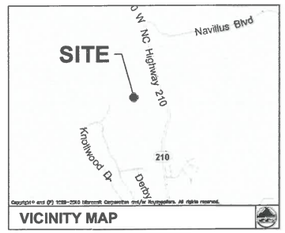


VICINITY MAP

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

NAVILLUS

RECEIVED

FEB 16 2018

PENDER PLANNING DEPT.

CONDITIONS OF SPECIAL USE APPROVAL

1. THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
2. IN ANY CASE WHERE THE SPECIAL USE PERMIT OR THE CONDITIONS OF A SPECIAL USE PERMIT HAVE NOT BEEN OR ARE NOT BEING COMPLIED WITH, THE ADMINISTRATOR MAY INITIATE A NOTICE OF VIOLATION FOR THE PROVISIONS OF THIS ORDINANCE AND THE CONDITIONS OF THE SPECIAL USE PERMIT NOT IN COMPLIANCE OR THE ADMINISTRATOR, MAY INITIATE NOTICE OF A PUBLIC HEARING TO CONSIDER REVOCATION OF THE PERMIT BY THE BOARD OF COMMISSIONERS OR BOTH ACTIONS MAY BE INITIATED.
3. THE APPLICANT SHALL MEET ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS.
4. THE OBLIGATIONS IMPOSED BY THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND OPERATOR AND SHALL CONTINUE IN AFFECT FOR THE DURATION OF THIS PERMIT.
5. SETBACKS FOR THE TELECOMMUNICATIONS TOWER WILL BE A MINIMUM OF 95' FROM ALL PROPERTY LINES BASED ON THE SUBMITTED ENGINEERED FALL ZONE RADIUS.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR

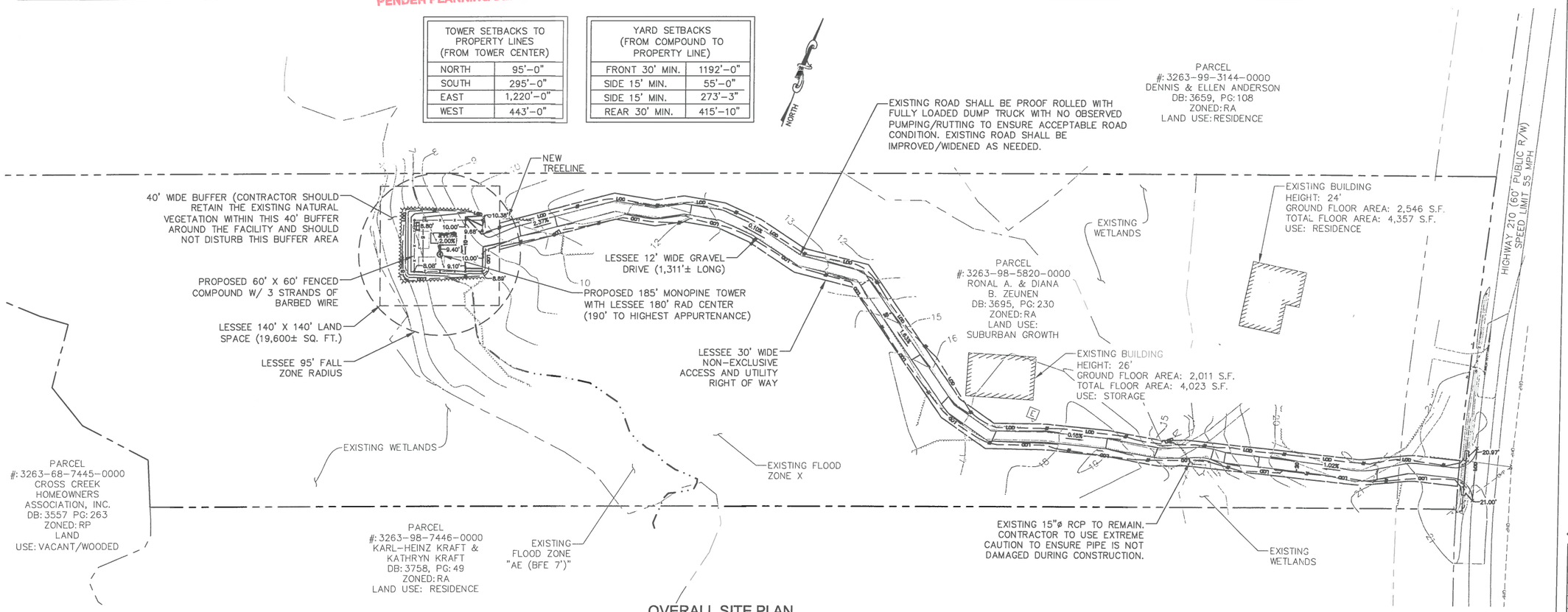
SIGNATURE OF ADMINISTRATOR: _____

APPROVAL DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	95'-0"
SOUTH	295'-0"
EAST	1,220'-0"
WEST	443'-0"

YARD SETBACKS (FROM COMPOUND TO PROPERTY LINE)	
FRONT 30' MIN.	1192'-0"
SIDE 15' MIN.	55'-0"
SIDE 15' MIN.	273'-3"
REAR 30' MIN.	415'-10"



OVERALL SITE PLAN

SCALE: 1" = 60'

REVIEW INFORMATION

TYPE OF REVIEW:
_____ SPECIAL USE ZONING
_____ SITE PLAN AMENDMENT
__X__ SPECIAL USE PERMIT (ELECTED BODY ONLY)
_____ FINAL DEVELOPMENT PLAN
_____ PRELIMINARY SUBDIVISION
_____ PLANNING BOARD REVIEW

JURISDICTION
___X___ PENDER COUNTY
_____ BURGAW ZONING
_____ TOPSAIL BEACH ZONING

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO RECEIVE APPROVAL FOR THE CONSTRUCTION OF A NEW (185') MONOPINE TELECOMMUNICATION TOWER.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER	X	
SEWER		X
STREETS	X	

LINEAR FEET OF PUBLIC STREET: ___0___ FT.

UTILITY PROVIDER:

POWER COMPANY: FOUR COUNTY EMC
PHONE: (910) 259-2171
ADDRESS: 1822 NC-53 BURGAW, NC 28425

TELEPHONE COMPANY: AT&T
PHONE: (877) 253-0009

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 15.32 ACRES
TOTAL # OF IMPERVIOUS AREA: 7,080 SF.
PROPOSED IMPERVIOUS SURFACES: 271 SF.
PROPOSED L.O.D.: 36,750 SF. (0.84 ACRES)
SITE COVERAGES:
BUILDING TO LAND 0.001%
PAVEMENT TO LAND 1.06%
OPEN SPACE 94.26%

PAD SQUARE FOOTAGE: 270 SF.
EQUIPMENT HEIGHT: 8'-0"

PROPOSED SITE ELEVATION: 9.40' A.M.S.L.

DENSITY CALCULATIONS

OF UNITS OR LOTS: N/A

DENSITY: ___N/A___ UNITS/LOTS PER ACRE

(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

BUFFERYARDS

ADJOINING ZONING: RA

TYPE REQUIRED: TYPE C, 40' WIDTH
WIDTH PROVIDED: 40'

PROPERTY INFORMATION

SITE ADDRESS: 5045 NC HWY 210 ROCKY POINT, NC 28457 PENDER COUNTY

LATITUDE: 34° 23' 59.23" N
LONGITUDE: 77° 46' 34.41" W

PIN #: 3263-98-5820-0000

PROPERTY OWNER: RONALD A. & DIANA B. ZEUNEN
CONTACT INFO: (910) 619-4111
ADDRESS: 5045 NC HWY 210, ROCKY POINT, NC 28457

ZONING

EXISTING ZONING: RA

PROPOSED ZONING: RA

PROPOSED USES: PROPOSED TELECOMMUNICATION TOWER AND UNMANNED EQUIPMENT PAD

APPLICANT REPRESENTATIVE

BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC
ATTN: LAURA GOODE
1501 MAIN STREET, STE# 600
COLUMBIA, SC 29201
PHONE: (803) 251-8817
EMAIL: lgoode@bakerdonelson.com

OFF-STREET PARKING (IF APPLICABLE)

PROPOSED USE(S): TELECOMMUNICATIONS

REQUIRED PARKING: 20'X60' PARKING AND TURNAROUND AREA AT THE ENTRANCE OF THE FACILITY

OFF-STREET LOADING (IF APPLICABLE)

LOADING/UNLOADING SPACES REQUIRED: N/A

LOADING/UNLOADING SPACES PROVIDED: N/A

SIZE: ___N/A___FT. X___N/A___FT.

FLOOD DAMAGE PROTECTION COMPLIANCE

NOTE: CONTRACTOR TO WILL USE LOW IMPACT DEVELOPMENT (LID) STORMWATER TECHNIQUES, IN ATTEMPT TO MINIMIZE THE IMPACT TO THE EXISTING STORMWATER PATTENS WITHIN PROJECT LIMITS.

FLOOD DAMAGE PROTECTION COMPLIANCE

NOTE: PORTION OF THIS SITE IS LOCATED WITHIN FLOOD ZONE X. PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD AREA (ZONE "AE - BASE FLOOD ELEVATION = 7'). FEMA FLOOD COMMUNITY PANEL 3720327300J DATED 02/16/2007 AND FLOOD COMMUNITY PANEL 372036300K DATED 02/16/2007.

NOTE: SITE NOT LOCATED WITHIN A WATERSHED AREA

NOTE: NOT DISTURBING MORE THAN 10,000 SQ. FT., THEREFORE A TREE SAVE IS NOT REQUIRED.

NOTE: THE PROPOSED SITE WILL BE ELEVATED TO A MINIMUM OF 9.40' A.M.S.L TO MEET THE REQUIREMENT OF THE ORDINANCE WITH THE EXISTING FLOOD AREA OF ZONE "AE - BASE FLOOD ELEVATION OF 7' A.M.S.L.

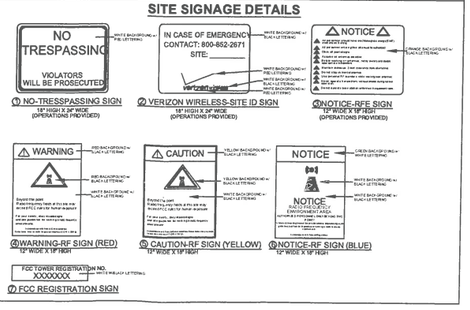
SOIL EROSION & SEDIMENTATION CONTROL

NOTE: THE CONTRACTOR WILL INSTALL EROSION CONTROL DEVICES FOR EACH PHASE PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. CLEARING AND GRADING WILL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. AFTER CLEARING AND GRADING IS COMPLETED, THE CONTRACTOR WILL INSTALL STORMWATER BEST MANAGEMENT PRACTICES (BMPS) IN ACCORDANCE WITH REGULATIONS AND APPROVED CONSTRUCTION PLANS.

OUTDOOR LIGHTIING FIXTURES

OUTDOOR LIGHTING FIXTURES: TWO (2) AREA LIGHTS, (LITHONIA HFR 250M DNA LP1) LOCATED ON PROPOSED EQUIPMENT PAD.

SITE SIGNAGE DETAILS



Kimley»Horn
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NC License F-0102

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ZONING DRAWINGS

SEALS

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

NAVILLUS

5045 NC HWY 210
ROCKY POINT, NC 28457
PENDER COUNTY

CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION
1	02/12/18	ZONING DRAWINGS
0	01/04/18	ZONING DRAWINGS

DESIGNED BY: DMF
DRAWN BY: KMP
CHECKED BY: DMF
SCALE:
DATE: 01/04/18
PROJECT NO: 018985181
FILENAME: NAVILLUS_ZD_OVERALL.DWG

OVERALL ZONING PLAN

ZONING DOCUMENTS

Z1

SHEET 1 OF 1

C:\ATL_Wireless\000_Verizon\2018 Sites\Navillus\CAD\CD\Rev5_02-12-18\Navillus_ZD_Overall.dwg Overall Zoning Feb 12, 2018 11:39am by: Tim.Merchant