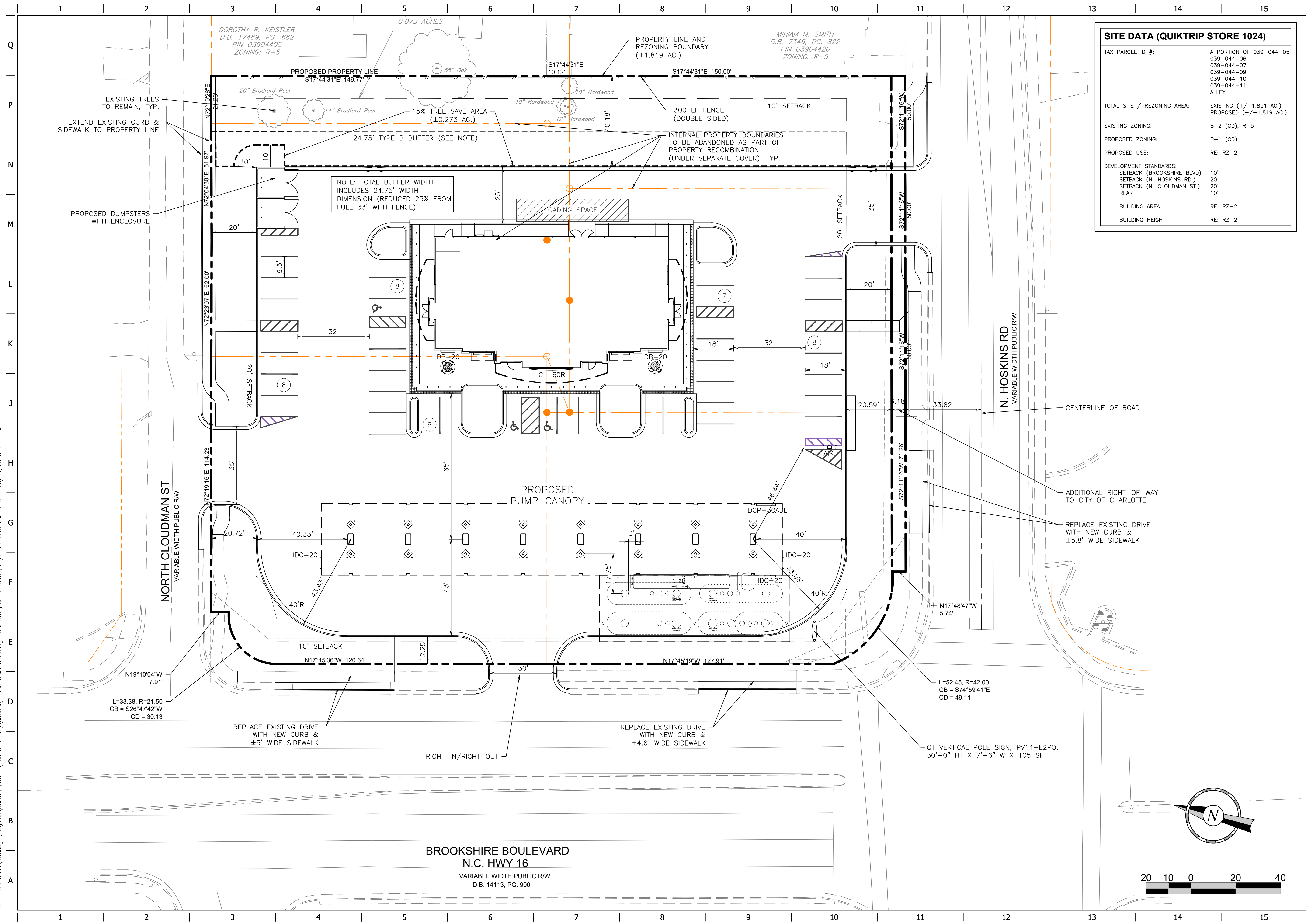
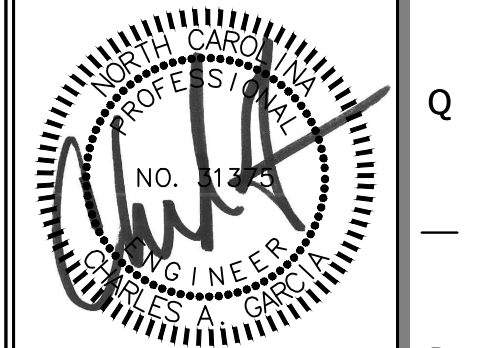


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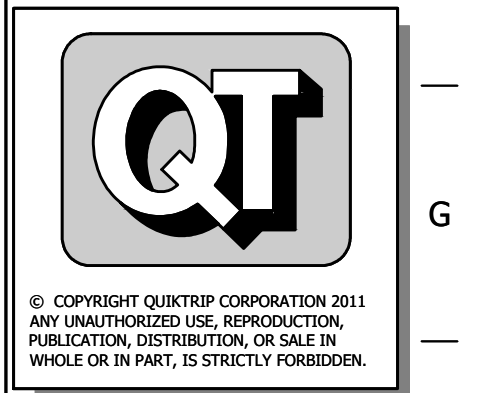


SITE DATA (QUIKTRIP STORE 1024)	
TAX PARCEL ID #:	A PORTION OF 039-044-05 039-044-06 039-044-07 039-044-09 039-044-10 039-044-11 ALLEY
TOTAL SITE / REZONING AREA:	EXISTING (+/-1.851 AC.) PROPOSED (+/-1.819 AC.)
EXISTING ZONING:	B-2 (CD), R-5
PROPOSED ZONING:	B-1 (CD)
PROPOSED USE:	RE: RZ-2
DEVELOPMENT STANDARDS:	
SETBACK (BROOKSHIRE BLVD)	10'
SETBACK (N. HOSKINS RD.)	20'
SETBACK (N. CLOUDMAN ST.)	20'
REAR	10'
BUILDING AREA	RE: RZ-2
BUILDING HEIGHT	RE: RZ-2



NC COA# C-532
ISSUE DATE: 03/24/2016
FREELAND and KALFMAN, INC.
Engineers
205 West Stone Avenue
Charlotte, NC 28202-3499
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QuikTrip No. 1024
NEC BROOKSHIRE & HOSKINS
CHARLOTTE, NC
QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273

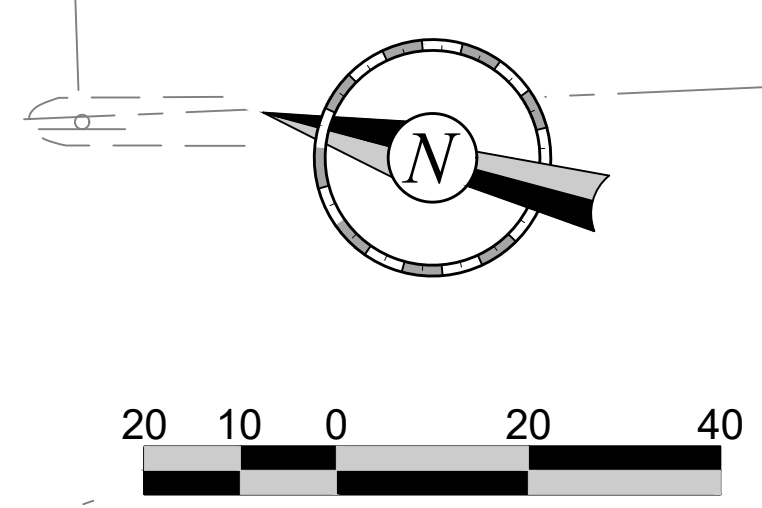


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PROTOTYPE: P-86 (02/01/16)
DIVISION: CAROLINA
VERSION: 001
DESIGNED BY: WP/CG/JE
DRAWN BY: WP/CG/JE
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
REZONING SITE PLAN

SHEET NUMBER:
RZ-1



GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY QUIKTRIP CORPORATION TO ACCOMMODATE THE DEVELOPMENT OF A CONVENIENCE STORE WITH GASOLINE SALES AND ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO ON THAT APPROXIMATELY 1.84 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BROOKSHIRE BOULEVARD AND NORTH HOSKINS ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 039-044-07, 039-044-09, 039-044-06, 039-044-10, 039-044-11 AND A PORTION OF 039-044-05. THE SITE ALSO INCLUDES THAT PORTION OF AN ADJACENT ALLEY THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN THAT THE PETITIONER WILL SEEK TO HAVE ABANDONED BY THE CITY OF CHARLOTTE AND INCORPORATED INTO THE SITE.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
4. THE PARCELS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED INTO ONE PARCEL AT THE OPTION OF PETITIONER.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES/DEVELOPMENT LIMITATIONS

1. THE SITE MAY ONLY BE DEVOTED TO A CONVENIENCE STORE WITH GASOLINE SALES AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE B-1 ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AN EATING, DRINKING AND ENTERTAINMENT USE.
2. ACCESSORY DRIVE THROUGH SERVICE WINDOWS SHALL NOT BE PERMITTED ON THE SITE.
3. A CAR WASH SHALL NOT BE PERMITTED ON THE SITE.
4. A MAXIMUM OF ONE PRINCIPAL BUILDING MAY BE LOCATED ON THE SITE.

MAXIMUM GROSS FLOOR AREA

1. THE MAXIMUM GROSS FLOOR AREA OF ANY BUILDING LOCATED ON THE SITE SHALL BE 6,000 SQUARE FEET. THE AREA UNDER THE CANOPY OVER THE GAS PUMPS ASSOCIATED WITH THE CONVENIENCE STORE AND OUTDOOR DINING AREAS SHALL NOT BE INCLUDED IN THE CALCULATION OF THE MAXIMUM GROSS FLOOR AREA.
2. THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF THE PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS, THE AREA UNDER THE CANOPY OVER THE GAS PUMPS AND OUTDOOR DINING AREAS. PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. THE ALIGNMENTS OF THE INTERNAL DRIVES TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. PETITIONER SHALL SUBMIT A PETITION TO THE CITY OF CHARLOTTE REQUESTING THE ABANDONMENT OF A PORTION OF AN EXISTING ADJACENT ALLEY THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE ABANDONMENT OF THE RELEVANT PORTION OF THE ADJACENT ALLEY SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE NEW BUILDING TO BE CONSTRUCTED ON THE SITE.

ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 25 FEET.

STREETSCAPE AND LANDSCAPING

1. A CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY LINE OF THE SITE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THE CLASS B BUFFER IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
2. PURSUANT TO SECTION 12.302(8) OF THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF THE CLASS B BUFFER BY UP TO 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8) OF THE ORDINANCE.
3. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
4. INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

ENVIRONMENTAL FEATURES

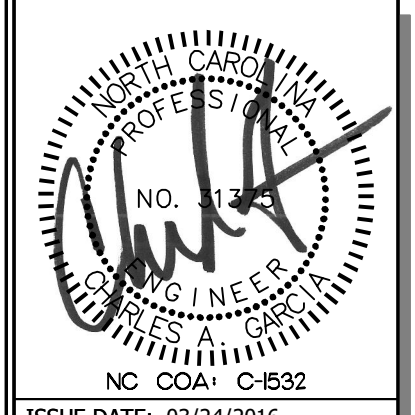
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

LIGHTING

1. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON SITE SHALL HAVE A MAXIMUM HEIGHT OF 24 FEET, AND ALL SUCH FREESTANDING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. ANY ATTACHED LIGHTING WILL BE DOWNWARDLY DIRECTED AND A FULL CUTOFF FIXTURE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



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 CHARLOTTE, NC
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REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
 DEVELOPMENT STANDARDS
 AND NOTES

SHEET NUMBER:
RZ-2

FILE LOCATION: \\Drawings\Projects\QuikTrip\1024 (Charlotte, NC)\civil.dwg TAB NAME: Dep. Notes USER: WP/CG/JE PLOTTED: 3/24/2016 5:16 PM