

GASTON COUNTY REZONING APPLICATION (CD22-03)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To conditionally rezone a portion of Parcel ID 183034 from the (RS-20) Single Family 20,000 sqft. zoning district with Urban Standards overlay to the (C-1) Light Commercial zoning district with Urban Standards overlay.	
Applicant(s):	Property Owner(s):
TowerCo 2013 LLC	Lance and Kelly Theobald
Parcel Identification (PID):	Property Location:
183034	906 Pinhook Loop Rd.
Total Property Acreage:	Acreage for Map Change:
23.8 acres	.23 acre
Current Zoning:	Proposed Zoning:
(RS-20) Single Family 20,000 sqft. with Urban Standards Overlay	(CD/C-1) Conditional District Light Commercial with Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
The portion that is included in the rezoning area is currently vacant. There is a single-family residential structure being constructed on the southern portion of the lot.	Telecommunication Tower – 250’ lattice design tower with a 6’ lightning rod for a total of 256’ tall structure

COMPREHENSIVE LAND USE PLAN
Small Area Designation: Northeast Riverfront Gaston
The Riverfront Gaston area has large pockets of rural and suburban development future land use areas. The Comprehensive Land Use plan envisions the suburban development area west of Mount Holly to be supportive of the growth expected in Stanley, Mount Holly, Lowell, and McAdenville.
Key issues for citizens in this area include: <ul style="list-style-type: none">• Preservation of open space• Road improvements and better connectivity to other areas of the region• Increased job opportunities• Maintaining the rural “feel” of the area• Increased commercial opportunities
Future Land Use: Suburban Development
The Suburban Development land use was placed around commercial pockets that represent a standard suburban center. Suburban centers can include multi-family houses and support services. These areas are larger than rural centers and tend to not serve a significant city or commercial purpose aside from immediate neighborhood needs.
Staff Recommendation:
Staff finds that the application as presented is consistent with the Comprehensive Land Use Plan as: <ul style="list-style-type: none">• The proposed site plan and leased area will have minimal site clearing, leading to a preservation of open space• The proposed use will increase an essential service to the area which can allow for increased commercial opportunities that would allow the area to be more of a suburban development• The proposed use is considered a support service that will support the immediate neighborhood needs

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / septic is in site for the residential house under construction – no water/sewer utilities are included in the site plan for the telecommunication tower

Road Maintenance:

Pinhook Loop Road is a NCDOT owned/maintained road – the site will have access by a 30' easement as shown on page C-1, C-2, and C-2.1 (See Figure 1)

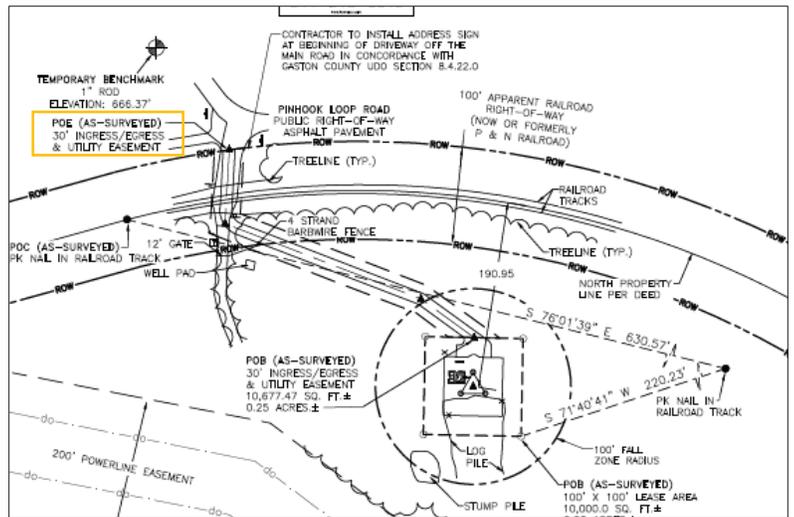


Figure 1: Taken from page C-1 of the Submitted Site Plan

Technical Review Committee (TRC) comments:

The original site plan was shared with the TRC on April 1, 2022. Staff received comments from Emergency Management and the Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO).

Comments from Emergency Management:

1. Access roads must meet the minimum requirements of Appendix D of the NC Fire Code.
2. The distance between the gate and railroad allow for a safe distance of fire apparatus to clear the tracks to access the gate.
3. Permits may be required depending on the fuel type of the generator.

Comments from the GCLMPO:

1. There are no funded transportation projects in the immediate vicinity or to adjacent streets of this subject property on the State or Comprehensive Transportation Plans. (STIP and CTP)
2. The P&N Rail Corridor has been identified as a future high capacity transit corridor and has been studied for a commuter rail. This project is unfunded and additional study is needed.
3. The CTP shows recommended multi-use path improvements along the P&N Railway.
4. Any new driveways will require a permit from NCDOT.



Figure 2: Project site on May 15, 2022 photo by Jamie Kanburoglu

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner

Background: AT&T's antennas are currently located on a Crown Castle 195-foot tower that is located approx. .75 miles from the proposed site. (TowerCo – Project Narrative) The property owner of the current tower has decided to not renew the ground lease for the tower, so AT&T needs to construct a new tower in order to maintain service coverage for the area. The proposed tower will allow AT&T to relocate their antennas and provide other companies the opportunity collocate on the proposed tower. The proposed telecommunication tower is 250' in height with a 6' lightening rod on the top.

Area: TowerCo is requesting to construct this new tower in a leased space on parcel ID 183034 that will be 100' x 100'. The lot is currently vacant, and the lease area is staked out. (See Figure 2)

Zoning: The leased area is on a lot that is zoned (RS-20) with US Overlay. The owner of the lot is in the process of building a residential structure on the southern portion of the lot. The applicant is requesting to rezone to (C-1) Light commercial as it is the most restricted commercial zoning district meant to be found near residential areas and allows telecommunication towers by Special Use Permit. Since the applicant is going through the conditional the conditional rezoning process for this project, the proposed site plan will be approved with the conditional district and a Special Use Permit will not be required. While the subject parcel is within the US Overlay district, the regulations and standards in the UD overlay are not applicable to this type of project. US Overlay regulations are focused on parking lots, building design and colors, rooftop equipment, sidewalks, and other features typically found in a subdivision or commercial project near residential pockets.

Site Plan: Since this request is for a conditional rezoning, a site plan must be approved and adopted with the rezoning. A copy of the site plan has been included with this staff report. Below is a breakdown of what the UDO requires and what is being proposed in the site plan.

Regulation	Required	Proposed	Staff Comments
Tower Height (Section 9.15.D)	Max. height of 199.9'	250' tower with 6' lightening rod at the top	Section 8.4.22 states the max. allowable height of a tower is 199.9 feet. Increases may be granted if the applicant can prove the maximum height will not provide an adequate service level.
Tower Location (Section 8.4.22.D)	Tower shall be located in the rear yard if there is an existing principal use on the lot.	Lease site is in the front yard and approx. 500' from the residential structure that is under construction.	Th proposed site is being leased from the property owner who is in the process of constructing a single-family house on the southern portion of the lot.
Landscape Buffer (Sections 8.4.22.H and 11.3)	Type B Buffer with a five (5) ft. planting strip	No landscape buffer	The location of the leased area is surrounded by wooded area as can be seen in Figure 2 and the 2022 aerial photography in the map provided by staff. A landscape buffer would not serve any purpose at the proposed location. The applicant has agreed to install a landscape buffer if the owner decides to grade and clear their lot. Staff is recommending that this stipulation be included as a condition of approval.
Structure Type (Section 8.4.22.A)	Monopole Design	Lattice Design	Monopole towers are allowed by right in (C-3), (I-1), (I-2), and (I-3) zoning districts. Telecommunication towers, as defined in Chapter 2, including lattice design structures are allowed in all commercial and industrial zoning districts by special use permit. Since the applicant is going through a conditional rezoning request, they will not have to seek a special use permit.

			The UDO states in Section 8.4.22 that in all commercial and industrial zoning districts, a monopole design is preferred by the county. However, if the applicant can demonstrate that a monopole cannot provide adequate service or structural integrity, then a lattice construction steel structure tower is acceptable.
Setbacks (Section 8.4.22.1)	192'	Survey shows a 190.95' setback from the tower to the centerline of the railroad right-of-way	The County's ordinance measures setbacks to the road right-of-way so the setback requirement is satisfied.

Public Information Meetings: The applicant held two (2) Public Information Meetings at the site. The first meeting was held on Monday, May 16th and the second meeting was held on Wednesday, May 18th. Staff attended along with representatives from TowerCo and Fox Rothschild, the law office overseeing the rezoning process. There were no other attendants.

Draft Conditions of Approval: Staff recommends that the site plan and rezoning request be recommended for approval/approved with the following conditions:

1. The proposed development shall be in compliance with the Gaston County UDO with the following reliefs:
 - a. Tower height of 250' with a 6' lightning pole at the top
 - b. Tower may be located in the side yard of the primary residential structure on the lot.
 - c. No landscape buffer required unless the owner grades or clears their lot.
 - d. A lattice structure matching what has been provided in the approved site plan shall be permitted.
2. Any major changes to the site plan, including an increase in the height of the tower, will require an amendment to the conditional district.
3. Application for colocations shall be permitted by-right so long as the tower height is not increased.
4. Gravel access road shall be maintained quarterly per the maintenance agreement on file with the Building and Development Services Department and meet the minimum requirements of Appendix D of the NC Fire Code at all times.
5. Applicant (TowerCo) shall install the required landscape buffer should the property owner choose to grade/clear their lot.
6. Upon abandonment, the telecommunication tower and all accessory structures shall be removed by the applicant in accordance with Section 8.4.22.L of the UDO.
7. Applicant shall coordinate with Duke Energy and NCDOT as required and obtain all necessary building permits.
8. The conditional zoning site plan approval shall be valid for a period of 24 months.

PLANNING BOARD RECOMMENDATION

Scheduled Meeting Date: June 6, 2022

The Planning Board unanimously recommended approval of the conditional rezoning request with the conditions included in this staff report.

Attachments: Application, Maps, Site Plan, Supporting Documents as Required by the UDO



GASTON COUNTY Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3908

CONDITIONAL DISTRICT ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD _____

A. APPLICANT INFORMATION

Name of Applicant: TowerCo 2013 LLC
Mailing Address: 5000 Valleystone Drive, Suite 200, Cary, NC 27519
Telephone Numbers: 919-653-5700
(Area Code) Business (Area Code) Home

B. OWNER INFORMATION

Name of Owner: Lance P. and Kelly A. Theobald
Mailing Address: 141 Lighthouse Road, Mount Holly, NC 28120
Telephone Numbers: 417-839-3216
(Area Code) Business (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 900 Pinhook Loop Road, Gastonia, NC 28056
Property Identification Number (PID): 183034
Acreage of Parcel: 23.8 +/- Acreage to be Rezoned: .48 +/-
Current Zoning: RS-20 Proposed Zoning: C-1
Current Use: Vacant, Raw Land Proposed Use(s): for CDZ .48-acres - Telecommunications Tower

D. ADDITIONAL INFORMATION REQUIRED

- Copy of Plot Plan or Area Map
- Copy of Deed
- Notarized Authorization
- Payment of Fee
- PIM 1st. Meeting Date: TBD
- PIM 2nd. Meeting Date: TBD
- PIM Comments to Planning: Following PIMs

E. CONDITIONS SET FORTH BY APPLICANT

The use permitted in the acreage to be rezoned to C-1 is limited to a Telecommunication Tower and Facility.

F. APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

Kelly A. Theobald
Signature of property owner or authorized representative
Kelly A. and Lance P. Theobald

3-25-2022

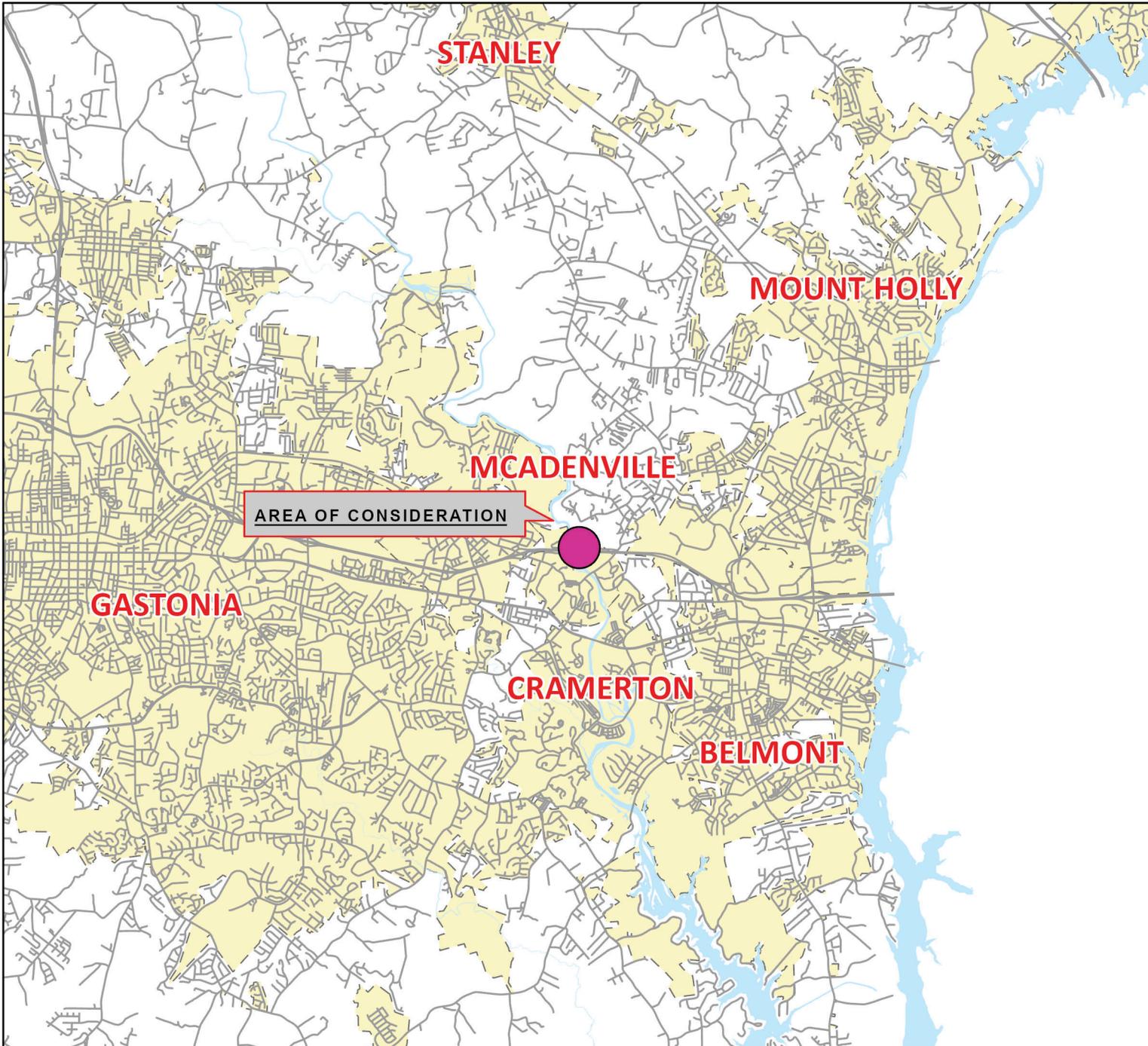
Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: _____ Application Number: _____ Fee: _____
Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initial)



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
CD22-03

LEGEND

-  Roads
-  Municipalities
-  Area of Consideration

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



0 0.75 1.5 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP CD22-03

LEGEND

-  Subject Area
-  Property Parcels

This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

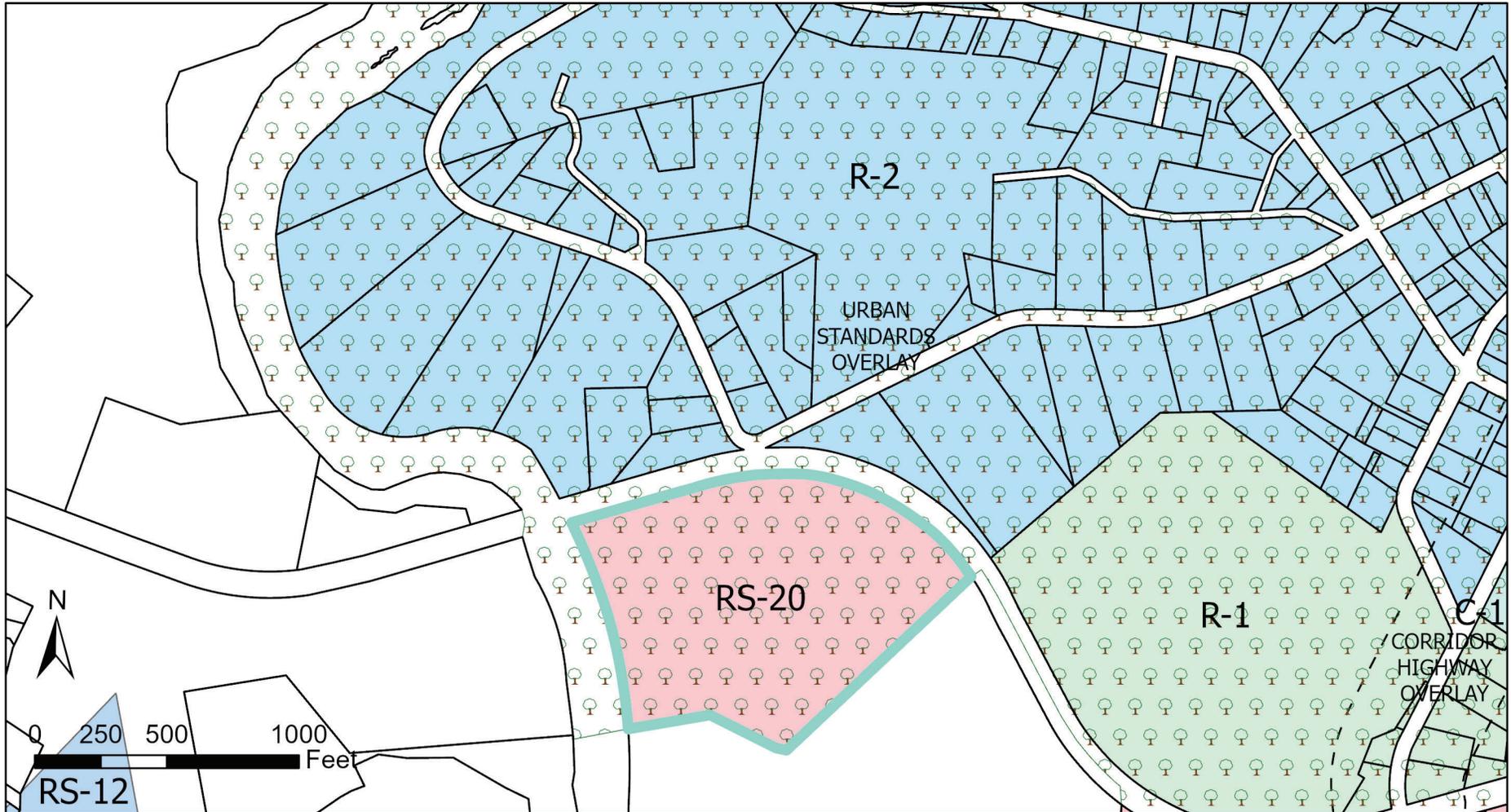
Property parcels, zoning, transportation, and other map information were compiled from one of more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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This map is for zoning purposes only - Not to be used for conveyance.

0  320 Feet

FOR DISPLAY PURPOSES ONLY -- NOT TO BE USED FOR CONVEYANCE



ZONING REVIEW MAP



Application CD22-03
 Tax ID: 183034
 Request: Conditional Rezoning
 From: (RS-20) with US Overlay
 To: (C-1) with US Overlay

Map Date: 05/17/2022

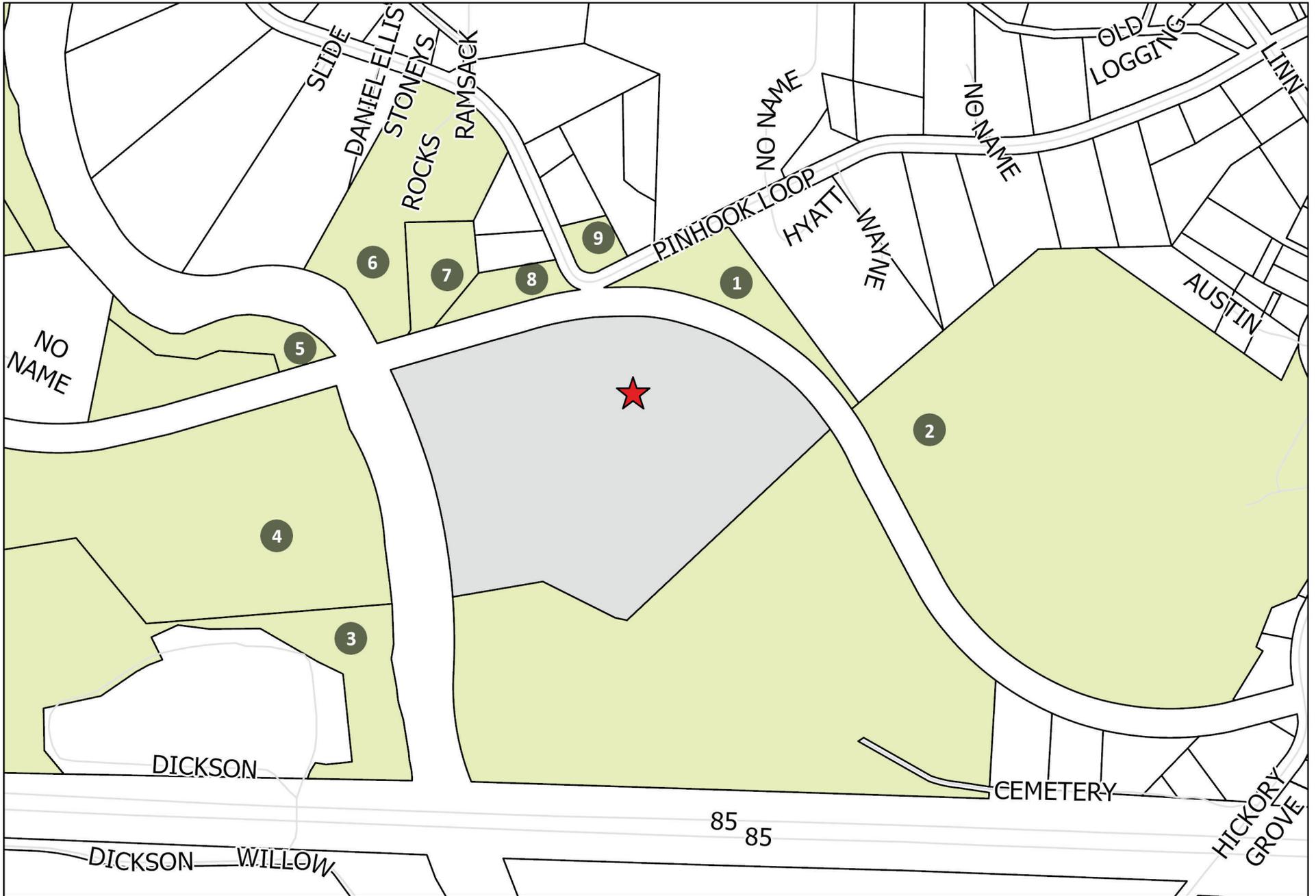
- Gaston County Overlays**
- R-1
 - R-2
 - RS-12
 - RS-20
 - Subject Property
- Gaston County UDO**
- ZONE TYPE**
- C-1
- TYPE**
- CH OVERLAY
 - US OVERLAY

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CD22-03 Subject and Adjacent Properties Map

See reverse side or next page for listing of property owners.

 SUBJECT PROPERTY

CD22-03 Pinhook Loop Road

NO	PARCEL ID	NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
*	183034	LANCE P. THEOBALD	KELLY A. THEOBALD	141 LIGHTHOUSE ROAD		MOUNT HOLLY	NC	28120
1	216118	HYATT DONALD WAYNE JR	HYATT TRACY R	914 PINHOOK LOOP RD		GASTONIA	NC	28056
2	208358	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	28101
3	302361	BELMONT LAND & INVESTMENT CO		100 MAIN ST		MCADENVILLE	NC	28101
4	306717	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	28101
5	219029	CATAWBA LANDS CONSERVANCY		4530 PARK ROAD SUITE 420		CHARLOTTE	NC	28209
6	201885	LUTZ DEBRA S		C/O DEBRA LUTZ	P O BOX 185	CRAMERTON	NC	28032
7	183025	HELMS NICKEY J	HELMS LINDA G	834 PINHOOK LOOP RD		GASTONIA	NC	28056
8	198860	HELMS NICKEY JOE	HELMS LINDA G	834 PINHOOK RD		GASTONIA	NC	28056
9	183032	BAXTER KATHY REVELS 50%	SCHALLER CHRISTOPHER M	1101 BROOKWOOD DR		STANLEY	NC	28164

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM CHARLOTTE, NC:

- TAKE NC-16 N & USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-85 S TOWARD GASTONIA
- MERGE ONTO I-85 S
- TAKE EXIT 26 TOWARD MT HOLLY/BELMONT/BELMONT ABBEY COL
- TURN LEFT ONTO BELMONT MT HOLLY RD
- TURN LEFT ONTO WOODLAWN ST
- TURN LEFT ONTO HICKORY GROVE RD
- TURN RIGHT ONTO LINN ST
- TURN LEFT ONTO PINHOOK LOOP RD & THE DESTINATION WILL BE ON THE LEFT SIDE OF THE ROAD

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- NEW 60'-0"X60'-0" FENCED COMPOUND INSIDE NEW 100'-0"X100'-0" LEASE AREA
- NEW 250' TALL SELF SUPPORT TOWER
- NEW AT&T WIC & GENERATOR IN 12'-0"X16'-0" EQUIPMENT LEASE AREA
- NEW AT&T ANTENNAS ON SELF SUPPORT TOWER



NORTH CAROLINA ONE-CALL
STATE WIDE CALL: 811
CALL BEFORE YOU DIG

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		



SITE NAME:

MCANDENVILLE (NC0288)

FA NUMBER:

15451176

PROJECT DESCRIPTION:

PROPOSED 250' SELF SUPPORT TOWER

NORTH CAROLINA CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2018 NC BUILDING CODES W/ NC AMENDMENTS
ELECTRICAL	2020 NEC NFPA 70 W/ NC AMENDMENTS

ANSI/TIA-222-G
LOCAL BUILDING CODE
CITY/COUNTY ORDINANCES

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

PROJECT INFORMATION

SITE ADDRESS: 906 PINHOOK LOOP RD
GASTONIA, NC 28056

LATITUDE (NAD 83): N 35° 16' 07.180"
LONGITUDE (NAD 83): W 81° 04' 31.538"

PARCEL ID: A PORTION OF 183034

CURRENT ZONING: RS-20 WITH US OVERLAY
PROPOSED ZONING: C-1 WITH US OVERLAY

JURISDICTION: GASTON COUNTY
PROPERTY OWNER: THEOBALD, LANCE P. & KELLY A

APPLICANT: TOWERCO 2013 LLC
PROJECT MANAGEMENT FIRM: TOWERCO 2013 LLC
5000 VALLEYSTONE DR. (SUITE 200)
CARY, NC 27519
(919) 653-5700

ENGINEER: SMW ENGINEERING GROUP N.C., PLLC
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
CONTACT: V.G. DUVALL, JR., PE
PHONE: 205-252-6985

POWER: DUKE ENERGY
FIBER: NOT PROVIDED

DRAWING INDEX

T-1	TITLE SHEET & PROJECT INFORMATION
-	SURVEY
C-1	OVERALL SITE PLAN
C-1.1	PARENT TRACT OVERVIEW
C-2	DETAILED SITE PLAN
C-2.1	LIGHTING/PHOTOMETRIC PLAN
C-2.2	FENCE DETAILS
C-3	TOWER ELEVATION & ANTENNA PLAN
C-4	SITE SIGNAGE
C-4.1	CABINET & GENERATOR SIGNAGE



SMW # 21-2312



5000 VALLEYSTONE DR.
SUITE 200
CARY, NC 27519
(919) 653-5700



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)
TITLE SHEET &
PROJECT INFORMATION

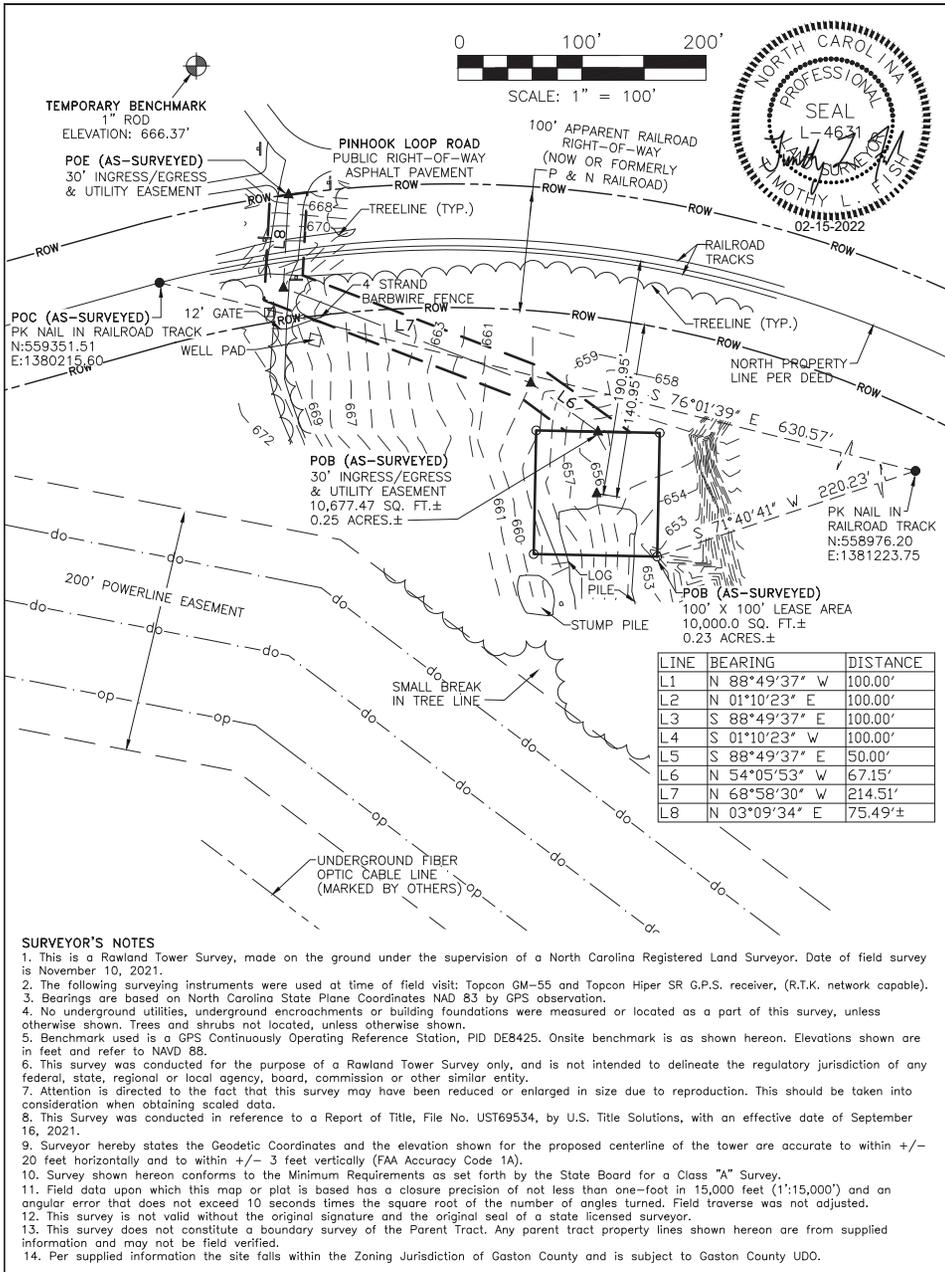
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 15451176



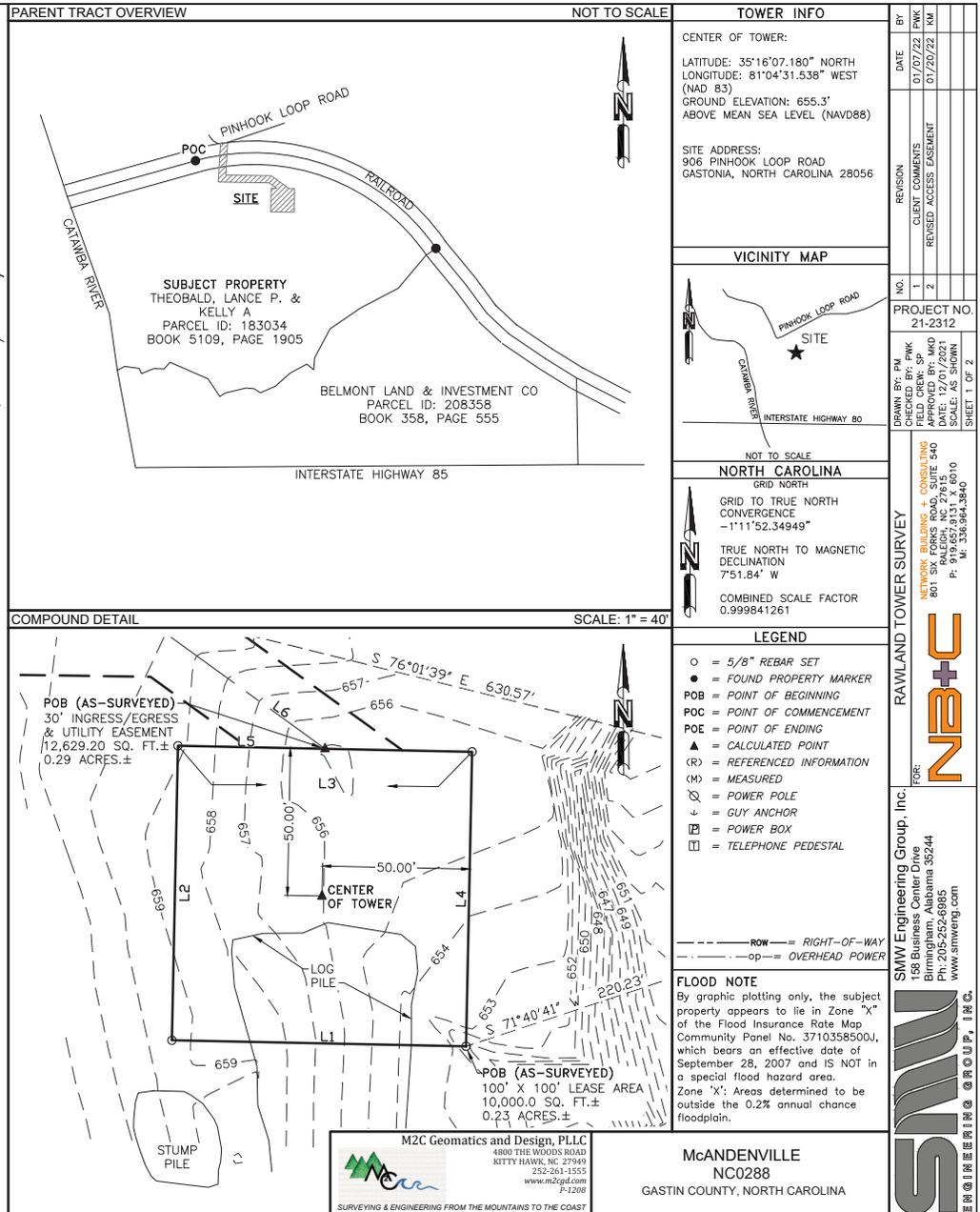
05/18/22

T-1



LINE	BEARING	DISTANCE
L1	N 88°49'37" W	100.00'
L2	N 01°10'23" E	100.00'
L3	S 88°49'37" E	100.00'
L4	S 01°10'23" W	100.00'
L5	S 88°49'37" E	50.00'
L6	N 54°05'53" W	67.15'
L7	N 68°58'30" W	214.51'
L8	N 03°09'34" E	75.49'±

- SURVEYOR'S NOTES**
- This is a Rawland Tower Survey, made on the ground under the supervision of a North Carolina Registered Land Surveyor. Date of field survey is November 10, 2021.
 - The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
 - Bearings are based on North Carolina State Plane Coordinates NAD 83 by GPS observation.
 - No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
 - Benchmark used is a GPS Continuously Operating Reference Station, PID DE8425. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
 - This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
 - Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
 - This Survey was conducted in reference to a Report of Title, File No. UST69534, by U.S. Title Solutions, with an effective date of September 18, 2021.
 - Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
 - Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
 - Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
 - This survey is not valid without the original signature and the original seal of a state licensed surveyor.
 - This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
 - Per supplied information the site falls within the Zoning Jurisdiction of Gaston County and is subject to Gaston County UDO.



COMPOUND DETAIL SCALE: 1" = 40'

POB (AS-SURVEYED) 30' INGRESS/EGRESS & UTILITY EASEMENT 12,629.20 SQ. FT.± 0.29 ACRES.±

POB (AS-SURVEYED) 100' X 100' LEASE AREA 10,000.0 SQ. FT.± 0.23 ACRES.±

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - (R) = REFERENCED INFORMATION
 - (M) = MEASURED
 - ⊗ = POWER POLE
 - ⊕ = GUY ANCHOR
 - ⊞ = POWER BOX
 - ⊠ = TELEPHONE PEDESTAL
- ROW --- RIGHT-OF-WAY
 --- OP --- OVERHEAD POWER

FLOOD NOTE
 By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 3710358500, which bears an effective date of September 28, 2007 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

M2C Geomatics and Design, PLLC
 4880 THE WOODS ROAD
 KITTY HAWK, NC 27949
 252-261-1553
 www.m2cd.com
 P-1208

SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

McANDENVILLE
 NC0288
 GASTON COUNTY, NORTH CAROLINA

TOWER INFO

CENTER OF TOWER:
 LATITUDE: 35°16'07.180" NORTH
 LONGITUDE: 81°04'31.538" WEST (NAD 83)
 GROUND ELEVATION: 655.3'
 ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
 906 PINHOOK LOOP ROAD
 GASTONIA, NORTH CAROLINA 28056

VICINITY MAP

NORTH CAROLINA
 GRID NORTH
 GRID TO TRUE NORTH CONVERGENCE
 -1°11'52.34949"
 TRUE NORTH TO MAGNETIC DECLINATION
 7°51.84' W
 COMBINED SCALE FACTOR
 0.999841261

RAWLAND TOWER SURVEY

FOR: **SMW Engineering Group, Inc.**
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-8985
 www.smweng.com

REVISION

NO.	DATE	BY
1	01/07/22	PKW
2	01/20/22	KM

CLIENT COMMENTS: REVISED ACCESS EASEMENT
 REVISED ACCESS EASEMENT

PROJECT NO. 21-2312
 DRAWN BY: PKW
 CHECKED BY: PKW
 APPROVED BY: MMD
 DATE: 12/01/2021
 SCALE: AS SHOWN
 SHEET 1 OF 2

SUBJECT PARCEL (PER TITLE)

Situate, lying, and being in South Point township, City of Gastonia, Gaston County, North Carolina, and being all of Lots No. 38-45 as shown on that plat recorded in Plat Book 6, Page 71, and being more particularly described by metes and bounds as follows: BEGINNING at a point located in the center of the railroad tracks said point being located at North: 559195.94, East: 1379656.89, and traveling thence with the centerline of the railroad tracks, North 74-26-33 East 580.00 feet to a point located at North: 559351.49, East: 1380215.64; thence, traveling East along the centerline of the railroad tracks passing an asphalt driveway and curving to the right with a radius of 929.56, an arc length of 1147.15 feet, and a chord direction of South 69-34-56 East and a chord distance of 1075.73 feet to a point located at North: 558976.21, East: 1381223.78; thence, passing the Southwestern edge of the railroad tracks and running with the Northwestern property line of Belmont Land and Investment Co. (Deed book 358, Page 555), the following courses and distances: 1) South 55-11-34 West 51.24 feet to a point; 2) thence, South 40-09-45 West 182.94 feet to a point; 3) thence, crossing the Northeastern edge of the transmission line clearing, South 62- 19-44 West 179.13 feet to a point; 4) thence, crossing under the overhead transmission lines South 55-46-42 West 157.95 feet to a point; 5) thence, South 28-01-08 West 139.16 feet to point located just South of the Southern edge of the gas line clearing; 6) thence, South 05-17-08 West 51.42 feet to a point; 7) thence, North 50-26-00 West 37.57 feet to a point; 8) thence, South 61-38-31 West 80.83 feet to a point; 9) thence, South 48-18-41 West 84.77 feet to a point; 10) thence, South 66-50-39 West 68.49 feet to a point; 11) thence, North 57-33-45 West 31.85 to a point; 12) thence, North 84-50-34 West 34.81 feet to a point; 13) thence, South 76-15-08 West 90.69 feet to a point; 14) thence, South 58-09-08 West 27.07 feet to a point; 15) thence, crossing back across the Southern edge of the gas line clearing, North 33-42-44 West 89.83 feet to a point; 16) thence, crossing over the Northern edge of the gas line clearing North 66-31-57 West 176.19 feet to a point; 17) thence, South 42-32-16 West 38.41 feet to a point; 18) thence, North 88-05-35 West 42.63 feet to a point; 19) thence, South 67-57-40 West 56.68 feet to a point of the at the Southern end of the approximate location of a 100 year flood line; 20) thence, North 23-42-42 West 24.44 feet to a point; 21) thence, North 82-17-58 West 62.11 feet to a point; 22) thence, South 62-45-46 West 35.51 feet to a point located at N: 558454.51 E: 1379863.45 and the Eastern edge of the South Fork of the Catawba River; thence traveling North with the Eastern edge of the South Fork of the Catawba River the following courses and distances: 1) North 07-59-20 West 241.45 feet to a point located at North 558693.62 East: 1379829.89; 2) thence, passing under the overhead transmission lines and crossing over the Southern edge of the railroad tracks, North 19-00-15 West 531.27 feet to the point and place of BEGINNING and containing 24.6624 acres more or less as shown on that survey prepared by T. Riley Casey, P.L.S. L-4896 on March 16, 2020 for Lance Theobald, said survey incorporated herein and attached hereto for reference.

100' X 100' LEASE AREA (AS-SURVEYED)

Being a portion of a certain tract of land lying in South Point Township, Gaston County, North Carolina, as described and recorded in Book 5109, Page 1905, in the Office of the Register of Deeds, Gaston County, North Carolina, and being more particularly described as follows:

Commencing at a PK Nail found on the north line of said certain tract of land on the centerline of a railroad track, lying 580 feet easterly of the westernmost corner of said certain tract of land, and having North Carolina State Plane Coordinates of N:559351.51 E:1380215.60; thence S 76°01'39" E a distance of 630.57 feet to a PK Nail found on the centerline of said railroad track at the most easterly corner of said certain tract of land and having North Carolina State Plane Coordinates of N:558976.20 E:1381223.75; thence S 71°40'41" W a distance of 220.23 feet to a 5/8" rebar set, and the Point of Beginning; thence N 88°49'37" W a distance of 100.00 feet to a 5/8" rebar set; thence N 01°10'23" E a distance of 100.00 feet to a 5/8" rebar set; thence S 88°49'37" E a distance of 100.00 feet to a 5/8" rebar set; thence S 01°10'23" W a distance of 100.00 feet to a 5/8" rebar set, and the Point of Beginning. Said above described Lease Area contains 10,000.0 square feet or 0.23 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT

Being a portion of a certain tract of land lying in South Point Township, Gaston County, North Carolina, as described and recorded in Book 5109, Page 1905, in the Office of the Register of Deeds, Gaston County, North Carolina, and being more particularly described as follows:

Commencing at a PK Nail found on the north line of said certain tract of land on the centerline of a railroad track, lying 580 feet easterly of the westernmost corner of said certain tract of land, and having North Carolina State Plane Coordinates of N:559351.51 E:1380215.60; thence S 76°01'39" E a distance of 630.57 feet to a PK Nail found on the centerline of said railroad track at the easternmost corner of said certain tract of land and having North Carolina State Plane Coordinates of N:558976.20 E:1381223.75; thence S 71°40'41" W a distance of 220.23 feet to a 5/8" rebar set; thence N 88°49'37" W a distance of 100.00 feet to a 5/8" rebar set; thence N 01°10'23" E a distance of 100.00 feet to a 5/8" rebar set; thence S 88°49'37" E a distance of 50.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence N 54°05'53" W a distance of 67.15 feet to a point; thence N 68°58'30" W a distance of 214.51 feet to a point; thence N 03°09'34" E a distance of 75.49 feet, more or less, to the southern right-of-way line of Pinhook Loop Road, and the Point of Ending. Said above described Easement contains 10,677.47 square feet or 0.25 acres, more or less.

Less and Except any and all railroad right-of-way (now or formerly P&N Railroad) lying over and/or across the above described Easement.

PLOTTABLE EXCEPTIONS
 U.S. Title Solutions
 Report of Title File No. UST69534
 Date September 16, 2021 @ 8:00 am
 Schedule III

Exception No.	Instrument	Comment
1-3		Standard exceptions. Contain no survey matters.
4	Book 1044, Page 628	Does affect subject parcel, but does not affect lease area, and or easements.
5	Book 1044, Page 628	Describes the original subdivision of this lot but does not contain easements or encumbrances that effect the lease area and/or easements.

SURVEYOR'S CERTIFICATION

I certify that this survey and drawing have been completed in accordance with the Minimum Standards for the Practice of Land Surveying in the State of North Carolina to the best of my knowledge, information, and belief.



Timothy L. Fish
 TIMOTHY L. FISH _____ 02-15-2022
 DATE

NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	01/07/22	FWK
2	REVISED ACCESS EASEMENT	01/20/22	KM
PROJECT NO. 21-2312			
DRAWN BY: FM			
CHECKED BY: FMK			
APPROVED BY: MWD			
DATE: 12/01/2021			
SCALE: AS SHOWN			
SHEET 1 OF 2			
RAWLAND TOWER SURVEY			
FOR: NETWORK BUILDING CONSULTING			
801 SPALDING BLVD STE 540			
BIRMINGHAM, AL 35244			
P: 205-252-6985			
F: 205-252-6985			
www.smmw.com			
SMW Engineering Group, Inc.			
158 Business Center Drive			
Birmingham, Alabama 35244			
Ph: 205-252-6985			
www.smmw.com			

M2C Geomatics and Design, PLLC
 4880 THE WOODS ROAD
 KITTY HAWK, NC 27949
 252-261-1555
 www.m2cga.com
 P-1208
 SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

McANDENVILLE
 NC0288
 GASTIN COUNTY, NORTH CAROLINA



GENERAL NOTES:

- ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN AT&T OR IT'S DESIGNATED REPRESENTATIVE.
 - ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
 - UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
 - ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
 - ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
 - ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
 - ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
 - ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
 - PREFABRICATED BUILDING INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL NOTES:**
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-- ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
 - STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A26. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.

- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1/D1.1M:2010. STRUCTURAL WELDING CODE--STEEL WELD ELECTRODES SHALL BE E70XX.
- ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
- THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.
- ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
- HOT-DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC-COATED, AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM, A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.
- REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
- CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

NOTE: REFER TO AT&T SPECIFICATIONS AS THE CONTROLLING STANDARD FOR PROPOSED CONSTRUCTION.

PERMITS:

- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES.
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE ACI 318-08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
- THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

MISCELLANEOUS:

- ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM 36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
- THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

- PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
- THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
- MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
- FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS, USE A TWO-BOLT HOLE NEPA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
- FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS 'NO-OXIDE A' BY DEARBORN CHEMICAL COMPANY.
- REPAIR ALL METAL SURFACES THAT HAVE BEEN CUT OR DAMAGED BY REMOVING ANY EXISTING RUST AND APPLYING COLD GALVANIZATION.
- ANTENNA CABLE LENGTHS HAVE BEEN DETERMINED BASED ON THESE PLANS. CABLE LENGTHS LISTED ARE APPROXIMATED AND ARE NOT INTENDED TO BE USED FOR FABRICATION. DUE TO FIELD CONDITIONS, ACTUAL CABLE LENGTHS VARY. CONTRACTOR MUST FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.

SYMBOL LEGEND:

- FENCE
- CONTOUR LINE
- PROPERTY LINE/ROW
- LEASE AREA
- EASEMENT
- DISCONNECT SWITCH
- METER
- CIRCUIT BREAKER
- CODED NOTE NUMBER
- CHEMICAL GROUND ROD
- GROUND ROD
- GROUND ROD W/ INSPECTION SLEEVE
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUND WIRE



SMW # 21-2312



5000 WALLESTONE DR.
SUITE 300
CARY, NC 27519
(919) 453-3700



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	ISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

GENERAL NOTES



DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176

GN-1

05/18/22

SITE# NC0288
 MCANDENVILLE
 906 PINHOOK LOOP RD
 GASTONIA, NC 28059



TowerCo
 844-218-8549
 www.towerco.com



SMW # 21-2312



TowerCo
 5000 WALLEYSTONE DR.
 SUITE 300
 CARY, NC 27519
 (919) 453-3700



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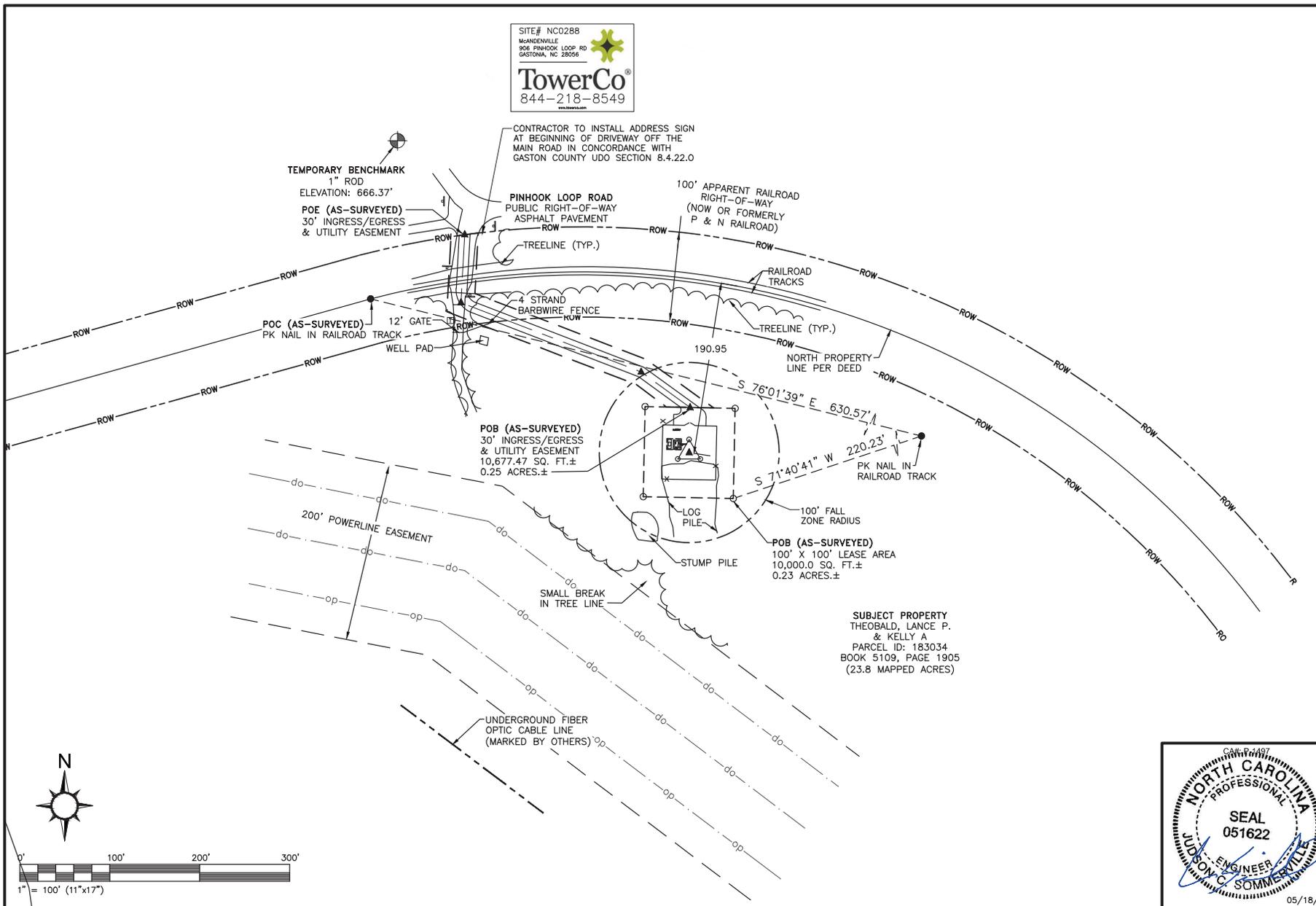
MCANDENVILLE (NC0288)

OVERALL SITE LAYOUT

DESIGNED: JDS
 DRAWN: BMD
 CHECKED: RTB
 LAST REV. BY: BMD

FA #: 15451176

C-1



CONTRACTOR TO INSTALL ADDRESS SIGN AT BEGINNING OF DRIVEWAY OFF THE MAIN ROAD IN CONCORDANCE WITH GASTON COUNTY UDO SECTION 8.4.22.0

TEMPORARY BENCHMARK
 1" ROD
 ELEVATION: 666.37'

POE (AS-SURVEYED)
 30' INGRESS/EGRESS & UTILITY EASEMENT

PINHOOK LOOP ROAD
 PUBLIC RIGHT-OF-WAY
 ASPHALT PAVEMENT

100' APPARENT RAILROAD
 RIGHT-OF-WAY
 (NOW OR FORMERLY
 P & N RAILROAD)

TREELINE (TYP.)

RAILROAD TRACKS

4 STRAND
 BARBED WIRE FENCE

TREELINE (TYP.)

POC (AS-SURVEYED)
 PK NAIL IN RAILROAD TRACK

12' GATE
 WELL PAD

NORTH PROPERTY
 LINE PER DEED

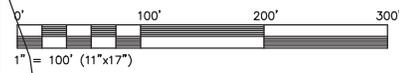
POB (AS-SURVEYED)
 30' INGRESS/EGRESS & UTILITY EASEMENT
 10,677.47 SQ. FT.±
 0.25 ACRES.±

100' FALL
 ZONE RADIUS

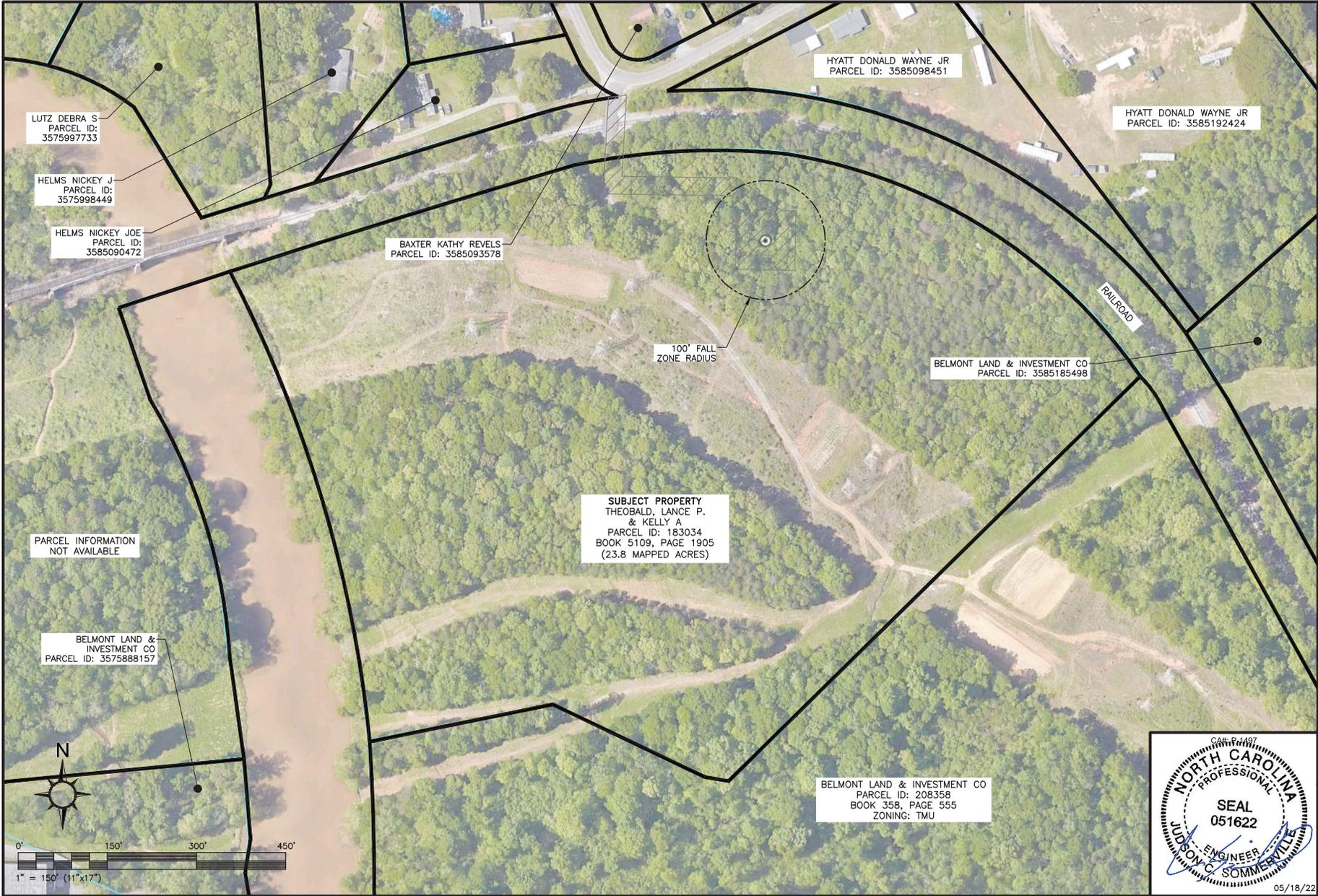
POB (AS-SURVEYED)
 100' X 100' LEASE AREA
 10,000.0 SQ. FT.±
 0.23 ACRES.±

SUBJECT PROPERTY
 THEOBALD, LANCE P.
 & KELLY A.
 PARCEL ID: 183034
 BOOK 5109, PAGE 1905
 (23.8 MAPPED ACRES)

UNDERGROUND FIBER
 OPTIC CABLE LINE
 (MARKED BY OTHERS)



05/18/22



LUTZ DEBRA S
PARCEL ID:
3575997733

HELMS NICKEY J
PARCEL ID:
3575998449

HELMS NICKEY JOE
PARCEL ID:
3585090472

BAXTER KATHY REVELS
PARCEL ID: 3585093578

HYATT DONALD WAYNE JR
PARCEL ID: 3585098451

HYATT DONALD WAYNE JR
PARCEL ID: 3585192424

100' FALL
ZONE RADIUS

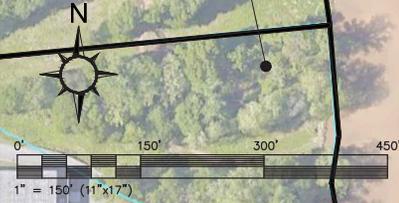
BELMONT LAND & INVESTMENT CO
PARCEL ID: 3585185498

SUBJECT PROPERTY
THEOBALD, LANCE P.
& KELLY A
PARCEL ID: 183034
BOOK 5109, PAGE 1905
(23.8 MAPPED ACRES)

PARCEL INFORMATION
NOT AVAILABLE

BELMONT LAND &
INVESTMENT CO
PARCEL ID: 3575888157

BELMONT LAND & INVESTMENT CO
PARCEL ID: 208358
BOOK 358, PAGE 555
ZONING: TMU



SMW # 21-2312

TowerCo
5000 WALLEYSTONE DR.
SUITE 300
CARY, NC 27519
(919) 453-3700



#	DATE	DESCRIPTION
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1	02/14/22	ISSUED FOR ZONING
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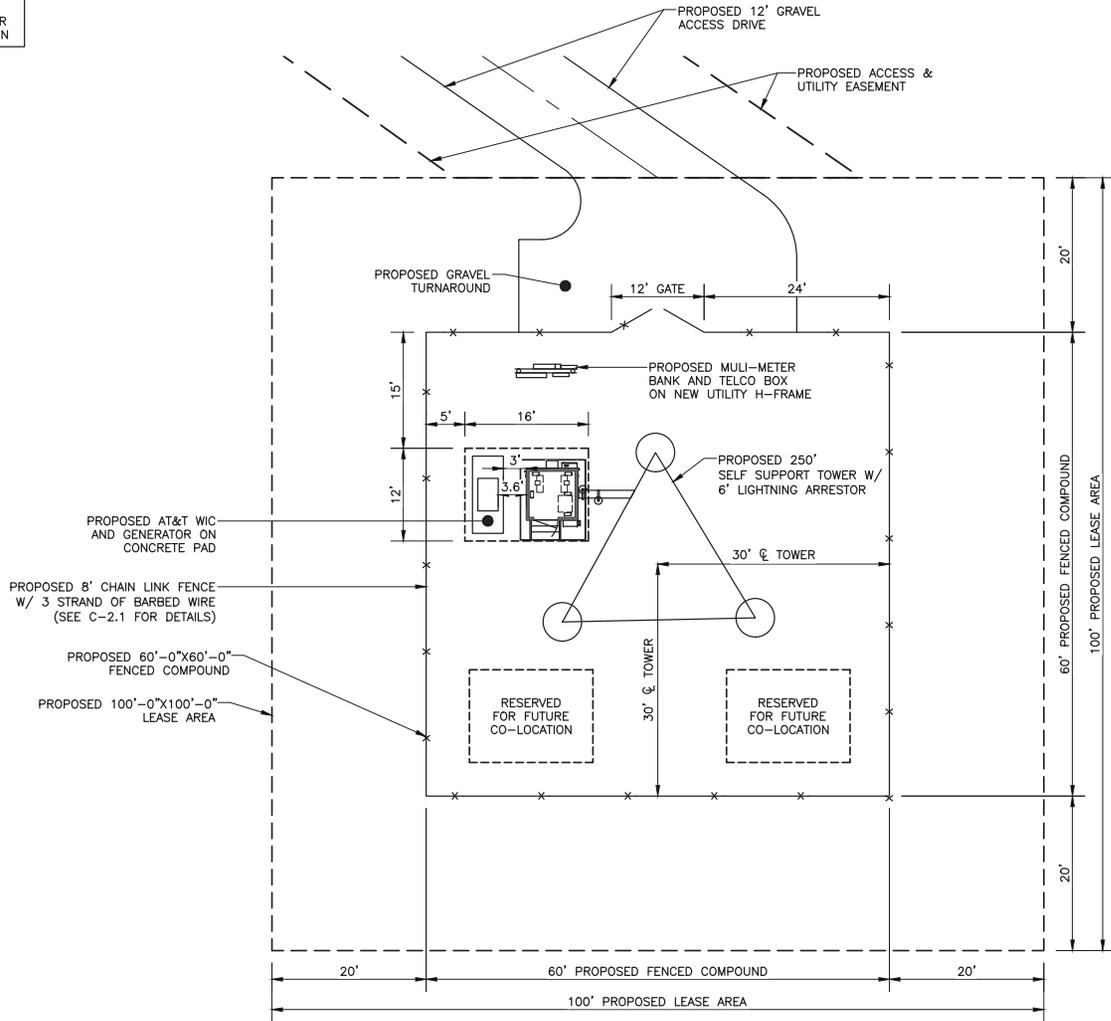
MCANDENVILLE (NC0288)
PARENT TRACT
OVERVIEW

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176

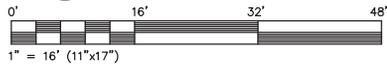


C-1.1
05/18/22

EXISTING TREES TO BE REMOVED WITHIN COMPOUND AND EASEMENT. EXISTING TREE COVER SURROUNDING THE FENCED COMPOUND WILL BE RETAINED IN LIEU OF PLANTED LANDSCAPING. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION



1
C-2
COMPOUND PLAN



SMW # 21-2312

TowerCo[®]
5000 WALLESTONE DR.
SUITE 300
CARY, NC 27519
(919) 453-3700



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
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4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

COMPOUND PLAN

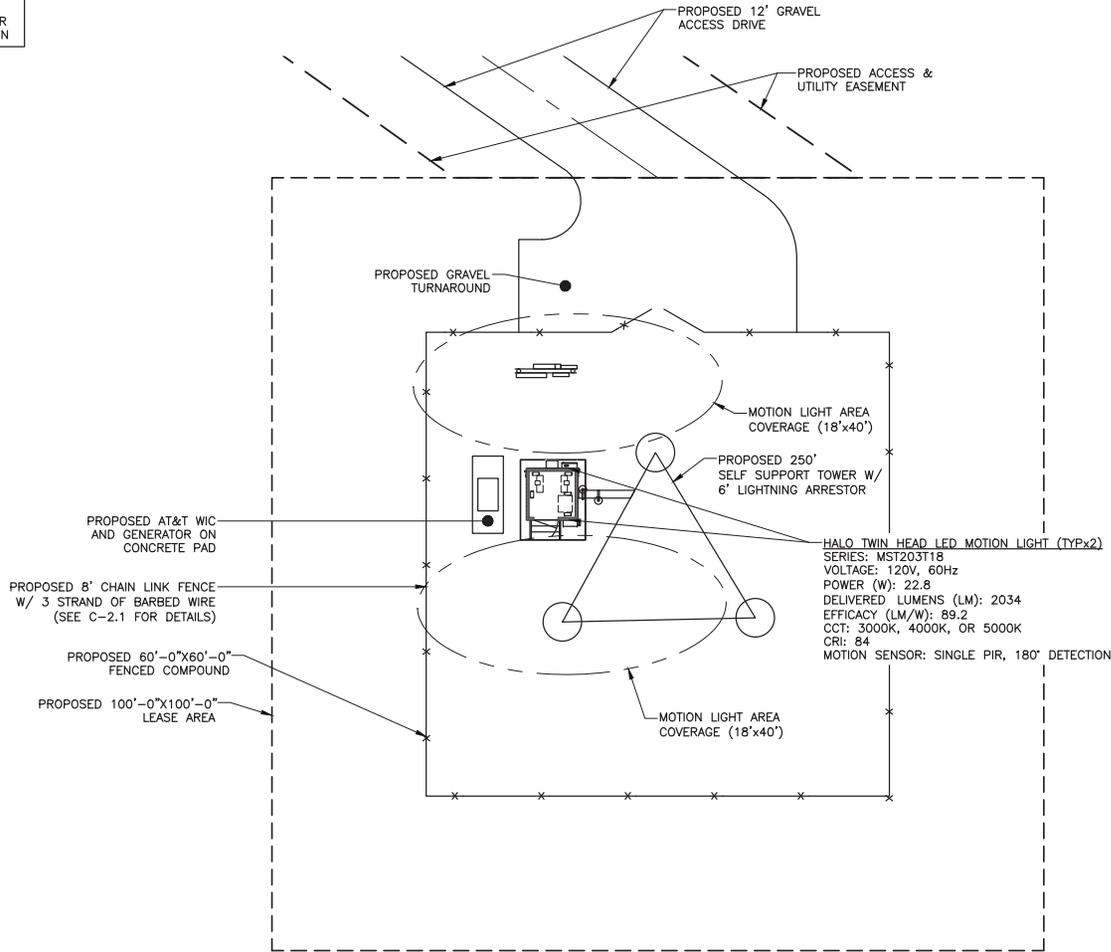
DESIGNED: JDS
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CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176

C-2

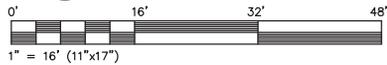


05/18/22

EXISTING TREES TO BE REMOVED WITHIN COMPOUND AND EASEMENT. EXISTING TREE COVER SURROUNDING THE FENCED COMPOUND WILL BE RETAINED IN LIEU OF PLANTED LANDSCAPING. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION



1 LIGHTING/PHOTOMETRIC PLAN
C-2.1



SMW # 21-2312



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)
LIGHTING/PHOTOMETRIC PLAN

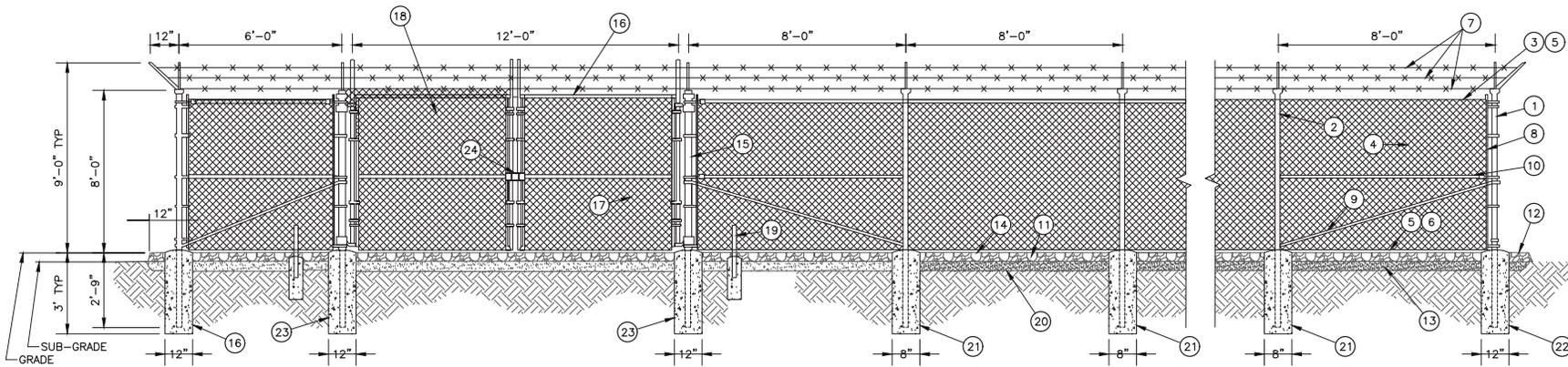
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 15451176

C-2.1



05/18/22



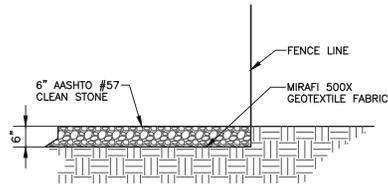
GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED, ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WORE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

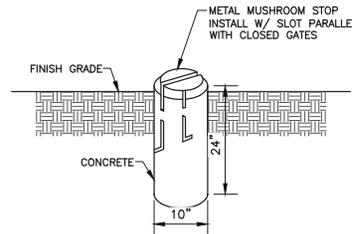
REFERENCE NOTES:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> ① CORNER END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE. ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C. ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083 ④ FABRIC" 9GA CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A392 ⑤ TIE WIRE: MINIMUM II GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE END AT TENSIONS WIRE BU HOG RINGS SPACED AX. AT 24" O.C. ⑥ TENSION WIRE: 9GA GALVANIZE STEEL ⑦ BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA. 4PT. BARBS SPACE ON APPROX.5" CENTERS ⑧ STRETCHER BAR ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD ⑩ FENCE CORNER POST BRACE: 1 5/8" DIAZ. EACH CORNER EACH WAY ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE | <ol style="list-style-type: none"> ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK. ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL ⑮ GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083 ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083 ⑰ GATE FRAME: 1 5/8" PIPE, PER ASTM-F1083 ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION ⑳ GEOMETRIES FABRIC ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI) ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI) ㉓ GATE POST" CONCRETE FOUNDATION (2000 PSI) ㉔ STYME LOCK OR EQUIVALENT |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

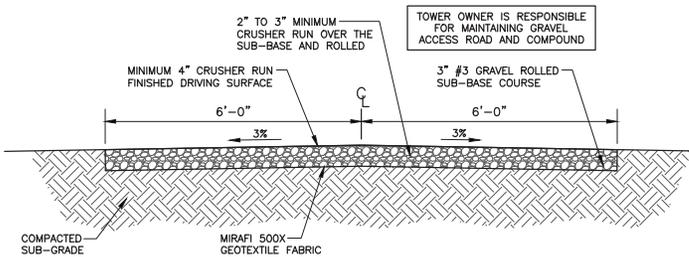
① FENCE DETAIL
C-2.2 NOT TO SCALE



② GRAVEL COMPOUND DETAIL
C-2.2 NOT TO SCALE



③ MUSHROOM STOP DETAIL
C-2.2 NOT TO SCALE



④ GRAVEL DRIVEWAY TYPICAL SECTION
C-2.2 NOT TO SCALE



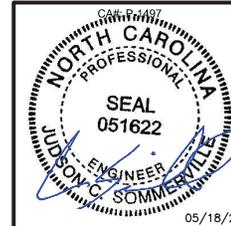
#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

FENCE DETAILS

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176

C-2.2



PROPOSED TOTAL TOWER HEIGHT INCLUDING APPURTENANCES
EL. 256'-0" AGL

PROPOSED 6" LIGHTNING ROD

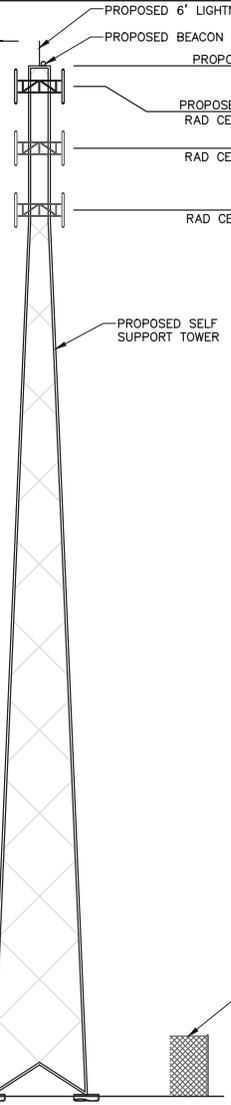
PROPOSED BEACON LIGHT

PROPOSED TOWER HEIGHT
EL. 250'± AGL

PROPOSED AT&T ANTENNAS
RAD CENTER = 245'± AGL

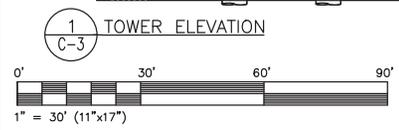
FUTURE ANTENNAS
RAD CENTER = 230'± AGL

FUTURE ANTENNAS
RAD CENTER = 215'± AGL

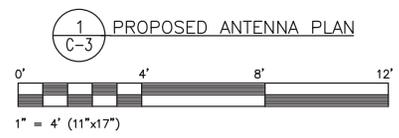
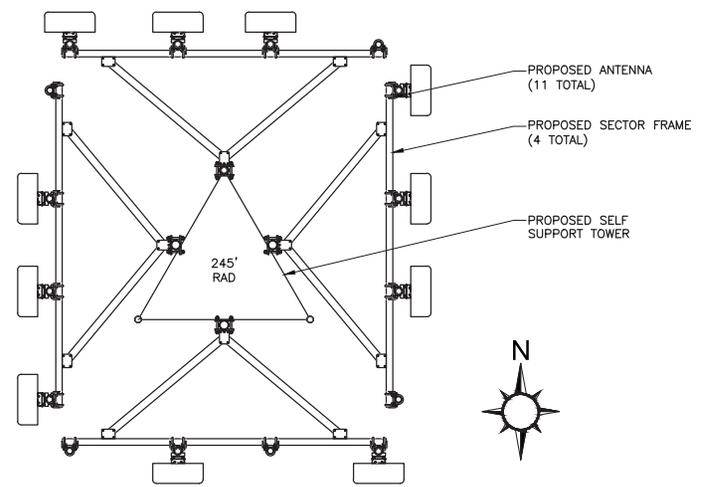


PROPOSED SELF SUPPORT TOWER

PROPOSED CHAIN LINK COMPOUND FENCE WITH BARBED WIRE



NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED



SMW
ENGINEERING GROUP, N.C., P.L.L.C.
SMW # 21-2312

TowerCo
5000 WALLESTONE DR.
SUITE 300
CARY, NC 27519
(919) 453-3700



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

TOWER ELEVATION & ANTENNA PLAN

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176



C-3

05/18/22

Section 1: Standard Cell Site Signage

➤ AT&T owned sites require the following signs:

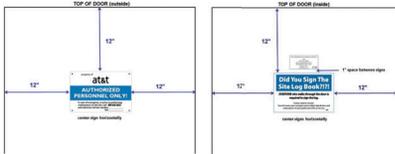
- Gate sign
 - 15' x 20' aluminum gate sign



- Door sign (shelter or tenant improvement room)
 - 8' x 12' door sign



Recommended layouts for rain shelter door



NEW INFO-2 SIGN POLICY

Effective immediately, Information 2 signs shall be retired from AT&T sign inventory and 5" x 7" Caution Sign 2C sign will be used instead.

Vendors/AT&T Field technicians shall remove existing "Information Sign 2" signs that currently exist at the site (i.e. parapet mount) and replace them with the following "Caution Sign 2C sign which has 5"x7" dimension.

INFORMATION Sign 2

Caution Sign 2C

- FCC Custodial License sign (note change in address for FCC Group effective 9/2017)
 - 3' x 6.5"



- No Trespassing signs



➤ AT&T leased sites (not owned by AT&T) only require a door and FCC Custodial License sign

Combination sign packages for shelters and WIC (Walk-In-Cabinet):

➤ Available from Excel Signs, Item # ATT-SWIC-DC-3KIT. Includes door, log book and FCC Custodial Letter signs



NEW INFO-2 SIGN POLICY (Existing Historical Signs)

If Information sign 2 sign/s are not able to be removed (i.e. existing stocks or damage risk to structure, the verbiage will be covered as example on bottom right as well as adding "Near Antenna" with a marker

INFORMATION Sign 2

Covered INFORMATION Sign 2

Section 4: FCC Signs

- Antenna Structure Registration (ASR) sign
 - 1. 8' x 12' sign



- FCC custodial letter
 - 1. 3' x 6.5" decal sign (available through Excel Sign, part #ATT DC CUS 653)



OR

- 8.5" x 11" standard paper



Section 6: Miscellaneous signs

The following signs are optional and may be posted as needed:

- Log Book sign
 - 1. Posting on inside of shelter door recommended



- Padlock decal
 - 1. Can be affixed to padlocks to indicate an AT&T lock
 - 2. Can also be used to label items such as electrical disconnect boxes, electrical meters, etc.
 - 3. 1" x 8" decal if ordered from Excel Sign



- Gate signs



- Door Exit sign
 - 1. May be posted on the inside of shelter doors at sites currently not equipped with an Exit sign (or emergency light/exit sign combination) above the door
 - 2. Sign has glow in the dark letters and border to aid visibility
 - 3. Excel part # EXT-128-DL



#	DATE	DESCRIPTION
0	02/09/22	ISSUED FOR CLIENT REV.
1	02/14/22	ISSUED FOR ZONING
2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)

SITE SIGNAGE

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176

C-4

Section 2: Outdoor Cabinet Site Signage

Outdoor sites require the same gate and no trespassing signs as indoor sites if owned by AT&T. In place of the door sign the cabinets must have the following signs:

- Single cabinet sites require a sign, such as a door sign, that indicates AT&T as the owner and has provisions for adding the site number along with the MNRCC contact number.
 - Sign must be affixed to the side of the cabinet (front, rear or side) which is most visible when approaching the cabinet from the site access point
 - 8" x 12" decal acceptable for outdoor cabinet



- Multiple cabinet sites require the sign specified in the previous bullet attached to the side of each cabinet on the end of the lineup. In addition, a sign indicating AT&T as the owner must be affixed to the front or rear of every cabinet (not both).
 - AT&T identification sign is to be affixed to the most visible area (front or rear) when approaching the cabinets from the site access point
 - 3" x 6.5" decal is acceptable for front or rear of outdoor cabinets



- Example of AT&T identification signs on outdoor cabinets (signs on each end of lineup not shown but are required)



- Diesel generators installed outdoors, such as on a pad in a compound, shall have signs affixed to the tank on both of the long sides of the generator. For belly tank style generators, if signs will not properly adhere to the tank they may be installed on the generator housing (alternate locations shown in yellow boxes below)
 - AT&T identification sign, 8" x 12" or 3" x 6.5"
 - Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0)
 - Yellow EH&S sign, approximately 10" x 10"
 - Diesel Fuel, Combustible, No Smoking (Excel combination sign is recommended)

Note: for stand-alone tank style generators (not belly tank) the only required sign on the generator itself is the AT&T identification sign. All 4 signs listed above will be installed on the stand-alone fuel tank

Belly Type Tank Style Generator



NOTE: If ribs on the generator tank do not allow enough room to place signs, it is acceptable to affix the signs to the generator housing

Stand-alone Type Tank Style



Section 3: Fixed Generator Signage (continued)

Per AT&T EH&S, fixed generators are required to have the following signage:

- AT&T identification sign, 8" x 12" or 3" x 6.5"



OR



- Yellow EH&S sign



- Fuel type, Combustible (Diesel), Flammable (Propane & Natural Gas) and No Smoking signs (individual signs or the Excel combination sign shown below are acceptable). Fuel tank capacity is optional



- Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0) Diesel only



Section 3: Fixed Generator Signage (continued)

Diesel generator signs may be purchased in a kit from Excel Signs (link below). The kit contains 2 of each required sign and provides all of the signage needed for a diesel generator site

Excel Sign Diesel Generator Combo Pack



- Diesel Generator Combo Pack**
- Consists of:
- (2) Diesel Fuel 15x12 Decals
 - (2) EH&S 11x11 Decals
 - (2) NFPA Pre-printed 120 15x15 Decals
 - (2) ATT Mobility 6.5x3 Logo Decals

Natural gas and propane generators signage requirements are identical to diesel generators with the exception that the Hazard Diamond sign is not required unless mandated by the Authority Having Jurisdiction (AHJ). Combination signs are available for both natural gas and propane through Excel sign. A combo sign pack is also available for propane generators.

Excel Sign Propane Generator Combo Pack



- Propane Generator Combo Pack**
- Consists of:
- (2) Propane Fuel 15x12 Decals
 - (2) EH&S 11x11 Decals
 - (2) NFPA Pre-printed 240 15x15 Decals
 - (2) ATT Mobility 6.5x3 Logo Decals

Section 3: Fixed Generator Signage (continued)

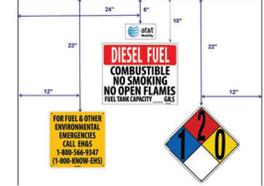
Per AT&T EH&S, fixed generators are required to have signage posted as follows:

- Diesel generators installed indoors, such as a shelter generator room, shall have signs affixed to the entrance door to the room the generator is housed in and one of the long sides of the generator tank. If signs will not properly adhere to the tank they may be installed on the end of the generator housing (yellow box on far right photo below)
 - AT&T identification sign, 8" x 12" or 3" x 6.5"
 - Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0)
 - Yellow EH&S sign
 - Diesel Fuel, Combustible, No Smoking signs (Excel combination sign is recommended)

Door Signage Preferred Tank Signage Location Alternate Tank Signage Location



Recommended layout for a 4' x 7' generator room door



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0	02/09/22	ISSUED FOR CLIENT REV.
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2	02/16/22	REISSUED FOR ZONING
3	05/03/22	REISSUED FOR ZONING
4	05/18/22	REISSUED FOR ZONING

MCANDENVILLE (NC0288)
CABINET & GENERATOR SIGNAGE

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 15451176

C-4.1

