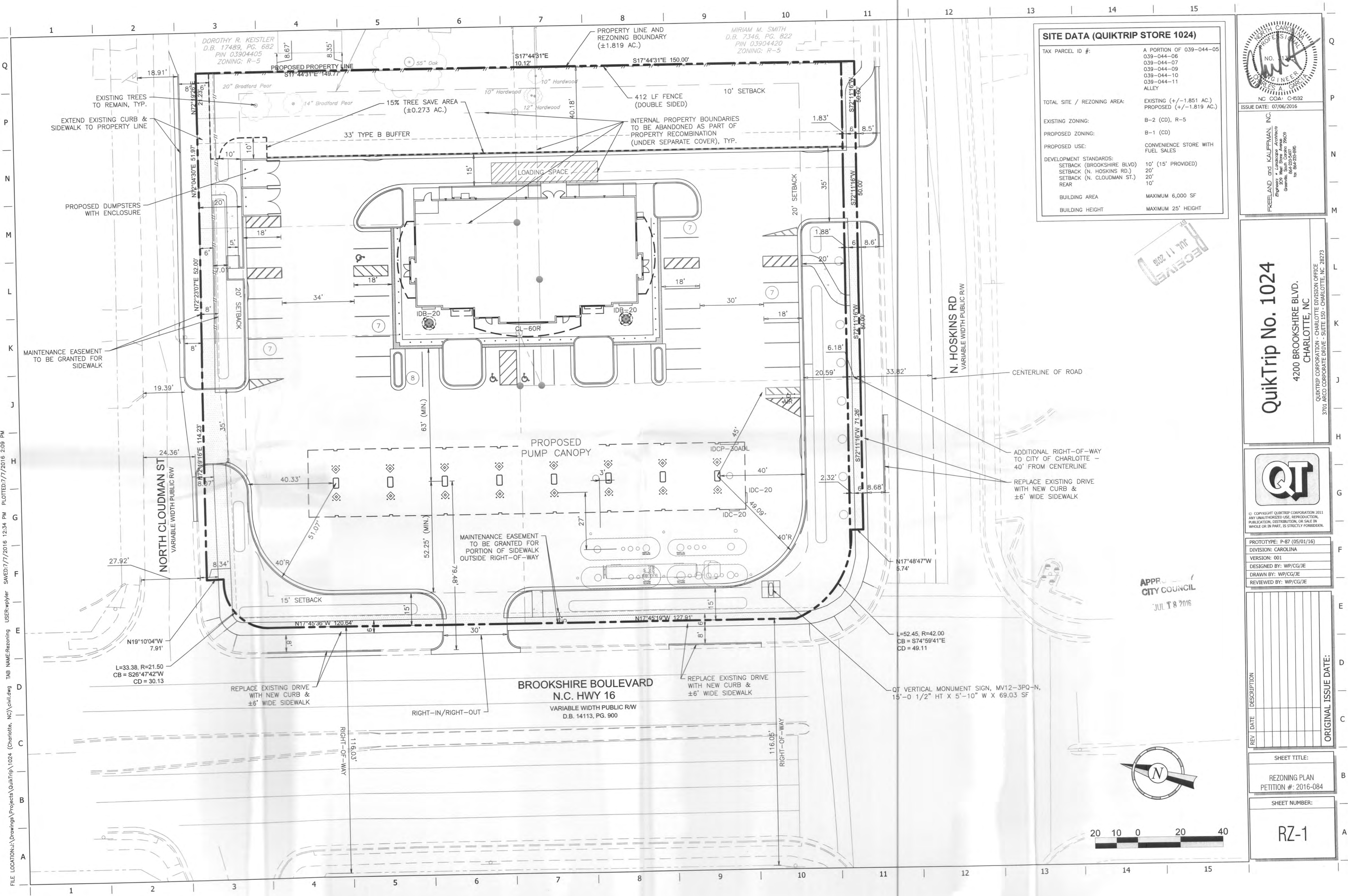


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SITE DATA (QUIKTRIP STORE 1024)	
TAX PARCEL ID #:	A PORTION OF 039-044-05 039-044-06 039-044-07 039-044-09 039-044-10 039-044-11 ALLEY
TOTAL SITE / REZONING AREA:	EXISTING (+/-1.851 AC.) PROPOSED (+/-1.819 AC.)
EXISTING ZONING:	B-2 (CD), R-5
PROPOSED 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

**PROFESSIONAL SEAL**  
 NORTH CAROLINA  
 ENGINEER  
 NO. 1134  
 FREELAND and KAUFFMAN, INC.  
 Licensed Professional Engineers  
 3701 ARCO CORPORATE DRIVE - SUITE 150 - CHARLOTTE, NC 28273  
 PHONE: 704.364.2555  
 FAX: 704.364.2556  
 NC CODE: C-1532  
 ISSUE DATE: 07/06/2016

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

<b>QT</b>	
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DIVISION: CAROLINA	
VERSION: 001	
DESIGNED BY: WP/CG/JE	
DRAWN BY: WP/CG/JE	
REVIEWED BY: WP/CG/JE	

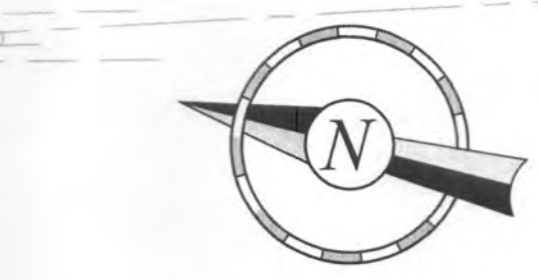
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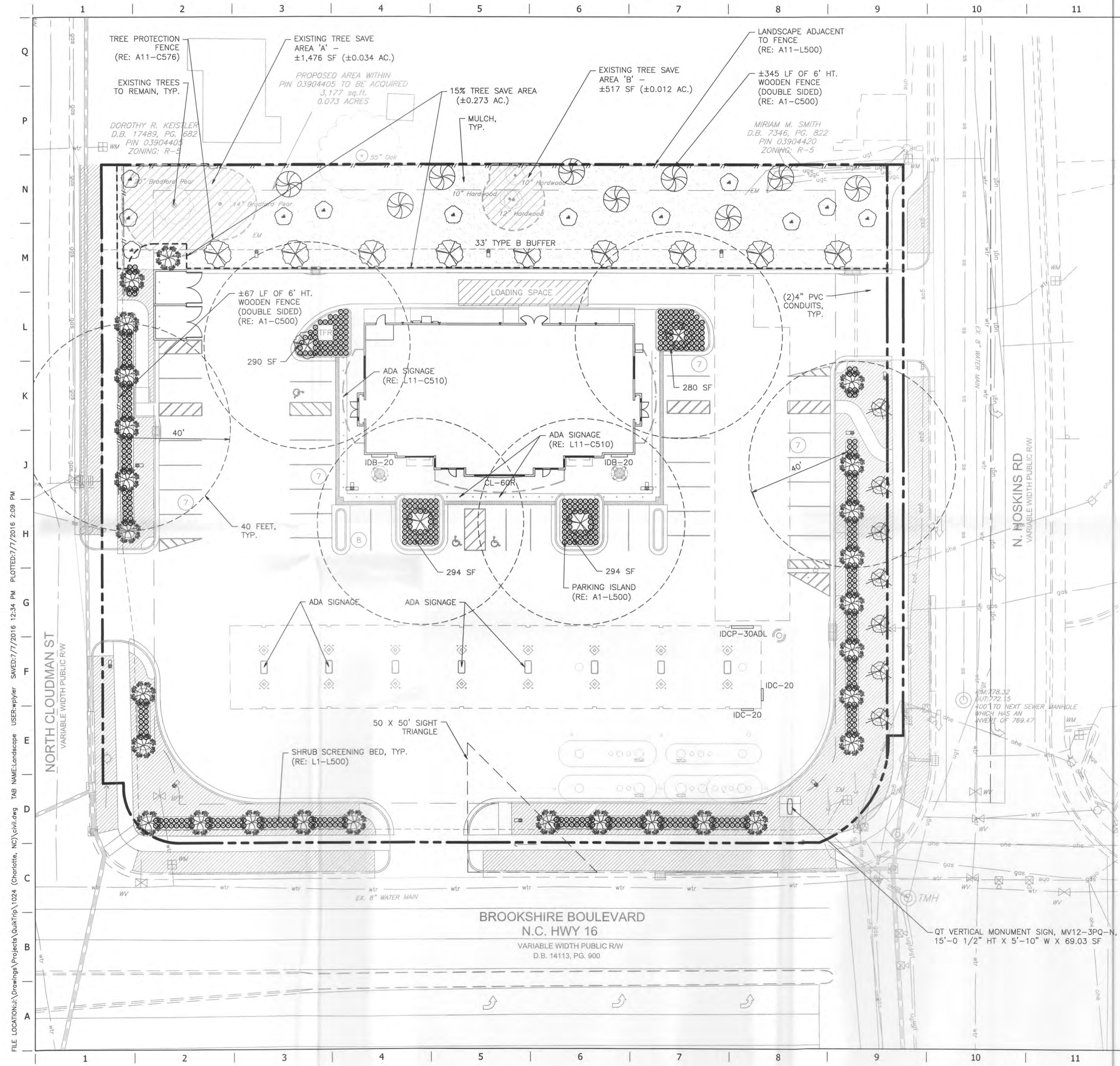
SHEET TITLE:  
 REZONING PLAN  
 PETITION #: 2016-084

SHEET NUMBER:  
**RZ-1**



APPROVED BY  
 CITY COUNCIL  
 JUL 18 2016





LANDSCAPE REQUIREMENTS		REQUIRED ORDINANCE	PROVIDED
PERIMETER (SEC. 21-360(2))	(1) MINIMUM 8' WIDE PLANTING STRIP	(2) ORNAMENTAL TREE (2" CAL.) PER 30 LF STREET FRONTAGE (OVERHEAD ELECTRIC)	TREES WITHIN 8' INSIDE 20' PARKING BUFFER
	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)	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. 21-360(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	±22,651 S.F. 4 WILLOW OAK (67% DUE TO OVERHEAD ELECTRIC) 2 OKLAHOMA REDBUD (33%)
	-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 8'. (200 S.F. FOR SMALL TREE)		
PARKING SPACING (SEC. 12-300)	(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. 21-36)	(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)	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.
	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		
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 Botanical Name	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</i> (SOUTHERN VARIETY)	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.	

FREELAND AND KALFFMAN, INC.  
 Landscape Architects  
 2000 South Carolina Blvd.  
 Greenville, South Carolina 29609  
 Tel: 864-253-9196

**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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 DRAWN BY: WP/CG/JE  
 REVIEWED BY: WP/CG/JE

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:  
 LANDSCAPE PLAN

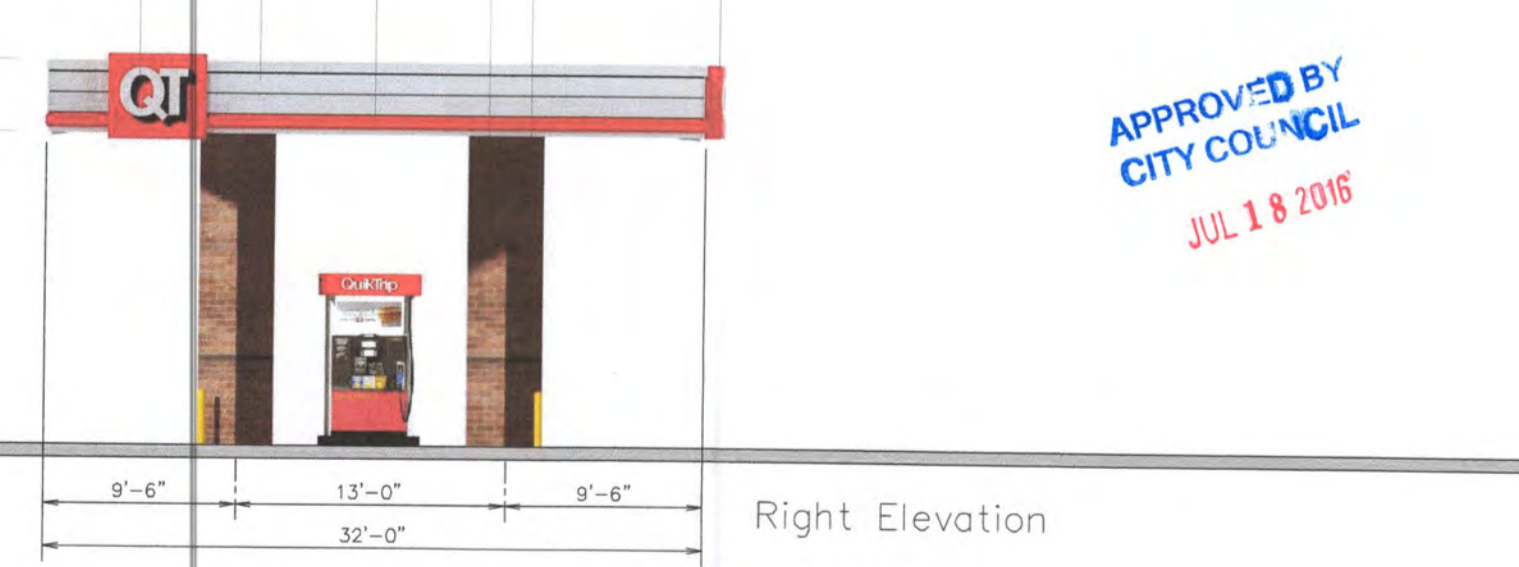
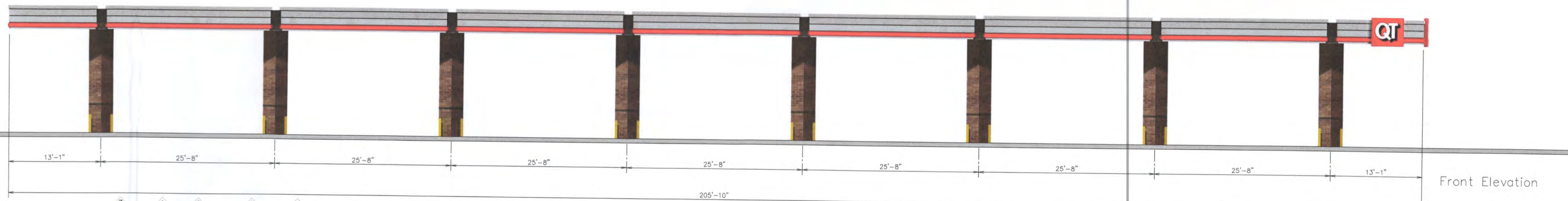
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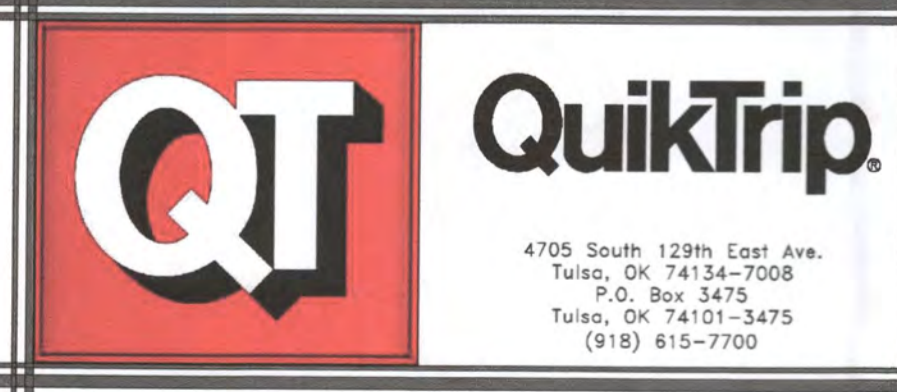
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 JUL 18 2016







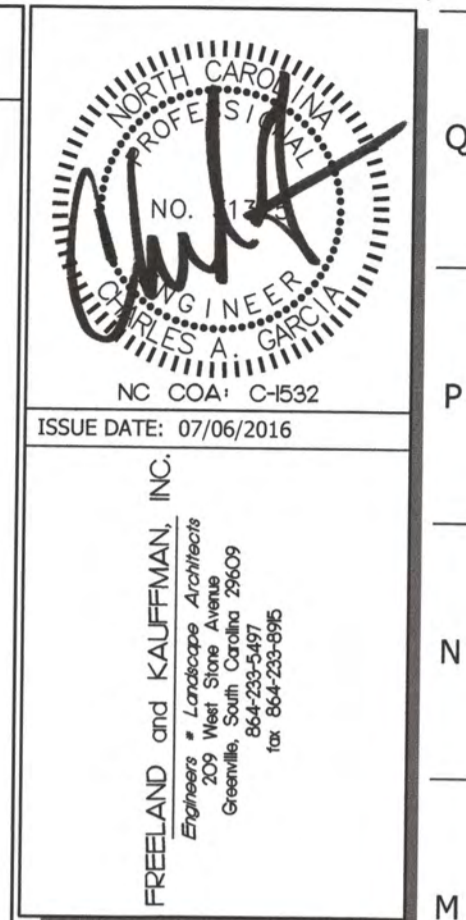
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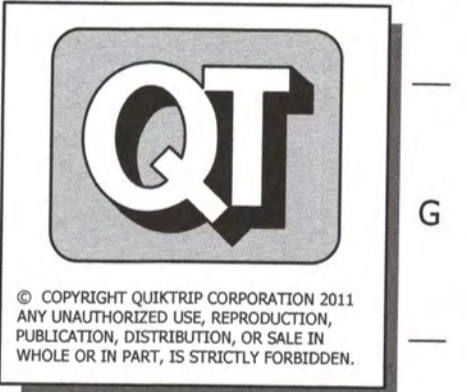
Store # 1024 Vertical 8 Canopy Elevations Address: Brookshire Blvd. & Hoskins Rd. City, State: Charlotte, NC  
 Serial # 81-1024-GV08 Scale: NTS Issue Date: 04.21.16 Drawn By: JK Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	W/RIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYESTER MESH
4	DARK BRONZE	ALL COURT FABRICS	METAL PAINT
5	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	ALUMINUM	ALCOIC	CANOPY
8	100P-300L	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



ISSUE DATE: 07/06/2016  
 FREELAND and KAUFFMAN, INC.  
 Engineers & Architects  
 209 West Stone Avenue  
 Charlotte, NC 28209  
 Phone: 864-252-5497  
 Fax: 864-252-5496



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 DESIGNED BY: WP/CG/JE  
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SHEET TITLE:  
GAS CANOPY ELEVATIONS

SHEET NUMBER:  
RZ-5

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