

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:

- 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.
- THE DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS, LANDSCAPING, TREE ORDINANCE, STORMWATER MANAGEMENT, AND FIRE PROTECTION.
- 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.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- PER UDO MINIMUM, SETBACKS ARE 20' FRONT, 5' PER SIDE, AND 10' REAR.

PERMITTED USES:

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

TRANSPORTATION:

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

STREETSCAPE AND LANDSCAPING:

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

ENVIRONMENTAL FEATURES:

- 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.
- DEVELOPMENT OF THIS SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

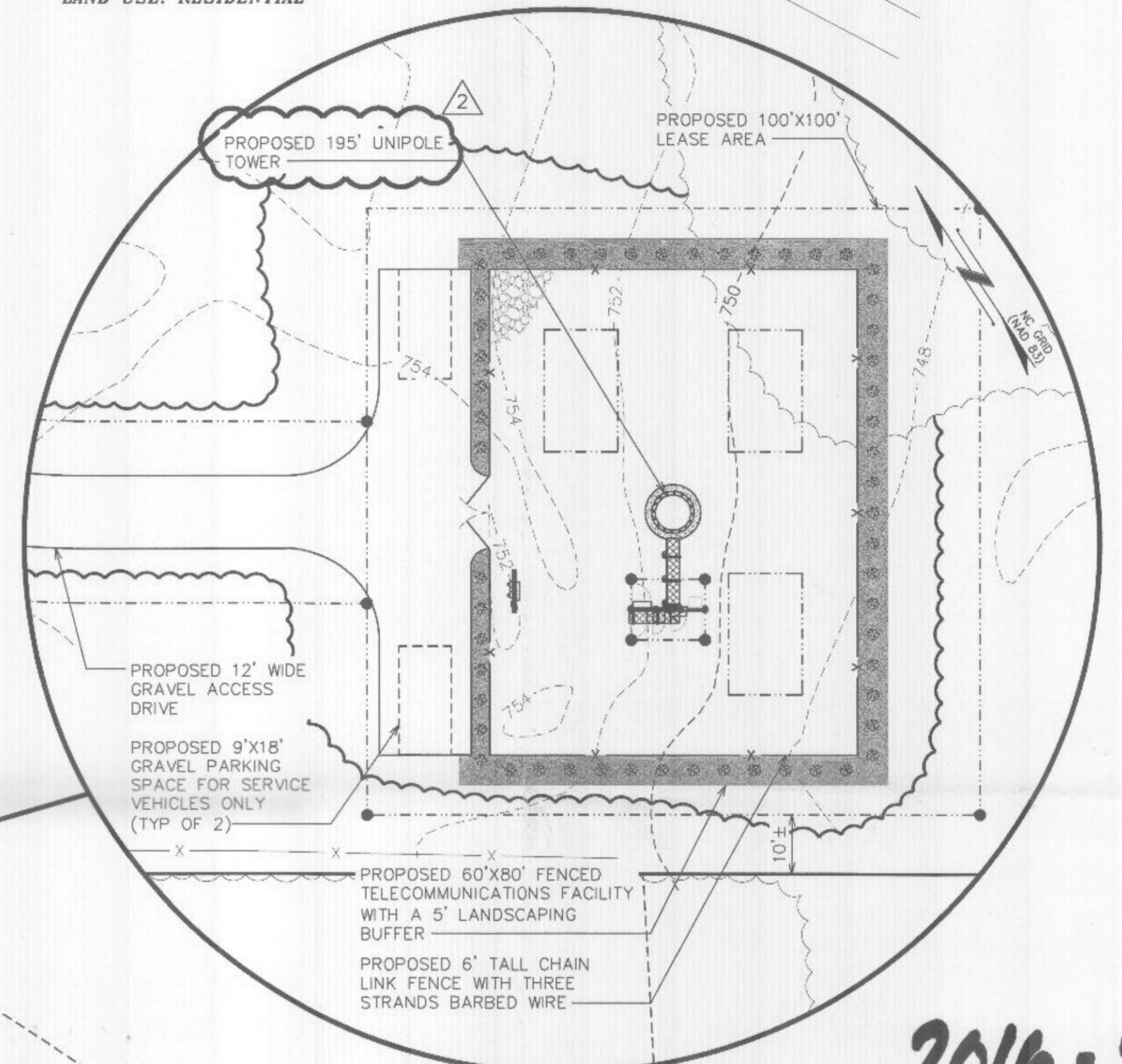
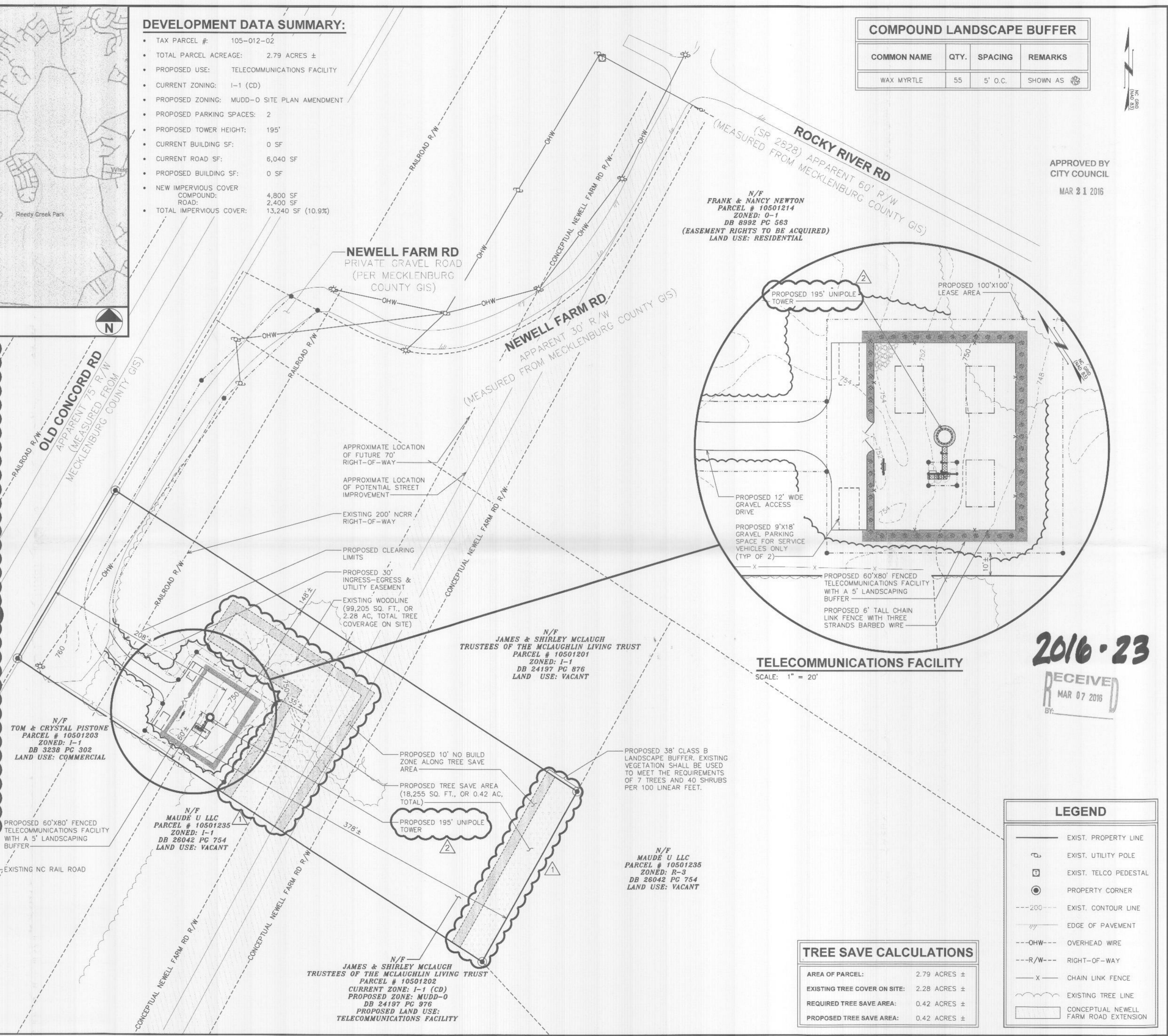
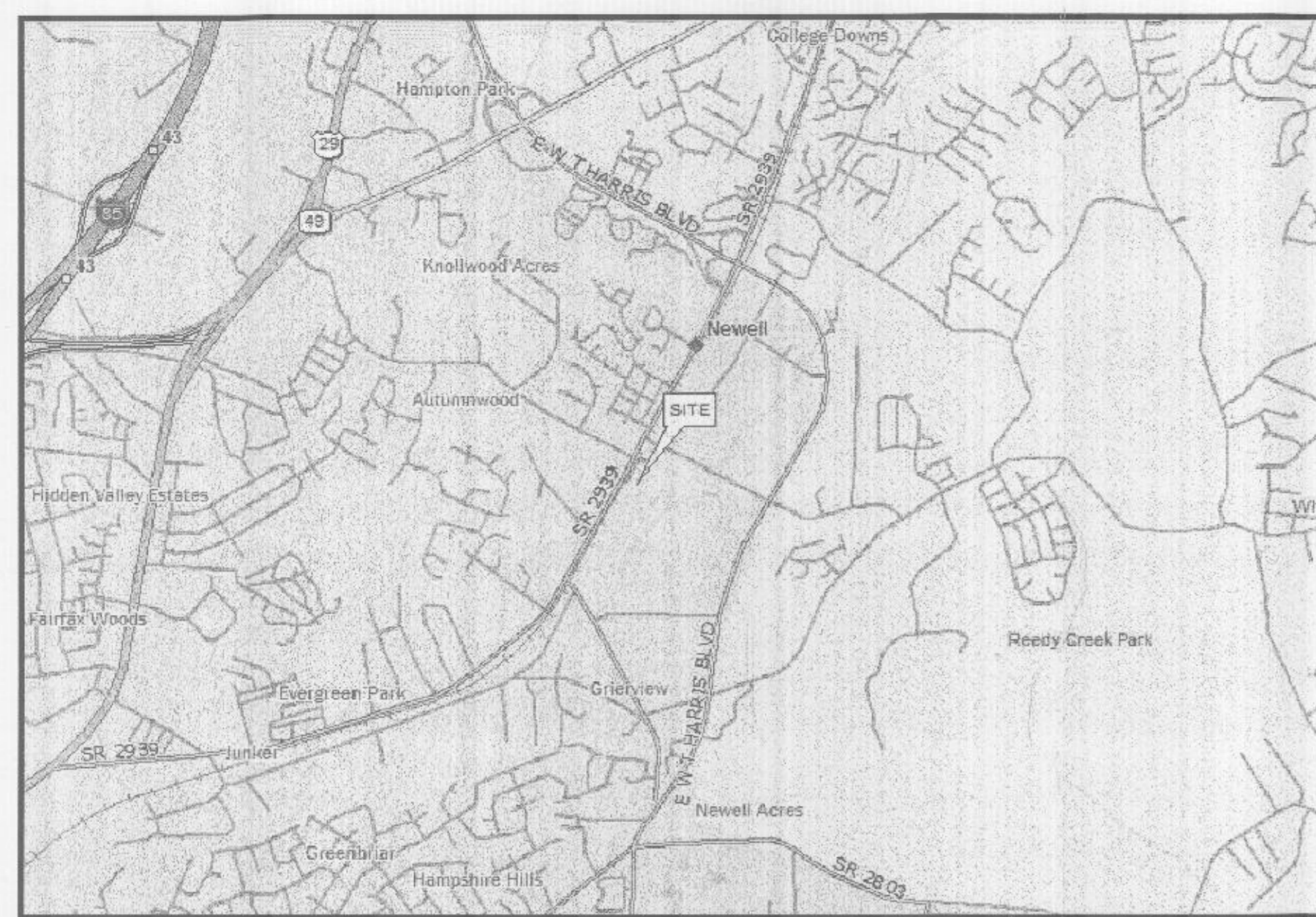
SIGNAGE:

- 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:

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

SITE PLAN
SCALE: 1" = 50'



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
	200' 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 ±

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

REV	DATE	ISSUED FOR:	CHECKED BY:
3	03-04-16	ZONING PLAN	JAS
2	03-03-16	ZONING PLAN	JAS
1	01-06-16	ZONING PLAN	JAS
0	11-16-15	ZONING PLAN	JAS

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

SEAL: [Professional Engineer Seal]

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **RZ-1**

REVISION: 3
TEP #: G-1016

DATE: March 4, 2016