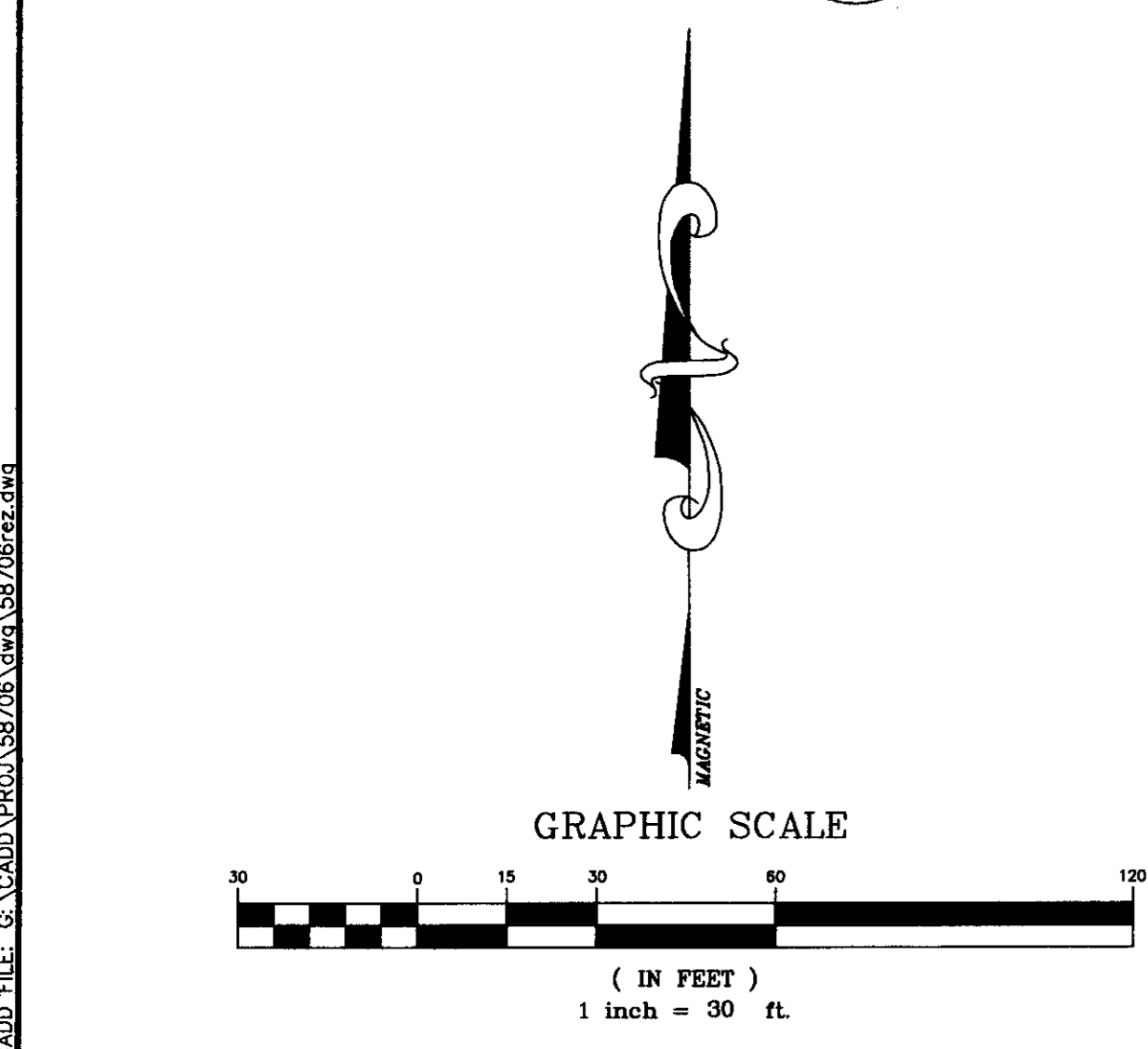
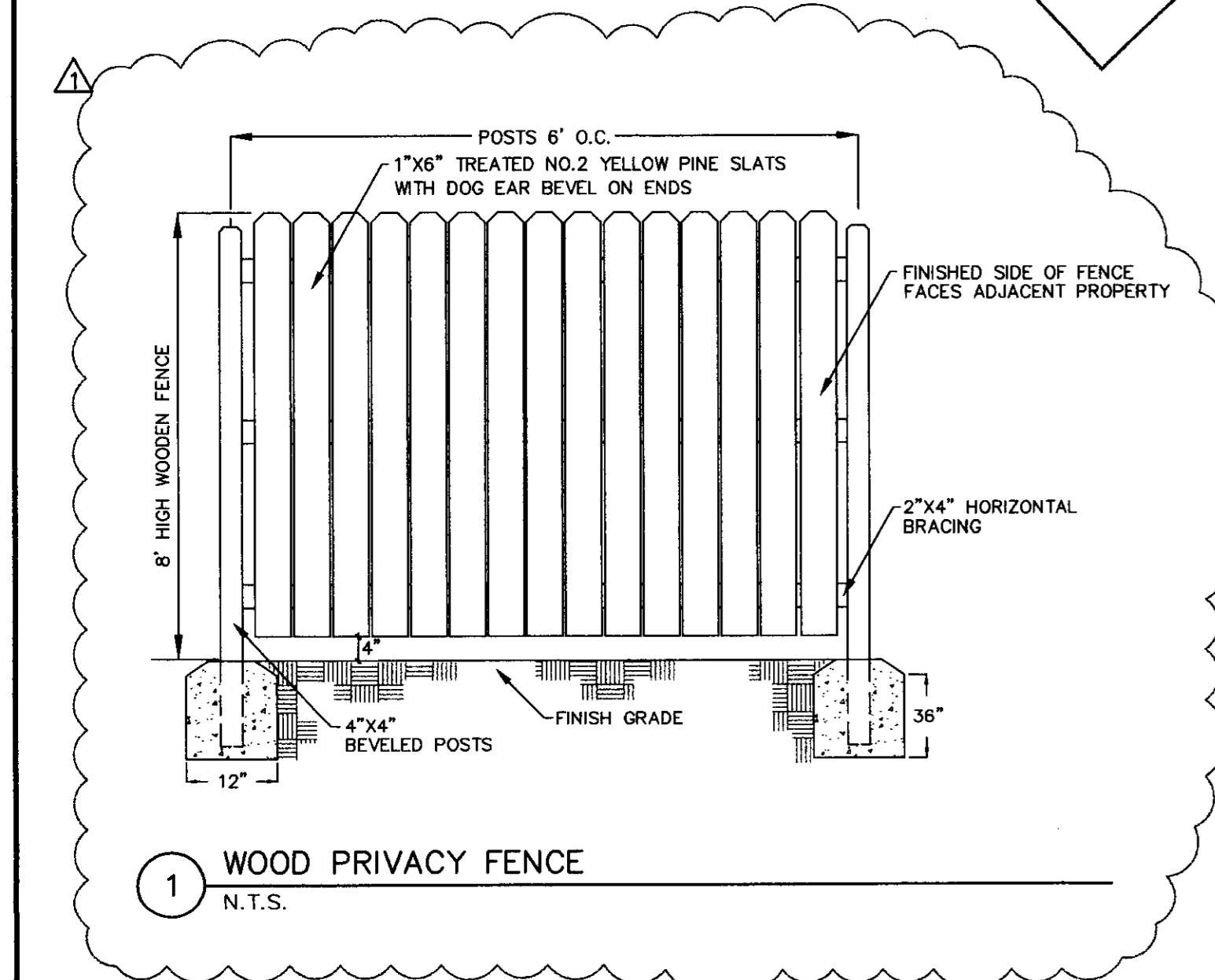


DEVELOPMENT DATA:

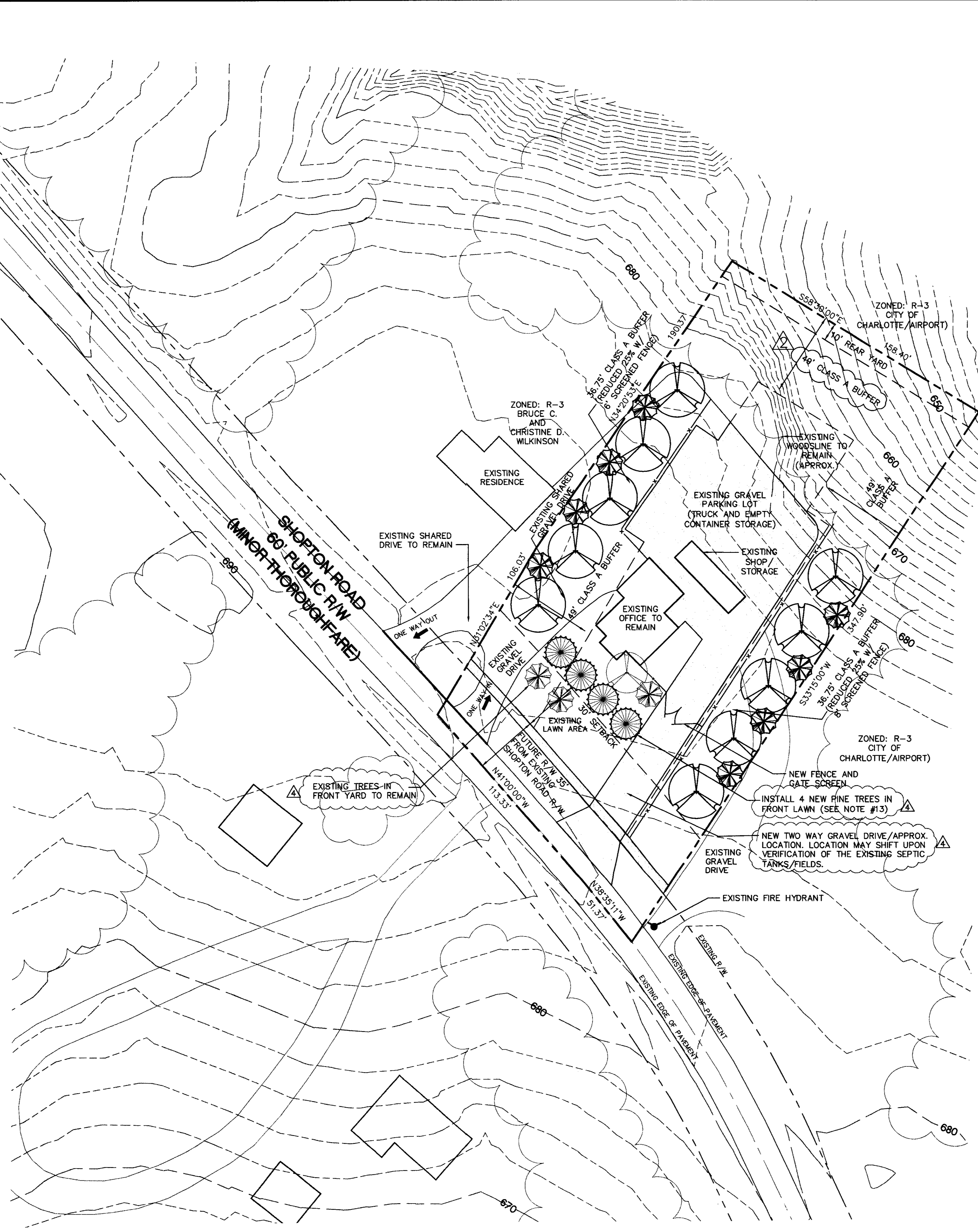
- TAX PARCEL #: 141-071-03
- TOTAL ACREAGE: 1.044 ACRES
- CURRENT ZONING: R-3
- PROPOSED ZONING: I-2 (CD)
- EXISTING AND PROPOSED USE: SANITATION BUSINESS
- EXISTING SQUARE FOOTAGE: ±2,000 SF (INCLUDES EXISTING OFFICE AND OUTBUILDINGS)

CONDITIONAL NOTES:

1. THE EXISTING AND FUTURE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE EXISTING CONDITIONS ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF FUTURE BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2), AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC OVERALL LAYOUT AND/OR RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. THE EXISTING DEVELOPMENT ON THIS SITE SHALL BE IMPROVED TO COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, ETC. UNLESS OTHERWISE INDICATED.
3. SHOPTON ROAD IS CLASSIFIED AS A MINOR THOROUGHFARE AND ADDITIONAL RIGHT OF WAY, AS MEASURED 35 FEET FROM THE EXISTING CENTERLINE, SHALL BE CONVEYED AND DEDICATED TO THE CITY OF CHARLOTTE WITHIN 120 DAYS OF APPROVAL OF THIS PETITION BY CITY COUNCIL.
4. THE CURRENT 49' CLASS A BUFFER (REDUCED IN SOME AREAS TO 36.75' WITH SOLID SCREEN FENCE) CAN BE ELIMINATED IF ADJACENT PROPERTIES ARE ZONED TO DISTRICTS NOT REQUIRING A BUFFER.
5. THIS BUSINESS STORES UP TO 5 DELIVERY TRUCKS, EMPTY TRASH CONTAINERS AND HAS AN EXISTING OFFICE USE. NO TRASH IS BROUGHT ONTO OR STORED ON THE SITE. NO EXPANSION IS PROPOSED FOR THE EXISTING FACILITY.
6. ALL TRUCKS AND STORED CONTAINERS SHALL BE LOCATED BEHIND AN 8 FOOT HIGH SOLID SCREEN FENCE, WITH SOLID WOODEN GATES.
7. NO IMPROVEMENTS OR OUTDOOR STORAGE WILL BE ALLOWED BETWEEN THE EXISTING OFFICE STRUCTURE AND THE STREET. A 30 FOOT SETBACK ALONG SHOPTON ROAD SHALL BE MAINTAINED AS A FRONT LAWN AREA.
8. ANY NEW LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT AND WILL BE FULLY SHIELDED FROM ADJACENT PROPERTIES.
9. PETITIONER SHALL REMOVE EXISTING DRIVEWAYS AND GRAVEL PARKING/STORAGE AREAS FROM THE REDUCED 36.75' CLASS A BUFFER AND INSTALL A NEW 6' SOLID SCREEN FENCE ALONG THE INSIDE EDGE OF THESE BUFFER AREAS. LARGE MATURING TREES SHALL BE INSTALLED PER THE CLASS A BUFFER REQUIREMENTS (9 TREES/100LF) A NEW TYPE II DRIVEWAY WITH A SOLID ACCESS GATE SHALL BE INSTALLED OUTSIDE OF THE BUFFER AREAS IN THE APPROXIMATE LOCATION AS SHOWN ON THIS SITE PLAN. THIS NEW DRIVEWAY SHALL BE IN COMPLIANCE WITH CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS AND SUBJECT TO REVIEW AND APPROVAL BY CDOT. THIS NEW DRIVEWAY MAY BE SHIFTED TO AVOID THE LOCATION OF EXISTING SEPTIC TANKS/FIELDS.
10. PETITIONER HAS A MAXIMUM OF 120 DAYS FROM APPROVAL OF THIS REZONING REQUEST BY CITY COUNCIL TO MAKE THE NEW IMPROVEMENTS DEPICTED ON THIS SITE PLAN.
11. UPON SUBMITTAL FOR A BUILDING PERMIT, THE PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP FOLLOWED BY A 6 FOOT WIDE SIDEWALK ALONG THE PROPERTY'S FRONTAGE WITH SHOPTON ROAD. THE SIDEWALK SHALL MEANDER TO PRESERVE EXISTING TREES AND A SIDEWALK EASEMENT SHOWN WHERE THE SIDEWALK IS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
12. THE PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE BEFORE THE ZONING BOARD OF ADJUSTMENT IN ORDER TO REDUCE THE CLASS A BUFFER REQUIREMENT, AFTER APPROVAL OF THIS REZONING REQUEST BY CITY COUNCIL.
13. THE PETITIONER SHALL PRESERVE 4 EXISTING TREES IN THE FRONT LAWN AREA AND WILL INSTALL 4 NEW PINE TREES (8' MIN. HT.) AS SHOWN ON THIS PLAN IN ORDER TO MEET OR EXCEED THE MINIMUM TREE REQUIREMENTS OF A CLASS B BUFFER.



CADD FILE: G:\CADD\PROJECTS\58706.dwg, 58706.rvt



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 Surveying • Landscape Architecture • Civil Engineering

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 CONSTRUCTION**

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PETITIONER: SELECT SANITATION
 3324 SHOPTON ROAD
 CHARLOTTE, NC 28217

PROJECT TITLE:
 CONDITIONAL REZONING REQUEST
 ILLUSTRATIVE SITE PLAN

Project No.	58706
Checked by	TLH
Drawn by	PAB
Date Drawn	05.26.05
Revisions	
08.19.05 REV. FOR PUBLIC HEARING	
08.23.05 PER TIM MANES REVIEW	
09.05.05 PER CDOT REVIEW	
09.20.05 PER CMPC SITE PLAN ISSUES	
Sheet	

APPROVED BY CITY COUNCIL
 DATE 10/19/05

8/19/05 REVISED FOR PUBLIC HEARING: PETITION NO. 2005-134

RZ-1