GLAUCA	60" - 62" HT.	1

TREE COVERAGE CALCULATION		
PLANT SPECIES	PLANT SIZE	QUANTITY
BRASSIA GLAUCA	1" - 2" HT.	1
BRASSIA GLAUCA	4" - 6" HT.	1
BRASSIA GLAUCA	6" - 8" HT.	1
BRASSIA GLAUCA	8" - 10" HT.	1
BRASSIA GLAUCA	10" - 12" HT.	1
BRASSIA GLAUCA	12" - 14" HT.	1
BRASSIA GLAUCA	14" - 16" HT.	1
BRASSIA GLAUCA	16" - 18" HT.	1
BRASSIA GLAUCA	18" - 20" HT.	1
BRASSIA GLAUCA	20" - 22" HT.	1
BRASSIA GLAUCA	22" - 24" HT.	1
BRASSIA GLAUCA	24" - 26" HT.	1
BRASSIA GLAUCA	26" - 28" HT.	1
BRASSIA GLAUCA	28" - 30" HT.	1
BRASSIA GLAUCA	30" - 32" HT.	1
BRASSIA GLAUCA	32" - 34" HT.	1
BRASSIA GLAUCA	34" - 36" HT.	1
BRASSIA GLAUCA	36" - 38" HT.	1
BRASSIA GLAUCA	38" - 40" HT.	1
BRASSIA GLAUCA	40" - 42" HT.	1
BRASSIA GLAUCA	42" - 44" HT.	1
BRASSIA GLAUCA	44" - 46" HT.	1
BRASSIA GLAUCA	46" - 48" HT.	1
BRASSIA GLAUCA	48" - 50" HT.	1
BRASSIA GLAUCA	50" - 52" HT.	1
BRASSIA GLAUCA	52" - 54" HT.	1
BRASSIA GLAUCA	54" - 56" HT.	1
BRASSIA GLAUCA	56" - 58" HT.	1
BRASSIA GLAUCA	58" - 60" HT.	1
BRASSIA GLAUCA	60" - 62" HT.	1

- ### LANDSCAPE INSTALLATION NOTES
- The Contractor to be notified "Site visited" (SVC) 10 days prior to the commencement of work on site. The task is to locate all of utilities on marked. It is the Contractor's responsibility to locate all utilities on marked. It is the Contractor's responsibility to locate all utilities on marked.
 - Verify the accuracy of the lot and easement lines to the "True" and the responsibility of the Contractor. In the event of discrepancy, the client shall verify.
 - All plants shall be nursery grown, well branched, free to form specimen material, free of insect infestation, heavy disease or other defects. Plants are to be marked as follows: 1" diameter stakes for Nursery Stock and shall mark or record measurements specified in the plant tag.
 - The Contractor shall ensure all materials for a period of one year from the date of their completion. All replacement plants shall be of equal or better quality than the plants specified. All plants shall be replaced within the same planting season for the planting. All materials may be replaced with the most similar to planting.
 - Planting and soil preparation are to be completed under favorable weather conditions. Under no circumstances shall soil be worked, when wet, or worked upon while it is not available.
 - The Contractor is responsible for reporting to the owner any conditions that may affect planting operations on the day of installation and weekly progress.
 - All plant material and supports are to be delivered to the landscape site, subject to inspection. Plant material and supports are to be placed in a designated area and not in view.
 - Protect any existing or existing structures. Do not use any materials.
 - All planting are to be planted with a 2" depth of amended topsoil (not less than 2" depth in ground) over the top of the plants. Mulch may be applied to mulch areas. The depth of the mulch shall be as specified in the plan. Mulch shall be applied to the entire area of the planting. The mulch shall be applied to the entire area of the planting. The mulch shall be applied to the entire area of the planting. The mulch shall be applied to the entire area of the planting.
 - Water trees as follows: A. All trees 1" caliper and greater and B. All evergreens planted to ground (to 100% of canopy, etc.). Contractor is required to WATER TREES in a timely manner when the plant material has been installed. The contractor shall be responsible for the watering of the plants until they are established. The contractor shall be responsible for the watering of the plants until they are established. The contractor shall be responsible for the watering of the plants until they are established. The contractor shall be responsible for the watering of the plants until they are established.
 - Do not use any materials that are not "Site visited".
 - All plant material and supports are to be delivered to the landscape site, subject to inspection. Plant material and supports are to be placed in a designated area and not in view.
 - Contractor is responsible for marking and locating all utilities on marked. It is the Contractor's responsibility to locate all utilities on marked. It is the Contractor's responsibility to locate all utilities on marked. It is the Contractor's responsibility to locate all utilities on marked.
 - The task may be to be kept reasonably neat and clear and all debris shall be removed and disposed of daily off site to a nearby location.
 - If any specified plant is not available, the Contractor shall notify the owner of the substitution and obtain the owner's approval in writing. The Contractor shall be responsible for the substitution of the plants until they are established. The Contractor shall be responsible for the substitution of the plants until they are established. The Contractor shall be responsible for the substitution of the plants until they are established.
 - All plant material and supports are to be delivered to the landscape site, subject to inspection. Plant material and supports are to be placed in a designated area and not in view.

KATHLEEN ZERKH LANDSCAPE DESIGN www.kzerkh.com
 Norfolk, Virginia
 Ashburn, North Carolina
 Phone: (757) 478-1853
 Email: kzerkh@kzerkh.com
 Landscape plan prepared by:
Kathleen Zerkh Date: 9-29-2014
 Kathleen Zerkh
 U.S. Commercial Horticulture / NA Certified Horticulturist #915



Blakeway Corp
 12000 S. RAYBURN BLVD., SUITE 100
 FARMERSVILLE, OHIO 43024
 614.885.1234

DATE PLOTTED	DATE REVISION	BY
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ
10/20/2014	10/20/2014	KZ

HULL STREET

CONCEPTUAL LANDSCAPE PLAN

10/20/2014

C-200
 CONCEPT PLAN

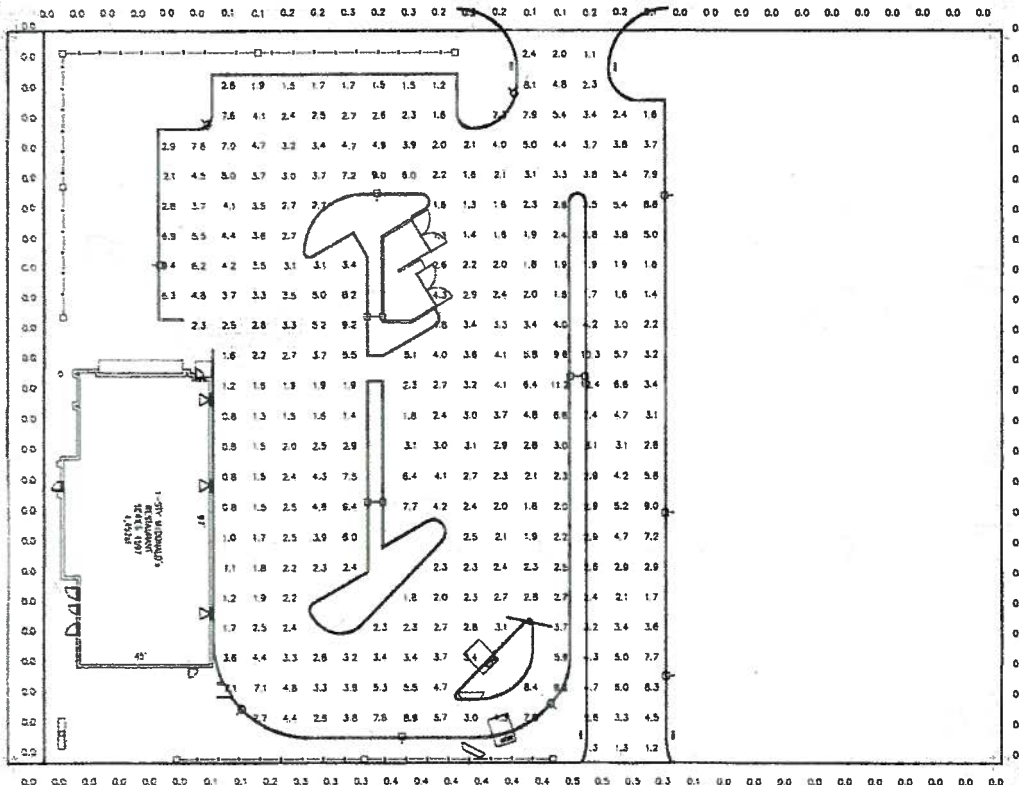
FILE NAME: P:\VLM\Submittal\041813\1304\Blakeway\Lighting\Plan - RATED Lighting Plan - RATED - January, October 14, 2014 - 11/17/14

HULL STREET
(41' R/W)

EAST 7TH STREET
(60' R/W)

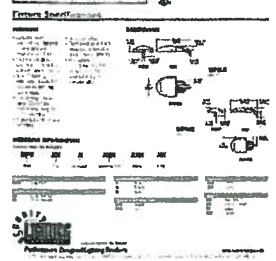
DECATUR STREET
(60' R/W)

COMMERCE ROAD
(70' R/W)

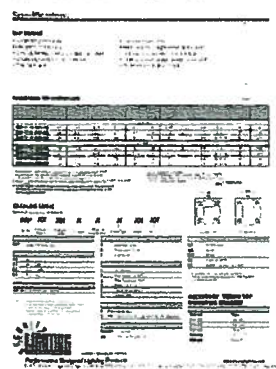


- NOTES:**
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA: ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
 3. DISTANCE BETWEEN READINGS = 10'
 4. FINAL ADJUSTMENTS TO ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

OSHP 3 LED SERIES



SQUARE STRAIGHT STEEL POLES



* PROJECT AND LEGAL CRITERIA BASED ON
4500 HOURS BEE SPECIES (45% FEAR (0.55) MP)
30 YEAR MEAN REFERENCE INTENSITY

PROPERTY LINE READINGS	PAVED SURFACE READINGS
Average 0.1	Average 0.2
Minimum 0.2	Minimum 0.4
Maximum 0.3	Maximum 0.6
	Maximum 1.0



Performance Designed Lighting Products
1085 Johnson Dr., Buffalo Grove, Illinois 60089
1-800-544-4848

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

** - SPECIFY COLOR

FIXTURE TYPE	SYMBOL	BEAM ANGLE	COMING	QUANTITY	EPA	BEAM SPREAD	LLF	POLE TYPE	QUANTITY	WIND LOAD	WIND SPEED
R50/R35-2500BWH-11-4-ME-HES	□	18	SQL	10	2.10	21'	0.78	SSP-4118-CL-11 (4")	13	90mph	13.8
			DBL180	3	4.20						

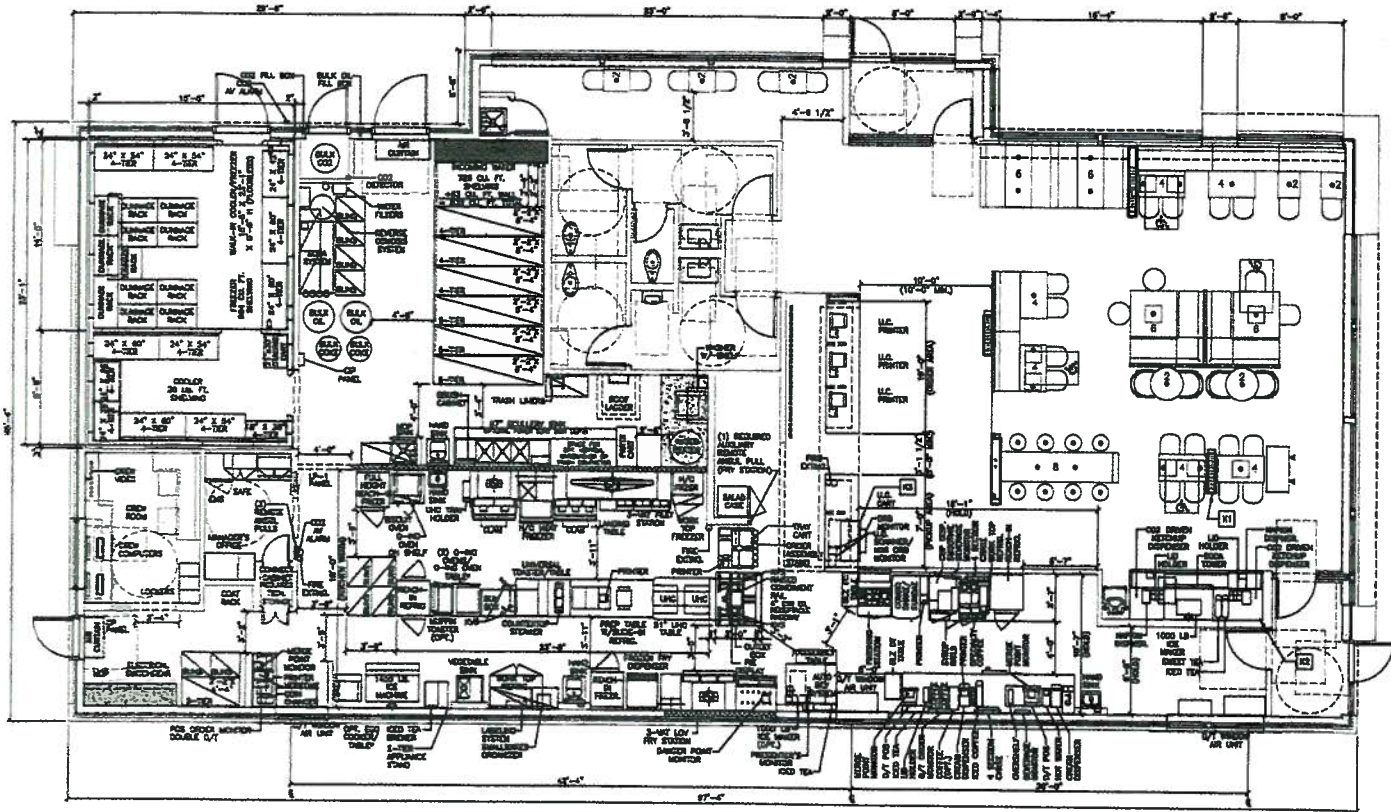
NOTE: ALL POLES ARE DRILLED



Blakeway Corp
CONCEPTUAL LIGHTING PLAN

REV	DATE	DESCRIPTION
1	10/14/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
2	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
3	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
4	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
5	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
6	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
7	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
8	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
9	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA
10	11/17/14	ISSUED FOR CITY OF BIRMINGHAM, ALABAMA

HULL STREET
CONCEPTUAL LIGHTING PLAN
C-300
CONCEPT PLAN



KEYED NOTES

- 1) SERVICE AND DRIVE THRU WILL BE 14'-0" CLEAR FROM SERVICE COUNTER
- 2) SEE TO ENSURE SELF-SERVE SIGNAGE AND EQUIPMENT PLACEMENT MEETS ALL REGULATIONS
- 3) 12" X 1/2" PICK-UP SHELF SEE SCALE ON SHEET A-5

DRAWING NOTES

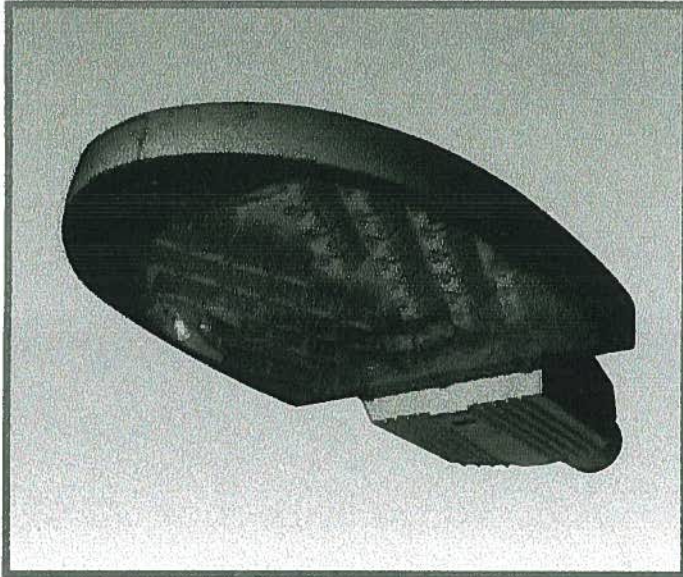
• LOCATE REFRIGERATION EQUIPMENT BY HAZARD POSITION DRAWING WILL NOT PROVIDE

ALL DIMENSIONS UNLESS NOTED OTHERWISE. SEE SHEET A-1 FOR OVERALL LAYOUT. SEE SHEET A-2 FOR EXTERIOR WORK. SEE SHEET A-3 FOR INTERIOR WORK. SEE SHEET A-4 FOR ELECTRICAL WORK. SEE SHEET A-5 FOR MECHANICAL WORK. SEE SHEET A-6 FOR FINISH WORK. SEE SHEET A-7 FOR ELEVATIONS. SEE SHEET A-8 FOR DETAILS. SEE SHEET A-9 FOR SCHEDULES. SEE SHEET A-10 FOR NOTES. SEE SHEET A-11 FOR SPECIFICATIONS. SEE SHEET A-12 FOR CONTRACT DOCUMENTS. SEE SHEET A-13 FOR LEGEND. SEE SHEET A-14 FOR INDEX. SEE SHEET A-15 FOR TITLES. SEE SHEET A-16 FOR REVISED SHEETS. SEE SHEET A-17 FOR APPROVALS. SEE SHEET A-18 FOR DATE. SEE SHEET A-19 FOR SCALE. SEE SHEET A-20 FOR SHEET NO. SEE SHEET A-21 FOR SHEET TOTAL. SEE SHEET A-22 FOR SHEET RANGE. SEE SHEET A-23 FOR SHEET COUNT. SEE SHEET A-24 FOR SHEET ORDER. SEE SHEET A-25 FOR SHEET REFERENCE. SEE SHEET A-26 FOR SHEET CROSS REFERENCE. SEE SHEET A-27 FOR SHEET COORDINATION. SEE SHEET A-28 FOR SHEET VERIFICATION. SEE SHEET A-29 FOR SHEET COMPLETION. SEE SHEET A-30 FOR SHEET CLOSURE. SEE SHEET A-31 FOR SHEET PROTECTION. SEE SHEET A-32 FOR SHEET REMEDIATION. SEE SHEET A-33 FOR SHEET REPAIR. SEE SHEET A-34 FOR SHEET REPLACEMENT. SEE SHEET A-35 FOR SHEET RESTORATION. SEE SHEET A-36 FOR SHEET RECONSTRUCTION. SEE SHEET A-37 FOR SHEET REDEMPTION. SEE SHEET A-38 FOR SHEET REDEMPTION. SEE SHEET A-39 FOR SHEET REDEMPTION. SEE SHEET A-40 FOR SHEET REDEMPTION. SEE SHEET A-41 FOR SHEET REDEMPTION. SEE SHEET A-42 FOR SHEET REDEMPTION. SEE SHEET A-43 FOR SHEET REDEMPTION. SEE SHEET A-44 FOR SHEET REDEMPTION. SEE SHEET A-45 FOR SHEET REDEMPTION. SEE SHEET A-46 FOR SHEET REDEMPTION. SEE SHEET A-47 FOR SHEET REDEMPTION. SEE SHEET A-48 FOR SHEET REDEMPTION. SEE SHEET A-49 FOR SHEET REDEMPTION. SEE SHEET A-50 FOR SHEET REDEMPTION. SEE SHEET A-51 FOR SHEET REDEMPTION. SEE SHEET A-52 FOR SHEET REDEMPTION. SEE SHEET A-53 FOR SHEET REDEMPTION. SEE SHEET A-54 FOR SHEET REDEMPTION. SEE SHEET A-55 FOR SHEET REDEMPTION. SEE SHEET A-56 FOR SHEET REDEMPTION. SEE SHEET A-57 FOR SHEET REDEMPTION. SEE SHEET A-58 FOR SHEET REDEMPTION. SEE SHEET A-59 FOR SHEET REDEMPTION. SEE SHEET A-60 FOR SHEET REDEMPTION. SEE SHEET A-61 FOR SHEET REDEMPTION. SEE SHEET A-62 FOR SHEET REDEMPTION. SEE SHEET A-63 FOR SHEET REDEMPTION. SEE SHEET A-64 FOR SHEET REDEMPTION. SEE SHEET A-65 FOR SHEET REDEMPTION. SEE SHEET A-66 FOR SHEET REDEMPTION. SEE SHEET A-67 FOR SHEET REDEMPTION. SEE SHEET A-68 FOR SHEET REDEMPTION. SEE SHEET A-69 FOR SHEET REDEMPTION. SEE SHEET A-70 FOR SHEET REDEMPTION. SEE SHEET A-71 FOR SHEET REDEMPTION. SEE SHEET A-72 FOR SHEET REDEMPTION. SEE SHEET A-73 FOR SHEET REDEMPTION. SEE SHEET A-74 FOR SHEET REDEMPTION. SEE SHEET A-75 FOR SHEET REDEMPTION. SEE SHEET A-76 FOR SHEET REDEMPTION. SEE SHEET A-77 FOR SHEET REDEMPTION. SEE SHEET A-78 FOR SHEET REDEMPTION. SEE SHEET A-79 FOR SHEET REDEMPTION. SEE SHEET A-80 FOR SHEET REDEMPTION. SEE SHEET A-81 FOR SHEET REDEMPTION. SEE SHEET A-82 FOR SHEET REDEMPTION. SEE SHEET A-83 FOR SHEET REDEMPTION. SEE SHEET A-84 FOR SHEET REDEMPTION. SEE SHEET A-85 FOR SHEET REDEMPTION. SEE SHEET A-86 FOR SHEET REDEMPTION. SEE SHEET A-87 FOR SHEET REDEMPTION. SEE SHEET A-88 FOR SHEET REDEMPTION. SEE SHEET A-89 FOR SHEET REDEMPTION. SEE SHEET A-90 FOR SHEET REDEMPTION. SEE SHEET A-91 FOR SHEET REDEMPTION. SEE SHEET A-92 FOR SHEET REDEMPTION. SEE SHEET A-93 FOR SHEET REDEMPTION. SEE SHEET A-94 FOR SHEET REDEMPTION. SEE SHEET A-95 FOR SHEET REDEMPTION. SEE SHEET A-96 FOR SHEET REDEMPTION. SEE SHEET A-97 FOR SHEET REDEMPTION. SEE SHEET A-98 FOR SHEET REDEMPTION. SEE SHEET A-99 FOR SHEET REDEMPTION. SEE SHEET A-100 FOR SHEET REDEMPTION.

KITCHEN COVER SHEET
 1/8" = 1'-0"

PROJECT: 2014 STANDARD BUILDING
 CLIENT: McDonald's USA, LLC
 ADDRESS: 15571 MCDONALD ROAD, SUITE 100, MCDONALD, VA 22126
 DATE: 08/11/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

WARP 9 LED SERIES



By combining the most powerful solid state (LED) lighting technology with the most advanced glare controlling optical reflectors, the Warp 9 has emerged as the next generation in LED architectural area lighting! This new series offers multiple true IES lighting distributions while meeting or exceeding both domestic and international outdoor lighting codes to maintain existing industry standard pole spacings. The Warp 9 is a dark skies cutoff fixture that vastly increases uniformity and extinguishes unwanted backlight trespass all while dramatically reducing glare. The individual reflector modules and/or the whole optical system are interchangeable for system sustainability and to allow the fixture to be upgraded as technology further develops. The Warp 9 LED series leaves no stone unturned in the quest to bring you tomorrow's lighting today!

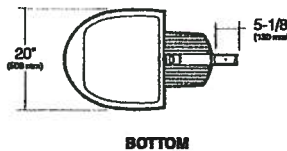
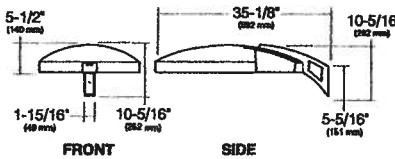


Fixture Specifications

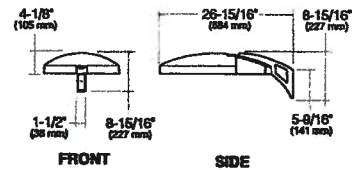
FEATURES

- Cast aluminum construction, finished in weatherproof powder-coat paint
- Fully integral driver system for completely self-contained housing
- True IES lighting distributions available to optimize lighting layout design
- Low wattage (140w large, 75w small) 50,000 hour long life LED illumination
- 5 year LED component warranty
- IES cutoff rating
- Extreme glare and light trespass control with unmatched uniformity
- Completely interchangeable LED array module for upgradeability and sustainability

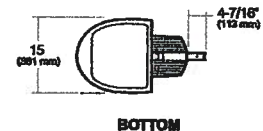
DIMENSIONS



WP9LE
EPA: 95



WP9SE
EPA: 52



ORDERING INFORMATION

SAMPLE CATALOG NUMBER



SERIES	
WP9	Warp 9 LED

SIZE	
LE	Large (140 watt)
SE	Small (75 watt)

DISTRIBUTION	
3	Type 3
4	Type 4
5	Type 5

COLOR TEMPERATURE	
L3K	3500K
L5K	5100K

VOLTAGE	
120	120V
277	277V

FINISH	
DB	Dark Bronze
PS	Platinum Silver
BL	Black
WH	White



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

www.securitylighting.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

SQUARE STRAIGHT STEEL POLES

Specifications

SSP SERIES

- Square straight steel shaft
- One-piece construction
- 2 3/8" OD tenons, or factory-drilled side mount
- Ground lug standard (3/8" 16 thread)
- Steel base plate
- Two-piece base cover
- Four L-shaped fully galvanized anchor bolts with nuts and washers, metal template
- Finished in weatherproof powder-coat paint
- Gasketed hand hole standard



ORDERING INFORMATION

Pole Catalog Number ¹	Height	Wind Load Rating ^{2,3}				Pole Size	Base Square	Anchor Bolt Size ⁴	Suggested Bolt Circle	Bolt Circle Range	Bolt Projection	Pole Weight ⁵ (lbs)
		90mph EPA	100mph EPA	110mph EPA	120mph EPA							
11 GAUGE												
SSP-4118-XXX-XX	18	13.8	10.6	8.2	6.3	4"	1025"	3/4"	10.5"	8-11"	4"	147
SSP-4125-XXX-XX	25	6.4	4.3	2.7	1.4	4"	1025"	3/4"	10.5"	8-11"	4"	190
SSP-5125-XXX-XX	25	8.8	5.9	3.6	1.9	5"	12"	1"	10.5"	10-13.5"	4"	231
7 GAUGE												
SSP-4725-XXX-XX	25	10.9	8.1	6.0	4.4	4"	11"	3/4"	10.5"	8-11"	4"	266
SSP-5722-XXX-XX	22	22.4	17.3	13.5	10.5	5"	12"	1"	10.5"	10-13.5"	4"	263
SSP-5728-XXX-XX	28	13.7	9.9	7.1	4.9	5"	12"	1"	10.5"	10-13.5"	4"	340
SSP-5730-XXX-XX	30	11.5	8.0	5.4	3.4	5"	12"	1"	10.5"	10-13.5"	4"	398

¹ Catalog Number, as listed, does not include tenons or machining for side mounting. Fixture mounting must be specified by substituting for all Xs in Catalog Number. Refer to Catalog Logic for top type and for mounting arrangements.

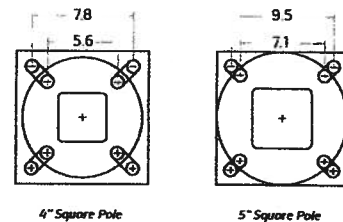
² Maximum allowable luminaire and bracketing weight is determined by multiplying the EPA values above by 30 pounds.

³ Factory supplied template must be used when setting anchor bolts. Security Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template.

⁴ Anchor bolt weights not included.

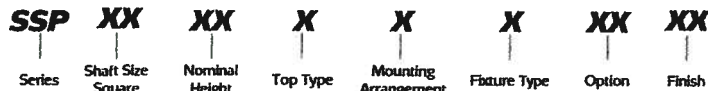
⁵ Allowable EPA loading based on AASHTO 2009 (LTSS) specification, Group II Loading, 50 year recurrence interval calculations are based on 3-second gust wind speed data.

BOLT TEMPLATE



CATALOG LOGIC

SAMPLE CATALOG NUMBER



SERIES	
SSP	Square Straight Steel

SHAFT SIZE SQUARE / GAUGE	
41	4 0", 11 ga.
47	4 0", 7 ga.
51	5 0", 11 ga.
57	5 0", 7 ga.

NOMINAL POLE HEIGHT (In Feet)	
See ordering information above!	

TOP TYPE	
1	2 3/8" OD Tenon
5	Removable Tenon
6	Side mount

MOUNTING ARRANGEMENT	
A	One Fixture
B	Two Fixtures at 90°
C	Two Fixtures at 180°
D	Three Fixtures at 90°
F	Four Fixtures at 90°
P	Tenons only

FIXTURE TYPE	
0	None, tenon only
2	ASB-F, RSB-RCS/RCL, WL, MXC, SL, CR1, CM, CM2

OPTION	
BLANK	Standard
GL	Hot Dip Galvanized

FINISH	
DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver
00	Natural Galvanized Finish

¹ Consult factory for other available pole heights.
² Only for use with optional tenon top mounting brackets or ASB mounting brackets.

ACCESSORY: TENON TOP MOUNTING BRACKET

Catalog Number	Description
TTF-10	Single
TTF-29	Twin 90°
TTF-28	Twin 180°
TTF-39	Triple 90°
TTF-30	Triple 120°
TTF-49	Quad 90°



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www.securitylighting.com

Rev. 1/12

ALTA/ACSM SURVEYOR'S CERTIFICATION

I, MICHAEL J. COLE, A LICENSED LAND SURVEYOR, MCDONALD'S CORPORATION, A RELATIVE CORPORATION, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, AND CHICAGO TITLE INSURANCE COMPANY.
I DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SURVEYING PRACTICES AND PROCEDURES FOR ALTA/ACSM SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, DIVISION OF PROFESSIONAL REGULATION, COMMONWEALTH OF VIRGINIA, AND I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSE IN THE PAST 10 YEARS.



PROPERTY DESCRIPTION (PER INSTRUMENT SCHEDULE A, PARAGRAPH 3.3)

ALL THE CERTAIN LOT, PART OF PARCELS OF LAND, LIND AND BEING IN THE CITY OF RICHMOND, VIRGINIA, CONTAINED IN SA INSTRUMENT NO. 1180, AS SHOWN ON THE CERTAIN PART OF SA INSTRUMENT NO. 1180, AND ASSOCIATED, INC. DATED MARCH 3, 1996, ENTITLED "IMPROVEMENTS ON THE HULL STREET, RICHMOND, VIRGINIA", PLAT RECORDED WITH 6020 AS INSTRUMENT NO. 1180.
BEING THE ONE (1) ACRES OF LAND, BEING JOHN R. SEBERT AND SHARLEY L. SEBERT, BY TRUST FROM JONATHAN SEBERT II AND ROSEBUD ASSOCIATES, L.P., A VIRGINIA LIMITED PARTNERSHIP, TRUST AGREEMENT RECORDED PAGE 1, 1996 IN THE PUBLIC OFFICE, CLERK OF COURTS, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 1180, AS SHOWN ON THE CERTAIN PART OF SA INSTRUMENT NO. 1180, RECORDED WITH 1180, AS INSTRUMENT NO. 1180(11), COMMENCING AT THE CORNER OF THE LOTS TO BE HEREIN SHOWN.

SPECIAL EXCEPTIONS (PER INSTRUMENT SCHEDULE B - SECTION 4)

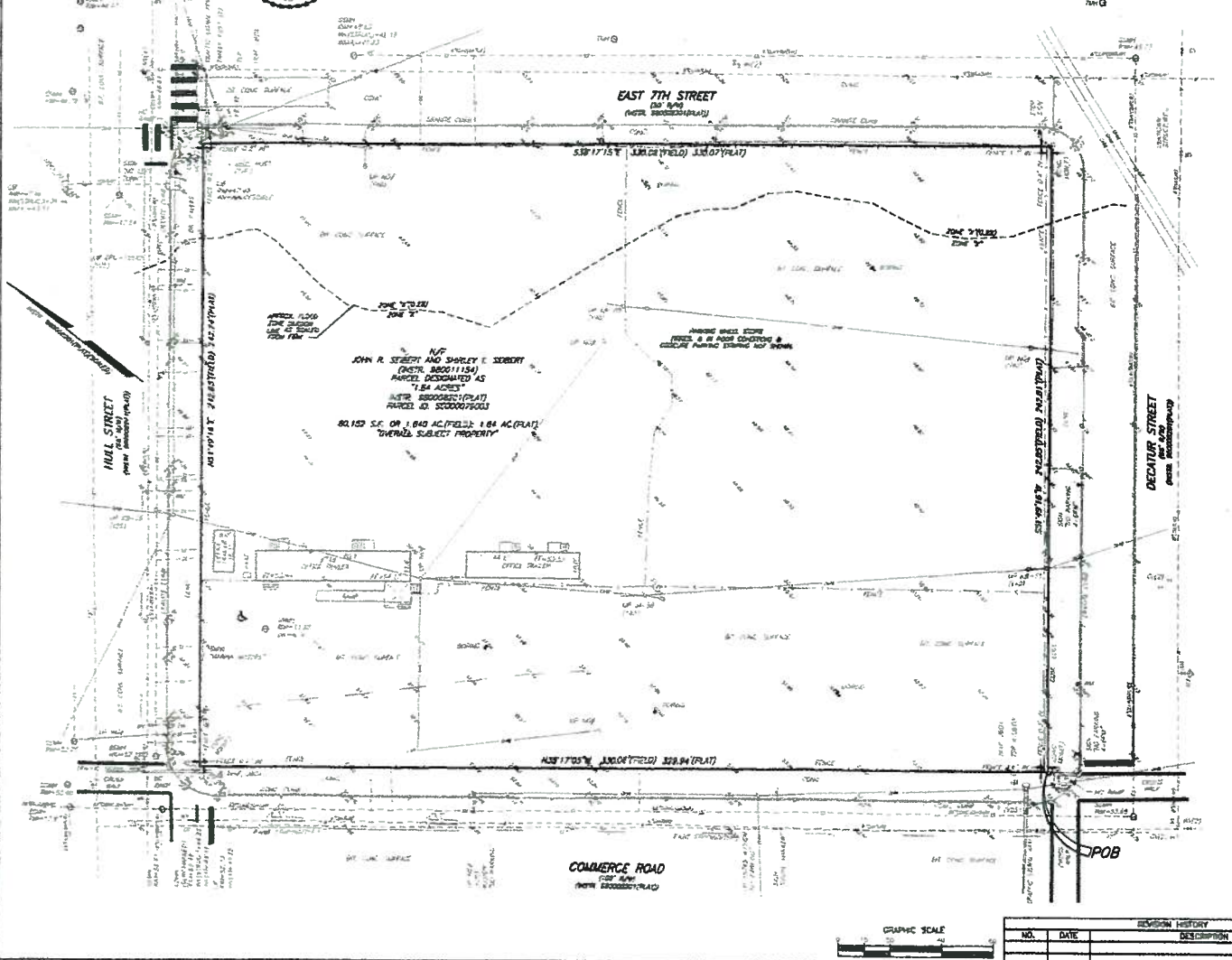
1. PLAT OF SURVEY PREPARED BY WALTER AND ASSOCIATES, INC., DATED MARCH 3, 1986, SHOWING THE FOLLOWING ADDRESS INTERIORS:
2. VARIOUS UNDEVELOPED UTILITY LINES AND POLE LOCATED ON SITE SURVEYOR'S FIELD OBSERVATION (UTILITY LINES AND POLES) ARE LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON.
3. FENCES ALONG PROPERTY LINES, BUT DO NOT COINCIDE WITH SAID SURVEYOR'S MORTGAGE LINES ARE LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON.

METS & BOUNDS DESCRIPTION (GENERAL SURVEY PROPERTY AS SHOWN)

THESE ALONG THE WESTERN BOUNDARY OF SAID LOT OF DECATOR STREET, BEING 367.70 FT. TO THE CORNER OF THE INTERSECTION OF SAID LOT OF DECATOR STREET AND THE WESTERN BOUNDARY OF SAID LOT OF HULL STREET, BEING 100.00 FT. TO A POINT, THE NORTH CORNER OF A CONCRETE MONUMENT PILE.

THESE ALONG THE WESTERN BOUNDARY OF SAID LOT OF HULL STREET, BEING 317.17 FT. TO THE CORNER OF THE INTERSECTION OF SAID LOT OF HULL STREET AND THE WESTERN BOUNDARY OF SAID LOT OF DECATOR STREET, BEING 100.00 FT. TO A POINT, THE NORTH CORNER OF A CONCRETE MONUMENT PILE.

THESE ALONG THE WESTERN BOUNDARY OF SAID LOT OF HULL STREET, BEING 317.17 FT. TO THE CORNER OF THE INTERSECTION OF SAID LOT OF HULL STREET AND THE WESTERN BOUNDARY OF SAID LOT OF DECATOR STREET, BEING 100.00 FT. TO A POINT, THE NORTH CORNER OF A CONCRETE MONUMENT PILE.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	ADJACENT LOT	11	BOUNDARY OF CONCRETE MONUMENT PILE
2	ADJACENT STREET	12	BOUNDARY OF CONCRETE MONUMENT PILE
3	ADJACENT ALLEY	13	BOUNDARY OF CONCRETE MONUMENT PILE
4	ADJACENT LOT	14	BOUNDARY OF CONCRETE MONUMENT PILE
5	ADJACENT STREET	15	BOUNDARY OF CONCRETE MONUMENT PILE
6	ADJACENT ALLEY	16	BOUNDARY OF CONCRETE MONUMENT PILE
7	ADJACENT LOT	17	BOUNDARY OF CONCRETE MONUMENT PILE
8	ADJACENT STREET	18	BOUNDARY OF CONCRETE MONUMENT PILE
9	ADJACENT ALLEY	19	BOUNDARY OF CONCRETE MONUMENT PILE
10	ADJACENT LOT	20	BOUNDARY OF CONCRETE MONUMENT PILE
21	ADJACENT STREET	21	BOUNDARY OF CONCRETE MONUMENT PILE
22	ADJACENT ALLEY	22	BOUNDARY OF CONCRETE MONUMENT PILE
23	ADJACENT LOT	23	BOUNDARY OF CONCRETE MONUMENT PILE
24	ADJACENT STREET	24	BOUNDARY OF CONCRETE MONUMENT PILE
25	ADJACENT ALLEY	25	BOUNDARY OF CONCRETE MONUMENT PILE
26	ADJACENT LOT	26	BOUNDARY OF CONCRETE MONUMENT PILE
27	ADJACENT STREET	27	BOUNDARY OF CONCRETE MONUMENT PILE
28	ADJACENT ALLEY	28	BOUNDARY OF CONCRETE MONUMENT PILE
29	ADJACENT LOT	29	BOUNDARY OF CONCRETE MONUMENT PILE
30	ADJACENT STREET	30	BOUNDARY OF CONCRETE MONUMENT PILE
31	ADJACENT ALLEY	31	BOUNDARY OF CONCRETE MONUMENT PILE
32	ADJACENT LOT	32	BOUNDARY OF CONCRETE MONUMENT PILE
33	ADJACENT STREET	33	BOUNDARY OF CONCRETE MONUMENT PILE
34	ADJACENT ALLEY	34	BOUNDARY OF CONCRETE MONUMENT PILE
35	ADJACENT LOT	35	BOUNDARY OF CONCRETE MONUMENT PILE
36	ADJACENT STREET	36	BOUNDARY OF CONCRETE MONUMENT PILE
37	ADJACENT ALLEY	37	BOUNDARY OF CONCRETE MONUMENT PILE
38	ADJACENT LOT	38	BOUNDARY OF CONCRETE MONUMENT PILE
39	ADJACENT STREET	39	BOUNDARY OF CONCRETE MONUMENT PILE
40	ADJACENT ALLEY	40	BOUNDARY OF CONCRETE MONUMENT PILE
41	ADJACENT LOT	41	BOUNDARY OF CONCRETE MONUMENT PILE
42	ADJACENT STREET	42	BOUNDARY OF CONCRETE MONUMENT PILE
43	ADJACENT ALLEY	43	BOUNDARY OF CONCRETE MONUMENT PILE
44	ADJACENT LOT	44	BOUNDARY OF CONCRETE MONUMENT PILE
45	ADJACENT STREET	45	BOUNDARY OF CONCRETE MONUMENT PILE
46	ADJACENT ALLEY	46	BOUNDARY OF CONCRETE MONUMENT PILE
47	ADJACENT LOT	47	BOUNDARY OF CONCRETE MONUMENT PILE
48	ADJACENT STREET	48	BOUNDARY OF CONCRETE MONUMENT PILE
49	ADJACENT ALLEY	49	BOUNDARY OF CONCRETE MONUMENT PILE
50	ADJACENT LOT	50	BOUNDARY OF CONCRETE MONUMENT PILE

- SURVEY NOTES**
- 1-1. THE HORIZONTAL SURVEY OF THIS SURVEY IS BASED ON AND SCALED FROM INSTRUMENT 88001154 (PLAT).
 - 1-2. ELEVATIONS SHOWN ARE EXPRESSED IN FEET AND INCHES ON THE CITY OF RICHMOND ASTERISK CORNER NETWORK WHICH REFERS TO MAP NO. 88, REFERENCE CONTROL STATION ELEVATION NUMBER IS 6454-88.
 - 1-3. TITLE INFORMATION REFERENCE: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 731826166, EFFECTIVE DATE APRIL 23, 2014, AT 8:50 AM, HENRY, ON 02/25/14 AT 11:50 AM.
 - 1-4. THIS SURVEY DOES NOT INTEND TO DETECT ANY NEUTRAL, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN.
 - 1-5. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMPARISON OF EXISTING RECORDS/PLANS, FIELD LOCATIONS, STRUCTURES, AND PLAN INFORMATION OF THE SUBJECT PROPERTY. THE SURVEYOR'S FIELD OBSERVATIONS AND MEASUREMENTS AT EACH UTILITY IN THE AREA, EXCEPT IN REMOTE LOCATIONS, WERE CONDUCTED AND VERIFIED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, CONTACT HAS BEEN MADE WITH THE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 1-6. FLOOD ZONE INFORMATION: THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE "A" & "X" ZONING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF RICHMOND, VIRGINIA, MAP NUMBER: 13020C. MAP RECORDED: APRIL 2, 2002.
 - 1-7. SUBJECT PROPERTY ADDRESS DESIGNATOR: 708 HULL STREET, (PER CITY OF RICHMOND PUBLIC PROPERTY SEARCH INDEX).
 - 1-8. THERE WAS NO EVIDENCE OF PREVIOUS CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO OBSERVED EVIDENCE OF RECORD STREET OR BOUNDARY CONSTRUCTION OR OTHER ON SUBJECT PROPERTY AT THE TIME OF SURVEY.
 - 1-9. THERE WAS NO EVIDENCE OF METAL OBJECTS ON THE SUBJECT PROPERTY.

ALTA/ACSM LAND TITLE SURVEY
PARCELS DESIGNATED AS "1.84 ACRES"
INSTRUMENT 88002011(PLAT)
RICHMOND, VIRGINIA

Blakeway Corp
SURVEYING | MAPPING | REAL ESTATE
10000 HULL STREET, SUITE 100
RICHMOND, VIRGINIA 23220
TEL: 804.647.5000 FAX: 804.647.5001
WWW.BLAKEWAYCORP.COM

FOR: MCDONALD'S USA, LLC
PROJECT: 1 S 1 P 6 E
DATE: 02/17/14
SCALE: AS SHOWN
SHEET: 1 OF 1

GRAPHIC SCALE: 1" = 40'

NO.	DATE	REVISION HISTORY	DESCRIPTION

RECEIVED



Application for **CONDITIONAL USE PERMIT**

LAND USE ADMINISTRATION

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- conditional use permit, new
- conditional use permit, amendment

Project Name/Location

Project Name: McDonald's Restaurant Date: 06/18/2014

Property Address: 708 Hull Street Tax Map #: S0000079003

Fee: \$1,320 Total area of affected site in acres: 1.84 acres
(See page 4 for fee schedule, please make check payable to the "City of Richmond")

Zoning
Current Zoning: B-7

Proposed Use
(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Vehicle Sales

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

McDonald's Restaurant with drive-up facility

Applicant/Contact Person: Bill Savage/Gloria L. Freye, Esquire

Company: McDonald's USA LLC/McGuireWoods LLP

Mailing Address: 6903 Rockledge Drive, Suite 1100/901 East Cary Street

City: Bethesda/Richmond **State:** MD/VA **Zip Code:** 20817/23219

Telephone: (804) 240-497-3795 **Fax:** (804) 775-1152 698-2055

Email: Bill.Savage@us.mcd.com/gfrey@mcguirewoods.com

Property Owner: Shirley T. and John R. Seibert

If Business Entity, name and title of authorized signee: _____

Mailing Address: 1040 Old Bon Air Road

City: Richmond **State:** VA **Zip Code:** 23235

Telephone: (804) 276-3728 x 4115 **Fax:** ()

Email: _____

Property Owner Signature: *Gloria L. Freye, Attorney in Fact*

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

Special Limited Power Of Attorney
City of Richmond, Virginia

Know All Men By These Presents: That (We)

(Name) Shirley T. and John R. Seibert (Phone) 804-276-3728 204115

(Address) 1040 Old Bon Air Road, Richmond, VA 23235

the owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, by

Instrument No. 98-8201, on Page 0810, and is described as Parcel I.D. S0000079003

Parcels: N/A Lot: N/A Block: N/A Section: N/A Subdivision: N/A

do hereby make, constitute and appoint:

(Name) Gloria L. Freye or Bill Savage (Phone) (804)775-1152/(240)497-3795

(Address) McGuire Woods, 901 E. Cary St., Richmond, VA 23219/6903 Rockledge Dr., Suite 1100, Bethesda, MD 20817

To act as my true and lawful attorney-in-fact for and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, including:

- | | |
|--|--|
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Community Unit Plan |
| <input type="checkbox"/> Rezoning (including proffers) | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Provisional Use Permit | <input type="checkbox"/> Alternative Fence Height |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Conditional Subdivision |
| <input checked="" type="checkbox"/> Plan of Development | <input type="checkbox"/> Final Subdivision |
| <input type="checkbox"/> Administrative Site Plan | <input type="checkbox"/> Subdivision Construction Plan |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Building Permit(s) |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Transfer of Approval |

My attorney-in-fact shall have the authority to negotiate conditions and to make amendments to previously approved zoning and development permits as follows:

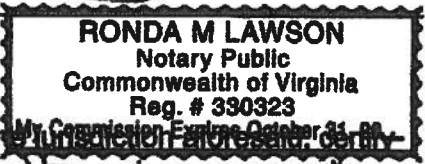
As necessary to permit a fast-food restaurant with drive-through windows.

This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

In witness thereof, (we) have hereto set my (our) hand and seal this 6 day of JUNE 2014.

Signature(s) Shirley T. Seibert

State Of Virginia, City/County of Chesterfield, To-wit:



I, Ronda M. Lawson, a Notary Public in and for the jurisdiction of Chesterfield County, Virginia, do hereby certify that the person(s) who signed the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 6th day of June 2014

Ronda M. Lawson
Notary Public

My commission expires: 10/31/2016