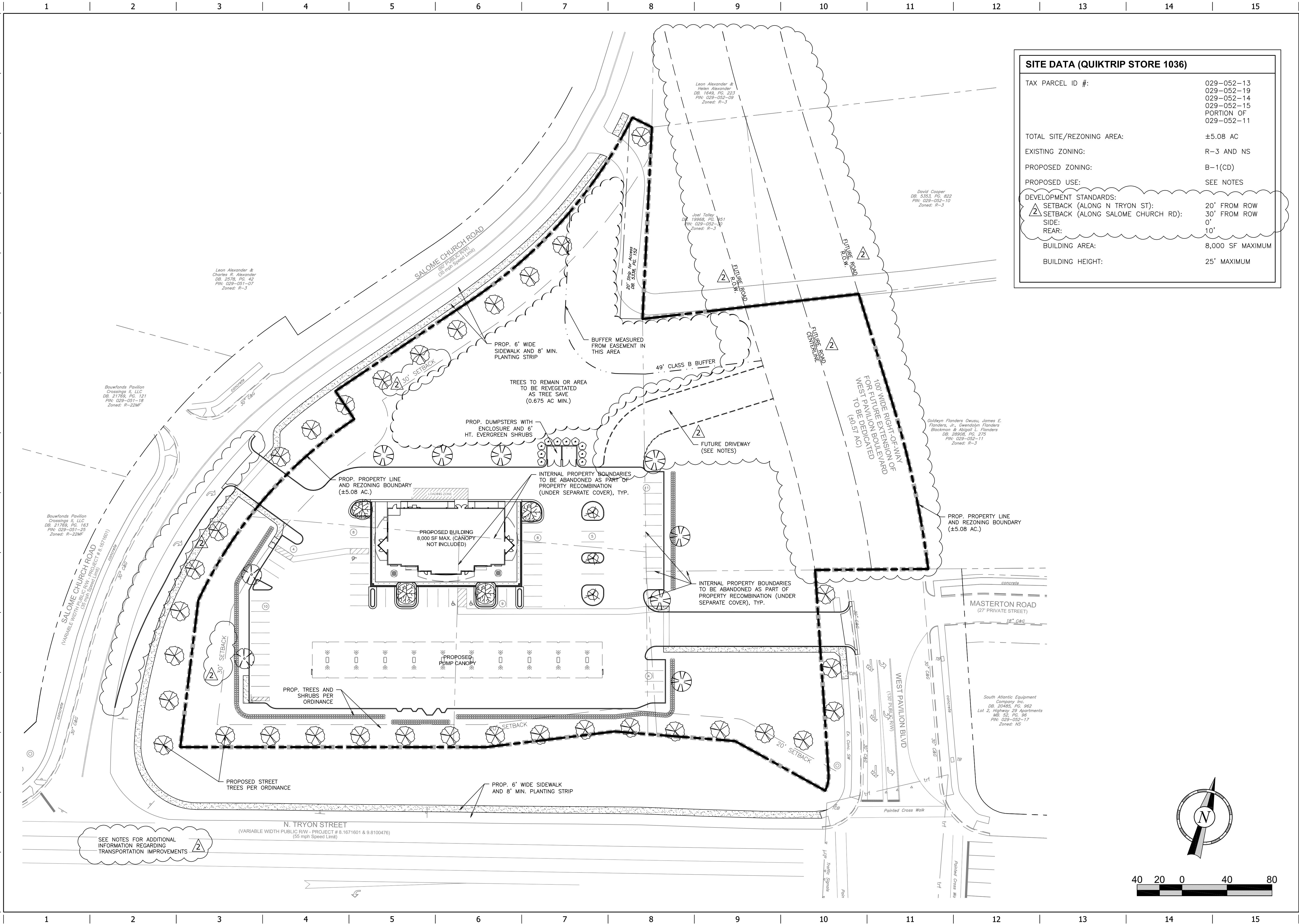


FILE LOCATION: J:\QuikTrip\14-050 - 1036\Drawings\81-1036 Rezoning.dwg TAB NAME: Rezoning USER: shipconanm SAVED: 11/19/2014 8:37 PM PLOTTED: 11/20/2014 8:58 AM



SITE DATA (QUIKTRIP STORE 1036)	
TAX PARCEL ID #:	029-052-13 029-052-19 029-052-14 029-052-15 PORTION OF 029-052-11
TOTAL SITE/REZONING AREA:	±5.08 AC
EXISTING ZONING:	R-3 AND NS
PROPOSED ZONING:	B-1(CD)
PROPOSED USE:	SEE NOTES
DEVELOPMENT STANDARDS:	
SETBACK (ALONG N TRYON ST):	20' FROM ROW
SETBACK (ALONG SALOME CHURCH RD):	30' FROM ROW
SIDE:	0'
REAR:	10'
BUILDING AREA:	8,000 SF MAXIMUM
BUILDING HEIGHT:	25' MAXIMUM

PROJECT NO.: 14-050

1315-H Central Ave. • 704.334.3303
Charlotte, NC 28203 • 704.334.3309
urban@designpartners.com
designpartners.com

QuikTrip No. 1036

NORTH TRYON STREET AND SALOME CHURCH ROAD
CHARLOTTE, NC

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PROTOTYPE: P-79
DIVISION: CAROLINAS (81)
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: TK

REV	DATE	DESCRIPTION
1	09/19/14	PER CITY COMMENTS
2	11/20/14	PER CITY COMMENTS

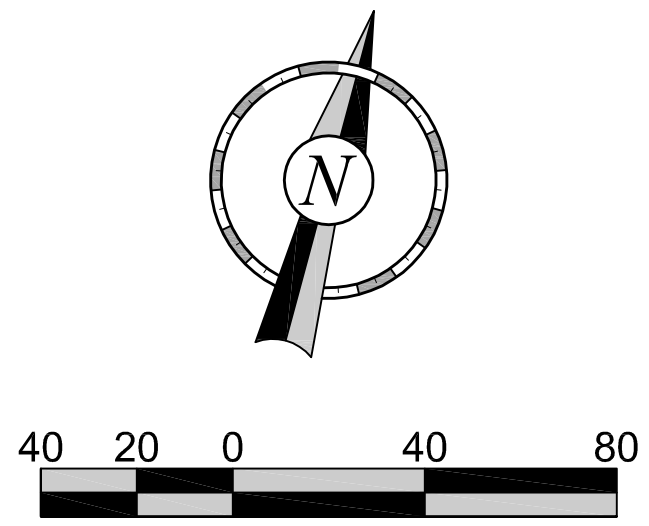
ORIGINAL ISSUE DATE: 07.28.14

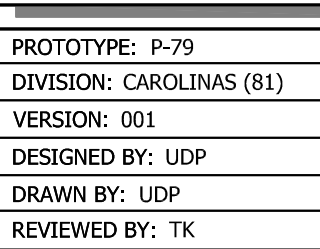
SHEET TITLE:

REZONING PLAN

SHEET NUMBER:

RZ-1.0





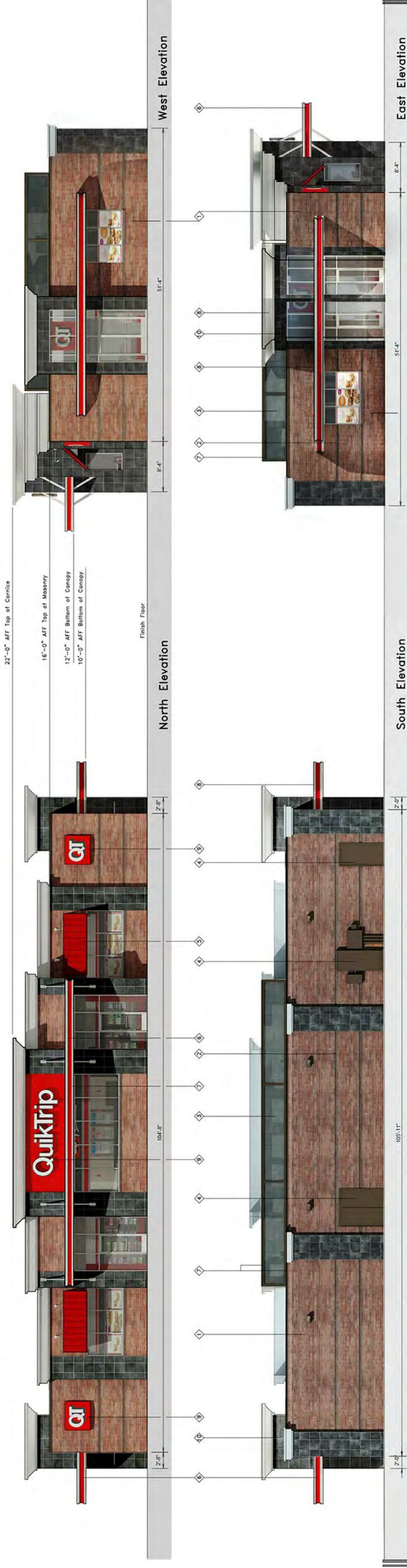
REV	DATE	DESCRIPTION
1	09/19/14	PER CITY COMMENTS
2	11/20/14	PER CITY COMMENTS

SHEET TITLE:

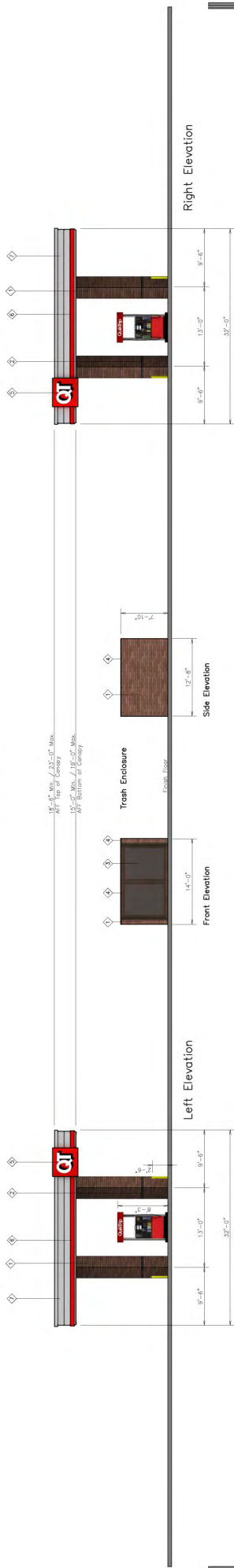
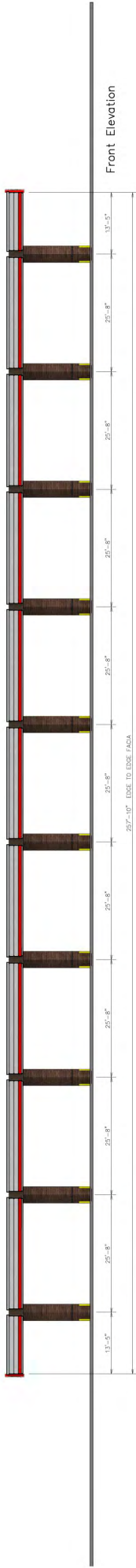
BUILDING ELEVATIONS AND
ILLUSTRATIVES

SHEET NUMBER:

RZ-3.0



<

[illegible]

VICINITY MAP
NOT TO SCALE

LINE LEGEND:

Easement	---
Fence	---x---
Guard	---
Guard Rail	---x---
Property Line	---o---
Property Line (not surveyed)	---
Right-of-Way	---
Right-of-Way (not surveyed)	---
Cable tv Line	---
Cable tv Line	---c---
Fiber Optic Line	---fo---
Gas Line	---g---
Power Line	---e---
Power Line (Underground)	---ue---
Sanitary Sewer Pipe	---ss---
Storm Drain Pipe	---sd---
Telephone Line	---t---
Telephone Line >12"	---t---12---
Telephone Line	---t---
Telephone Line (Underground)	---ut---
Water Line	---w---
Wood Fence	---□---

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standard and requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), and 13 of table a thereof, the field work was completed on February 19, 2014.

Justin F. Cloninger
Professional Land Surveyor NCPLS L-4430

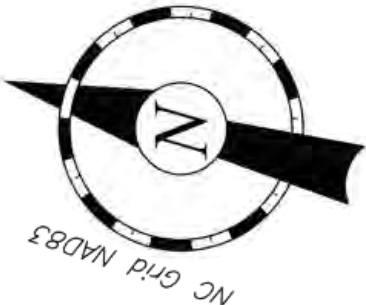
This is to certify that the subject property is Not
 located in a special flood hazard area as shown on
 maps prepared by the Federal emergency management
 agency, federal insurance administration, dated
 March 2, 2004
 Community Panel NO: 3710458800; Zone X'

SURVEYED AND MAPPED BY:
R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 LICENSE NO. C-1471
 420 HAWTHORNE LANE
 CHARLOTTE, NC 28204

This is to certify that on the 19th day of February, 2014, on actual survey was made under my supervision of the property shown on this plot, and that the boundary lines and the improvements, if any, are as shown herein, this plot meets the minimum standards of practice for land surveying in North Carolina, board rule 1600 (21 per cent sec 56) and the ratio of precision does not exceed an error of closure of one (1) foot per 10,000 feet of perimeter surveyed nor 20 seconds times the square root of the number of angles turned.

Signed

LEGEND:
A – Arc Length
ASPH – Asphalt
B – Chord Bearing
C – Chord Length
CB – Catch Basin
C.C. – Curb Cut
Cl – Curb Inlet

[illegible]

SHEET TITLE:	B
SURVEY PLAN	

SU-1	A
------	---

QuickTrip No. 1036



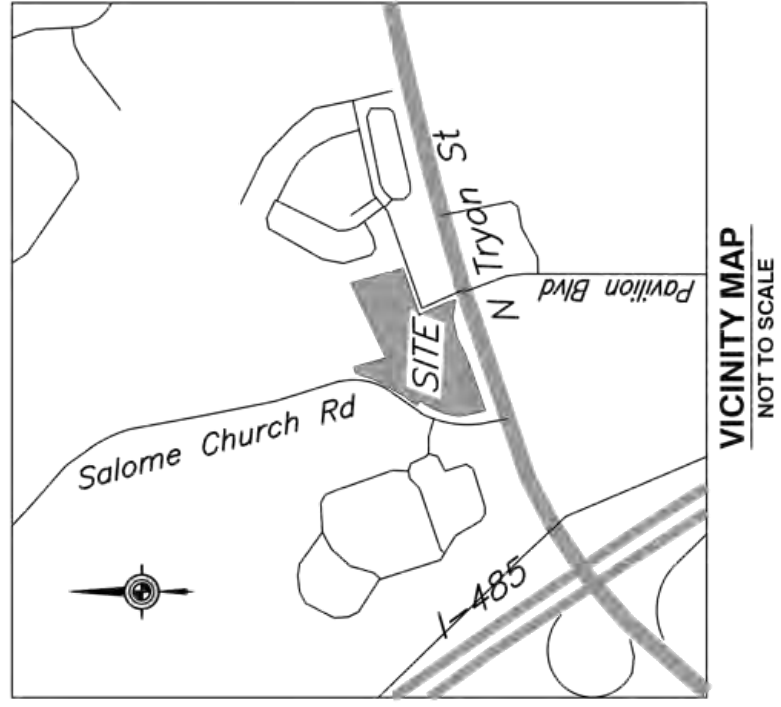
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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-74 (2/01/13)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: NM
REVIEWED BY: JFC

[illegible]

SHEET TITLE:	B
SURVEY PLAN	

SU-1	A
------	---



Know what's below.
Call before you dig.

- TREE LEGEND:**

- LINE LEGEND:**
- | | |
|---|-----------------------------|
| — | Easement |
| — | Fence |
| — | Grade Rail |
| — | Property Line |
| — | Power Line |
| — | Right-of-Way (not surveyed) |
| — | Right-of-Way (not surveyed) |
| — | Setback |
| — | Cable tv Line |
| — | Fiber Optic Line |
| — | Power Line |
| — | Power Line (Underground) |
| — | Sanitary Sewer Pipe |
| — | Storm Drain Pipe |
| — | Storm Drain Pipe >12" |
| — | Telephone Line |
| — | Water Line (underground) |
| — | Wood Fence |

ALTA/ACSM CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standard and requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), and 13 of table a thereof, the field work was completed on February 19, 2014.

*Justin F. Cloninger
Professional Land Surveyor NCPLS L-4430*

FI 000 CERTIFICATION:

1005 CERTIFICATION

This is to certify that the subject property is Not
located in a special flood hazard area as shown on
maps prepared by the Federal emergency management
agency, federal insurance administration, dated
March 2, 2004

Community Panel NO: 3710458800; Zone 'X'

SURVEYED AND MAPPED BY:
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE
CHARLOTTE, NC 28204

This is to certify that on the 19th day of February, 2014, on actual survey was made under my supervision of the property shown on this plot, and that the boundary lines and the improvements, if any, are as shown herein, this plot meets the minimum standards of practice for land surveying in North Carolina, board rule 1600 (21 per cent sec 56) and the ratio of precision does not exceed an error of closure of one (1) foot per 10,000 feet of perimeter surveyed nor 20 seconds times the square root of the number of angles turned.

Signed

- LEGEND:**
- A — Arc Length
ASPH — Asphalt
B — Chord Bearing
CB — Chord Length
C/L — Chord Station
C/C — Curb Cut
CI — Curb Inlet
C&G — Curb & Gutter
C/O — Clean Out
CONC — Concrete
D&B — Ditch Box
EB — Electric Box
EM — Electric Meter
EIP — Existing Iron Pipe
EIR — Existing Iron Rod
EN — Existing Nail
EPL — Existing Pole
FH — Fire Hydrant
G — Gutter
GVL — Gravel
GM — Gas Meter
GP — Gate Post
GS — Gas Valve
GW — Gas Valve
L — Arc Length
LP — Light Pole
MB — Map Book
MW — Monitor Well
O — Overlapping
P — Pipe
PAC — Identification Number
PB — Pig Page Book
PG — Pig
R — Radius
PVC — Plastic Pipe
R/O — Right-Of-Way
R&R — Right-Of-Way
S&H — Storm Drain Manhole
SSMH — Sanitary Sewer Manhole
(T) — Total
TB — Telephone Box
TC — Top Of Curb
TEBR — Traffic Control Box
TEP — Telephone Pole
TMH — Telephone Manhole
TS — Traffic Sign
TSP — Traffic Signal Post
UB — Utility Box
UP — Utility Pole (Power)
UPL — Utility Pole w/light
WPL — Water Pole w/transformer
WB — Water Box
WM — Water Meter
WMH — Water Manhole

- | SYMBOL LEGEND | |
|---------------|-----------------------|
| | Area Inlet |
| | Benchmark |
| | Waterfront |
| | Curb |
| | Left Turn Arrow |
| | Light Pole |
| | Mailbox |
| | Manhole Cover |
| | Monument |
| | Pedestal |
| | Property Corner Found |
| | Property Corner Set |
| | Right Turn Arrow |
| | Sign |
| | Spot Elevation |
| | Spot Light |
| | Straight Arrow |
| | Traffic Signal Box |
| | Traffic Signal Pole |
| | Tree |
| | Utility Meter |
| | Utility Pole |
| | Valve |



SHEET 4

SHEET 5

[illegible]

SHEET TITLE:	SURVEY PLAN
--------------	-------------

SU-2

PROTOTYPE: P-74 (2/01/13)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: NIM
REVIEWED BY: JFC

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PROJECT NO.: ##-##-##-##-##

QuickTrip No. 1036



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PROTOTYPE: P-74 (2/01/13)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: NIM
REVIEWED BY: JFC

[illegible]

SHEET TITLE:	SURVEY PLAN
--------------	-------------

SU-2



Know what's below.
Call before you dig.

TREE LEGEND:

BCH	—	Beech
BRD	—	Birch
BRAD	—	Bradford
CED	—	Cedar
CHY	—	Cherry
CRP	—	Crape
CYP	—	Cypress
DGW	—	Dogwood
HIC	—	Hickory
HOL	—	Holly
LAC	—	Locust
MAG	—	Magnolia
MAP	—	Maple
PEC	—	Pecan
PIN	—	Pine
POP	—	Poplar
SYC	—	Sycamore
WLN	—	Walnut
WLC	—	Wild Cherry

LINE LEGEND

Easement	Guard Rail
Fence	Property Line
Property Line	Right-Of-Way
Right-Of-Way	Right-Of-Way
Setback	Cable tv
Fiber Optic Line	Gas Line
Power Line	Power Line (High Voltage)
Sanitary Sewer	Storm Drain
Storm Drain	Telephone Line
Telephone Line	Water Line
Wood Fence	

ALTA/ACSM CERTIFICATION:
To: Quiktrip Corporation; L
Flanders Owusu, James E.
Abigail L. Flanders; HWY 29

Justin F. Cloninger
Professional Land Surveyor NCPLS L-4430

FLOOD CERTIFICATION:
This is to certify that the maps located in a special flood maps prepared by the agency, federal insurance
March 2, 2004
 Community Panel NO:

SURVEYED AND MAPPED BY:
L. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE
CHARLOTTE, NC. 28204
TEL. (704) 376-2186
FILE NO. V-4519
JOB NO. 80787

This is to certify that on the 19th day of February, 2014, on an actual survey was made under my supervision of the property shown on this plat, and that the boundary lines and the improvements, if any, are as shown herein, this plat meets the minimum standards of practice for land surveying in North Carolina, board rule: 1600 (21 neco 56) and the ratio of precision does not exceed an error of closure of one (1) foot per 10,000 feet of perimeter surveyed nor 20 seconds times the square root of the number of angles turned.











Signed

LEGEND:

A	— Arc Length
ASPH	— Asphalt
B	— Chord Bearing
C	— Chord Length
CB	— Catch Basin
C.C.	— Curb Cut
CI	— Curb Inlet

SYMBOL LEGEND

Goldwyn Flanders Owusu, James E.
Flanders, Jr., Gwendolyn Flanders
Blackmon & Abigail L. Flanders
DB, 28908, PG. 275
PIN: 029-052-11
Zoned: R-3

									
Property Corner Found	Spot Elevation	Spot Light	Straight Arrow	Traffic Signal Box	Traffic Signal Pole	Tree	Utility Meter	Utility Pole	Valve

Stephen A. Cooper
DB. 6401, PG. 103
PIN: 029-052-32

David Cooper
DB. 5353, PG. 822
PIN: 029-052-10
Zoned: R-3

Leon Alexander &
Helen Alexander
DB. 1649, PG. 223
PIN: 029-052-09
Zoned: R-3

B. 19968, PG. 951
PIN: 029-052-30
Zoned: R-3

N19°49'29"W 224.47'
S19°49'29"E 207.20'
S20°41'E 207.20'(R5) 20' Strip for Access
DB. 5338, PG. 15.

Age Group	Number of People
30	10
15	10
0	60
30	10
60	10



