

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 1-26-2015. THE RELATIVE POSITIONAL ACCURACY OF THE GPS NETWORK IS <0.05. THE FOLLOWING CORRS WAS USED AS THE BASE STATION: NC49

3) ZONING: B-1(CD) AND R-4

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. 4585 K (MAP NO. 3710458500K) DATED FEBRUARY 19, 2014

5) REFERENCES: DEED BOOK 9879, PAGE 516; DEED BOOK 29207, PAGE 427

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.

PROPERTY DESCRIPTION:

Being that certain parcel of land lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

Beginning at an existing axis, said axis being the Northeast corner of the herein described property and the Northeast corner of Tract 3, Deed Book 29207, Page 427 (said axis being located N 63°43'37" E 149.87 feet from an existing iron pin); thence North 60°43'37" East 71.06 feet to an iron pin set; thence North 61°27'49" East 10.75 feet to an existing iron pin; thence North 78°40'08" East 119.36 feet to an existing iron pin; thence North 80°38'36" East 72.48 feet to an iron pin set; thence North 78°33'51" East 215.42 feet to an iron pin set in the right-of-way for E. W.T. Harris Boulevard; thence with said right-of-way, with a curve to the left having an arc length of 305.87 feet, a radius of 918.51 feet and a chord bearing and distance of South 15°20'23" West 304.45 feet to an existing iron pin in the right-of-way for The Plaza; thence with said right-of-way for the following two (2) calls: (1) South 28°18'36" West 36.58 feet to an existing iron pin; thence (2) South 51°28'37" West 164.64 feet to an iron pin set (said iron pin being located North 51°28'37" West 164.64 feet from an iron pin set in said right-of-way); thence leaving said right-of-way, North 36°36'40" West 380.04 feet to an existing axis, the POINT OF BEGINNING, containing 103,281 square feet, 2.37 acres, more or less.

Tract 2:

Being that certain parcel of land lying and being situate in Mecklenburg County, North Carolina, being Deed Book 29207, Page 427 and Deed Book 1940, Page 454 and being more particularly described as follows:

Beginning at an existing axis, said axis being the Northeast corner of the herein described property and the Northeast corner of Tract 3, Deed Book 29207, Page 427 (said axis being located S 60°43'37" W 71.06 feet from an iron pin set); thence South 36°36'40" East 380.04 feet to an iron pin set in the right-of-way for The Plaza (said iron pin set being located S 51°28'37" W 164.64 feet from an existing iron pin); thence with said right-of-way, South 51°28'37" West 164.64 feet to an iron pin set; thence North 32°19'54" West 85.01 feet to an iron pin set (said iron pin being the Southwest corner of the property described in Deed Book 1988, Page 526; thence with said property, North 32°19'54" West 19.21 feet to an iron pin set; thence North 33°00'57" West 50.61 feet to an existing iron pin (said iron pin being the Southwest corner of Tract 2 exception, Deed Book 29207, Page 427); North 32°40'18" West 58.00 feet to an existing iron pin (said iron pin being the South corner of Parcel No. 09703152); thence with the Western line of Tract 1, Deed Book 29207, Page 427, North 09°07'30" West 237.04 feet to an existing iron pin; thence North 06°07'30" West 5.59 feet to a point (said point being in the line of the property described in Deed Book 8419, Page 719); thence with said property, North 69°44'40" East 172.97 feet to the POINT OF BEGINNING, containing 98,185 square feet, 2.25 acres, more or less.

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMMITMENT NO. 15-51 (TRACT 1)
EFFECTIVE: JANUARY 6, 2015 AT 8:00 AM
SCHEDULE B - SECTION II (EXCEPTIONS)

ITEM 3a - EASEMENT AGREEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 4090, PAGE 699 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 4a - DEED OF EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4098, PAGE 568 DOES NOT AFFECT, EASEMENT FALLS WITH RIGHT OF WAY OF THE PLAZA.

ITEM 5a - DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5261, PAGE 873 DOES NOT AFFECT, EASEMENT FALLS WITH RIGHT OF WAY OF THE PLAZA.

ITEM 6a - DRAINAGE EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5265, PAGE 243 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 7a - DEED OF EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 5264, PAGE 257 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 8a - DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6503, PAGE 740 ESTABLISHES A PORTION OF CURRENT RIGHT OF WAY AS SHOWN.

ITEM 9a - DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6529, PAGE 71 ESTABLISHES A PORTION OF THE CURRENT RIGHT OF WAY AS SHOWN HEREON.

ITEMS 10-12a CONTAIN NO SURVEY MATTERS

ITEM 13a - STORM DRAINAGE EASEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 26692, PAGE 423 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 14a - MATTERS SHOWN IN MAP BOOK 28, PAGE 211 AFFECTING SUBJECT PROPERTY ARE SHOWN.

NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMMITMENT NO. 15-96 (TRACT 2)
EFFECTIVE: JANUARY 12, 2015 AT 8:00 AM
SCHEDULE B - SECTION II (EXCEPTIONS)

ITEM 2b - EASEMENT AGREEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 4055, PAGE 409 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 3b - EASEMENT AGREEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 4102, PAGE 547 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 4b - DEED OF EASEMENT IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 4107, PAGE 171 DOES NOT AFFECT, EASEMENT FALLS WITHIN CURRENT RIGHT OF WAY OF THE PLAZA.

ITEM 5b - FEE SIMPLE DEED IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6530, PAGE 853 ESTABLISHES THE CURRENT RIGHT OF WAY OF THE PLAZA AS SHOWN.

ITEM 6b - PERMANENT EASEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 13688, PAGE 803 AFFECTS SUBJECT PROPERTY AS SHOWN.

ITEM 7b - PERMANENT EASEMENT IN FAVOR OF CITY OF CHARLOTTE RECORDED IN BOOK 13688, PAGE 807 AFFECTS SUBJECT PROPERTY AS SHOWN.

SURVEY LEGEND

EXISTING UTILITIES

- ugo Underground Electric
- ugfo Underground Fiber Optic
- gas Gas Line
- ss Sanitary Sewer Line
- sw Storm Sewer Line
- wtw Underground Telephone Line
- wt Water Line
- ir Irrigation Line
- tm Tombstone
- ped Pedestal-See Abbreviation
- ts Traffic Signal Box
- up Utility Pole
- upl Utility Pole W/Transformer
- upw Utility Pole W/Transformer
- man Manhole - See abbreviation
- val Valve - See abbreviation
- hd Hydrant
- sp Single Post Sign
- tra Traffic Arrows
- ai Area Inlet
- tl Traffic Light

EXISTING FEATURES

- cl Center Line
- prp Property R/W Line (QT Net)
- prp Property R/W Line (Others)
- clb Curb Line
- ea Edge Of Asphalt
- ec Edge Of Concrete
- ma Major Contour
- mi Minor Contour
- fc Fence
- cg Curb & Gutter Elevation
- se Spot Elevation

CONTROL LEGEND

Rebar Found (or as noted)

Property Corner Set (Iron pipe)

Calculated Corner

ABBREVIATIONS

- RF Rebar Found
- IPS Iron Pipe Set
- EIP Existing Iron Pipe
- T Drains
- W Telephone
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe
- G Gas
- E Electric
- S Sanitary Sewer
- SW Storm Drainage Inlet
- CB Catch Basin
- VCP Vitritified Clay Pipe
- T/C Top Curb
- T/G Top Grate
- FES Flared End Section
- DMH Drainage Manhole
- CB Drainage Catch Basin
- SMH Sewer Manhole

To QuikTrip Corporation and First American Title Insurance Company:

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 Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), 13, 17 & 22 of Table A thereof.

The field work was completed on FEBRUARY 6, 2015.

Kevin S. Baucum, PLS L-4275 Date 11-3-15

baucom@johnrmcadams.com

STOP! BEFORE YOU DIG CALL THE NC ONE CALL CENTER IT'S THE LAW!

TOTAL AREA OF PROPOSED QT 1051: 5.11 ACRES

THE JOHN R. MCADAMS COMPANY, INC.
11801 Carmel Commons Blvd.
Charlotte, NC 28226
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McADAMS

PROJECT NO.: QTR-15000

QuikTrip No. 1051

EAST W.T. HARRIS BOULEVARD AND THE PLAZA
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

QT

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PROTOTYPE: P-81 (11/01/14)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: LS
REVIEWED BY: KSB

REV. DATE DESCRIPTION

1	3-18-15	Utilities on site
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ORIGINAL ISSUE DATE: 2/16/2015

SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
C020



H IS 48'
 DTH PLUS 15' TO
 G SEWER
 UDINALLY ALONG
 R, THEN
 CE

QuikTrip No. 1051
WT HARRIS & THE PLAZA
CHARLOTTE, NC

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REV	DATE	DESCRIPTION
1	08.21.15	PER STAFF COMMENTS
2	11.09.15	PER STAFF COMMENTS

SHEET NUMBER:

RZ-1

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2

A. 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 5.11 acre site located on the northwest corner of the intersection of East W.T. Harris Boulevard and The Plaza, south of St. Johns Church Road, which site is more particularly depicted on the Rezoning Plan (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.

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B. Permitted Uses

1. The Site may only be devoted to a convenience store with gasoline sales and 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.

C. Maximum Gross Floor Area

1. The maximum gross floor area of any building located on the Site shall be 8,000 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.

D. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. Subject to Chapter 6 of the Ordinance, 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. Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Petitioner shall construct a shelter pad for a relocated bus stop on The Plaza between the two proposed driveways into the Site. The shelter pad shall be located entirely within the right of way, and the precise location of the shelter pad shall be determined during the permitting process. The shelter pad shall be constructed to CATS Development Standard 60.09A. Petitioner's obligation to construct the shelter 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 a bench or shelter.

E. Architectural Standards

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.

3. The exterior building materials for the building to be constructed on the Site are designated on the attached schematic architectural renderings.

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2

F. Streetscape and Landscaping

1. A Class B buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan. The various widths of the Class B buffer are more particularly depicted on the Rezoning Plan.

2. Pursuant to Section 12.302(8) of the Ordinance, Petitioner may reduce the required width of those portions of the Class B buffer that are more particularly depicted on the Rezoning Plan 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.

5. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontages on The Plaza and East W.T. Harris Boulevard.

G. 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.

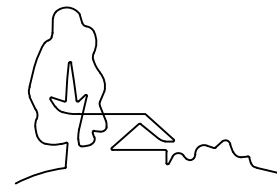
H. Binding Effect of the Rezoning Documents and Definitions

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.

PROJECT NO.: 15-017




URBAN
DESIGN
PARTNERS

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PROTOTYPE: P-82 (02/01/15)

DIVISION: CAROLINAS

VERSION: 001

DESIGNED BY: UDP

DRAWN BY: UDP

REVIEWED BY: TK

REV	DATE	DESCRIPTION	PER STATE COMMENTS
1	08/21/15	PER STATE COMMENTS	
2	11/09/15	PER STATE COMMENTS	

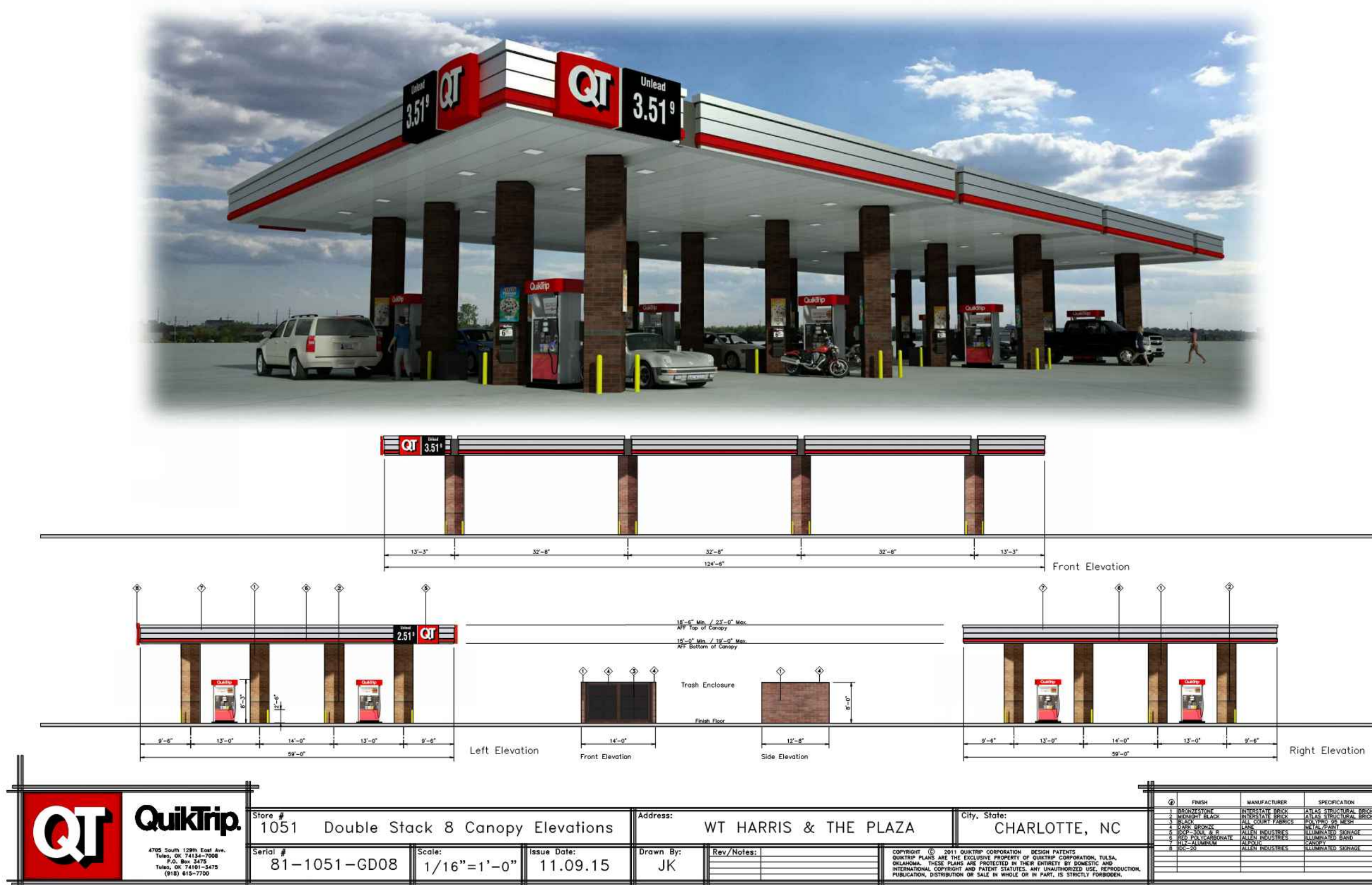
SHEET TITLE:

DEVELOPMENT STANDARDS
AND NOTES

SHEET NUMBER:

RZ-2

REZONING PETITION # 2015-92



PROJECT NO.: 15-017

**URBAN
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CHARLOTTE, NC

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DIVISION: CAROLINAS
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: TK

REV	DATE	DESCRIPTION
1	08.21.15	PER STATE COMMENTS
2	11.09.15	PER STATE COMMENTS

SHEET TITLE:
BUILDING ELEVATIONS AND
ILLUSTRATIVES

SHEET NUMBER:
RZ-3