

July 25, 2017

Town of Huntersville - Planning and Zoning
Huntersville, NC

RE: Parcel 01308105
Letter regarding tower request and Section 9.9 of Town Ordinance

To The Town of Huntersville:

Berkley Group LLC respectfully submits this proposal to erect a 160' stealth light monopole telecommunications tower on the property commonly referred to as Francis Bradley Middle School at 13345 Beatties Ford Road. Berkley entered an agreement with the Charlotte Mecklenburg Board of Education on March 7, 2016 for this purpose as well as Verizon Wireless to engage in securing their needed wireless infrastructure.

This request is done after evaluating all of the neighboring sites and existing structures that could be potential collocations for Verizon Wireless. In addition, a community meeting was held to answer any questions that neighbors and those that were affiliated with the school might have. As you will see in the confidential propagation maps that are attached, the science of wireless transmission is very specific and this tower is needed to provide the wireless service that the residents, business owners and those passing by are demanding.

Section 9.9 - Town Ordinance - Berkley response

1. Submitted plans indicate a multi carrier pole and Berkley Group LLC submits this letter in good faith to lease space to others -- it is our common goal and objective to do such. Reference tower manufacturer drawings and drawings C2 and C4.
2. Attached propagation maps show need for the tower to provide improved and increased cellular coverage.
3. Design of tower is stealth and considered a light pole design - this was the request of those who attended community meeting in May 2015.
4. Fencing will be done according to Town plans. Reference drawing C6.
5. It is acknowledged that all unused facilities must be removed within 12 months of cessation of operation
6. No additional equipment will be stored or held at this facility.
7. This tower is designed to be a light pole design, however, will be for aesthetics only (non-functional lights) unless additional requests are made to the Town and or the FAA or FCC requires such lighting.
8. Screening will meet the town requirements. Reference Drawing C8.
9. This is the only proposed tower on this property.
10. Engineering plans as submitted meet the setback requirements. Reference drawing V1.

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Charlotte, NC 28277

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11. Tower plans as submitted meet the camouflaged requirements. Berkley worked diligently with the City of Charlotte to come up with this stealth tower design in this type of scenario. In addition, the location of this tower is very low (topographically) compared to the surrounding areas and will be very discreet.
12.
 - a.) The proposed tower height is 160'.
 - b.) The property the tower is being proposed on is 61.4 acres.
 - c.) The tower is 1183' from Beatties Ford Road and 1048' from Jim Kidd Road as shown on drawing V1.
 - d.) The tower will only have lighting per FAA and FCC requirements. The proposed lights at 40' are for aesthetics only and will be non-functional.
 - e.) The proposed tower is designed for 4 carriers. Reference tower manufacturer drawings and drawings C2 and C4.
 - f.) The closest occupied structure is approximately 465' west of the proposed structure. There is a storage building for sports equipment and tools located approx. 150' east of the proposed tower. It is not occupied.
 - g.) The proposed tower is a Monopole/Light Pole design.
 - h.) The closest existing communication tower is approx. 1.4 miles northeast of the proposed tower.

Essential Service:

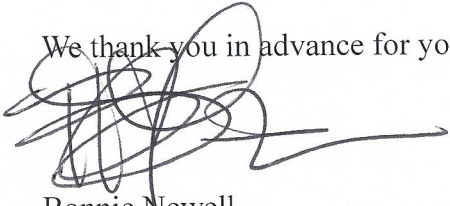
Over the past two decades, wireless service has become ubiquitous in the United States. Mobile telecommunications has evolved into a daily necessity and an essential public service for the vast majority of the citizens of Huntersville, North Carolina and the United States. Citizens are demanding and expecting quality, reliable wireless service for their daily lives, safety and medical use, and essential 911 service calls.

The backbone of any wireless system is the towers that allow for transmission and the equipment related to such. Obviously, without the tower as proposed and as seen in the attached propagation maps, the area has weak and declining service which we are proposing to improve upon. As one might see structures that support other essential services such as electricity, cable and water, this too is a structure that supports the demanded service. In this case, we believe we have sited and designed the tower to allow for the least amount of attention possible.

BERKLEY GROUP_{LLC}

We ask that you give our proposal serious and diligent consideration and ask questions that you may have. We will be prepared for those between now and our scheduled meetings. It is our desire to enhance your community with this wireless service and be a benefit to the very citizens of your community.

We thank you in advance for your consideration.

A handwritten signature in dark ink, appearing to be 'Bonnie Newell', with a long horizontal flourish extending to the right.

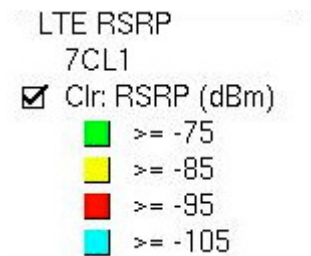
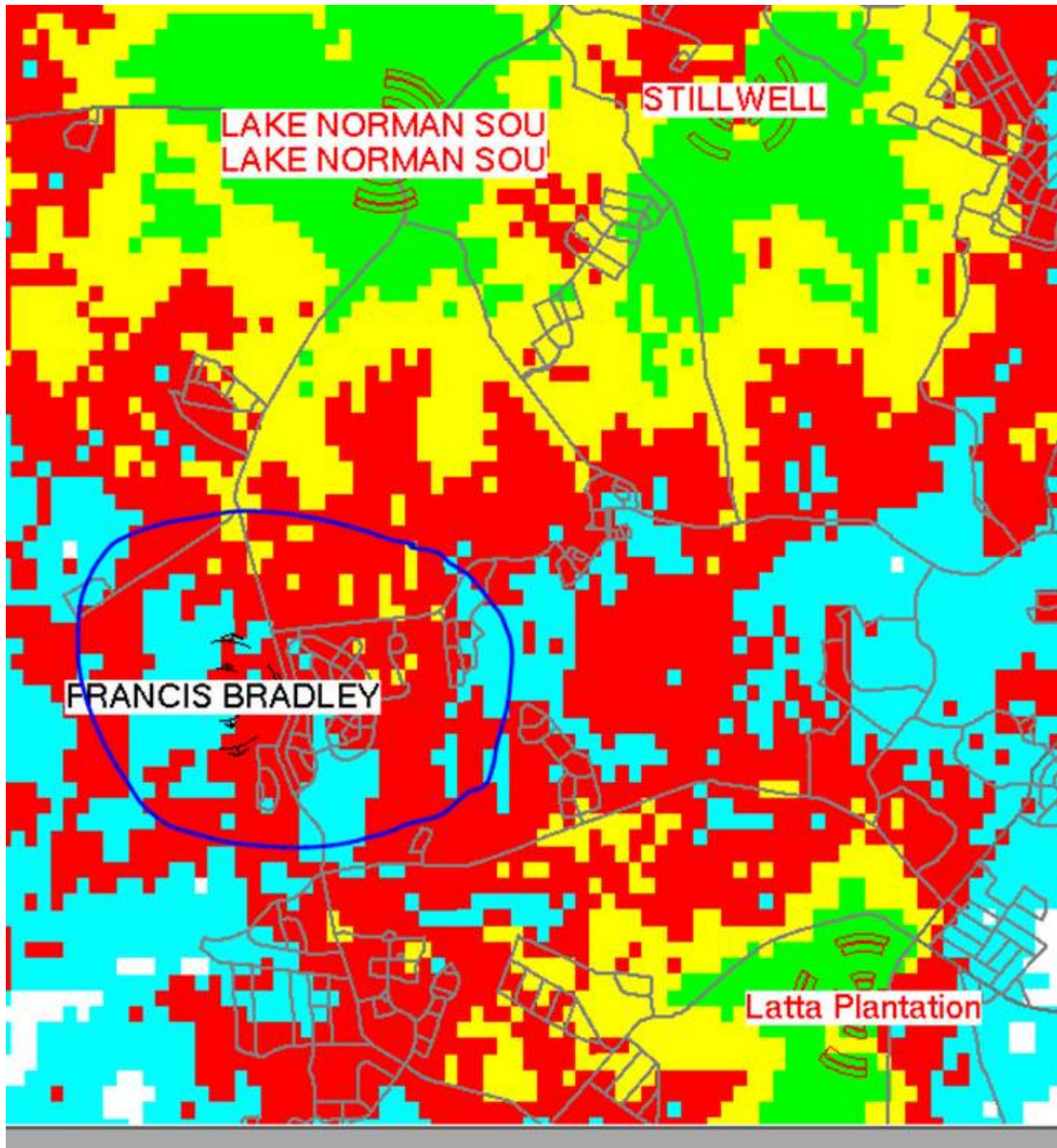
Bonnie Newell
Berkley Group LLC
704-907-7104

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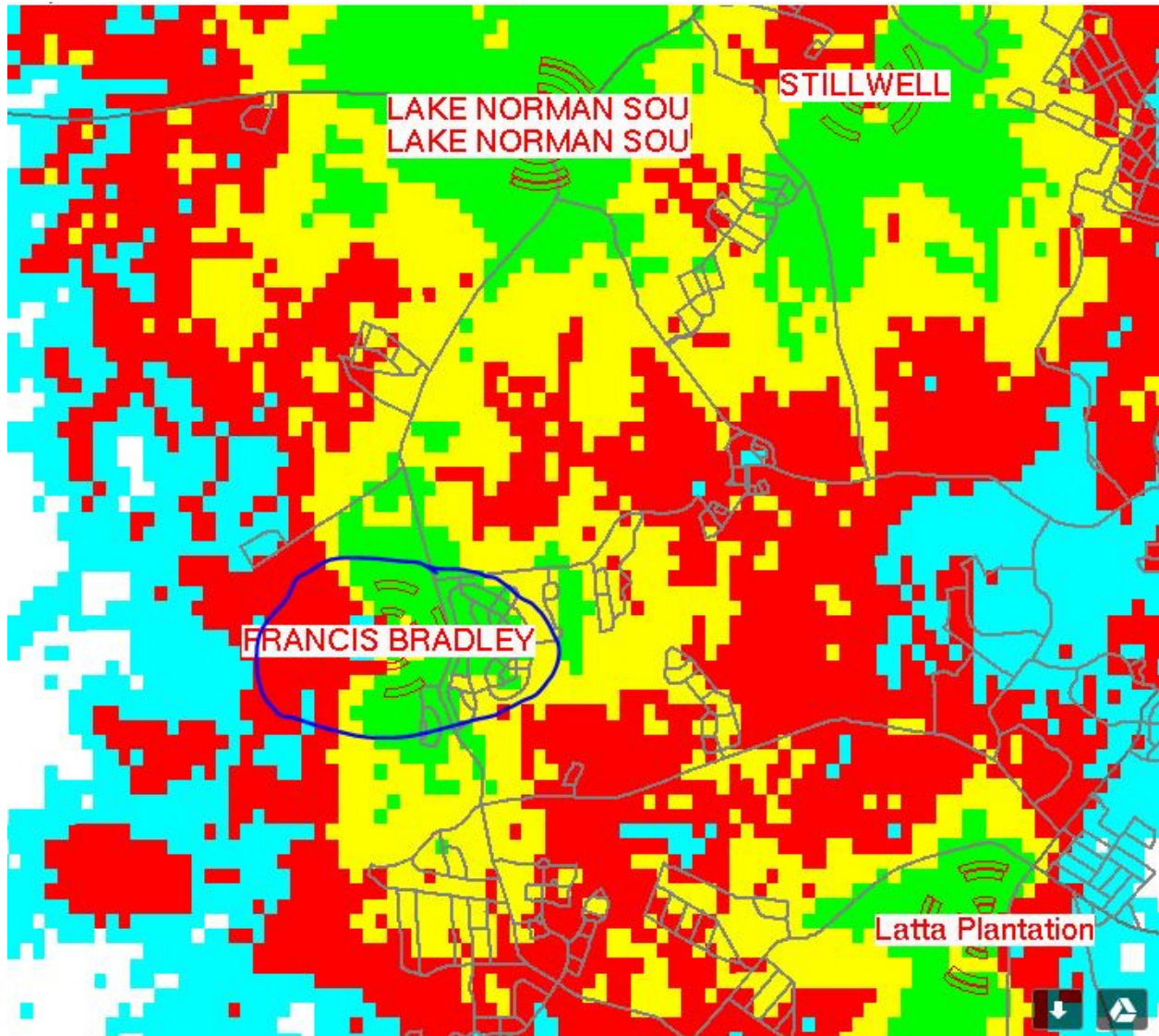
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Note: The below Propagation Maps are confidential material and can not be disseminated in any public forum.

Verizon Propagation Map before construction of Proposed Tower



Verizon Propagation Map after construction of Proposed Tower



LTE RSRP

7CL1

☒ Clr: RSRP (dBm)

■ ≥ -75

■ ≥ -85

■ ≥ -95

■ ≥ -105

Storage building (unoccupied)



Front view



Back view



Side view



Side view