



VICINITY MAP

NOTES:

- 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 DEVELOPMENT SHALL BE SERVED BY ONE PROPOSED VEHICULAR INGRESS/EGRESS POINT ONTO NEWELL FARM ROAD.
- THE PROPOSED IDENTIFICATION SIGNS ON THE SITE 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.
- ANY ADMINISTRATIVE AMENDMENT, VARIANCE, OR SIMILAR SITE PLAN CHANGE SHALL REQUIRE THE TIMELY NOTIFICATION OF ALL ADJACENT PROPERTY OWNERS AND THE NEIGHBORHOOD AND/OR HOMEOWNERS ASSOCIATIONS OF THE DIRECTLY ABUTTING NEIGHBORHOODS AS REGISTERED WITH THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. SUCH NOTIFICATION SHALL BE IN THE FORM OF FIRST CLASS MAIL AND SHALL BE INITIATED BY ATC AT THE TIME SUCH CHANGE IS SUBMITTED TO THE APPROPRIATE PUBLIC AGENCY GOVERNING SUCH CHANGE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE FOLLOWING USES PERMITTED IN THE INDUSTRIAL DISTRICT OF CHARLOTTE DURING THIS SITE PLAN SUBMITTAL: SECTION 9.1102, ITEMS 1-68.3 AND 69-79; SECTION 9.1103, ITEMS 1-41 AND 43-49 (NOTE: ANY NONCONFORMING USE OR STRUCTURE PRESENTLY ON THIS SITE IF ANY, IS NOT RESTRICTED BY THIS CONDITION; THIS RESTRICTION IS NOT INTENDED TO CIRCUMVENT CHAPTER 7 NONCONFORMITIES FOR FUTURE CONSTRUCTION); SECTION 9.1104, ITEMS 1-3, 4.1-13.
- TELECOMMUNICATION TOWERS ARE PERMITTED USE PER SECTION 9.1102 ITEM 68.5 AND SECTION 9.1103 ITEM 42 OF THE CHARLOTTE ZONING ORDINANCE, AMENDED THROUGH JULY 20, 1992. PRIOR APPROVED USES INCLUDE INDOOR AND OUTDOOR RECREATION PER PETITION 97-36(C), APPROVED OCTOBER 14, 1997.
- AT LEAST TWO CARRIERS CAN BE ACCOMMODATED ON PROPOSED TOWER.
- 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.

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 ±

DEVELOPMENT DATA SUMMARY:

- TAX PARCEL #: 105-012-02
- TOTAL PARCEL ACREAGE: 2.79 ACRES ±
- CURRENT USE: VACANT LOT
- PROPOSED USE: TELECOMMUNICATIONS FACILITY
- CURRENT ZONING: I-1 (CD)
- PROPOSED ZONING: I-1 (CD) 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%)

UDO SETBACK NOTE:

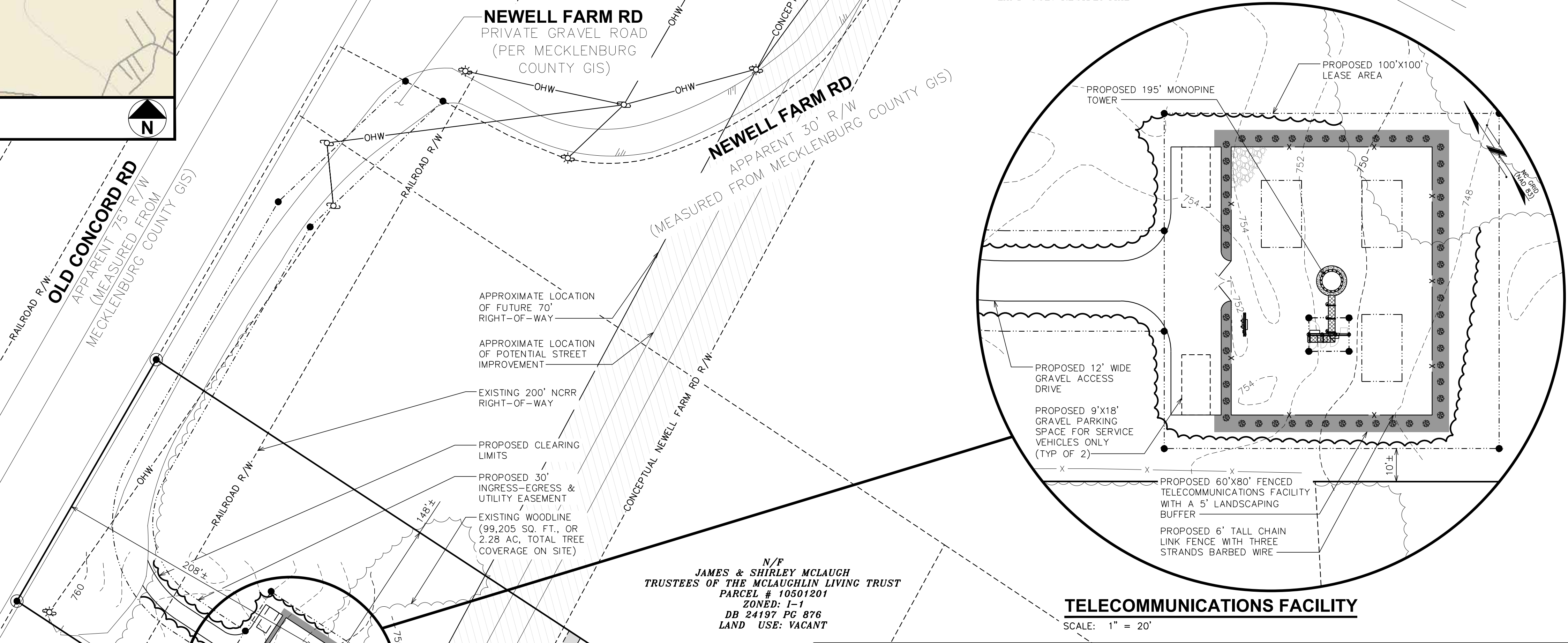
PER UDO MINIMUM, SETBACKS ARE 20' FRONT, 5' PER SIDE, AND 10' REAR.

TREE SURVEY NOTE:

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

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 PC 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)

APPROXIMATE LOCATION OF FUTURE 70' RIGHT-OF-WAY

APPROXIMATE LOCATION OF POTENTIAL STREET IMPROVEMENT

EXISTING 200' NCRRT RIGHT-OF-WAY

PROPOSED CLEARING LIMITS

PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT

EXISTING WOODLINE (99,205 SQ. FT., OR 2.28 AC, TOTAL TREE COVERAGE ON SITE)

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

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

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

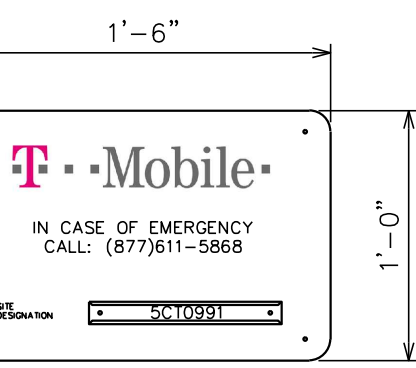
N/F
JAMES & SHIRLEY McLAUGH
TRUSTEES OF THE McLAUGHLIN LIVING TRUST
PARCEL # 10501202
CURRENT ZONE: I-1 (CD)
PROPOSED ZONE: I-1 (CD)
DB 24197 PC 976
CURRENT LAND USE: VACANT
PROPOSED LAND USE: TELECOMMUNICATIONS FACILITY

TELECOMMUNICATIONS FACILITY

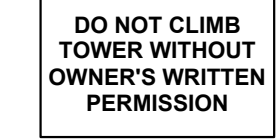
SCALE: 1" = 20'

NOTES:

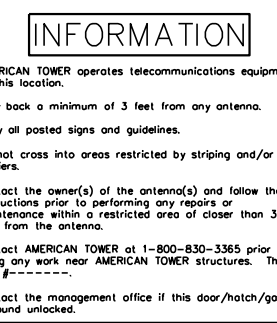
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
- ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
- WHITE BACKGROUND W/ BLACK LETTERING QUANTITY: (1 TYP) LETTERS MUST BE A MINIMUM 6" TALL (TO BE MOUNTED ON THE GATE OF COMPOUND)
- WHITE BACKGROUND W/ RED LETTERING QUANTITY: (1) (TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB)
- WHITE/RED METAL W/ BLACK LETTERING QUANTITY: (1) PER ACCESS GATE (TO BE MOUNTED ON COMPOUND ACCESS GATE)
- WHITE BACKGROUND W/ BLACK LETTERING QUANTITY: (1) PER ACCESS GATE (TO BE MOUNTED ON COMPOUND ACCESS GATE)
- WHITE BACKGROUND W/ BLACK LETTERING QUANTITY: (2) TO BE MOUNTED ON: COMPOUND ACCESS GATE ACCESS DRIVE GATE (SEE NOTE 4)
- WHITE/RED BACKGROUND W/ BLACK LETTERING QUANTITY: (4) SIZE: 12"X12" (ONE TO BE MOUNTED ON EACH SIDE OF COMPOUND FENCE)
- WHITE BACKGROUND W/ BLACK LETTERING QUANTITY: (1) PER ACCESS GATE (TO BE MOUNTED ON COMPOUND ACCESS GATE)
- WHITE BACKGROUND W/ BLACK LETTERING QUANTITY: (1) PER ACCESS GATE (TO BE MOUNTED ON COMPOUND ACCESS GATE)



① RED/WHITE METAL W/ BLACK LETTERING



④ WHITE BACKGROUND W/ RED LETTERING QUANTITY: (1) (TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB)



③ WHITE BACKGROUND W/ BLACK LETTERING QUANTITY: (1) PER ACCESS GATE (TO BE MOUNTED ON COMPOUND ACCESS GATE)

ATTENTION

THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC.

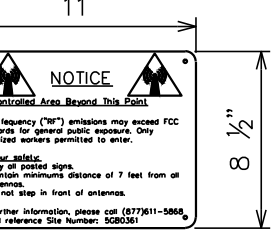


⑥ WHITE BACKGROUND WITH BLACK LETTERING QUANTITY: (2) TO BE MOUNTED ON: COMPOUND ACCESS GATE ACCESS DRIVE GATE (SEE NOTE 4)



① WHITE/RED BACKGROUND W/ BLACK LETTERING QUANTITY: (4) SIZE: 12"X12" (ONE TO BE MOUNTED ON EACH SIDE OF COMPOUND FENCE)

- ① SITE IDENTIFICATION SIGN (TYP)
- ② FCC/RF EXPOSURE SIGN
- ③ AUTHORIZED ENTRY SIGN
- ④ TOWER CLIMBING SIGN
- ⑤ STREET ADDRESS SIGN
- ⑥ TOWER REGISTRATION SIGN



② WHITE BACKGROUND W/ BLACK LETTERING

PLANS PREPARED FOR:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3630
OFFICE: (919) 661-6351
FAX: (919) 661-6350
N.C. LICENSE # C-1794

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PROJECT INFORMATION:

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

SEAL:

ENGINEER
TIMBERLY S. MARTIN
037920
November 16, 2015

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **RZ-1**

REVISION: **0**

TEP #: 64016