CURRENT 2013-601
11-1-2013

A	ISSUED FOR ZONING	08/01/13
B	REVISED PER COMMENTS	10/23/13
C	REVISED PER JURISDICTION COMMENTS	10/29/13

A PROJECT FOR:

BERKLEY GROUP LLC

BASE TRANSCEIVER SITE
ELIZABETH LANE
121 ELIZABETH LANE
MATTHEWS, NC 28105
MECKLENBURG COUNTY
NORTH CAROLINA

DIRECTIONS:
FROM CHARLOTTE, NC: START OUT GOING SOUTHEAST ON E. TRADE ST. TOWARD S. ALEXANDER ST. CONTINUE FOR APPROX. 0.2 MILES. TURN LEFT ONTO N. MCDOWELL ST/NC-27. CONTINUE FOR APPROX. 0.09 MILES. MERGE ONTO US-74 E. CONTINUE FOR APPROX. 8.5 MILES. TURN RIGHT ONTO SARDIS RD N. CONTINUE FOR APPROX. 1.0 MILES. TURN LEFT ONTO MONROE RD.
CONTINUE FOR APPROX. 1.3 MILES. TURN RIGHT ONTO MATTHEWS TOWNSHIP PKY/PINEVILLE-MATTHEWS RD/NC-51 S. CONTINUE TO FOLLOW PINEVILLE-MATTHEWS RD/NC-51 S. FOR APPROX. 1.3 MILES. TURN LEFT ONTO ELIZABETH LN. CONTINUE FOR APPROX. 0.02 MILES. END AT 121 ELIZABETH LN., ATTHEWS, NC

VICINITY MAP

N

DRAWING INDEX

ZONING

Z1	OVERALL SITE PLAN
Z2	SITE LAYOUT
Z3	COMPOUND FENCE DETAILS AND TOWER ELEVATION
Z4	LANDSCAPING PLAN AND DETAILS
Z5	SITE AERIAL

SITE INFORMATION:

PROPERTY OWNER:
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
701 E. 2ND ST.
CHARLOTTE, NC 28202

PARCEL ID#:
22703491

TOWER OWNER:
BERKLEY GROUP, LLC
10612-D PROVIDENCE ROAD, PMB 742
CHARLOTTE, NC 28277
BONNIE NEWELL-PROJECT MANAGER
TEL: (704) 907-7104

TOWER INFORMATION:
PROPOSED 120' MONOPINE

ZONING INFORMATION:
JURISDICTION: TOWN OF MATTHEWS
CLASSIFICATION: R/I (CD)
OCCUPANCY: ELEMENTARY SCHOOL

PLANNING DEPARTMENT:
TOWN OF MATTHEWS
PLANNING AND DEVELOPMENT DEPARTMENT
232 MATTHEWS STATION ST.
MATTHEWS, NC 28105
TEL:(704) 847-4411

ACCS ENGINEERING, INC.
3 Marcus Drive
Greenville, SC 29615
Ph. (864) 288-0553
Fax. (864) 288-0559

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NOTE:
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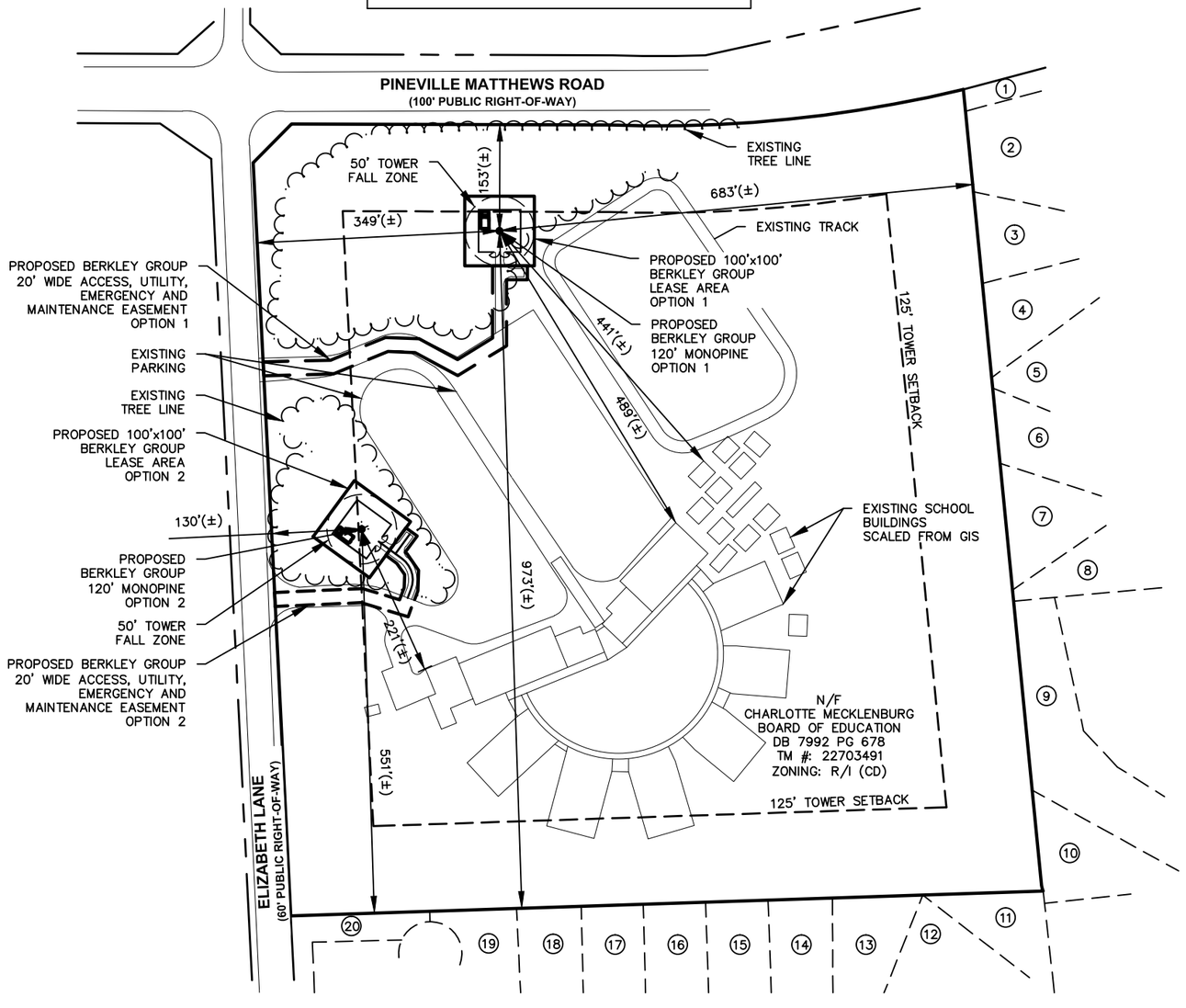
NOTE:
AS A RESULT OF PROPOSED DEVELOPMENT THE FOLLOWING TREE CLEARING WILL BE REQUIRED:

OPTION 1
– WITHIN LEASE AREA – 8,450 SQ. FT.
– WITHIN ACCESS EASEMENT – 1,070 SQ. FT.
OPTION 1 TOTAL TREE CLEARING AREA – 9,520 SQ. FT.

OPTION 2
– WITHIN LEASE AREA – 10,000 SQ. FT.
– WITHIN ACCESS EASEMENT – 2,245 SQ. FT.
OPTION 2 TOTAL TREE CLEARING AREA – 12,245 SQ. FT.

NOTE:
PROPOSED ACCESS IS OFF EXISTING DRIVEWAY AND NO NEW CURB CUTS ARE REQUIRED.



0 200 400 600

GRAPHIC SCALE: 1" =200'

SITE SHALL MEET THE PROVISIONS AS AMENDED BELOW

NOTES:

GENERAL PROVISIONS:

ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF THE TOWN OF MATTHEWS FOR THE RI–(CD) DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE PROPOSED DEVELOPMENT. THE CONFIGURATION, PLACEMENT, AND THE SIZE OF THE SCHOOL BUILDING AND POTENTIAL EXPANSION OR MOBILE CLASSROOM PLACEMENT AND ITS ANCILLARY FACILITIES REPRESENT A FIRM SCHEMATIC ARRANGEMENT. THERE MAY BE, HOWEVER, MINOR MODIFICATIONS TO THE LAYOUT OF THE SITE. BUILDINGS AND CIRCULATION PATTERNS, BUT SUCH MODIFICATIONS SHALL BE CLEARLY INCIDENTAL IN NATURE AND NOT DEVIATE FROM THE DESIGN LAYOUT AS SHOWN BY MORE THAN 10% IN NO EVENT SHALL THE SETBACKS AND BUFFER AREAS AS ESTABLISHED BY THE SITE PLAN, BE REDUCED NOR MAY THE BUILDINGS, BUILDING EXPANSION OR MOBILE CLASSROOMS BE CONSTRUCTED OUTSIDE OF THE DEPICTED BUILDING/PARKING AREA ENVELOPE DESCRIBED ON THE PLAN.

PERMITTED USES:

THE PROPERTY SHALL BE USED AS A SCHOOL FACILITY AND ALL ASSOCIATED ANCILLARY FACILITIES AND FUNCTIONS, INCLUDING FUTURE, EXPANSION AND MOBILE CLASSROOMS. FURTHER DESCRIBED UNDER THE GENERAL PROVISIONS. CELL TOWER SITE IS A PERMITTED USE.

SETBACKS:

A 50' BUILDING AND PARKING SETBACK SHALL BE MAINTAINED AROUND THE ENTIRE PERIMETER OF THE PROPERTY, EXCEPT WHERE OTHERWISE NOTED.

BUFFERS:

BUFFERS SHALL BE PROVIDED ALONG THE PROPERTY LINES AS REQUIRED BY THE ZONING ORDINANCE STANDARDS. BUFFER AREAS AT LEAST 50' IN WIDTH SHALL BE UNDISTURBED ALONG THE SOUTHERLY AND 100' WIDTH ALONG THE EASTERLY PROPERTY BOUNDARIES.

LANDSCAPE AND SCREENING:

SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS DESCRIBED IN THE ZONING ORDINANCE FURTHERMORE, PERIMETER AND INTERNAL LANDSCAPING WILL ALSO MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

PARKING AND VEHICULAR ACCESS:

PARKING/CIRCULATION AREAS SHALL GENERALLY CONFORM TO THAT DEPICTED BY THE REZONING PLAN. BUT MAY VARY IN SHAPE, CONFIGURATION, OR LOCATION BASED UPON FINAL DESIGN AND CONSTRUCTION DOCUMENTS. ALL PARKING AND CIRCULATION AREAS SHALL MEET THE MINIMUM STANDARDS FOR OFF–STREET PARKING AS REQUIRED BY THE ZONING ORDINANCE. VEHICULAR ACCESS SHALL BE CONFINED TO THE INGRESS/EGRESS POINTS AS SHOWN ALONG ELIZABETH LANE.

SIGNS:

ALL SIGNS LOCATED ON THE PROPERTY WILL CONFORM WITH THE ZONING ORDINANCE REQUIREMENTS.

STORM DRAINAGE:

STORM WATER DETENTION SHALL BE PROVIDED ON–SITE IN ACCORDANCE WITH MECKLENBURG COUNTY REQUIREMENTS.

TRANSPORTATION IMPROVEMENTS – TOWER SITE WILL UTILIZE EXISTING PROPERTY ACCESS.

THE PETITIONER AGREES TO CONSTRUCT THE FOLLOWING TRANSPORTATION RELATED IMPROVEMENTS:

– ELIZABETH LANE SHALL BE WIDENED BETWEEN THE INTERSECTION OF NC 51 AND THE SECOND DRIVEWAY (BUSES) PROVIDING INGRESS/EGRESS TO THE SITE BY ADDING A THIRD LANE TO FACILITATE TURNING MOVEMENTS.

– ELIZABETH LANE SHALL BE FURTHER WIDENED FROM THE END OF THE ADDITIONAL THIRD LANE TO THE SOUTHERLY CORNER OF THE SITE ALONG ELIZABETH LANE IN ACCORDANCE WITH COLLECTOR STREET STANDARDS AS REQUIRED BY MECKLENBURG COUNTY.

– ALL WIDENING IMPROVEMENTS TO ELIZABETH LANE SHALL INCLUDE THE INSTALLATION OF CURB, GUTTER, SIDEWALK ALONG THE SITE'S ELIZABETH LANE FRONTAGE.

– IF THE N.C. DEPT. OF TRANSPORTATION HAS NOT APPROVED A TRAFFIC SIGNAL AT THE ELIZABETH LN/NC 51 INTERSECTION WITHIN 3 MONTHS OF THE OPENING OF THE SCHOOL, THEN THE CHARLOTTE–MECKLENBURG BOARD OF EDUCATION SHALL CONSTRUCT A RIGHT TURN–OUT ONLY DRIVEWAY CONNECTION TO NC 51 IN ORDER TO HELP RELIEVE POTENTIAL TRAFFIC CONGESTION AT THE ELIZABETH LN./NC 51 INTERSECTION. THIS DRIVEWAY CONNECTION SHALL BE REVIEW AND APPROVED BY NCDOT. IF NCDOT REQUIRES A MEDIAN TO BE CONSTRUCTED WITHIN THE 5 (MIDDLE) LANE OF NC 51, SAID MEDIAN SHALL BE PROVIDED BY OTHERS. THE DRIVEWAY CONNECTION TO NC 51 SHALL NOT INCLUDE ACCELERATION LANE. IF SIGNALIZATION IS PROVIDED AT THE INTERSECTION, THE PROPOSED DRIVEWAY DESCRIBED ABOVE SHALL NOT BE REQUIRED.

N
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NORTH CAROLINA PROFESSIONAL SEAL 029239 ENGINEER TERESA M. ALDRICH
10-29-13

BERKLEY GROUP LLC

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SHEET CONTENTS:
OVERALL SITE PLAN

SHEET NUMBER:
Z1

CURRENT 2013-601

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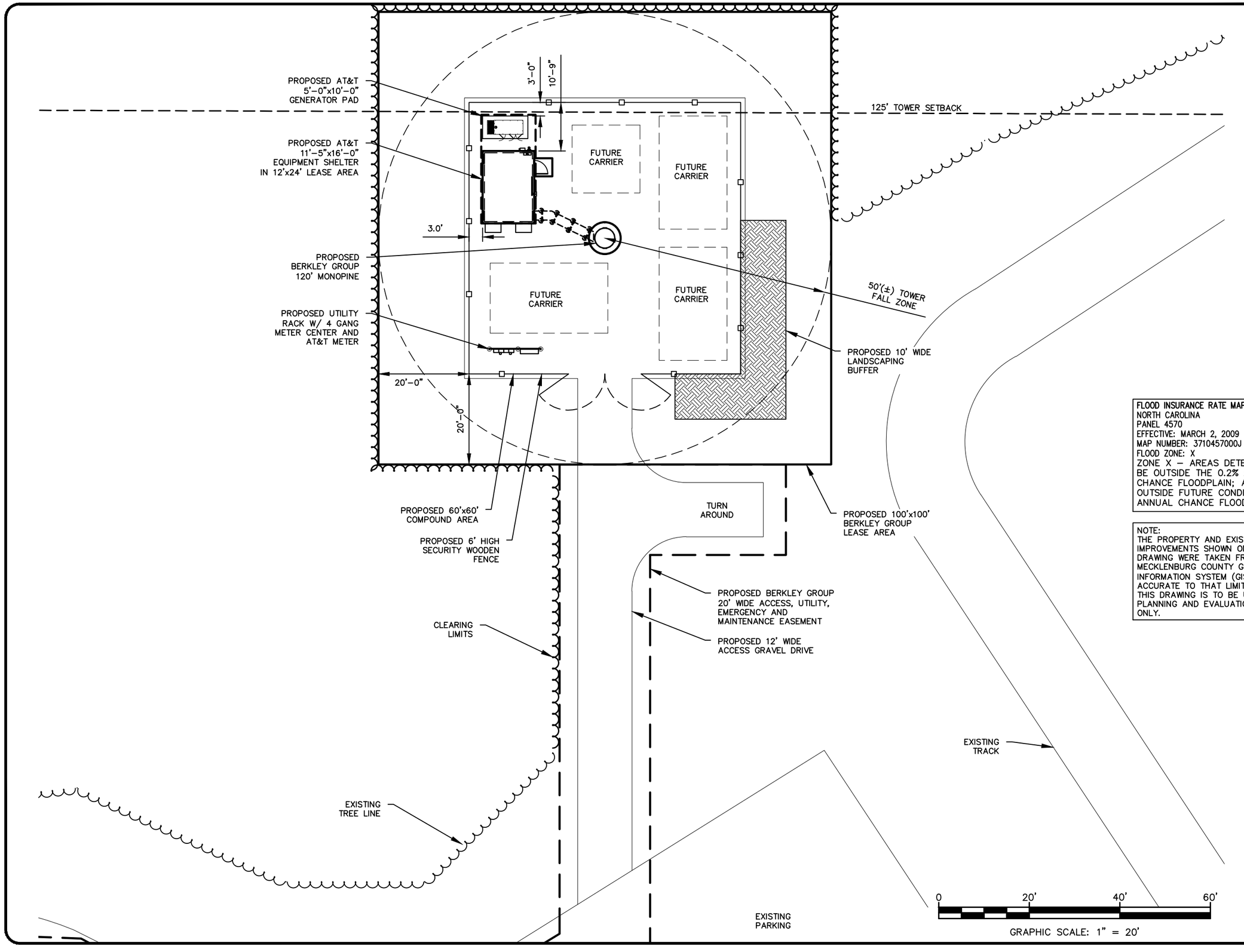

FLOOD INSURANCE RATE MAP
NORTH CAROLINA
PANEL 4570
EFFECTIVE: MARCH 2, 2009
MAP NUMBER: 3710457000J
FLOOD ZONE: X
ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN

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SHEET CONTENTS:
SITE LAYOUT

SHEET NUMBER:
Z2

CURRENT 2013-601

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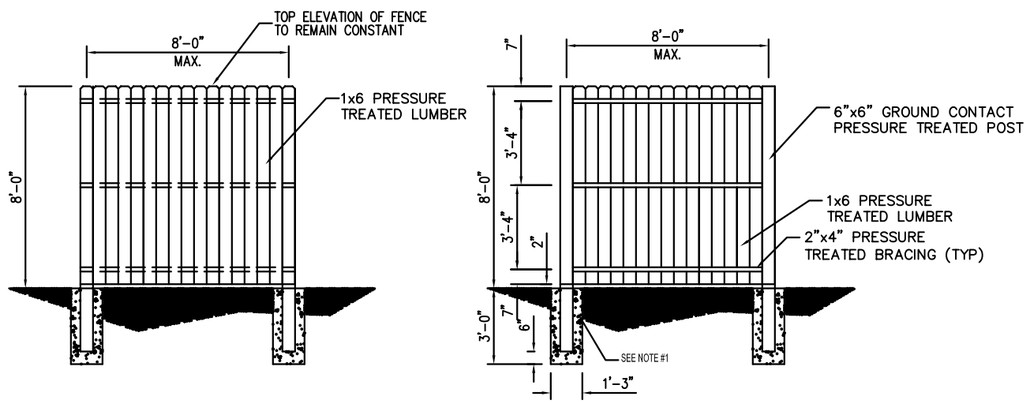
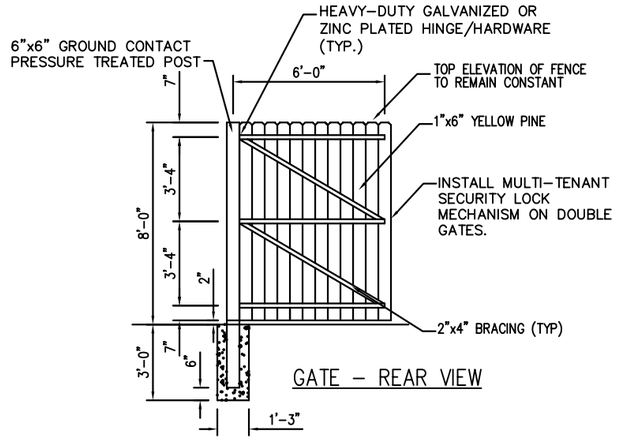


WOOD FENCE – FRONT VIEW

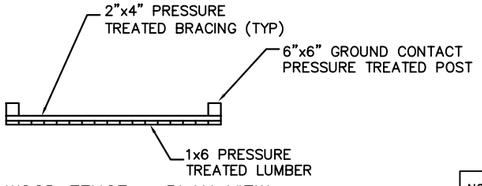
WOOD FENCE – REAR VIEW

1 Z3 **WOODEN SECURITY FENCE** SCALE:NTS

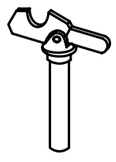


GATE – REAR VIEW

2 Z3 **WOODEN SECURITY FENCE GATE** SCALE:NTS



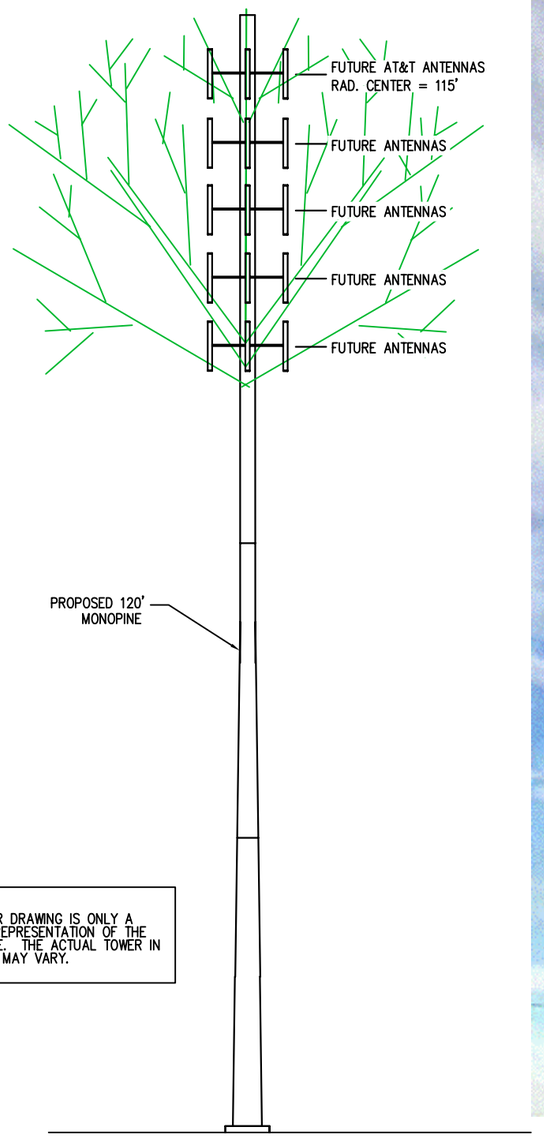
WOOD FENCE – PLAN VIEW



3 Z3 **GATE KEEPER DETAIL TO HOLD GATES OPEN** SCALE:NTS

FENCE NOTES

1. POSTS TO SET IN 3000 PSI (MIN.) CONCRETE. BOTTOM OF CONCRETE TO BE 6" MIN. FROM BOTTOM OF POST.
2. PROVIDE TWO GATE KEEPER HOLD OPEN DEVICES FOR SWING GATES. GATE KEEPERS TO ALLOW GATES TO OPEN APPROX. 180 DEGREES. SEE DETAIL ON THIS SHEET



4 Z3 **TOWER ELEVATION** SCALE:NTS

NOTE :
THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER IN THE FIELD MAY VARY.

NOTES :

1. NO LIGHTING TO BE INSTALLED ON TOWER UNLESS REQUIRED BY THE FAA.
2. TOWER TO BE A BROWN COLOR.

5 Z3 **RENDERING OF MONOPINE** SCALE:NTS

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SHEET CONTENTS:
COMPOUND FENCE DETAILS AND TOWER ELEVATION

SHEET NUMBER:
Z3

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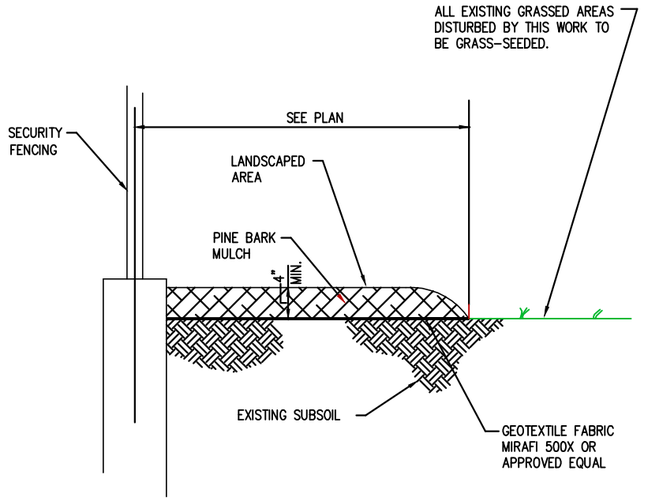
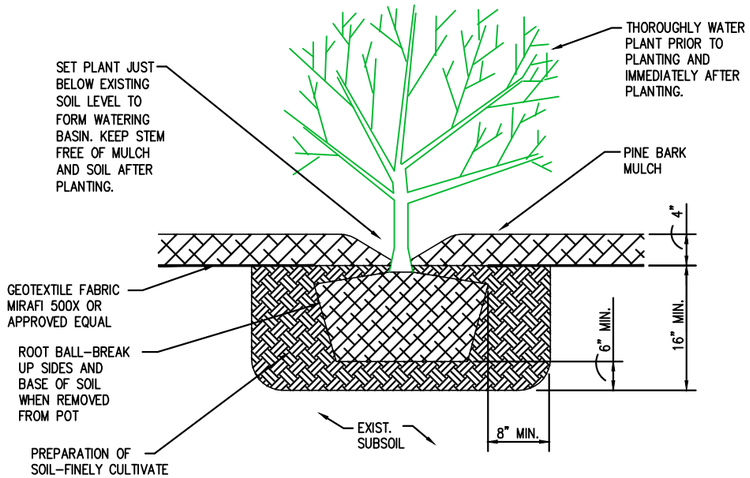
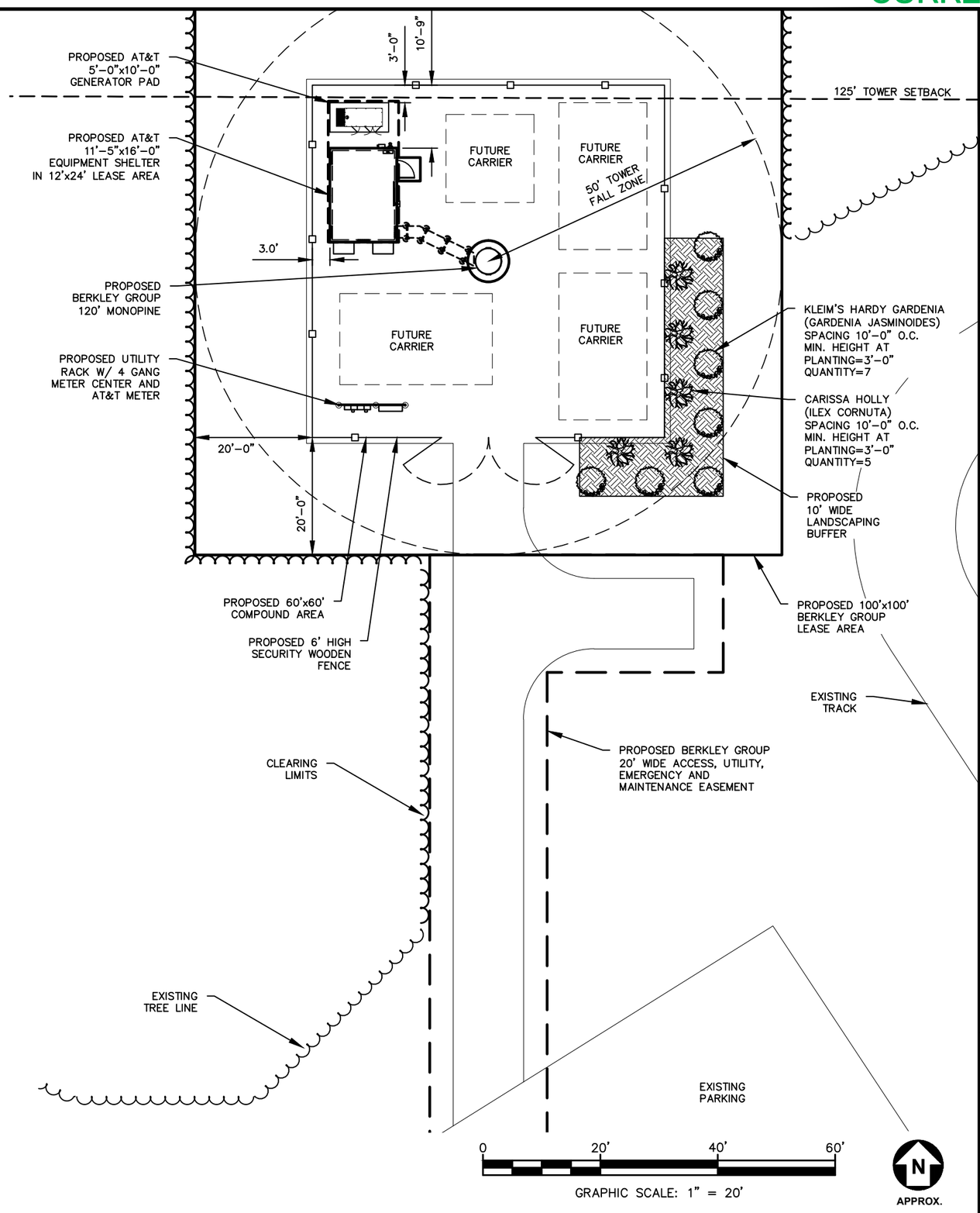


1 / Z4 **MULCH DETAIL AT FENCE**
SCALE:NTS



NOTES:
1. FOURTEEN DAYS PRIOR TO PLANTING, ALL AREAS DESIGNATED FOR PLANTING ARE TO BE CLEARED OF WEEDS, ETC. AS PER SPEC.
2. GARDEN SOIL TO BE ORGANIC GARDEN SOIL.
3. PLANTS NOT TO BE STAKED UNLESS SPECIFIED.

2 / Z4 **SHRUB PLANTING DETAIL**
SCALE:NTS



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SHEET CONTENTS:
LANDSCAPING PLAN AND DETAILS

SHEET NUMBER:
Z4

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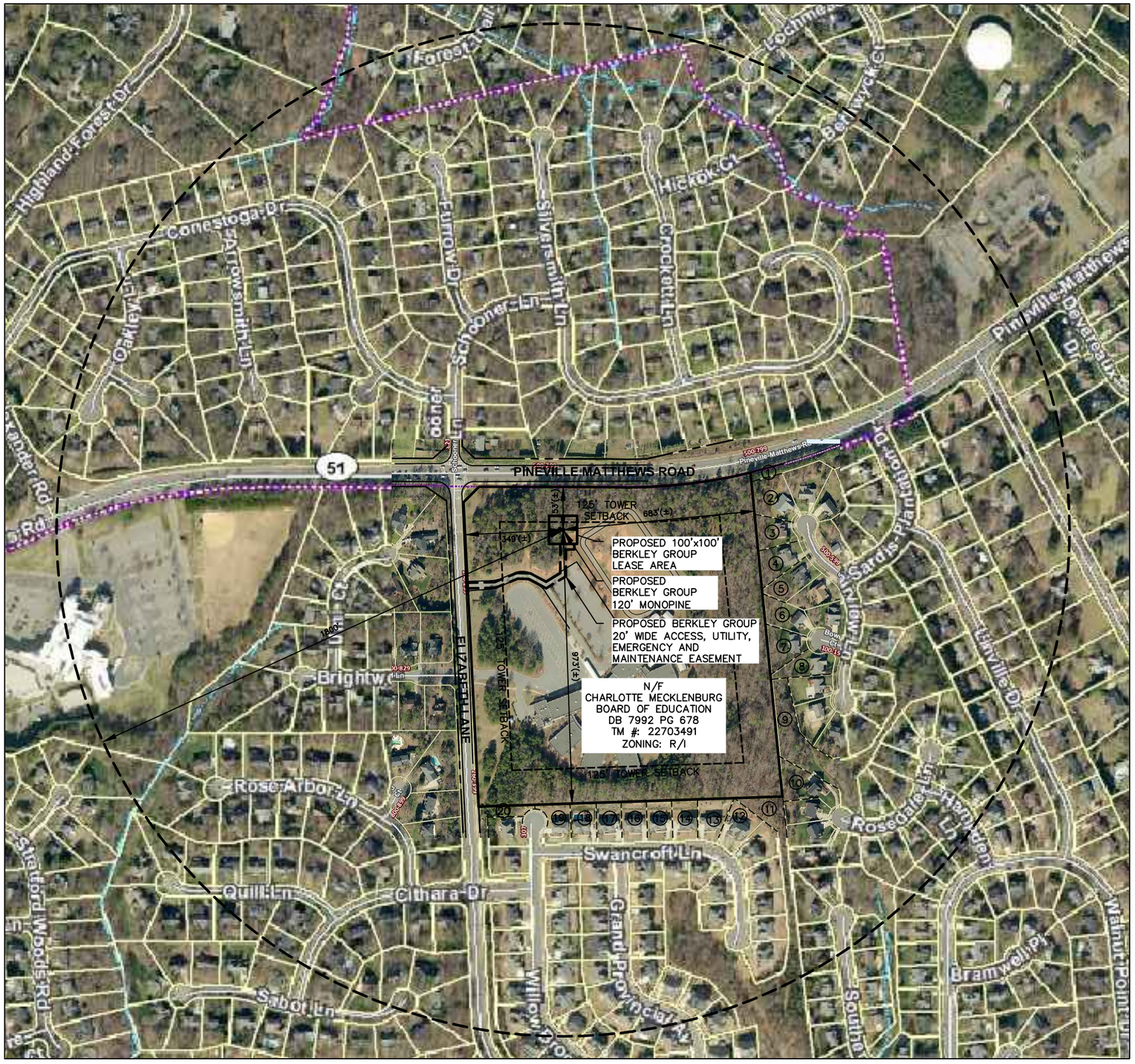

1	N/F SARDIS PLANTATION ASSOCIATION DB 10925 PG 386 PB 27 PG 586 (C/A) TM #: 22703437 ZONING: R-12	11	N/F ELIZABETH PLACE HOMEOWNERS ASSOCIATION INC DB 17740 PG 945 PB 41 PG 203 (COS) TM #: 22703616 ZONING: R-15
2	N/F LIEN T. BRAGG DB 9537 PG 493 PB 27 PG 586 (LOT 5) TM #: 22703429 ZONING: R-12	12	N/F JOE MAXWELL L/T LEE LINDA E. L/T LEE DB 27426 PG 536 PB 41 PG 203 (LOT 38) TM #: 22703610 ZONING: R-15
3	N/F SHIPING YANG XIAOPENG LIU DB 21218 PG 21 PB 27 PG 586 (LOT 6) TM #: 22703428 ZONING: R-12	13	N/F SUBRAMANIAN KALYANASUNDARAM GOMATHY T. KALYANASUNDARAM DB 25782 PG 403 PB 41 PG 203 (LOT 39) TM #: 22703609 ZONING: R-15
4	N/F BARBARA G. MCCALL DB 21986 PG 15 PB 27 PG 586 (LOT 7) TM #: 22703427 ZONING: R-12	14	N/F VICKIE HUEY-YI WANG DB 18197 PG 467 PB 41 PG 203 (LOT 40) TM #: 22703608 ZONING: R-15
5	N/F MARTHA M. DUNN DB 9026 PG 912 PB 27 PG 586 (LOT 8) TM #: 22703426 ZONING: R-12	15	N/F JAMES J. HUNTER JACQUELINE B. HUNTER DB 19831 PG 690 PB 41 PG 203 (LOT 41) TM #: 22703607 ZONING: R-15
6	N/F GREGORY A. BLEVINS DB 27795 PG 520 PB 27 PG 586 (LOT 11) TM #: 22703423 ZONING: R-12	16	N/F ZHOU QIANG CHEN YI MEI LIN DB 22788 PG 859 PB 41 PG 203 (LOT 42) TM #: 22703606 ZONING: R-15
7	N/F GARY LIVINGSTON RANDOLPH AND KAREN COOPER DB 9315 PG 799 PB 27 PG 586 (LOT 12) TM #: 22703422 ZONING: R-12	17	N/F HARRY A. PALEFSKY DEBORAH A. PALEFSKY DB 19526 PG 826 PB 41 PG 203 (LOT 43) TM #: 22703605 ZONING: R-15
8	N/F EDMOND STUTTS AND SARAH P. STUTTS DB 19421 PG 203 PB 27 PG 586 (LOT 13) TM #: 22703421 ZONING: R-12	18	N/F JOHN HOFLAND DEBORAH HOFLAND DB 23919 PG 792 PB 41 PG 203 (LOT 44) TM #: 22703604 ZONING: R-15
9	N/F ASSOCIATION SARDIS PLANTATION HOMEOWNERS DB 10926 PG 386 PB 27 PG 586 (C/A) TM #: 22703414 ZONING: R-12	19	N/F MIN CHEN ZHAOJUN WU DB 18118 PG 406 PB 41 PG 203 (LOT 45) TM #: 22703603 ZONING: R-15
10	N/F DAVID R. STYKA AND RHONDA STYKA DB 9950 PG 796 PB 27 PG 586 (LOT 34) TM #: 22703577 ZONING: R-12	20	N/F ELIZABETH PLACE HOMEOWNERS ASSOCIATION INC DB 17740 PG 945 PB 41 PG 203 (COS) TM #: 22703667 ZONING: R-15

0 400' 800' 1200'

GRAPHIC SCALE: 1" =400'

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SITE AERIAL

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Z5