



Cabarrus County Government

Cabarrus County Planning and Zoning Commission Meeting
November 12, 2019 @ 6:30 P.M.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of October 8, 2019, Planning and Zoning Commission Meeting Minutes
3. **New Business Board of Adjustment Function:**
 - A. CUSE2019-00004 – Conditional Use Permit for a Wireless Telecommunications Tower (WTC). Owner is Nancy & Larry Little. Applicant is Jonathan Yates. The property is located at 10540 Pioneer Mill Road (PIN: 5525-37-6276).
4. **New Business – Planning Board Function:**
 - A. RZON2019-00002 – Request for rezoning from Agriculture Open (AO) to Limited Industrial Conditional Use (LI-CU). Owner is FUTAM, Inc. Applicant is Jeff Young. The property is located at 10801 Sudbury Road (PIN: 4673-66-0061).
 - B. PLPR2019-00081 – Request to subdivide property located on south side of Vanderburg Drive. Applicant/Owner is Gray Box LLC. Multiple addresses: 3812, 3814, 3816, 3818 and 3820 Vanderburg Drive and 3810, 3808, 3806, 3804, 3802, 3800 South Vanderburg Drive (PIN: 5547-98-4785).
5. Directors Report
6. Legal Update

Planning and Zoning Commission Minutes
October 8, 2019

Mr. Jeffrey Corley, Chair, called the meeting to order at 6:32 p.m. Members present, in addition to the Chair, were Mr. Adam Dagenhart, Mr. David Hudspeth, Ms. Ingrid Nurse, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Brent Rockett, Mr. Steve Wise and Mr. Jerry Wood. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Phillip Collins, Senior Planner, Mr. Boyd Stanley, Senior Planner, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

Roll Call

Approval of September 10, 2019 Meeting Minutes

Mr. Jerry Wood, Jr., **MOTIONED, SECONDED** by Mr. Adam Dagenhart, to **APPROVE** the September 10, 2019, meeting minutes. The vote was unanimous.

Mr. Brent Rockett, **MOTIONED, SECONDED** by Mr. Stephen Wise, to **APPROVE** the Findings of Fact and the Granting Order for VARN2019-00003. The vote was unanimous.

Planning Board Function:

The Chair introduced PLPR2019-00074 – Request to subdivide property located on south side of Tuckaseegee Road to create additional lot. The applicant is Mr. Brandon Roberts. The property is located at 5932 and 5924 Legacy Lane. PIN#: 4694-92-9499 and 5604-02-3376.

Mr. Phillip Collins, Senior Planner addressed the Board presenting the staff report for PLPR-2019-00074.

The subject property is currently used as residential purposes. There is a house and detached garage there. It is surrounded by residential uses and the plat as presented complies with the dimensional standards of the Agricultural Open (AO) zoning district.

The subject property lies within the Protected Area of the Coddle Creek Watershed. The minimum square footage required for lots in the protected area is one acre.

The parcel being reconfigured is part of a minor subdivision that was processed in November 2017. Five parcels were created from the overall parent tract at the time. The minor subdivision was known as the Petrea property.

The Cabarrus County Development Ordinance allows one minor subdivision per parent tract as it

exists on June 20, 2005. He said that was one of the maps that was in the Board Packet (he showed the map). All the red parcel lines signify the parcel alignments in 2005 and the dark lines signify five lots created then and now they want to split another lot off.

The current proposal brings the number of lots created from the original 2005 parent tract configuration to six total. Therefore, the proposal to create the additional lot is considered a major subdivision and has to be processed accordingly. They are creating a new lot 1C.

The applicant is proposing to split a total of four acres off the rear portion of the current 15 acre tract that is accessed from Legacy Lane.

The purpose of the proposed subdivision is to create one new three acre tract adjacent to Tuckaseegee Road and to sell one acre to an adjacent neighbor.

The plat shows the new lot being created, the one acre tract being combined with the adjoining property to the west, owned by Wayne Anderson and a shift in the lot line for Lot 2A. He showed the shift and said Lot 1B is to be combined with this property, so really you are just creating this lot; Lot 1C.

Although the lots are identified as lots 1A, 1B, 1C and 2A (there was a typo in the staff report it should be 1C), the end result of the reconfigurations is only one new lot.

The new three acre tract will front on Tuckaseegee Road and will take access from Tuckaseegee. The applicant secured a driveway permit from NCDOT.

The proposed lot is approximately 3 acres in size, which is the minimum required for new conventional lots in the AO zoning district. Because the applicant is using the conventional design standard for development, open space is not required.

Staff review finds that the proposed subdivision meets the development standards of the Cabarrus County Subdivision Ordinance and the Cabarrus County Zoning Ordinance for Conventional Design Standards.

Mr. Collins said there are two proposed conditions of approval:

1. Should this property or another property be subdivided at a point where more than two homes will share the same access to the homes, access shall meet the requirements established in Chapter 5 of the NC Fire Prevention Code.
2. The applicant shall comply with the standards established by NCDOT in Driveway Permit Number C-1825, including required 10 x 70 site triangle easements.

The Chair asked if there were any questions for Staff, there being none, the Chair called on the applicant.

Mr. Brandon Roberts, Applicant, said Mr. Collins covered everything. He had no additional comments.

There being no further discussion, the Chair opened the Public Hearing. There being no one to speak for or against the case, the Chair closed the Public Hearing.

The Chair said the Board will now discuss and make a recommendation.

The Chair said as the Staff report says, it appears that this does meet the ordinance and is consistent with the Land Use Plan in continuing with the use of residential.

Mr. Brent Rockett said since this proposed subdivision is consistent with the Land Use Plan and meets the requirements of the Ordinance he would be in favor of approving this as proposed.

The Chair asked if there were any other comments, there being no additional comments Mr. Brent Rockett **MOTIONED, SECONDED** by Mr. Jerry Wood, Jr. to **APPROVE** PLPR2019-00074, with the two conditions recommended by staff. The vote was unanimous.

Directors Report:

Ms. Susie Morris asked the Board to respond to the invite if they plan to attend the Census meeting on October 22, 2019, because they need a head count.

We hired a new Zoning Code Enforcement Officer. Hopefully, in a few weeks we should be fully staffed. He will cover the south area of the County. He does have some prior experience, but it is City experience, so there will be that learning curve between City and County.

She said just in case the Board was wondering, September 27th, that magic date we had came and went.

We received a letter that said that Canadian Solar had installed all of the landscaping, but there are still several outstanding items for site compliance. We have not been out there to do any inspections. She was corresponding with them on Friday, trying to get some type of schedule together. It was a letter from them, stating that they had completed it.

No Legal Update

Mr. Koch said we heard a couple of weeks ago, that Mr. Pinto had received a letter concerning a project in Midland. They thought that he was the Chair. Some of the other Board members may have heard about it.

He said it would be a conditional use matter, it would be a Board of Adjustment matter, anything concerning that project needs to be discussed here at the Board meeting that we may have on it. He does not think it has not been submitted yet and so, it is not before the Board.

Planning and Zoning Commission
Minutes
October 8, 2019

Even though that is the case, if people send you stuff outside the meeting it really cannot be considered. We do not want anything, concerning that project, to end up in some sort of legal matter where someone is claiming that there was evidence outside the hearing that would have affected your decision on it.

If you know anything about it just kind of forget about it for now. If you receive anything, just throw it in the trash.

Mr. Koch reminded the Board not talk to anyone outside of the meetings on conditional use and variance matters.

He said that was entirely unsolicited when it came to Mr. Pinto, but we found out about it too. We will see what happens with it.

Mr. Rockett stated that he also received one of the letters, but did not open it. He meant to bring it tonight because he did not know if it was a legal matter or not. He asked if he should bring it in or dispose of it.

Mr. Koch said if you have it you can bring it in.

Mr. Jerry Wood said thank you for the heads up, it came the very next day. He also received the letter and put it in File 13.

There being no further discussion, Mr. Adam Dagenhart **MOTIONED, SECONDED** by Mr. Stephen Wise to **ADJOURN**. The vote was unanimous. The meeting ended at 6:48 p.m.

APPROVED BY:

Mr. Jeffrey Corley, Chair

SUBMITTED BY:

Arlena B. Roberts

ATTEST BY:

Susie Morris, Planning and Zoning Manager

PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2019

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

Conditional Use Permit: CUSE2019-00004

Applicant Information: Jonathan L. Yates
 Hellman Yates & Tisdale
 105 Broad Street, Third Floor
 Charleston, SC 29401

Owner Information: Nancy Little
 10490 Pioneer Mill Road
 Concord, NC 28025

Parcel ID Number: 5525-37-6276

Property Address: 10540 Pioneer Mill Road

Area in Acres: ± 57.81

Purpose of Request: This request is to construct a 199 foot tall (195 feet plus a 4' lightning rod) Wireless Telecommunications Tower (WTC) on the subject property. The property is currently zoned Countryside Residential (CR) district. WTC towers are permitted in the CR district with the issuance of a Conditional Use Permit.

The applicant is proposing a 20-foot wide gravel access drive that extends approximately 626' from Pioneer Mill Road to the leased area which is 10,000 square feet in size. The compound area, within the leased area, is 3,600 square feet in size.

Site Description: The subject property is located off of Pioneer Mill Road near the intersection of Lower Rocky River Road. Currently, the property is vacant and is enrolled in the Present Use Value Program (forestry/agriculture). Caldwell Creek runs along the south property line. There is also a 150 foot wide Duke Power Easement that runs through the property.

Current Land Uses: Agricultural/Vacant

Adjacent Land Use: North: Residential and Vacant
 East: Residential and Vacant
 South: Residential and Vacant
 West: Residential and Vacant

Permitted Uses: Any uses permitted within the CR zoning district are permitted on the subject property.

Existing Zoning: CR (Countryside Residential)

Surrounding Zoning: North: CR (Countryside Residential)
 East: CR (Countryside Residential))
 South: CR (Countryside Residential)
 West: CR (Countryside Residential)

Signs Posted: 10/22/2019

Newspaper Notification: 10/30/2019

Newspaper Notification 2: 11/06/2019

Notification Letters: 10/22/2019

Exhibits

- A. Staff Report
- B. Application
- C. Site Plan
- D. Project Narrative and Statement of Compliance
- E. Property Maps
- F. FAA & FCC Information
- G. Inventory Letter
- H. Collocation Letter
- I. NCDOT Driveway Permit
- J. Statement of Compliance (with Section 8-4.36.6.G)
- K. Structural Compliance and Tower Removal Letter
- L. Advertising Sign
- M. Adjacent Property Owner Letters

Agency Review Comments

<u>Review</u>	<u>Approval</u>	<u>Date</u>	<u>Comment</u>
Soil-Water Conservation	Approved	10/16/2019	
EMS	Approved	10/11/2019	
Sherriff	Approved	10/9/2019	
NCDOT	Approved	10/24/2019	Driveway Permit Issued
Fire	Approved w/Comments	10/17/2019	The following must be shown or stated: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (75 000 pounds) and shall be surfaced so as to provide all weather driving capabilities.

Fire apparatus dead-end turnarounds shall be provided with an approved area for turning around fire apparatus. See Appendix D of the NC Fire Prevention Code for approved turnarounds.

Access gate width shall be not less than 20 feet.

Zoning	Approved	10/23/2019
NCDENR	Approved	10/12/2019

History / Other Information

1. The applicant provided documentation compliant with Section 8-3 of the Cabarrus County Zoning Ordinance, petitioning for a Conditional Use.
2. The applicant submitted a complete application including a project narrative and statement of compliance sheet along with a site plan.
3. The subject property is approximately 57.81 acres in size. The lease area is approximately 10,000 square feet in size.
4. The subject property is currently vacant.
5. The applicant is proposing to construct a Wireless Telecommunications Tower facility on the subject property.
6. The applicant is proposing a connection to Pioneer Mill Road and has provided the NCDOT driveway permit as required.
7. The subject property is located in the Harrisburg Planning Area and is designated as as Very Low Density Residential.

Conditions of Approval

Should the Board of Adjustment grant approval of the Conditional Use Permit, Staff requests the following conditions become part of the approval and case record:

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions. (Zoning)
2. The Granting Order, stating restrictions and applicable conditions of approval shall be recorded with the deed for the property and prior to zoning permitting. (Zoning)
3. The applicant shall procure any and all applicable federal, state, and local permits prior to zoning permitting. (Zoning)
4. Any proposed future expansion of property, as well as modifications or changes to approved site plan, must receive Board of Adjustment approval in the form of an amendment to the

Conditional Use Permit. (Zoning)

5. The applicant shall provide copies of all state, local, and federal permits for the permanent project file prior to zoning permitting. (Zoning)
6. Applicant shall provide a Removal Bond pursuant to Section 11, Removal of Abandoned Antennae and Towers, prior to zoning permit approval. (Zoning)
7. Applicant shall update the site plan prior to zoning site plan review to ensure that the driveway will support a 75,000 pound fire apparatus and the access gate into the WTC/equipment area is a minimum of 20-feet in width. (Cabarrus County Fire Marshall's Office)
8. Applicant shall comply with all applicable terms of NCDOT Driveway Permit C-180. (NCDOT)

CONDITIONAL USE PERMIT APPLICATION

Staff Use Only:
Application Number:
Date Filed: _____
Received By: _____
Amount Paid: _____



Instructions

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a Conditional Use Permit request.

Date of Pre-Application Meeting: 8/7/2019 Staff Facilitator(s): Phil Collins

2. Submit a complete application to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property.
 - 15 folded copies of the proposed site plan.
 - Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.

Fees: Conditional Use Permit \$550.00 +\$5.00 per acre
+3% technology fee based on total application fee

The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

Incomplete applications will be returned to the applicant and will not be processed.

Process Summary:

1. Hold a pre-application meeting with Staff to discuss your Conditional Use Permit request and the Conditional Use Permit process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.

Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that all comments are addressed and errors corrected.

3. Once advised that the site plan is correct and ready to be presented to the Board of Adjustment, you will need to submit 18 folded copies of the plan.
4. When the copies of the plan are received, Staff will begin to prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the Conditional Use Permit.

Meeting Information: Meetings are held the second Tuesday of each month at 7:00 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

Conditional Use Permit: Conditional Use Permits are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the Conditional Use Permit to pass is a simple majority. Additional conditions may be added as part of the Conditional Use Permit approval process.

Questions: Any questions related to the Conditional Use Permit process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

TO THE BOARD OF ADJUSTMENT:

I HEREBY PETITION THE BOARD OF ADJUSTMENT TO GRANT THE ZONING ADMINISTRATOR THE AUTHORITY TO ISSUE A CONDITIONAL USE PERMIT FOR THE USE OF THE PROPERTY AS DESCRIBED BELOW.

Applicant's Name

Jonathan L. Yates

Applicant's Address

105 Broad Street, 3rd Floor

Charleston, SC 29401

Applicant's Telephone Number

(843) 414-9754

Property Owner's Name

Nancy Little

Property Owner's Address

10490 Pioneer Mill Road

Concord, NC 28025

Property Owner's Telephone Number

(704) 455-9693

Parcel Information

Existing Use of Property

Vacant

Proposed Use of Property

Proposed wireless telecommunications facility

Existing Zoning

CR

Property Location

10490 Pioneer Mill Road

Property Acreage

57.81

Parcel Number (PIN)

55253762760000

Land Use of Adjacent Properties

NORTH Residential SOUTH Residential
EAST Residential WEST Vacant

General Requirements

The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

1. The Board must find that the uses(s) as proposed “are not detrimental to the public health, safety or general welfare.”

The requested use will not adversely affect the safety, health, moral,s or welfare of the community or the immediate neighbors of the property, as it will provide access to 911 First Responders; Fire; Police; and EMS.

2. The Board must find that the use(s) as proposed “are appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc.”

The requested use is for a wireless telecommunications facility and will not require any transportation facilities, water supply, or waste disposal.

3. The Board must find that the use(s) as proposed “will not violate neighborhood character nor adversely affect surrounding land uses.”

The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or the immediate neighbors of the property, as it will provide necessary wireless infrastructure to the surrounding area as the proposed facility is being strategically placed.

4. The Board must find that the use(s) as proposed “will comply with the general plans for the physical development of the County or Town, as embodied in the Zoning Ordinance or in the area development plans that have been adopted.”

We are in compliance with the general plans for the physical development of the County or Town, as embodied the Zoning Ordinance or in the area development plans that have been adopted.

Specific Requirements

The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with specific requirements concerning the following:

Nature of use (type, number of units, and/or area):

Proposed 195-foot monopole-style wireless telecommunications facility

Accessory uses (if any):

Setback provisions:

Principle Use

Front: 249'-8" Side yard Single: 250' Side yard Total: 2054' Rear: 912'-8"

Accessory Use

Front: _____ Side yard Single: _____ Side yard Total: _____ Rear: _____

Height provisions: Principle Use: 195' Accessory Use: _____

Off street parking and loading provisions: (include calculations)

Please see Sheet A-1 of the Site Plans and Drawings, attached hereto as Exhibit "1".

Sign provisions: (include sketch drawing with dimensions)

Please see Sheet A-4 of the Site Plans and Drawings, attached hereto as Exhibit "1".

Provisions for screening landscaping and buffering: (show on site plan)

Please see Sheet L-1 of the Site Plans and Drawings, attached hereto as Exhibit "1".

Provisions for vehicular circulation and access to streets: (provide NCDOT permit and/or TIA)

Please see Sheet A-0 of the Site Plans and Drawings, attached hereto as Exhibit "1".

Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:

Please see the site plans and drawings, attached hereto as Exhibit "1".

An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property:

Non-applicable, as this facility is a proposed wireless telecommunications facility.

Compliance with applicable overlay zones: (see Chapter 4 of Zoning Ordinance)

The proposed wireless communications facility is in compliance with applicable overlay zones.

Compliance with the Flood Damage Prevention Ordinance: (see County Code Chapter 38)

The proposed wireless telecommunications facility is in compliance with the Flood Damage Prevention Ordinance.

Other requirements may be requested by the applicant or specified by the Board for protection of the public health, safety, welfare, and convenience:

The applicants accept and acknowledge this provision and will provide any further information requested by the Cabarrus County Staff or the Board.

Predefined Standards

Each individual Conditional Use listed in the Zoning Ordinance may have specific standards imposed. Refer to Chapter 8, the Conditional Use section of the Zoning Ordinance for these requirements. Each standard should be addressed in the site plan submitted along with this application.

Certification

I hereby confirm that the information contained herein and herewith is true and correct and that this application shall not be scheduled for official consideration until all of the required contents have been submitted to the Planning and Development Department.

Signature of Applicant



Date 9/12/2019

Signature of Owner

Larry E. Little
Nancy D. Little

Date

7-11-2019

10-29-19 ATECS 11:55:53 Y:/Drawings - 2019/Highwood Towers/Rocky River - NC-268/_FCD's - Rev 2 - 2019-10-22/T1.dwg

SITE NAME:

ROCKY RIVER NC-268

VICINITY MAP

SCALE: 1" = 30 MILES

LOCAL MAP

SCALE: 1" = 2000'

COMMUNICATION FACILITY SITE MAP

DIRECTIONS TO SITE:
DEPART CHAMBLEE DUNWOODY RD TOWARD DUNWOODY VILLAGE PKWY 0.4 MI. TURN RIGHT ONTO MT VERNON RD 0.3 MI. BEAR LEFT ONTO ASHFORD DUNWOODY RD 1.6 MI. KEEP STRAIGHT ONTO ASHFORD DUNWOODY RD NE 0.2 MI. TAKE RAMP LEFT FOR I-285 E/GA-407 E 4.7 MI. AT EXIT 33B, TAKE RAMP RIGHT FOR I-85 NORTH TOWARD GREENVILLE • ENTERING SOUTH CAROLINA • ENTERING NORTH CAROLINA 237.8 MI. AT EXIT 48, TAKE RAMP RIGHT FOR I-485 INNER SOUTH TOWARD MATTHEWS 8.2 MI. AT EXIT 39, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR HARRISBURG RD 0.4 MI. TURN RIGHT ONTO HARRISBURG RD 0.1 MI. AT ROUNDABOUT, TAKE 2ND EXIT 0.7 MI. TURN LEFT ONTO CAMP STEWART RD 1.9 MI. TURN LEFT ONTO ROCKY RIVER CHURCH RD 0.9 MI. ROAD NAME CHANGES TO LOWER ROCKY RIVER RD 2.4 MI. ARRIVE AT LOWER ROCKY RIVER RD ON THE RIGHT.

HIGHWOOD TOWERS

PROJECT DESCRIPTION:

A NEW 195' MONOPOLE W/ 4' LIGHTNING ROD IN A NEW WIRELESS FACILITY

Know what's below.
Call before you dig.

DIG ALERT:
CALL NORTH CAROLINA 811 OR (800) 632-4949 FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

EMERGENCY:
CALL 911

APPROVAL			
OWNER'S AGENT APPROVAL	SIGNATURE	PHONE NUMBER	DATE
HIGHWOOD TOWERS II CONSTRUCTION COORDINATOR	SIGNATURE	PHONE NUMBER	DATE
HIGHWOOD TOWERS II APPROVAL	SIGNATURE	PHONE NUMBER	DATE

SET NO.	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19	5			
2	FIRE/ZONING COMMENTS	AGT	10-29-19	6			
3				7			
4				8			

ARCHITECTURAL AND ENGINEERING FIRM:
BC ARCHITECTS ENGINEERS, PLLC
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000 CONTACT: CHRIS MORIN
FAX: (703) 671-6300

SURVEYOR:
TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
TEL: (919) 661-6351 CONTACT: DALE A. LOVELACE
NC PLS # L-4901

UTILITIES:
POWER COMPANY:
COMPANY NAME: DUKE ENERGY
CONTACT: CUSTOMER SERVICE
TEL: (800) 777-9898

TELEPHONE COMPANY:
COMPANY NAME: AT&T
CONTACT: CUSTOMER SERVICE
TEL: -

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
10490 PIONEER MILL RD
CONCORD, NC 28025

APPLICANT BUILDING INFO:
HIGHWOOD TOWERS II, LLC
5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656 CONTACT: MATT ALLEN
FAX: (773) 897-7064

PROJECT DESCRIPTION:
AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY
CONSISTING OF A 195' MONOPOLE W/ A 4' LIGHTNING ROD IN A NEW
COMPOUND

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT
FOR HUMAN HABITATION

PROJECT DATA:
ZONING: CR
JURISDICTION: CABARRUS COUNTY
PIN: 55253762760000
BOOK/PAGE: 807/249
LEASE AREA: 10,000 SF

GEOGRAPHIC COORDINATES (NAD 83):
LATITUDE: 35° 16' 17.10" N
LONGITUDE: 80° 35' 42.42" W
GROUND ELEVATION: 613.15± AMSL

CODE COMPLIANCE:
IBC: 2015 W/SC MODIFICATIONS
NEC: 2014

PROPERTY OWNER:
NANCY LITTLE
10490 PIONEER MILL RD
CONCORD, NC 28025
CONTACT: SAME
TEL: (704) 455-9693

SHEET NUMBER:
T-1

DESCRIPTION:
TITLE SHEET, VICINITY MAP AND
GENERAL INFORMATION
SHEET 1 OF 4 SURVEY
SHEET 2 OF 4 SURVEY
SHEET 3 OF 4 SURVEY
SHEET 4 OF 4 SURVEY
A-0 SITE PLAN
A-1 ENLARGED SITE PLAN
A-2 TOWER ELEVATION
A-3 FENCE, GATE, AND COMPOUND
CROSS SECTION DETAIL
A-4 SIGNAGE DETAILS
A-5 DETAIL & LEGEND
A-6 CIVIL DETAILS
A-7 SITE ENTRANCE & DETAIL
A-8 SIGHT DISTANCE PLAN & PROFILES
E&S-1 SITE EROSION AND SEDIMENT CONTROL PLAN
E&S-2 TO -5 EROSION AND SEDIMENT CONTROL PLAN
E&S-6 ACCESS ROAD PROFILE
E&S-7 EROSION & SEDIMENT CONTROL DETAILS
E&S-8 EROSION & SEDIMENT CONTROL DETAILS &
NOTES
E&S-9 CONCRETE WASHOUT DETAILS
E-1 COMPOUND GROUNDING PLAN
E-2 ELECTRICAL DETAILS
E-3 ELECTRICAL DETAILS
E-4 ELECTRICAL DETAILS & NOTES
L-1 LANDSCAPING PLAN
SP-1 SPECIFICATIONS
SP-1 SPECIFICATIONS

CONSULTING TEAM

PROJECT SUMMARY

SHEET INDEX

ISSUED FOR CONSTRUCTION

HIGHWOOD TOWERS

5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
FAX: (773) 897-7064
POC: MATT ALLEN

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architects engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

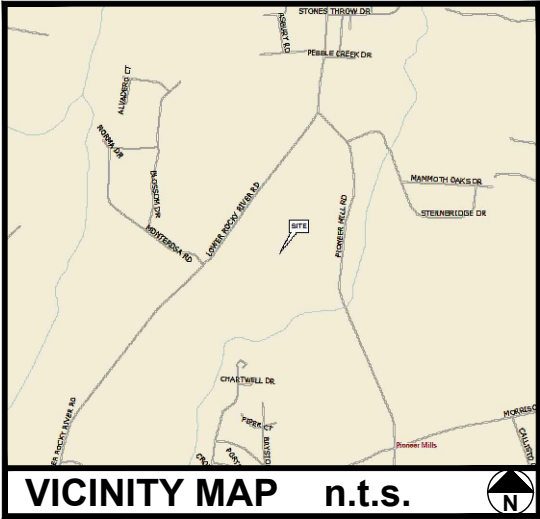
SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**

SEAL
0024902
10.29.19
ENGINEER
CHRISTOPHER D. MORIN

DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:
**TITLE SHEET,
VICINITY MAP
AND GENERAL
INFORMATION**

SHEET NUMBER:	REV. #
T-1	2



NOTES:

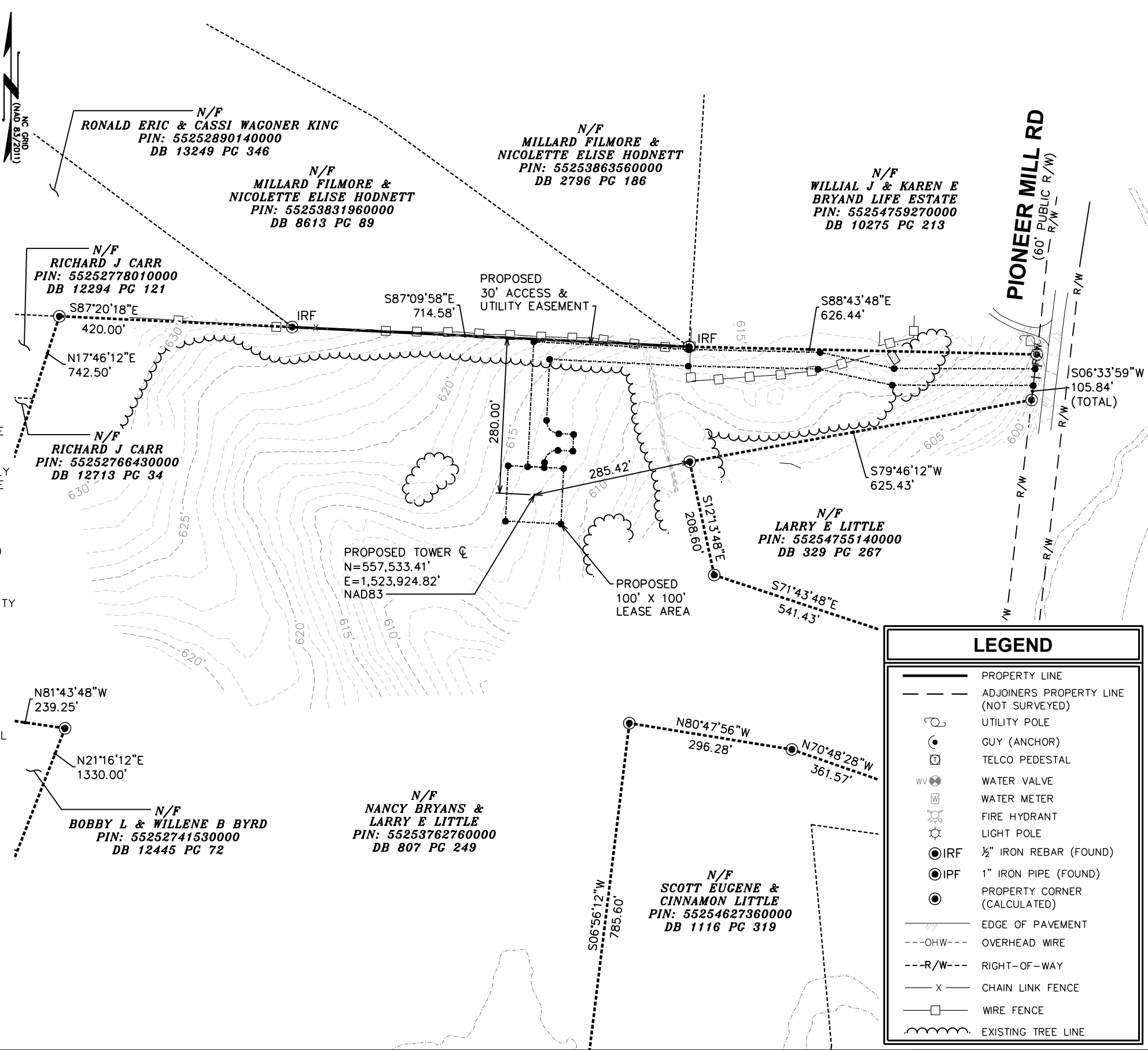
1. PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PLAN DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY.
3. BASIS OF THE BEARINGS AND COORDINATES IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JULY 10, 2019; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS; AND EXPRESSED IN US SURVEY FEET.
4. VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND EXPRESSED IN US SURVEY FEET.
5. THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES ARE DRAWN FROM FIELD LOCATIONS OF MONUMENTATION, GIS, TAX MAPS, AND INFORMATION FOUND IN DEED BOOK 807, PAGE 249, OF THE CABARRUS COUNTY REGISTER OF DEEDS.
6. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
7. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 3710552500K, EFFECTIVE NOVEMBER 16, 2018.
8. LESSEE INFORMATION:
HIGHWOOD TOWERS
5579B CHAMBERS DUNWOODY RD #164
DUNWOODY, GA 30338
9. PROPERTY INFORMATION:
NANCY BRYANS & LARRY E LITTLE
10490 PIONEER MILL ROAD
CONCORD, NC 28025

1A CERTIFICATE

LATITUDE: N 35° 16' 17.10" (NAD '83)
LONGITUDE: W 80° 35' 42.42" (NAD '83)
GROUND ELEV. (AMSL): 613.15± (NAVD '88)

SITE SURVEY

SCALE: 1" = 200'



LEGEND	
	PROPERTY LINE
	ADJOINERS PROPERTY LINE (NOT SURVEYED)
	UTILITY POLE
	GUY (ANCHOR)
	TELCO PEDESTAL
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	LIGHT POLE
	IRF
	IPF
	PROPERTY CORNER (CALCULATED)
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	WIRE FENCE
	EXISTING TREE LINE



PREPARED FOR:

HIGHWOOD TOWERS

5579B CHAMBERS DUNWOODY RD # 164
DUNWOODY, GA 30338

PROJECT INFORMATION:

ROCKY ROAD NC-268

10451 LOWER ROCKY RIVER RD
CONCORD, NC 28025
(CABARRUS COUNTY)

PREPARED BY:

TEP ENGINEERING, PLLC

326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

"I, DALE A. LOVELACE, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 807 AT PAGE 249) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

THIS 31ST DAY OF OCTOBER, 2019.

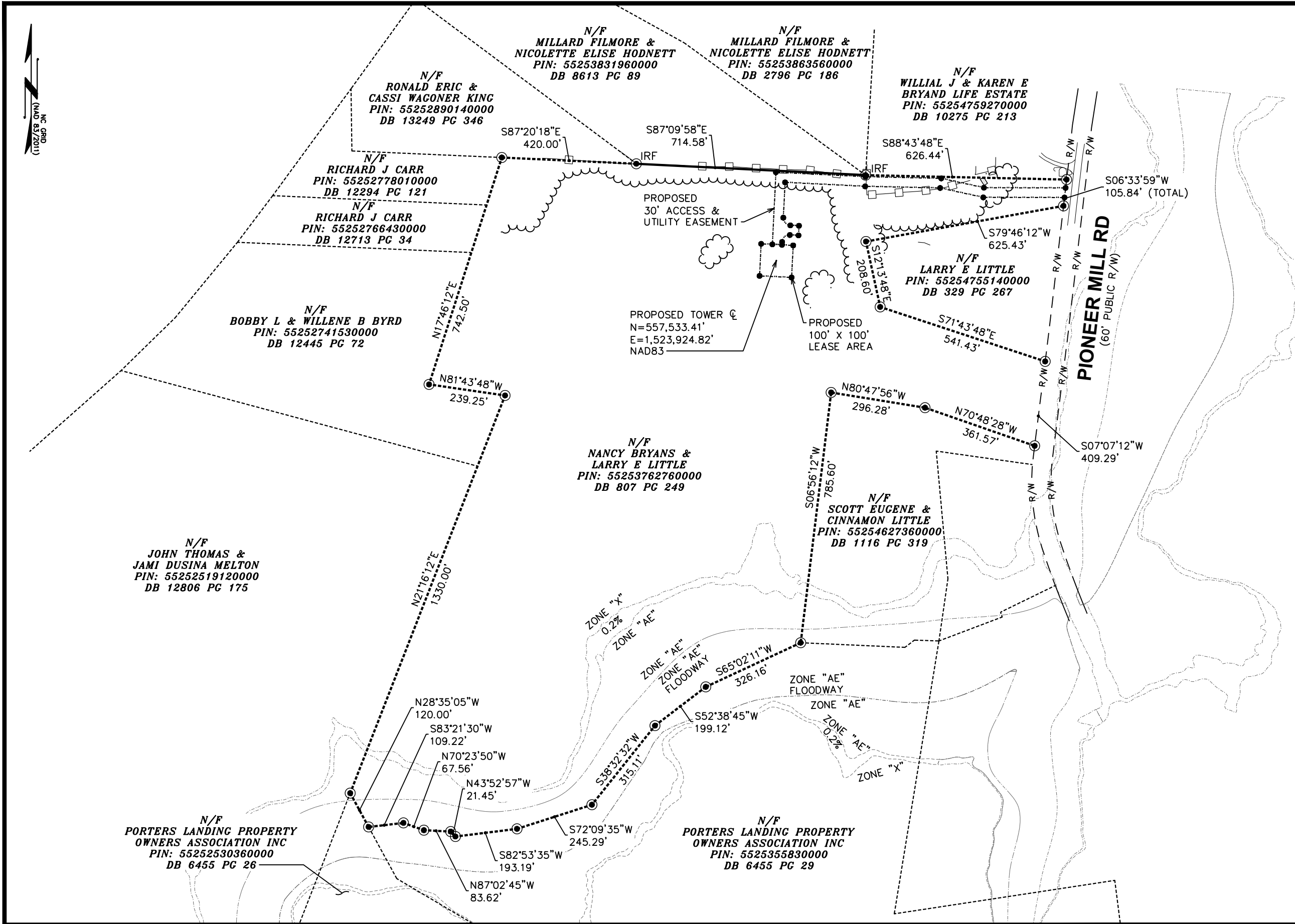
DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901



SHEET TITLE:

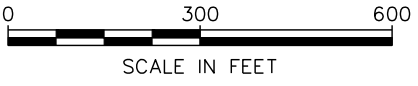
SITE SURVEY

DATE: 10/31/2019	REVISION: 3
SHEET #: 1 OF 3	TEP #: 201902



PARCEL OVERVIEW

SCALE: 1" = 300'



PREPARED FOR:


**HIGHWOOD
TOWERS**

5579B CHAMBERS DUNWOODY RD # 164
DUNWOODY, GA 30338

PROJECT INFORMATION:

**ROCKY ROAD
NC-268**

10451 LOWER ROCKY RIVER RD
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SURVEYOR CERTIFICATE

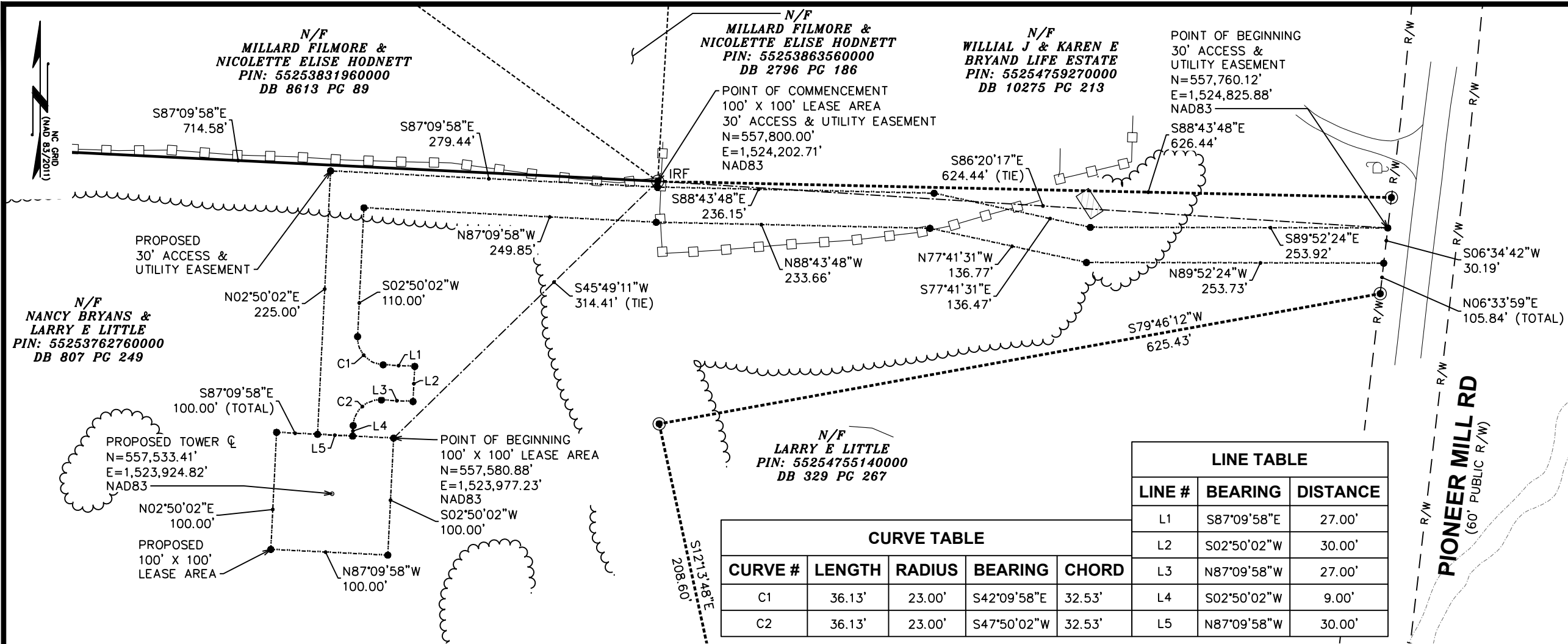
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THIS 31ST DAY OF OCTOBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901



SHEET TITLE:	
SITE SURVEY	
DATE: 10/31/2019	REVISION: 3
SHEET #: 2 OF 3	TEP #: 201902



LEGAL DESCRIPTION OF 100' X 100' LEASE AREA

ALL THAT CERTAIN LEASE AREA, SITUATE, LYING AND BEING IN CABARRUS COUNTY, NORTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 807 AT PAGE 249 OF THE CABARRUS COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON REBAR ON THE NORTHERN LIMITS OF THE PARCEL DESCRIBED IN DEED BOOK 329, PAGE 249, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 557,800.00', AND EASTING = 1,524,202.71'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 45°49'11" WEST A DISTANCE OF 314.41 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 100' X 100' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 557,580.88', AND EASTING = 1,523,977.23'; THENCE, FROM THE POINT OF BEGINNING, SOUTH 02°50'02" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 87°09'58" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 02°50'02" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 87°09'58" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA PARCEL CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF 30' ACCESS & UTILITY EASEMENT

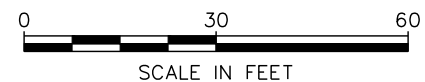
ALL THAT CERTAIN EASEMENT AREA, SITUATE, LYING AND BEING IN CABARRUS COUNTY, NORTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 807 AT PAGE 249 OF THE CABARRUS COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON REBAR ON THE NORTHERN LIMITS OF THE PARCEL DESCRIBED IN DEED BOOK 807, PAGE 249, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 557,800.00', AND EASTING = 1,524,202.71'; THENCE, FROM THE POINT OF COMMENCEMENT, SOUTH 86°20'17" EAST A DISTANCE OF 624.44 FEET TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 30' ACCESS AND UTILITY EASEMENT AND THE WESTERN RIGHT OF WAY OF PIONEER MILL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 557,760.12'; AND EASTING = 1,524,825.88'; THENCE, FROM THE POINT OF BEGINNING AND WITH THE WESTERN RIGHT OF WAY OF PIONEER MILL ROAD, SOUTH 06°34'42" WEST A DISTANCE OF 30.19 FEET TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY, NORTH 89°52'24" WEST A DISTANCE OF 253.73 FEET TO A POINT; THENCE NORTH 77°41'31" WEST A DISTANCE OF 136.77 FEET TO A POINT; THENCE NORTH 88°43'48" WEST A DISTANCE OF 233.66 FEET TO A POINT; THENCE NORTH 87°09'58" WEST A DISTANCE OF 249.85 FEET TO A POINT; THENCE SOUTH 02°50'02" WEST A DISTANCE OF 110.00 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 23.00 FEET, A CHORD OF 32.53 FEET, BEARING SOUTH 42°09'58" EAST, ALONG SAID CURVE A DISTANCE OF 36.13 FEET, TO A POINT; THENCE SOUTH 87°09'58" EAST A DISTANCE OF 27.00 FEET TO A POINT; THENCE SOUTH 02°50'02" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 87°09'58" WEST A DISTANCE OF 27.00 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 23.00 FEET, A CHORD OF 32.53 FEET, BEARING SOUTH 47°50'02" EAST, ALONG SAID CURVE A DISTANCE OF 36.13 FEET TO A POINT; THENCE SOUTH 02°50'02" WEST A DISTANCE OF 9.00 FEET TO A POINT ON THE NORTHERN LIMITS OF THE ABOVE DESCRIBED 100' X 100' LEASE AREA PARCEL; THENCE, WITH SAID LIMITS, NORTH 87°09'58" WEST A DISTANCE OF 30.00 FEET TO A POINT; THENCE, LEAVING SAID LIMITS, NORTH 02°50'02" EAST A DISTANCE OF 225.00 FEET TO A POINT; THENCE SOUTH 87°09'58" EAST A DISTANCE OF 279.44 FEET TO A POINT; THENCE SOUTH 88°43'48" EAST A DISTANCE OF 236.15 FEET TO A POINT; THENCE SOUTH 77°41'31" EAST A DISTANCE OF 136.47 FEET TO A POINT; THENCE SOUTH 89°52'24" EAST A DISTANCE OF 253.92 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA PARCEL CONTAINING 34,727 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS

SCALE: 1" = 30'



PREPARED FOR:



5579B CHAMBERS DUNWOODY RD # 164
DUNWOODY, GA 30338

PROJECT INFORMATION:

ROCKY ROAD NC-268

10451 LOWER ROCKY RIVER RD
CONCORD, NC 28025
(CABARRUS COUNTY)

PREPARED BY:



TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

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THIS 31ST DAY OF OCTOBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901



SHEET TITLE:

LEGAL DESCRIPTIONS

DATE: 10/31/2019

REVISION: 3

SHEET #: 3 OF 3

TEP #: 201902

SCHEDULE B - SECTION II EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: 01-13115180-01T
COMMITMENT EFFECTIVE DATE: SEPTEMBER 30, 2019 AT 7:00 AM
SCHEDULE B – SECTION II

- (1) FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (UNABLE TO PLOT.)
- (2) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (UNABLE TO PLOT.)
- (3) MECHANICS’, CONTRACTORS’ OR MATERIAL MEN’S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A SURVEY ITEM.)
- (4) ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. (UNABLE TO PLOT.)
- (5) TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR DUE AND ALL SUBSEQUENT YEARS. (NOT A SURVEY ITEM.)
- (6) QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY. (DOES NOT AFFECT SUBJECT LEASE AREA.)
- (7) SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON PART OF THE HACKETT PLACE E. JOHNSTON’S EST. PLAT NO. 6, AS RECORDED IN PLAT BOOK 2B, PAGE 222 OF HALIFAX COUNTY RECORDS. (DOES NOT AFFECT SUBJECT LEASE AREA, SEE SURVEY HEREIN.)

TITLE EXCEPTIONS

TITLE LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF LITTLETON, COUNTY OF HALIFAX, STATE OF NORTH CAROLINA:

PARENT PARCEL:

A TRACT OR PARCEL OF LAND CONTAINING 68.08 ACRES, MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS THEREON, SITUATED IN LITTLETON TOWNSHIP, HALIFAX COUNTY, NORTH CAROLINA, WHICH IS BOUNDED ON THE NORTH BY LANDS NOW OR FORMERLY OWNED BY MRS. A.H. JOHNSTON; ON THE EAST BY LANDS NOW OR FORMERLY OWNED BY SKINNER JENKINS AND MRS. E.L. CRAWLEY; ON THE SOUTH BY RIGHT OF WAY OF SEABOARD AIR LINE RAILROAD, AND ON THE WEST BY MRS. KATE JOHNSON GRIFFIN TRACT OF WILLIAM W. JOHNSTON AND LANDS OF ANNA WOLLETT AND HOWARD JOHNCON. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED ACCORDING TO MAP AND SURVEY OF THE THORNTON AND HACKETT TRACTS OF MRS. NETTIE O. RANSOM MADE BY CHAS. E. FOSTER, CIVIL ENGINEER, ON MAY 25, 1939, AS FOLLOWS: BEGINNING AT IRON AT FENCE CORNER POST IN NORTHERN MARGIN OF RIGHT OF WAY OF SEABOARD AIR LINE RAILROAD, CORNER FOR THIS TRACT AND LANDS NOW OR FORMERLY OWNED BY MRS. E.L. CRAWLEY, THENCE ALONG NORTHERN MARGIN OF SAID RIGHT OF WAY S 61 DEGREES 15 MINUTES W 1092 FEET TO AN IRON, CORNER FOR THIS TRACT AND LANDS OF ANNA WOLLETT, THENCE N 30 DEGREES 25 MINUTES E 968 FEET TO IRON, THENCE N 9 DEGREES 10 MINUTES E 765 FEET TO IRON, THENCE S 74 DEGREES 55 MINUTES W 864 FEET TO IRON, THENCE S 19 DEGREES W 75 FEET TO POPLAR BRANCH, THENCE UP SAID BRANCH ABOUT 20 FEET TO STAKE, CORNER FOR MRS. KATE JOHNSON GRIFFIN TRACT OF WILLIAM W. JOHNSTON, THENCE ALONG LINE OF WILLIAM W. JOHNSTON N 18 DEGREES W 1720 FEET TO STAKE AT NORTH EDGE OF BRANCH, S 87 DEGREES 45 MINUTES E 1985 FEET TO STAKE IN CENTER OF PATH, SOUTH 688 FEET TO FENCE CORNER POST, THENCE ALONG OLD FENCE S 6 DEGREES W. 228 FEET TO FENCE CORNER POST, THENCE CONTINUING ALONG OLD FENCE S 54 DEGREES 45 MINUTES W 565 FEET TO LARGE DEAD POPLAR ON POPLAR BRANCH, THENCE DOWN THE BRANCH TO OLD FENCE LINE, THENCE ALONG THE OLD FENCE LINE S 3 DEGREES W 760 FEET TO THE POINT OF BEGINNING REFERENCE IS MADE TO SAID MAP FOR GREATER CERTAINTY OF DESCRIPTION.

TAX I.D. NUMBER: 0701618

ACCESS EASEMENT PARCEL:

ON THE NORTH BY LAND OF HOWARD JOHNSTON AND W.P. JOHNSTON; ON THE EAST BY LAND OF NETTIE J. RANSOM, NOW MARTHA R. JOHNSTON; ON THE SOUTH BY THE LAND OF NETTIE J. RANSOM, NOW MARTHA R. JOHNSON; AND ON THE WEST BY THE LAND NOW OR FORMERLY BELONGING TO EMMA HAYNES AND HOWARD JOHNSTON; CONTAINING (22) ACRES, MORE OR LESS, AND BEING A PART OF THE MARTHA A. JOHNSTON TRACT, AND BEING THE IDENTICAL TRACT OF LAND CONVEYED TO HOWARD JOHNSTON BY DEED OF CONVEYANCE FROM PLUMMER Y. HARRIS, DATED JANUARY 4, 1947, AND IS RECORDED IN BOOK 562, PAGE 79 WHICH BY REFERENCE IS MADE A PART OF THIS CONVEYANCE.
TAX I.D. NUMBER: 0701628

ACCESS EASEMENT PARCEL:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 15.16 ACRES, ON WHICH IS SITUATED A TWO STORY FRAME DWELLING AND OUT HOUSES, KNOWN AS THE HACKET PLACE, BEING SHOWN ON PLAT #6 HERETO ATTACHED, AND MADE A PART OF THIS DESCRIPTION AS LOT #1 AND BEING MORE MINUTELY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON PIN OR PIPE, CORNER OF EUGENE JOHNSTON ESTATE, AND TOWN OF LITTLETON POWER HOUSE PROPERTY, AND RUN N. 4 E. 892 FT, THENCE S. 88 W. 747 FT TO A STREET, THENCE S. 0.45 MIN. W. 918 FT. TO CORNER OF FENCE IN PLAINING MILL PROPERTY, THENCE N. 85 .55 E. 619 FT. TO THE BEGINNING.

TAX I.D. NUMBER: 0701632

PREPARED FOR:



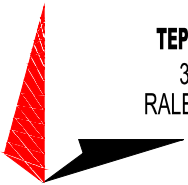
5579B CHAMBERS DUNWOODY RD # 164
DUNWOODY, GA 30338

PROJECT INFORMATION:

ROCKY ROAD
NC-268

10451 LOWER ROCKY RIVER RD
CONCORD, NC 28025
(CABARRUS COUNTY)

PREPARED BY:



TEP ENGINEERING, PLLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351
COA # P-1403

SURVEYOR CERTIFICATE

"I, DALE A. LOVELACE, CERTIFY THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 807 AT PAGE 249) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES, DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS REFERENCED HEREIN; THAT RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1: 10,000 OR GREATER; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600.)."
THIS 31ST DAY OF OCTOBER, 2019.

DALE A. LOVELACE
NORTH CAROLINA PLS # L-4901



SHEET TITLE:

TITLE EXCEPTIONS

DATE: 10/31/2019	REVISION: 3
SHEET #: 4 OF 4	TEP #: 201902

10-24-19 ATECS 12:53:54 Y:\Drawings - 2019\Highwood Towers\Rocky River - NC-268\FCD's - Rev 2 - 2019-10-22\A0.dwg

LEGEND

- NEW FENCE —X—X—X—X—X—
EXIST. FENCE —X—X—X—X—X—
SETBACK - - - - -
EASEMENT - . - . - .
LEASE - - - - -
PROPERTY LINE - - - - -
EXIST. CONTOUR - - - - -
NEW CONTOUR - - - - -
TYP. BUILDING [Symbol]
TYP. ROAD [Symbol]

NOTE:
EQUIPMENT CABINETS AND/OR STRUCTURES SHALL BE NO GREATER THAN FOURTEEN (14) FEET IN HEIGHT OR THREE HUNDRED (300) SQUARE FEET IN GROSS FLOOR AREA. THE ENTRY OR ACCESS SIDE OF A CABINET AND/OR STRUCTURE SHALL BE GATED BY A SOLID, SIGHT-OBSCURING GATE THAT IS SEPARATE FROM THE CABINET AND/OR STRUCTURE. SUCH ACCESS WAY SHALL NOT FACE RESIDENTIALLY ZONED PROPERTY.

SETBACKS FOR CR-ZONED PROPERTIES (SOURCE: CABARRUS COUNTY DEV'T. ORD.)		
TRACT	CONVENTIONAL SUBDIVISION	OPEN SPACE SUBDIVISION
DENSITY (MAXIMUM UNITS/ACRE)	0.50	1
PUBLIC WATER AND SEWER	NOT PERMITTED*	NOT PERMITTED*
OPEN SPACE (MINIMUM)		40%
LOT DIMENSIONS (MINIMUM)		
LOT AREA (ACRES)	2	**
AVERAGE LOT WIDTH (FEET)	150	125
PRINCIPAL (MINIMUM FEET)		
FRONT YARD (MINOR COLLECTOR)	75	75
FRONT YARD (LOCAL ROAD)	50	50
SIDE YARD (SINGLE)	20	20
SIDE YARD (TOTAL)	40	40
REAR YARD	30	30
HEIGHT (MAXIMUM FEET)	40	40
LOT COVERAGE (MAXIMUM)		
IMPERMEABLE SURFACE	20%	20%
STRUCTURAL COVERAGE	15%	15%

* GOVERNMENTAL WATER MAY BE PROVIDED TO INDIVIDUAL LOTS IN THESE AREAS FOR PUBLIC HEALTH REASONS.
** MINIMUM LOT SIZE SHALL BE NO LESS THAN ONE ACRE. ALL LOTS SHALL BE REQUIRED TO MEET CABARRUS HEALTH ALLIANCE (FORMERLY KNOWN AS THE COUNTY HEALTH DEPARTMENT) REQUIREMENTS FOR SEPTIC SYSTEM INSTALLATION PRIOR TO APPROVAL OF ANY ZONING OR BUILDING PERMITS.

PARCEL NO.: 5525-25-3036-0000
OWNER: PORTERS LANDING PROPERTY OWNERS ASSOCIATION INC
DEED REFERENCE: DB 06455 PG 0026
ACRES: 8.6018
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: VACANT, WOODED

PARCEL NO.: 5525-27-7801-0000
OWNER: CARR RICHARD J
DEED REFERENCE: DB 12713 PG 0034
ACRES: 2.5555
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: RESIDENTIAL DWELLING

PARCEL NO.: 5525-27-6643-0000
OWNER: CARR RICHARD J
DEED REFERENCE: DB 12713 PG 0034
ACRES: 2.4092
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: VACANT

PARCEL NO.: 5525-27-4153-0000
OWNER: BYRD BOBBY L & BYRD WILLENE B WF
DEED REFERENCE: DB 0072 PG 00073
ACRES: 18.7244
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: VACANT

PARCEL NO.: 5525-25-1912-0000
OWNER: MELTON JOHN THOMAS & JAMI DUSINA (WIFE)
DEED REFERENCE: DB 12806 PG 0175
ACRES: 35.6731
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: VACANT, WOODED

PARCEL NO.: 5525-28-9014-0000
OWNER: KING RONALD ERIC & KING CASSI WAGONER (WIFE)
DEED REFERENCE: DB 13249 PG 0346
ACRES: 5.2776
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: RESIDENTIAL DWELLING

PARCEL NO.: 5525-38-3196-0000
OWNER: HODNETT MILLARD FILMORE
HODNETT NICOLETTE ELISE/WIFE
DEED REFERENCE: DB 08613 PG 0089
ACRES: 9.7944
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: RESIDENTIAL DWELLING

PARCEL NO.: 5525-38-6356-0000
OWNER: HODNETT MILLARD FILMORE
HODNETT NICOLETTE ELISE/WIFE
DEED REFERENCE: DB 02796 PG 0186
ACRES: 8.873
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: VACANT, PARTIALLY WOODED

PARCEL NO.: 5525-47-5927-0000
OWNER: BRYANS WILLIAM J LF EST
BRYANS KAREN E WF LF EST
DEED REFERENCE: DB 10275 PG 0213
ACRES: 7.2181
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: RESIDENTIAL DWELLING

PARCEL NO.: 5525-47-5514-0000
OWNER: LITTLE LARRY E
DEED REFERENCE: N/A
ACRES: 4.8948
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: RESIDENTIAL DWELLING

PARCEL NO.: 5525-46-2736-0000
OWNER: LITTLE SCOTT EUGENE & WIFE CINNAMON
DEED REFERENCE: 1116/319
ACRES: 7.4087
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: RESIDENTIAL DWELLING

PARCEL NO.: 5525-35-5830-0000
OWNER: PORTERS LANDING PROPERTY OWNERS ASSOCIATION INC
DEED REFERENCE: DB 06455 PG 0029
ACRES: 14.8399
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: CLUBHOUSE, WOODED

SUBJECT PARCEL
PARCEL NO.: 5525-37-6276-0000
OWNER: LITTLE NANCY BRYANS & LARRY E
DEED REFERENCE: 807/249
ACRES: 57.8143
ZONING: CR (COUNTRYSIDE RESIDENTIAL)
LAND USE: VACANT

DISTURBED AREA CALCULATIONS		AREA (SF)
PIN: 55253762760000 (COMPOUND)		6,063
IMPROVED ROAD		35,212
TOTAL DISTURBED AREA		41,275

PROPOSED IMPERVIOUS AREA CALCULATIONS		AREA (SF)
PIN: 55253762760000 (COMPOUND)		3,864
IMPROVED ROAD		24,380
TOTAL PROPOSED IMPERVIOUS AREA		28,244

NOTE: EXISTING IMPERVIOUS AREA = 0

- NEAREST TOWERS:
- 2.91 MI NW TO 167-FT WATER TANK
 - 2.2 MI E TO 190-FT MONOPOLE BY SBA
 - 1.5 MI SE TO 195-FT TOWER BY SOUTHERN TOWER
 - 3.45 MI SSW TO 315-FT SELF SUPPORT TOWER BY CROWN CASTLE SOUTH LLC



11"X17" - 1"=300'
24"X36" - 1"=150'

SITE PLAN



5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
FAX: (773) 897-7064
POC: MATT ALLEN

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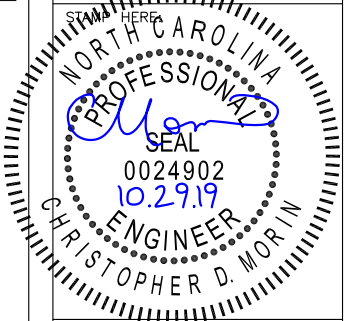


5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER
SITE NUMBER:
NC-268

SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

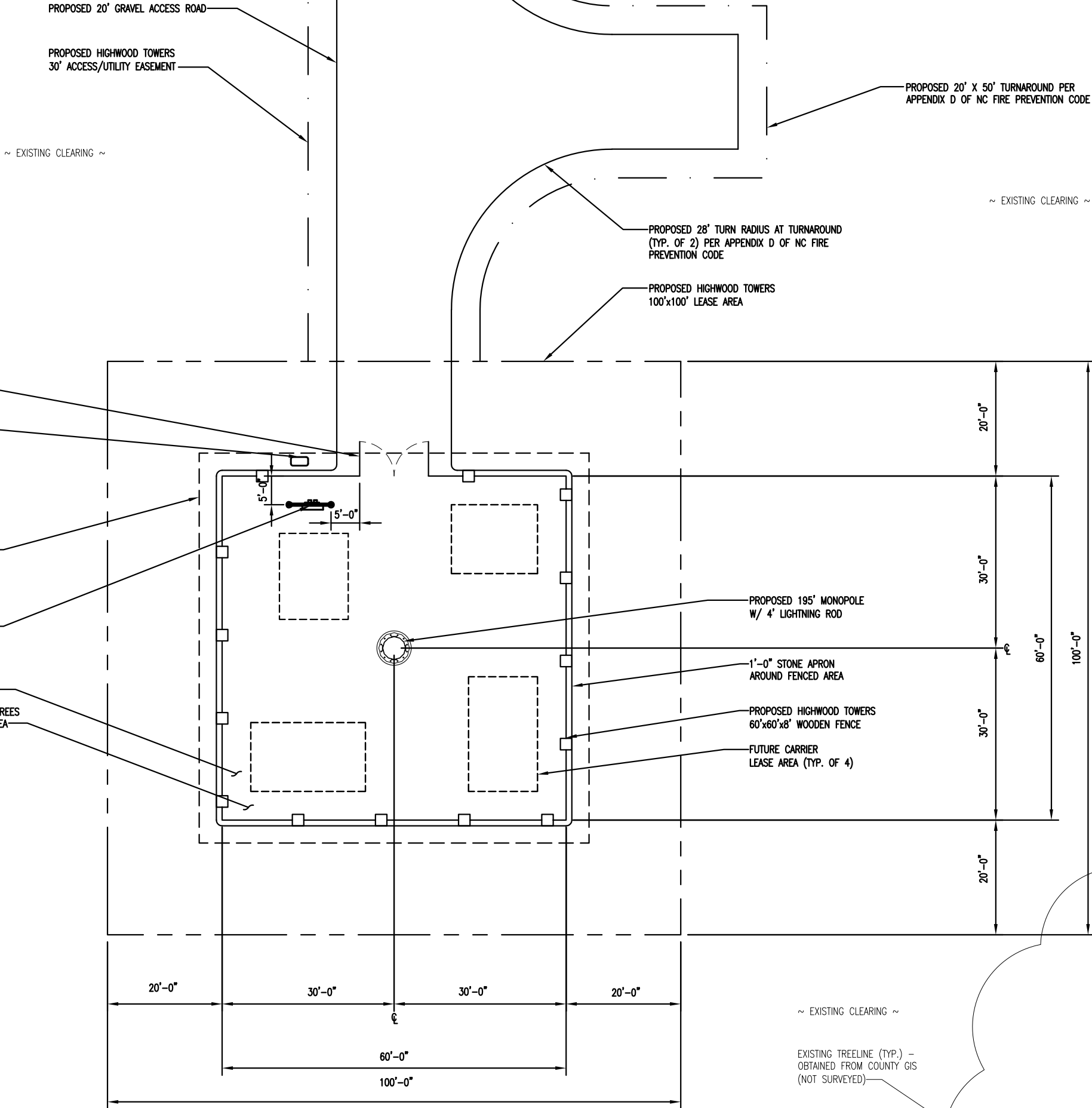
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SITE PLAN

SHEET NUMBER:	REV. #
A-0	2

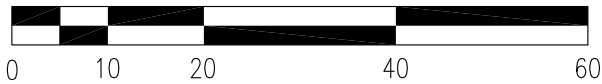
10-24-19 ATECS 12:48:32 Y:/Drawings - 2019/Highwood Towers/Rocky River - NC-268/_FCD's - Rev 2 - 2019-10-22/A1.dwg

NOTE:
EQUIPMENT CABINETS AND/OR STRUCTURES SHALL BE NO GREATER THAN FOURTEEN (14) FEET IN HEIGHT OR THREE HUNDRED (300) SQUARE FEET IN GROSS FLOOR AREA. THE ENTRY OR ACCESS SIDE OF A CABINET AND/OR STRUCTURE SHALL BE GATED BY A SOLID, SIGHT-OBSCURING GATE THAT IS SEPARATE FROM THE CABINET AND/OR STRUCTURE. SUCH ACCESS WAY SHALL NOT FACE RESIDENTIALLY ZONED PROPERTY.



TRUE NORTH

SCALE IN FEET



1"=20'

ENLARGED SITE PLAN

HIGHWOOD TOWERS

5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
FAX: (773) 897-7064
POC: MATT ALLEN

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BC
architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
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3			
4			

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
10490 PIONEER MILL RD
CONCORD, NC 28025

STATE OF NORTH CAROLINA
PROFESSIONAL SEAL
0024902
10.29.19
ENGINEER
CHRISTOPHER D. MORIN

DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

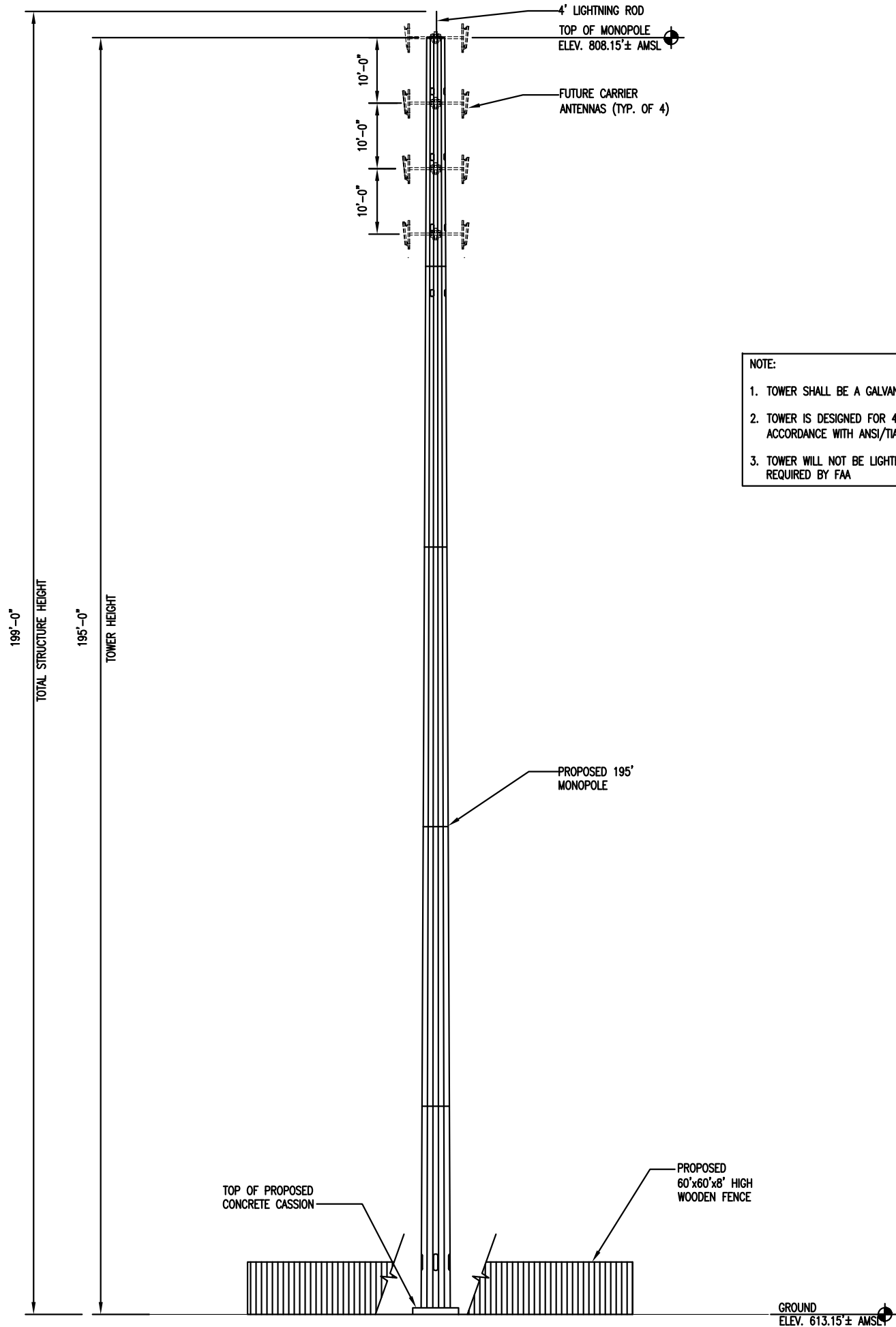
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SHEET NUMBER:	REV. #
A-1	2

08-08-19 JGARC 16:13:40 \\10.27.189.8\BC Files\Drawings - 2019\Highwood Towers/Rocky River - NC-268_FZD's - Rev 1 - 2019-08-08\A2.dwg



11"x17" - 1"=20'
24"x36" - 1"=10'



- NOTE:
1. TOWER SHALL BE A GALVANIZED GRAY FINISH
 2. TOWER IS DESIGNED FOR 4 CARRIERS AND IN ACCORDANCE WITH ANSI/TIA-222-G
 3. TOWER WILL NOT BE LIGHTED UNLESS REQUIRED BY FAA

MONOPOLE TOWER ELEVATION



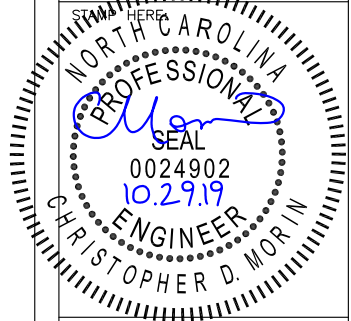
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SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**

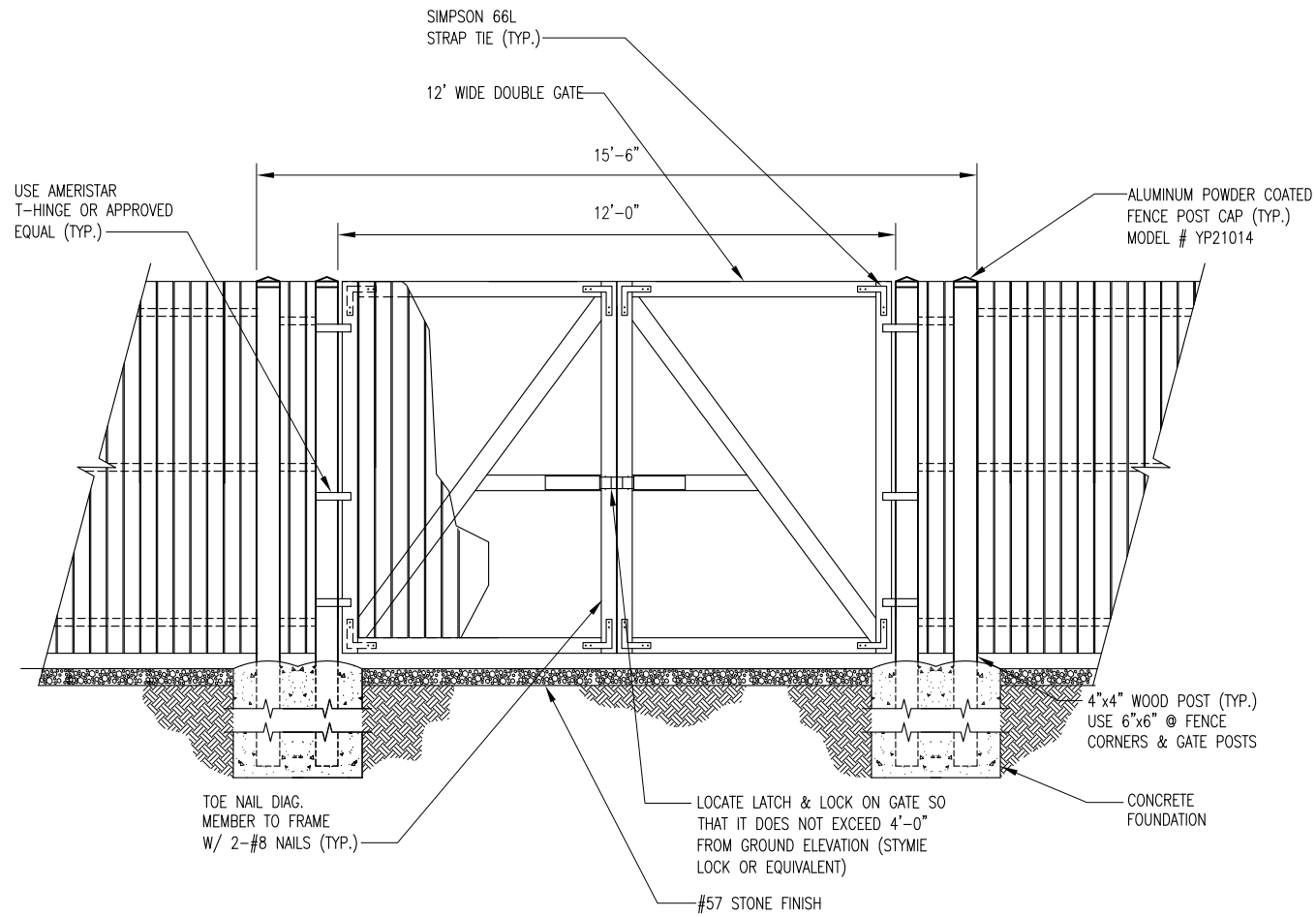


DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:
**MONOPOLE
TOWER
ELEVATION**

SHEET NUMBER:	REV. #
A-2	2

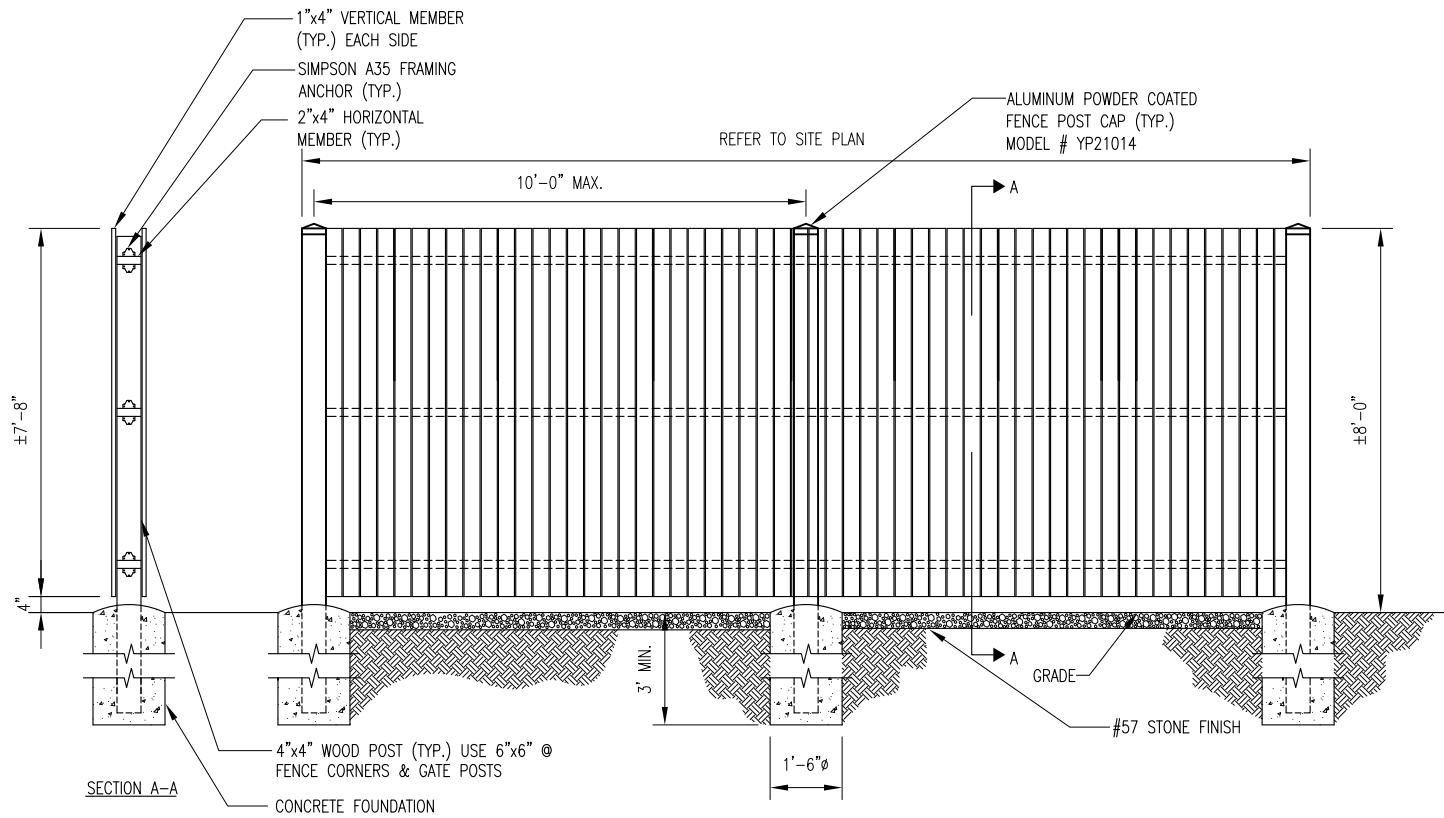
FOR BC INTERNAL USE ONLY: 08-08-19 JGARC 160724 \\02271908\BC Files\Drawings - 2019\Highwood Towers\Rocky River - NC-268\FD13 - Rev 1 - 2019-08-09\A3.dwg



N.T.S.

GATE ELEVATION

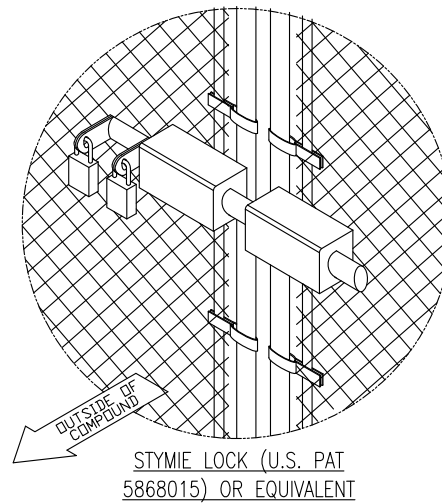
1



N.T.S.

FENCE ELEVATION

2



N.T.S.

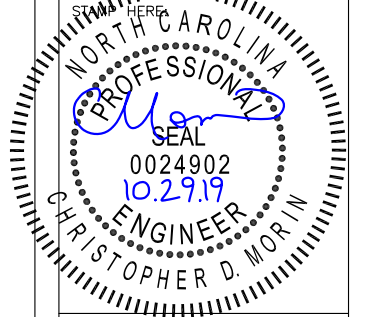
STYMIE LOCK DETAIL

3

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ROCKY RIVER
SITE NUMBER:
NC-268
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CONCORD, NC 28025**



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

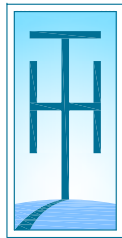
SHEET TITLE:

**FENCE
& GATE DETAILS**

SHEET NUMBER:	REV. #
A-3	2

10-23-19 ATECS 15:37:17 Y:/Drawings - 2019/Highwood Towers/Rocky River - NC-268/_FCD's - Rev 2 - 2019-10-22/A4.dwg

IN CASE OF EMERGENCY,
PLEASE CONTACT



HIGHWOOD TOWERS

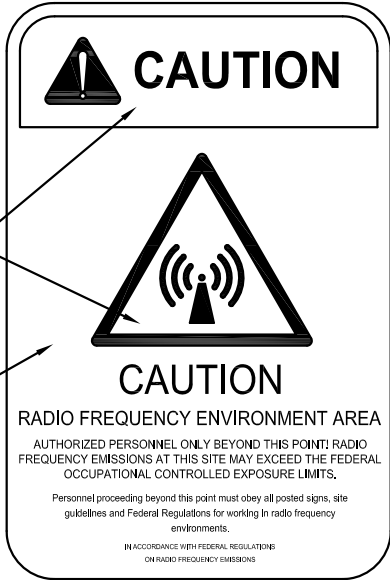
(404) 664-8656

QTY: (3) EACH SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE

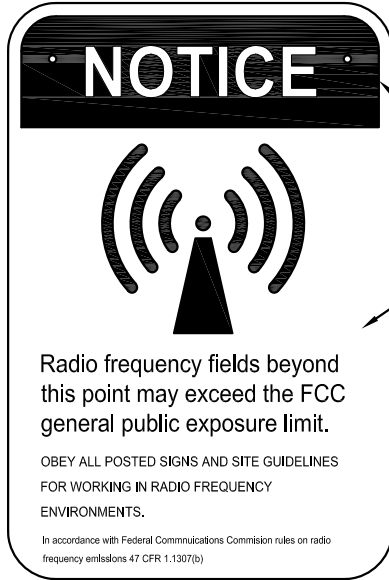
WARNING

**NO TRESPASSING
IN THIS PROPERTY
UNDER PENALTY
OF LAW**

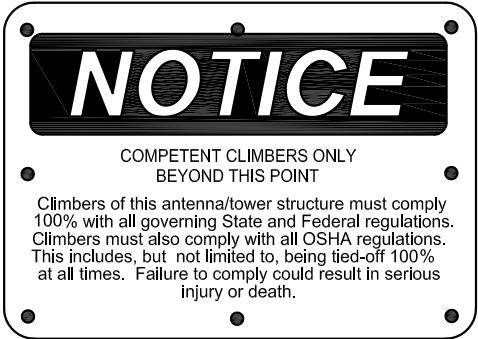
QTY: (2) ON COMPOUND FENCE



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



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



10"x7" ALUMINUM
NOTICE SIGN QTY: (1)
MOUNT SIGN ON CLIMBING LEG OF TOWER AT EYE LEVEL

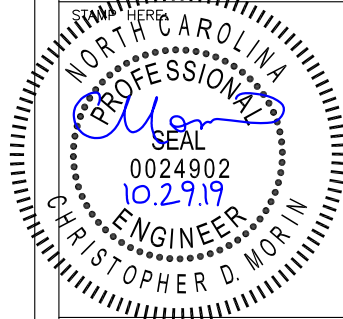
HIGHWOOD TOWERS
5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
FAX: (773) 897-7064
POC: MATT ALLEN

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5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

NO.	DESCRIPTION	BY	DATE
1	NC DOT COMMENTS	AGT	10-04-19
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SITE NAME:
ROCKY RIVER
SITE NUMBER:
NC-268
SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**



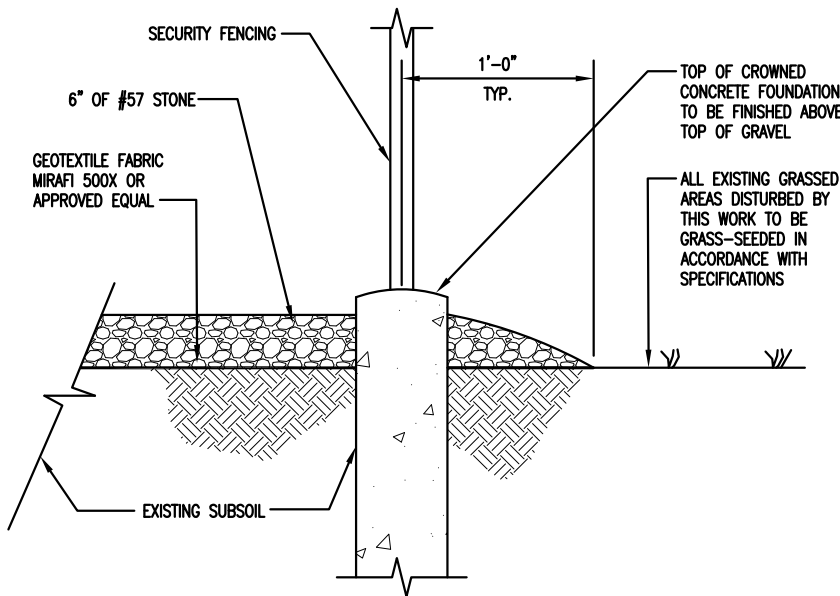
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CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

**SIGNAGE
DETAILS**

SHEET NUMBER:	REV. #
A-4	2

08-22-19 ATECS 12:51:41 Y:/Drawings - 2019/Highwood Towers/Rocky River - NC-268/_PCD's - Rev A - 2019-08-20/A5NEW.dwg



1P, 2P, & 3P	SINGLE POLE, TWO POLE, & THREE POLES
A/C	AIR CONDITIONING
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
APPROX.	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
A. OR AMP.	AMPERE
BLDG.	BUILDING
BLK.	BLOCK
BMR	BASE MOBILE RADIO
B/S	BUILDING STANDARD
CU.	COPPER
C.O.	CONDUIT ONLY
C.	CONDUIT SIZE AS NOTED
C.B.	CIRCUIT BREAKER
CKT.	CIRCUIT
CLG	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DBL.	DOUBLE
DIA., Ø	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN	DOWN
DTL, DETL	DETAIL
DWG.	DRAWING
DEF	DUAL ELEMENT FUSES
E	EAST
EA.	EACH
EL, ELEV	ELEVATION
ELECT	ELECTRICAL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXIST.	EXISTING
EXT	EXTERIOR
EMT.	ELECTRICAL METALLIC TUBING (THIN WALL)
E.C.	ELECTRICAL CONTRACTOR
EGB	EQUIPMENT GROUND BUS
FIN.	FINISH
FLOUR.	FLUORESCENT
FLR	FLOOR
FT.	FOOT
GRC.	GALVANIZED RIGID CONDUIT
G. OR GRD.	GROUND
GA.	GAUGE
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GWB	GYP SUM WALL BOARD
GYP. BD.	GYP SUM BOARD
HARD'WD	HARDWOOD
HORIZ.	HORIZONTAL
HR	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTING AND AIR CONDITIONING
I.D.	INSIDE DIA.
IN.	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
KW.	KILOWATTS
LB(S)	POUND(S)
MAX.	MAXIMUM
MECH	MECHANICAL
MET, MTL	METAL
MFR.	MANUFACTURER
MGR	MANAGER
MIN.	MINIMUM
MISC	MISCELLANEOUS
MGB	MAIN GROUND BUS
MTD.	MOUNTED

NEUT.	NEUTRAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OC, o/c	ON CENTER
OD	OUTSIDE DIAMETER
OPG.	OPENING
OPP	OPPOSITE
OHT/OHP	OVERHEAD TELEPHONE/OVERHEAD POWER
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PVC.	SCHEDULE 40 PLASTIC CONDUIT.
PLYWD.	PLYWOOD
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
RECPT.	RECEPTACLE
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
SW.	SWITCH
SHT	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
THRU	THROUGH
TNND	TINNED
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UBC	UNIFORM BUILDING CODE
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TELEPHONE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
WIN	WINDOW
W/O	WITHOUT
W.	WATTS
W.P.	WEATHERPROOF
XFMR	TRANSFORMER

- ∠ - ANGLE
& - AND
CL - CENTER LINE
PL - PROPERTY LINE
⊙ - AT
- NUMBER

- ① = REVISION
① = KEY NOTES
①/A-1 = DETAIL REFERENCE
1 = ROOM NUMBER
1 = KEYED NOTES

- 1/A-1 = ELEVATION REFERENCE
1/A-1 = SECTION REFERENCE
↑ = NORTH ARROW

N.T.S.

APRON DETAIL

1

N.T.S.

LEGEND

2

HIGHWOOD TOWERS

5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
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POC: MATT ALLEN

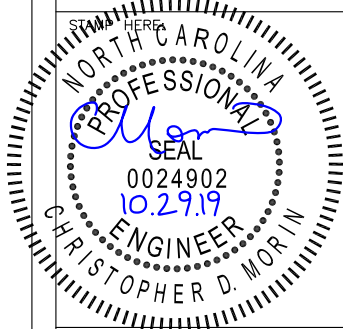
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
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4			

SITE NAME:
ROCKY RIVER
SITE NUMBER:
NC-268
SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**

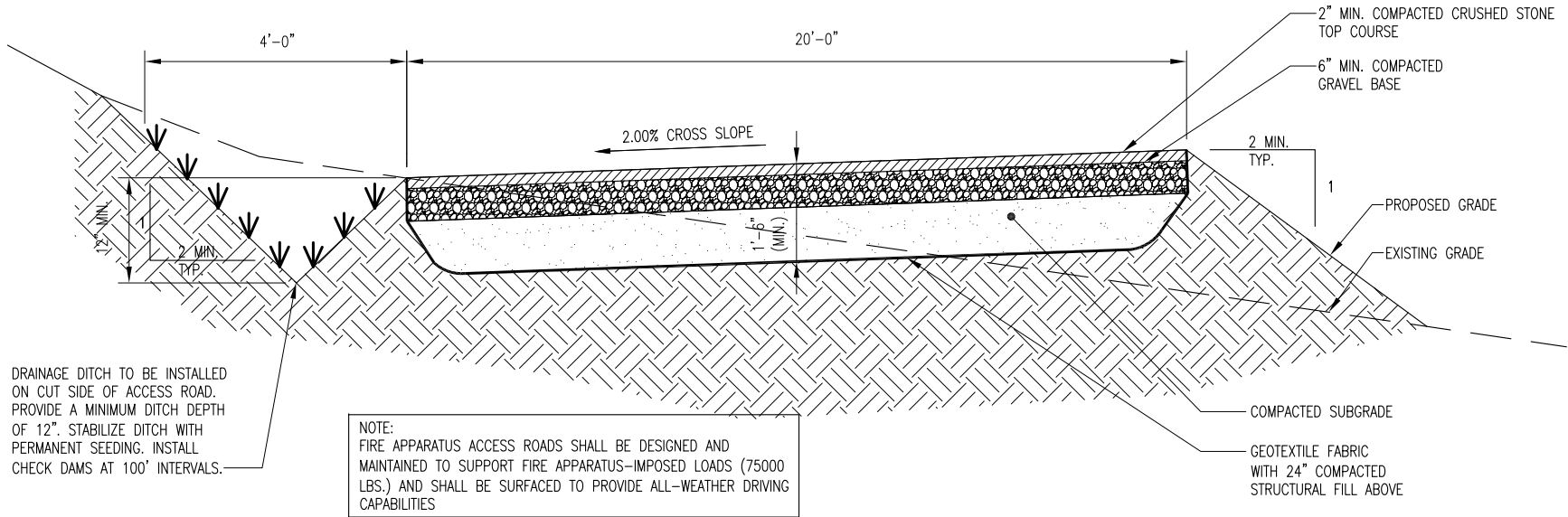


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CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

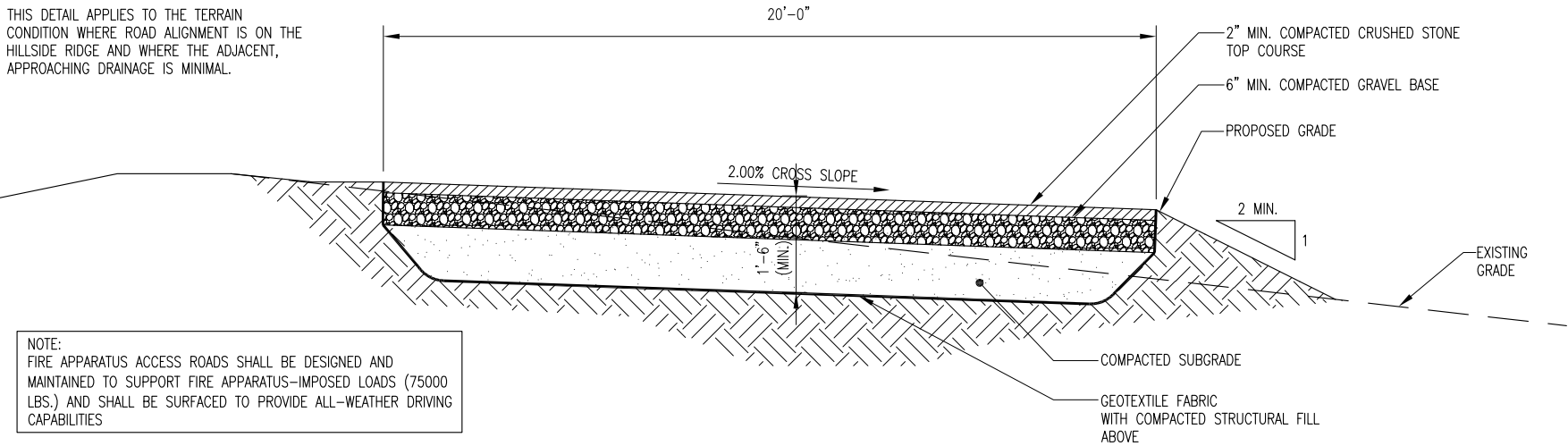
SHEET TITLE:
LEGEND & DETAIL

SHEET NUMBER:	REV. #
A-5	2

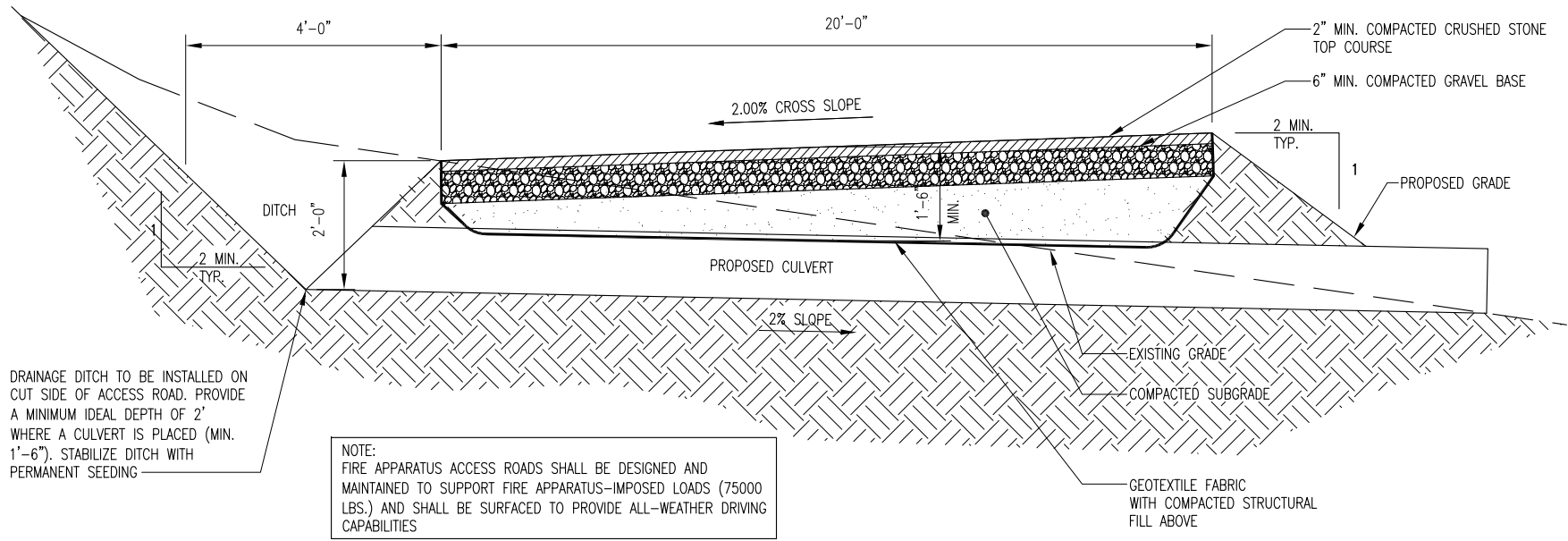
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N.T.S. TYPICAL ROAD SECTION DETAIL (DITCH TO BE ADDED ON CUT SIDE/S) 1

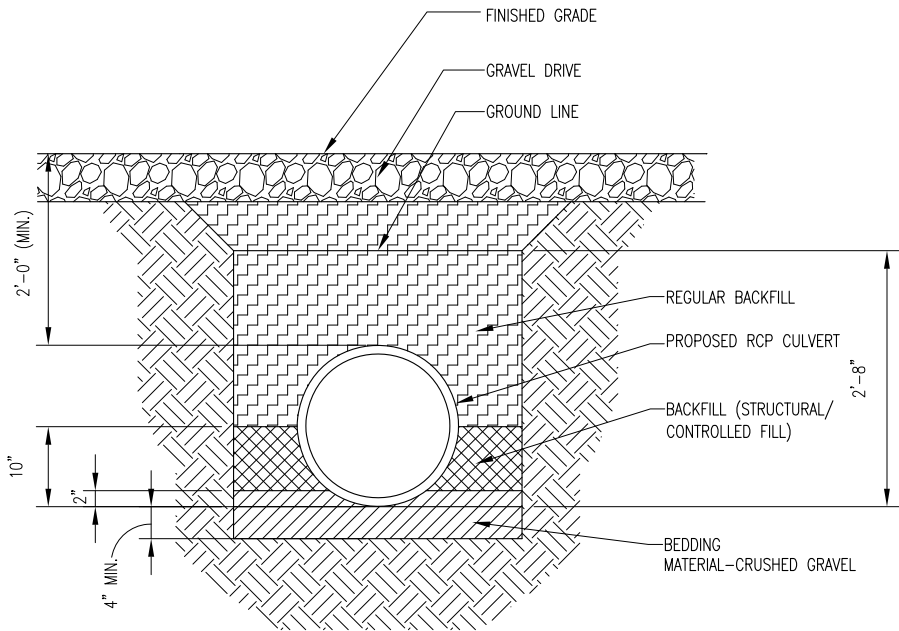


N.T.S. TYPICAL ROAD SECTION DETAIL W/ NO DITCH 2



N.T.S. TYPICAL ROAD SECTION DETAIL W/ DITCH & CULVERT 3

- NOTES:
1. CRUSHED GRAVEL SHALL CONSIST OF PARTICLES OF WHICH AT LEAST 90 PERCENT BY WEIGHT OF MATERIAL RETAINED ON THE NO. 10 SIEVE SHALL HAVE AT LEAST ONE FACE FRACTURED BY ARTIFICIAL CRUSHING.
 2. BRING BEDDING MATERIAL TO THE FLOW LINE.



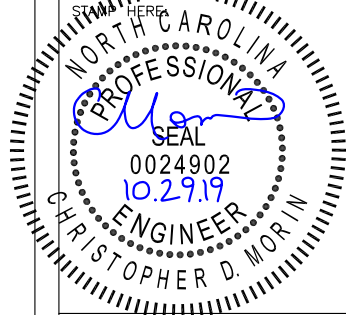
- LEGEND:
- BEDDING MATERIAL
 - BACKFILL MATERIAL
 - REGULAR BACKFILL
 - EMBANKMENT

N.T.S. CULVERT INSTALLATION DETAIL 4

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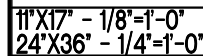
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CONCORD, NC 28025**



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:
**CIVIL
DETAILS**

SHEET NUMBER:	REV. #
A-6	2

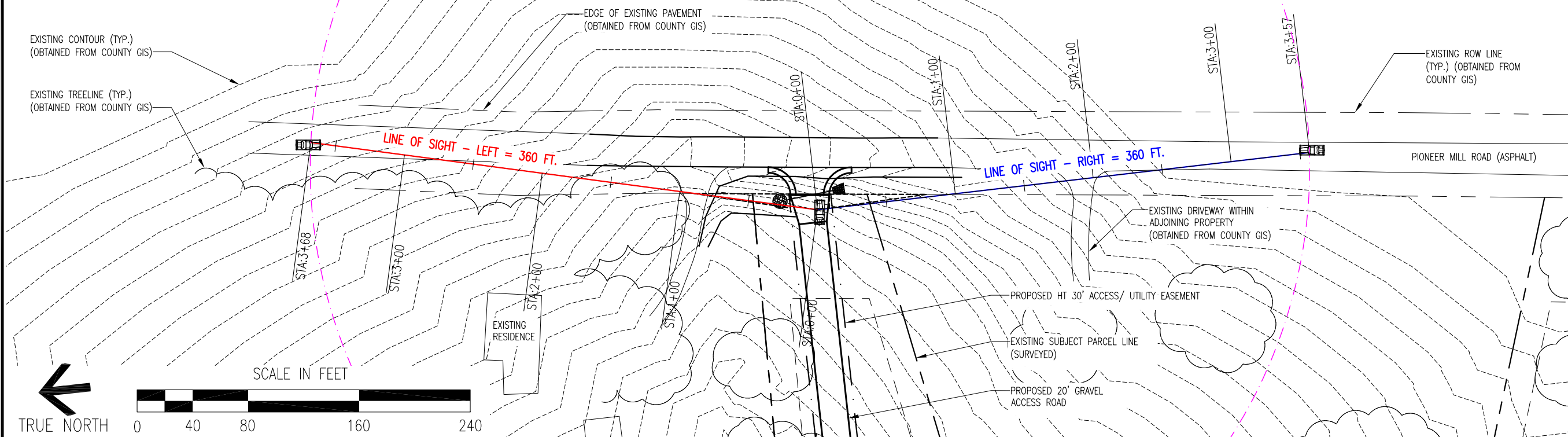


1

NOTES:

- SUBJECT PROPERTY & IMMEDIATE ADJOINING PROPERTY LINES WERE OBTAINED FROM A PROPERTY SURVEY BY A LICENSED SURVEYOR.
- ALL OTHER INFORMATION WAS OBTAINED FROM CABARRUS COUNTY & CITY OF CONCORD GIS WEBSITES.
- SPEED LIMIT OF PIONEER MILL ROAD = 45 MPH (FROM NORTH CAROLINA SPEED LIMITS MAP [ARCGIS]).

INTERSECTION SIGHT DISTANCE (ASSUMED) = 550 FT.
SPEED LIMIT ALONG PIONEER MILL ROAD = 45 MPH



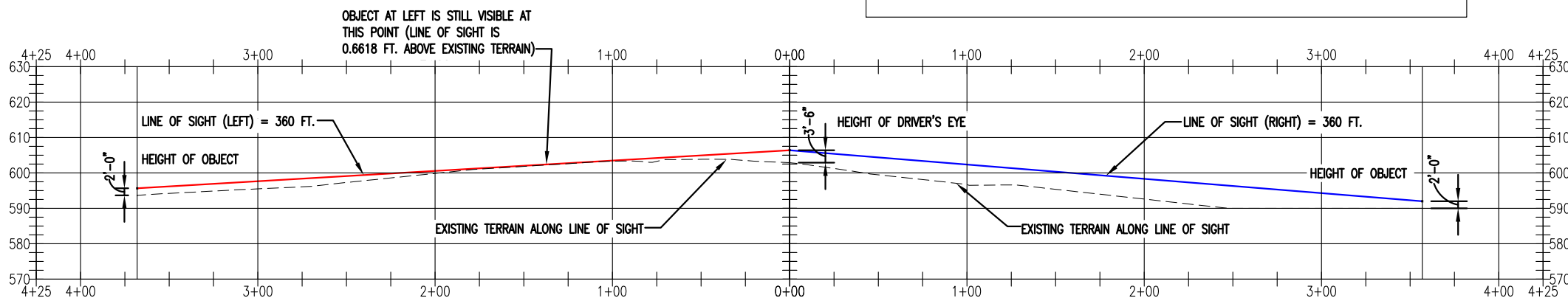
11"X17" - 1"=80'
24"X36" - 1"=40'

SIGHT DISTANCE PLAN SHOWING EXISTING ACCESS ROAD

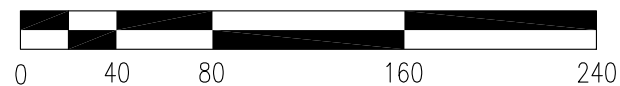
1

SIGHT DISTANCE - LEFT PROFILE

SIGHT DISTANCE - RIGHT PROFILE



SCALE IN FEET



11"X17" - 1"=80'
24"X36" - 1"=40'

1 HOR: 2 VERT.

SIGHT DISTANCE PROFILE

2

5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
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FAX: (773) 897-7064
POC: MATT ALLEN

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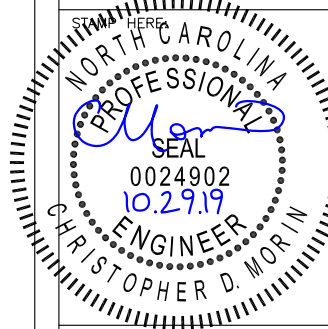
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

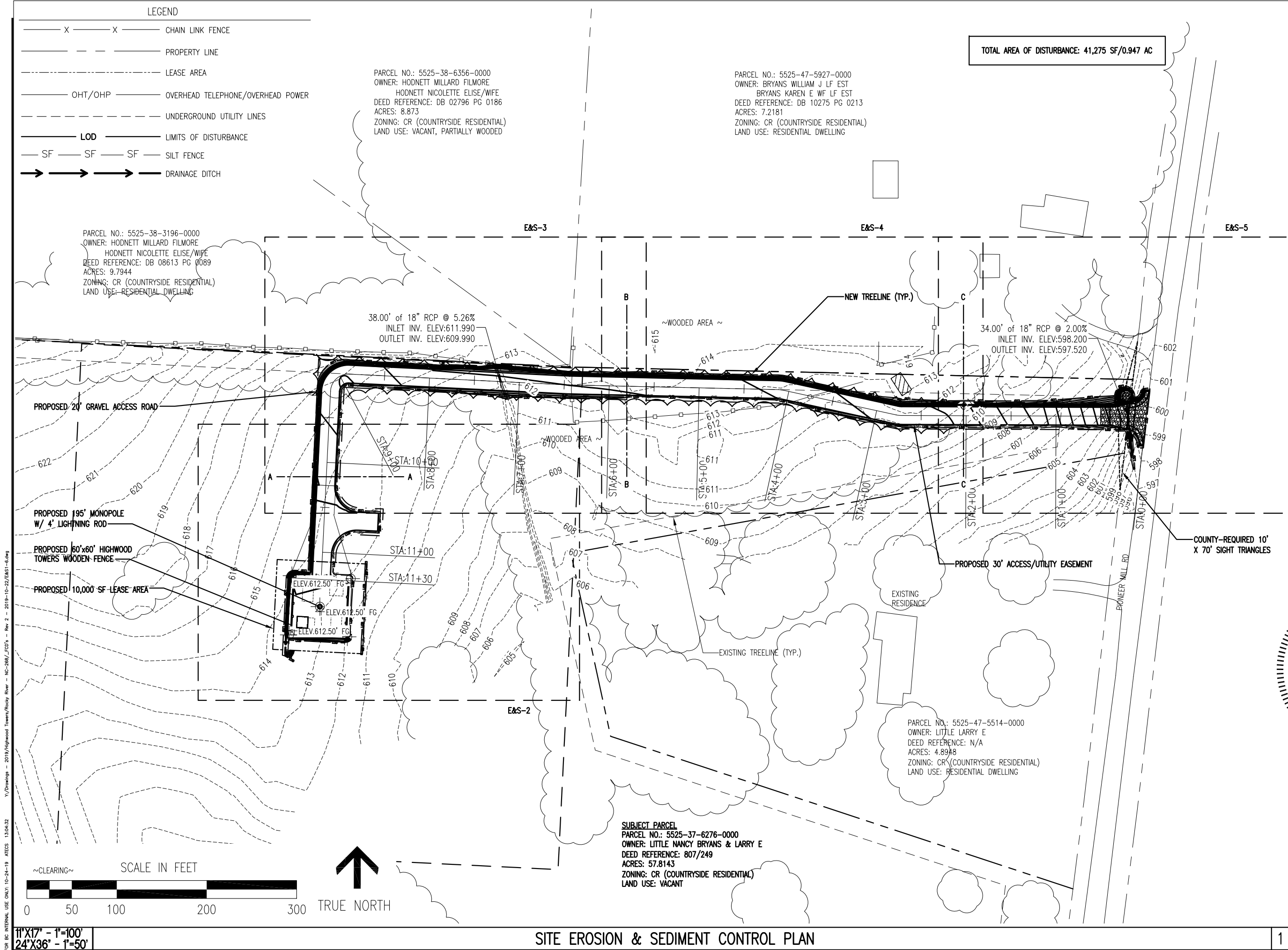
SHEET TITLE:

**SIGHT DISTANCE
PLAN & PROFILES**

SHEET NUMBER: REV. #

A-8

2



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4			

SITE NAME:
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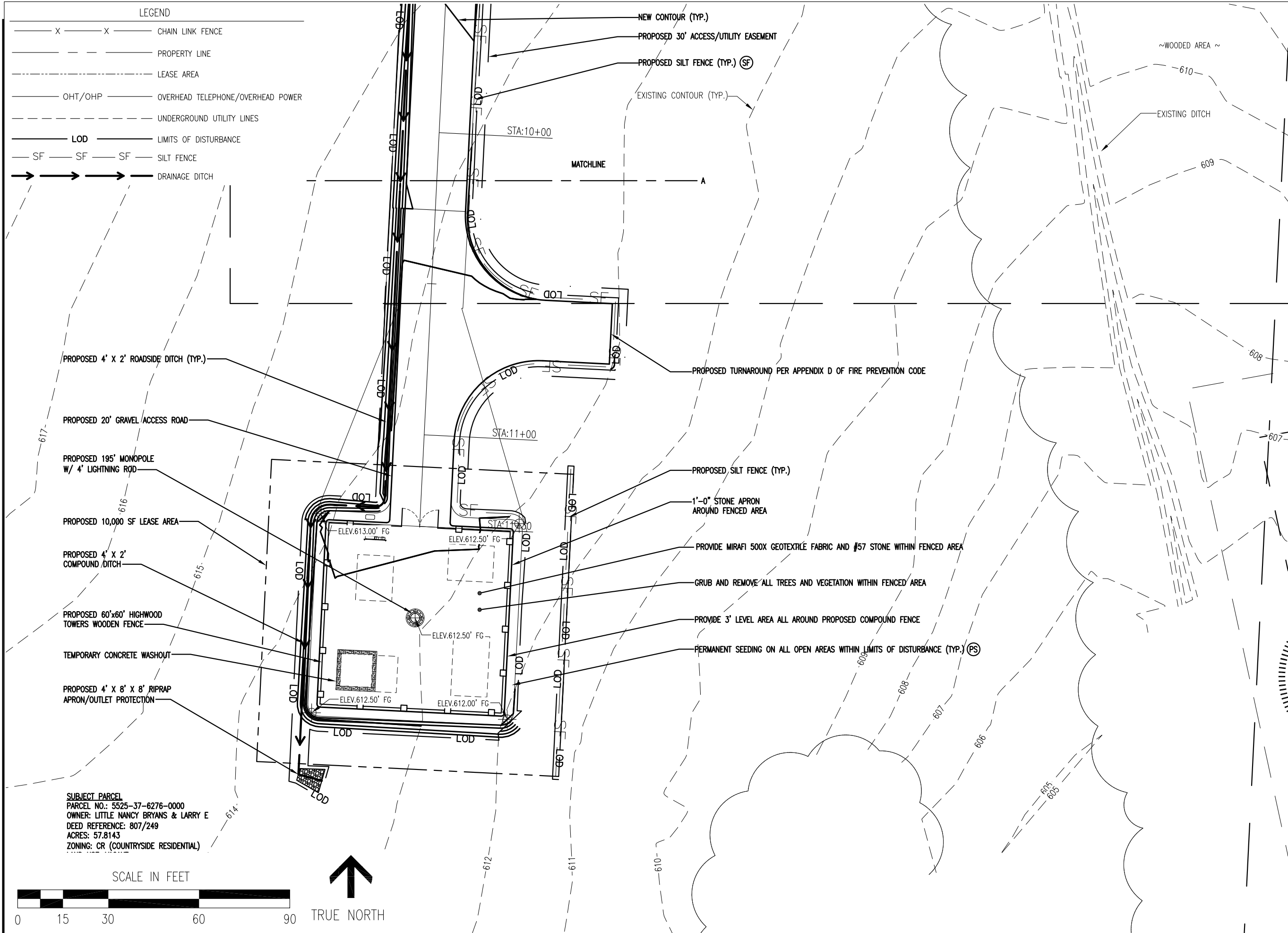
SITE ADDRESS:
10490 PIONEER MILL RD
CONCORD, NC 28025

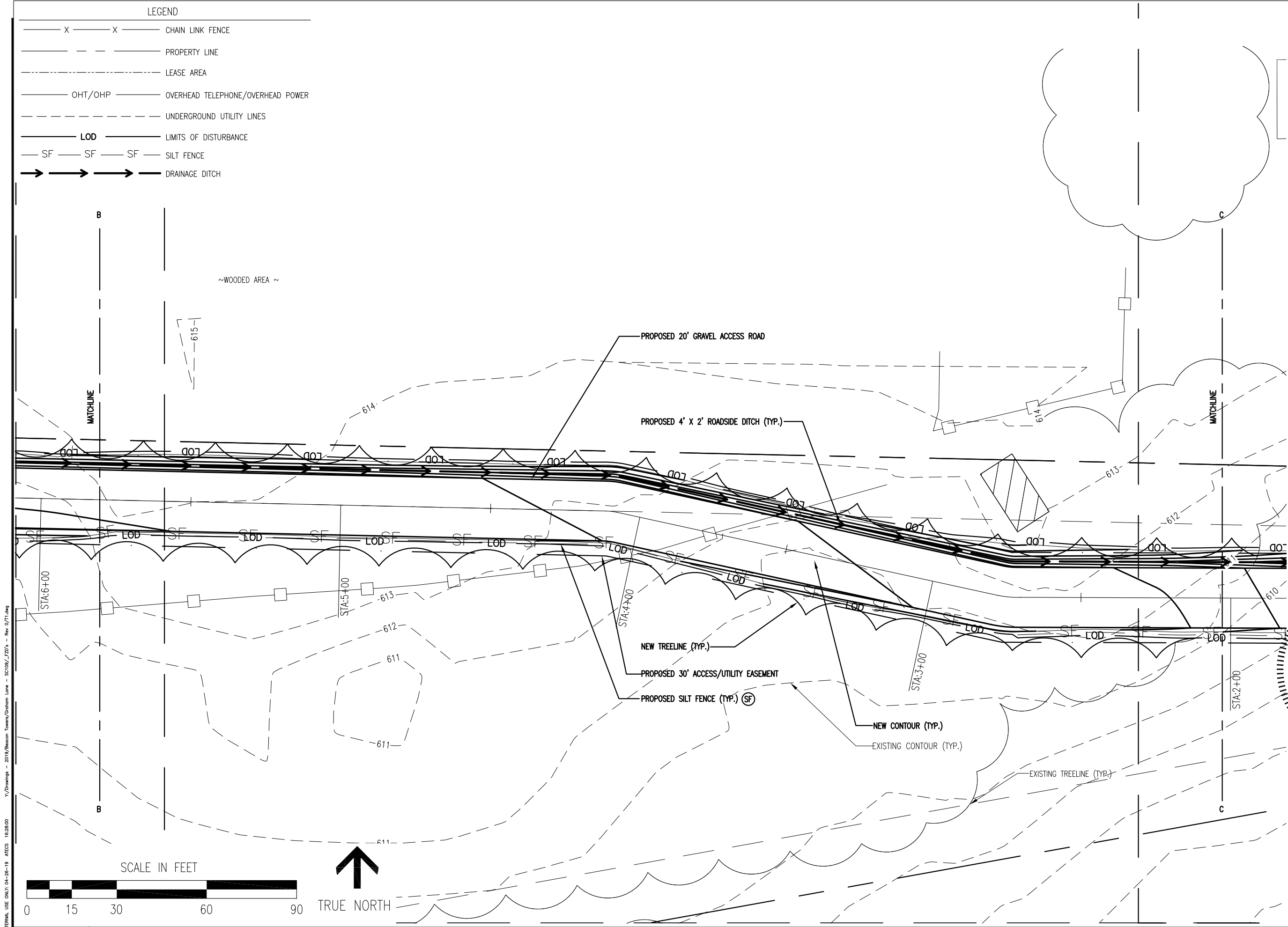
NORTH CAROLINA
PROFESSIONAL
SEAL
0024902
10.29.19
ENGINEER
CHRISTOPHER D. MORIN

DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:
SITE EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:	REV. #
E&S-1	2





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10.29.19

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CHRISTOPHER D. MORIN

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SUBMISSION:	REVISED CD'S

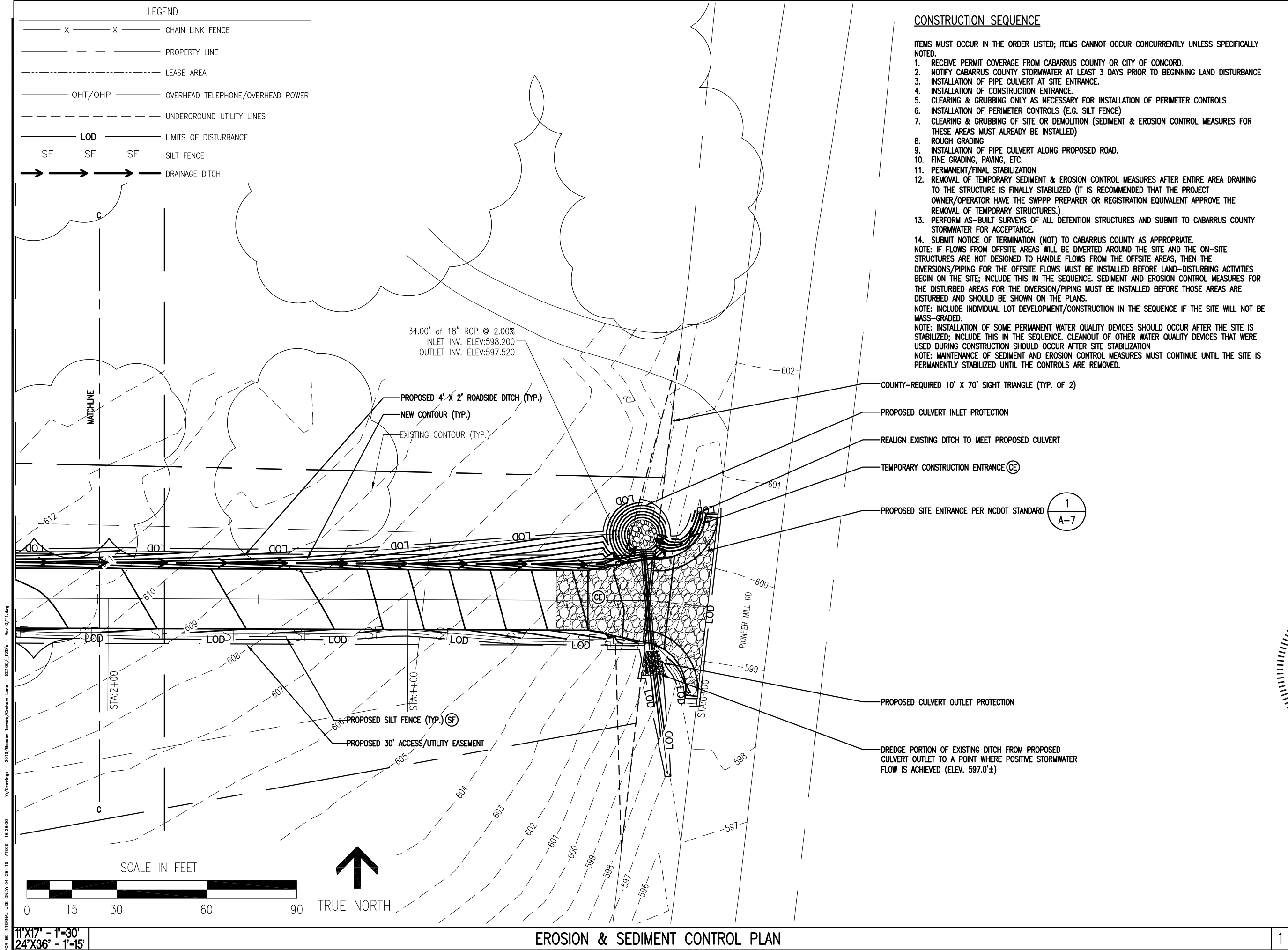
SHEET TITLE:
**EROSION
& SEDIMENT
CONTROL PLAN**

SHEET NUMBER: E&S-4	REV. # 2
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11"X17" - 1"=30'
24"X36" - 1"=15'

EROSION & SEDIMENT CONTROL PLAN

1



CONSTRUCTION SEQUENCE

- ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.
1. RECEIVE PERMIT COVERAGE FROM CABARRUS COUNTY OR CITY OF CONCORD.
 2. NOTIFY CABARRUS COUNTY STORMWATER AT LEAST 3 DAYS PRIOR TO BEGINNING LAND DISTURBANCE
 3. INSTALLATION OF PIPE CULVERT AT SITE ENTRANCE.
 4. INSTALLATION OF CONSTRUCTION ENTRANCE.
 5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
 6. INSTALLATION OF PERIMETER CONTROLS (E.G. SILT FENCE)
 7. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
 8. ROUGH GRADING
 9. INSTALLATION OF PIPE CULVERT ALONG PROPOSED ROAD.
 10. FINE GRADING, PAVING, ETC.
 11. PERMANENT/FINAL STABILIZATION
 12. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (IT IS RECOMMENDED THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES.)
 13. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO CABARRUS COUNTY STORMWATER FOR ACCEPTANCE.
 14. SUBMIT NOTICE OF TERMINATION (NOT) TO CABARRUS COUNTY AS APPROPRIATE.
- NOTE: IF FLOWS FROM OFFSITE AREAS WILL BE DIVERTED AROUND THE SITE AND THE ON-SITE STRUCTURES ARE NOT DESIGNED TO HANDLE FLOWS FROM THE OFFSITE AREAS, THEN THE DIVERSIONS/PIPING FOR THE OFFSITE FLOWS MUST BE INSTALLED BEFORE LAND-DISTURBING ACTIVITIES BEGIN ON THE SITE; INCLUDE THIS IN THE SEQUENCE. SEDIMENT AND EROSION CONTROL MEASURES FOR THE DISTURBED AREAS FOR THE DIVERSION/PIPING MUST BE INSTALLED BEFORE THOSE AREAS ARE DISTURBED AND SHOULD BE SHOWN ON THE PLANS.
- NOTE: INCLUDE INDIVIDUAL LOT DEVELOPMENT/CONSTRUCTION IN THE SEQUENCE IF THE SITE WILL NOT BE MASS-GRADED.
- NOTE: INSTALLATION OF SOME PERMANENT WATER QUALITY DEVICES SHOULD OCCUR AFTER THE SITE IS STABILIZED; INCLUDE THIS IN THE SEQUENCE. CLEANOUT OF OTHER WATER QUALITY DEVICES THAT WERE USED DURING CONSTRUCTION SHOULD OCCUR AFTER SITE STABILIZATION
- NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED UNTIL THE CONTROLS ARE REMOVED.

HIGHWOOD TOWERS

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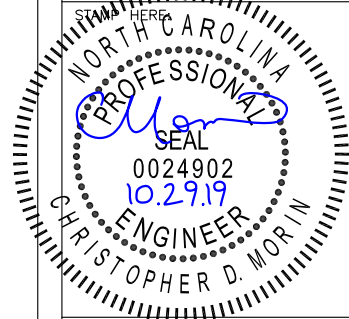
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
10490 PIONEER MILL RD
CONCORD, NC 28025



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:
**EROSION
& SEDIMENT
CONTROL PLAN**

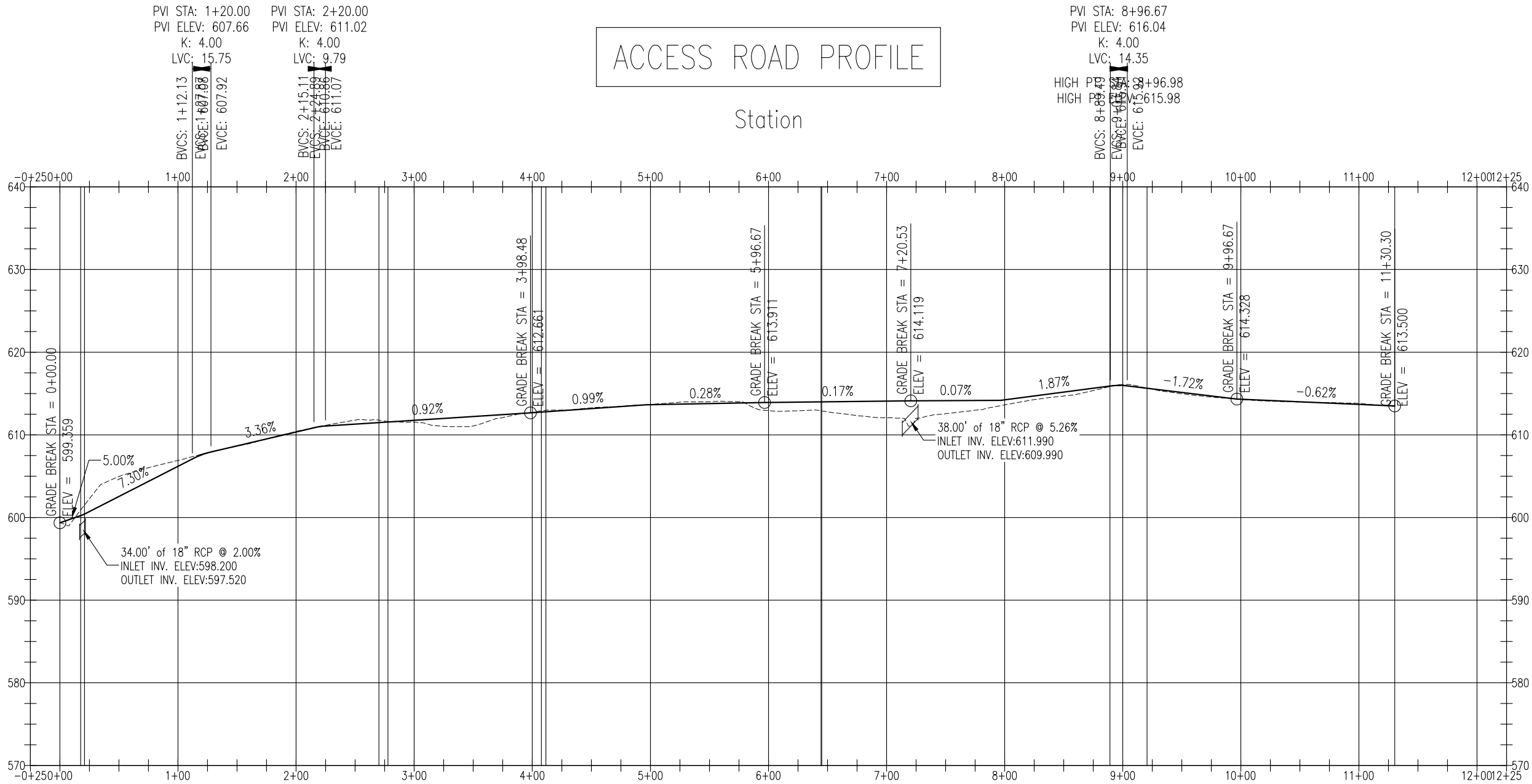
SHEET NUMBER:	REV. #
E&S-5	2

1/2 Drawings - 2019/Beacon Towers/Oranum Lum - SC109/2D1's - Rev 0/1.dwg
FOR BC INTERNAL USE ONLY: 04-28-19 ATECS 16:28:00

1/2 Drawings - 2019/Highwood Towers/Rocky River - NC-268/_P031 - Rev A - 2019-08-20/E&S-1.dwg
FOR BC INTERNAL USE ONLY: 08-21-19 ATECS 16:25:10

LEGEND

- EXISTING SURFACE PROFILE ALONG PROPOSED ROAD
— PROPOSED ROAD PROFILE



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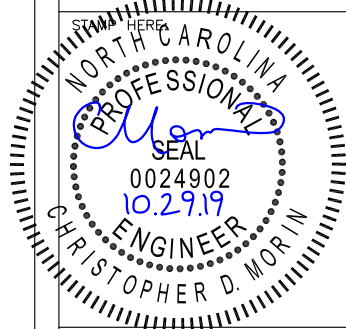
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SITE NUMBER:
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SITE ADDRESS:
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CONCORD, NC 28025**



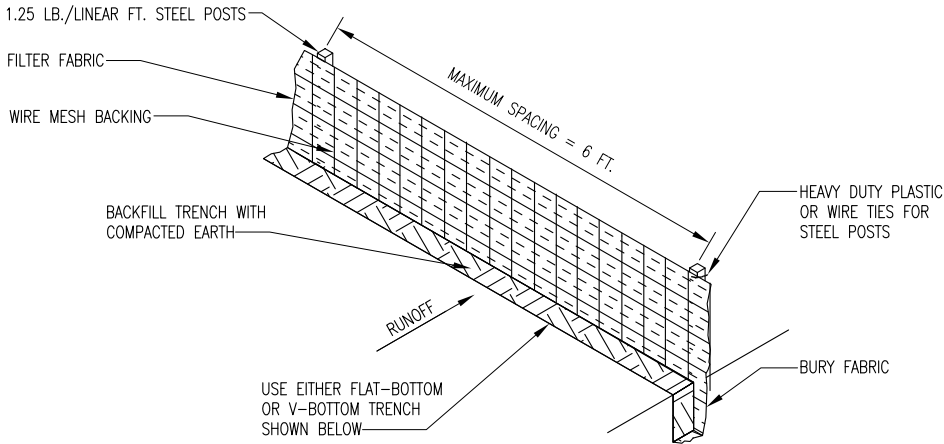
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CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

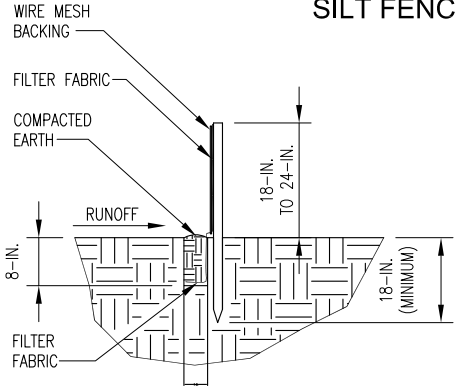
**ACCESS
ROAD
PROFILE**

SHEET NUMBER:	REV. #
E&S-6	2

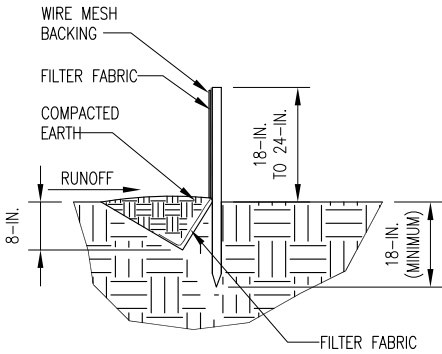
09-20-19 ATECS 10:46:56 Y:/Drawings - 2019/Highwood Towers/Rocky River - NC-268/_FCD's - Rev 1 - 2019-09-19/E&S7.dwg



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

SILT FENCE DETAIL

WHEN AND WHERE TO USE IT

SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100- FEET. WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V. THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS

STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS: COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI. HAVE A STANDARD "I" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "I" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4- FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

STEEL WIRE MESH

BACK THE FABRIC WITH A WIRE MESH OF 32" MINIMUM WIDTH, AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
TOP AND BOTTOM STRANDS SHALL BE MINIMUM #10 GAUGE WITH #12 1/2 GAUGE STAY WIRES.

GEOTEXTILE FILTER FABRIC

FILTER FABRIC IS:
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES. FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER. FREE OF ANY TREATMENT OR COATING WHICH MIGHT ADVERSELY ALTER ITS PHYSICAL PROPERTIES AFTER INSTALLATION. FREE OF DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES. CUT TO A MINIMUM WIDTH OF 36 INCHES.

USE ONLY FABRIC MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE NCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SILT FENCE DETAIL

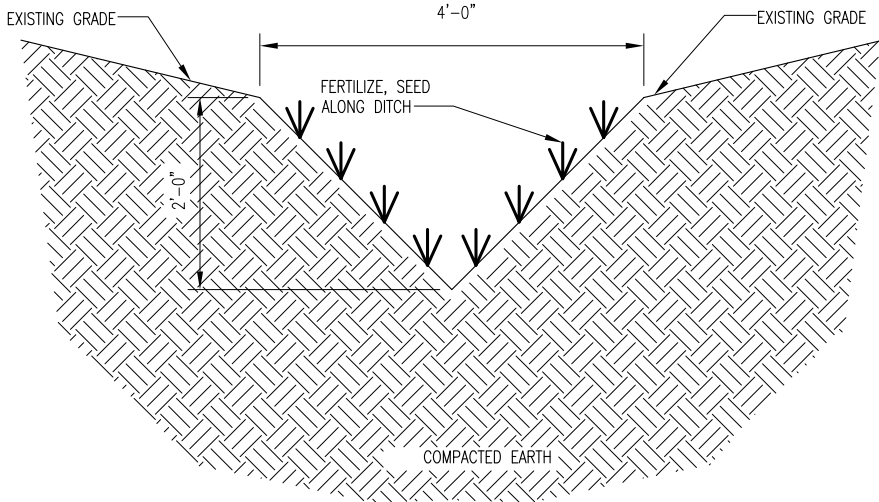
INSTALLATION

EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT.BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP. INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3- FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6- FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1½-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4-, 5-, OR 6- FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE

INSPECT EVERY SEVEN CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES ½-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY.

REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPs) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.



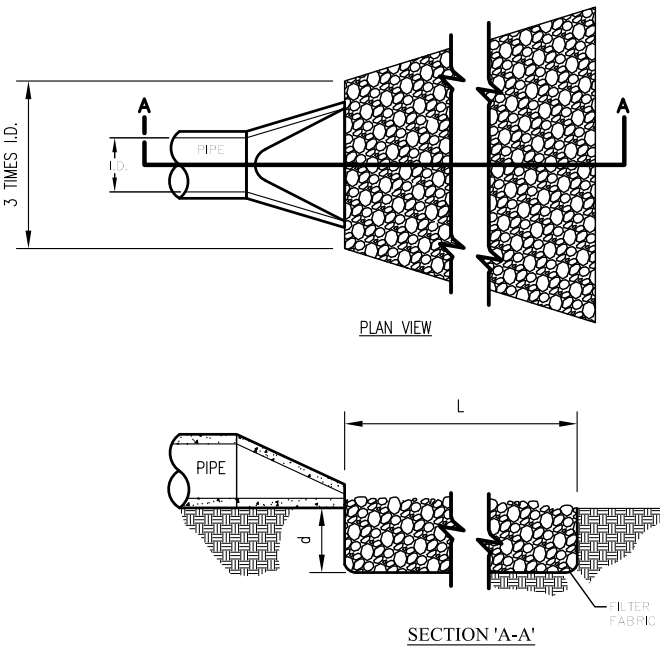
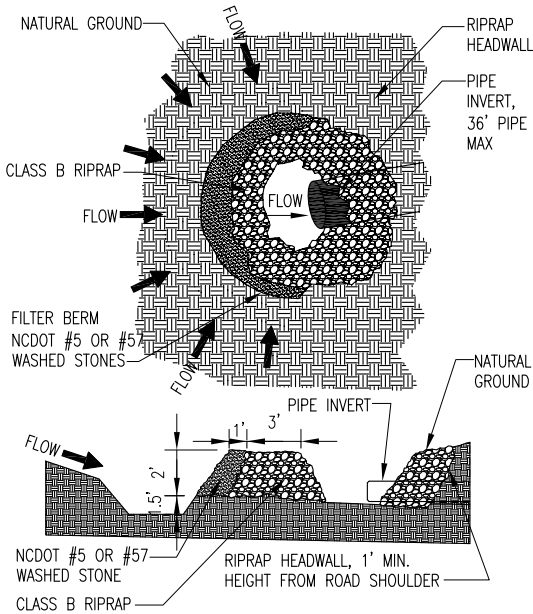
N.T.S.

DIVERSION DITCH DETAIL

2

NOTES:

1. L = THE LENGTH OF THE RIPRAP APRON.
2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



N.T.S.

INLET/OUTLET PROTECTION DETAIL

3

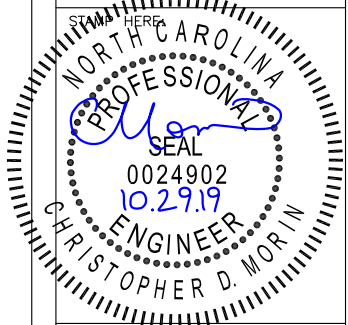
HIGHWOOD TOWERS
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CONCORD, NC 28025**



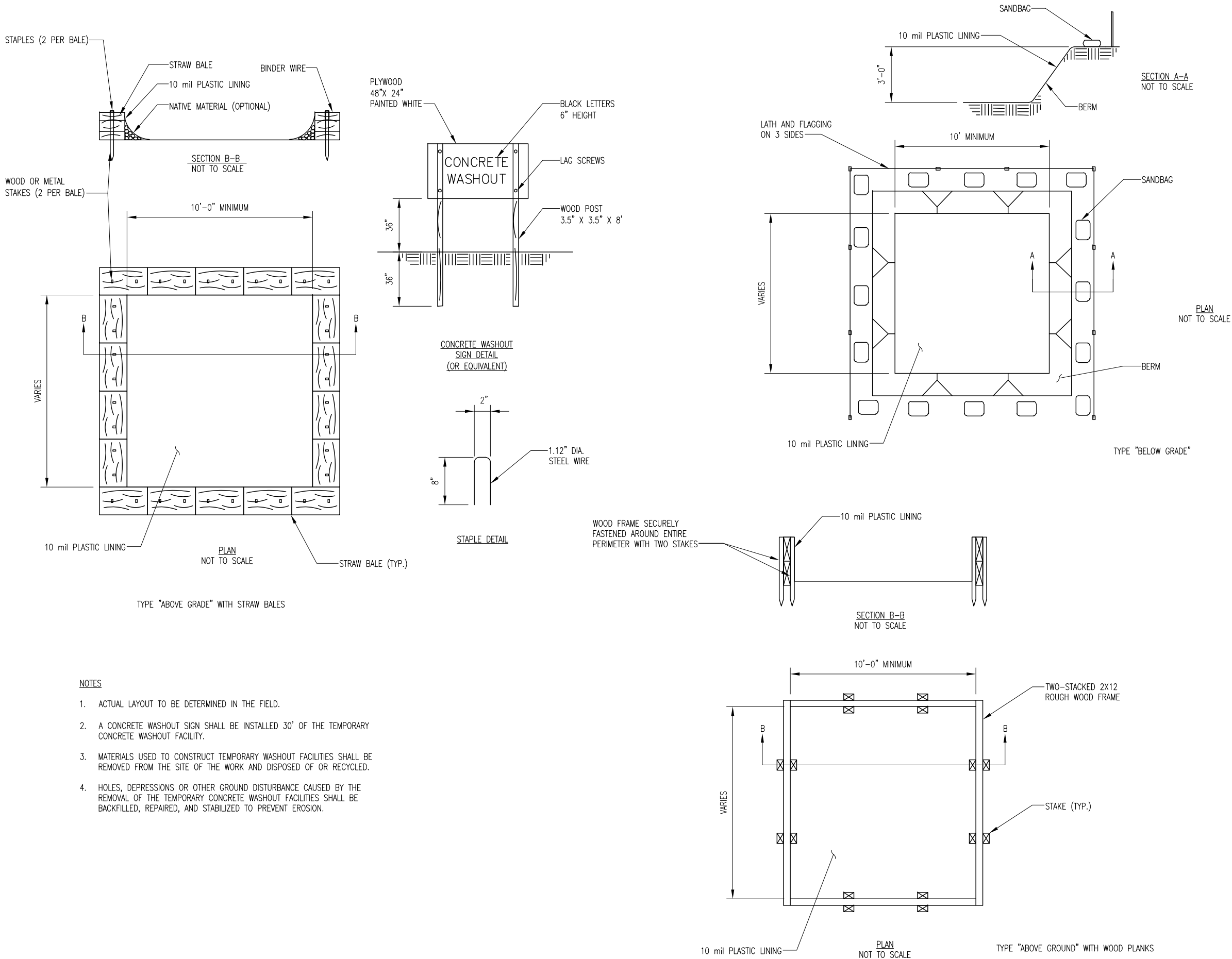
DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

**EROSION &
SEDIMENT CONTROL
DETAILS**

SHEET NUMBER:	REV. #
E&S-7	2

08-22-19 ATECS 11:52:12 Y:\Drawings - 2019/Highwood Towers/Rocky River - NC-268/_PCD's - Rev A - 2019-08-20/E&S9.dwg



NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

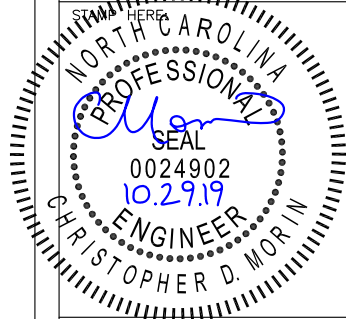
HIGHWOOD TOWERS
5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
FAX: (773) 897-7064
POC: MATT ALLEN

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architects
engineers
5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER
SITE NUMBER:
NC-268
SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**



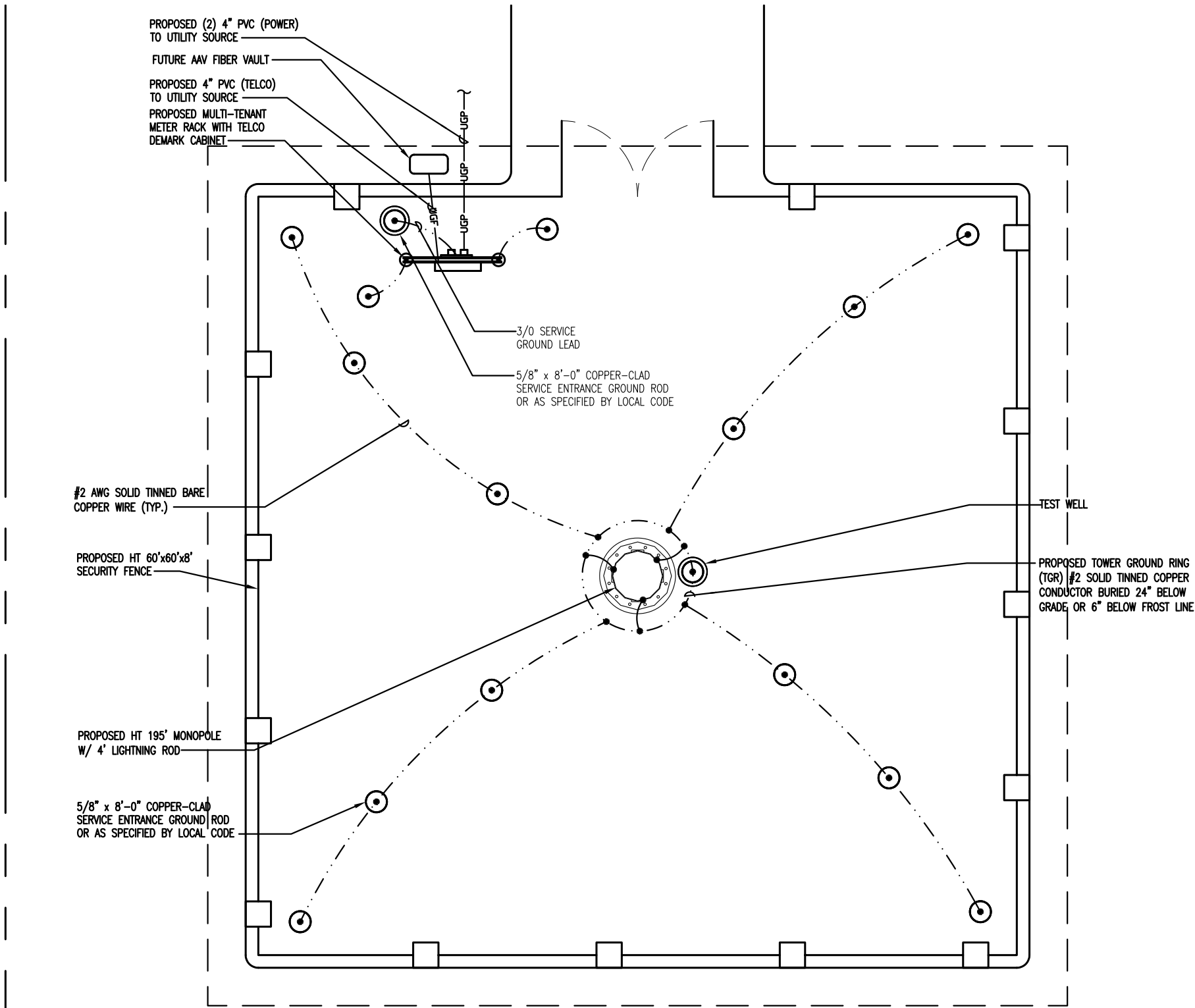
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CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:
**CONCRETE
WASHOUT
DETAILS**

SHEET NUMBER:	REV. #
E&S-9	2

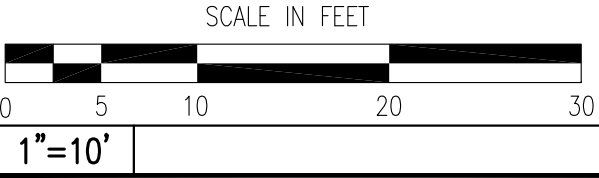
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10-24-19 ATECS 13:06:00



ELECTRICAL LEGEND	
	GROUND CABLE RUN BELOW GRADE
	8"x5/8" COPPER CLAD, STEEL GROUND ROD.
	EXOTHERMIC CONNECTION OF GROUND CABLE TO GROUND ROD
	SUBGRADE GROUNDING CABLE TO CABLE CONNECTION USING EXOTHERMIC PROCESS.
	GROUND ROD TEST WELL
	UNDERGROUND POWER
	UNDERGROUND TELCO

- NOTES:
1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE GROUNDING SYSTEM IS COMPLETE. THE CONSTRUCTION MANAGER SHALL INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.
 2. MAXIMUM SPACING BETWEEN GROUND RODS 10'-0".
 3. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
 4. GROUND CONDUCTOR BENDS SHALL NOT BE LESS THAN 8" RADIUS.
 5. CADWELD GROUND WIRE TO CABLE SUPPORT STRUCTURE.
 6. G.C. SHALL PROVIDE PVC CAP ON ALL OPEN CONDUITS & PULLSTRINGS
 6. G.C. SHALL CONDUCT POST CONSTRUCTION RESISTANCE TESTING TO INSURE SYSTEM IS 5 OHM OR LESS.



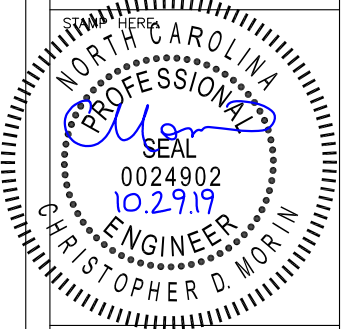
HIGHWOOD TOWERS
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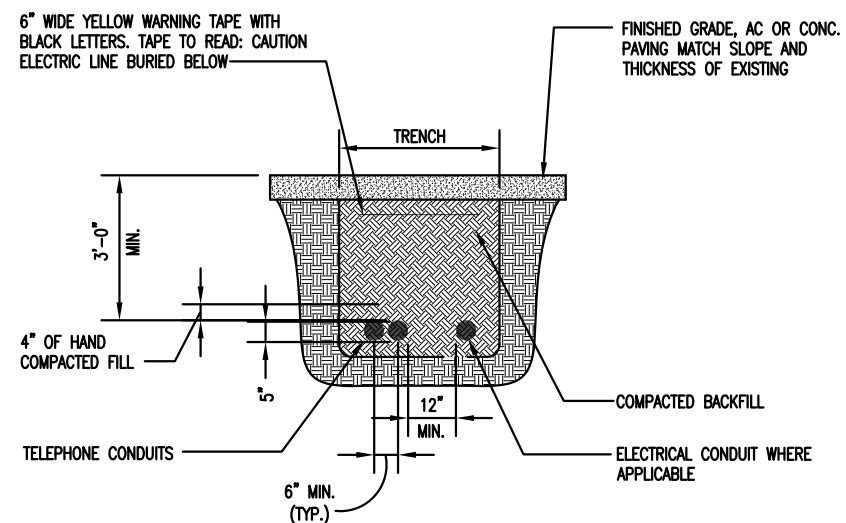
SHEET NO.	REVISION DESCRIPTION	BY	DATE
1	NC DOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER
SITE NUMBER:
NC-268
SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**



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CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE: COMPOUND GROUNDING PLAN	
SHEET NUMBER: E-1	REV. # 2



NOTE(S):
NUMBER AND SIZE OF CONDUITS MAY
VARY. SEE DRAWING FOR CONDUIT SIZE &
LOCATIONS. USE TYP. SPACING SHOWN

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a r c h i t e c t s
e n g i n e e r s

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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
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SITE NAME:
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10490 PIONEER MILL RD
CONCORD, NC 28025

DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

ELECTRICAL DETAILS

SHEET NUMBER:	REV. #
E-2	2

N.T.S.

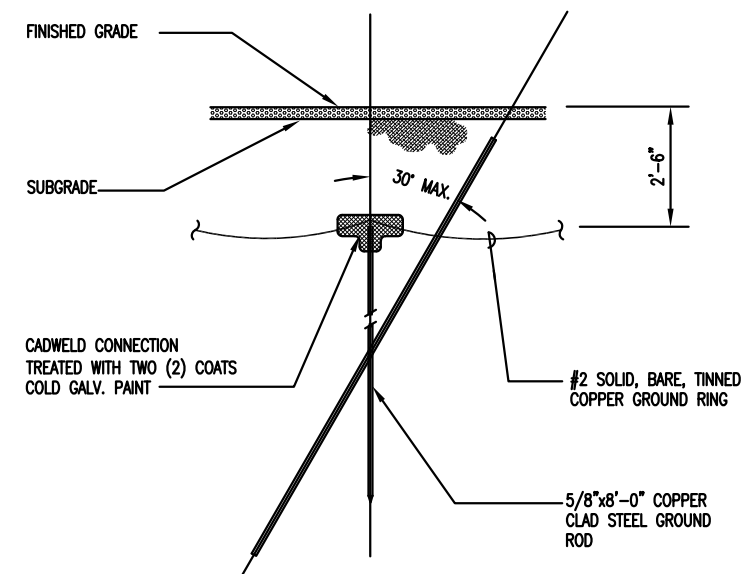
BUSBAR DETAILS

1

N.T.S.

POWER & TELCO DUCT BANK

2



N.T.S.

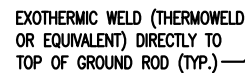
GROUND ROD TEST WELL

3

N.T.S.

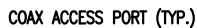
TYPICAL GROUND ROD DETAIL

4



TOWER GROUNDING DETAIL WITH FOOTING

1



3"x4"x1/4"x4"L ANGLE GROUNDING TAB.
TYPICAL OF 3 EQUALLY SPACED _____

EXOTHERMIC WELD (THERMOWELD
OR EQUIVALENT) TO ANGLE
GROUNDING TAB. TAB MOUNTED
@ 2'-0" MIN. (TYP.) _____

— EXOTHERMIC WELD (THERMOWELD OR EQUIVALENT) DIRECTLY TO TOP OF GROUND ROD (TYPICAL)

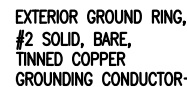
MONOPOLE FOUNDATION

- #2 SOLID, BARE, TINNED
COPPER GROUND RING
- 5/8" x 8'-0" COPPER
CLAD STEEL GROUND ROD
(TYPICAL)

TOWER GROUNDING WITH POURED IN PLACE FOUNDATION

2

GROUND RING DETAIL



— EXOTHERMIC WELD (THERMOWELD OR EQUIVALENT). PARALLEL, NO T-WELDS ALLOWED.

— NO SLAG OR
DEFORMITIES ALLOWED

MAXIMUM BENDING RADIUS
45 DEGREES, TYPICAL —

JUMPER, #2 SOLID, BARE, TINNED
COPPER GROUNDING CONDUCTOR

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DUNWOODY, GA 30338
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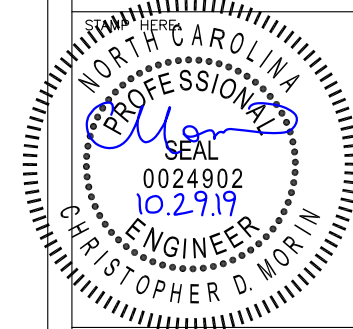
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FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3	_____	_____	_____
4	_____	_____	_____

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
10490 PIONEER MILL RD
CONCORD, NC 28025



DRAWN BY:	JG/AGT
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CHECKED BY:	CDM
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DATE DRAWN:	10-29-1
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SUBMISSION:	REVISED CD'S
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SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:	REV. #
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E-3

2

08-21-19 JGARC 14:48:05 \\10.27.189.8\BC Files\Drawings - 2019\Highwood Towers\Rocky River - NC-268\PCD's - Rev A - 2019-08-20\E4.dwg

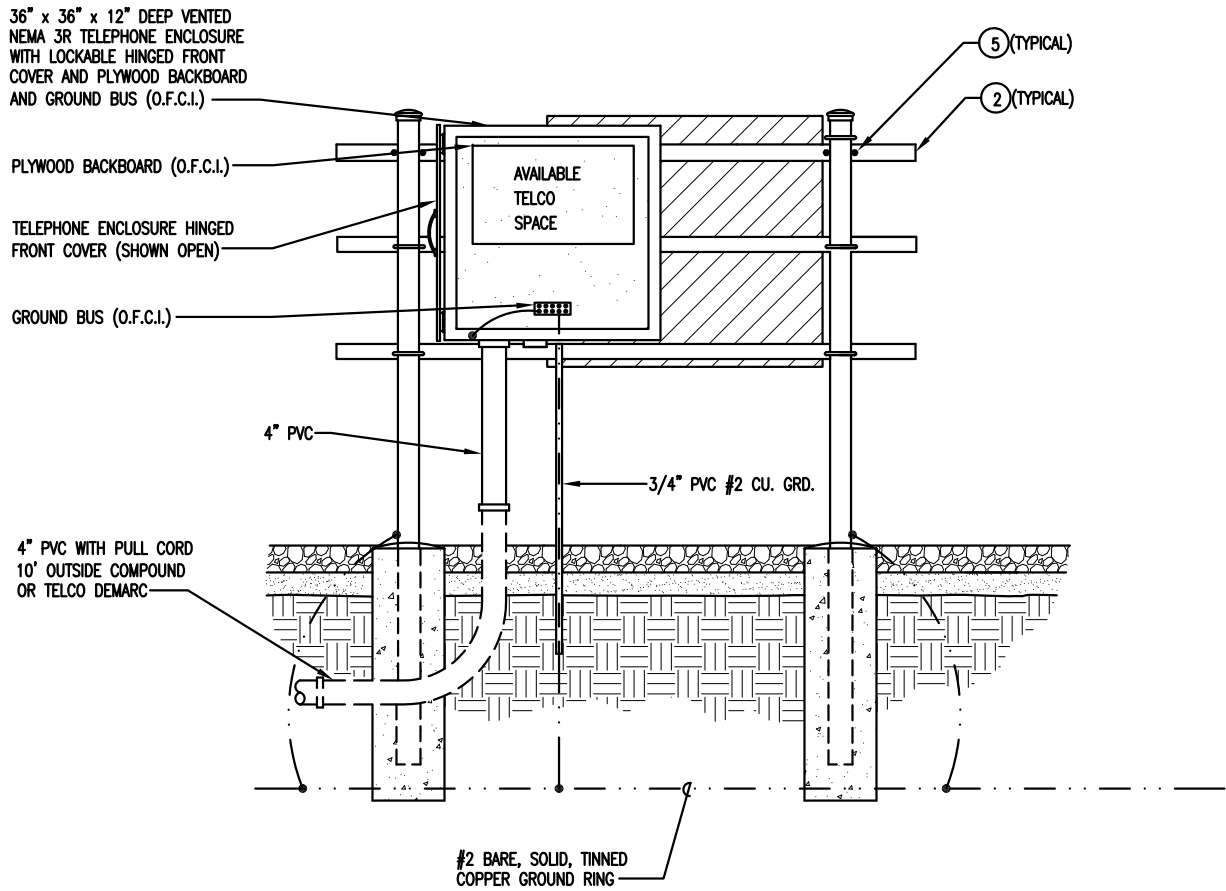
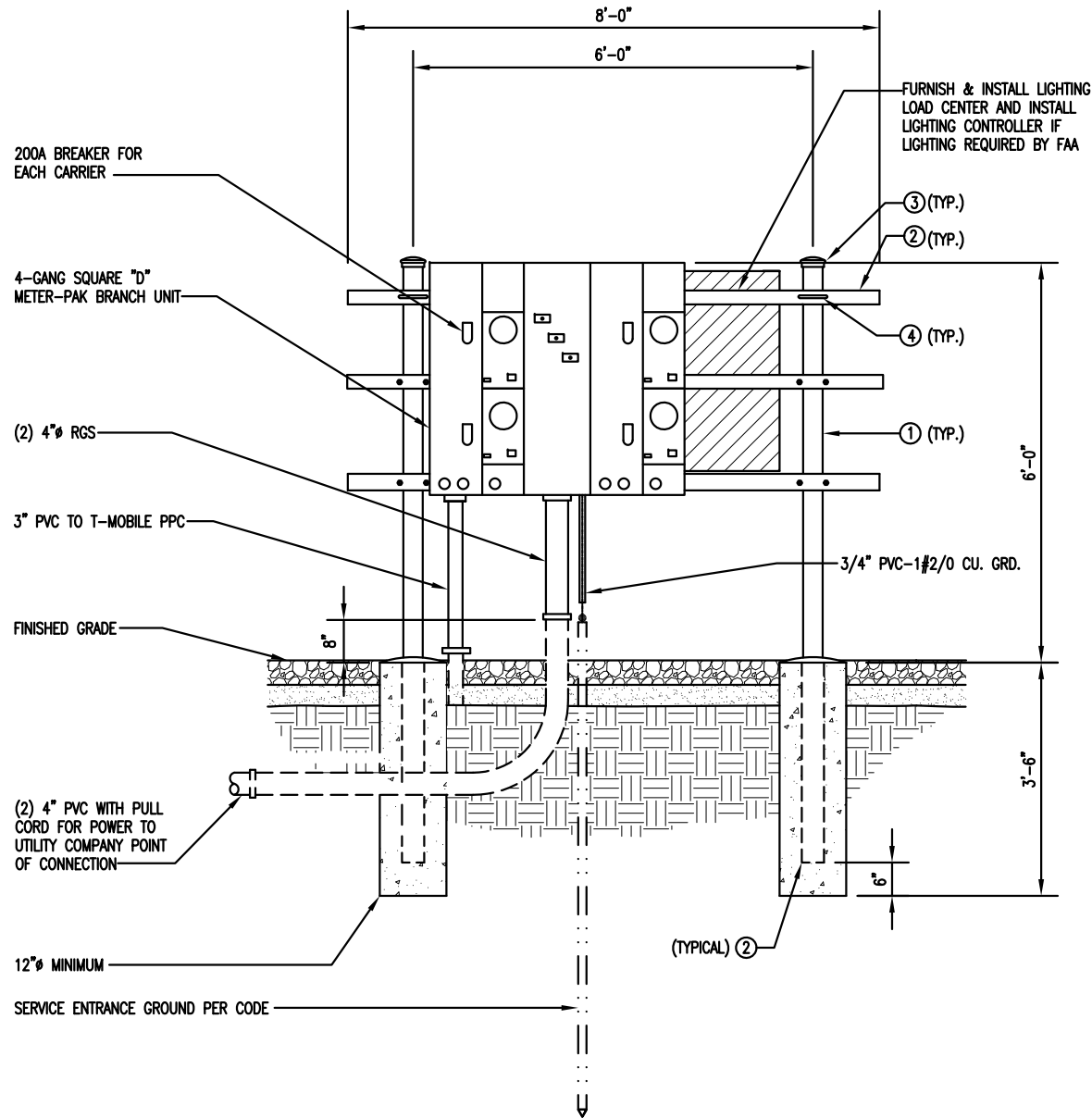
NOTES:

1. UNLESS OTHERWISE NOTED, ALL UNDERGROUND PVC TO BE SCH 40. ALL OTHER UNDERGROUND PVC CONNECTIONS TO BE SCH 80.
2. ALL ABOVE GRADE PVC TO BE SCH 40. ALL CONNECTIONS TO BE SCH 40 PVC OR SEALTIGHT. VERIFY WITH CONSTRUCTION MANAGER PRIOR TO BID.
3. ALL WIRE CONNECTIONS & CONDUITS TO BE SUPPLIED BY CONTRACTOR UNLESS OTHERWISE NOTED OR SPECIFIED BY CONSTRUCTION MANAGER.
4. ALL CONDUITS SHALL TRANSITION BELOW GRADE AT ELBOW FROM PVC TO RGS ABOVE GRADE.
5. TELCO DEMARK CABINET SIZE MAY BE DETERMINED BY LOCAL TELCO PROVIDER.

PARTS LIST - O.F.C.I.			
ITEM	SPECIFICATION	DESCRIPTION	QTY.
①	SCH. 40	84" x 3.5" O.D. RIGID GALVANIZED PIPE	2
②	P1000 T	1 5/8" SLOTTED UNISTRUT CHANNEL	6
③		3-1/2" O.D. PIPE CAP	2
④		1/2 x 3-5/8 x 5" GALV. U-BOLT ASSY.	6
⑤		3/8" GALV. FLAT WASHER	12

1. INSTALL H- FRAME AS DETAILED IN SHEET A- 1. THIS IS A STANDARD DRAWING & ELECTRICAL EQUIPMENT IS TO BE SQUARE "D" OR APPROVED EQUAL & MAIN BUSS RATING SHALL BE 600 AMPS. FINAL CONFIGURATION SHALL BE (4) 200 AMP METERS AVAILABLE. AN AREA OF 3' X 3' SHALL BE SET ASIDE ON THE H-FRAME FOR FUTURE LIGHTING CONTROLLER INSTALLATION.
2. INSTALL (1) 4" SCH 40 PVC CONDUIT FROM MAIN TERMINAL BOX TO POWER DEMARK LOCATION DETERMINED BY POWER COMPANY. CONTRACTOR SHALL INSTALL PULL- STRINGS IN EACH CONDUIT AS REQUIRED. DISTANCE NOT TO EXCEED 150'. MINIMUM DEPTH OF 48" OR 10' OUTSIDE COMPOUND AND CONTRACTOR SHALL INSTALL WIRE- REINFORCED WARNING TAPE 12" BELOW SURFACE.
3. INSTALL (1) 4" SCH 40 PVC CONDUIT FROM TELCO BOX TO TELCO DEMARK LOCATION DETERMINED BY LOCAL TELEPHONE SERVICE PROVIDER. CONTRACTOR SHALL INSTALL (2) 200# PULL- CORDS IN THE CONDUIT. DISTANCE NOT TO EXCEED 150'. MINIMUM DEPTH OF 36" AND CONTRACTOR SHALL INSTALL WIRE- REINFORCED WARNING TAPE 12" BELOW SURFACE.
4. CONNECT #2 SOLID TINNED COPPER TO H- FRAME POSTS VIA EXOTHERMIC WELD AND CONNECT #2 SOLID TINNED COPPER LEADS TO EXISTING GROUND RING FOR SITE AND TOWER VIA EXOTHERMIC WELD.
5. INSTALL SERVICE ENTRANCE GROUND ROD AT LOCATION WHERE MAIN TERMINAL BOX IS MOUNTED ON H- FRAME. PROVIDE INSPECTION WELL AT GROUND ROD LOCATION FOR INSPECTION REQUIREMENTS.
6. LABEL METER CENTERS PER POWER COMPANY REQUIREMENTS. IF NO REQUIREMENTS, LABEL EACH SLOT STARTING FROM TOP SLOT "A", "B", & "C". :LABELS SHALL BE ULTRA- VIOLET RESISTANT.

UTILITY SCOPE OF WORK



N.T.S.

UTILITY SERVICE H-FRAME - FRONT AND REAR ELEVATIONS

HIGHWOOD TOWERS
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DUNWOODY, GA 30338
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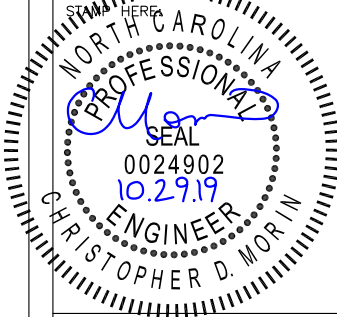
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
10490 PIONEER MILL RD
CONCORD, NC 28025



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

**ELECTRICAL
DETAILS
AND NOTES**

SHEET NUMBER:	REV. #
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E-4

2

1

10-24-19 ATECS 13:08:02 Y:/Drawings - 2019/Highwood Towers/Rocky River - NC-268/_FCD's - Rev 2 - 2019-10-22/L1.dwg



1"=20'

LANDSCAPING PLAN

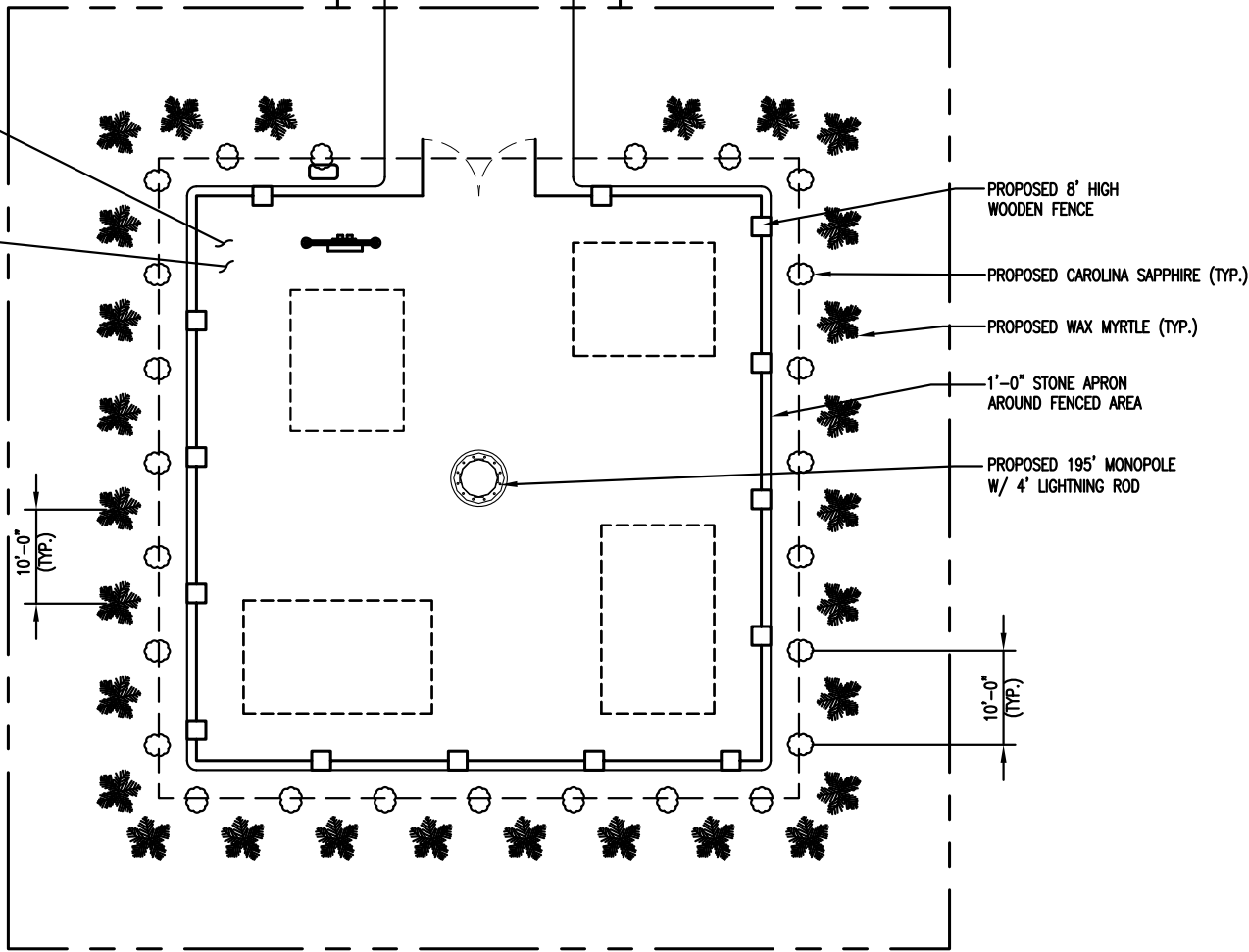
1 N.T.S.

PLANT INSTALLATION DETAIL

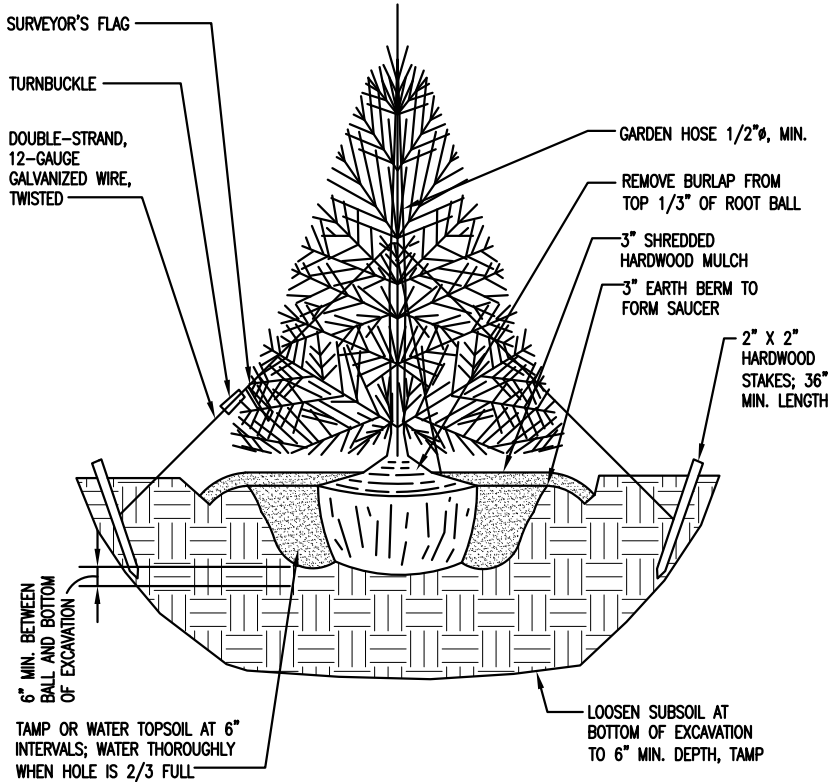
2

PROVIDE MIRAFI 500X
GEOTEXTILE FABRIC AND #57
STONE WITHIN FENCED AREA


GRUB AND REMOVE ALL
ASPHALT, TREES AND
VEGETATION WITHIN
FENCED AREA



SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	HEIGHT @ PLANTING	SPACING	HEIGHT @ MATURITY
	25	CUPRESSUS ARIZONICA	CAROLINA SAPPHIRE	MIN. 24"	10'-0"	8'-0" W/IN 2 YEARS
	28	MYRICA CERIFERA	WAX MYRTLE	4'-0"	10'-0"	15'-20'




- NOTE(S):
- EVERGREEN TREE/SHRUB SHALL BE MIN. 18" IN HEIGHT OR 3 GAL. SIZE PLANTED @ 10'-0" ON CENTER.
 - SPECIES OF TREE SHALL BE CAROLINA SAPPHIRE & WAX MYRTLE.

HIGHWOOD TOWERS

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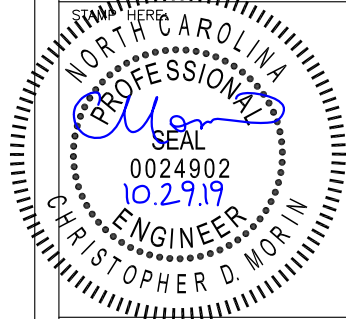
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NO.	DESCRIPTION	BY	DATE
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SITE NAME:
ROCKY RIVER

SITE NUMBER:
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**10490 PIONEER MILL RD
CONCORD, NC 28025**



DRAWN BY:	JG/AGT
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SHEET TITLE:
**LANDSCAPING
PLAN**

SHEET NUMBER: L-1	REV. # 2
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\\\\10.27.189.8\\BC_Files\\Drawings - 2019\\Highwood Towers\\Rocky River - NC-268_PCD's - Rev A - 2019-08-20\\SP1.dwg

- 1.1
- PURPOSE AND INTENT
- 1.2
- CONFLICTS
- 1.3
- CLEANING
- 1.4
- CODES
- 1.5
- LICENSING
- 1.6
- OSHA
- 1.7
- PHOTOS
- 1.8
- BUILDING PERMITS
- 1.9
- ZONING REGULATIONS AND CONDITIONAL USE PERMITS
- 1.10
- FAA PERMIT AND TOWER LIGHTING
- 1.11
- TOWER SECURITY
- 1.12
- SITE CONTROL

- 2.1
- SCOPE OF WORK
- 2.2
- PRODUCT AND MATERIALS

- 3.1
- SCOPE OF WORK
- 3.2
- QUALITY ASSURANCE
- 3.3
- PRODUCTS AND MATERIALS
- 3.4
- CLEARING AND GRUBBING
- 3.5
- STRIPPING
- 3.6
- COMMON EXCAVATION
- 3.7
- EMBANKMENT
- 3.8
- SITE GRADING
- 3.9
- SUBGRADE PREPARATION
- 3.10
- GEOTEXTILE FABRIC
- 3.11
- GRAVEL SURFACING

- 4.1
- MATERIALS
- 4.2
- PIPE DETECTION AND IDENTIFICATION
- 4.3
- TRENCH EXCAVATION
- 4.4
- TRENCH PROTECTION
- 4.5
- BACKFILLING
- 4.6
- COMPACTION

- 5.1
- GENERAL
- 5.2
- PRODUCTS AND MATERIALS

1.1 PURPOSE AND INTENT

- A. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY, HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH. SHOULD THERE BE ANY DISCREPANCIES BETWEEN REQUIREMENTS SHOWN IN BOTH, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- B. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

1.2 CONFLICTS

- A. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS. SUBMIT NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO HIGHWOOD TOWERS, II LLC FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- B. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OF CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS GOVERNING THE WORK.

1.3 CLEANING

KEEP THE SITE FREE FROM ACCUMULATION OF WASTE AND RUBBISH CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONTRACTOR TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE SITE CLEAN AND READY FOR USE.

1.4 CODES

CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND RULES PROMULGATED BY FEDERAL STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE SITE. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.

1.5 LICENSING

HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED. FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR'S PERFORMING THOSE TRADES SHALL BE LICENSED. RESEARCH AND COMPLY WITH LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.

1.6 OSHA

FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND STATE LAWS BASED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT. THESE REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO, REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, EXCAVATIONS AND TRENCHING, AND WORK IN CONFINED SPACES. ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES DURING CONSTRUCTION.

1.7 PHOTOS

PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATION, GROUNDING, AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

1.8 BUILDING PERMITS

HIGHWOOD TOWERS, II LLC WILL SUBMIT CONSTRUCTION DOCUMENTS TO THE JURISDICTIONAL AUTHORITY FOR PLAN CHECK AND REVIEW. CONTRACTOR WILL SUBMIT LICENSING AND WORKMAN'S COMPENSATION INFORMATION TO THE JURISDICTION AS REQUIRED TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AND POST REQUIRED PERMITS AT THE JOB SITE. COMPLY WITH SPECIFIC PROJECT-RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM CONSTRUCTION MANAGER OF ANY SUCH WORK THAT MAY BE BEYOND THE SCOPE OF THE CONTRACT OR DEVIATE FROM THE CONSTRUCTION DOCUMENTS. HIGHWOOD TOWERS, II LLC WILL REIMBURSE THE CONTRACTOR FOR FEES, FOR PLAN REVIEW, BUILDING PERMIT, CONNECTIONS, AND INSPECTION.

1.9 ZONING REGULATIONS AND CONDITIONAL USE PERMITS

HIGHWOOD TOWERS, II LLC WILL SUBMIT FOR AND OBTAIN ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIFIC REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL INFORM THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-BID MEETING OR AS SHOWN IN CONSTRUCTION DOCUMENTS.

1.10 FAA PERMIT AND TOWER LIGHTING

REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAA AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAA APPROVED LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

1.11 TOWER SECURITY

TOWER MUST BE FENCED, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ERECTION. DO NOT ALLOW THE GATE ACCESSING THE TOWER AREA TO REMAIN OPEN OR UNATTENDED AT ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

1.12 SITE CONTROL

- A. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION AT THE SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO HIGHWOOD TOWERS, II LLC.
- B. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
- C. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.

2.1 SCOPE OF WORK INCLUDES:

- A. PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.
- B. TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.
- C. CLEARING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES, AND SITE IMPROVEMENTS.
- D. TOPSOIL STRIPPING AND STOCKPILING.
- E. TEMPORARY EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL REQUIREMENTS AS APPLICABLE.
- F. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
- G. PROTECTION AND TEMPORARY RELOCATION, STORAGE AND RE-INSTALLATION OF EXISTING FENCING AND OTHER SITE IMPROVEMENTS SCHEDULED FOR REUSE.
- H. REMOVAL AND LEGAL DISPOSAL OF CLEARED MATERIALS.

2.2 PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS.)

- A. MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SILTATION CONTROL, AND DUST CONTROL AS SUITABLE FOR SPECIFIC SITE CONDITIONS.

3.1 SCOPE OF WORK INCLUDES:

- A. EXCAVATION, TRENCHING, FILLING, COMPACTION, AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS, AND UTILITIES.
- B. MATERIALS FOR SUB-BASE, DRAINAGE FILL, FILL, BACKFILL, AND GRAVEL FOR SLABS, PAVEMENTS, AND IMPROVEMENTS.
- C. ROCK EXCAVATION WITHOUT BLASTING.
- D. SUPPLY OF ADDITIONAL MATERIALS FROM OFFSITE AS REQUIRED.
- E. REMOVAL AND LEGAL DISPOSAL OF EXCAVATED MATERIALS AS REQUIRED.

3.2 QUALITY ASSURANCE

- A. COMPACTION:

1. UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS, AND WALKWAYS WILL OBTAIN A 95 PERCENT COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- B. GRADING TOLERANCES OUTSIDE BUILDING LINES:

1. LAWNS, UNPAVED AREAS, AND WALKS, PLUS OR MINUS 1 INCH.

2. UNDER PAVEMENTS, PLUS OR MINUS 1/2 INCH.
- C. GRADING TOLERANCE FOR FILL UNDER ALL CONCRETE APPLICATIONS: PLUS OR MINUS 1/2 INCH MEASURED WITH 10 FOOT STRAIGHTEDGE.

3.3 PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS.)

- A. SUBBASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE OR SLAG, AND NATURAL SAND.
- B. WASHED MATERIAL, EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 95 PERCENT PASSING A 11/2 INCH SIEVE.
- C. GRADING MATERIAL WILL CONSIST OF: SATISFACTORY NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION. DEBRIS, WASTE, FROZEN MATERIALS, AND OTHER UNSUITABLE MATERIALS WILL NOT BE ALLOWED FOR USE. IMPORTED MATERIALS SHALL HAVE A CLAY CONTENT NO MORE THAN 5 PERCENT.
- D. BACKFILL MATERIALS WILL CONSIST OF: SATISFACTORY NON-COHESIVE NATIVE OR IMPORTED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL NOT LARGER THAN 4 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, AND OTHER UNSUITABLE MATERIALS. IMPORTED MATERIAL SHALL HAVE A CLAY CONTENT OF NO MORE THAN 5 PERCENT.
- E. GRAVEL MATERIAL: EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 95 PERCENT PASSING A 11/2 INCH SIEVE.
- F. GEOTEXTILE FABRIC: AS PER CONSTRUCTION DOCUMENTS.

3.4 CLEARING AND GRUBBING

REMOVE ALL VEGETATION AND MATERIALS AS REQUIRED. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND ROADWAY. DISPOSE OF CLEARING AND GRUBBING OFF-SITE, OR IN AN ON-SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

3.5 STRIPPING

STRIP NOT LESS THAN 3 INCHES OF SOD AND TOPSOIL FROM AREAS THAT WILL UNDERLAY GRAVEL, PAVEMENT, NEW STRUCTURES, OR NEW EMBANKMENTS. STOCKPILE STRIPPING ON-SITE FOR RE-USE IN FINAL LANDSCAPING.

3.6 COMMON EXCAVATION

1. EXCAVATE TO DEPTH, LINES, AND GRADES SHOWN ON THE PLANS OR AS OTHERWISE SPECIFIED.

2. TEMPORARILY STOCKPILE ON-SITE EXCAVATION AT AN APPROVED LOCATION WITHIN THE WORK AREA UNTIL SITE GRADING IS COMPLETE. STOCKPILE SHALL NOT EXCEED 15 FEET IN HEIGHT.

3. LEGALLY DISPOSE OF EXCESS COMMON EXCAVATION OFF-SITE.

3.7 EMBANKMENT

- A. CONSTRUCT EMBANKMENT TO THE LINES AND GRADE SHOWN ON THE DRAWINGS.
- B. CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIALS WHEN SUITABLE. USE IMPORTED BACKFILL ONLY AFTER AVAILABLE ON-SITE EXCAVATION MATERIALS HAVE BEEN USED.
- C. CONSTRUCT IN LIFTS OF NOT MORE THAN 12 INCHES IN LOOSE DEPTH. THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMLY.
- D. MATERIAL SHALL NOT BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE ROLLING TO OBTAIN THE PRESCRIBED COMPACTION. WETTING OR DRYING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM. SHOULD THE MATERIAL BE TOO WET TO PERMIT PROPER COMPACTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO UTILIZE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.
- E. DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT, AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND THE REPLACEMENT OF ANY PORTION WHICH HAS BECOME DISPLACED DUE TO THE CONTRACTOR'S OPERATIONS.
- G. START LAYERS IN THE DEEPEST PORTION OF THE FILL, AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISHED GRADE LINE.
- H. ROUTE EQUIPMENT, BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.
- I. COMPACT EMBANKMENT UNDERLYING NEW GRAVEL PAVING, FLOOR SLABS, AND STRUCTURES TO A 95 PERCENT COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT. COMPACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90% OF ASTM D-1557.

3.8 SITE GRADING

- A. USING ON-SITE EXCAVATION MATERIALS, SHAPE, TRIM, FINISH, AND COMPACT SURFACE AREAS TO CONFORM TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE DRAWINGS OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.
- B. GRADE SURFACES TO DRAIN AND ELIMINATE ANY PONDING OR EROSION.
- C. ELIMINATE WHEEL RUTS BY REGRADING.
- D. COMPACT AREAS UNDERLYING NEW GRAVEL, PAVING, FLOOR SLABS, AND STRUCTURES TO A 95 PERCENT COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- E. CONSTRUCT FINISHED SURFACE OF SITE GRADING AREAS WITHIN ONE INCH FROM SPECIFIED GRADE.

3.9 SUBGRADE PREPARATION

- A. SHAPE TOP OF SUBGRADE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
- B. MAINTAIN TOP OF SUBGRADE IN A FREE-DRAINING CONDITION.
- C. DO NOT STOCKPILE MATERIALS ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.
- D. COMPACT THE TOP 12 INCHES OF SUBGRADE TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- E. CONSTRUCT TOP OF SUBGRADE WITHIN ONE INCH OF ESTABLISHED GRADE AND CROSS-SECTION.

3.10 GEOTEXTILE FABRIC


- A. LAY GEOTEXTILE FABRIC OVER COMPACTED SUBGRADE AS PER CONSTRUCTION DOCUMENTS IN THE COMPOUND AREA AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS TO A MINIMUM OF 36 INCHES.

3.11 GRAVEL SURFACING

- A. CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHED AGGREGATE BASE AND FINISH COURSES AS SPECIFIED BY CONSTRUCTION MANAGER OR CONSTRUCTION DOCUMENTS.
- B. SPREAD GRAVEL AND RAKE TO OBTAIN A UNIFORM SURFACE AREA.


4.1 MATERIALS

FILL MATERIAL SHALL BE OBTAINED, WHEN POSSIBLE, FROM MATERIALS EXCAVATED FROM TRENCHS ON-SITE. STRUCTURAL FILL, SAND OR SLURRY SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL GOVERNING JURISDICTIONS AND UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIAL OR ROCKS, NOR SHALL CONTAIN OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. COMPACTION OF BACKFILL OR BORROW SOIL SHALL BE PLACED IN 12 INCH LOOSE LIFTS WHEN UTILIZING HEAVY COMPACTION EQUIPMENT OR 6 INCH LOOSE LIFTS WHEN UTILIZING HAND OPERATED TAMPERS.





HIGHWOOD TOWERS

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engineers

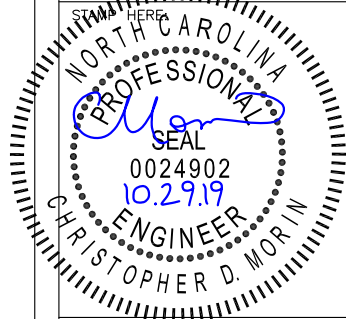
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
	NC DOT COMMENTS	AGT	10-04-19
	FIRE/ZONING COMMENTS	AGT	10-29-19
			
			

SITE NAME:
ROCKY RIVER

SITE NUMBER:
NC-268

SITE ADDRESS:
**10490 PIONEER MILL RD
CONCORD, NC 28025**



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER:	REV. #
SP-1	2

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4.2 PIPE DETECTION AND IDENTIFICATION

- A. UTILIZING WARNING TAPE: ALL ELECTRIC SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

4.3 TRENCH EXCAVATION

- A. DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY CONSTRUCTION MANAGER.
- B. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT, WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
- C. DISPOSE OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY, AS DIRECTED BY CONSTRUCTION MANAGER.
- D. USE HAND METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES OR OTHER FACILITIES.

4.4 TRENCH PROTECTION

- A. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- B. SHEETING AND BRACING: MEET OR EXCEED OSHA REQUIREMENTS.

4.5 BACKFILLING

- A. NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
- B. BACKFILL TRENCH WITH LIFTS UP TO 12 INCHES, LOOSE MEASURE.
- C. PROTECT CONDUIT FROM LATERAL MOVEMENT, DAMAGE FROM IMPACT, OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL AT LEAST 12 INCHES OF COVER IS OVER THE CONDUIT.

4.6 COMPACTION

- A. COMPACT BACKFILL TO A 95 PERCENT COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- B. IF REQUIRED COMPACTION DENSITY HAS NOT BEEN OBTAINED, REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL, AND RECOMPACT AS SPECIFIED.
- C. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR STRUCTURE BACKFILL DURING MAINTENANCE PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY CORRECTED.

5.0 CHAIN LINK FENCES AND GATES

5.1 GENERAL

- A. PROVIDE CHAIN LINK FENCES AND GATES AS COMPLETE UNITS BY A SINGLE SUPPLY SOURCE INCLUDING NECESSARY ERECTION ACCESSORIES, FITTINGS, AND FASTENERS.

5.2 PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS WITHIN CONSTRUCTION DOCUMENTS.)

- A. COMPOUND FABRIC 72 INCHES HIGH AND OVER WITH 2-INCH MESH SHALL BE KNUCKLED AT ONE SELVAGE AND TWISTED AT THE OTHER.
- B. STEEL FABRIC:
- COMPLY WITH CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL. FURNISH ONE PIECE OF FABRIC WIDTHS. WIRE SIZE INCLUDES ZINC OR ALUMINUM COATING.
1. SIZE: 2-INCH MESH, 9 GAUGE (0.148-INCH DIAMETER) WIRE.
2. GALVANIZED STEEL FINISH: ASTM A 392, CLASS 2, WITH A MINIMUM 2.0 OZ. ZINC PER SQ. FT. OF UNCOATED WIRE SURFACE.
- C. FRAMEWORK AND ACCESSORIES:
1. GENERAL REQUIREMENTS: EXCEPT AS INDICATED OTHERWISE, CONFORM TO THE CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL, INDUSTRIAL STEEL GUIDE FOR FENCE RAILS, POSTS, GATES AND ACCESSORIES, INCLUDING TABLE II.
2. STRENGTH REQUIREMENTS FOR POSTS AND RAILS CONFORMING TO ASTM F 669.
3. TYPE 1 PIPE: HOT-DIPPED GALVANIZED STEEL PIPE CONFORMING TO ASTM F 1083, PLANE ENDS, STANDARD WEIGHT (SCHEDULE 40) WITH NOT LESS THAN 1.8 OZ. ZINC PER SQ. FT. OF SURFACE AREA COATED.
4. FITTINGS: COMPLY WITH ASTM F 626. MILL FINISHED ALUMINUM OR GALVANIZED IRON STEEL, TO SUIT MANUFACTURER'S STANDARDS.
5. TOP RAIL: MANUFACTURER'S LONGEST LENGTHS, WITH EXPANSION TYPE COUPLINGS, APPROXIMATELY 6 INCHES LONG, FOR EACH JOINT. PROVIDE MEANS FOR ATTACHING TOP RAIL SECURELY TO EACH GATE CORNER, PULL AND END POST.
- A. GALVANIZED STEEL: 11/4 INCH NPS (1.66 INCH OD) TYPE I OR II STEEL PIPE OR 1.625 INCH X 1.25 INCH ROLL-FORMED C SECTIONS WEIGHTING 1.35 LBS. PER FT.
- D. SWING GATES:
- COMPLY WITH ASTM F 9000. PROVIDE HARDWARE AND ACCESSORIES FOR EACH GATE, GALVANIZED PER ASTM A 153, AND IN ACCORDANCE WITH THE FOLLOWING:
1. HINGES: NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEG. GATE OPENING.
2. LATCH: MTS "MULTI-LOCKING DEVICE" #C-6477 OR APPROVED EQUAL.

3. KEEPER: PROVIDE KEEPER FOR VEHICLE GATES, WHICH AUTOMATICALLY ENGAGES GATE LEAF AND HOLDS IT IN OPEN POSITION UNTIL MANUALLY RELEASED.

4. GATE STOPS: PROVIDE GATE STOPS FOR DOUBLE GATES, CONSISTING OF MUSHROOM TYPE FLUSH PLATE WITH ANCHORS, SET IN CONCRETE, AND DESIGNED TO ENGAGE BOTTOM RAIL.

E. CONCRETE:

PROVIDE CONCRETE CONSISTING OF PORTLAND CEMENT, ASTM C 150, AGGREGATES ASTM C 33, AND CLEAN WATER. MIX MATERIALS TO OBTAIN CONCRETE WITH A MINIMUM OF 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

6.0 LANDSCAPING

- A. FURNISH, INSTALL AND MAINTAIN LANDSCAPE WORK AS SHOWN AND OR REQUIRED WITHIN THE CONSTRUCTION DOCUMENTS OR AS SPECIFIED IN THE BEACON TOWERS CONSTRUCTION SPECIFICATIONS.

7.0 CONCRETE FORMWORK

- A. FORMS: SMOOTH AND FREE OF SURFACE IRREGULARITIES. UTILIZE FORM RELEASE AGENTS.
- B. CHAMFER: EXPOSED EDGES OF ALL TOWER FOUNDATIONS SHALL RECEIVE A 3/4" BY 3/4", 45 DEGREE CHAMFER. OTHER EXPOSED EDGES SHALL RECEIVE A TOOLED RADIUS FINISH.
- C. UPON COMPLETION, REMOVE ALL FORMS, INCLUDING THOSE CONCEALED OR BURIED.
- D. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

8.0 CONCRETE REINFORMENT

REFER TO STRUCTURAL DRAWINGS FOR ALL REQUIREMENTS.

9.0 CAST-IN PLACE CONCRETE

FOR STRUCTURAL CONCRETE (FOOTINGS, FOUNDATIONS, ETC.), REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS. FOR ANY MISCELLANEOUS CONCRETE, REFER TO SPECIFICATION BOOK OR OBTAIN REQUIREMENTS FROM CONSTRUCTION MANAGER.

- A. ALL CONCRETE SHALL COMPLY WITH ASTM C94 UNLESS NOTED OTHERWISE.
- B. MINIMUM COMPRESSIVE STRENGTH (F'C) AT 28 DAYS: 4000 PSI FOR TOWER FOUNDATION, AND 3500 PSI FOR ALL OTHER CONCRETE UNLESS SPECIFIED IN CONSTRUCTION DOCUMENTS.
- C. AIR ENTRAINMENT: PROVIDE 4 TO 8% AIR ENTRAINMENT FOR ALL CONCRETE SUBJECT TO FREEZE-THAW CYCLE.
- D. CONCRETE TESTING: ALL FOUNDATION CONCRETE SHALL BE TESTED BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE CONSTRUCTION MANAGER. ALL STRUCTURAL TOWER FOUNDATION CONCRETE MUST BE TESTED. EQUIPMENT OR BUILDING PADS ARE NOT REQUIRED TO BE TESTED, UNLESS OTHERWISE NOTED BY CONSTRUCTION MANAGER. PROVIDE A MINIMUM OF 5 CYLINDERS (2-7-DAY, 2-28-DAY, 1-SPARE) FOR EACH DAYS POUR, OR FOR EVERY 50 YARDS PLACED - WHICHEVER IS GREATER. ADDITIONAL TESTS OR CYLINDERS MAY BE REQUIRED BY CONSTRUCTION MANAGER. A SLUMP, AIR, AND TEMPERATURE TEST SHALL BE PERFORMED FOR EACH SET OF CYLINDERS CAST. PREFERABLY, TESTS SHALL BE PERFORMED AT THE LOCATION OF ANCHOR BOLTS (PIERS - FOR MAT & PIERS, CAISSONS - TOP 1/3 OF CAISSON). TESTS SHALL ALSO BE REQUIRED FOR CONCRETE CONSIDERED BEING LESS THAN DESIRABLE BY CONCRETE SPECIFICATION STANDARDS. THE TESTING AGENCY HAS THE AUTHORITY TO NOT ACCEPT CONCRETE MEETING THESE SPECIFICATIONS FOR PEGASUS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONCRETE NOT MEETING THESE STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE TESTING AGENCY A MINIMUM OF 24 HOURS IN ADVANCE OF EACH FOUNDATION POUR.
- E. VIBRATE ALL CONCRETE USING SUFFICIENT HIGH FREQUENCY, LOW AMPLITUDE MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL CONCRETE. MECHANICAL IMMERSION TYPE VIBRATORS. INSERT VIBRATORS IN CONCRETE AT REGULAR INTERVALS AND OVER ENTIRE SURFACE TO SOLIDLY FILL CONCRETE AROUND AND BETWEEN REINFORCEMENT BARS AND INTO CORNERS AND IRREGULARITIES. VIBRATE THOROUGHLY THROUGH EACH LIFT TO THE PREVIOUS LIFT. REVIBRATION AS LATE AS THE RUNNING VIBRATOR WILL SINK THROUGH UPPER LAYERS OF ITS WEIGHT, IS RECOMMENDED. DISCONTINUE VIBRATION WHEN RISING ENTRAPPED AIR BUBBLES STOP BREAKING THE LEVELING SURFACE. DO NOT OVERVIBRATE AS THIS MAY CAUSE SEGREGATION.

F. FINISHING EXPOSED CONCRETE SURFACES:

1. THESE PROVISIONS APPLY TO ALL EXPOSED AND ALL FORMED CONCRETE, EXTERIOR OR INTERIOR, UNLESS SPECIFICALLY DETAILED OTHERWISE. PERFORM PROCEDURES PRIOR TO APPLICATION OF ANY CURING COMPOUNDS.
2. ALL SURFACES: THOROUGHLY CLEAN OF ALL STAINS, SPATTER AND LOOSE MATERIAL.
3. FINS, RIDGES, HIGH SPOTS: HONE SMOOTH WITH ABRASIVE POWER GRINDERS WHILE CONCRETE IS GREEN, IMMEDIATELY AFTER FORM REMOVAL.
4. FORM TIE HOLES AND DEEP DEPRESSIONS: FLUSH THOROUGHLY WITH CLEAN WATER AND TAMP TO OVERFULL WITH DRYPACK. CURE 10 DAYS AND HONE FLUSH AND SMOOTH.
5. ROCK POCKETS, HONEYCOMB, SAND STREAKS, DEBRIS AND VOIDS: CUT OUT AT LEAST 1 INCH DEEP WITH SIDES PERPENDICULAR TO SURFACE. FLUSH OUT WITH CLEAN WATER, COAT SURFACE WITH NEAT CEMENT PASTE AND TAMP TO OVERFULL WITH DRYPACK IN AT LEAST TWO LAYERS. CURE FOR 10 DAYS AND HONE FLUSHED AND SMOOTH.

- G. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL ELECTRICAL OPENINGS AND EQUIPMENT/BUILDING PADS WITH THE ELECTRICAL DRAWINGS AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES.

CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON STRUCTURAL DRAWINGS.

PRIOR TO POURING CONCRETE THE INDEPENDENT TESTING AGENCY SHALL INSPECT ALL FOUNDATION STEEL AND FOUNDATION SUBGRADE

10.0 STRUCTURAL STEEL

MEET OR EXCEED MANUFACTURER'S RECOMMENDATIONS.

- A. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- B. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60, DEFORMED.
- C. HEATING AND WELDING OF BARS IS PROHIBITED WITH THE EXCEPTION OF WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER.
- D. ALL REINFORCEMENT BARS TO BE FREE FROM LOOSE RUST AND
- E. UNLESS OTHERWISE NOTED, ALL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVERAGE OF 3 INCHES. THIS MAY REQUIRE SPACERS AND CHAIRS AS REQUIRED BY TESTING AGENCY OR CONSTRUCTION MANAGER.
- F. SPLICES IN REINFORCEMENT STEEL ARE PROHIBITED, UNLESS APPROVED BY CONSTRUCTION MANAGER. ALL SPLICES MUST THEN MEET ALL APPLICABLE ASTM STANDARDS FOR SPLICING.

11.0 GROUNDING

MEET ALL APPLICABLE CODES, REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, AND HIGHWOOD TOWERS, II LLC CONSTRUCTION SPECIFICATIONS.



HIGHWOOD TOWERS

5579B CHAMBLEE DUNWOODY RD #164
DUNWOODY, GA 30338
TEL: (404) 664-8656
FAX: (773) 897-7064
POC: MATT ALLEN

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF HIGHWOOD TOWERS II, LLC AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM HIGHWOOD TOWERS II, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH HIGHWOOD TOWERS II, LLC WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BC

architects
engineers

5661 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	NCDDOT COMMENTS	AGT	10-04-19
2	FIRE/ZONING COMMENTS	AGT	10-29-19
3			
4			

SITE NAME:

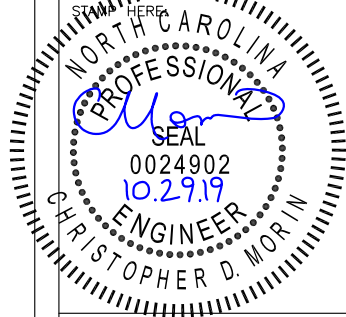
ROCKY RIVER

SITE NUMBER:

NC-268

SITE ADDRESS:

10490 PIONEER MILL RD
CONCORD, NC 28025



DRAWN BY:	JG/AGT
CHECKED BY:	CDM
DATE DRAWN:	10-29-19
SUBMISSION:	REVISED CD'S

SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER:	REV. #
SP-2	2

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

September 12, 2019

VIA FEDERAL EXPRESS

Phillip Collins, AICP
Senior Planner
Cabarrus County Zoning Department
65 Church Street SE,
Concord, NC 28025
(704)920-2140

Re: Proposed 195-foot monopole-style wireless telecommunications facility by
Highwood Towers

Dear Mr. Collins,

We are pleased to present this application on behalf of Highwood Towers for a 195-foot monopole-style wireless telecommunications facility to be located at 10490 Pioneer Mill Road, Concord, NC 28025 in un-incorporated Cabarrus County. The underlying property is owned by Nancy Little and is designated by Cabarrus County pin number 55253762760000. The property is currently zoned in the CR zoning district of Cabarrus County. Highwood Towers desperately needs this location in order to provide adequate voice and advanced data coverage to the surrounding area. We have taken the liberty of recasting the relevant sections of the Cabarrus County Zoning Ordinance regarding wireless communication towers and antennas below with our response to the relevant section in bold:

Section 5 Aesthetics

- a. Towers shall either maintain a galvanized steel finish or be painted a neutral color so as to reduce visual obtrusiveness.

The proposed monopole-style wireless communications facility will have a galvanized gray steel finish, which quickly weathers to a dull gray patina and will be non-reflective and emit no glare, as shown on Sheet A-2 of the site plans and drawings, attached hereto as Exhibit "1" and incorporated herein by reference.

- b. The design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings located adjacent to the tower or

antenna site.

The proposed wireless telecommunications facility shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings located adjacent to the tower.

- c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure. This is in order to make the antenna, and related equipment, as visually unobtrusive as possible.

This provision is non-applicable as this is an application for a new tower.

- d. LIGHTS- No tower or antenna shall have affixed or attached to it in any way except during time of repair or installation, any lights, reflectors, flashers, day-time strobes or steady night time light or other illumination devices, except as required by the FAA, FCC or the County. This restriction against lights shall not apply to towers which have been combined with light standards for illumination of ball field, parking lots, playgrounds, or other similar public uses. If lighting is required, the lighting sources and design shall be designed to create the minimum practicable penetration of areas outside the boundaries of the Lot or Parcel.

The proposed wireless telecommunications facility will not be required to be illuminated by the FAA, as shown in the FAA Determination of No Hazard to Air Navigation and Extension, attached hereto as Exhibit "7" and incorporated herein by reference, and as stated on note #3 on Sheet A-2 of Exhibit "1".

- e. STATE OR FEDERAL REQUIREMENTS-All towers and antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state or federal government agency with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

The proposed wireless telecommunications facility will meet all current and future standards and regulations of the FAA, the FCC, and any other state and federal government agency with the authority

to regulate towers and antennas, as stated in the FCC & FAA Compliance Letter by Matt Allen of Highwood Towers, attached hereto as Exhibit "2" and incorporated herein by reference, and as further provided in the FAA Determination of No Hazard to Air Navigation in Exhibit "7".

- f. BUILDING CODES, SAFETY STANDARDS- To ensure the structural integrity of towers and antennas, the owners of such facilities shall ensure that they are maintained in compliance applicable with standards contained in the State Building Code.

The proposed wireless telecommunications facility will be maintained in compliance with applicable standards contained in the State Building Code.

- g. FALL ZONE-Towers shall be designed so that in the event of a structural failure, the tower falls on the subject parcel or within the leased area of the subject parcel. No tower or antenna shall be designed and/or sited such that it poses a potential hazard to nearby residences or surrounding properties or improvements. To this end, any tower or antenna, not located a distance equal to the height of the tower plus 50 feet away from all property lines or other towers, shall be designed to withstand the maximum forces expected from wind and ice when the tower is fully loaded with antennas, transmitters and other equipment. Compliance with this requirement shall be certified by a professional engineer licensed by the State of North Carolina in a report describing the tower structure, specifying the number and type of antennas it is designed to accommodate, providing the basis for the calculations done, and documenting the actual calculations performed.

As shown on Sheet A-0 of Exhibit "1", the proposed tower is located at least its height plus 50-feet from all property lines or other towers.

- h. ESSENTIAL SERVICES-Wireless telecommunications towers and antennas shall be regulated and permitted pursuant to this chapter and shall not be regulated or permitted as essential services, public utilities, or private utilities.

The Applicants accept and acknowledge this provision.

- i. SIGNS- Signs on a tower, or on any portion of the premises leased for wireless communication use, shall be limited to those needed to identify the property and the owner and to warn of any danger. Signs which advertise for commercial purposes are prohibited. All signs shall comply with the requirements of Chapter 11, Signage.

Signs for the purpose of identification, warning, emergency function, and contact will be placed as required by applicable state and federal law. Examples of such signs and other signs required by the FCC can be found on Sheet A-4 of Exhibit "1".

Section 6 Permit Requirements

No wireless telecommunications tower or antennae shall be erected or established unless and until a Zoning Clearance permit has been issued pursuant to this Ordinance.

The Applicants accept and acknowledge this provision.

A Stealth Antenna which does not exceed sixty-five (65) feet in height is permitted as of right and does not require a conditional use permit.

The Applicants accept and acknowledge this provision.

In addition to procedures, standards and criteria set forth in this Ordinance, conditional use permits for towers and antennas shall be issued in accordance with the following provisions:

Towers or antennas sixty-five (65) feet or more from the average ground level shall require a conditional use permit. This applies to mounted antennas, referring to the total height from the base of the building or other structure to the top of the antennas.

The Applicants accept and acknowledge this provision.

Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a professional engineer licensed in the State of North Carolina.

The Applicants accept and acknowledge this provision.

In addition to any other information required pursuant to this Ordinance, applications for conditional use permits for towers shall include the following information:

- a. A site plan consistent with the procedures of this Ordinance which clearly indicates the location, type, and height of the proposed tower;; on-site land uses and zoning;; adjacent land uses and zoning (including when adjacent to other zoning jurisdictions);; adjacent roadways;; proposed means of access;; setbacks from property lines elevation drawings of the proposed tower and any other structures;; and other information deemed by the Administrator to be necessary to assess compliance with this Section.

Please see Exhibit "1".

- b. The setback distance between the proposed tower and the nearest residential unit and residentially zoned properties.

Please see Sheet A-o of Exhibit "1".

- c. The availability of suitable existing towers, other structures, or alternative

technology.

As shown on Sheet A-0 of Exhibit "1", the closest existing tower is 1.5 miles away to Southeast and thus outside of the search area. There are no existing structures or alternative technologies available for Highwood Towers to provide adequate wireless coverage to this part of Cabarrus County. Also, please see the letter of Matt Allen of Highwood Towers, attached hereto as Exhibit "4" and incorporated herein by reference.

- d. The separation distance from other towers pursuant to Table 1 shall be shown on an updated site plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.

Please see Sheet A-0 of Exhibit "1". The closest existing tower is 1.5 miles away to the Southeast and is a 195-foot tower.

- e. Method of fencing and finished color and, if applicable, the method of camouflage and illumination.

The proposed monopole-style wireless communications facility will be appropriately secured by a wooden fence with a height of eight feet, as shown on Sheet A-3 of Exhibit "1". The proposed facility will not be illuminated as shown on note # 3 on Sheet A-2 of Exhibit "1" and the FAA Determination in Exhibit "7".

- f. A notarized statement by the applicant as to whether construction of the tower will accommodate co-location of additional antennas for future users.

Please see the attached, notarized Collocation Policy Letter by Matt Allen of Highwood Towers, attached hereto as Exhibit "5" and incorporated herein by reference.

- g. A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

Please see the letter of Matt Allen, in Exhibit "4".

- h. A description of the feasible alternative location(s) of future towers or antennas within the County based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

Presently, this is hard to accurately quantify and would be based on future demands by the citizens of Cabarrus County.

- i. A statement of compliance with the Federal Communications Act 47 U.S.C §332 as amended and the applicable rules promulgated by the Federal

Communications Act.

Please see the attached FCC & FAA Compliance letter by Matt Allen of Highwood Towers, attached hereto as Exhibit "2" and incorporated herein by reference.

Section 8 Availability of Suitable Existing Towers, other Structures, or Alternative Technology

- a. SEPARATION-Towers shall be separated a distance, as measured from the base, equal to at least the minimum standards established in Table 2. The separation distances shall be measured by drawing or following a straight line between the base of the preexisting tower and the base location, pursuant to a site plan, of the proposed tower.

Please see Sheet A-0 of Exhibit "1". The closest existing tower is a 195-foot tower located 1.5 miles to the Southeast, thus meeting the separation requirements in Table 2.

- b. SECURITY FENCING-Towers shall be enclosed by security fencing not less than six(6) feet in height and no more than eight (8) feet in height, constructed of block or masonry or wood material, and shall be equipped in such a manner as to deter climbing.

Please see Sheet A-3 of Exhibit "1".

- c. LANDSCAPING- Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound. Plant materials forming the visual buffer may be existing on the subject property or installed as part of the proposed facility, but existing mature plant growth and natural land forms on the site shall be preserved to the maximum extent possible. The Administrator may waive these requirements in locations where the view of the tower base is obstructed by existing buildings or natural topography and cannot be viewed from adjacent property or a public street.

Please see Sheet L-1 of Exhibit "1".

In addition, please find the following items in support of the application, the Tower Removal Letter by Matt Allen of Highwood Towers, attached hereto as Exhibit "3" and incorporated herein by reference; the Existing Towers Letter by Matt Allen of Highwood Towers, attached hereto as Exhibit "6" and incorporated herein by reference; the Redacted Option & Lease Agreement, attached hereto as Exhibit "8" and incorporated herein by reference; the FAA 1-A Survey Certification, attached hereto as Exhibit "9" and incorporated herein by reference; the List of Surrounding Property Owners, attached hereto as Exhibit "10" and incorporated herein by reference; the Property Survey,

September 12, 2019

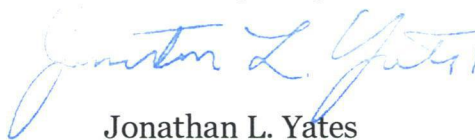
Page 7

attached hereto as Exhibit "11" and incorporated herein by reference; the Legal Description, attached hereto as Exhibit "12" and incorporated herein by reference; and the Structural Design Package, attached hereto as Exhibit "13" and incorporated herein by reference.

Upon review, please us know if we can provide any additional information or materials. I can be reached at (843) 414-9754 or (843) 813-0103.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures



HIGHWOOD
TOWERS

August 23, 2019

Cabarrus County Planning & Zoning
65 Church Street SE
P.O. Box 707
Concord, NC 28026-0707
(704) 920-2137

Re: Highwood Towers- Site Name: Rocky River NC-268- Telecommunications Facility
Application - FCC & FAA Compliance Letter

To Whom It May Concern:

Please accept the signed statement below as confirming Chapter 8 Sections 5 and 6.i of the
Cabarrus County Development Ordinance:

The proposed telecommunications facility to be located in Cabarrus County will meet or exceed current standards and regulations of the FAA, the FCC, and any other state or federal government agency with the authority to regulate towers and antennas. If such standards and regulations are changed, Highwood Towers shall bring the proposed telecommunications facility into compliance with the revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. The proposed facility will be in compliance with the Federal Communications Act 47 U.S.C Section 332.

It is understood that the failure to bring towers and antennas in compliance with revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the expense of Highwood Towers.

Please contact me should you have any questions.

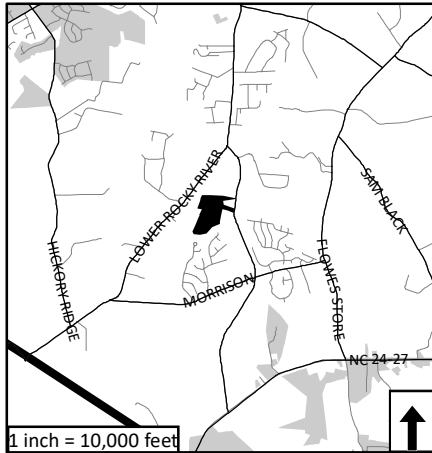
Sincerely,

Matt Allen
Managing Member

Harrisburg Planning Area Existing Zoning



Applicant: Jonathan Yates
 Owner: Nancy Little
 Case: CUSE2019-00004
 Address: 10540 Pioneer Mill Road
 Purpose: Wireless
 Telecommunications Tower
 PINs: 5525-37-6276



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - November 2019

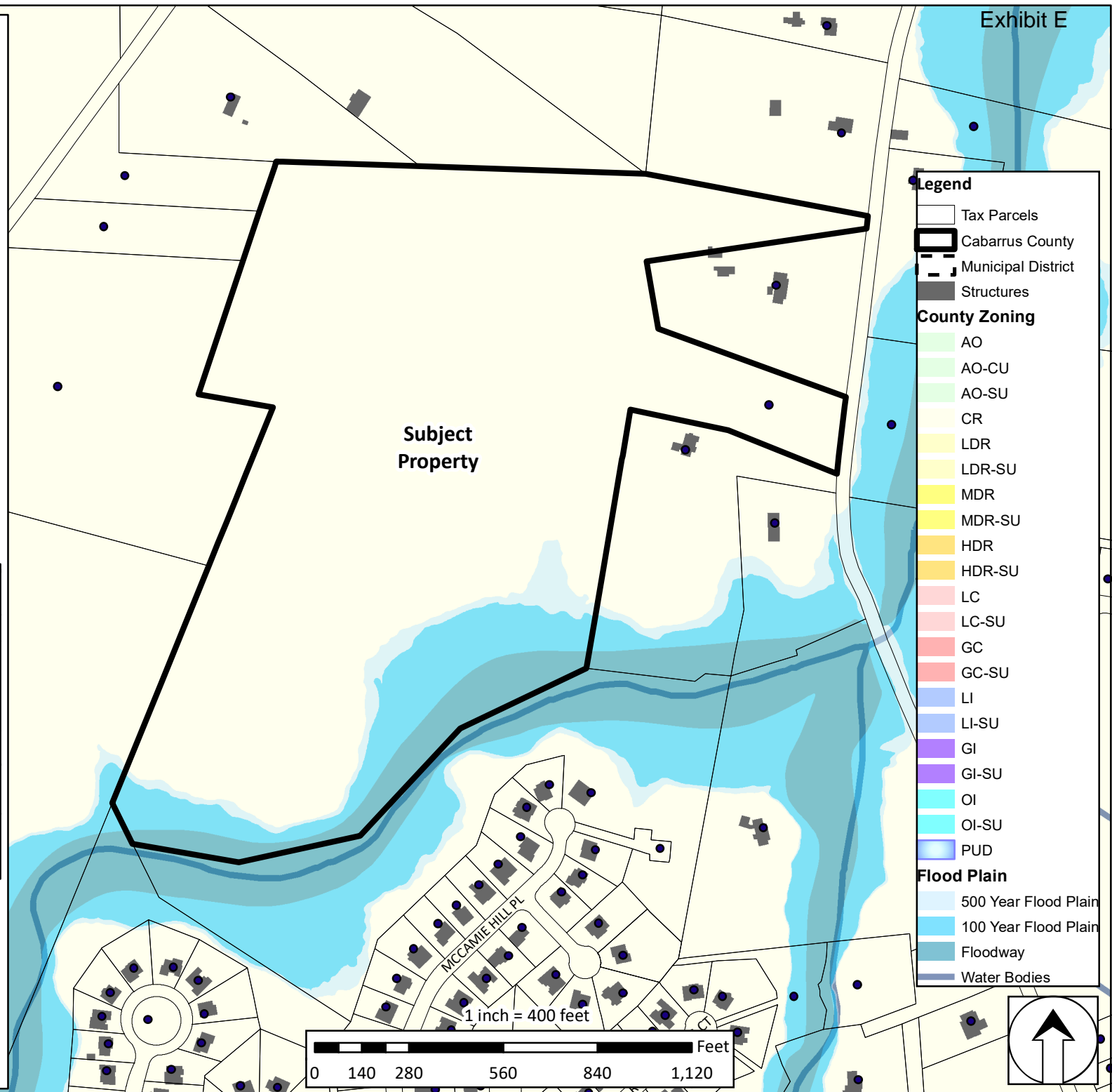


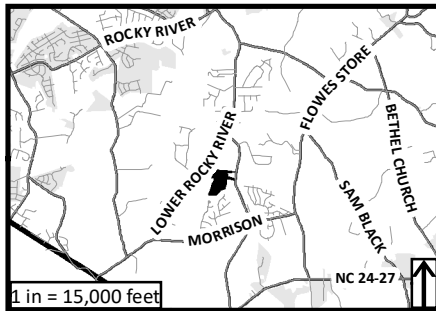
Exhibit E

Harrisburg Planning Area Aerial Map



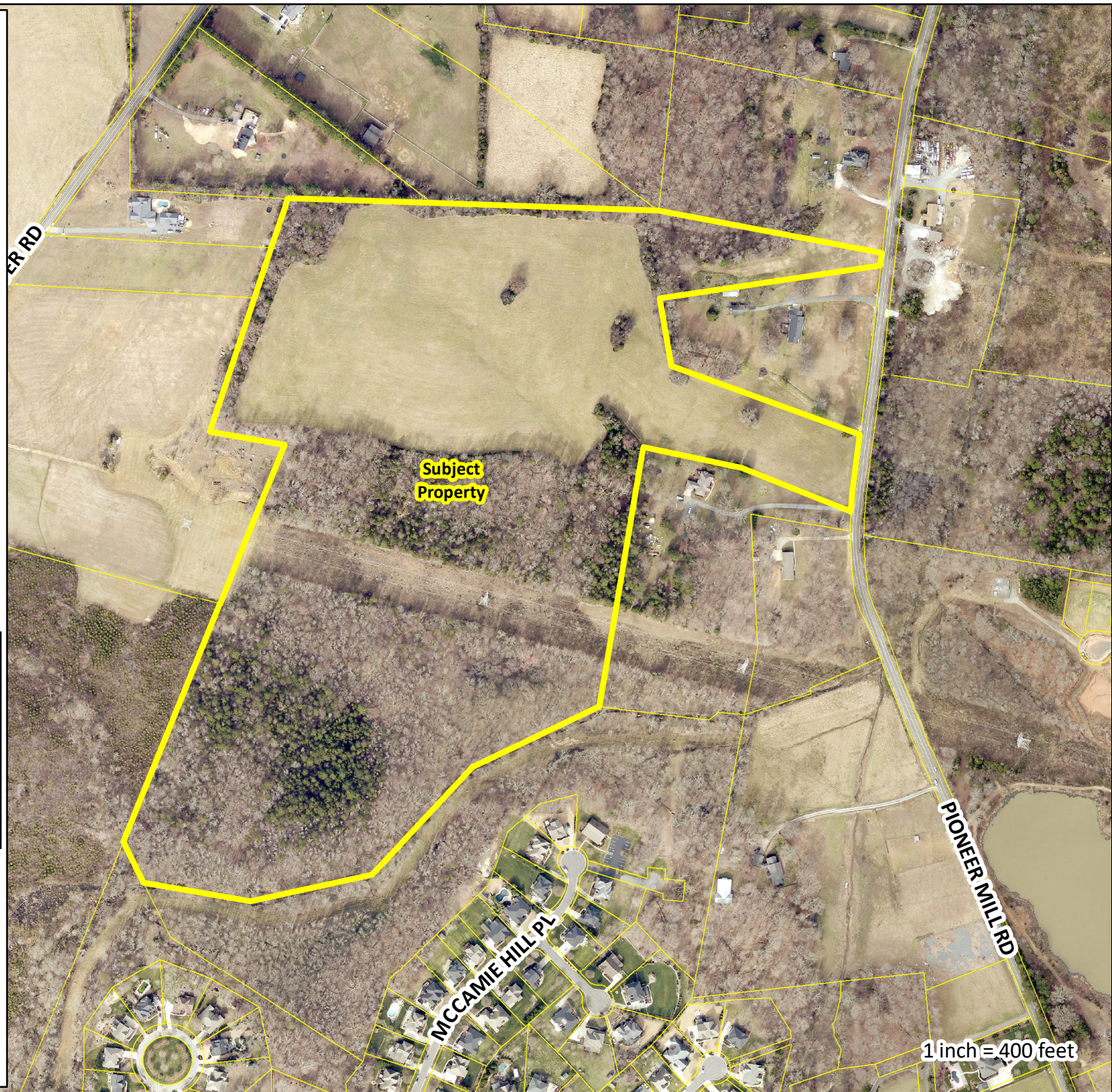
Applicant: Jonathan Yates
Owner: Nancy Little
Case: CUSE2019-00004
Address: 10540 Pioneer Mill Road
Purpose: Wireless
Telecommunications Tower
PINs: 5525-37-6276

- Cabarrus County
- Municipal District
- Tax Parcels



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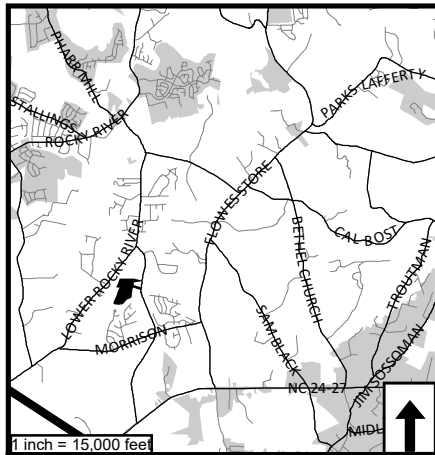
Map Prepared by Cabarrus County Planning & Development - November 2019



Harrisburg Planning Area Future Land Use

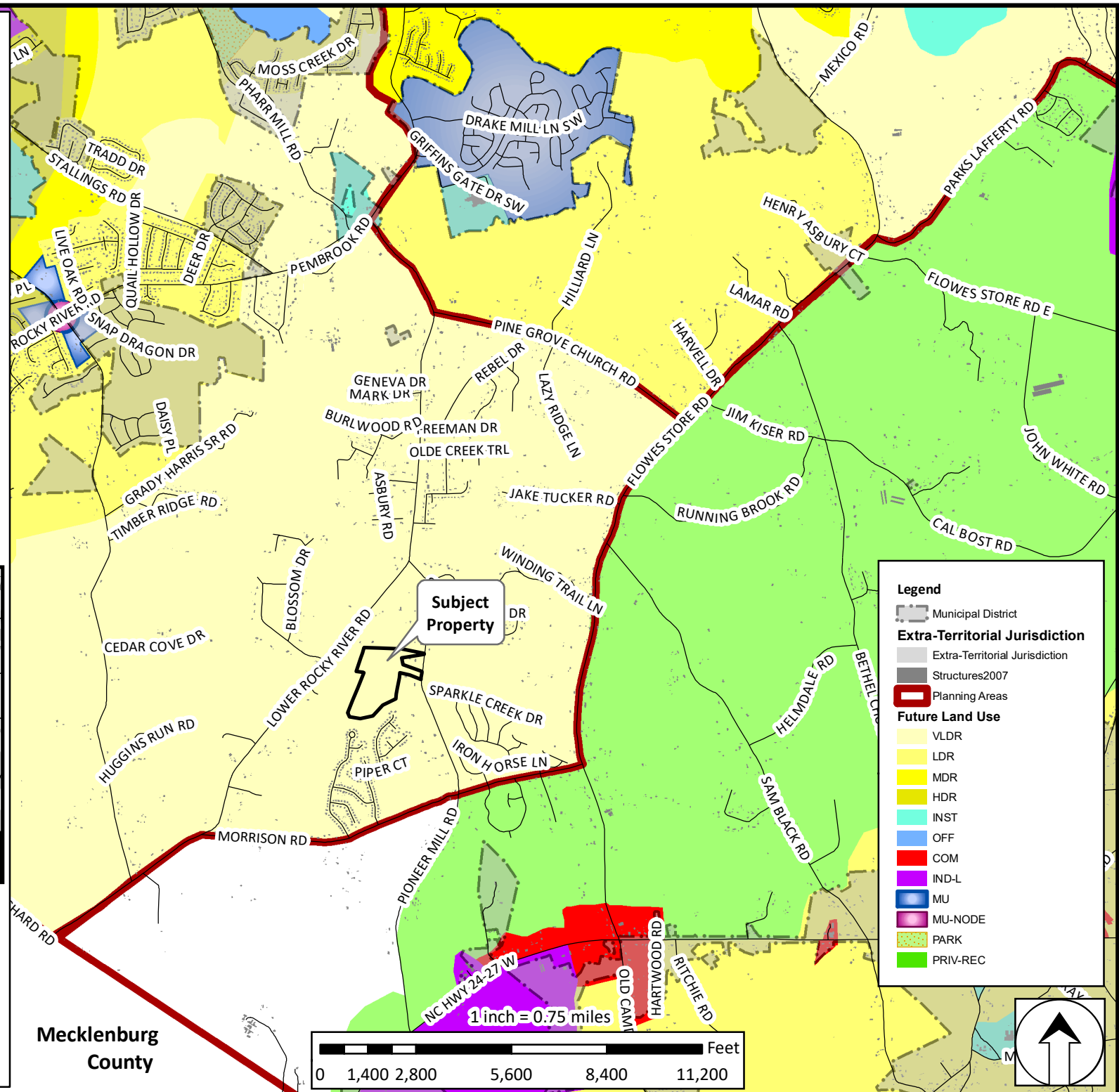


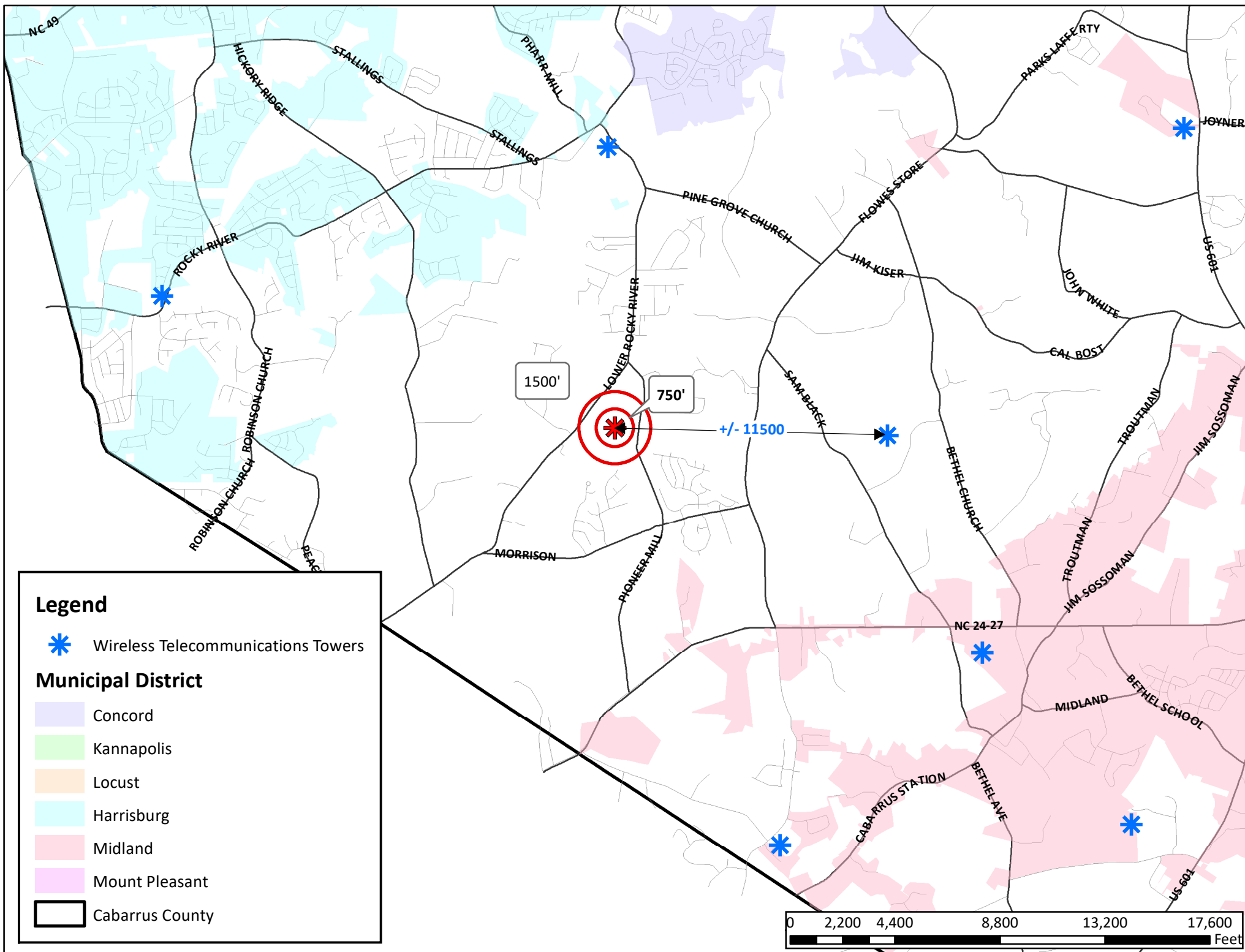
Applicant: Jonathan Yates
 Owner: Nancy & Larry Little
 Case: CUSE2019-00004
 Address: 10540 Pioneer Mill Road
 Purpose: Wireless
 Telecommunications Tower
 PINs: 5525-37-6276



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - November 2019







Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-ASO-24694-OE

Issued Date: 08/19/2019

Regulatory Manager
Highwood Towers, LLC
5579B Chamblee Dunwoody Rd #164
Atlanta, GA 30338

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole Rocky River NC 268
Location:	Concord, NC
Latitude:	35-16-17.10N NAD 83
Longitude:	80-35-42.42W
Heights:	613 feet site elevation (SE) 199 feet above ground level (AGL) 812 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 02/19/2021 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (202) 267-0105, or j.garver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASO-24694-OE.

Signature Control No: 413649107-414712839

(DNE)

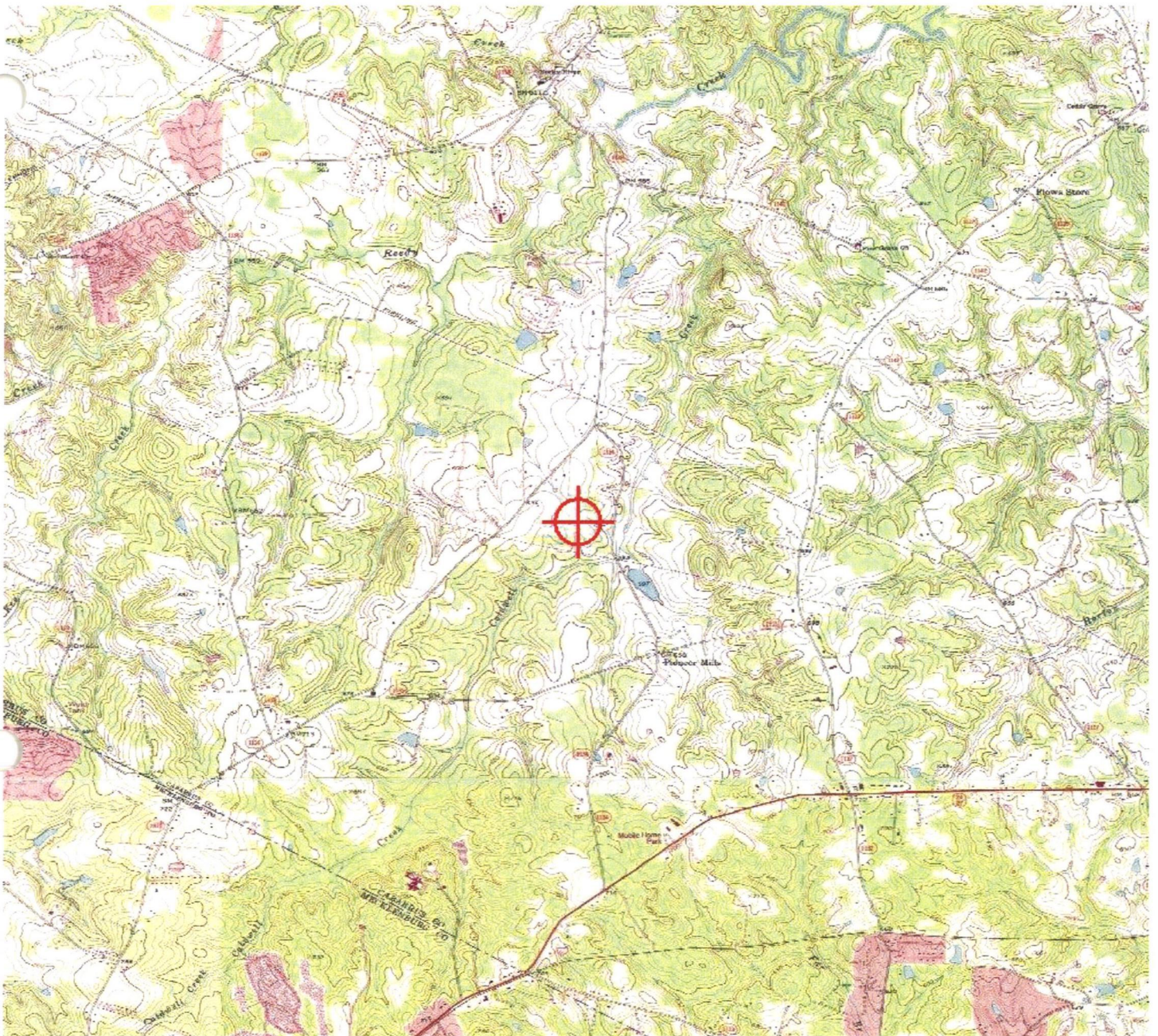
Jay Garver
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2019-ASO-24694-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W





HIGHWOOD
TOWERS

August 23, 2019

Cabarrus County Planning & Zoning
65 Church Street SE
P.O. Box 707
Concord, NC 28026-0707
(704) 920-2137

Re: Highwood Towers- Site Name: Rocky River NC-268- Telecommunications Facility
Application - Existing Inventory Letter

To Whom It May Concern:

Highwood Towers does not have any existing facilities in and serving Cabarrus County, North Carolina, the City of Kannapolis, the Town of Harrisburg, the Town of Mt. Pleasant, the City of Locust, or the town of Midland, except for the following facilities:

Pitts School Rd – FAA #2013-ASO-2051 – 35° 20' 39.00" N 80° 39' 12.00" W

Please contact me should you have any questions.

Sincerely,

Matt Allen
Managing Member



August 23, 2019

Cabarrus County Planning & Zoning
65 Church Street SE
P.O. Box 707
Concord, NC 28026-0707
(704) 920-2137

Re: Highwood Towers- Site Name: Rocky River NC-268- Telecommunications Facility
Application- Collocation Policy Letter

To Whom It May Concern:

Please accept the signed statement below as confirming Chapter 8 Section 6.F of the Cabarrus County Development Ordinance:

The proposed tower shall be designed, structurally, electrically, and in all respects, to accommodate at least four (4) users. The proposed tower will be designed to allow for future antennas upon the tower and to accept antennas mounted at varying heights. Highwood Towers shall be willing to allow other users to co-locate on the proposed communications tower in the future, subject to engineering capabilities of the structure, frequency considerations, and proposed compensation for additional users.

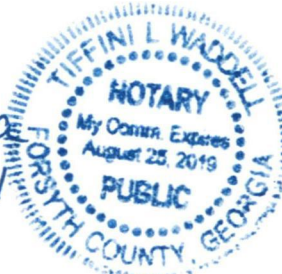
Please contact me should you have any questions.

Sincerely,

Matt Allen
Managing Member

SWORN to before me this 23rd day
of August 2019.

Tiffini L. Waddell
Notary Public for: Forsyth County, Georgia
My Commission Expires: 8-25-2019
Notary Printed Name: Tiffini Waddell





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

October 24, 2019

Division 10
District 1 – Cabarrus County

Nancy Little
10490 Pioneer Mill Rd
Concord, NC 28025

Subject: Driveway Permit No. C-1836 – Highwood Towers- Cell Tower
Location: SR-1134 (Pioneer Mill Rd)

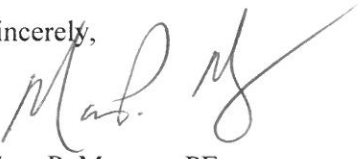
Dear Mrs. Little:

Enclosed is an executed copy of the subject Driveway Entrance Permit, which has been reviewed by the appropriate staff agencies within the Division of Highways. The permit covers the following:

- Construction of one (1) twenty foot (20') full movement gravel access with an asphalt apron. This site is located 0.56 miles south of Lower Rocky River Rd, on the west side of Pioneer Mill Rd.

This approval is subject to the attached Special Provisions and approved plans as noted.

Sincerely,


Marc P. Morgan, PE
District Engineer

/jab
Attachments
Cc: File

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>C-1836</u>	Date of Application	
County: <u>Cabarrus</u>		
Development Name: <u>NC-268 Rocky River</u>		

LOCATION OF PROPERTY:	
Route/Road: <u>Pioneer Mill Road</u>	
Exact Distance <u>2988.26</u>	<input type="checkbox"/> Miles <input checked="" type="checkbox"/> Feet
From the Intersection of Route No. <u>1134 (Pioneer Mill)</u> and Route No. <u>1136 (Lower Rocky River)</u> Toward <u>Starnbridge Dr.</u>	
Property Will Be Used For: <input type="checkbox"/> Residential /Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other	
Property: <input type="checkbox"/> is <input type="checkbox"/> is not within _____ City Zoning Area.	

AGREEMENT
<ul style="list-style-type: none"> I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT. I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans. I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied. I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer. I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point. I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.

RECEIVED

SEP - 9 2019

Policy On Street And Driveway Access to North Carolina Highways

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>NANCY B. Little</u>	NAME	<u>Ann B. Eaves</u>
SIGNATURE	<u>Nancy B. Little</u>	SIGNATURE	<u>Ann B. Eaves</u>
ADDRESS	<u>10490 Pioneer Mill Rd</u>	ADDRESS	<u>1600 Flowes Store Rd. E.</u>
	<u>Concord NC</u> Phone No. <u>704-455-9493</u>		<u>Concord, NC 28025</u>

AUTHORIZED AGENT		WITNESS	
COMPANY	<u>Highwood Towers II</u>	NAME	<u>Connor Glavin</u>
SIGNATURE	<u>[Signature]</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>5511B Chamblee Dunwoody Rd #163</u>	ADDRESS	<u>9990 Huntcliff Truce</u>
	<u>Dunwoody, GA 30358</u> Phone No. _____		<u>Atlanta, GA 30350</u>

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE

DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE

DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:

Use Additional Pages as necessary.

SPECIAL PROVISIONS

1. Notify the District Office at 704-983-4360 prior to construction to set up a pre-construction meeting.
2. Notify owners of conflicting utilities to provide for adjustments prior to the onset of construction. Any utility that may, upon completion of the roadway widening, create a safety hazard to the traveling public, will be relocated at the expense of the developer.
3. A copy of the approved street entrance permit is to be kept on the job site during working hours.
4. Working hours shall be from 9:00 a.m. to 4:00 p.m. Monday-Friday with all lanes open to traffic by 4:00 p.m. No work shall be performed on weekends or holidays. No lane closures will be allowed during NASCAR/major race events if determined to be in that nearby area. Other special events may require work to temporarily cease at the discretion of the District Engineer. NCDOT has authority to alter the time restrictions if deemed necessary.
5. Complete restoration including fertilizing, seeding and mulching of all areas disturbed during construction will follow within a maximum of thirty (30) working days of the initial disturbing activity in accordance with NCDOT specifications. See attached seeding schedule.
6. During construction operations no material is to be left on the pavement and at the end of each work day, the roadway is to be cleaned.
7. Any damages caused to the roadway, bridges, culverts or storm drains due to the construction of this entrance will be repaired at the discretion of the engineer in charge.
8. All OSHA rules and regulations shall be adhered to as pertain to this operation.
9. Contact Mr. Tony Tagliaferri, PE, Division Traffic Engineer, at 704-983-4400 at least 48 hours prior to construction if any work is to be done within 500 feet of any traffic signals. The developer is responsible for entering into a developer agreement with NCDOT for modifications to the traffic signal, installation of pedestrian signal and crossing. The developer agreement will cover the costs of signal plan review and inspection. Any damage to any signal related equipment will be repaired by NCDOT at the expense of the developer.
10. The Division Engineer, or representative thereof, reserves the right to stop any work for non-compliance with the terms of this contract.
11. All roadway signs removed due to this construction are to be re-installed as soon as possible.
12. During non-working hours, equipment is to be parked off the right of way.
13. The Department of Transportation does not guarantee the right of way on this road nor will it be responsible for any claims or damages brought by any property owner. The developer is responsible for obtaining any rights of way necessary in which to construct required roadway improvements.
14. All work shall be constructed in accordance with the attached plans and typicals.

15. The pavement structure for the roadway widening shall be as follows utilizing Superpave: 6" AC Base Course, Type B25.0C (in 2 lifts of 3" each with the first lift extending 6" behind the back of the curb), 2.5" AC Binder Course, Type I19.0C & 1.5" AC Surface Course Type S9.5C. 1.5". Widening shall be performed as indicated in the approved plans unless otherwise specified by NCDOT inspector. Prior to constructing the widening, a clean pavement edge shall be established by saw cutting along the white edge line. The existing roadway shall be resurfaced with the surface course of the new pavement structure or as otherwise directed by the NCDOT inspector.
16. The Department of Transportation reserves the right to require compensation for any vegetation located within the right of way that is disturbed or destroyed due to this construction. Removal of vegetation within the right of way must be approved in writing prior.
17. Strict compliance with the **"POLICY ON STREET AND DRIVEWAY ACCESS TO NORTH CAROLINA HIGHWAYS"** manual shall be required.
18. Backfill shall achieve 95% density in accordance with AASHTO T99 as modified by the NCDOT.
19. Any work requiring equipment or personnel within 5' of the edge of the travel lane (10' on a divided highway) shall require a lane closure with appropriate taper.
20. The installation of all required traffic signs and striping, including raised pavement markers, must meet current NCDOT specifications and is the responsibility of the permit applicant. Pavement striping shall be thermoplastic. A pavement marking plan is required to be submitted with roadway widening plans. Related information may be obtained from the Division Traffic Engineer's Office at 704-983-4400.
21. The Developer shall correct any drainage problems, on-site or off-site, created or made apparent by the construction of these improvements.
22. Any future development or change in use from that which is specified herein will require additional review and may require modifications to and/or additional roadway improvements.
23. NCDOT does not maintain sidewalk; however, sidewalk placed within NCDOT right of way must be installed to meet current ADA specifications.
24. An encroachment agreement from NCDOT is required for any utility installation, including irrigation, that is proposed within NCDOT right of way. This driveway permit does not approve the installation of any utilities. Utilities shall be placed prior to any roadway widening or paving.
25. NCDOT does not allow canopy trees to be planted within the right of way or within the clear recovery area. Any trees that are deemed potentially hazardous to the traveling public will be relocated/removed at the owner's expense. Any shrubs planted w/in the right of way shall not exceed 24" in height so as not to interfere with the line of sight. Tree canopies that are within sight triangles, that are blocking sight distance, or overhanging over sidewalk shall be removed or limbed up to meet current NCDOT and ADA specifications at the owner's expense.
26. The Developer is responsible for maintaining the Line of Sight Easement.
27. The Developer is required to have third-party testing unless otherwise directed, in writing, by the District Engineer.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

October 24, 2019

Division 10
District 1 – Cabarrus County

Route: SR-1134 (Pioneer Mill Rd)

MEMORANDUM

TO: Mr. David Tyeryar
Chief Financial Officer

FROM: Jeff A. Burleson
Assistant District Engineer

A handwritten signature in black ink, appearing to be "J. Burleson", written over the printed name of the Assistant District Engineer.

SUBJECT: Driveway Permit Application Fee – C-1836

Please find attached Check No. 21366, drawn on First Federal Svcs. & Loan Assn in the amount of \$50.00 for the construction inspection fee of the entrance for the proposed subject driveway permit. The check is remitted by Highwood Towers II LLC, PO Box 279, Awendaw, SC 29429.

Please credit to 150404-47900024-10.201311-2712

If additional information is needed, please advise.

Atta.
cc: File



August 23, 2019

Cabarrus County Planning & Zoning
65 Church Street SE
P.O. Box 707
Concord, NC 28026-0707
(704) 920-2137

Re: Highwood Towers- Site Name: Rocky River NC-268- Telecommunications Facility
Application- Statement of Compliance with Cabarrus County Wireless Telecommunications
Services Ordinance Section 6.G

To Whom It May Concern:

Highwood Towers provides the following additional information to demonstrate its compliance with Cabarrus County's Wireless Telecommunications Services ordinance Section 6.G.

The closest existing tower is a 195-foot wireless telecommunications facility that is located 1.5 miles southeast of the proposed wireless telecommunications facility. The existing tower would not be able to fill the existing gap in coverage to this part of Cabarrus County.

There are no other suitable existing structures or available alternative technologies in the immediate area that are capable of solving the existing coverage deficit.

Please contact me should you have any questions.

Sincerely,



Matt Allen
Managing Member

November 1, 2019

Matt Allen
Highwood Towers, LLC
5579B Chamblee Dunwoody Rd #164
Dunwoody, GA 30338

RE: Proposed 195' Sabre Monopole for Rocky River, NC

Dear Mr. Allen,

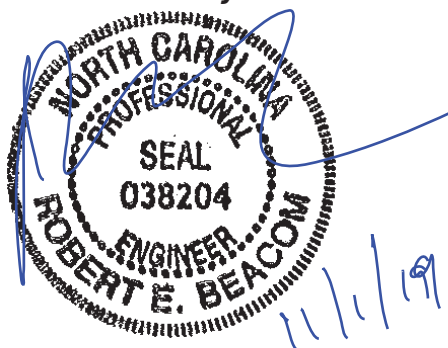
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for a Basic Wind Speed of 111 mph with no ice and 30 mph with 1.5" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** This would effectively result in a fall radius equal to 199'.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor





HIGHWOOD
TOWERS

August 23, 2019

Cabarrus County Planning & Zoning
65 Church Street SE
P.O. Box 707
Concord, NC 28026-0707
(704) 920-2137

Re: Highwood Towers- Site Name: Rocky River NC-268- Telecommunications Facility
Application- Tower Removal Letter

To Whom It May Concern:

Please accept the signed statement below as confirming Chapter 8 Section 11 of the Cabarrus County Development Ordinance:

Highwood Towers, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to ensure the proposed wireless communications facility, when it is not longer being operated or used for a continuous period of one (1) year is physically removed within ninety (90) days of receipt of notice from the Board of Adjustment notifying the owner of such abandonment. "Physically removed" shall include, but not be limited to:

- 1.) Removal of antennas, mount, equipment shelters and security barriers from the subject property.
- 2.) Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations.
- 3.) Restoring the location of the facility to its natural condition, except that any landscaping and grading shall remain in the after condition,

Please contact me should you have any questions.

Sincerely,



Matt Allen
Managing Member

Oct 23, 2019 11:35:18 AM
10420 Pioneer Mill Road
Concord
Cabarrus County
North Carolina





Cabarrus County Government – Planning and Development Department

October 22, 2019

Dear Property Owner:

A Conditional Use Permit Application has been filed in our office for property **adjacent** to yours. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, November 12, 2019 at 6:30 PM in the 2nd floor Board of Commissioners Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

Petitioner	Jonathan Yates
Petition Number	CUSE2019-00002
Property Location	10540 Pioneer Mill Road
Parcel ID Number	5525-37-6276
Existing Zoning	Countryside/Residential (CR)
Conditional Use Request	Wireless Telecommunications Tower

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

A handwritten signature in cursive script that reads 'Boyd V. Stanley'.

Boyd V. Stanley, AICP

Senior Planner

Cabarrus County Planning and Development



Cabarrus County Government – Planning and Development Department

October 22, 2019

Dear Property Owner:

A Conditional Use Permit Application has been filed in our office for your property. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, November 12, 2019 at 6:30 PM in the 2nd floor Board of Commissioners Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

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Existing Zoning	Countryside/Residential (CR)
Conditional Use Request	Wireless Telecommunications Tower

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

A handwritten signature in blue ink, reading "Boyd V. Stanley".

Boyd V. Stanley, AICP

Senior Planner

Cabarrus County Planning and Development

PIN14	NAME	ADDRESS
PROPERTY OWNERS		
5525376276	Nancy & Larry Little	10490 Pioneer Mill Road Concord, NC 28025

SURROUNDING PROPERTY OWNERS			
5525462736	Scott & Cinnamon Little	10580 Pioneer Mill Road	Concord, NC 28025
5525289014	Ronald & Kassi King	10363 Lower Rocky River Road	Concord, NC 28025
5525253036 & 5525355830	Porters Landing Property Owners Association Inc.	1447 Porters Court	Concord, NC 28025
5525383196 & 5525386356	Millard & Nicolette Hodnett	10321 Lower Rocky River Road	Concord, NC 28025
5525475927	Karen Bryans Life Estate	10420 Pioneer Mill Road	Concord, NC 28025
5525563929	Lindsey Goins & Rodrigo Robinson	1025 Ardsley Road, Apt 102	Concord, NC 28027
5525277801 & 5525276643	Richard Carr	10411 Lower Rocky River Road	Concord, NC 28025
5525274153	Bobby & Willene Byrd	PO Box 42761	Charlotte, NC 28215
5525570518	William & Jenelle Bryans	10425 Pioneer Mill Road	Concord, NC 28025
5525251912	John & Jami Melton	9461 Hester Court	Harrisburg, NC 28075

PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2019

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

Petition: RZON2019-0002 Conditional Use Rezoning

Applicant Information: Jeff Young
 2578 Sunberry Lane NW
 Concord, NC 28027

Owner Information: Futam, Inc.
 5321 Odell School Road
 Davidson, NC 28036

Existing Zoning: AO (Agricultural Open Space)

Proposed Zoning: LI-CU (Limited Industrial-Conditional Use)

Permitted Uses: All uses in the AO district are currently permitted on the subject property.

The applicant is petitioning for a Conditional Use Rezoning to LI-CU (Limited Industrial-Conditional Use) and has requested that the following uses be allowed on the site:

- Automobile Parts, Tires and Accessories
- Building and Contractor Supply
- Dairy Processing
- Equipment Sales and Service
- Machine Shop
- Metal Works, Processing and Fabrication
- Professional Office 30,000 sq. ft. or less
- Printing and Reprographic Facilities
- Warehouse and Enclosed Trailer Storage
- Welding Shop

The uses listed are permitted by-right (P) in the LI Zoning District

Parcel ID Number: 4673-66-0061

Property Address: 10801 Sudbury Road

Area in Acres: +/-3

Site Description: The property is currently vacant. If the proposed rezoning is approved, the applicant intends to construct an 11,200 sq. ft. building for metal fabrication. The applicant understands that site plan review and approval is required prior to zoning permitting.

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
11/12/2019

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

Adjacent Land Use: North – Industrial (City of Kannapolis)
East – Single-Family Residential
South – Single Family Residential, Wooded
West – Single Family Residential

Surrounding Zoning: North: CD (Campus Development-City of Kannapolis)
East: AO (Agricultural Open Space)
South: AO (Agricultural Open Space)
West: AO (Agricultural Open Space)

Utility Service Provider: The application states that the subject property will be served by well and septic. If development of the property requires utilities, the applicant would need to request service from the City of Kannapolis and the property would most likely have to be annexed for services to be provided.

Exhibits

EXHIBIT A – Staff Report
EXHIBIT B – Application
EXHIBIT C – Site Plan
EXHIBIT D – Zoning Map
EXHIBIT E – Aerial Map
EXHIBIT F – Future Land Use Map
EXHIBIT G – List of Permitted Uses in AO, LI and proposed LI-CU District
EXHIBIT H – Adjacent Property Owner Mailing List
EXHIBIT I – Adjacent Property Owner Letters
EXHIBIT J – Zoning Sign

Intent of Zoning Districts

EXISTING DISTRICT: AGRICULTURAL OPEN SPACE (AO):

This district is comprised mostly of lands usually found on the eastern side of the County which, due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain the farmland and undeveloped/forested land of the County. Public utilities will not be planned for these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with the existing residences and very limited business endeavors are envisioned as complimentary to the area. In sum, the primary activity of these lands is agricultural – housing and business are typically related to and supportive of the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
11/12/2019

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

RATIONALE:

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

PROPOSED DISTRICT: LIMITED INDUSTRIAL (LI) GENERAL:

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

RATIONALE

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

Agency Review Comments

Planning Review:

See Staff Report. Boyd V. Stanley, Senior Planner Cabarrus County

NCDOT Review:

Driveway Permit has been issued. Jeff Burleson, Assistant District Engineer

Addressing Review:

No comments. Brandy Webster, E-911 Addressing Coordinator

Fire Marshal Review:

Site plan and building plan will need to show the fire hydrant that is within 400 feet of the building. Matt Hopkins, Assistant Fire Marshall.

Cabarrus Health Alliance:

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
11/12/2019

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

The Cabarrus Health Alliance has evaluated the property mentioned (SE2019-00191) and there is an areas provisionally suitable for the installation of a septic system. At this time no permit has been issued. David Troutman, Director of Environmental Health

EMS Review:

No comments. Justin Brines, Cabarrus County EMS Assistant Director

Sheriff's Office Review:

No comments. Ray Gilleland, Cabarrus County Sheriff's Lieutenant

Soil and Water Review:

The limitations on the soil survey are due to the slope of the property which will be corrected with construction. We see no other issues. Tammi Remsburg, Resource Conservation Coordinator

Land Use Plan Analysis

The Northwest Area Land Use Plan designates this area as residential and recommends two to four units per acre.

The subject property is listed in the City of Kannapolis' Land Use Plan as a future primary activity center. The county, however, has not co-adopted the Kannapolis Land Use Plan.

Conclusions

The Cabarrus County Development Ordinance district description and rationale states that the Limited Industrial district provides for both large and small scale industrial and office development. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

- The subject property is directly adjacent to residential and agricultural properties.
- The application states that the subject property will be served by well and septic.
- The property is not located on a higher volume roadway. It is located off Sudbury Road, which is a cut through between Davidson Road and Odell School Road.

The applicant is petitioning for a Conditional Use Rezoning to LI-CU (Limited Industrial-Conditional Use) and has requested that the following uses be allowed on the site:

- Automobile Parts, Tires and Accessories
- Building and Contractor Supply
- Dairy Processing
- Equipment Sales and Service

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
11/12/2019

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

- Machine Shop
- Metal Works, Processing and Fabrication
- Professional Office 30,000 sq. ft. or less
- Printing and Reprographic Facilities
- Warehouse and Enclosed Trailer Storage
- Welding Shop

The uses listed are permitted by-right (P) in the LI Zoning District and the site would be restricted to these uses.

The proposed rezoning to the Limited Industrial zoning district is not consistent with the Northwest Area Land Use Plan as this property is designated as medium density residential.

The property across Sudbury Road to the North has been developed with industrial use(s) (Concrescere Corporate Park). The park is located in the City of Kannapolis and has a Campus Development zoning designation.

The Planning and Zoning Commission should consider all of the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.

Conditions of Approval

Should the Planning and Zoning Commission grant approval of the rezoning and consider issuing the Conditional Use Permit, Staff requests the following conditions become part of the approval and case record:

1. Granting order, stating restrictions and applicable conditions of approval shall be recorded with the deed for the property. (Planning)
2. Any changes to the approved site plan must receive Board of Adjustment approval in the form of an amendment to the Conditional Use Permit. (Planning)
3. Copies of any state, local, and/or federal permits related to the use of the subject property shall be submitted to the Planning Department as part of the permanent project file. (Planning)
4. The NCDOT Driveway Permit was approved on October 1, 2019 with the following condition of construction and permitting:
 - a. Construction of one (1) twenty-four foot (24') full movement asphalt driveway. This site is located approximately .09 miles southwest of Odell School Road, on the southeast side of Sudbury Road.
5. The site and building plans will need to show that a fire hydrant that is within 400 feet of the building when submitted for review and permitting. (Cabarrus County Fire Marshall's Office)



CONDITIONAL USE REZONING APPLICATION

STAFF USE ONLY:

Application/Accela#: _____

Received By: _____

Date Filed: _____

Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a conditional use rezoning request.
2. Submit a complete application to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property or area of the property to be considered for rezoning.
 - 15 folded copies of the proposed site plan.
 - Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.

Fees: Conditional Use Rezoning \$600.00 +\$5.00 per acre
+3% technology fee based on total application fee

The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

Incomplete applications will be returned to the applicant and will not be processed.

PROCESS SUMMARY:

1. Hold a pre-application meeting with Staff to discuss your rezoning request and the map amendment process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.

Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that comments are addressed and errors corrected.

3. Once advised that the site plan is correct and ready to be presented to the Planning and Zoning Commission, you will need to submit 18 folded copies of the plan.
4. When the copies of the plan are received, Staff will begin to prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the conditional use rezoning.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

The Conditional Use Rezoning process includes two separate votes:

1. The Commission will consider the proposed rezoning to determine if it is appropriate.
2. The Commission will consider issuing the Conditional Use Permit and approving the site plan.

Expedited Vote: A vote of $\frac{3}{4}$ or more of the members of the Planning and Zoning Commission is considered an Expedited Vote and will constitute a final decision for the rezoning portion of the case. If approval or denial of a rezoning request is by a vote of less than $\frac{3}{4}$ of the members, or if an appeal of the decision is filed within 15 days of the date of the decision, the application will automatically be forwarded to the Board of Commissioners for final consideration at a *de novo* hearing.

Conditional Use Permit: The Conditional Use Permit will be considered as a second step in the conditional use rezoning process. Additional conditions may be added as part of the Conditional Use Permit approval process.

Questions: Any questions related to rezoning your property or to the rezoning process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

SUBJECT PROPERTY INFORMATION:

Street Address 10801 Sudbury Road, Davidson, NC 28036
PIN(s) (10 digit #) 4673 -- 66 -- 0061; -- --
Deed Reference Book 13219 Page 0016

DESCRIPTION OF SUBJECT PROPERTY:

Size (square feet or acres) 3.0 acres
Street Frontage (feet) 304 feet
Current Land Use of Property No current use
Surrounding Land Use North Industrial and agricultural
South Vacant/wooded
East Agricultural and residential
West Industrial, vacant/wooded and residential

REQUEST:

Change Zoning From AO To CU Limited Industrial

Purpose for Request

Continue/extend the existing limited industrial land use across Sudbury Road. That will allow
development of a proposed welding shop and metal fabrication facility, which will add jobs
and tax base on property that is currently vacant.

UTILITY SERVICE:

Water Supply ☒ Well or Service Provider

Wastewater Treatment ☒ Septic Tank(s) or Service Provider

Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from the Table of Permitted Uses in the Cabarrus County Zoning Ordinance and shall correspond to the Zoning District requested. (Additional sheet may be attached if needed)

The following Limited Industrial uses:

automobile parts/tires/accessories,	
building and contractor supply, dairy	
processing, equipment sales & service,	
machine shop, metal works/processing/	
fabrication, professional office 30,000 sf or	
less, printing & reprographic facilities,	
warehouse with enclosed storage, welding	
shop	

CONDITIONS OF APPROVAL:

Please list any specific conditions that you would be willing to impose as part of this application (Example: no outside storage permitted on-site, increased buffer width, etc.).

Existing wooded borders will remain to provide additional buffers

LAND USE PLAN CONSISTENCY STATEMENT

Describe how the proposed rezoning meets the land use plan(s) for the subject parcel(s):

The Northwest Area Plan was adopted in 1990. Almost 30 years of growth and change in the county likely indicate that the Plan does not reflect recent trends and current conditions.

The current land use plan does not show the subject property as limited industrial, however, limited industrial zoning and development has occurred across Sudbury Road from the subject property in the City of Kannapolis jurisdiction in contrast to the Cabarrus County land use plan of 29 years ago. The subject property is identified on the Kannapolis Tiered Growth Map as a Targeted Growth Area. While the proposed zoning is not consistent with the current land use plan, it may be time to consider updating that based on more recent development trends and economic needs of the overall Cabarrus community. In light of the designation of the area as a Targeted Growth Area by the City of Kannapolis, it may be reasonable to determine that the proposed rezoning is, in fact, consistent with the land use plan for the area, as most recently adopted by the City of Kannapolis.

PROPERTY OWNER/AGENT/APPLICANT INFORMATION:

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner. In addition, it is understood and acknowledged that if the property is rezoned as requested and the Conditional Use Permit authorized, the property involved in this request will be perpetually bound by the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended through the rezoning process. It is further understood and acknowledged that it is the responsibility of the petitioner to file the Development Plan in the Cabarrus County Register of Deeds Office as a deed restriction upon the subject property.

If, after two years from the date of approval of the CU District, substantial construction has not begun, the property in question may be changed to another zoning designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

PROPERTY OWNER

Futam, Inc. C/O James D. Champion
NAME
5321 Odell School Road
ADDRESS
Davidson, NC 28036
CITY, STATE, ZIP CODE
704.499.2305
PHONE NUMBER
N/A
FAX NUMBER
jdchampion12@reagan.com
E-MAIL ADDRESS

PROPERTY DEVELOPER/AGENT

Jeff Young
NAME
2578 Sunberry Lane NW
ADDRESS
Concord, NC 28027
CITY, STATE, ZIP CODE
704.796.1766
PHONE NUMBER
N/A
FAX NUMBER
youngjj@twc.com
E-MAIL ADDRESS

Signature of Owner: ^{By} Futam, Inc. James Champion Date: 10-2-19

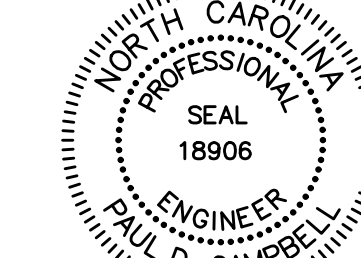
Signature of Developer/Agent: Jeff Young Date: 10/4/19



alley, willams,
carmen & king, inc.

CONSULTING ENGINEERS,
SURVEYING & INSPECTION

Firm License No. F-0203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com



Dec 06/2019
Paul D. Campbell
0748451700042E

This drawing is the property of Alley, Williams,
Carmen & King, Inc. It is not to be reproduced,
copied, or used on any other project without
written permission.

Prepared for:

FUTAM INC.
10801 SUDBURY ROAD
DAVIDSON, NC 28036

FUTAM SUDBURY ROAD SITE

CABARRUS COUNTY

PROPOSED REZONING SITE PLAN

BY	REVISION	DATE	#
	per ncdot comments	11/10/19	1
	Cabarrus co. comments	10/22/19	2
	Cabarrus co. comments	10/30/19	3

SCALE: 1"=30'

DATE: 10-04-19

JOB # 19539

C - 1.0

REZONING NOTES

WATER AND SEWER SHALL BE PROVIDED BY
WELL AND SEPTIC.

DEVELOPMENT CONSISTS OF LESS THAN 20,000
SF OF IMPERVIOUS AND LESS THAN ONE ACRE
OF DISTURBANCE, THEREFORE AN EROSION
CONTROL PERMIT AND A STORMWATER PERMIT
IS NOT REQUIRED.

ALL DRIVEWAY WORK SHALL BE IN ACCORDANCE
WITH THE APPROVED NCDOT DRIVEWAY PERMIT.

SITE PLAN SHALL COMPLY WITH ALL
CONDITIONS AS SET FORTH IN REZONING
PROCESS.

NO DUMPSTER WILL BE USED. OWNER WILL
USE ROLL OUT CONTAINER FOR WASTE.

SITE NOTES

OWNER: FUTAM INC.

PIN: 4673 66 0061

AREA: 3.0 ACRES
DB 13219 PG 0116

CURRENT ZONING: AO
PROPOSED ZONING: CU

PROPOSED IMPERVIOUS AREA
BUILDING 11,200 SF
ASPHALT PARKING 6,840 SF
TOTAL - 18,040 SF (13.8%)

SETBACKS - FRONT 50'
SIDE 15'
REAR 20'

BUFFER YARDS - TYPE B - N/A

PARKING LOT YARDS N/A
SPACES.

REQUIRED PARKING
MANUFACTURING 5 PEOPLE MAX SHIFT
THEREFORE 5 REQUIRED PARKING SPACES

PROVIDED - 5 SPACES TOTAL W/1 HC
VAN ACCESSIBLE SPACE

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH
CITY OF KANNAPOLIS, NCDOT, NCDE&NR
STANDARD SPECIFICATIONS AND PROJECT
SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN
CONFLICT THE STRICTER SHALL BE HELD.

ALL BENCHMARK LOCATIONS AND ELEVATIONS
ARE TO BE VERIFIED BY THE CONTRACTOR
PRIOR TO BEGINNING CONSTRUCTION.

EXISTING UTILITIES ARE SHOWN IN THEIR
APPROXIMATE LOCATIONS ONLY. ANY DAMAGE
DONE TO EXISTING UTILITIES, WHETHER SHOWN
OR NOT ON THIS PLAN, SHALL BE THE
RESPONSIBILITY OF THE CONTRACTOR. THE
CONTRACTOR SHALL VERIFY THE LOCATION OF
ALL UTILITIES, SHOWN OR NOT SHOWN ON THE
PLAN, PRIOR TO BEGINNING CONSTRUCTION. TO
ENSURE PROPER LOCATION OF UTILITIES, THE
CONTRACTOR SHALL CONTACT NC0CC (NC ONE
CALL CENTER) AT 1-800-632-4949 AT LEAST
48 HOURS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE
APPROPRIATE BARRICADES, WARNING LIGHTS
AND SIGNS TO ENSURE THE SAFETY OF THE
PUBLIC AT ALL TIMES.

CONTRACTOR SHALL VERIFY ALL SITE
CONDITIONS PRIOR TO CONSTRUCTION. ANY
SIGNIFICANT VARIATIONS SHALL BE REPORTED
IMMEDIATELY TO THE ENGINEER.

DIMENSIONS AS SHOWN, ARE TO FACE OF
CURB, FACE OF BUILDING, AND EDGE OF
PAVEMENT UNLESS OTHERWISE NOTES.

LANDSCAPE CONTRACTOR SHALL HAVE
UNDERGROUND UTILITY CONTRACTOR LOCATE
LINES PRIOR TO INSTALLATION OF TREES AND
SHRUBS.

THE ENGINEER HAS MADE NO EXAMINATION TO
DETERMINE WHETHER ANY HAZARDOUS OR
TOXIC MATERIALS ARE PRESENT OR CONTAINED
IN, UNDER, OR ON THE SUBJECT PROPERTY OR
ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC
MATERIALS HAVE CONTAMINATED THIS OR OTHER
PROPERTIES OR ITS WATERS IN ANY WAY
WHATSOEVER. NO SUBSURFACE EXAMINATION OF
ANY TYPE HAS BEEN MADE BY THE ENGINEER
AND ACCORDINGLY, NO OPINION EXPRESSED OR
INFERRED ON ALL SUCH MATTERS. FURTHER,
NO OPINION IS RENDERED AS TO ANY
VIOLATION OF ANY ENVIRONMENTAL LAWS OR
REGULATIONS, EITHER FEDERAL, STATE OR
LOCAL, RELATED TO THE INFORMATION SHOWN
ON THIS PLAN AND THE ENGINEER IS IN NO
WAY LIABLE FOR ANY VIOLATION OF SUCH
ENVIRONMENTAL LAWS SHOULD THEY EXIST.

THE CONTRACTOR AGREES THAT HE SHALL
ASSUME SOLE AND COMPLETE RESPONSIBILITY
FOR THE JOB SITE CONDITIONS DURING THE
COURSE OF CONSTRUCTION OF THIS PROJECT,
INCLUDING SAFETY OF ALL PERSONS AND
PROPERTY, THAT THIS REQUIREMENT SHALL
APPLY CONTINUOUSLY AND NOT BE LIMITED TO
NORMAL WORKING HOURS AND THAT THE
CONTRACTOR SHALL DEFEND, INDEMNIFY, AND
HOLD THE OWNER AND THE ENGINEER
HARMLESS FROM ANY KIND OF LIABILITY, REAL
OR ALLEGED, IN CONNECTION WITH THE
PERFORMANCE OR ANY WORK ON THIS
PROJECT, EXCEPT FOR LIABILITY ARISING FROM
THE SOLE NEGLIGENCE OF THE OWNER OR THE
ENGINEER.

AT ALL TIMES, THE CONTRACTOR SHALL
PERFORM PROJECT DEMOLITION WITH MINIMAL
DISTURBANCE TO THE ADJACENT PROPERTIES.
ALL DEBRIS GENERATED DURING THE
DEMOLITION PHASE OF THE PROJECT, SHALL BE
DISPOSED OF IN ACCORDANCE WITH ALL LOCAL,
STATE AND FEDERAL REGULATIONS.

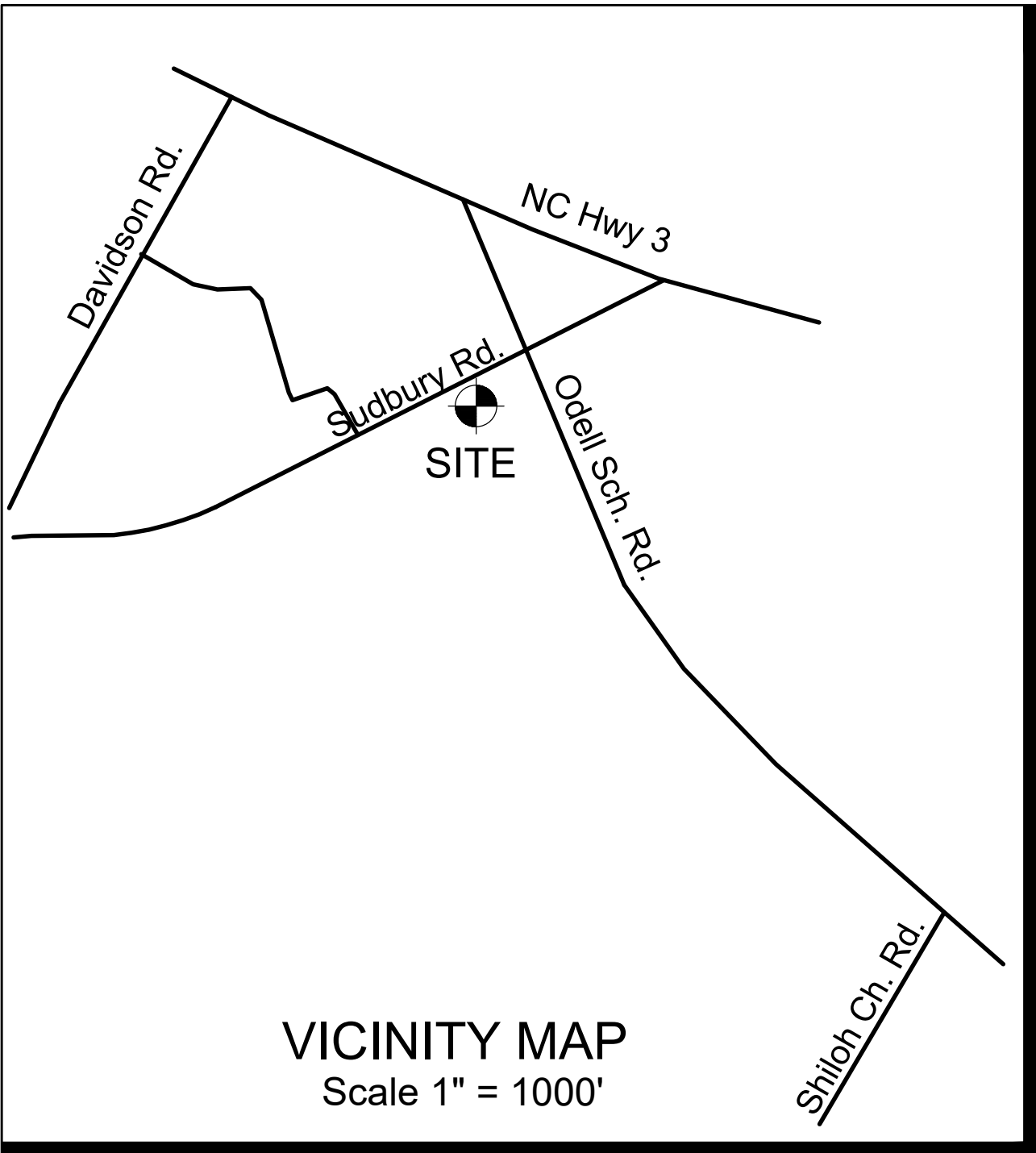
SITE PLAN

Scale: 1"=30'

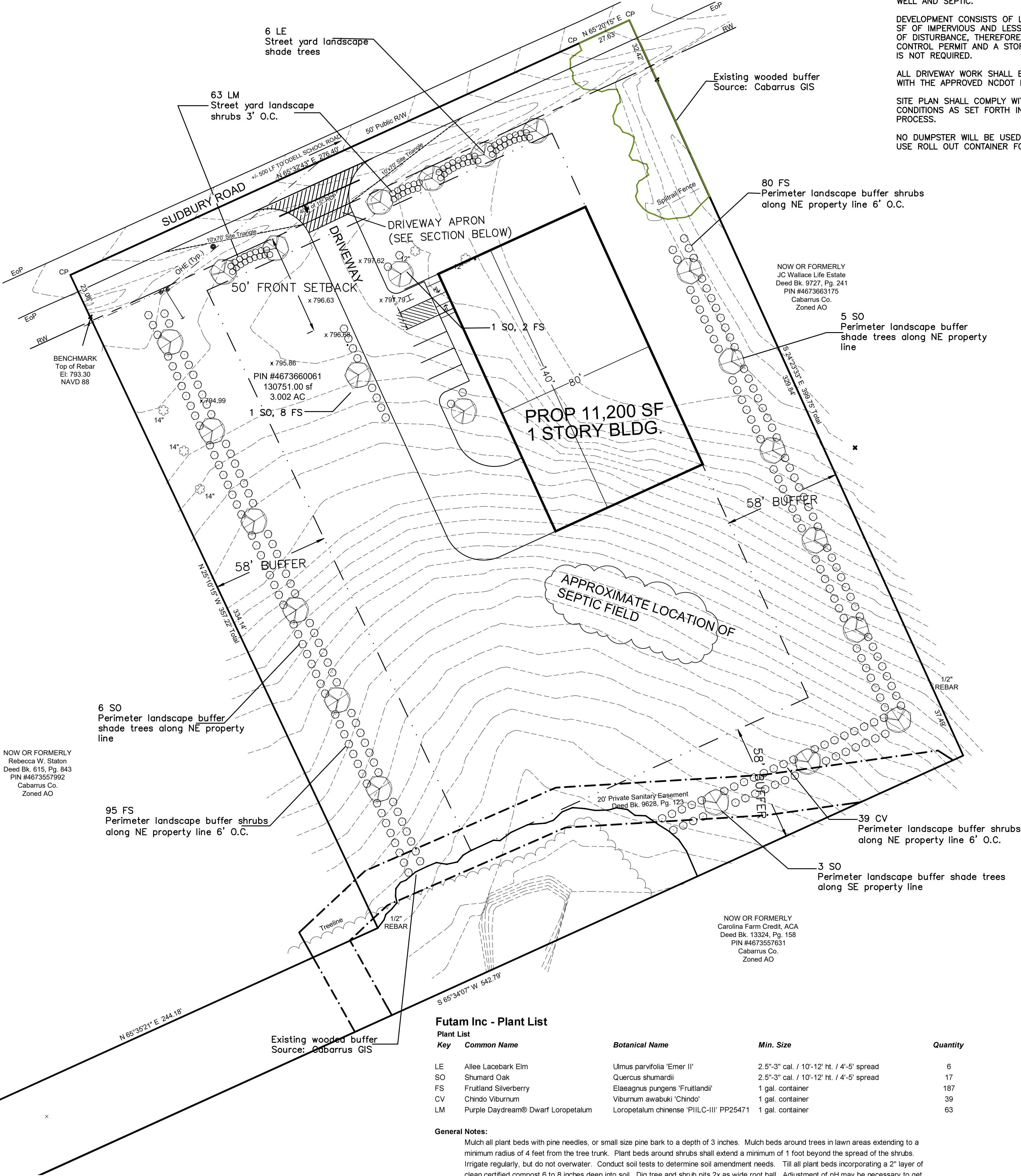
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



Deed Bk. 7316, Pg. 267 Cabarrus Co. Registry



Futam Inc - Plant List

Plant List	Key	Common Name	Botanical Name	Min. Size	Quantity
LE		Alleé Lacebark Elm	Ulmus parvifolia 'Emer II'	2.5"-3" cal. / 10'-12' ht. / 4'-5' spread	6
SO		Shumard Oak	Quercus shumardii	2.5"-3" cal. / 10'-12' ht. / 4'-5' spread	17
FS		Fruittland Silverberry	Elaeagnus pungens 'Fruittlandi'	1 gal. container	187
CV		Chindo Viburnum	Viburnum awabuki 'Chindo'	1 gal. container	39
LM		Purple Daydream® Dwarf Loropetalum	Loropetalum chinense 'PILC-III' PP25471	1 gal. container	63

General Notes:

Mulch all plant beds with pine needles, or small size pine bark to a depth of 3 inches. Mulch beds around trees in lawn areas extending to a minimum radius of 4 feet from the tree trunk. Plant beds around shrubs shall extend a minimum of 1 foot beyond the spread of the shrubs. Irrigate regularly, but do not overwater. Conduct soil tests to determine soil amendment needs. Till all plant beds incorporating a 2" layer of clean certified compost 6 to 8 inches deep into soil. Dig tree and shrub pits 2x as wide root ball. Adjustment of pH may be necessary to get soils to around 6.5. Build plant beds up 6" to 8" above grade.

Calculations:

Existing trees provide some buffer plantings as shown on the landscape plan

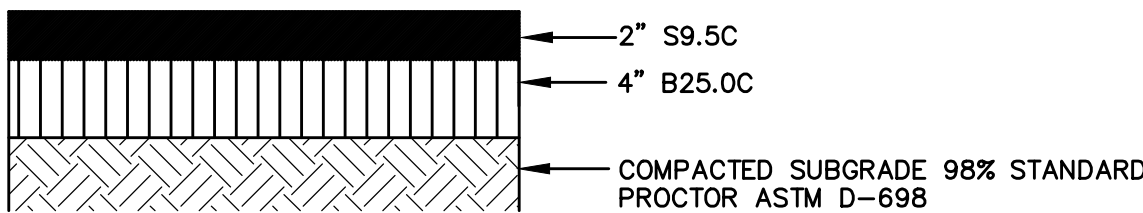
Buffer Yards _ SE Property Line _ #1 Buffer _ 130 Lin. Ft. = 3 Shade Trees and 39 Shrubs

Buffer Yards _ SW Property Line _ #1 Buffer _ 316 Lin. Ft. = 6 Shade Trees and 95 Shrubs

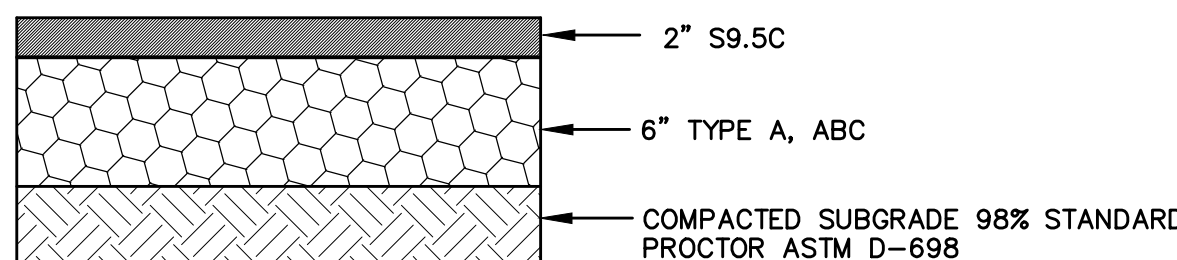
Buffer Yards _ NE Property Line _ #1 Buffer _ 268 Lin. Ft. = 5 Shade Trees and 80 Shrubs

Parking Lot Yards _ Exempt - Parking Lot is Only 5 Spaces

Street Yard _ 188 Lin. Ft. = 6 Shade Trees and 63 Shrubs



DRIVEWAY APRON SECTION



NOTE:

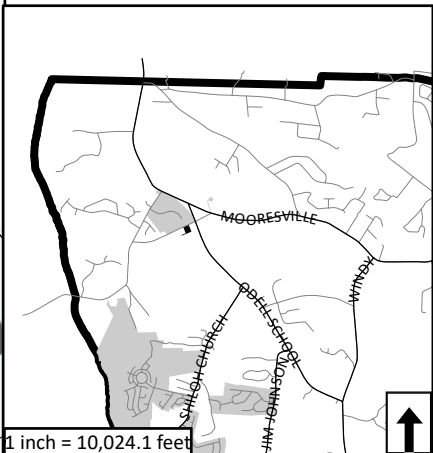
ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH NCDOT
STANDARDS AND SPECIFICATIONS FOR ROADS AND STRUCTURES
LATEST EDITION.

ASPHALT PAVING SECTION
FOR ENTRANCE DRIVE AND
ALL PARKING SPACES

Zoning Map



Applicant: Jeff Young
Owner: Futam, Inc.
Case: RZON2019-00002
Address: 10801 Sudbury Road
Purpose: Light Industrial-Conditional Use
PINs: 4673-66-0061



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - November 2019

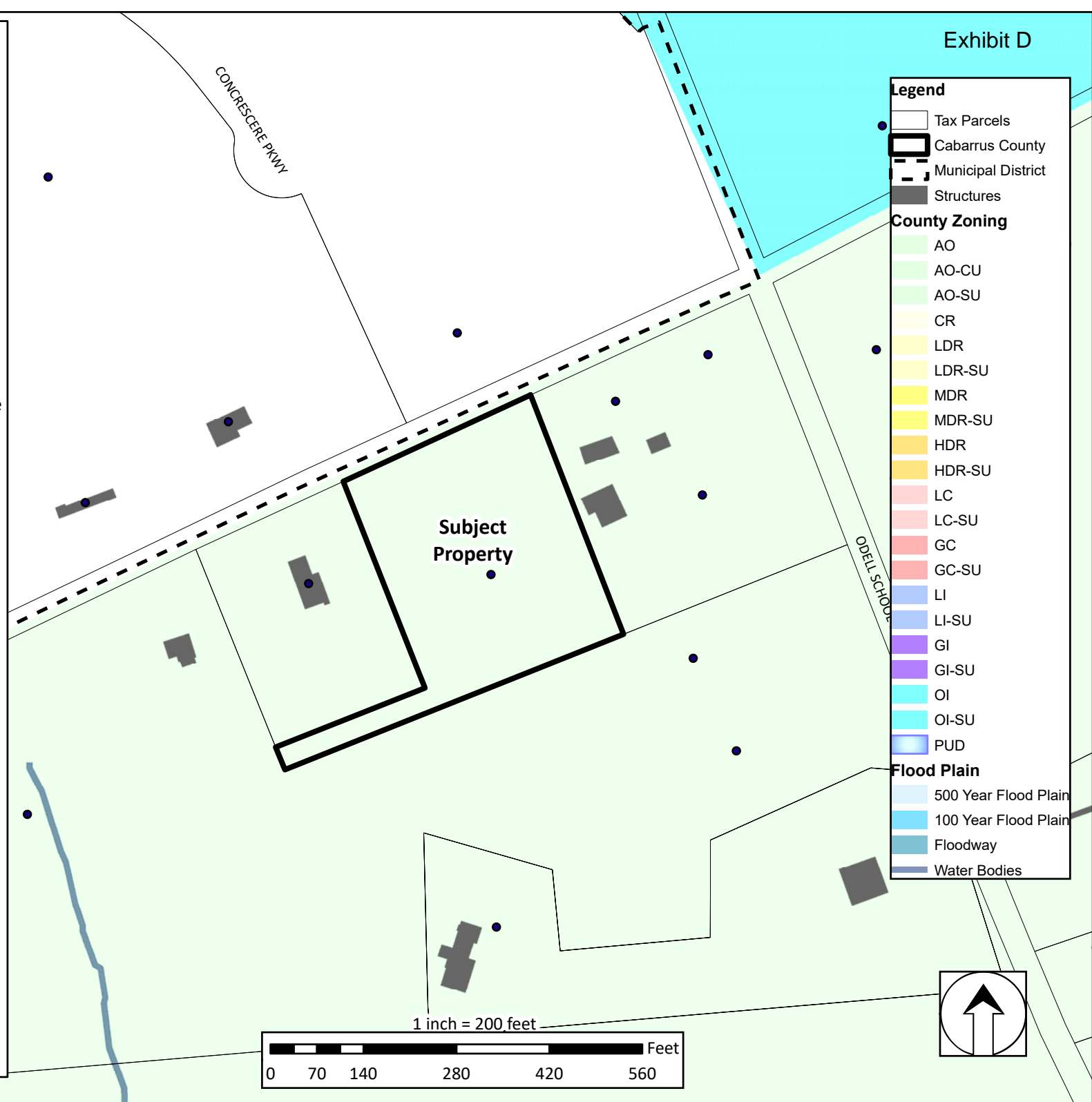


Exhibit D

Legend

- Tax Parcels
- Cabarrus County
- Municipal District
- Structures

County Zoning

- AO
- AO-CU
- AO-SU
- CR
- LDR
- LDR-SU
- MDR
- MDR-SU
- HDR
- HDR-SU
- LC
- LC-SU
- GC
- GC-SU
- LI
- LI-SU
- GI
- GI-SU
- OI
- OI-SU
- PUD




Flood Plain

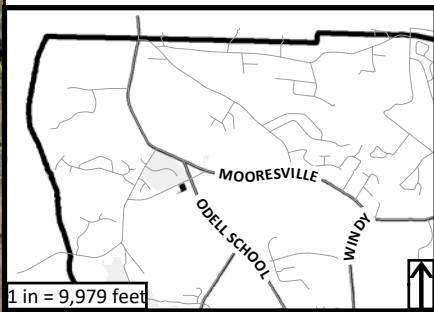
- 500 Year Flood Plain
- 100 Year Flood Plain
- Floodway
- Water Bodies

Aerial Map



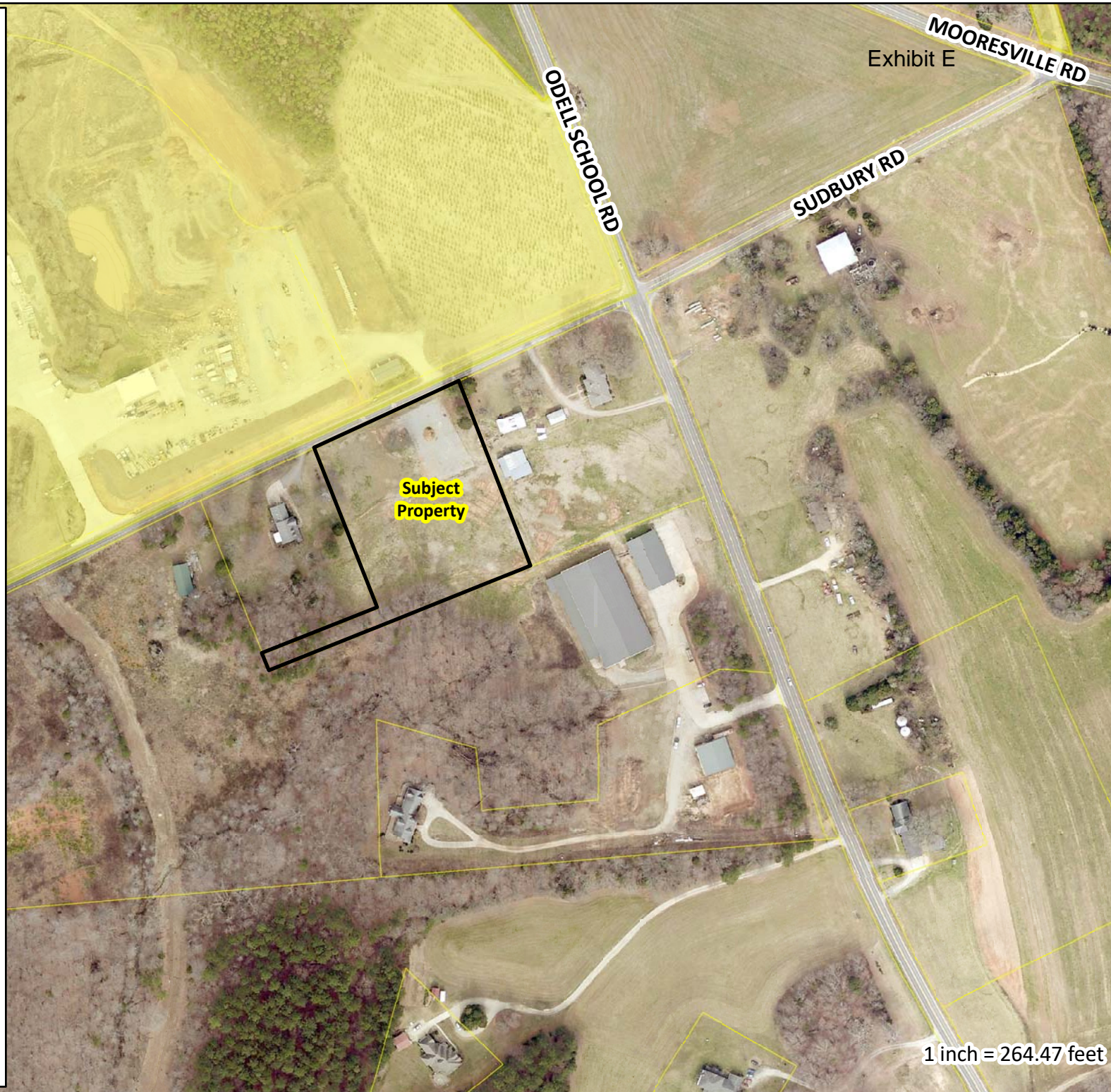
Applicant: Jeff Young
Owner: Futam, Inc.
Case: RZON2019-00002
Address: 10801 Sudbury Road
Purpose Light Industrial-Conditional Use
PINs: 4673-66-0061

-  Cabarrus County
-  Municipal District
-  Tax Parcels

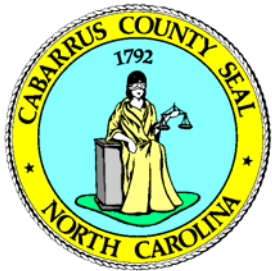


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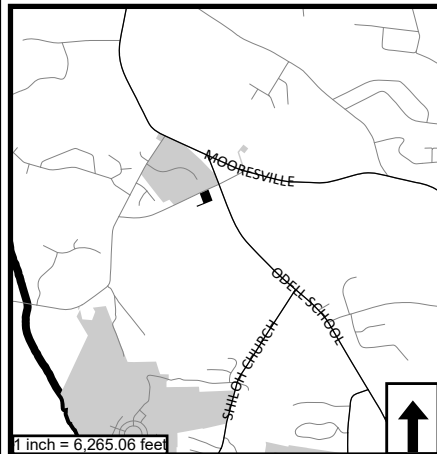
Map Prepared by Cabarrus County Planning & Development - November 2019



Future Land Use



Applicant: Jeff Young
 Owner: Futam, Inc.
 Case: RZON2019-00002
 Address: 10801 Sudbury Road
 Purpose: Light Industrial-Conditional Use
 PINs: 4673-66-0061



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - November 2019

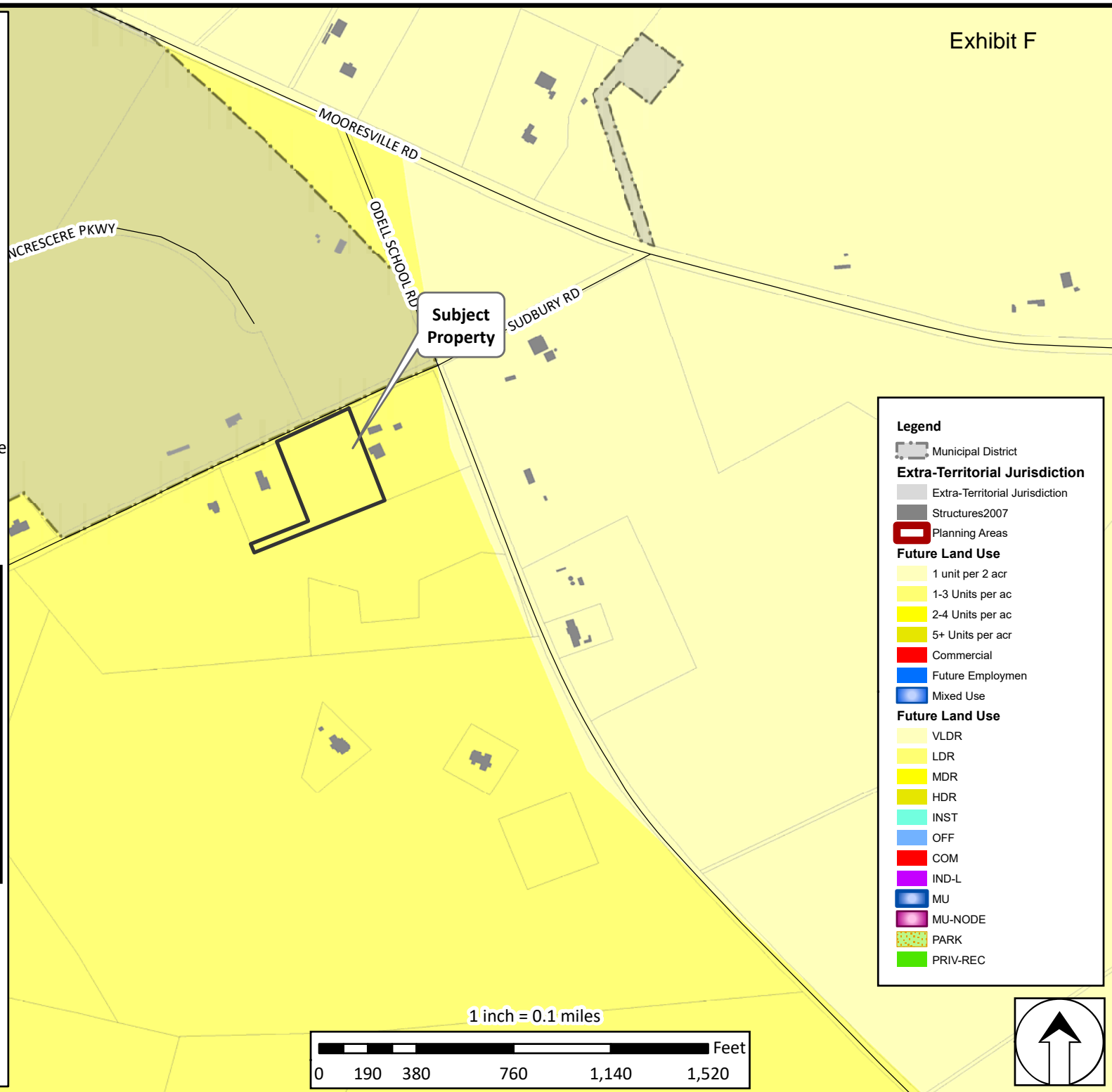
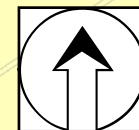
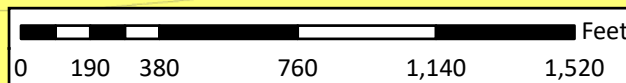


Exhibit F

- Legend**
- Municipal District
 - Extra-Territorial Jurisdiction**
 - Extra-Territorial Jurisdiction
 - Structures 2007
 - Planning Areas
 - Future Land Use**
 - 1 unit per 2 ac
 - 1-3 Units per ac
 - 2-4 Units per ac
 - 5+ Units per ac
 - Commercial
 - Future Employment
 - Mixed Use
 - Future Land Use**
 - VLDR
 - LDR
 - MDR
 - HDR
 - INST
 - OFF
 - COM
 - IND-L
 - MU
 - MU-NODE
 - PARK
 - PRIV-REC

1 inch = 0.1 miles



CABARRUS COUNTY DEVELOPMENT ORDINANCE
CHAPTER 3-ESTABLISHMENT OF ZONING DISTRICTS

Rationale

Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the issue of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

AGRICULTURE/OPEN SPACE USES

AO Permitted (P) Uses

Agriculture Excluding Livestock	Family Care Home	Nursery, Greenhouse
Agriculture Including Livestock	Group Care Facility	Single Family Detached Residential
Agritourism, Accessory to Agriculture	Hatchery	Stables, Commercial
Bulk Grain Storage	Livestock Sales	Wireless
Dairy Processing	Manufactured Home, In Manufactured Home Overlay District Only-See Chapter 4	Telecommunications Services, Stealth Antennae, 65 feet or less

AO Permitted based on Standards (PBS) Uses

Accessory Dwelling Unit	Civic Organization Facility	Convenience Store without Petroleum Sales
Accessory Building	Communications Tower, 911 Communications Tower	Country Club with Golf Course
Auction House	Community Garden, Accessory Use	Dumpsters, Commercial Waste Containers, Temporary Use
Auction, Estate or Asset Liquidation, Temporary Use	Contractor Office, Construction Equipment Storage, Temporary Use	Ethanol Fuel Production, Residential District, Private Use Only, Accessory Use
Auction, Livestock, Temporary Use	Contractor or Trade Shops	
Barn, Greenhouse as Primary Structure	Convenience Store with Petroleum Sales	
Bed and Breakfast		
Cemetery		

AO Permitted based on Standards (PBS) Uses Continued

FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial/Mixed Use Projects, Temporary Use	Sawmill
Gas station		Scientific Research and Development, Accessory to Agriculture
Golf Course, Public or Private	Real Estate Office in Construction Trailer or Modular Unit, Residential Projects, Temporary Use	Swim Club, Tennis Club, Country Club
Home Occupation, General	Real Estate Office in Model Home, Temporary Use	Swimming Pool, Accessory to Single Family Residential
Home Occupation, Rural		Temporary Dwelling for Large Construction Projects, Temporary Use
Ice Production, Dispensing, Accessory to Convenience Store	Recyclable Materials Drop Off	Temporary Residence in Mobile Home during Construction of New Home on Same Site, Temporary Use
Ice Production, Dispensing, Accessory to Gas Stations	Recreational Trail, Greenway, or Blueway Connector	Towing Service, Accessory to Automobile Repair
Kennel, Private	Religious Institution with Total Seating Capacity 350 or Less	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Part Sales
Landfill, Demolition-Less Than One Acre	Repair Garage, Automobile	Trail Head, Accessory
Mobile Personal Storage Unit, Renovation, Temporary Use	Repair Shop, Farm Machinery	Trail Head, Primary Use Site
Mobile Personal Storage Unit, Vacate or Occupy Premises, Temporary Use	Repair Shop, Small Engine	Wind Energy Facility, Accessory Use, On Site Use Only
Nursery, Daycare Center	Rest Home, Convalescent Home with 10 Beds or Less	Wireless
Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Restaurant, Excluding Drive-Thru	Telecommunications Services, Co-location
Public Cultural Facility	Retail Sales, Neighborhood Market 1,000 Square Feet or Less	

GC Conditional (C) Uses Continued

Public Service Facility	Single-Family Detached Residential	Trucking Company, Heavy Equipment Dispatch Facility with Storage
Recreational Facility, Outdoor	Trade and Vocational Schools	Veterinarian
Retail Sales - Shopping Centers Greater Than 100,000 Square Feet	Truck Stop, Truck Terminal	Wireless Telecommunications Services

INDUSTRIAL DISTRICTS:

LIMITED INDUSTRIAL

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

RATIONALE

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

USES IN THE LIMITED INDUSTRIAL ZONE:

LI Permitted (P) Uses

Automobile Rental	Building and Contractor Supply	Cast Concrete Production, Distribution and Storage
Automobile Parts, Tires, Accessories	Building and Contractor Supply, with Outdoor Storage	Catering Service
Boat Works and Sales, with Sales Lot	Bulk Grain Storage	Convenience Store with Petroleum Sales
Bottling Works		

LI Permitted (P) Uses Continued

Convenience Store without Petroleum Sales	Office, Professional, 30,000 Square Feet or More	Slaughter House, Meat Packing
Contractor's Storage Yard	Parking Lot, Parking Garage, Commercial or Private	Taxi Service, Dispatch and Taxi Storage
Dairy Processing	Printing and Reprographic Facilities	Taxidermy Studio, No Outdoor Processing
Dry Cleaning, Laundry Plant	Public Use Facility	Tire Recapping
Equipment Sales and Service	Race Shop, Race Team Complex	Tour Bus Company, Travel Agency with On Site Bus Storage
Equipment Sales and Service, with Outdoor Storage	Radio and Television Studios	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Parts Sales
Farm Supply Sales with Outdoor Storage	Rail Storage Yard	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On Site
Freezer, Ice Plant	Recreational Facility, Indoor	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Gas Station	Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Warehouse, Enclosed Storage
Hatchery	Repair Garage, Automobile	Welding Shop
Machine Shop	Repair Shop, Farm Machinery	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Manufacturing	Repair Shop, Small Engine	
Metal Works, Metal Processing, Fabrication	Restaurant, Excluding Drive-Thru	
Multimedia Production and Distribution Complex	Sawmill	
Nursery, Greenhouse		
Office, Professional, 30,000 Square Feet or Less		

LI Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit	Mobile Personal Storage Unit, Renovation, Temporary Use	Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use
Accessory Building		
Auction, Estate or Asset Liquidation, Temporary Use	Mobile Personal Storage Unit, Vacate or Occupy Premise, Temporary Use	Self-Service Storage Facilities
Communications Tower, 911 Communications Tower	Moving Van, Truck or Trailer Rental	Shooting Range, Indoor
Contractor Office, Construction Equipment Storage, Temporary Use	Moving Van, Truck or Trailer Rental, Accessory to Self Service Storage	Sports and Recreation Instruction or Camp
Dumpsters, Commercial Waste Containers, Temporary Use	Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business	Storage Building Sales, with Display Area
FEMA Trailers, Natural Disaster or Significant Weather Event, Temporary Use	Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use	Temporary Dwelling for Large Construction Projects, Temporary Use
Government Buildings, Storage Only	Recreational Trail, Greenway or Blueway, Connector	Tent or Temporary Structure, Including Cell on Wheels, Temporary Use
Government Buildings, Storage Only, Outdoor Only	Recyclable Materials Drop Off	Towing Service, Accessory to Automobile Repair
Ice Production, Dispensing, Accessory to Convenience Store	Restaurant with Drive-Thru Facility	Trail Head, Accessory
Ice Production, Dispensing, Accessory to Gas Stations		Trail Head, Primary Use Site
Landfill, Demolition-Less Than One Acre	Scientific Research and Development	Warehouse with Outside Storage
		Wireless Telecommunications Services, Co-location

LI Conditional (C) Uses

Airport, Commercial	Manufactured Home, Single Section	Trade and Vocational Schools
Airstrip, as Accessory Use	Nursery, Daycare Center	Trucking Company, Heavy Equipment
Animal Hospital	Public Service Facility	Dispatch Facility with Storage
Animal Shelter	Race Track, Animal, Automobile or Other	Truck Stop, Truck Terminal
Coliseum, Stadium	Recreational Facility, Outdoor	Veterinarian
Correctional Facility	Shooting Range with Outdoor Target Practice	Wireless Telecommunications Services
Kennel, Commercial	Single-Family Detached Residential	
Landfill, Demolition- One Acre or More		
Landfill, Sanitary		

GENERAL INDUSTRIAL

While this district permits both large and small scale industrial and office development, its primary purpose is to provide a location for large scale development. It is designed to permit a very wide variety of industrial uses which may occur both indoor and outdoor, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties.

RATIONALE

This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. Certain land uses will be permitted only upon issuance of a conditional use permit. General industrial districts are compatible neighbors with the light industrial and general commercial districts. Care should be taken to site this district on major roadways or near other forms of transportation, such as rail lines, airports, etc.



Cabarrus County Government – Planning and Development Department

October 22, 2019

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for property **adjacent** to yours. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, November 12, 2019 at 6:30 PM in the 2nd floor Board of Commissioners Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

Petitioner	Jeff Young
Petition Number	RZON2019-00002
Property Location	10801 Sudbury Road
Parcel ID Number	4673-66-0061
Existing Zoning	Agriculture/Open Space (AO)
Proposed Zoning Map Change	Limited Industrial-Conditional Use (LI-SU)

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

Boyd V. Stanley, AICP

Senior Planner

Cabarrus County Planning and Development



Cabarrus County Government – Planning and Development Department

October 22, 2019

Dear Property Owner:

A Zoning Map Amendment Petition has been filed in our office for your property. The properties and specifics of the rezoning are listed below. The Cabarrus County Planning and Zoning Board will consider this petition on Tuesday, November 12, 2019 at 6:30 PM in the 2nd floor Board of Commissioners Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about the rezoning, I encourage you to attend this meeting.

Petitioner	Jeff Young
Petition Number	RZON2019-00002
Property Location	10801 Sudbury Road
Parcel ID Number	4673-66-0061
Existing Zoning	Agriculture/Open Space (AO)
Proposed Zoning Map Change	Limited Industrial-Conditional Use (LI-SU)

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

A handwritten signature in blue ink that reads "Boyd V. Stanley".

Boyd V. Stanley, AICP

Senior Planner

Cabarrus County Planning and Development

PIN14	NAME	ADDRESS	
PROPERTY OWNERS			
4673660061	FUTAM Inc	10899 Sudbury Road	Davidson, NC 28036

SURROUNDING PROPERTY OWNERS			
4673557992	Rebecca Staton	10899 Sudbury Road	Davidson, NC 28036
4673663175	JC & Marie Wallace Life Estate	5321 Odell School Road	Davidson, NC 28036
4673557631	Carolina Farm Credit ACA	PO Box 1827	Statesville, NC 28687
4673563856	Coddle Creek LLC	357 Concrescere Parkway	Davidson, NC 28036
4673561328	Concrescere One LLC	357 Concrescere Parkway	Davidson, NC 28036



PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

Petition: PLPR2019-00081 Preliminary Plat Approval

Subdivision Name: Red Dirt Properties of NC, LLC Subdivision

Subdivision Type: Major Subdivision (AO Conventional-Adjusted lot size per Chapter 14, Section 14-5)

Applicant Information: King Engineering of Concord
401 Poteat Drive
Morganton, NC 28655

Zoning: Agricultural/Open Space

Township: Township Eleven

Property Location: 3820, 3818, 3816, 3814 & 3812 Vanderburg Drive and 3810, 3808, 3806, 3804, 3802 & 3800 South Vanderburg Drive

PIN#: 5547-98-4785

Proposed Number of Lots: 8 lots total

Area in Acres: +/- 5.96 acres

Site Description: The site is currently occupied by eight residential dwelling units. Three of the units are duplexes and the remaining units are single family detached. South Vanderburg Drive bisects the site and Vanderburg Drive bounds the property on its northwest side. There is a creek traversing the southwestern portion of the subject property.

Adjacent Land Uses: North – Residential & Agricultural
South – Residential & Agricultural
East – Residential & Agricultural
West – Residential

Surrounding Zoning: North – AO (Agricultural/Open Space)
East – AO (Agricultural/Open Space)
South – AO (Agricultural/Open Space)
West – AO (Agricultural/Open Space)

Utility Service Provider: The site is currently served by city water and individual septic systems.

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Plat
- Exhibit D – Staff Maps
- Exhibit E – NCDOT Correspondence
- Exhibit F – NCDEQ Correspondence
- Exhibit G – Adjoining Property Owner Information
- Exhibit H – Zoning Sign
- Exhibit I – Ordinance

Code Considerations

The Agricultural / Open Space zoning district has the following development standards:

- Minimum Front Yard Setback (local road): 50'
- Maximum Front Yard Setback (minor collector): 75'
- Minimum Side Yard Setback: 20'
- Minimum Side Accessory Setback: 20'
- Minimum Rear Yard Setback: 30'
- Minimum Rear Accessory Setback: 5'
- Maximum Impermeable Surface: 15%
- Maximum Structural Coverage: 10%
- Maximum Building Height: 40'
- Maximum Accessory Height: 40'

The Medium Density Residential zoning district has the following development standards:

- Minimum Front Yard Setback: 25'
- Maximum Front Yard Setback (corner): 15'
- Minimum Side Yard Setback: 5'
- Minimum Side Accessory Setback: 5'
- Minimum Rear Yard Setback: 20'
- Minimum Rear Accessory Setback: 5'
- Maximum Impermeable Surface: 40%
- Maximum Structural Coverage: 35%
- Maximum Building Height: 40'
- Maximum Accessory Height: 40'

Agency Review Comments

- **NCDOT Review: Approved**
I do not think a permit will be needed since all these homes and driveways are existing (per Jeff Burleson, Assistant District Engineer)
- **NCDEQ Review: Approved**
If there is no proposed land disturbance, no Land Quality permits are required. (per James Moore, NCDEQ)
- **EMS Review: Approved**
No comments (per Justin Brines, Assistant Director)
- **Sherriff Review: Approved**
No comments (per Ray Gilleland, Lieutenant)
- **Fire Marshal Review: Approved**
No code related issues at this time. Should this property or another property be subdivided at a point where more than two homes will share the same access to the homes, access shall meet the requirements established in chapter 5 of the NC Fire Prevention Code. (per Matthew Hopkins, Assistant Fire Marshal)
- **E-911 / Addressing Review: Approved**
No comments (per Brandy Webster, Addressing Coordinator)
- **Cabarrus Health Alliance Review: Approved**
The owner needs to make sure that each individual septic system (tank and drain field) should be located on the same lot as the structure they are serving. If that cannot be done, a deed of easement should be executed for each property where the system or any part of the system is not on the land that any owner owns or controls. (per David Troutman, Director of Environmental Health)
- **Soil and Water Conservation: Approved**
No comments (per Daniel McClellan, Senior Resource Conservation Specialist)
- **Planning Review: Approved**
No comments (per Phillip Collins, Senior Planner)

Staff Analysis

- The site is currently used for residential purposes and has 8 dwelling units on it.

- Because of the number of proposed lots, the request falls under the category of a major subdivision, which requires the approval of the Planning and Zoning Commission. There are eight lots proposed with this subdivision.
- The purpose of the subdivision is to separate the existing structures on to their own individual lots.
- The proposed lots, as shown, do not meet the dimensional requirements of the AO zoning district for a conventional subdivision. Section 14-5 of the Zoning Ordinance allows for lots with multiple existing primary structures that pre-date the zoning ordinance to be created using the dimensional requirements for lots using the MDR Open Space design standards.

Lots with multiple existing primary structures constructed prior to the adoption of the zoning ordinance (February 1, 1982) may be subdivided to create individual tracts for the primary structures in any district provided that the resulting lots meet or exceed the minimum standards established for the Medium Density Residential Open Space subdivision option in Chapter 5.

- A map is provided that shows all of the structures located on the parcel were constructed prior to February 1, 1982.
- As proposed, the lots do meet all of the dimensional requirements for MDR Open Space with the exception of Lots 1, 2, 3, 5, 6 and 7 having front setback encroachments. Section 14-5 goes on to say:

To the greatest extent possible, the new lot lines shall be established such the setbacks for the existing structure meets the setbacks for the Medium Density Residential district, in no case shall a setback of less than 5 feet be established to existing structures.

- The proposed plat shows that none of the existing structures are closer than 5 feet to the street right-of-way.
- Staff review finds that the proposed subdivision meets the development standards of the Cabarrus County Subdivision Ordinance and the Cabarrus County Zoning Ordinance for AO Conventional Subdivision Design, using the MDR Open Space Design Standards Adjustment allowed in Chapter 14, Section 14-5.

Conditions of Approval

- Should this property or another property be subdivided at a point where more than two homes will share the same access to the homes, access shall meet the requirements established in chapter 5 of the NC Fire Prevention Code. (Fire Marshal)

STAFF USE ONLY:

Amount Paid: _____

Updated: 02/11/2019

Existing Zoning: MDR

Area in Acres: 2.44

Will the project be completed in phases? YES ☒ NO ☐ If yes, Number of Phases: _____

Number of Lots: 8 Total for project 8 Phase 1 _____ Phase 2 _____ Phase 3 _____

Phase 4 _____ Phase 5 _____

Existing Roads Providing Access to Subdivision:

Vanderburg Drive, North

*Water Supply: X Well(s) or _____ Service Provider: _____

*Wastewater Treatment: X Septic Tank(s) or _____ Service Provider: _____

** If using well and septic, please provide applicable documentation from the Cabarrus County Health Alliance. For a public service provider, please attach Intent to Serve letter to this application.*

PROPERTY OWNER

DEVELOPER/SURVEYOR/ENGINEER

Red Dirt Properties of NC, LLC
NAME

Samuel L. King, Jr.
NAME

3841 Willow Grove Lane
ADDRESS

401 Poteat Drive
ADDRESS

Concord, NC 28025
CITY, STATE, ZIP CODE

Morganton
CITY, STATE, ZIP CODE

704-786-0293
PHONE NUMBER

828-403-5586
PHONE NUMBER

FAX NUMBER

FAX NUMBER

E-MAIL ADDRESS

samkingjr@gmail.com
E-MAIL ADDRESS

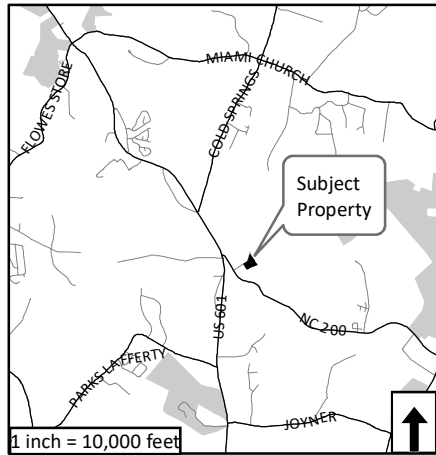
Signature of Property Owner:  Date: _____

Signature of Developer/Surveyor/Engineer: Samuel L. King Jr. Date: September 11, 2019

Central Planning Area Existing Zoning

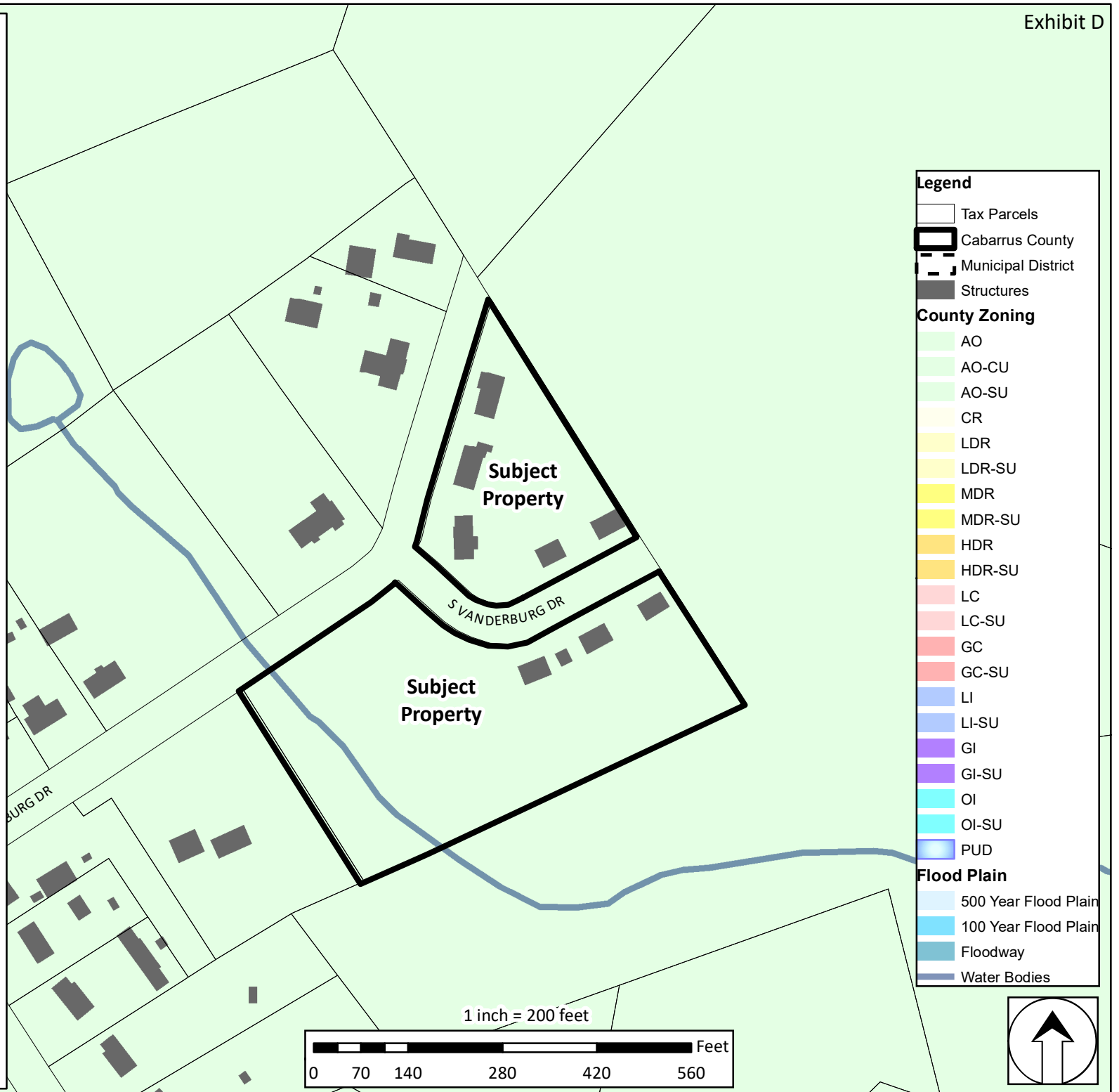


Applicant: King Engineering of Concord
 Owner: Gray Box LLC
 Case: PLPR2019-00081
 Address: Vanderburg Drive
 Purpose: Major Subdivision
 PINs: 5547-98-4785



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data.

Map Prepared by Cabarrus County Planning & Development - November 2019

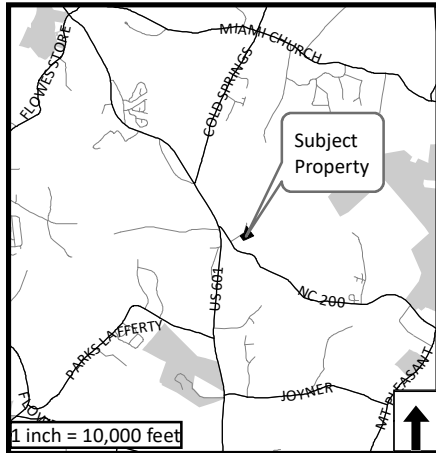


Central Planning Area Aerial Map



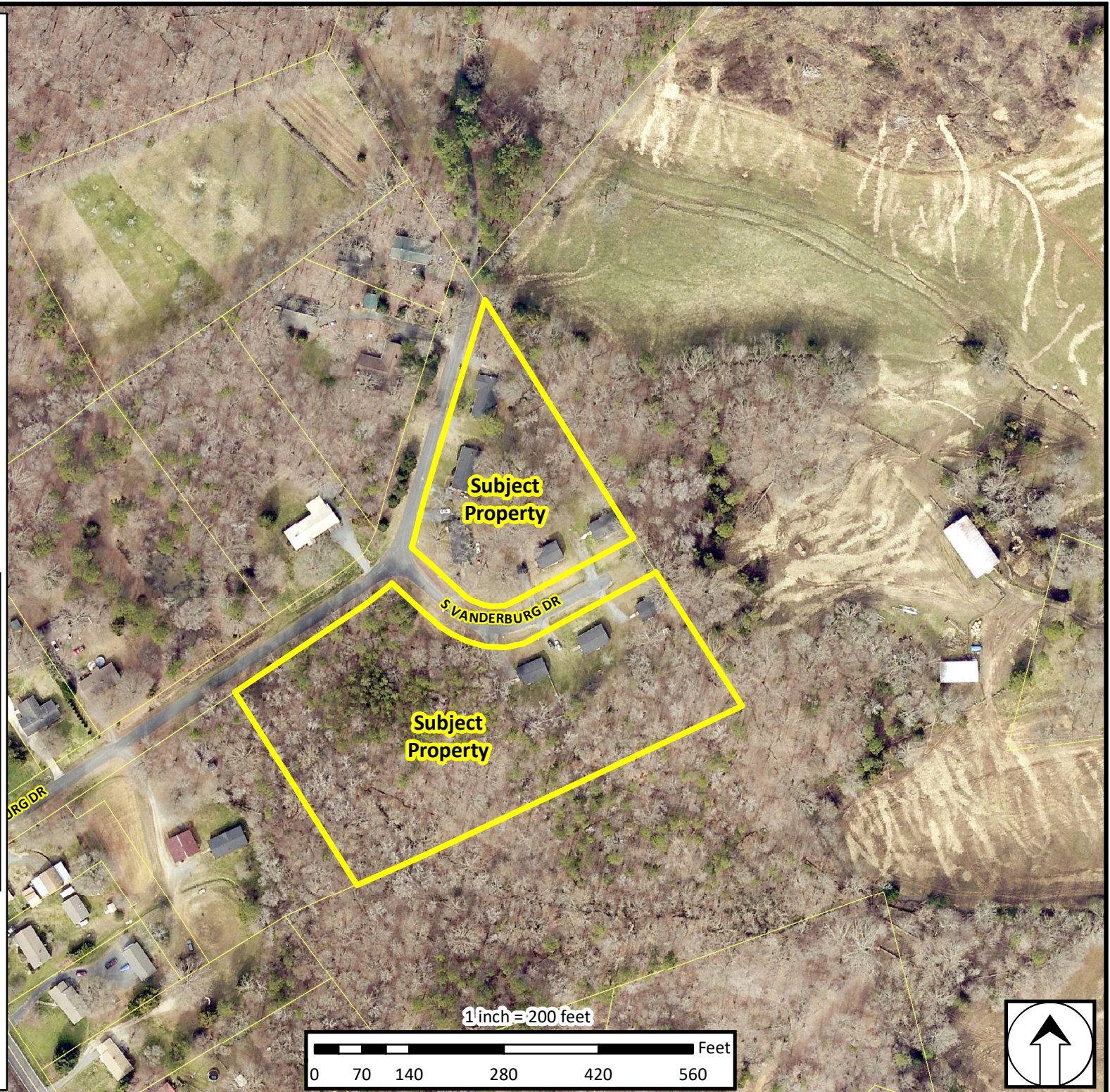
Applicant: King Engineering of Concord
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- Cabarrus County
- Municipal District
- Tax Parcels



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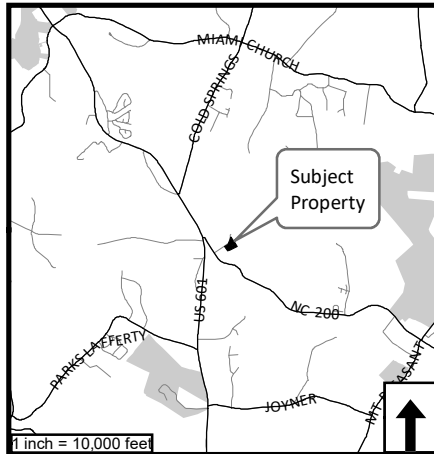
Map Prepared by Cabarrus County Planning & Development - November 2019



Central Planning Area Future Land Use

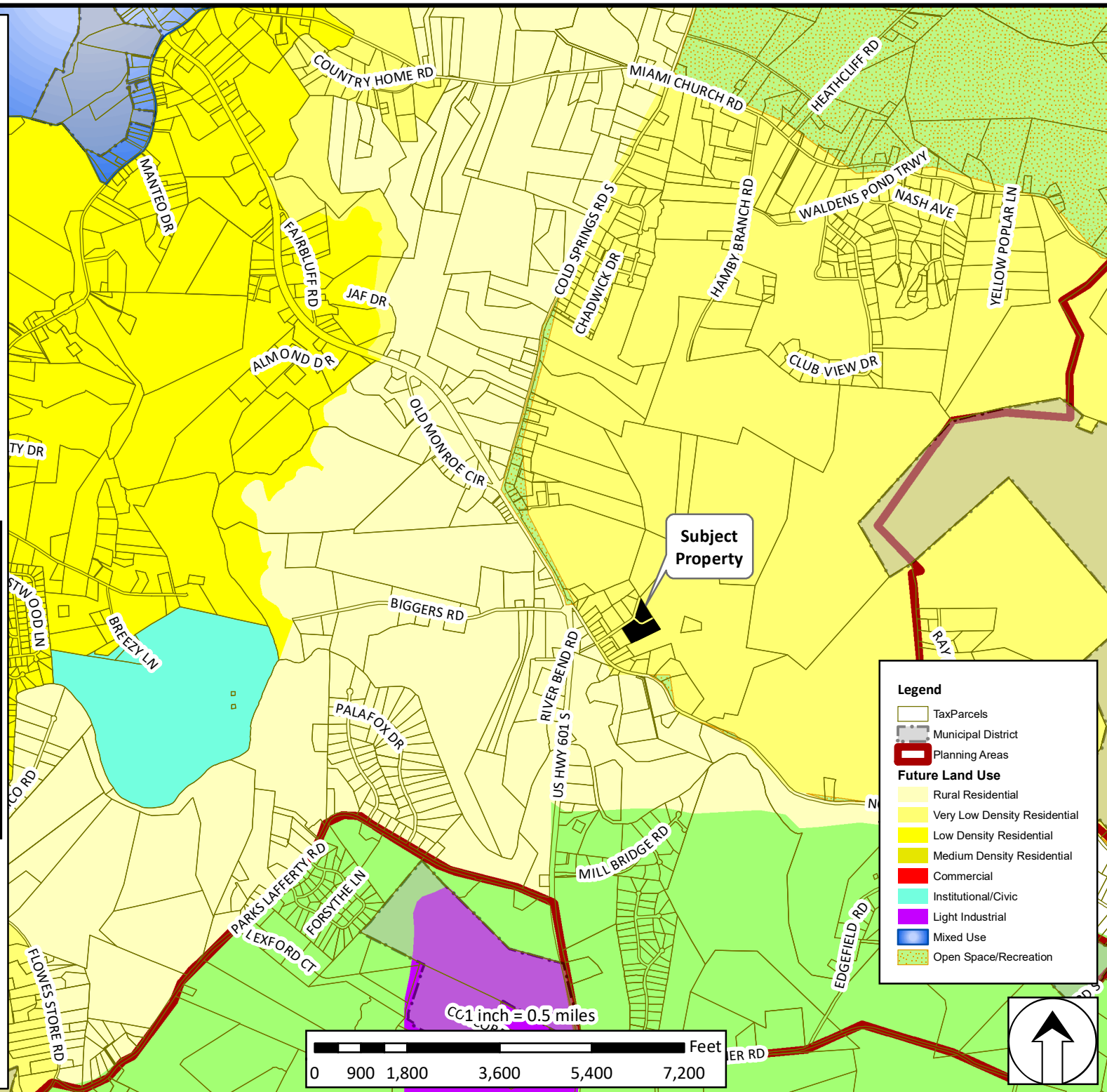


Applicant: King Engineering of Concord
 Owner: Gray Box LLC
 Case: PLPR2019-00081
 Address: Vanderburg Drive
 Purpose: Major Subdivision
 PINs: 5547-98-4785

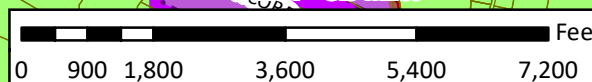


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Map Prepared by Cabarrus County Planning & Development - November 2019






- Legend**
- Tax Parcels
 - Municipal District
 - Planning Areas
 - Future Land Use**
 - Rural Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Commercial
 - Institutional/Civic
 - Light Industrial
 - Mixed Use
 - Open Space/Recreation

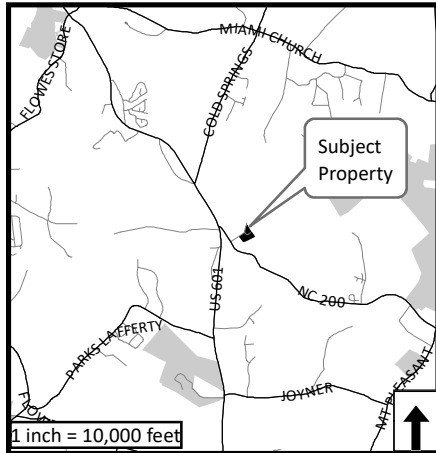


Central Planning Area 1975 Aerial Map



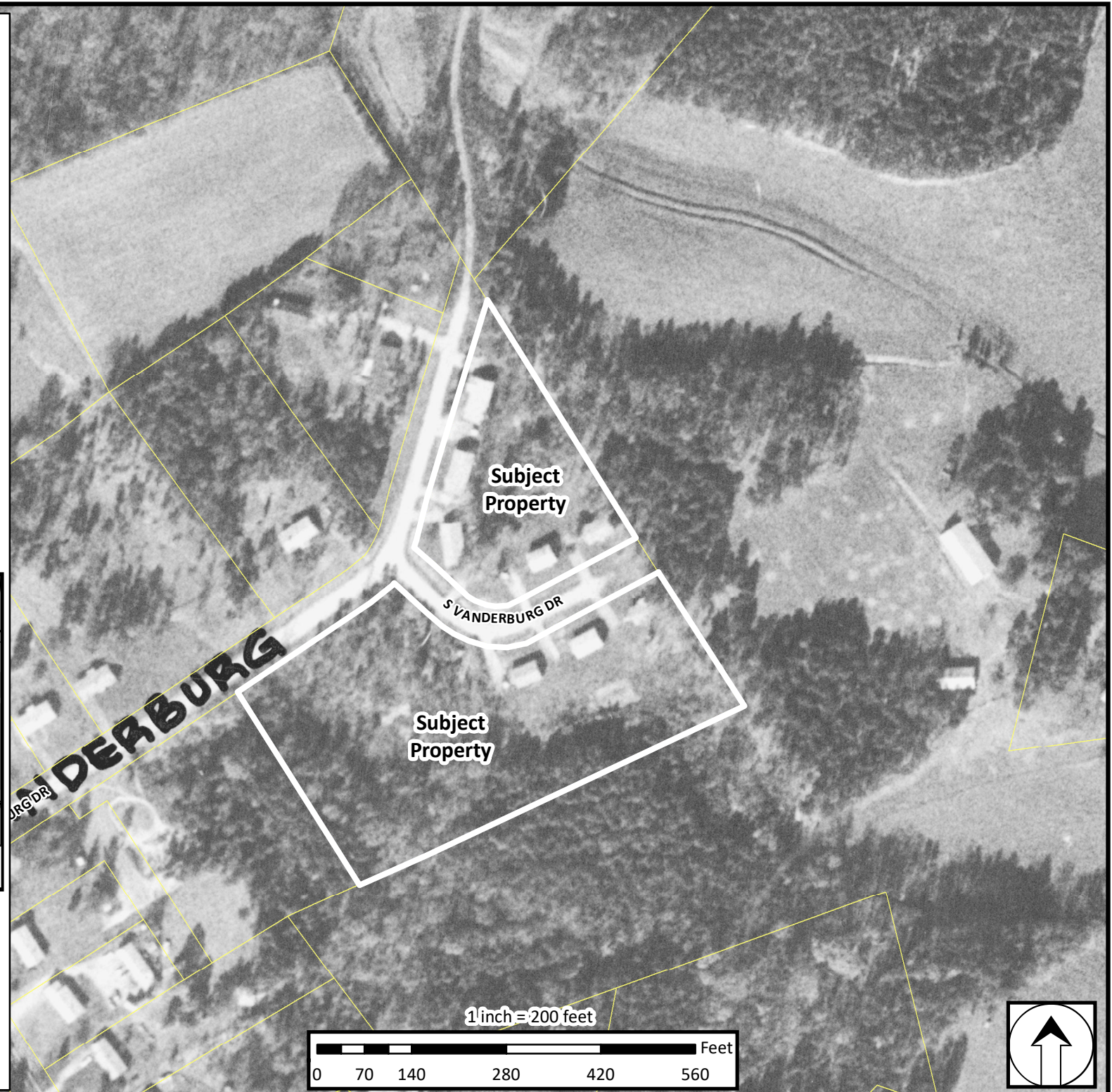
Applicant: King Engineering of Concord
 Owner: Gray Box LLC
 Case: PLPR2019-00081
 Address: Vanderburg Drive
 Purpose: Major Subdivision
 PINs: 5547-98-4785

-  Cabarrus County
-  Municipal District
-  Tax Parcels



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Map Prepared by Cabarrus County Planning & Development - November 2019



From: [Burleson, Jeff A](#)
To: [Sam King Jr.](#); [Morgan, Marc P](#)
Cc: [Phillip Collins](#); [Chad Byrd](#)
Subject: RE: [External] Vanderburg Drive Subdivision, Cabarrus County
Date: Tuesday, September 24, 2019 5:37:47 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Sam,

I don't think a permit is needed since all these homes/drives are existing.

Thank you,

Jeff A. Burleson
Assistant District Engineer
Division 10 / District 01
North Carolina Department of Transportation

704 983 4360 office
704 982 9659 fax
Jaburleson@ncdot.gov

615 Concord Rd
Albemarle, NC 28001



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Sam King Jr. <samkingjr@gmail.com>
Sent: Monday, September 23, 2019 5:42 AM
To: Burleson, Jeff A <jaburleson@ncdot.gov>; Morgan, Marc P <mmorgan@ncdot.gov>
Cc: Phillip Collins <PECollins@cabarruscounty.us>; Chad Byrd <chad.byrd5606@gmail.com>
Subject: [External] Vanderburg Drive Subdivision, Cabarrus County

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

Jeff,

Per the Cabarrus County Planning Department, we request confirmation from NCDOT if any permits or plan approvals will be required for the referenced subdivision. Attached, please find a PDF of the proposed subdivision plat for your review. The road, driveways and residences shown are existing. The purpose of the plat is to place each residence on its own individual lot. No new construction is proposed for the project.

Please call or email with any questions or comments.

Thanks,

--

Sam King Jr., PE PLS
King Engineering of Concord, Inc.
828-403-5586
Mailing Address:
401 Poteat Drive
Morganton, NC 28655

OFFICE STREET ADDRESS (BEGINNING JANUARY 1, 2019)

35 Church Street South, Suite 107
Concord, NC 28025

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

From: [Moore, James](#)
To: [Sam King Jr.](#)
Cc: [Phillip Collins](#); [Chad Byrd](#)
Subject: RE: [External] Vanderburg Drive, Cabarrus County
Date: Monday, September 23, 2019 1:16:33 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

If there is no proposed land disturbance , no Land Quality permits are required.

From: Sam King Jr. [mailto:samkingjr@gmail.com]
Sent: Monday, September 23, 2019 5:36 AM
To: Moore, James <james.moore@ncdenr.gov>
Cc: Phillip Collins <PECollins@cabarruscounty.us>; Chad Byrd <chad.byrd5606@gmail.com>
Subject: [External] Vanderburg Drive, Cabarrus County

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

James,

Attached, please find a preliminary plat of the referenced subdivision. The houses and driveways shown are existing. The purpose of the plat is to place the residences on individual lots.

No land disturbance is proposed for this project. The county planning department request that I check with your department to verify that no plan approval will be required.

Please call or email with any questions or comments.

Thanks,

--

Sam King Jr., PE PLS
King Engineering of Concord, Inc.
828-403-5586
Mailing Address:
401 Poteat Drive
Morganton, NC 28655

OFFICE STREET ADDRESS (BEGINNING JANUARY 1, 2019)

35 Church Street South, Suite 107
Concord, NC 28025



Cabarrus County Government – Planning and Development Department

October 21, 2019

Dear Property Owner:

A Preliminary Plat Application has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, November 12, 2019 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this request, I encourage you to attend this meeting.

- **Petitioner:** Gray Box LLC
- **Petition Number:** PLPR2019-00081
- **Property Location:** 3812, 3814, 3816, 3818 & 3820 Vanderburg Lane and 3808, 3806, 3804, 3802 & 3800 Vanderburg Lane South
- **Parcel ID Number:** 5547-98-4785
- **Existing Zoning:** Agricultural / Open Space (AO)
- **Request:** Subdivision of the subject property

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in cursive script that reads 'Phillip Collins'.

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development



Cabarrus County Government – Planning and Development Department

October 21, 2019

Dear Property Owner:

A Preliminary Plat Application has been filed in our office for property **adjacent** to yours. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, November 12, 2019 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street SE, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this request, I encourage you to attend this meeting.

- **Petitioner:** Gray Box LLC
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- **Property Location:** 3812, 3814, 3816, 3818 & 3820 Vanderburg Lane and 3808, 3806, 3804, 3802 & 3800 Vanderburg Lane South
- **Parcel ID Number:** 5547-98-4785
- **Existing Zoning:** Agricultural / Open Space (AO)
- **Request:** Subdivision of the subject property

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development

PIN14	NAME	ADDRESS	
PROPERTY OWNERS			
5547-98-4785	Gray Box LLC	3841 Willow Grove Lane	Concord, NC 28025

SURROUNDING PROPERTY OWNERS			
5547-99-4315 & 5547-99-3241	Phillip Helms	3811 Vanderburg Drive	Concord, NC 28025
5557090123	Vanderburg Farms LLC	4103 NC Hwy 200	Concord, NC 28025
5547-88-9879	Michael & Melissa Hootman	3715 Vanderburg Drive	Concord, NC 28025
5547-99-1083	Ronald Murray	3805 Vanderburg Drive	Concord, NC 28025
5547981530	Patricia Markin & David Miller	3720 Vanderburg Drive	Concord, NC 28025
5548-90-7278	John Helms	3901 Vanderburg Drive	Concord, NC 28025

Exhibit H

Oct 23, 2019 12:13:30 PM

3800 Vanderburg Drive South

Concord

Cabarrus County

North Carolina



CABARRUS COUNTY DEVELOPMENT ORDINANCE
 CHAPTER 14-NONCONFORMITIES

2. to encourage the cessation (stopping) of those nonconformities, the negative effects of which cannot otherwise be mitigated; and,
3. to phase out those nonconformities which must be eliminated in such a manner as to avoid unjust economic hardship for their owners.

Section 14-5 Nonconforming land/lots

- Subdivision
 Nonconforming land may not be subdivided except for purposes and in a manner conforming to district regulations.
- Use of single nonconforming lot
 Any lot of record which is nonconforming may become the site of any use permitted within its zoning district as long as it can meet setback requirements and all other zone related development requirements.
- Lots made nonconforming as a result of public taking or court order
 If a lot becomes nonconforming through no fault of the owner, for example, as a result of losing square footage by public taking or court order, while still recognized as nonconforming, it may be used and developed in accordance with the design standards of its district nor will it be required to be combined.
- Existing lots of record in the AO, CR or LDR zoning districts
 Existing lots of record located in the AO, CR or LDR zoning districts that do not meet the dimensional standards for required lot area or required average lot width as established in Chapter 5, District Development Standards, Section 5-5, Conventional Subdivision Standards, B. Dimensional Standards or C. Minor Subdivisions, may develop using the standards established for the MDR Open Space District related to setbacks and lot coverage. This adjustment shall be noted on any plot plan submitted for permitting and any zoning permits issued for the subject property.
- Lots with multiple existing primary structures that pre-date zoning ordinance
 1. Lots with multiple existing primary structures constructed prior to the adoption of the zoning ordinance (February 1, 1982) may be subdivided to create individual tracts for the primary structures in any district provided that the resulting lots meet or exceed the minimum standards established for the Medium Density Residential Open Space subdivision option in Chapter 5.
 2. To the greatest extent possible, the new lot lines shall be established such that the setbacks for the existing structure meets the setbacks for the Medium Density Residential Open Space subdivision. In no case shall a setback of less than 5 feet be established for existing structures.

3. Each resultant lot and primary structure must be served by utilities in the form of an approved individual well and septic system or a combination of existing governmental utilities and an approved individual private well or septic system.
4. A note shall be placed on the plat to be recorded stating that the lots were created using this section of the Zoning Ordinance.

Section 14-6 Nonconforming use of premises (land with or without structures)

A. Limitations

There shall be no enlargement, increase in intensity or changes to the use unless a Certificate of Nonconformity Adjustment is obtained. See Section 14-10.

B. Cessation of use

If the use ceases for more than six (6) months, subsequent use of the land must conform to district regulations.

C. Changing from one nonconforming use to another

The owner/operator of a nonconforming use may change to another nonconforming use of the same or lesser intensity, however, approval must be obtained from the Planning & Zoning Commission acting as a Board of Adjustment. The burden of proof of showing that the new nonconforming use is the same or lesser intensity than the existing nonconforming use will rest completely with the applicant. A process similar to that used in conditional use permitting will be used when changing from one nonconforming use to another. Accordingly, the Planning & Zoning Commission acting as a Board of Adjustment may impose conditions upon the proposed use.

D. Maintenance and repair

Before a building permit may be issued, the owner/user of the nonconformity must apply for and receive a Certificate of Nonconformity Adjustment.

E. Reconstruction of damaged structures

1. When a nonconforming structure (excluding signs) or structure that contains a nonconforming use is damaged by fire, wind, flood, or any other natural cause, such structure may be reconstructed and used as it was before the event, provided that a building permit is issued for reconstruction within eighteen month of the date of the event.
2. If the cause of damage is not of natural origin and the repair costs will equal or exceed 75 percent or more of the tax assessed value it must, if reconstructed, conform in all ways to this Ordinance.
 - a. Calculation of the cost of damage will be that determined by the owner/operator's insurance carrier. If uninsured or no insurance claim is

- 6) provide proper land records for the convenience of the public and for better identification and permanent location of real property boundaries; and,
- 7) ensure legal access to all newly divided parcels.

Section 3. Authority and jurisdiction of chapter

This ordinance is adopted under the authority of Chapter 153A, Article 18, Part 2 of the General Statutes of North Carolina. On and after the date of adoption, these regulations shall govern each and every subdivision of land within Cabarrus County and outside the jurisdiction of any incorporated municipality. However, this ordinance may also regulate territory within the subdivision regulation jurisdiction of any municipality whose governing body by resolution agrees to such regulation provided, however, that any such governing body may, upon six months written notice, withdraw its approval of these County Regulations, and those regulations shall not have further effect within the municipality's jurisdiction.

Section 4. Compliance with chapter required

Pursuant to G.S. 153 A-332 unless otherwise noted, no real property within the jurisdiction of this ordinance shall be subdivided or a plat thereof recorded until; a plan has been reviewed and approved by the Cabarrus County Planning and Zoning Commission as provided in these regulations. Plans of group developments for housing, commercial, industrial, or other uses, or for any combination of uses shall be submitted in the same manner as other plats for review by the Planning and Zoning Commission.

Section 5. Sale of land in unapproved subdivision

Major Subdivisions must be approved by the Planning and Zoning Commission

not been approved by the Planning and Zoning Commission, being the owner(s) or agent(s) of the owner of any land located within the jurisdiction granted to Commissioners by General Statute 153-266.1, hereafter subdivides his/her land in violation of this ordinance and any other use of a plat properly approved under said ordinance and recorded in the Office of Register of Deeds, shall be guilty of a misdemeanor. The description by metes and bounds in the instruments of transfer or other documents(s) used in the process of selling or transferring land shall not exempt the transaction from the penalty. The County, through its County Attorney or other official designated by the Board of County Commissioners, may enjoin such illegal transfer or sale by action for injunction. Further, violators of this ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by General Statute 14-4 as amended.

In addition to the remedies above, the County may deny issuance of building permits for lots that have been illegally subdivided. The County may also institute any appropriate

CHAPTER 2 DEFINITIONS

Section 1. "SUBDIVISION" DEFINED

A "subdivision", as specified in General Statute 153A-335, shall include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale, or building development (whether immediate or future), and shall include all division of land involving the dedication of a new street or change in existing streets; however, the following shall not be included within this definition nor be subject to the regulations authorized by this ordinance:

- A. The combination or recombination of portions of previously platted and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards prescribed for new lots by this Ordinance, and the Cabarrus County Zoning Ordinance;
- B. The division of land in parcels greater than ten (10) acres where no street right-of-way dedication is involved;
- C. The public acquisition by purchase of strips of land for the widening or opening of streets;
- D. The division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards prescribed for new lots by this Ordinance.

Section 2. OTHER DEFINITIONS

The proposed subdivision does not meet the definition of an exemption to the Subdivision Ordinance

, rights of way or easements in common; e.g.,
nes in common.

- B. Access - a way of approaching or entering a property from a street.
- C. Block - a parcel of land which is bounded on all sides by a public street or roadway.
- D. Buildable Lot - a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area; and to provide such setbacks and other open spaces as required by other local ordinances.
- E. Building - any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, or chattels of any kind.

- a. Minimum flagpole width of the lot is not less than 15 feet for a single lot and not less than 25 feet for two lots and;
 - b. The flagpole area may be used in calculating minimum lot size only if average lot width can be met.
- 2. Flag lots in non-residential districts.
 - a. Maximum depth of the flagpole portion of the lot does not exceed 250 feet;
 - b. Minimum flagpole width of the lot is not less than 30 feet; and
 - c. The flagpole area is not used in calculating the minimum area of the lot.
- O. Cabarrus – Rowan MPO - a region defined for transportation planning purposes that includes areas within Cabarrus and Rowan Counties.
- P. Lot - a portion of a subdivision or any other parcel of land intended as a unit for transfer of ownership.
- Q. Minor Subdivisions - a division of land involving one (1) to five (5) buildable lots which may or may not front on an existing street. Any subdivisions which may require new street access to interior property or require extension of public sewage or water lines or creation of new drainage easements through lots to serve property at the rear shall be approved by the Subdivision Administrator before any development will be permitted to begin. (See Chapter 3, Section 3)
- R. Non Access Easement - a 10-foot parcel of land adjoining and running parallel from a right-of-way in which vehicular encroachment (except for emergency access) is prohibited.
- S. Planning and Zoning Commission - Planning and Zoning Commission of Cabarrus County, North Carolina.
- T. Planned Multi-Family Development - a group of two or more dwelling units intended for multiple ownership's and established on a single tract. These developments must meet the requirements of General Statute 47A and the Cabarrus County Subdivision Regulations.

Proposed subdivision does not meet the standards for a minor subdivision - 8 lots proposed

CABARRUS COUNTY DEVELOPMENT ORDINANCE
CHAPTER 5- DISTRICT DEVELOPMENT STANDARDS

OPEN SPACE SUBDIVISION

LDR

Tract

Density (maximum units/acre)
Area (minimum acres)
Open space (minimum)
Governmental water and sewer

Lot Dimensions (minimum)

Lot area (square feet)
Average lot width (feet)

Site Dimensions (minimum feet)

Per building
Per unit
Width

Principal (minimum feet)

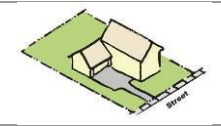
Front yard (minor collector)
Front yard (local)
Front yard (corner)
Side yard (single)
Side yard (total)
Rear yard

Height (maximum feet)

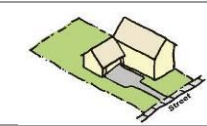
Lot Coverage (maximum)

Impermeable surface
Structural coverage

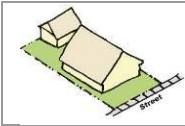
Single-Family Detached



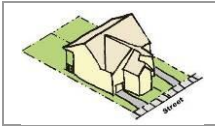
Zero Lot Line House



Alley-Loaded House



Semi-Attached House



1.5	1.5	1.5	1.5
5	5	5	5
35% required	35% Required	35% Required	35% Required
15,000	15,000	12,000	--
75	75	65	--
--	--	--	15,000
--	--	--	7,500
--	--	--	75
75			
30	30	10	30
20	20	10	20
10	0	10	10
20	20	20	--
30	30	30	30
40	40	40	40
35%	35%	35%	35%
30%	30%	30%	30%

MDR

Tract

Density (maximum units/acre)
Area (minimum acres)
Open space (minimum)
Governmental water and sewer

Lot Dimensions (minimum)

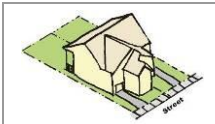
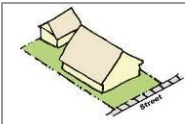
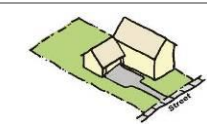
Lot area (square feet)
Average lot width (feet)

Site Dimensions (minimum feet)

Per building
Per unit
Width


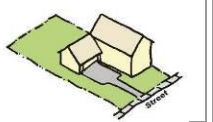
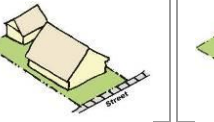

Principal (minimum feet)

Front yard
Front yard (corner)
Side yard (single)
Side yard (total)
Rear yard



2.50	2.50	2.50	2.50
5	5	5	5
35% Required	35% Required	35% Required	35% Required
8,000	8,000	7,000	--
60	60	55	--
--	--	--	8,000
--	--	--	4,000
--	--	--	60
25	25	10	25
15	15	10	15
5	0	5	5
10	10	10	--
20	20	20	20

CABARRUS COUNTY DEVELOPMENT ORDINANCE
CHAPTER 5- DISTRICT DEVELOPMENT STANDARDS

Height (maximum feet)	40	40	40	40
Lot Coverage (maximum)				
Impermeable surface	40%	40%	40%	40%
Structural coverage	35%	35%	35%	35%
	<i>Single-Family Detached</i>	<i>Zero Lot Line House</i>	<i>Alley-Loaded House</i>	<i>Semi-Attached House</i>
				
OPEN SPACE SUBDIVISION				
HDR				
Tract				
Density (maximum units/acre)	4.50	4.50	4.50	4.50
Area (minimum acres)	5	5	5	5
Open space (minimum)	35%	35%	35%	35%
Governmental water and sewer	Required	Required	Required	Required
Lot Dimensions (minimum)				
Lot area (square feet)	4,000	4,000	3,500	--
Average lot width (feet)	40	40	35	--
Site Dimensions (minimum feet)				
Per building	--	--	--	4,000
Per unit	--	--	--	2,000
Width	--	--	--	40
Principal (minimum feet)				
Front yard				
Front yard (corner)	15	15	10	15
Side yard (single)	10	10	10	10
Side yard (total)	5	0	5	5
Rear yard	10	10	10	--
Garage setback from front ROW	15	15	15	15
	20	20	--	20
Height (maximum feet)				
Principal	40	40	40	40
Accessory	40	40	40	40
Lot Coverage (maximum)				
Impermeable surface	45%	45%	45%	45%
Structural coverage	35%	35%	35%	35%

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CABARRUS COUNTY, NC

10/28/2019 8:29:20 AM

VANDERBURG ENTERPRISES LLLP

3800 S VANDERBURG DR CONCORD NC 28025
20131

Return/Appeal Notes:

Parcel: 5547 98 4785 0000

PLAT: 00000/00000

ID NO: 11 058 0010.00 0000

ALLEN FIRE TAX (100), COUNTY TAX (100)

CARD NO. 1 of 8

SRC= Estimated

Reval Year: 2016 Tax Year: 2019 E/S HWY 200
Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

TW-11

CI-00 FR-04 EX-

AT- LAST ACTION 20180717

[illegible]

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CABARRUS COUNTY, NC

10/28/2019 8:29:37 AM

VANDERBURG ENTERPRISES LLLP

3802 VANDERBURG DR NC
20131

Return/Appeal Notes:

Parcel: 5547 98 4785 0000

PLAT: 00000/00000

ID NO: 11 058 0010.00 0000

Reval Year: 2016 Tax Year: 2019

ALLEN FIRE TAX (100), COUNTY TAX (100)

CARD NO. 2 of 8

8.2100 AC

SRC= Estimated

AT- LAST ACTION 20180717

Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

TW-11

CI-00 FR-04

EX-

E/S HWY 200

TYPE: SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY HOME

STYLE: 1 - 1.0 Story

DEPR. BUILDING VALUE - CARD 53,070

DEPR. OB/XF VALUE - CARD 0

MARKET LAND VALUE - CARD 0

TOTAL MARKET VALUE - CARD 53,070

TOTAL APPRAISED VALUE - CARD 53,070

TOTAL APPRAISED VALUE - PARCEL 612,610

TOTAL PRESENT USE VALUE - PARCEL 0

TOTAL VALUE DEFERRED - PARCEL 0

TOTAL TAXABLE VALUE - PARCEL \$ 612,610

PRIOR

BUILDING VALUE 514,940

OBXF VALUE 0

LAND VALUE 97,670

PRESENT USE VALUE 0

DEFERRED VALUE 0

TOTAL VALUE 612,610

PERMIT

CODE DATE NOTE NUMBER AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD DATE DEED TYPE Q/U/V/I INDICATE SALES PRICE

BOOK PAGE MO/YR

HEATED AREA 988

NOTES

SUBAREA

GS AREA % RPL CS

CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS

UNIT PRICE ORIG % COND BLDG#

SIZE FACT AYBEYB ANN DEP RATE OVR COND OB/XF DEPR. VALUE

TOTAL OB/XF VALUE

BAS 988 100 78022

STP 60 025 1185

FIREPLACE 1 - None 0

SUBAREA 1,048 79,207

TOTALS

BUILDING DIMENSIONS BAS=W38S26E7STP=S5E7N5W7S31N15STP=E5N5W5S5S N11S.

LAND INFORMATION

HIGHEST AND BEST USE

USE CODE LOCAL ZONING FRON TAGE DEPTH

DEPTH / SIZE LND MOD COND FACT

OTHER ADJUSTMENTS AND NOTES RF AC LC TO

ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS

UNT TYP TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE

OVERRIDE VALUE LAND NOTES

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

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CABARRUS COUNTY, NC

10/28/2019 8:29:46 AM

VANDERBURG ENTERPRISES LLLP
VANDERBURG NC
20131

Return/Appeal Notes:

Parcel: 5547 98 4785 0000

PLAT: 00000/00000

ID NO: 11 058 0010.00 0000

Reval Year: 2016 Tax Year: 2019 E/S HWY 200

CARD NO. 3 of 8

8.2100 AC

SRC= Estimated

Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

TW-11

CI-00 FR-04

EX-

AT- LAST ACTION 20180717

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN
Continuous Footing	8.00	01	01	924	103	76.74	70908
Sub Floor System - 4							
Plywood							
Exterior Walls - 21	35.00						
Face Brick							
Roofing Structure - 03	7.00						
Gable							
Roofing Cover - 03	3.00						
Asphalt or Composition Shingle							
Interior Wall Construction - 5	20.00						
Drywall/Sheetrock							
Interior Floor Cover - 08	6.00						
Sheet Vinyl							
Interior Floor Cover - 14	0.00						
Carpet							
Heating Fuel - 04	1.00						
Electric							
Heating Type - 02	3.00						
Baseboard Heat							
Air Conditioning Type - 01	0.00						
None							
Bedrooms/Bathrooms/Half-Bathrooms	7.000						
2/1/0							
Bedrooms							
BAS - 2 FUS - 0 LL - 0							
Bathrooms							
BAS - 1 FUS - 0 LL - 0							
Half-Bathrooms							
BAS - 0 FUS - 0 LL - 0							
Office							
BAS - 0 FUS - 0 LL - 0							
TOTAL POINT VALUE	95.000						
BUILDING ADJUSTMENTS							
Quality	3	Average	1.0000				
Shape/Design	2	MF2	0.9600				
Size	Size	Size	1.1200				
TOTAL ADJUSTMENT FACTOR	1.080						
TOTAL QUALITY INDEX	103						
SUBAREA							
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT
BAS	912	100	69987				
STP	48	025	921				
FIREPLACE	1 - None		0				
SUBAREA TOTALS	960		70,908				
BUILDING DIMENSIONS BAS=W36S5STP=W4S6E4N6S19E12S2E9STP=S4E6N4W6S5E15N26S.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

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CABARRUS COUNTY, NC

10/28/2019 8:29:53 AM

VANDERBURG ENTERPRISES LLLP

3803 VANDERBURG NC
20131

Return/Appeal Notes:

Parcel: 5547 98 4785 0000

PLAT: 00000/00000

ID NO: 11 058 0010.00 0000

ALLEN FIRE TAX (100), COUNTY TAX (100)

CARD NO. 4 of 8

8.2100 AC

SRC= Estimated

TW-11

CI-00 FR-04

EX-

AT- LAST ACTION 20180717

Reval Year: 2016 Tax Year: 2019

E/S HWY 200

Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN
Continuous Footing	5.00	01	01	1,052	101	75.25	79163
Sub Floor System - 4	8.00						
Plywood	8.00						
Exterior Walls - 21	35.00						
Face Brick	35.00						
Roofing Structure - 03	7.00						
Gable	7.00						
Roofing Cover - 03	3.00						
Asphalt or Composition Shingle	3.00						
Interior Wall Construction - 5	20.00						
Drywall/Sheetrock	20.00						
Interior Floor Cover - 08	6.00						
Sheet Vinyl	6.00						
Interior Floor Cover - 14	0.00						
Carpet	0.00						
Heating Fuel - 04	1.00						
Electric	1.00						
Heating Type - 02	3.00						
Baseboard Heat	3.00						
Air Conditioning Type - 01	0.00						
None	0.00						
Bedrooms/Bathrooms/Half-Bathrooms	7.000						
2/1/0	7.000						
Bedrooms							
BAS - 2 FUS - 0 LL - 0							
Bathrooms							
BAS - 1 FUS - 0 LL - 0							
Half-Bathrooms							
BAS - 0 FUS - 0 LL - 0							
Office							
BAS - 0 FUS - 0 LL - 0	0						
TOTAL POINT VALUE	95.000						
BUILDING ADJUSTMENTS							
Quality	3 Average 1.0000						
Shape/Design	2 MF2 0.9600						
Size	Size Size 1.1000						
TOTAL ADJUSTMENT FACTOR	1.060						
TOTAL QUALITY INDEX	101						
SUBAREA							
TYPE	GS AREA % RPL CS						
BAS	1,040 100 78260						
STP	48 025 903						
FIREPLACE	1 - None 0						
SUBAREA TOTALS	1,088 79,163						
BUILDING DIMENSIONS BAS=W40S9STP=W4S6E4N6S17E13STP=S4E6N4W6S27N26S.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

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CABARRUS COUNTY, NC

10/28/2019 8:29:59 AM

VANDERBURG ENTERPRISES LLLP
3812 VANDERBURG NC
20131

Return/Appeal Notes: Parcel: 5547 98 4785 0000
PLAT: 00000/00000
ID NO: 11 058 0010.00 0000

Reval Year: 2016 Tax Year: 2019
Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

CARD NO. 5 of 8
8.2100 AC
TW-11
SRC= Estimated
AT- LAST ACTION 20180717

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN
Continuous Footing	8.00	01	01	1,627	99	73.76	120008
Sub Floor System - 4							
Plywood							
Exterior Walls - 21	35.00						
Face Brick							
Roofing Structure - 03	7.00						
Gable							
Roofing Cover - 03	3.00						
Asphalt or Composition Shingle	20.00						
Interior Wall Construction - 5	6.00						
Drywall/Sheetrock	0.00						
Interior Floor Cover - 08	1.00						
Sheet Vinyl	3.00						
Interior Floor Cover - 14	0.00						
Carpet	1.00						
Heating Fuel - 04	3.00						
Electric	0.00						
Heating Type - 02							
Baseboard Heat							
Air Conditioning Type - 01							
None							
Commercial Heat & Air - 2							
Packaged Units							
Structural Frame - 02							
Wood Frame							
Average Rooms Per Floor - 1							
Average Rooms Per Floor							
Floor Number - 01							
Floor							
Bedrooms/Bathrooms/Half-Bathrooms	13.000						
4/2/0							
Bedrooms							
BAS - 4 FUS - 0 LL - 0							
Bathrooms							
BAS - 2 FUS - 0 LL - 0							
Half-Bathrooms							
BAS - 0 FUS - 0 LL - 0							
Office							
BAS - 0 FUS - 0 LL - 0							
TOTAL POINT VALUE	101.000						
BUILDING ADJUSTMENTS							
Quality	3	Average	1.0000				
Shape/Design	2	MF2	0.9600				
Size	Size	Size	1.0200				
TOTAL ADJUSTMENT FACTOR	0.980						
TOTAL QUALITY INDEX	99						
SUBAREA							
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT
BAS	1,596	100	117721				
STP	125	025	2287				
FIREPLACE	1	None	0				
SUBAREA TOTALS	1,721		120,008				
BUILDING DIMENSIONS BAS=W8STP=N5W5S5E5\$W36STP=N5W5S5E5\$W13S28E5STP=S5E7N5W7\$E52N14STP=E5N8W5S8\$N14\$.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

BARRUSS COUNTY, NC										10/28/2019 8:30:06 AM									
VANDERBURG ENTERPRISES LLLP										Return/Appeal Notes: Parcel: 5547 98 4785 0000									
3814 VANDERBURG NC										PLAT: 00000/00000									
20131										ID NO: 11 058 0010.00 0000									
ALLEN FIRE TAX (100), COUNTY TAX (100)										CARD NO. 6 of 8									
Reval Year: 2016 Tax Year: 2019 E/S HWY 200										8.2100 AC									
Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD										TW-11									
										SRC= Estimated									
										CI-00 FR-04 EX-									
										AT- LAST ACTION 20180717									
CONSTRUCTION DETAIL										MARKET VALUE									
Foundation - 3										DEPRECIATION									
Continuous Footing 5.00										Standard 0.30000									
Sub Floor System - 4										CORRELATION OF VALUE									
Plywood 8.00										CREDENCE TO MARKET									
Exterior Walls - 21										DEPR. BUILDING VALUE - CARD 87,850									
Face Brick 35.00										DEPR. OB/XF VALUE - CARD 0									
Roofing Structure - 03										MARKET LAND VALUE - CARD 0									
Gable 7.00										TOTAL MARKET VALUE - CARD 87,850									
Roofing Cover - 03																			
Asphalt or Composition Shingle 3.00																			
Interior Wall Construction - 5																			
Drywall/Sheetrock 20.00																			
Interior Floor Cover - 08																			
Sheet Vinyl 6.00																			
Interior Floor Cover - 14																			
Carpet 0.00																			
Heating Fuel - 04																			
Electric 1.00																			
Heating Type - 02																			
Baseboard Heat 3.00																			
Air Conditioning Type - 01																			
None 0.00																			
Structural Frame - 02																			
Wood Frame 0.00																			
Average Rooms Per Floor - 1																			
Average Rooms Per Floor 0.00																			
Floor Number - 01																			
Floor 0.00																			
Bedrooms/Bathrooms/Half-Bathrooms																			
4/2/0 13.000																			
Bedrooms																			
BAS - 4 FUS - 0 LL - 0																			
Bathrooms																			
BAS - 2 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0 0																			
TOTAL POINT VALUE 101.000																			
BUILDING ADJUSTMENTS																			
Quality 3 Average 1.0000																			
Shape/Design 2 MF2 0.9600																			
Size Size Size 1.0100																			
TOTAL ADJUSTMENT FACTOR 0.970																			
TOTAL QUALITY INDEX 98																			
SUBAREA																			
CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % COND BLDG# SIZE FACT AYB EYB ANN DEP RATE OVR % OB/XF DEPR. VALUE																			
TOTAL OB/XF VALUE 0																			
BAS 1,680 100 122657																			
STP 156 025 2847																			
FIREPLACE 1 - None 0																			
SUBAREA TOTALS 1,836 125,504																			
BUILDING DIMENSIONS BAS=W46STP=N4W6S4E6SW14S6STP=W6S9E6N9S522E43STP=S6E9N6W9S5E17N8STP=E4N6W4S6SN20S.																			
LAND INFORMATION																			
HIGHEST AND BEST USE																			
USE CODE LOCAL ZONING FRON TAGE DEPTH DEPTH / SIZE LND MOD COND FACT OTHER ADJUSTMENTS AND NOTES RF AC LC TO ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UN TYP TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES																			
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			

View All Cards

Previous Card

Next Card

CABARRUS COUNTY, NC

10/28/2019 8:30:12 AM

VANDERBURG ENTERPRISES LLLP
3820 VANDERBURG DR NC
20131

Return/Appeal Notes: Parcel: 5547 98 4785 0000

PLAT: 00000/00000

ID NO: 11 058 0010.00 0000

ALLEN FIRE TAX (100), COUNTY TAX (100)

CARD NO. 7 of 8

8.2100 AC

SRC= Estimated

TW-11

CI-00 FR-04

AT- LAST ACTION 20180717

Reval Year: 2016 Tax Year: 2019

E/S HWY 200

Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 3	5.00				Standard	0.30000	
Continuous Footing							
Sub Floor System - 4	8.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN
Plywood							
Exterior Walls - 21	35.00	01	01	1,813	97	72.27	131026
Face Brick							
Roofing Structure - 03	7.00						
Gable							
Roofing Cover - 03	3.00						
Asphalt or Composition Shingle							
Interior Wall Construction - 5	20.00						
Drywall/Sheetrock							
Interior Floor Cover - 08	6.00						
Sheet Vinyl							
Interior Floor Cover - 14	0.00						
Carpet							
Heating Fuel - 04	1.00						
Electric							
Heating Type - 02	3.00						
Baseboard Heat							
Air Conditioning Type - 01	0.00						
None							
Commercial Heat & Air - 2	0.00						
Packaged Units							
Structural Frame - 02	0.00						
Wood Frame							
Average Rooms Per Floor - 1	0.00						
Average Rooms Per Floor							
Floor Number - 01	0.00						
Floor							
Bedrooms/Bathrooms/Half-Bathrooms	13.000						
4/2/0							
Bedrooms							
BAS - 4 FUS - 0 LL - 0							
Bathrooms							
BAS - 2 FUS - 0 LL - 0							
Half-Bathrooms							
BAS - 0 FUS - 0 LL - 0							
Office							
BAS - 0 FUS - 0 LL - 0							
TOTAL POINT VALUE	101.000						
BUILDING ADJUSTMENTS							
Quality	3	Average	1.0000				
Shape/Design	2	MF2	0.9600				
Size	Size	Size	1.0000				
TOTAL ADJUSTMENT FACTOR			0.960				
TOTAL QUALITY INDEX			97				
SUBAREA							
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT
BAS	1,776	100	128352				
FOP	30	035	795				
STP	103	025	1879				
FIREPLACE	1 - None		0				
SUBAREA TOTALS	1,908		131,026				
BUILDING DIMENSIONS BAS=W60S8STP=W556E5N6\$S26E16FOP=E5N6W556\$N6E30STP=S6E8N6W8\$E14N14STP=E4N6W456\$N14\$.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

Previous Card

CABARRUS COUNTY, NC

10/28/2019 8:30:18 AM

VANDERBURG ENTERPRISES LLLP
3804 VANDERBURG NC
20131

Return/Appeal Notes: Parcel: 5547 98 4785 0000
PLAT: 00000/00000
ID NO: 11 058 0010.00 0000

Reval Year: 2016 Tax Year: 2019
Appraised by SM on 01/01/2016 16001 MIAMI CHURCH RD

CARD NO. 8 of 8
8.2100 AC
TW-11
CI-00 FR-04 EX-
SRC= Estimated
AT- LAST ACTION 20180717

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE																																																																																																																																																														
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<div style="display: flex; justify-content: space-between;"> <div> <p>TYPE: SINGLE FAMILY RESIDENTIAL</p> <p>STYLE: 1 - 1.0 Story</p> </div> <div> <p>SINGLE FAMILY HOME</p> </div> </div>																																																																																																																																																																									
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SUBAREA	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LT	HW	TH	UNITS	UNIT PRICE	ORIG %	COND	BLDG#	SIZE	FACT	AYB	EYB	ANN DEP	RATE	OVR	%	OB/XF DEPR.	VALUE																																																																																																																																																
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BUILDING DIMENSIONS BAS=W36S28E14FOP=E4N4W4S4\$N4E22N10STP=E5N4W5S4\$N14\$.																																																																																																																																																																									
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