



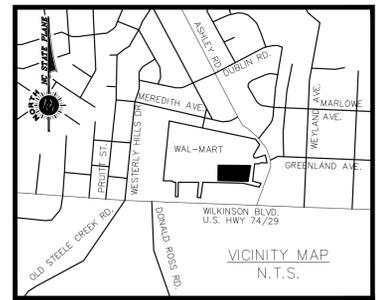
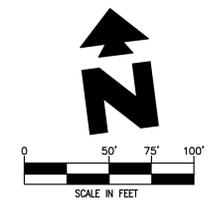
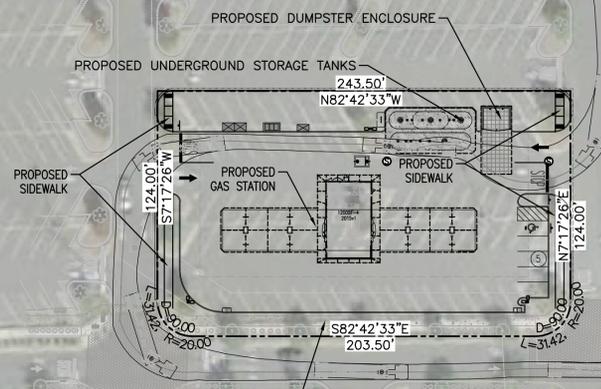
WAL-MART

(NOW OR FORMERLY)
WAL-MART REAL ESTATE BUSINESS AND
WAL-MART TRUST
(DB 17,882, PG 941)
(MB 43-429)
TAX PARCEL No.:
06101134

(NOW OR FORMERLY)
WILKINSON
CROSSING, LLC
(DB 18,607, PG 24)
(MB 43-429)
TAX PARCEL No.:
061-011-35

(NOW OR FORMERLY)
WILKINSON
CROSSING, LLC
(DB 18,607, PG 24)
(MB 43-429)
TAX PARCEL No.:
061-011-36

(NOW OR FORMERLY)
FIFTH THIRD BANK
(DB 25,322, PG 676)
(MB 43-429)
TAX PARCEL No.:
06101137



SITE DATA	
PARCEL #	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: 08-20-15
SUBMITTAL #: 2
PETITION #: 2015-104

SHEET NO.
RZ-1

GreenbergFarrow
1430 W. PEACH TREE ST., NW SUITE 200
ATLANTA, GA 30369
TEL: (404) 875-1000
FAX: (404) 875-1000
DWG. NAME: CHARLOTTE_NC
JOB NO.: 201403440

MURPHY OIL USA, INC.
MURPHY 200 PEACH STREET
P.O. BOX 7000
USA EL DORADO, AR 71730-7000

REV-2 08-20-15
DATE
UN PRN GS PM KH DES KH DRW
SITE PLAN (2015-104)
WALMART SUPERCENTER #3371
3240 WILKINSON BLVD
CHARLOTTE NORTH CAROLINA

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.

THE NUMBER OF OUTPARCELS FOR THIS DEVELOPMENT SHALL INCREASE FROM FOUR (4) TO FIVE (5).

THE TOTAL OF IMPROVEMENTS LOCATED ON THE OUTPARCELS SHALL NOT EXCEED 120,000 SQUARE FEET. THE GROSS FLOOR AREA OF ANY BUILDING ON THIS OUTPARCEL WILL NOT EXCEED 1,400 SQUARE FEET.

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.

SHEET NO.

RZ-2

REV-2 08-20-15 DATE

UN PRN GS PM KH DES KH DRW

NOTES SHEET

WALMART SUPERCENTER #3371

3240 WILKINSON BLVD

CHARLOTTE NORTH CAROLINA

GreenbergFarrow

1480 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
TEL: (404) 875-7000
FAX: (404) 875-7000
DWG. NAME: CHARLOTTE, NC
JOB NO.: 20150340

MURPHY OIL USA, INC.

200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000

MURPHY
USA

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