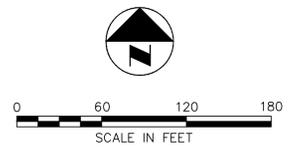


Mr. \CADD PROJECT DRAWINGS\02220312.00 - Mecklenburg John Price Road Recycling Park - Concept Site Plans\Option 6\John Price - Rezoning.dwg Sep 09, 2022 - 9:24pm Layout Name: 1 JOHN PRICE RECYCLING PARK



CONCEPTUAL DRAWING
DO NOT USE FOR CONSTRUCTION
 DATE: 08/15/2022

REZONING - JOHN PRICE ROAD & SITE FRONTAGE	
STANDARD	CRITERIA
DEDICATED PROPERTY RIGHT-OF-WAY	36- FEET FROM THE ROAD CENTERLINE
PROVIDE CURB AND GUTTER	PLACED ALONG THE ENTIRE LENGTH OF THE PROPOSED ROAD WIDENING
PROVIDE PLANTING STRIP	8 FEET WIDE
PROVIDE SIDEWALK	6 FEET WIDE
PROVIDE DRIVEWAY SIGHT DISTANCE	MINIMUM 35 FEET X 35 FEET SIGHT TRIANGLE

SITE REFERENCE TABLE (SITE MAXIMUM BUILDING SQUARE FOOTAGE = 60,000 SQUARE FEET)		
ID	DESCRIPTION	NOTES
①	MULCH SALES	WALLED BIN
②	COMPOST SALES	WALLED BIN
③	SCALE BUILDING	ROOF MOUNTED SOLAR PANELS
④	CONVENIENCE CENTER CONTAINERS AREA	
⑤	MATERIALS COLLECTION & PROCESSING CANOPY	ROOF MOUNTED SOLAR PANELS
⑥	ADMINISTRATION BUILDING	ROOF MOUNTED SOLAR PANELS
⑦	STORAGE CANOPY	
⑧	PROCESS AREA 1 BUILDING	ROOF MOUNTED SOLAR PANELS
⑨	PROCESS AREA 2 BUILDING	ROOF MOUNTED SOLAR PANELS
⑩	PROCESS AREA 3 BUILDING	ROOF MOUNTED SOLAR PANELS
⑪	MAINTENANCE BUILDING	ROOF MOUNTED SOLAR PANELS
⑫	STORAGE BUILDING	

PROPOSED LEGEND	
	- 40 YARD SELF CONTAINED COMPACTOR UNIT
	- 40 YARD ROLL OFF BOX
	- BUILDING OR CANOPY
	- VEHICLE TRAFFIC FLOW
	- CONCRETE PAVING
	- ASPHALT PAVING
	- PAVEMENT STRIPING
	- WALL
	- SEMI-TRAILER
	- ELECTRIC VEHICLE (EV) CHARGING STATION
	- SURFACE FINAL ELEVATION

NOTES:
 1. EXISTING PROPERTY LINES, TOPOGRAPHY, BUFFERS, AND FEATURES FROM MECKLENBURG COUNTY GIS.

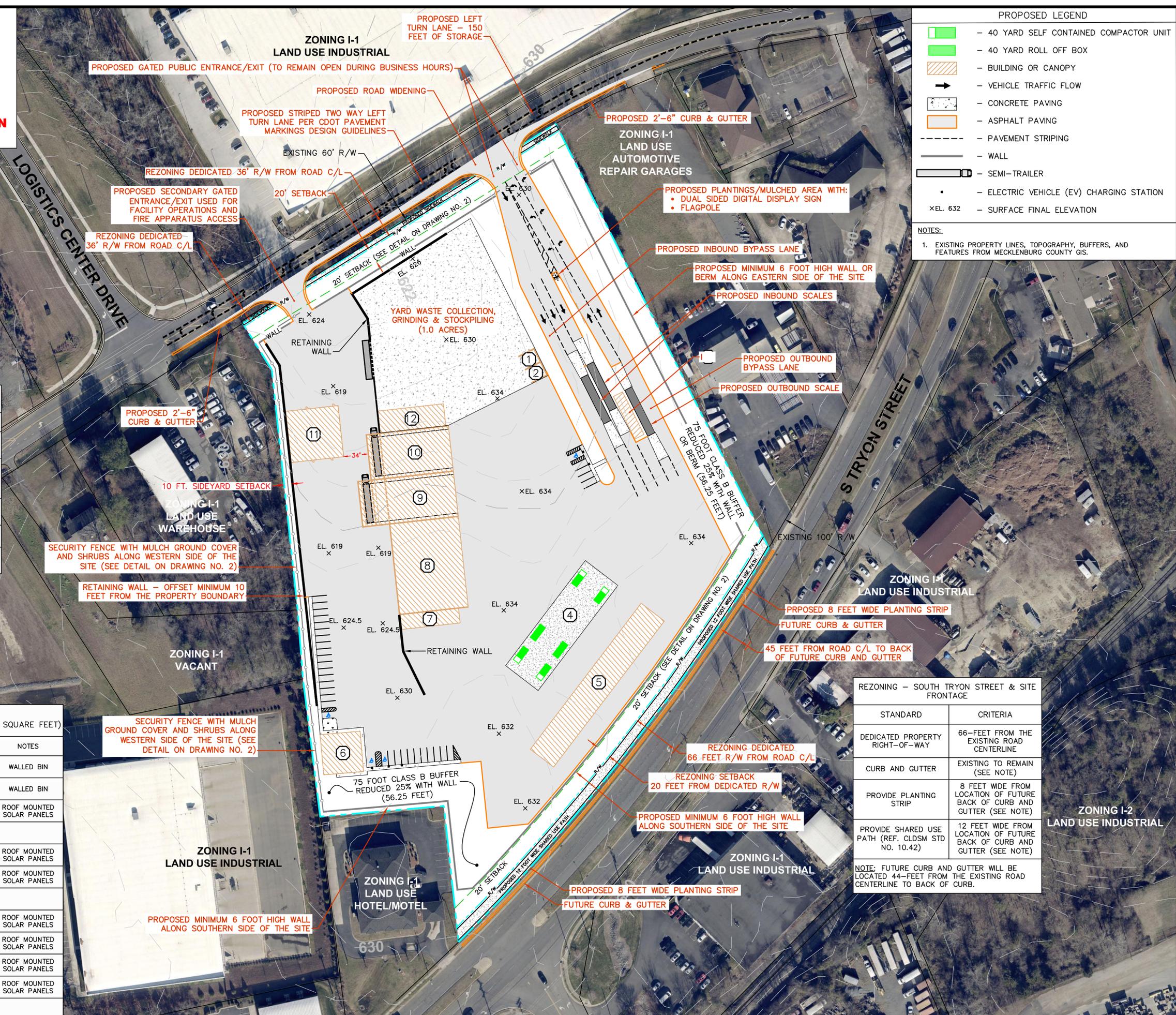
REV.	DATE	DESCRIPTION
1	6/22/22	ADDED DEVELOPMENT DATA AND NOTES
2	8/15/22	2nd SUBMITTAL TO THE CITY
3	9/09/22	3rd SUBMITTAL TO THE CITY

SHEET TITLE: REZONING SITE PLAN
 PARCEL # 20118102 & 20118144
 PROJECT TITLE: REZONING PETITION RZP-2022-088
 JOHN PRICE ROAD RECYCLING PARK

CLIENT: MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY
 CHARLOTTE, NC 28208
 2145 SUTTLE AVENUE

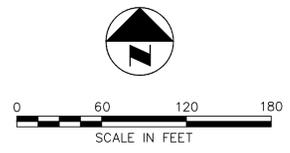
SCS ENGINEERS, PC
 2520 WHITEHALL PARK DRIVE, SUITE 480
 CHARLOTTE, NORTH CAROLINA 28273
 PHONE: (704) 504-3107 FAX: (704) 504-3174
 PROJ. NO. 02220312.00
 DATE: 08/15/2022
 DRAWN BY: JT
 CHECKED BY: TAS
 APPR. BY: ADG

CADD FILE:
 DATE: JUNE 22, 2022
 SCALE: 1"=60'-0"
 DRAWING NO. 1 of 2

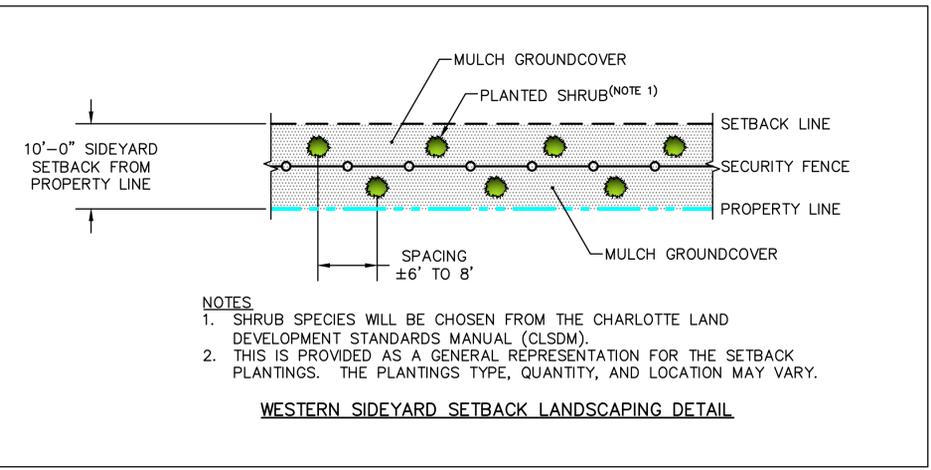
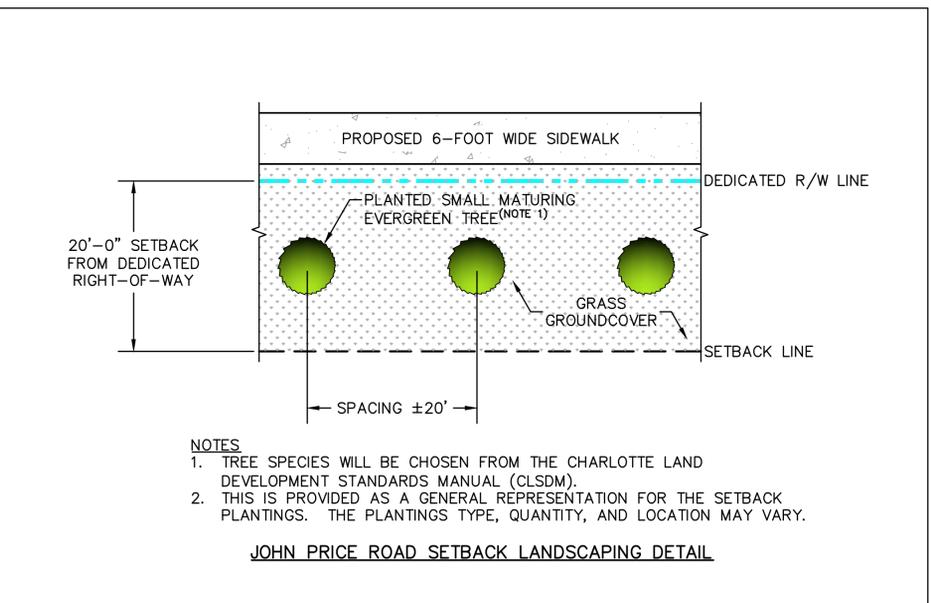
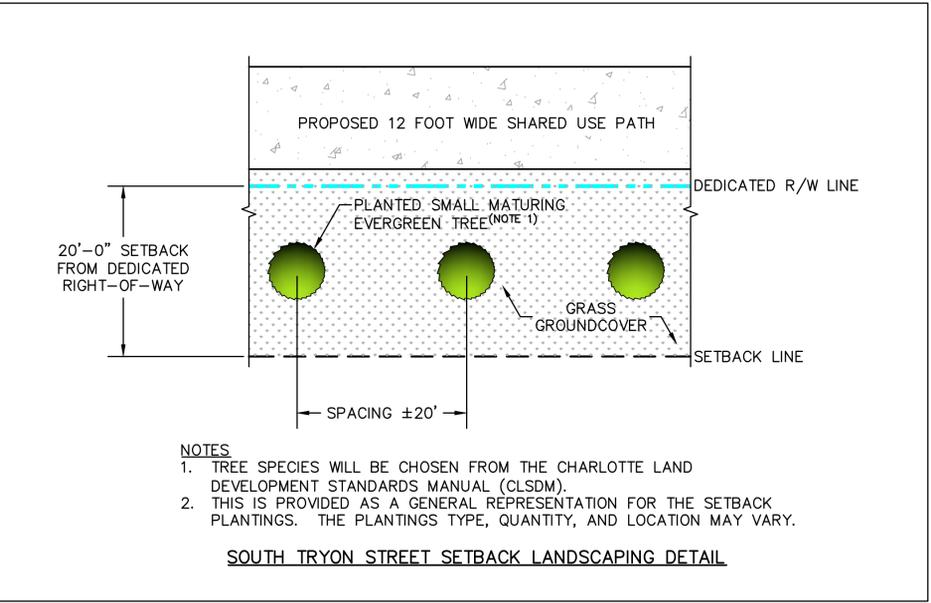


REZONING - SOUTH TRYON STREET & SITE FRONTAGE	
STANDARD	CRITERIA
DEDICATED PROPERTY RIGHT-OF-WAY	66- FEET FROM THE EXISTING ROAD CENTERLINE
CURB AND GUTTER	EXISTING TO REMAIN (SEE NOTE)
PROVIDE PLANTING STRIP	8 FEET WIDE FROM LOCATION OF FUTURE BACK OF CURB AND GUTTER (SEE NOTE)
PROVIDE SHARED USE PATH (REF. CLDSM STD NO. 10.42)	12 FEET WIDE FROM LOCATION OF FUTURE BACK OF CURB AND GUTTER (SEE NOTE)

NOTE: FUTURE CURB AND GUTTER WILL BE LOCATED 44- FEET FROM THE EXISTING ROAD CENTERLINE TO BACK OF CURB.



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



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 WITH 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-1832

REV.	DATE	DESCRIPTION
1	6/23/22	ADDED DEVELOPMENT DATA AND NOTES
2	8/15/22	2nd SUBMITTAL TO THE CITY
3	9/06/22	3rd SUBMITTAL TO THE CITY

CLIENT

MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY
 CHARLOTTE, NC 28208
 2145 SUTTLE AVENUE

REZONING SITE PLAN

PARCEL # 20118102 & 20118144

PROJECT TITLE

REZONING PETITION RZP-2022-088
JOHN PRICE ROAD RECYCLING PARK

SCS ENGINEERS, PC
 2520 WHITEHALL PARK DRIVE, SUITE 480
 CHARLOTTE, NORTH CAROLINA 28273
 PHONE: (704) 504-3107 FAX: (704) 504-3174

PROJ. NO. 02220312.00
 DATE: 09/06/22
 DWG. BY: J.T. ADG
 CHK. BY: J.T. ADG
 APP. BY: J.T. ADG

CADD FILE:

DATE: JUNE 22, 2022

SCALE: 1"=60'-0"

DRAWING NO. **2** of 2