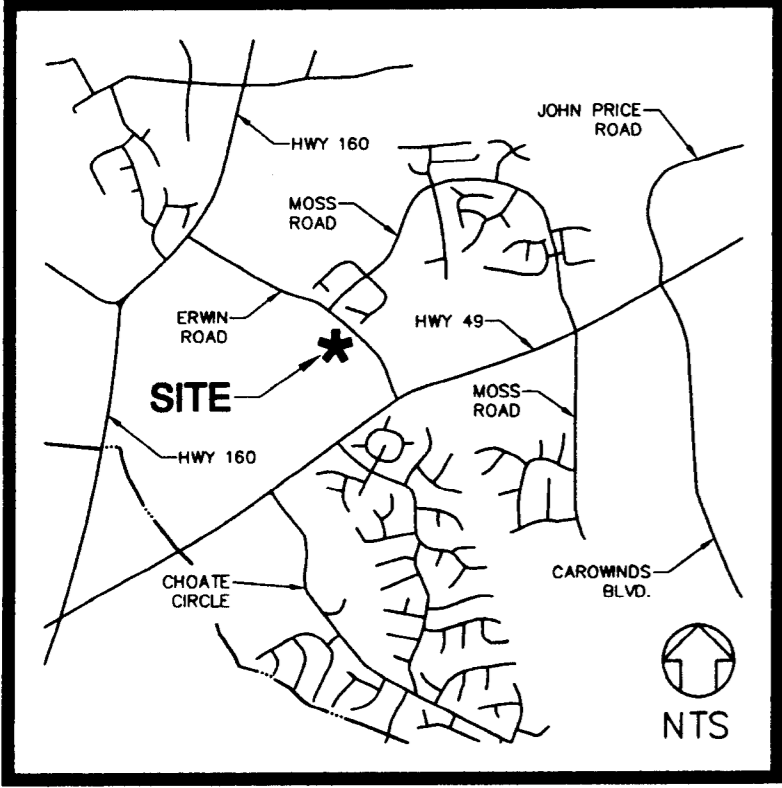


- DEVELOPMENT NOTES**
- DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.207 OF THE ZONING ORDINANCE.
  - THE SITE MAY BE DEVELOPED UNDER BUSINESS USES AS SPECIFIED IN THE ZONING ORDINANCE FOR AN I-1 ZONING DISTRICT. USE OF THE SITE SHALL BE LIMITED TO CONTRACTOR'S OFFICE, PUBLIC UTILITY STRUCTURES AND/OR TRANSMISSION DISTRIBUTION LINE.
  - PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THE PROPOSED GRAVEL PARKING AREA IN THE REAR PORTION OF THE SUBJECT PARCEL SHALL BE LIMITED TO AUTOMOBILES, PICKUP TRUCKS AND/OR SERVICE VANS. BUCKET TRUCKS, HEAVY EQUIPMENT AND SIMILAR INDUSTRIAL-TYPE VEHICLE PARKING AND/OR STORAGE IS PROHIBITED. NO PARKING SHALL BE PERMITTED IN FRONT OF THE EXISTING BUILDING.
  - ALL SCREENING SHALL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE.
  - IN ACCORDANCE WITH SECTION 12.302 OF THE ZONING ORDINANCE, A CLASS 'A' BUFFER WILL BE PROVIDED ALONG THE NORTHERN, WESTERN AND SOUTHERN PROPERTY BOUNDARY. THE REQUIRED 70' BUFFER WIDTH MAY BE REDUCED BY 25% IN ACCORDANCE WITH SECTION 12.302(8) OF THE ORDINANCE. IN ADDITION, THE BUFFER WIDTH MAY BE REDUCED AS FOLLOWS, PER VARIANCE REQUEST APPROVED BY THE ZBA (CASE NO. 08-069, DECEMBER 9, 2008). THE PETITIONER SHALL ERECT A 6" HIGH WOODEN FENCE IN AREAS WHERE THE BUFFER WIDTHS ARE REDUCED, AND AS FOLLOWS:
    - A PORTION OF THE CLASS 'A' BUFFER ALONG THE SOUTHERN PROPERTY LINE MAY BE REDUCED TO 8' IN ORDER TO ALLOW EXISTING SITE IMPROVEMENTS TO REMAIN. THE FENCE SHALL START AT THE FRONT BUILDING CORNER, ENCLOSE THE EXISTING STAND-BY GENERATOR, AND EXTEND ALONG THE EDGE OF THE EXISTING SERVICE DRIVE (GENERALLY PARALLEL TO THE PROPERTY LINE), TERMINATING AT ITS INTERSECTION WITH THE EXISTING CHAIN-LINK FENCE TO THE REAR OF THE EXISTING DETENTION BASIN.
    - A PORTION OF THE CLASS 'A' BUFFER ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED TO 35' IN ORDER TO ALLOW EXISTING SITE IMPROVEMENTS TO REMAIN AND TO ALLOW A VEHICULAR CONNECTION TO THE PROPOSED PARKING FROM THE EXISTING DRIVEWAY. THE FENCE SHALL BE LOCATED NO CLOSER TO THE PROPERTY LINE THAN THE MID-POINT OF THE BUFFER AND TO AVOID DAMAGE TO EXISTING PERIMETER VEGETATION.
    - A PORTION OF THE CLASS 'A' BUFFER ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED TO 49' IN ORDER TO ALLOW EXISTING SITE IMPROVEMENTS TO REMAIN. THE FENCE SHALL BE LOCATED NO CLOSER TO THE PROPERTY LINE THAN THE MID-POINT OF THE BUFFER AND TO AVOID DAMAGE TO EXISTING PERIMETER VEGETATION.
  - THE PETITIONER SHALL REMOVE THE EXISTING CHAIN-LINK FENCE LOCATED ALONG THE SOUTHERN PROPERTY LINE. THE PETITIONER MAY RE-INSTALL CHAIN-LINK SECURITY FENCING ALONG THE SOUTHERN BORDER OF THE REAR PARKING AREA, LOCATED OUTSIDE OF THE REQUIRED BUFFER.
  - ALL LANDSCAPE MATERIAL USED TO SATISFY THE SCREENING AND/OR BUFFERING REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE SELECTED FROM THE CITY OF CHARLOTTE APPROVED PLANT LIST.
  - ACCESS TO THE SITE WILL BE PROVIDED BY THE EXISTING DRIVEWAY LOCATED NEAR ERWIN ROAD, LOCATED NEAR THE NORTHERN PROPERTY LINE. NO ADDITIONAL DRIVEWAY CONNECTIONS ARE PROPOSED AT THIS TIME. HOWEVER, ANY ADDITIONAL FUTURE DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE.
  - ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
  - THE EXISTING RIGHT-OF-WAY FOR ERWIN ROAD (NCDOT S.R. #1120) IS 30' FROM THE CENTERLINE OF THE ROAD AND IS CURRENTLY UNDER NCDOT MAINTENANCE.
  - SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
  - ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE WILL BE LIMITED TO 24 FEET IN HEIGHT, AND WILL BE SHIELDED WITH FULL CUT-OFF TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.
  - ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
  - BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY F.C. RANKIN, DATED OCTOBER 23, 1963 (REFERENCE DB 2490, PG 242).
  - TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY AERIAL MAPPING. EXISTING TOPOGRAPHY HAS NOT BEEN FIELD VERIFIED.
  - WATER AND SANITARY SEWER SERVICE TO THE SITE IS PROVIDED BY THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT.
  - TREES SHOWN THAT WILL REMAIN ALONG THE SOUTHERN BOUNDARY WERE FIELD-LOCATED BY HARRIS ENGINEERING. THERE ARE NO ADDITIONAL TREES GREATER THAN 8" ON THE SITE AND THERE ARE NO TREES 2" OR GREATER LOCATED WITHIN THE STREET RIGHT-OF-WAY.
  - IF THE SITE IS USED AS A PUBLIC UTILITY STRUCTURE A FENCE MUST BE INSTALLED AROUND THE SITE PER SECTION 12.504 OF THE ORDINANCE.
  - THE DEVELOPER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING ANY LAND CLEARING, DEMOLITION, AND/OR NEW BUILDING CONSTRUCTION ACTIVITIES.
  - PLANS FOR THE PROPOSED GRAVEL PARKING WERE SUBMITTED TO CED PRIOR TO IMPLEMENTATION OF THE POST CONSTRUCTION CONTROLS ORDINANCE AND ARE EXEMPT FROM THOSE REQUIREMENTS. ANY FUTURE CONSTRUCTION AND/OR RE-DEVELOPMENT OF THE SITE SHALL ADHERE TO THE POST CONSTRUCTION CONTROLS ORDINANCE REQUIREMENTS.
  - THE 35' SETBACK ALONG ERWIN ROAD SHALL BE PLANTED TO CLASS 'A' BUFFER STANDARDS.

**VICINITY MAP**



**PETITIONER**  
 BILLSOUTH TELECOMMUNICATIONS, INC.  
 1155 PEACHTREE ST. NORTHEAST  
 ATLANTA, GA 30309-2211

**OWNER:**  
 BILLSOUTH TELECOMMUNICATIONS, INC.  
 1155 PEACHTREE ST. NORTHEAST  
 ATLANTA, GA 30309-2211

**SITE DEVELOPMENT DATA**

TAX PARCEL NO: 201-221-07  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: I-1 (CD)  
 TOTAL SITE AREA: 4.796± ACRES  
 EXISTING USE: PUBLIC UTILITY SERVICES  
 PROPOSED USE: PUBLIC UTILITY SERVICES & CONTRACTOR OFFICES & ACCESSORY STORAGE

**AREA, YARD & BULK REQUIREMENTS:**  
 MAXIMUM F.A.R.: 0.8  
 EXISTING BLDG. AREA: 20,000± SF  
 EXISTING F.A.R.: 0.096  
 MINIMUM LOT AREA: 8,000 SF  
 MINIMUM LOT WIDTH: 50'  
 MINIMUM SETBACK: 35'  
 MINIMUM SIDE YARD: 5'  
 MINIMUM REAR YARD: 10'  
 MAXIMUM BUILDING HEIGHT: 40'

RECEIVED  
 DEC 17 2008

**FOR PUBLIC HEARING**

**Bellsouth Property**  
 Erwin Road

**TECHNICAL DATA SHEET**  
 for  
**REZONING PETITION #2008-002**

**HE**  
 HARRIS ENGINEERING  
 Engineering  
 Planning • Surveying  
 1325 Harding Place  
 Charlotte, NC 28204  
 704.334.1325  
 704.334.1330 Fax

Job No.: 20808	Proj Mgr.: WMH	Sheet No. RZ-1
Date: 10/27/08	Drawn: EB/WH	of 1
Scale: 1" = 50'	Checked: WMH	

#1 - 12/16/08: REVISED NOTE #18 AND SITE DEVELOPMENT DATA (BUILDING AREA AND F.A.R.) PER CMP STAFF RECOMMENDATION.  
 #2 - 12/11/08: REVISED SETBACK LABEL AND ADDED NOTE 20, CORRECTED TYPO IN NOTE 3, REVISED BUFFER ALONG SOUTHERN PROPERTY LINE, NOTE 5, AND ADDED NOTE 54 PER ZBA APPROVAL, REVISED BUILDING AREA AND F.A.R. UNDER DEVELOPMENT DATA, AND ADDED DRIVEWAY DIM.  
 #3 - 11/24/08: REVISED PER STAFF REVIEW COMMENTS.  
 #4 - 11/18/08: REVISED SITE DEVELOPMENT DATA (PROPOSED ZONING CLASSIFICATION), BUFFERS AND DEVELOPMENT NOTES PER STAFF REVIEW.  
 REVISION SUMMARY: