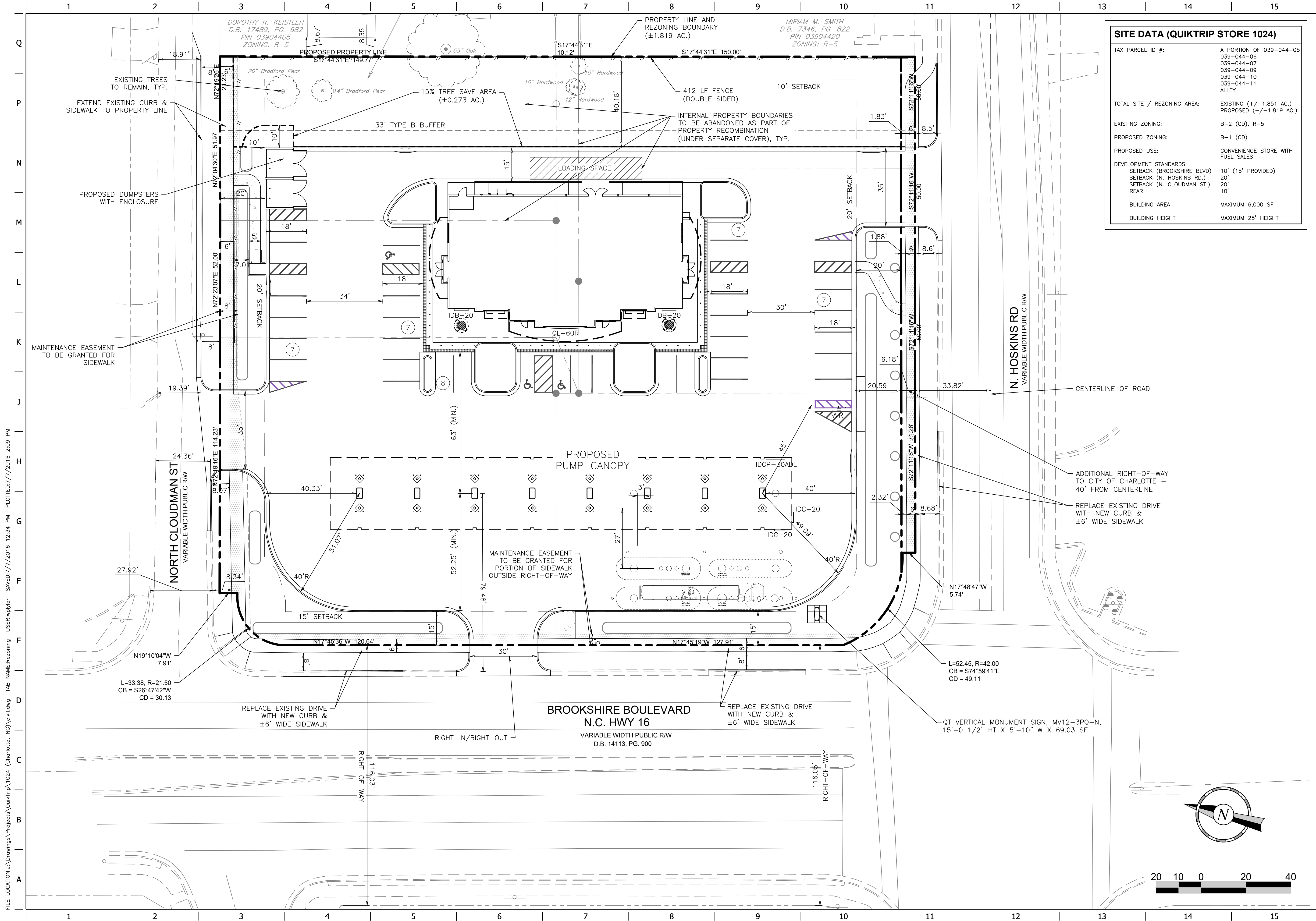


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SITE DATA (QUIKTRIP STORE 1024)	
TAX PARCEL ID #:	A PORTION OF 039-044-05 039-044-06 039-044-07 039-044-09 039-044-10 039-044-11 ALLEY
TOTAL SITE / REZONING AREA:	EXISTING (+/-1.851 AC.) PROPOSED (+/-1.819 AC.)
EXISTING ZONING:	B-2 (CD), R-5
PROPOSED ZONING:	B-1 (CD)
PROPOSED USE:	CONVENIENCE STORE WITH FUEL SALES
DEVELOPMENT STANDARDS:	SETBACK (BROOKSHIRE BLVD) 10' (15' PROVIDED) SETBACK (N. HOSKINS RD.) 20' SETBACK (N. CLOUDMAN ST.) 20' REAR 10'
BUILDING AREA	MAXIMUM 6,000 SF
BUILDING HEIGHT	MAXIMUM 25' HEIGHT

PROPOSED
NO. 1024
QUICKTRIP

NC COA# C-1532
ISSUE DATE: 07/06/2016

FREELAND and KAUFFMAN, INC.
Engineers and Surveyors
205 West Stone Avenue
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QuikTrip No. 1024

4200 BROOKSHIRE BLVD.
CHARLOTTE, NC

QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273

QT

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PROTOTYPE: P-87 (05/01/16)
DIVISION: CAROLINA
VERSION: 001
DESIGNED BY: WP/CG/JE
DRAWN BY: WP/CG/JE
REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

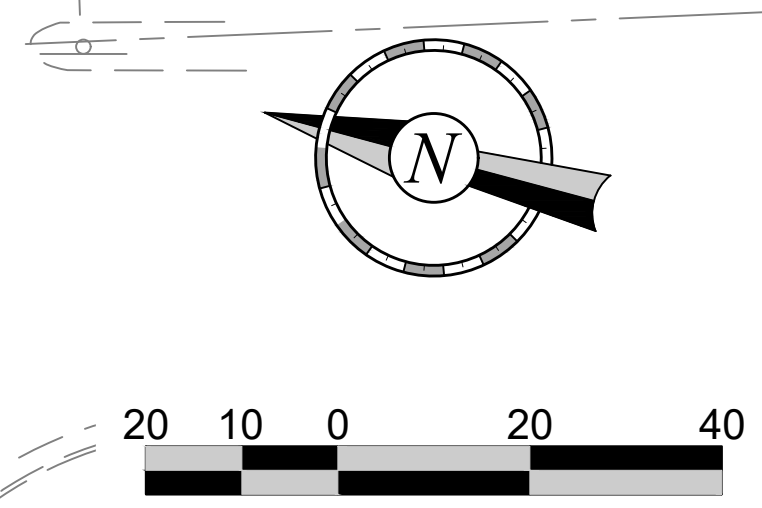
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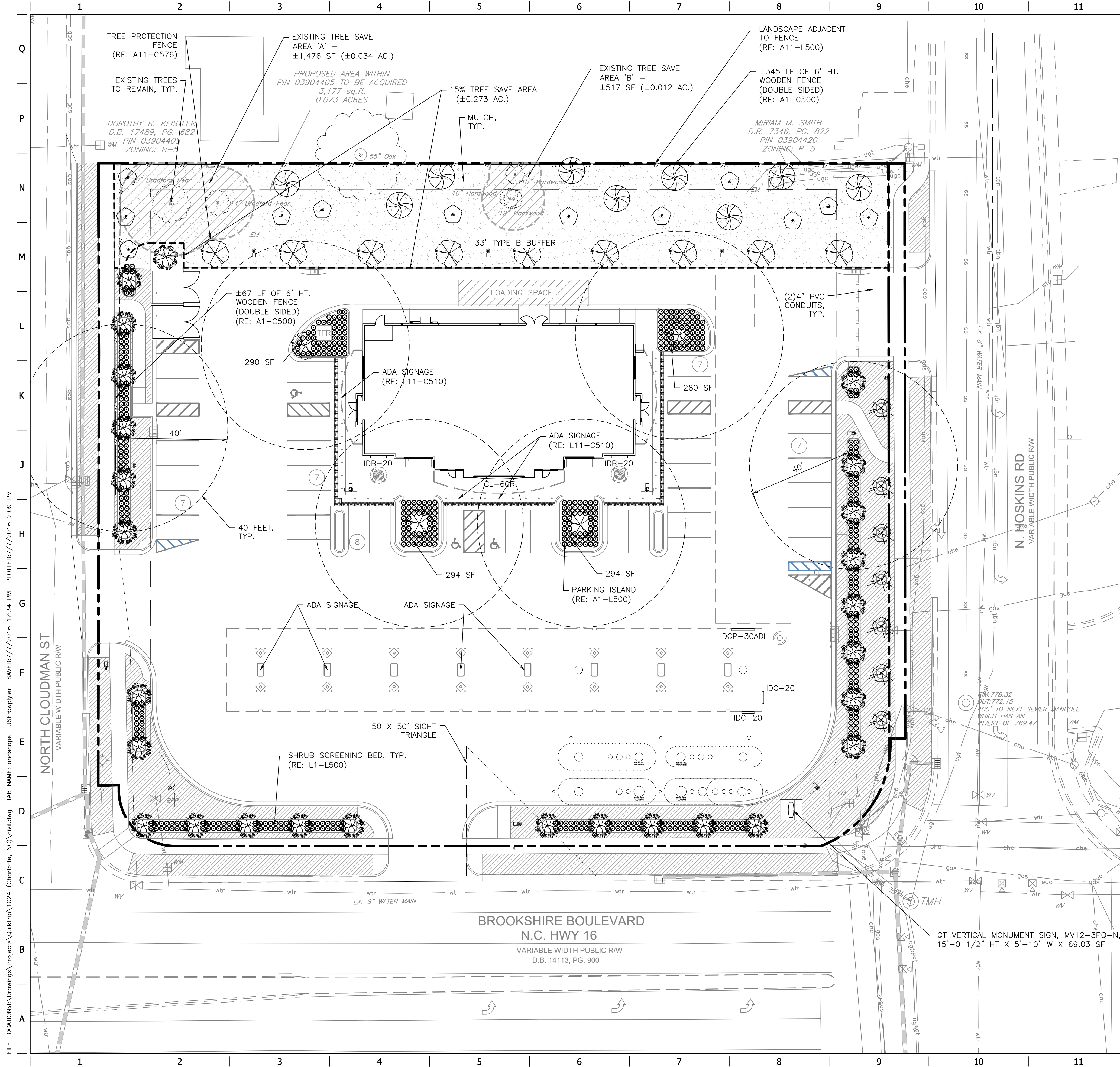
REZONING PLAN
PETITION #: 2016-084

SHEET NUMBER:

RZ-1

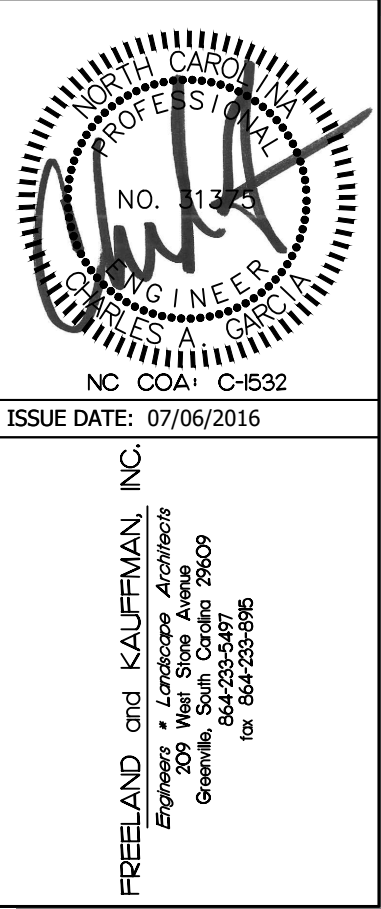
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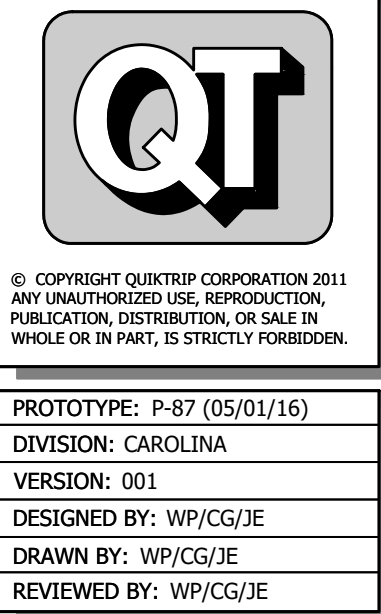


LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
PERIMETER (SEC. 21-96(f)(2)) (1) MINIMUM 8' WIDE PLANTING STRIP (2) ORNAMENTAL TREE (2" CAL.) PER 30 LF STREET FRONTAGE (OVERHEAD ELECTRIC) BROOKSHIRE - ±293 LF/30 = 9.76 (10) TREES N. HOSKINS - ±208 LF/30 = 6.93 (7) TREES (40 LF OF TREE SAVE AREA WAS EXCLUDED) N. CLOUDMAN - ±216 LF/30 = 7.2 (7) TREES (40 LF OF TREE SAVE AREA WAS EXCLUDED)	TREES WITHIN 8' INSIDE 20' PARKING BUFFER 10 OKLAHOMA REDBUD (20' O.C.) 7 OKLAHOMA REDBUD (20' O.C.) 7 CRAPE MYRTLE (20' O.C.) 7 OKLAHOMA REDBUD (20' O.C.)
INTERNAL (SEC. 21-96(f)(1) & (2)) (1) PLANTING AREA EQUAL TO 10% OF THE TOTAL IMPERVIOUS SURFACE MUST BE PROVIDED FOR LANDSCAPE PURPOSES AND TREE PLANTING ±56,000 X 10% = 5,600 S.F. (2) ONE LARGE TREE PER 10,000 SQ FEET OF IMPERVIOUS COVER ±56,000 / 10,000 = 5.6 (6) SHADE TREES -EA. PARKING SPACE MUST BE LOCATED WITHIN 40' OF A TREE. -75% OF TREES MUST BE LARGE, MATURING SHADE TREES -MINIMUM PLANTING AREA PER TREE SHALL BE 274 S.F. WITH MIN. WIDTH OF 6'. (200 S.F. FOR SMALL TREE)	±22,651 S.F. 4 WILLOW OAK (67% DUE TO OVERHEAD ELECTRIC) 2 OKLAHOMA REDBUD (33%)
PARKING LOT (SEC. 12-302) (1) EVERGREEN SHRUBS, ATLEAST 2-2.5' TALL WITH MINIMUM SPREAD OF 2' AND SPACED NO FURTHER THAN 5'.	316 NEEDLEPOINT HOLLY
TREE SAVE AREA (SEC. 21-94) (1) 15% OF COMMERCIAL SITE MUST BE PRESERVED AS TREE SAVE AREA TOTAL AREA - 79,235 X 15% = 11,885 S.F. (0.273 AC.) TOTAL TREE SAVE AREA PROVIDED = ±11,885 S.F. (0.273 AC.) IF LESS THAN 15% OF SITE HAS TREES, ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE. 0.273 - 0.046 AC = 0.227 X 36 = 8.2 (9) TREES	9 WILLOW OAK 0.273 AC. (MULCHED) CONTRACTOR TO REMOVE ALL INVASIVE SPECIES SUCH AS BAMBOO. AREA TO BE MULCHED WITH DOUBLE HAMMERED HARDWOOD MULCH.
RESIDENTIAL BUFFER (SEC. 12-302) TOTAL PARCEL = 1,819 AC B CLASS BUFFER REQUIRES: (1) 33' WIDE AND 7 TREES & 40 SHRUBS/ 100 LF 303 LF (TOTAL LF) 303 LF / 100 LF = 3.03 X 7 = 21.2 TREES 303 LF / 100 LF = 3.03 X 40 = 121 SHRUBS -SHRUBS ARE NOT REQ'D IF A FENCE PROV'D -40% OF TREES SHALL BE LARGE, MATURING -25% EVERGREEN	24.75' WIDE BUFFER (WITH FENCE) 6' TALL WOODEN FENCE (±300 L.F.) 21 TREES 9 SHUMMARD OAK (43%) 12 YAUPON HOLLY (57%)

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>		542 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES	⊗	SHUMMARD RED OAK <i>Quercus Shumardii (SOUTHERN VARIETY)</i>	3" CALIPER 12' HT	9 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊗	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	13 EA.	
	⊗	YAUPON HOLLY <i>Ilex Vomitoria</i>	3" CALIPER (TOTAL) 6' HT	12 EA.	
	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	7 EA.	
	⊗	OKLAHOMA REDBUD <i>Cercis texensis reniformis</i>	3" CALIPER 12' HT	27 EA.	
MISC		TIFWAY 419 BERMUDA SOD		11,462 S.F.	



QuikTrip No. 1024
4200 BROOKSHIRE BLVD.
CHARLOTTE, NC
QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273



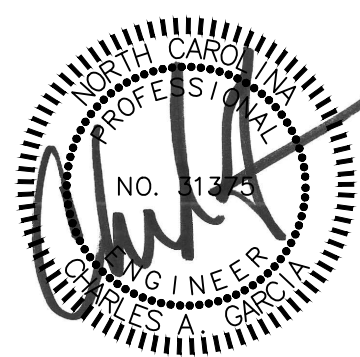
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
RZ-2

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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q	A. <u>General Provisions</u>														
P	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 1.85 acre site located on the northeast corner of the intersection of Brookshire Boulevard and North Hoskins Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 039-044-07, 039-044-09, 039-044-06, 039-044-10, 039-044-11 and a portion of 039-044-05. The Site also includes that portion of an adjacent alley that is more particularly depicted on the Rezoning Plan that the Petitioner will seek to have abandoned by the City of Charlotte and incorporated into the Site.														
N	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").														
M	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.														
L	4. The parcels of land that comprise the Site may be recombined into one parcel at the option of Petitioner.														
K	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.														
J	B. <u>Permitted Uses/Development Limitations</u>														
H	1. The Site may only be devoted to a convenience store with gasoline sales and to 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.														
G	2. Accessory drive through service windows shall not be permitted on the Site.														
F	3. A car wash shall not be permitted on the Site.														
E	4. A maximum of one principal building may be located on the Site.														
D	5. As depicted on the Rezoning Plan, the minimum setback from Brookshire Boulevard shall be 15 feet.														
C	C. <u>Maximum Gross Floor Area</u>														
B	1. The maximum gross floor area of any building located on the Site shall be 6,000 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.														
A	D. <u>Transportation</u>														
	1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. 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. Petitioner shall submit a Petition to the City of Charlotte requesting the abandonment of a portion of an existing adjacent alley that is more particularly depicted on the Rezoning Plan. The abandoned portion of the adjacent alley shall be incorporated into the Site. The abandonment of the relevant portion of the adjacent alley shall be completed prior to the issuance of a building permit for the new building to be constructed on the Site.														
	4. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct a new waiting pad for the existing bus stop located on Brookshire Boulevard. The waiting pad shall be located entirely within the right of way, and the precise location of the waiting pad shall be determined during the permitting process. The waiting pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the waiting 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 any bench or shelter that may be located on the waiting pad.														
	5. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte as right of way (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to North Hoskins Road that are more particularly depicted on the Rezoning Plan.														
	6. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte as right of way (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to North Cloudman Street that are more particularly depicted on the Rezoning Plan.														
	7. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall widen North Cloudman Street and extend the existing curb and gutter as more particularly depicted on the Rezoning Plan.														
	E. <u>Architectural Standards</u>														
	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.														
	F. <u>Streetscape and Landscaping</u>														
	1. A Class B buffer shall be established along the eastern boundary line of the Site as more particularly depicted on the Rezoning Plan. The width of the Class B buffer may not be reduced by installing a wall, fence or berm.														
	2. 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.														
	3. Internal sidewalks shall be provided on the Site as generally depicted on the Rezoning Plan.														
	4. Petitioner shall install landscaping on the Site including along the Site's frontages on the adjacent public streets, in accordance with the landscape plan set out on Sheet RZ-2 of the Rezoning Plan.														
	5. Petitioner shall install a 6 foot tall wooden fence along the eastern boundary line of the Site as depicted on Sheet RZ-2 of the Rezoning Plan.														
	6. Petitioner shall install a 6 foot tall wooden fence along a portion of the northern boundary of the Site as depicted on Sheet RZ-2 of the Rezoning Plan.														
	7. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on North Cloudman Street as generally depicted on the Rezoning Plan. The minimum 8 foot wide planting strip and the minimum 6 foot wide sidewalk shall be located within a sidewalk utility easement rather than in public right of way as generally depicted on the Rezoning Plan.														
	8. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on North Hoskins Road as generally depicted on the Rezoning Plan.														
	9. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Brookshire Boulevard as generally depicted on the Rezoning Plan. The minimum 6 foot wide sidewalk, or portions thereof, shall be located within a sidewalk utility easement rather than in public right of way as generally depicted on the Rezoning Plan.														
	G. <u>Environmental Features</u>														
	1. Development of the Site shall comply with the City of Charlotte Tree Ordinance.														
	2. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.														
	H. <u>Signage</u>														
	1. All signs installed on the Site shall comply with the requirements of the Ordinance.														
	2. Notwithstanding paragraph 1 above, a pole sign shall not be permitted on the Site.														
	3. Any monument sign installed on the Site shall have a minimum 3 foot tall brick base and a total maximum height of 16 feet.														
	I. <u>Lighting</u>														
	1. Any freestanding lighting fixtures installed on Site shall have a maximum height of 21 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.														
	J. <u>Binding Effect of the Rezoning Documents and Definitions</u>														
	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.														




NC COA# C-1532
ISSUE DATE: 07/06/2016

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QuikTrip No. 1024

4200 BROOKSHIRE BLVD.
CHARLOTTE, NC

QUIKTRIP CORPORATION - CHARLOTTE DIVISION OFFICE
3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273



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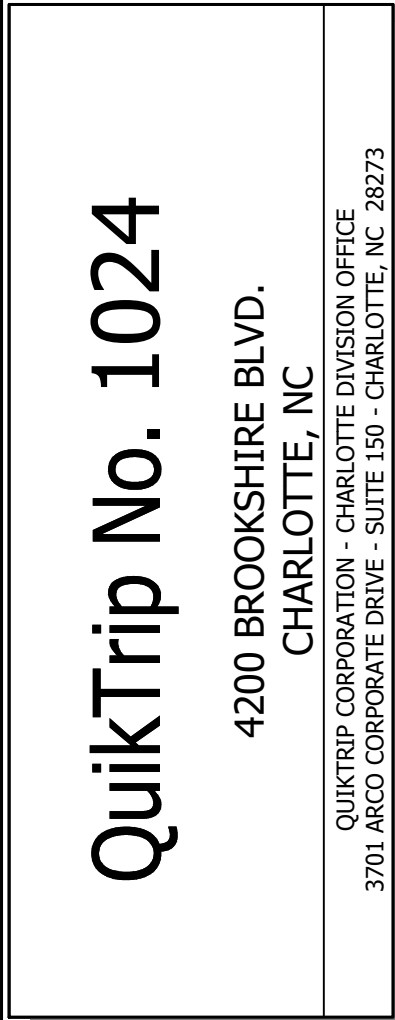
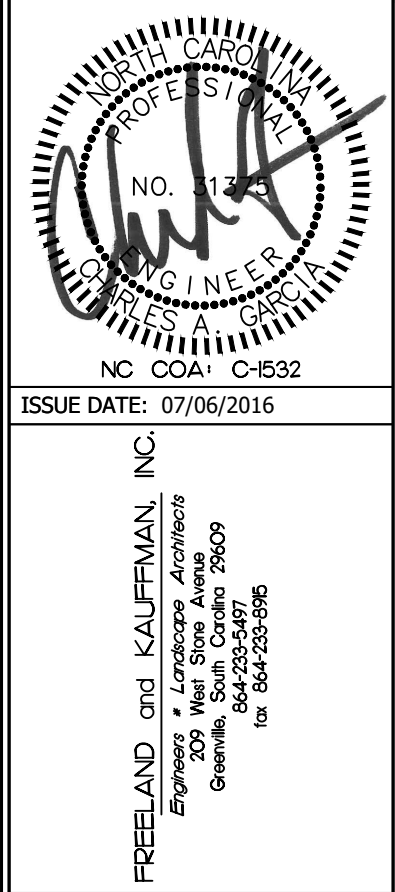
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DEVELOPMENT STANDARDS
AND NOTES

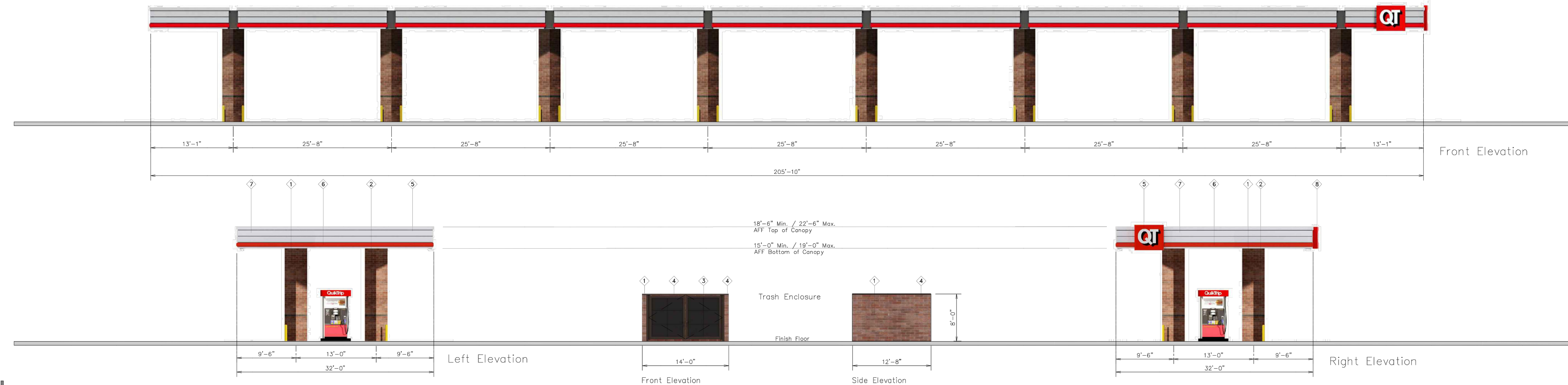
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RZ-3

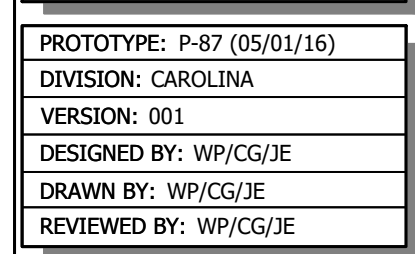
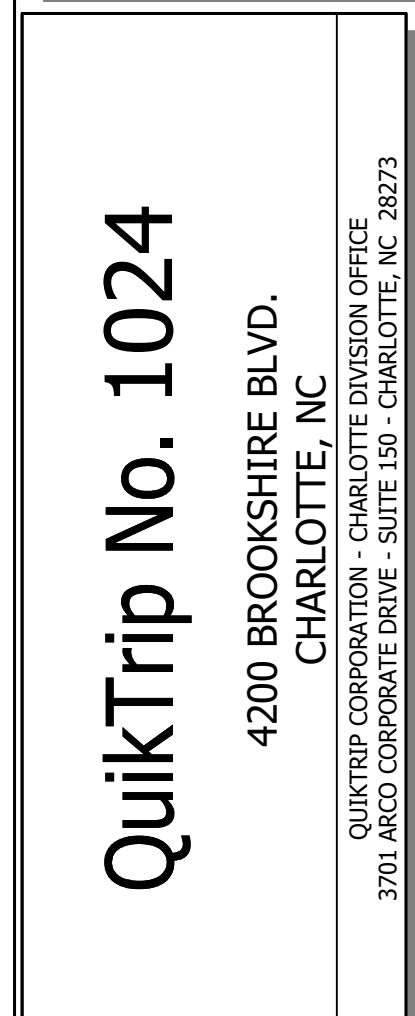
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SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
RZ-4



④	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZE STONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	W/ NIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYERO 95 MESH
4	DARK BRONZE	LAC	METAL PAINT
5	ICD - 20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	W/ ALUMINUM	ALPCO	CANOPY
8	ICDP - 30UL	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

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SHEET TITLE:	
GAS CANOPY ELEVATIONS	

SHEET NUMBER:
RZ-5