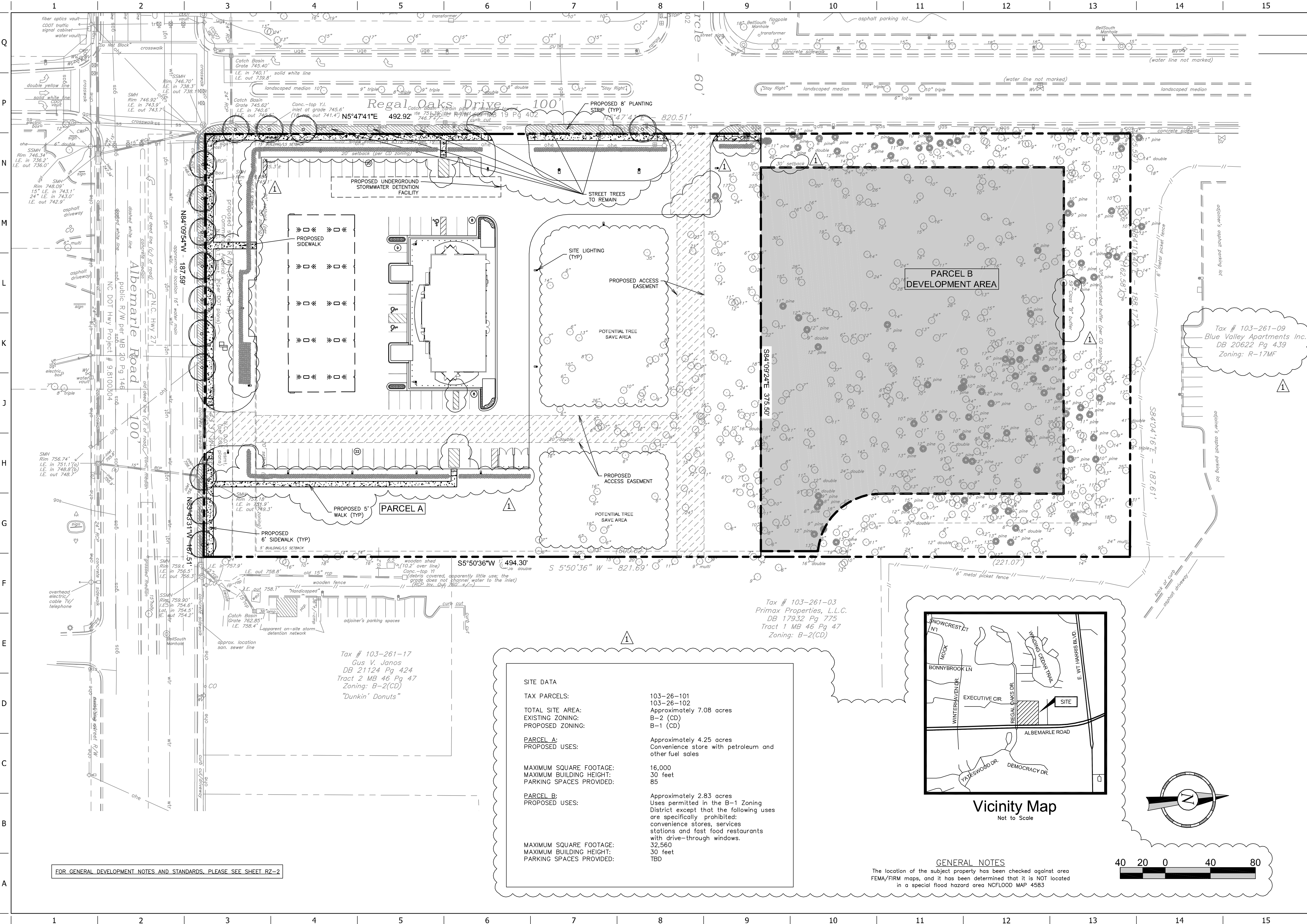


FILE LOCATION: J:\3321 QT 1053\Drawings\Project Start Up Folder\1053 Base P-66 facing the street.dwg TAB NAME: RZ-1 USER: binzlietta SWED: 8/19/2011 8:03 AM PLOTTED: 8/19/2011 10:26 AM



PROJECT NO.: 3321

SITE SOLUTIONS

2 3 3 0
W. Morehead Street
Charlotte, NC 28206
Landscape Architecture
Site Planning
Civil Engineering
www.site-solutions.com
Telephone: 704-521-5880
Facsimile: 704-521-8955
CADP 1396

REZONING PETITION
NUM - 2011-50

QuikTrip No. 1053

NE OF ALBEMARLE ROAD AND REGAL OAKS DR.
CHARLOTTE, NC

QT

© COPYRIGHT, 2000 QUARTER CORPORATION. ALL RIGHTS RESERVED.
QUARTER CORPORATION, 1000 QUARTER DRIVE, SUITE 100, CHARLOTTE, NC 28206. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF QUARTER CORPORATION.

PROTOTYPE: P-66 (02/01/11)
DIVISION: CHARLOTTE
VERSION: 001
DESIGNED BY: JCP
DRAWN BY: BL
REVIEWED BY: WS, TM

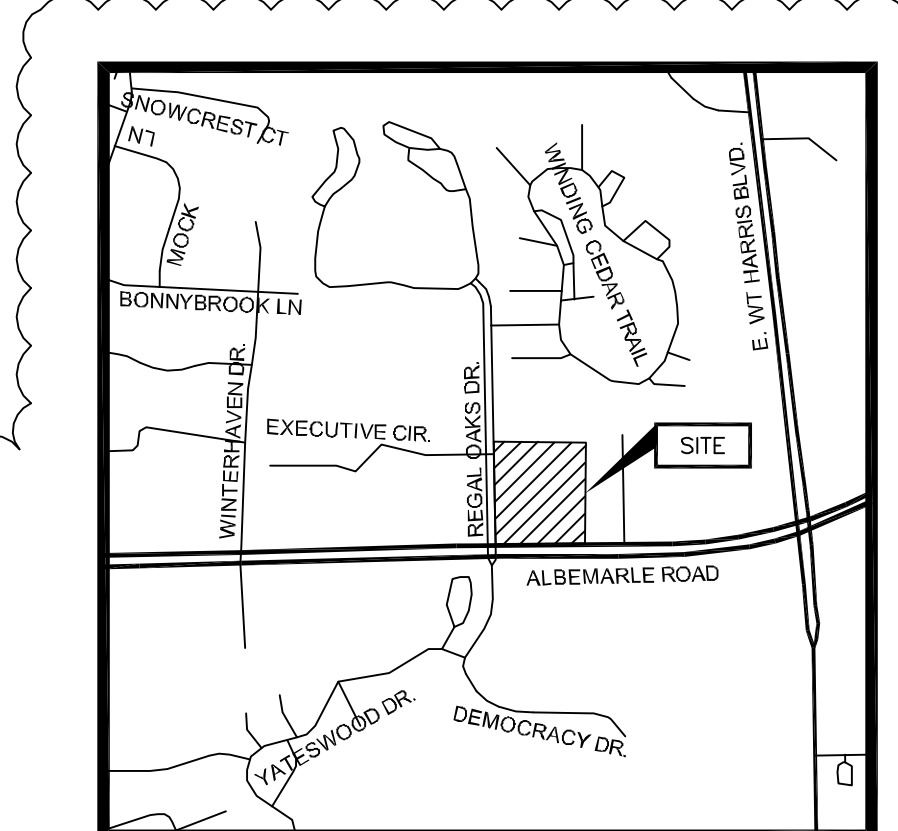
REV	DATE	DESCRIPTION	Rev City of Charlotte Comments
1	08/19/11		

ORIGINAL ISSUE DATE: 05/02/2011

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

SITE DATA	
TAX PARCELS:	103-26-101 103-26-102
TOTAL SITE AREA:	Approximately 7.08 acres
EXISTING ZONING:	B-2 (CD)
PROPOSED ZONING:	B-1 (CD)
PARCEL A:	Approximately 4.25 acres
PROPOSED USES:	Convenience store with petroleum and other fuel sales
MAXIMUM SQUARE FOOTAGE:	16,000
MAXIMUM BUILDING HEIGHT:	30 feet
PARKING SPACES PROVIDED:	85
PARCEL B:	Approximately 2.83 acres
PROPOSED USES:	Uses permitted in the B-1 Zoning District except that the following uses are specifically prohibited: convenience stores, services stations and fast food restaurants with drive-through windows.
MAXIMUM SQUARE FOOTAGE:	32,560
MAXIMUM BUILDING HEIGHT:	30 feet
PARKING SPACES PROVIDED:	TBD



GENERAL NOTES

The location of the subject property has been checked against area FEMA/FIRM maps, and it has been determined that it is NOT located in a special flood hazard area NCFLOOD MAP 4583



FILE LOCATION: \\3321_QT_1053\Drawings\Project Start Up Folder\1053 Base P-66 facing the street.dwg TAB NAME: RZ-2 USER: blanzlilola1 SWED: 8/19/2011 8:02 AM PLOTTED: 8/19/2011 8:02 AM

12.335 acre tract of land located at the northeast quadrant of the intersection of Albemarle Road and Regal Oaks Drive (hereinafter referred to as the "Tract"). Parcel A and Parcel B are currently subject to development standards imposed upon the Tract by the conditional rezoning site plan associated with Rezoning Petition 94-40, which was approved by the Charlotte City Council on July 18, 1994.

1. GENERAL PROVISIONS:

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning filed by QuikTrip Corporation to accommodate the development of Parcel A and Parcel B (hereinafter sometimes collectively referred to as the "Site").

The purpose of this Rezoning is to modify the building development outline, prescribed access points, and vegetation requirements governing the Site so as to accommodate development on the southern portion of the Site, identified as "Parcel A" on the Technical Data Sheet, of a convenience store which includes among its offerings the sale of petroleum products and other fuel for motor vehicles. Additionally, this Rezoning preserves development rights previously allocated to the northern portion of the Site, identified as "Parcel B" on the Technical Data Sheet, and imposes some additional use restrictions on future development taking place on Parcel B.

The development of the Site will be governed by the Technical Data Sheet, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district.

The development depicted on the Technical Data Sheet is intended to reflect the general locations and maximum number of buildings proposed on the Site. The Petitioner has also provided Building Elevations for Parcel A, which accompany the Technical Data Sheet. Inasmuch as planning for the proposed development of the Site has not yet advanced to the engineering stage, the exact placement and sizes of the buildings, parking areas and open space areas depicted on the Technical Data Sheet are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction phases so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards, under the Ordinance for the B-1 Zoning District, and under Section 6.207 of the Zoning Ordinance. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. PERMITTED USES:

Parcel A may be devoted to convenience store uses including the sale of gasoline and other petroleum products and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district.

Parcel B may be devoted to those uses permitted in the B-1 Zoning District, except that the following uses are specifically prohibited:

convenience stores

gasoline retailers

fast food restaurants with drive-through windows

3. TRANSPORTATION:

A. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.

B. The Petitioner shall provide cross access easements benefiting the owners of Mecklenburg County Tax Parcel 103-261-03 in the areas generally depicted on the Technical Data Sheet. The easement locations shown on the Technical Data Sheet are intended to illustrate general locations and ingress/egress patterns. Actual easement locations shall be specified in the easement documents and may be modified or relocated to accommodate future development on the Site.

C. Prior to the issuance of a building permit for development on Parcel B a private drive shall be constructed in order to provide a street connection from Regal Oaks Drive to the adjoining property to the east of the Site. Such private drive shall extend in an easterly direction from the intersection of Executive Circle and Regal Oaks Drive to the eastern boundary of the Site. The location of the future private drive has not been determined and portions of said private drive may be located within Parcel A or Parcel B. However, notwithstanding the provisions of this paragraph, the proposed private drive shall not be required if CDOT and the Planning Director determine that such private drive is not necessary and in the public interest.

4. ARCHITECTURAL CONTROLS

A. The building elevations provided as a part of this Site Plan Amendment are intended to portray the general conceptual architectural style, character and elements of the elevations of the buildings to be constructed on Parcel A. Accordingly, the elevations of any buildings that may be constructed on Parcel A shall be substantially similar in appearance to these building elevations. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

B. Buildings located on Parcel B shall front or have a side elevation along Regal Oaks Drive. Elevations facing Regal Oaks Drive will be of similar quality as the building located on Parcel A and such elevations shall be composed predominately of brick or decorative masonry materials.

C. The maximum height of buildings on the Site shall be 30 feet.

5. STREETScape AND LANDSCAPING:

A. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.

B. Dumpster and storage areas located on the Site shall be screened from view at grade from adjoining driveways and parking areas by solid enclosures with opaque gates.

C. The Petitioner shall install 8 foot wide planting strips and 6 foot wide sidewalks along the Site's frontages on Albemarle Road and Regal Oaks Drive, all as generally depicted on the Technical Data Sheet. The sidewalk may meander to preserve existing trees.

6. ENVIRONMENTAL FEATURES:

The Petitioner shall provide tree save areas on Parcel A as generally depicted on the Technical Data Sheet. No trees save areas are shown on Parcel B on the Technical Data Sheet. However, development on Parcel B shall comply with the requirements of the Tree Ordinance. Tree save areas on Parcel B may be provided within the Development Area or within the setbacks as permitted by the Tree Ordinance.

DEVELOPMENT STANDARDS

April 29, 2011

6. SIGNAGE:

Any signs installed on the Site shall comply with the applicable requirements of the Ordinance.

7. LIGHTING:

All lighting provided on the Site shall be shielded with full cut-off. No "wall pak" type lighting shall be allowed. Wall mounted decorative lighting fixtures such as sconces are permitted.

8. AMENDMENTS TO THE REZONING PLAN:

Future amendments to the Technical Data Sheet and 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.

9. BINDING EFFECT OF THE REZONING PETITION:

If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet 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. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.

PROJECT NO.: 3321

SITE SOLUTIONS

2330

W. Morehead Street
Charlotte, NC 28206
Landscaping Architecture
Site Planning
Civil Engineering
www.siteplansolutions.com
Telephone: 704-521-8880
Facsimile: 704-521-8955
CNDP# 1396

REZONING PETITION
NUM - 2011-50

QuikTrip No. 1053

NE OF ALBEMARLE ROAD AND REGAL OAKS DR.
CHARLOTTE, NC

QT

© COPYRIGHT, 2000 QUARTER CORPORATION DESIGN PARTS
QUARTER PARTS ARE THE REGISTERED TRADEMARK OF
QUARTER CORPORATION, A TEXAS CORPORATION. THESE PARTS ARE PROTECTED BY THEIR
STATUS AS PATENTED AND REGISTERED QUARTER DESIGN
PARTS AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE
WRITTEN PERMISSION OF QUARTER CORPORATION.

PROTOTYPE: P-66 (02/01/11)

DIVISION: CHARLOTTE

VERSION: 001

DESIGNED BY: JCP

DRAWN BY: BL

REVIEWED BY: WS, TM

REV	DATE	DESCRIPTION

SHEET TITLE:

TECHNICAL DATA SHEET

SHEET NUMBER:

RZ-2

ORIGINAL ISSUE DATE:

05/02/2011



QuikTrip.

4700 S. 129th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 Tulsa, OK 74101-3475
P.O. Box 1000



Vertical Pole Sign PV14-E4P

7/8/11

SQUARE FOOTAGE

48

89

TYPEFACE

INSIDE CAN

SCALE:

3/16" = 1'-0"

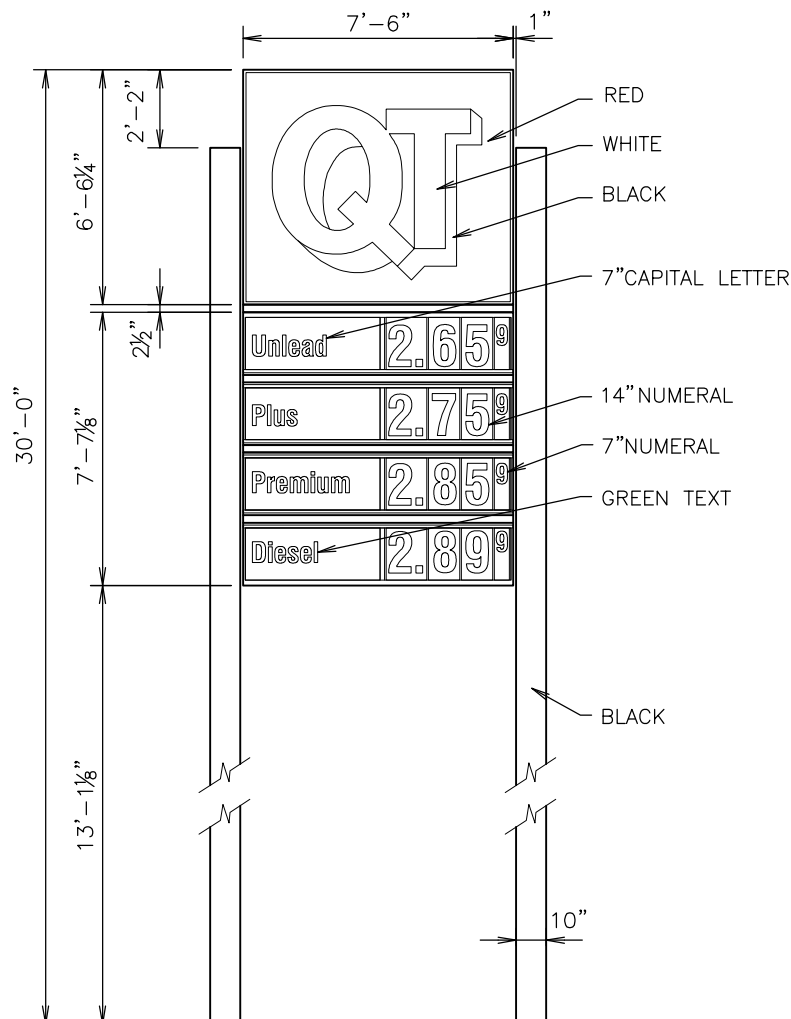
SERIAL NUMBER:

PV14-E4P

STORE NUMBER:

1053

2'-11 $\frac{1}{6}$ "
5" 5"
1'-3 $\frac{1}{6}$ "



SPECIFICATIONS:

LOGO

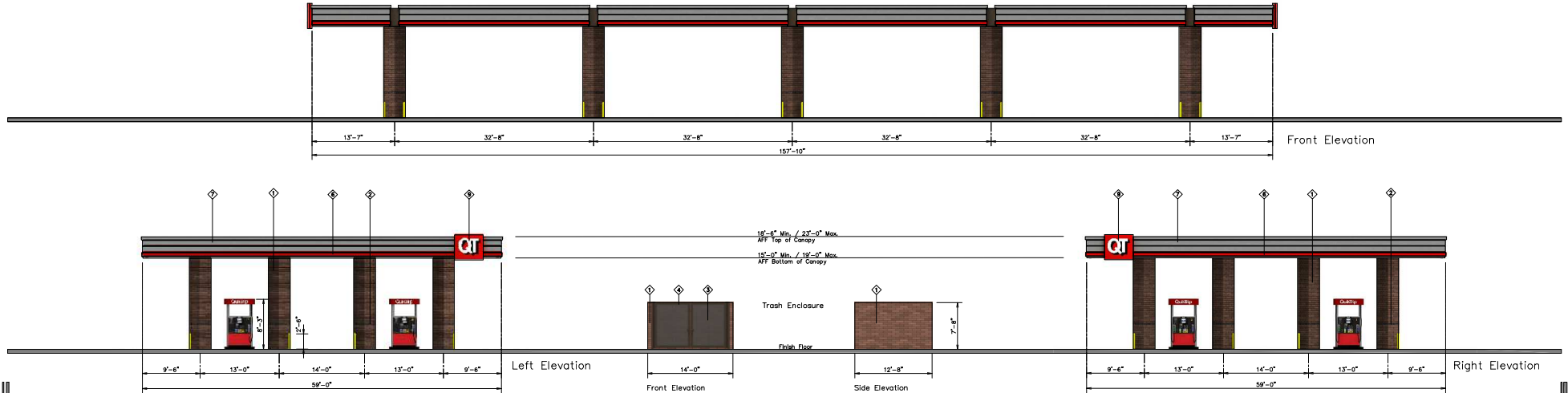
Flat Solar grade, Clear Lexan Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.


Pricer

Flat Solar grade, Clear Lexan Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, Scrolling Price Numerals, White Helvetica Condensed font, Unlead Product Panels, White text area, painted 2nd surface Akzo Nobel Opaque Black, Auto Diesel Product Panels, White text area, painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Base - Aluminum Construction, painted Akzo Noble Black Low Gloss.



 QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 5475 Tulsa, OK 74110-3475 (918) 615-7700	Store # 1053	Address: NEC of Albemarie and Regal Oaks	City, State: Charlotte, NC	<table border="1"><thead><tr><th>②</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr></thead><tbody><tr><td>1</td><td>BRONZING</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>HEAVY B-LAY</td><td>INTERSTATE BRICK</td><td>ACQUIT BRICK</td></tr><tr><td>3</td><td>BLK</td><td>INTERSTATE BRICK</td><td>MECHANICAL SCREEN</td></tr><tr><td>4</td><td>DARK BRONZE</td><td>INTERSTATE BRICK</td><td>METAL</td></tr><tr><td>5</td><td>QT LOGO</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr><tr><td>6</td><td>RED ALUMINUM</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr><tr><td>7</td><td>STAINLESS STEEL</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr><tr><td>8</td><td>STAINLESS STEEL</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr><tr><td>9</td><td>STAINLESS STEEL</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr><tr><td>10</td><td>STAINLESS STEEL</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr></tbody></table>	②	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZING	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	HEAVY B-LAY	INTERSTATE BRICK	ACQUIT BRICK	3	BLK	INTERSTATE BRICK	MECHANICAL SCREEN	4	DARK BRONZE	INTERSTATE BRICK	METAL	5	QT LOGO	INTERSTATE BRICK	INTERSTATE BRICK	6	RED ALUMINUM	INTERSTATE BRICK	INTERSTATE BRICK	7	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK	8	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK	9	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK	10	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK
	②	FINISH	MANUFACTURER		SPECIFICATION																																											
1	BRONZING	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK																																													
2	HEAVY B-LAY	INTERSTATE BRICK	ACQUIT BRICK																																													
3	BLK	INTERSTATE BRICK	MECHANICAL SCREEN																																													
4	DARK BRONZE	INTERSTATE BRICK	METAL																																													
5	QT LOGO	INTERSTATE BRICK	INTERSTATE BRICK																																													
6	RED ALUMINUM	INTERSTATE BRICK	INTERSTATE BRICK																																													
7	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK																																													
8	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK																																													
9	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK																																													
10	STAINLESS STEEL	INTERSTATE BRICK	INTERSTATE BRICK																																													
Serial # SDG3GEL00-01	Scale: NTS	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.																																														

K:\Reference Files\Presentation Exhibits - Standard\Building Elevations\GEN 3\GEN III - SDG3BEL00-01 - CMU.dwg, 8.5x11, 2/9/2011 2:53:54 PM, jkim

