

SITE DATA	
PARCEL #S	061-01-134
ACREAGE (A PORTION OF PARCEL #061-01-134)	±0.814 AC
OWNERS	WAL-MART
PETITIONER	WAL-MART
EXISTING ZONING	CC
PROPOSED ZONING	CCSPA
EXISTING USES	PARKING LOT
PROPOSED USES	CONVENIENCE STORE WITH FUEL PUMPS
PROVIDED PARKING	AS REQUIRED BY ORDINANCE
MAX. BUILDING HEIGHT	AS ALLOWED BY ORDINANCE
PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE	1,400 SF
NO. OF FUEL PUMPS	4
NO. OF FUELING STATIONS	8

REVISION DATE: 10-16-15  
SUBMITTAL #: 5  
PETITION #: 2015-104

REV-5

10-16-15

DATE

JN

PRN

PM

GS

KH

DES

KH

DRW

SITE PLAN (2015-104)

WALMART SUPERCENTER #3371

3240 WILKINSON BLVD

CHARLOTTE NORTH CAROLINA

MURPHY OIL USA, INC.

MURPHY 200 PEACH STREET

USA

1430 W. PEACH TREE ST., NW SUITE 200

ATLANTA, GA 30309

TEL: (404) 480-1000

FAX: (404) 480-1000

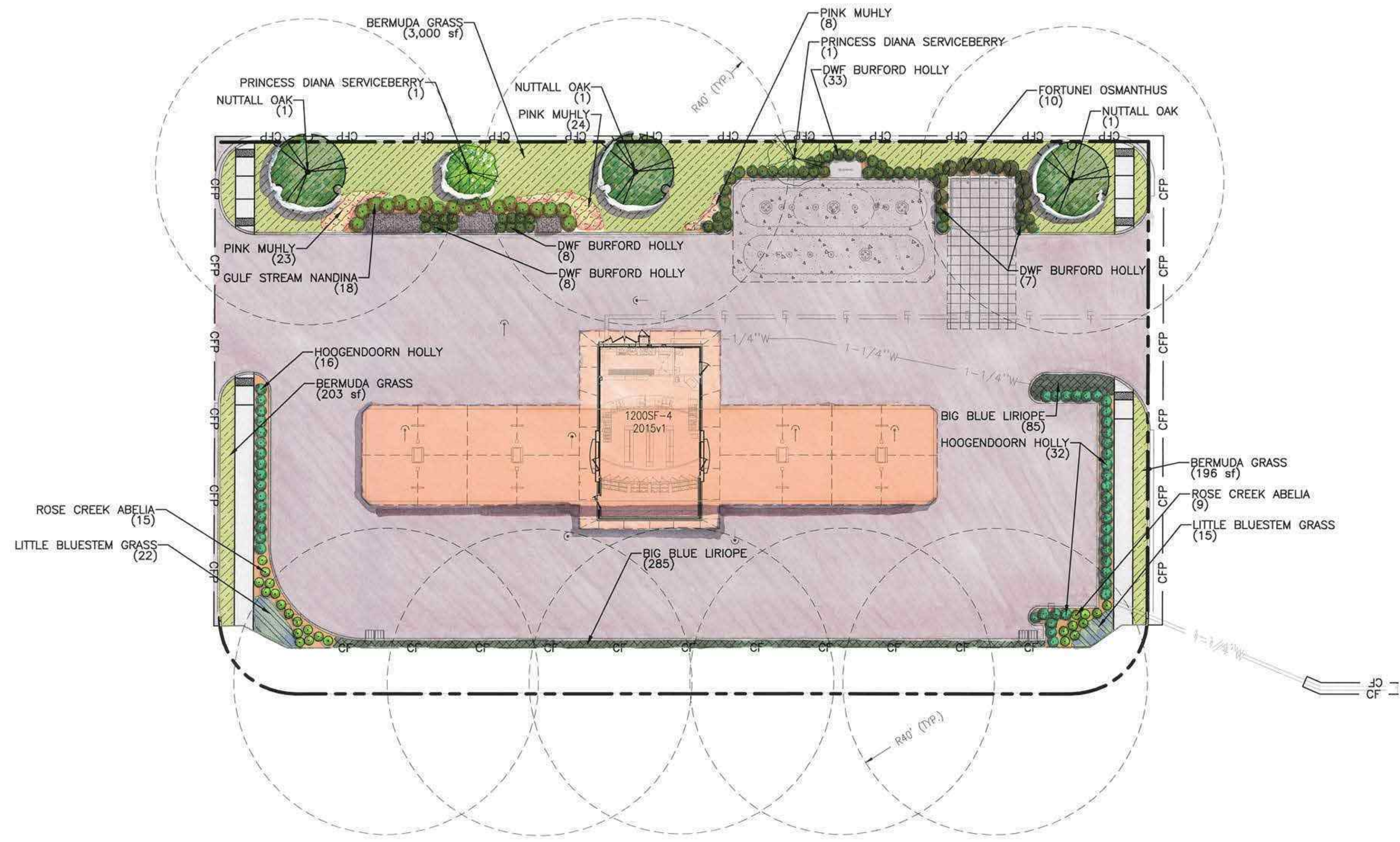
DWG NAME: CHARLOTTE NC

JOB NO.: 201403440

SHEET NO.

RZ-1





PLANT SCHEDULE

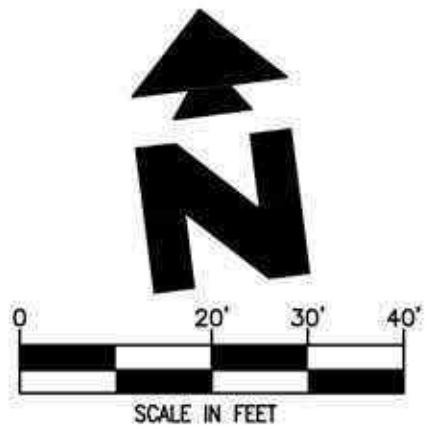
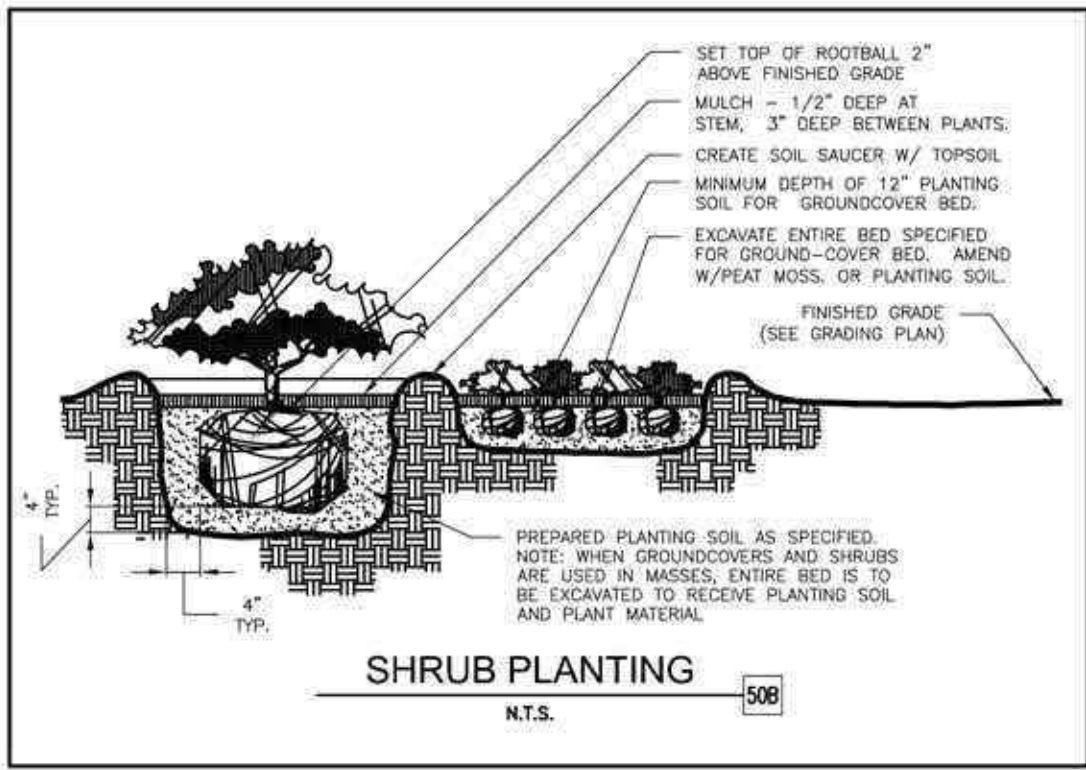
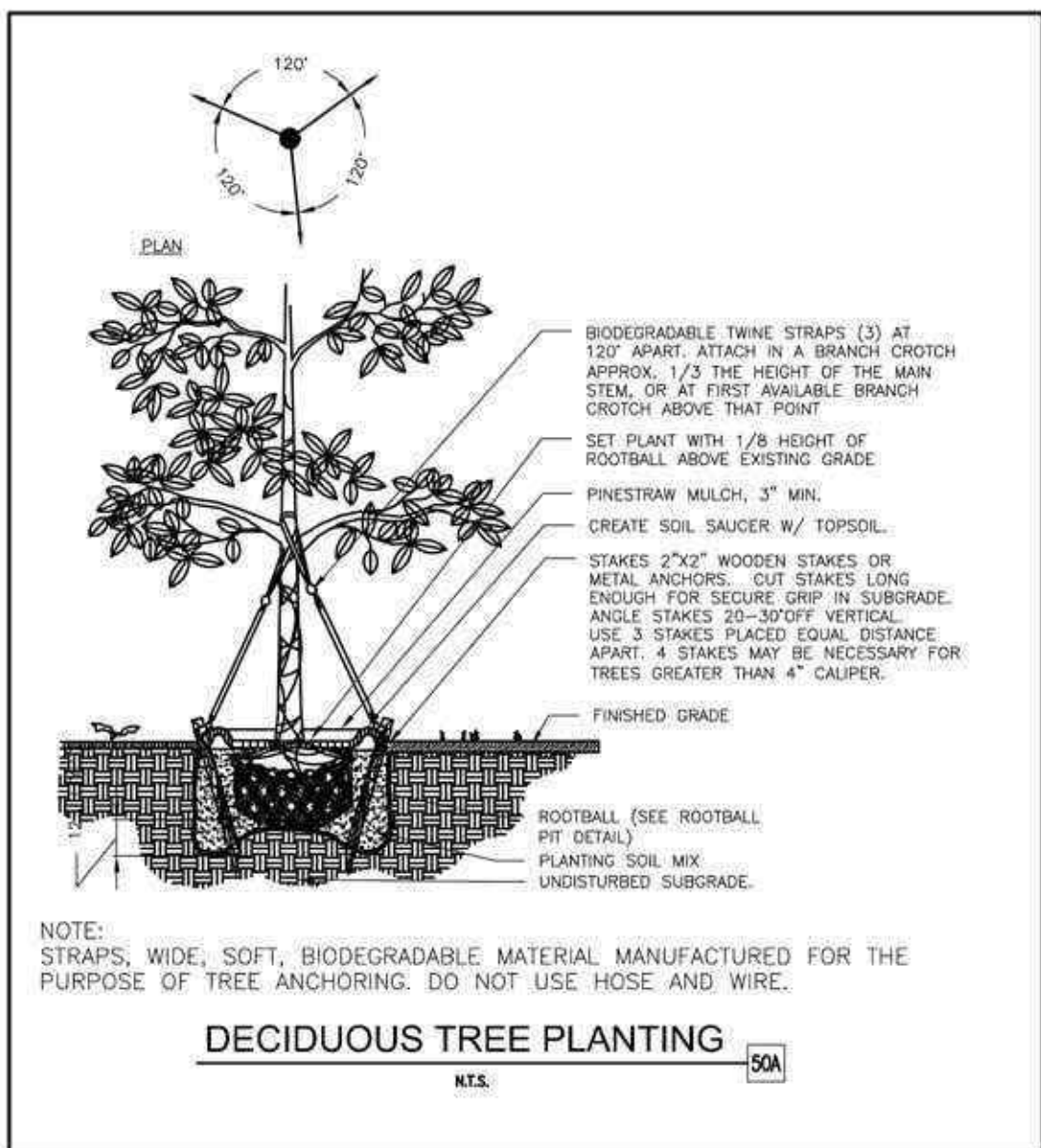
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	PTS. FA.	REMARKS
	4	Quercus nuttallii / Nuttall Oak	B & B	4"Cal	12-15' H	275	Well Branched, Dense, Straight Trunk

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	PTS. FA.	REMARKS
	24	Abelia x grandiflora 'Rose Creek' / Rose Creek Abelia	3 gal	24" MIN.	3	Full, Well Rooted in Pot
	56	Ilex cornuta 'Burfordii Nana' / Dwf Burford Holly	3 gal	24" MIN.	3	
	48	Ilex crenata 'Hoogendoorn' / Hoogendoorn Holly	5 gal	24" MIN.	6	Full to Ground, Well Branched, Dense
	18	Nandina domestica 'Gulf Stream' TM / GULF STREAM Nandina	5 gal	4' HT	6	
	10	Osmanthus x fortunei / Fortunei Osmanthus	15 gal	8' MIN.	12	Full, Well Rooted in Pot

SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
	55	Muhlenbergia capillaris / Pink Muhly	1 gal			Full, Well Rooted In Pot
	37	Schizachyrium scoparium 'Prairie Blues' / Little Bluestem Grass	1 gal			

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
	370	Liriope muscari 'Big Blue' / Big Blue LIRIOPE	4"pot			Full, Well Rooted in Pot

SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
	3,498 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			Certified Pure, Weed Free



LEGEND	
EXISTING	
EXISTING BUILDING	WATER METER
LAND LOT LINE (LLL)	GAS METER
PROPERTY LINE	ELECTRIC METER
UTILITY POLE (UP)	MONITORING WELL
OVERHEAD LINES & GUY	POST INDICATOR VALVE
TREE LINE	MAILBOX
SANITARY SEWER MANHOLE (SSMH)	STREET SIGN
FIBER OPTIC CABLE	ELECTRICAL STUB OUT
SANITARY CLEAN-OUT (SCO)	UNKNOWN UTILITY STUB OUT
TELEPHONE MANHOLE/PEDESTAL	TRAFFIC SIGNAL POLE
STORM DRAIN PIPE WITH HEADWALL	TRAFFIC SIGNAL BOX
DOUBLE-WING CATCH BASIN	FIRE DEPT. CONNECTION
SINGLE-WING CATCH BASIN	FIBER OPTIC BOX
JUNCTION BOX (JB)	BACKFLOW PREVENTER
DROP OR CURB INLET (DI OR CI)	IRRIGATION CONTROL VALVE
DRAINAGE DITCH OR SWALE	DRAINAGE MANHOLE
EXISTING 5 FOOT CONTOUR	RIGHT-OF-WAY
EXISTING 1 FOOT CONTOUR	REBAR PIN FOUND
EXISTING GRADE SPOT ELEVATION	OPEN TOP PIPE FOUND
DIRECTION OF SURFACE FLOW	CORRP TOP PIPE FOUND
RECORDED DATA	CONCRETE MONUMENT FOUND
PARKING SPACE COUNT	BRASS DISK FOUND
LIGHT POLE (LP)	AXLE FOUND
ELECTRICAL TRANSFORMER BOX	REBAR PIN SET
FIRE HYDRANT	REINFORCED CONC. PIPE
WATER VALVE	CORRUGATED METAL PIPE
GAS VALVE	HDPPE HIGH-DENSITY POLYETHYLENE PIPE

PROPOSED	
BOUNDARY LINE	
TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)	
CONSTRUCTION FENCE (SEE DETAIL SHEET C-6)	

GENERAL LANDSCAPE NOTES

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)
- D. ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL, ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- F. THE MURPHY STATION WILL NOT DROP WAL-MART'S GREEN SPACE BELOW CITY'S REQUIREMENTS.
- G. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- H. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- I. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDDED LAWN AREA.
- J. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- K. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

LANDSCAPE NOTES	
	1D SODDED AREA (TYPE...)
LANDSCAPE DETAILS	
	50A TREE PLANTING (TYP.)
	50B SHRUB PLANTING (TYP.)

SHEET NO.

RZ-2

LANDSCAPE PLAN

WALMART SUPERCENTER #3371

3240 WILKINSON BLVD

CHARLOTTE NORTH CAROLINA

GreenbergFarrow

1430 W. PEACHTREE ST., NW SUITE 200  
ATLANTA, GA 30309  
PHONE: (404) 525-8800  
FAX: (404) 401-9070  
DWG NAME: CHARLOTTE NC  
JOB NO.: 20103440

MURPHY OIL USA, INC.

MURPHY 200 PEACH STREET  
P.O. BOX 7000  
USA

EL DORADO, AR 71730-7000



REZONING CONDITIONAL NOTES

1. GENERAL

THE DEVELOPMENT TAKING PLACE ON THE SITE IS INTENDED TO REZONE A 0.814 ACRE PORTION OF AN EXISTING SHOPPING CENTER (CHARLOTTE WEST COMMERCIAL DEVELOPMENT) WITHIN A PARCEL OWNED BY WALMART REAL ESTATE BUSINESS TRUST. THE DEVELOPMENT OF THE SITE IS SUBJECT TO THESE DEVELOPMENT STANDARDS AND NOTES SHOWN ON THE ACCOMPANYING SHEETS, AND ALL APPLICABLE DEVELOPMENT REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE “ORDINANCE”) FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT CLASSIFICATION. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING CLASSIFICATION SITE WILL GOVERN. ALTERATIONS AND MODIFICATIONS TO THE DEVELOPMENT MAY BE ALLOWED SUBJECT TO SECTION 6.207 OF THE ZONING ORDINANCE.

2. PERMITTED USES

THE SITE IS SPECIFICALLY TO INCLUDE A CONVENIENCE STORE WITH FUEL SALES. THE MAXIMUM NUMBER OF GAS PUMPS SHALL BE FOUR (4) AND THE MAXIMUM SQUARE FEET OF GROSS FLOOR AREA FOR THE CONVENIENCE STORE SHALL BE 1,400 SQUARE FEET.

PRIOR TO CITY COUNCIL APPROVAL FOR PROPOSED USE, THE PETITIONER WILL HAVE RECEIVED APPROVAL FROM THE PLANNING DEPARTMENT OF AN ADMINISTRATIVE SITE PLAN AMENDMENT ASSOCIATED WITH THE CONDITIONAL REZONING PLAN/PETITION GOVERNING AN ADMINISTRATIVE AMENDMENT TO THE ADJACENT COMMERCIAL WEST/WALMART SHOPPING CENTER AND THE SITE AMENDING THE SQUARE FOOTAGES AND NUMBER OF OUTPARCELS.

NO DRIVE–THRU WINDOW SHALL BE ALLOWED.

3. TRANSPORTATION

(A) PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

(B) ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE SITE PLAN.

(C) ACCORDING TO THE CITY OF CHARLOTTE’S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT–OF–WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE

(D) ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35’ X 35’ AND TWO 10’ X 70’ SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.

(E) ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.

(F) ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT–OF–WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

(G) A RIGHT–OF–WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON– STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT–OF–WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER’S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON–STANDARD ITEM(S).

4. SERVICE ZONES AND MECHANICAL AREAS

(A) BUILDING SERVICE AREAS, INCLUDING TRASH AND LOADING ZONES, WILL BE LOCATED WITH DUE REGARD FOR VISIBILITY ND ADJACENT USES. SUCH AREAS WILL BE APPROPRIATELY SCREENED FROM PUBLIC VIEW THROUGH THE USE OF WALLS, FENCES, RETAINING WALLS OR OTHER ELEMENTS.

(B) MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE ON THE ROOFS OF BUILDINGS WILL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET. WHEN LOCATED ON THE GROUND, SUCH EQUIPMENT WILL BE SCREENED THROUGH THE USE OF WALLS, FENCES, RETAINING WALLS OR OTHER ELEMENTS.

(C) ALL SCREENING TECHNIQUES WILL BE EFFECTIVE DURING ALL SEASONS OF THE YEAR.

(D) SCREENING SHALL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE.

5. SIGN AND LIGHTING

(A) ALL SIGNS PLACED ON THE SITE SHALL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE AND POLE SIGNS WILL BE ALLOWED.

(B) THE MAXIMUM HEIGHT OF LIGHT POLES (INCLUDING THEIR BASE) WITHIN PARKING AREAS MAY NOT EXCEED 30 FT.

(C) ANY LIGHTING FIXTURE ATTACHED TO A BUILDING SHALL BE DOWNWARDLY DIRECTED.

(D) ALL OUTDOOR LIGHTING FIXTURES ERECTED WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE OUTERMOST BOUNDARY OF THE SITE. LIGHTING FIXTURE SHALL INCLUDE FLAT LENSES, SHADES AND RELATED FEATURES INTENDED TO ACHIEVE “NIGHT SKY FRIENDLY” STANDARDS.

6. ENVIRONMENTAL FEATURES

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

7. FIRE PROTECTION

PLANS FOR ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING.

8. ARCHITECTURAL STANDARDS

ARCHITECTURE SHALL BE COMPATIBLE WITH THE ADJACENT SHOPPING CENTER KNOWN AS CHARLOTTE WEST COMMERCIAL DEVELOPMENT. THE BUILDING FACADE MAY INCORPORATE ANY OF THE FOLLOWING MATERIALS: BRICK, GLASS, VINYL, ALUMINUM OR OTHER METAL PANELS.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

(A) IF THE PETITIONER’S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, ”PETITIONER” AND ”OWNER” SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE CURRENT OWNER OR OWNERS OF THE PARTICULAR BUILDING AREA WITHIN THE SITE WHICH MAY BE INVOLVED IN ANY FUTURE USE OF DEVELOPMENT.

10. CLOSURE AGREEMENT

IN THE EVENT THAT THE PROJECT CLOSES ITS FUELING AND STORE OPERATIONS AT THE PROPERTY AFTER ITS INITIAL OPENING FOR A PERIOD OF TWELVE (12) CONSECUTIVE MONTHS OR LONGER, PETITIONER SHALL DO THE FOLLOWING:

(A)REMOVE ALL CANOPIES FROM THE PROPERTY IN A GOOD AND WORKMANLIKE MANNER AND SAFELY DISPOSE OF THE SAME AT AN OFF–SITE LOCATION.

(B)REMOVE ALL UNDERGROUND STORAGE TANKS FROM THE PROPERTY IN A GOOD AND WORKMANLIKE MANNER AND DISPOSE OF THE SAME AT AN OFF–SITE LOCATION IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PROMULGATED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR).

(C)OBTAIN A CERTIFICATION FROM NCDENR OR AN INDEPENDENT THIRD–PARTY ENVIRONMENTAL CONSULTANT, AS THE CASE MAY BE, CONFIRMING THAT PETITIONER HAS REMOVED ALL UNDERGROUND STORAGE TANKS IN ACCORDANCE WITH APPLICABLE LAW.

SHEET NO.

RZ-3

REV-5

10-16-15

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NOTES SHEET

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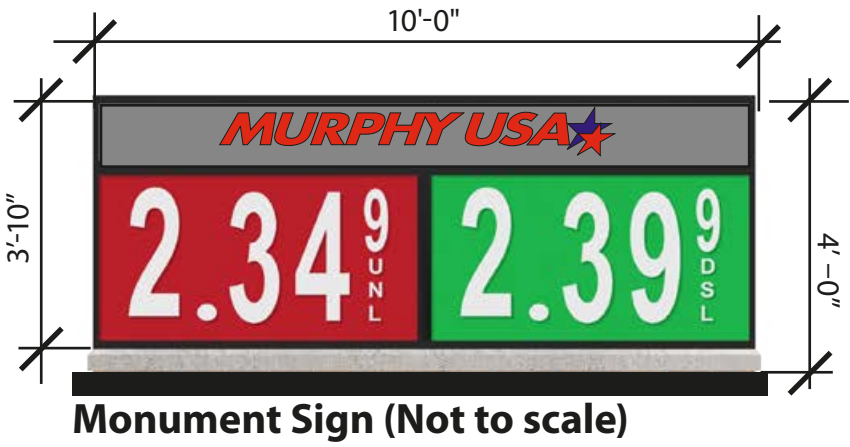
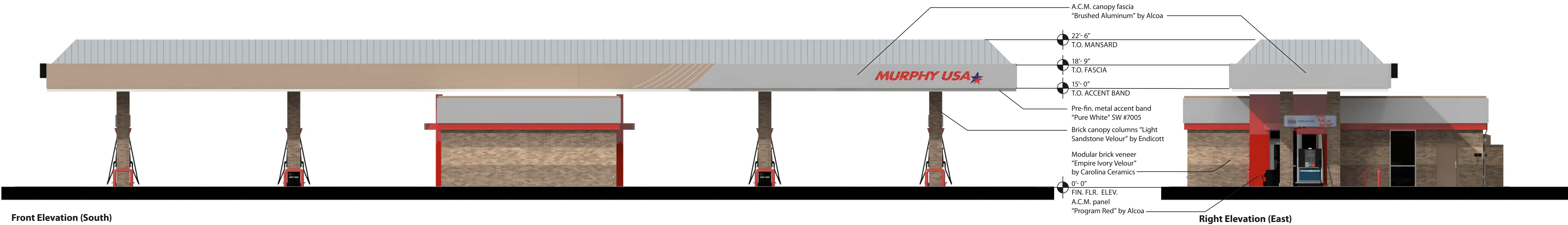
MURPHY USA

REVISION DATE: 10-16-15

SUBMITTAL #: 5

PETITION #: 2015-104





Sign	Qty.	Height	Width	Area	Total S.F.
Murphy USA logo sign (canopy)	1		Graphic Area	33.54	67.08
Mini Canopy Price Sign	3	28.25"	61.00"	11.97	35.91
Monument Sign	1	46.00"	120.00"	38.33	38.33
Total Signage					139.32

B | R | R

**MURPHY USA**

Charlotte, NC #3371  
August 20, 2015