



PLANTING SUMMARY
1. PERIMETER TREE REQUIREMENTS:
FRONTAGE LENGTH: 322.46'
* MET WITH CLASS A PLANTING BUFFER
2. REQUIRED BUFFER, CLASS A: - 46'
9 TREES PER 100'
* 25% E.G.
* 40% LARGE MATURING TREES
* SHRUB REQ. MET BY FENCE SCREENING
* OVERHEAD WIRES PRESENT
* DRIVEWAY CONNECTIONS INTERSECTING
3. REQUIRED PARKING LOT TREES
* WITHIN 40' OF PLANTED TREE
* (OR) WITHIN 60' OF EXISTING

LEGEND

- EXISTING TREE
- PROPOSED LARGE MATURING TREE
- PROPOSED SMALL MATURING TREE
- PROPOSED EVERGREEN TREE
- EXISTING GRAVEL LOT
- PROPOSED CONCRETE PAD
- REQUIRED PARKING TREE COVERAGE

PARKING REQUIREMENTS			
TYPE	PRESENT	REQUIRED	PROVIDED
STANDARD PARKING	0	18	18
ACCESSIBLE PARKING	0	1	1
BICYCLE (ST)	0	1	1
BICYCLE (LT)	N/A	N/A	N/A

DEVELOPMENT DATA:

ZONING CODE SUMMARY:

PROJECT NAME: SELECT SANITATION
ADDRESS: 3324 SHOPTON ROAD
OWNER: DAVID YOUNG
PLANS PREPARED BY: STEWART, INC.
ZONING: CURRENT: R-3 & I2 (CD) PROPOSED: I2 (CD) JURISDICTION: CHARLOTTE
PROPOSED USE: SANITATION BUSINESS
BUILDING HEIGHT: N/A
BUILDING COVERAGE: 7,580.55 SQ. FT.
LOT SIZE: 2.11 ACRES

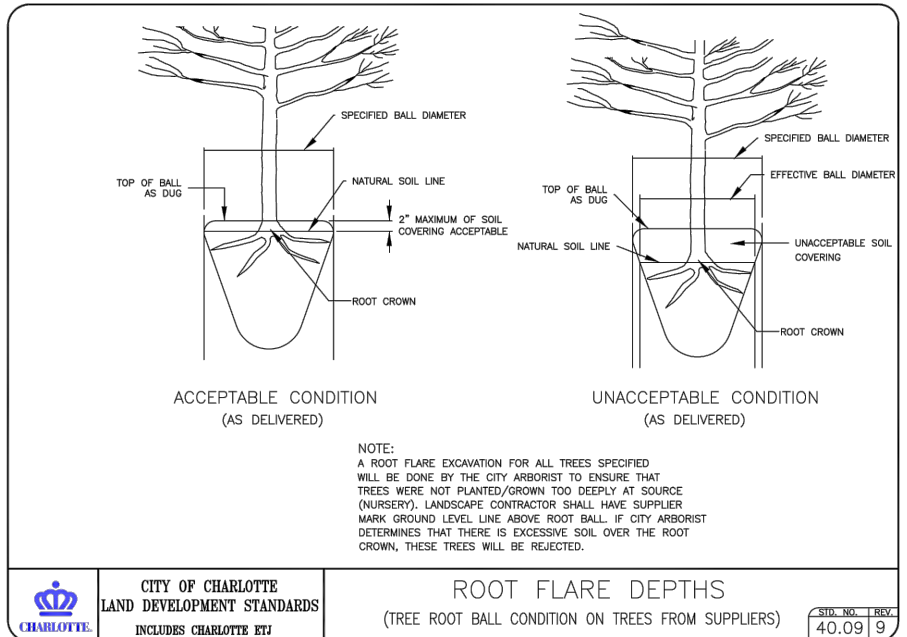
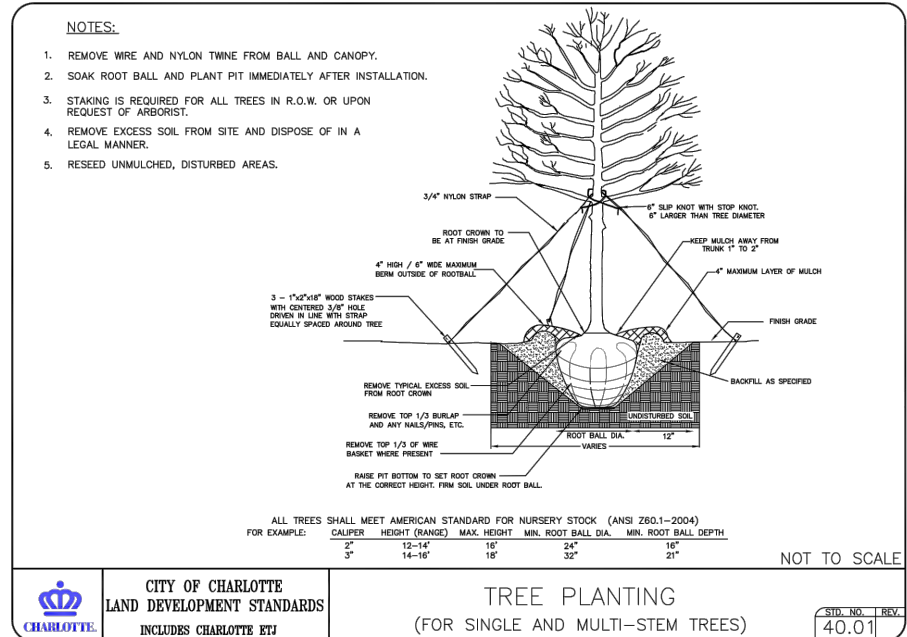
PARCEL ID#: 14107103 & 14107102 (RECOMBINED)
PHONE # 704-558-4571
PHONE # 704.334.7925
STORIES: N/A
GROSS FLOOR AREA: N/A

CONDITIONAL NOTES:

- 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 APPENDIX A, CHAPTER 12, 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.
- 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.
- 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.
- THE CURRENT 46' CLASS A BUFFER CAN BE ELIMINATED IF ADJACENT PROPERTIES ARE REZONED TO DISTRICTS NOT REQUIRING A BUFFER.
- THIS BUSINESS STORES UP TO 15 DELIVERY TRUCKS, EMPTY TRASH CONTAINERS AND HAS AN EXISTING OFFICE USE. NO TRASH IS BROUGHT ONTO OR STORED ON THE SITE.
- ALL TRUCKS AND STORED CONTAINERS SHALL BE LOCATED BEHIND AN 8 FOOT HIGH SOLID SCREEN FENCE.
- NO IMPROVEMENTS OR OUTDOOR STORAGE WILL BE ALLOWED BETWEEN THE EXISTING OFFICE STRUCTURE AND THE STREET. A 30 FOOT SETBACK ALONG SHOPTON ROAD R.O.W. SHALL BE MAINTAINED AS A FRONT LAWN AREA.
- ANY NEW LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT AND WILL BE FULLY SHIELDED FROM ADJACENT PROPERTIES.
- PETITIONER SHALL REMOVE EXISTING DRIVEWAYS AND GRAVEL PARKING/STORAGE AREAS FROM THE REDUCED 46' CLASS A BUFFER AND INSTALL A NEW 8' SOLID SCREEN FENCE WITHIN THE OUTSIDE HALF OF THESE BUFFER AREAS. THE FRONT PLANT BUFFER CAN BE REDUCED TO 1/2 CLASS A SIZE TO 23 FEET.
- LARGE MATURING TREES SHALL BE INSTALLED PER THE CLASS A BUFFER REQUIREMENTS (9 TREES/100LF).
- ANY DRIVEWAY ALTERATIONS SHALL BE IN COMPLIANCE WITH CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS AND SUBJECT TO REVIEW AND APPROVAL BY CDOT. THIS DRIVEWAY MAY BE SHIFTED TO AVOID THE LOCATION OF EXISTING SEPTIC TANK/FIELDS.
- 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.
- UPON SUBMITTAL FOR A BUILDING PERMIT, THE PETITIONER SHALL INSTALL A 6' WIDE SIDEWALK ALONG THE PROPERTY'S FRONTAGE WITH SHOPTON ROAD.
- 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.
- SECURITY FENCING SHALL BE REQUIRED TO MEET SECTION 9.1105 (10) A-B FOUND IN CHARLOTTE CODE APPENDIX A CHAPTER 11.
- OWNER TO FOLLOW AND MEET ALL REQUIREMENTS FOUND IN CHARLOTTE CODE OF ORDINANCE, (TO INCLUDE BUT NOT BE LIMITED TO: CH. 21 TREES; APPENDIX A - ZONING, CH. 8, S. PT. 11 "INDUSTRIAL"; AND APPENDIX A - ZONING, CH. 12 DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY).

LANDSCAPE NOTES

- MIN. TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES), ALL MULTI STEM PLANTS MUST BE TREE FORM, MAXIMUM 3-5 TRUNKS, AND MIN. 8' TALL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES, PLANT 15' FROM ALL UNDERGROUND UTILITIES. (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
- ATTN: LANDSCAPER: NOTIFY URBAN FORESTER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.



STEWART

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CHARLOTTE, NC 28202
F 704.334.7925

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: X16026

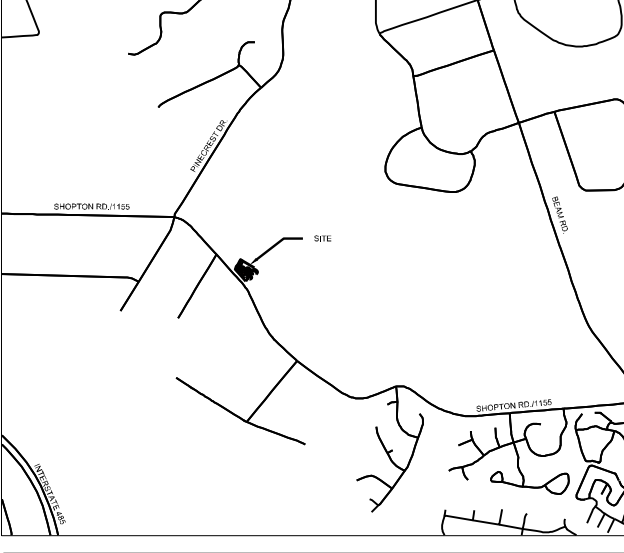
Client:

PETITIONER:
SELECT SANITATION
3324 SHOPTON
ROAD
CHARLOTTE, NC
28217

Project:

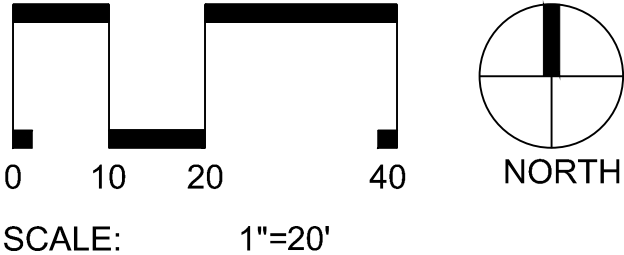
CONDITIONAL
REZONING
REQUEST

Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project number: X16026

Date: 10.14.2016

Drawn by: CRR

Approved by: JFH