



Charlotte-Mecklenburg Planning Department

DATE: June 9, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2016-023 American Tower, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Elevations for a proposed communications tower.

Reasons for Staff's support of the request:

- The elevation proposed was shown during the Community Meeting Report.
The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

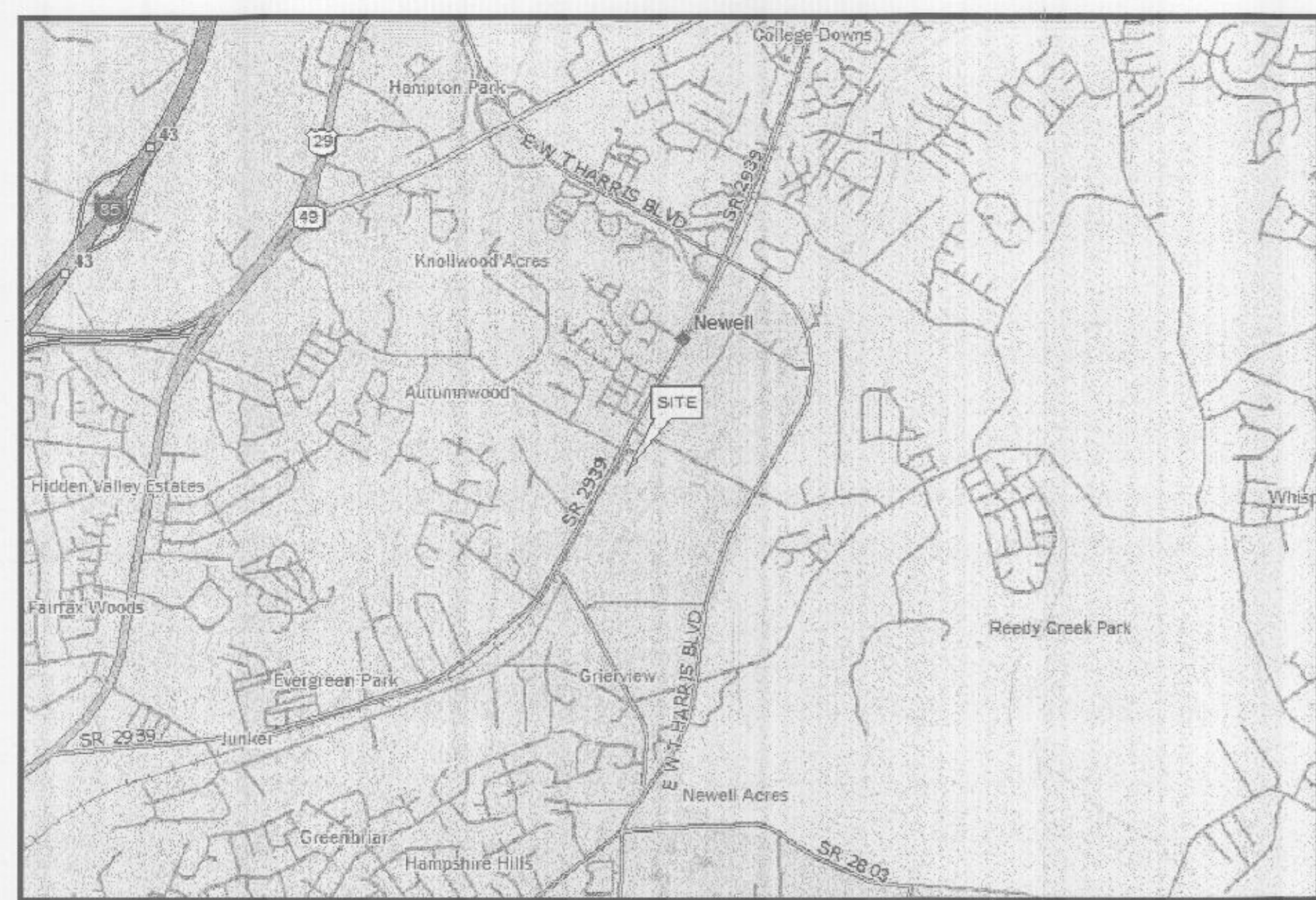
Signage was not reviewed as part of this request.

DEVELOPMENT DATA SUMMARY:

- TAX PARCEL #: 105-012-02
- TOTAL PARCEL ACREAGE: 2.79 ACRES ±
- PROPOSED USE: TELECOMMUNICATIONS FACILITY
- CURRENT ZONING: I-1 (CD)
- PROPOSED ZONING: MUDD-O SITE PLAN AMENDMENT
- PROPOSED PARKING SPACES: 2
- PROPOSED TOWER HEIGHT: 195'
- CURRENT BUILDING SF: 0 SF
- CURRENT ROAD SF: 6,040 SF
- PROPOSED BUILDING SF: 0 SF
- NEW IMPERVIOUS COVER COMPOUND: 4,800 SF
- ROAD: 2,400 SF
- TOTAL IMPERVIOUS COVER: 13,240 SF (10.9%)

COMPOUND LANDSCAPE BUFFER			
COMMON NAME	QTY.	SPACING	REMARKS
WAX MYRTLE	55	5' O.C.	SHOWN AS

APPROVED BY
CITY COUNCIL
MAR 21 2016



VICINITY MAP

GENERAL PROVISIONS:

1. THIS SITE PLAN DEPICTS EXISTING DEVELOPMENT CONDITIONS AS WELL AS PROPOSED EXPANSION AREAS FOR BUILDING AND PARKING. THIS PLAN OUTLINES THE MAXIMUM BUILDING DEVELOPMENT LIMITS AND MAY BE DEVELOPED WITH LESS DEVELOPMENT INTENSITY THAN SHOWN. IN NO EVENT, HOWEVER, SHALL MINIMUM SETBACK OR BUFFER REQUIREMENTS BE LESS THAN AS SHOWN ON THIS SITE PLAN. FURTHERMORE, THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS 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 PROPOSED USES OF THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCES AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS PHASES. ANY SUCH ADMINISTRATIVE ALTERATION IS FURTHER SUBJECT TO NOTE 5 LISTED BELOW.
2. THE DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS, LANDSCAPING, TREE ORDINANCE, STORMWATER MANAGEMENT, AND FIRE PROTECTION.
3. THE PETITIONER WILL SUBMIT AN APPLICATION FOR AN ADMINISTRATIVE SITE PLAN AMENDMENT THAT WILL ADJUST THE REMAINING ORIGINAL SITE PLAN TO ACCOUNT FOR THE DEVELOPMENT OF THE PROPERTY INCLUDED IN THIS REZONING APPLICATION. THE ADMINISTRATIVE APPLICATION WILL BE SUBMITTED AND REVIEWED SO THAT IT IS READY FOR FINAL APPROVAL UPON THE APPROVAL OF THIS REZONING APPLICATION.
4. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
5. PER UDO MINIMUM, SETBACKS ARE 20' FRONT, 5' PER SIDE, AND 10' REAR.

PERMITTED USES:

1. THE TELECOMMUNICATIONS FACILITY IS THE SOLE PERMITTED USE FOR THIS PROPERTY.

TRANSPORTATION:

1. THE DEVELOPMENT SHALL BE SERVED BY ONE PROPOSED VEHICULAR INGRESS/EGRESS POINT ONTO NEWELL FARM ROAD.

STREETSCAPE AND LANDSCAPING:

1. NO TREES ARE LOCATED IN ANY STREET RIGHT-OF-WAY ON SITE.

ENVIRONMENTAL FEATURES:

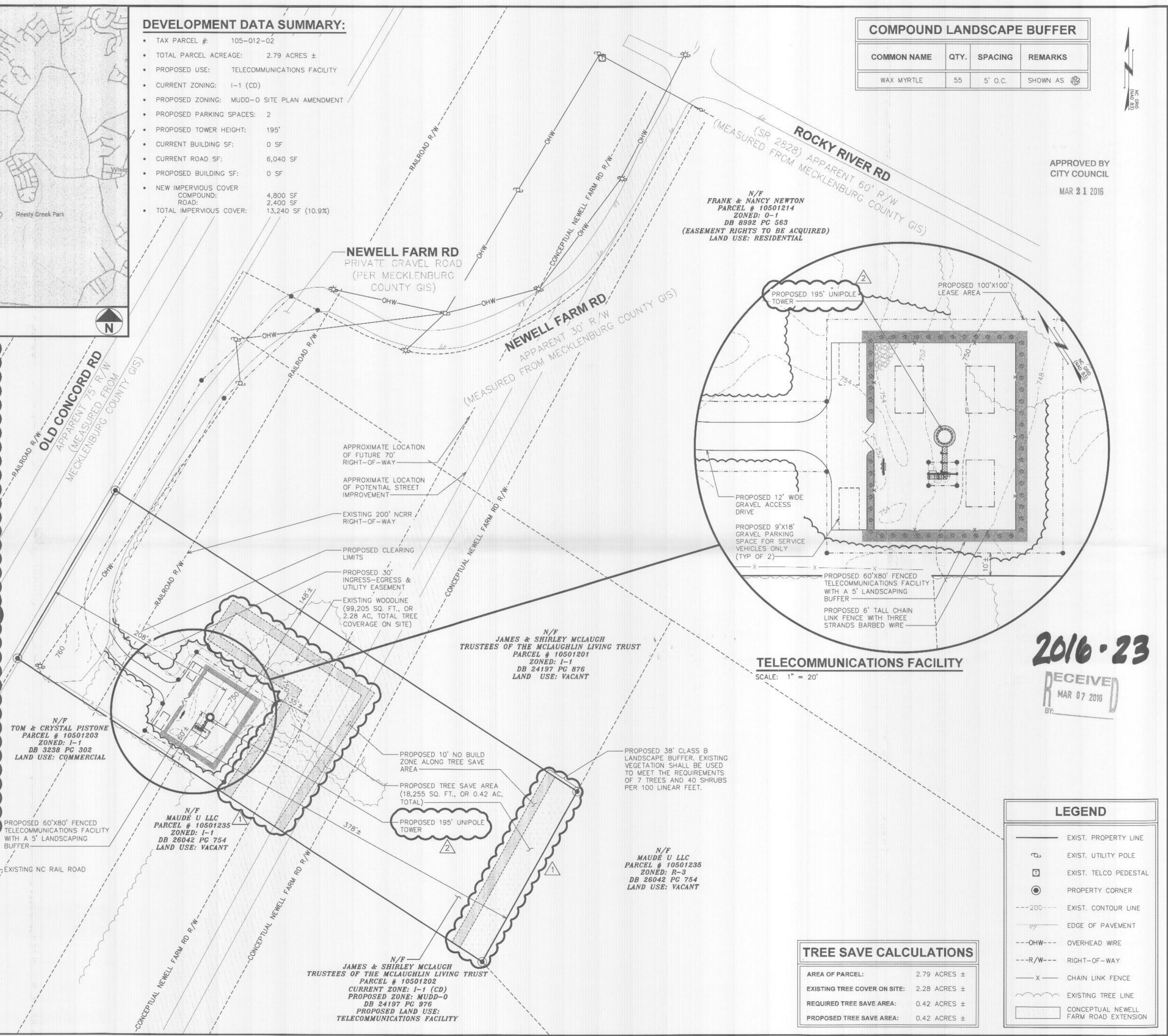
1. THE TOWER IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3701458600K, DATED FEBRUARY 19, 2014.
2. DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

SIGNAGE:

1. SIGNAGE AS ALLOWED PER THE ZONING ORDINANCE SHALL BE THE ONLY SIGNS PERMITTED. THE PROPOSED SIGNS MAY BE RELOCATED, REPLACED, REPAIRED, AND/OR MODIFIED IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE ZONING ORDINANCE.

LIGHTING:

1. DETACHED LIGHTS SHALL NOT EXCEED A MAXIMUM HEIGHT OF 25 FEET.



N/F
FRANK & NANCY NEWTON
PARCEL # 10501214
ZONED: O-1
DB 8992 PG 563
(EASEMENT RIGHTS TO BE ACQUIRED)
LAND USE: RESIDENTIAL

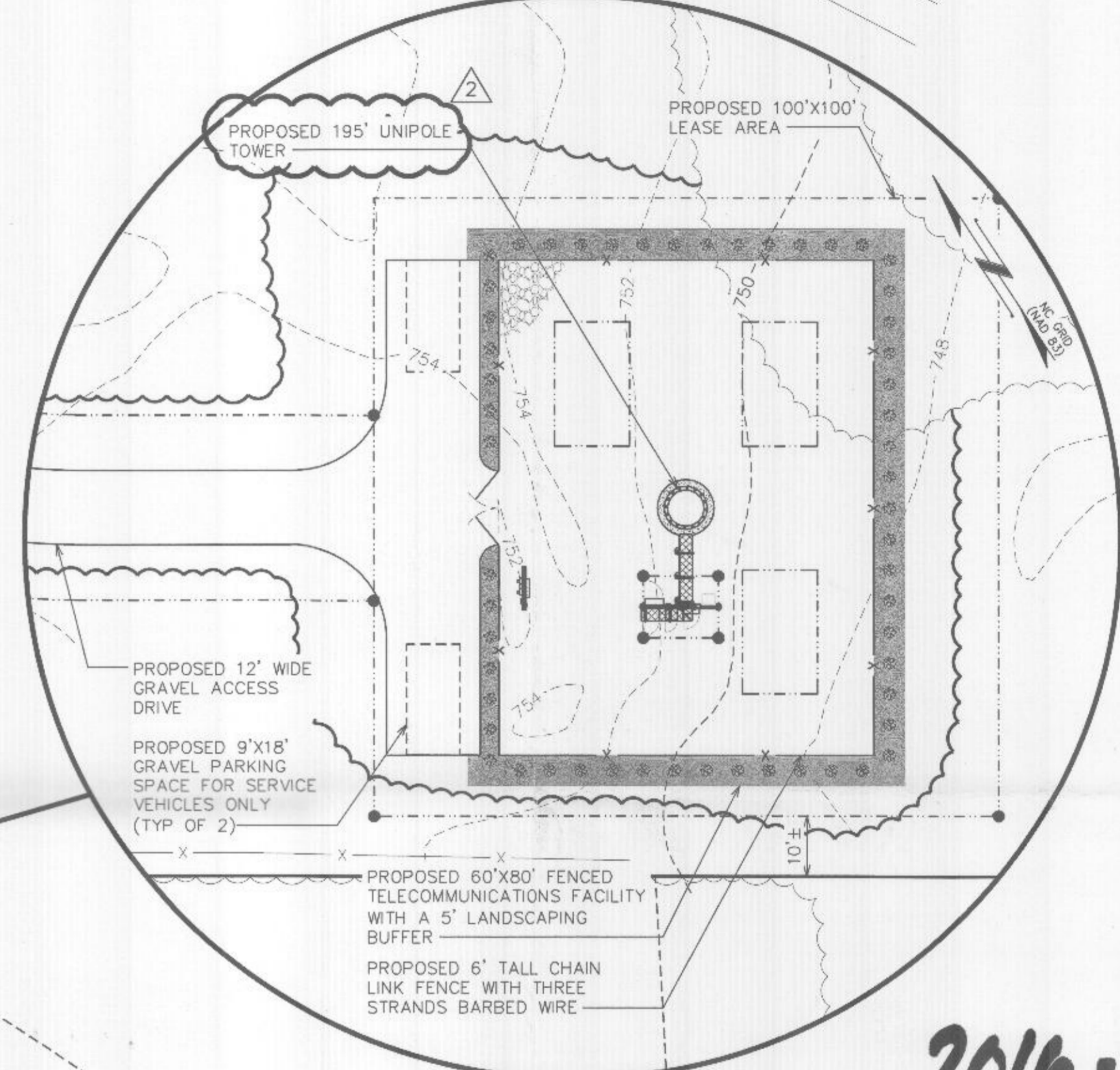
N/F
JAMES & SHIRLEY MCLAUGH
TRUSTEES OF THE MCLAUGHLIN LIVING TRUST
PARCEL # 10501201
ZONED: I-1
DB 24197 PG 876
LAND USE: VACANT

N/F
TOM & CRYSTAL PISTONE
PARCEL # 10501203
ZONED: I-1
DB 3238 PG 302
LAND USE: COMMERCIAL

N/F
MAUDE U LLC
PARCEL # 10501235
ZONED: I-1
DB 26042 PG 754
LAND USE: VACANT

N/F
MAUDE U LLC
PARCEL # 10501235
ZONED: R-3
DB 26042 PG 754
LAND USE: VACANT

N/F
JAMES & SHIRLEY MCLAUGH
TRUSTEES OF THE MCLAUGHLIN LIVING TRUST
PARCEL # 10501202
CURRENT ZONE: I-1 (CD)
PROPOSED ZONE: MUDD-O
DB 24197 PG 978
PROPOSED LAND USE:
TELECOMMUNICATIONS FACILITY



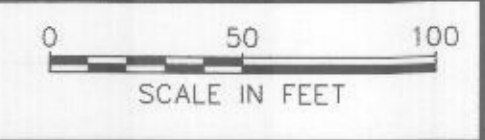
TELECOMMUNICATIONS FACILITY
SCALE: 1" = 20'

2016-23
RECEIVED
MAR 07 2016
BY: [Signature]

LEGEND	
	EXIST. PROPERTY LINE
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE
	CONCEPTUAL NEWELL FARM ROAD EXTENSION

TREE SAVE CALCULATIONS	
AREA OF PARCEL:	2.79 ACRES ±
EXISTING TREE COVER ON SITE:	2.28 ACRES ±
REQUIRED TREE SAVE AREA:	0.42 ACRES ±
PROPOSED TREE SAVE AREA:	0.42 ACRES ±

SITE PLAN
SCALE: 1" = 50'



PLANS PREPARED FOR:

AMERICAN TOWER CORPORATION
3500 REGENCY PARKWAY, SUITE 100
CARY, NC 27518
OFFICE: (919) 466-5163

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
FAX: (919) 661-6350
N.C. LICENSE # C-1794

NO.	DATE	REV.	ISSUED FOR:
3	03-04-16		ZONING PLAN
2	03-03-16		ZONING PLAN
1	01-06-16		ZONING PLAN
0	11-16-15		ZONING PLAN
			ISSUED FOR:

PROJECT INFORMATION:

TWO ID: 5CT0991
ATC #: 201710
OLD CONCORD
8120 NEWELL FARM RD.
CHARLOTTE, NC 28213
(MECKLENBURG COUNTY)

SEAL:

March 4, 2016

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **RZ-1**

REVISION: **3**

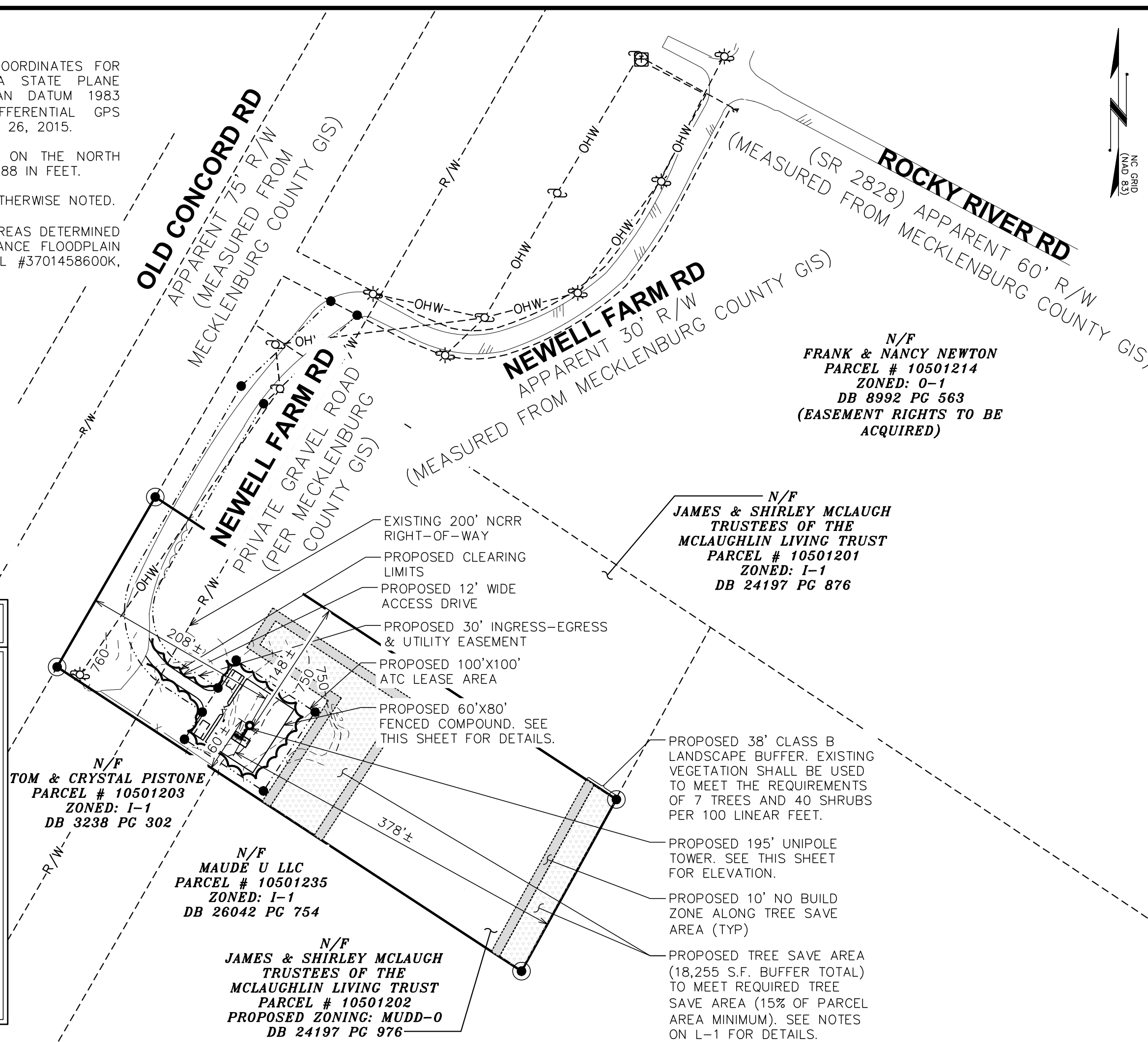
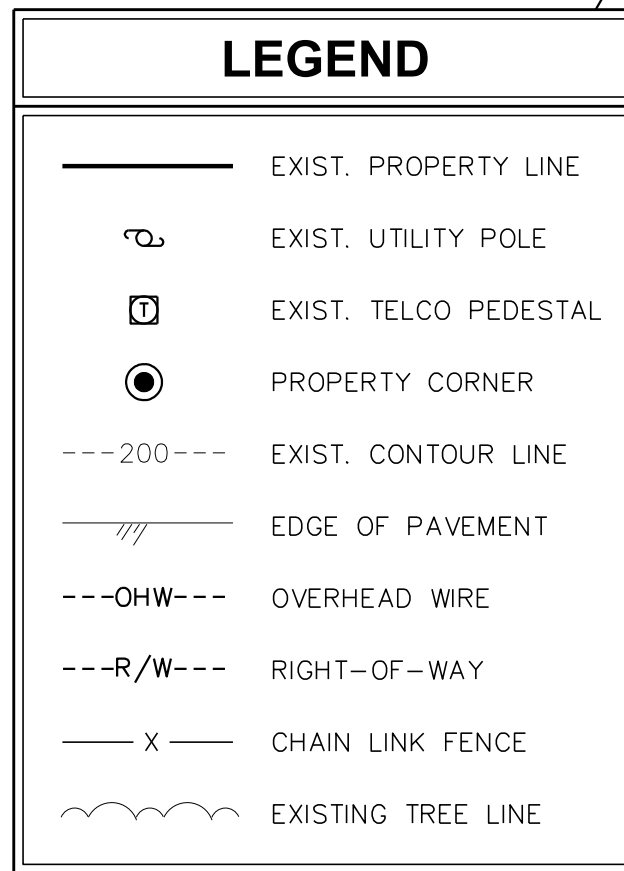
TEP #: G-1016

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON OCTOBER 26, 2015.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3701458600K, DATED FEBRUARY 19, 2014.

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

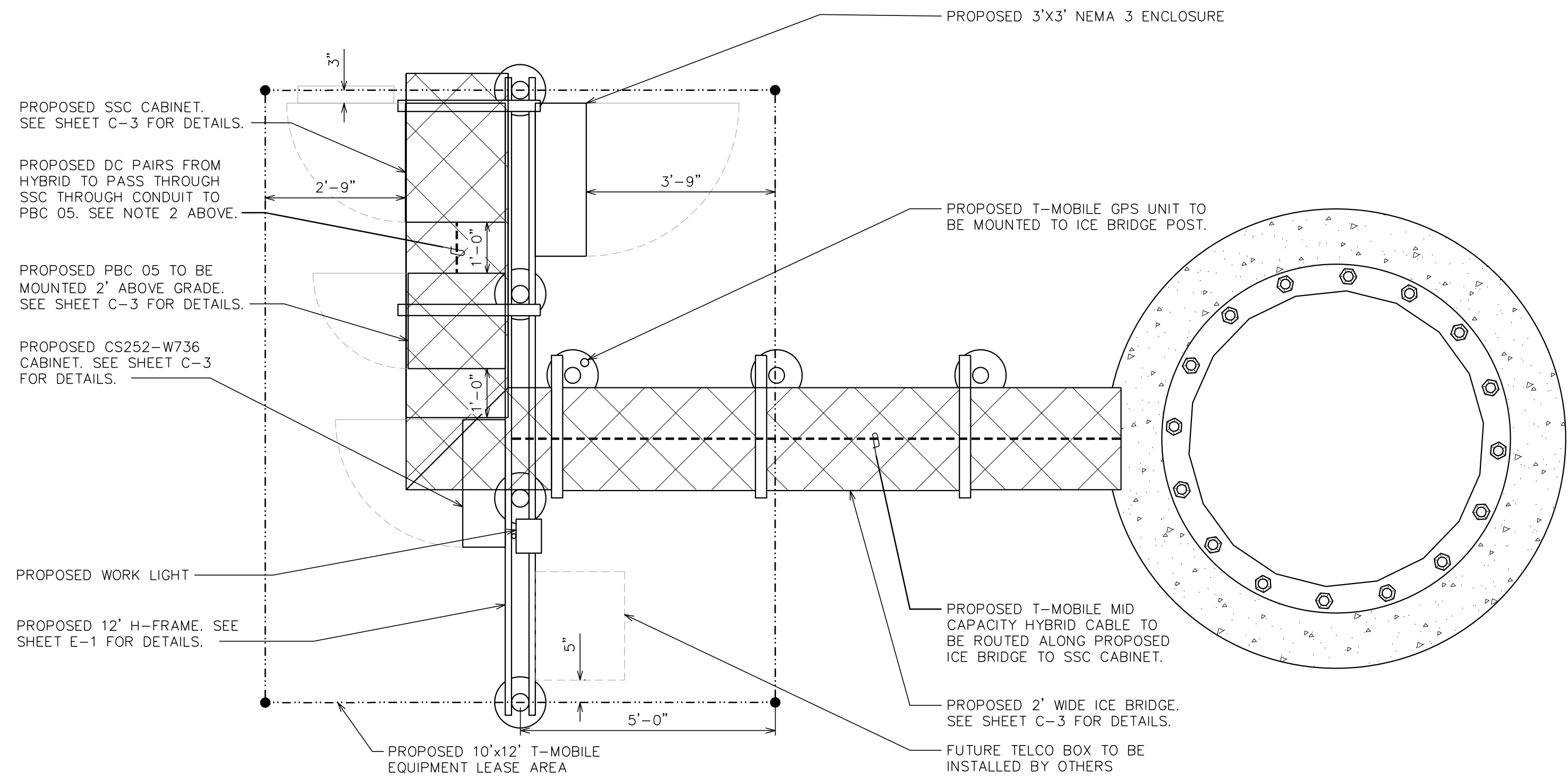


SITE PLAN

SCALE: 1" = 100'

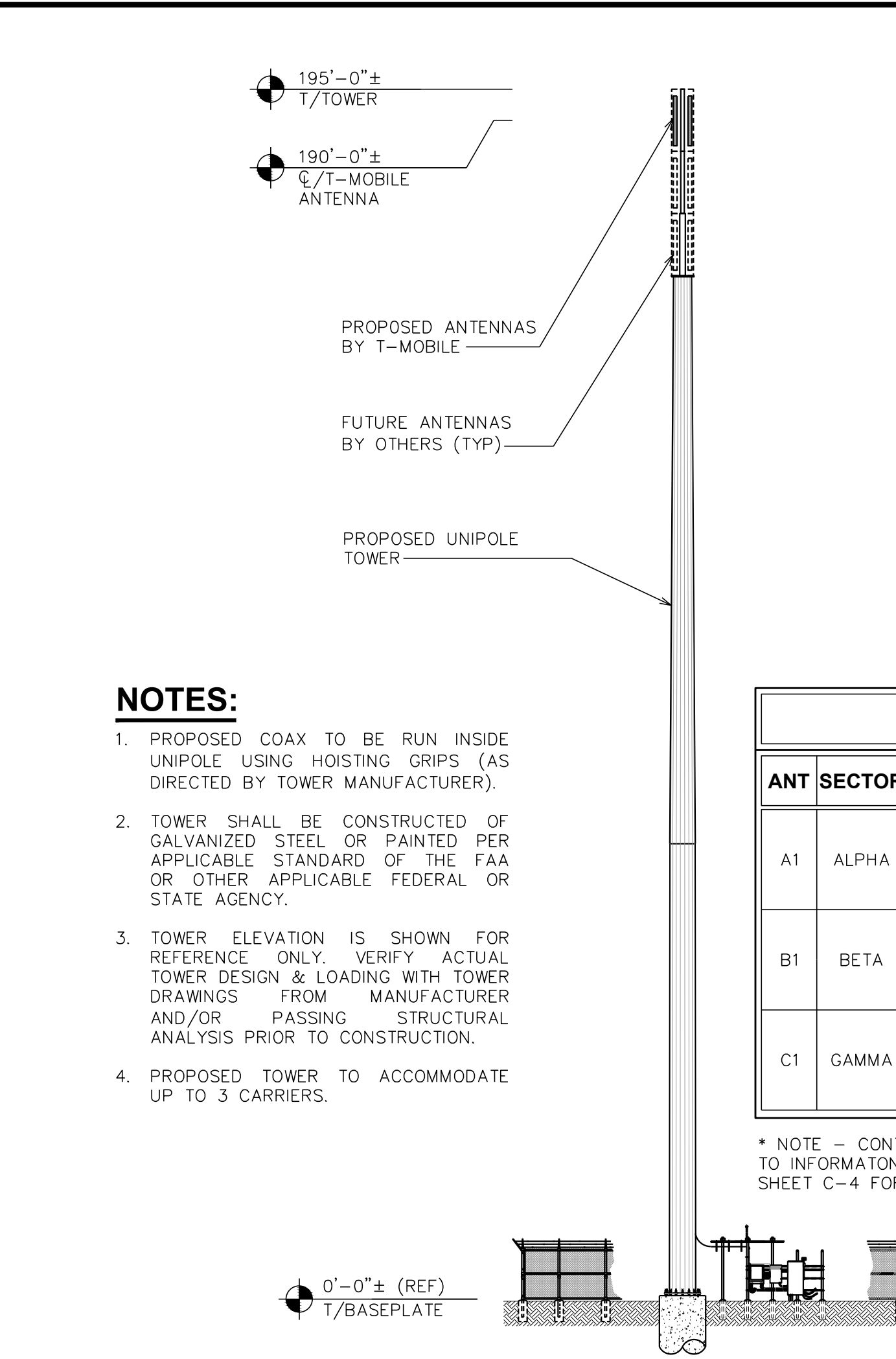
NOTES:

1. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.
2. FOR COMPLETE EQUIPMENT ROUTING DETAILS SEE SHEET E-1.



EQUIPMENT LAYOUT PLAN

SCALE: 1/2" = 1'-0"



NOTES:

1. PROPOSED COAX TO BE RUN INSIDE UNIPOLE USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARD OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. PROPOSED TOWER TO ACCOMMODATE UP TO 3 CARRIERS.

TOWER ELEVATION

SCALE: 1" = 20'

NOTES:

1. ALL ANTENNAS, BRACKETS, MOUNTING HARDWARE, AND CABLES WILL BE PAINTED TO MATCH THE STRUCTURE IN APPEARANCE.
2. CONTRACTOR TO VERIFY ANTENNA TYPE AND AZIMUTHS WITH RF WORKSHEET AND PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.

ANTENNA PLAN VIEW

SCALE: N.T.S.

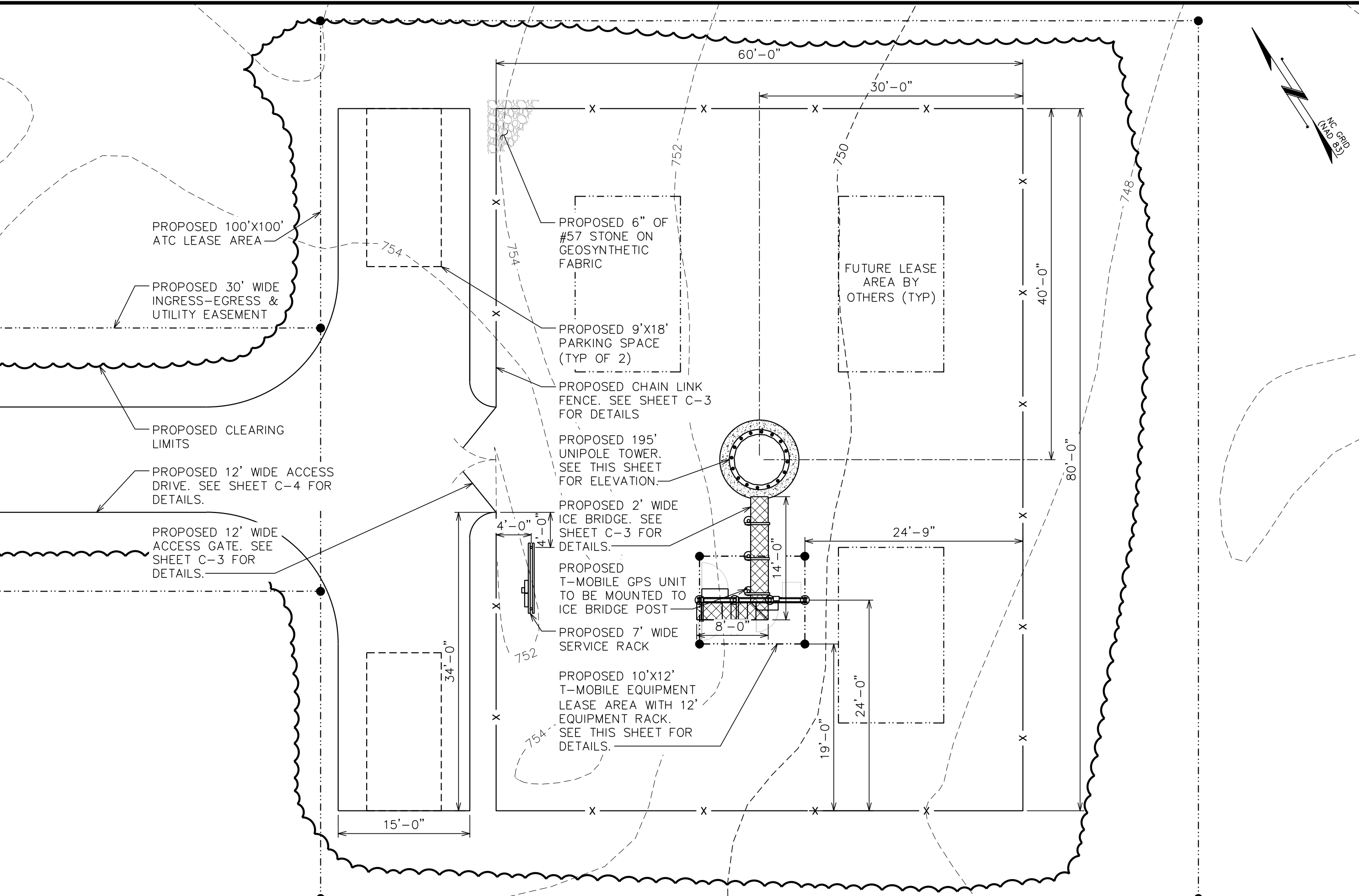
ANTENNA / COAX SCHEDULE

ANT	SECTOR	MANUFACTURER (MODEL #)	TRUE AZM.	MOUNTING HEIGHT	TECH	FIBER SIZE	FIBER LENGTH	MECH D-TILT	ELEC D-TILT	RRU
A1	ALPHA	-	0°	190'	LTE	(1)1/2"	229'±	0°	2°	-
B1	BETA	-	120°	190'	UMTS	(1)1/2"	229'±	0°	2°	-
C1	GAMMA	-	240°	190'	UMTS	(1)1/2"	229'±	0°	2°	-

* NOTE - CONTRACTOR TO REFERENCE T-MOBILE ISSUED RFDS AND GIVE PRECEDENCE TO INFORMATION PROVIDED IN RFDS OVER INFORMATION PROVIDED IN THIS TABLE. SEE SHEET C-4 FOR RF CABLE DETAILS.

COMPOUND DETAIL

SCALE: 1" = 10'



PLANS PREPARED FOR:

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3500 REGENCY PARKWAY, SUITE 100
CARY, NC 27518
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326 TRYON ROAD
RALEIGH, NC 27603-3630
OFFICE: (919) 661-6351
FAX: (919) 661-6350
N.C. LICENSE # C-1794

6	04-26-16	CONSTRUCTION	ISSUED FOR:	CHECKED BY: JAS
5	03-22-16	CONSTRUCTION	DATE	
4	02-24-16	CONSTRUCTION	PRELIMINARY	
3	12-09-15	CONSTRUCTION	ISSUED FOR:	
2	12-02-15	CONSTRUCTION	DATE	
1	11-23-15	CONSTRUCTION	DATE	

PROJECT INFORMATION:
TMO ID: 5CT0991
ATC #: 201710
OLD CONCORD
8116 NEWELL FARM RD.
CHARLOTTE, NC 28213
(MECKLENBURG COUNTY)

SEAL:
NOV 17 2016
PAROLINA
REGISTERED PROFESSIONAL ENGINEER
057920
EMERLY S. MARTIN

April 26, 2016

SHEET TITLE:
SITE PLAN & TOWER ELEVATION

SHEET NUMBER:
C-1

REVISION:
6

TEP #: 64016