

**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.

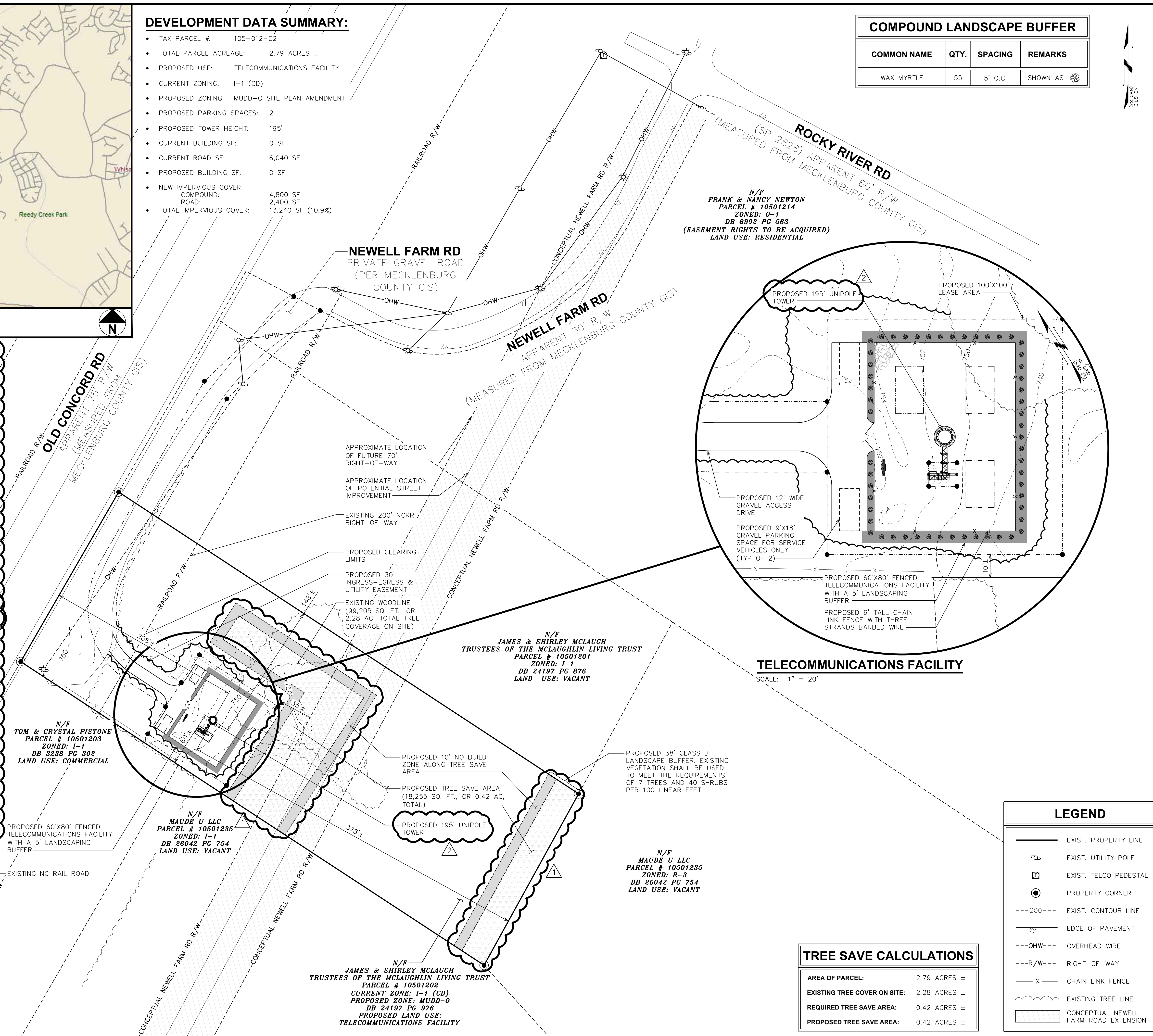
**LIGHTING:**

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

**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

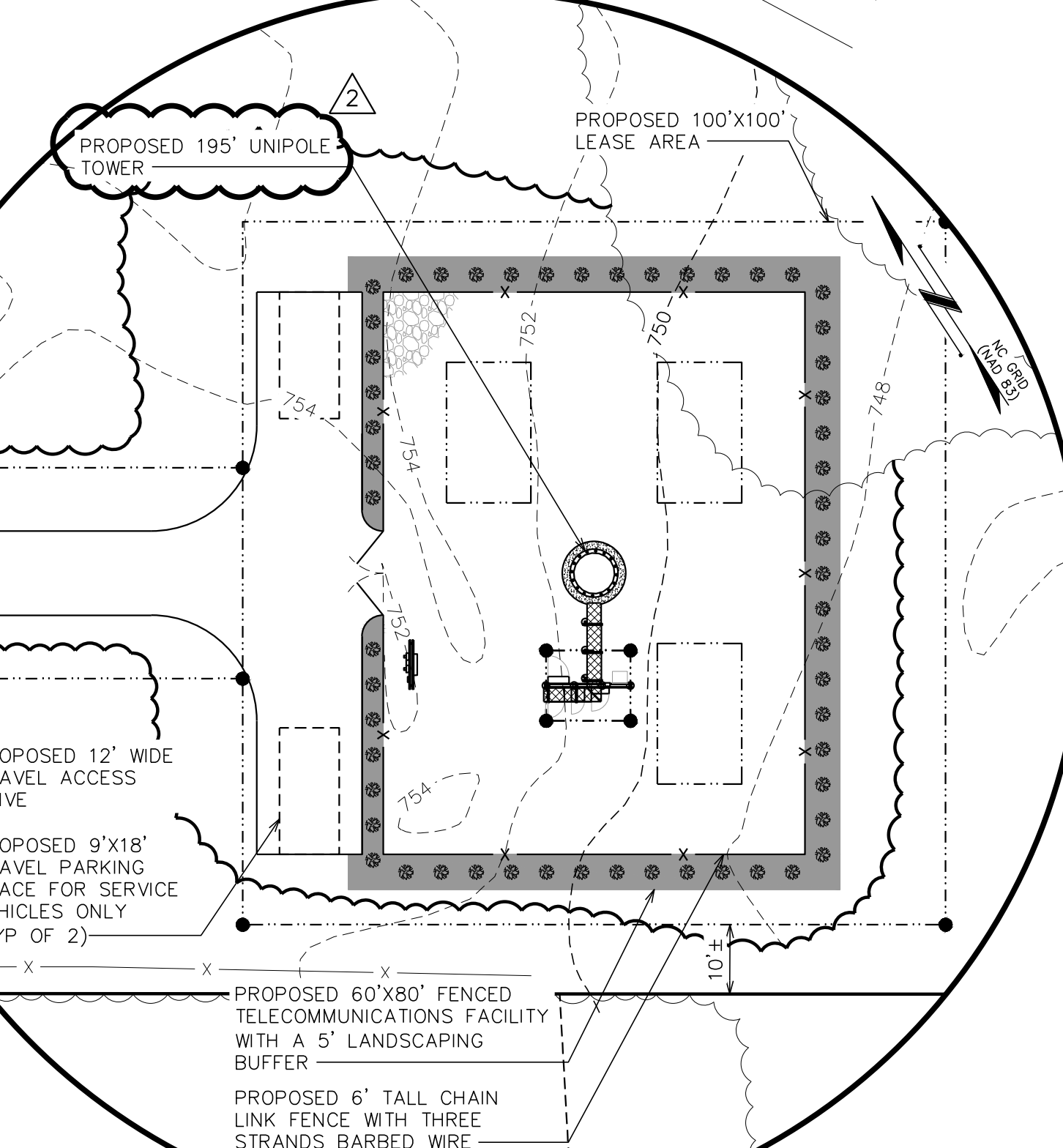


N/F  
FRANK & NANCY NEWTON  
PARCEL # 10501214  
ZONED: 0-1  
DB 8992 PG 563  
(EASEMENT RIGHTS TO BE ACQUIRED)  
LAND USE: RESIDENTIAL

NEWELL FARM RD  
PRIVATE GRAVEL ROAD  
(PER MECKLENBURG COUNTY GIS)

NEWELL FARM RD  
APPARENT 30' R/W  
(MEASURED FROM MECKLENBURG COUNTY GIS)

OLD CONCORD RD  
APPARENT 75' R/W  
(MEASURED FROM MECKLENBURG COUNTY GIS)



**TELECOMMUNICATIONS FACILITY**  
SCALE: 1" = 20'

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

N/F  
JAMES & SHIRLEY MCLAUGH  
TRUSTEES OF THE MCLAUGHLIN LIVING TRUST  
PARCEL # 10501201  
ZONED: I-1  
DB 24197 PG 976  
LAND USE: VACANT

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 976  
PROPOSED LAND USE:  
TELECOMMUNICATIONS FACILITY

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'

0 50 100  
SCALE IN FEET

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 TRION ROAD  
RALEIGH, NC 27603-3630  
OFFICE: (919) 661-6351  
FAX: (919) 661-6350  
N.C. LICENSE # C-1794

NO.	DATE	ISSUED FOR:
3	05-04-16	ZONING PLAN
2	05-03-16	ZONING PLAN
1	01-06-16	ZONING PLAN
0	11-16-15	ZONING PLAN
REV	DATE	ISSUED FOR:

CHECKED BY: JAS  
DRAWN BY: RCL

PROJECT INFORMATION:

**TMO ID: 5CT0991**  
**ATC #: 201710**  
**OLD CONCORD**

8120 NEWELL FARM RD.  
CHARLOTTE, NC 28213  
(MECKLENBURG COUNTY)

SEAL:

March 4, 2016

SHEET NUMBER: **RZ-1**  
REVISION: 3  
TEP #: 6401G