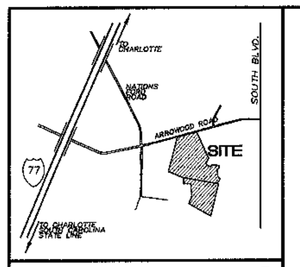
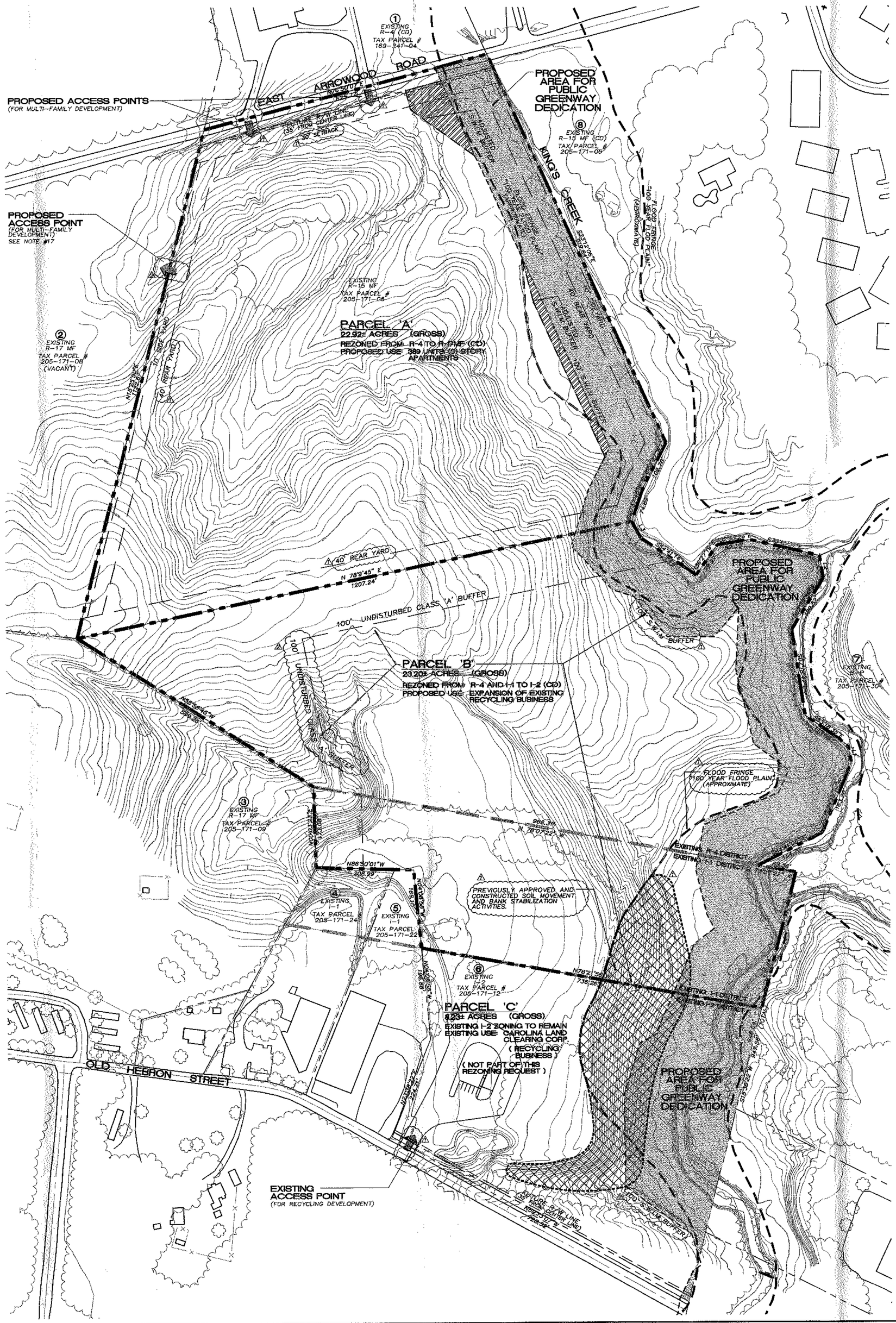


VICINITY MAP



SITE DEVELOPMENT SUMMARY

PROPERTY OWNER:	C/O CRISIS HILL INC./BLUE MAX TRUCKING 1015 EAST WESTINGHOUSE BLVD. CHARLOTTE, NORTH CAROLINA 28273
PETITIONER:	CLC. RECYCLING CENTER INC., PO. 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
MAXIMUN BLDG. HEIGHT:	40 FEET
PARCEL 'B'	
PARCEL ACREAGE:	23.20± ACRES
EXISTING ZONING:	R-4 I-1
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
MAXIMUN BLDG. HEIGHT:	40 FEET

ADJACENT PROPERTY OWNERS

1	169-241-04	R-4 (CD) 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 220456 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) ASSOCIATD LAND GROUP INC. 3840 WOODRIDGE BLVD. FAIRFIELD, OHIO 45014-7565

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 DEPICTS 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, BUILDINGS 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 THOUGHFARE.
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 PARCEL 'A' & 'B'.
7. THE CLASS 'A' 100 FOOT BUFFER DESCRIBED IN NOTE #4 ABOVE SHALL BE UNDISTURBED EXCEPT FOR ANY UTILITY CONNECTIONS.
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 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 PARCEL A AND THE CITY'S ARROWOOD ROAD WIDENING PROJECT (512-97-090).
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 DEPICTED 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/MINIMUM 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 DESIGN IN ACCORDANCE WITH D.O.T. STANDARDS. IN THE EVENT THE ARROWOOD ROAD WIDENING PROJECT (512-97-090), 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 11/20/00

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.05	S11°44'47"E
L2	48.06	S08°35'04"E
L3	41.52	S28°06'40"E

SCALE: 1" = 100'-0"

GNA DESIGN ASSOCIATES, Inc.
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Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

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PROJECT:
CONDITIONAL REZONING REQUEST
HEBRON / ARROWOOD ROAD PARCEL
PETITIONER: CLC RECYCLING CENTER, INC.
PO. BOX 472664, CHARLOTTE, NORTH CAROLINA 28247

SHEET TITLE:
TECHNICAL DATA SHEET

PETITION # 00-92: FOR PUBLIC HEARING

Project No.	46436
Checked by	TLH
Drawn by	RGC
Date Drawn	02.15.00
Revisions	
1— 09.22.00	FOR PUBLIC HEARING
2— 10.19.00	PUBLIC HEARING COMMENTS

Sheet
RZ-1

00-92
10-25-00

SHEET: SITE
CADD FILE: G:\CADD\PROJ\46436\T_DATA.dwg Wed Oct 25 08:38:36 2000 -GNA DESIGN_rtc011
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