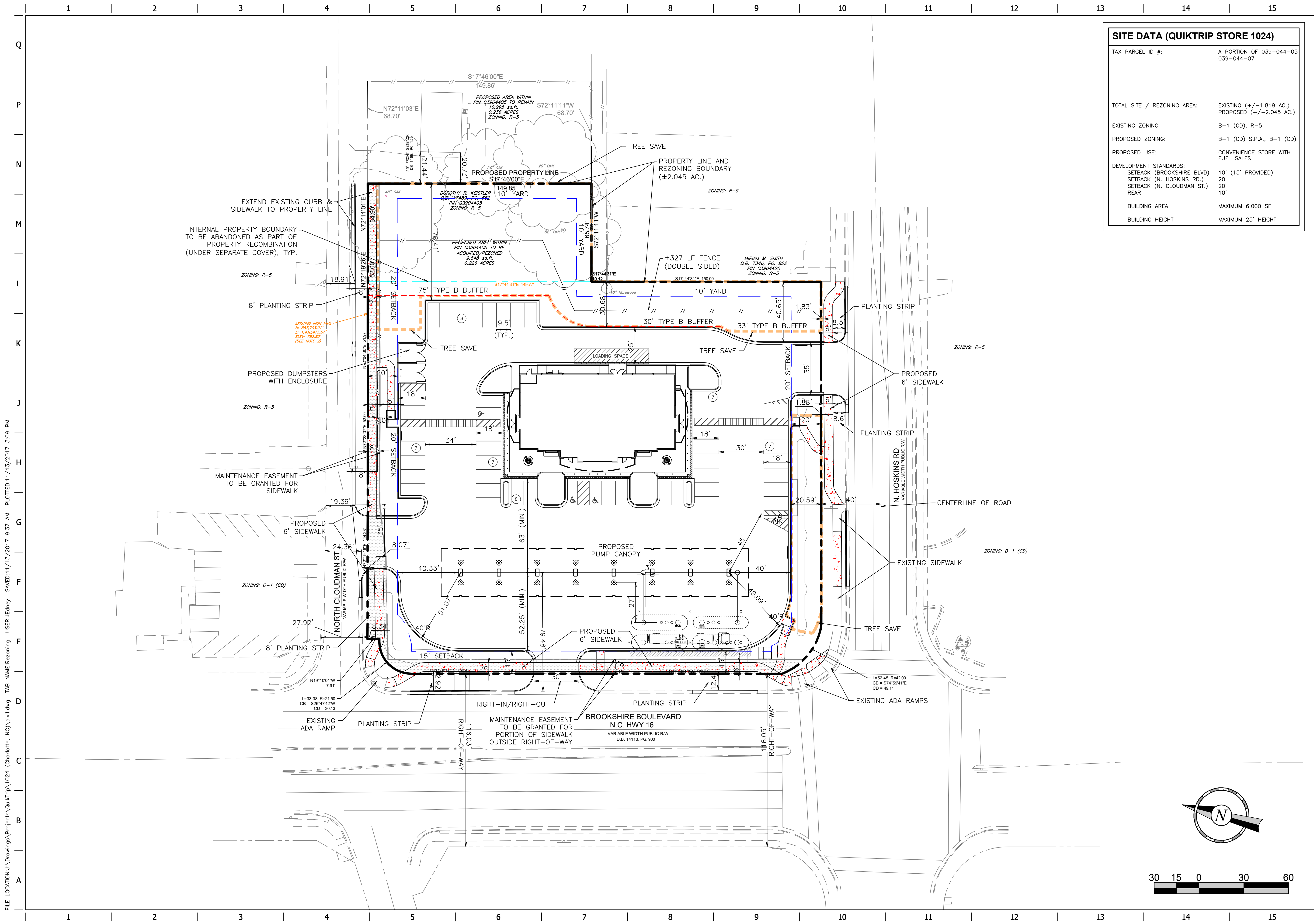


FILE LOCATION: \\Drawings\Projects\QuikTrip\1024 Charlotte, NC\civil.dwg TAB NAME: Rezoning USER: jefreym PLOTTED: 11/13/2017 3:09 PM



SITE DATA (QUIKTRIP STORE 1024)	
TAX PARCEL ID #:	A PORTION OF 039-044-05 039-044-07
TOTAL SITE / REZONING AREA:	EXISTING (+/-1.819 AC.) PROPOSED (+/-2.045 AC.)
EXISTING ZONING:	B-1 (CD), R-5
PROPOSED ZONING:	B-1 (CD) S.P.A., B-1 (CD)
PROPOSED USE:	CONVENIENCE STORE WITH FUEL SALES
DEVELOPMENT STANDARDS:	
SETBACK (BROOKSHIRE BLVD)	10' (15' PROVIDED)
SETBACK (N. HOSKINS RD.)	20'
SETBACK (N. CLOUDMAN ST.)	20'
REAR	10'
BUILDING AREA	MAXIMUM 6,000 SF
BUILDING HEIGHT	MAXIMUM 25' HEIGHT

NC COA: C-1532  
ISSUE DATE: 11/13/2017

FREE/LAND: D.L. KAUFMAN, INC.  
209 West Stone Avenue  
Greenville, SC 29609  
Tel: 864/295-5955

# QuikTrip No. 1024

4200 BROOKSHIRE BLVD.  
CHARLOTTE, NC

QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE  
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273

© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

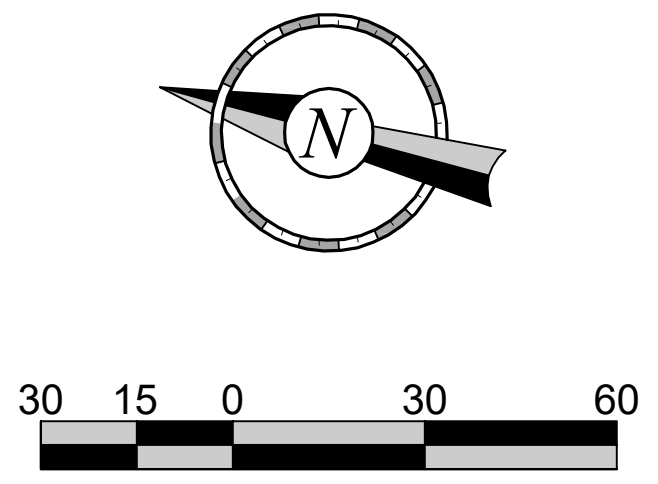
PROTOTYPE: P-87 (05/01/16)  
DIVISION: CAROLINA  
VERSION: 001  
DESIGNED BY: WP/CG/JE  
DRAWN BY: WP/CG/JE  
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 07/20/2016

SHEET TITLE:  
REZONING PLAN  
PETITION #: 2017-147

SHEET NUMBER:  
**RZ-1**

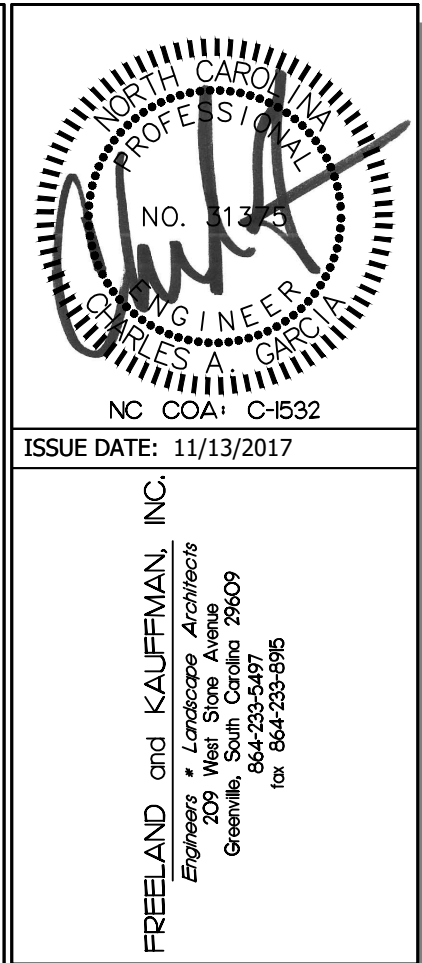








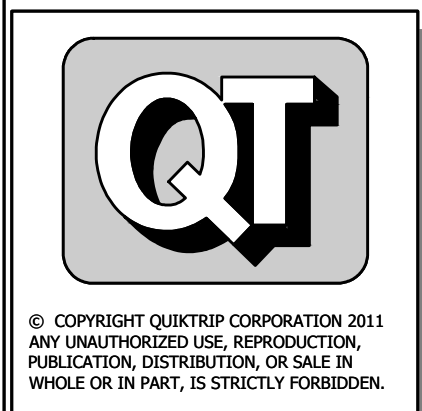
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A.	General Provisions														
Q	1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation to accommodate a convenience store with gasoline sales and any incidental or accessory uses relating thereto on that approximately 2.045 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 No. 039-044-07 and a portion of Tax Parcel No. 039-044-05.														
P	2. The development and use 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.														
N	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.														
M	B. 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.														
L	2. That portion of the Site designated as Tax Parcel No. 039-044-05 may only be devoted to tree save areas, the buffer, landscaping and open space as generally depicted on the Rezoning Plan.														
	3. 2: Accessory drive through service windows shall not be permitted on the Site.														
K	4. 3: A car wash shall not be permitted on the Site.														
	5. 4: A maximum of one principal building may be located on the Site.														
	6. 5: As depicted on the Rezoning Plan, the minimum setback from Brookshire Boulevard shall be 15 feet.														
J	C. 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.														
H	D. 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.														
G	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.														
F	3. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct a new waiting pad for the existing bus stop located on Brookshire Boulevard. The waiting pad shall be located entirely within the right of way, and the precise location of the waiting pad shall be determined during the permitting process. The waiting pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of any bench or shelter that may be located on the waiting pad.														
E	4. Prior to the issuance of a permit for the construction of the 8 parking spaces to be located near the eastern edge of the Site adjacent to the 75 foot wide Class B buffer, Petitioner shall pay to CDOT a sum equal to CDOT's estimated cost for the construction of an accessible ramp on the southwest quadrant of the intersection of North Cloudman Street and Brookshire Boulevard (the "Ramp Payment"). Petitioner shall have no obligation to construct the accessible ramp. In no event shall the amount of the Ramp Payment exceed \$5,000, even if the estimated cost to construct the accessible ramp exceeds \$5,000.														
	E. Architectural Standards														
D	1. The maximum height of the building to be constructed on the Site shall be 25 feet.														
	2. Attached to the Rezoning Plan are schematic architectural renderings of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of this building. Accordingly, the building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings with respect to architectural style, character and primary building materials. Notwithstanding the foregoing, changes and alterations to the elevations of the building which do not materially change the overall conceptual architectural style and character shall be permitted.														
C	3. The exterior building materials for the building to be constructed on the Site are designated on the attached schematic architectural renderings.														
B															
A															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15



QuikTrip No. 1024

4200 BROOKSHIRE BLVD.  
CHARLOTTE, NC

QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE  
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273



PROTOTYPE: P-87 (05/01/16)
DIVISION: CAROLINA
VERSION: 001
DESIGNED BY: WP/CG/JE
DRAWN BY: WP/CG/JE
REVIEWED BY: WP/CG/JE

[illegible]

<b>SHEET TITLE:</b>
DEVELOPMENT STANDARDS AND NOTES PETITION #: 2017-147

SHEET NUMBER:
RZ-3



FILE LOCATION: \\Drawings\Projects\QuikTrip\1024 Charlotte, NC\civil.dwg TAB NAME: Bldg Elevations USER: JEdney SAVED: 11/13/2017 9:37 AM PLOTTED: 11/13/2017 3:11 PM

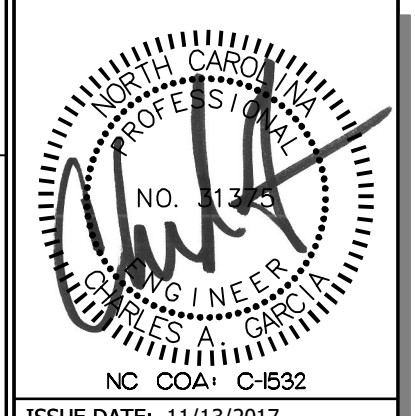




**QuikTrip.**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 1024 Flat Entry Building Elevations			Address: Brookshire Blvd. & Hoskins Rd.			City, State: Charlotte, NC	
Serial # 81-1024-BFTI	Scale: 1/16"=1'-0"	Issue Date: 04.21.16	Drawn By: JK	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS. QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.		


#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	W/WHITE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	1/2" ALUMINUM	ATPOLIC	PASCO
4	QT RED	LANE	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BRAND
6	DARK BRONZE	LANE	METAL PAINT
7	QT BROWN	SHERWIN WILLIAMS	PAINT
8	QT-BOR	ALLEN INDUSTRIES	SIGNAGE
9	EVENING VKIL	DALLIE	INDOOR
10	BLACK	ALL DORY FABRICS	POLYPRO 95 MESH
11	DB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



NC COA: C-1532  
ISSUE DATE: 11/13/2017

FREE/LAND: 515 KALFFMAN, INC.  
209 West Stone Avenue  
Greenville, SC 29609  
Tel: 864/295-5955

**QuikTrip No. 1024**  
4200 BROOKSHIRE BLVD.  
CHARLOTTE, NC  
QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE  
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273



© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-87 (05/01/16)  
DIVISION: CAROLINA  
VERSION: 001  
DESIGNED BY: WP/CG/JE  
DRAWN BY: WP/CG/JE  
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

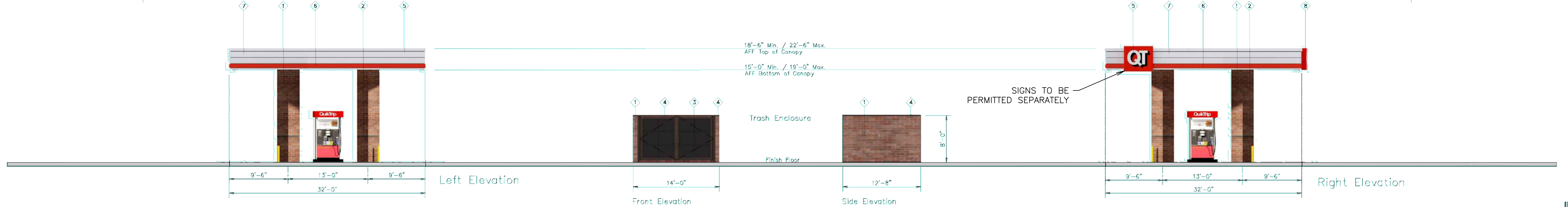
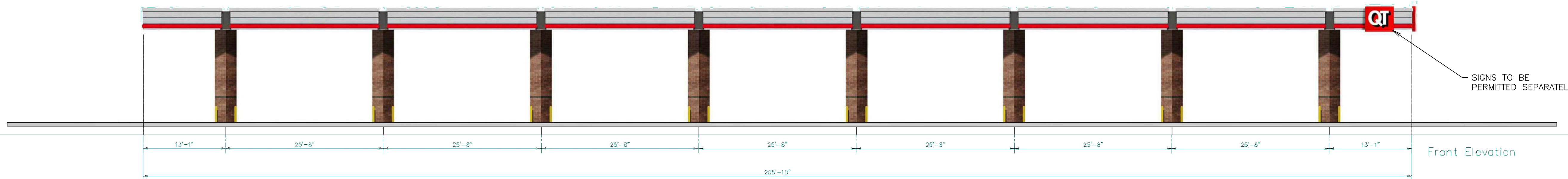
ORIGINAL ISSUE DATE: 07/20/2016

SHEET TITLE:  
BUILDING ELEVATIONS  
PETITION #: 2017-147

SHEET NUMBER:  
**RZ-4**



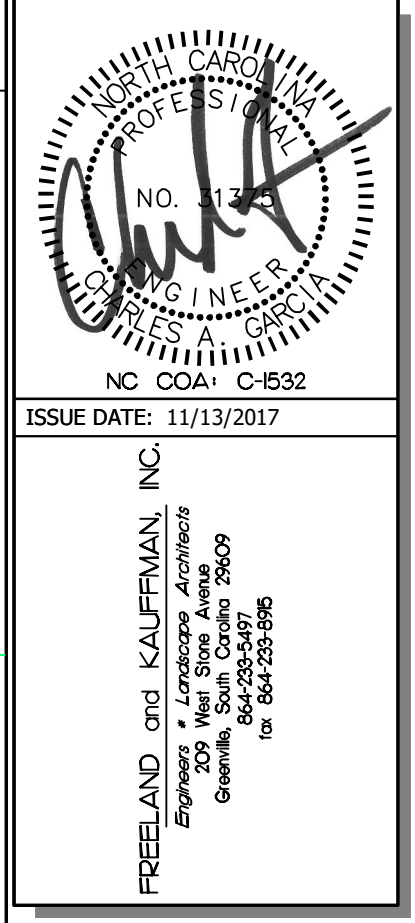
FILE LOCATION: J:\Drawings\Projects\QuikTrip\1024 Charlotte, NC\civil.dwg TAB NAME: Canopy Elevations USER: J.E. JENNEY PLOTTED: 11/13/2017 9:37 AM



Store #	1024	Vertical 8 Canopy Elevations		Address: Brookshire Blvd. & Hoskins Rd.		City, State: Charlotte, NC	
Serial #	81-1024-GV08	Scale:	NTS	Issue Date:	04.21.16	Drawn By:	JK
				Rev/Notes:			

COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

②	FINISH	MANUFACTURER	SPECIFICATION
1	Bronzestone	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	Midnight Black	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	Black	ALL COLOR FABRICS	POLYPROPYLENE
4	Dark Bronze	LANE	METAL/PART
5	UP-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	UP-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
7	UP-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	UP-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



QuikTrip No. 1024  
4200 BROOKSHIRE BLVD.  
CHARLOTTE, NC  
QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE  
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273

PROTOTYPE: P-87 (05/01/16)
DIVISION: CAROLINA
VERSION: 001
DESIGNED BY: WP/CG/JE
DRAWN BY: WP/CG/JE
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

SHEET TITLE:  
GAS CANOPY ELEVATIONS  
PETITION #: 2017-147  
SHEET NUMBER:  
RZ-5