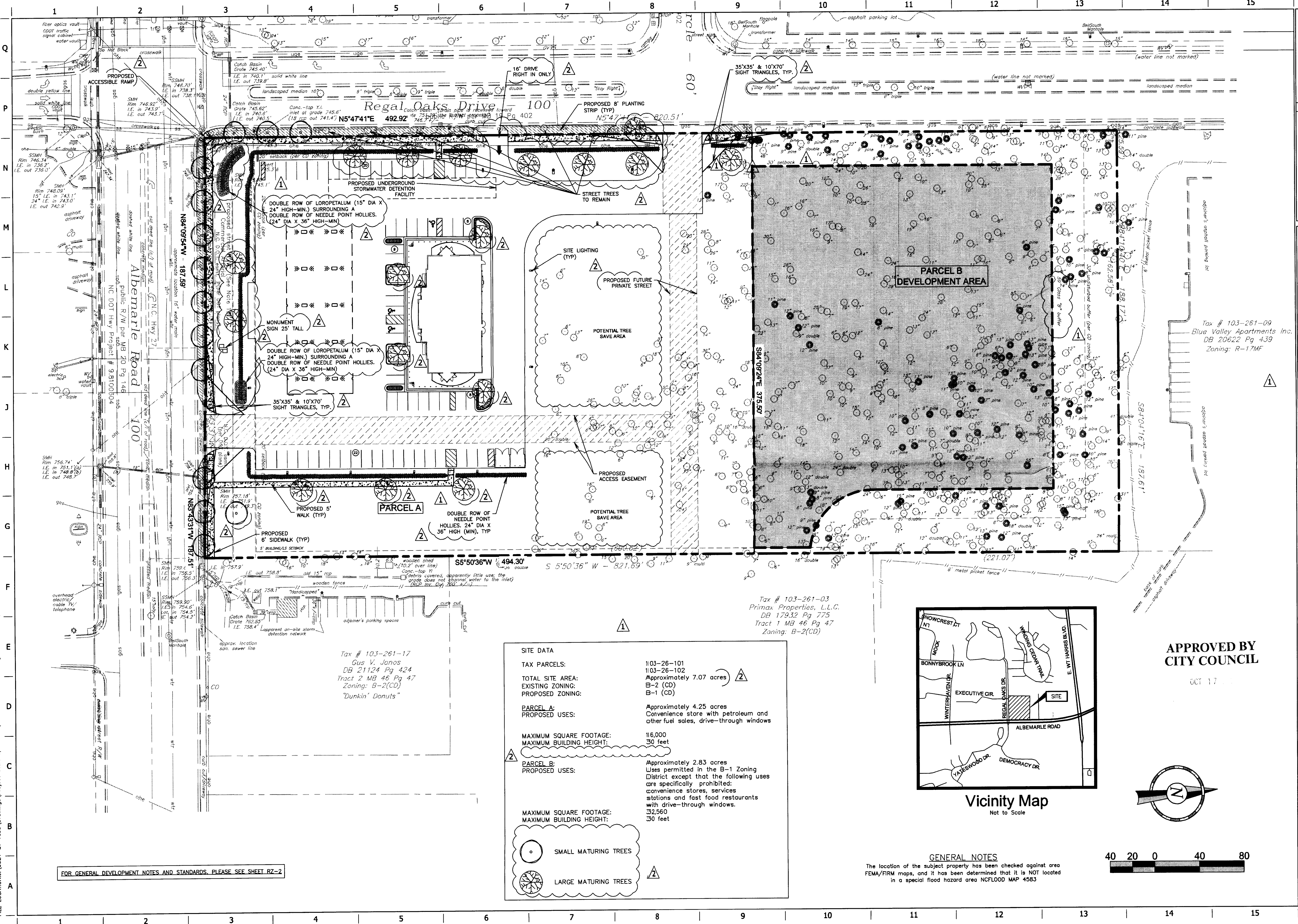


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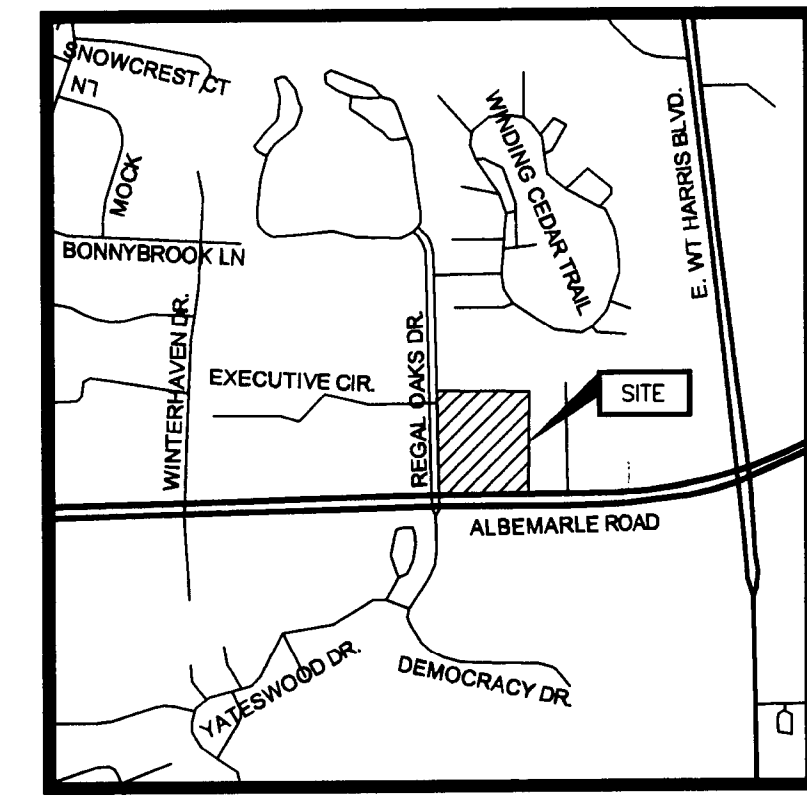
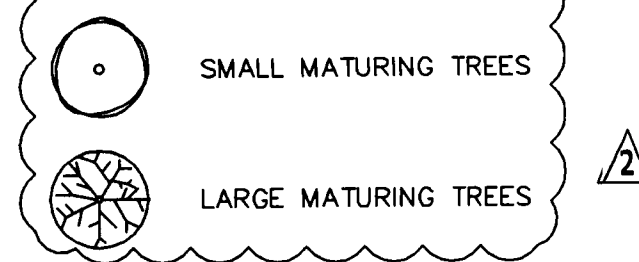


FOR GENERAL DEVELOPMENT NOTES AND STANDARDS, PLEASE SEE SHEET RZ-2

Tax # 103-261-17
Gus V. Janos
DB 21124 Pg 424
Tract 2 MB 46 Pg 47
Zoning: B-2(CD)
"Dunkin' Donuts"

Tax # 103-261-03
Primax Properties, L.L.C.
DB 17932 Pg 775
Tract 1 MB 46 Pg 47
Zoning: B-2(CD)

| SITE DATA | |
|--------------------------|---|
| TAX PARCELS: | 103-26-101 103-26-102 |
| TOTAL SITE AREA: | Approximately 7.07 acres |
| EXISTING ZONING: | B-2 (CD) |
| PROPOSED ZONING: | B-1 (CD) |
| PARCEL A: | Approximately 4.25 acres |
| PROPOSED USES: | Convenience store with petroleum and other fuel sales, drive-through windows |
| MAXIMUM SQUARE FOOTAGE: | 116,000 |
| MAXIMUM BUILDING HEIGHT: | 30 feet |
| PARCEL B: | 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 |
| MAXIMUM BUILDING HEIGHT: | 30 feet |



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 NFLOOD MAP 4583

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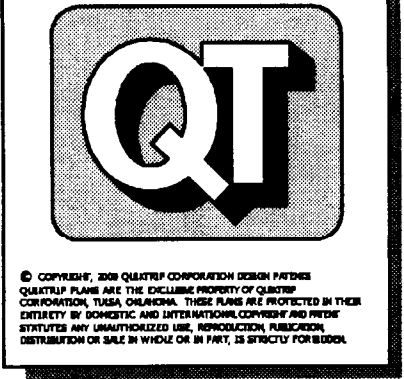
OCT 17



PROJECT NO.: 3321
SITE SOLUTIONS
13320 W. Hardscrabble Street
Charlotte, NC 28208
Landscaping Architecture
Site Planning
Civil Engineering
www.site-solutions.com
Telephone: 704-521-1888
Facsimile: 704-521-8955
CADDP 1008

REZONING PETITION
NUM - 2011-50

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



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

| REV | DATE | DESCRIPTION |
|-----|----------|------------------------------------|
| 1 | 08/18/11 | Rev. City Comments dated 8/26/2011 |
| 2 | 09/22/11 | Per City Comments dated 8/26/2011 |

ORIGINAL ISSUE DATE: 05/02/2011

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

RECEIVED
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2011-050

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DEVELOPMENT STANDARDS
September 21, 2011

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 Rezoning filed by QuikTrip Corporation to accommodate the development of Parcel A and Parcel B (hereinafter sometimes collectively referred to as the "Site").

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 for Parcel A, which accompany the Technical Data Sheet. Inasmuch as planning for the proposed development of the Site has not yet advanced to the engineering stage, the exact placement and sizes of the buildings, 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 document phases so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards, under the Ordinance for the B-1 Zoning District, and under Section 6.207 of the Zoning Ordinance. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development shall not be 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. Drive-through windows shall not be permitted on Parcel A.

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
- gasoline retailers
- drive-through windows

3. TRANSPORTATION:

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

B. The Petitioner shall provide cross access easements benefiting the owners of Mecklenburg County Tax Parcel 103-261-03 in the areas generally depicted on the Technical Data Sheet. The easement locations shown on the Technical Data Sheet are intended to illustrate general locations and ingress/egress patterns. Actual easement locations shall be specified in the easement documents and may be modified or relocated to accommodate future development on the Site.

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 Parcel A or Parcel B. However, 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.

D. Prior to the issuance of a building permit for development on Parcel B the Petitioner shall provide a private drive/access easement and a 5 foot internal sidewalk connection extending from Albemarle Road across Parcel A to the private street associated with Parcel B.

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 Parcel A. Accordingly, the elevations of any buildings that may be constructed on Parcel A shall be substantially similar in appearance to these building elevations and shall be constructed predominately of brick or decorative masonry materials. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

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.

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 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.

6. 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.

7. SIGNAGE:

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

8. LIGHTING:

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.

9. 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.

10. BINDING EFFECT OF THE REZONING PETITION:

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.

APPROVED BY
CITY COUNCIL

OCT 17 2011

PROJECT NO: 3321

SITE SOLUTIONS

3 3 3 0

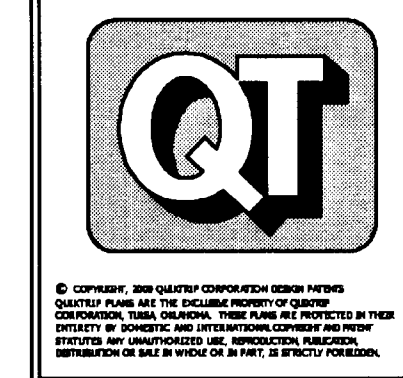
W. Hordhead Street
Charlotte, NC 28208

Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutions.com

Telephone: 704-521-9800
Facsimile: 704-521-9955
CDDP-158

REZONING PETITION
NUM - 2011-50

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



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

DIVISION: CHARLOTTE

VERSION: 001

DESIGNED BY: JCP

DRAWN BY: BL

REVIEWED BY: WS, TH

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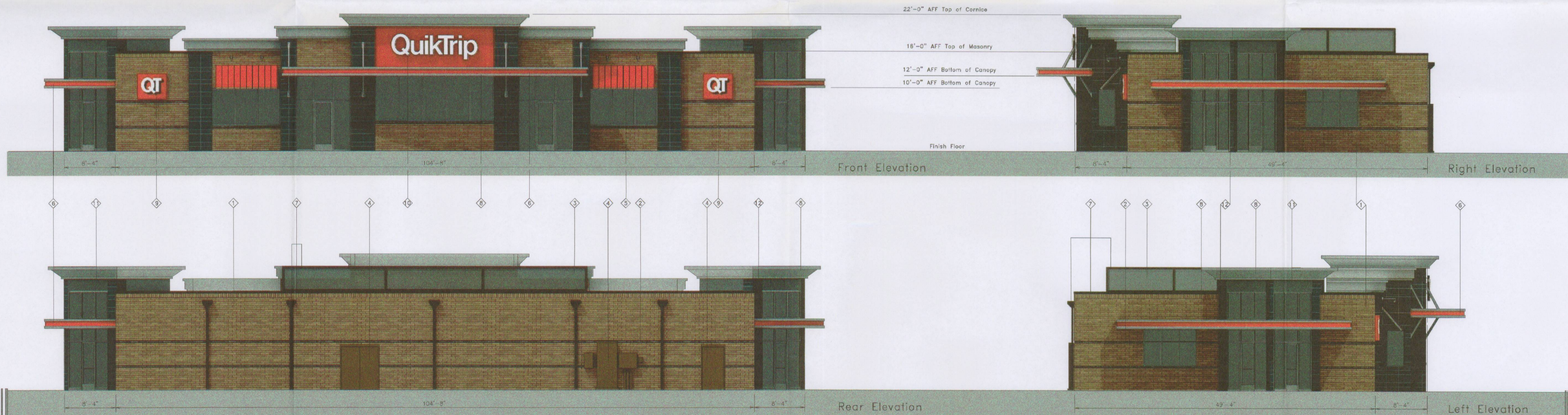
ORIGINAL ISSUE DATE: 05/02/2011

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-2

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OCT 17 2011



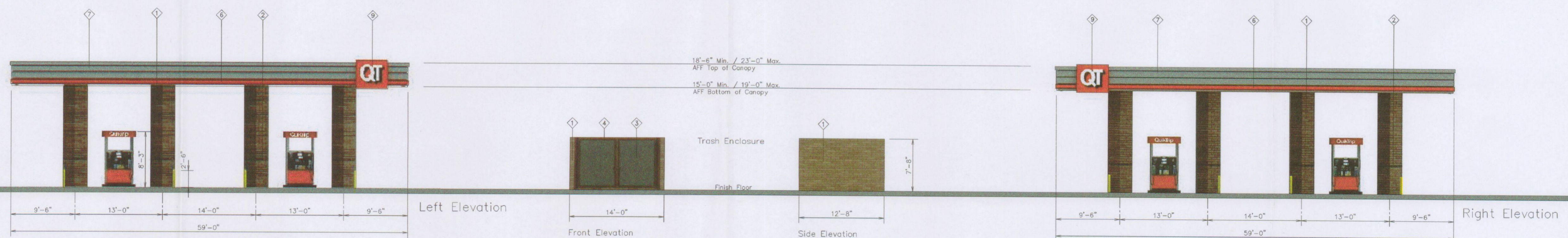
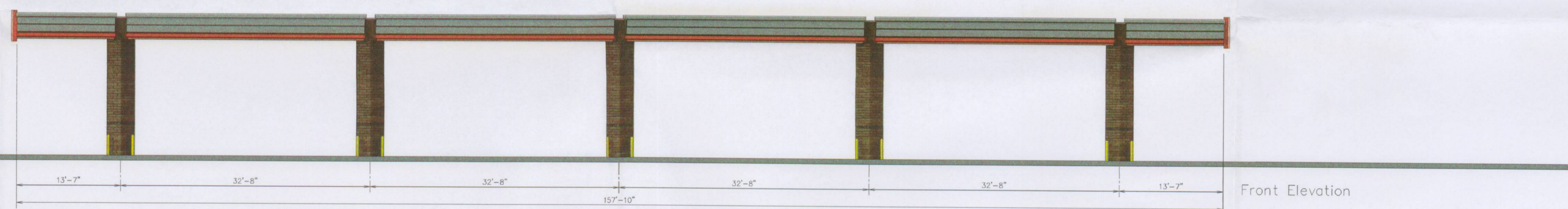
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|--|----------|--------------|----------|---------------------------------|--|---------------|
| | Store # | 1053 | Address: | NEC of Albemarie and Regal Oaks | City, State: | Charlotte, NC |
| | Serial # | SDG3BEL00-01 | Scale: | NTS | <small>COPYRIGHT © 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.</small> | |

| FINISH | MANUFACTURER | SPECIFICATION |
|--------------------|------------------|---------------------------|
| 1. BRICK/STONE | INTERSTATE BRICK | ALLIANCE STRUCTURAL BRICK |
| 2. MASONRY | TRU | CMU BLOCK |
| 3. BLACK | POLYPRO 85 | MECHANICAL SCREEN |
| 4. QT BROWN | SHERWIN WILLIAMS | PAINT |
| 5. QT RED | | STANDING SEAM AWNING |
| 6. TRU ASPHALT | | ILLUMINATED BAND |
| 7. DARK BRONZE | | PAINT |
| 8. STAINLESS STEEL | | FASCIA / CANOPY |
| 9. (GT-DOT) (ETP) | | ILLUMINATED SIGNAGE |
| 10. (GT-DOT) (ETP) | | SIGN |
| 11. MICRO GRAY | | ADM PANEL |

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OCT 17 2011



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|----------|--------------|----------|---------------------------------|--|---------------|
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| ① | FINISH | MANUFACTURER | SPECIFICATION |
|---|------------------|------------------|------------------------|
| 1 | BRONZESTONE | INTERSTATE BRICK | ATLAS STRUCTURAL BRICK |
| 2 | INTERSTATE BLACK | INTERSTATE BRICK | ACTIVE BRICK |
| 3 | BLACK | POLYPRO PS | MECHANICAL SCREEN |
| 4 | CLASSIC BRONZE | METAL | |
| 5 | QT RED | | STANDING SEAM AWNING |
| 6 | RED ACRYLIC | | ILLUMINATED BAND |
| 7 | STAINLESS STEEL | | CANOPY |
| 8 | STAINLESS STEEL | | PASCO |
| 9 | SSC-033 (TOP) | | ILLUMINATED SIGNAGE |

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