

Mayor
John Aneralla

Mayor Pro-Tem
Danny Phillips

Commissioners
Melinda Bales
Dan Boone
Mark Gibbons
Charles Guignard
Rob Kidwell

Town Manager
Gerry Vincent



Department Heads
Vickie Brock, HR Director
Max Buchanan, Public Works
Jackie Huffman, Finance
Michael Jaycocks, Parks&Rec
Jack Simoneau, Planning
Cleveland Spruill, Police Chief

Town Clerk
Janet Pierson

Town Attorney
Bob Blythe

AGENDA
Regular Town Board Meeting
September 18, 2017 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

- I. Pre-meeting**
 - A. None
- II. Call to Order**
- III. Invocation - Moment of Silence**
- IV. Pledge of Allegiance**
- V. Mayor and Commissioner Reports-Staff Questions**
 - A. Mayor Aneralla (Metropolitan Transit Commission, Commerce Station Management Team, North Meck Alliance)
 - B. Commissioner Bales (Lake Norman EDC, Lake Norman Education Collaborative)
 - C. Commissioner Boone (Public Safety Liaison, Huntersville Ordinances Advisory Board)
 - D. Commissioner Gibbons (NC 73 Council of Planning, Veterans Liaison)
 - E. Commissioner Guignard (Centralina Council of Governments, Planning Coordinating Committee)
 - F. Commissioner Kidwell (Charlotte Regional Transportation Planning Organization, Olde Huntersville Historic Society)
 - G. Commissioner Phillips (Lake Norman Chamber Board, Visit Lake Norman Board)
- VI. Public Comments, Requests, or Presentations**
- VII. Agenda Changes**
 - A. Agenda changes, if any.
 - B. Adoption of Agenda.
- VIII. Public Hearings**
- IX. Other Business**

- A. Conduct evidentiary hearing and consider decision on Special Use Permit #SUP17-03, an application by the Charlotte-Mecklenburg Board of Education for a Special Use Permit at Bradley Middle School, 13359 Beatties Ford Road to allow the installation of a commercial communication tower on the property. (*Brad Priest*)
- B. Approve Huntersville Main Street Project Municipal Agreement between Town of Huntersville and NCDOT (Agreement #7443). (*Max Buchanan*)
- C. Authorize Town Manager to pursue costs to provide additional landscape services towards the maintenance of the former Police Annex building, the Robert B. Blythe building and Town Hall. (*Gerry Vincent*)

X. Consent Agenda

- A. Approve the minutes of the September 5, 2017 Regular Town Board Meeting. (*Janet Pierson*)
- B. Call a public hearing for Monday, October 16, 2017, at 6:30 p.m., at Town Hall, to consider an economic development incentive grant to Daumar Corporation. (*Gerry Vincent*)
- C. Approve budget amendment recognizing \$1,955 in bond interest earnings and spending those interest earnings on the Commerce Station road infrastructure project currently under construction. (*Jackie Huffman/Gerry Vincent*)
- D. Approve budget amendment recognizing \$10,000 revenue and allocate related spending on the tennis courts at North Meck Park. (*Jackie Huffman/Michael Jaycocks*)

XI. Closing Comments

- A. Closed Session - Consultation with Attorney following Closing Comments.

XII. Adjourn

To speak concerning an item on the Agenda, please print your name and address on the sign-up sheet on the table outside the Board Room prior to the meeting. If you wish to speak concerning an item that is added to the Agenda during the meeting, please raise your hand during that item. Each speaker will be limited to no more than 3 minutes. The Mayor, as the presiding officer may, at his discretion, shorten the time limit for speakers when an unusually large number of persons have signed up to speak.

**AS A COURTESY, PLEASE TURN CELL PHONES
OFF WHILE MEETING IS IN PROGRESS**

Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Brad Priest, Senior Planner
Subject: SUP17-03: Bradley Middle School Commercial Communication Tower

Special Use Permit: SUP17-03 is an application by the Charlotte-Mecklenburg Board of Education for a Special Use Permit at Bradley Middle School, 13359 Beatties Ford Road (Parcel # 01308105). The purpose of the permit is to allow the installation of a commercial communication tower on the property.

ACTION RECOMMENDED:

Consider holding a special use permit hearing and taking final action on 9/18/17.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Updated SUP Site Plan	Exhibit
▣ SUP Letter from Applicant	Exhibit
▣ Deferral Request	Backup Material
▣ Application	Backup Material
▣ Rendering Location Map	Backup Material
▣ Rendering 1	Backup Material
▣ Rendering 2	Backup Material
▣ Rendering 3	Backup Material
▣ Cell Tower Drawings	Backup Material

REQUEST:

Special Use Permit Application by Charlotte-Mecklenburg Board of Education for a Commercial Communication Tower in the Rural District
(R): SUP17-03

ZONING ORDINANCE CRITERIA AND STAFF FINDINGS

9.9 Commercial Communication Tower

A Commercial Communication tower shall meet the following standards:

- .1 To encourage future shared use of commercial communication towers, the tower owner must demonstrate that the tower will support a specified number of antennas, and must file a letter of intent with the town to lease the space to other users in good faith. In turn, the owner may charge users a proportionate share of capital, financing, and operating costs, plus the cost of insulating equipment so that the transmissions do not interfere with one another. To encourage co-location of commercial communication antenna and facilities and to reduce the need for new commercial communication towers, co-location of such antennae and facilities shall be permitted on any commercial communication tower or tower for radio communication for business or governmental purposes of which the tower was in existence on July 20, 2009, regardless of when constructed, the underlying zoning district, or any condition of approval for the existing tower other than a condition which was imposed or accepted by the Board of Commissioners. To the extent practical as determined by the Planning Director, all standards of this Section 9.9 shall be applicable.

Staff Comment/Finding: *The letter submitted by the applicant states that the owner intends to lease space to other carriers in good faith. The plans for the tower submitted shows spaces for 4 total carriers (co-locations) on sheet C4. The letter and tower plans are attached in your packet as reference.*

- .2 No new commercial communication tower may be established if there is a technically suitable space available on an existing communications tower within the geographic area that the proposed tower is to serve.

Staff Comment/Finding: *The letter submitted by the applicant includes "propagation maps" that staff believes is intended to show the Verizon signal strength in the area before and after the installation of the tower. Staff does not believe the information provided however answers the question on whether or not there are other suitable locations available on existing communication*

towers. There is an existing cell tower 1.4 miles from the proposed location (north of the location near the corner of Beatties Ford Road and Gilead Road). Could co-location or signal strength improvements be made on that tower rather than installing a new tower? Could accessory co-locations such as on existing street light poles be used to improve service (or on the Richard Barry Park field lighting poles)? In regard to the propagation maps submitted, staff is not sure what is being represented by the colors and numbers shown. What is the condition of the signal strength in the area? Is it only Verizon that has a weaker signal there or is it for all carriers? Staff recommends more factual evidence be submitted showing the need for a new commercial tower at this location and that other options have been exhausted. Please find the letter and propagation maps attached in your agenda packets.

- .3 The entire facility must be aesthetically compatible with its environment. If not otherwise camouflaged, towers shall be of a coloration that will blend with the surroundings. Example: brown/green/gray.**

Staff Comment/Finding: *The plans submitted previously showed the tower to be painted as a "Morning Fog" gray color on sheet C4. On the latest plan submitted, that information has been removed. From discussions with the applicant's engineer, the fog color was only meant for the antennae's shielding at the top of the tower. Since the shields are no longer proposed, the paint color label has been removed as well. According to the engineer, the color of the tower will be "galvanized gray". It is unclear however if this is a painted color meant to camouflage the tower or if it's the natural metallic color of the tower.*

- .4 Fencing must be provided to secure the communication equipment on site. If chain link or similar fencing material is used on the site, an opaque screen shall be provided on the exterior side of the fence.**

Staff Comment/Finding: *On sheet C2 of the submitted plans, the tower and ground utilities are shown to be surrounded by a chain link fence. On sheet C5 the fence is shown to be 8 feet tall with barbed wire on the top. On sheet C6, evergreen trees are proposed to be planted 8 feet tall at planting, with 10 feet of separation between trees.*

- .5 All obsolete or unused facilities must be removed within 12 months of cessation of operations at the site.**

Staff Comment/Finding: *The submitted letter states and acknowledges that all unused facilities must be removed within 12 months of cessation of operation.*

- .6 No equipment, mobile or immobile, not used in direct support of the transmission or relay facility shall be stored or parked on the site unless repairs to the facility are being made.**

Staff Comment/Finding: *The submitted letter states that no additional equipment will be stored or held at this facility.*

- .7 Towers shall not be artificially lighted except to insure human safety as required by the Federal Aviation Administration (FAA) regulations. To the extent possible, tower lighting shall be located and directed to avoid flashing or shining into the interior spaces of dwellings.**

Staff Comment/Finding: *On sheet C4, a note is placed on the plan that states "towers shall not be artificially lighted except to insure human safety as required by the FAA or FCC regulations".*

- .8 An opaque screen expected to reach minimum 8' height at maturity shall be planted around the perimeter of the area occupied by the tower, security fencing, and auxiliary uses such as parking. In addition, existing onsite trees and other vegetation shall be preserved to the extent possible.**

Staff Comment/Finding: *On sheet C6, evergreen trees are shown to be planted around the perimeter of the tower area planted 10 feet apart and 8 feet tall at planting. The evergreen trees proposed (either Eastern Red Cedar, Japanese Cedar, Green Giant Arborvitae) are large evergreen trees and will sufficiently screen the fencing and utility around the pole. Eleven trees are proposed to be removed as shown on sheet V3. However on sheets C2, C3, and C6 notes are located on the plan stating that the wooded area to the immediate south of the existing chain link fence will not be disturbed.*

- .9 No more than one communication tower shall be constructed on a single tract of land.**

Staff Comment/Finding: *The letter submitted by the applicant states that the proposed tower would be the only tower on the Bradley Middle School property. Staff found no other cell towers on the site.*

- .10 If such a structure is located on a lot adjacent to a lot or lots located in a residential or mixed use district, it must be located at least 200 feet from all property lines adjacent to the residential or mixed use district(s).**

Staff Comment/Finding: Bradley Middle School is currently located on a property that is zoned Rural (R) and is surrounded by Rural residential zoning. On sheet V1 of the submitted plan, the pole is shown to be 333.9 feet from the nearest adjacent property line.

.11 To be permitted as an incidental accessory use in any zoning district, a tower shall be camouflaged on, with, or in an existing or proposed conforming structure (e.g., inside religious institution steeple, on utility transmission line tower). A detailed site plan and structural elevations must be submitted to the Planning Department for approval. The affirmative decision of the Planning Department shall be based upon a determination that the proposed tower is so camouflaged as to be unnoticeable to the public; or if placed upon a utility transmission line tower, that the additional equipment would not further diminish the quality of the view from surrounding properties and public streets, nor would additional light(s) intrude upon the private interior or exterior living areas of existing dwellings.

Staff Comment/Finding: *The proposed cell tower is not considered an "incidental accessory use" permitted in any zoning district; therefore this section does not apply. The proposed facility is a stand-alone commercial communication tower.*

.12 Commercial Communication Towers in addition to meeting criteria 9.9.1-10 may be allowed in the Rural (R) district only if they meet the following criteria and are subject to a Special Use Permit, according to the procedures of Section 11.4.10:

Staff Comment/Finding: *Bradley Middle School is zoned Rural (R), thus the applicants have submitted the application for a Special Use Permit approval. All the requirements of 9.9.12 below apply to the proposed application.*

- a) The height of the commercial communication tower may not exceed 199 feet above ground level;**

Staff Comment/Finding: *Several sheets of the submitted plan show the tower to be 160 feet in height.*

- b) The commercial communication tower may only be placed on properties in eight and a half (8.5) acres on a tract that existed as an eight and a half (8.5) acre tract or greater on February 6, 2012;**

Staff Comment/Finding: *The submitted plan shows the tower to be placed on the Bradley Middle School property which is 61 acres in size.*

- c) The commercial communication tower must be set back a distance of at least 500 feet from any public right-of-way and 200 feet from any property line;**

Staff Comment/Finding: *On sheet V1 of the submitted plan, the pole is shown to be 333.9 feet from the nearest property line and about 910 feet from the nearest public right of way (Jim Kidd Road).*

- d) The commercial communication tower may only be placed on a property where it will not require artificial illumination;**

Staff Comment/Finding: *On sheet C4, a note is placed on the plan that states "towers shall not be artificially lighted except to insure human safety as required by the FAA or FCC regulations."*

- e) The commercial communication tower must provide technically-suitable space for at least four (4) users;**

Staff Comment/Finding: *Sheet C4 of the submitted plans shows antennas for Verizon and 3 additional "future carriers" in conformance with the requirement.*

- f) The commercial communication tower must be set back a distance of at least the tower's fall zone, as certified by a North Carolina Professional Engineer, from any occupied structure.**

Staff Comment/Finding: *Staff has not found any submitted information from an engineer on establishing the tower's fall zone. The notes on the plan label the fall zone as 160 feet, which coincides with the height of the monopole. However no engineered certification has been submitted. According to sheet V1 of the submitted plan, the proposed tower is 170 feet from an unoccupied storage building near the school track, and approximately 405 feet from the nearest occupied structure/house.*

- g) All commercial communication towers in the Rural district shall be constructed using a monopole design.**

Staff Comment/Finding: *Sheet C-4 of the submitted plan shows the tower consisting of one singular pole with the antennas connected at the top and is labeled as a monopole design.*

h) A new communication tower cannot be placed within a one mile radius of an existing tower.

Staff Comment/Finding: *The submitted letter and sheet V1 of the plan state that the closest existing tower is 1.4 miles to the northeast of the subject site (near the intersection of Gilead Road and Beatties Ford Road).*

STAFF RECOMMENDATION:

Staff cannot recommend approval at this time due to the missing evidence showing conformance to the following ordinance requirements:

1. Evidence stating co-location options have been exhausted per Article 9.9.2.
2. A submitted engineered fall zone certification per Article 9.9.12.F.
3. Camouflaging color verification. The applicant's representative stated the color of the tower will be "galvanized gray". Rather than the metallic color of the tower remaining, staff recommends the tower be painted a neutral earth tone in conformance with the intent of Article 9.9.3.

PLANNING BOARD RECOMMENDATION

The Planning Board reviewed the application at their August 22, 2017 meeting. Discussion by the Board centered on the current poor condition of cellular service in the Beatties Ford Road area and staff's comments and questions. The applicant committed to getting updates submitted to staff to address the remaining issues. After Board discussion, the Planning Board recommended approval of the application with the condition that the lights on the pole be removed, the appropriate screening of the property be installed, and the engineered statement on the fall zone of the tower be submitted. The recommendation passed unanimously.

After the Planning Board meeting staff received a request to defer the Town Board's review of the application until its second meeting of the month, September 18, 2017. The deferral request letter is included in your agenda packet for review.

TOWN BOARD MEETING

At the September 5, 2017 Town Board meeting, the Town Board deferred the Special Use Permit hearing per the applicant's request until September 18, 2017.

DECISION STATEMENTS

In Favor of the Special Use Permit

In considering the Special Use Permit SUP17-03, Bradley Middle School Commercial Communication Tower, we, the Planning Board, find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties, and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings:

1)

2)

Add additional statements as necessary.

Against Special Use Permit

In considering the Special Use Permit SUP17-03, Bradley Middle School Commercial Communication Tower, we, the Planning Board, find that the request does not meet the required conditions and specifications.

(List which conditions are not being met)

1)

2)

Add additional statements as necessary.

In addition the use poses an injurious effect on adjoining properties and the Town Board finds that the request is not character of the neighborhood and there will be negative effects on the health, safety and general welfare of the surrounding community based on the following findings:

1)

2)

Add additional statements as necessary

ISSUE	REVISION	DATE
<div><div></div><div>A</div></div>	ISSUED FOR OWNER'S REVIEW	04/11/16
<div><div></div><div>B</div></div>	REVISED PER VERIZON'S COMMENTS	04/28/16
<div><div></div><div>0</div></div>	ISSUED FOR CONSTRUCTION	06/27/16
<div><div></div><div>1</div></div>	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/28/17
<div><div></div><div>2</div></div>	REVISED PER TOWN OF HUNTERSVILLE COMMENTS – 2	08/28/17

A PROJECT FOR:

BERKLEY GROUP LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM #: 377075

BASE TRANSCEIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13359 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

DIRECTIONS:
FROM CHARLOTTE, NC: START OUT GOING NORTHEAST ON
S. CALDWELL ST. TOWARD E. TRADE ST. CONTINUE FOR
APPROX. 0.7 MILES. MERGE ONTO NC-16 N./BROOKSHIRE
FWY. W. VIA THE RAMP ON THE LEFT. CONTINUE FOR
APPROX. 1.3 MILES. MERGE ONTO I-77 N. VIA EXIT 5A
TOWARD I-85 N./STATESVILLE. CONTINUE FOR APPROX. 4.7
MILES. TAKE SUNSET RD. W. , EXIT 16B. CONTINUE FOR
APPROX. 0.3 MILES. MERGE ONTO SUNSET RD. CONTINUE
FOR APPROX. 0.6 MILES. TURN RIGHT ONTO BEATTIES FORD
RD. CONTINUE FOR APPROX. 7.8 MILES. END AT 13345
BEATTIES FORD RD., CHARLOTTE, NC.



VICINITY MAP



PROPERTY OWNER:

THE CHARLOTTE–MECKLENBURG
BOARD OF EDUCATION
600 E. 4TH STREET
FIFTH FLOOR
CHARLOTTE, NC 28202

PARCEL ID #:

01308105

SURVEYOR:

SANDERS SURVEYING AND
MAPPING SERVICES, INC.
510 AVENA ROAD
BLACK MOUNTAIN, NC 28711

SITE INFORMATION:

APPLICANT:

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

POWER:

DUKE ENERGY
(800) 777–9898

TELCO:

TIME WARNER (FOR VERIZON)
(866) 489–2669

TOWER INFORMATION:

PROPOSED 160' MONOPOLE
LATITUDE: 35° 23' 52.45" N
LONGITUDE: 80° 55' 38.37" W
GROUND ELEVATION: 713.0'

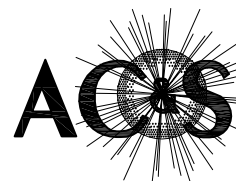
ZONING INFORMATION:

JURISDICTION: TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
(704) 875–7000
CLASSIFICATION: R – RURAL AND CRITICAL
AREA 3 OF THE MOUNTAIN ISLAND LAKE
WATERSHED DISTRICT
OCCUPANCY: SCHOOL
PROPOSED USE: COMMERCIAL
COMMUNICATION TOWER

BUILDING INSPECTIONS:

MECKLENBURG COUNTY CODE ENFORCEMENT
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
(704) 814–0435

NOTE:
THIS COMMERCIAL SITE PLAN IS DEPENDENT ON
THE APPROVAL OF SUP17–03. ALL CONDITIONS
AND REQUIREMENTS OF THE SUP APPLY.



Engineering, Inc.
3 Marcus Drive
Greenville, SC 29615
Ph. (864) 288-0553
Fax. (864) 288-0559

NC FIRM LICENSE NUMBER: C-2484



DRAWING INDEX

GENERAL

G1 GENERAL ABBREVIATIONS
G2 BUILDING CODE APPENDIX B (SHEET 1 OF 2)
G2A BUILDING CODE APPENDIX B (SHEET 2 OF 2)

SURVEY

V1 SITE SURVEY (SHEET 1 OF 4)
V2 SITE SURVEY (SHEET 2 OF 4)
V3 SITE SURVEY (SHEET 3 OF 4)
V4 SITE SURVEY (SHEET 4 OF 4)

SITE PLAN

SP-01 SITE PLAN

CIVIL

C1 GENERAL NOTES AND SYMBOLS
C2 SITE LAYOUT PLAN
C3 SITE GRADING PLAN
C4 TOWER ELEVATION AND SIGN DETAILS
C5 COMPOUND FENCE DETAILS
C6 LANDSCAPE PLAN AND DETAIL

TREE SAVE

TS1 TREE SAVE PLAN

ELECTRICAL

E1 GENERAL ELECTRICAL NOTES AND LEGEND
E2 SERVICES ROUTING PLAN
E3 SITE GROUNDING PLAN
E4 ONE LINE DIAGRAM
E5 GROUNDING DETAILS
E6 UTILITY RACK AND TRENCH DETAILS

SPECIAL INSPECTIONS

SP1 SPECIAL INSPECTIONS (SHEET 1 OF 2)
SP2 SPECIAL INSPECTIONS (SHEET 2 OF 2)



1

SPECIAL USE PERMIT FOR A CELL TOWER

ISSUE	REVISION	DATE
△ ISSUED FOR OWNER'S REVIEW		04/17/16
△ REVISED PER VENDOR'S COMMENTS		04/29/16
△ ISSUED FOR CONSTRUCTION		06/27/16
△ REVISED PER TOWN OF HUNTERDALE COMMENTS		07/29/17
△		
△		
△		
△		

SHEET NUMBER:

2012 APPENDIX B
BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: Bradley Middle School Base Transceiver Telecommunications site
Address: 13359 BEATTIES FORD ROAD, CHARLOTTE, NC Zip Code: 28078
Proposed Use: Cellular Communications Tower Site
Owner/Authorized Agent: BERKLEY GROUP - Bonnie Newell Phone # (704) 907-2104
E-Mail: b_newell@berkleygroup.net
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ State

PROJECT SUMMARY
Building description: 10,000 Sq. Ft. lease area for telecommunications tower site with proposed Monopole tower, share link fence with green privacy slats, concrete pad for Verizon equipment. Power and telco on 2x6s.

Scope of work details: (If phased construction, please see plan submittal guidelines.) Site will consist of a 27'x110' fenced compound area with an access road, a 160' Light Pole tower and associated foundation, and concrete pad for Verizon equipment will be constructed. Electrical and Telco services will be installed.

Code Compliance Summary:

Alternative Means of Compliance Request:

☐ Industrial equipment with declaration document attached. [See www.Meckpermit.com (Electrical Services)]

☐ RTAP (Revisions to approved plans. [See www.Meckpermit.com (Commercial Plan Review Services)]

☐ Date of Preliminary Review

LEAD DESIGN PROFESSIONAL:

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural					
Civil	AC&S Engineering, Inc.	Theresa Aldrich	029239 (864)	288-0553	terry.aldrich@acs-es.com
Electrical	Sturkie & Assoc., Inc. PC	Chris Sturkie	024170 (864)	363-4855	sturkieengineering@charter.net
Fire Alarm					
Plumbing					
Mechanical					
Sprinkler-Standpipe					
Structural	ISE Incorporated	Glen L. Hunt, III	39675	(602) 403-8614	glenhunt@ise-inc.biz
Retaining Walls >5' High					
Other					

2012 EDITION OF NC CODE FOR: ☒ New Construction ☐ Addition ☐ Upfit

EXISTING: ☐ Reconstruction ☐ Alteration ☐ Repair ☐ Renovation

CONSTRUCTED: (date) ORIGINAL USE(S) (Ch. 3):

RENOVATED: (date) CURRENT USE(S) (Ch. 3):

PROPOSED USE(S) (Ch. 3):

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Appendix B

9-1-2012

PERCENTAGE OF WALL OPENING CALCULATIONS - N/A

THIS SECTION FOR ADDITIONS, NEW CONSTRUCTION AND CHANGE OF USE

Allowable openings per T105.8

WALL LEGENDS - N/A

THIS SECTION REQUIRED TO BE COMPLETED FOR ALL PROJECTS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS

☐ Fire Walls 706 ☐ Fire Barriers 707 ☐ Shaft Enclosures 708 ☐ Fire Partitions 709 ☐ Smoke Barriers 710 ☐ Smoke Partitions 711

LIFE SAFETY SYSTEM REQUIREMENTS - N/A
THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

Emergency Lighting: (S1006) ☒ No ☐ Yes
Exit Signs: (S1011) ☒ No ☐ Yes
Fire Alarm: (S907, NFPA 72-07) ☒ No ☐ Yes
Smoke Detection Systems: (S907) ☒ No ☐ Yes ☐ Partial
Panic Hardware: (S1008.1.10) ☒ No ☐ Yes
Life safety systems generator: (S2702.2) ☒ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS - N/A

Life Safety Plan Sheet #: _____

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations
- ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☐ Existing structures within 30' of the proposed building
- ☐ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)
- ☐ Occupant loads for each area
- ☐ Exit access travel distances (1016)
- ☐ Common path of travel distances (1014.3 & 1028.8)
- ☐ Dead end lengths (1018.4)
- ☐ Clear exit widths for each exit door
- ☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
- ☐ Actual occupant load for each exit door
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
- ☐ Location of doors with panic hardware (1008.1.10)
- ☐ Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
- ☐ Location of doors with electromagnetic egress locks (1008.1.9.8)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1029)
- ☐ The square footage of each fire area (902)
- ☐ The square footage of each smoke compartment (457.4)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

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Appendix B

9-1-2012

Building Code: ☒ 2012 North Carolina State Building Code (NCSBC)
☐ 2009 NC Rehab Code ☐ 2012 Chapter 34 (attach summary)
☐ 1999 Existing Building Code Vol. 9

New Building: ☐ New building ☐ Shell building
☐ First time interior completion (upfit)
☐ Addition

Existing Building: ☐ Change of use/occupancy
☐ Building/tenant space interior completion (renovation)

Please see 3411 NCSBC for compliance for Accessibility for Existing Buildings. A letter from the designer will be required to be attached or reproduced on the plans to verify how compliance will be achieved.

☐ Year of construction ☐ Original use

☐ 2009 NC REHAB CODE INFORMATION: N/A Scope of work / work area must be listed and delineated on the plans.
Check all that apply: ☐ Repair ☐ Renovation ☐ Alteration ☐ Reconstruction ☐ Change of use ☐ Addition
☐ Last known legal occupancy use _____ Historic Property: Yes ☐ No ☒
Original Building Construction Date: _____ Date of Preliminary Meeting _____
Justifications for using the REHAB code: _____

Reviewers Notes for Field Inspector:

BASIC BUILDING DATA - N/A

Construction Type: ☒ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☐ III-B ☐ V-B

Sprinklers: ☒ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D

Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry

Fire District: ☐ No ☐ Yes (Primary) Flood Hazard Area: ☐ No ☐ Yes

Building Height (feet): N/A No building in this project

Gross Building Area: N/A

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
0 th Floor			
5 th Floor			
4 th Floor			
3 rd Floor			
2 nd Floor			
Mezzanine			
1 st Floor			
Basement			
TOTAL			

ALLOWABLE AREA - N/A

Occupancy: ☐ Assembly (303) ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business (304)
☐ Educational (305)

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Appendix B

9-1-2012

FIRE PROTECTION REQUIREMENTS

THIS SECTION REQUIRED TO BE COMPLETED FOR ALL PROJECTS

Life Safety Plan Sheet # If Provided: N/A

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (IF REDUCTION)	DETAIL # AND SUBET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Exterior Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction including supporting beams and joists							
Roof Construction including supporting trusses and joists							
Shaft Enclosures - Fire							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy Separation							
Party Wall Separation							
Smoke Barrier Separation							
Tenant Separation							
Incidental Use Separation							

* Indicate section transmit permitting reduction

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Appendix B

9-1-2012

Factory (306) ☐ F-1 Moderate ☐ F-2 Low
Hazardous (307) ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM:
Institutional (308) ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile (309) ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Residential (310) ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
Storage (311) ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous (312) ☒

Accessory Occupancies: N/A

Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
Utility and Miscellaneous ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage

Incidental Uses (Table 508.2.5):

- ☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
- ☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
- ☐ Refrigerant machine room
- ☐ Hydrogen cutoff rooms, not classified as Group H
- ☐ Incinerator rooms
- ☐ Paint shops, not classified as Group H, located in occupancies other than Group F
- ☐ Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy
- ☐ Laundry rooms over 100 square feet
- ☐ Group I-3 cells equipped with padded surfaces
- ☐ Group I-2 waste and linen collection rooms
- ☐ Waste and linen collection rooms over 100 square feet
- ☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies
- ☐ Rooms containing fire pumps
- ☐ Group I-2 storage rooms over 100 square feet
- ☐ Group I-2 commercial kitchens
- ☐ Group I-2 laundries equal to or less than 100 square feet
- ☐ Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412
☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424
☐ 425 ☐ 426 ☐ 427

Special Provisions: ☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8 ☐ 509.9

Mixed Occupancy:

☒ No ☐ Yes Separation: _____ Hr. Exception: _____
☐ Incidental Use Separation (508.2.5)

This separation is not exempt as a Non-Separated Use (see exceptions).

☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

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Appendix B

9-1-2012

☐ Separated Use (508.4) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1:

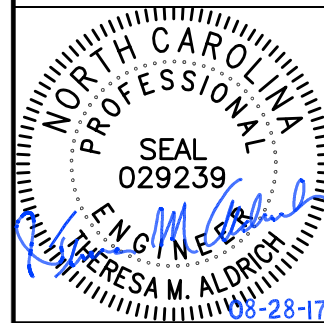
$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$
$$\frac{\text{N/A}}{\text{N/A}} + \frac{\text{N/A}}{\text{N/A}} + \dots = \text{N/A} \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BUILD AREA PER STORY (ACTUAL)	(B) TALENT AREA	(C) AREA FOR FRONTAGE INCREASE	(D) AREA FOR SPRINKLER INCREASE	(E) ALLOWABLE AREA OR UNLIMITED	(F) MAXIMUM BUILDING AREA

- Frontage area increases from Section 506.2 are computed thus:
 - Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (P)
 - Total Building Perimeter = _____ (P)
 - Ratio (P/P) = _____ (P/P)
 - W = Minimum width of public way = _____ (W)
 - Percent of frontage increase $I_1 = 100 [(P/P) - 0.25] \times W/30 = \dots (\%)$
- The sprinkler increase per Section 506.3 is as follows:
 - Multi-story building $I_2 = 200$ percent
 - Single story building $I_2 = 300$ percent
- Unlimited area applicable under conditions of Section 507.
- Maximum Building Area = total number of stories in the building x 6 (506.4).
- The maximum area of open parking garages must comply with Table 406.35. The maximum area of air traffic control towers must comply with Table 412.1.2.

ALLOWABLE HEIGHT N/A

	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type _____		Type _____	
Building Height in Feet		Feet = H + 20' w _____		
Building Height in Stories		Stories = 1 = _____		



BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13359 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP, INC.

SPECIAL USE PERMIT FOR A CELL TOWER
EPW # 377075

REVISION	DATE	ISSUED FOR OWNER'S REVIEW	DATE	REVISION	DATE
1	04/17/16	ISSUED FOR OWNER'S REVIEW	04/28/16	1	04/28/16
2	07/28/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/28/17	2	07/28/17
3	08/28/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2	08/28/17	3	08/28/17

PROJECT NUMBER:

14049.013

SHEET CONTENTS:

BUILDING CODE
APPENDIX B

(SHEET 1 OF 2)

SHEET NUMBER:

G2

NOTES:

1. NORTH CAROLINA GRID AND DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON NORTH GRID (NAD 83) AND THE VERTICAL DATUM IS (NAVD 88).
2. GRID COORDINATES SHOWN WERE OBTAINED FROM USE OF GPS OBSERVATION, USING A TOPCON HIPER-V SURVEY GRADE RECEIVER (DUAL FREQUENCY) UTILIZING GNSS VRS RTK TECHNIQUES AND/OR STATIC DATA SOLUTIONS VIA NGS OPUS.
3. ALL IPS ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
4. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
5. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS MADE AVAILABLE AND PROVIDED TO THE UNDERSIGNED SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE UNDERSIGNED, DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
8. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN SHOWN, IF ANY. WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.
9. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF AC&S, NAMING SAID PERSON, PERSONS, OR ENTITY.
10. AREA COMPUTED BY DMD METHOD.
11. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
12. IT IS THE EXPRESSED INTENT THAT THE ACCESS, UTILITY AND MAINTENANCE EASEMENT SHOWN ON THIS SURVEY IS TO MEET AND ABUT AND BE CONTIGUOUS WITH BOTH THE LEASE AREA AND THE PUBLIC ACCESS OR PUBLIC RIGHT OF WAY WITHOUT ANY GAPS OR OVERLAPS.
13. ZONING NOTES:

THE PREMISES ARE IN AN R ZONING DISTRICT UNDER THE APPLICABLE ZONING ORDINANCE OF THE TOWN OF HUNTERVILLE, WHICH DISTRICT ALLOWS THE CURRENT USE OF THE IMPROVEMENTS LOCATED ON THE PREMISES. THE FOLLOWING OVERLAY DISTRICTS INCLUDE THE PREMISES. TOWER IS LOCATED IN THE CRITICAL AREA OF THE MOUNTAIN ISLAND LAKE WATERSHED DISTRICT.

THE FOLLOWING PROVISIONS OF ZONING ORDINANCE APPLY TO THE PREMISES:

MINIMUM BUILDING SETBACKS:

FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - 12'
REAR YARD SETBACK - 25'

MINIMUM TOWER SETBACKS:

SETBACK FROM RESIDENTIAL OR MIXED USE DISTRICT - 200'
SETBACK FROM PUBLIC RIGHT-OF-WAY - 500'

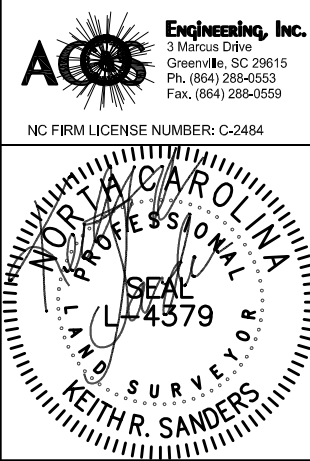
NOTE:

FINAL PLAT WILL BE RECORDED SHOWING ALL APPROVED EASEMENTS/TREE SAVE ETC PRIOR TO FINAL INSPECTION OF THE TOWER.

NOTES:

1. ONLY ONE TOWER WILL BE BUILT ON THIS PROPERTY.
2. THE CLOSEST COMMERCIAL TOWER IS APPROXIMATELY 1.4 MILES NORTHEAST OF THE PROPOSED TOWER.
3. TOWER IS DESIGNED TO SUPPORT 4 CARRIERS.

VICINITY MAP (NTS)



SANDERS SURVEYING & MAPPING SERVICES, INC.
510 AVENUE ROAD,
BLACK MOUNTAIN,
NORTH CAROLINA, 28711
(828) 669-2777
C-2384

BASE TRANSCREIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13389 BEATTIES FORD ROAD
HUNTERVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP, LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPW # 377075

LEGEND

BEARING & DISTANCE (BY DEED OR PLAT)	LINE SURVEYED	STORM DRAIN LINE
R/W	LINE NOT SURVEYED	SANITARY SEWER LINE
	R/W (RIGHT-OF-WAY)	CREEK OR DITCH
	CHAIN LINK FENCE LINE	P.O.C. POINT OF COMMENCEMENT
	POWER OR UTILITY POLE	P.O.B. POINT OF BEGINNING
	OVERHEAD ELECTRIC LINE	N/F NOW OR FORMERLY
	TELEPHONE PEDESTAL	TM TAX MAP
	IRON PIN FOUND	DB DEED BOOK
	IRON PIN SET (5/8" REBAR, U.N.O.)	PB PLAT BOOK
	RIGHT-OF-WAY MONUMENT	RCP REINFORCED CONCRETE PIPE
	GPS POINT	M MAPLE
	TEMPORARY BENCH MARK	O OAK
	STORM DRAIN MANHOLE	P PINE
	SANITARY SEWER MANHOLE	

I, KEITH R. SANDERS, A REGISTERED LAND SURVEYOR, CERTIFY THAT THIS IS A TRUE, COMPLETE, AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN TOWN OF HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA; THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE MECKLENBURG COUNTY REGISTRY (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

FLOOD ZONE
PROPERTY IS IN FLOOD ZONE "X"
ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
PER FEMA FIRM NORTH CAROLINA
MAP NUMBER 3710462000K
PANEL 4620
EFFECTIVE DATE SEPTEMBER 2, 2015

	GPS CONTROL POINTS
1	N: 605,322.31' E: 1,425,583.37' ELEV.: 714' LAT: 35° 23' 52.47" N LONG: 80° 55' 39.53" W
2	N: 605,391.64' E: 1,425,815.79' ELEV.: 713' LAT: 35° 23' 53.20" N LONG: 80° 55' 36.74" W

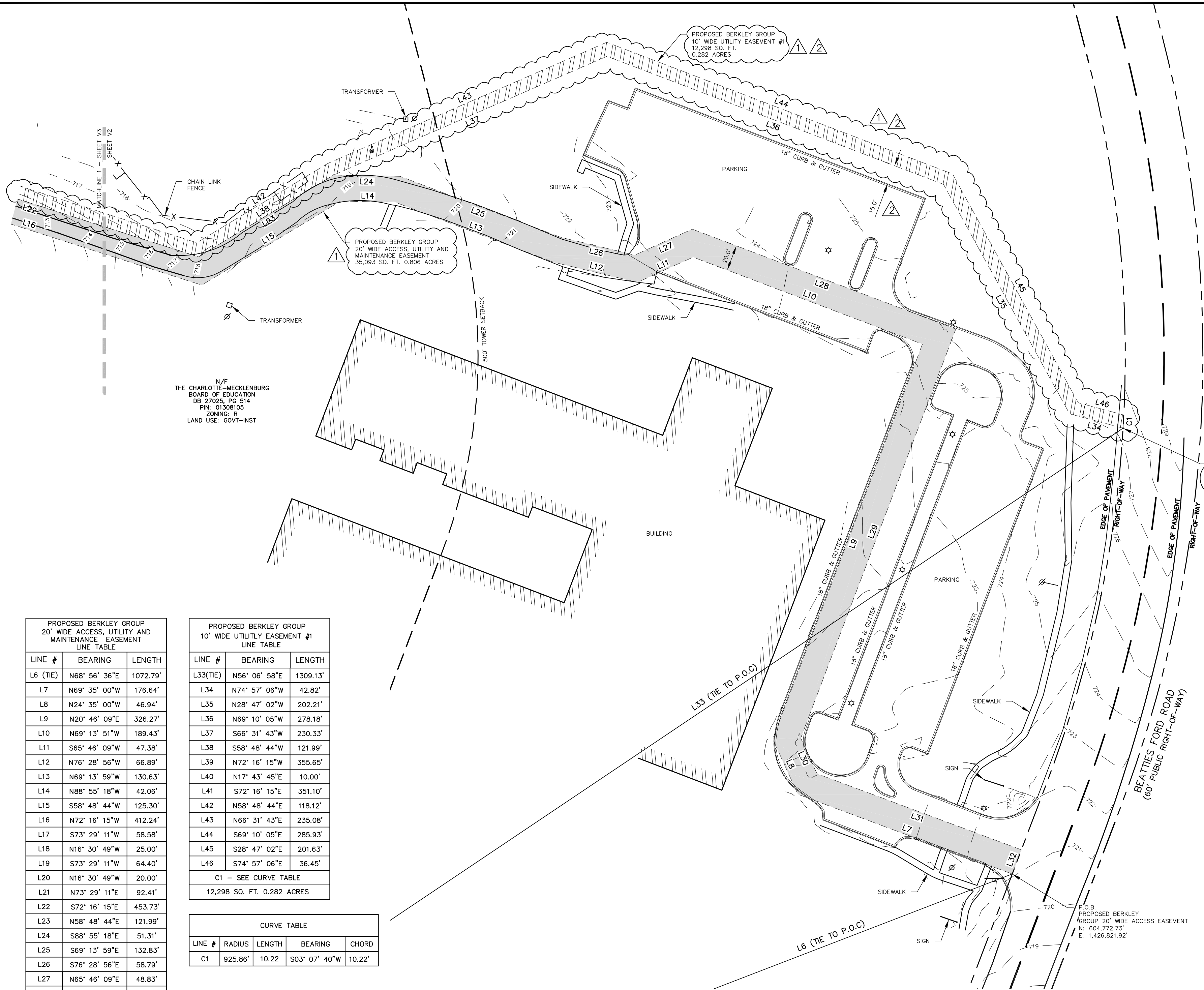
BERKLEY GROUP
SITE NAME "BRADLEY MIDDLE SCHOOL"
PARTY CHIEF: D. LINDSEY
DATE SURVEYED: 11/03/15
DRAWN BY: J. GARY
OWNER: THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
P.O. BOX 30035
CHARLOTTE, NC 28230
PROPERTY ADDRESS: 13345 BEATTIES FORD RD.
HUNTERVILLE, NC 28078
DEED BOOK 27025, PAGE 514
TM #: 01308105
MECKLENBURG COUNTY, NORTH CAROLINA

0 200' 400' 600'
GRAPHIC SCALE: 1" = 200'

SITE SURVEY

SHEET NUMBER:

V1



LEGEND

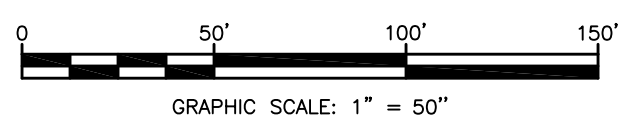
BEARING & DISTANCE (BY DEED OR PLAT)	LINE SURVEYED
R/W	LINE NOT SURVEYED
1	R/W (RIGHT-OF-WAY)
2	CHAIN LINK FENCE LINE
3	POWER OR UTILITY POLE
4	OVERHEAD ELECTRIC LINE
5	TELEPHONE PEDESTAL
6	IRON PIN FOUND
7	IRON PIN SET (5/8" REBAR, U.N.O.)
8	RIGHT-OF-WAY MONUMENT
9	GPS POINT
10	TEMPORARY BENCH MARK
11	CREEK OR DITCH
12	P.O.C. POINT OF COMMENCEMENT
13	P.O.B. POINT OF BEGINNING
14	N/F NOW OR FORMERLY
15	TM TAX MAP
16	DB DEED BOOK
17	PB PLAT BOOK
18	RCP REINFORCED CONCRETE PIPE
19	M MAPLE
20	O OAK
21	P PINE

N/F
THE CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
DB 27025, PG 514
PIN: 01308105
ZONING: R
LAND USE: GOVT-INST

PROPOSED BERKLEY GROUP 20' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L6 (TIE)	N68° 56' 36"E	1072.79'
L7	N69° 35' 00"W	176.64'
L8	N24° 35' 00"W	46.94'
L9	N20° 46' 09"E	326.27'
L10	N69° 13' 51"W	189.43'
L11	S65° 46' 09"W	47.38'
L12	N76° 28' 56"W	66.89'
L13	N69° 13' 59"W	130.63'
L14	N88° 55' 18"W	42.06'
L15	S58° 48' 44"W	125.30'
L16	N72° 16' 15"W	412.24'
L17	S73° 29' 11"W	58.58'
L18	N16° 30' 49"W	25.00'
L19	S73° 29' 11"W	64.40'
L20	N16° 30' 49"W	20.00'
L21	N73° 29' 11"E	92.41'
L22	S72° 16' 15"E	453.73'
L23	N58° 48' 44"E	121.99'
L24	S88° 55' 18"E	51.31'
L25	S69° 13' 59"E	132.83'
L26	S76° 28' 56"E	58.79'
L27	N65° 46' 09"E	48.83'
L28	S69° 13' 51"E	217.72'
L29	S20° 46' 09"W	337.91'
L30	S24° 35' 00"E	30.29'
L31	S69° 35' 00"E	168.47'
L32	S20° 44' 16"W	20.00'
35,093 SQ. FT.; 0.806 ACRES		

PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #1 LINE TABLE		
LINE #	BEARING	LENGTH
L33(TIE)	N56° 06' 58"E	1309.13'
L34	N74° 57' 06"W	42.82'
L35	N28° 47' 02"W	202.21'
L36	N69° 10' 05"W	278.18'
L37	S66° 31' 43"W	230.33'
L38	S58° 48' 44"W	121.99'
L39	N72° 16' 15"W	355.65'
L40	N17° 43' 45"E	10.00'
L41	S72° 16' 15"E	351.10'
L42	N58° 48' 44"E	118.12'
L43	N66° 31' 43"E	235.08'
L44	S69° 10' 05"E	285.93'
L45	S28° 47' 02"E	201.63'
L46	S74° 57' 06"E	36.45'
C1 - SEE CURVE TABLE		
12,298 SQ. FT. 0.282 ACRES		

CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	925.86'	10.22	S03° 07' 40"W	10.22'



Engineering, Inc.
13 Marcus Drive
Greenville, SC 29615
Ph: (864) 288-0553
Fax: (864) 288-0559

NC FIRM LICENSE NUMBER: C-2484

SANDERS SURVEYING & MAPPING SERVICES, INC.
510 AVENA ROAD,
BLACK MOUNTAIN,
NORTH CAROLINA, 28711
(828) 669-2777
C-2384

BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
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HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

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SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE	04/11/16
ISSUED FOR OWNER'S REVIEW	04/29/16
REVISED PER OWNER'S COMMENTS	07/28/17
REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/28/17
REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2	08/28/17

PROJECT NUMBER:
14049.013

SHEET CONTENTS:
SITE SURVEY

SHEET NUMBER:
V2

PROPOSED BERKLEY GROUP 20' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L6 (TIE)	N68° 56' 36"E	1072.79'
L7	N69° 35' 00"W	176.64'
L8	N24° 35' 00"W	46.94'
L9	N20° 46' 09"E	326.27'
L10	N69° 13' 51"W	189.43'
L11	S65° 46' 09"W	47.38'
L12	N76° 28' 56"W	66.89'
L13	N69° 13' 59"W	130.63'
L14	N88° 55' 18"W	42.06'
L15	S58° 48' 44"W	125.30'
L16	N72° 16' 15"W	412.24'
L17	S73° 29' 11"W	58.58'
L18	N16° 30' 49"W	25.00'
L19	S73° 29' 11"W	64.40'
L20	N16° 30' 49"W	20.00'
L21	N73° 29' 11"E	92.41'
L22	S72° 16' 15"E	453.73'
L23	N58° 48' 44"E	121.99'
L24	S88° 55' 18"E	51.31'
L25	S69° 13' 59"E	132.83'
L26	S76° 28' 56"E	58.79'
L27	N65° 46' 09"E	48.83'
L28	S69° 13' 51"E	217.72'
L29	S20° 46' 09"W	337.91'
L30	S24° 35' 00"E	30.29'
L31	S69° 35' 00"E	168.47'
L32	S20° 44' 16"W	20.00'
35,093 SQ. FT.; 0.806 ACRES		

PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #1 LINE TABLE		
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L39	N72° 16' 15"W	355.65'
L40	N17° 43' 45"E	10.00'
L41	S72° 16' 15"E	351.10'
L42	N58° 48' 44"E	118.12'
L43	N66° 31' 43"E	235.08'
L44	S69° 10' 05"E	285.93'
L45	S28° 47' 02"E	201.63'
L46	S74° 57' 06"E	36.45'
C1 - SEE CURVE TABLE		
12,298 SQ. FT. 0.282 ACRES		

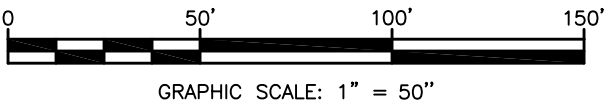
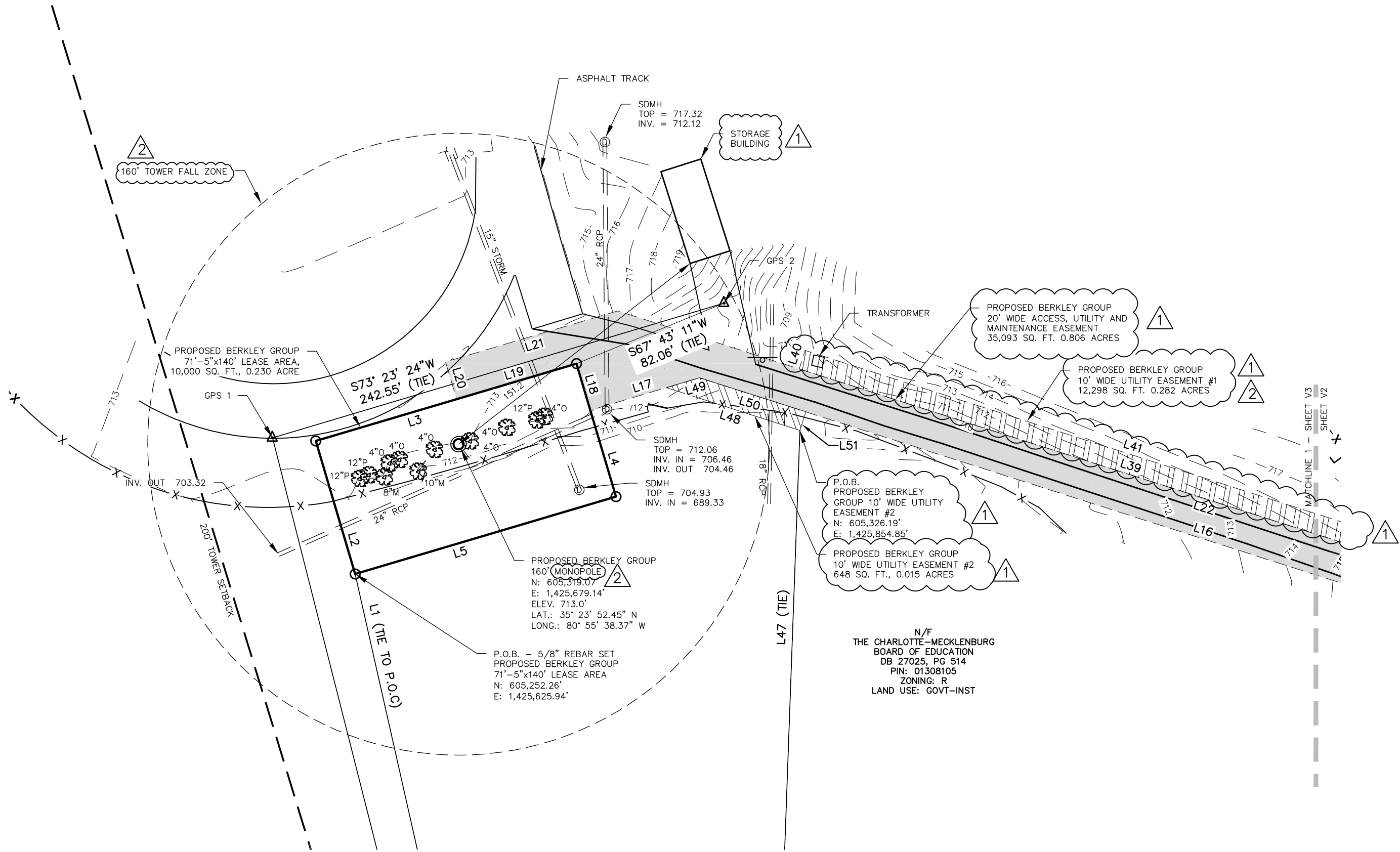
CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	925.86'	10.22	S03° 07' 40"W	10.22'

PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #2 LINE TABLE		
LINE #	BEARING	LENGTH
L47 (TIE)	N02° 04' 43"E	939.52'
L48	N72° 16' 15"W	72.18'
L49	N73° 29' 11"E	17.77'
L50	S72° 16' 15"E	57.49'
L51	S17° 43' 45"W	10.00'
648 SQ. FT. 0.015 ACRES		

PROPOSED BERKLEY GROUP 71'-5"x140' LEASE AREA LINE TABLE		
LINE #	BEARING	LENGTH
L1 (TIE)	N12° 41' 38"W	886.64'
L2	N16° 30' 49"W	71.43'
L3	N73° 29' 11"E	140.00'
L4	S16° 30' 49"E	71.43'
L5	S73° 29' 11"W	140.00'
10,000 SQ. FT.; 0.230 ACRE		

LEGEND	
BEARING & DISTANCE (BEARING & DISTANCE) (BY DEED OR PLAT) R/W	LINE SURVEYED LINE NOT SURVEYED R/W (RIGHT-OF-WAY) CHAIN LINK FENCE LINE POWER OR UTILITY POLE OVERHEAD ELECTRIC LINE TELEPHONE PEDESTAL IRON PIN FOUND IRON PIN SET (5/8" REBAR, U.N.O.) RIGHT-OF-WAY MONUMENT GPS POINT TEMPORARY BENCH MARK CREEK OR DITCH P.O.C. P.O.B. N/F TM DB PB RCP M O P
ONE TEL PED ROW MON GPS POINT TEMPORARY BENCH MARK CREEK OR DITCH P.O.C. P.O.B. N/F TM DB PB RCP M O P	LINE SURVEYED LINE NOT SURVEYED R/W (RIGHT-OF-WAY) CHAIN LINK FENCE LINE POWER OR UTILITY POLE OVERHEAD ELECTRIC LINE TELEPHONE PEDESTAL IRON PIN FOUND IRON PIN SET (5/8" REBAR, U.N.O.) RIGHT-OF-WAY MONUMENT GPS POINT TEMPORARY BENCH MARK CREEK OR DITCH P.O.C. P.O.B. N/F TM DB PB RCP M O P

GPS CONTROL POINTS	
1	N: 605,322.31' E: 1,425,583.37' ELEV.: 714' LAT. 35° 23' 52.47" N LONG. 80° 55' 39.53" W
2	N: 605,391.64' E: 1,425,815.79' ELEV.: 713' LAT. 35° 23' 53.20" N LONG. 80° 55' 36.74" W



Engineering, Inc.
3300 S. Main St.
Greenville, SC 29615
Ph: (864) 298-0053
Fax: (864) 298-0559

NC FIRM LICENSE NUMBER: C-2484

SANDERS SURVEYING & MAPPING SERVICES, INC.
510 AVENUE ROAD,
BLACK MOUNTAIN,
NORTH CAROLINA, 28711
(828) 669-2777
C-2384

BERKLEY GROUP, LLC

BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13380 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE: 04/11/16
REVISION: 04/28/16
ISSUED FOR OWNER'S REVIEW
REVISED PER OWNER'S COMMENTS
REVISED PER TOWN OF HUNTERSVILLE COMMENTS
REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2

PROJECT NUMBER:
14049.013

SHEET CONTENTS:
SITE SURVEY

SHEET NUMBER:
V3

ALTA COMMITMENT

INVESTORS TITLE INSURANCE COMPANY

COMMITMENT NUMBER: 201500697CA2

DATE OF POLICY: 10-09-15

SCHEDULE B - SECTION 2

ANY POLICY WE ISSUE WILL HAVE THE FOLLOWING EXCEPTIONS UNLESS THEY ARE TAKEN CARE OF TO OUR SATISFACTION.

- NOTE: THE ABOVE MENTIONED PROPERTY IS TAX EXEMPT. (NOT A SURVEY MATTER)
- LOSS OR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THE TERMS AND PROVISIONS OF LEASE SET FORTH UNDER SCHEDULE A HEREOF, CREATING THE LEASEHOLD ESTATE INSURED. (NOT A SURVEY MATTER)
- SUBJECT TO THE FEE SIMPLE INTEREST OF THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION. (NOT A SURVEY MATTER)
- TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF BEATTIES FORD ROAD AND JIM KIDD ROAD.
- EASEMENT(S) AND /OF RIGHT(S) OF WAY TO CORNELIUS MUTUAL CORPORATION RECORDED IN BOOK 1527 AT PAGE 159. (BLANKET IN NATURE)
- RIGHT OF WAY AGREEMENT IN FAVOR OF THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 2410 AT PAGE 352. (AFFECTS PARENT PARCEL, JIM KIDD ROAD RIGHT OF WAY SHOWN ON SURVEY)
- EASEMENT (S) AND/OF RIGHT (S) OF WAY TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN BOOK 21313 AT PAGE 892. (AFFECTS PARENT PARCEL, BELL SOUTH EASEMENT SHOWN ON SURVEY)
- SITE OWNERSHIP, AGENCY AND MASTER LEASE INTERLOCAL AGREEMENT RECORDED IN BOOK 23360 AT PAGE 552. (NOT A SURVEY MATTER)
- TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF BEATTIES FORD ROAD AND JIM KIDD ROAD.. (BEATTIES FORD RD. AND JIM KIDD RD. ROW SHOWN ON SURVEY)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS.

LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. NOTE: UPON RECEIPT OF SATISFACTORY PLAT OF SURVEY AND SURVEYOR'S REPORT, THIS EXCEPTION WILL BE ELIMINATED OR AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY.

NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

THE FOLLOWING ENDORSEMENT, IN THE FORM ATTACHED HERETO, IS ADDED TO THE OWNER'S POLICY:

(A) ALTA ENDORSEMENT FORM 13-06 (LEASEHOLD)

PARENT PARCEL:

LEGAL DESCRIPTION PER TITLE COMMITMENT

BEING ALL OF MECKLENBURG COUNTY TAX PARCEL # 013-08-105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET, SAID PK NAIL BEING SOUTH 10° 37' 54" EAST 102.41 FEET FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF THE BEATTIES FORD ROAD (STATE ROAD 2128) 60-FOOT PUBLIC RIGHT-OF-WAY AND THE CENTERLINE OF BUD HENDERSON ROAD (STATE ROAD 2131), SAID PK NAIL BEING ALSO LOCATED AT A CORNER OF THAT CERTAIN PROPERTY OWNED BY JAMES A. CANIPE (NOW OR FORMERLY) AS DESCRIBED IN THAT INSTRUMENT RECORDED IN BOOK 4604, PAGE 0661, MECKLENBURG COUNTY PUBLIC REGISTRY (THE "CANIPE PROPERTY"); THENCE FROM SAID BEGINNING POINT, RUNNING WITH THE CENTERLINE OF THE BEATTIES FORD ROAD 60-FOOT PUBLIC RIGHT-OF-WAY THE FOLLOWING FOUR COURSES AND DISTANCES: (1) SOUTH 10° 15' 39" EAST 1001.57 FEET TO A SET PK NAIL; (2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 955.86 FEET, AN ARC LENGTH OF 589.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 07° 24' 35" WEST 580.30 FEET TO A SET PK NAIL; (3) SOUTH 25° 04' 50" WEST 428.29 FEET TO A SET PK NAIL; (4) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 677.31 FEET, AN ARC LENGTH OF 124.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 19° 47' 58" WEST 124.68 FEET TO AN EXISTING PK NAIL, SAID EXISTING PK NAIL BEING LOCATED AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE BEATTIES FORD ROAD 60-FOOT PUBLIC RIGHT-OF-WAY AND THE JIM KIDD ROAD (SR 2129) 60-FOOT PUBLIC RIGHT-OF-WAY; THENCE WITH THE CENTER LINE OF THE JIM KIDD ROAD 60-FOOT PUBLIC RIGHT-OF-WAY THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 88° 33' 21" WEST 638.58 FEET TO A SET PK NAIL; (2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 527.20 FEET, AN ARC LENGTH OF 195.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75° 56' 33" WEST 194.20 FEET TO A SET PK NAIL; THENCE LEAVING THE CENTERLINE OF THE JIM KIDD ROAD 60-FOOT PUBLIC RIGHT-OF-WAY AND RUNNING WITH AN EASTERN BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY ROBERT J. HUBBARD (NOW OR FORMERLY) AS DESCRIBED IN THAT INSTRUMENT RECORDED IN DEED BOOK 0614, PAGE 199, AFORESAID REGISTRY NORTH 35° 00' 07" WEST 491.80 FEET (PASSING AN EXISTING AXLE IN 1-3/4 INCH IRON PIPE AT 42.84 FEET AND A SET CONCRETE MONUMENT AT 65.87 FEET) TO AN EXISTING CONCRETE MONUMENT; THENCE WITH AN EASTERN BOUNDARY LINE OF THAT PROPERTY OWNED BY W. EDWARD CAUTHEN, JR. (NOW OR FORMERLY) AS DESCRIBED IN THAT INSTRUMENT RECORDED IN DEED BOOK 6285, PAGE 503, AFORESAID (THE "CAUTHEN PROPERTY") THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 18° 22' 48" WEST 348.99 FEET TO AN EXISTING #5 REBAR; (2) NORTH 12° 42' 59" WEST 935.35 FEET TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT BEING LOCATED IN A COMMON CORNER OF THE CAUTHEN PROPERTY AND THE CANIPE PROPERTY SAID EXISTING CONCRETE MONUMENT BEING ALSO LOCATED NORTH 78° 03' 14" EAST 499.43 FEET FROM EXISTING #4 REBAR, THENCE WITH A SOUTHERN BOUNDARY LINE OF THE CANIPE PROPERTY NORTH 77° 47' 08" EAST 1579.80 FEET (PASSING A SET CONCRETE MONUMENT IN THE WESTERLY MARGIN OF THE BEATTIES FORD ROAD 60-FOOT PUBLIC RIGHT-OF-WAY AT 1549.78 FEET) TO A PK NAIL SET, THE POINT OR PLACE OF BEGINNING AND CONTAINING 61.3784 ACRES, MORE OR LESS, ALL AS SHOWN ON THAT MAP ENTITLED "BOUNDARY SURVEY OF HAL McDONALD HEIRS PROPERTY FOR CHARLOTTE-MECKLENBURG SCHOOLS" PREPARED BY TIMOTHY A. RUDOLPH (RLS NO. 2686) OF ESP ASSOCIATES, P.A., DATED JUNE 19, 1996, LAST REVISED JULY 22, 1996, REFERENCE TO WHICH SURVEY IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

LESS AND EXCEPTING THE FOLLOWING:

TO FIND THE TRUE POINT AND PLACE OF BEGINNING, COMMENCE AT A FOUND CONCRETE MONUMENT IN THE RIGHT OF WAY OF BEATTIES FORD ROAD AT THE SOUTH EASTERLY CORNER OF THAT PROPERTY ACQUIRED BY MECKLENBURG COUNTY BY DEED RECORDED IN BOOK 12666 AT PAGE 462, SAID CONCRETE MONUMENT ALSO BEING THE NORTH EASTERLY CORNER OF THAT PROPERTY ACQUIRED BY THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION BY DEED RECORDED IN BOOK 8781 AT PAGE 720; THENCE WITH THE COMMON PROPERTY LINE OF THE AFORESAID MECKLENBURG COUNTY PROPERTY AND THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PROPERTY S. 77-47-08 W. 1092.07 FEET TO A POINT, SAID POINT BEING THE TRUE POINT AND PLACE OF BEGINNING; THENCE WITH A NEW LINE S. 12-12-52 E. 110.00 FEET TO A POINT; THENCE S. 77-47-08 W. 150.00 FEET TO A POINT; THENCE N. 12-12-52 W. 110.00 FEET TO A POINT ON THE COMMON LINE BETWEEN THE PROPERTY OWNED BY MECKLENBURG COUNTY AND THE PROPERTY OWNED BY THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION, THENCE WITH SAID COMMON PROPERTY LINE N. 77-47-08 E. 150.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 16,500 SQUARE FEET, MORE OR LESS, AS SHOWN ON THAT CERTAIN UNDATED SURVEY PREPARED BY MICHAEL F. ULANEY OF DELTA LAND SERVICES, INC.

PROPOSED BERKLEY GROUP 71'-5"x140' LEASE AREA

LEGAL DESCRIPTION PER SURVEYOR:

ALL THAT LOT, TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, TOWN OF HUNTERSVILLE CONSISTING OF 0.230 ACRES, BEING A PORTION OF PARCEL NOW OR FORMERLY OWNED BY CHARLOTTE-MECKLENBURG BOARD OF EDUCATION, AS DESCRIBED IN DEED BOOK 27025 PAGE 514, AND SHOWN AS PROPOSED BERKLEY GROUP LEASE AREA ON THAT CERTAIN SURVEY TITLED SITE SURVEY, SHEETS VI-V4, PREPARED BY AC&S ENGINEERING, DATE OF SURVEY 11/03/15, LAST REVISED 07/28/17, METES AND BOUNDS MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND LOCATED ON SOUTHWESTERN BOUNDARY LINE OF SAID CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PROPERTY, ALSO BEING A COMMON CORNER WITH PAUL R. AND TARA E. WARNER PROPERTY, AS RECORDED IN DEED BOOK 28907, PAGE 272, ALSO LOCATED ON NORTHERN RIGHT-OF-WAY OF JIM KIDD ROAD (60' PUBLIC RIGHT-OF-WAY), HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 604,387.28'; E: 1,425,820.77'. THENCE RUNNING ALONG A TIE LINE N 12°41'38" W, A DISTANCE OF 886.64 FEET TO A 5/8" REBAR SET ON THE SOUTH WEST CORNER OF PROPOSED BERKLEY GROUP 71'-5"x140' LEASE AREA, HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 605,252.26'; E: 1,425,625.94', THIS POINT BEING THE POINT OF BEGINNING:

THENCE RUNNING N 16°30'49" W, A DISTANCE OF 71.43 FEET TO A 5/8" REBAR SET ON THE NORTH WEST CORNER OF SAID LEASE AREA;
THENCE N 73°29'11" E, A DISTANCE OF 140.00 FEET TO A 5/8" REBAR SET ON THE NORTH EAST CORNER OF SAID LEASE AREA;
THENCE S 16°30'49" E, A DISTANCE OF 71.43 FEET TO A 5/8" REBAR SET ON THE SOUTH EAST CORNER OF SAID LEASE AREA;
THENCE S 73°29'11" W, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

THIS PROPOSED BERKLEY GROUP LEASE AREA TO CONTAIN 10,000 SQ. FT. OR 0.230 ACRES MORE OR LESS.

PROPOSED BERKLEY GROUP ACCESS, UTILITY AND MAINTENANCE EASEMENT

LEGAL DESCRIPTION PER SURVEYOR:

ALL THAT LOT, TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, TOWN OF HUNTERSVILLE CONSISTING OF 0.806 ACRES, BEING A PORTION OF PARCEL NOW OR FORMERLY OWNED BY CHARLOTTE-MECKLENBURG BOARD OF EDUCATION, AS DESCRIBED IN DEED BOOK 27025 PAGE 514, AND SHOWN AS PROPOSED BERKLEY GROUP 20' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT ON THAT CERTAIN SURVEY TITLED SITE SURVEY, SHEETS VI-V4, PREPARED BY AC&S ENGINEERING, DATE OF SURVEY 11/03/15, LAST REVISED 07/28/17, METES AND BOUNDS MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND LOCATED ON SOUTHWESTERN BOUNDARY LINE OF SAID CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PROPERTY, ALSO BEING A COMMON CORNER WITH PAUL R. AND TARA E. WARNER PROPERTY, AS RECORDED IN DEED BOOK 28907, PAGE 272, ALSO LOCATED AT NORTHERN RIGHT-OF-WAY OF JIM KIDD ROAD (60' PUBLIC RIGHT-OF-WAY), HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 604,387.28'; E: 1,425,820.77'. THENCE RUNNING ALONG A TIE LINE N 68°56'36" E, A DISTANCE OF 1072.79 FEET TO A POINT ON WESTERN RIGHT-OF-WAY OF BEATTIES FORD ROAD (60' PUBLIC RIGHT-OF-WAY), HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 604,772.73'; E: 1,426,821.92', THIS POINT BEING THE POINT OF BEGINNING:

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING ALONG SOUTHERN LINES OF SAID ACCESS EASEMENT N 69°35'00" W, A DISTANCE OF 176.64 FEET TO A POINT;
THENCE N 24°35'00" W, A DISTANCE OF 46.94 FEET TO A POINT;
THENCE N 20°46'09" E, A DISTANCE OF 326.27 FEET TO A POINT;
THENCE N 69°13'51" W, A DISTANCE OF 189.43 FEET TO A POINT;
THENCE S 65°46'09" W, A DISTANCE OF 47.38 FEET TO A POINT;
THENCE N 76°28'56" W, A DISTANCE OF 66.89 FEET TO A POINT;
THENCE N 69°13'59" W, A DISTANCE OF 130.63 FEET TO A POINT;
THENCE N 89°55'18" W, A DISTANCE OF 42.06 FEET TO A POINT;
THENCE S 58°48'44" W, A DISTANCE OF 125.30 FEET TO A POINT;
THENCE N 72°16'15" W, A DISTANCE OF 412.24 FEET TO A POINT;
THENCE S 73°29'11" W, A DISTANCE OF 58.58 FEET TO A POINT ON THE EASTERN LINE OF PROPOSED BERKLEY GROUP LEASE AREA;
THENCE ALONG SAID EASTERN LINE OF LEASE AREA N 16°30'49" W, A DISTANCE OF 25.00 FEET TO A 5/8" REBAR SET ON NORTH EAST CORNER OF SAID LEASE AREA;
THENCE ALONG NORTHERN LINE OF SAID LEASE AREA S 73°29'11" W, A DISTANCE OF 64.40 FEET TO A POINT;
THENCE LEAVING COMMON LINE WITH SAID LEASE AREA AND RUNNING WITH NORTHERN LINES OF SAID ACCESS EASEMENT N 16°30'49" W, A DISTANCE OF 20.00 FEET TO A POINT;
THENCE N 73°29'11" E, A DISTANCE OF 92.41 FEET TO A POINT;
THENCE S 72°16'15" E, A DISTANCE OF 453.73 FEET TO A POINT;
THENCE N 58°48'44" W, A DISTANCE OF 121.99 FEET TO A POINT;
THENCE S 88°55'18" E, A DISTANCE OF 51.31 FEET TO A POINT;
THENCE S 69°13'59" E, A DISTANCE OF 132.63 FEET TO A POINT;
THENCE S 76°28'56" E, A DISTANCE OF 58.79 FEET TO A POINT;
THENCE N 65°46'09" E, A DISTANCE OF 48.83 FEET TO A POINT;
THENCE S 69°13'51" E, A DISTANCE OF 217.72 FEET TO A POINT;
THENCE S 20°46'09" W, A DISTANCE OF 337.91 FEET TO A POINT;
THENCE S 24°35'00" E, A DISTANCE OF 30.29 FEET TO A POINT;
THENCE S 69°35'00" E, A DISTANCE OF 168.47 FEET TO A POINT;
THENCE S 20°44'16" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THIS PROPOSED BERKLEY GROUP 20' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT TO CONTAIN 35,093 SQ. FT., 0.806 ACRE MORE OR LESS.



PROPOSED BERKLEY GROUP UTILITY EASEMENT #1

LEGAL DESCRIPTION PER SURVEYOR:

ALL THAT LOT, TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, TOWN OF HUNTERSVILLE CONSISTING OF 0.282 ACRES, BEING A PORTION OF PARCEL NOW OR FORMERLY OWNED BY CHARLOTTE-MECKLENBURG BOARD OF EDUCATION, AS DESCRIBED IN DEED BOOK 27025 PAGE 514, AND SHOWN AS PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #1 ON THAT CERTAIN SURVEY TITLED SITE SURVEY, SHEETS VI-V4, PREPARED BY AC&S ENGINEERING, DATE OF SURVEY 11/03/15, LAST REVISED 08/14/17, METES AND BOUNDS MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND LOCATED ON SOUTHWESTERN BOUNDARY LINE OF SAID CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PROPERTY, ALSO BEING A COMMON CORNER WITH PAUL R. AND TARA E. WARNER PROPERTY, AS RECORDED IN DEED BOOK 28907, PAGE 272, ALSO LOCATED AT NORTHERN RIGHT-OF-WAY OF JIM KIDD ROAD (60' PUBLIC RIGHT-OF-WAY), HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 604,387.28'; E: 1,425,820.77'. THENCE RUNNING ALONG A TIE LINE N 56°06'58" E, A DISTANCE OF 1309.13 FEET TO A POINT ON WESTERN RIGHT-OF-WAY OF BEATTIES FORD ROAD (60' PUBLIC RIGHT-OF-WAY), HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 605,117.14'; E: 1,426,907.57', THIS POINT BEING THE POINT OF BEGINNING:

THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH SOUTHERN LINES OF SAID UTILITY EASEMENT #1 N 74°57'06" W, A DISTANCE OF 42.82 FEET TO A POINT;
THENCE N 28°47'02" W, A DISTANCE OF 202.21 FEET TO A POINT;
THENCE N 69°10'05" W, A DISTANCE OF 278.18 FEET TO A POINT;
THENCE S 66°31'43" W, A DISTANCE OF 230.33 FEET TO A COMMON POINT WITH PROPOSED BERKLEY GROUP 20' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT;
THENCE ALONG COMMON LINE WITH SAID ACCESS EASEMENT S 58°48'44" W, A DISTANCE OF 121.99 FEET TO A POINT;
THENCE N 72°16'15" W, A DISTANCE OF 355.65 FEET TO A POINT;
THENCE LEAVING COMMON LINE WITH SAID ACCESS EASEMENT AND RUNNING N 17°43'45" E, A DISTANCE OF 10.00 FEET TO A POINT;
THENCE N 72°16'15" E, A DISTANCE OF 351.10 FEET TO A POINT;
THENCE N 58°48'44" W, A DISTANCE OF 118.12 FEET TO A POINT;
THENCE N 66°31'43" E, A DISTANCE OF 235.08 FEET TO A POINT;
THENCE S 69°10'05" E, A DISTANCE OF 285.93 FEET TO A POINT;
THENCE S 28°47'02" E, A DISTANCE OF 201.63 FEET TO A POINT;
THENCE S 74°57'06" E, A DISTANCE OF 36.45 FEET TO A POINT ON WESTERN RIGHT-OF-WAY OF BEATTIES FORD ROAD (60' PUBLIC RIGHT-OF-WAY);
THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 925.86 FEET, A CURVE LENGTH OF 10.22 FEET, A CHORD BEARING AND DISTANCE OF S 03°07'40" W, 10.22 FEET TO THE POINT OF BEGINNING.

THIS PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #1 TO CONTAIN 12,298 SQ. FT., 0.282 ACRE MORE OR LESS.

PROPOSED BERKLEY GROUP UTILITY EASEMENT #2

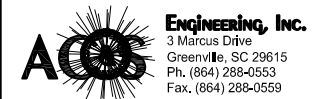
LEGAL DESCRIPTION PER SURVEYOR:

ALL THAT LOT, TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG, TOWN OF HUNTERSVILLE CONSISTING OF 0.015 ACRES, BEING A PORTION OF PARCEL NOW OR FORMERLY OWNED BY CHARLOTTE-MECKLENBURG BOARD OF EDUCATION, AS DESCRIBED IN DEED BOOK 27025 PAGE 514, AND SHOWN AS PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #2 ON THAT CERTAIN SURVEY TITLED SITE SURVEY, SHEETS VI-V4, PREPARED BY AC&S ENGINEERING, DATE OF SURVEY 11/03/15, LAST REVISED 07/28/17, METES AND BOUNDS MORE PARTICULARLY AS FOLLOWS:

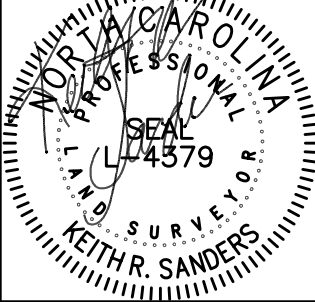
COMMENCING AT A CONCRETE MONUMENT FOUND LOCATED ON SOUTHWESTERN BOUNDARY LINE OF SAID CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PROPERTY, ALSO BEING A COMMON CORNER WITH PAUL R. AND TARA E. WARNER PROPERTY, AS RECORDED IN DEED BOOK 28907, PAGE 272, ALSO LOCATED AT NORTHERN RIGHT-OF-WAY OF JIM KIDD ROAD (60' PUBLIC RIGHT-OF-WAY), HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 604,387.28'; E: 1,425,820.77'. THENCE RUNNING ALONG A TIE LINE N 02°04'43" E, A DISTANCE OF 939.52 FEET TO A POINT ON SOUTH EAST CORNER OF SAID 10' WIDE UTILITY EASEMENT #2, HAVING A NORTH CAROLINA STATE PLANE COORDINATES (NAD 83) N: 605,326.19' E: 1,425,854.85', THIS POINT BEING THE POINT OF BEGINNING:

THENCE ALONG SOUTHERN LINE OF SAID UTILITY EASEMENT #2 N 72°16'15" W, A DISTANCE OF 72.18 FEET TO A POINT ON SOUTHERN LINE OF PROPOSED BERKLEY GROUP 20' WIDE ACCESS, UTILITY AND MAINTENANCE EASEMENT;
THENCE ALONG COMMON LINE WITH ACCESS EASEMENT N 73°29'11" E, A DISTANCE OF 17.77 FEET TO A POINT;
THENCE S 72°16'15" E, A DISTANCE OF 57.49 TO A POINT;
THENCE LEAVING SAID COMMON LINE WITH ACCESS EASEMENT S 17°43'45" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THIS PROPOSED BERKLEY GROUP 10' WIDE UTILITY EASEMENT #2 TO CONTAIN 648 SQ. FT., 0.015 ACRE MORE OR LESS.



NC FIRM LICENSE NUMBER: C-2484



SANDERS SURVEYING & MAPPING SERVICES, INC.

510 AVENUE ROAD,
BLACK MOUNTAIN,
NORTH CAROLINA, 28711
(828) 669-2777
C-2384

BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13360 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP LLC
SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	04/11/16
2	REVISED PER SURVEYOR'S COMMENTS	04/29/16
3	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/28/17
4	REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2	08/28/17

PROJECT NUMBER:
14049.013
SHEET CONTENTS:

SITE SURVEY

SHEET NUMBER:

V4

NOTES:

- NORTH CAROLINA GRID AND DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON NORTH GRID (NAD 83) AND THE VERTICAL DATUM IS (NAVD 88).
- GRID COORDINATES SHOWN WERE OBTAINED FROM USE OF GPS OBSERVATION, USING A TOPCON HIPER-V SURVEY GRADE RECEIVER (DUAL FREQUENCY) UTILIZING GNSS VRS RTK TECHNIQUES AND/OR STATIC DATA SOLUTIONS VIA NGS OPUS.
- ALL IPS ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
- THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
- THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS MADE AVAILABLE AND PROVIDED TO THE UNDERSIGNED SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE UNDERSIGNED, DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN SHOWN, IF ANY. WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.
- THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF AC&S, NAMING SAID PERSON, PERSONS, OR ENTITY.
- AREA COMPUTED BY DMD METHOD.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- IT IS THE EXPRESSED INTENT THAT THE ACCESS, UTILITY AND MAINTENANCE EASEMENT SHOWN ON THIS SURVEY IS TO MEET AND ABUT AND BE CONTIGUOUS WITH BOTH THE LEASE AREA AND THE PUBLIC ACCESS OR PUBLIC RIGHT OF WAY WITHOUT ANY GAPS OR OVERLAPS.
- ZONING NOTES:

THE PREMISES ARE IN AN R ZONING DISTRICT UNDER THE APPLICABLE ZONING ORDINANCE OF THE TOWN OF HUNTERSVILLE, WHICH DISTRICT ALLOWS THE CURRENT USE OF THE IMPROVEMENTS LOCATED ON THE PREMISES. THE FOLLOWING OVERLAY DISTRICTS INCLUDE THE PREMISES. TOWER IS LOCATED IN THE CRITICAL AREA OF THE MOUNTAIN ISLAND LAKE WATERSHED DISTRICT.

THE FOLLOWING PROVISIONS OF ZONING ORDINANCE APPLY TO THE PREMISES:

MINIMUM BUILDING SETBACKS:

FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - 12'
REAR YARD SETBACK - 25'

MINIMUM TOWER SETBACKS:

SETBACK FROM RESIDENTIAL OR MIXED USE DISTRICT - 200'
SETBACK FROM PUBLIC RIGHT-OF-WAY - 500'

TOWER INFORMATION:

PROPOSED 160' MONOPOLE
LATITUDE: 35° 23' 52.45" N
LONGITUDE: 80° 55' 38.37" W
GROUND ELEVATION: 713.0'

ZONING INFORMATION:

JURISDICTION: TOWN OF HUNTERSVILLE
PLANNING DEPARTMENT
(704) 875-7000
CLASSIFICATION: R - RURAL AND CRITICAL AREA 3 OF THE MOUNTAIN ISLAND LAKE WATERSHED DISTRICT
OCCUPANCY: SCHOOL
PROPOSED USE: COMMERCIAL COMMUNICATION TOWER

BUILDING INSPECTIONS:

MECKLENBURG COUNTY CODE ENFORCEMENT
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
(704) 814-0435

1

NOTE:
FINAL PLAT WILL BE REQUIRED SHOWING ALL APPROVED EASEMENTS/TREE SAVE ETC PRIOR TO FINAL INSPECTION OF THE TOWER.

NOTES:

- ONLY ONE TOWER WILL BE BUILT ON THIS PROPERTY.
- THE CLOSEST COMMERCIAL TOWER IS APPROXIMATELY 1.4 MILES NORTHEAST OF THE PROPOSED TOWER.
- TOWER IS DESIGNED TO SUPPORT 4 CARRIERS.

1

LEGEND

BEARING & DISTANCE

(BEARING & DISTANCE)
(BY DEED OR PLAT)

R/W

Ø

—OHE—

TEL

PED

ROW

MON

△

⊕

①

⊙

LINE SURVEYED

LINE NOT SURVEYED

R/W (RIGHT-OF-WAY)

CHAIN LINK FENCE LINE

POWER OR UTILITY POLE

OVERHEAD ELECTRIC LINE

TELEPHONE PEDESTAL

IRON PIN FOUND

IRON PIN SET (5/8" REBAR, U.N.O.)

RIGHT-OF-WAY MONUMENT

GPS POINT

TEMPORARY BENCH MARK

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

STORM DRAIN LINE

SS

CREEK OR DITCH

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

N/F NOW OR FORMERLY

TM TAX MAP

DB DEED BOOK

PB PLAT BOOK

RCP REINFORCED CONCRETE PIPE

M MAPLE

O OAK

P PINE

SG SWEETGUM

VICINITY MAP
(NTS)

*TABLE PER REF. DWG. L-3.0 BRADLEY ELEMENTARY SCHOOL BY SITE SOLUTIONS DATED 6/16/07

WATERSHED AND IMPERVIOUS SUMMARY:

WATERSHED DISTRICT:	MOUNTAIN ISLAND LAKE
WATERSHED OVERLAY PROTECTION DISTRICT:	CA-3 AND PA-1
CA-3 ALLOWABLE BUILT-UPON AREA:	(12%)
PA-1 ALLOWABLE BUILT-UPON AREA LOW DENSITY	(24%)
PA-1 ALLOWABLE BUILT-UPON AREA HIGH DENSITY	(70%)

TOTAL SITE AREA:	103.51 AC
PARCEL 'A': (MECK COUNTY PARK AND REC)	42.132 AC
PARCEL 'B': (BOARD OF EDUCATION)	61.378 AC

EXISTING IMPERVIOUS	'PARCEL A'	
BUILDING, PARKING, SERVICE AND WALK AREAS		125,300 SF
IMPERVIOUS PERCENTAGE:		6.82 %

EXISTING IMPERVIOUS	'PARCEL B'	
BUILDING, PARKING, SERVICE AND WALK AREAS		353,861 SF
IMPERVIOUS PERCENTAGE:		13.23 %

PROPOSED IMPERVIOUS	'PARCEL B'	
BUILDING, PARKING, SERVICE AND WALK AREAS		198,365 SF

TOTAL IMPERVIOUS AREA	(COMBINED PARCELS)	
TOTAL BUILT-UPON AREA:		677,526 SF
(IMPERVIOUS PERCENTAGE)		15.03 %

TOTAL BUILT-UPON AREA: CA-3	
PARK PARCEL:	125,300
MIDDLE SCHOOL:	66,055
ELEMENTARY SCHOOL:	183,865
	375,220 SF

TOTAL CA-3 AREA = 80.65 AC
TOTAL % BUILT UPON AREA = 10.68 %

TOTAL BUILT-UPON AREA: PA-1	
PARK PARCEL:	0
MIDDLE SCHOOL:	287,806
ELEMENTARY SCHOOL:	14,500
	302,306 SF

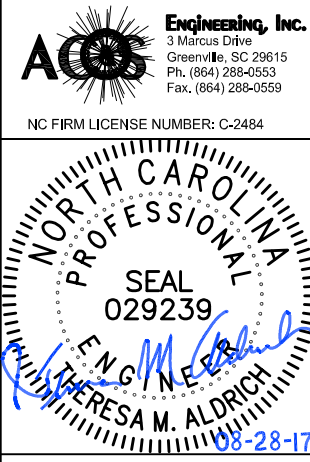
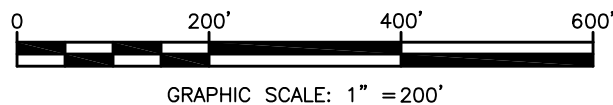
TOTAL PA-1 AREA = 22.86 AC
TOTAL % BUILT UPON AREA = 30.36 %

NOTE:

PER THE INSTRUCTION OF TOWN OF HUNTERSVILLE, THE PROPOSED TELECOMMUNICATION SITE BUILT-UPON AREA % WILL BE CALCULATED USING TOTAL CA-3 AREA = 80.65 AC FROM THE ABOVE REFERENCED TABLE.

PROPOSED BUILT-UPON AREA TABLE

TOTAL BUILT-UPON AREA: CA-3	
EXISTING BUILT-UPON AREA:	375,220 SF
(FROM ABOVE REFERENCED TABLE)	
PROPOSED TELECOMM. SITE BUILT UPON AREA:	6,730 SF
TOTAL CA-3 AREA:	80.65 AC
(FROM ABOVE REFERENCED TABLE)	
TOTAL % PROPOSED BUILT-UPON AREA:	10.87 %



BASE TRANSCREIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13380 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

Berkley Group, LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE	06/27/16
REVISION	
ISSUE	
INITIAL ISSUE	
REVISION PER TOWN OF HUNTERSVILLE COMMENTS	
REVISION PER TOWN OF HUNTERSVILLE COMMENTS - 2	
PROJECT NUMBER:	14049.013
SHEET CONTENTS:	
SITE PLAN	
SHEET NUMBER:	SP-01



BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13389 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

ISSUE	REVISION	DATE
△	ISSUED FOR OWNER'S REVIEW	04/11/16
△	REVISED PER OWNER'S COMMENTS	04/29/16
△	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/26/17
△	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/26/17
△	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/26/17
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△	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/26/17

PROJECT NUMBER:
14049.013

SHEET CONTENTS:

GENERAL NOTES
AND SYMBOLS

SHEET NUMBER:

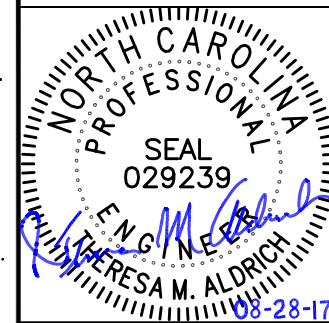
C1

CIVIL SYMBOLS		
EXISTING	ITEM	NEW
	POWER POLE WITH LIGHT	
	LIGHT POLE	
	POWER POLE	
	GUY ANCHOR	
	OVERHEAD ELECTRIC	
	ELECTRIC MANHOLE	
	COMMUNICATIONS MANHOLE	
	UTILITY BOX	
	BUILDING	
	POST	
	SIGN	
	GAS METER	
	GAS VALVE	
	GAS LINE	
	SANITARY SEWER LINE & MANHOLE	
	SANITARY SEWER CLEAN OUT	
	FIRE HYDRANT	
	POST INDICATOR VALVE	
	WATER LINE & VALVE	
	WATER METER	
	FIRE WATER LINE	
	ABANDONED UTILITY	
	CULVERT WITH HEADWALLS	
	STORM DRAIN	
	STORM DRAIN HEADWALL	
	AREA INLET	
	STORM DRAIN MANHOLE	
	Q DRAINAGE DITCH	
	FLOW DIRECTION	
	CONTOURS	
X 712.13	SPOT ELEV.	
	SIDEWALK/GRAVEL	
	CONCRETE PAVING	
	ASPHALT SURFACE COURSE	
	CURB & GUTTER	
	EDGE OF PAVEMENT	
	CHAIN LINK FENCE	
	ITEM TO BE REMOVED	
	PARKING STRIPING / HC PARKING	
	HC RAMP	
	BOLLARD	
	IRON PIN SET	
	WOODS	
	SILT FENCE	

NOTE :
THIS IS A GENERAL LEGEND.
SOME ITEMS MAY NOT APPLY.

GENERAL NOTES

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK WILL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS WILL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. WRITTEN AUTHORIZATION IS REQUIRED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. CONTACT LOCAL DIGGERS HOTLINE 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
6. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED WILL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR WILL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
8. THE GENERAL CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE PROJECT ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
9. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS WILL BE INCLUDED AS PART OF THE WORK.
10. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLAT OF THE SURVEY DRAWING, WILL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR WILL RELY SOLELY ON THE PLAT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND WILL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE PLAT OF SURVEY. THE CONTRACTOR WILL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.



GENERAL NOTES

- SEE G1 FOR GENERAL ABBREVIATIONS.
- SEE C1 FOR GENERAL NOTES AND SYMBOLS.
- SEE SITE SURVEY FOR LIMITS OF LEASE AREA AND ADDITIONAL SURVEY INFORMATION.
- PARKING FOR SERVICE VEHICLES WILL BE PROVIDED IN THE VEHICLE TURNAROUND AREA.
- AFTER ALL HEAVY TRAFFIC IS COMPLETE (CONCRETE, TRUCKS, TRAILERS, DRILL RIG, ETC.) CONTRACTOR SHALL REPAIR THE ROAD/PARKING AREA AS NECESSARY.

FLOOD INSURANCE RATE MAP
NORTH CAROLINA
3710462000K
PANEL 4620
EFFECTIVE: SEPTEMBER 2, 2015
FLOOD ZONE: X
BFE: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

BRADLEY MIDDLE SCHOOL
PROPOSED 160' MONOPOLE
LAT. = 35° 23' 52.45" N
LONG. = 80° 55' 38.37" W
SITE EL. = 713.0'

* INFORMATION TAKEN FROM 1A LETTER, PREPARED BY AC&S ENGINEERING, DATED 11/19/15.

BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
BRADLEY SITE NAME: FRANCIS BRADLEY
13389 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

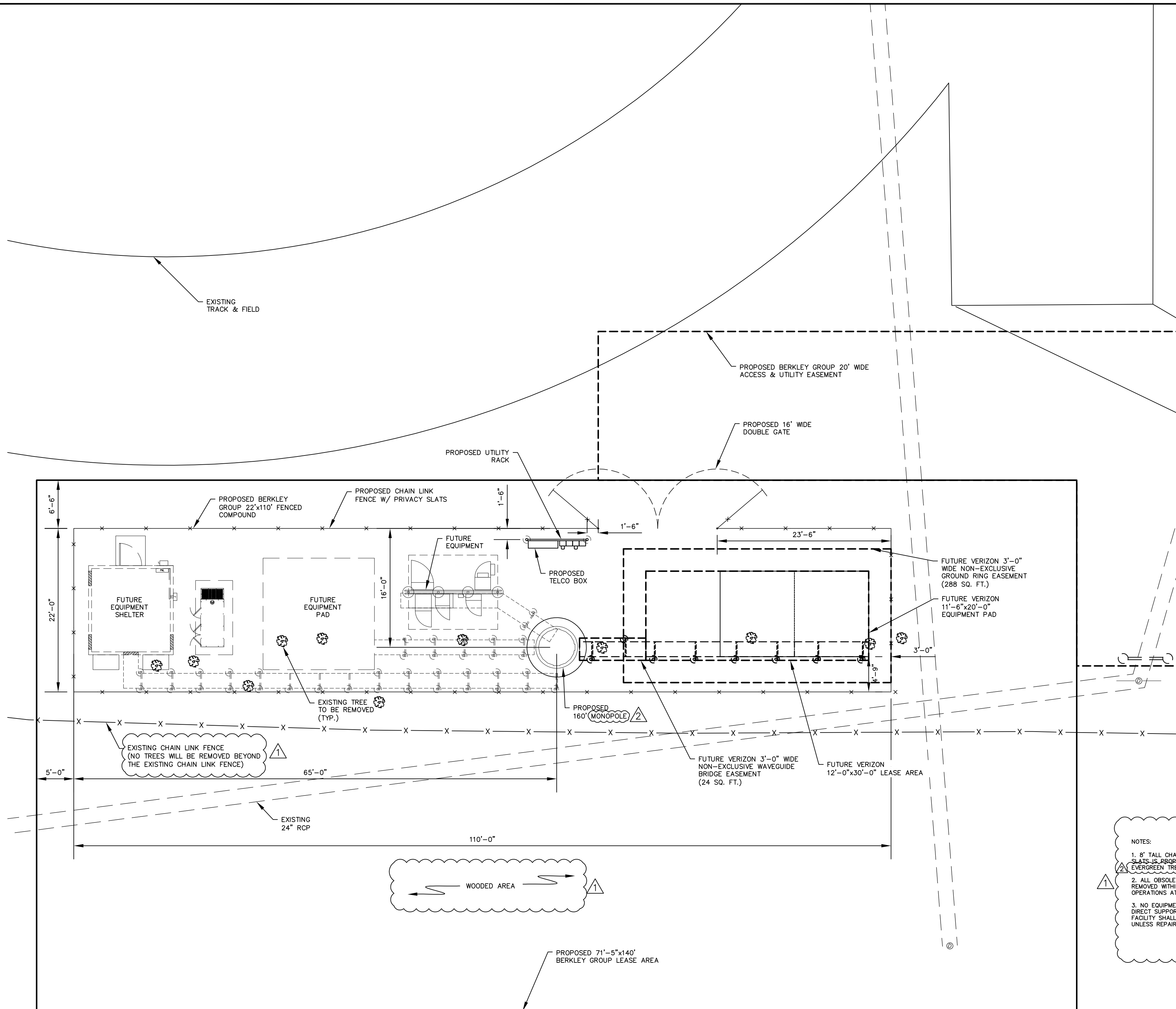
BERKLEY GROUP LLC
SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE	REVISION
04/11/16	ISSUED FOR OWNER'S REVIEW
04/28/16	REVISED PER VERIZON'S COMMENTS
07/28/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS
08/28/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2

PROJECT NUMBER:
14049.013

SHEET CONTENTS:
SITE LAYOUT PLAN

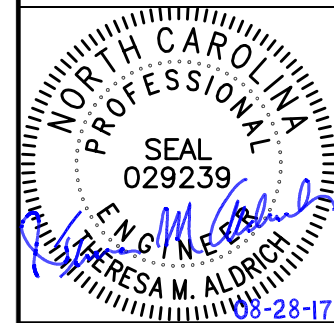
SHEET NUMBER:
C2



- NOTES:
1. 8' TALL CHAIN LINK FENCING WITH GREEN PRIVACY SLATS IS PROPOSED. SEE DRAWING C5. PROPOSED EVERGREEN TREE FOR LANDSCAPING. SEE DRAWING C6.
 2. ALL OBSOLETE OR UNUSED FACILITIES MUST BE REMOVED WITHIN 12 MONTHS OF CESSATION OF OPERATIONS AT THE SITE.
 3. NO EQUIPMENT, MOBILE OR IMMOBILE, NOT USED IN DIRECT SUPPORT OF THE TRANSMISSION OR RELAY FACILITY SHALL BE STORED OR PARKED ON THE SITE UNLESS REPAIRS TO THE FACILITY ARE BEING MADE.

0 10' 20' 30'
GRAPHIC SCALE: 1" = 10'





BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
BRADLEY SITE NAME: FRANCIS BRADLEY
13389 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP, LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

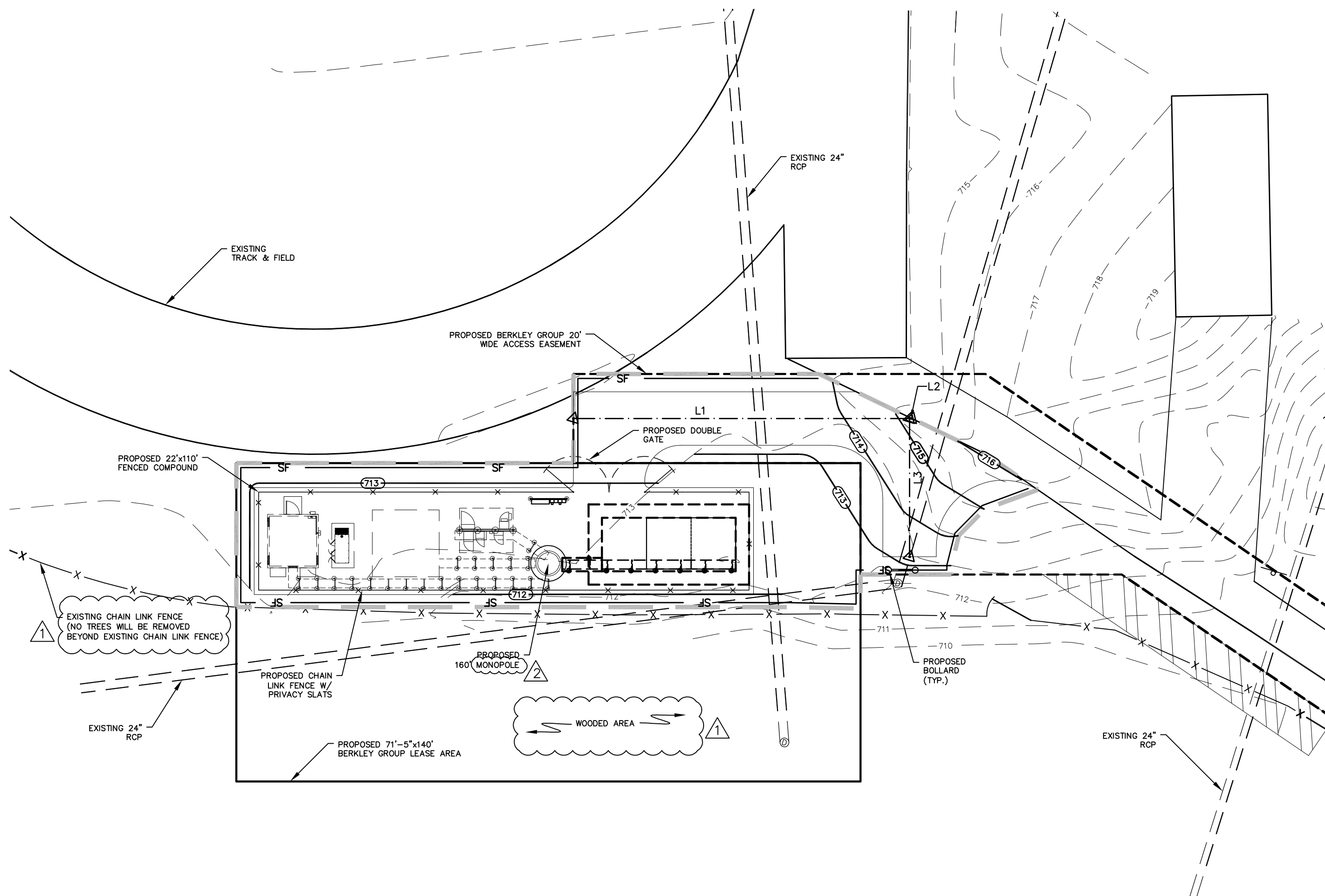
DATE	REVISION
04/11/16	ISSUED FOR OWNER'S REVIEW
04/29/16	REVISED PER OWNER'S COMMENTS
07/28/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS
08/28/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2

PROJECT NUMBER:
14049.013

SHEET CONTENTS:
**SITE
GRADING PLAN**

SHEET NUMBER:

C3



*TABLE PER REF. DWG. L-3.0 BRADLEY ELEMENTARY SCHOOL BY SITE SOLUTIONS DATED 6/16/07

WATERSHED AND IMPERVIOUS SUMMARY:

WATERSHED DISTRICT: MOUNTAIN ISLAND LAKE
WATERSHED OVERLAY PROTECTION DISTRICT: CA-3 AND PA-1
CA-3 ALLOWABLE BUILT-UPON AREA: (12%)
PA-1 ALLOWABLE BUILT-UPON AREA LOW DENSITY: (24%)
PA-1 ALLOWABLE BUILT-UPON AREA HIGH DENSITY: (70%)

TOTAL SITE AREA: 103.51 AC
PARCEL 'A': (MECK COUNTY PARK AND REC) 42.132 AC
PARCEL 'B': (BOARD OF EDUCATION) 61.378 AC

EXISTING IMPERVIOUS 'PARCEL A'
BUILDING, PARKING, SERVICE AND WALK AREAS: 125,300 SF
IMPERVIOUS PERCENTAGE: 6.82 %

EXISTING IMPERVIOUS 'PARCEL B'
BUILDING, PARKING, SERVICE AND WALK AREAS: 353,861 SF
IMPERVIOUS PERCENTAGE: 13.23 %

PROPOSED IMPERVIOUS 'PARCEL B'
BUILDING, PARKING, SERVICE AND WALK AREAS: 198,365 SF

TOTAL IMPERVIOUS AREA (COMBINED PARCELS)
TOTAL BUILT-UPON AREA: 677,526 SF
(IMPERVIOUS PERCENTAGE) 15.03 %

TOTAL BUILT-UPON AREA: CA-3
PARK PARCEL: 125,300
MIDDLE SCHOOL: 66,055
ELEMENTARY SCHOOL: 183,865
375,220 SF

TOTAL CA-3 AREA = 80.65 AC
TOTAL % BUILT UPON AREA = 10.68 %

TOTAL BUILT-UPON AREA: PA-1
PARK PARCEL: 0
MIDDLE SCHOOL: 287,806
ELEMENTARY SCHOOL: 14,500
302,306 SF

TOTAL PA-1 AREA = 22.86 AC
TOTAL % BUILT UPON AREA = 30.36 %

NOTE:
PER THE INSTRUCTION OF TOWN OF HUNTERSVILLE, THE PROPOSED
TELECOMMUNICATION SITE BUILT-UPON AREA % WILL BE CALCULATED USING
TOTAL CA-3 AREA = 80.65 AC FROM THE ABOVE REFERENCED TABLE.

PROPOSED BUILT-UPON AREA TABLE

TOTAL BUILT-UPON AREA: CA-3
EXISTING BUILT-UPON AREA: 375,220 SF
(FROM ABOVE REFERENCED TABLE)

PROPOSED TELECOMM. SITE BUILT UPON AREA: 6,730 SF

TOTAL CA-3 AREA: 80.65 AC
(FROM ABOVE REFERENCED TABLE)

TOTAL % PROPOSED BUILT-UPON AREA: 10.87 %

GENERAL NOTES

- SEE G1 FOR GENERAL ABBREVIATIONS.
- SEE C1 FOR GENERAL NOTES AND SYMBOLS.
- SEE SITE SURVEY FOR LIMITS OF LEASE AREA AND ADDITIONAL SURVEY INFORMATION.
- DISTURBED AREAS TO BE SEEDED AND MULCHED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.

ALL SLOPED GRADES 2:1 OR STEEPER SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 98% OF STANDARD PROCTOR MAXIMUM DRY DENSITY TO BE MONITORED BY A QUALIFIED SOILS TECHNICIAN WORKING UNDER A QUALIFIED GEOTECHNICAL ENGINEER. ALL SLOPES 3:1 OR STEEPER SHALL RECEIVE A CURLEX EROSION CONTROL BLANKET (OR APPROVED EQUAL).

NOTE:
LIMITS OF DISTURBANCE = 0.154 AC

NOTES:

- 8' TALL CHAIN LINK FENCING WITH GREEN PRIVACY SLATS IS PROPOSED. SEE DRAWING C5. PROPOSED EVERGREEN TREE FOR LANDSCAPING. SEE DRAWING C6.
- ALL OBSOLETE OR UNUSED FACILITIES MUST BE REMOVED WITHIN 12 MONTHS OF CESSATION OF OPERATIONS AT THE SITE.
- NO EQUIPMENT, MOBILE OR IMMOBILE, NOT USED IN DIRECT SUPPORT OF THE TRANSMISSION OR RELAY FACILITY SHALL BE STORED OR PARKED ON THE SITE UNLESS REPAIRS TO THE FACILITY ARE BEING MADE.

CENTERLINE OF PROPOSED 20' WIDE ACCESS ROAD		
LINE #	BEARING	LENGTH
L1	N73° 29' 11"E	75.40'
L2	N73° 29' 11"E	0.50'
L3	S16° 30' 49"E	31.00'

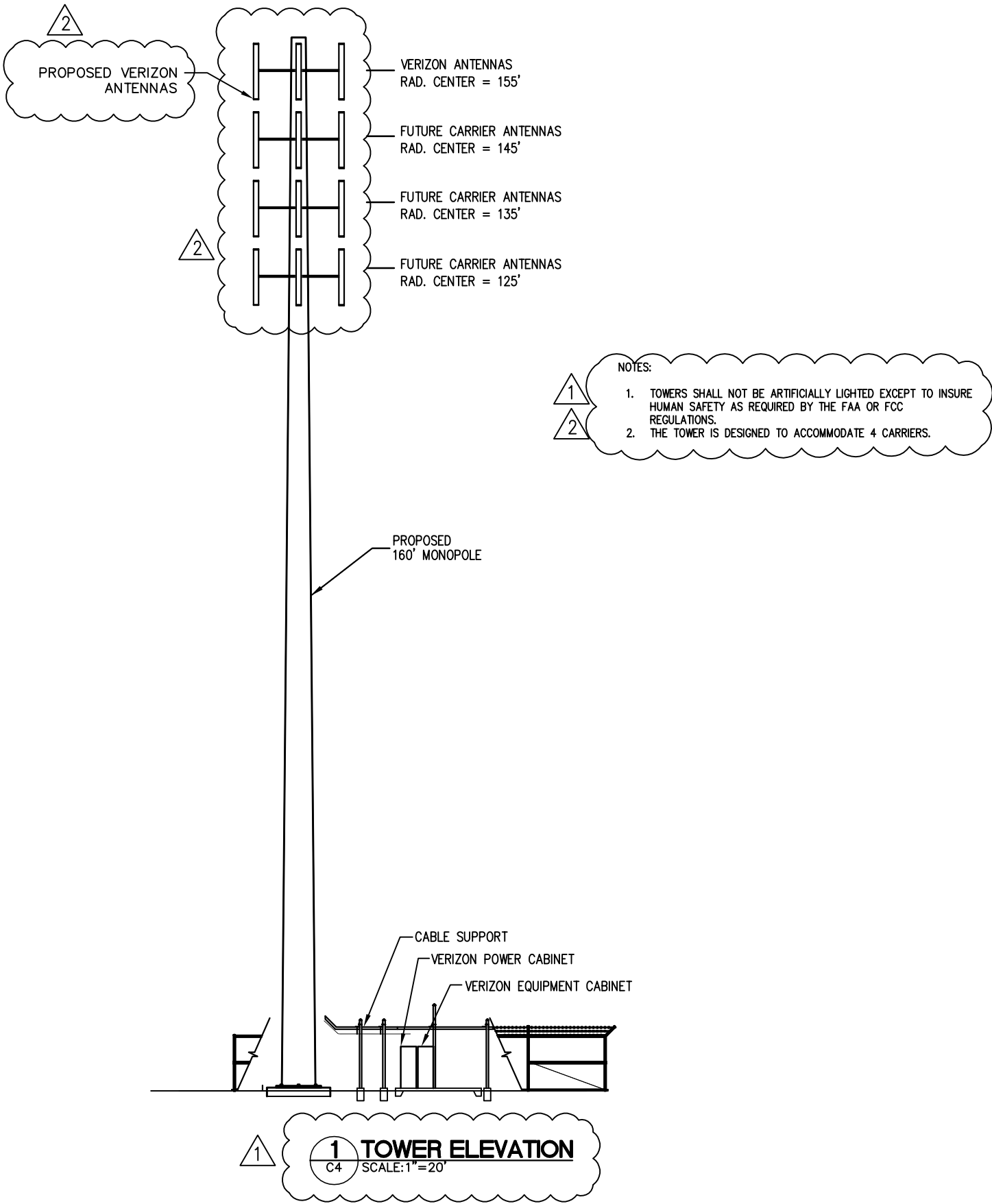
0 20' 40' 60'
GRAPHIC SCALE: 1" = 20'



NOTES:

1. ALL LIGHTING MUST COMPLY WITH THE OUTDOOR LIGHTING PROVISIONS FOUND IN SECTION 12.402 OF THE ZONING ORDINANCE.
2. ALL ANTENNA PLACED ON THE TOWER MUST BE ENCASED WITHIN A CANISTER WITH A DIAMETER NO GRATER THEN 12 FEET SO THEY ARE INDESCRIPTIBLE.
3. ALL CANISTERS ON THE TOWER MUST BE THE SAME DIAMETER AND THEY MUST HAVE AN UNDER MOUNT THAT SCREENS THE VIEW OF THE ANTENNA FROM THE GROUND.
4. THE TOWER AND CANISTERS MUST BE PAINTED OR CONSTRUCTED OF A NEUTRAL COLOR THAT BLENDS IN WITH THE SKY.

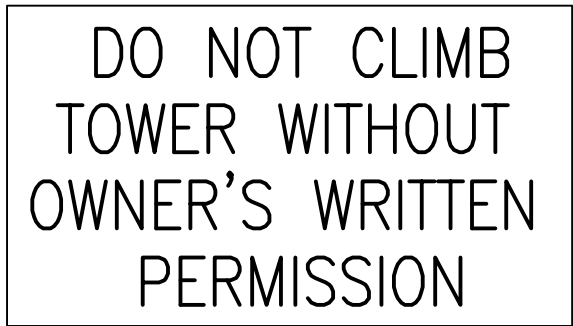
BELOW IS AN EXAMPLE OF AN ACCEPTABLE DESIGN AND COLOR.



1

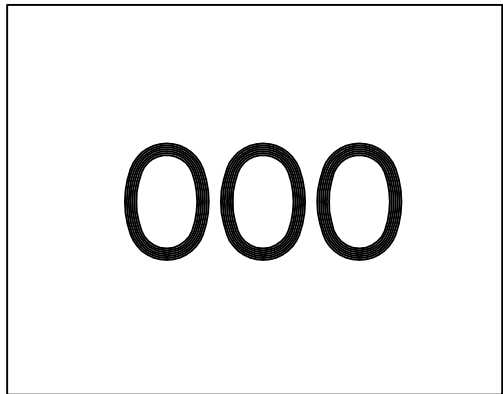


2 WHITE/ YELLOW BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB)



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

- 1 TOWER OWNER IDENTIFICATION SIGN
- 2 FCC/RF EXPOSURE SIGN
- 3 TOWER CLIMBING SIGN
- 4 STREET ADDRESS SIGN
- 5 INFORMATION RF EXPOSURE SIGN
- 6 TOWER REGISTRATION SIGN

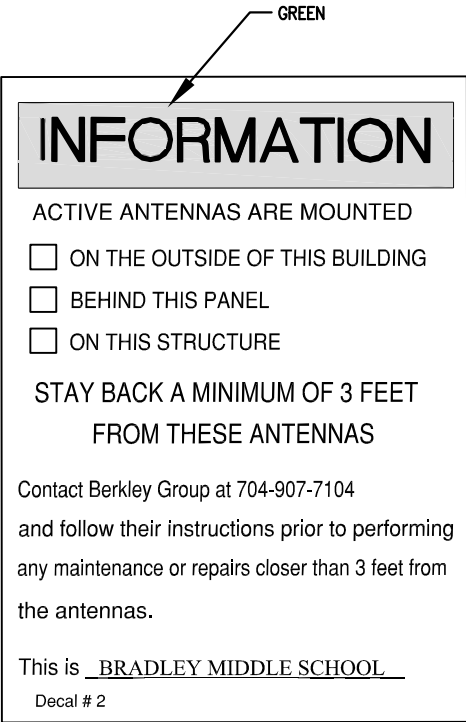


4 WHITE BACKGROUND W/ BLACK LETTERING
E911 STREET #
QUANTITY: (1) TYPICAL
(TO BE MOUNTED ON FENCE FOR ALL SITES WHERE THERE IS NO POSTED STREET # SIGN.)

TYPICAL SIGNS AND SPECIFICATIONS



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



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



BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRAD
13359 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM #: 377075

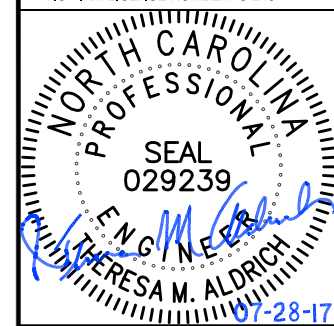
ISSUE	REVISION	DATE
1	ISSUED FOR OWNER'S REVIEW	04/17/16
2	REVISED FOR COMMENTS	04/29/16
3	REVISED FOR COMMENTS	07/28/17
4	REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/28/17
5	REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2	08/28/17

PROJECT NUMBER:
14049.013
SHEET CONTENTS:

TOWER ELEVATION
AND SIGN DETAILS

SHEET NUMBER:

C4



BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13380 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP, LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

REVISION	DATE
ISSUED FOR OWNER'S REVIEW	04/11/16
REVISED PER OWNER'S COMMENTS	04/29/16
REVISED PER TOWN OF HUNTERSVILLE COMMENTS	07/26/17

PROJECT NUMBER:
14049.013

SHEET CONTENTS:
**COMPOUND
FENCE DETAILS**

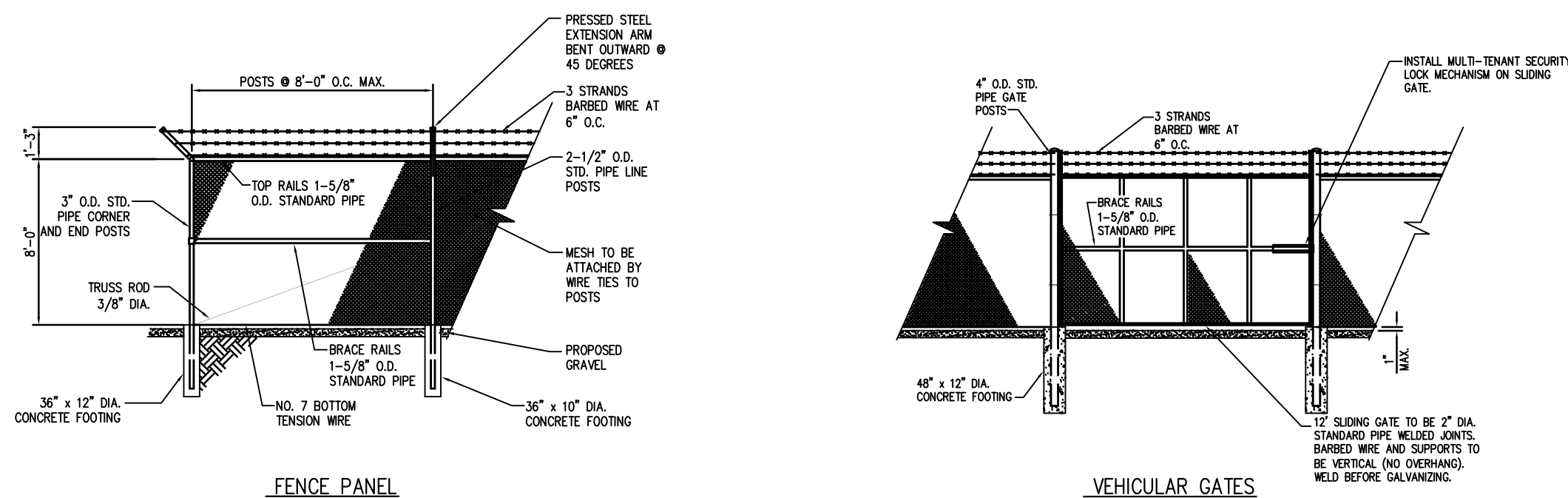
SHEET NUMBER:
C5

GENERAL NOTES

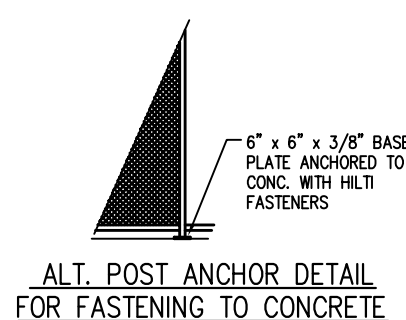
- SEE G1 FOR GENERAL ABBREVIATIONS.
- SEE C1 FOR GENERAL NOTES AND SYMBOLS.

SILT FENCE NOTES:

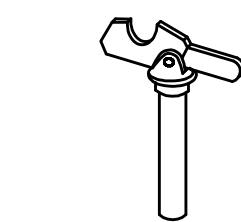
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE.
- SILT FENCE SHALL BE A MINIMUM HEIGHT OF 30" MEASURED FROM THE EXISTING OR GRADED GROUND.
- SILT FENCE SHALL BE BURLAP, POLYPROPYLENE FABRIC, NYLON REINFORCED WITH POLYESTER NETTING OR OTHER MATERIAL (AS APPROVED & IF APPLICABLE). THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.



FENCE PANEL



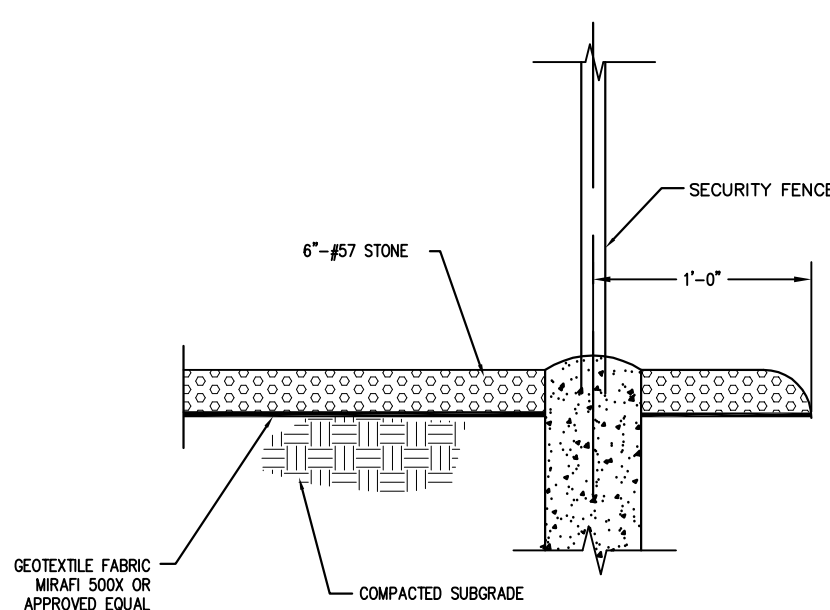
ALT. POST ANCHOR DETAIL
FOR FASTENING TO CONCRETE



GATE KEEPER DETAIL
TO HOLD GATES OPEN

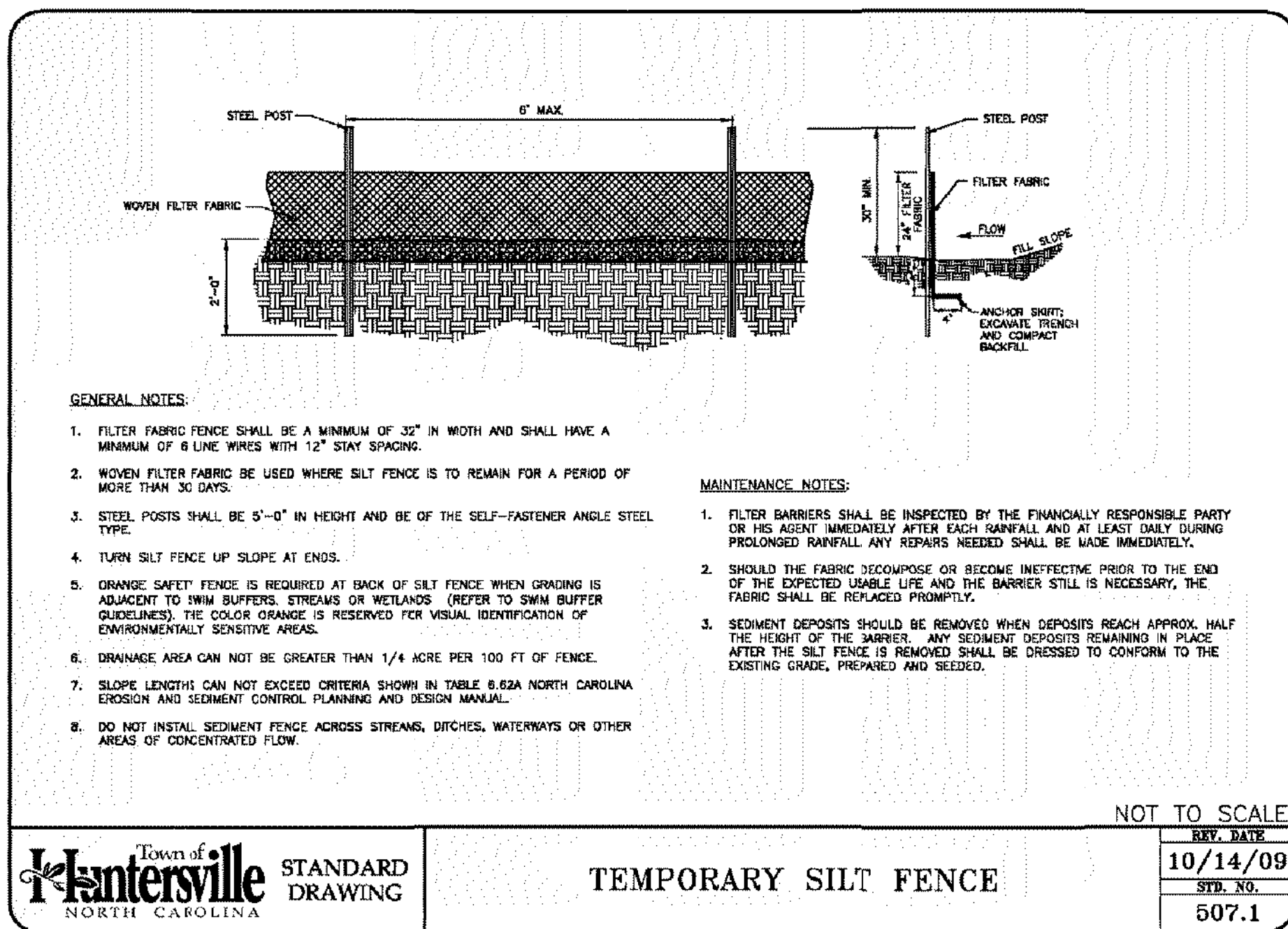
- NOTES:
- ALL MATERIALS AND HARDWARE FOR THE CHAIN LINK FENCE SHALL BE OF A HOT DIP GALVANIZED FINISH.
 - CHAIN LINK FABRIC TO BE 8 FT. HIGH, 9 GA. WIRE, 2 IN. MESH WITH TWISTED SELVAGE TOP AND BOTTOM. (ASTM A392)
 - BARBED WIRE TO CONSIST OF 3 NO. 12-1/2 GA. GALVANIZED STEEL WIRE WITH 4 POINT BARBS OF NO. 14 GA. GALVANIZED STEEL.
 - POST, RAIL, AND GATE FITTINGS TO BE PRESSED STEEL OR MALLEABLE CASTING. (ASTM A153)
 - ALL POSTS SHALL HAVE WEATHER CAPS INSTALLED.
 - POSTS TO SET IN 2000 PSI CONCRETE. BOTTOM OF CONCRETE TO BE 2" MIN. FROM BOTTOM OF POST.
 - TIE WIRES TO BE 9 GA. ALUMINUM SPACED AT 12" O.C. POSTS/GATES AND 24" O.C. RAILS/WIRE.
 - TENSION BARS TO BE 3/16 x 3/4 INCH CARBON STEEL ATTACHED TO TERMINAL POSTS BY MEANS OF BEVELED EDGE BANDS.
 - PROVIDE TWO GATE KEEPER HOLD OPEN DEVICES FOR SWING GATES. GATE KEEPER TO ALLOW GATES TO OPEN APPROX. 180 DEGREES.
 - PROVIDE COMBINATION LOCK FOR COMPOUND GATE AND ONE LOCK FOR ANY OTHER GATE (I.E. ACCESS GATE, GUY WIRE FENCE GATE, ETC.)
 - INSTALL GREEN COLOR PRIVACY DECORATIVE SLATTING (POS) IN FENCE FABRIC FOR SCREENING.

1 STANDARD PANEL SECTION
SCALE: NTS



2 COMPOUND GRAVEL
SCALE: NTS

VEHICULAR GATES



GENERAL NOTES:

- FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
- WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
- STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- TURN SILT FENCE UP SLOPE AT ENDS.
- ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
- DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
- SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
- DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

MAINTENANCE NOTES:

- FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

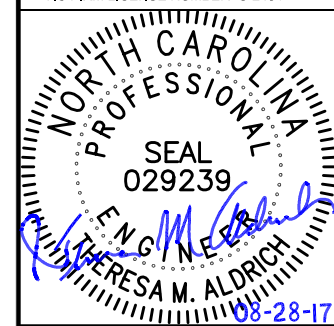
Town of
Huntersville
NORTH CAROLINA

STANDARD
DRAWING

TEMPORARY SILT FENCE

REV.	DATE
10	10/14/09
STD. NO.	507.1

3 SILT FENCE DETAIL
SCALE: NTS



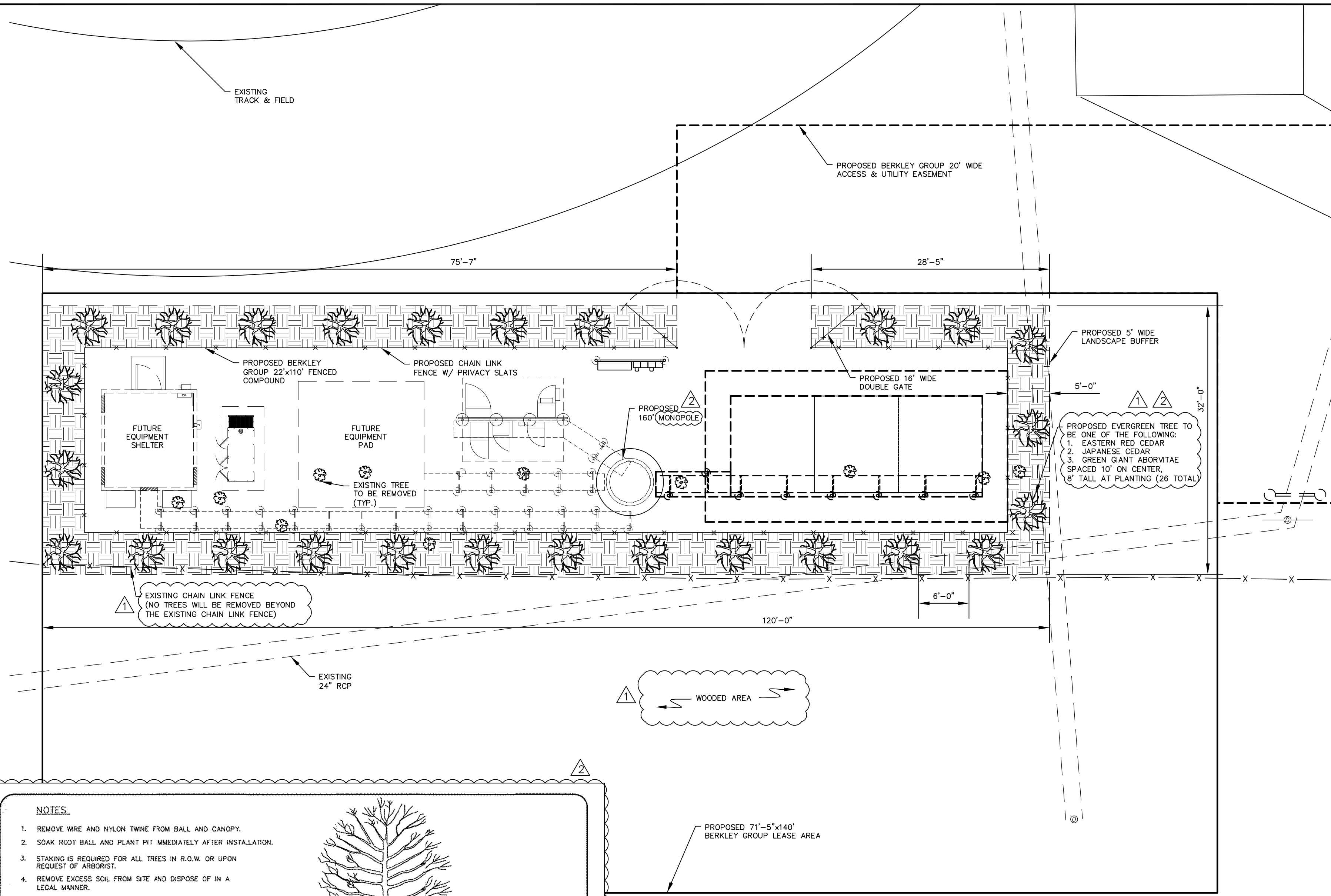
BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
BRADLEY SITE NAME: FRANCIS BRADLEY
13389 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP, LLC
SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE	REVISION	ISSUE
08/27/16		ISSUED FOR CONSTRUCTION
07/28/17		REVISED PER TOWN OF HUNTERSVILLE COMMENTS
08/28/17		REVISED PER TOWN OF HUNTERSVILLE COMMENTS - 2

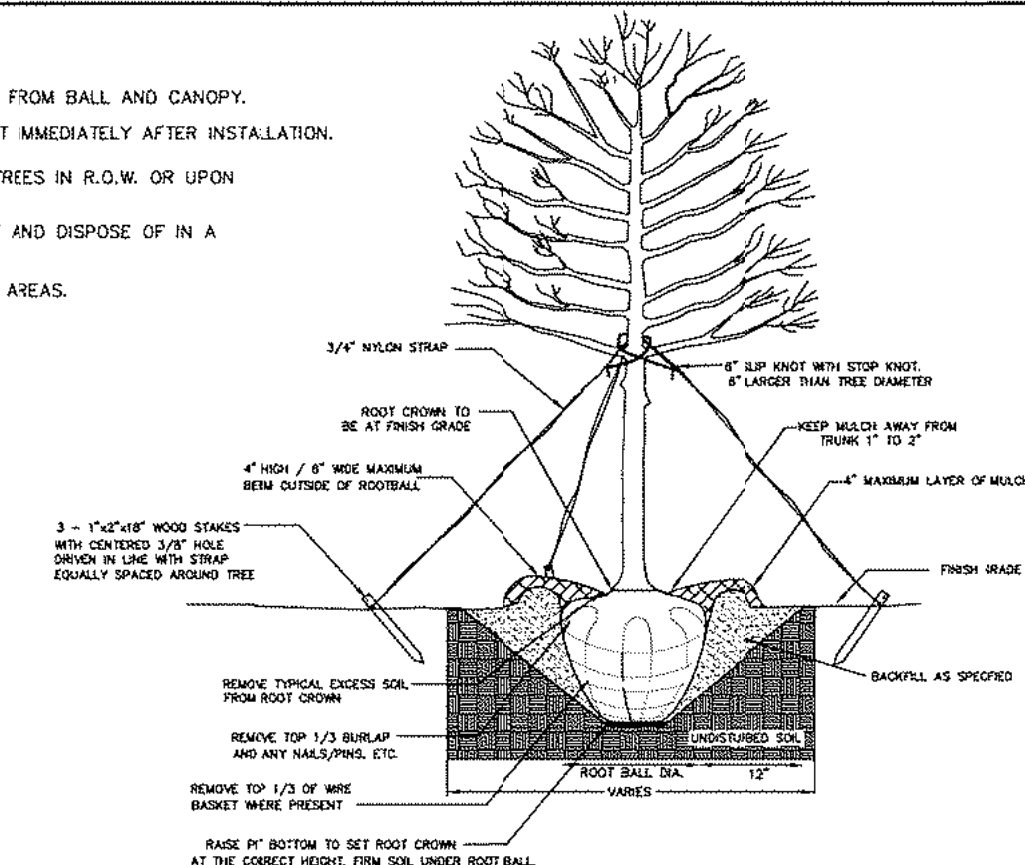
PROJECT NUMBER:
14049.013
SHEET CONTENTS:
LANDSCAPE PLAN
AND DETAIL

SHEET NUMBER:
C6



NOTES

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004)

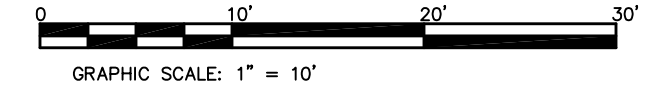
FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	18'	24"	16"
	3"	14-16'	18'	32"	21"

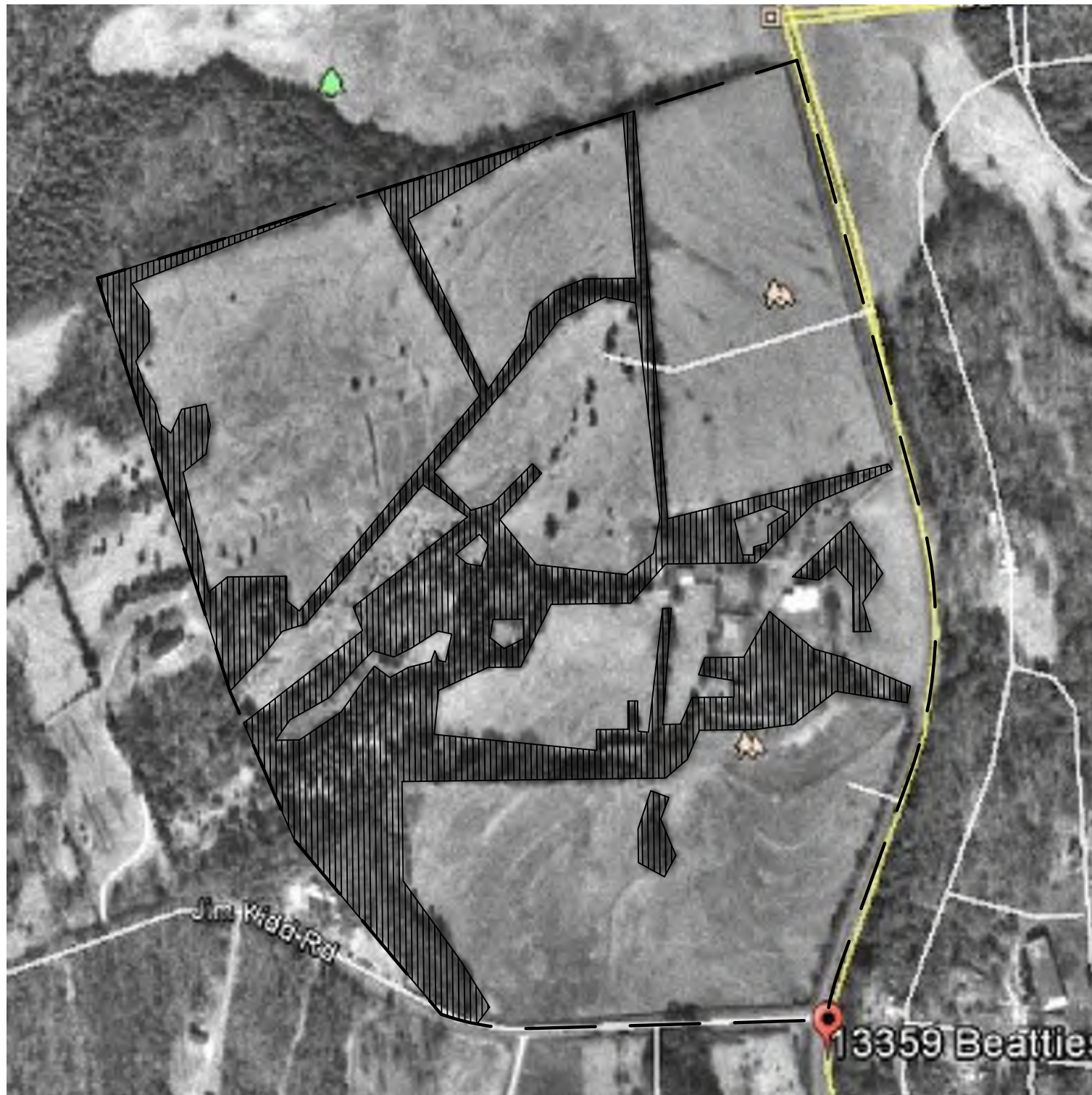
NOT TO SCALE

REV.	DATE
1	10/14/09
STD. NO.	600.1

Town of
Huntersville
NORTH CAROLINA
STANDARD
DRAWING

TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)





TREE AREA BEFORE SCHOOL CONSTRUCTION (PER GOOGLE EARTH 1993)

TOTAL WOODED AREA: 14.51 AC



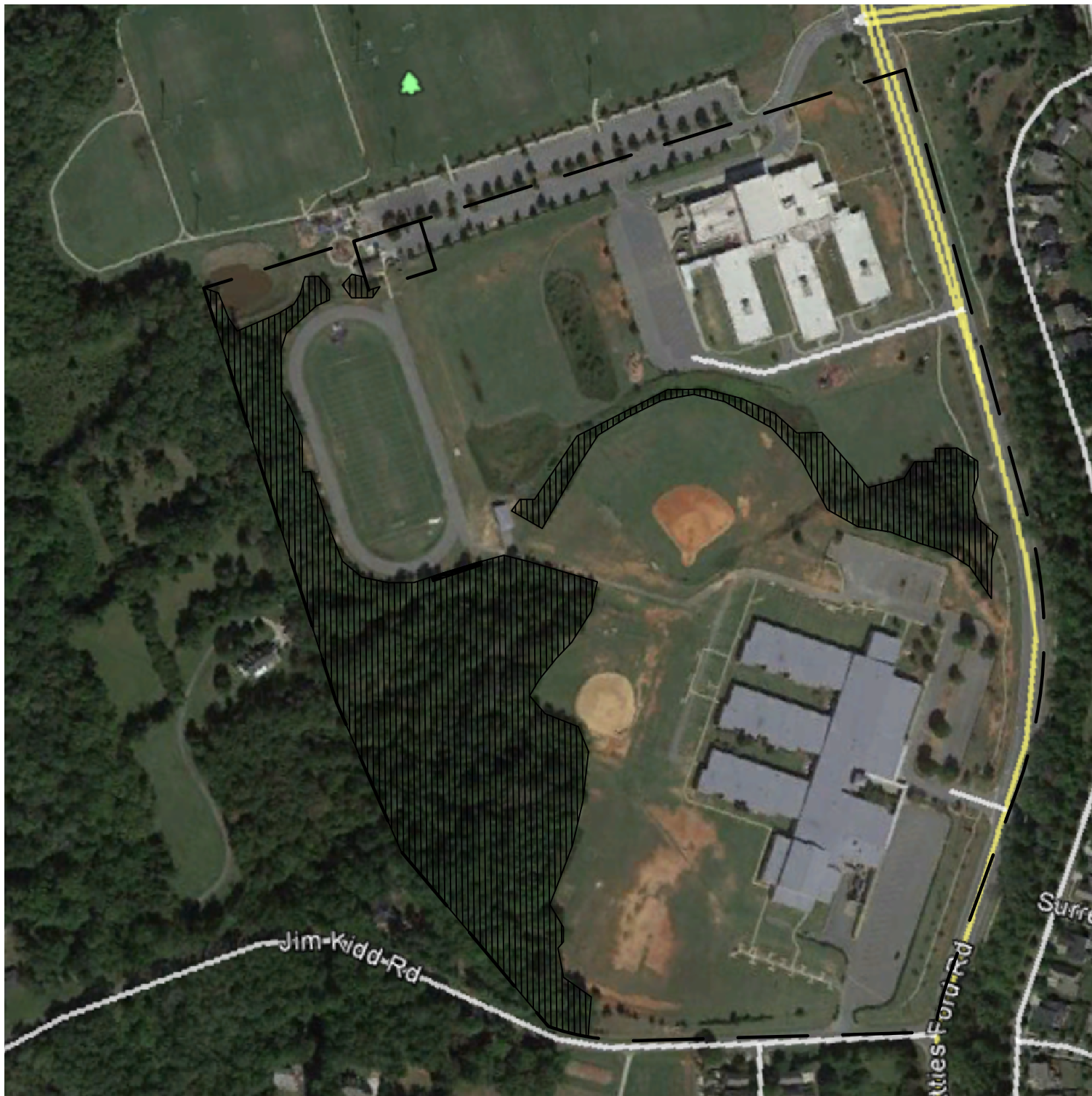
TREE AREA AFTER MIDDLE SCHOOL CONSTRUCTION (PER GOOGLE EARTH 1998)

TOTAL WOODED AREA: 6.88 AC



TREE AREA AFTER ELEMENTARY SCHOOL CONSTRUCTION (PER GOOGLE EARTH 2008)

TOTAL WOODED AREA: 9.21 AC

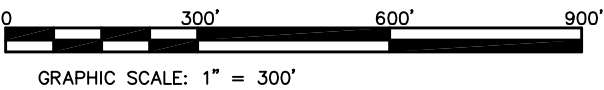


CURRENT TREE AREA (PER GOOGLE EARTH 2016)

TOTAL WOODED AREA: 12.03 AC

WOODED AREA OF ENTIRE SITE PRIOR TO DEVELOPMENT (1993): 14.51 ACRES
WOODED AREA REMOVED FOR MIDDLE SCHOOL (1998): 7.63 ACRES
WOODED AREA ADDED BETWEEN 1998 AND 2008: 4.55 ACRES
WOODED AREA REMOVED FOR ELEMENTARY SCHOOL (2008): 2.22 ACRES
WOODED AREA AFTER DEVELOPING ELEMENTARY SCHOOL (2008): 9.21 ACRES
WOODED AREA ADDED BETWEEN 2008 AND 2016: 2.82 ACRES
WOODED AREA PRIOR CELL TOWER DEVELOPMENT: 12.03 ACRES
WOODED AREA BEING REMOVED FOR CELL TOWER: 0.03 ACRE
WOODED AREA REMAINING AFTER CELL TOWER DEVELOPMENT: 12.00 ACRES
PERCENTAGE OF WOODED AREA REMAINING VERSUS WHAT WAS ORIGINALLY THERE: 83%

TREE SAVE CALCULATIONS
- 83 % OF ORIGINAL TREE AREA REMAINS
- NO SPECIMEN TREES BEING REMOVED
- (6) 4" OAK TREES TO BE REMOVED
(1) 8" MAPLE AND (1) 10" MAPLE TO BE REMOVED
(3) 12" PINE TREES TO BE REMOVED
(SEE V3 FOR LOCATION OF TREES TO BE REMOVED)



BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13359 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP LLC
SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE	REVISION	ISSUE
07/28/17		REVISED PER TOWN OF HUNTERSVILLE COMMENTS

PROJECT NUMBER:
14049.013
SHEET CONTENTS:
TREE SAVE PLAN
SHEET NUMBER:
TS1



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Statement of Special Inspections

Statement Date: XX-XX-16

Project Name: Berkley Group Bradley Telecommunications Tower Site

Building Permit Number: _____

Project Address: 13359 Beatties Ford Rd., Charlotte, NC 28078

Registered Design Professional in Responsible Charge (RDPRC): Theresa M. Aldrich

The following information is being submitted in accordance with the Special Inspection provisions of the North Carolina State Building Code. Attached is the Schedule of Special Inspections required for this project. This completed form is required to be placed on the drawings for plan review. After permit issuance, a listing of the Special Inspection Firm (SIF) and the Designated Special Inspectors (DSI) for each inspection type will be attached to this form and uploaded to www.meck-si.com prior to scheduling the Pre-Construction Meeting with Mecklenburg County Code Enforcement. No work is permitted to be performed prior to the Special Inspection Pre-Construction Meeting (see the meck-si.com website for details).

This and all subsequent reports, logs, testing results, and other related documents shall be uploaded to the meck-si.com website within 10 business days of the event documented. Only documents that are prepared by Authorized Special Inspectors (ASIs), and signed/sealed by Designated Special Inspectors (DSIs) are valid and are permitted to be uploaded to the meck-si.com website. The DSI will notify the Department upon the discovery of information that would contravene the result of any information posted on meck-si.com, and update said information within 10 days.

The DSI is responsible for verifying all information entered on documents prior to signing/sealing and uploading it. The DSI is responsible for verifying each document that is uploaded and stored on the meck-si.com website, is the correct document and it is associated with the correct attributes for storage in the database on meck-si.com. The DSI is responsible for deleting any documents that have incorrect attributes or contain errors, and reuploading the correct information or document onto meck-si.com. The DSI is responsible for verifying all ASIs maintain current certifications during the course of the project, as failure to maintain current certifications may result in a voided document. At the conclusion of each individual Special Inspection type, the DSI will complete a Final Report and upload it to the meck-si.com website. The RDPRC is responsible for completing the RDPRC Letter at the conclusion of all Special Inspections.

The Special Inspection program outlined herein, does not relieve the Contractor or any other entity of any contractual duties, including quality control, quality assurance, or safety. The Contractor is solely responsible for construction means, methods, and job execution. Failure to adhere to the program as outlined herein, and on meck-si.com, may result in a stop work notice being issued by the Department.

Respectfully submitted,
The Registered Design Professional in Responsible Charge,

Theresa M. Aldrich
Type Print Name

Signature _____
Licensed Professional Seal



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IT-5 REINFORCED CONCRETE (Refer to NCBC Sections 1904, 1911, 1912 & 1913)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input checked="" type="checkbox"/>	Inspection of reinforcing steel, including pre-stressing tendons and placement	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: 3.5, 7.1-7.7, NCBC 1913.4	
<input type="checkbox"/>	Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b	<input type="checkbox"/>	<input type="checkbox"/>	AWS 01.4-98; ACI 318: 3.5.2	
<input checked="" type="checkbox"/>	Inspection of bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ACI 318: 8.1.3, 21.2.8; NCBC 1911.5, 1912.1	
<input type="checkbox"/>	Inspection of anchors installed in hardened concrete	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: 3.8.6, 8.1.3, 21.2.8, NCBC 1912.1	
<input checked="" type="checkbox"/>	Verifying use of required design mix	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ACI 318: Ch. 4, 5.2-5.6; NCBC 1904.3, 1913.2, 1913.3	
<input checked="" type="checkbox"/>	At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	<input type="checkbox"/>	<input type="checkbox"/>	ASTM C 172; ASTM C 31; ACI 318: 5.6, 5.8; NCBC 1913.10	
<input type="checkbox"/>	Inspection of concrete and shotcrete placement for proper application techniques	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: 5.9, 5.10; NCBC 1913.6, 1913.7, 1913.8	
<input type="checkbox"/>	Inspection for maintenance of specified curing temperature and techniques	<input type="checkbox"/>	<input type="checkbox"/>	AACI 318: 5.11-5.13; NCBC 1913.9	
<input type="checkbox"/>	Inspection of pre-stressed concrete: a. Application of pre-stressing forces b. Grouting of bonded pre-stressing tendons in the seismic-force-resisting system	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: 18.20 ACI 318: 18.18.4	
<input type="checkbox"/>	Erection of precast concrete members	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: Ch. 16	
<input type="checkbox"/>	Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: 6.2	
<input type="checkbox"/>	Inspect formwork for shape, location and dimensions of the concrete members being formed	<input type="checkbox"/>	<input type="checkbox"/>	ACI 318: 6.1.1	

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SCHEDULE OF SPECIAL INSPECTIONS

Project Name: Berkley Group Bradley Telecommunications Tower Site

Code Enforcement Project Number: XXXXXX Permit Number: _____

Project Address: 13359 Beatties Ford Rd., Charlotte, NC 28078

Date: XX-XX-16 Revised Date: _____

Unless noted otherwise, all of the indicated Inspections below will be performed by the following Special Inspections Firm: _____

Instructions for completing the Schedule of Special Inspections Form

1. Indicate the Inspection Type (IT-A) required for this project per NCBC section 1704.
2. Indicate whether Special Inspections are Continuous (C), Periodic (P) or both by checking the appropriate box. Per requirements of the listed Standard.
3. Insure the scope meets NCBC section 1704 and other applicable standards for each Inspection Type.

Note This form and the Statement of Special Inspections must be included on a plan sheet as part of the plan submittal for this project.

The following Special Inspections are required for this project: (C=continuous, P=periodic)

IT-1 VERIFICATION OF SOILS (Refer to NCBC Table 1704.7)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Verify materials below shallow foundation are adequate to achieve the design bearing capacity	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.7, #1.	
<input type="checkbox"/>	Perform classification and testing of compacted fill materials	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.7, #3.	

IT-2 EXCAVATION AND FILL (Refer to NCBC Table 1704.7)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input checked="" type="checkbox"/>	Verify excavations are extended to proper depth and have reached proper material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Table 1704.7, #2.	
<input type="checkbox"/>	Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.7, #4.	
<input type="checkbox"/>	Prior to placement of compacted fill, observe sub-grade and verify that site has been prepared properly	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.7, #5.	

Page 4 of 10

IT-6 POST TENSION SLAB-ON-GROUND & POST TENSION CONCRETE

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	All pre-stressed concrete design in construction to be in accordance with ACI 318-08	<input type="checkbox"/>	<input type="checkbox"/>	ACI 311: 6.2; NCBC Table 1704.4 Item #11	Also see IT-5 & IT-13

IT-7 PRECAST CONCRETE ERECTION

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Precast concrete erection	<input type="checkbox"/>	<input type="checkbox"/>	NCBC Table 1704.4 Item #10	
<input type="checkbox"/>	Precast concrete fabricated in a certified plant	<input type="checkbox"/>	<input type="checkbox"/>	NCBC Section 1704.2	Also see IT-3

IT-8 PRESTRESSED CONCRETE

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	All pre-stressed concrete design and construction to be in accordance with ACI 318-08	<input type="checkbox"/>	<input type="checkbox"/>	ACI 311: 6.2.	Also see IT-5 & IT-13

IT-9 INSPECTION OF PRECAST CONCRETE FABRICATORS

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Inspection of fabricators to be in accordance with the requirements set forth in NCBC Section 1704.2	<input type="checkbox"/>	<input type="checkbox"/>	NCBC 1704.2	

IT-10 INSPECTION OF STRUCTURAL STEEL FABRICATORS

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Welding inspections shall be in compliance with AWS D1.1. The base for welding qualifications shall be AWS D1.1	<input type="checkbox"/>	<input type="checkbox"/>	AWS D1.1-04 NCBC 1704.2	

IT-11 STRUCTURAL MASONRY (Refer to NCBC Tables 1704.5.1 & 1704.5.3)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
	Level 1 (Table 1704.5.1)				
<input type="checkbox"/>	Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.3/ASCE 6 Art. 3.1	

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IT-3 PILINGS AND DRILLED PIERS (Refer to NCBC Tables 1704.8, 1704.9 & Section 1704.10)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
	Driven Deep Foundations				
<input type="checkbox"/>	Verify element materials sizes and lengths comply with the requirements	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #1.	
<input type="checkbox"/>	Determine capacities of test elements and conduct additional load tests as required	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #2.	
<input type="checkbox"/>	Observe driving operations and maintain complete and accurate records for each element	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #3.	
<input type="checkbox"/>	Verify placement locations and plumb, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #4	
<input type="checkbox"/>	For steel elements, perform additional inspections in accordance with Section 1704.3	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #5	
<input type="checkbox"/>	For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 1704.4	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #6	
<input type="checkbox"/>	For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.8, #7	
	Cast-in-place Deep Foundations				
<input checked="" type="checkbox"/>	Observe drilling operations and maintain complete and accurate records for each element	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Table 1704.9, #1.	
<input checked="" type="checkbox"/>	Verify placement locations and plumb, confirm element diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volume	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Table 1704.9, #2	
<input type="checkbox"/>	For concrete elements, perform additional inspections in accordance with section 1704.4	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.9, #3	

IT-4 MODULAR RETAINING WALLS (Refer to NCBC Sections 1610, 1704.15 & 1807.2)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Modular retaining walls Verify materials below shallow foundation are adequate to achieve the design bearing capacity	<input type="checkbox"/>	<input type="checkbox"/>	Table 1704.7, #1.	

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<input type="checkbox"/>	Verification of f_{pu} and f_{ps} prior to construction except where specifically exempted by this code	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.4B	
<input type="checkbox"/>	Verification of slump flow and VSI is delivered to the site for self-consolidating grout	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.5B.1.b.3	
<input type="checkbox"/>	As masonry construction begins, the following shall be verified to ensure compliance: a. Proportions of site-prepared mortar b. Construction of mortar joints c. Location of reinforcement connectors, pre-stressing tendons and anchorage d. Pre-stressing technique e. Grade and size of pre-stressing tendons and anchorage	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 2.5A Art. 3.3B Art. 3.4, 3.6A Art. 3.4B Art. 2.4B, 2.4H	
<input type="checkbox"/>	During construction the inspection program shall verify: a. Size and location of structural elements b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction c. Specified size, grade and type of reinforcement, anchor bolts, pre-stressing tendons and anchorages d. Welding of reinforcing bars e. Preparation, construction and protection of masonry during cold weather (temperature below 40°F) or hot weather (tem. above 90°F) f. Application and measurement of pre-stressing force	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3F TMS 602/ACI 530.1/ASCE 5 Sec 1.2.2(e), 1.16.1 TMS 602/ACI 530.1/ASCE 5 Sec 1.5B TMS 602/ACI 530.1/ASCE 6 Art. 2.4, 3.4 TMS 602/ACI 530.1/ASCE 5 Sec 1.5 TMS 602/ACI 530.1/ASCE 6 Art. 1.3C, 1.8D & NCBC 1104.3, 2104.4 TMS 602/ACI 530.1/ASCE 6 Art. 3.4B	
<input type="checkbox"/>	Prior to grouting, the following shall be verified to ensure compliance: a. Grout space is clean b. Placement of reinforcement and connectors, pre-stressing tendons and anchorage c. Proportions of site-prepared grout and pre-stressing grout for bonded tendons d. Construction of mortar joints	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3D TMS 602/ACI 530.1/ASCE 6 Art. 3.4 & TMS 602/ACI 530.1/ASCE 5 Sec 1.3 TMS 602/ACI 530.1/ASCE 6 Art. 2.4B Art. 3.3B	

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BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13359 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP LLC
SPECIAL USE PERMIT FOR A CELL TOWER
EPW # 377075

DATE	REVISION
04/11/16	ISSUED FOR OWNER'S REVIEW
04/29/16	REVISED PER OWNER'S COMMENTS
07/26/17	REVISED PER TOWN OF HUNTERSVILLE COMMENTS

PROJECT NUMBER:
14049.013

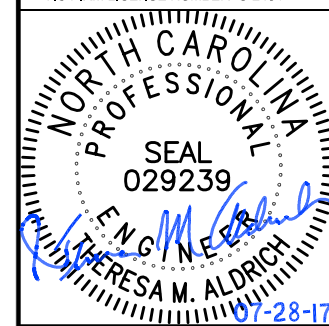
SHEET CONTENTS:

SPECIAL
INSPECTIONS

(SHEET 1 OF 2)

SHEET NUMBER:

SP1



BASE TRANSCIVER SITE
BRADLEY MIDDLE SCHOOL
VERIZON SITE NAME: FRANCIS BRADLEY
13380 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078
MECKLENBURG COUNTY
NORTH CAROLINA

BERKLEY GROUP LLC

SPECIAL USE PERMIT FOR A CELL TOWER
EPM # 377075

DATE	REVISION
04/11/16	ISSUED FOR OWNER'S REVIEW
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PROJECT NUMBER:
14049.013

SHEET CONTENTS:
SPECIAL INSPECTIONS

(SHEET 2 OF 2)

SHEET NUMBER:
SP2

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<input type="checkbox"/>	GROUT placement shall be verified to ensure compliance:	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3	
<input type="checkbox"/>	a. Grouting of pre-stressing bonded tendons	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3	
<input type="checkbox"/>	Preparation of any required grout specimens, mortar specimens and / or prisms shall be observed	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.4 NCBC 1105.2.2, 2105.3	
Level 2 (Table 1704.5.3)					
<input type="checkbox"/>	Compliance with required inspection provisions of the construction documents and the approved submittals	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.1	
<input type="checkbox"/>	Verification of f_{cu} and f_{ms} prior to construction and for every 5,000 square feet during construction	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.4B	
<input type="checkbox"/>	Verification of proportions of materials in premix or preblended mortar and grout as delivered to the site	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.3B	
<input type="checkbox"/>	Verification of slump flow and VSI as delivered to the site for self-consolidating grout	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.3B.1.b.3	
<input type="checkbox"/>	The following shall be verified to ensure compliance:				
	a. Proportions of pre-prepared mortar, grout and pre-stressing grout for bonded tendons	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 2.4A	
	b. Placement of masonry units and construction of mortar joints	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3B	
	c. Placement of reinforcement, connectors and pre-stressing tendons and anchorages	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.4, 3.4A TMS 402/ACI 530/ASCE 5 Sec 1.75	
	d. Grout space prior to grout	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3D	
	e. Placement of grout	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3	
	f. Placement of pre-stressing grout	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3C	
	g. Size and location of structural elements	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.3F	
	h. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction	<input type="checkbox"/>	<input type="checkbox"/>	TMS 402/ACI 530/ASCE 5 Sec 1.2.2(e), 1.16.1	

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<input type="checkbox"/>	3. Shear reinforcement	<input type="checkbox"/>	<input type="checkbox"/>	AWS D1.4, ACI 311 Sec 3.5.2	
<input type="checkbox"/>	4. Other reinforcing steel	<input type="checkbox"/>	<input type="checkbox"/>	AWS D1.4, ACI 311 Sec 3.5.2	
<input type="checkbox"/>	Inspection of steel frame joint details for compliance:				
	a. Details such as bracing and stiffening	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.3.2	
	b. Member locations	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.3.2	
	c. Application of joint details at each connection	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.3.2	

IT-14 SPRAYED FIRE-RESISTANT MATERIALS

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Spray applied fire-resistant materials	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.12	

IT-15 EXTERIOR INSULATION & FINISH SYSTEM (EIFS)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	EIFS	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.14	

IT-16 SEISMIC RESISTANCE

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	A quality assurance plan with seismic requirements shall be provided in accordance with section 1704	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704	

IT-17 SMOKE CONTROL

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Inspection of smoke control system	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.16	

IT-18 WOOD

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Inspection of fabricators to be in accordance with the requirements set forth in NCBC Section 1704.2	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.2	
<input type="checkbox"/>	Temp & permanent bracing on metal	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :704.6	

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<input type="checkbox"/>	i. Specified size, grade and type of reinforcement, anchor bolts, pre-stressing tendons and anchorages	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 2.4, 3.4 TMS 402/ACI 530/ASCE 5 Sec 1.75	
<input type="checkbox"/>	j. Welding of reinforcing bars	<input type="checkbox"/>	<input type="checkbox"/>	TMS 402/ACI 530/ASCE 5 Sec 2.1.9.7.2, 3.3.4(b)	
<input type="checkbox"/>	k. Preparation, construction and protection of masonry during cold weather (temperature below 40° F) or hot weather (temp above 90° F)	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.1C, 1.8D NCBC Sec 2104.3, 2104.4	
<input type="checkbox"/>	l. Application and measurement of pre-stressing force	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 3.4B	
<input type="checkbox"/>	Preparation of any required grout specimens and / or prisms shall be observed	<input type="checkbox"/>	<input type="checkbox"/>	TMS 602/ACI 530.1/ASCE 6 Art. 1.4 NCBC Sec 2105.2.2, 2105.3	

IT-12 WELDING

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Welding inspections shall be in compliance with AWS D1.1. The base for welding qualifications shall be AWS D1.1	<input type="checkbox"/>	<input type="checkbox"/>	AWS D1.1-04 NCBC :704.2	

IT-13 HIGH-STRENGTH BOLTING & STEEL FRAME INSPECTIONS (Refer to 1704.3)

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input checked="" type="checkbox"/>	Material verification of high-strength bolts, nuts and washers must be inspected for:				
	a. Identification markings to conform to ASTM standards specified in the approved construction documents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AISC 360, Section A3.3 & applicable ASTM material standards	
	b. Manufacturer's certificate of compliance required	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Inspection of high-strength bolting:				
	a. Snug-tight joints	<input type="checkbox"/>	<input type="checkbox"/>	AISC 360, Section M2.5 NCBC :704.3.3	
	b. Pre-tensioned and slip-critical joints using turn-of-nut with match-marking, twist-off bolt or direct tension indicator methods of installation	<input type="checkbox"/>	<input type="checkbox"/>	AISC 360, Section M2.5 NCBC :704.3.3	
	c. Pre-tensioned and slip-critical joint using turn-of-nut without match-marking or calibrated	<input type="checkbox"/>	<input type="checkbox"/>	AISC 360, Section M2.5 NCBC :704.3.3	

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	plate-connected trusses spanning 360"				
Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Racking	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :707.5	
<input type="checkbox"/>	Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	NCBC :807.2	
<input type="checkbox"/>	Special Events (as decided / required by Code Enforcement)	<input type="checkbox"/>	<input type="checkbox"/>	Per Mecklenburg County Policy	
<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		

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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.

10612-D Providence Road, PMB 742
Charlotte, NC 28277

Tel 704-892-0688
Fax 704-892-0698

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:

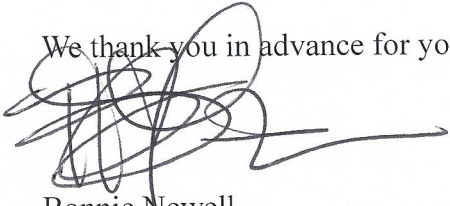
Over the past two decades, wireless service has become ubiquitous in the United States. Mobile telecommunications has evolved into a daily necessity and an essential public service for the vast majority of the citizens of Huntersville, North Carolina and the United States. Citizens are demanding and 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.

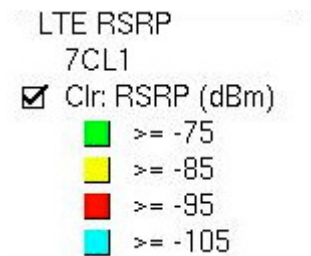
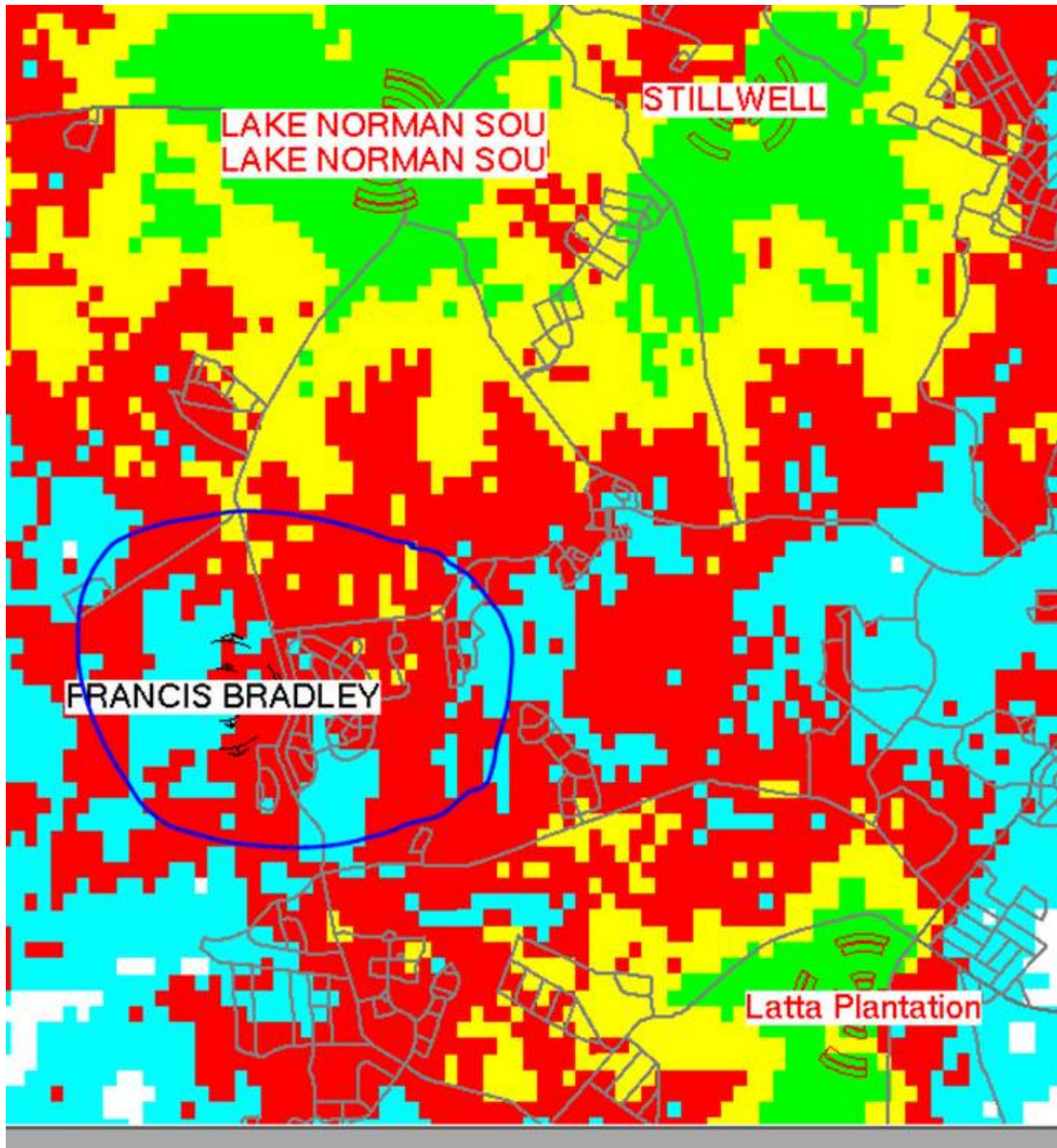
Bonnie Newell
Berkley Group LLC
704-907-7104

10612-D Providence Road, PMB 742
Charlotte, NC 28277

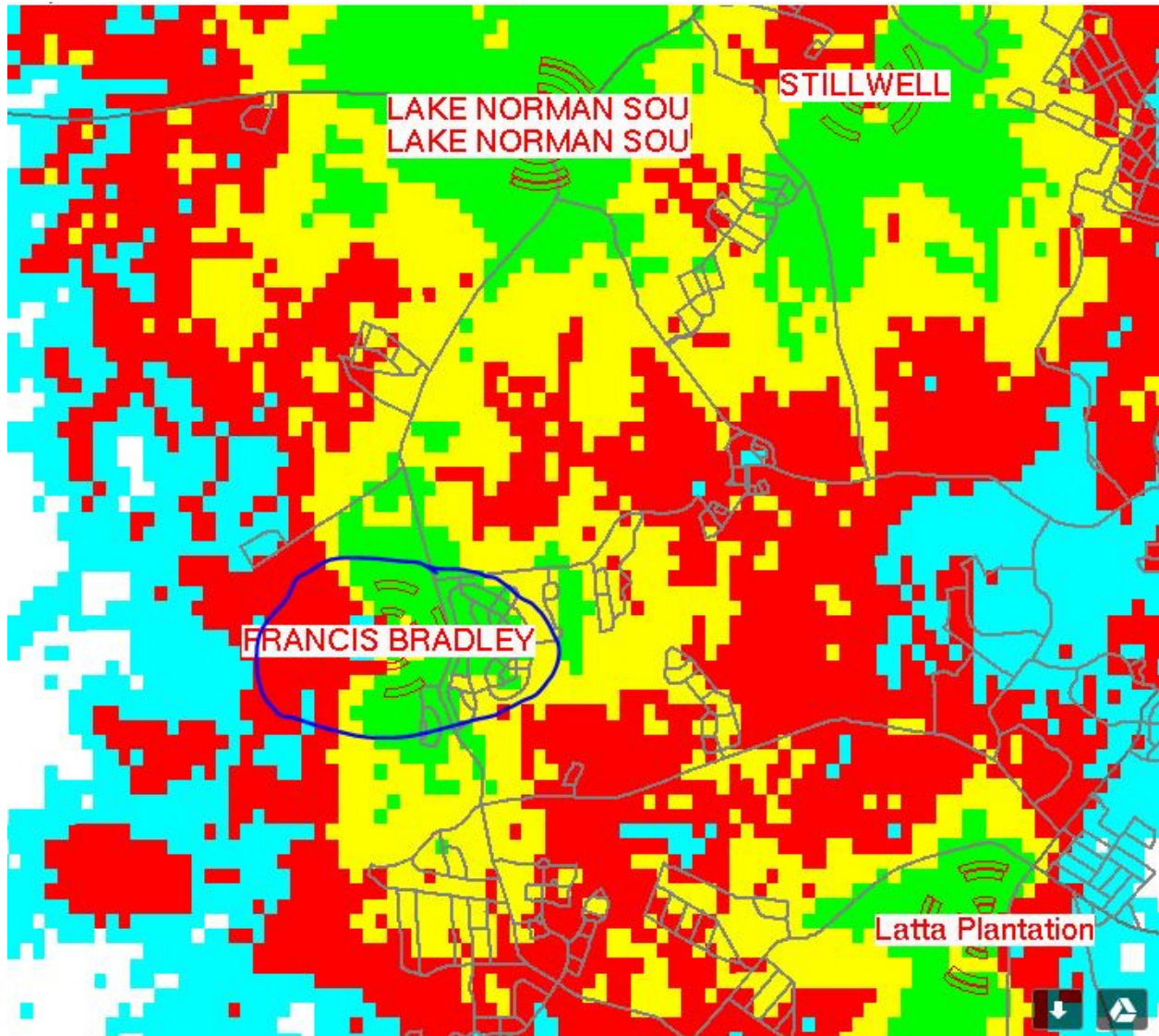
Tel 704-892-0688
Fax 704-892-0698

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

Mr. Bradley D. Priest
Senior Planner
Town of Huntersville
105 Gilead road - third Floor
Huntersville, NC. 28070

August 29, 2107

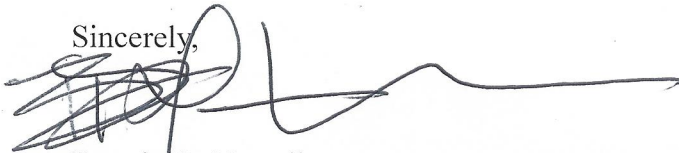
Re: Requested deferment of SPU 17-02

Dear Mr. Priest:

For the above SUP case, I am requesting that this item be deferred until the September 18, 2017 Town Board Meeting. I will be out of the country and feel that I am the best representative to speak and answer any questions that may arise.

If you have any questions, please contact me at 704-907-7104. I appreciate your consideration and the Board's consideration on this matter.

Sincerely,

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

Bonnie D. Newell
Berkley Group LLC



General Application

Incomplete submissions will not be accepted. Please check all items carefully.

1. Application Type

Please indicate the type of application you are submitting. If you are applying for two (2) actions, provide a separate application for each action. **In addition to the application, the submission process for each application type can be found at**

<http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>

- ☐ CHANGE OF USE
- ☐ COMMERCIAL SITE PLAN
- ☐ CONDITIONAL REZONING
- ☐ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☐ REVISION to _____
- ☒ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

- ☐ SKETCH PLAN
- ☐ PRELIMINARY PLAN
- ☐ FINAL PLAT (includes minor and exempt plats)
- ☐ FINAL PLAT REVISION
- ☐ FARMHOUSE CLUSTER

2. Project Data

Date of Application 6-1-17

Name of Project Berkley Group Bradley Middle School Telecommunication Site Phase # (if subdivision) _____

Location 13359 Beatties Ford Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01308105

Current Zoning District Residential Proposed District (for rezonings only) _____

Property Size (acres) 61 Street Frontage (feet) Approx. 2100

Current Land Use School

Proposed Land Use(s) Add Telecommunication Tower site

Is the project within Huntersville's corporate limits?

Yes ☒ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Briefly explain the nature of this request. If a separate sheet is necessary, please attach to this application.
Obtain SUP approval for new telecommunications tower on Charlotte Mecklenburg Bradley Middle School property

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at: <http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies.

For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Signatures

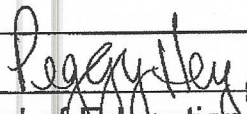
*Applicant's Signature  Printed Name Bonnie Newell

Address of Applicant 10612-D Providence Rd., PMB 742, Charlotte, NC 28277

Email b_newell@bellsouth.net

Property Owner's Signature (if different than applicant)

Printed Name Charlotte-Mecklenburg Board of Education

 ED of Facility Planning and Management

Property Owner's Address 600 E. 4th Street, Fifth Floor, Charlotte, NC 28202

Email _____

* Applicant hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Berkley Group LLC	Bonnie Newell	704 907-7104	b_newell@bellsouth.net
Development Firm	Name of contact	Phone	Email
AC&S Engineering, Inc	Terry Aldrich	864 288-0553	terry.aldrich@acs-es.com
Design Firm	Name of contact	Phone	Email

If Applying for a General Rezoning:

Please provide the name and Address of owner(s) of fee simple title of each parcel that is included in this rezoning petition. If additional space is needed for signatures, attach an addendum to this application.

If Applying for a Conditional Rezoning:

Every owner of each parcel included in this rezoning petition, or the owner (s) duly authorized agent, must sign this petition. If signed by an agent, this petition **MUST** be accompanied by a statement signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in filing this petition. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an **INVALID PETITION**. **If additional space is needed for signatures, attach an addendum to this application.**

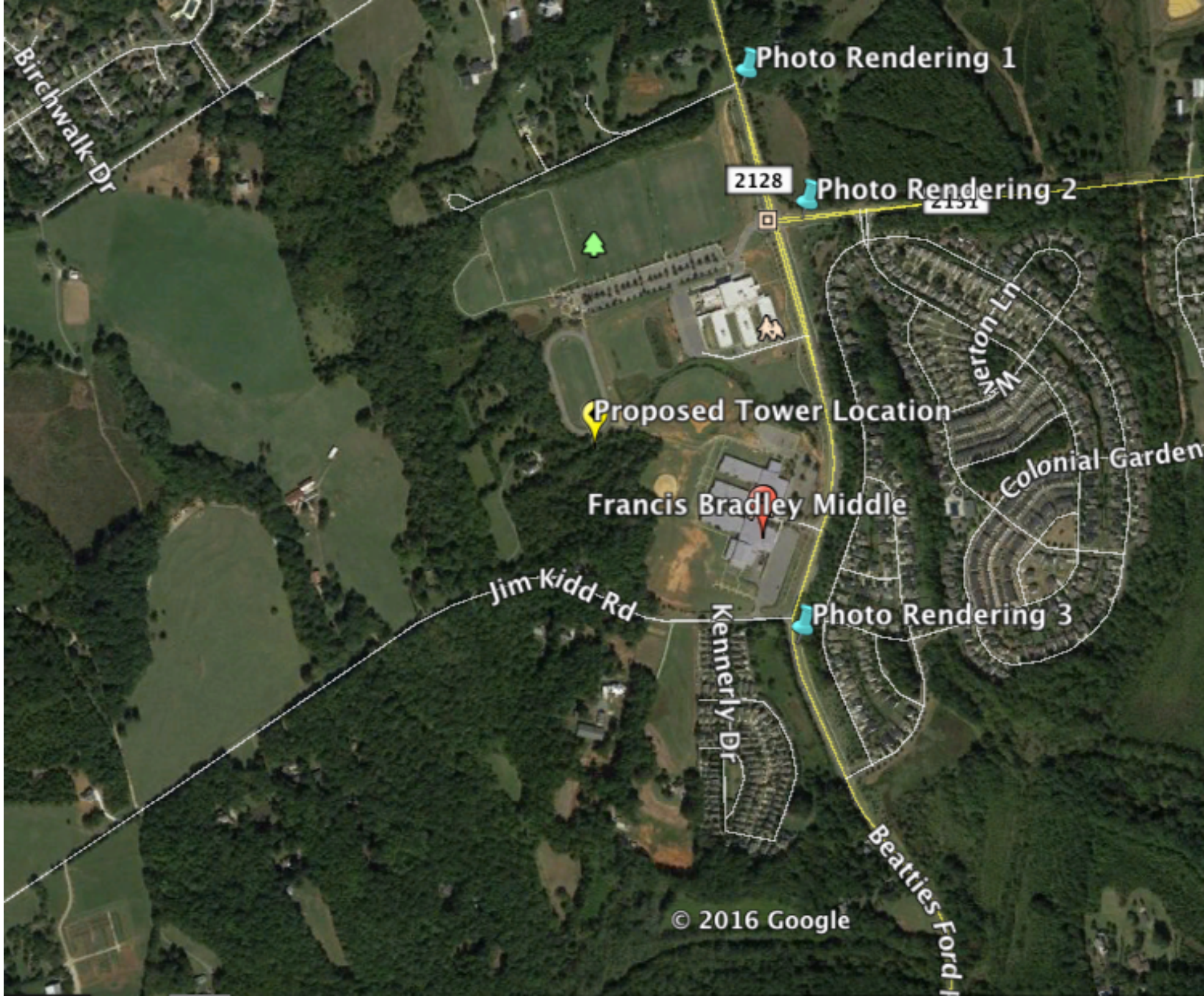
Signature, name, firm, address, phone number and email of Duly Authorized Agent by owner needed below:

If Applying for a Subdivision:

By signature below, I hereby acknowledge my understanding that the Major Subdivision Sketch Plan Process is a quasi-judicial procedure and contact with the Board of Commissioners shall **only** occur under sworn testimony at the public hearing.

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	http://www.huntersville.org/Departments/Planning.aspx



Proposed Stealth Communication Tower - 1988' from here
41' higher elevation

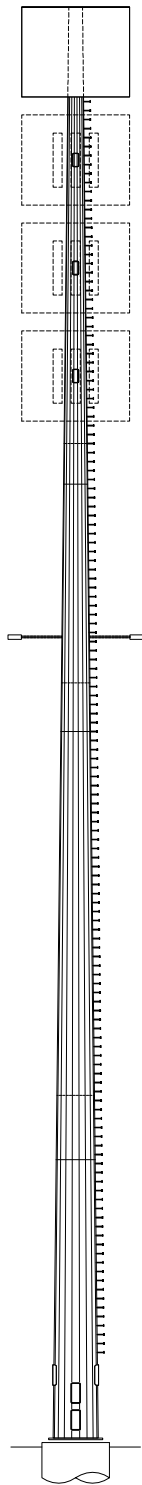


Proposed Stealth Communication Tower - 1615' from here
37' higher elevation here



Proposed Stealth Communication Tower - 1629' from here
12' lower elevation





25

YEARS

STEALTH

GO UNNOTICED™

3034-A ASHLEY PHOSPHATE RD.

NORTH CHARLESTON, SC 29418

P: (800)-755-0689 / F: (843)-207-0207

WWW.STEALTHCONCEALMENT.COM

PROJECT MANAGER: DANIEL ROBERTS ; (843)-574-9675

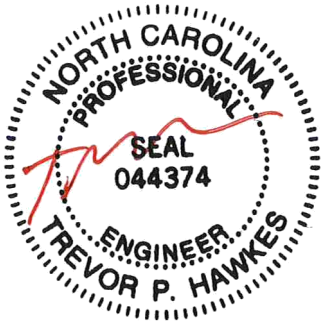
FINAL ENGINEERING

BERKLEY GROUP, LLC.
BRADLEY MIDDLE SCHOOL
13345 BEATTIES FORD ROAD
HUNTERSVILLE, NC 28078

STEALTH JOB #: BG16-00460W-05R3


DRAWING INDEX

T1	TITLE SHEET
N1-N2	NOTES & SPECIFICATIONS
S1	ELEVATIONS
S2	PLAN VIEWS
S3-S4	DETAILS
S5	FOUNDATION
S6	DETAILS

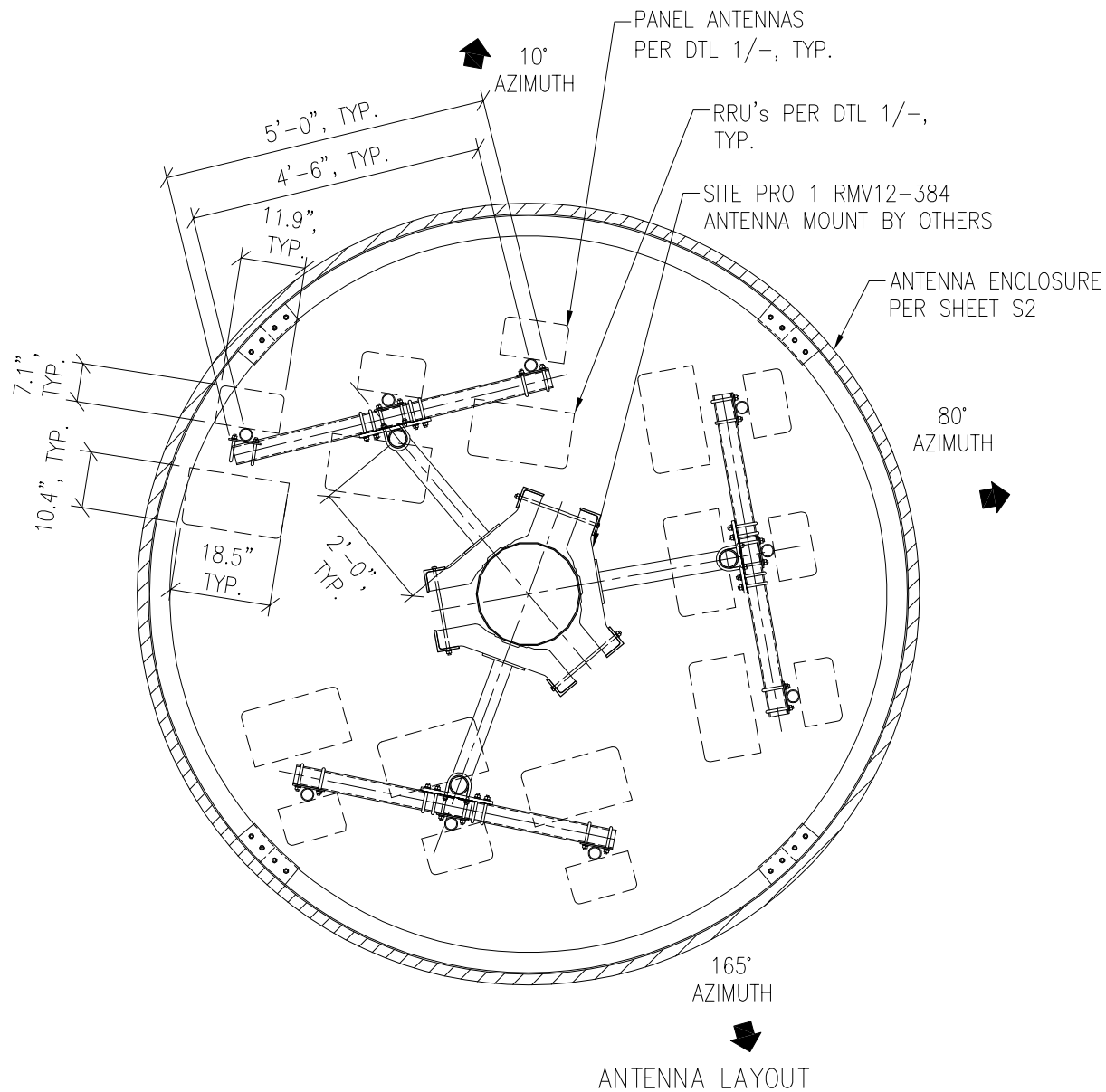


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<div>GENERAL</div> <div><div><div><div><div>1.</div><div>THE TYPICAL NOTES SHALL APPLY FOR ALL CASES UNLESS OTHERWISE SPECIFICALLY DETAILED WITHIN THE DRAWINGS. SOME NOTES MAY NOT BE APPLICABLE IN PART OR IN WHOLE FOR EVERY PROJECT.</div></div><div><div><div>2.</div><div>ANY ITEMS REFERENCED AS BEING ON "HOLD" ARE TO BE INCLUDED IN THE WORK AS SHOWN. HOWEVER, CONSTRUCTION OR FABRICATION IS NOT TO BEGIN UNTIL THE "HOLD" REFERENCE IS REMOVED.</div></div><div><div><div>3.</div><div>DIMENSIONS CONTAINED WITHIN MUST BE FIELD VERIFIED AND CUSTOMER APPROVED PRIOR TO FABRICATION OF MATERIALS.</div></div><div><div><div>4.</div><div>THE MODIFICATIONS DEPICTED IN THESE DRAWINGS ARE INTENDED TO PROVIDE STRUCTURAL SUPPORT FOR THE ADDITION OF THE ANTENNA SCREENING SYSTEMS OUTLINED WITHIN. THE EXISTING STRUCTURE OR BUILDING SHALL BE ANALYZED AND RETROFITTED AS REQUIRED, BY OTHERS, TO WITHSTAND THE LOADS IMPOSED BY THE NEW STEALTH® ENCLOSURE SHOWN ON THE DRAWINGS.</div></div><div><div><div>5.</div><div>ANTENNA CONCEALMENT PRODUCTS SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. STEALTH® IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.</div></div><div><div><div>6.</div><div>THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FIELD PROBLEMS.</div></div><div><div><div>7.</div><div>PROTECTION OF EXISTING STRUCTURES DURING THE COURSE OF THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</div></div><div><div><div>8.</div><div>THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS DESIGNED TO BE ATTAINED IN ITS COMPLETED STATE. WHILE UNDER CONSTRUCTION ANY TEMPORARY BRACING OR SHORING WHICH MAY BE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</div></div><div><div><div>9.</div><div>THE PLANS AND DETAILS WITHIN DO NOT INCLUDE DETAILS OR DESIGN FOR DRAINAGE FROM OR WATERPROOFING OF EXTERIOR OR INTERIOR SURFACES OF THE EXISTING BUILDING OR STRUCTURE. THESE DETAILS MUST BE COMPLETED BY OTHERS.</div></div></div></div></div><div>MATERIAL NOTES:</div><div><div><div><div>1.</div><div>18-SIDED MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.</div></div><div><div><div>2.</div><div>BASE PLATE STEEL SHALL CONFORM w/ ASTM A572, GR. 50, U.N.O.</div></div><div><div><div>3.</div><div>REINFORCED ACCESS PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.</div></div><div><div><div>4.</div><div>ALL STEEL TUBES (SQUARE & RECTANGULAR) SHALL CONFORM w/ ASTM A500 GR. C (50 ksi), U.N.O.</div></div><div><div><div>5.</div><div>ALL OTHER STRUCTURAL STEEL SHAPES & PLATES SHALL CONFORM TO ASTM A36, U.N.O.</div></div><div><div><div>6.</div><div>ALL BOLTS FOR THE STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.</div></div><div><div><div>7.</div><div>ALL WELDING SHALL BE PEFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1. ALL WELDING SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING OFFICIAL. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES.</div></div><div><div><div>8.</div><div>ALL STEEL SURFACES SHALL BE THOROUGHLY COATED WITH A ZINC-RICH PRIMER OR EQUIVALENT.</div></div><div><div><div>9.</div><div>ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC</div></div></div></div></div><div>DISCLAIMERS:</div><div><div><div><div>1.</div><div>ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>	<div>STEALTHSKIN PANELS</div> <div><div><div><div>1.</div><div>FASTENER HOLES IN STEALTHSKIN FOAM COMPOSITE PANELS ARE NOT FACTORY DRILLED AND MUST BE DRILLED IN THE FIELD.</div></div><div><div><div>2.</div><div>PANEL FASTENERS TO BE SPACED 12" O.C. MAX. AND LOCATED 6" MAX. HORIZONTALLY FROM EACH EDGE AT TOP AND BOTTOM OF PANEL. MAINTAIN 1 ½" MIN. EDGE DISTANCE FROM ALL EDGES. 4' WIDE PANELS REQUIRE (4) FASTENERS TOP AND BOTTOM. 5' WIDE PANELS REQUIRE (5) FASTENERS TOP AND BOTTOM.</div></div><div><div><div>3.</div><div>WHEN FASTENER BOLT HEAD OR NUT BEARS DIRECTLY ON SURFACE OF STEALTHSKIN PANEL, TIGHTEN PANEL BOLTS ONLY ½ TURN PAST SNUG. APPLY THREAD LOCK COMPOUND TO THE THREADS OF METAL BOLTS. USE THIN BEAD OF EPOXY TO LOCK THE NUTS OF FRP BOLTS AND STEALTH® STAINLESS STEEL PANEL BOLTS. USE WASHER OR FLANGED HEAD BOLT, OR FASTENER WITH LARGE BEARING SURFACE.</div></div><div><div><div>4.</div><div>PANELS WILL EXPAND AND CONTRACT DUE TO TEMPERATURE. WHEN INSTALLING PANELS IN COLD TEMPERATURES, EVENLY SPACE PANELS ALONG LENGTH OF SCREEN WALL WITH EQUAL GAPS BETWEEN PANELS TO ALLOW FOR EXPANSION DURING WARM TEMPERATURES.</div></div><div><div><div>5.</div><div>ADJACENT FLAT PANELS ARE JOINED BY A VERTICAL FOAM SPLINE THAT IS INSERTED INTO GROOVES CUT INTO THE SIDE OF EACH PANEL. DO NOT LIFT PANELS BY GROOVES. PANELS MUST BE LIFTED WITH FORCE DIRECTED ONTO PANEL SURFACE.</div></div><div><div><div>6.</div><div>ADJACENT RADIUS PANELS ARE JOINED BY A VERTICAL H-CHANNEL. INSERT PANELS INTO EACH SIDE OF H-CHANNEL.</div></div><div><div><div>7.</div><div>RADIUS PANELS MUST BE EVENLY SPACED ALONG RADIUS SUPPORT. CONTRACTOR TO MEASURE LENGTH OF RADIUS SUPPORT AND DIVIDE BY THE NUMBER OF RADIUS PANELS TO DETERMINE PROPER SPACING. H-CHANNEL CONNECTORS ARE USED TO COVER THE GAP BETWEEN PANELS AND TO ALLOW FOR PANEL EXPANSION AND CONTRACTION.</div></div><div><div><div>8.</div><div>SURFACES OF PANELS SHALL BE COATED WITH SUITABLE PAINT FOR UV PROTECTION. TOP EDGE OF PANEL MUST BE COVERED TO PREVENT WATER TRAVEL BETWEEN PANELS. USE SHERWIN WILLIAMS "COROTHANE II" OR PRE APPROVED EQUIVALENT.</div></div><div><div><div>9.</div><div>EXPOSED TOP AND SIDE FOAM EDGES OF PANELS MUST BE COVERED OR COATED FOR UV PROTECTION. STEALTH® WILL PROVIDE PANEL EDGE CAPS TO BE FIELD APPLIED FOR THIS PURPOSE FOR MOST APPLICATIONS. PANEL EDGE CAPS TO BE SECURED WITH TEK SCREW INSTALLED @ 12" MAXIMUM SPACING ON THE INSIDE FACE OF THE PANEL.</div></div></div></div></div><div>DESIGN NOTES:</div><div><div><div><div><div>STRUCTURAL DESIGN IS BASED ON THE 2012 NORTH CAROLINA BUILDING CODE (2009 IBC) & THE ASCE 7-05 STANDARD.</div></div></div></div><div>DESIGN LOADS:</div><div><div><div><div>WIND:</div><div>BASIC WIND SPEED: 90 MPH (3-SEC GUST) PER TIA-222-G STANDARD</div><div>IMPORTANCE FACTOR: 1.00</div><div>STRUCTURE CLASS / OCCUPANCY CATEGORY: II</div><div>EXPOSURE: C</div><div>TOPOGRAPHIC CATEGORY: 1</div><div>CREST HEIGHT: 0 FT</div></div></div><div>ICE: 0.75" RADIAL ICE THICKNESS @ 30 MPH (3-SEC GUST)</div><div>ESTIMATED WEIGHT (INCLUDING ANTENNAS AND EQUIPMENT): 47.8 k (1.0 DEAD)</div><div>REACTIONS:</div><div><div><div><div><div>SHEAR, V = 31.7 k (1.6 WIND)</div><div>AXIAL, P = 86.0 k (1.2 DEAD + 1.0 ICE)</div><div>MOMENT, M = 3,721 k-ft (1.6 WIND)</div></div></div><div>THE REACTIONS V & M LISTED ABOVE SHALL BE CONSIDERED TO ACT IN ANY HORIZONTAL DIRECTION.</div></div><div>DESIGN:</div><div><div><div><div>1.</div><div>ENGINEERING AND DESIGN CALCULATIONS FOR STEALTH® POLE AND TOWER PRODUCTS ARE PREPARED IN ACCORDANCE WITH THE LATEST VERSION OF THE TIA/EIA-222. OTHER STRUCTURES ARE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL OR NATIONAL STANDARDS AND PER CLIENT INPUT.</div></div></div></div></div></div></div></div></div></div></div></div></div></div>	<div>STRUCTURAL STEEL</div> <div><div><div><div>1.</div><div>STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL AND SPECIFICATIONS.</div></div><div><div><div>2.</div><div>STEEL I-SHAPE, ANGLE, CHANNEL, AND MISCELLANEOUS MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.</div></div><div><div><div>3.</div><div>STEEL PLATE MEMBERS SHALL CONFORM TO ASTM A36 (36 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.</div></div><div><div><div>4.</div><div>STEEL PIPE AND ROUND TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (42 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.</div></div><div><div><div>5.</div><div>STEEL RECTANGULAR AND SQUARE TUBE MEMBERS SHALL CONFORM TO ASTM A500 GRADE B (46 KSI MIN. YIELD STRENGTH) STEEL SPECIFICATIONS, U.N.O.</div></div><div><div><div>6.</div><div>STEEL WIDEFLANGE MEMBERS SHALL CONFORM TO ASTM A992 (50 KSI MIN, YIELD STRENGTH) STEEL SPECIFICATIONS U.N.O.</div></div><div><div><div>7.</div><div>BOLTS SHALL BE DOMESTIC, NEW HIGH STRENGTH GALVANIZED BOLTS, BEARING TYPE "X" (THREADS EXCLUDED), U.N.O., AND SHALL CONFORM TO ASTM A325 SPECIFICATIONS, U.N.O.</div></div><div><div><div>8.</div><div>STRUCTURAL BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD.</div></div><div><div><div>9.</div><div>BOLT HOLE EDGE DISTANCES SHALL BE A MINIMUM 1", U.N.O.</div></div><div><div><div>10.</div><div>ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PROCEDURES OF THE AMERICAN WELDING SOCIETY (AWS) BY CERTIFIED WELDERS PER AWS D1.1 FOR STEEL AND AWS D1.2 FOR ALUMINUM. STEEL WELDS SHALL BE BY E70XX, LOW HYDROGEN ELECTRODE.</div></div><div><div><div>11.</div><div>STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 SPECIFICATIONS AFTER FABRICATION OR PAINTED WITH RUST INHIBITIVE PRIMER.</div></div><div><div><div>12.</div><div>STEEL HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM A153, U.N.O.</div></div><div><div><div>13.</div><div>AFTER ANY FIELD HOLE PUNCHING / DRILLING OR CUTTING HAS BEEN COMPLETED, OR FOR ANY DAMAGED STRUCTURAL MEMBER, TOUCH UP ALL BARE MATERIAL AND WELDED AREAS WITH TWO COATS OF GAL-CON OR SIMILAR MATERIAL TO RESTORE THE GALVANIZED PROTECTION ON THE MEMBERS.</div></div><div><div><div>14.</div><div>ALL WELDED STEEL ASSEMBLIES AND INDIVIDUAL STEEL PARTS SHOULD HAVE THE PART NUMBER WELDED ONTO THE PART OR ASSEMBLY. THE PART NUMBERS SHOULD BE LOCATED CONSISTENTLY AND AWAY FROM ANY CONNECTION POINT TO AVOID ANY INTERFERENCE ISSUES WITH THE WELD.</div></div></div></div></div><div>SPECIAL INSPECTIONS & STRUCTURAL OBSERVATION:</div><div><div><div><div>1.</div><div>STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING CODE TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.</div></div><div><div><div>2.</div><div>NO FIELD WELDING SHALL BE PERMITTED.</div></div><div><div><div>3.</div><div>THE FOLLOWING SPECIAL INSPECTIONS (WHERE APPLICABLE) SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.<ul style="list-style-type: none">• PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING• CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS• CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF DRILLED PIER FOUNDATIONS• PERIODIC SPECIAL INSPECTION TO VERIFY ADEQUATE SOIL BELOW GRADE• CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT</div></div><div><div><div>4.</div><div>SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.</div></div><div><div><div>5.</div><div>NO STRUCTURAL OBSERVATION IS REQUIRED.</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>	<div><div><div><div><div><div></div><div>STEALTH® GO UNNOTICED™</div></div><div>3034-A ASHLEY PHOSPHATE RD. NORTH CHARLESTON, SC 29418 P: (800)-755-0689 F: (843)-207-0207 WWW.STEALTHCONCEALMENT.COM</div><div>PROPRIETARY INFORMATION THE INFORMATION CONTAINED WITHIN THIS DRAWING SET IS PROPRIETARY & CONFIDENTIAL BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO STEALTH® CONCEALMENT SOLUTIONS, INC IS STRICTLY PROHIBITED.</div></div><div><div><div><div><div><div></div><div>04/06/17</div></div></div></div><div>DRAWING NOT TO SCALE. UNLESS SPECIFIED OTHERWISE DIMENSIONS SHOWN ARE IN INCHES TOLERANCES DECIMALS X ± 1/16" .XXX ± 0.01" ANGULAR X ± 0.5°</div></div><div><div>NOTES & SPECIFICATIONS</div><div>BERKLEY GROUP, LLC. SITE: BRADLEY MIDDLE SCHOOL 13345 BEATTIES FORD ROAD HUNTERSVILLE, NC</div></div><div><div>JOB #: DRAWN: DESIGNED: REVISED:</div><div>BG16-00460W-05R3 WAM-VSE TAJ-VSE</div><div>N1 4/6/17</div><div>REVISION 0</div></div></div></div></div></div>
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ANTENNA LAYOUT

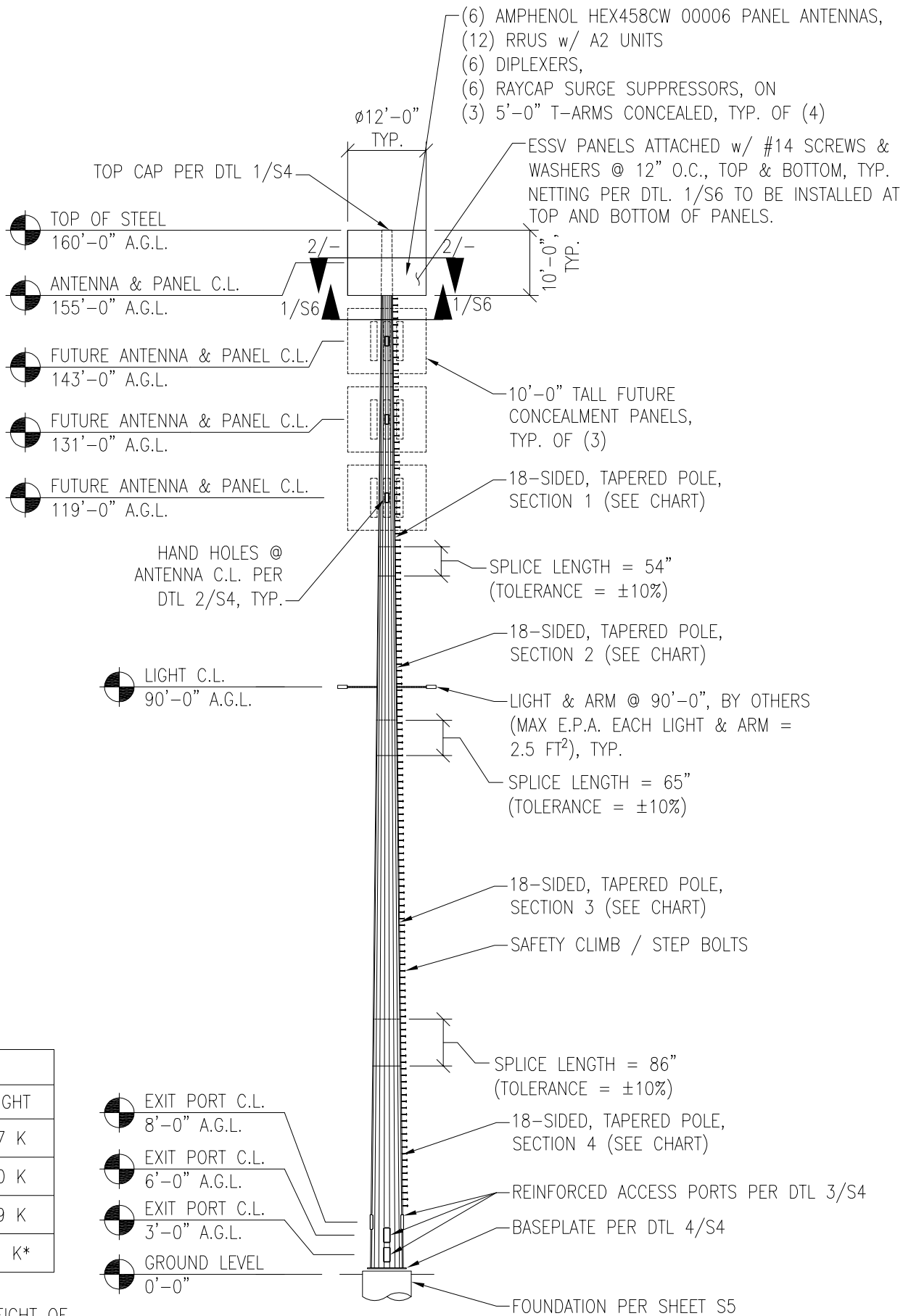
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2

MONOPOLE SECTION CHART					
SECTION	LENGTH	TOP ϕ	BOTTOM ϕ	THICKNESS	WEIGHT
1	53'-0"	18.00"	32.31"	3/16"	2.7 K
2	32'-0"	30.72"	39.36"	1/4"	3.0 K
3	53'-0"	37.40"	51.71"	5/16"	7.9 K
4	38'-1"	49.15"	59.43"	5/16"	8.9 K*

TAPER = 0.27 IN/FT

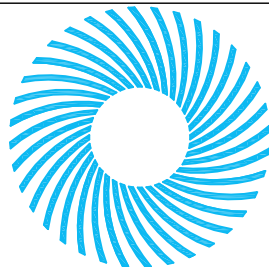
1. INCLUDES BASEPLATE & PORT WEIGHT. EXCLUDES WEIGHT OF GALVANIZING OR OTHER COATINGS AND MISC. ATTACHMENTS.
2. DIAMETERS OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS



ELEVATION VIEW

N.T.S.

1



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OTHERWISE DIMENSIONS SHOWN ARE IN INCHES

TOLERANCES
DECIMALS
X ± 1/16"
.XXX ± 0.01"
ANGULAR
X ± 0.5°

ELEVATION

BERKLEY GROUP, LLC.
SITE: BRADLEY MIDDLE SCHOOL
13345 BEATTIES FORD ROAD
HUNTERSVILLE, NC

JOB #: BG16-00460W-05R3
DRAWN: WAM-VSE
DESIGNED: TAJ-VSE
REVISED:

S1

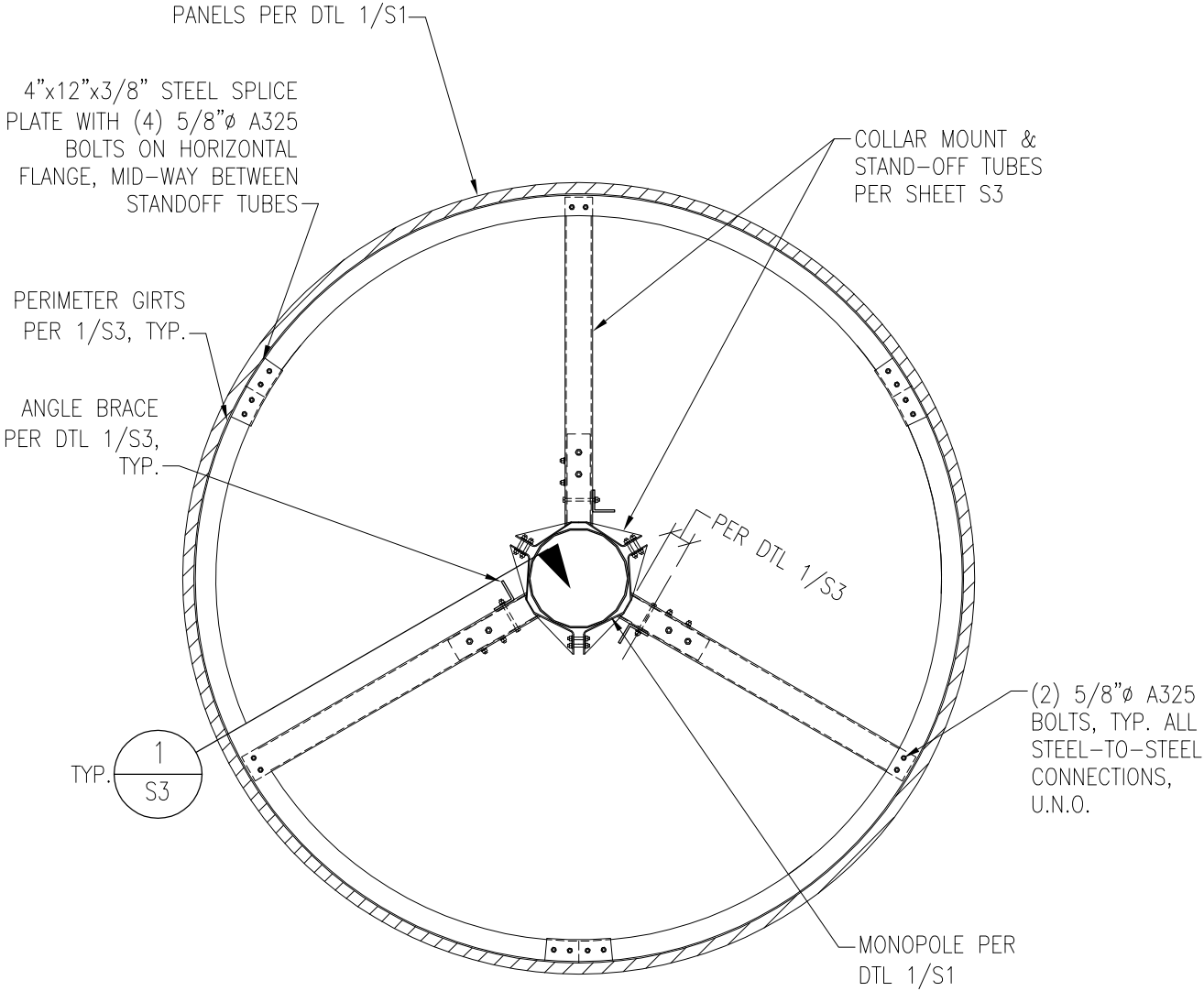
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NOTE: ANTENNAS & MOUNT
NOT SHOWN FOR CLARITY

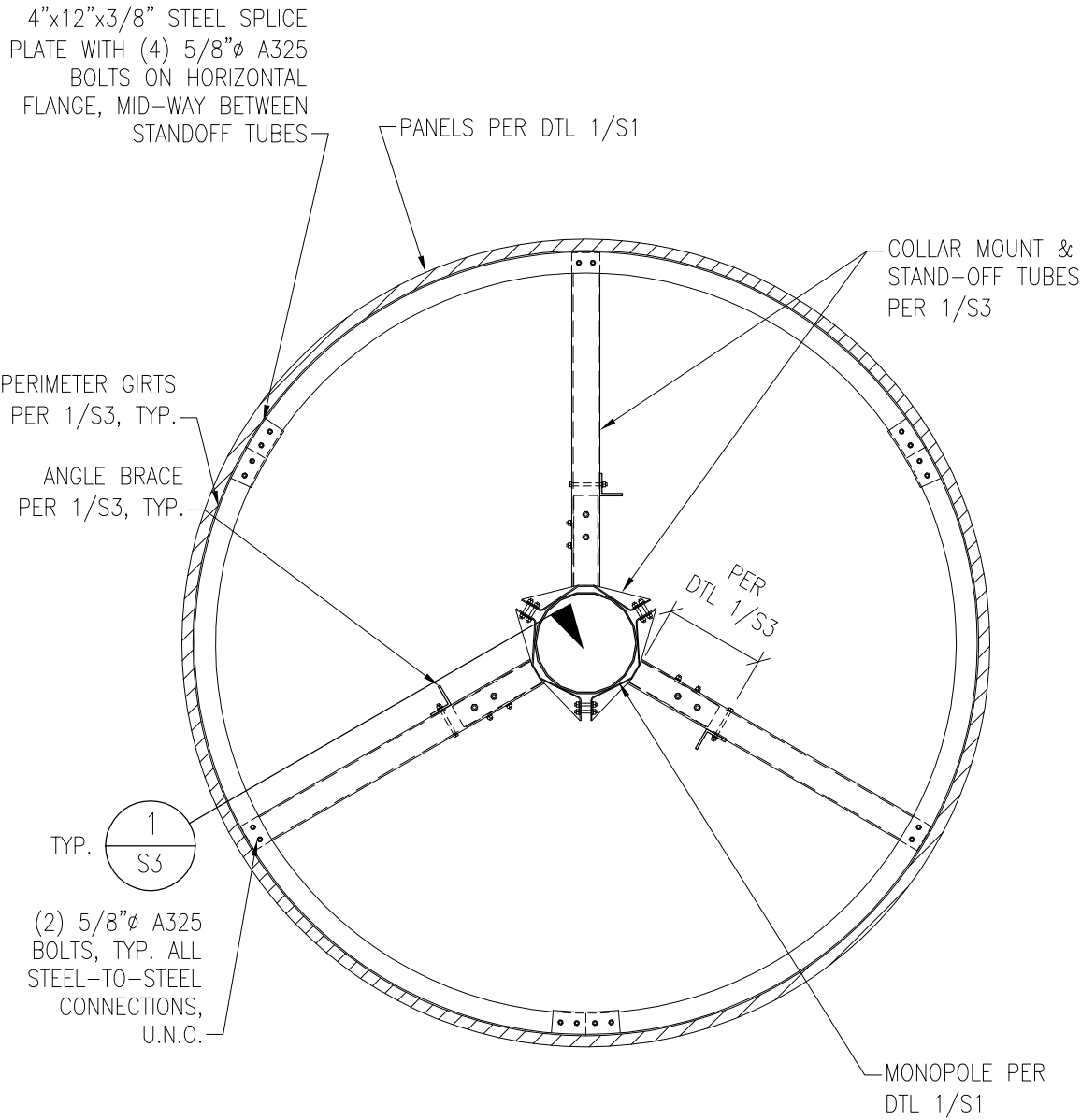


PLATFORM CONCEALMENT TOP PLAN VIEW

N.T.S.

2

NOTE: ANTENNAS & MOUNT
NOT SHOWN FOR CLARITY



PLATFORM CONCEALMENT BOTTOM PLAN VIEW

N.T.S.

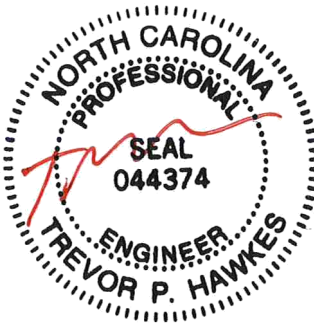
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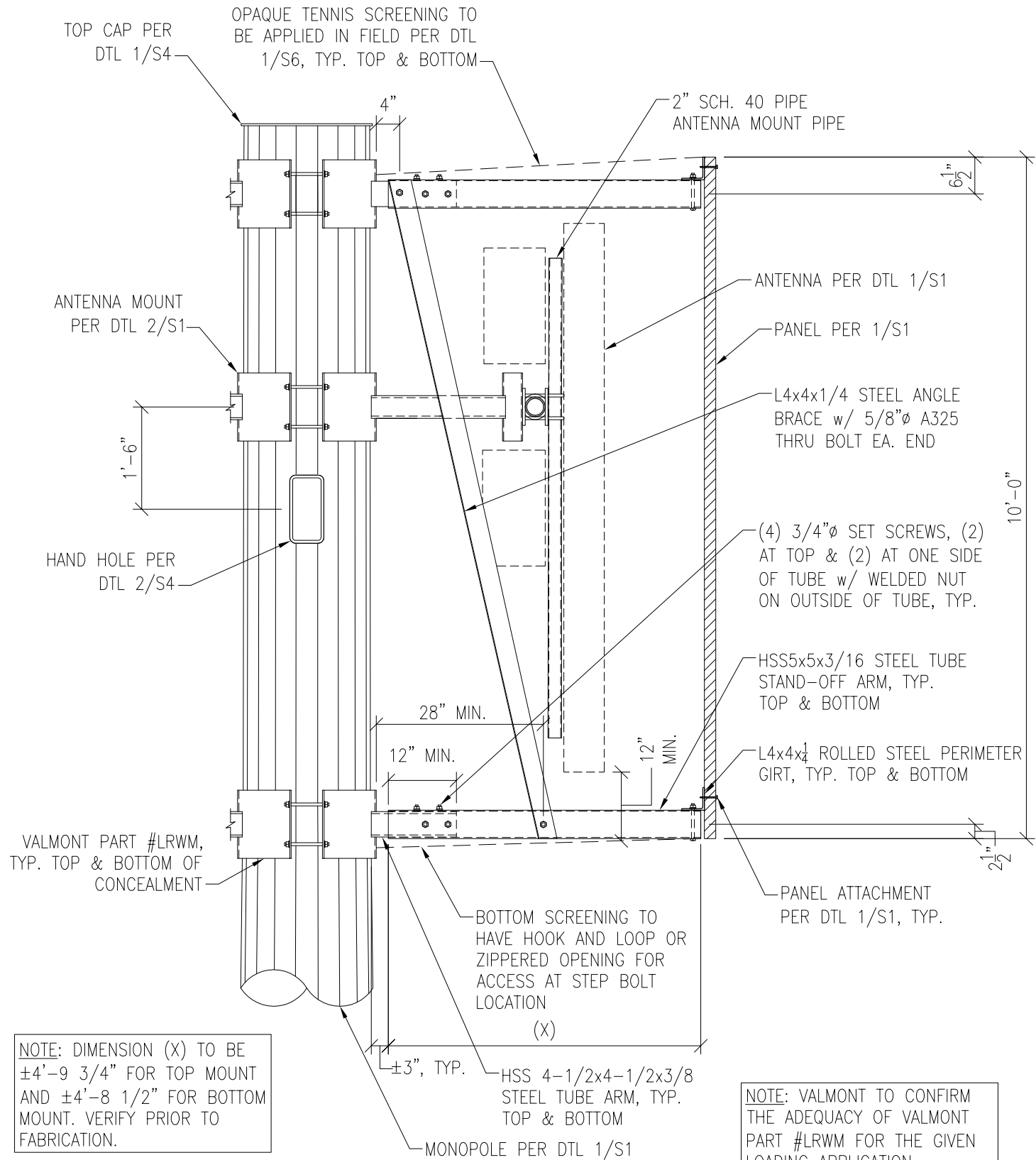
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OTHERWISE DIMENSIONS SHOWN ARE IN INCHES
TOLERANCES
DECIMALS
X ± 1/16"
.XXX ± 0.01"
ANGULAR
X ± 0.5°

PLAN VIEWS

BERKLEY GROUP, LLC.
SITE: BRADLEY MIDDLE SCHOOL
13345 BEATTIES FORD ROAD
HUNTERSVILLE, NC

JOB #:	BG16-00460W-05R3
DRAWN:	WAM-VSE
DESIGNED:	TAJ-VSE
REVISED:	
S2	REVISION
4/6/17	0





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TOLERANCES	
DECIMALS	ANGULAR
X ± 1/16"	X ± 0.5°
.XXX ± 0.01"	

DETAILS

BERKLEY GROUP, LLC.
SITE: BRADLEY MIDDLE SCHOOL
13345 BEATTIES FORD ROAD
HUNTERSVILLE, NC

JOB #: BG16-00460W-05R3
DRAWN: WAM-VSE
DESIGNED: TAJ-VSE
REVISED:

S3

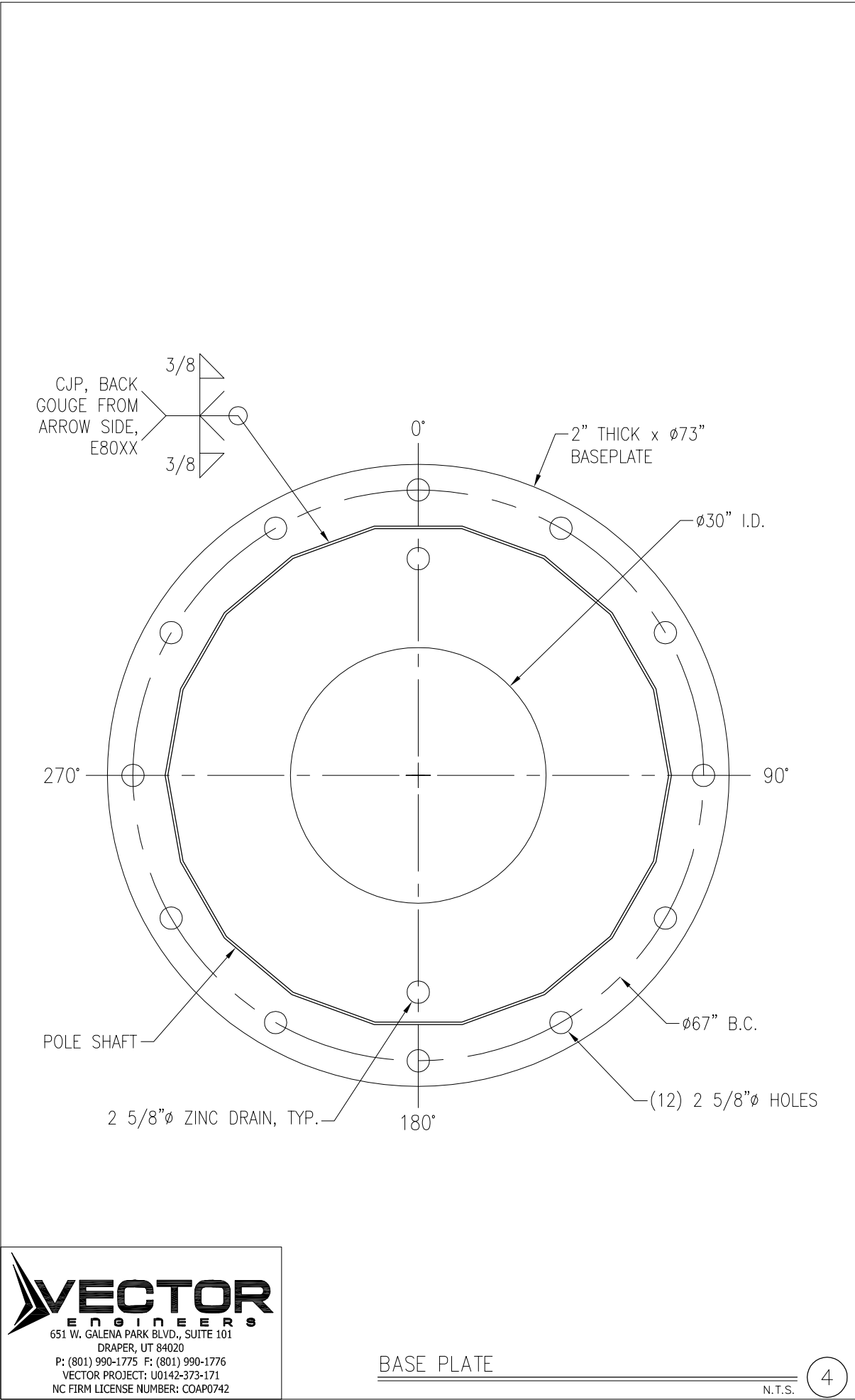
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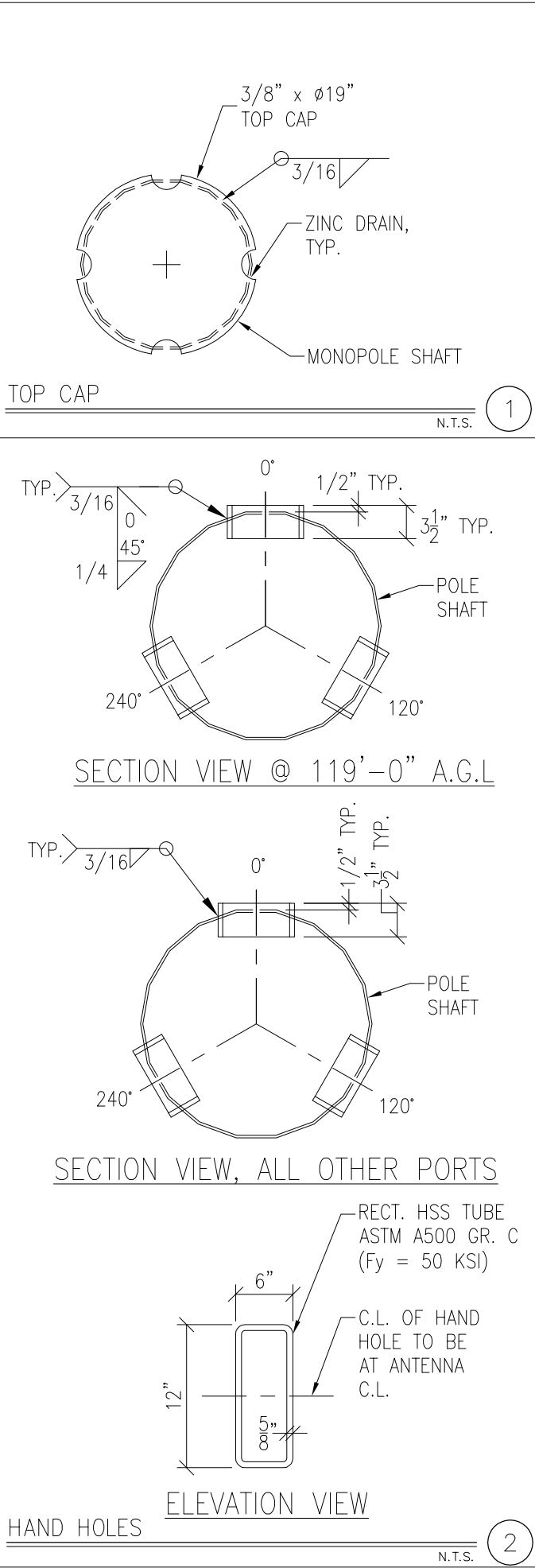
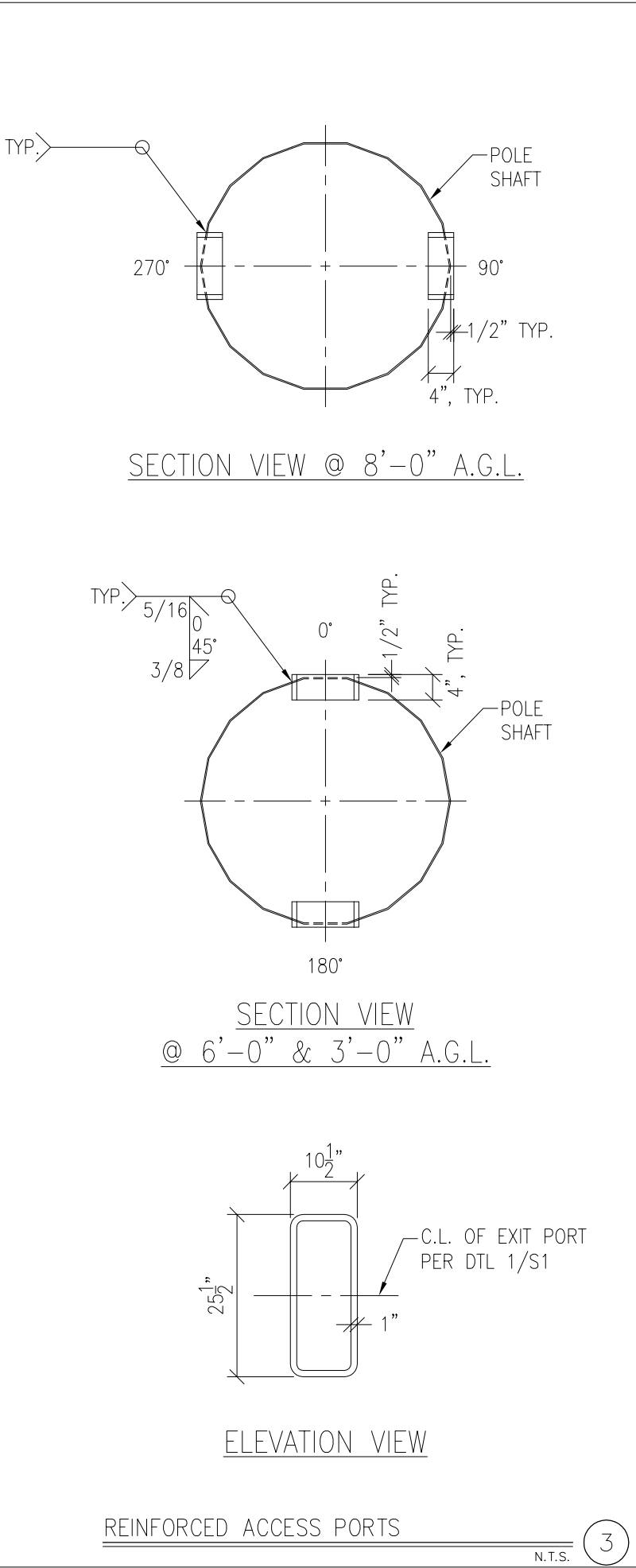
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VECTOR
ENGINEERS

651 W. GALENA PARK BLVD., SUITE 101
DRAPER, UT 84020

P: (801) 990-1775 F: (801) 990-1776
VECTOR PROJECT: U0142-373-171
NC FIRM LICENSE NUMBER: COAP0742






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OTHERWISE DIMENSIONS SHOWN ARE IN INCHES

TOLERANCES	
DECIMALS	ANGULAR
X $\pm 1/16"$	X $\pm 0.5^\circ$
.XXX $\pm 0.01"$	

DETAILS

BERKLEY GROUP, LLC.
SITE: BRADLEY MIDDLE SCHOOL

13345 BEATTIES FORD ROAD
HUNTERSVILLE, NC

JOB #: BG16-00460W-05R3
DRAWN: WAM-VSE
DESIGNED: TAJ-VSE
REVISED:

S4

4/6/17

REVISION
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FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

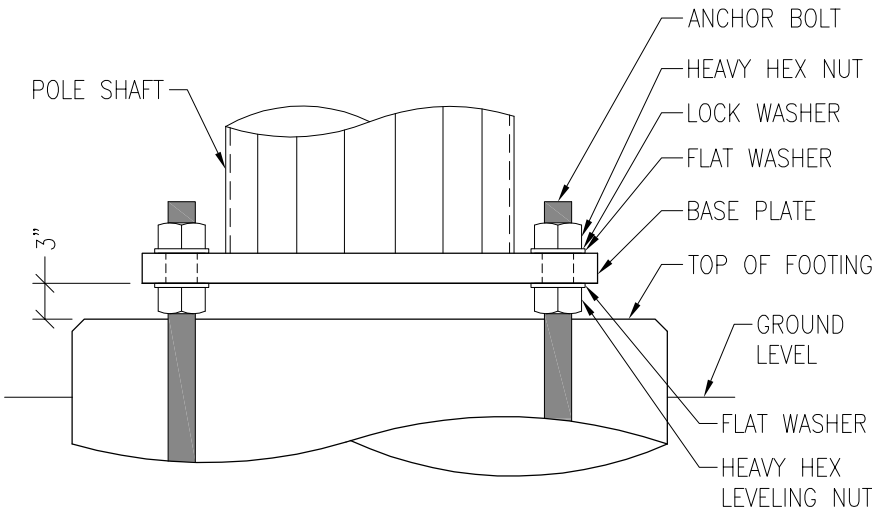
S&ME
REPORT: 1426-16-044
DATE: MARCH 31, 2016

2. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (±1") OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-11. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION.

3. REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.

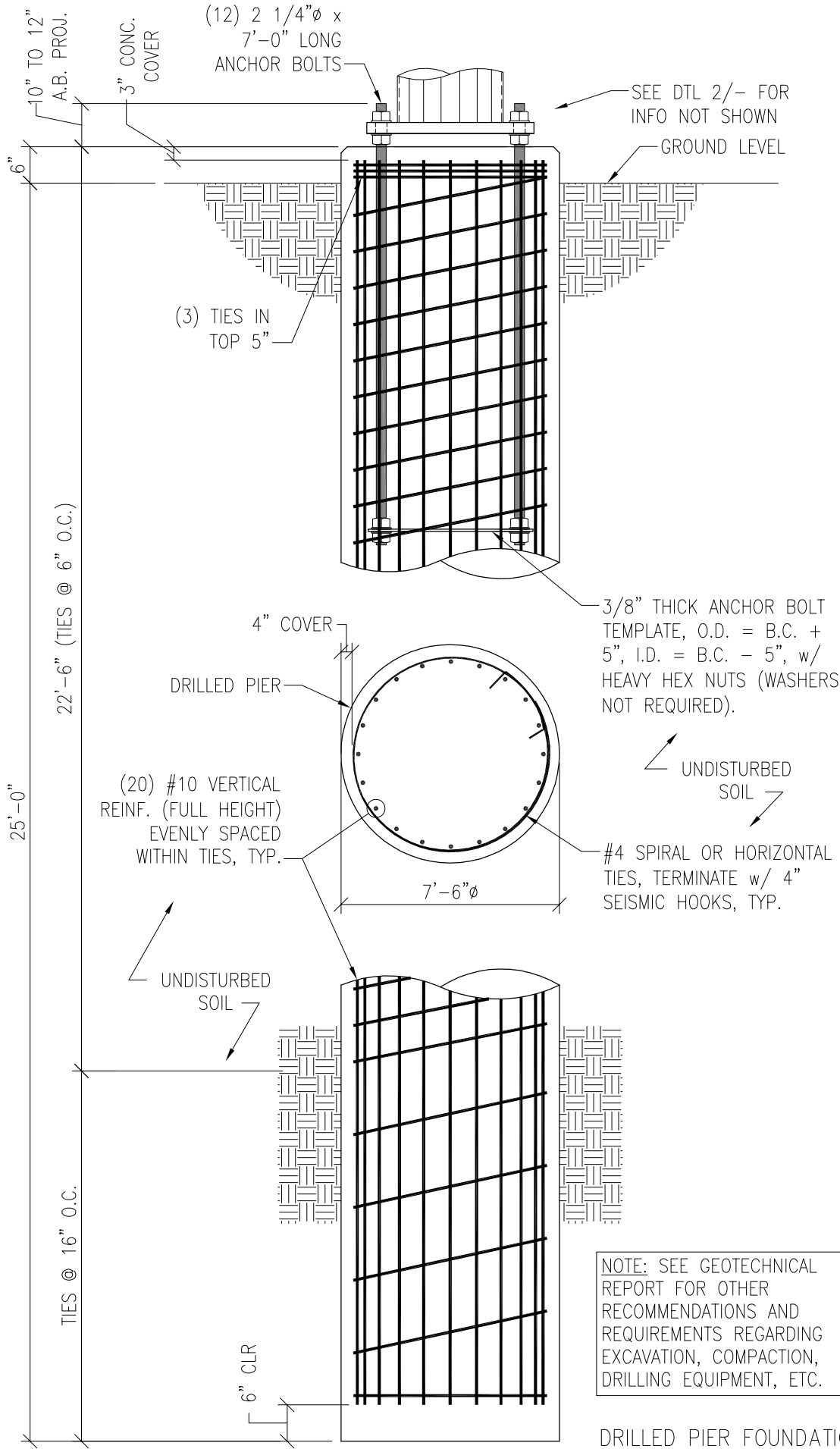
4. INSTALLATION OF DRILLED PIERS MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.

5. ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, GALVANIZED, U.N.O.



N.T.S.

2



DRILLED PIER FOUNDATION

N.T.S.

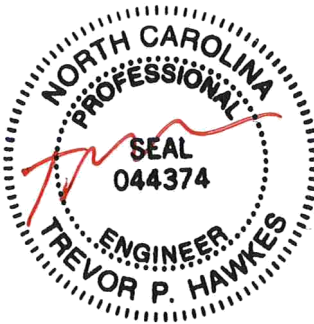
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FOUNDATION

BERKLEY GROUP, LLC.
SITE: BRADLEY MIDDLE SCHOOL
13345 BEATTIES FORD ROAD
HUNTERSVILLE, NC

JOB #: BG16-00460W-05R3
DRAWN: WAM-VSE
DESIGNED: TAJ-VSE
REVISED:

S5

4/6/17

REVISION

0

VECTOR

ENGINEERS

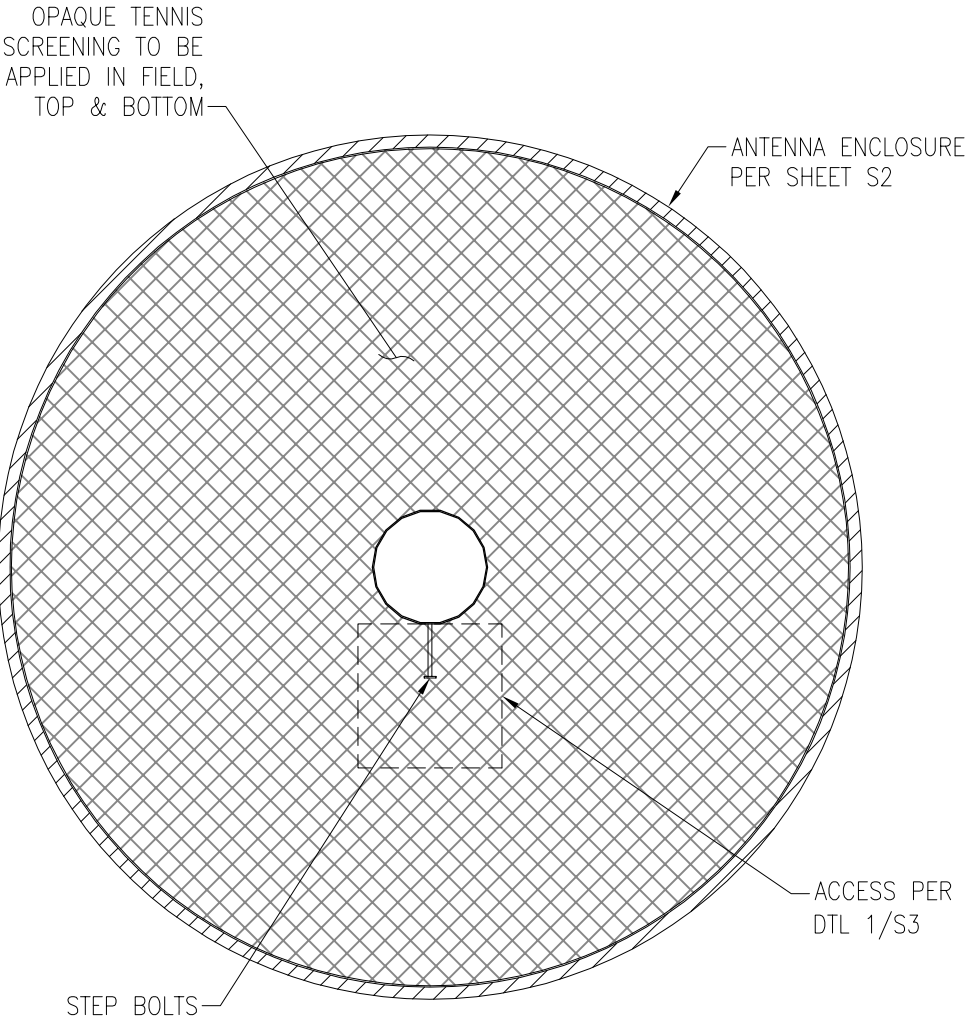
651 W. GALENA PARK BLVD., SUITE 101

DRAPER, UT 84020

P: (801) 990-1775 F: (801) 990-1776

VECTOR PROJECT: U0142-373-171

NC FIRM LICENSE NUMBER: COAP0742



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NORTH CAROLINA

PROFESSIONAL

SEAL

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ENGINEER

TREVOR P. HAWKES

04/06/17

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DECIMALS	ANGULAR
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.XXX ± 0.01"	

DETAILS

BERKLEY GROUP, LLC.

SITE: BRADLEY MIDDLE SCHOOL

13345 BEATTIES FORD ROAD

HUNTERSVILLE, NC

JOB #: BG16-00460W-05R3

DRAWN: WAM-VSE

DESIGNED: TAJ-VSE

REVISED:

S6

4/6/17

REVISION

0

Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Max Buchanan
Subject: NCDOT Municipal Agreement - Main Street Project

To document the responsibilities and programmed funding of both the Town of Huntersville and NCDOT for the Huntersville Main Street Improvement Project (U-5908) , a Municipal Agreement must be considered and approved by Town Board and Board of Transportation respectively.

ACTION RECOMMENDED:

Recommend approval of Huntersville Main Street Project Municipal Agreement between Town of Huntersville and NCDOT (Agreement #7443).

FINANCIAL IMPLICATIONS:

General Obligation Bonds

ATTACHMENTS:

Description	Type
▢ Municipal Agreement	Backup Material

NORTH CAROLINA

**LOCALLY ADMINISTERED PROJECT -
FEDERAL**

MECKLENBURG COUNTY

DATE: 8/14/2017

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

AND

TOWN OF HUNTERSVILLE

TIP #: U-5908

WBS Elements: PE _____

ROW 46453.2.1

CON 46453.3.1

OTHER FUNDING:

FEDERAL-AID NUMBER: STP-0115(009)

CFDA #: 20.205

Total Funds [NCDOT Participation] \$5,000,000

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Huntersville, hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, Fixing America's Surface Transportation (FAST) Act allows for the allocation of Surface Transportation Program funds to be available for certain specified transportation activities; and,

WHEREAS, the Municipality has requested federal funding for the right of way and construction phases of Main Street upgrades, hereinafter referred to as the Project, in Mecklenburg County, North Carolina; and,

WHEREAS, subject to the availability of federal funds, the Municipality has been designated as a recipient to receive funds allocated to the Department by the Federal Highway Administration (FHWA) up to and not to exceed the maximum award amount of \$5,000,000 for the Project; and,

WHEREAS, the Department has agreed to administer the disbursement of said funds on behalf of FHWA to the Municipality for the Project in accordance with the Project scope of work and in accordance with the provisions set out in this Agreement; and,

WHEREAS, the Department has programmed funding in the approved Transportation Improvement Program for the Project; and,

WHEREAS, the governing board of the Municipality has agreed to participate in certain costs and to assume certain responsibilities in the manner and to the extent as hereinafter set out; and,

WHEREAS, the Department and the Municipality previously entered into an agreement on 10/24/2016 that addressed review and oversight responsibilities of the Department and the funding available for those costs; and

WHEREAS, this Agreement will supplement and revise the Review and Oversight Agreement; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly including, but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS) Section 136-66.1, Section 136-71.6, Section 160A-296 and 297, Section 136-18, Section 136-41.3 and Section 20-169, to participate in the planning, construction and/or implementation of the Project approved by the Board of Transportation.

NOW, THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the parties do hereby covenant and agree, each with the other, as follows:

1. GENERAL PROVISIONS

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT

All parties to this Agreement, including contractors, subcontractors, and subsequent workforces, associated with any work under the terms of this Agreement shall provide reports as required by the Federal Funding Accountability and Transparency Act (FFATA) for this Project.

AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all parties by means of a Supplemental Agreement.

LOCAL PUBLIC AGENCY TO PERFORM ALL WORK

The Municipality shall be responsible for administering all work performed and for certifying to the Department that all terms set forth in this Agreement are met and adhered to by the Municipality and/or its contractors and agents. The Department will provide technical oversight to guide the Municipality. The Department must approve any assignment or transfer of the responsibilities of the Municipality set forth in this Agreement to other parties or entities.

PERSON IN RESPONSIBLE CHARGE

The Municipality shall designate a person or persons to be in responsible charge of the Project, in accordance with Title 23 of the Code of Federal Regulations, Part 635.105. The person, or persons, shall be expected to:

- Administer governmental project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;
- Maintain knowledge of day to day project operations and safety issues;
- Make or participate in decisions about changed conditions or scope changes that require change orders or supplemental agreements;
- Visit and review the project in accordance with the project scope and scale;
- Review financial processes, transactions and documentation to reduce the likelihood of fraud, waste, and abuse;
- Direct project staff, agency or consultant, to carry out project administration and contract oversight, including proper documentation; and
- Be aware of the qualifications, assignments and on-the-job performance of the agency and consultant staff at all stages of the project.

The person in responsible charge must be a full-time employee of the Municipality, but the duties may be split among several employees, if necessary.

COMPLIANCE WITH STATE/FEDERAL POLICY

The Municipality, and/or its agent, including all contractors, subcontractors, or sub-recipients shall comply with all applicable Federal and State policies and procedures, stated both in this Agreement and in the Department's guidelines and procedures, including the *Local Programs Management Handbook*.

FAILURE TO COMPLY - CONSEQUENCES

Failure on the part of the Municipality to comply with any of the provisions of this Agreement will be grounds for the Department to terminate participation in the costs of the Project and, if applicable, seek repayment of any reimbursed funds.

2. SCOPE OF PROJECT

The Project consists of right of way acquisition, utility relocation and construction of upgrades to Main Street from Mt Holly-Huntersville Road to Ramah Church Road.

The Department's funding participation in the Project shall be restricted to the following eligible items:

- ROW Acquisition
- Utility Relocation
- Construction

as further set forth in this Agreement.

3. FUNDING

REIMBURSEMENT FOR ELIGIBLE ACTIVITIES

Subject to compliance by the Municipality with the provisions set forth in this Agreement and the availability of federal funds, the Department shall reimburse (50%) of eligible expenses incurred by the Municipality up to a maximum amount of Five Million Dollars (\$5,000,000), as detailed below. The Municipality shall provide the non-federal match, as detailed in the FUNDING TABLE below, and all costs that exceed the total estimated cost.

FUNDING TABLE

Fund Source (Federal)	Federal Funds Amount	Reimbursement Rate	Non-Federal Match \$	Non-Federal Match Rate
STP	\$772,822	50%	\$1,000,000	50%
Demonstration	\$227,178			
<i>Sub-total</i>	\$1,000,000			
Bonus Allocation	\$4,000,000	50%	\$4,000,000	50%
<i>Total</i>	\$5,000,000	Local Match	\$5,000,000	
Total Estimated Cost			\$10,000,000	

WORK PERFORMED BY NCDOT

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, during any phase of the delivery of the Project, may reduce the funding available to the Municipality under this Agreement. Under the Review and Oversight

Agreement, executed 10/24/2016, the Department has set aside \$50,000 (\$40,000 STP and \$10,000 state match) to use towards the costs related to review and oversight of this Project, including, but not limited to review and approval of plans, environmental documents, contract proposals, engineering estimates, construction engineering and inspection oversight, and other items as needed to ensure the Municipality's appropriate compliance with state and federal regulations.

If the Department exceeds the \$50,000 set aside for review and oversight costs, then the Department will utilize available funding from this agreement. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the total available funding.

4. PERIOD OF PERFORMANCE

The Municipality has five (5) years to complete all work outlined in the Agreement from the date of authorization of Federal funds for the initial phase of work. Completion for this Agreement is defined as completion of all construction activities or implementation activities, acceptance of the project, and submission of a final reimbursement package to the Department.

If additional time is needed to complete the Project, then a supplemental agreement must be executed. The Department and/or FHWA reserves the right to revoke the funds awarded if the Municipality is unable to meet milestone dates included herein.

5. PRELIMINARY ENGINEERING AUTHORIZATION

If Preliminary Engineering is an eligible expense, then upon receipt of an executed agreement, the Department will authorize Preliminary Engineering funds and shall notify the Municipality, in writing, once funds have been authorized and can be expended. The Municipality shall not initiate any work, nor solicit for any professional services prior to receipt of written authorization from the Department to proceed. Any work performed, or contracts executed, prior to receipt of written authorization to proceed will be ineligible for reimbursement.

6. PROFESSIONAL AND ENGINEERING SERVICES

The Municipality shall comply with the policies and procedures of this provision if the Municipality is requesting reimbursement for the Preliminary Engineering contract or the Construction Contract Administration / Construction Engineering and Inspection contract.

PROCUREMENT POLICY

When procuring professional services, the Municipality must adhere to Title 2 Code of Federal Regulations Part 200; Title 23 of the Code of Federal Regulations, Part 172; Title 40 United States Code, Chapter 11, Section 1101-1104; NCGS 143-64, Parts 31 and 32; and the Department's *Policies and Procedures for Major Professional or Specialized Services Contracts*. Said policies and standards are incorporated in this Agreement by reference at www.fhwa.dot.gov/legisregs/legislat.html and www.ncleg.net/gascripts/Statutes/Statutes.asp.

- The Municipality shall ensure that a qualified firm is obtained through an equitable selection process, and that prescribed work is properly accomplished in a timely manner and at a just and reasonable cost.
- All Professional Services Firms shall be pre-qualified by the Department in the Work Codes advertised.
- A pre-negotiation audit will be conducted by the Department's External Audit Branch. The Municipality shall not execute a consultant contract until the Department's review has been completed.

SMALL PROFESSIONAL AND ENGINEERING SERVICES FIRMS REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Small Professional Services Firms (SPSF). This policy conforms with the SPSF Guidelines as approved by the North Carolina Board of Transportation.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.
- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

WORK BY ENTITY

If the Design, Planning, Contract Administration and/or Construction Engineering and Inspection required for this project will be undertaken by the Municipality, and the Municipality requests reimbursement, then the Municipality must submit a request and supporting documentation to the Department for review and approval, prior to any work being initiated by the Municipality.

7. PLANNING / ENVIRONMENTAL DOCUMENTATION

The Municipality shall prepare the environmental and/or planning document, including any environmental permits, needed to construct the Project, in accordance with the National Environmental Policy Act (NEPA) and all other appropriate environmental laws and regulations. All work shall be performed in accordance with Departmental procedures and guidelines. Said documentation shall be submitted to the Department for review and approval.

- The Municipality shall be responsible for preparing and filing with all proper agencies the appropriate planning documents, including notices and applications required to apply for those permits necessary for the construction of the desired improvements. Copies of approved permits should be forwarded to the Department.
- The Municipality shall advertise and conduct any required public hearings.
- If any permit issued requires that action be taken to mitigate impacts associated with the improvements, the Municipality shall design and implement a mitigation plan. The Department will determine if any mitigation costs are eligible for reimbursement. The Municipality shall bear all costs associated with penalties for violations and claims due to delays.
- The Municipality shall be responsible for designing an erosion control plan if required by the North Carolina Sedimentation Pollution Control Act of 1973, NCGS 113A, Article 4, incorporated in this Agreement by reference at www.ncleg.net/gascripts/Statutes/Statutes.asp and obtaining those permits required thereby in order to construct the Project. During the construction of the improvements, the Municipality, and its contractors and agents, shall be solely responsible for compliance with the provisions of said Act and the plan adopted in compliance therewith.

8. DESIGN

CONTENT OF PLAN PACKAGE

The Municipality, and/or its agent, shall prepare the Project's plans, specifications, and a professional estimate of costs (PS&E package), in accordance with the Department's guidelines and procedures, and applicable Federal and State standards. All work shall be submitted to the Department for review and approval. The plans shall be completed to show the design, site plans, landscaping, drainage, easements, and utility conflicts.

9. RIGHT OF WAY / UTILITY AUTHORIZATION

If the costs of right of way acquisition or utility relocation are an eligible expense, the Municipality shall submit a letter of request to the Department to authorize and set up right of way and/or utility funding. The acquisition for right of way, construction easements, and/or utility relocation may be undertaken only after the Municipality receives written authorization from the Department to proceed.

10. PROJECT LIMITS AND RIGHT OF WAY (ROW)

The Municipality shall comply with the policies and procedures of this provision regardless of whether the Municipality is requesting reimbursement for the Right of Way phase of the Project.

SPONSOR PROVIDES ROW

The Municipality, at no liability whatsoever to the Department, shall be responsible for providing and/or acquiring any required ROW and/or easements for the Project.

ROW GUIDANCE

The Municipality shall accomplish all ROW activities, including acquisition and relocation, in accordance with the following: Title 23 of the Code of Federal Regulations, Part 710, Subpart B and Title 49 of the Code of Federal Regulations, Part 24, [Uniform Act] incorporated by reference at www.fhwa.dot.gov/legregs/directives/fapgtoc.htm; NCGS, Chapter 133, Article 2, Sections 133-5 through 133-18, Relocation Assistance, incorporated by reference at www.ncleg.net/gascripts/Statutes/Statutes.asp; and the North Carolina Department of Transportation Right of Way Manual.

APPRAISAL

The Municipality shall submit the appraisal to the Department for review and approval in accordance with Departmental policies and procedures.

CLEARANCE OF PROJECT LIMITS / ROW

The Municipality shall remove and dispose of all obstructions and encroachments of any kind or character (including hazardous and contaminated materials) from said ROW, with the exception that the Municipality shall secure an encroachment agreement for any utilities (which shall remain

or are) to be installed within the Department's ROW, or follow other applicable approval process, for utilities within the Municipality's ROW. The Municipality shall indemnify and save harmless the Department, Federal Highway Administration, and the State of North Carolina, from any and all damages and claims for damages that might arise on account of said right of way acquisition, drainage, and construction easements for the construction of said Project. The Municipality shall be solely responsible for any damages caused by the existence of said material now and at any time in the future and will save the Department harmless from any legal actions arising as a result of this contaminated and/or hazardous material and shall provide the Department with documentation proving the proper disposal of said material.

RELOCATION ASSISTANCE

The Municipality shall provide relocation assistance services and payments for families, businesses, and non-profit organizations being displaced by the Project in full accordance with the Federal relocation requirements of Title 49 Code of Federal Regulations, Part 24 [Uniform Act], as amended. Relocation assistance services and payments may be accomplished by contract with any other municipal corporation, or State or Federal agency, rendering such services upon approval by the Department and Federal Highway Administration.

11. UTILITIES

The Municipality, and/or its agent, at no liability to the Department, shall relocate, adjust, relay, change or repair all utilities in conflict with the Project, regardless of ownership. All utility work shall be performed in a manner satisfactory to and in conformance with State and Federal rules and regulations, prior to Municipality beginning construction of the project. This Agreement does not modify or supersede any existing Utility Encroachment Agreements that may be in place.

12. RIGHT OF WAY / UTILITY / RAILROAD CERTIFICATION

The Municipality, upon acquisition of all right of way/property necessary for the Project, relocation of utilities, and coordination with the railroad shall provide the Department all required documentation (deeds/leases/easement/plans/agreements) to secure certification. Certification is only issued after all ROW is in public ownership or property is publicly accessible by a legal document; utilities in conflict with the project are relocated, or a plan for their relocation during construction has been approved; and coordination with the railroad (if applicable) has occurred and been documented.

13.CONTRACT PROPOSAL AND ENGINEER'S ESTIMATE

CONTRACT PROPOSAL

The Municipality shall develop a contract proposal that will be advertised for bids. The proposal shall comply with NCDOT Specifications and Standard Drawings as applicable to the Project. The proposal shall also contain provisions, as applicable, per Title 23 Code of Federal Regulations 633 and 635 to include, but not be limited to: FHWA 1273, Buy America, Davis-Bacon Wage Rates, Non-discrimination, DBE Assurances, Contractor Certification regarding suspension and debarment, and other provisions as required by the Department.

ENGINEER'S ESTIMATE

The Municipality shall develop an itemized engineer's estimate to show items referenced to the NCDOT Standard Specifications, if applicable, along with units and unit price. The engineer's estimate will be used as the basis for comparing bids received.

14.CONSTRUCTION AUTHORIZATION

The Municipality shall submit the required environmental and/or planning document, ROW certification, final construction plans, total contract proposal, and an estimate of Project costs (final PS&E package) to the Department for review and approval.

- After approval of all documentation, the Department will request construction authorization from the Federal Highway Administration.
- The Municipality shall not advertise for bids prior to receiving written construction authorization from the Department.

15.CONTRACTOR PROCUREMENT

ADVERTISE FOR BIDS

Upon receipt of written construction authorization from the Department, the Municipality may advertise the Project. The Municipality shall follow applicable Federal and/or State procedures pertaining to the advertisement of the Project, bid opening, and award of the contract, according to Title 2 of the Code of Federal Regulations, Part 200 and Title 23 of the Code of Federal Regulations, Part 633 and Part 635, incorporated by reference at

www.fhwa.dot.gov/legregs/directives/fapgtoc.htm; and NCGS, Chapter 143, Article 8 (Public Contracts), incorporated by reference at www.ncleg.net/gascripts/Statutes/Statutes.asp.

CONSTRUCTION CONTRACTOR REQUIREMENTS

All Contractors submitting bids on the project shall be pre-qualified by the Department. All proposed subcontractors must be pre-qualified before construction work begins. Any subcontractors who are proposed to meet the Disadvantaged Business Enterprise goal must be certified by the Department.

CONSTRUCTION SUBCONTRACTOR REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Disadvantaged Business Enterprises (DBEs), or as required and defined in Title 49 of the Code of Federal Regulations, Part 26 and the North Carolina Administrative Code. These provisions are incorporated into this Agreement by reference

<https://connect.ncdot.gov/projects/Contracts/Pages/LGA-Projects.aspx>.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.
- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

AWARDING CONTRACT

After the advertisement of the Project for construction bids, the Municipality shall request concurrence from the Department to award the construction contract by submitting a letter along with tabulated bids received depicting Disadvantaged Business Enterprises (DBE) goals, and a resolution recommending award of the Project to the lowest responsible, responsive bidder. The Department will review the submitted information and provide written approval to the Municipality prior to the contract being awarded by the Municipality.

DELAY IN PROCUREMENT

In the event the Project has not been let to contract within six (6) months after receiving construction authorization from the Department, the Municipality shall be responsible for

documenting to the Department justification for project delay and that the Project remains in compliance with the terms of this Agreement, the approved plans and specifications, and current codes.

FORCE ACCOUNT

Force account work is only allowed when there is a finding of cost effectiveness for the work to be performed by some method other than a contract awarded by a competitive bidding process, or there is an emergency. Written approval from the Department is required prior to the use of force account by the Municipality. Federal Highway Administration regulations governing Force Account are contained in Title 23 Code of Federal Regulations, Part 635.201, Subpart B; said policy being incorporated in this Agreement by reference

www.fhwa.dot.gov/legregs/directives/cfr23toc.htm. North Carolina General Statutes governing the use of Force Account, Chapter 143, Article 8 (Public Contracts) can be found at www.ncleg.net/gascripts/Statutes/Statutes.asp.

16. CONSTRUCTION

The Municipality, and/or its agents shall construct the Project in accordance with the plans and specifications of the Project as filed with, and approved by, the Department. During the construction of the Project, the procedures set out below shall be followed:

CONSTRUCTION CONTRACT ADMINISTRATION

The Municipality shall comply with the NCDOT Construction Manual as referenced at <http://www.ncdot.org/doh/operations/dp%5Fchief%5Feng/constructionunit/formsmanuals/construction/>, which outlines the procedures for records and reports that must be adhered to in order to obtain uniformity of contract administration and documentation. This includes, but is not limited to, inspection reports, material test reports, materials certification, documentation of quantities, project diaries, and pay records. The Municipality, and/or its agent, shall perform the construction engineering, sampling and testing required during construction of the Project, in accordance with Departmental procedures, including the Department's Guide for Process Control and Acceptance Sampling and Testing. The Municipality shall document that said compliance was accomplished in accordance with State and Federal procedures, guidelines, standards and specifications.

RETAINAGE

The Municipality shall not retain any portion of a payment due the contractor.

SIGNAGE

The Municipality shall provide and maintain adequate signage and other warning devices for the protection of the public in accordance with the approved traffic control plans for the Project and the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways, or any subsequent revision of the same, published by the Federal Highway Administration and effective at the time of award of the contract.

SITE LAYOUT

The Municipality shall be responsible for ensuring that all site layout, construction work, and Project documentation are in compliance with applicable city, state and federal permits, guidelines, and regulations, including American Association of State Highway and Transportation Officials (AASHTO) guidelines and Americans with Disabilities Act (ADA) Standards for Accessible Design (www.usdoj.gov/crt/ada/stdspdf.htm).

RIGHT TO INSPECT

The Department and representatives of the Federal Highway Administration shall have the right to inspect, sample or test, and approve or reject, any portion of the work being performed by the Municipality or the Municipality's contractor to ensure compliance with the provisions of this Agreement. Prior to any payment by the Department, any deficiencies inconsistent with approved plans and specifications found during an inspection must be corrected.

CONTRACTOR COMPLIANCE

The Municipality will be responsible for ensuring that the contractor complies with all of the terms of the contract and any instructions issued by the Department or FHWA as a result of any review or inspection made by said representatives.

CHANGE ORDERS

If any changes in the Project plans are necessary, the Department must approve such changes prior to the work being performed.

SHOP DRAWINGS

Shop Drawings shall be submitted in accordance with the approved plans and specifications and may require review by the Designer.

17. CLOSE-OUT

Upon completion of the Project, the Municipality shall be responsible for the following:

FINAL INSPECTION

The Municipality shall arrange for a final inspection by the Department. Any deficiencies determined during the final field inspection must be corrected prior to final payment being made by the Department to the Municipality. Additional inspection by other entities may be necessary in accordance with the Department's guidelines and procedures. The Municipality shall provide the Department with written evidence of approval of completed project prior to requesting final reimbursement.

FINAL PROJECT CERTIFICATION

The Municipality will provide a certification to the Department that all work performed for this Project is in accordance with all applicable standards, guidelines, and regulations.

18. MAINTENANCE

The Municipality, at no expense or liability to the Department, shall assume all maintenance responsibilities for the Main Street Upgrades, or as required by an executed encroachment agreement.

19. REIMBURSEMENT

SCOPE OF REIMBURSEMENT

Activities eligible for funding reimbursement for this Project shall include:

- ROW Acquisition
- Utility Relocation
- Construction

REIMBURSEMENT GUIDANCE

The Municipality shall adhere to applicable administrative requirements of Title 2 Code of Federal Regulations, Part 200 (www.fhwa.dot.gov/legregs/directives/fapgtoc.htm) "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards." Reimbursement to the Municipality shall be subject to the policies and procedures contained in Title 23 Code of Federal Regulations, Part 140 and Part 172, which is being incorporated into this Agreement by reference at www.fhwa.dot.gov/legregs/directives/fapgtoc.htm. Reimbursement to the Municipality shall be subject to the guidance contained in Title 2 Code of Federal Regulations, Part 170 (<http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf>) and Office of Management and Budget (OMB) "Federal Funding Accountability and Transparency Act" (FFATA). Said reimbursement shall also be subject to the Department being reimbursed by the Federal Highway Administration and subject to compliance by the Municipality with all applicable federal policy and procedures.

REIMBURSEMENT LIMITS

▪ WORK PERFORMED BEFORE NOTIFICATION

Any costs incurred by the Municipality prior to written notification by the Department to proceed with the work shall not be eligible for reimbursement.

▪ NO REIMBURSEMENT IN EXCESS OF APPROVED FUNDING

At no time shall the Department reimburse the Municipality costs that exceed the total funding per this Agreement and any Supplemental Agreements.

▪ UNSUBSTANTIATED COSTS

The Municipality agrees that it shall bear all costs for which it is unable to substantiate actual costs or any costs that have been deemed unallowable by the Federal Highway Administration and/or the Department's Financial Management Division.

▪ WORK PERFORMED BY NCDOT

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, shall reduce the maximum award amount of \$5,000,000 available to the Municipality under this Agreement. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the Total Estimated Cost.

- **CONSTRUCTION ADMINISTRATION**

Reimbursement for construction contract administration will be made as governed by Departmental policy that limits reimbursement for construction contract administration to no more than fifteen (15%) percent of the actual construction contract of the Project. These costs will also include any cost overruns and charges to the Project by the Department during the Construction Phase.

- **CONSTRUCTION CONTRACT UNIT PRICES**

Reimbursement for construction contract work will be made on the basis of contract unit prices in the construction contract and any approved change orders.

- **RIGHT OF WAY**

Reimbursement will be limited to the value as approved by the Department. Eligible costs for reimbursement of Right of Way Acquisition include: realty appraisals, surveys, closing costs, and the agreed upon just compensation for the property, at the reimbursement rate as shown in the FUNDING TABLE.

- **FORCE ACCOUNT**

Invoices for force account work shall show a summary of labor, labor additives, equipment, materials and other qualifying costs in conformance with the standards for allowable costs set forth in 2 CFR 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards." Reimbursement shall be based on actual eligible costs incurred with the exception of equipment owned by the Municipality or its Project partners. Reimbursement rates for equipment owned by the Municipality or its Project partners cannot exceed the Department's rates in effect for the time period in which the work is performed.

BILLING THE DEPARTMENT

- **PROCEDURE**

The Municipality may bill the Department for eligible Project costs in accordance with the Department's guidelines and procedures. Proper supporting documentation shall accompany each invoice as may be required by the Department. By submittal of each invoice, the Municipality certifies that it has adhered to all applicable state and federal laws and regulations as set forth in this Agreement.

Along with each invoice, the Municipality is responsible for submitting the FFATA Subrecipient Information Form, which is available at <https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx>.

- **INTERNAL APPROVALS**

Reimbursement to the Municipality shall be made upon approval of the invoice by the Department's Financial Management Division.

- **TIMELY SUBMITTAL OF INVOICES**

The Municipality may invoice the Department monthly for work accomplished, but no less than once every six (6) months to keep the Project funds active and available. If the Municipality is unable to invoice the Department, then they must provide an explanation. Failure to submit invoices or explanation may result in de-obligation of funds.

- **FINAL INVOICE**

All invoices associated with the Project must be submitted within six (6) months of the completion of construction and acceptance of the Project to be eligible for reimbursement by the Department. Any invoices submitted after this time will not be eligible for reimbursement.

20. REPORTING REQUIREMENTS AND RECORDS RETENTION

PROJECT EVALUATION REPORTS

The Municipality is responsible for submitting quarterly Project evaluation reports, in accordance with the Department's guidelines and procedures, that detail the progress achieved to date for the Project.

PROJECT RECORDS

The Municipality and its agents shall maintain all books, documents, papers, accounting records, Project records and such other evidence as may be appropriate to substantiate costs incurred under this Agreement. Further, the Municipality shall make such materials available at its office and shall require its agent to make such materials available at its office at all reasonable times during the contract period, and for five (5) years from the date of payment of the final voucher by the Federal Highway Administration, for inspection and audit by the Department's Financial

Management Section, the Federal Highway Administration, or any authorized representatives of the Federal Government.

21. OTHER PROVISIONS

REFERENCES

It will be the responsibility of the Municipality to follow the current and/or most recent edition of references, websites, specifications, standards, guidelines, recommendations, regulations and/or general statutes, as stated in this Agreement.

INDEMNIFICATION OF DEPARTMENT

The Municipality agrees to indemnify and hold harmless the Department, FHWA and the State of North Carolina, to the extent allowed by law, for any and all claim for payment, damages and/or liabilities of any nature, asserted against the Department in connection with this Project. The Department shall not be responsible for any damages or claims, which may be initiated by third parties.

DEBARMENT POLICY

It is the policy of the Department not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the Municipality certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

TITLE VI - CIVIL RIGHTS ACT OF 1964

The Municipality shall comply with Title VI of the Civil Rights Act of 1964, (Title 49 CFR, Subtitle A, Part 21). Title VI prohibits discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

OTHER AGREEMENTS

The Municipality is solely responsible for all agreements, contracts, and work orders entered into or issued by the Municipality for this Project. The Department is not responsible for any expenses or obligations incurred for the Project except those specifically eligible for Surface Transportation Program funds and obligations as approved by the Department under the terms of this Agreement.

AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IMPROPER USE OF FUNDS

Where either the Department or the FHWA determines that the funds paid to the Municipality for this Project are not used in accordance with the terms of this Agreement, the Department will bill the Municipality.

TERMINATION OF PROJECT

If the Municipality decides to terminate the Project without the concurrence of the Department, the Municipality shall reimburse the Department one hundred percent (100%) of all costs expended by the Department and associated with the Project.

AUDITS

In accordance with 2 CFR 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," Subpart F – Audit Requirements, and the Federal Single Audit Act Amendments of 1996, the Municipality shall arrange for an annual independent financial and compliance audit of its fiscal operations. The Municipality shall furnish the Department with a copy of the annual independent audit report within thirty (30) days of completion of the report, but not later than nine (9) months after the Municipality's fiscal year ends.

REIMBURSEMENT BY MUNICIPALITY

For all monies due the Department as referenced in this Agreement, reimbursement shall be made by the Municipality to the Department within sixty (60) days of receiving an invoice. A late

payment penalty and interest shall be charged on any unpaid balance due in accordance with NCGS 147-86.23.

USE OF POWELL BILL FUNDS

If the other party to this agreement is a Municipality and fails for any reason to reimburse the Department in accordance with the provisions for payment hereinabove provided, NCGS 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to Municipality by NCGS 136-41.1, until such time as the Department has received payment in full.

ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein.

AUTHORIZATION TO EXECUTE

The parties hereby acknowledge that the individual executing the Agreement on their behalf is authorized to execute this Agreement on their behalf and to bind the respective entities to the terms contained herein and that he has read this Agreement, conferred with his attorney, and fully understands its contents.

FACSIMILE SIGNATURES

A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and

Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).

IRAN DIVESTMENT ACT

Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-86.55 et seq. requires that each vendor, prior to contracting with the State, certify that the contracting party meets the requirements of the Iran Divestment Act. The State Treasurer's Final Divestment List can be found on the State Treasurer's website at the address www.nctreasurer.com/Iran and will be updated every 180 days.

By execution of this Agreement each Party certifies that neither it nor its Agents or Contactors/Subcontractors are on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran; and neither Party shall utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List. Furthermore, each Party certifies that the undersigned are authorized by the Parties to make this Certification.

During the term of this Agreement, should the Parties receive information that a person is in violation of the Act as stated above, the Department will offer the person an opportunity to respond and the Department will take action as appropriate and provided for by law, rule, or contract. Should this Act be voided by NC General Statute, this Agreement will remain valid; however this certification will no longer be required.

22. SUNSET PROVISION

All terms and conditions of this Agreement are dependent upon, and subject to, the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IT IS UNDERSTOOD AND AGREED that the approval of the Project by the Department is subject to the conditions of this Agreement, and that no expenditures of funds on the part of the Department will be made until the terms of this Agreement have been complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF HUNTERSVILLE

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by _____ of the Town of Huntersville as attested to by the
signature of _____ Clerk of the _____ on
_____(Date)

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

(FINANCE OFFICER)

Federal Tax Identification Number

Town of Huntersville

Remittance Address:

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____(Date)

Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Gerald D. Vincent, Town Manager
Subject: Former Police Annex Building (104 Gilead Road)

On September 5, 2017, the Board directed the Town Manager to coordinate improvements to the exterior of the former Police Annex Building. During an on-site visit, it was determined that all three buildings (Robert B. Blythe, Town Hall and former Police Annex) are in dire need of exterior maintenance to the landscaping and buildings once pruned back, mainly the facade.

As for the pruning, the appropriating timing would be early winter (February); however, efforts will be coordinated to clear out brush, trim up vegetation, and minor repairs to the former Police Annex building by Parks & Recreation staff. Once pruning occurs, the facade of the building would need to be pressure washed and repainted. This will be an ongoing effort until completed.

ACTION RECOMMENDED:

Authorize Town Manager to pursue costs to provide additional landscape services towards the maintenance of the former Police Annex building. In addition, the Robert B. Blythe and Town Hall buildings are in dire need of the same maintenance services; therefore, we shall inquire about additional services costs for these buildings as well.

FINANCIAL IMPLICATIONS:

Budgets will be reviewed to determine if funding is available for such repairs and added services.

ATTACHMENTS:

Description	Type
☐ Pictures of Existing Conditions	Backup Material













Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Janet Pierson, Town Clerk
Subject: Approval of Minutes

Consider approving the minutes of the September 5, 2017 Regular Town Board Meeting.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
□ Draft Minutes	Backup Material

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**September 5, 2017
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:45 p.m. on September 5, 2017.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Nate Bowman presented presentation to the Board about his plans for an age restricted community in the Huntersville-Concord Road/Hiawassee Road area. He would like to do charrette in October that would update the small area plan. All that would be required from the town would be staff time. *PowerPoint attached hereto as Exhibit No. 1.* It was the general consensus of the Board to support Mr. Bowman having the charrette.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:30 p.m. on September 5, 2017.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- The Metropolitan Transit Commission met and received feedback on the North Meck Mobility Study.
- Tomorrow will sign proclamation proclaiming next week as Suicide Prevention Week.

Commissioner Bales

- Daumar Corporation announced plans to locate in The Park Huntersville.

- Lake Norman Economic Development Corporation reports that Huntersville has 21 active projects and there were three site visits in August.
- CMS and the Lake Norman Education Collaborative and the EDC have decided not to partner together with a program called Edge Factor for this school year.

Commissioner Boone

- The next meeting of the Huntersville Ordinances Advisory Board is September 7.
- Expressed appreciation to all Huntersville first responders for what they do for the citizens of Huntersville and especially during the line of storms that came through this past Friday.
- Huntersville Police Department has announced the dates for next year's Citizens Police Academy. The spring session will start March 7 and the fall session will start September 12.

Commissioner Gibbons – No report.

Commissioner Guignard

- The next meeting of the Centralina Council of Governments is next week.
- The Planning Coordinating Committee will not meet again until December.
- Two weeks from today is the Angels of 97 annual golf tournament.
- Transition of the operation of HFFA went smooth on the first day.

Commissioner Phillips

- Updated the Board on Lake Norman Chamber of Commerce and Visit Lake Norman events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Ken Joyner, Mecklenburg County Assessor, presented update on the 2019 Revaluation. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

David Barbee, 4901 Flowe Store Road, Cabarrus County, addressed the Board in support of Petition #TA17-05 (extend closure deadline of LCID landfills).

Sheila Skelto, 11901 Everett Keith Road, addressed the Board concerning Petition #TA17-05 (extend closure deadline of LCID landfills). Suggested that Piedmont Wrecking and Grading Company be required to go through the special use permit process for the landfill in order for there to be accountability as it relates water run-off, noise, dirty roads, etc.

Tommy Holevas, 17430 W. Catawba Avenue, Cornelius, addressed the Board in support of Petition #TA17-05 (extend closure deadline of LCID landfills). His family-owned tree business uses the landfill and there is not another one in the area. Closing the landfill would impact small companies in the area.

Scott Munday, 11110 Conwind Court, Charlotte, addressed the Board on behalf of LStar Ventures (developer in Bryton), in opposition to Petition #TA17-05 (extend closure deadline of LCID landfills). The associated truck traffic with the landfill is not compatible with a dense residential use.

Gail Wood, 310 N. East Avenue, Kannapolis, addressed the Board in support on Petition #TA17-05 (extend closure deadline of LCID landfills).

David Sitton, 12100 Everett Keith Road, addressed the Board in opposition to Petition #TA17-05 (extend closure deadline of LCID landfills).

Susan Irvin, 19706 Zion Avenue, Cornelius, addressed the Board in support of Petition #TA17-05 (extend closure deadline of LCID landfills).

BeeJay Caldwell, 14521 New Haven Drive, addressed the Board concerning race relations. *Refer to written comments attached hereto as Exhibit No. 3.*

Susan Thomas, 10215 Lasaro Way, addressed the Board on behalf of Subcommittee of the Planning Board, in support of Petition #TA17-06 (Open Space).

Rick Lange, Parks & Recreation Commission Chairman, updated the Board on Parks & Recreation Commission activities.

AGENDA CHANGES

Commissioner Guignard made a motion to adopt the agenda.

Commissioner Bales seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Mayor Aneralla recognized Planning Board members present: Hal Bankirer, Susan Thomas and Joanne Miller.

Petition #R17-06. Mayor Aneralla called to order public hearing on Petition #R17-06, a request by the Phoenix Montessori Academy to rezone 6.8 acres from Corporate Business to Campus Institutional Conditional District located at 12340 Mt. Holly-Huntersville Road to allow for expansion of the school.

Brad Priest, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 4.*

Staff recommends approval, with conditions. The Planning Board is scheduled to hear this petition at their September 26, 2017 meeting.

There being no comments, Mayor Aneralla closed the public hearing.

Petition #R17-08. Mayor Aneralla called to order public hearing on Petition #R17-08, a request by Central Piedmont Community College (CPCC) to generally rezone 9.3 acres from Campus Institutional, Highway Commercial, and Neighborhood Residential to all Campus Institutional, located at 12332 Statesville Road.

Brad Priest, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 5.*

Staff recommends approval of the rezoning application as the CI district is consistent with adjacent development. The Planning Board meeting is scheduled for September 26, 2017.

There being no comments, Mayor Aneralla closed the public hearing.

Petition #TA17-07. Mayor Aneralla called to order public hearing on Petition #TA17-07, a request by the Huntersville Planning Department to amend Section 8.17.15 of the Zoning Ordinance to offer additional options to meet water quality standards for certain development and redevelopment projects.

Jack Simoneau, Planning Director, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 6.*

The purpose for additional mitigation sections to Huntersville's Water Quality Ordinance is to relax the water quality treatment requirements and create other opportunities for:

- 1) Development or redevelopment of smaller lots less than one acre in size where the installation of water quality treatment devices is more challenging, and;
- 2) Redevelopment in the Town Center zoning district to promote downtown development.

Protection of surface water quality has been a high priority of Huntersville and Mecklenburg County since the adoption of water quality standards in 2003 and installation of 12 Best Management Practices (BMP's) in the McDowell Creek Watershed. Water quality monitoring between 2006 and 2015 has shown total suspended solids decreased by 50% and nutrient levels decreased by 25% even as the watershed continues to see unprecedented growth. As a result of these efforts, Charlotte-Mecklenburg Storm Water Services and the Town of Huntersville were awarded the Surface Water Implementation, Source Water Protection Award for 2017 from the North Carolina Source Water Collaborative (NCSWC).

Since protecting surface water quality continues to be a priority, it is essential that any relaxation of water quality treatment requirements be done without significantly diminishing the effectiveness of the ordinance in protecting water quality. The text amendment was prepared by Rusty Rozzelle, Charlotte-Mecklenburg Storm Water Services Program Manager working with the Huntersville Ordinances Advisory Board and Huntersville Planning Department.

The Huntersville Ordinances Advisory Board (HOAB) considered the text amendment at their July 13, 2017 meeting and unanimously recommended its approval.

Based on feedback from the Town Board, Mr. Simoneau will amend the document to include the fee schedule in the ordinance and also add clarification and examples of options.

Joe Padilla, 1201 Greenwood Cliff, Charlotte, Executive Director of the Real Estate & Building Industry Coalition, addressed the Board in support of Petition #TA17-07

Hal Bankirer, Planning Board, requested it be specified which entity makes the decision as to where the mitigation dollars are spent.

There being no further comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Swim Club Management – Revised Contract. Commissioner Guignard made a motion to approve contract, as presented and revised, with Swim Club Management Group of Charlotte, Inc. for management of Huntersville Family Fitness & Aquatics.

Commissioner Phillips seconded motion.

Motion carried 5 to 1, with Commissioner Bales opposed.

Revised Contract attached hereto as Exhibit No. 7.

Concessionaire Agreement. Commissioner Guignard made a motion to approve Concessionaire Agreement with Summit Coffee Roasting Company, LLC for operation of concessionaire services from a certain area within HFFA, as presented and agreed upon by the people involved.

Commissioner Boone seconded motion.

Motion carried unanimously.

Concessionaire Agreement attached hereto as Exhibit No. 8.

Petition #R17-07. Petition #R17-07 is a request by Charles Guignard to rezone 0.33 acres located at 503 S. Old Statesville Road (south of Mt. Holly-Huntersville Road) from Neighborhood Residential Conditional District to Neighborhood Residential to remove an existing multi-family overlay.

Commissioner Gibbons made a motion to recuse Commissioner Guignard.

Commissioner Boone seconded motion.

Motion carried with five (5) yes votes.

Brian Richards, GIS Administrator, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 9.*

Commissioner Boone made a motion in considering the proposed rezoning application #R17-07, 503 S. Old Statesville Road, the Town Board recommends approval based on the plan being consistent with the 2030 Community Plan and is reasonable and in the public interest to approve the rezoning because it is in line with the adjoining property.

Commissioner Bales seconded motion.

Motion carried with five (5) yes votes.

Commissioner Gibbons made a motion to bring Commissioner Guignard back.

Commissioner Bales seconded motion.

Motion carried with five (5) yes votes.

Petition #R17-04. Petition #R17-04 is a request by Nickel Development Group, LLC to rezone 2.024 acres located along Sam Furr Road west of Birkdale Village from Highway Commercial Conditional District to Highway Commercial Conditional District to create a 78 unit age restricted apartment building.

Brian Richards, GIS Administrator, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 10.*

Mr. Richards pointed out that since the public hearing the petitioner has offered to reduce the building height to four stories and reduce the number of units to 62 units. Staff is in support of those changes. At the Planning Board meeting there was discussion regarding the buffers in the rear of the property. Staff's original recommendation was to have a 20' buffer along the rear. Staff still is in support of that. The Planning Board supported the modification that is being asked for by the petitioner.

Commissioner Boone made a motion in considering the proposed rezoning application #R17-04, Sam Furr Senior Apartments Conditional District, the Town Board recommends approval based on the plan being consistent with Policies H-5, H-9 and PF-2 of the 2030 Community Plan. It is reasonable and in the public interest to approve the rezoning because it will provide much needed senior focused development for our community.

Commissioner Guignard seconded motion.

Commissioner Boone clarified that his motion included that the building would be four stories.

Motion carried unanimously.

Removal of SUP – Birkdale Inn. Mayor Aneralla pointed out this item would be heard as quasi-judicial.

Mayor Aneralla swore in Brian Richards.

Brian Richards, GIS Administrator, said back in 2009 a Special Use Permit was granted to Nickel Development to develop a 16 unit hotel. Due to the previous rezoning that we heard just a few minutes ago and that approval, it is no longer needed to have a Special Use permit for this site. The developer is asking that SUP be removed so they may move forward with the rezoning for the Sam Furr Senior Apartments.

Commissioner Gibbons made a motion that we remove the 2009 Special Use Permit to allow the property to be developed as a senior apartment building based on the approval we just did for Petition #R17-04, Sam Furr Senior Apartments, in accordance with the conditional district rezoning.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Petition #SUP17-03. Special Use Permit #SUP17-03 is an application by the Charlotte-Mecklenburg Board of Education for a Special Use Permit at Bradley Middle School, 13359 Beatties Ford Road, to allow the installation of a commercial communication tower on the property.

Mayor Aneralla pointed out this item will be heard as quasi-judicial.

Mayor Aneralla swore in Brad Priest.

Brad Priest, Senior Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 11.* Along with your agenda packages there was a letter from the applicant requesting a

deferral of this item tonight due to some concerns being raised at the Planning Board meeting with some adjacent property owners. In an effort for the cell tower group to be able to get with those adjacent property owners and answer any questions, at this time the request for the application is to defer to September 18.

Commissioner Phillips made a motion to defer Petition #SUP17-03 to September 18.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Petition #TA17-05. Petition #TA17-05 is a request by Piedmont Wrecking and Grading Company, Inc. to amend Article 9.23.9 of the Huntersville Zoning Ordinance to extend the closure deadline for existing LCID landfills.

Brad Priest, Senior Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 12.* My purpose tonight is just to update the Town Board on the progression and the change of the text that happened since the public hearing.

Since the public hearing the text has been changed as you see before you. The Item F has been added to Article 9.23.9 listing conditions that the landfill would operate under, in addition to the 10-year extension to the sunset date. The current LCID landfill would be able to operate for another 10 years with the conditions that you see under Item F: (1) in the event that after September 5, 2017 a driveway is permitted to replace an existing permitted driveway for the facility, the new driveway shall be paved for a distance of 100' from the public right-of-way or if the Planning Board determines that 100' of pavement is not reasonable due to topographic conditions for such lesser distance as is determined by the Planning Director; (2) landscaping along street frontages to the extent commercially reasonable and (3) the landfill operator will be responsible for removal of any and all debris, dirt or other materials which fall from trucks entering or leaving the landfill from all adjoining streets on at least a weekly basis.

I do highlight that last sentence in No. 3 of the condition where it says on at least a weekly basis. During the Planning Board meeting that was discussed and property owners complained and noted that there was some dirt on the street and it might not have been cleaned as often as they would like to have seen, so the applicant volunteered to change that wording on the condition to make sure that it's cleaned on at least a weekly basis.

The Planning Board reviewed the application and recommended denial by a 5-1 vote. The Staff Recommendation is the same.....to go through the SUP process has been discussed in the Staff Analysis in your packets.

Commissioner Kidwell said during public comments a couple of things were brought up and this is directed towards the Chief. It seems to be there's an issue with speeding in this area. It would be good to put some kind of device out there or a car. Also, trespassing on the property with four wheelers, things like that. I think there's some police issues that need to be followed through on that.

Commissioner Bales said staff is recommending denial of the text amendment but is asking instead to go through the special use permitting. What is the difference.

Mr. Priest said the special use permit process is more of a site development process where the adjacent property owners are given specific notice of the application and what's proposed, a letter sent to them directly. The plan comes in.....if they were to continue to operate the discussion would be had about the requirements about the conditions that are put on the text amendment and those conditions would be placed on that document. We would have a quasi-judicial hearing if the Town Board saw fit to approve that document and that document would be basis of their operation. Therefore, if there were violations of the SUP it would not just simply be a fine process, but it would be a process where if it was a continual non-conformance of the plan the plan could be brought back to the Board and the permit could be rescinded. So there's an extra bit of teeth to the requirements in the special use permit process. We also have the opportunity to go through any issues that are outstanding and make them a part of that plan, so there's a comprehensive document that documents all the outstanding issues per the ordinance and per input from the adjacent property owners.

Commissioner Bales said so when you talk about teeth to a special use permit versus the text amendment, what recourse is there in regards to the items that have been listed in the text amendment.

Mr. Priest said it becomes a complaint based system where from the text amendment perspective if there's an issue a letter is sent and fines could be levied, but again if it's a continual process and there's a fine but yet the non-conforming situation is removed then it kind of starts over and it never progresses. But if there's a special use permit with a clear condition that says this can't happen or this needs to be taken care of and it's not on a continual basis then that permit can be brought back before the Board and the option could be to revoke that and then the zoning is no longer acceptable for the use and could be shut down. Again, that's a worst case scenario and nobody's looking for that, but when we say what's different, that's an inherent difference between the text amendment process and the special use permit.

Commissioner Bales said thus the reason you are recommending the special use permit versus the text amendment.

Mr. Priest said there's many of them, but that's one of them, to get the public involved, to itemize the uses, put them in a document and be able to go through it that way we thought was more appropriate than the text amendment.

Commissioner Bales said a gentleman tonight was talking about the past verbiage in 2006 the words were used "in no event." Is that accurate on what was put in the original document.

Mr. Priest said yes, the current ordinance does include those words. In regard to the purpose of the words, the purpose of the words would be in no event in regard to the current situation, however the text is simply the text and text amendments are done all the time so in regard to if the text is changed then that "in no event" is no longer applicable because it's no longer there. So the verbiage that was there did not have any relevance past the change of the text.

Commissioner Bales said if that same verbiage had been put in a special use permit, would that be different.

Mr. Priest said it would be the same unless the SUP came back and was changed. It would be the same wording. Anything can change. But if it was put in the SUP then at no event could that take place unless the SUP came back and that language was changed.

Commissioner Bales said with a special use permit if they were to go through that process would it be a 10-year window or would it be an indefinite window, what would that look like versus a text amendment asking for a 10-year extension.

Mr. Priest said I think from staff's perspective we wouldn't foresee a sunset date if they went through the Special Use Permit process. If they went through the ordinance and there's been discussion about how long the application can go on and continue until it's full. That is a limited time and we understand that, so it's not a use that's going to go on indefinitely. At some point it would be full. However, at this point we would like to just get rid of the sunset date and then have them come in, try to conform to the ordinance as best as possible to the extent practical and then once that's done the applicant would be free to go and fill up and go through close-out procedures once the landfill is full.

Mayor Aneralla said did the Huntersville Ordinances Advisory Board look at this.

Mr. Priest said yes, the Huntersville Ordinances Advisory Board looked at it several times and there was an evolution of the text and the last rendition of the application was recommended approval, close to what is seen here in regard to the driveway being added, the landscaping and the removal and cleaning of the streets. So the Huntersville Ordinances Advisory Board did recommend approval of a language very similar to that.

Mayor Aneralla said what's the current height of the landfill.

Mr. Priest said I do not have that information. I think the applicant is here and Susan Irvin is here and could answer any questions that you have specifically about the landfill.

Mayor Aneralla said there's a maximum height before it has to close.

Mr. Priest said not from the Zoning Ordinance standpoint, no there is no maximum height.

Mayor Aneralla said some of the language that's been put in here.....if I opened up a new landfill some of the language is pertinent in this ordinance text amendment the same as if I opened up a new landfill.

Mr. Priest said in this proposed text this would only have application to existing landfills. Any new landfill would have to apply and go under Article 9.23. They would have to be zoned Special Purpose, they would have to get a special use permit.

Commissioner Gibbons said as I listened to what we talked about here, I think it is open ended to what was talked about. I was in all three of Huntersville Ordinances Advisory Board meetings when this was talked about including the last one where it was voted on. To Mr. Priest's point the goal here is if this is going to continue to operate which was kind of a conclusion, it was just a different path to go down – either the SUP or the text amendment. And the goal is to comply to Article 9.23 to the extent practical and when we went through the list of all the things you had to do to comply these four things are what popped out if I'm not mistaken and we discussed if we can do these things because the others were changing the buffer and once the facility is already there the change in the buffer.....but these four things are what the board said was the best extent practical we could get to compliance, which are the same for the text or the SUP process. The SUP process would take a little longer and cost the applicant some extra money but at the end of the day what we got in that meeting was that we are going to have the same thing. And as far as Commissioner Bales comments I understood about teeth and compliance

was that if they don't comply with these things that we do in a text amendment we do as a Board and as a Town and also the other entities that look at them – NCDOT and the county, both don't they look at these facilities.

Mr. Priest said they are permitted through Mecklenburg County.

Commissioner Gibbons said there are three entities really that can look at these and they can be held accountable at any time. There are people that said tonight that there was stuff that was not complied with in the past and I don't know who, if it was just the town or what other entities got those complaints, but they could have been held to the letter of the law. You are saying because it's a permit process we could take the permit, but we can also say you can't operate anymore because we control that. Is that not true.

Mr. Priest said I don't think so. There's a standard process in our ordinance that goes through the fine process. And I am not in the code enforcement side of that but how I understand it is there's warnings and fines and if it's fixed then it starts over. And then a month or two down the road if it happens again you start that process again. And then it gets fixed and then we start over. The issue regarding the teeth comment was if that is continually the case and we continually have non-conforming operation then the ability to bring that permit back and say there's a violation of the permit it could be revoked. And that's a permanent operation – it's not a fine, it's not a start over, it would be a permanent application and stoppage of the operation of the landfill.

Susan Irvin said the total elevation permitted is 890'. Current elevation is over 850'. There's about another 35' that would be towards the center because as you fill you have to come in at an angle and you fill more and more towards the center. The state permit says at 890' it has to close.

Commissioner Boone said I have a question concerning the state. How often does the state inspect the site in a year's time and do you know what their record has been in the past.

Wayne Kerr said the state inspects at least once a year, but Mecklenburg County inspects us monthly.

Commissioner Boone said what has your record been in the past.

Mr. Kerr said I have no violations.

Commissioner Gibbons made a motion in considering the proposed amendment #TA17-05 to amend Article 9.23: *Off-site Land Clearing and Inert Debris and Construction & Demolition Landfills* of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with Town Policy E-7 Sustainability and Town Policy ED-12 Business Retention and Expansion, after meeting the following conditions (1) in the event the driveway is permitted for entrance into the facility, paving of the driveway entering the facility for a distance of 100' from the public right-of-way; (2) landscaping along street frontages to the extent commercially reasonable; (3) installation of gravel within the driveway exiting the facility; and (4) weekly regular cleaning or as needed if it's more of the public right-of-way from the existing driveway to the nearest intersection. It is reasonable and in the public interest to amend the Zoning Ordinance because it allows a local business to continue to operate and reduce waste to the recycling program of inert debris.

Commissioner Phillips seconded motion.

Commissioner Bales said after hearing the line of individuals that have come to speak tonight and their concerns about this facility and other than tonight them not really having that opportunity to voice those concerns, I'm going to be of the mindset and I will be voting to deny because I do believe that staff and the Planning Board do have the best interest at heart for the community and I feel that going through that special use process gives all involved that opportunity to have a voice. So for that alone I am going to be voting for denial.

Mayor Aneralla called for the vote to approve Petition #TA17-05.

Motion carried 5 to 1, with Commissioner Bales opposed. Commissioner Guignard abstained which was recorded as a vote in favor.

Petition #TA17-06. Petition #TA17-06 is a request by the Town of Huntersville to amend Article 3.2.1 Rural, Article 3.2.2 Transitional Residential, Article 3.2.5 Neighborhood Center, Article 3.2.6 Town Center, Article 3.2.7 Highway Commercial, Article 3.2.8 Campus Institutional, Article 3.2.9 Corporate Business, Article 3.2.11 Transitional Neighborhood Development Districts, Article 3.2.12 Passenger Vehicle Sales, Article 3.2.13 Transit Oriented Development – Residential, Article 3.2.14 Transit Oriented Development – Employment, Article 7 Part B Open Space, Article 8.1.4, and Article 12.2.1 General Definitions of the Huntersville Zoning Ordinance to modify Open Space criteria and associated definitions.

Alison Adams, Senior Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 13.* There have been no changes to the ordinance since the joint public hearing except for a recommendation that was made by Planning Board to add the word “forestry” to the Agricultural Open Space definition. Staff supports that recommendation.

Commissioner Boone made a motion in considering the proposed amendment #TA17-06 the Town Board moves to approve Petition #TA17-06 to amend the articles of the Zoning Ordinance referenced within the Staff Report to include the Planning Board recommendation. The amendment is consistent with the Town of Huntersville 2030 Community Plan Policies E-1 through E-3 and T-6. It is reasonable and in the public interest to approve the amendment because it provides greater flexibility to the development community.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

Co-sponsorship Application. The Huntersville Parks & Recreation Commission recommended approval of the HOYAS Basketball application for co-sponsorship by a unanimous vote at their July 19th meeting. The committee felt that the HOYAS offered a program that is unique in our area and there are no other summer basketball league programs in Huntersville. There are currently no co-sponsors that offer a summer basketball league. HOYAS currently has 67 participants in which 49 are Huntersville residents. The Parks & Recreation Commission approved this application for summer season basketball only, due to the lack of gym space during the spring, fall and winter. The HOYAS agreed with this stipulation as part of their co-sponsorship.

Commissioner Kidwell made a motion to approve the HOYAS co-sponsorship application.

Commissioner Bales seconded motion.

Motion carried unanimously.

US 21/Verhoeff Drive Improvement Project. On August 16, 2017 quotations were received at Engineering & Public Works for the US 21 and Verhoeff Drive Improvement Project. This project makes necessary improvements on US 21 as required by the newly constructed Parks & Recreation facility located on Verhoeff Drive.

The following is a list of contractors invited to submit quotations: Blythe Construction, Inc., Country Boy Landscaping, Inc., Granite Contracting, Pedulla Excavating and Grading, and Ferebee Corporation. Based on current workloads and the necessity to perform this project during nighttime hours, only two contractors elected to submit quotations. The following lump sum quotations were received:

Blythe Construction, Inc. - \$240,000.00
Country Boy Landscaping, Inc. - \$417,655.02

It is my recommendation that the project be awarded to the lowest responsible quote provider, Blythe Construction, Inc., with a lump sum quotation of \$240,000.00.

Blythe Construction, Inc. has completed numerous projects for the Town of Huntersville and many surrounding municipalities, including NCDOT. This contractor has demonstrated sufficient ability and experience to perform the work specified and has demonstrated a history of successful performance and completion of similar projects in a timely manner.

Contract completion date for the project is December 15, 2017.

Commissioner Kidwell made a motion to authorize award of US 21 and Verhoeff Drive Improvement Project to Blythe Construction, Inc.

Commissioner Boone seconded motion.

Motion carried unanimously.

Resolution – CMS Bond Package. Commissioner Bales made a motion to adopt resolution in opposition to the Charlotte-Mecklenburg School System Bond Package.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA TO OPPOSE THE PROPOSED CMS SCHOOL BONDS FOR FISCAL YEAR 2017

WHEREAS, CMS is proposing a \$922 million-dollar bond package; and

WHEREAS, this bond package does not provide the north Mecklenburg area with new school infrastructure for a minimum of 10 years; and

WHEREAS, municipalities in North Mecklenburg, specifically the Town of Huntersville continue to grow, and will require more capacity for children in our area; and

WHEREAS, the current rubric that CMS uses for determining capital needs is flawed and does not accurately reflect overcrowding in schools that are in medium and higher income areas like those in North Mecklenburg; and

WHEREAS, the proposed CMS bond package does not account for the continued growth within North Mecklenburg; and

WHEREAS, the delay in addressing the needs within areas of growth have the potential to be a great burden on the economic and residential viability in Huntersville and North Mecklenburg, since the current available schools are already at capacity or over capacity which is a factor for companies and developers as they look to move into an area; and

WHEREAS, Huntersville's current population is 61,800 and is projected to increase to over 84,000 by 2030; and

WHEREAS, from July 2014 to July 2017 Huntersville has issued permits for 1,480 single family homes and townhomes and 1,067 multi-family homes that will have school age children residing in them. Additionally, Huntersville has approved subdivisions allowing for 1,301 single family and townhomes and 200 multi-family homes; and

WHEREAS, Huntersville has an immediate need now and in the very near future for additional school buildings for students of all ages; and

WHEREAS, the Huntersville Town Board representatives would like an opportunity to meet with CMS Superintendent Dr. Clayton Wilcox, District 1 CMS Board of Education Member Rhonda Lennon, District 1 County Commissioner Jim Puckett and other designated officials to discuss the criteria in which school infrastructure is addressed and built throughout the County of Mecklenburg and to work toward a better solution in meeting those needs throughout all of Mecklenburg County.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Huntersville is *vehemently opposed* to a near sided bond package that does not benefit all Children of Mecklenburg County.

BE IT FURTHER RESOLVED, that a copy of this Resolution is recorded in the official minutes of the meeting of the Town of Huntersville and a copy be provided to the entire board of Mecklenburg County Commissioners, the entire Board of Education for CMS, CMS Superintendent Dr. Clayton Wilcox, and the State Representation of the North Carolina Legislature for Mecklenburg County.

Exterior Improvements – Annex Building (104 Gilead Road). Commissioner Kidwell requested the Town Manager to coordinate exterior maintenance improvements to the Annex Building. The Town Manager will report back at the next meeting on a plan for those improvements.

CONSENT AGENDA

Approval of Minutes. Commissioner Kidwell made a motion to approve the minutes of the August 21, 2017 Regular Town Board Meeting. Commissioner Gibbons seconded motion. Motion carried unanimously.

Tax Refund Report. Commissioner Kidwell made a motion to approve Tax Refund Report #73. Commissioner Gibbons seconded motion. Motion carried unanimously.

Tax Refund Report #73 attached hereto as Exhibit No. 14.

CLOSING COMMENTS

Mayor's Luncheon is scheduled for September 19.

Mayor's Business and Education Summit is scheduled for September 28.

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2017.

DRAFT

Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Gerald D. Vincent, Town Manager
Subject: Call a Public Hearing

Call a public hearing for Monday, October 16, 2017, at 6:30 p.m., at Town Hall, to consider an economic development incentive grant to Daumar Corporation.

ACTION RECOMMENDED:

Call Public Hearing

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
☐ Notice of Public Hearing	Backup Material

NOTICE OF PUBLIC HEARING
FOR ECONOMIC DEVELOPMENT GRANTS

Notice is hereby given that the Board of Commissioners of the Town of Huntersville will conduct a public hearing at its regular Board Meeting on the 16th day of October 2017, at 6:30 p.m., at the Town Hall, to receive comments on proposed economic development incentives to Daumar Corporation relating to their establishment of new manufacturing facilities in Huntersville. The grant will be for a period of five years, and be equal to fifty percent (50%) of new ad valorem tax revenue created by the development. The public will benefit from the additional employment opportunities and additional tax base for the Town.

Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman / Gerry Vincent
Subject: Approve a Budget Amendment for 2010 Bond Fund

All 2010 bond proceeds and interest have been spent, except \$1955 in interest. These interest earnings have not been budgeted, and cannot be spent until the Board authorizes spending it. This amendment recognizes the \$1955 in bond interest earnings and spending those interest earnings on the Commerce Station road infrastructure project currently under construction.

ACTION RECOMMENDED:

Approve budget amendment.

FINANCIAL IMPLICATIONS:

Recognize interest earnings and authorize spending on approved project; then 2010 bond fund will be closed.

Town of Huntersville
REQUEST FOR BOARD ACTION
9/18/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman / Michael Jaycocks
Subject: Approve a Budget Amendment for USTA grant funds

The Parks and Recreation Department has applied for and received a \$10,000 grant from the US Tennis Association to resurface tennis courts at North Meck Park. This budget amendment recognizes the \$10,000 revenue and allocates related spending on the tennis courts.

ACTION RECOMMENDED:

Approve Budget Amendment.

FINANCIAL IMPLICATIONS:

No change to fund balance; recognize grant revenue and related expense.