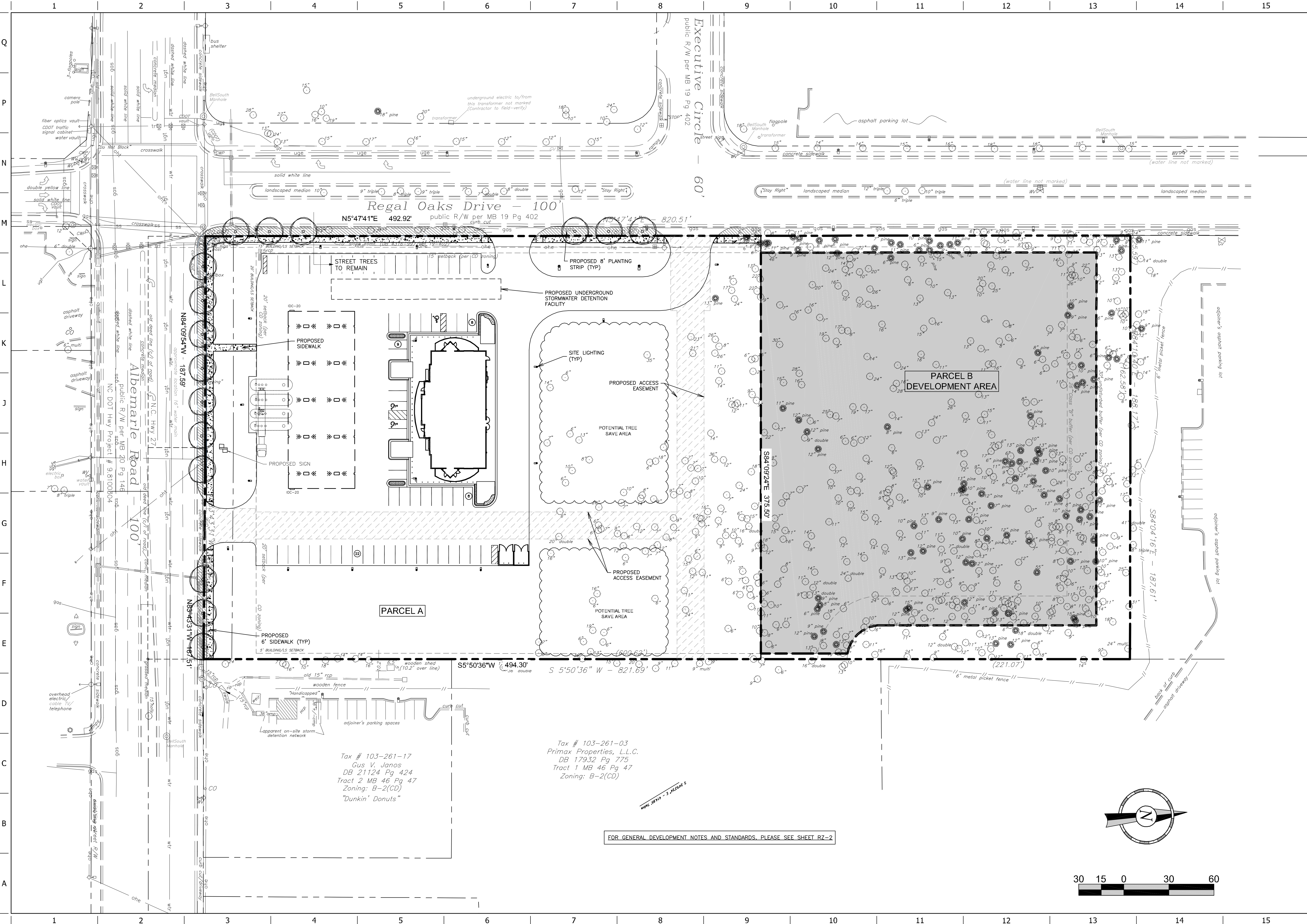


FILE LOCATION: \\3321 QT 1053\Drawings\Project Start Up Folder\1053 Base P-66 facing the street.dwg TAB NAME: RZ-1 USER: binzlietta SWED: 7/12/2011 5:16 PM PLOTTED: 7/12/2011 5:16 PM



PROJECT NO.: 3321

SITE SOLUTIONS

2330

W. Morehead Street  
Charlotte, NC 28206

Landscaping Architecture

Site Planning  
Civil Engineering  
www.siteandsolutions.com

Telephone: 704-521-9880  
Facsimile: 704-521-9955  
CNDP# 5396

QuikTrip No. 1053

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

QT

© COPYRIGHT, 2000 QUARTER CORPORATION DESIGN RIGHTS  
QUARTER PARK, INC. THE LOGO DESIGN AND NAME  
QUARTER PARK, INC. ARE THE REGISTERED TRADEMARKS OF  
QUARTER PARK, INC. IN THE UNITED STATES AND OTHER COUNTRIES.  
ALL RIGHTS RESERVED. THIS LOGO AND NAME ARE NOT TO BE  
REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN  
CONSENT OF QUARTER PARK, INC.

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

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/02/2011

SHEET TITLE:

TECHNICAL DATA SHEET

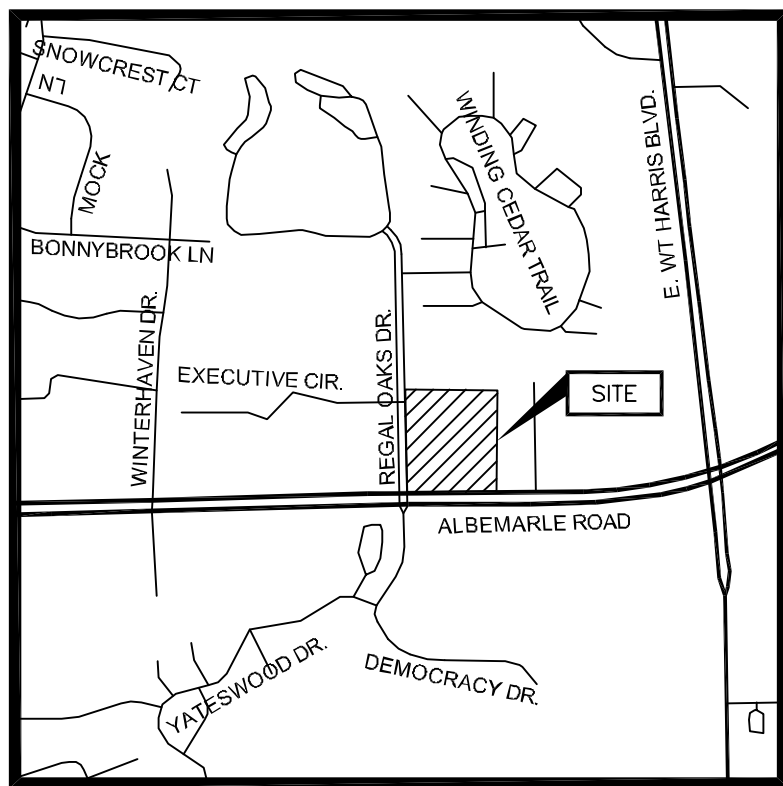
SHEET NUMBER:

RZ-1



## DEVELOPMENT STANDARDS

April 29, 2011



## Vicinity Map

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) S.P.A.
<u>PARCEL A:</u>	Approximately 4.25 acres
PROPOSED USES:	Convenience store with petroleum and other fuel sales
MAXIMUM SQUARE FOOTAGE:	16,000
FLOOR AREA RATIO:	.086
MAXIMUM BUILDING HEIGHT:	30 feet
PARKING SPACES PROVIDED:	85
<u>PARCEL B:</u>	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
FLOOR AREA RATIO:	TBD
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

## BACKGROUND

This Rezoning Petition seeking B-1(CD) zoning for Parcel A and Parcel B involves the western portion of the 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 Site Plan Amendment 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 Site Plan Amendment 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 Site Plan Amendment would transfer 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 which accompany the Technical Data Sheet, inasmuch as planning for the proposed development of the Site includes the design of buildings. The proposed building elevations, including the proposed signage and 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 documents phases so long as the maximum building height and lot coverage are not exceeded. The Petitioner understands that the schematic drawings and proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the B-1 Zoning District. However, any alterations or modifications to the opinion of the Planning Commission are substantial in the character of the development shown and are not 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
- services stations
- fast food restaurants with drive-through windows

### 3. TRANSPORTATION:

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

#### 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 the Site. Accordingly, the elevations of any buildings that may be constructed on the Site 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. 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.

#### 5. 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.

## 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.

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 upon 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.

LEGAL DESCRIPTION:

A tract or parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and more particularly described as follows:

Beginning at a PK Nail set in an existing drill hole found at the intersection of the easterly right of way margin of Regal Oaks Drive, a variable width public right of way, and the northerly right of way margin of Albemarle Road (N.C. Highway 27), a 100-foot wide public right of way, said PK Nail having North Carolina grid coordinates of North = 533,191.03 feet, East = 1,483,046.02 feet, and a combined grid factor = 0.99984236, (North American Datum of 1983), thence, from this POINT AND PLACE OF BEGINNING, running with the easterly margin of Regal Oaks Drive, North 05–47–41 East 492.92 feet to a point; thence, with a new line, South 84–09–24 East 375.50 feet to a point in the westerly line of the property of Primax Properties, LLC as described in Deed Book 17932, Page 10, and the westerly line of the property of the property of Gus V. James as described in Deed Book 21121, Page 424, South 05–50–36 West 493.50 feet to a PK Nail set on the northerly right of way margin of Albemarle Road; thence, with said northerly right of way margin of Albemarle Road the following two (2) courses and distances: (1) North 83–43–31 West 187.51 feet to an iron pipe found; and (2) North 84–09–54 West 187.59 feet to the BEGINNING, containing 4.2496 acres, more or less, as computed by coordinates, and being the southerly portions of existing tax parcel numbers 103–261–01 and 103–261–02.

**QuikTrip No. 1053**  
NE OF ALBEMARLE ROAD AND REGAL OAKS DR.  
CHARLOTTE, NC



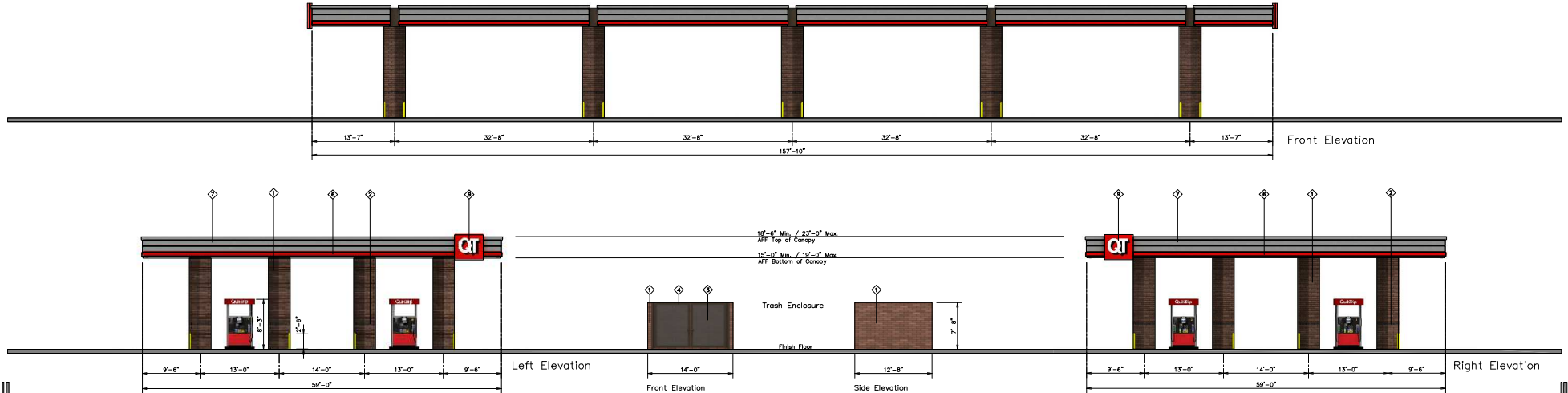
© COPYRIGHT 2000 QUARTER CORPORATION DESIGN PARTIES  
 QUARTERLY PLANS ARE THE EXCLUSIVE PROPERTY OF QUARTER  
 CORPORATION, TALLA CHALKHANI. THESE PLANS ARE PROTECTED IN THEIR  
 ENTIRETY BY PATENTING AND INTERNATIONAL COPYRIGHT AND TRADE  
 STRATEGIES AND UNLAWFULIZED USE, REPRODUCTION, PUBLICATION,  
 DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.


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

[illegible]

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-2



 <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>INTERSTATE BRICK</td></tr><tr><td>4</td><td>DARK BRONZE</td><td>INTERSTATE BRICK</td><td>INTERSTATE BRICK</td></tr><tr><td>5</td><td>Q-T</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	INTERSTATE BRICK	4	DARK BRONZE	INTERSTATE BRICK	INTERSTATE BRICK	5	Q-T	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
	Q	FINISH	MANUFACTURER		SPECIFICATION																																											
1	BRONZING	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK																																													
2	HEAVY B-LAY	INTERSTATE BRICK	ACQUIT BRICK																																													
3	BLK	INTERSTATE BRICK	INTERSTATE BRICK																																													
4	DARK BRONZE	INTERSTATE BRICK	INTERSTATE BRICK																																													
5	Q-T	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																																													
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

