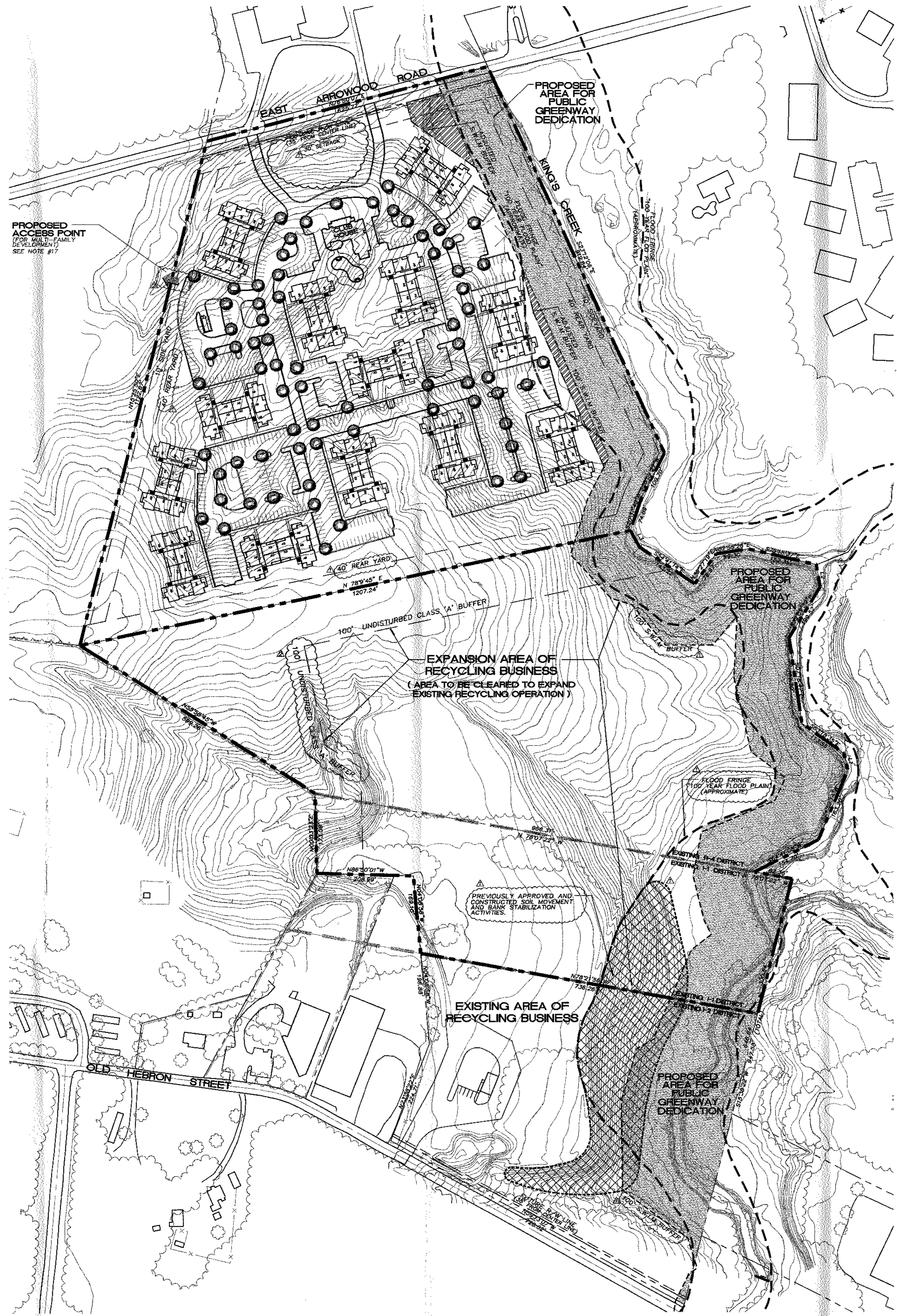


VICINITY MAP  
N.T.S.



PROPOSED ACCESS POINT FOR MULTIFAMILY DEVELOPMENT  
SEE NOTE #17

EXPANSION AREA OF RECYCLING BUSINESS  
(AREA TO BE CLEARED TO EXPAND EXISTING RECYCLING OPERATION)

EXISTING AREA OF RECYCLING BUSINESS

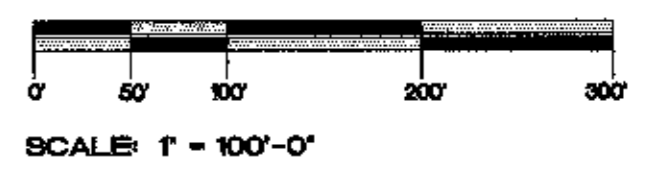
PROPOSED AREA FOR PUBLIC GREENWAY DEDICATION

PROPOSED AREA FOR PUBLIC GREENWAY DEDICATION

PREVIOUSLY APPROVED AND CONSTRUCTED SOIL MOVEMENT AND BANK STABILIZATION ACTIVITIES

FLOOD EDGE 100-YEAR FLOOD PLAIN (APPROXIMATE)

LINE	LENGTH	BEARING
L1	37.05	S114°42' E
L2	48.05	S88°30' E
L3	47.82	S28°02' E



PETITION # 00-92: FOR PUBLIC HEARING

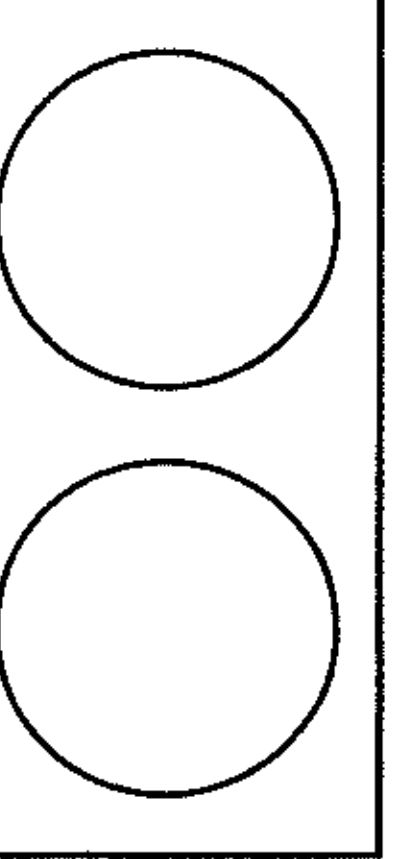
CONDITIONAL REZONING REQUEST  
HEBRON / ARROWOOD ROAD PARCEL  
PETITIONER: CLC RECYCLING CENTER, INC.  
P.O. BOX 472884, CHARLOTTE, NORTH CAROLINA 28247

SCHEMATIC SITE PLAN

Project No.	46436
Checked by	TLH
Drawn by	RCC
Date Drawn	02.15.00
Revisions	
1- 08.22.00	FOR PUBLIC HEARING
2- 10.18.00	COMMENTS
Sheet	RZ-2

GNA DESIGN ASSOCIATES, Inc.  
428 East Fourth Street  
Suite 408 (704) 373-1907  
Charlotte, NC 28202

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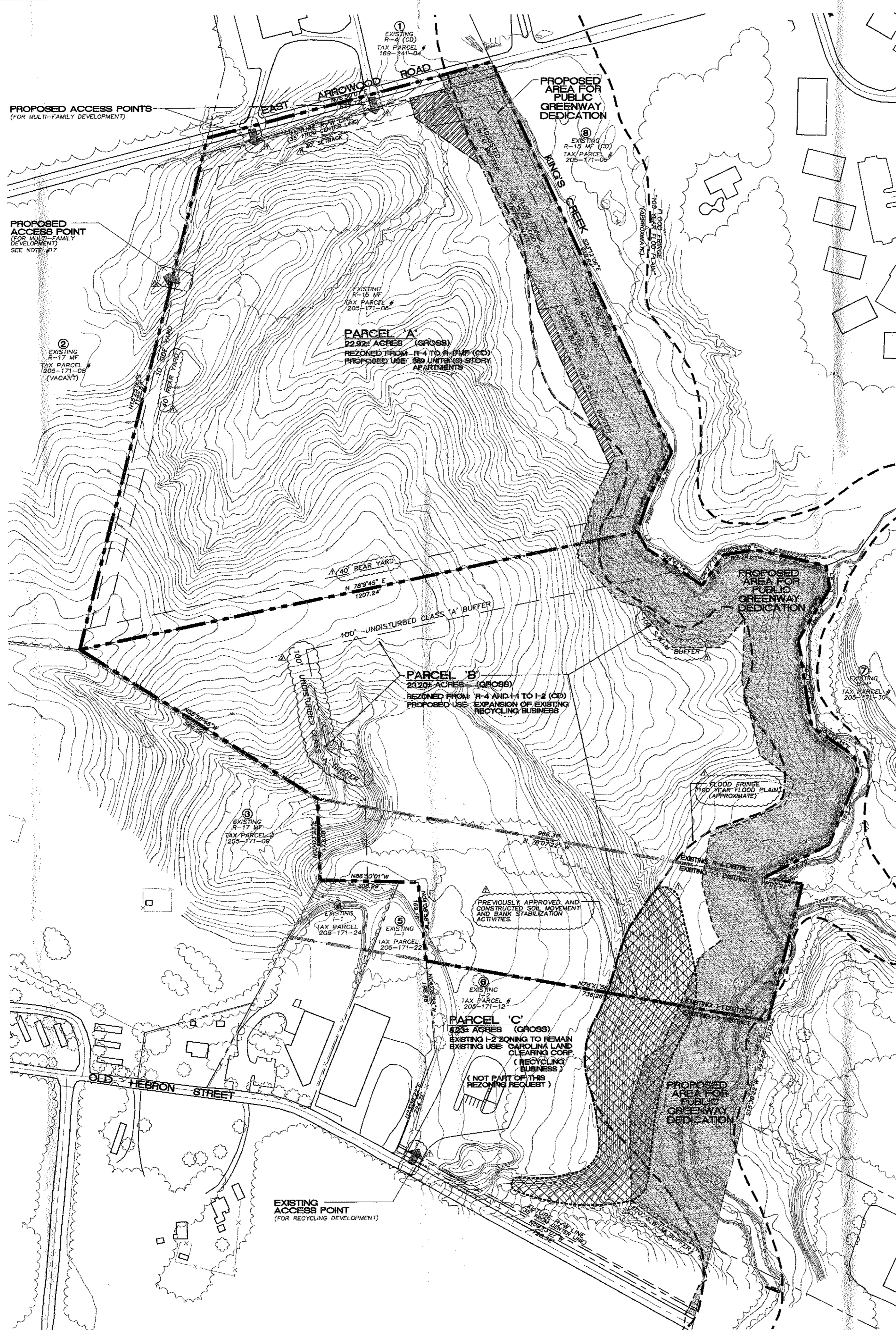
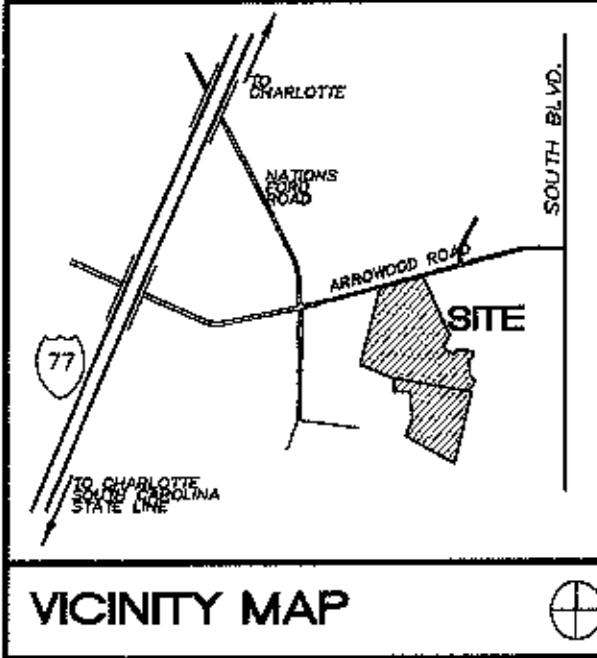


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APPROVED BY CITY COUNCIL  
DATE 11/20/02

6:\CAD\1904\46436\SITE.dwg 10/25/02 09:35:38 2000 GNA DESIGN\_TJGall1

TOPO  
XREF: CAD FILE: G:\CAD\1904\46436\SITE



**SITE DEVELOPMENT SUMMARY**

PROPERTY OWNER: CRISIS HILL INC./BLUE MAX TRUCKING  
1015 EAST WESTINGHOUSE BLVD.  
CHARLOTTE, NORTH CAROLINA 28273

PETITIONER: CLC RECYCLING CENTER INC.,  
P.O. BOX 472664  
CHARLOTTE, NORTH CAROLINA 28247

TAX PARCEL NUMBER: 205-171-07  
205-171-12 - PORTION OF

SITE ACREAGE: 46.12± ACRES

PARCEL 'A':  
PARCEL ACREAGE: 22.92± ACRES  
EXISTING ZONING: R-4  
PROPOSED ZONING: R-17 MF (CD)  
PROPOSED USE: 3 STORY APARTMENTS

DISTRICT REQUIREMENTS:  
MAXIMUM DENSITY: 17 DU/ACRE  
MINIMUM SET BACK: 30 FEET  
MINIMUM SIDEYARD: 10 FEET  
MINIMUM REARYARD: 40 FEET  
MAXIMUM BLDG. HEIGHT: 40 FEET

PARCEL 'B':  
PARCEL ACREAGE: 23.20± ACRES  
EXISTING ZONING: R-4  
PROPOSED ZONING: I-2 (CD)  
PROPOSED USE: EXPANSION FOR LAND CLEARING AND RECYCLE DEBRIS FACILITY

DISTRICT REQUIREMENTS:  
MINIMUM SET BACK: 20 FEET  
MINIMUM SIDEYARD: 0 FEET  
MINIMUM REARYARD: 10 FEET  
MAXIMUM BLDG. HEIGHT: 40 FEET

**ADJACENT PROPERTY OWNERS**

- ① 169-241-04 R-4 (GD)  
B.P.O.E. LODGE # 392  
401 EAST ARROWOOD ROAD  
CHARLOTTE, NORTH CAROLINA 28210
- ② 205-171-08 R-17 MF  
HONDROS S C & ASSOCIATES INC.  
P.O. BOX 220458  
CHARLOTTE, NORTH CAROLINA 28222
- ③ 205-171-09 R-17 MF  
JEFFERSON PILOT BROADCASTING CO.  
C/O AVTAX  
2970 CLAIRMONT ROAD  
SUITE 640  
ATLANTA, GEORGIA 30329
- ④ 205-171-24 I-1 & I-2  
BOWERS, BILL D.  
224 RED BARN TL  
MATTHEWS, NORTH CAROLINA 28105
- ⑤ 205-171-22 I-1 & I-2  
YOUNG, DAVID T.  
2012 EUCLID AVENUE  
CHARLOTTE, NORTH CAROLINA 28203
- ⑥ 205-171-12 I-1 & I-2  
BLUE MAX TRUCKING INC.  
1015 EAST WESTINGHOUSE BLVD.  
CHARLOTTE, NORTH CAROLINA 28273
- ⑦ 205-171-30 B-P  
ARROWOOD LTD. PARTNERSHIP  
P.O. BOX 7718  
FLINT, MICHIGAN 48507
- ⑧ 205-171-06 R-15 MF (CD)  
ASSOCIATED LAND GROUP INC.  
3840 WOODRIDGE BLVD.  
FAIRFIELD, OHIO 45017-7555

**CONDITIONAL NOTES**

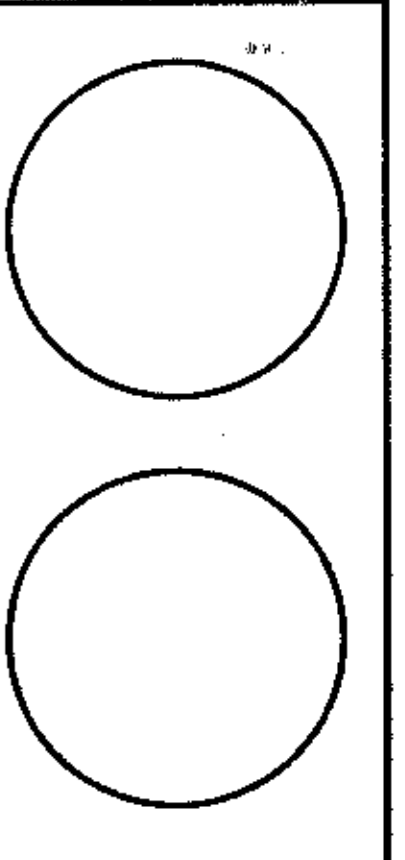
1. THE SITE PLAN CONSIST OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS/SETBACKS, GENERALIZED BUILDING/PARKING AND CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN PICTURES A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENTS OF BUILDINGS/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. IN NO EVENT, HOWEVER, SHALL BUFFERS OR YARD/SETBACK SPACES BE DECREASED.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING AND LANDSCAPING.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A MULTI-FAMILY RESIDENTIAL PROJECT WITH A SEPARATE PARCEL AS THE RECYCLING FACILITY EXPANSION.
4. AS REQUIRED FOR THE I-2 USE, 100 FOOT WIDE CLASS 'A' BUFFER SHALL BE ESTABLISHED AT THE REAR OF THE RECYCLING FACILITY EXPANSION AS SHOWN. THIS BUFFER SHALL NOT CONTAIN ANY PROPOSED STORM WATER DETENTION SYSTEMS, FURTHERMORE, A 40 FOOT WIDE REAR YARD SHALL BE ESTABLISHED ADJACENT TO THE BUFFER AT THE REAR OF THE MULTI-FAMILY AREA.
5. THE PETITIONER SHALL DEDICATE A PORTION OF THE SITE'S FRONTAGE ALONG ARROWOOD ROAD FOR PUBLIC RIGHT-OF-WAY PURPOSES AS SHOWN ON THE PLAN, A MINIMUM OF FIVE FEET SHALL BE DEDICATED IN ACCORDANCE WITH ARROWOOD ROAD'S CLASSIFICATION AS A MINOR THROUGFARE.
6. THE PETITIONER SHALL DEDICATE LAND ALONG KING'S BRANCH CREEK AS SHOWN FOR PUBLIC GREENWAY PURPOSES. THIS GREENWAY DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR BOTH PARCELS 'A' & 'B'.
7. THE CLASS 'A' 100 FOOT BUFFER DESCRIBED IN NOTE #6 ABOVE SHALL BE UNDISTURBED EXCEPT FOR ANY UTILITY CONDUITS.
8. VEHICULAR ACCESS TO THE RECYCLING CENTER SHALL BE ORIENTATED TO THE EXISTING INDUSTRIAL ZONED AREA ALONG OLD HEBRON STREET AND VEHICULAR ACCESS FOR THE MULTI-FAMILY PORTION SHALL BE ORIENTED TO THE PRESENT MULTI-FAMILY AREA ALONG ARROWOOD ROAD.
9. BUILDINGS IN THE MULTI-FAMILY PORTION OF THE SITE SHALL BE A MAXIMUM OF 3 STORIES.
10. BUFFER AREAS SHALL NOT BE REDUCED IN DEPTH FROM THAT SHOWN ON THE SITE PLAN.
11. THE PETITIONER/DEVELOPER SHALL PROVIDE A 5 FOOT SIDEWALK WITH AN 8 FOOT PLANTING STRIP ALONG THE SITE'S EAST ARROWOOD ROAD FRONTAGE.
12. EXCEPT FOR AN AREA PREVIOUSLY FILLED (AS SHOWN ON THE SITE PLAN), THE PETITIONER/DEVELOPER SHALL NOT FILL WITHIN THE 100 YEAR FLOODWAY FRINGE ALONG THE SITE'S PORTION OF KING'S CREEK.
13. STORM WATER DETENTION IS NOT REQUIRED DUE TO THE SITE'S DIRECT DISCHARGE INTO KING'S CREEK.
14. THE PETITIONER/DEVELOPER SHALL PROVIDED APPROXIMATELY 3,500 SQ.FT. OF SIMPLE RIGHT-OF-WAY, 26,000 SQ.FT. OF TEMPORARY CONSTRUCTION EASEMENT AND 3,350 SQ.FT. OF PERMANENT DRAINAGE EASEMENT ASSOCIATED WITH PARCELS A AND THE CITY'S ARROWOOD ROAD WIDENING PROJECT (S12-97-090).
15. HOURS OF OPERATION FOR THE RECYCLING BUSINESS SHALL BE MONDAY-FRIDAY 7:30am TO 4:30pm AND OCCASIONALLY AS NEEDED ON SATURDAY 7:30am TO 4:30pm.
16. AN INTERNAL SIDEWALK SHALL CONNECT TO EAST ARROWOOD ROAD WITH AN ADDITIONAL CONNECTION TO THE GREENWAY PORTION OF KING'S CREEK. THE EXACT LOCATIONS SHALL BE DETERMINED AT THE TIME FINAL PREPARATION OF THE MULTI-FAMILY CONSTRUCTION DOCUMENTS.
17. AS DENOTED BY THE SITE PLAN THE PETITIONER/DEVELOPER SHALL PROVIDE A PUBLIC STREET CONNECTION TO THE ADJOINING PROPERTY (205-171-08). THE PROPOSED BUILDING FRONTING THIS PUBLIC ROAD SHALL BE LOCATED WITH A SHORT ANNUUM SETBACK WITH PARKING LOCATED AT THE REAR OF THE BUILDING.
18. THE PETITIONER/DEVELOPER SHALL PROVIDE A LEFT TURN LANE TO THE DRIVEWAY CONNECTIONS TO EAST ARROWOOD ROAD. THE TURN LANE SHALL BE DESIGNED IN ACCORDANCE WITH D.O.T. STANDARDS. IN THE EVENT THE ARROWOOD ROAD WIDENING PROJECT (S12-97-090) IS CONSTRUCTED PRIOR TO THE DEVELOPMENT OF THE MULTI-FAMILY PORTION OF THE SITE THEN THE PETITIONER/DEVELOPER REQUIREMENT FOR THE LEFT TURN LANE SHALL NOT BE REQUIRED.

APPROVED BY CITY COUNCIL  
DATE 11/20/08

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.09	S11°44'42"E
L2	49.98	S28°20'45"E
L3	41.52	S28°20'45"E

**GNA DESIGN ASSOCIATES, Inc.**  
478 East Fourth Street  
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**CONDITIONAL REZONING REQUEST**  
**HEBRON / ARROWOOD ROAD PARCEL**  
PETITIONER: CLC RECYCLING CENTER INC.  
P.O. BOX 472664, CHARLOTTE, NORTH CAROLINA 28247

**TECHNICAL DATA SHEET**

Project No. **46436**  
Checked by TLH  
Drawn by RCC  
Date Drawn 02.15.00

Revisions:  
1- 09.22.00 FOR PUBLIC HEARING  
2- 10.19.00 FOR PUBLIC HEARING

Sheet **RZ-1**

Project No. **46436**  
Checked by TLH  
Drawn by RCC  
Date Drawn 02.15.00

Revisions:  
1- 09.22.00 FOR PUBLIC HEARING  
2- 10.19.00 FOR PUBLIC HEARING

Sheet **RZ-1**