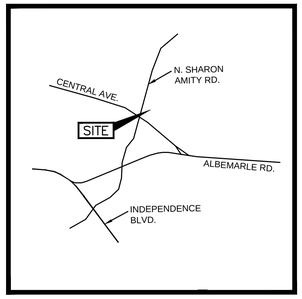
REZONING PLANS FOR

QUIKTRIP STORE #1059

5201 CENTRAL AVENUE

CHARLOTTE, NORTH CAROLINA

SHEET INDEX	
NO.	TITLE
C001	COVER SHEET
RZ-1	EXISTING CONDITIONS PLAN
RZ-2	SITE DATA SHEET
RZ-3	LANDSCAPE PLAN
RZ-4	BUILDING ELEVATIONS - MAIN SIGNAGE
RZ-5	SITE PERSPECTIVES - STREETSCAPE ELEVATIONS



Vicinity Map
Not to Scale

PROJECT CONTACT LIST:

SURVEYOR OF RECORD
THE JOHN R. MCADAMS COMPANY, INC.
KEVIN S. BAUCOM, PLS
11301 CARMEL COMMONS BLVD
SUITE 111
CHARLOTTE, NC, 28226
TEL: (704) 527-0800
FAX: (704) 527-2003

ENGINEER OF RECORD
THE JOHN R. MCADAMS COMPANY, INC.
BRANDON G. PLUNKETT, PE
11301 CARMEL COMMONS BLVD
SUITE 111
CHARLOTTE, NC, 28226
TEL: (704) 527-0800
FAX: (704) 527-2003

QT REAL ESTATE MANAGER
QUIKTRIP CORPORATION
JOHN DiBERNARDO
3701 ARCO CORPORATE DRIVE
SUITE 150
CHARLOTTE, NC 28273
TEL: (704) 559-8012
FAX: (704) 615-7162

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
TIM KELLY, PE
4705 SOUTH 129TH EAST AVENUE
TULSA, OK 74134
TEL: (918) 615-7432
FAX: (918) 615-7888

SELECT ONE-CALL FOR STATE LOCATION

PETITION NUMBER: 2014-054

PROJECT NO.:

QuikTrip No. 1059

CENTRAL & SHARON AMITY
CHARLOTTE, MECKLENBURG, NC

PROTOTYPE:	P-77 (11/01/13)
DIVISION:	81
VERSION:	001
DESIGNED BY:	
DRAWN BY:	KSR
REVIEWED BY:	

REV	DATE	DESCRIPTION
1	05-19-14	PER OWNER
2	06-20-14	2ND REZONING SUBMITTAL
3	07-25-14	3RD REZONING SUBMITTAL

ORIGINAL ISSUE DATE: 04/28/14

SHEET TITLE:

COVER SHEET

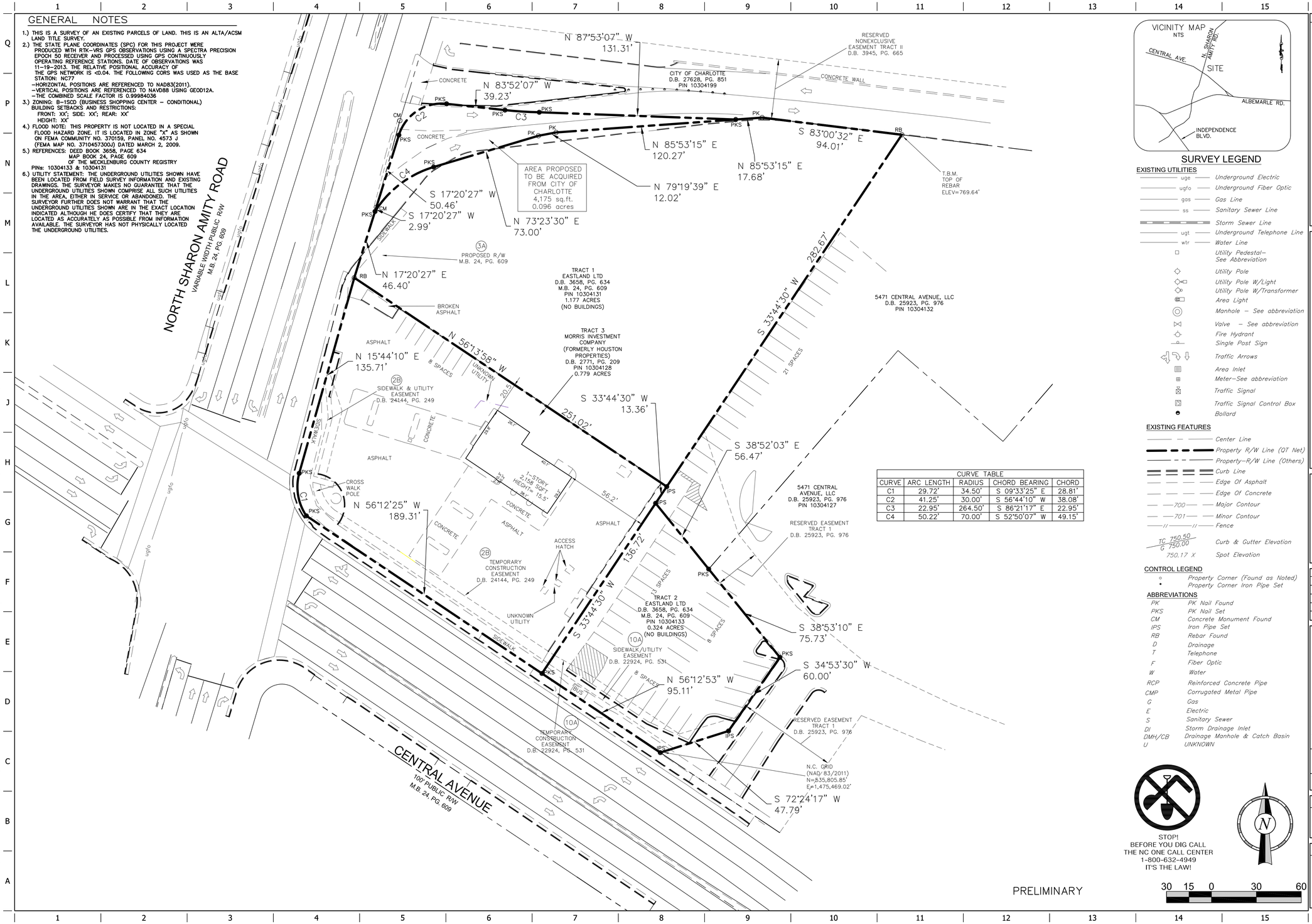
SHEET NUMBER:

C001

FILE LOCATION:N:\Projects\QTR\QTR-14010, 1059\Land\Construction Drawings\Current drawings\81-1059 Civil - Option7.dwg TAB NAME:Cover (Rezone) USER:malcolm SAVED:7/24/2014 12:55 PM PLOTTED:7/24/2014 1:03 PM

GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND. THIS IS AN ALTA/ACSM LAND TITLE SURVEY.
2.) THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH RTK-VRS GPS OBSERVATIONS USING A SPECTRA PRECISION EPOCH 50 RECEIVER AND PROCESSED USING GPS CONTINUOUSLY OPERATING REFERENCE STATIONS. DATE OF OBSERVATIONS WAS 11-19-2013. THE RELATIVE POSITIONAL ACCURACY OF THE GPS NETWORK IS <0.04. THE FOLLOWING CORS WAS USED AS THE BASE STATION: NC77
- HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(2011).
- VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING GEOID12A.
- THE COMBINED SCALE FACTOR IS 0.99984036
3.) ZONING: B-1SCD (BUSINESS SHOPPING CENTER - CONDITIONAL)
BUILDING SETBACKS AND RESTRICTIONS:
FRONT: XX'; SIDE: XX'; REAR: XX'
HEIGHT: XX'
4.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS SHOWN ON FEMA COMMUNITY NO. 370159, PANEL NO. 4573 J (FEMA MAP NO. 3710457300J) DATED MARCH 2, 2009.
5.) REFERENCES: DEED BOOK 3658, PAGE 634
MAP BOOK 24, PAGE 609
OF THE MECKLENBURG COUNTY REGISTRY
PINs: 10304133 & 10304131
6.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD
C1	29.72'	34.50'	S 09°33'25" E	28.81'
C2	41.25'	30.00'	S 56°44'10" W	38.08'
C3	22.95'	264.50'	S 86°21'17" E	22.95'
C4	50.22'	70.00'	S 52°50'07" W	49.15'

SURVEY LEGEND

EXISTING UTILITIES
- ugе — Underground Electric
- ugfo — Underground Fiber Optic
- gas — Gas Line
- ss — Sanitary Sewer Line
- Storm Sewer Line
- ugt — Underground Telephone Line
- wtr — Water Line
- Utility Pedestal– See Abbreviation
- Utility Pole
- Utility Pole W/Light
- Utility Pole W/Transformer
- Area Light
- Manhole – See abbreviation
- Valve – See abbreviation
- Fire Hydrant
- Single Post Sign
- Traffic Arrows
- Area Inlet
- Meter–See abbreviation
- Traffic Signal
- Traffic Signal Control Box
- Bollard

EXISTING FEATURES
- Center Line
- Property R/W Line (QT Net)
- Property–R/W Line (Others)
- Curb Line
- Edge Of Asphalt
- Edge Of Concrete
- 700 — Major Contour
- 701 — Minor Contour
- Fence
- TC 750.50 / G 750.00 — Curb & Gutter Elevation
- 750.17 X — Spot Elevation

CONTROL LEGEND
- Property Corner (Found as Noted)
- Property Corner Iron Pipe Set

ABBREVIATIONS

PK	PK Nail Found
PKS	PK Nail Set
CM	Concrete Monument Found
IPS	Iron Pipe Set
RB	Rebar Found
D	Drainage
T	Telephone
F	Fiber Optic
W	Water
RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe
G	Gas
E	Electric
S	Sanitary Sewer
DI	Storm Drainage Inlet
DMH/CB	Drainage Manhole & Catch Basin
U	UNKNOWN

STOP!
BEFORE YOU DIG CALL
THE NC ONE CALL CENTER
1-800-632-4949
IT'S THE LAW!

30 15 0 30 60

PROJECT NO.: QTR-13040

THE JOHN R. McADAMS COMPANY, INC.
11301 Carmel Commons Boulevard,
Suite 111
Charlotte, North Carolina 28226
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

QuikTrip No. 1059

5217 CENTRAL AVE. & 3724 N. SHARON AMITY RD.
CHARLOTTE, MECKLENBURG COUNTY, NC

PROTOTYPE: P-75 (5/01/13)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: KSB
REVIEWED BY:

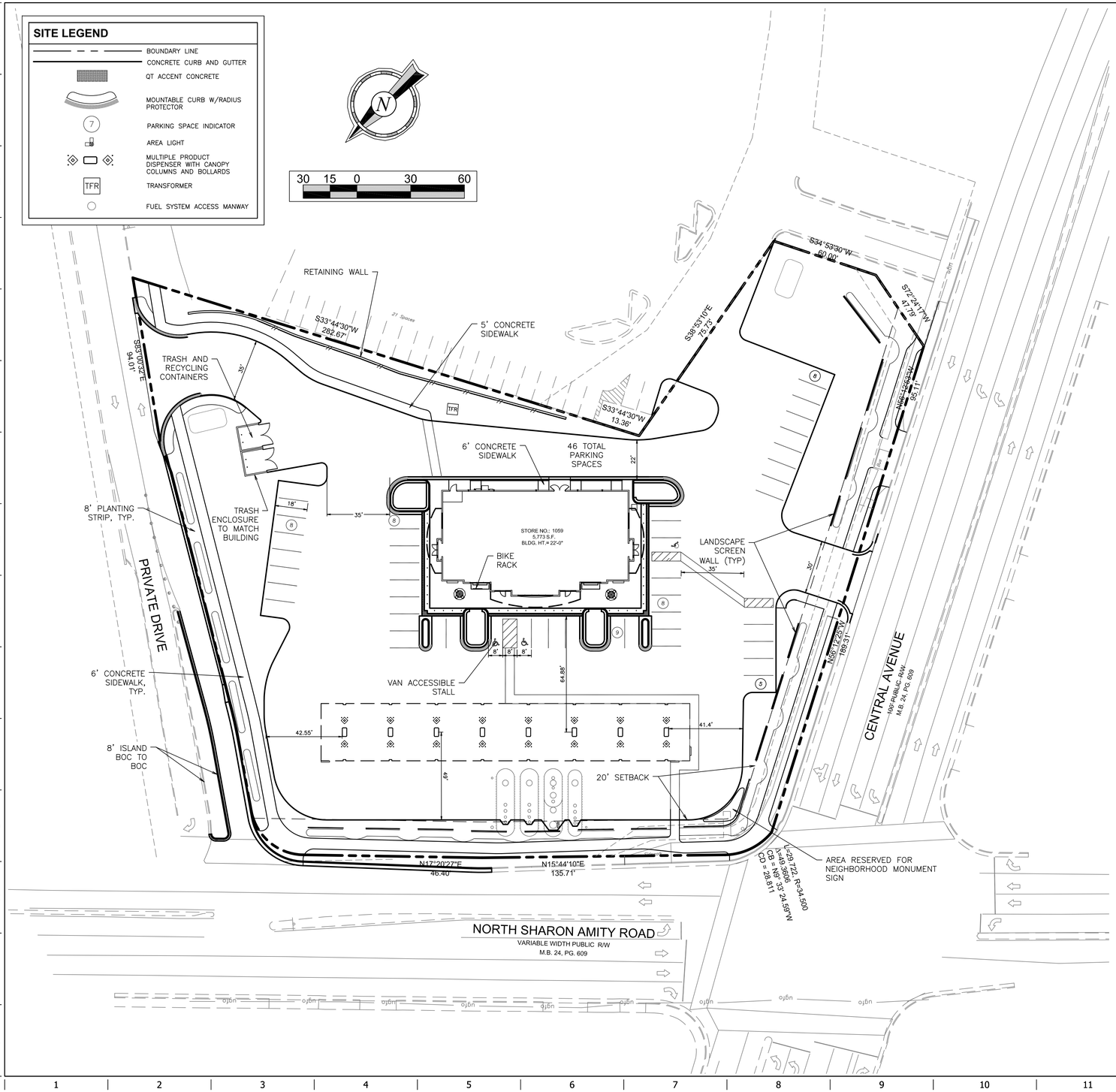
REV	DATE	DESCRIPTION
1	1-13-14	ADDED PIN 10304128 TO SURVEY
2	1-27-14	Descriptions
3	6-20-14	2ND REZONING SUBMITTAL
4	7-24-14	3RD REZONING SUBMITTAL

ORIGINAL ISSUE DATE: 12/9/2013

SHEET TITLE:
PROPERTY EXHIBIT

SHEET NUMBER:
EX - 1

FILE LOCATION:\\Projects\QTR\QTR-13040, 1059, Central and Sharon Amity\Survey\1059 Survey Exhibit.dwg TAB NAME:Exhibit USER:Buccom SAVED:7/8/2014 7:50 AM PLOTTED:7/24/2014 11:56 AM



QUIKTRIP
DEVELOPMENT STANDARDS
7/25/14
REZONING PETITION NO. 2014-054

SITE DEVELOPMENT DATA:

--ACREAGE: ± 2.40 ACRES
--TAX PARCEL #: 103-041-31, 28 AND 33
--EXISTING ZONING: B-1 AND B-1SCD
--PROPOSED ZONING: B-1(CD)
--EXISTING USES: GASOLINE SERVICE STATION AND VACANT.
--PROPOSED USES: A GASOLINE SERVICE STATION AND CONVENIENCE STORE, RETAIL USES AND RESTAURANTS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1 ZONING DISTRICT.

GENERAL PROVISIONS:

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY QUIKTRIP TO ACCOMMODATE DEVELOPMENT OF A GASOLINE SERVICE STATION AND CONVENIENCE STORE AND/OR RETAIL/RESTAURANT USES ON AN APPROXIMATELY 2.40 ACRE SITE LOCATED AT 5201 CENTRAL AVENUE (THE "SITE").

a. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ATTACHED REZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.

b. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS; PROVIDED, HOWEVER, ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

c. PARKING LAYOUTS AND DRIVEWAYS FOR SURFACE PARKING MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATION, AND PARKING SPACES MAY BE LOCATED WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE AND DEVELOPMENT AREA BOUNDARY SHOWN ON THE REZONING PLAN TO THE EXTENT PERMITTED BY THE ORDINANCE. SIDEWALKS GENERALLY DEPICTED ON THE REZONING PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.

d. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH A GASOLINE SERVICE STATION AND CONVENIENCE STORE, RETAIL USES AND RESTAURANTS WITH UP TO 9,000 SQUARE FEET OF GROSS FLOOR AREA TOGETHER WITH ACCESSORY USES ALLOWED IN THE B-1 ZONING DISTRICT.

b. USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WILL NOT BE ALLOWED ON THE SITE.

3. ACCESS NOTES:

a. ACCESS TO THE SITE WILL BE FROM CENTRAL AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN. ACCESS TO THE ADJOINING PROPERTIES WILL ALSO BE ALLOWED AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL DEDICATE IN FEE-SIMPLE TO THE CITY OF CHARLOTTE UP TO 50 FEET OF RIGHT-OF-WAY FROM THE CENTER LINE OF CENTRAL AVENUE AND N. SHARON AMITY ROAD. THIS RIGHT-OF-WAY DEDICATION WILL OCCUR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED ON THE SITE.

c. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT, REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. ARCHITECTURAL STANDARDS:

a. THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, METAL PANELS, AND/OR WOOD. ILLUSTRATIVE BUILDING ELEVATIONS HAVE BEEN INCLUDED AS PART OF THE REZONING PLAN TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. (THE ACTUAL BUILDING CONSTRUCTED MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

b. LONG EXPANSES OF BUILDING WALLS FACING THE ABUTTING PUBLIC STREETS EXCEEDING 20-FEET IN LENGTH WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE, GLASS WINDOWS, WATER TABLE, AND/OR SOLIDER COURSE; IN ADDITION LONG EXPANSES OF BUILDING WALLS FACING AN ABUTTING PROPERTY (THE REAR OF THE BUILDING) EXCEEDING 38-FEET IN LENGTH WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE, GLASS WINDOWS, WATER TABLE, AND/OR SOLIDER COURSE AS GENERALLY DEPICTED ON SHEET RZ-4.

c. METER BANKS WILL BE WILL BE SCREENED.

d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.

e. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE. THE REAR OF THE DUMPSTER ENCLOSURE WILL BE SCREENED WITH SIX FOOT TALL TREES.

5. STREETSCAPE, BUFFERS AND LANDSCAPING:

a. SETBACKS AND YARDS AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON N. SHARON AMITY, CENTRAL AVENUE AND ALONG PRIVATE DRIVE LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. TREES WILL BE PLANTED IN THE PLANTING STRIPS ESTABLISHED ALONG CENTRAL AVENUE, N. SHARON AMITY AND PRIVATE DRIVE SUBJECT TO ANY EXISTING UTILITY EASEMENTS.

d. THE PETITIONER WILL PROVIDE ALONG CENTRAL AVENUE AND N. SHARON AMITY A LOW DECORATIVE BRICK WALL (2.0' TO 2.5' HIGH) AND LANDSCAPING THAT WILL BE USED TO SCREEN PARKING AND MANEUVERING AREAS FROM CENTRAL AVENUE AND N. SHARON AMITY AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE PETITIONER WILL PROVIDE AT THE INTERSECTION OF N. SHARON AMITY AND CENTRAL AVENUE AN AREA FOR THE CONSTRUCTION OF A COMMUNITY IDENTIFICATION SIGN THAT CREATES A FOCAL POINT AND IDENTITY MARKER FOR THE AREA. THE PETITIONER WILL WORK WITH EASTSIDE RESIDENTS ON THE DESIGN OF THE PROPOSED IDENTIFICATION SIGN.

f. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

g. ELECTRICAL TRANSFORMERS WILL BE SCREENED FROM PUBLIC VIEW.

h. THE PETITIONER WILL PROVIDE LANDSCAPE SCREENING AT THE BASE OF THE RETAINING WALL LOCATED ALONG EASTERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON SHEET RZ-2.

6. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENT MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL DISCHARGE POINTS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

7. LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. ATTACHED AND DETACHED LIGHTING FIXTURES WILL BE DOWNWARDLY DIRECTED AND FULLY SHIELED.

b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 22 FEET IN HEIGHT.

8. SIGNS:

a. SIGNS AS ALLOWED BY THE ZONING REGULATIONS WILL BE ALLOWED ON THE SITE.

b. THE ALLOWED DETACHED SIGN WILL BE A GROUND MOUNTED SIGN WITH A MAXIMUM HEIGHT OF 13'6". THE DESIGN OF THE DETACHED SIGN WILL INCLUDE A BRICK BASE AND WILL BE SIMILAR IN APPEARANCE TO THE SIGN GENERALLY DEPICTED ON SHEET RZ-4. THE LOCATION OF THE DETACHED SIGN WILL BE COORDINATED WITH THE DESIGN OF THE LOW SCREEN WALL.

c. THE PETITIONER WILL INSTALL A COMMUNITY IDENTIFICATION SIGN AT THE INTERSECTION OF N. SHARON AMITY AND CENTRAL AVENUE AS GENERALLY DEPICTED ON SHEET RZ-4. THE DESIGN OF THE SIGN MAY VARY FROM WHAT IS ILLUSTRATED.

9. MISCELLANEOUS; ELIMINATION OF EXCESS PARKING:

a. THE PETITIONER HAS INDICATED AN AREA ON ALONG THE EASTERN PROPERTY BOUNDARY ADJACENT TO CENTRAL AVENUE THAT IS TO BE USED AS AN AREA FOR NON-REQUIRED PARKING AND AS ACCESS TO THE ADJOINING PROPERTY. THE PETITIONER RESERVES THE RIGHT TO ELIMINATE THIS PARKING AREA AND/OR ACCESS IN THE FUTURE TO ALLOW THIS PORTION OF THE SITE TO BE USED IN CONJUNCTION WITH THE REDEVELOPMENT OF ADJOINING PARCEL.

10. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PETITION NUMBER: 2014-054

PROJECT NO.:

QuikTrip No. 1059

CENTRAL & SHARON AMITY
CHARLOTTE, MECKLENBURG, NC

PROTOTYPE:	P-77 (11/01/13)
DIVISION:	81
VERSION:	001
DESIGNED BY:	
DRAWN BY:	KSR
REVIEWED BY:	

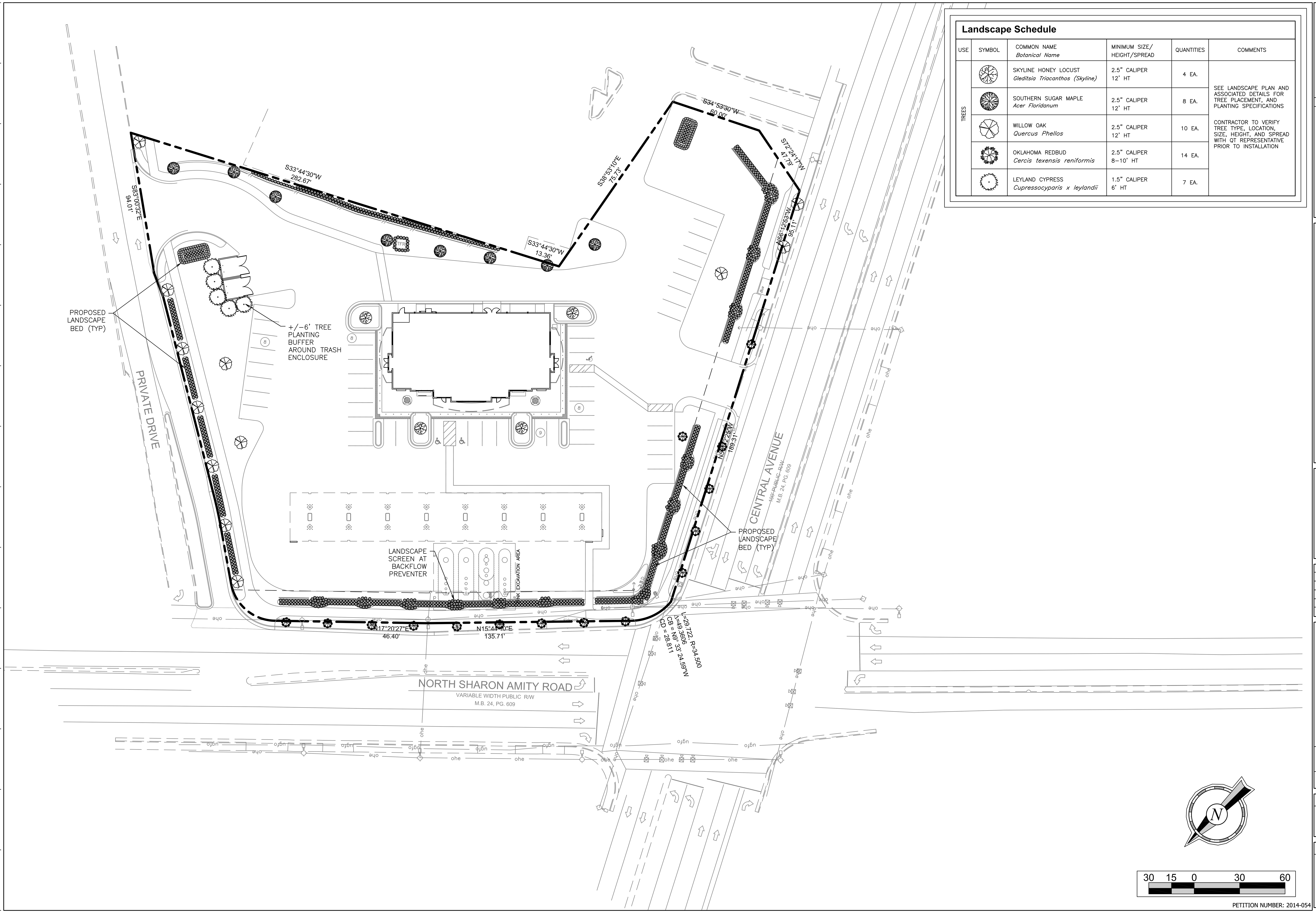
REV	DATE	DESCRIPTION
1	05-19-14	PER OWNER
2	06-20-14	2ND REZONING SUBMITTAL
3	07-25-14	3RD REZONING SUBMITTAL

ORIGINAL ISSUE DATE: 04/28/14

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
RZ-2

FILE LOCATION:Y:\Projects\QTIR\QTIR-14010, 1059\Land\Construction Drawings\Current drawings\81-1059 Civil - Option7.dwg TAB NAME:Site (Rezone) USER:malcolm SAVED:7/24/2014 5:30 PM PLOTTED:7/24/2014 5:31 PM



Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
TREES		SKYLINE HONEY LOCUST *Gleditsia Triacanthos (Skyline)*	2.5" CALIPER 12' HT	4 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		SOUTHERN SUGAR MAPLE *Acer Floridanum*	2.5" CALIPER 12' HT	8 EA.	
		WILLOW OAK *Quercus Phellos*	2.5" CALIPER 12' HT	10 EA.	
		OKLAHOMA REDBUD *Cercis texensis reniformis*	2.5" CALIPER 8–10' HT	14 EA.	
		LEYLAND CYPRESS *Cupressocyparis x leylandii*	1.5" CALIPER 6' HT	7 EA.	

PROJECT NO.:

QuikTrip No. 1059

CENTRAL & SHARON AMITY
CHARLOTTE, MECKLENBURG, NC

PROTOTYPE: P-77 (11/01/13)
DIVISION: 81
VERSION: 001
DESIGNED BY:
DRAWN BY: KSR
REVIEWED BY:

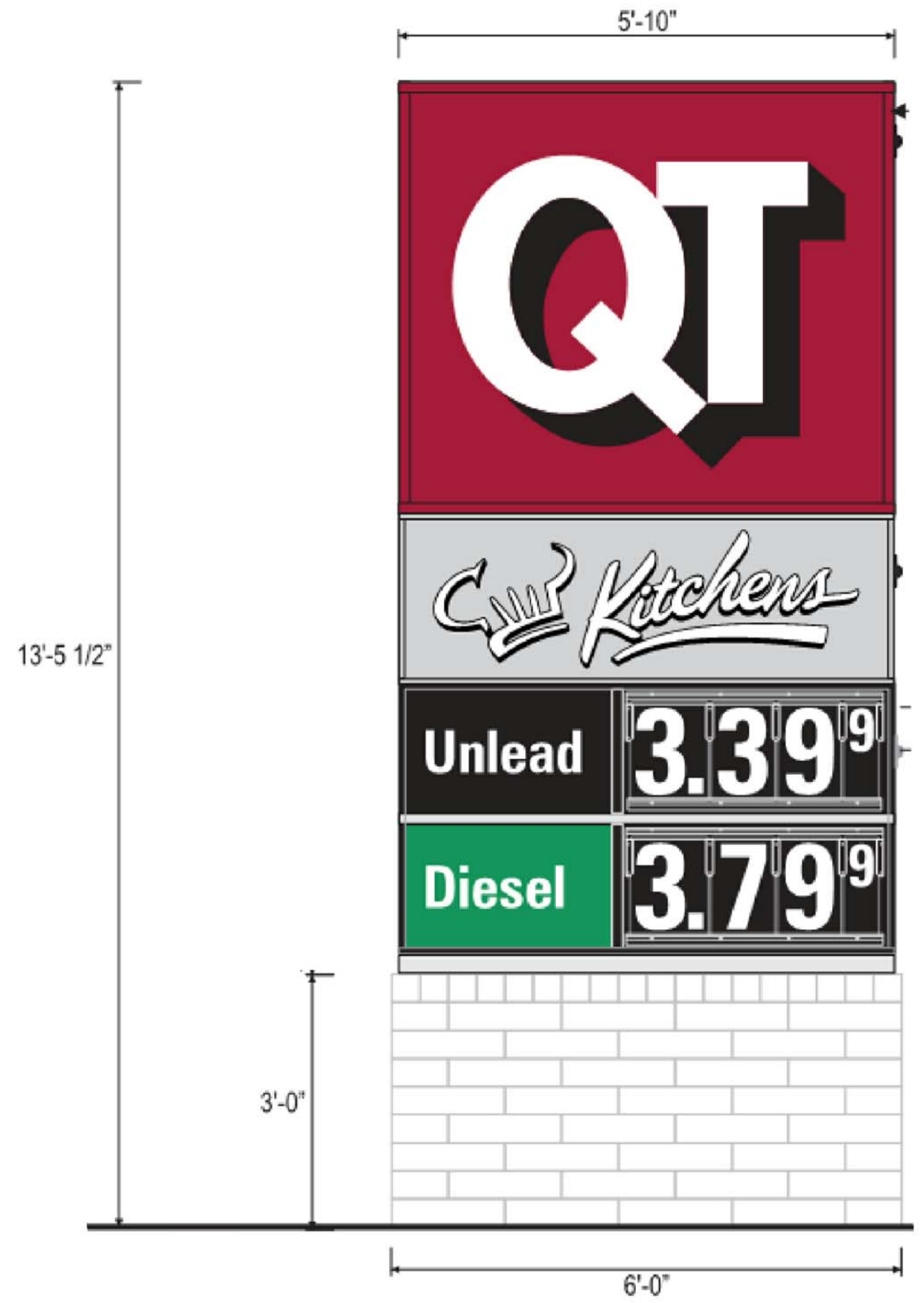
REV	DATE	DESCRIPTION
1	05-19-14	PER OWNER
2	06-20-14	2ND REZONING SUBMITTAL
3	07-25-14	3RD REZONING SUBMITTAL

ORIGINAL ISSUE DATE: 04/28/14

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
RZ-3

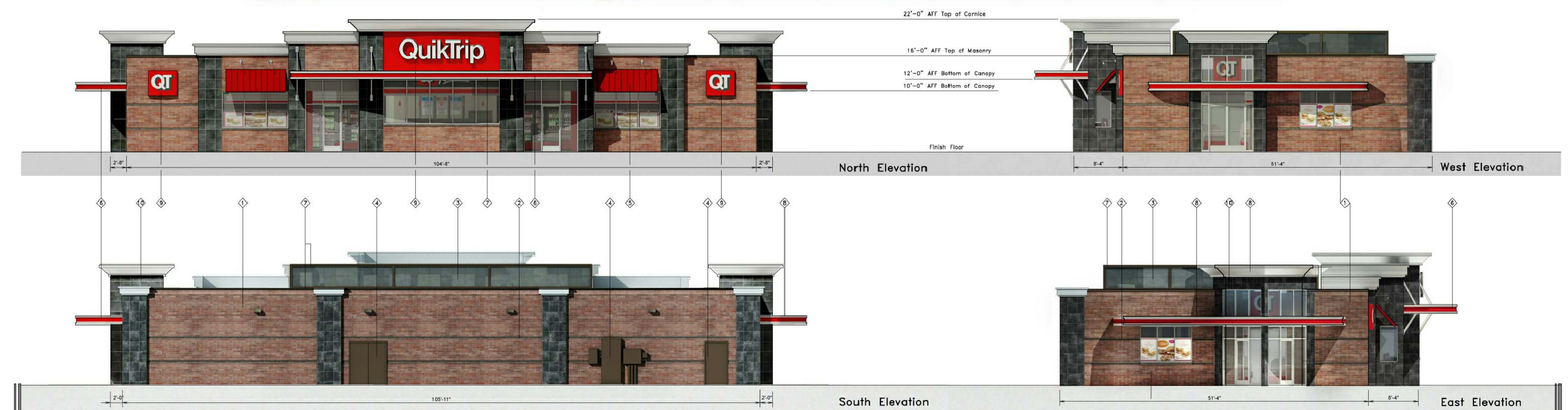
PETITION NUMBER: 2014-054



Front Elevation - Graphic Layout

BUILDING MATERIALS AND FINISHES KEY

BUILDING –
1 BRICK
2 BRICK
3 BLACK MESH
4 QT BROWN PAINT
5 QT RED PAINT
6 RED ILLUMINATED BAND
7 DARK BRONZE PAINT
8 ALUMINUM FASCIA
9 SIGNAGE
10 TILE



QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 1059	Bldg. Elevations with Flat Entry & Rear Pilasters	Address: NEC of Sharon Amity and Central	City, State: Charlotte, NC
Serial # 81-1059-BFTI	Scale: 1/16"=1'-0"	Issue Date: 06/02/14	Drawn By: BP

Rev/Notes:	
07/24/14	ADDED REAR PILASTERS/INTERNAL DRAINS

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4	QT BROWN	SHERWIN WILLIAMS	PAINT
5	QT RED	LANE	STANDING SEAM AWNING
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	DARK BRONZE	LANE	METAL/PAINT
8	HLZ-ALUMINUM	ALPOLIC	FASCIA
9	CL-6OR	ALLEN INDUSTRIES	SIGNAGE
10	MP04 RADIANT IRON	DALTILE	PORCELAIN TILE

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDING CONSTRUCTED MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

PETITION NUMBER: 2014-054

PROJECT NO.:

QuikTrip No. 1059

CENTRAL & SHARON AMITY
CHARLOTTE, MECKLENBURG, NC

PROTOTYPE: P-77 (11/01/13)
DIVISION: 81
VERSION: 001
DESIGNED BY:
DRAWN BY: KSR
REVIEWED BY:

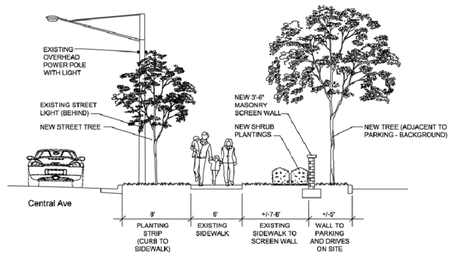
REV	DATE	DESCRIPTION
1	05-19-14	PER OWNER
2	06-20-14	2ND REZONING SUBMITTAL
3	07-25-14	3RD REZONING SUBMITTAL

ORIGINAL ISSUE DATE: 04/28/14

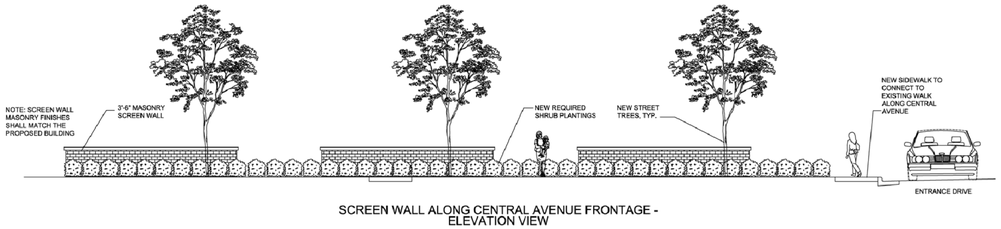
SHEET TITLE:
BUILDING ELEVATIONS - MAIN SIGNAGE

SHEET NUMBER:
RZ-4

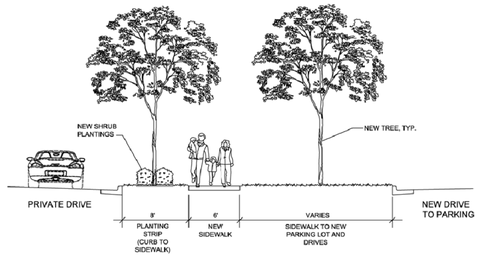
FILE LOCATION:Y:\Projects\QTR\QTR-14010, 1059\Land\Construction Drawings\Current drawings\81-1059 Civil - Option7.dwg TAB NAME:Elevations (Rezone) USER:malcolm SAVED:7/24/2014 5:30 PM PLOTTED:7/24/2014 5:38 PM



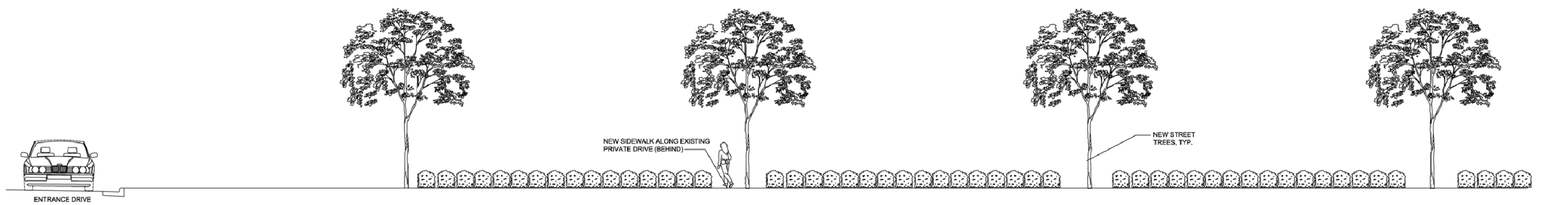
SITE FRONTAGE ALONG CENTRAL AVENUE - SECTION VIEW



SCREEN WALL ALONG CENTRAL AVENUE FRONTAGE - ELEVATION VIEW



SITE FRONTAGE ALONG PRIVATE DRIVE - SECTION VIEW



STREET TREE PLANTINGS ALONG PRIVATE DRIVE FRONTAGE - ELEVATION VIEW

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDING CONSTRUCTED MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

PETITION NUMBER: 2014-054

PROJECT NO.:

QuikTrip No. 1059

CENTRAL & SHARON AMITY
CHARLOTTE, MECKLENBURG, NC

PROTOTYPE:	P-77 (11/01/13)
DIVISION:	81
VERSION:	001
DESIGNED BY:	
DRAWN BY:	KSR
REVIEWED BY:	

REV	DATE	DESCRIPTION
1	05-19-14	PER OWNER
2	06-20-14	2ND REZONING SUBMITTAL
3	07-25-14	3RD REZONING SUBMITTAL

ORIGINAL ISSUE DATE: 04/28/14

SHEET TITLE:

SITE PERSPECTIVES - STREETSCAPE ELEVATIONS

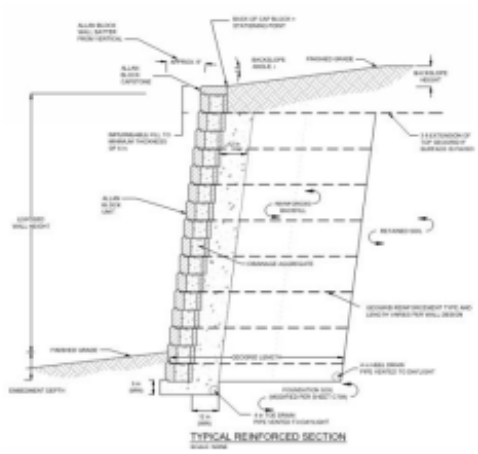
SHEET NUMBER:

RZ-5

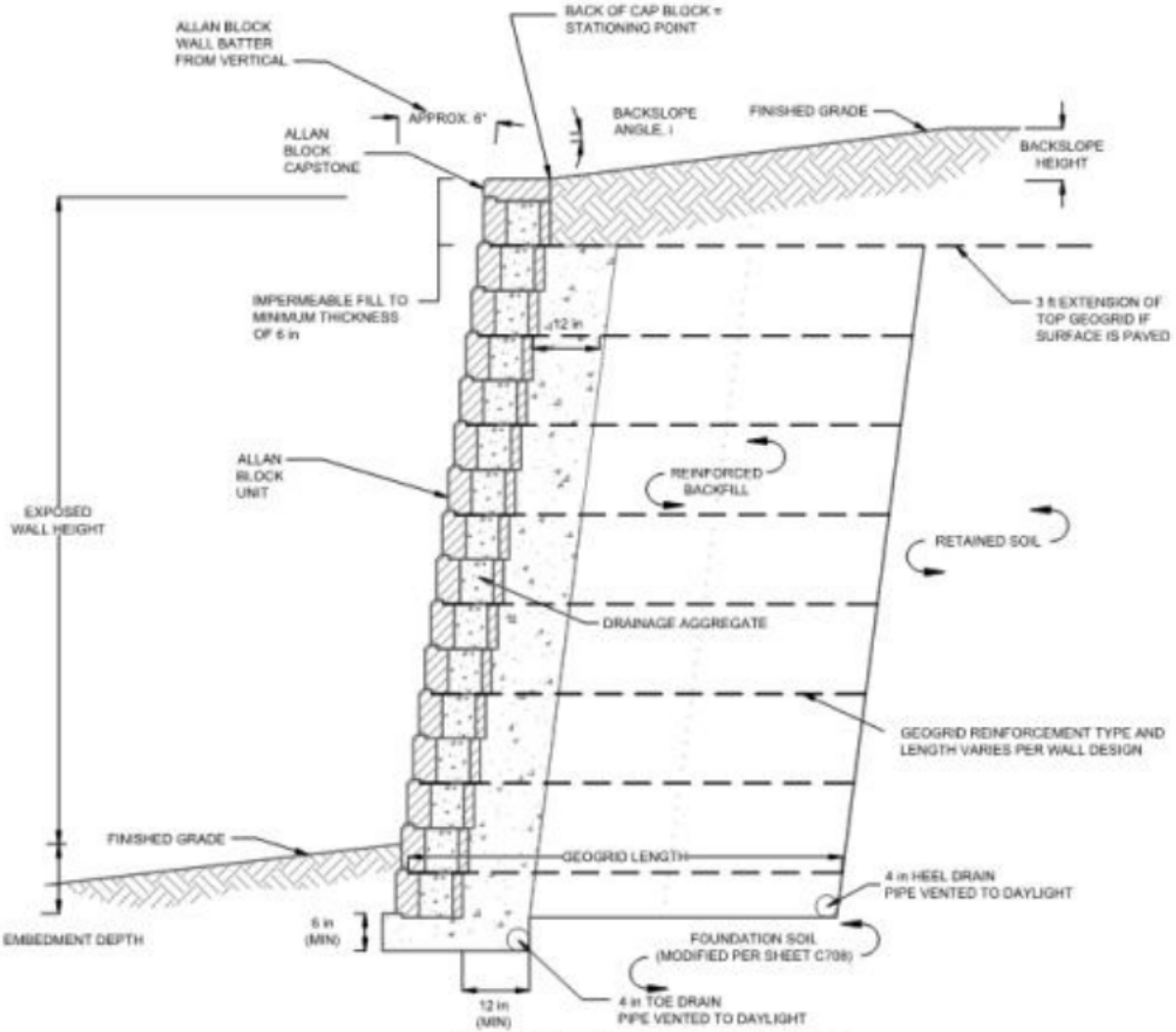
FILE LOCATION:Y:\Projects\QTR\QTR-14010, 1059\Land\Construction Drawings\Current drawings\81-1059 Civil - Option7.dwg TAB NAME:Elevations 2 (Rezone) USER:malcolm SAVED:7/24/2014 11:42 AM PLOTTED:7/24/2014 12:46 PM

6.9.2.1 *Standard*

A modular Segmental Retaining Wall (SRW) is a Mechanically Stabilized Earth (MSE) wall system. It is the standard wall to be used on QuikTrip sites. Comprised of a masonry block face, it gains its strength through the retained soils. If the wall is more than two or three feet in height, reinforcing fabric is applied in vertical layers to tie back into the retained soils (tie-backs). Proper drainage is essential or the wall system can fail.



- Typical batter of this type of wall is 6 degrees.
- The wall typically bears on a sand bed. Sometimes a concrete footing can be used; however a special weak concrete mix must be used so that stresses do not crack the block.
- Careful attention shall be paid to the area behind the wall. Ensure there is room to install geogrid within the boundaries available.
    - Grid should not encroach in property boundaries, underground easements or site utilities.
    - Site utilities should not run longitudinally behind the wall, especially gravity systems. It is difficult to place utilities within the layers of the grid. If utilities must be placed within the grid, they should run perpendicular.



TYPICAL REINFORCED SECTION

SCALE: NONE