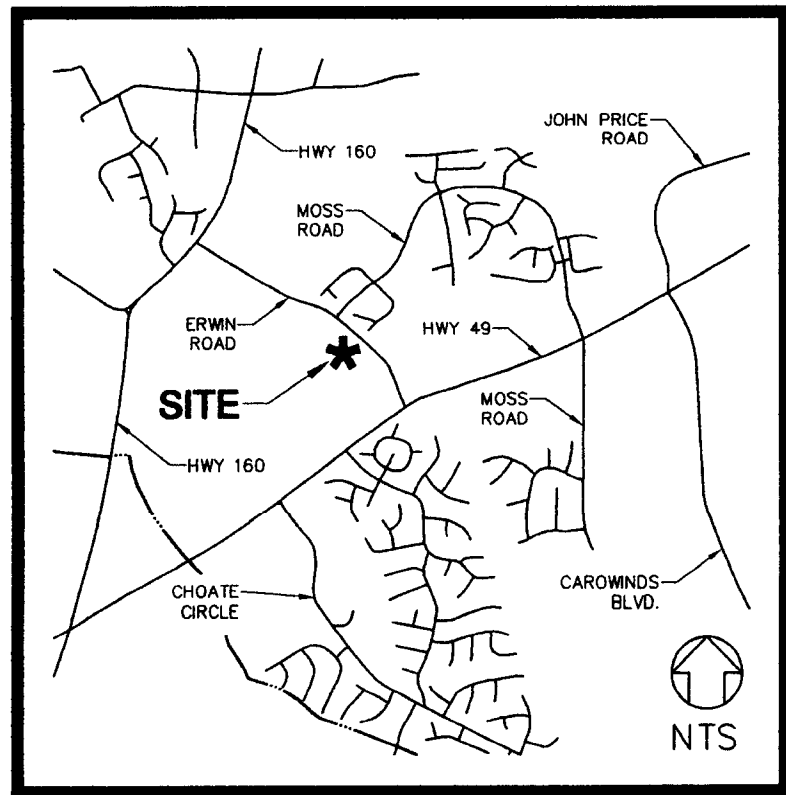


VICINITY MAP



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: B-2 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.: 1.0  
EXISTING BLDG. AREA: 18,300± SF  
EXISTING F.A.R.: 0.09  
MINIMUM LOT AREA: 8,000 SF  
MINIMUM LOT WIDTH: 50'  
MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 8' / 4'  
MINIMUM REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 40'

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 6.206(2) OF THE ZONING ORDINANCE.
2. THE SITE MAY BE DEVELOPED UNDER BUSINESS USES AS SPECIFIED IN THE ZONING ORDINANCE FOR A B-2 ZONING DISTRICT.
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, SERVICE VANS AND/OR SIMILAR TYPE VEHICLES. BUCKET TRUCKS, HEAVY EQUIPMENT AND SIMILAR INDUSTRIAL-TYPE VEHICLE PARKING AND/OR STORAGE IS PROHIBITED. THE NUMBER OF PROPOSED PARKING SPACES SHALL NOT EXCEED 60. 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 'B' BUFFER WILL BE PROVIDED ALONG THE NORTHERN, WESTERN AND SOUTHERN PROPERTY BOUNDARY. THE REQUIRED BUFFER WIDTH MAY BE REDUCED BY 25% IN ACCORDANCE WITH SECTION 12.302(8) OF THE ORDINANCE.
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 TO 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.
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 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 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.



**HARRIS ENGINEERING**  
Engineering  
Planning • Surveying

1325 Harding Place  
Charlotte, NC 28204  
704.334.1325  
704.334.1330 Fax

## Bellsouth Property

### Erwin Road

#### TECHNICAL DATA SHEET

for  
REZONING PETITION #09-002

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