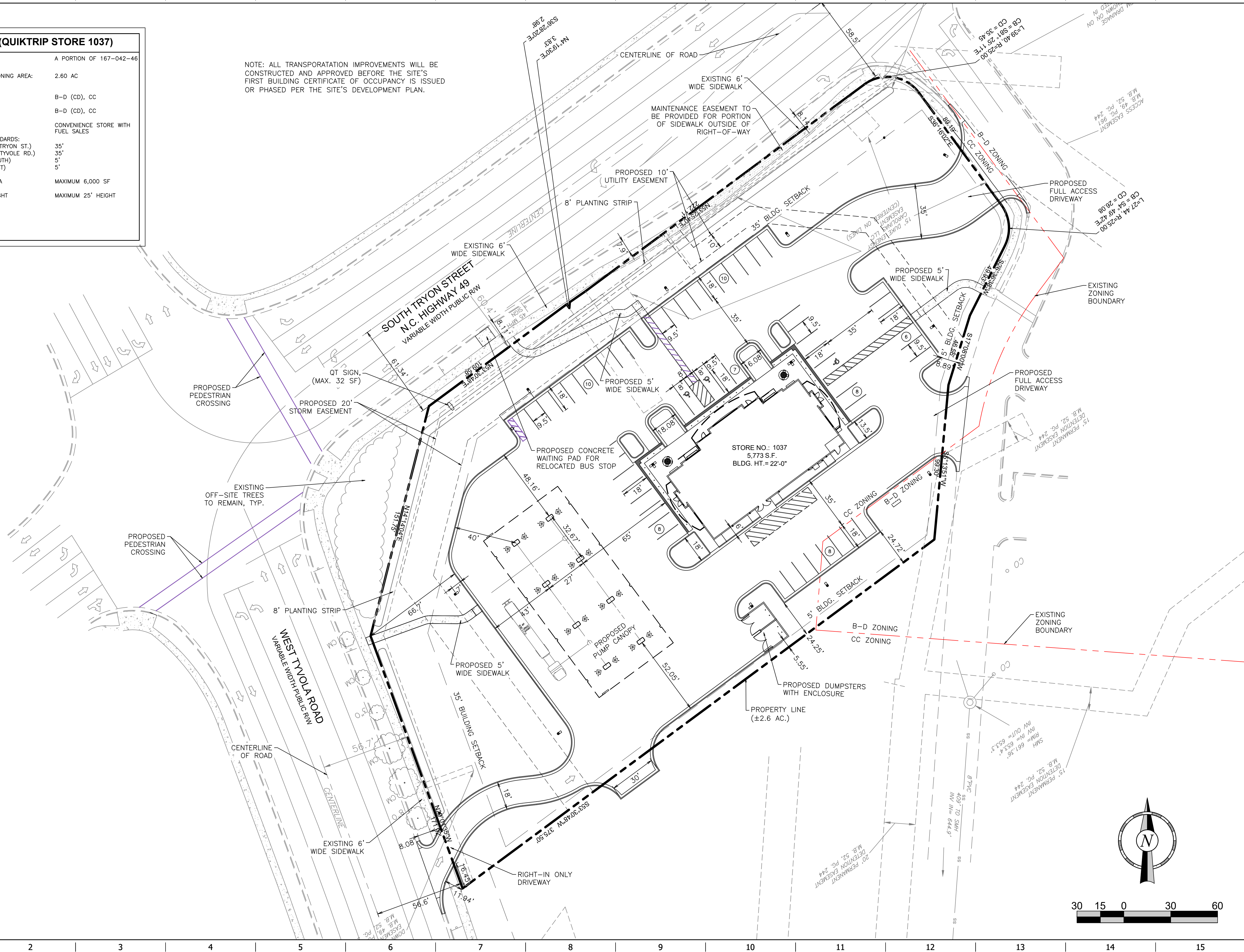


FILE LOCATION: J:\Drawings\Projects\QuikTrip\1037 (Charlotte, NC)\civil.dwg TAB NAME: Rezoning USER: jEdney SWED: 10/21/2016 11:19 AM PLOTTED: 10/21/2016 11:24 AM

SITE DATA (QUIKTRIP STORE 1037)	
TAX PARCEL ID #:	A PORTION OF 167-042-446
TOTAL SITE / REZONING AREA:	2.60 AC
EXISTING ZONING:	B-D (CD), CC
PROPOSED ZONING:	B-D (CD), CC
PROPOSED USE:	CONVENIENCE STORE WITH FUEL SALES
DEVELOPMENT STANDARDS:	
SETBACK (S. TRYON ST.)	35'
SETBACK (W. TYVOLA RD.)	35'
SETBACK (SOUTH)	5'
SETBACK (EAST)	5'
BUILDING AREA	MAXIMUM 6,000 SF
BUILDING HEIGHT	MAXIMUM 25' HEIGHT

NOTE: ALL TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED AND APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.



NC COA: C-1532
ISSUE DATE: 10/21/2016

FREELAND and KAUFFMAN, INC.
Professional Engineers
205 West Stone Avenue
Greensboro, NC 27407
Tel: 866-288-9996

QuikTrip No. 1037

SEC OF TRYON & TYVOLA
CHARLOTTE, NC

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DIVISION:	CAROLINA
VERSION:	001
DESIGNED BY:	WP/CG/JE
DRAWN BY:	WP/CG/JE
REVIEWED BY:	WP/CG/JE

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/21/2016

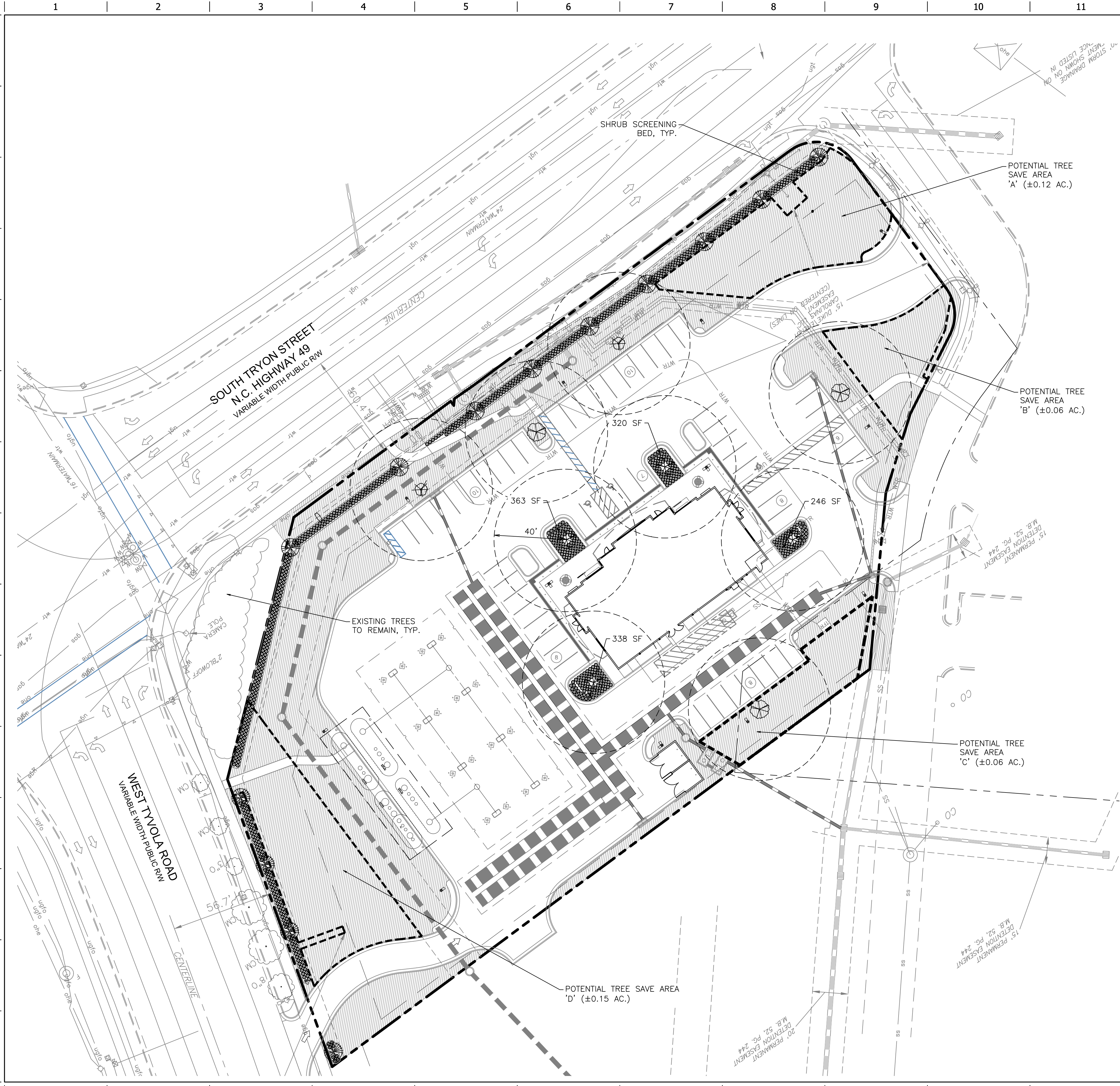
SHEET TITLE:

REZONING PLAN
PETITION #: 2016-135

SHEET NUMBER:

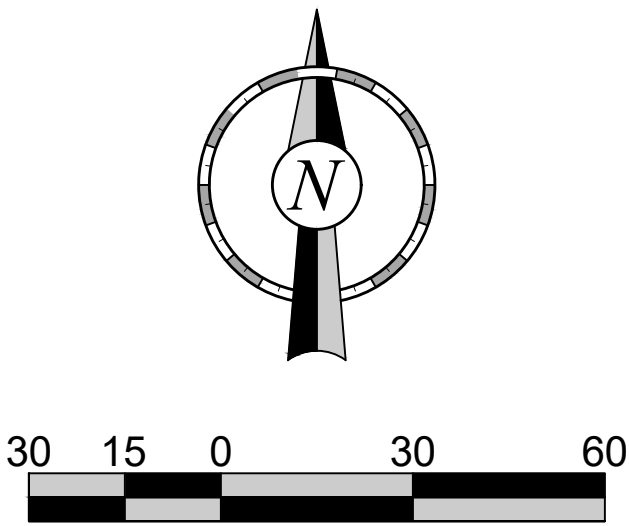
RZ-1

FILE LOCATION: J:\Drawings\Projects\QuikTrip\1037 (Charlotte, NC)\civil.dwg TAB NAME: Landscape (Prelim-N) USER: JEdney SAVED: 10/21/2016 11:19 AM PLOTTED: 10/21/2016 11:25 AM



LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
<div>PERIMETER (SEC. 21-96(d)(2))</div> <div>(1) MINIMUM 8' WIDE PLANTING STRIP</div> <div>(2) ORNAMENTAL TREE (2" CAL.) PER 40 LF STREET FRONTAGE (30 LF OVERHEAD ELECTRIC)</div> <div>S. TRYON- ±350 LF/40= 8.75 (9) TREES</div> <div>W. TYVOLA- ±172 LF/40= 4.3 (4) TREES</div>	TREES WITHIN 8' INSIDE 20' PARKING BUFFER 9 LACEBARK ELM (40' O.C.) (OUTSIDE OF 8' PLANTING STRIP DUE TO ELECTRIC EASEMENT) 4 LACEBARK ELM (40' O.C.)
<div>INTERNAL (SEC. 21-96(d)(1) & (2))</div> <div>(1) PLANTING AREA EQUAL TO 10% OF THE TOTAL IMPERVIOUS SURFACE MUST BE PROVIDED FOR LANDSCAPE PURPOSES AND TREE PLANTING ±72,000 X 10% = 7,200 S.F.</div> <div>(2) ONE LARGE TREE PER 10,000 SQ FEET OF IMPERVIOUS COVER ±72,000 / 10,000 = 7.2 (7) SHADE TREES</div> <div>-EA. PARKING SPACE MUST BE LOCATED WITHIN 40' OF A TREE.</div> <div>-75% OF TREES MUST BE LARGE, MATURING SHADE TREES</div> <div>-MINIMUM PLANTING AREA PER TREE SHALL BE 274 S.F. WITH MIN. WIDTH OF 8'. (200 S.F. FOR SMALL TREE)</div>	7 WILLOW OAK 2 CRAPE MYRTLE (22%)
<div>PARKING LOT (SEC. 22-303)</div> <div>(1) EVERGREEN SHRUBS, ATLEAST 2-2.5' TALL WITH MINIMUM SPREAD OF 2' AND SPACED NO FURTHER THAN 5'.</div>	545 NEEDLEPOINT HOLLY
<div>TREE SAVE AREA (SEC. 21-94)</div> <div>(1) 15% OF COMMERCIAL SITE MUST BE PRESERVED AS TREE SAVE AREA</div> <div>TOTAL AREA- 113,108 X 15% = 0.39 AC</div> <div>IF LESS THAN 15% OF SITE HAS TREES, ADDITIONAL TREES SHALL BE PLANTED AT A RATE OF 36 TREES PER ACRE.</div> <div>0.39 X 36 = 14 TREE</div>	0.39 AC AVAILABLE. ORIGINAL APPROVED DEVELOPMENT PLANS SHOWED 10X TREE SAVE AREA ALONG THE EASTERN AND SOUTHERN PROPERTY LINES OF THE OVERALL DEVELOPMENT.

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	NEEDLE POINT HOLLY <i>Ilex Coriata "Needle Point"</i>	24"ø x 24" HT MIN	790 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES		LACEBARK ELM <i>Ulmus Parvifolia</i>	3" CALIPER 12' HT	13 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	7 EA.	
		CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	2 EA.	
MISC		TIFWAY 419 BERMUDA SOD		39,800 S.F.	



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QuikTrip No. 1037

SEC OF TRYON & TYVOLA
CHARLOTTE, NC

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REVIEWED BY: WP/CG/JE

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SHEET TITLE:


LANDSCAPING PLAN
PETITION #: 2016-135

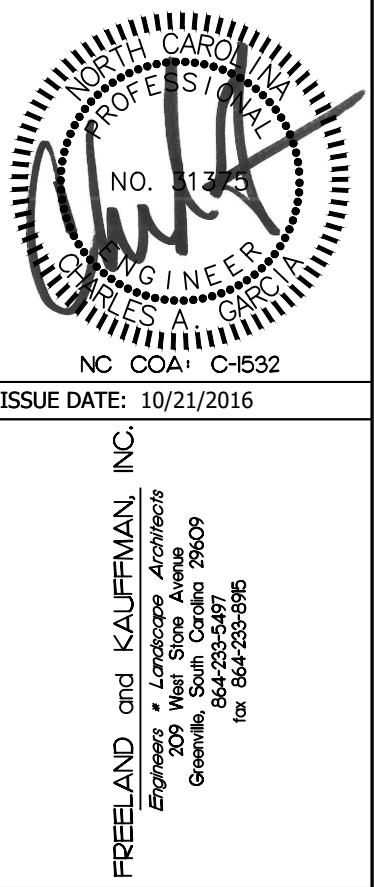
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RZ-3

FILE LOCATION: J:\Drawings\Projects\QuikTrip\1037 (Charlotte, NC)\civil.dwg TAB NAME: Building Elevations USER: Edfney SAVED: 10/21/2016 11:19 AM PLOTTED: 10/21/2016 11:25 AM



<div></div> <div>QuikTrip.</div> <div>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 815-7700</div>		Store # 1037		Flat Entry Building Elevations		Address: NWC of Tryon & Tyvola		City, State: Charlotte, NC		<table><tr><th>#</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr><tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>HP-ALUMINUM</td><td>ALPOLIC</td><td>FASCIA</td></tr><tr><td>4</td><td>QT RED</td><td>LANE</td><td>STANDING SEAM AWNINGS</td></tr><tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr><tr><td>6</td><td>DARK BRONZE</td><td>LANE</td><td>METAL/PART</td></tr><tr><td>7</td><td>QT BROWN</td><td>SHERWIN WILLIAMS</td><td>PAINT</td></tr><tr><td>8</td><td>SL-600</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr><tr><td>9</td><td>EVENING VEIL</td><td>DAVITE</td><td>NOSE</td></tr><tr><td>10</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPROP 35 MESH</td></tr><tr><td>11</td><td>DBS-20</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr></table>		#	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	HP-ALUMINUM	ALPOLIC	FASCIA	4	QT RED	LANE	STANDING SEAM AWNINGS	5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	DARK BRONZE	LANE	METAL/PART	7	QT BROWN	SHERWIN WILLIAMS	PAINT	8	SL-600	ALLEN INDUSTRIES	SIGNAGE	9	EVENING VEIL	DAVITE	NOSE	10	BLACK	ALL COURT FABRICS	POLYPROP 35 MESH	11	DBS-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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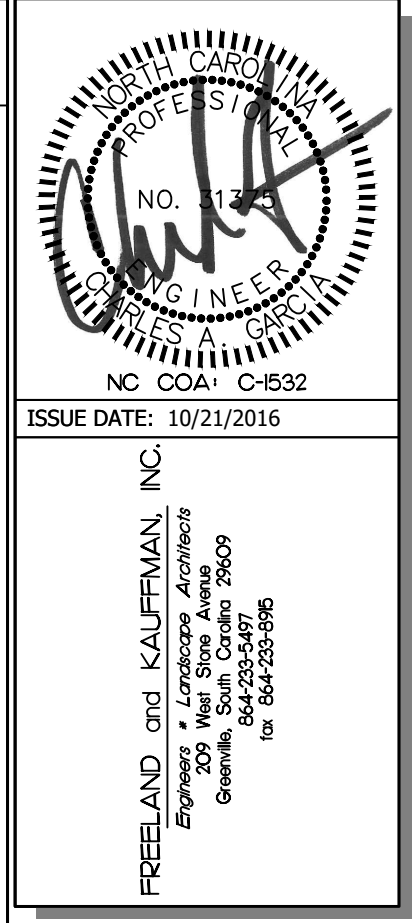
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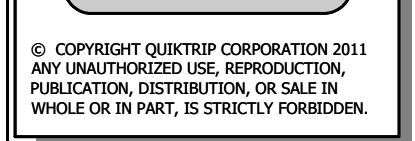
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SHEET TITLE:
BUILDING ELEVATIONS
PETITION #: 2016-135

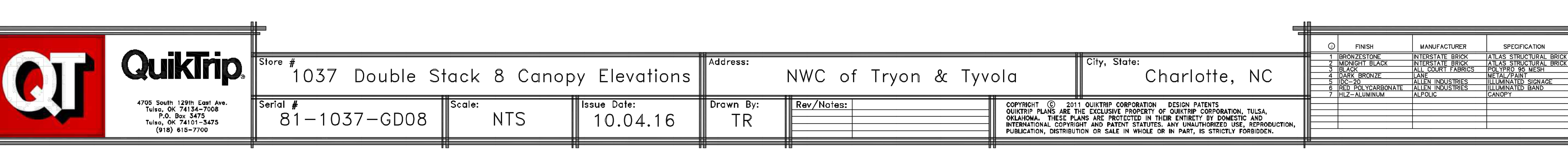
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ORIGINAL ISSUE DATE: 10/21/2016

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SHEET TITLE:
GAS CANOPY ELEVATIONS
PETITION #: 2016-135

RZ-5

