



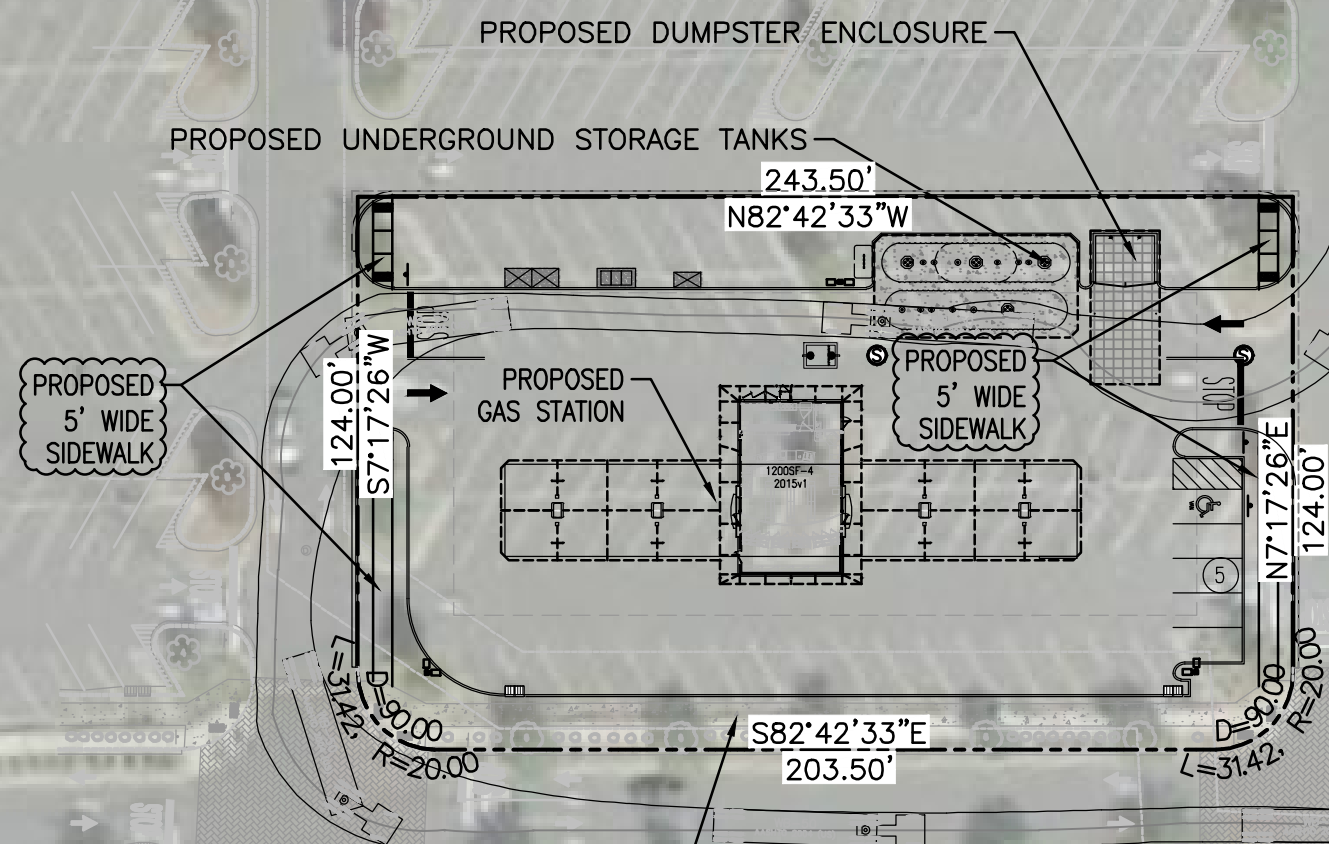
WAL-MART

(NOW OR FORMERLY)  
WAL-MART REAL ESTATE BUSINESS AND  
WAL-MART TRUST  
(DB 17,882, PG 941)  
(MB 43-429)  
TAX PARCEL No.:  
06101134

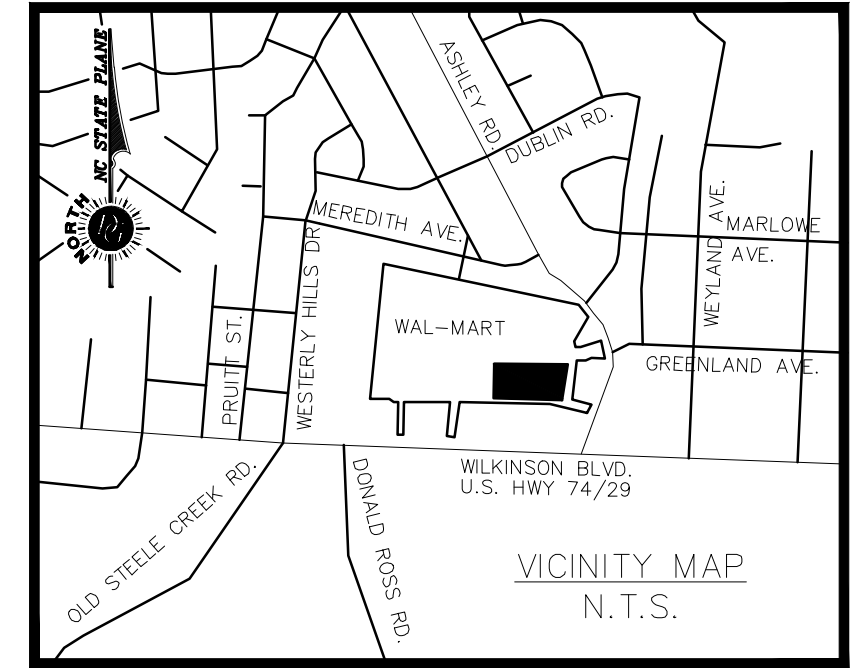
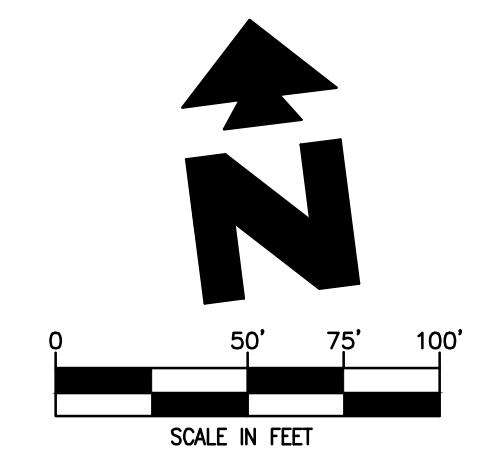
(NOW OR FORMERLY)  
WILKINSON  
CROSSING, LLC  
(DB 18,607, PG 24)  
(MB 43-429)  
TAX PARCEL No.:  
061-011-35

(NOW OR FORMERLY)  
WILKINSON  
CROSSING, LLC  
(DB 18,607, PG 24)  
(MB 43-429)  
TAX PARCEL No.:  
061-011-36

(NOW OR FORMERLY)  
FIFTH THIRD BANK  
(DB 25,322, PG 676)  
(MB 43-429)  
TAX PARCEL No.:  
06101137



REVISION DATE: 09-24-15  
SUBMITTAL #: 3  
PETITION #: 2015-104



SITE DATA	
PARCEL #S	061-01-134
ACREAGE (A PORTION OF PARCEL #061-01-134)	±0.814 AC
OWNERS	WAL-MART
PETITIONER	WAL-MART
EXISTING ZONING	CC
PROPOSED ZONING	CCSPA
EXISTING USES	PARKING LOT
PROPOSED USES	CONVENIENCE STORE WITH FUEL PUMPS
PROVIDED PARKING	AS REQUIRED BY ORDINANCE
MAX. BUILDING HEIGHT	AS ALLOWED BY ORDINANCE
PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE	1,400 SF
NO. OF FUEL PUMPS	4
NO. OF FUELING STATIONS	8

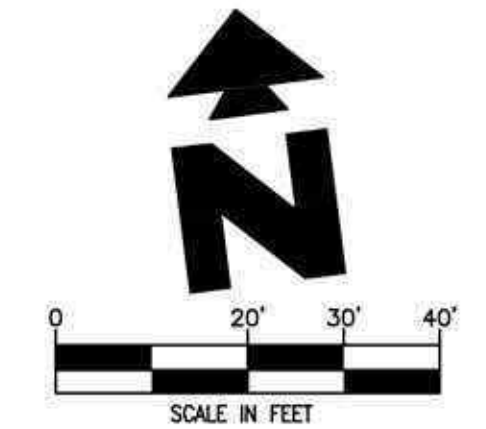
SHEET NO. **RZ-1**

**GreenbergFarrow**  
1430 W. PEACH TREE ST., NW SUITE 200  
ATLANTA, GA 30309  
PHONE: (404) 875-1000  
FAX: (404) 875-1000  
DWG. NAME: CHARLOTTE\_NC  
JOB NO.: 2015104

MURPHY OIL USA, INC.  
MURPHY 200 PEACH STREET  
P.O. BOX 7000  
USA

3240 WILKINSON BLVD  
CHARLOTTE NORTH CAROLINA

REV-3 09-24-15 09-24-15 JN PRN GS PM KH DES KH DRW  
DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE DATE



**LEGEND**

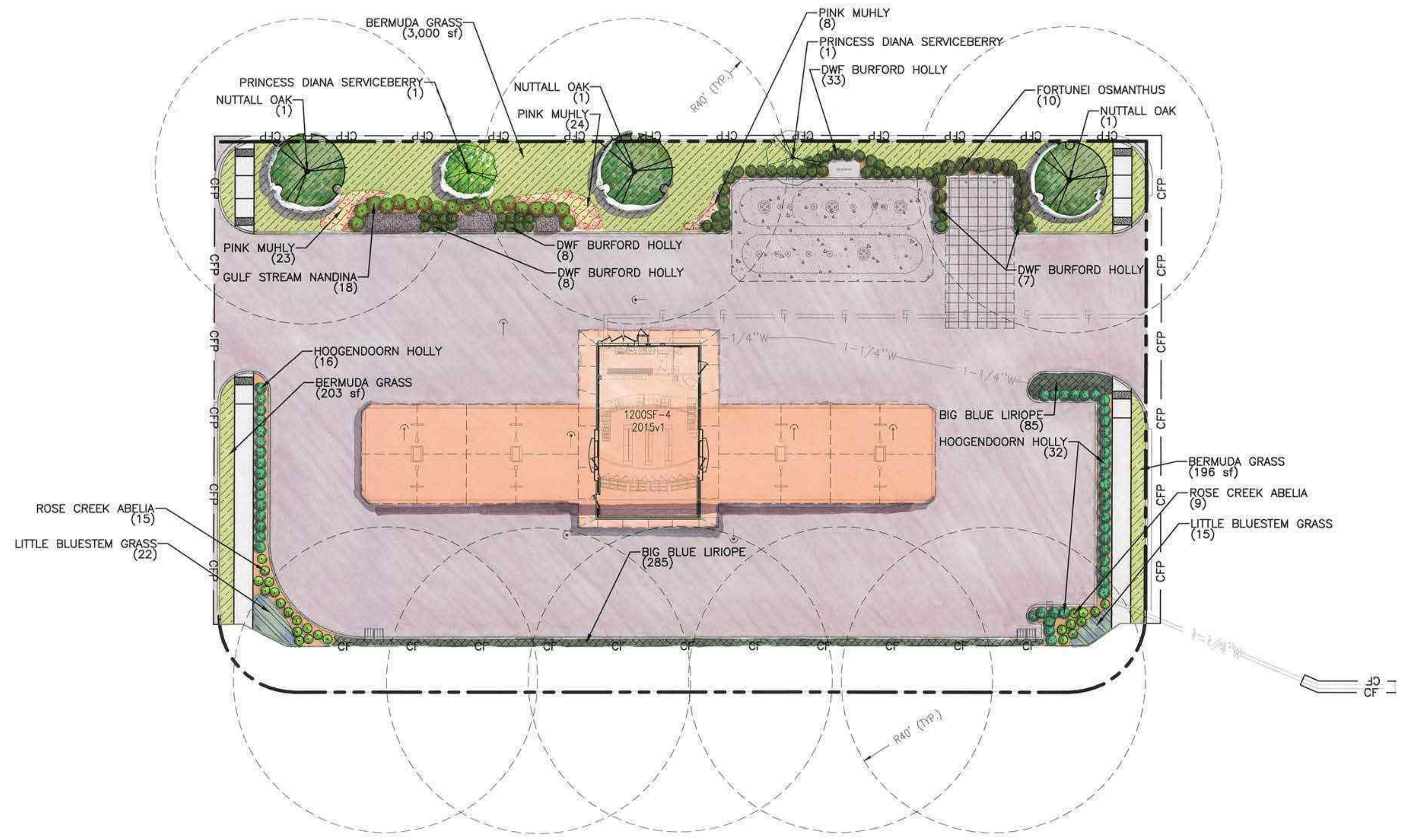
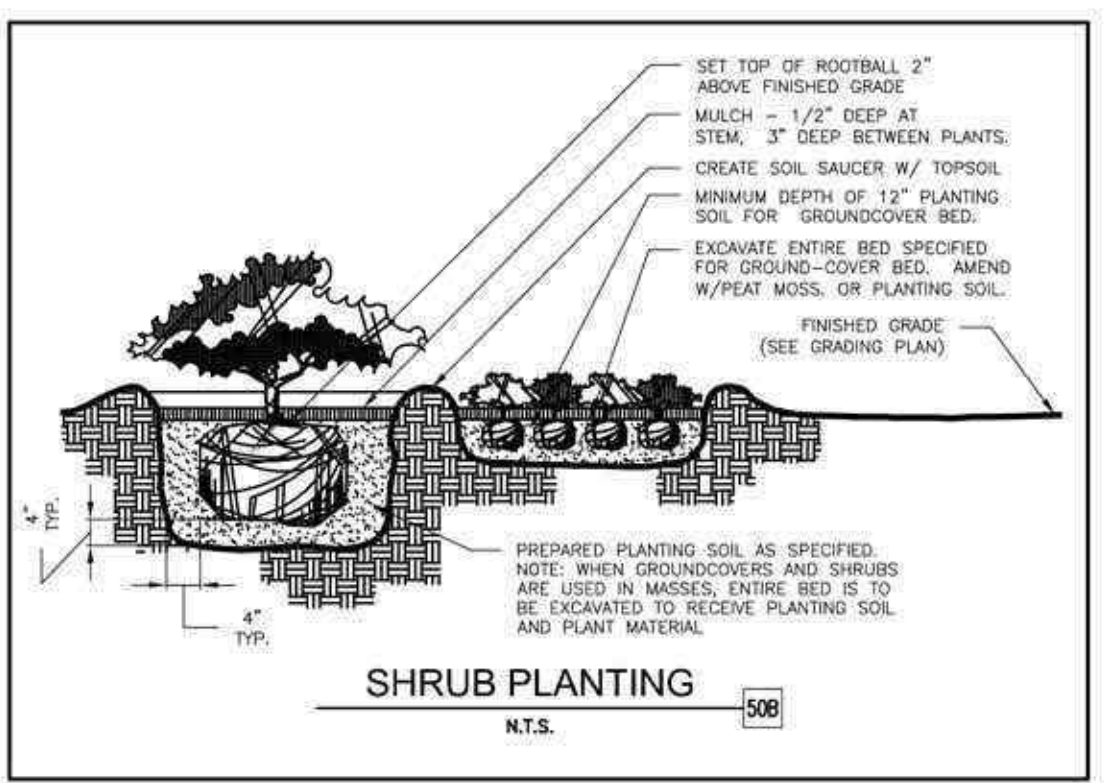
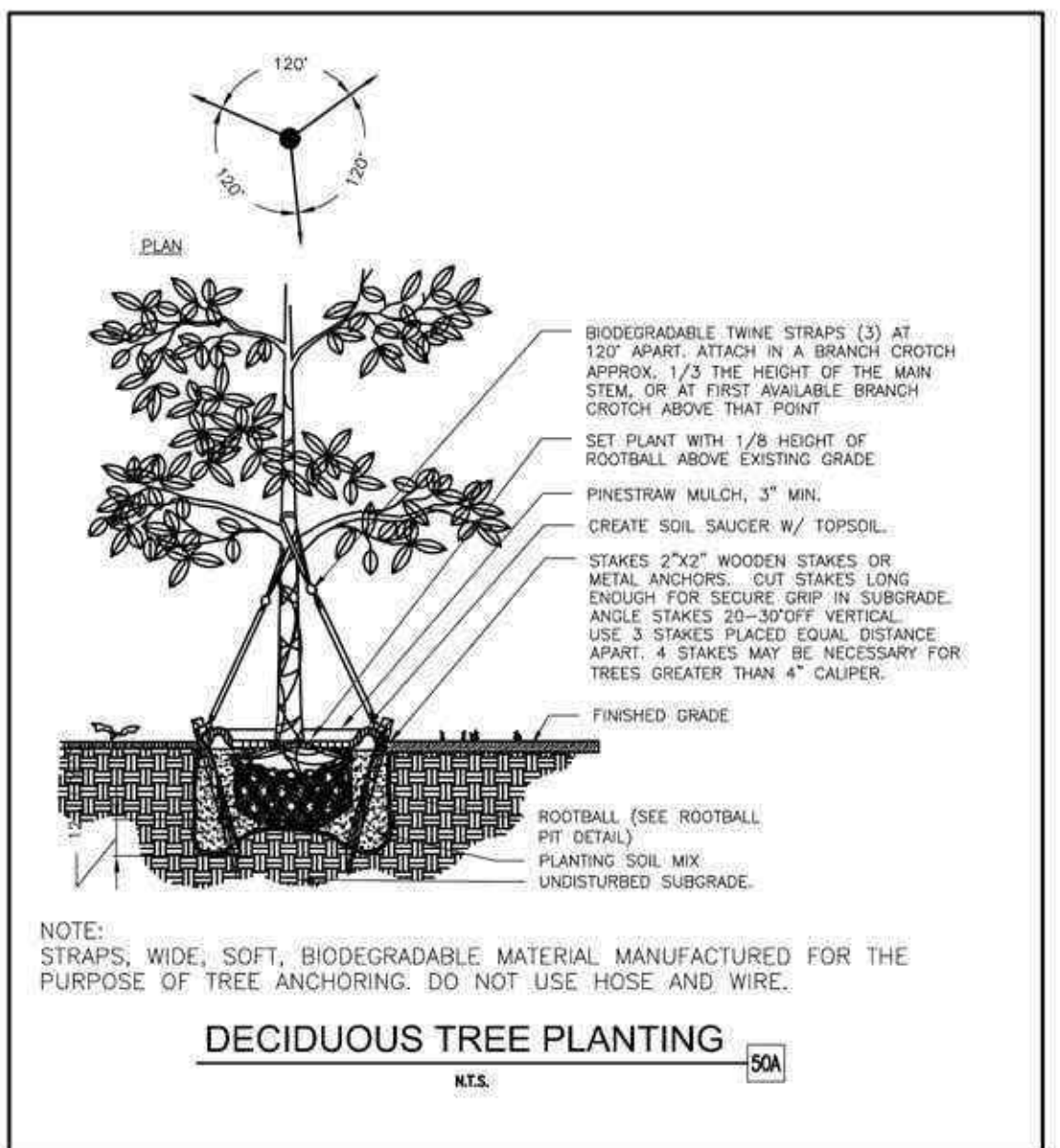
EXISTING	
[Symbol]	EXISTING BUILDING
[Symbol]	LAND LOT LINE (LL)
[Symbol]	PROPERTY LINE
[Symbol]	UTILITY POLE (UP)
[Symbol]	OVERHEAD LINES & GUY
[Symbol]	TREE LINE
[Symbol]	SANITARY SEWER MANHOLE (SSMH)
[Symbol]	FIBER OPTIC CABLE
[Symbol]	SANITARY CLEAN-OUT (SCO)
[Symbol]	TELEPHONE MANHOLE/PEDestal
[Symbol]	STORM DRAIN PIPE WITH HEADWALL
[Symbol]	DOUBLE-WING CATCH BASIN
[Symbol]	SINGLE-WING CATCH BASIN
[Symbol]	JUNCTION BOX (JB)
[Symbol]	DROP OR CURB INLET (DI OR CI)
[Symbol]	DRAINAGE DITCH OR SWALE
[Symbol]	EXISTING 5 FOOT CONTOUR
[Symbol]	EXISTING 1 FOOT CONTOUR
[Symbol]	EXISTING GRADE SPOT ELEVATION
[Symbol]	DIRECTION OF SURFACE FLOW
[Symbol]	RECORDED DATA
[Symbol]	PARKING SPACE COUNT
[Symbol]	LIGHT POLE (LP)
[Symbol]	ELECTRICAL TRANSFORMER BOX
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	WATER METER
[Symbol]	GAS METER
[Symbol]	ELECTRIC METER
[Symbol]	MONITORING WELL
[Symbol]	POST INDICATOR VALVE
[Symbol]	MAILBOX
[Symbol]	STREET SIGN
[Symbol]	ELECTRICAL STUB OUT
[Symbol]	UNKNOWN UTILITY STUB OUT
[Symbol]	TRAFFIC SIGNAL POLE
[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	FIBER OPTIC BOX
[Symbol]	BACKFLOW PREVENTER
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	RIGHT-OF-WAY
[Symbol]	REBAR PIN FOUND
[Symbol]	OPEN TOP PIPE FOUND
[Symbol]	CRIMP TOP PIPE FOUND
[Symbol]	CONCRETE MONUMENT FOUND
[Symbol]	BRASS DISK FOUND
[Symbol]	AXLE FOUND
[Symbol]	REBAR PIN SET
[Symbol]	REINFORCED CONC. PIPE
[Symbol]	CORRUGATED METAL PIPE
[Symbol]	HIGH-DENSITY POLYETHYLENE PIPE

PROPOSED	
[Symbol]	BOUNDARY LINE
[Symbol]	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
[Symbol]	CONSTRUCTION FENCE (SEE DETAIL SHEET C-6)

**GENERAL LANDSCAPE NOTES**

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-260.1-1986)
- ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL, ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE MURPHY STATION WILL NOT DROP WAL-MART'S GREEN SPACE BELOW CITY'S REQUIREMENTS.
- CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITIONS. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDING REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDING LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDING LAWN AREA.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

[Symbol]	LANDSCAPE NOTES
[Symbol]	1D SODDED AREA (TYPE...)
[Symbol]	LANDSCAPE DETAILS
[Symbol]	50A TREE PLANTING (TYP.)
[Symbol]	50B SHRUB PLANTING (TYP.)



**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	PTS. FA.	REMARKS
[Symbol]	4	Quercus nuttallii / Nuttall Oak	B & B	4"Cal	12-15' H	275	Well Branched, Dense, Straight Trunk

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	PTS. FA.	REMARKS
[Symbol]	24	Abelia x grandiflora 'Rose Creek' / Rose Creek Abelia	3 gal	24" MIN.	3	Full, Well Rooted in Pot
[Symbol]	56	Ilex cornuta 'Burfordii Nana' / Dwf Burford Holly	3 gal	24" MIN.	3	
[Symbol]	48	Ilex crenata 'Hoogendoorn' / Hoogendoorn Holly	5 gal	24" MIN.	6	Full to Ground, Well Branched, Dense
[Symbol]	18	Nandina domestica 'Gulf Stream' TM / GULF STREAM Nandina	5 gal	4' HT	6	
[Symbol]	10	Osmanthus x fortunei / Fortunei Osmanthus	15 gal	8' MIN.	12	Full, Well Rooted in Pot

SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
[Symbol]	55	Muhlenbergia capillaris / Pink Muhly	1 gal			Full, Well Rooted In Pot
[Symbol]	37	Schizachyrium scoparium 'Prairie Blues' / Little Bluestem Grass	1 gal			

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
[Symbol]	370	Liriope muscari 'Big Blue' / Big Blue LIRIOPE	4"pot			Full, Well Rooted in Pot

SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
[Symbol]	3,498 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			Certified Pure, Weed Free

SHEET NO. **RZ-2**

LANDSCAPE PLAN  
WALMART SUPERCENTER #3371  
3240 WILKINSON BLVD  
CHARLOTTE NORTH CAROLINA

GreenbergFarrow  
1430 W. PEACH TREE ST., NW SUITE 200  
ATLANTA, GA 30309  
TEL: (404) 875-1000  
FAX: (404) 875-1000  
DWG. NAME: CHARLOTTE\_NC  
JOB NO.: 20103340

MURPHY OIL USA, INC.  
MURPHY 200 PEACH STREET  
P.O. BOX 7000  
USA  
EL DORADO, AR 71730-7000

REZONING CONDITIONAL NOTES

1. GENERAL

THE DEVELOPMENT TAKING PLACE ON THE SITE IS INTENDED TO REZONE A 0.814 ACRE PORTION OF AN EXISTING SHOPPING CENTER (CHARLOTTE WEST COMMERCIAL DEVELOPMENT) WITHIN A PARCEL OWNED BY WALMART REAL ESTATE BUSINESS TRUST. THE DEVELOPMENT OF THE SITE IS SUBJECT TO THESE DEVELOPMENT STANDARDS AND NOTES SHOWN ON THE ACCOMPANYING SHEETS, AND ALL APPLICABLE DEVELOPMENT REGULATIONS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT CLASSIFICATION. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING CLASSIFICATION SITE WILL GOVERN. ALTERATIONS AND MODIFICATIONS TO THE DEVELOPMENT MAY BE ALLOWED SUBJECT TO SECTION 6.207 OF THE ZONING ORDINANCE.

2. PERMITTED USES

THE SITE IS SPECIFICALLY TO INCLUDE A CONVENIENCE STORE WITH FUEL SALES. THE MAXIMUM NUMBER OF GAS PUMPS SHALL BE FOUR (4) AND THE MAXIMUM SQUARE FEET OF GROSS FLOOR AREA FOR THE CONVENIENCE STORE SHALL BE 1,400 SQUARE FEET.

PRIOR TO CITY COUNCIL APPROVAL FOR PROPOSED USE, THE PETITIONER WILL HAVE RECEIVED APPROVAL FROM THE PLANNING DEPARTMENT OF AN ADMINISTRATIVE SITE PLAN AMENDMENT ASSOCIATED WITH THE CONDITIONAL REZONING PLAN/PETITION GOVERNING AN ADMINISTRATIVE AMENDMENT TO THE ADJACENT COMMERCIAL WEST/WALMART SHOPPING CENTER AND THE SITE AMENDING THE SQUARE FOOTAGES AND NUMBER OF OUTPARCELS.

NO DRIVE-THRU WINDOW SHALL BE ALLOWED.

3. TRANSPORTATION

(A) PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

(B) ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE SITE PLAN.

(C) ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE

(D) ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35' X 35' AND TWO 10' X 70' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.

(E) ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.

(F) ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

(G) A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).

4. SERVICE ZONES AND MECHANICAL AREAS

(A) BUILDING SERVICE AREAS, INCLUDING TRASH AND LOADING ZONES, WILL BE LOCATED WITH DUE REGARD FOR VISIBILITY ND ADJACENT USES. SUCH AREAS WILL BE APPROPRIATELY SCREENED FROM PUBLIC VIEW THROUGH THE USE OF WALLS, FENCES, RETAINING WALLS OR OTHER ELEMENTS.

(B) MECHANICAL EQUIPMENT OR OTHER UTILITY HARDWARE ON THE ROOFS OF BUILDINGS WILL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET. WHEN LOCATED ON THE GROUND, SUCH EQUIPMENT WILL BE SCREENED THROUGH THE USE OF WALLS, FENCES, RETAINING WALLS OR OTHER ELEMENTS.

(C) ALL SCREENING TECHNIQUES WILL BE EFFECTIVE DURING ALL SEASONS OF THE YEAR.

(D) SCREENING SHALL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE.

5. SIGN AND LIGHTING

(A) ALL SIGNS PLACED ON THE SITE SHALL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE AND POLE SIGNS WILL BE ALLOWED.

(B) THE MAXIMUM HEIGHT OF LIGHT POLES (INCLUDING THEIR BASE) WITHIN PARKING AREAS MAY NOT EXCEED 30 FT.

(C) ANY LIGHTING FIXTURE ATTACHED TO A BUILDING SHALL BE DOWNWARDLY DIRECTED.

(D) ALL OUTDOOR LIGHTING FIXTURES ERECTED WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE OUTERMOST BOUNDARY OF THE SITE. LIGHTING FIXTURE SHALL INCLUDE FLAT LENSES, SHADES AND RELATED FEATURES INTENDED TO ACHIEVE "NIGHT SKY FRIENDLY" STANDARDS.

6. ENVIRONMENTAL FEATURES

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

7. FIRE PROTECTION

PLANS FOR ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING.

8. ARCHITECTURAL STANDARDS

ARCHITECTURE SHALL BE COMPATIBLE WITH THE ADJACENT SHOPPING CENTER KNOWN AS CHARLOTTE WEST COMMERCIAL DEVELOPMENT. THE BUILDING FACADE MAY INCORPORATE ANY OF THE FOLLOWING MATERIALS: BRICK, GLASS, VINYL, ALUMINUM OR OTHER METAL PANELS.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

(A) IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

(B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE CURRENT OWNER OR OWNERS OF THE PARTICULAR BUILDING AREA WITHIN THE SITE WHICH MAY BE INVOLVED IN ANY FUTURE USE OF DEVELOPMENT.

SHEET NO.

RZ-3

REV-3 09-24-15 DATE KH DES KH PM GS PRN UN DATE

NOTES SHEET

WALMART SUPERCENTER #3371

3240 WILKINSON BLVD

CHARLOTTE NORTH CAROLINA

GreenbergFarrow

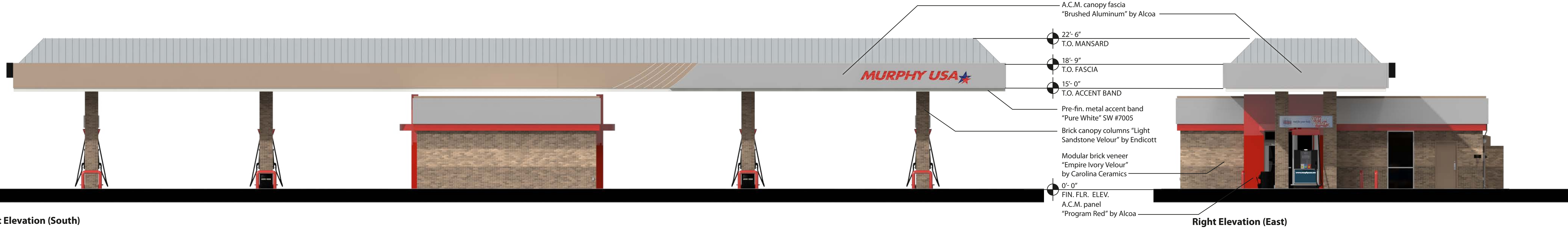
1480 W. PEACH TREE ST., NW SUITE 200 ATLANTA, GA 30309 TEL: (404) 872-0000 FAX: (404) 872-0000 DWG. NAME: CHARLOTTE, NC JOB NO.: 20150340

MURPHY OIL USA, INC.

200 PEACH STREET P.O. BOX 7000 EL DORADO, AR 71730-7000

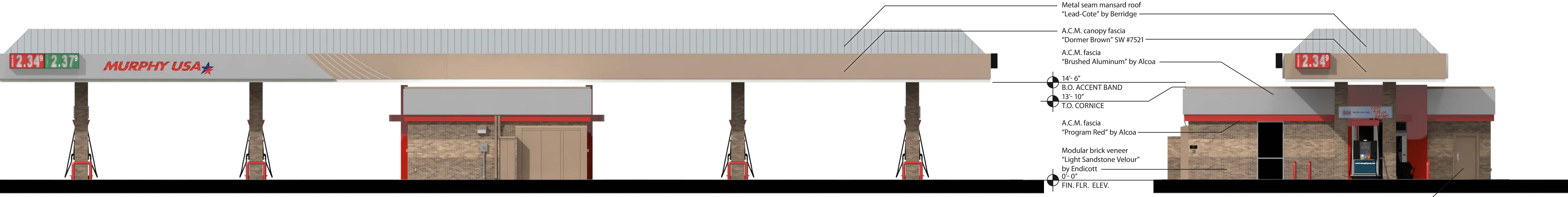
MURPHY USA

REVISION DATE: 09-24-15 SUBMITTAL #: 3 PETITION #: 2015-104



Front Elevation (South)

Right Elevation (East)

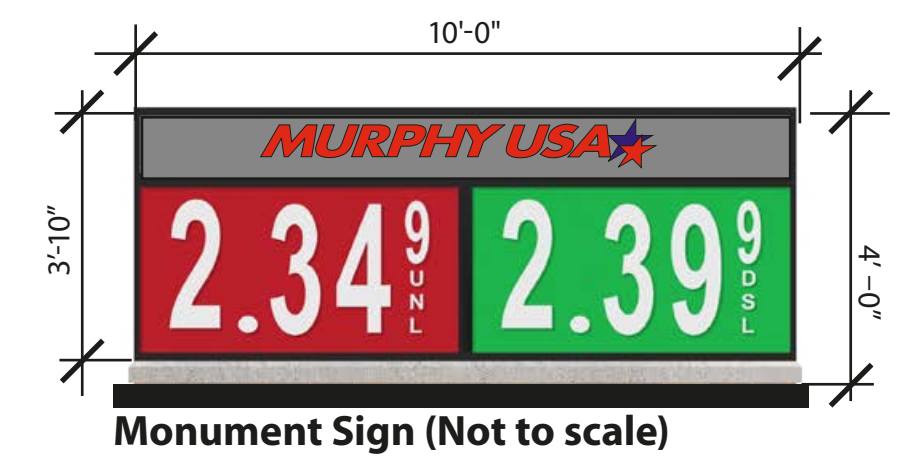


Rear Elevation (North)

Left Elevation (West)



Trash Enclosure



Monument Sign (Not to scale)

Sign	Qty.	Height	Width	Area	Total S.F.
Murphy USA logo sign (canopy)	1	Graphic Area		33.54	67.08
Mini Canopy Price Sign	3	28.25"	61.00"	11.97	35.91
Monument Sign	1	46.00"	120.00"	38.33	38.33
<b>Total Signage</b>					<b>139.32</b>

B | R | R



Charlotte, NC #3371  
August 20, 2015

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