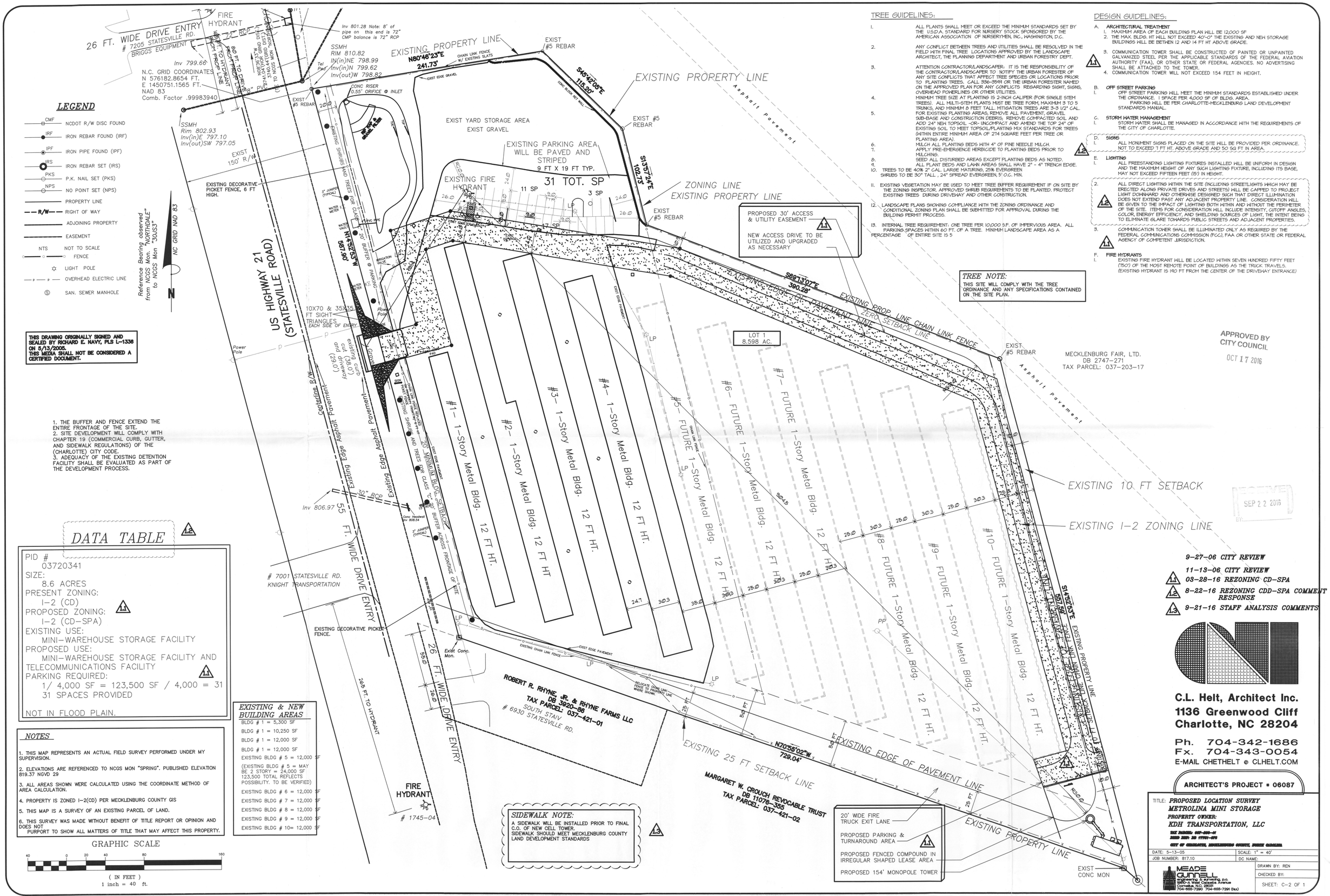

LEGEND

- CMF — NCDOT R/W DISC FOUND
- IRF — IRON REBAR FOUND (IRF)
- IPF — IRON PIPE FOUND (IPF)
- IRS — IRON REBAR SET (IRS)
- PKS — P.K. NAIL SET (PKS)
- NPS — NO POINT SET (NPS)
- PROPERTY LINE
- R/W — RIGHT OF WAY
- ADJOINING PROPERTY
- EASEMENT
- NTS — NOT TO SCALE
- FENCE
- LIGHT POLE
- OVERHEAD ELECTRIC LINE
- SAN. SEWER MANHOLE

THIS DRAWING ORIGINALLY SIGNED AND SEALED BY RICHARD E. NAVY, PLS L-1336 ON 5/13/2005.
THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

1. THE BUFFER AND FENCE EXTEND THE ENTIRE FRONTAGE OF THE SITE.
2. SITE DEVELOPMENT WILL COMPLY WITH CHAPTER 19 (COMMERCIAL CURB, GUTTER, AND SIDEWALK REGULATIONS) OF THE (CHARLOTTE) CITY CODE.
3. ADEQUACY OF THE EXISTING DETENTION FACILITY SHALL BE EVALUATED AS PART OF THE DEVELOPMENT PROCESS.

DATA TABLE

PID # 03720341
SIZE: 8.6 ACRES
PRESENT ZONING: I-2 (CD)
PROPOSED ZONING: I-2 (CD-SPA)
EXISTING USE: MINI-WAREHOUSE STORAGE FACILITY
PROPOSED USE: MINI-WAREHOUSE STORAGE FACILITY AND TELECOMMUNICATIONS FACILITY
PARKING REQUIRED: 1/ 4,000 SF = 123,500 SF / 4,000 = 31
31 SPACES PROVIDED
NOT IN FLOOD PLAIN.

NOTES

1. THIS MAP REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION.
2. ELEVATIONS ARE REFERENCED TO NCGS MON "SPRING". PUBLISHED ELEVATION 819.37 NGVD 29
3. ALL AREAS SHOWN WERE CALCULATED USING THE COORDINATE METHOD OF AREA CALCULATION.
4. PROPERTY IS ZONED I-2(CD) PER MECKLENBURG COUNTY GIS
5. THIS MAP IS A SURVEY OF AN EXISTING PARCEL OF LAND.
6. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT MAY AFFECT THIS PROPERTY.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

EXISTING & NEW BUILDING AREAS

BLDG # 1 =	5,300 SF
BLDG # 1 =	10,250 SF
BLDG # 1 =	12,000 SF
BLDG # 1 =	12,000 SF
EXISTING BLDG # 5 =	12,000 SF
(EXISTING BLDG # 5 = MAY BE 2 STORY = 24,000 SF 123,500 TOTAL REFLECTS POSSIBILITY. TO BE VERIFIED)	
EXISTING BLDG # 6 =	12,000 SF
EXISTING BLDG # 7 =	12,000 SF
EXISTING BLDG # 8 =	12,000 SF
EXISTING BLDG # 9 =	12,000 SF
EXISTING BLDG # 10=	12,000 SF

SIDEWALK NOTE:

A SIDEWALK WILL BE INSTALLED PRIOR TO FINAL C.O. OF NEW CELL TOWER.
SIDEWALK SHOULD MEET MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TREE GUIDELINES:

1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
2. ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT, THE PLANNING DEPARTMENT AND URBAN FORESTRY DEPT.
3. ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3594 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.
4. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL. MITIGATION TREES ARE 3-3 1/2" CAL.
5. FOR EXISTING PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).
6. MULCH ALL PLANTING BEDS WITH 4" OF FINE NEEDLE MULCH.
7. APPLY PRE-EMERGENCE HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
8. SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
9. ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRENCH EDGE.
10. TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN SHRUBS TO BE 30" TALL , 24" SPREAD EVERGREEN, 5' O.C. MIN.
11. EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF ON SITE BY THE ZONING INSPECTOR. APPROVED SHRUB REQUIREMENTS TO BE PLANTED. PROTECT EXISTING TREES DURING DRIVEWAY AND OTHER CONSTRUCTION.
12. LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.
13. INTERNAL TREE REQUIREMENT: ONE TREE PER 10,000 S.F. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5

TREE NOTE:

THIS SITE WILL COMPLY WITH THE TREE ORDINANCE AND ANY SPECIFICATIONS CONTAINED ON THE SITE PLAN.

DESIGN GUIDELINES:

A. **ARCHITECTURAL TREATMENT**
1. MAXIMUM AREA OF EACH BUILDING PLAN WILL BE 12,000 SF
2. THE MAX. BLDG. HT WILL NOT EXCEED 40'-0" THE EXISTING AND NEW STORAGE BUILDINGS WILL BE BETWEN 12 AND 14 FT HT ABOVE GRADE.
3. COMMUNICATION TOWER SHALL BE CONSTRUCTED OF PAINTED OR UNPAINTED GALVANIZED STEEL PER THE APPLICABLE STANDARDS OF THE FEDERAL AVIATION AUTHORITY (FAA), OR OTHER STATE OR FEDERAL AGENCIES. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.
4. COMMUNICATION TOWER WILL NOT EXCEED 154 FEET IN HEIGHT.

B. **OFF STREET PARKING**
1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. 1 SPACE PER 4,000 SF OF BLDG. AREA. PARKING WILL BE PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

C. **STORM WATER MANAGEMENT**
1. STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

D. **SIGNS**
1. ALL MONUMENT SIGNS PLACED ON THE SITE WILL BE PROVIDED PER ORDINANCE. NOT TO EXCEED 7 FT HT. ABOVE GRADE AND 50 SQ FT IN AREA.

E. **LIGHTING**
1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
2. ALL DIRECT LIGHTING WITHIN THE SITE (INCLUDING STREETLIGHTS WHICH MAY BE ERECTED ALONG PRIVATE DRIVES AND STREETS) WILL BE CAPPED TO PROJECT LIGHT DOWNWARD AND OTHERWISE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
3. COMMUNICATION TOWER SHALL BE ILLUMINATED ONLY AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC), FAA OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION.

F. **FIRE HYDRANTS**
1. EXISTING FIRE HYDRANT WILL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS. (EXISTING HYDRANT IS 190 FT FROM THE CENTER OF THE DRIVEWAY ENTRANCE)

9-27-06 CITY REVIEW
11-13-06 CITY REVIEW
03-28-16 REZONING CD-SPA
8-22-16 REZONING CDD-SPA COMMENT RESPONSE
9-21-16 STAFF ANALYSIS COMMENTS

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Fx. 704-343-0054
E-MAIL CHETHELT @ CLHELT.COM

ARCHITECT'S PROJECT # 06087

TITLE: *PROPOSED LOCATION SURVEY*
METROLINA MINI STORAGE
PROPERTY OWNER:
KDH TRANSPORTATION, LLC
TAX PARCEL: 037-203-01
DEED REF: DB 27701-270
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DATE: 5-13-05	SCALE: 1" = 40'
JOB NUMBER: 817.10	DC NAME:
MEADE GUNNELL engineering & surveying p.c. 5800-A West Catawba Avenue Charlotte, NC 28269 704-866-7290 704-866-7291 (fax)	DRAWN BY: REN
	CHECKED BY:
	SHEET: C-2 OF 1

Sep 21, 2016 - 4:24pm