

FILE LOCATION: J:\3121 QT 1053\Drawings\Project Start Up Folder\1053 Base P-66 facing the street.dwg TAB NAME: RZ-1 USER: blanzilloa SAVED: 9/22/2011 5:54 PM PLOTTED: 9/22/2011 5:55 PM

PROJECT NO.: 3321


SITE SOLUTIONS

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REZONING PETITION  
NUM - 2011-50

QuikTrip No. 1053

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



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

DIVISION: CHARLOTTE

VERSION: 001

DESIGNED BY: JCP

DRAWN BY: BL

REVIEWED BY: WS, TM

REV	DATE	DESCRIPTION
1	08/18/11	Rev City of Charlotte Comments
2	09/22/11	Per City Comments dated 8/26/2011

SHEET TITLE:

TECHNICAL DATA SHEET

SHEET NUMBER:

RZ-1

ORIGINAL ISSUE DATE: 05/02/2011



September 21, 2011

1. GENERAL PROVISIONS:

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.

## 2. PERMITTED USES:

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

- drive-through windows

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

C. Prior to the issuance of a building permit for development on Parcel B, the Petitioner shall construct a private street with two 10-foot travel lanes, two 2.5 foot curb/gutter sections, two eight-foot planting strips and two six-foot sidewalks in order to provide a street connection from Regal Oaks Drive to the adjoining property to the east of the Site. Such private street 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 street has not been determined and portions of said private street may be located within the parcel owned by Parcel B. Notwithstanding the provisions of this paragraph, the proposed private street shall not be required if CDOT and the Planning Director determine that such private street is not necessary and in the public interest.

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B. Buildings located on Parcel B shall front Regal Oaks Drive and/or the private street identified in paragraph 3.C above. No rear elevations shall be oriented along these two street fronts. All elevations along these streets shall be constructed predominately of brick or decorative masonry materials and be designed with architectural elements to prevent blank walls in excess of 20 feet in length.

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

 $\Delta_2$ 

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 Parcel A'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.

D. Prior to the development of Parcel B, the 30 foot setback along Regal Oaks Drive on Parcel B shall remain undisturbed. Prior to the issuance of a building permit for development on Parcel B the Petitioner shall provide an 8 foot planting strip and 6 foot sidewalk along Regal Oaks Drive to connect the sidewalk on Parcel A to the existing sidewalk on the adjoining property to the north of the Site. The sidewalk may meander to preserve existing trees. Areas of the setback beyond the sidewalk and planting strip shall remain undisturbed.

 $\Delta_2$ 

7. SIGNAGE:

All ground-mounted detached signage shall be monument style and shall not exceed 25 feet in height.



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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. Detached lighting shall not exceed 25 feet in height including the base.

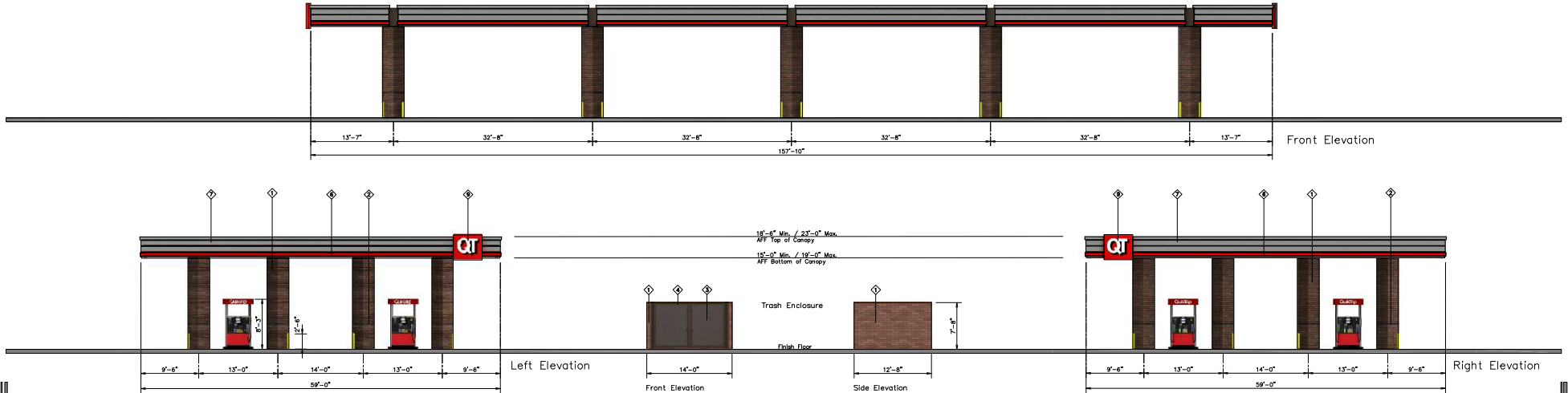
<sup>1</sup>


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.

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	
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REZONING PETITION NUM - 2011-50	
QuikTrip No. 1053 NE OF ALBEMARLE ROAD AND REGAL OAKS DR. CHARLOTTE, NC	
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 <b>QuikTrip.</b> 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>Q</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 BRICK</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>	Q	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 BRICK	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
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