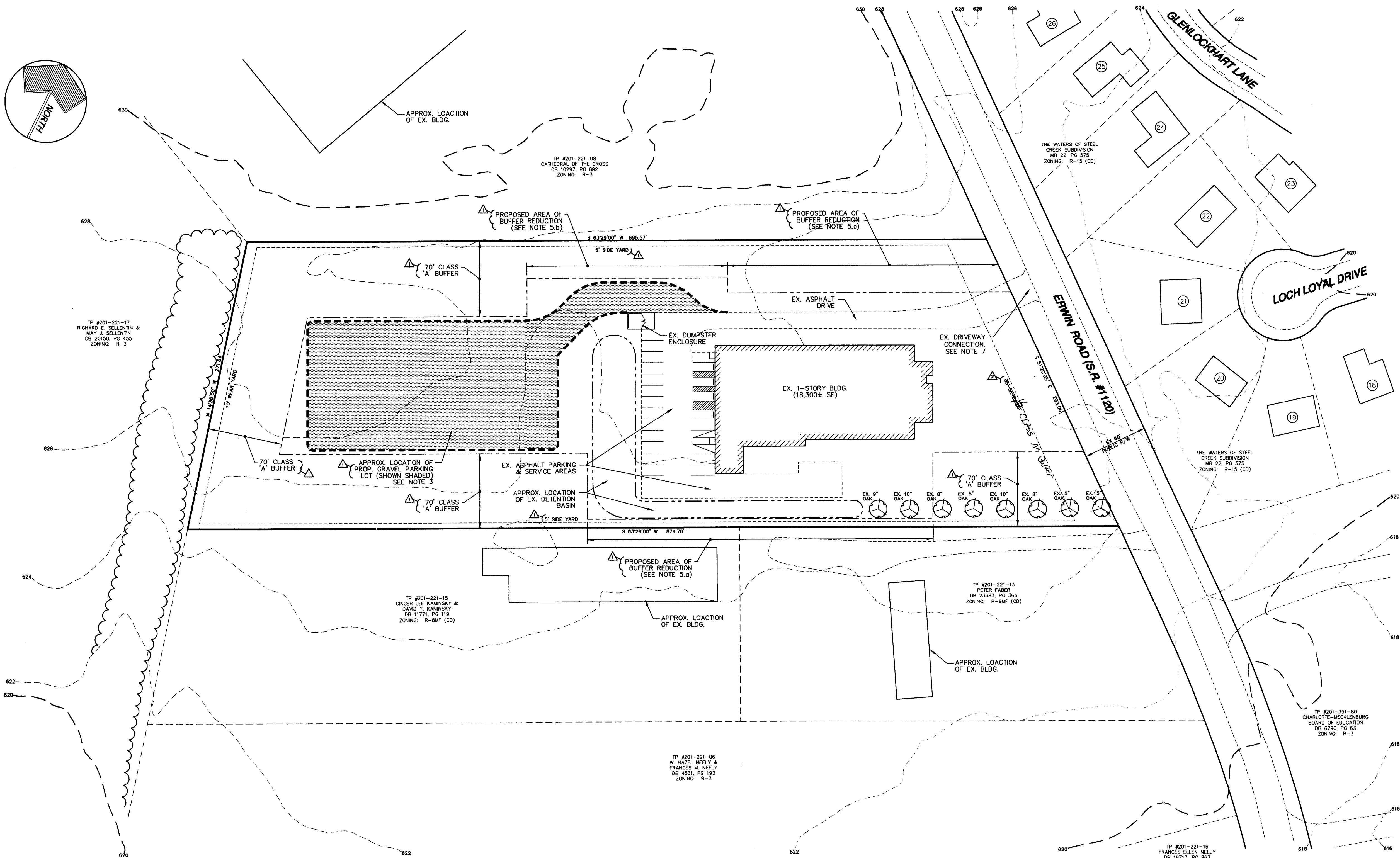
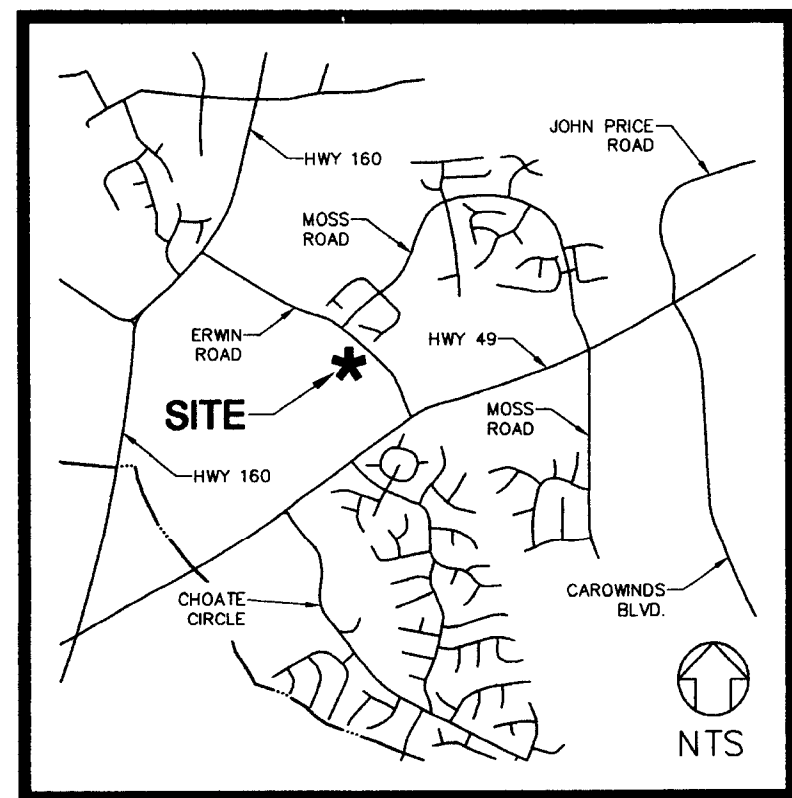


DEVELOPMENT NOTES

1. 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.
2. THE SITE MAY BE DEVELOPED UNDER BUSINESS USES AS SPECIFIED IN THE ZONING ORDINANCE FOR AN I-1 ZONING DISTRICT. 3. USE OF THE SITE SHALL BE LIMITED TO CONTRACTOR'S OFFICE, PUBLIC UTILITY STRUCTURES AND/OR TRANSMISSION DISTRIBUTION LINE.
3. 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.
4. ALL SCREENING SHALL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE.
5. 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, SUBJECT TO APPROVAL OF A PENDING ZONING VARIANCE, PROVIDED THE PETITIONER ERECTS A 6' HIGH FENCE OR WALL ALONG THE PROPERTY LINE IN AREAS WHERE THE BUFFER WIDTHS ARE REDUCED:
 - a. 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.
 - b. 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.
 - c. 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.
6. 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.
7. ACCESS TO THE SITE WILL BE PROVIDED BY THE EXISTING DRIVEWAY CONNECTION NEAR THE NORTHERN 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.
8. ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
9. 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.
10. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
11. 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.
12. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
13. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY F.C. RANKIN, DATED OCTOBER 23, 1963 (REFERENCE DB 2490, PG 242).
14. TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY AERIAL MAPPING. EXISTING TOPOGRAPHY HAS NOT BEEN FIELD VERIFIED.
15. WATER AND SANITARY SEWER SERVICE TO THE SITE IS PROVIDED BY THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT.
16. 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.
17. 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.
18. NO DEMOLITION, NEW BUILDING CONSTRUCTION OR LAND CLEARING ACTIVITIES THAT WOULD RESULT IN THE CREATION OF SOLID WASTE, INERT DEBRIS OR AIR QUALITY IMPACTS ARE PROPOSED AS A RESULT OF THIS REZONING.
19. PLANS FOR THE PROPOSED GRAVEL PARKING WERE SUBMITTED TO CED PRIOR TO IMPLEMENTATION OF THE POST CONSTRUCTION CONTROLS ORDINANCE AND ARE IN ACCORDANCE WITH THE REQUIREMENTS. ANY FUTURE CONSTRUCTION AND/OR RE-DEVELOPMENT OF THE SITE SHALL ADHERE TO THE POST-CONSTRUCTION CONTROLS ORDINANCE REQUIREMENTS.



VICINITY MAP



PETITIONER

PETITIONER:
BELLSOUTH TELECOMMUNICATIONS, INC.
1155 PEACHTREE ST. NORTHEAST
ATLANTA, GA 30309-2211

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

SITE DEVELOPMENT DATA

TAX PARCEL NOS: 201-221-07
EXISTING ZONING: R-3
PROPOSED ZONING: I-1 CD
TOTAL SITE AREA: 4.7964 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'

#2 - 11/24/08: REVISED PER STAFF REVIEW COMMENTS.
#1 - 11/18/08: REVISED SITE DEVELOPMENT DATA (PROPOSED ZONING, CLASSIFICATION), BUFFERS AND DEVELOPMENT NOTES PER STAFF REVIEW.
REVISION SUMMARY:

FOR PUBLIC HEARING

Bellsouth Property
Erwin Road

TECHNICAL DATA SHEET
for
REZONING PETITION #2009-002

HE

HARRIS ENGINEERING
Engineering
Planning • Surveying

1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax

Job No.: **20808**
Date: **10/27/08**
Scale: **1" = 50'**

Proj. Mgr.: **WMH**
Drawn: **EB/WH**
Checked: **WMH**

Sheet No.: **RZ-1**
Of **1**