

- LEGEND**
- A - Arc Length
  - ADPH - Asphalt
  - B - Chord Bearing
  - C - Chord Length
  - CA - Catch Basin
  - CO - Curb Out
  - CI - Curb Inlet
  - CO - Curb & Gutter
  - CO - Clean Out
  - CONC - Concrete
  - DB - Deep Block
  - EB - Electric Box
  - EM - Existing Concrete Monument
  - EM - Electric Meter
  - EA - Existing Iron Pipe
  - EO - Existing Iron Road
  - EN - Existing Nail
  - ESMT - Easement
  - FI - Fire Hydrant
  - G - Gutter
  - GI - Grate Inlet
  - GM - Gas Meter
  - GP - Gate Post
  - GV - Gas Valve
  - GW - Gas Wire
  - L - Arc Length
  - LP - Light Pole
  - LPT - Light Pole w/Transformer
  - PA - Partial Identification Number
  - PP - Post Blank
  - PS - Pipe
  - R - Road
  - PVC - Plastic Pipe
  - RS - Right of Way
  - RC - Reinforced Concrete Pipe
  - SZM - Storm Drain Manhole
  - SSM - Sanitary Sewer Manhole
  - T - Trench
  - TR - Traffic Sign
  - TC - Traffic Control Box
  - TR - Transformer
  - TRM - Telephone Manhole
  - US - Utility Box
  - UL - Utility Pole (Power)
  - UL - Utility Pole w/Right
  - UL - Utility Pole w/Transformer
  - WB - Water Box
  - WM - Water Meter
  - WV - Water Valve
- LINE LEGEND**
- Easement
  - Fence
  - Front Wall
  - Property Line
  - Property Line (not surveyed)
  - Right of Way
  - Right-Of-Way (not surveyed)
  - Setback
  - Cable TV Line
  - Fiber Optic Line
  - Gas Line
  - Power Line
  - Power Line (underground)
  - Sanitary Sewer Pipe
  - Storm Drain Pipe
  - Storm Drain Pipe >12"
  - Telephone Line
  - Telephone Line (underground)
  - Water Line
  - Wood Fence
- SYMBOL LEGEND**
- Asst. Inlet
  - Benchmark
  - Fire Hydrant
  - Gas Wire
  - Left Turn Arrow
  - Light Pole
  - Mailbox
  - Manhole Cover
  - Monument
  - Post-and-Rail
  - Property Corner Found
  - Property Corner Set
  - Right Turn Arrow
  - Sign
  - Sign Foundation
  - Spot Light
  - Straight Arrow
  - Traffic Signal Box
  - Utility Signal Pole
  - Tree
  - Utility Meter
  - Utility Pole
  - Valve

**FLOOD CERTIFICATION:**  
 This is to certify that the subject property is Not located in a special flood hazard area as shown on maps prepared by the federal emergency management agency, federal insurance administration, dated March 2, 2009.  
 Community Panel No. 370310 4580 J, ZONE X

**SURVEYED AND MAPPED BY:**  
**R.B. PHARR & ASSOCIATES, P.A.**  
 SURVEYING & MAPPING  
 LICENSE NO. 0-1471  
 433 HAYTHORNE LANE  
 CHARLOTTE, NC 28204  
 TEL: 4780 376-2886  
 FAX: 4780 376-2883  
 CE: 0-1476  
 CE: 0-1476

This is to certify that on the 4TH day of JUNE 20 13 an actual survey was made under my supervision of the property shown on this plat, and that the boundary lines and the improvements, if any, are as shown hereon, this plat meets the minimum standards of practice for land surveying in North Carolina, board rule .1600 (21 state 55) and the ratio of precision does not exceed an error of closure of one (1) foot per 10,000 feet of perimeter surveyed nor 27 seconds times the square root of the number of angles turned.

Signed \_\_\_\_\_

**ALTA/ACSM CERTIFICATION:**  
 To: Chiba Group, LLC; QuikTrip Corporation; Quattisbaum Assoc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 16, 17 and 18 of table a thereto. The field work was completed on June 4, 2013.

Justin F. Clancher  
 Professional Land Surveyor NCLS L-4430

**BENCHMARKS:**  
 BM-1  
 N.G.S. Monument "7M 094" station is 13.98 ft S 37° E of the centerline of Charing Cross Rd. 51.35 ft N 45° E of the centerline of a driveway, 40.29 ft S 25° E of utility pole No. 7010-009, and 50.39 ft S 15° E of the hydrant no. 38.  
 Elevation=731.17'

BM-1  
 nail set in utility pole near the northwest corner of the subject property.  
 Elevation=716.64'

**PARKING:**  
 No parking exists on subject property.

**GENERAL NOTES:**

1. All corners monumented as shown.
2. The location of underground utilities shown on this map is approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. actual location, size, or depth of line should be verified with the individual utility company before construction.

3. Elevations based on N.G.S. Monument "7M 094", elevation = 731.17 feet, NAVD 83.
4. Broken lines indicate property lines not surveyed.
5. The off-site right-of-way shown hereon is for illustrative purposes only. The undersigned certifies only to the right-of-way surveyed, and does not certify to the right of way width of any adjacent properties.
6. Contour interval = 1 ft.

**ZONING:**  
 Zoning restrictions as per zoning ordinance: subject property zoned: R-1 (Light Industrial District)

**Setbacks - R-1 District:**  
 minimum setback: 40'  
 minimum side yard: 10'  
 minimum rear yard: 20'  
 maximum height: 35'

For buildings or structures greater than 35 feet in height, side or rear yards must be increased by one foot for every two feet (or fraction thereof) of building height over 35 feet. In addition, the Fire Chief or County Marshal must confirm there is adequate firefighting equipment available (locally or through mutual aid).

For further information contact the Town of Matthews Zoning Department at 704-708-1232.

**811**  
 Know what's below. Call before you dig.

**GRAPHIC SCALE**  
 1 inch = 50 ft.

**APPROVED**  
2/10/2014  
Lori Casapina, Town Clerk

**REZONING PETITION**  
**#2013-605**

**PRELIMINARY PLAT**  
 NOT FOR RECORDATION  
 CONVEYANCE OR SALES

PROJECT NO.: 79078 W-083

**QuikTrip No. 1028**  
 10701 MONROE ROAD  
 TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.

**QT**

PROTOTYPE: P-74 (2/20/13)  
 DIVISION:  
 VERSION: 001  
 DESIGNED BY:  
 DRAWN BY: NM  
 REVIEWED BY: JFC

REV	DATE	DESCRIPTION
1	12.23.13	PER STAFF COMMENTS
2	01.20.14	PER STAFF AND TOWN BOARD COMMENTS
3	02.03.14	PER STAFF AND TOWN BOARD COMMENTS
4	03.04.14	PER TOWN BOARD COMMENTS

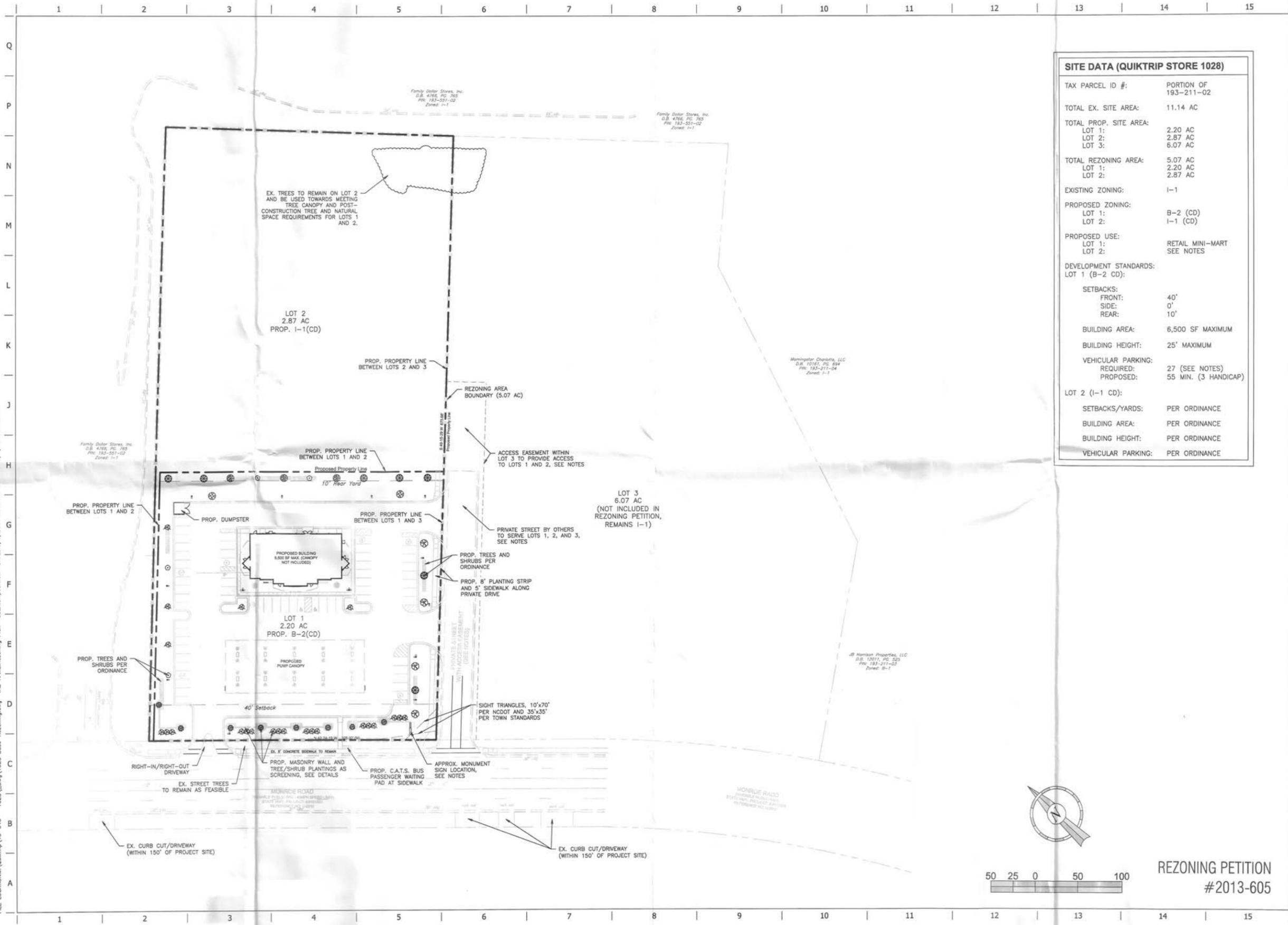
ORIGINAL ISSUE DATE: 10-04-2013

SHEET TITLE:  
 SURVEY PLAN

SHEET NUMBER:  
**RZ-1**

2013-605  
 3-4-2014

FILE LOCATION: \\QuikTrip\13-040 - 1028\1028 Base-Resizing.dwg TAB NAME: Resizing Plan USED: 3/14/2014 9:43 AM  
 SAVES: 7/2/2014 6:11 PM PLOTTED: 3/14/2014 9:43 AM



SITE DATA (QUIKTRIP STORE 1028)	
TAX PARCEL ID #:	PORTION OF 193-211-02
TOTAL EX. SITE AREA:	11.14 AC
TOTAL PROP. SITE AREA:	
LOT 1:	2.20 AC
LOT 2:	2.87 AC
LOT 3:	6.07 AC
TOTAL REZONING AREA:	5.07 AC
LOT 1:	2.20 AC
LOT 2:	2.87 AC
EXISTING ZONING:	I-1
PROPOSED ZONING:	
LOT 1:	B-2 (CD)
LOT 2:	I-1 (CD)
PROPOSED USE:	
LOT 1:	RETAIL MINI-MART
LOT 2:	SEE NOTES
DEVELOPMENT STANDARDS:	
LOT 1 (B-2 CD):	
SETBACKS:	
FRONT:	40'
SIDE:	0'
REAR:	10'
BUILDING AREA:	6,500 SF MAXIMUM
BUILDING HEIGHT:	25' MAXIMUM
VEHICULAR PARKING:	
REQUIRED:	27 (SEE NOTES)
PROPOSED:	55 MIN. (3 HANDICAP)
LOT 2 (I-1 CD):	
SETBACKS/YARDS:	PER ORDINANCE
BUILDING AREA:	PER ORDINANCE
BUILDING HEIGHT:	PER ORDINANCE
VEHICULAR PARKING:	PER ORDINANCE



**QuikTrip No. 1028**  
 10701 MONROE ROAD  
 MATTHEWS, NC

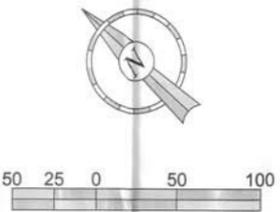
<b>QT</b>	
© COPYRIGHT QUIKTRIP CORPORATION 2011. ALL RIGHTS RESERVED. REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	
PROTOTYPE:	P-78 (02/01/14)
DIVISION:	CAROLINAS
VERSION:	001
DESIGNED BY:	UDP
DRAWN BY:	UDP
REVIEWED BY:	TK

REV	DATE	DESCRIPTION
1	12.23.13	PRE STAFF COMMENTS
2	01.20.14	PRE STAFF AND TOWN BOARD COMMENTS
3	02.03.14	PRE STAFF AND TOWN BOARD COMMENTS
4	03.04.14	PRE TOWN BOARD COMMENTS

ORIGINAL ISSUE DATE: 10-04-2013

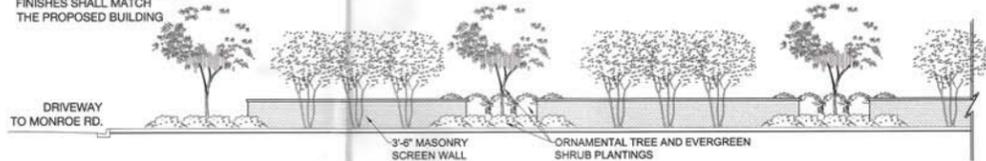
SHEET TITLE:  
 REZONING PLAN

SHEET NUMBER:  
**RZ-2**

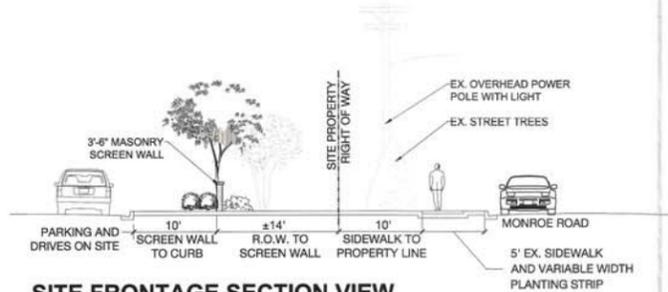


REZONING PETITION  
 #2013-605

NOTE: SCREEN WALL MASONRY FINISHES SHALL MATCH THE PROPOSED BUILDING



SCREEN WALL ALONG FRONTAGE- ELEVATION VIEW



SITE FRONTAGE SECTION VIEW

PROJECT NO.: 13-040  
  
**URBAN DESIGN PARTNERS**  
 1318 Hill Street, Suite 200 • 704.334.3300  
 Charlotte, NC 28205 • 704.334.3305  
 charlotte@urbanpartners.com  
 NC License No. P-0415

**QuikTrip No. 1028**  
 10701 MONROE ROAD  
 MATTHEWS, NC



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 PROTOTYPE: P-78 (02/01/14)  
 DIVISION: CAROLINAS  
 VERSION: 001  
 DESIGNED BY: UDP  
 DRAWN BY: UDP  
 REVIEWED BY: TK

REV	DATE	DESCRIPTION
1	12.23.13	FBP STAFF COMMENTS
2	01.20.14	FBP STAFF AND TOWN BOARD COMMENTS
3	02.03.14	FBP STAFF AND TOWN BOARD COMMENTS
4	03.04.14	FBP TOWN BOARD COMMENTS

ORIGINAL ISSUE DATE: 10-04-2013



SITE PERSPECTIVE (FROM NORTH CORNER)



BUILDING ELEVATIONS



SITE PERSPECTIVE (FROM MONROE ROAD)



PUMP CANOPY ELEVATIONS



SITE PERSPECTIVE (AERIAL)



SITE PERSPECTIVE (FROM SOUTH CORNER)

NOTE: IMAGES ARE ILLUSTRATIVE ONLY

REZONING PETITION  
 #2013-605

SHEET TITLE:  
 BUILDING ELEVATIONS AND PERSPECTIVES

SHEET NUMBER:

RZ-3

General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation...
2. The Site is a portion of that approximately 11.14 acre parcel of land designated as Parcel No. 193-211-02...
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
4. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
5. The exact locations of the building, canopy and parking areas to be constructed on Lot 1 have not been determined...
6. The number, location, size and height of the buildings to be located on Lot 2, as well as the location of the parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance.

Permitted Uses

- A. Lot 1
1. That portion of the Site designated as Lot 1 on the Rezoning Plan may only be devoted to a retail mini-market with gasoline pump sales, and to any accessory uses relating thereto that are allowed in the B-2 zoning district.
2. The maximum number of multiple product dispensers permitted on Lot 1 shall be 10 and the maximum number of pumps shall be 20.
3. A car wash may not be located on Lot 1.
4. Notwithstanding anything contained herein to the contrary, the overnight parking or storage of tractor trailer trucks shall be prohibited on Lot 1.
B. Lot 2
1. That portion of the Site designated as Lot 2 on the Rezoning Plan may only be devoted to the uses set out below that are permitted by right in the I-1 zoning district under Section 153.062(B) of the Ordinance and to any allowed accessory uses relating thereto. No other uses permitted by right under Section 153.062(B) of the Ordinance shall be permitted on Lot 2.

- (1) Automobile and truck rentals
(2) Automobile service stations, providing minor adjustments, minor repairs, and lubrication to any type of motor vehicle
(3) Banks
(4) Beauty shops and barber shops
(5) Blueprinting and photostating
(6) Boats, retail sales and repair
(7) Bus passenger stations
(8) Clinics, medical, dental, and doctor offices
(9) Exterminators
(10) Feed, retail sales
(11) Florist shops
(12) Laboratory, dental, medical and optical
(13) Locksmiths and gunsmiths
(14) Motels, motor courts, and hotels
(15) Nurseries and green houses, retail
(16) Offices
(17) Optician
(18) Parking lots and parking structures, commercial
(19) Second hand goods, retail sales
(20) Post offices
(21) Printing and photo processing
(22) Restaurants, lounges, and nightclubs without drive-through services
(23) Retail sales, businesses and professional, financial, personal, and recreation services
(24) Sign manufacturing
(25) Studios for artists, photographers, designers, musicians, sculptors, and gymnasts
(26) Theaters, housed within an enclosed structure
(27) Assembly of previously prepared parts into a finished product, except as otherwise restricted in the Ordinance
(28) Bakeries and baking plants, including manufacturing, wholesale and retail
(29) Dairy products processing, bottling, and distribution
(30) Engraving, excluding textile engraving
(31) Engraving, including textile engraving
(32) Garment manufacturing, limited to cutting and assembly from previously manufactured textile material
(33) Greenhouses and nurseries involving retail and wholesale sales

- (34) Ice manufacture, storage, and sales, involving greater than 150 square feet of gross floor area
(35) Leather goods manufacture, excluding the tanning and curing of hides
(36) Candy and confectionaries
(37) Chalkboard
(38) Coffee, tea, and spices
(39) Cosmetics and perfumes
(40) Handicrafts, including carving, jewelry making, pottery making, weaving, and similar uses
(41) Ink
(42) Jewelry and buttons
(43) Paper products, cardboard, and building board, excluding pulp mill manufacturing facilities
(44) Pharmaceutical products
(45) Windows and doors
(46) Metal products fabricating, processing, and manufacturing, and machine shops without blast furnaces or drop forges
(47) Plastics products, fabrication or assembly from previously prepared plastics materials
(48) Repair of any goods, equipment, and vehicles, the manufacture, assembly or sales of which are permitted in the I-1 district
(49) Tin and sheet metal shops
(50) Upholstering
(51) Warehousing
(52) Wholesales and storage
(53) Woodworking shops and cabinet making shops
(54) Temporary buildings and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, those temporary uses to be terminated upon completion of construction. Notwithstanding the foregoing, temporary buildings must be removed from Lot 2 and the storage of materials on Lot 2 must be discontinued no later than that date which is 12 months after the date on which any temporary building or materials is first placed on Lot 2.
(55) Assembly of paper products, cardboard products, and building board
(56) Mini-storage facility
2. That portion of the Site designated as Lot 2 on the Rezoning Plan may only be devoted to the uses set out below that are permitted under prescribed conditions in the I-1 zoning district under Section 153.062(C) of the Ordinance and to any allowed accessory uses relating thereto. No other uses permitted under prescribed conditions under Section 153.062(C) of the Ordinance shall be permitted on Lot 2.
(1) Community centers
(2) Fire stations
(3) Police stations
(4) Veterinary hospitals and commercial kennels
(5) Outdoor sales in connection with a permanent business
3. Notwithstanding anything contained herein to the contrary, the overnight parking or storage of tractor trailer trucks shall be prohibited on Lot 2.

Maximum Gross Floor Area

- 1. The maximum gross floor area of the building to be located on Lot 1 shall be 6,500 square feet. The area under the canopy to be located over the gas pumps shall not be included in the calculation of gross floor area.
2. The total maximum allowed gross floor area of the building(s) to be located on Lot 2 shall be governed by the standards of the Ordinance.

Setbacks and Yards

The development of the Site shall satisfy or exceed the setback, rear yard and side yard requirements of the Ordinance.

Access

- 1. Vehicular access to the Site shall be as generally depicted on Sheet RZ-2 of the Rezoning Plan. The placement and configuration of each vehicular access point 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 North Carolina Department of Transportation and/or the Town of Matthews.
2. As noted on Sheet RZ-2 of the Rezoning Plan, the northern most access point from Monroe Road shall be restricted to a right-in, right-out driveway. A pork chop shall be installed in the driveway to limit vehicular movements to right-in, right-out. The design and installation of the pork chop must be approved by the North Carolina Department of Transportation.
3. The private street or drive (the "Private Street") located along the southern boundary line of the Site that will provide vehicular and pedestrian access to and from the Site (Lot 1 and Lot 2) is not located on the Site. Petitioner shall secure an easement to utilize the Private Street for vehicular and pedestrian access to and from the Site, and Petitioner shall provide a recorded copy of the easement agreement to the Town of Matthews Planning Department prior to the issuance of any permits for the development of any portion of the Site.

Streetscape Treatment/Sidewalks

- 1. The streetscape treatment along the Site's frontage on Monroe Road shall comply with the requirements of the Ordinance.
2. The existing sidewalk located along the Site's frontage on Monroe Road shall remain in place.
3. To enhance the appearance of the Site as viewed from Monroe Road, Petitioner shall install those streetscape improvements along the Site's frontage on Monroe Road that are more particularly depicted on Sheets RZ-2 and RZ-3 of the Rezoning Plan. These streetscape improvements shall include trees, shrubs and a screen wall. The types of trees and shrubs and the screen wall materials are specified on Sheet RZ-3 of the Rezoning Plan.
4. Petitioner shall install a planting strip and a sidewalk along Lot 1's frontage on the Private Street as depicted on Sheet RZ-2 of the Rezoning Plan.
5. The sidewalk depicted on Sheet RZ-2 of the Rezoning Plan leading from the existing sidewalk located along the Site's frontage on Monroe into Lot 1 shall be ADA compliant.
6. The existing street trees located along the Site's frontage on Monroe Road cannot be removed without the approval of the Town of Matthews Planning Department.

Architectural Standards

A. Lot 1

- 1. The maximum height of the building to be constructed on Lot 1 shall be 25 feet.
2. The maximum height of the top of the canopy to be located over the gas pumps on Lot 1 shall be 22 feet. The maximum interior clearance height of the canopy to be located over the gas pumps on Lot 1 shall be 18 feet.
3. Set out on Sheet RZ-3 of the Rezoning Plan are schematic architectural renderings of the building to be constructed on Lot 1 that will contain the retail mini-market that are intended to depict the general conceptual architectural style and character of this building. Accordingly, the building to be constructed on Lot 1 that will contain the retail mini-market shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
4. The exterior building materials for the building to be constructed on Lot 1 that will contain the retail mini-market are listed on the schematic architectural renderings of such building set out on Sheet RZ-3 of the Rezoning Plan.
5. At least 80 percent of each facade of the building that will contain the retail mini-market below the roofline shall be composed of brick, stone, pre-cast concrete or similar masonry products, architectural tile or a combination thereof. "Each facade below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material required.
6. Set out on Sheet RZ-3 of the Rezoning Plan are schematic architectural renderings of the canopy to be constructed over the gas pumps to be installed on Lot 1 that are intended to depict the general conceptual architectural style and character of the canopy. Accordingly, the canopy to be constructed over the gas pumps to be installed on Lot 1 shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
7. The exterior building materials for the canopy to be constructed over the gas pumps to be installed on Lot 1 are listed on the schematic architectural renderings of such canopy set out on Sheet RZ-3 of the Rezoning Plan.
8. The dumpster and recycling area will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
9. The gate into the dumpster and recycling area shall remain closed at all times except when such area is in use.
10. Blinds installed on any window or door located on the front or sides of the building to be constructed on Lot 1 shall not be opaque. Solar film may be installed on the windows and doors on the building to be constructed on Lot 1.

B. Lot 2

- 1. The maximum height of any building to be constructed on Lot 2 shall be governed by the standards of the Ordinance.
2. At least 50% of the street facing facade below the roofline of any building located on Lot 2 shall be composed of brick, stone, pre-cast concrete or similar masonry products, or a combination thereof. The remainder of the street facing facade below the roofline shall be composed of building materials chosen by the developer in its discretion. The "street facing facade below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material required.
3. Prior to the issuance of a building permit for any building to be constructed on Lot 2, the site plan and the building elevations for such building must be approved by the Matthews Board of Commissioners.
4. The dumpster and recycling area will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
5. The gate into the dumpster and recycling area shall remain closed at all times except when such area is in use.

Parking

- 1. Off-street parking shall be provided on the Site in accordance with the requirements of the Ordinance.
2. Parking areas shall comply with the interior landscaping requirements of the Ordinance.

Signs

- 1. All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the schematic architectural renderings set out on Sheet RZ-3 of the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.
2. Petitioner or any successor owners of the Site may pursue the approval of a Master Sign Plan pursuant to the terms of the Ordinance.
3. A maximum of 20% of each window or glass door on a building may contain window signs.
4. No flashing signs or animated signs installed within the building to be constructed on Lot 1 shall be visible from Monroe Road.

Environmental

The proposed retail mini-market with gasoline pump sales on Lot 1 shall comply with the Federal Stage (Phase) 1 EVR Regulations and any applicable successor or substitute regulations.

Screening and Landscaping

Screening and landscaping shall conform to the standards of the Ordinance.

Lighting

- 1. Outdoor lighting shall meet the standards of the Ordinance.
2. Existing "wall pack" style lighting shall be removed from the power poles located on the Site and within the right of way.

CATS

Prior to the issuance of a certificate of occupancy for any new building constructed on the Site, Petitioner shall construct a ten foot by ten foot bus passenger waiting pad as depicted on Sheet RZ-2 of the Rezoning Plan. As depicted on Sheet RZ-2, the ten foot by ten foot bus waiting pad area shall include the area of the existing sidewalk.

Subdivision

The subdivision of the Site into Lot 1 and Lot 2 shall be completed prior to or contemporaneously with the issuance of any permits for the development of any portion of the Site.

Binding Effect of the Rezoning Documents and Definitions

- 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.

URBAN DESIGN PARTNERS
1315-44 Central Ave. • 704.254.2603
Charlotte, NC 28202 • 704.254.2602
urban@designpartners.com
INC. LICENSE NO. P-0418

QuikTrip No. 1028
10701 MONROE ROAD
MATTHEWS, NC

QT
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PROTOTYPE: P-78 (02/01/14)
DIVISION: CAROLINAS
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: TK

Table with 4 columns: REV, DATE, DESCRIPTION, COMMENTS. Rows include 1-4 with dates and descriptions of staff and board comments.

SHEET TITLE: DEVELOPMENT NOTES
SHEET NUMBER: RZ-4

REZONING PETITION #2013-605

ORIGINAL ISSUE DATE: 10-04-2013