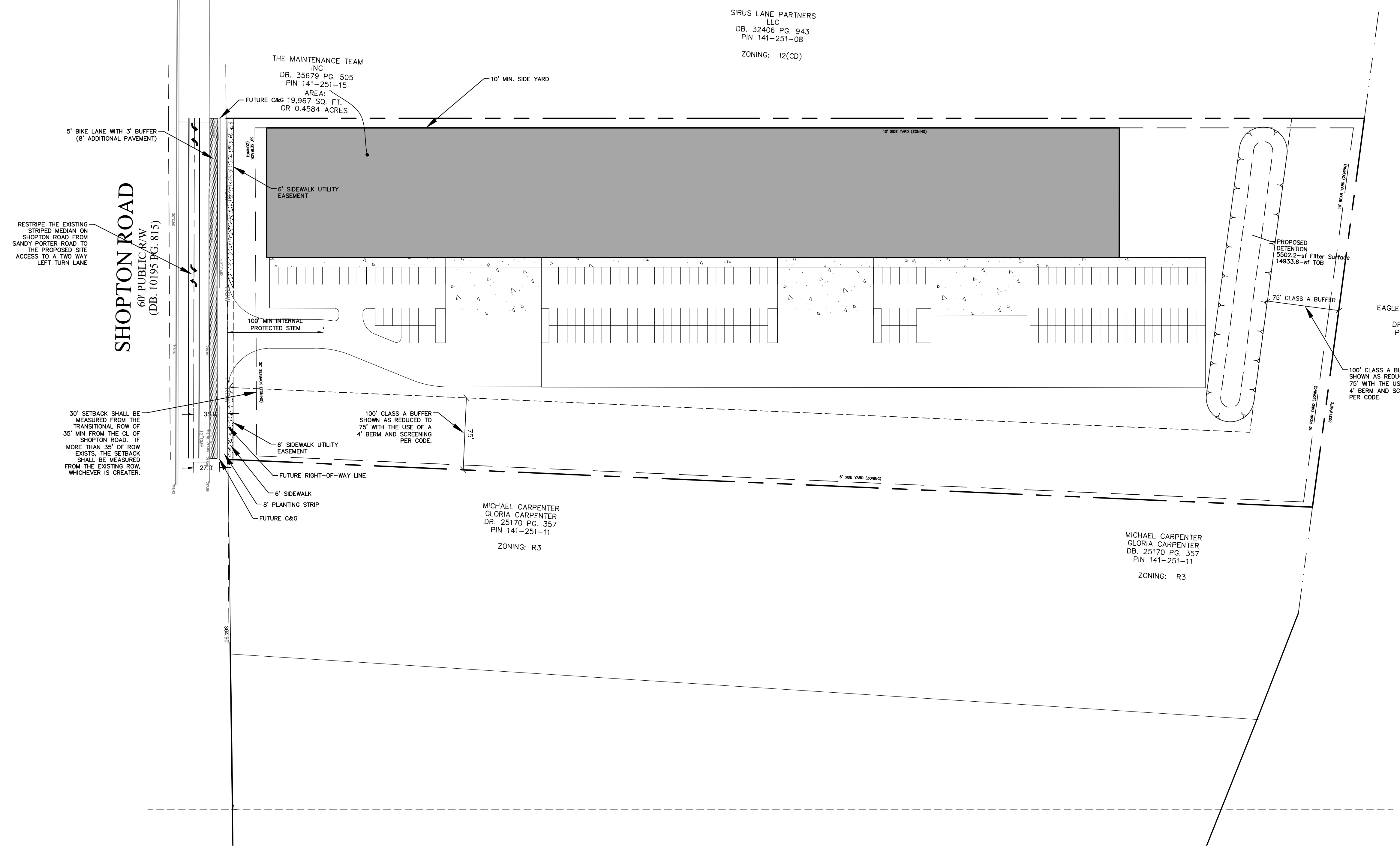
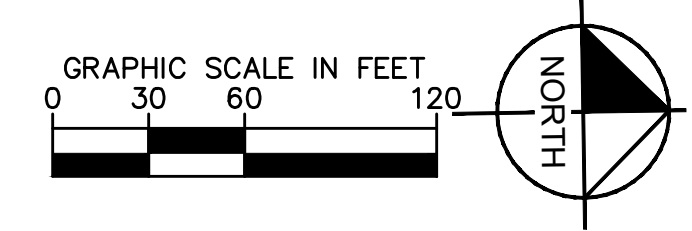


VICINITY MAP
NOT TO SCALE

SITE DATA TABLE	
PROJECT AREA:	± 10.2 AC
PARCEL TAX ID:	141-251-09 141-251-10 141-251-15
STREET ADDRESS:	4016, 4032 & 4040 SHOPTON RD
EXISTING ZONING:	R-3 & I-2 CD
PROPOSED ZONING:	I-2 (CD)(AIR)
MAXIMUM ALLOWED GROSS FLOOR AREA	120,000 SF
MAX BUILDING HEIGHT	PER ORDINANCE
PARKING	PER ORDINANCE
LANDSCAPE SCREENS	PER ORDINANCE



- NOTES:
- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS. 2- FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND, 3- TURN RADIUS 30' INSIDE AND 42' OUTSIDE. 4- FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING. 5- FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM. 6- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
 - THIS SITE IS SUBJECT TO THE TREE ORDINANCE.
 - DEVELOPMENT SHALL COMPLY WITH ANY ADDITIONAL RESTRICTIONS AS PART OF THE AIRPORT NOISE OVERLAY.
 - DEVELOPER SHALL COMMIT TO CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE NORTH SIDE SHOPTON ROAD FRONTAGE. THE 6' SIDEWALK MUST BE OUTSIDE OF THE RIGHT OF WAY AND WITHIN A SIDEWALK UTILITY EASEMENT.
 - DEVELOPER SHALL RESTRIPE THE EXISTING MEDIAN ON SHOPTON ROAD FROM SANDY PORTER ROAD TO THE PROPOSED SITE ACCESS TO A TWO WAY LEFT TURN LANE.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO NCDOT SHALL BE REQUIRED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY ISSUANCE.
 - ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.



No.	REVISIONS	DATE
1	RESPONSE TO REZONING COMMENTS	03/20/23 KJA
2	RESPONSE TO REZONING COMMENTS	02/08/23 KJA


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 WWW.KIMLEY-HORN.COM
 NC LICENSE # F-0102

KH PROJECT	015272048
DATE	06/12/2020
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

ILLUSTRATIVE SITE PLAN
 REZONING PETITION NO. 2022-137

PCR MIXED USE
 PREPARED FOR
AMERICAN ASSET CORPORATION
 CITY OF CHARLOTTE, NORTH CAROLINA
 SHEET NUMBER
RZ-2

Plotted By: Watts, Austin Sheet: Sct:Shopton_Rezone Layout:RZ-2 ILLUSTRATIVE SITE PLAN March 20, 2023 06:25:53pm K:\CHL\PRJ\015272 AAC\048 Shopton_Road_Industrial\02 - DWG\PlanSheets\Rezone\RZ-2 ILLUSTRATIVE SITE PLAN - 9-12-22.dwg

