

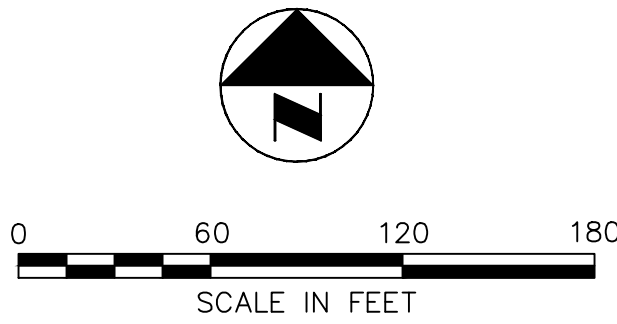
CADD FILE:

DATE:
JUNE 22, 2022

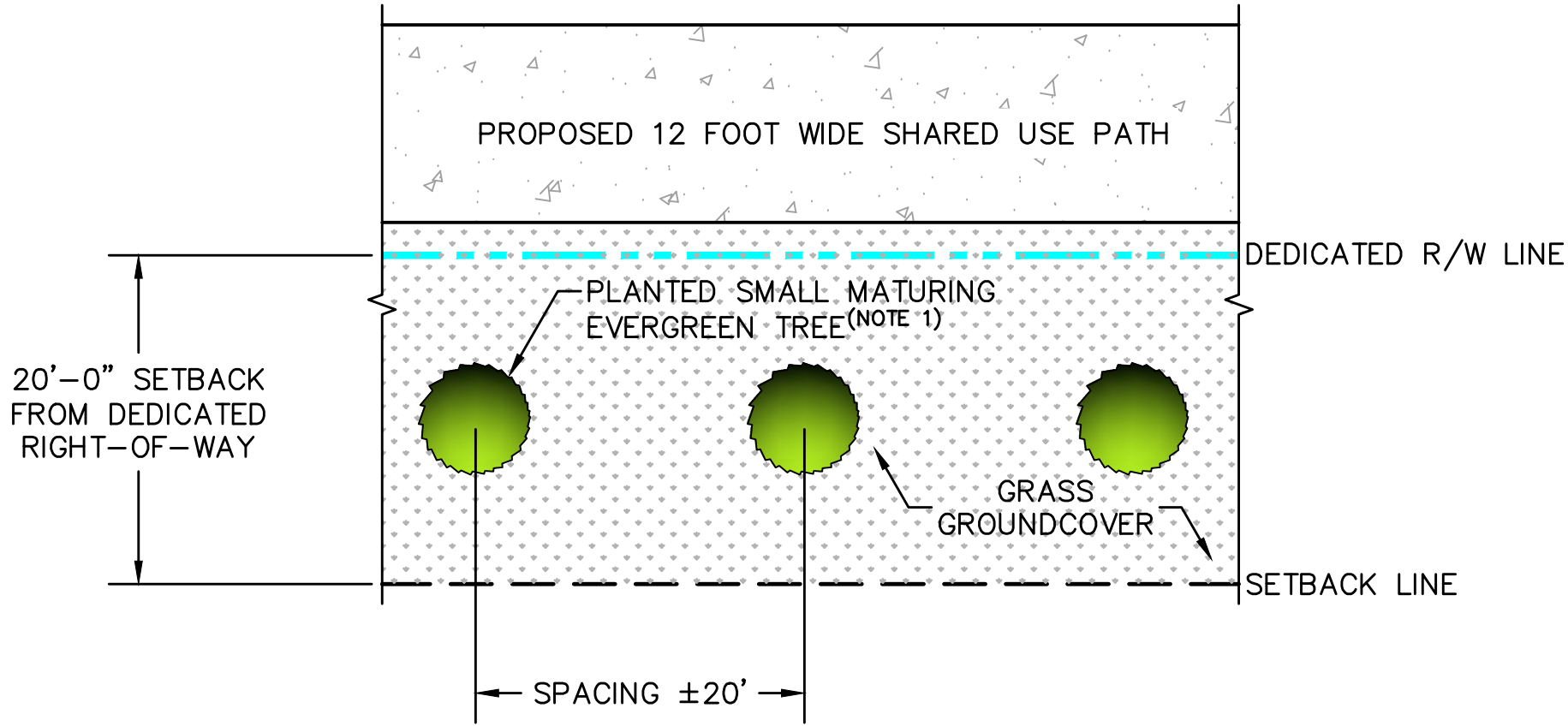
SCALE:
1' = 60' - 0"

DRAWING NO.
1 of **2**

Mr. \CADD PROJECT DRAWINGS\02220312.00 - Mecklenburg John Price Road Recycling Park\Concept Site Plans\Option 6\John Price - Option 6_v09 - Rezoning.dwg Sep 12, 2022 - 11:00am Layout Name: 2 JOHN PRICE RECYCLING PARK

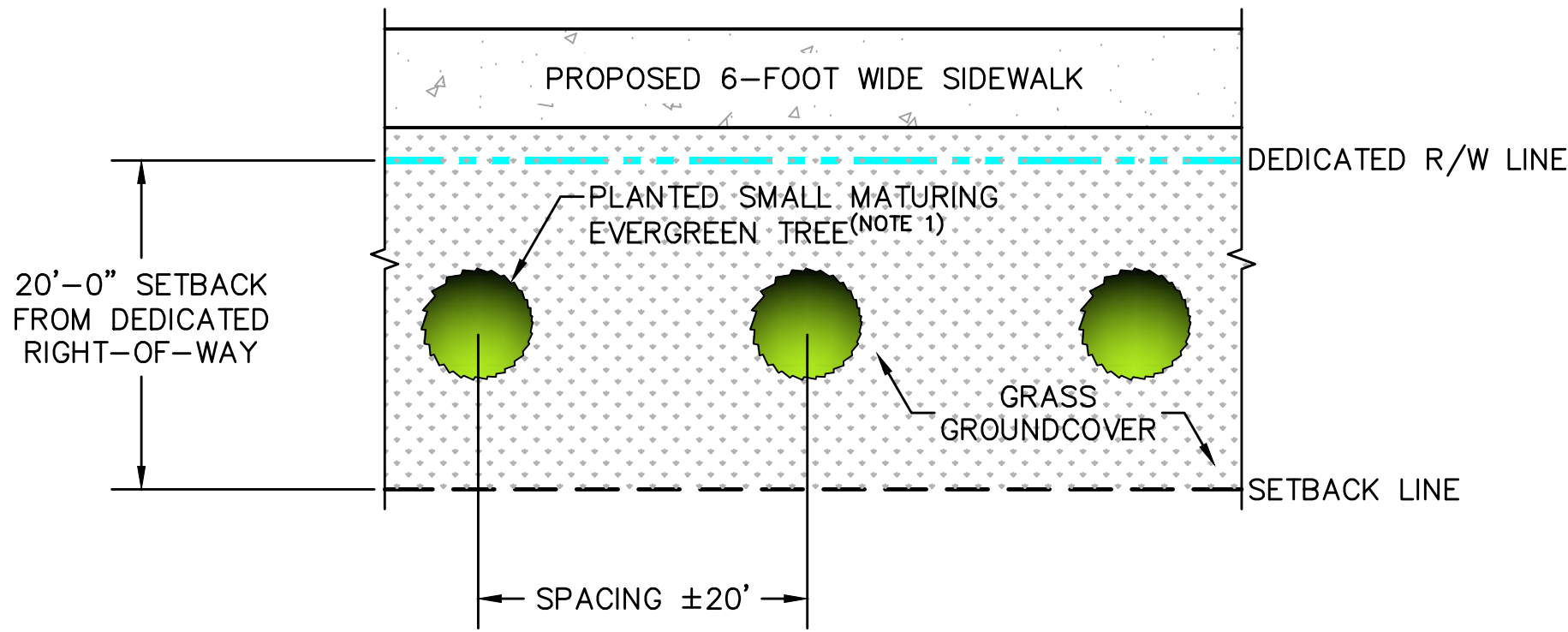


CONCEPTUAL DRAWING
DO NOT USE FOR CONSTRUCTION
DATE: 09/06/2022



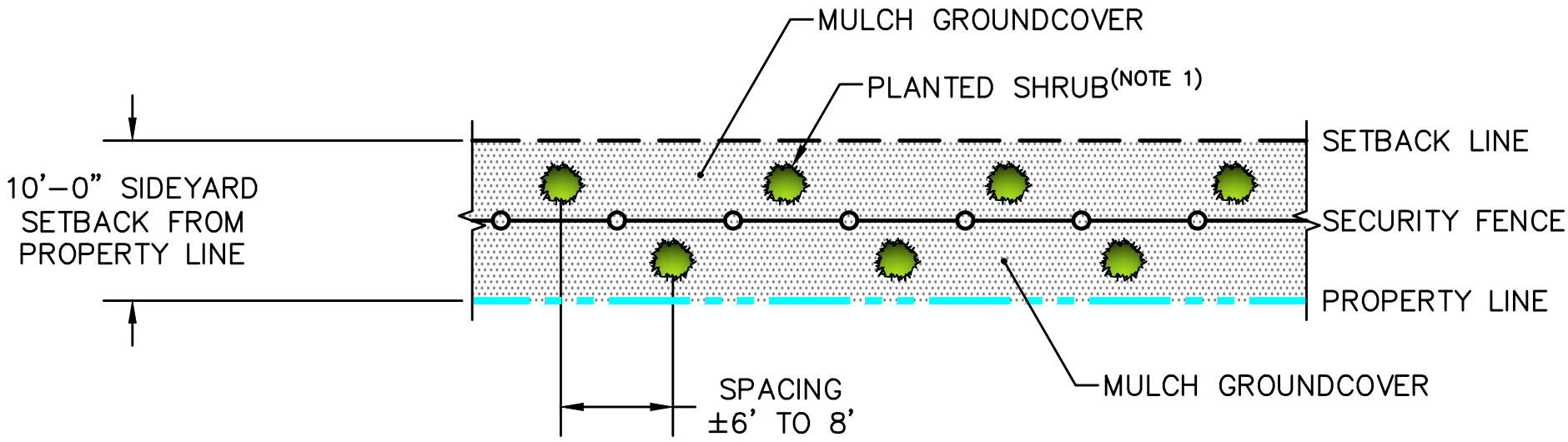
- NOTES
1. TREE SPECIES WILL BE CHOSEN FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLSDM).
 2. THIS IS PROVIDED AS A GENERAL REPRESENTATION FOR THE SETBACK PLANTINGS. THE PLANTINGS TYPE, QUANTITY, AND LOCATION MAY VARY.

SOUTH TRYON STREET SETBACK LANDSCAPING DETAIL



- NOTES
1. TREE SPECIES WILL BE CHOSEN FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLSDM).
 2. THIS IS PROVIDED AS A GENERAL REPRESENTATION FOR THE SETBACK PLANTINGS. THE PLANTINGS TYPE, QUANTITY, AND LOCATION MAY VARY.

JOHN PRICE ROAD SETBACK LANDSCAPING DETAIL



- NOTES
1. SHRUB SPECIES WILL BE CHOSEN FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLSDM).
 2. THIS IS PROVIDED AS A GENERAL REPRESENTATION FOR THE SETBACK PLANTINGS. THE PLANTINGS TYPE, QUANTITY, AND LOCATION MAY VARY.

WESTERN SIDEYARD SETBACK LANDSCAPING DETAIL

DEVELOPMENT DATA

- a. SITE ACREAGE: 10.538 ACRES
- b. TAX PARCELS: 20118102 & 20118144
- c. EXISTING ZONING: I-1
- d. PROPOSED ZONING: I-2(CD)
- e. FLOOR AREA RATIO: MAXIMUM OF 1.0
- f. MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THE HEIGHT SET FORTH IN THE I-2 ZONING DISTRICT DEVELOPMENT STANDARDS.
- g. MAXIMUM NUMBER OF BUILDINGS: 9
- h. NUMBER AND/OR RATIO OF PARKING SPACES: PER THE CITY OF CHARLOTTE ZONING ORDINANCE.
- i. JOHN PRICE ROAD RIGHT-OF-WAY: PETITIONER WILL DEDICATE PARCEL LAND THAT PROVIDES 36- FEET OF RIGHT-OF-WAY FROM THE ROAD CENTERLINE.
- j. SOUTH TRYON STREET RIGHT-OF-WAY: PETITIONER WILL DEDICATE PARCEL LAND THAT PROVIDES 66- FEET OF RIGHT-OF-WAY FROM THE ROAD EXISTING CENTERLINE.

GENERAL PROVISIONS

- a. DEVELOPMENT OF THE PARCELS SHOWN ON THIS SITE PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE. THE CONCEPTS IN THIS PLAN ARE INTENDED TO REPRESENT THE GENERAL LAYOUT AND PROPOSED USE AT THIS SITE. EXACT LAYOUT AND FEATURE DIMENSIONS OF INDIVIDUAL ELEMENTS ARE SUBJECT TO CHANGE DURING DESIGN AND CONSTRUCTION.
- b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207, ALTERATIONS TO APPROVAL.

PERMITTED USES

USE OF THE SITE AS ALLOWED IN A I-2 ZONING DISTRICT EXCEPT FOR THOSE LISTED IN THE FOLLOWING PROHIBITED USES.

PROHIBITED USES

1. ADULT CARE CENTERS
2. ARMORIES FOR MEETINGS AND TRAINING OF MILITARY ORGANIZATIONS
3. JAILS AND PRISONS
4. POST OFFICES
5. RELIGIOUS INSTITUTIONS
6. STADIUMS, UP TO 5,000 SEATS
7. ADULT ESTABLISHMENT
8. CREMATORY FACILITIES
9. LOCKSMITHS AND GUNSMITHS
10. TATTOO ESTABLISHMENT
11. ABATTOIRS
12. FOUNDRIES
13. JUNK YARDS
14. MEDICAL WASTE DISPOSAL FACILITIES AS A PRINCIPAL USE
15. AIRPORTS
16. CEMETERIES
17. CONSTRUCTION AND DEMOLITION (C&D) LANDFILLS
18. CREMATORIUM, ANIMAL
19. DEMOLITION LANDFILLS, AS A MAJOR SPECIAL USE PERMIT
20. HELIPORTS AND HELISTOPS
21. LAND CLEARING AND INERT DEBRIS LANDFILL (LCID)
22. QUARRIES
23. RACEWAYS AND DRAGSTRIPS
24. SANITARY LANDFILLS
25. PRIVATE KENNELS AS AN ACCESSORY USE & STRUCTURE
26. PRIVATE STABLES AS AN ACCESSORY USE & STRUCTURE
27. SATELLITE DISH FARM AS AN ACCESSORY USE & STRUCTURE

TRANSPORTATION

- a. THE SITE INGRESS AND EGRESS WILL BE BY WAY OF JOHN PRICE ROAD. JOHN PRICE ROAD CONNECTS TO SOUTH TRYON STREET AT TWO LOCATIONS NOT SHOWN ON THIS SITE PLAN.
- b. THE PLANNED ROAD IMPROVEMENTS FOR THE SITE INGRESS AND EGRESS INCLUDE TWO DRIVEWAYS AND PAVED ROADWAY WIDENING OF JOHN PRICE ROAD TO ACCOMMODATE THE ADDITION OF A LEFT TURN LANE AT THE MAIN (EASTERN) DRIVEWAY TO THE SITE. THE LEFT TURN LANE WILL HAVE 150 FEET OF STORAGE. ADDITIONALLY, A TWO-WAY LEFT TURN LANE WILL BE STRIPED ALONG THE CENTER OF JOHN PRICE ROAD FROM THE SITES MAIN (EASTERN) DRIVEWAY TO LOGISTICS CENTER DRIVE.

A SECONDARY (WESTERN) DRIVEWAY UNTO JOHN PRICE ROAD IS PLANNED FOR USE ONLY BY FACILITY OPERATIONS AND FOR FIRE DEPARTMENT APPARATUS ACCESS. USE OF THIS SECONDARY LOCATION WILL BE INTERMITTENT. THE SITES PLANNED INGRESS AND EGRESS AND ROAD IMPROVEMENTS SHOWN ARE CONCEPTUAL AND MAY BE ALTERED DURING THE DESIGN AND CONSTRUCTION.

- c. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY

PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- d. THE PROPOSED DRIVEWAY CONNECTION(S) TO JOHN PRICE ROAD WILL REQUIRE DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

- e. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

- f. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

- g. THE PROPOSED FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

- h. PARKING AREAS ARE GENERALLY DEPICTED ON THIS SITE PLAN AND ARE SUBJECT TO MODIFICATION DURING DESIGN AND CONSTRUCTION.

- i. THE SITE IS LOCATED ALONG CATS LOCAL BUS ROUTE #16 ON SOUTH TRYON STREET. PETITIONER WILL COORDINATE WITH CATS AND CONSTRUCT AN ADA COMPLIANT WAITING PAD PER LAND DEVELOPMENT STANDARD 60.01B AT THE EXISTING BUS STOP LOCATION ON SOUTH TRYON STREET.

ARCHITECTURAL STANDARDS

- a. RESERVED

STREETScape AND LANDSCAPING

- a. THE PETITIONER WILL ESTABLISH BUFFERS ON THE SITE PER THE CITY OF CHARLOTTE ZONING ORDINANCE AND AS DEPICTED ON THE REZONING SITE PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, THE BUFFERS WIDTH WILL BE REDUCED BY 25% BY INSTALLING A WALL, FENCE, OR BERM THAT MEETS THE STANDARDS OF THE ORDINANCE.

- b. PETITIONER WILL CONSTRUCT AN 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE WITH JOHN PRICE ROAD.

- c. PETITIONER WILL CONSTRUCT AN 8-FOOT WIDE PLANTING STRIP AND 12-FOOT WIDE SHARED-USE PATH ALONG THE SITE'S FRONTAGE WITH SOUTH TRYON STREET.

ENVIRONMENTAL PROVISIONS

- b. THE PETITIONER WILL COMPLETE A STREAM/WETLAND SURVEY FOR THE SITE. THE SURVEY COMPLETED PRIOR TO SUBMITTAL AND APPROVAL OF CIVIL SITE PLAN TO ENSURE ACCURATE DELINEATION OF TOP-OF-BANK/ STREAM BUFFERS/CREEK PATH AND IDENTIFICATION OF ANY PROTECTED WETLANDS THAT MAY BE ON THE SITE.

- c. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

- d. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY'S POST-CONSTRUCTION STORMWATER ORDINANCE.

- e. IF MONITORING WELLS ARE PRESENT ON THE SITE THEY WILL BE FLAGGED AND PROTECTED PRIOR TO DEVELOPMENT OR BE PERMANENTLY ABANDONED IN ACCORDANCE WITH THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS.

FIRE PROTECTION

THE PLANNED FIRE APPARATUS ACCESS TO THE SITE IS THROUGH THE SITE'S SECONDARY (WESTERN) DRIVEWAY ON JOHN PRICE ROAD IN ADDITION TO HAVING THE SITE'S MAIN ENTRANCE AVAILABLE. THE CRITERIA FOR THE FIRE APPARATUS ACCESS ROAD INCLUDES:

1. AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET.
2. ACCESS ROAD IN EXCESS-OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN AREA FOR TURNING AROUND WITH A MINIMUM TURNING RADIUS OF 42 FEET OUTSIDE AND 30 FEET INSIDE.
3. ROAD SLOPE NOT GREATER THAN 10%.
4. SUPPORT AN IMPOSED LOAD OF 80,000 LBS.
5. ALL-WEATHER ACCESS.
6. LOCATED WITHIN 200 FEET OF ALL EXTERIOR WALLS FOR BUILDINGS WITH A SPRINKLER SYSTEM.
7. LOCATED WITHIN 150 FEET OF ALL EXTERIOR WALLS FOR BUILDINGS WITHOUT A SPRINKLER SYSTEM.

SIGNAGE

RESERVED

LIGHTING

OUTDOOR LIGHTING WILL BE SHIELDED AND DOWNWARD DIRECTED, THE MAXIMUM HEIGHT OF OUTDOOR LIGHTING WILL BE 35 FEET ABOVE GROUND LEVEL.

		NC CORP. LICENSE NO. C-1837	
REV.	DATE	DESCRIPTION	
1	6/22/22	ADDED DEVELOPMENT DATA AND NOTES	
2	8/15/22	2nd SUBMITTAL TO THE CITY	
3	9/06/22	3rd SUBMITTAL TO THE CITY	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			
101			
102			
103			
104			
105			
106			
107			
108			
109			
110			
111			
112			
113			
114			
115			
116			
117			
118			
119			
120			
121			
122			
123			
124			
125			
126			
127			
128			
129			
130			
131			
132			
133			
134			
135			
136			
137			
138			
139			
140			
141			
142			
143			
144			
145			
146			
147			
148			
149			
150			
151			
152			
153			
154			
155			
156			
157			
158			
159			
160			
161			
162			
163			
164			
165			
166			
167			
168			
169			
170			
171			
172			
173			
174			
175			
176			
177			
178			
179			
180			
181			
182			
183			
184			
185			
186			
187			
188			
189			
190			
191			
192			
193			
194			
195			
196			
197			
198			
199			
200			
201			
202			
203			
204			
205			
206			
207			
208			
209			
210			
211			
212			
213			
214			
215			
216			
217			
218			
219			
220			
221			
222			
223			
224			
225			
226			
227			
228			
229			
230			
231			
232			
233			
234			
235			
236			
237			
238			
239			
240			
241			
242			
243			
244			
245			
246			
247			
248			
249			
250			
251			
252			
253			
254			
255			
256			
257			
258			
259			
260			
261			
262			
263			
264			
265			
266			
267			
268			
269			
270			
271			
272			
273			
274			
275			
276			
277			
278			
279			
280			
281			
282			
283			
284			
285			
286			
287			
288			
289			
290			
291			
292			
293			
294			
295			
296			
297			
298			
299			
300			
301			
302			