



**The Town Of Clayton
Clayton Planning Board Agenda
Monday, May 23, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [April 25, 2016 Planning Board Minutes](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. 206-54-SD Umstead Subdivision - Major Subdivision
[Staff Report 2016-54-SD Umstead Subdivision](#)
[Staff Report Map 2016-54-SD - Umstead Subdivision](#)
[Application 2016-54-SD - Umstead Subdivision](#)
[Neighborhood Minutes 2016-54-SD - Umstead Subdivision](#)
[Site Plan 2016-54-SD - Umstead Subdivision](#)
- b. 2016-55-RZ Umstead Subdivision - Rezoning
[Staff Report 2016-55-RZ Umstead Rezoning](#)
[Staff Report Map 2016-55-RZ - Umstead Subdivision Rezoning](#)
[Application 2016-55-RZ - Umstead Subdivision Rezoning](#)
[Neighborhood Meeting 2016-55-RZ - Umstead Subdivision Rezoning](#)
- c. 2016-68-SP Archer Lodge Verizon Tower - Major Site Plan
[Staff Report 2016-68-SP Archer Lodge Verizon Tower Site Plan](#)
[Staff Map 2016-68-SP Archer Lodge Verizon Tower Major Site Plan](#)
[Application 2016-68-SP - Archer Lodge Verizon Tower Major Site Plan](#)
[Neighborhood Meeting 2016-68-SP - Archer Lodge Verizon Tower Major Site Plan](#)
[Site Plan 2016-68-SP - Archer Lodge Verizon Tower Major Site Plan](#)
[RF Letter 2016-68-SP - Archer Lodge Verizon Tower Major Site Plan](#)
[Agent Authorization Letter 2016-68-SP Archer Lodge Verizon Tower Major](#)

Site Plan

Archer Lodge Flush Mount Letter 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Archer Lodge Tower Justification Letter 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Balloon Test & Photo Sim Report 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Photo Simulation Package 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Lease Agreement 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Sound Level Certification 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Capacity/Quality Improvement Project 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Search Area Map 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

Consultant Review 2016-68-SP Archer Lodge Verizon Tower Major Site Plan

d. 2016-75-SUP Archer Lodge Verizon Tower - Special Use Permit

Please refer to 2016-68-SP attachments.

Staff Report 2016-75-SUP Archer Lodge Verizon Tower Special Use Permit

Staff Map 2016-75-SUP Archer Lodge Verizon Tower Special Use Permit

Application 2016-75-SUP - Archer Lodge Verizon Tower Special Use Permit

Neighborhood Meeting 2016-75-SUP - Archer Lodge Verizon Tower Special Use Permit

e. 2016-100-RZ Old Town Hall - Rezoning

Staff Report 2016-100-RZ Old Town Hall Rezoning

Staff Report Map 2016-100-RZ - Old Town Hall Rezoning

Application 2016-100-RZ - Old Town Hall Rezoning

Neighborhood Meeting 2016-100-RZ - Old Town Hall Rezoning

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town Of Clayton
Clayton Planning Board Minutes
Monday, April 25, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price, Chair (ETJ), Sarah Brooks (TL), Marty Bizzell (ETJ), James Lipscomb (ETJ), George "Bucky" Coats (TL), Bob Ahlert (TL), Ronald Johnson (TL), Jim Lee (ETJ), Michael Grannis (Councilman), Bob Satterfield (Councilman),

STAFF PRESENT:

Jay McLeod, Town Planner; Haley Hogg, Town Planner; Laura Gray, Clerk to Board; John McCullen, Town Engineer.

1 CALL TO ORDER

- a) Frank Price, Chair, called the meeting to order.
- b) Jay McLeod, Town Planner, took roll.

2 ADJUSTMENT OF THE AGENDA

- a) None.

3 APPROVAL OF MINUTES

- a) March 28, 2016 Planning Board Minutes

ACTION: Motion to Approve.

Motion: Sarah Brooks
Second: Bob Alhert
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) Frank Price announced David Teem (Vice Chair) has resigned from the Planning Board.

Mr. Price asked the board members to elect a new Vice Chair.

James Lipscomb nominated Bob Alhert.

ACTION: Motion to Approve.

Motion: James Lipscomb
Second: George "Bucky" Coats
Vote: Unanimous

5 OLD BUSINESS

- a)
None.

6 NEW BUSINESS

- a) 2016-27-SP Stephenson Mixed Use Building - Major Site Plan
The site is located at the Western corner of Smith Street and East Main Street
NC PIN / TAG # : 166917-21-0379 / 05011043

Jay McLeod, Town Planner, presented Stephenson Mixed Use Building to the Planning Board. The applicant is requesting permission to develop a 3-story mixed use building in downtown on Main Street, with offices on the first floor and three apartments on top. The property is in the downtown business district (B-1 zoning), and is currently vacant.

The applicant held the neighborhood meeting on April 14, 2016.

Mr. McLeod stated the request is consistent with the Comprehensive Plan and meets the applicable requirements in the Unified Development Code (UDC).

The site will have an internal parking lot with 12 parking spaces. Street parking will also be available, for a total of 18 spaces.

The building will be pulled forward to the front of the lot, but will also provide a significant sidewalk (12' wide) that could potentially accommodate on-street seating or event space. The site is pedestrian friendly and engages positively with the streetscape.

Mr. McLeod stated staff recommends approval.

No questions for staff.

Sandy Stephenson, applicant, of 1950 Sanders Road, Willow Springs came forth and gave a brief personal background and introduction to the project.

Donnie Adams, applicant engineer, of 335 Athletic Club Blvd. came forth to give an overview of the site plan.

Mr. Adams stated this was a 3-story mixed use building. The first floor would

be office spaces with 3 apartments above. The main entrance into the site will on the first floor on the street side and entrance into the apartments will be on the second floor in the rear of the site.

Mr. Adams stated a bike rack will be provided and the site will be ADA (American's with Disabilities Act) compliant.

The applicant will provide trash collection with roll out containers and those will be screened with vinyl fencing.

Michael Grannis asked if there would be spaces reserved for recycling bins.

Mr. Adams responded it does not show in the current site plan but he will make sure it is corrected to show spaces for recycling bins.

Tony Johnson, architect, of 2008 Elizabeth Court gave a brief description of the architecture.

Bob Alhert asked about the stairs in the back leading to the apartment units. Mr. Alhert expressed concern with ice and other winter mixes accumulating on the stairs during winter months.

Mr. Johnson noted there will not be a cover over the stairs. The stairs would meet code and be slightly slanted to eliminate weather build up.

Sarah Brooks asked if the residents would have assigned parking.

Mr. McLeod said they could stripe off two parking spaces per apartment.

No further comments for the applicant and no comments from the public.

ACTION: Motion to Approve.

Motion: James Lipscomb
Second: Sarah Brooks
Vote: Unanimous

- b) 2016-52-SP New Hope Baptist Church - Major Site Plan
NC PIN / Tag #: 165916-94-2868 / 05030007
The site is located off of New Hope Lane, adjacent to Stallings Street and the railroad tracks.

Jay McLeod, Town Planner, presented New Hope Baptist Church to the Planning Board. The applicant is requesting major site plan approval to operate a daycare facility in an existing church.

Mr. McLeod stated the proposed daycare facility will serve approximately 35 children, but only 10 at a time in 4-hour blocks of time.

Mr. McLeod stated the proposed use meets parking requirements. The facility will utilize the four existing paved parking spaces for the daycare use. The site currently utilizes a grass parking area for church services, which is permitted by the UDC. The applicant will be converting the grass parking area into a more formalized grass parking lot by providing wheel stops in order to distinguish the parking spaces.

The existing facility has two access points; one which leads into the formalized grass parking lot and the other which leads into the four paved parking spaces. Both of these are located off of New Hope Lane.

Mr. McLeod stated staff recommends approval with conditions.

Marty Bizzell asked if there would be a circulation plan for drop off and pick up.

Mr. McLeod stated the code does require a designated drop off and pick up area.

James Lipscomb expressed concern with the set backs of the required fencing that will screen the daycare play area.

Mr. McLeod noted it will be added to the conditions.

No further questions for staff.

Curk Lane, surveyor, came forth to answer any questions.

No questions for the applicant and no comments from the public.

If approved, staff recommends the following conditions be applied to the approval of the major site plan:

1. Following Board approvals, three copies of the plans, meeting the Conditions of Approval, shall be submitted to the Planning Department for final approval. All conditions of approval shall be printed on the cover sheet of the plan set.
2. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with the Unified Development Code.
3. A zoning compliance permit shall be required to install the fence.
4. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy, or other similar approval for full occupancy. All site improvements and landscaping shall be installed prior to the site inspection.

ACTION: Motion to Approve with Conditions.

Motion: Ronald Johnson
Second: George "Bucky" Coats
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

a)
None.

8 ADJOURN

a)
Motion to Adjourn.

Motion: Sarah Brooks
Second: Frank Price
Vote: Unanimous

Frank Price
Chair

ATTEST:

Laura Gray
Chair to the Board



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

*Planning Board
May 23, 2016*

STAFF REPORT

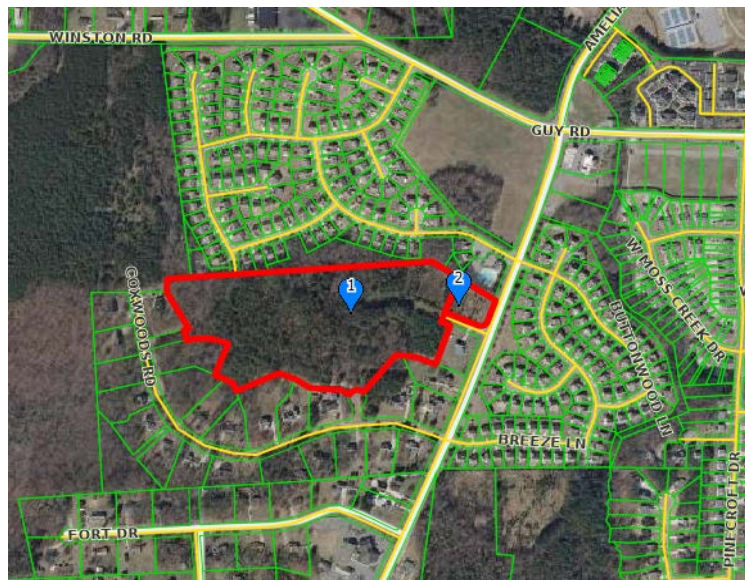
Application Number: 2016-54-SD Project Name: Umstead Major Subdivision

NC PIN / Tag #: 164800-98-6622, 165801-08-4742 / 05g02013, 05g02040a
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Umstead Partners LLC c/o Nathan Evans
Owner: Umstead Partners LLC
Location: At the end of Gregory Drive, off of Amelia Church Road; south of the Wynston subdivision.

Public Noticing:

- Neighborhood meeting April 14, 2016
- Sign posted April 14, 2016
- Letters mailed prior to July 8, 2016
- Newspaper ad posted prior to July 5, 2016

REQUEST: Conventional subdivision with 42 single family detached homes.



SITE DATA:

Acreage: 19.8 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10	Single-family residential, open space subdivision
South	Residential-Estate (R-E)	Single-family residential
East	Residential-10	Single-family residential, open space subdivision
West	Residential-Estate (R-E) and Planned Development – Mixed Use (PD-MU)	Single-family residential, and future, master planned single family residential

DEVELOPMENT DATA:

Proposed Uses: Single-Family Homes
Buildings: 42 dwelling units
Density/Intensity: 2.1 dwelling units per acre
Number of Stories: Maximum height of 35 feet
Required Parking: 2 spaces per unit
Proposed Parking: 2 spaces per unit
Fire Protection: The Town of Clayton Fire Department will provide fire protection.
Access/Streets: Three access points are proposed, with no interconnection between them. An extension of Gregory Drive will serve the majority of the site. An extension of Dayflower Drive will serve seven lots in the northwest (accessed through the Wynston subdivision). And a single lot (Lot 42) is proposed to have access from a paved stubout that connects to Coxwoods Rd.
Water/Sewer Provider: Town of Clayton will provide water and sewer, following successful annexation
Electric Provider: Duke

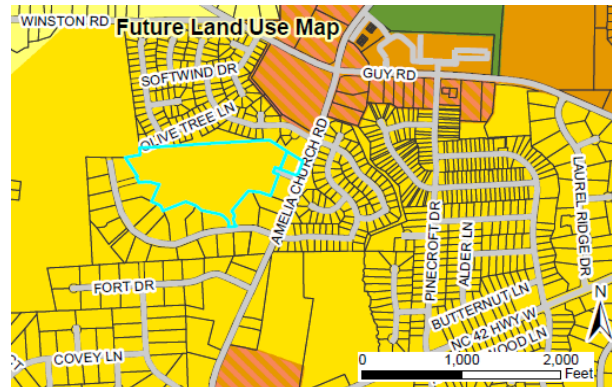
STAFF ANALYSIS:

Overview

The applicant is requesting to develop a conventional R-10 (pending successful rezoning) single family residential subdivision on 19.8± acres, with a minimum lot size of 10,000 SF. This piece of land is currently vacant woodlands. The land is currently in the Town's Extraterritorial Planning Jurisdiction (ETJ), but would need to annex in order to receive the water and sewer services that are necessary to develop at the 10,000 SF lot density.

Consistency with Adopted Plans

- **2040 Comprehensive Plan**
The Future Land Use for this area is envisioned as Medium Density Residential, which accommodates R-10 zoned residential.
- **Unified Development Code**
The proposed development is generally consistent with the requirements of the Unified Development Code (UDC).



Compatibility with Surrounding Land Uses

The site is bordered by 8,000 SF single family residential lots to the north in an R-10 zoning district (the Wynston subdivision), and 40,000± SF single family lots to the south (along Coxwoods Rd). The Wynston subdivision is served by public water and sewer, and the Coxwoods neighborhood is served by septic systems. The proposed conventional R-10 zoned subdivision is an appropriate density transition between the two neighborhoods.

Landscaping and Buffering

The applicant will provide one street tree per lot, as required by Town of Clayton's Unified Development Code. The applicant is also proposing a Class "A" landscaping buffer along Amelia Church Road, which is consistent with the UDC.

Recreation and Open Space

This is a conventional subdivision, so the applicant is requesting to pay fee-in-lieu for recreation.

Environmental

The stream running through the site is protected by the required 50' riparian buffer.

Access/Streets

Primary access to the property is currently from Gregory Drive, with a paved stubout from the west connecting to Coxwoods Rd, an unpaved stubout from the south connecting to Coxwoods Rd, and a paved stubout connecting from Wynston in the north. Some question currently exists regarding the ownership of Coxwoods Rd, whether it is privately- or state-owned. This has impacts on whether this road may be accessed by the applicant when developing this parcel. Staff has contacted NCDOT, but resolution has not been obtained at the time this staff report was written.

Multi-Modal Access

Sidewalks will be on both sides of each road, and will connect out to Amelia Church Road. Sidewalks will be along the connection to the adjacent Wynston subdivision, along the extension of Mayflower Dr.

Waivers/Deviations/Variations from Code Requirements

- The applicant is requesting a waiver from the requirement for interconnectivity - §155.603(B)(2).
- The applicant is requesting to pay fee-in-lieu for recreation.
- The applicant is requesting a waiver from the maximum cul-de-sac length requirement - §155.602(G)(1).

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 42 lot single-family residential subdivision.
 - This plan is subject to final approval by Town Council.
-

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. All development fees shall be paid prior to final plat recordation.
3. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
4. All signs shall require review/approval pursuant to UDC Section 155.713.
5. A homeowners' association document (if applicable) shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.
6. The landscaping buffer along Amelia Church Road shall be installed prior to the issuance of any Certificate of Occupancy.
7. Any required perimeter landscape buffer shall be installed prior to the commencement of construction on adjacent lots.
8. Lot 42 (the lot accessed from Coxwoods Drive) shall not be allowed to be platted unless evidence is presented to the Planning Department showing that legal access can be made to the lot from Amelia Church Road, via Coxwoods Rd and the paved stubout that connects the lot to Coxwoods Rd.
9. Access and easement shall be provided to any permanent stormwater features, and provision shall be made for their maintenance.

Waivers:

10. The applicant is requesting a waiver from the requirement for interconnectivity §155.603(B)(2).

11. Recreation fees shall be paid as fee-in-lieu, prior to plat recordation.

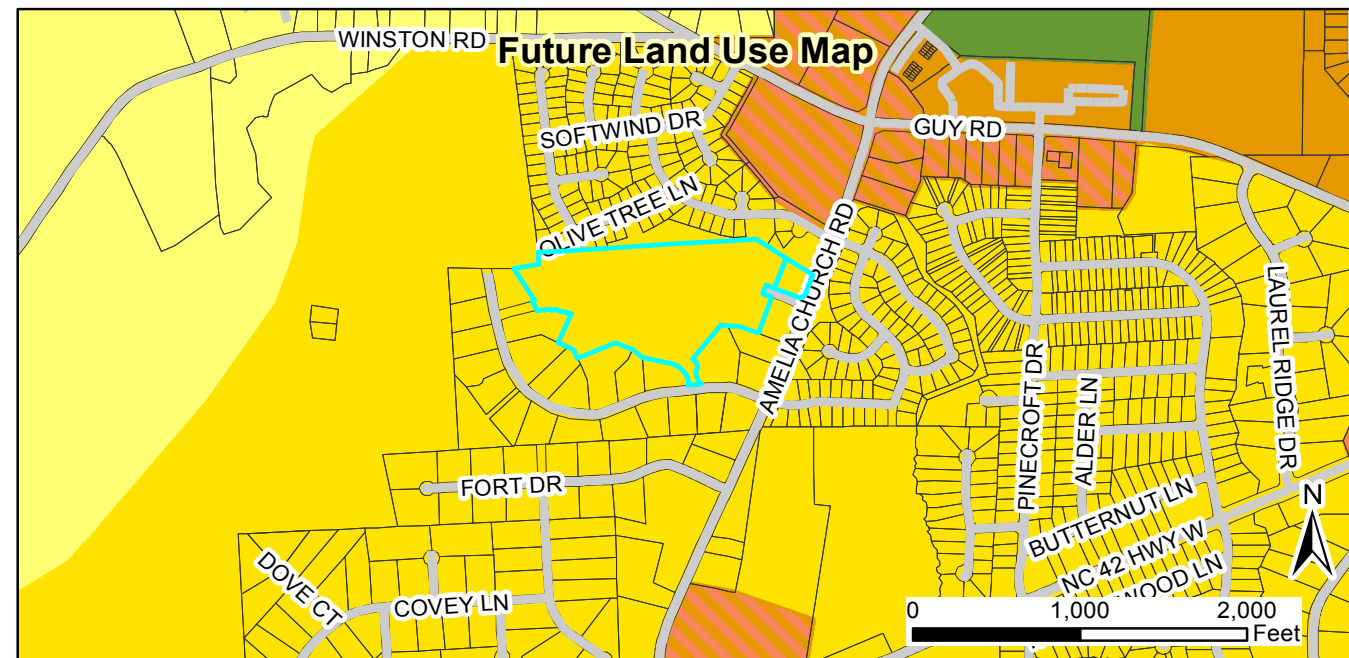
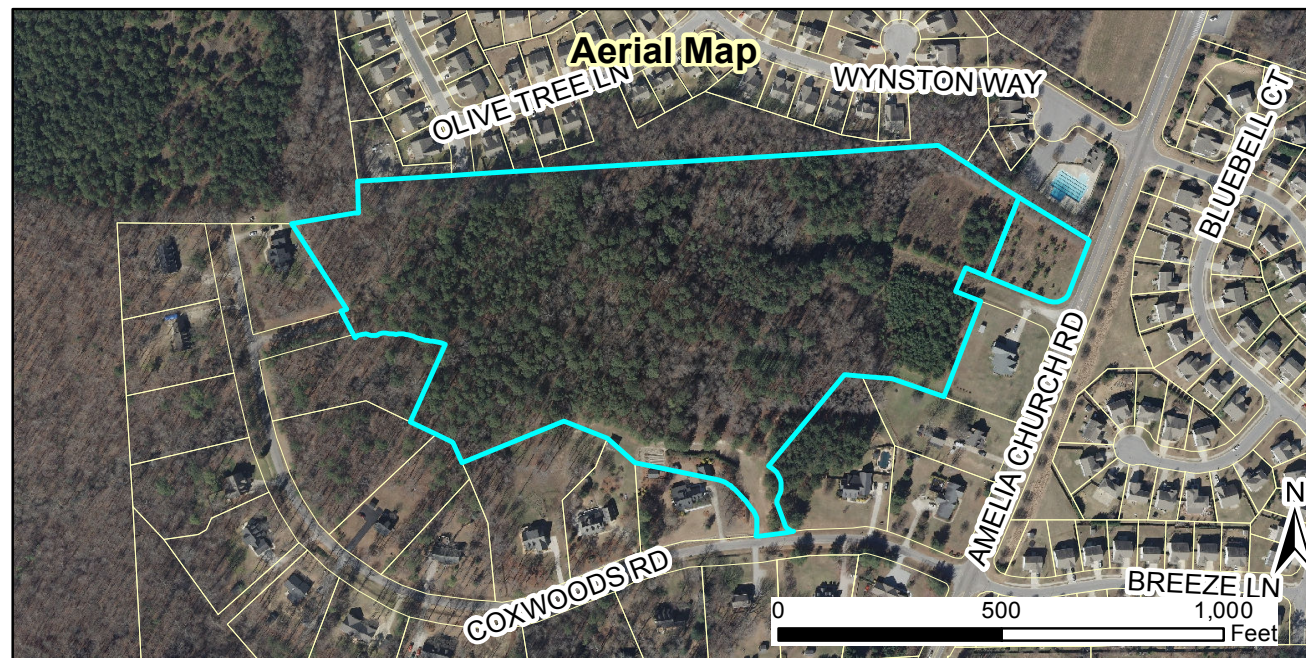
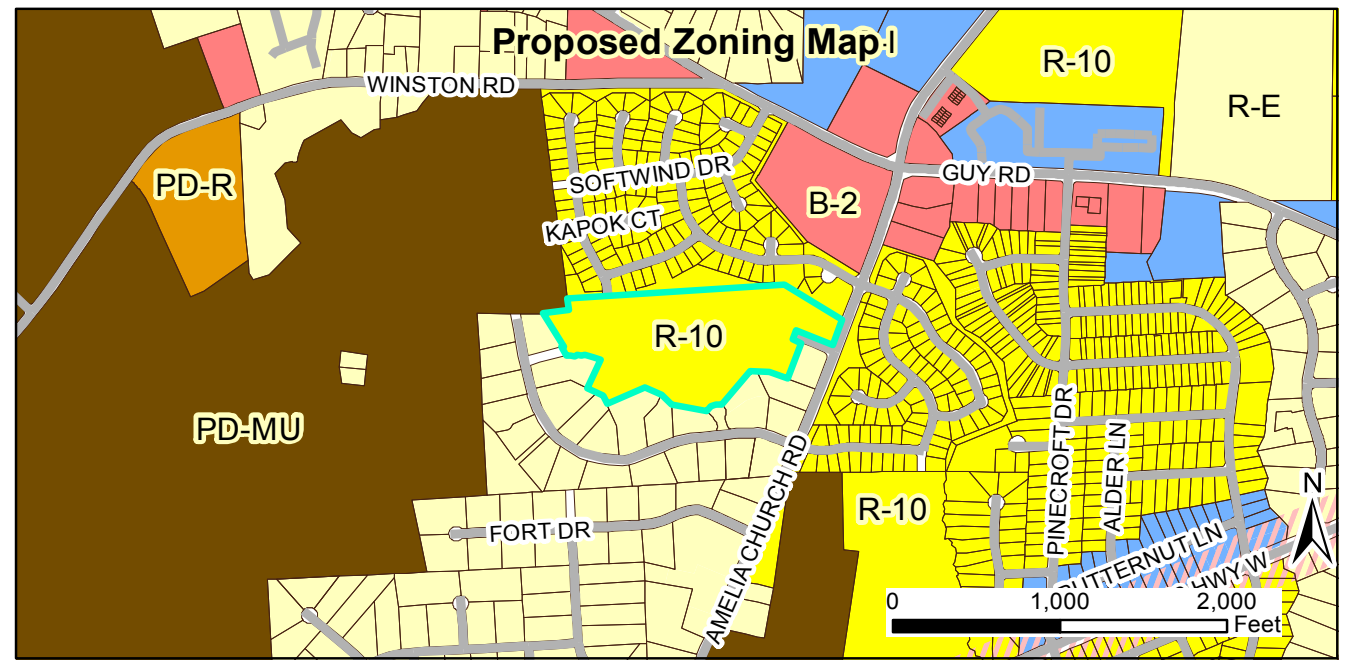
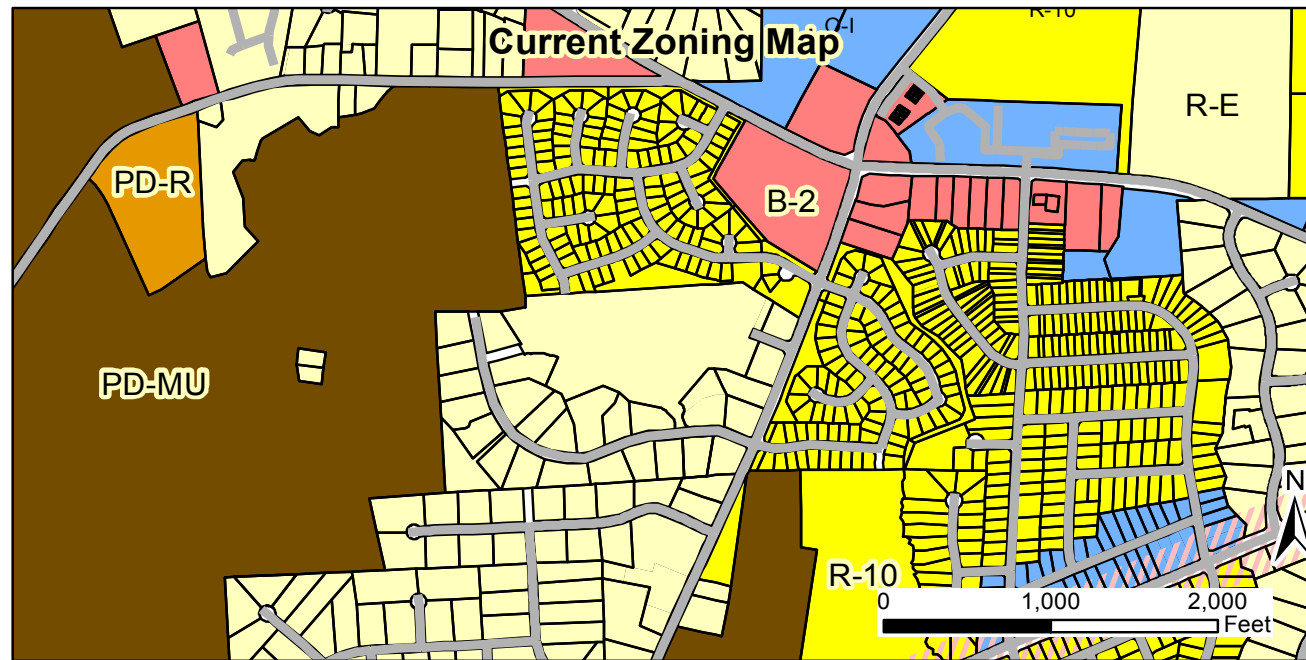
12. The applicant is requesting a waiver from the maximum cul-de-sac length requirement - §155.602(G)(1).

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed preliminary subdivision plat of the subject parcel.

ATTACHMENTS:

- 1.) Staff report
- 2.) Maps
- 3.) Application
- 4.) Property Images 1 and 2
- 5.) Neighborhood Meeting Materials
- 6.) Preliminary subdivision plan set
- 7.) Landscaping plan sheet



2016-54-SD and 2016-55-RZ: Umstead Subdivision and Rezoning Request: Create a ±41 lot subdivision on a site proposed to be rezoned to R-10.

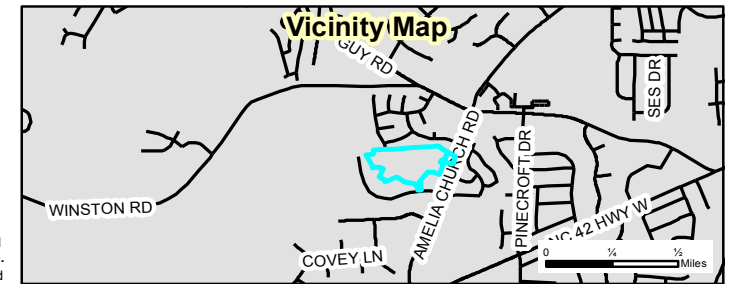
Applicant: Umstead Partners LLC c/o Nathan Evans
 Property Owners: Umstead Partners LLC
 Parcel ID: 164800-98-622, 165801-08-4742
 Tag #: 05g02013, 05g02040a



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Railroads

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-55-RZ Umstead Subdivision\Maps\StaffReportMap- Umstead maj subdiv and rezoning - 2016-55-RZ.mxd





TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fees: Major Preliminary Subdivision Plat: \$400.00 + \$5.00 per lot

Modifications to approved plans:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☒ New Major Subdivision
Conventional: ☒ Open Space: ☐ ☐ Modification to Approved Preliminary Plat
Major: _____ Minor: ☐
☐ New Subdivision Master Plan

Name of Project: Umstead Subdivision Acreage of Property: 19.82 acres

Tag #: 05G02013, 05G02040A NC PIN: 164800-98-6622, 165801-08-4742

Location: adjacent to Amelia Church Road (SR 1552)

Number of Lots (existing): 0 (Proposed) 41 Min Lot Size: 8,000 s.f.

Zoning District: R-E Electric Provider: undetermined

Wastewater: ☐ Septic ☒ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: MAR 02 2016 Amount Paid: \$605.00 File Number: 2016-54-50

TOWN OF CLAYTON
PLANNING DEPARTMENT

November 2014

Page 1 of 17

PROPERTY OWNER INFORMATION

Name: Umstead Partners, L.L.C.

Mailing Address: Post Office Box 189 Clayton, North Carolina 27528

Phone Number: (919) 345 - 6729 Fax: n/a

Email Address: nathan@nlevans.com

APPLICANT INFORMATION

Applicant: Umstead Partners, L.L.C.

Mailing Address: Post Office Box 189 Clayton, North Carolina 27528

Phone Number: (919) 345 - 6729 Fax: n/a

Contact Person: Nathan Evans

Email Address: nathan@nlevans.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: _____	☒				
2. Completed Application	☒				
3. Review Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☐	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

November 2014

Page 2 of 17

12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
13. Neighborhood Meeting Notice Letter* See sample letter and meeting requirement, included in this packet. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development	☐	☒			
14. Neighborhood Meeting summary form* Included in this packet – NOT submitted with application. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development		☒	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.	☐	☒			

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

The Owner is requesting approval to develop subject properties as a conventional residential subdivision. The subdivision consists of 19.82 acres subdivided into 41 single-family residential lots with a minimum of 8,000 square feet per lot. Access to the development will utilize two existing street stubouts: Gregory Drive and Dayflower Drive. Improvements include curb and gutter streets with sidewalk, storm drainage and public water and sewer services provided by the Town of Clayton. All improvements are to meet current Town of Clayton specifications.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Subdivision. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Umstead Partners, LLC
Print Name

By: [Signature]
Signature of Applicant

3-1-16
Date

November 2014

Page 3 of 17

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

- (1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

~~The subject properties are currently zoned R-E. A Rezoning Application has been submitted to the Town of Clayton to rezone the properties to R-8.~~

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

~~The development of the subject properties will compliment the surrounding properties and is consistent with surrounding developments. The location of the subject project in relation to downtown Clayton will encourage continued residential growth and development of surrounding parcels.~~

- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

~~The subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project will utilize an extension of the Town of Clayton's existing infrastructure to provide products and services to the public that are desired and will not be an endangerment to the environment or the public.~~

- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

~~The proposed development of the subject properties is consistent with the overall development plan of the Town of Clayton.~~

Project Name: Umstead Subdivision

Umstead Partners LLC
Print Name

By: [Signature]
Signature of Applicant

3-1-16
Date

November 2014

Page 4 of 17

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☒	☐	
2. Separate sheets for each : Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☒	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).	☒		
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☒	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☒	☐	
6. Revision Date	☐	☒	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☒	☐	
8. Vicinity sketch/map.	☒	☐	
9. Surveyor or professional engineer's name and seal.	☒	☐	
10. Date of survey and plat preparation.	☒	☐	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	☒	☐	
- Parcel Identification # (and/or Tag #)	☒	☐	
- Owner's name and address	☒	☐	
- Within Town limits or ETJ	☒	☐	
- Zoning District	☒	☐	
- Overlay District (if applicable)	☐	☐	
- Indicate if the site is within a Watershed Protection Overlay	☐	☐	
- Total Number of Lots	☒	☐	
- Number of lots per acre (density)	☒	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☒	☐	
- Annexation # (if applicable)	☐	☒	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☒	☐	
- Electric Provider			
- Water Provider (or indicate if well)	☒	☐	

November 2014

Page 10 of 17

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	☒	☐	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☒	☐	
- Maximum allowed impervious	☒	☐	
- Existing Use	☒	☐	
- Proposed Use	☒	☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☒	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☒	☐	
14. Accurate location and description of all monuments, markers and control points.	☒	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☒	☐	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot ___".	☐	☒	
17. Phase lines. Phases are clearly labeled.	☐	☒	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☒	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☒	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☒	☐	
21. Minimum building setbacks /envelope are noted.	☒	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☒	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☒	☐	
24. Width and type of any buffers and easements.	☒	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☒	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☒	☐	

November 2014

Page 11 of 17

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☐ ☐	☒ ☒	
27. Lengths of all cul-de-sacs.	☒	☐	
28. Identify proposed traffic control signs and striping.	☒	☐	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☒	☐	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☐	☒	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☒	☐	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☒	☐	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☒	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☒	☐	
35. Location of clustered mailboxes.	☒	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☒	☐	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	☒	☐	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☒	☐	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☒	☐	

November 2014

Page 12 of 17

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☒	☐	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☒	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☒	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☒	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☒	☐	
45. Label subject parcel property owner, acreage, and zoning.	☒	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☒	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☒	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☒	☐	
49. Location of all existing and proposed drainage structures.	☒	☐	
50. Location of all existing and proposed fire hydrants.	☒	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☒	☐	
52. Show street cross-sections.	☒	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☒	☐	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☒	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☒	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☒	

Signed by Applicant: Umstead Partners LLC
By: [Signature] Date: 3-1-16

November 2014

Page 13 of 17



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: UMSTEAD SUBDIVISION Address or PIN #: 164800 - 98 - 6622

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING AND ASSOC., P.A.
(Name - type, print clearly)

P.O. Box 426

(Address)

CLAYTON, NC 27528

(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests below*):

MAJOR SUBDIVISION

REZONING

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

UMSTEAD PARTNERS, L.L.C.

(Name - type, print clearly)

P.O. Box 189

(Address)

CLAYTON, NC

(City, State, Zip)

27528

By: [Signature]
(Owner's Signature)

STATE OF

COUNTY OF

North Carolina

Wake

Sworn and subscribed before me [Signature], a Notary Public for the above State and County, this the 15 day of March, 2016.

SEAL

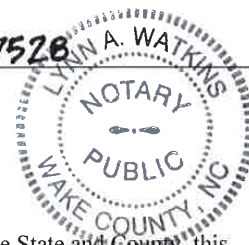
Notary Public

My Commission
Expires:

12-7-2016

November 2014

Page 14 of 17



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Umstead Partners, L.L.C.

Location/Date: Location : Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520 Date : 4/14/16

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2	Horace & Healy Cox	2017 Coxwoods Rd 7
3	James H. Wherry	2032 Coxwoods Rd
4	Elmer E Patton	2034 Coxwoods Rd
5	David Bullock	2037 Coxwoods Rd.
6	Carol Cost	1494 Amelia Church Rd
7	Tim Costin	1494 Amelia Church Rd.
8	Melinda Scott	2018 Coxwoods Rd
9	Buckh Scott	"
10	Jeremy + Megan Looney	2052 Coxwoods Rd
11	Shelley + Scot Cron	2002 Coxwoods Rd.
12	Glen Bursey	3005 Winston Way
13	Jean Maull	3009 Winston Way
14	Jim Brocker	2021 Olive Tree Lane
15	Pat Brocker	2021 Olive Tree Lane
16	Pat Patton	2024 Coxwoods Rd
17	ROGER WORTHINGTON	2001 Coxwoods Rd.
18	John KATA	2020 Coxwoods Rd
19	Stephanie & Jim Koester	2049 Coxwoods Rd.
20	Nyght Rowley	2029 Coxwoods Rd.
	Kathy Bramme	2053 Coxwoods Rd

01/06/2016

Page 9 of 17

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Umstead Subdivision

Date of Mailing: 4/4/16

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 4/14/16

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC 27520

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Notes : Several residents of Coxwoods Subdivision were present. Most inquired about the possibility of a roadway connection between Coxwoods Subdivision and Umstead Subdivision. Of those that inquired about that topic, none were in favor of a roadway connection between the two subdivisions. Other items that were inquired about included the location of the proposed stormwater management b.m.p. and the outlet location of the stormwater exiting the pond. The residents of Wynston Subdivision inquired about the area owned by the Wynston Homeowners Association, adjacent to Umstead Subdivision. Their questions included if there were any plans to perform any clearing in that area, and what kind of landscape buffers were required for the project.

Everyone in attendance was asked numerous times to provide written comments, concerns, etc. to our office, and that their comments would be provided to the Town of Clayton Planning Department.

At this time, our office has received comments from two landowners, which are attached.

Submitted by : Jonathan Barnes - Dalton Engineering and Associates, P.A.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

City of Clayton
Town Planning Department
Clayton, N. C. 27520

Elmer E. and Patricia A. Patton
2024 Coxwoods Road
Clayton, N.C. 27520

15 April 2016

As home owner of Lot 23 located in the Coxwoods Subdivision, my major concern with the construction of the proposed Umstead Subdivision adjacent to Amelia Church Road, Clayton, N. C. is the drainage easement between Lots 23 and 24. The drainage ditch between Lots 23 and 24 is a natural and a major drainage easement for the Southeastern end of the Coxwoods Subdivision. Any obstruction to this drainage easement from the proposed Umstead Subdivision could result in major flooding to Lots 23 and 24. This concern was address at length on 14 April 2016 at the Area Property Owners meeting. Thank you for your consideration and listening to our concern.


Elmer E. and Patricia A. Patton
Property Owners:

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 4/4/14

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Jonathan Barnes

Signature: _____

Date of Meeting: 4/14/16

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.

A concern:

We know of a situation in Cary, where a wooded buffer was agreed upon, but when the contractor started clear-cutting, the bulldozers were going far beyond the line where they should have stopped. Contractors have to pay a fine, but they simply pay the fine & go their merry way.

In this case, two of the residents stood there, refusing to allow them to cut beyond the line.

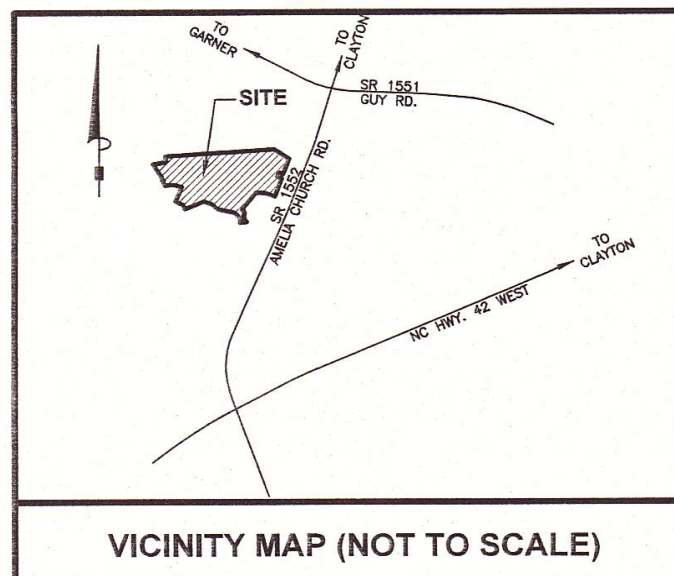
In this situation, somebody needs to monitor what is happening; residents should not have to do this. (They will not even know the time table!)

919-359-1620. Patricia Brocker 2021 Olive Tree Lane

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

01/06/2016

Page 6 of 17



VICINITY MAP (NOT TO SCALE)

PRELIMINARY SUBDIVISION PLAN
FOR
UMSTEAD SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC
INDEX TO DRAWINGS

- SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS SHEET
SHEET 3 - PRELIMINARY SITE PLAN
SHEET 4 - PRELIMINARY UTILITY PLAN
SHEET 5 - LANDSCAPE PLAN

ENGINEER

DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR

TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

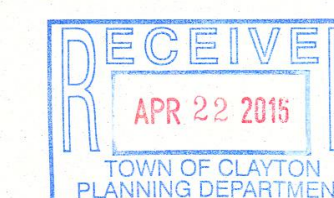
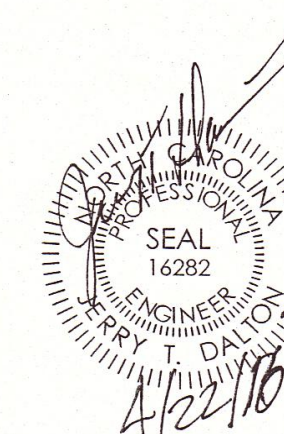
OWNER & DEVELOPER

UMSTEAD PARTNERS, L.L.C.
P. O. BOX 189
CLAYTON, NC 27528

Dalton Engineering
and Associates, P. A.



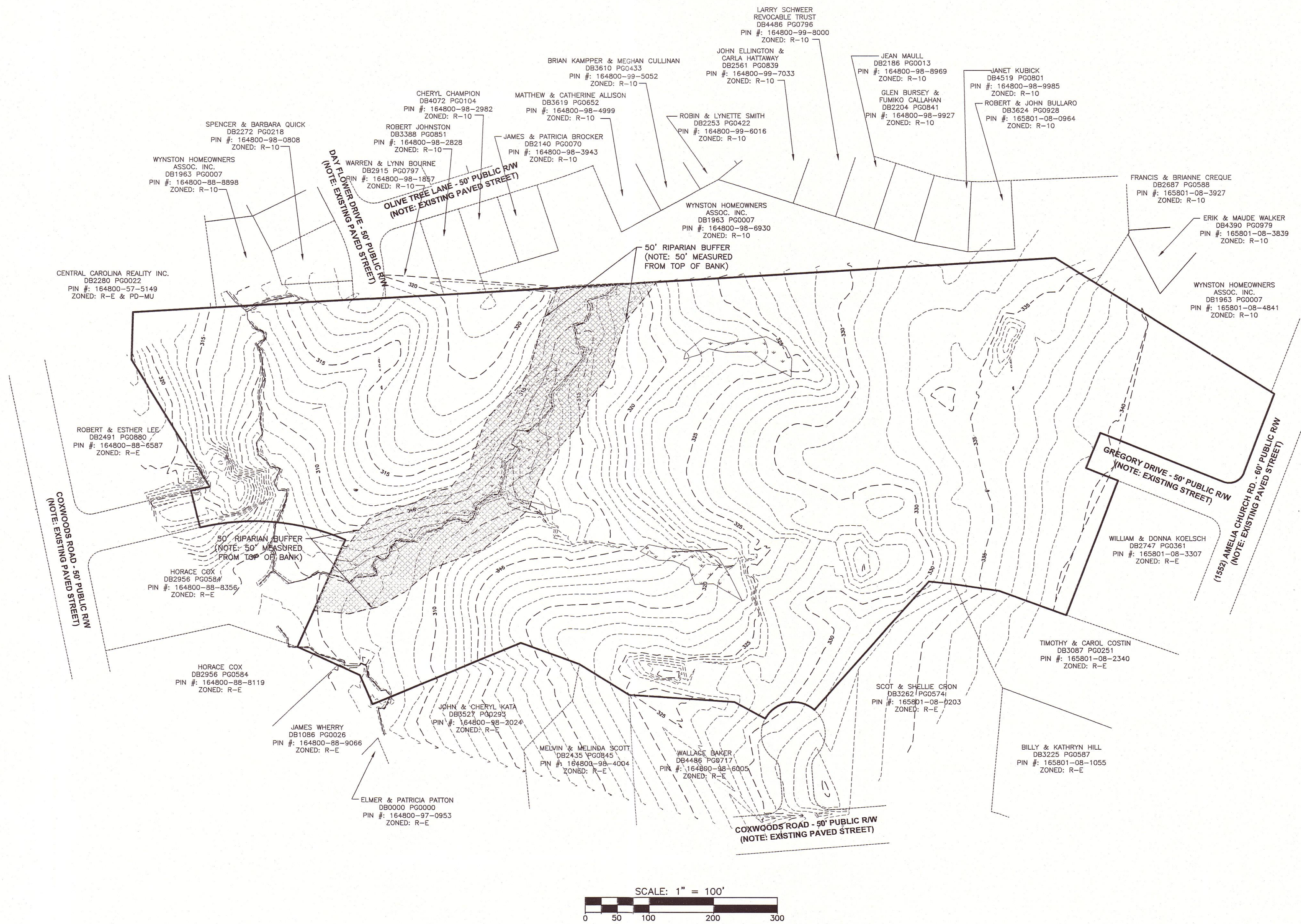
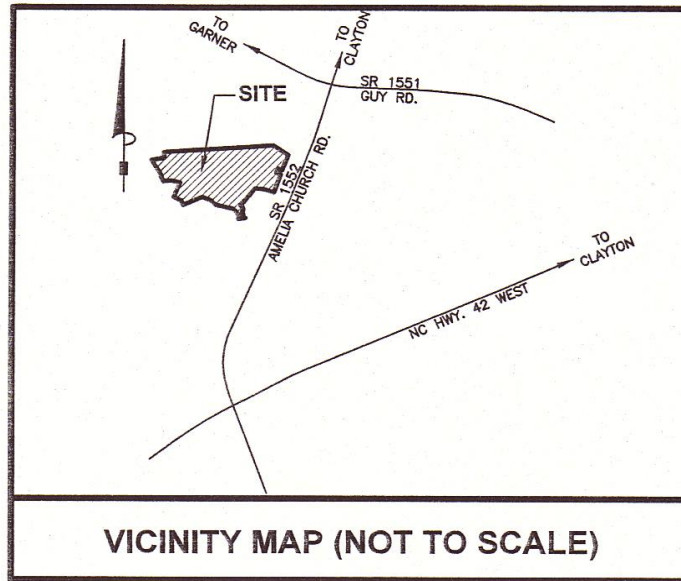
REVIEW ONLY
NOT FOR CONSTRUCTION



TOWN OF CLAYTON PLANNING DEPARTMENT PROJECT NUMBER: 2016-54-SD

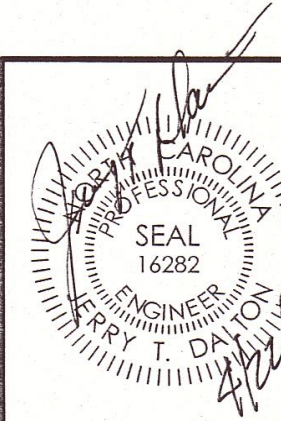
Job: 15023	Date: 3/1/16	Revision: 001
File: COVER	Drawn: DBL	Sheet: 1 OF 5

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. TRC COMMENTS - 4/22/16



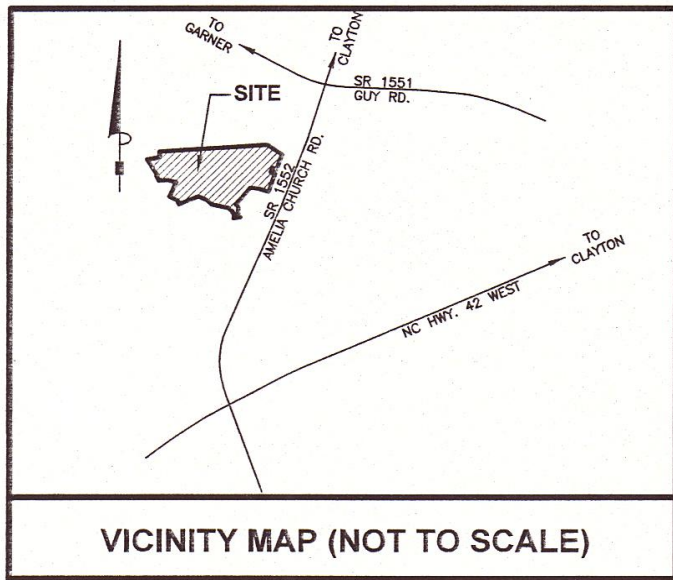
REVIEW ONLY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS SHEET
FOR
UMSTEAD SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		
(919) 550-4740 Fax (919) 550-4741		
Job: 15023	Date: 3/1/16	Revision: 001
File: EXISTING	Drawn: DBL	Sheet: 2 OF 5

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. TRC COMMENTS - 4/22/16



- CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
- N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO DAYFLOWER AND GREGORY DRIVE.
- FEE-IN-LIEU WILL BE REQUIRED TO MEET RECREATION AND OPEN SPACE REQUIREMENTS.
- NO BUILDINGS MAY OCCUR WITHIN 20' OF RIPARIAN BUFFERS; ROADS AND DRIVEWAYS MAY OCCUR IN THAT 20' AREA.
- NO BUILDING ENVELOPES MAY EXTEND INTO JURISDICTIONAL WETLANDS.
- ALL STREET TREES WILL BE 8' TALL AT TIME OF PLANTING.
- ALL RESOURCE CONSERVATION AREAS AND THE 50' RIPARIAN BUFFER SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.

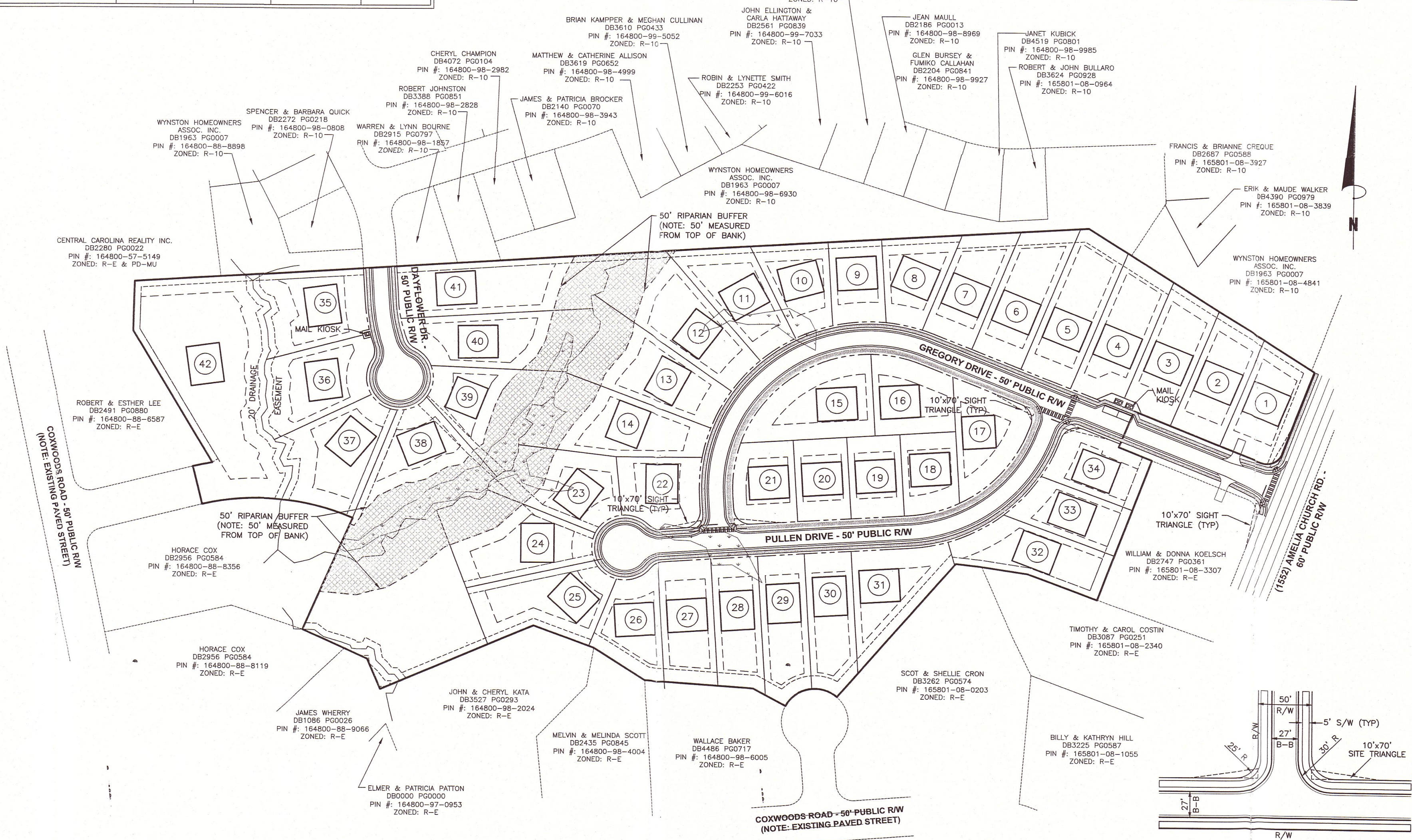
LOT SUMMARY	
LOT NUMBER	
1	15,044
2	14,623
3	15,454
4	16,870
5	18,543
6	17,072
7	14,046
8	12,010
9	10,040
10	11,968
11	15,863
12	17,398
13	15,111
14	15,869
15	18,713
16	13,230
17	14,274
18	10,119
19	10,000
20	10,000
21	11,297
22	12,608
23	11,730
24	16,601
25	18,853
26	13,257
27	15,116
28	14,009
29	15,208
30	14,564
31	16,763
32	16,426
33	11,943
34	12,099
35	17,673
36	17,354
37	19,958
38	13,756
39	10,054
40	16,021
41	19,943
42	52,472

- NOTES:
- A MINIMUM LOT AREA OF 10,000 SF IS REQUIRED.
 - LOT AREA DOES NOT INCLUDE RESOURCE CONSERVATION AREAS.

TOTAL SITE DATA AND IMPERVIOUS AREA CALCULATIONS				
	TOTAL AREA (ACRES)	PERCENTAGE OF TOTAL SITE	IMPERVIOUS AREA (ACRES)	PERCENTAGE IMPERVIOUS SURFACE
RESIDENTIAL LOTS	14.841	74.88%	8.16	55.0%
RIGHT-OF-WAY (includes streets and sidewalks)	2.250	11.35%	1.80	80.0%
TOTAL RESOURCE CONSERVATION AREAS (not in residential lots)	1.986	10.02%	0	0%
AREAS NOT IN ANY OF THE ABOVE CATEGORIES (including undeveloped areas not qualified as Open Space)	0.743	3.75%	.005	0.60%
TOTAL AREA	19.82	100%	9.965	50.03%

RESOURCE CONSERVATION AREA DATA		
	ACRES	*PERCENTAGE
RIPIARIAN BUFFER AREAS	1.774	8.95%
OPEN WATER BODIES AND JURISDICTIONAL WETLANDS	0.588	2.96%
100-YEAR FLOODPLAIN	0	0%
TOTAL RESOURCE CONSERVATION AREAS	**1.986	10.02%

*PERCENTAGE OF TOTAL SITE AREA
**THERE IS AN OVERLAP OF 0.376 ACRES OF WETLANDS/RIPIARIAN BUFFER AREA



SUMMARY INFORMATION

DEVELOPMENT NAME: UMSTEAD SUBDIVISION
PARCEL PIN: 164800-98-6022 & 165801-08-4742
IS PROPERTY TO BE ANNEXED INTO THE TOWN? YES
TOTAL AREA CONTAINED WITHIN TRACT: 19.82 AC
TOTAL FLOOD AREA: 0 AC
NET USEABLE LAND: 19.82 AC
MAX DENSITY: 4.0 DWELLING UNITS/ACRE
DENSITY PROPOSED: 2.12 UNITS/ACRE
TOTAL NUMBER OF UNITS PROPOSED: 42
TOTAL 41 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 70'
MIN. FRONT SETBACK: 30'
MIN. SIDE INTERIOR SETBACK: 10'
MIN. SIDE STREET: 20'
MIN. REAR SETBACK: 25'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING LOT COVERAGE: 35%
MAX. IMPERVIOUS PER LOT: 50%
MIN. DWELLING UNIT SIZE: 1,100 S.F.
AREA IN SIDEWALKS: 15,306.38 S.F.
AREA IN PAVEMENT AND C&G: 63,070 S.F.
LINEAR FEET OF STREETS: 2,035 L.F.
TYPE OF WATER SYSTEM PROPOSED: TOWN OF CLAYTON
TYPE OF SANITARY SEWER SYSTEM PROPOSED: TOWN OF CLAYTON
ELECTRICAL SERVICE PROVIDED BY TOWN OF CLAYTON
ZONING DISTRICT: RE
THOROUGHFARE OVERLAY DISTRICT: YES
WATERSHED PROTECTION AREA: NO
PROPOSED ZONING: R-10
INSIDE CITY LIMITS? YES
OWNER AND APPLICANT:
UMSTEAD PARTNERS, LLC
P.O. BOX 189
CLAYTON, NC 27528
PRELIMINARY LAYOUT PREPARED BY:
DALTON ENGINEERING AND ASSOCIATES, PA.
448 EAST MAIN STREET
CLAYTON, NC 27520
(919) 550-4740

TOWN OF CLAYTON PLANNING DEPARTMENT PROJECT NUMBER: 2016-54-SD

Dalton Engineering and Associates, P. A.

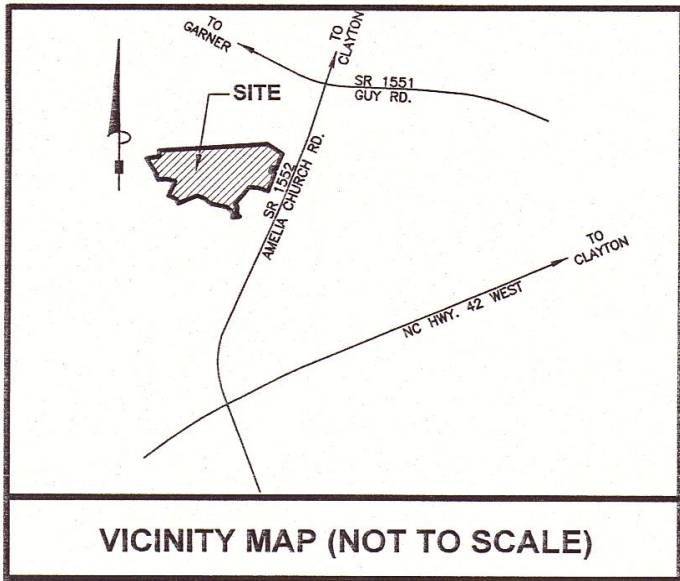
446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919) 550-4740
Fax (919) 550-4741

Job: 15023 Date: 3/1/16 Revision: 001
File: SITE Drawn: DBL Sheet: 3 OF 5

PRELIMINARY SITE PLAN
FOR
UMSTEAD SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. TRC COMMENTS - 4/22/16



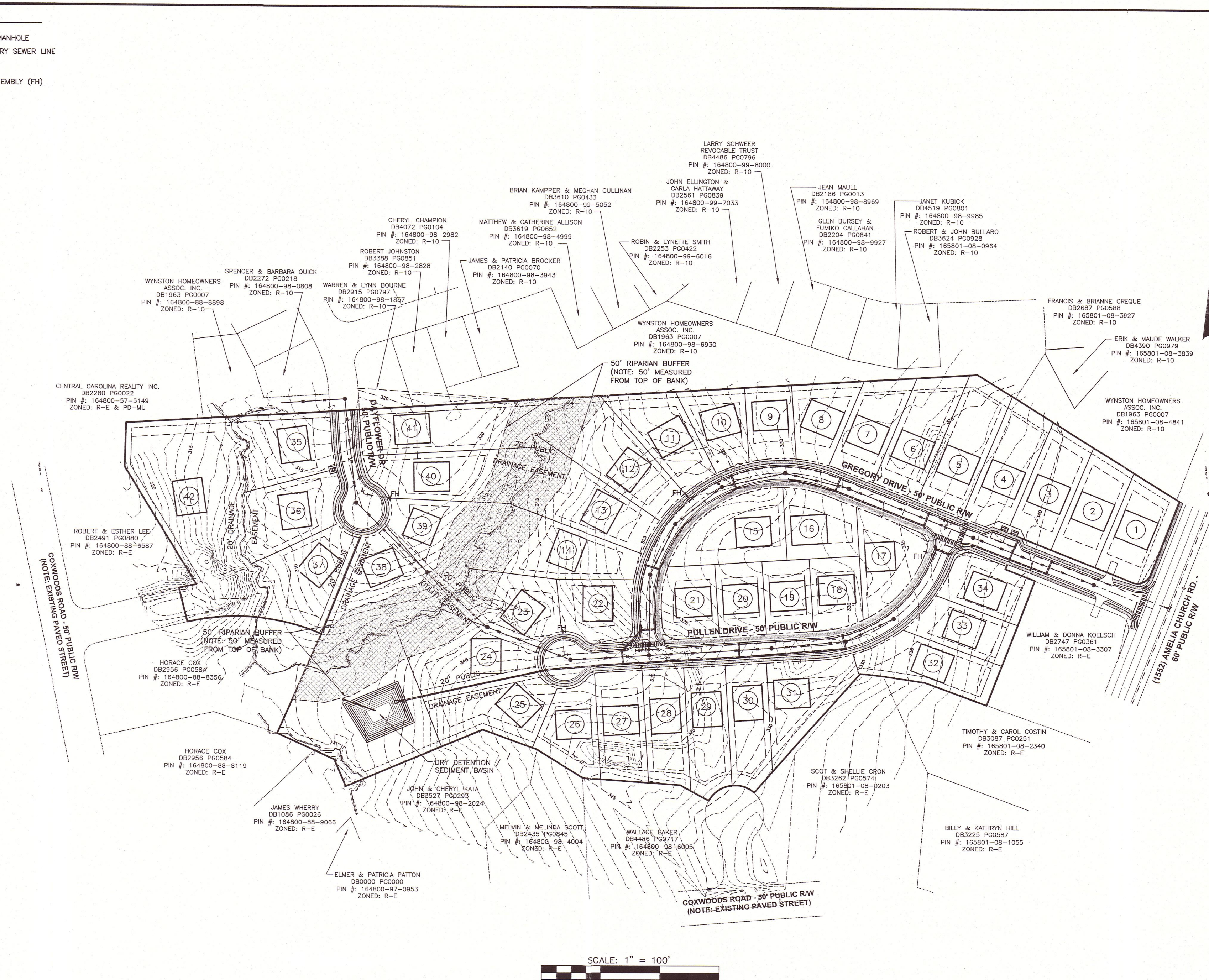
VICINITY MAP (NOT TO SCALE)

NOTE: INFRASTRUCTURE RELATED CONSTRUCTION WILL BE REVIEWED BY THE ENGINEERING DIVISION OF PUBLIC WORKS.

NOTE: STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED, AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY THE TOWN OF CLAYTON BUILDING INSPECTIONS.

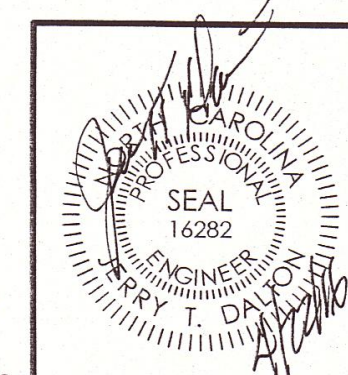
NOTE: NCDOT WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.

NOTE: CONSTRUCTION/UTILITY PLANS TO BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



REVIEW ONLY
NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN
FOR
UMSTEAD SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC



Dalton Engineering and Associates, P. A.		
446 East Main Street P.O. Box 426 Clayton, NC 27520		
(919) 550-4740 Fax (919) 550-4741		
Job: 15023	Date: 3/1/16	Revision: 001
File: UTILITY	Drawn: DBL	Sheet: 4 OF 5

REVISION 001: ADDRESSED TOWN OF CLAYTON PLANNING DEPT. TRC COMMENTS - 4/22/16



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

Planning Board
May 23, 2016

STAFF REPORT

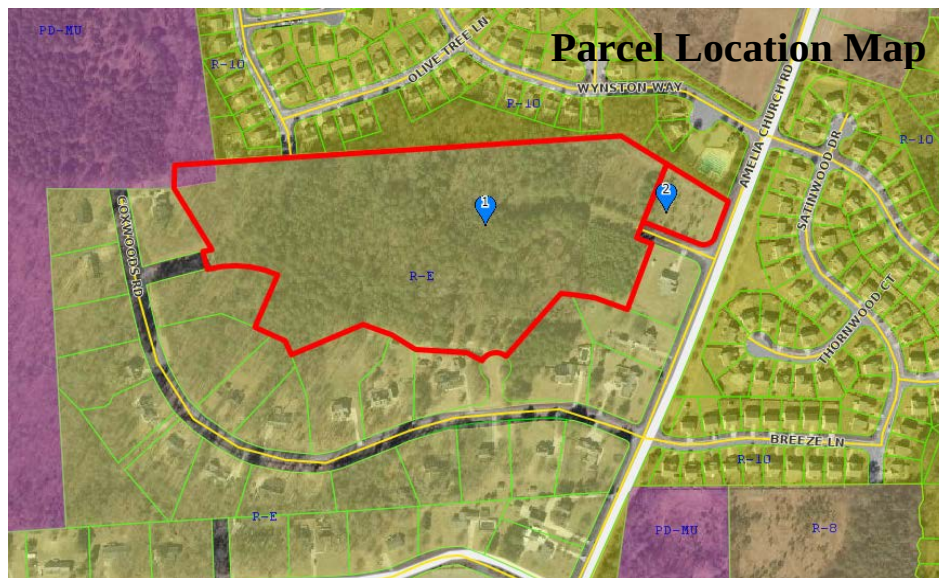
Application Number: 2016-55-RZ Project Name: Umstead Subdivision Rezoning

NC PIN / Tag #: 164800-98-622, 165801-08-4742 / 05g02013, 05g02040a
Town Limits/ETJ: ETJ
Overlay: none
Applicant: Umstead Partners LLC c/o Nathan Evans
Owner: Umstead Partners LLC
Location: At the end of Gregory Drive, off of Amelia Church Road; south of the Wynston subdivision.

Public Noticing:

- Neighborhood meeting April 14, 2016
- Sign posted April 14, 2016
- Letters mailed prior to July 8, 2016
- Newspaper ad posted prior to July 5, 2016

REQUEST: Rezoning from Residential-Estate (R-E) to Residential-10 (R-10).



SITE DATA:

Acreage: 19.8 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

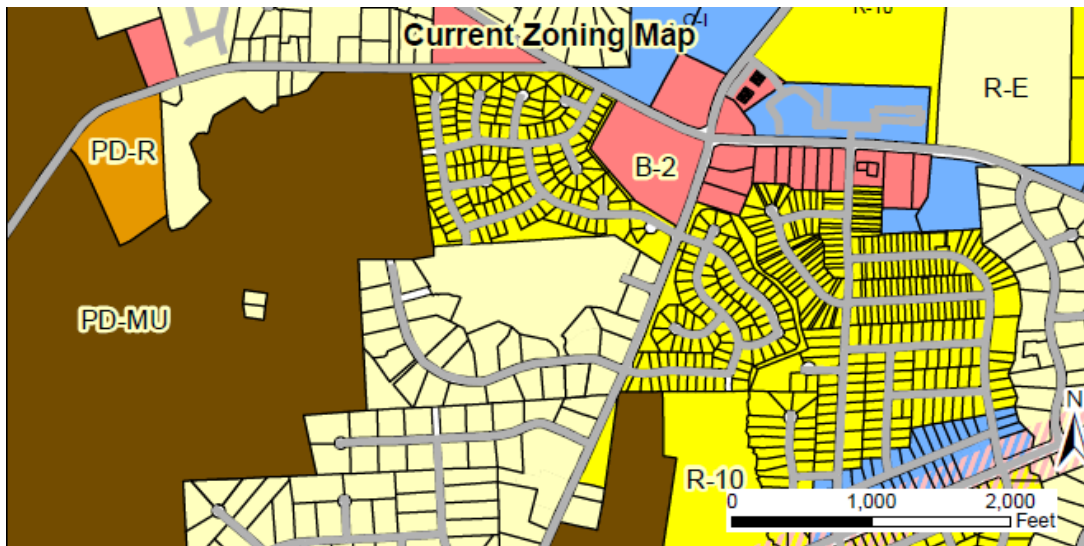
Direction	Zoning	Existing Use
North	Residential-10	Single-family residential, open space subdivision
South	Residential-Estate (R-E)	Single-family residential
East	Residential-10	Single-family residential, open space subdivision
West	Residential-Estate (R-E) and Planned Development – Mixed Use (PD-MU)	Single-family residential, and future, master planned single family residential

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to rezone 19.8± acres from Residential-Estate to Residential-10 (R-10), which allows 10,000 SF single family residential lots. This piece of land is currently vacant woodlands. The land is currently in the Town's Extraterritorial Planning Jurisdiction (ETJ), but would need to annex in order to receive water and sewer services necessary to develop at the 10,000 SF lot density.

Compatibility with Surrounding Land Uses

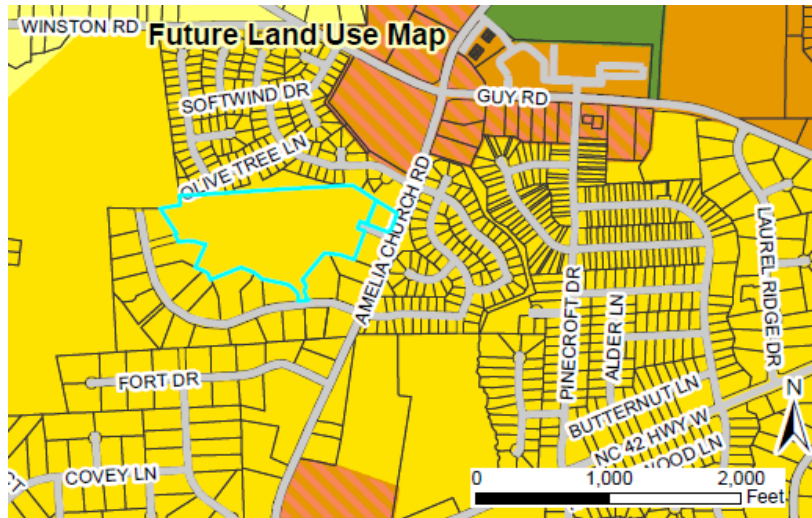
The site is bordered by 8,000 SF single family residential lots to the north in an R-10 zoning district (the Wynston



subdivision), and 40,000± SF single family lots to the south (along Coxwoods Rd). The Wynston subdivision is served by public water and sewer, and the Coxwoods neighborhood is served by septic systems. A conventional R-10 zoned subdivision would be an appropriate density transition between the two neighborhoods.

Access/Streets:

Primary access to the property is currently from Gregory Drive, with a paved stubout from the west connecting to Coxwoods Rd, an unpaved stubout from the south connecting to Coxwoods Rd, and a paved stubout connecting from Wynston in the north. Some question currently exists regarding the ownership of Coxwoods Rd, whether it is privately- or state-owned.



Consistency with the Comprehensive Plan 2040

The Future Land Use for this area is envisioned as Medium Density Residential, which accommodates R-10 zoned residential.

CONSIDERATIONS:

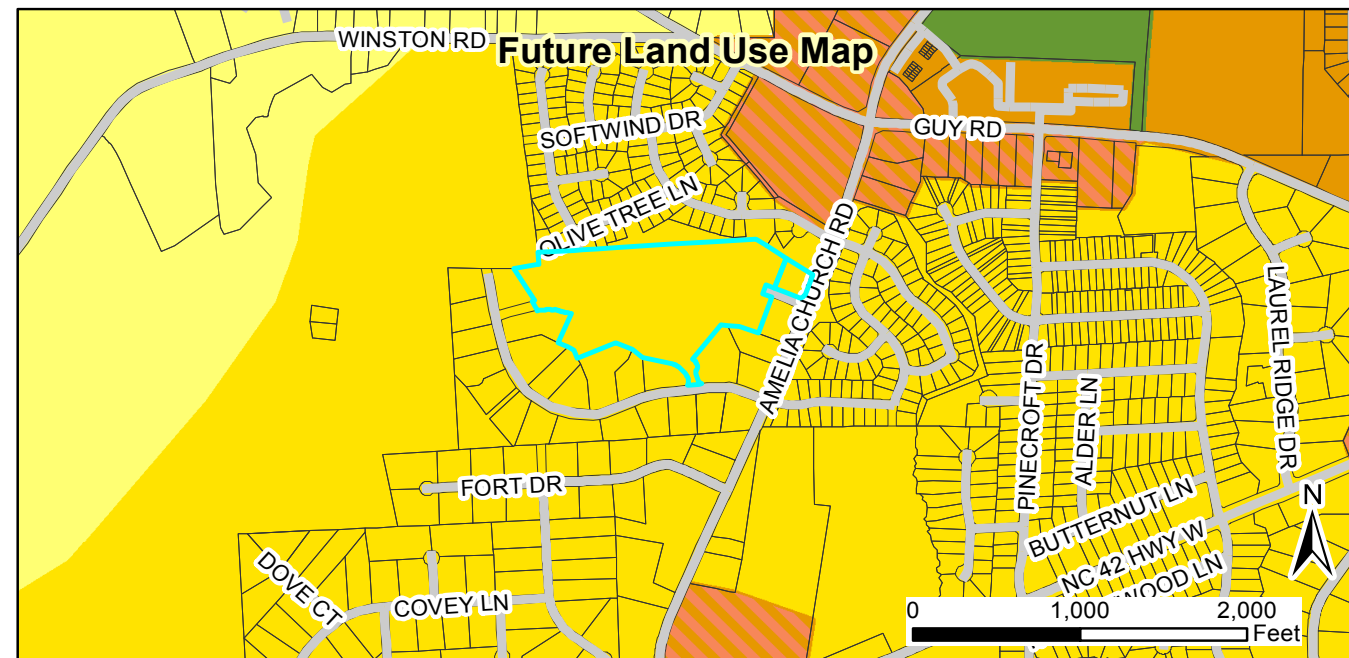
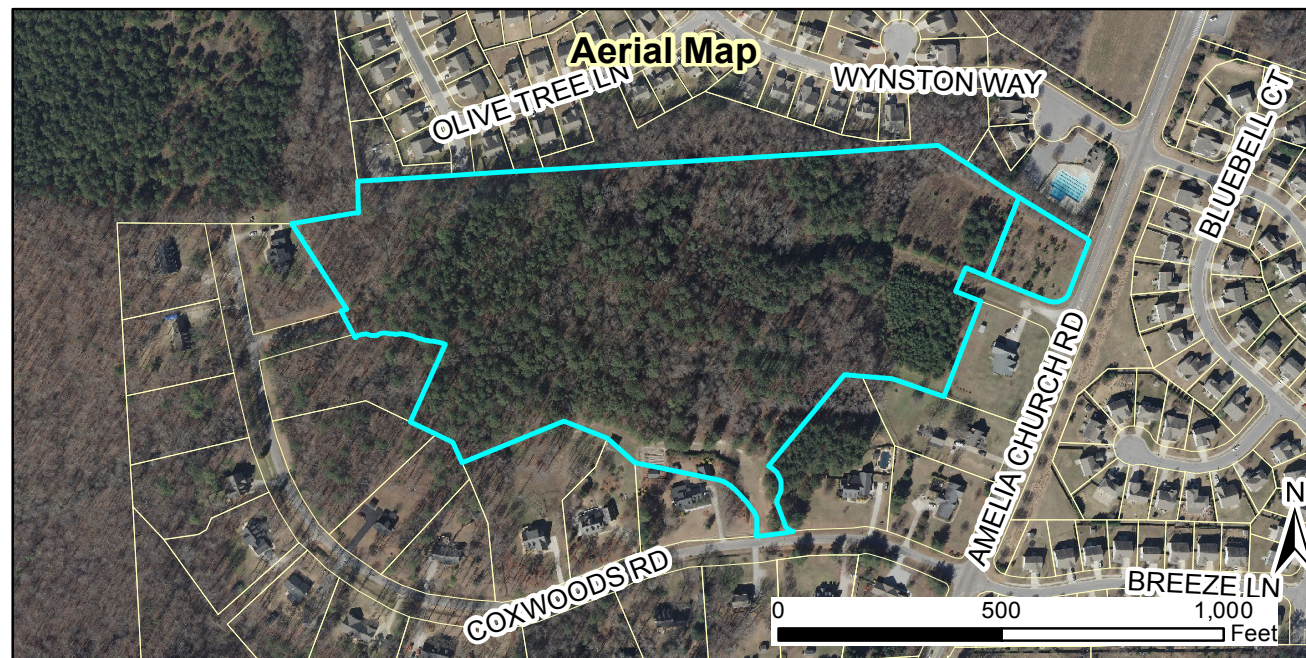
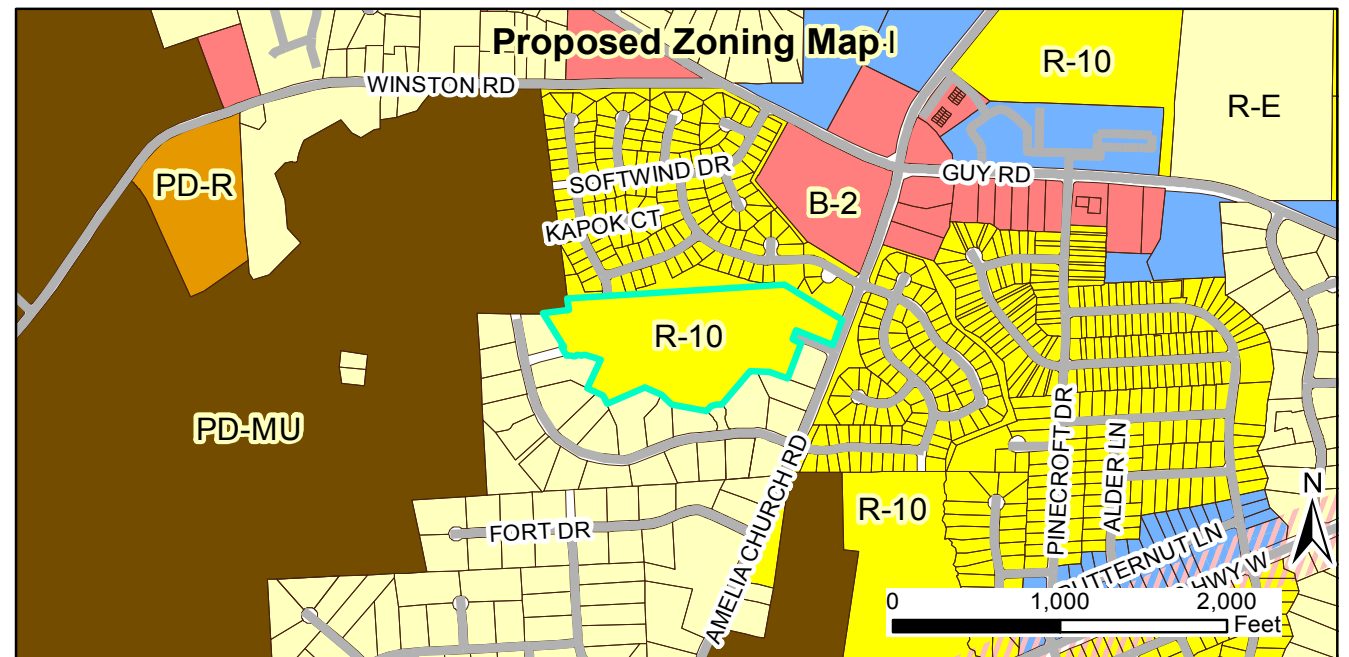
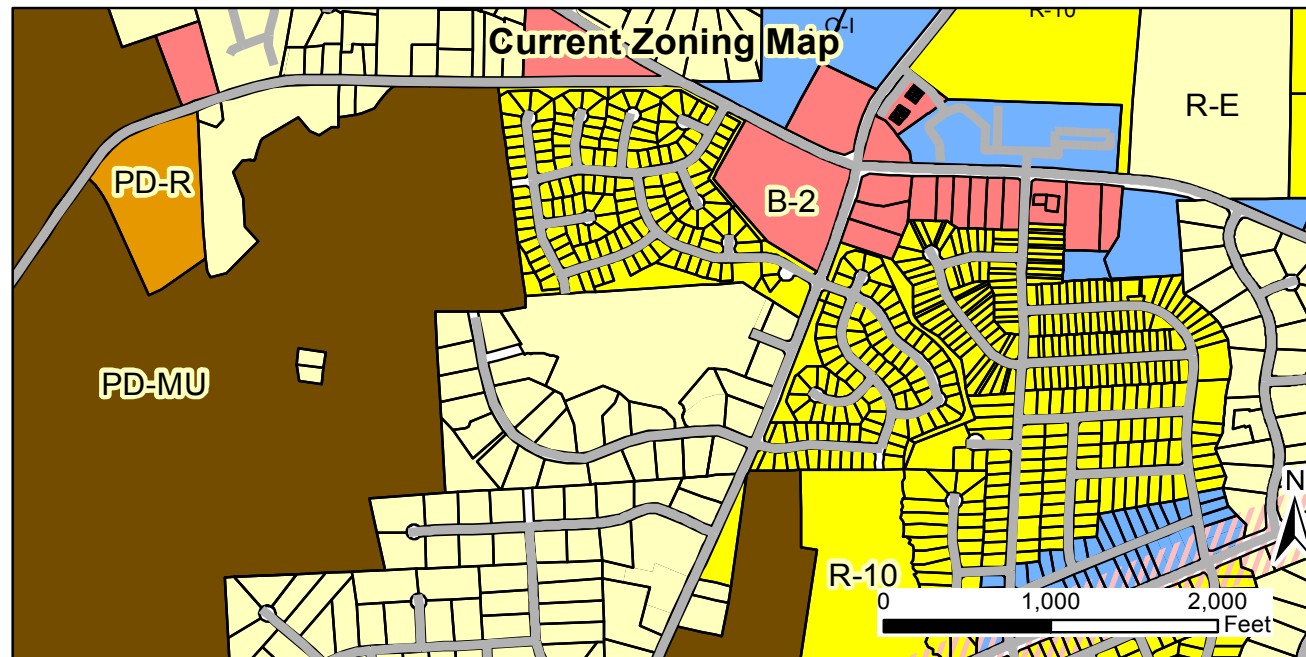
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel.

ATTACHMENTS:

- 1) Staff Report Map
- 2) Property Images 1 and 2
- 3) Application
- 4) Neighborhood Meeting Materials
- 5) Letter Opposing Rezoning



**2016-54-SD and 2016-55-RZ: Umstead Subdivision and Rezoning
Request: Create a ±41 lot subdivision on a site proposed to be
rezoned to R-10.**

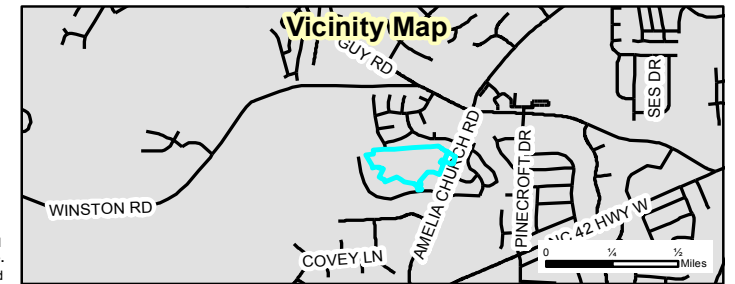
Applicant: Umstead Partners LLC c/o Nathan Evans
Property Owners: Umstead Partners LLC
Parcel ID: 164800-98-622, 165801-08-4742
Tag #: 05g02013, 05g02040a



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Railroads

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-55-RZ Umstead Subdivision\Maps\StaffReportMap- Umstead maj subdiv and rezoning - 2016-55-RZ.mxd





Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application fee: Standard Rezoning: \$500.00
Rezoning to Planned Development District: \$1,000.00 + \$5.00 acre
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: UMSTEAD SUBDIVISION Acreage of Property: 19.82 ACRES
County Tag Number: 05G02013, 05G02040A NC PIN: 164800-98-6622, 165801-08-4742
Address/Location: ADJACENT TO AMELIA CHURCH ROAD (SR 1552), AND SOUTH OF THE INTERSECTION OF AMELIA CHURCH ROAD AND GUY ROAD.
Existing Zoning District: R-E
Proposed Zoning District: R-10
Is project within an Overlay District? ☐ No ☐ Yes (list): _____

APPLICANT INFORMATION

Applicant: UMSTEAD PARTNERS, L.L.C.
Mailing Address: P.O. Box 189 CLAYTON, NC 27528
Phone Number: (919) 345-6729 Fax: N/A
Contact Person: NATHAN EVANS
Email Address: nathan@nlevans.com

FOR OFFICE USE ONLY

Date Received: APR 22 2016 Amount Paid: _____ File Number: 2016-5522

version 07/30/2015
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: UMSTEAD PARTNERS, L.L.C.

Mailing Address: P.O. Box 189 CLAYTON, NC 27528

Phone Number: (919) 345-6729

Fax: N/A

Email Address: nathan@nlevans.com

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

THE OWNERS OF SUBJECT PROPERTIES ARE REQUESTING THE REZONING OF APPROXIMATELY 19.82 ACRES, FROM R-E (EXISTING) TO R-10 (PROPOSED). THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE TOWN OF CLAYTON'S E.T.J., AND ARE ADJACENT TO AMELIA CHURCH ROAD.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☒	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☒				
6. If property to be rezoned is a portion of a parcel: - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	☐	☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☐				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

THE SUBJECT PROPERTIES ARE PROPOSED TO BE ZONED R-10 AND THE
PROJECT WOULD COMPLY WITH ALL ZONING REQUIREMENTS OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

THE SUBJECT PROPERTIES ARE PROPOSED TO BE ZONED R-10 AND THE
PROJECT WOULD COMPLY WITH ALL ZONING REQUIREMENTS OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

THE SUBJECT PROPERTIES ARE PROPOSED TO BE ZONED R-10 AND THE
PROJECT WOULD COMPLY WITH ALL ZONING REQUIREMENTS OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

THE CAPACITY OF PUBLIC FACILITIES IN THE AREA IS ADEQUATE
TO SUPPORT THE PROPOSED USE OF THE ANTICIPATED DEVELOPMENT.

5. It has been determined that the legal purposes for which zoning exists are not violated.

THE SUBJECT PROPERTIES ARE PROPOSED TO BE ZONED R-10 AND
THE PROJECT WOULD COMPLY WITH ALL ZONING REQUIREMENTS OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

THE SUBJECT PROPERTIES ARE PROPOSED TO BE ZONED R-10 AND
THE PROJECT WOULD COMPLY WITH ALL ZONING REQUIREMENTS OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.

NO ADVERSE EFFECTS UPON ADJOINING PROPERTIES ARE EXPECTED.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

THE DEVELOPMENT OF THIS PROPERTY WOULD BE BENEFICIAL TO THE
TOWN OF CLAYTON AS WELL AS SURROUNDING BUSINESSES.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Unskel Partners LLC
Print Name

By: [Signature]
Signature of Applicant

3-1-16
Date

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Umstead Partners, L.L.C.

Location/Date: Location : Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520 Date : 4/14/16

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC 27520
2	Horace & Heasley Cox	2017 Coxwoods Rd 7
3	James H. Wherry	2032 Coxwoods Rd
4	Elmer E Patton	2034 Coxwoods Rd
5	David Bullock	2037 Coxwoods Rd.
6	Carol Coste	1494 Amelia Church Rd
7	Tim Costin	1494 Amelia Church Rd.
8	Melinda Scott	2018 Coxwoods Rd
9	Buckh Scott	"
10	Jeremy + Megan Looney	2052 Coxwoods Rd
11	Shelley + Scot Cron	2002 Coxwoods Rd.
12	Glen Bursey	3005 Winston Way
13	Jean Maull	3009 Winston Way
14	Jim Brocker	2021 Olive Tree Lane
15	Pat Brocker	2021 Olive Tree Lane
16	Pat Patton	2024 Coxwoods Rd
17	ROGER WORTHINGTON	2001 Coxwoods Rd.
18	John KATA	2020 Coxwoods Rd
19	Stephanie & Jim Koester	2049 Coxwoods Rd.
20	Nyght Rowley	2029 Coxwoods Rd.
	Kathy Bramme	2053 Coxwoods Rd

01/06/2016

Page 9 of 17

NEIGHBORHOOD MEETING SUMMARY FORM

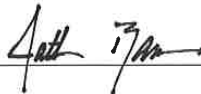
FILL OUT THE FOLLOWING:

Application: Umstead Subdivision

Date of Mailing: 4/4/16

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: 4/14/16

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC 27520

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

Notes : Several residents of Coxwoods Subdivision were present. Most inquired about the possibility of a roadway connection between Coxwoods Subdivision and Umstead Subdivision. Of those that inquired about that topic, none were in favor of a roadway connection between the two subdivisions. Other items that were inquired about included the location of the proposed stormwater management b.m.p. and the outlet location of the stormwater exiting the pond. The residents of Wynston Subdivision inquired about the area owned by the Wynston Homeowners Association, adjacent to Umstead Subdivision. Their questions included if there were any plans to perform any clearing in that area, and what kind of landscape buffers were required for the project.

Everyone in attendance was asked numerous times to provide written comments, concerns, etc. to our office, and that their comments would be provided to the Town of Clayton Planning Department.

At this time, our office has received comments from two landowners, which are attached.

Submitted by : Jonathan Barnes - Dalton Engineering and Associates, P.A.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

City of Clayton
Town Planning Department
Clayton, N. C. 27520

Elmer E. and Patricia A. Patton
2024 Coxwoods Road
Clayton, N.C. 27520

15 April 2016

As home owner of Lot 23 located in the Coxwoods Subdivision, my major concern with the construction of the proposed Umstead Subdivision adjacent to Amelia Church Road, Clayton, N. C. is the drainage easement between Lots 23 and 24. The drainage ditch between Lots 23 and 24 is a natural and a major drainage easement for the Southeastern end of the Coxwoods Subdivision. Any obstruction to this drainage easement from the proposed Umstead Subdivision could result in major flooding to Lots 23 and 24. This concern was address at length on 14 April 2016 at the Area Property Owners meeting. Thank you for your consideration and listening to our concern.


Elmer E. and Patricia A. Patton
Property Owners:

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 4/4/14

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Jonathan Barnes

Signature: _____

Date of Meeting: 4/14/16

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Assoc., P.A. 446 East Main Street Clayton, NC 27520

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.

A concern:

We know of a situation in Cary, where a wooded buffer was agreed upon, but when the contractor started clear-cutting, the bulldozers were going far beyond the line where they should have stopped. Contractors have to pay a fine, but they simply pay the fine & go their merry way.

In this case, two of the residents stood there, refusing to allow them to cut beyond the line.

In this situation, somebody needs to monitor what is happening; residents should not have to do this. (They will not even know the time table!)

919-359-1620⁶. Patricia Brocken 2021 Olive Tree Lane

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

01/06/2016

Page 6 of 17



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

*Planning Board
May 23, 2016*

STAFF REPORT

Application Number: 2016-68-SP

Project Name: Archer Lodge Verizon Tower Major Site Plan

NC PIN / Tag #: 177000-33-4587 / 16I03019
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Crown Castle
Owner: Louis F. Pourron Life Estate
Location: Located off of Covered Bridge Road

Public Noticing:

- Neighborhood meeting May 4, 2016
- Sign posted on May 17, 2016

REQUEST: The applicant is requesting major site plan approval to develop a new Verizon cell tower.

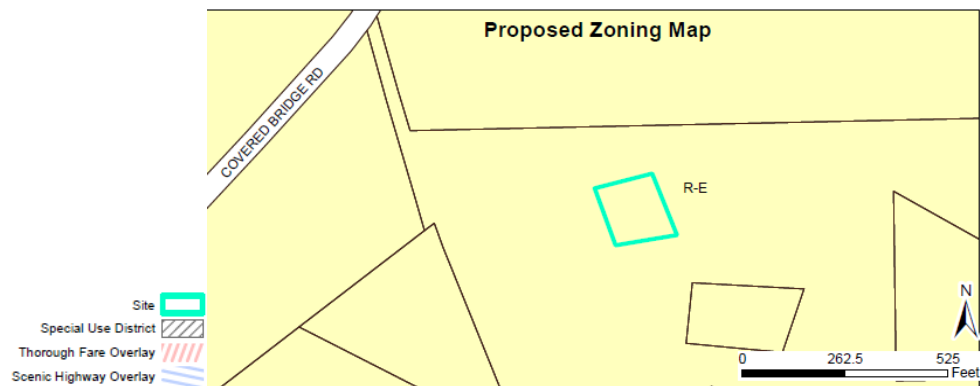
SITE DATA:

Acreage: .1 acres of a total of 98.44 acres of land will be leased for the tower facilities
Existing Use: Agricultural/Residential



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Residential/Agricultural
South	Residential-Estate (R-E)	Residential
East	Single Family Residential District (SFR-1, Archer Lodge Jurisdiction)	Residential
West	Residential-Estate (R-E)	Residential/Agricultural



DEVELOPMENT DATA:

Proposed Uses: A new 155' monopole Verizon telecommunications tower

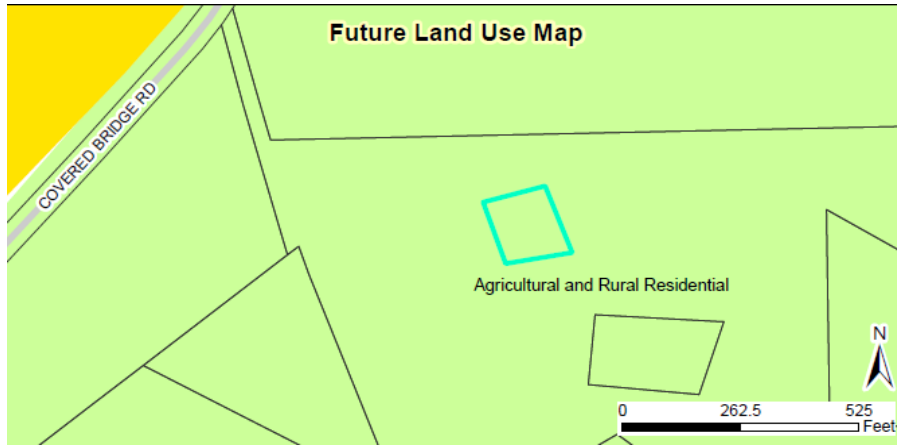
Parking: Telecommunication Towers are exempt from parking requirements within the UDC

Access: The site will be accessed via a new gravel access road off of an existing entrance off of Covered Bridge Road

STAFF ANALYSIS:

Overview

The applicant is requesting major site plan approval to install a new 155' (with a 9' lightning rod for a total elevation of 164') monopole Verizon cell tower on the subject property. The property owner will lease an 80'x80' space on the subject property to Verizon which will be where the tower and equipment shelter are located. Most of this leased space will be fenced in, and landscaping will be provided to ensure proper screening. The application is running concurrently with a Special Use Permit application for the tower. Both of these applications have been reviewed for the Town by Cityscape Consultants.



Consistency with Adopted Plans:

- **2040 Comprehensive Plan**

The 2040 Comprehensive Plan designates this site as "Agricultural and Rural Residential". The proposed use is consistent with this designation.

- **Unified Development Code**

The consultant for the project has determined that this project is consistent with the requirements of the Unified Development Code.

Landscaping and Buffering

The applicant will provide landscaping around the perimeter of the site as required by code. The applicant will be planting Leyland Cypress that shall have a maximum height of 6' to 10'. The applicant will also be planting Rhododendron which will have a maximum height of 2' to 5'.

Balloon Test

As part of the requirements for new telecommunication facilities, the applicant was required to perform a balloon test for the proposed cell tower. This was held on March 24, 2016 and the applicant has provided photo sims (renderings) which are included as attachments to the staff report.

CONSIDERATIONS:

- Planning Board approves major site plans.
- Cityscape is the consultant used to review new telecommunication towers for the Town of Clayton. Cityscape provides a recommendation to the Town based on their findings.

APPROVAL CRITERIA:

The applicant has addressed the Major Site Plan Approval Criteria outlined in UDC Section 155.707. These are incorporated into the record as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the Major Site Plan based on recommendation of approval from Cityscape Consultants in a letter dated May 12, 2016.

CONDITIONS OF APPROVAL:

If approved, staff recommends the following conditions be applied to the approval, based in part upon recommendations by Cityscape Consultants:

1. The applicant shall provide a satisfactory approval from the National Environment Policy Act and the State Historical Office; and,
2. The applicant or Crown Castle International, as owner shall submit a satisfactory statement of Compliance with FCC "Good Engineering Practices" and,
3. A tower with foundation plan for a one hundred fifty-five (155) foot monopole tower with a nine (9) foot attached lightning rod, certified by a North Carolina Professional Engineer stating the structure will meet or exceed EIA/TIA-222-G standards (as amended) to include the Town's desired number of antenna arrays of like design; and,
4. The applicant shall confirm that all feed lines, current and future, shall be installed inside the support structure; and,
5. The applicant shall ensure that the monopole structure will be maintained with all ports to remain sealed to prevent habitation by animals.

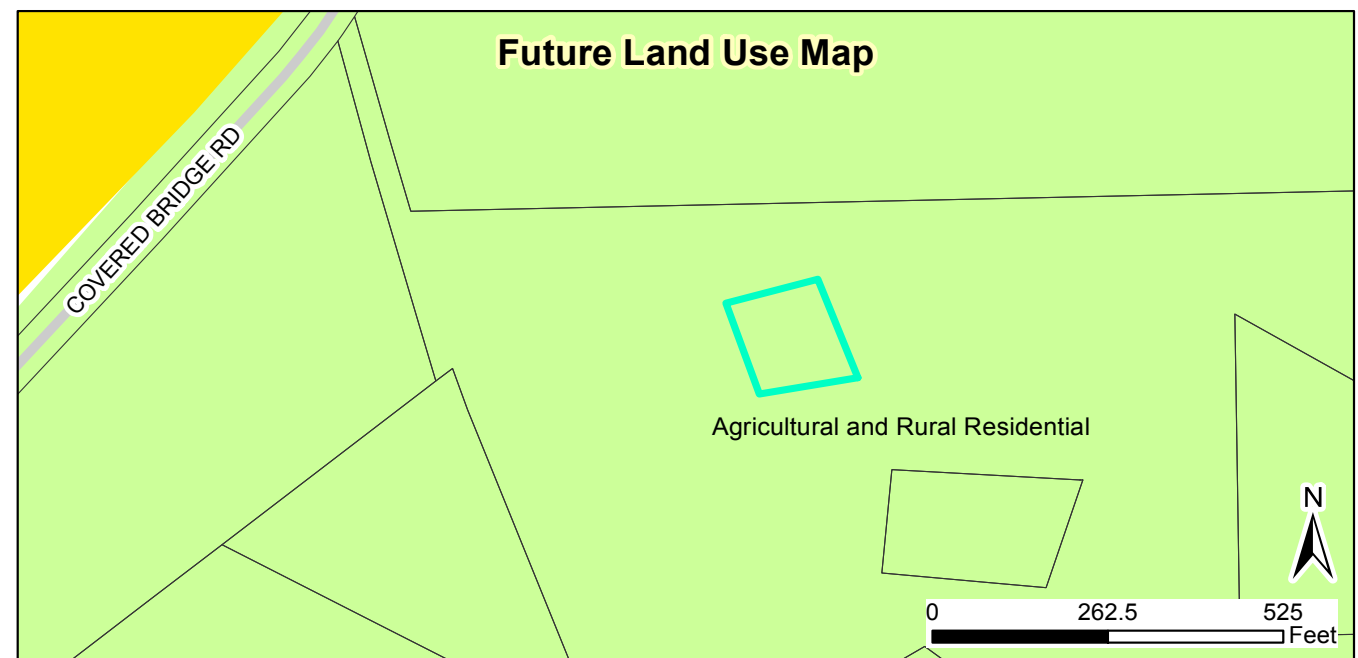
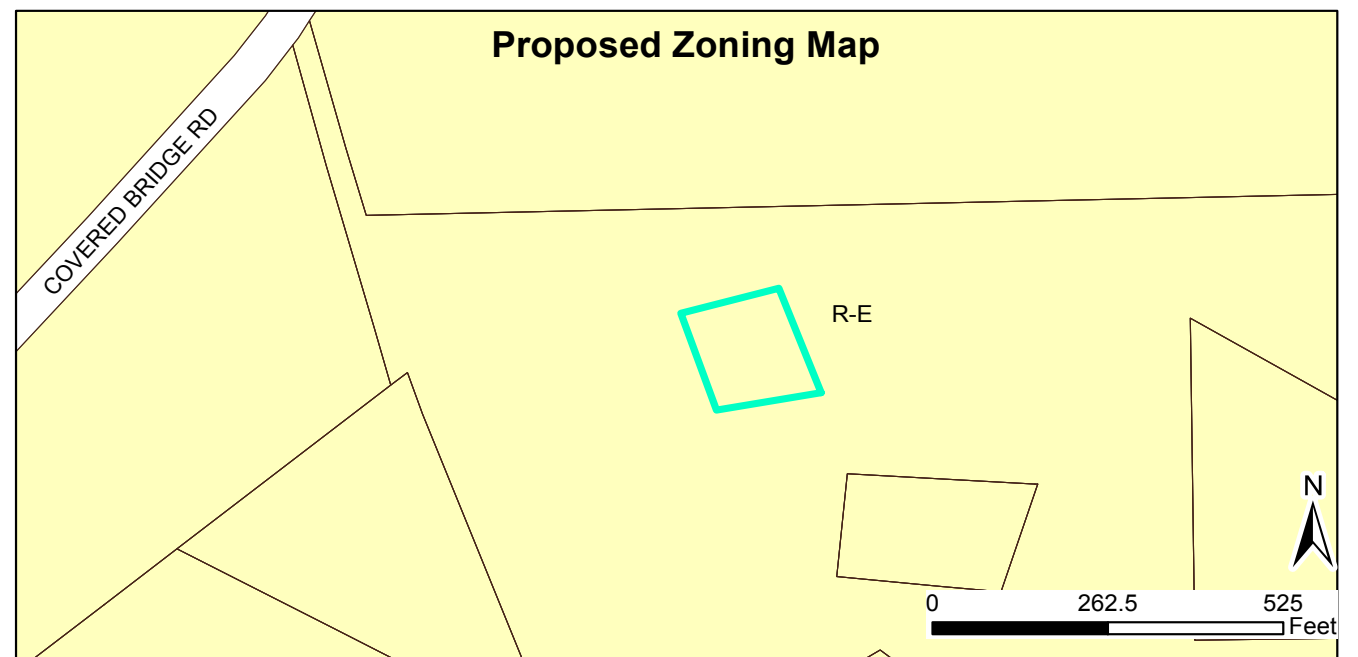
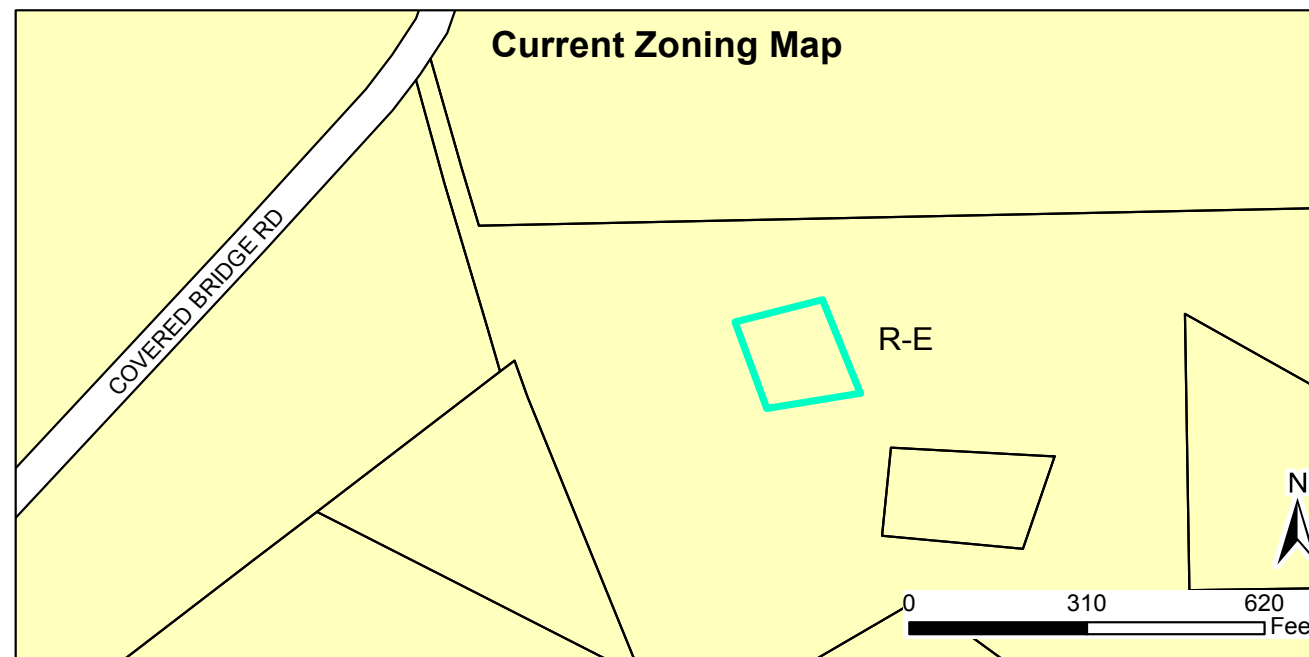
In addition to the conditions of approval recommended by Cityscape, staff recommends the following conditions:

6. Following Council approval, three final sets of plans shall be delivered to the Planning Department for final approval and recording. The Conditions of Approval for the Special Use Permit and Site Plan (which are identical) shall be recorded on these final plan sets, preferably on the cover page or site plan sheet.
7. The development of the site shall be limited to the approved site plan, and further modifications shall require application through the Planning Department.
8. The site plan shall show the required 10' landscape perimeter buffer around the entire perimeter of the leased area, per §155.310.
9. A successful landscape/site inspection shall performed by the Planning Department prior to the issuance of a Certificate of Occupancy (or Compliance).
10. All mechanical equipment shall be screened entirely from view, per §155.402((G)(4)(a). This particularly applies to all ground-mounted mechanical equipment (generators, electrical boxes, etc.) within the fenced area. Year-round opaque visual screening is required, which may include dense, evergreen shrubbery.

11. The Special Use Permit shall only apply to the leased area on which the cell tower is to be located, as shown and stated in the site plan and attached lease agreement dated December 18, 2015, and as described in a legal description of the leased area. These area descriptions shall be recorded on the approved site plan.
-

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) RF Letter
- 6) Agent Authorization Letter
- 7) Archer Lodge Flush Mount Letter
- 8) Archer Lodge Tower Justification Letter
- 9) Balloon Test Photo Sims 1
- 10) Balloon Test Photo Sims 2
- 11) Lease Agreement
- 12) Sound Level Certification
- 13) Cityscape Consultants Recommendation Letter

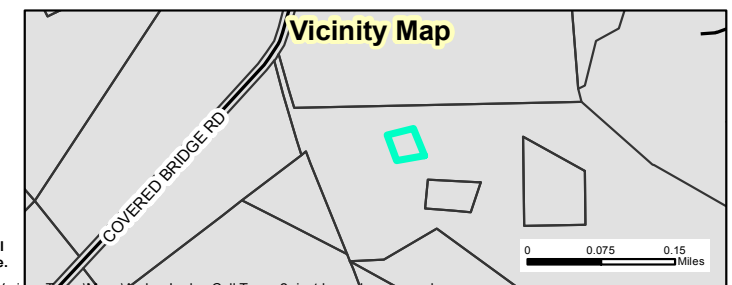


2016-68-SP Archer Lodge Verizon Tower Major Site Plan
2016-75-SUP Archer Lodge Verizon Tower Special Use Permit
Request: To obtain special use approval and major site plan approval to develop a new Verizon cell tower
 Applicant: Tony Stewart, Crown Castle
 Property Owners: Louis F. Pourron Life Estate
 Parcel ID: 177000-33-4587
 Tag #: 4305214



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Parcels_03202015_All

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan
Project Modified: _____
Name of Project: Archers Lodge Verizon Tower
County Tag #: 4305214 Acreage of Property: 0.68
NC PIN: 177000-33-4587
Address/Location: 3654 Covered Bridge Road, Clayton, NC 27527
Existing Use: Residential / Agricultural Proposed Use: New monopole tower
Zoning District: R-E
Is project within a Planned Development? ☒ No
☐ Yes (list): _____
Is project within an Overlay District? ☒ No
☐ Yes (list): _____

FOR OFFICE USE ONLY

Date Received: MAR 29 2016 Amount Paid: \$500.00 File Number: 2016-68-SP
TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: Louis F. Pourron Life Estate
 Mailing Address: 3654 East Covered Bridge Road, Clayton, NC 27527
 Phone Number: _____ Fax: _____
 Email Address: _____

APPLICANT INFORMATION

Applicant: Crown Castle
 Mailing Address: 3530 Toringdon Way, Charlotte, NC 28277
 Phone Number: 864-915-1122 Fax: _____
 Contact Person: Tony Stewart
 Email Address: tstewart@telecomsite.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>3/8/2016</u>	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☒			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☐	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	forthcoming Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Install new 155' monopole tower within a new 80' x 80' lease space (60' x 60' of this space is a fenced compound); install new equipment shelter on new concrete pad; add 200 amp meter service; install landscaping where appropriate as per plans

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Tony Stewart
Print Name

Tony Stewart
Signature of Applicant

3-28-2016
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list")
- ☐ Copy of the letter mailed
- ☐ Attendance Roster (aka "sign-in sheet")
- ☐ Neighborhood Meeting Summary Form with minutes (see below)

ADJACENT PROPERTY OWNERS LIST

Project Name: Crown Castle "Archers Lodge"

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
	See attached	

SAMPLE NEIGHBORHOOD MEETING LETTER

(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date:

Meeting Time:

Meeting Location:

Type of Application:

Project/proposal property address:

Description of project/proposal:

Upcoming public meetings for this
application (Planning Board
and/or Town Council):

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at **<Insert phone number of applicant>**. You may also contact the Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Department

version 10/15/2015

Page 3 of 5

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

	NAME	ADDRESS
1		
2		
3		
4	will be forthcoming in May of 2016	
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: _____

Date of Mailing: _____

Date of Meeting: _____ Time of Meeting: _____

Location of Meeting: _____

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: _____ Signature: _____

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.*

N/A

Please write clearly (or submit a typed summary). Use additional sheets if necessary.



**Town of Clayton
Planning Department**

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: CrownCastle "Archers Lodge" Address or PIN #: 16I 03019

AGENT/APPLICANT INFORMATION:

Tony Stewart
(Name - type, print clearly)

604 Lanford Street
(Address)
Anderson, SC 29624
(City, State, Zip)

see attached lease agreement

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests below*):

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

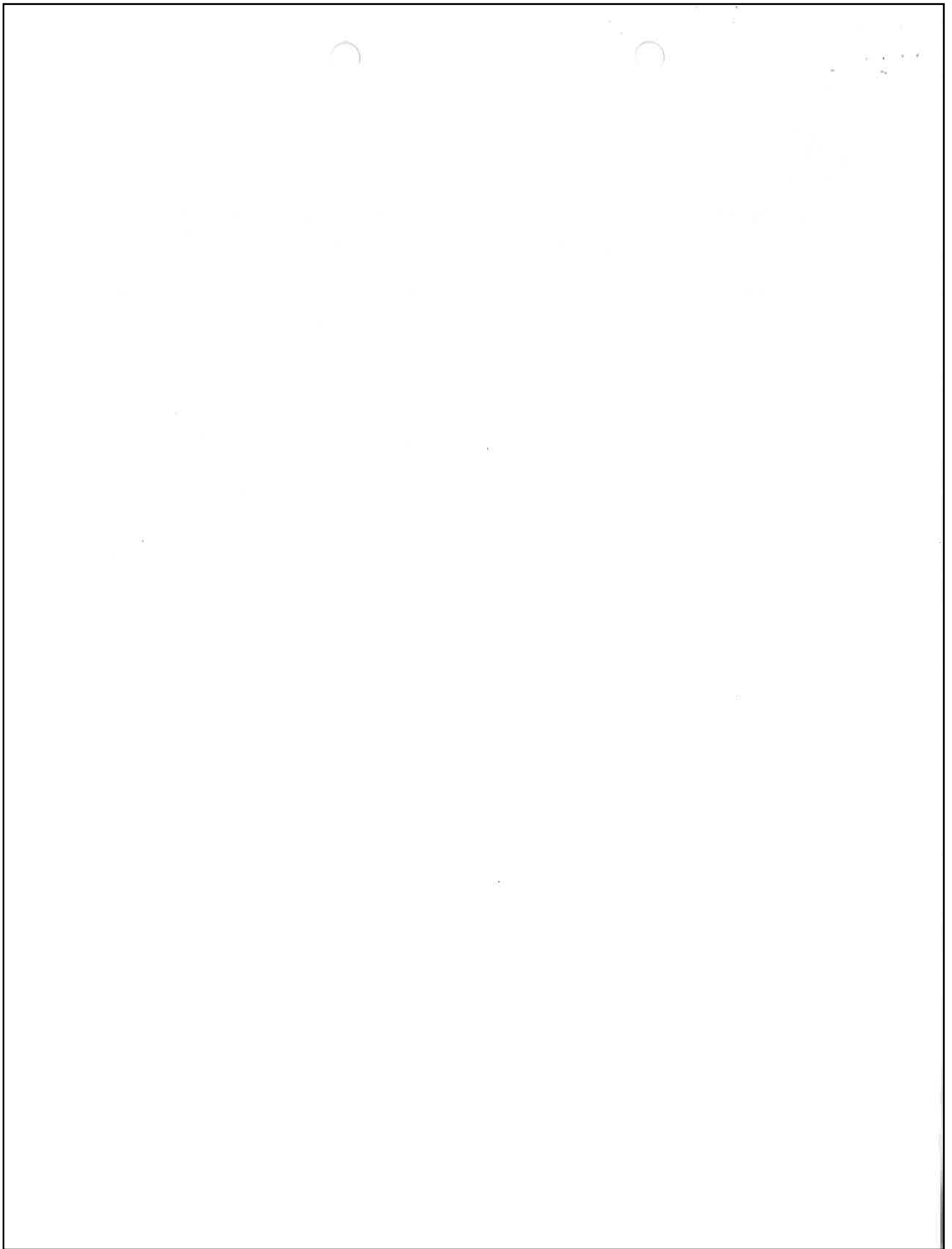
Sworn and subscribed before me _____, a Notary Public for the above State and County, this the _____ day of _____, 20____.

SEAL

Notary Public
My Commission
Expires: _____

August 2015

Page 9 of 9





Crown Castle
3530 Toringdon Way Suite
300
Charlotte NC 28277

Tel (704) 405-6608
Fax (724) 416-6254
Email jason.mayo@crowncastle.com

April 16, 2016

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Wednesday, May 4, 2016

Meeting Time: 6:00 p.m.

Meeting Location: 3654 Covered Bridge Road, Clayton, North Carolina

Type of Application: Special Use Permit and Major Site Plan

Project/proposal property address: 3654 Covered Bridge Road, Clayton, North Carolina 27527

Description of project/proposal: Install a new 155' monopole telecommunications tower with associated equipment

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

A copy of the project application

A map at a scale that is appropriate to the project and shows neighboring properties and roads

A map, drawing, or other depiction of the proposed land use change or development proposal

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at (864) 915-1122. You may also contact the Planning Department at (919) 553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Stewart'.

Tony Stewart
Agent for Crown Castle

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Crown Castle "Archer's Lodge"

Application: _____

Location/Date: 3654 East Covered Bridge Road, Clayton, NC May 4, 2016

	NAME	ADDRESS
1	Tony Stewart, Crown Castle	604 Lanford Street Anderson, SC 29624
2	Wayne Bourdon	2000 Smith Drive Clayton NC 27520
3	Harold + Vicki Satterfield	516 Post Oak Ct Clayton NC 27527
4	Josiah Mayo	10022 Krasborough Square Huntersville NC 28078
5	Vic Perdue	3654 Covered Bridge Clayton NC 27527
6	Johnnie Perdue	
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Crown Castle "Archers Lodge"
Date of Mailing: April 29, 2016

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: Tony Stewart Signature: Tony Stewart

Date of Meeting: 5-4-2016 Time of Meeting: 6:00 pm
Location of Meeting: 3654 East Covered Bridge Rd, Clayton, NC 27527

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.

A meeting was held at the site. The applicant, property owner, and 1 neighboring residence was the only ones in attendance. The neighbors (Satterfields) only were concerned if the tower would be visible from their residence. After looking at the photo simulations provided by the applicant, they were happy with the tower. They said they would attend the BOA to support our application. The meeting ended at 7:00 pm.

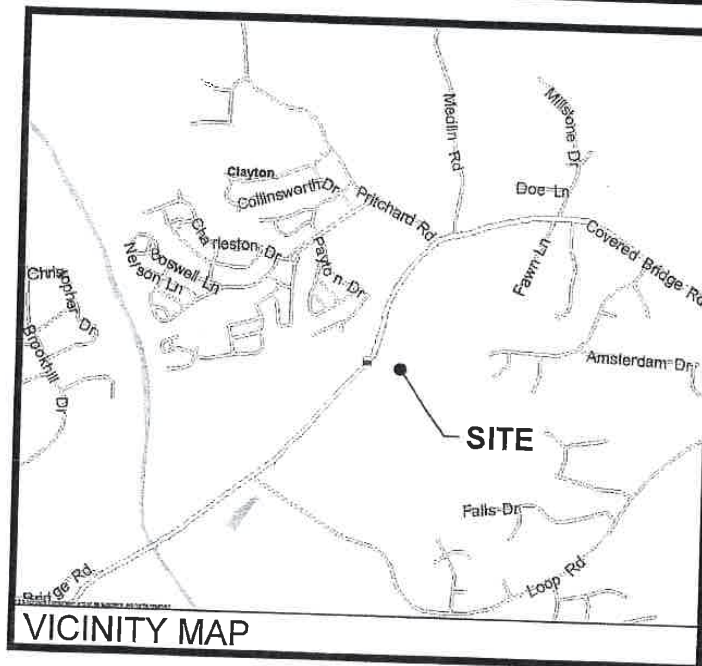
Please write clearly (or submit a typed summary). Use additional sheets if necessary.

Directions From Nearest Crown District Office:

1. HEAD SOUTHWEST ON TORINGDON WAY. GO 0.2 MI
 2. MAKE A U-TURN AT N COMMUNITY HOUSE RD. GO 0.2 MI
 3. TURN LEFT ONTO JOHNSTON RD. GO 0.3 MI
 4. SLIGHT RIGHT ONTO THE INTERSTATE 485 INNER N RAMP. GO 0.2 MI
 5. MERGE ONTO I-485 OUTER. GO 30.3 MI
 6. TAKE EXIT 30 TOWARD GREENSBORO. GO 39.8 MI
 7. KEEP LEFT AT THE FORK TO STAY ON I-85 N. GO 32.8 MI
 8. KEEP RIGHT AT THE FORK TO STAY ON I-85BUS N. GO 12.0 MI
 9. MERGE ONTO I-40 E/I-85 N GO 30.8 MI
 10. KEEP RIGHT AT THE FORK TO STAY ON I-40 E. GO 30.3 MI
 11. TAKE EXIT 289 FOR WADE AVENUE TOWARD I-440/US-1 N. GO 1.0 MI
 12. CONTINUE ONTO WADE AVENUE. GO 2.2 MI
 13. EXIT ONTO I-440 E/US-1 N TOWARD WAKE FOREST. GO 9.7 MI
 14. TAKE EXIT 14 TOWARD US-64 E/US-264 E. GO 6.7 MI
 15. TAKE EXIT 425 FOR SMITHFIELD RD. GO 5.6 MI
 16. CONTINUE ONTO PRITCHARD ROAD. GO 1.0 MI
 17. TURN RIGHT ONTO COVERED BRIDGE ROAD. GO 0.9 MI
- DESTINATION WILL BE ON THE LEFT.

SITE DIRECTIONS

NTS



VICINITY MAP



SITE NAME: ARCHERS LODGE
BU ID #: 821926

ADDRESS: 3654 E COVERED BRIDGE ROAD
CLAYTON, NC 27527

MUNICIPALITY: TOWN OF CLAYTON

STATE: NORTH CAROLINA

TOWER TYPE: MONOPOLE

TOWER HEIGHT: 155' (AGL)

LIGHTNING ROD HEIGHT: 164' (AGL)

LATITUDE: 35° 41' 04.17" N

LONGITUDE: 78° 25' 07.20" W

EXISTING GROUND ELEVATION: 248.8' (AMSL)

PROPOSED GROUND ELEVATION: 249.4' (AMSL)

TAX MAP # (PARCEL ID): 16103019

PROPERTY SIZE: 106.8 ACRES (4,652,208 SQ. FT.)

ZONING: R-E

ADJACENT ZONING DISTRICTS: R-E

EXISTING LAND USE: RESIDENTIAL-LIGHT

PROPOSED LAND USE: RESIDENTIAL-LIGHT

OVERLAY DISTRICT: WATERSHED PROTECTION OVERLAY

SITE DRAWINGS

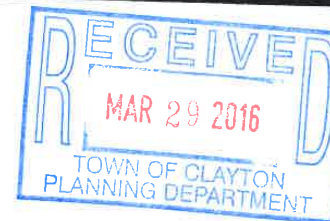
SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
T-2	APPENDIX B: BUILDING CODE SUMMARY
-	SITE SURVEY: 1 OF 3
-	SITE SURVEY: 2 OF 3
-	SITE SURVEY: 3 OF 3
A-1	TOWER ELEVATION
A-1.1	VERIZON 150' LEVEL
A-2	OVERALL SITE LAYOUT & TOWER SETBACKS
A-3	SITE PLAN
A-4	TOWER PLACEMENT
C-1	GRADING & EROSION CONTROL PLAN
CC-1	ROUTING PLAN
CC-2	GROUNDING PLAN
L-1	LANDSCAPING PLAN
L-2	LANDSCAPING DETAILS

STANDARDIZED CONSTRUCTION
SPECIFICATIONS DETAILS & GUIDELINES

SHEET NUMBER	DESCRIPTION
A-5	GENERAL NOTES & SPECIFICATIONS
EBM	BILL OF MATERIALS
EM-2	FRAME DETAIL / EQUIPMENT DETAIL
EM-3	CONDUIT / EQUIP. GROUNDING DETAIL
CD-1	CONSTRUCTION DETAILS
CD-2	CONSTRUCTION DETAILS
CD-3	TRENCH DETAIL / CONDUIT DETAILS
CD-4	GRADING AND EROSION CONTROL DETAILS
CD-5	VERIZON WIRELESS DETAILS 1 OF 3
CD-6	VERIZON WIRELESS DETAILS 2 OF 3
CD-7	VERIZON WIRELESS DETAILS 3 OF 3
GD-1	GROUNDING DETAILS
GD-2	GROUNDING DETAILS
E-1	SINGLE-LINE DIAGRAM & ELECTRICAL NOTES
E-2	SINGLE-LINE DIAGRAM & PANEL SCHEDULE
E-3	ELECTRICAL DETAILS
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DETAILS
E-6	ELECTRICAL DETAILS
E-7	ELECTRICAL DETAILS
S-1	SITE SIGNAGE FENCE & GATE

REFERENCE DRAWINGS

SHEET NUMBER	DESCRIPTION
	TOWER MFG. DRAWINGS
	TOWER FOUNDATION DRAWINGS



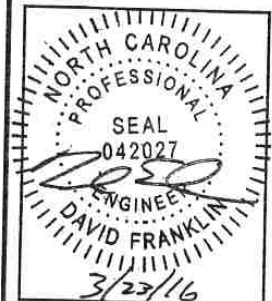
3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277

Kimley»Horn

3001 WESTON PARKWAY, CARY, NC 27513
PHONE: 919-877-2000 FAX: 919-877-2060
WWW.KIMLEY-HORN.COM
NC License F-0162

KHA JOB #: 019558007

DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16



REVISIONS	NO.	DATE	DESCRIPTION	BY	DMF
	1	02/02/16	PRELIMINARY		
	2	03/23/16	CONSTRUCTION		

ARCHER LODGE
821926

3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE

TITLE
SHEET

SHEET NUMBER

CONSULTANT

KIMLEY-HORN AND ASSOCIATES, INC.
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (678) 533-3928
ATTN: KEITH MARKLAND

PROPERTY OWNER

LOUIS F POURRON LIFE ESTATE
3654 E COVERED BRIDGE ROAD
CLAYTON, NC 27527
PHONE: TBD
ATTN: TBD

POWER COMPANY

DUKE ENERGY
PHONE: (704) 594-9400
ATTN: CUSTOMER SERVICE

PHONE COMPANY

VERIZON (NC)
PHONE: (800) 483-2000
ATTN: CUSTOMER SERVICE

PROJECT MANAGER

CROWN CASTLE
3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277
PHONE: (866) 482-8890
ATTN: AARON MOORE

PERMITTING INFORMATION

TOWN OF CLAYTON PLANNING DEPT.
111 E. SECOND STREET
CLAYTON, NC 27520
PHONE: (919) 533-5002
ATTN: CUSTOMER SERVICE

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: **CROWN CASTLE - ARCHER LODGE**
Address: **3654E COVERED BRIDGE ROAD, CLAYTON, NC** Zip Code: **27527**
Proposed Use: **WIRELESS COMMUNICATION SERVICES**
Owner/Authorized Agent: **KEITH MARKLAND** Phone # (**878**) **533** - **3928** E-Mail: **keith.markland@kimley-horn.com**
Code Enforcement Jurisdiction: ☐ City ☒ County **JOHNSTON** ☐ State

LEAD DESIGN PROFESSIONAL: **DAVID FRANKLIN, P.E. (#042027)**
DESIGNER: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Architectural: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Civil: **JOHN K. MASON** License # **23884** Telephone # **(878) 710-5394** E-Mail: **jkmason@kimley-horn.com**
Electrical: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Fire Alarm: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Mechanical: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Plumbing: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Structural: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Retaining Walls > 5' High: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**
Other: **DAVID FRANKLIN** License # **042027** Telephone # **(878) 710-5394** E-Mail: **dfranklin@kimley-horn.com**

2012 EDITION OF NC CODE FOR: ☒ New Construction ☐ Addition ☐ Upfit ☐ Alteration ☐ Repair ☐ Renovation
EXISTING: ☐ Reconstruction ☐ Alteration ☐ Repair ☐ Renovation
CONSTRUCTED: (date) **04/20/27** ORIGINAL USE(S) (Ch. 3): **TELECOMMUNICATIONS SITE**
RENOVATED: (date) **04/20/27** CURRENT USE(S) (Ch. 3): **TELECOMMUNICATIONS SITE**
PROPOSED USE(S) (Ch. 3): **TELECOMMUNICATIONS SITE**

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ 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**
Gross Building Area: **N/A** (SQT) SUB-TOTAL
FLOOR: **N/A**
6th Floor: **N/A**
4th Floor: **N/A**
3rd Floor: **N/A**
2nd Floor: **N/A**
Mezzanine: **N/A**
1st Floor: **N/A**
Basement: **N/A**
TOTAL: **N/A**

ALLOWABLE AREA
Occupancy: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Educational: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Factory: ☐ F-1 Moderate ☐ F-2 Low
Hazardous: ☐ H-1 Detonate ☐ H-2 Degradate ☐ 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
Mezzanine: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Residential: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
Parking Garage: ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous: ☐

Accessory Occupancies: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Educational: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Factory: ☐ F-1 Moderate ☐ F-2 Low
Hazardous: ☐ H-1 Detonate ☐ H-2 Degradate ☐ 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
Mezzanine: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Residential: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
Parking Garage: ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous: ☐

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 uninterruptible power supplies
☐ Rooms containing fire pumps
☐ Group I-2 storage rooms over 100 square feet
☐ Group I-2 commercial kitchens
☐ Group I-2 lockers 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 ☐ 428 ☐ 429 ☐ 430 ☐ 431 ☐ 432 ☐ 433 ☐ 434 ☐ 435 ☐ 436 ☐ 437 ☐ 438 ☐ 439 ☐ 440 ☐ 441 ☐ 442 ☐ 443 ☐ 444 ☐ 445 ☐ 446 ☐ 447 ☐ 448 ☐ 449 ☐ 450

Mixed Occupancy: ☐ No ☐ Yes Separation: **0** Hr. Exception: **0**
☐ 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, as determined, shall apply to the entire building.
☐ 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.
$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

$$+ \dots + \dots \leq 1.00$$

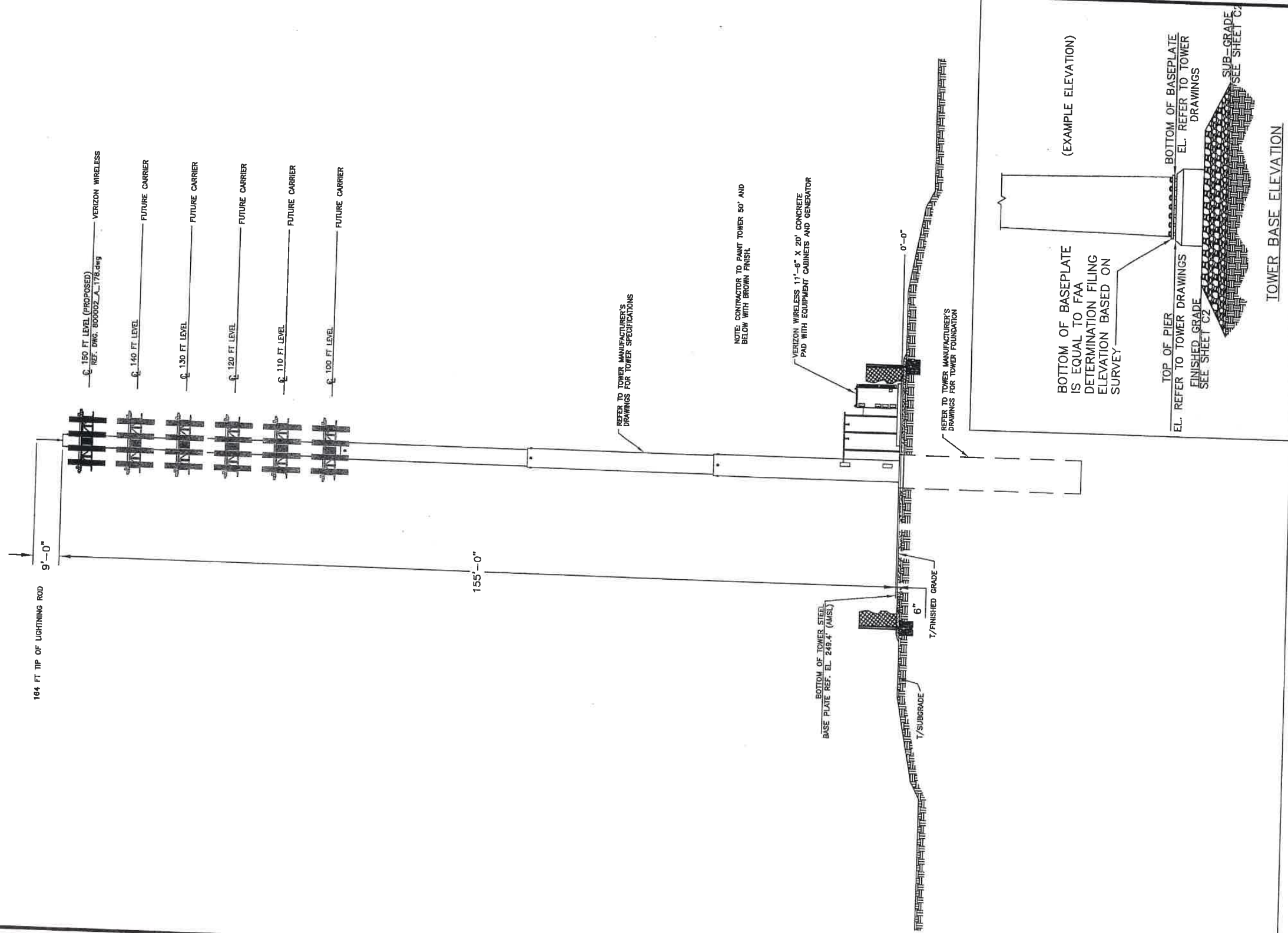
STORY NO.	DISCUSSION AND USE	(A) BUILDING AREA PER STORY (ACTUAL)	(B) TABLE AREA	(C) AREA FOR FRONTAGE INCREASE	(D) AREA FOR PROTRUSION INCREASE	(E) ALLOWABLE AREA ON UNLIMITED	(F) MAXIMUM BUILDING AREA
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1. Footprint area increases from Section 506.2 are computed as:
a. Perimeter which forms a public way or open space having 20 feet minimum width = **0** (P)
b. Total Building Perimeter = **0** (P)
c. Ratio (R/P) = **0** (P)
d. W = Minimum width of public way = **0** (W)
e. Percent of footprint increase $I_p = 100 [R/P - 0.25] \leq W/30 = \text{---} (\%)$
2. The footprint increase per Section 506.3 is as follows:
a. Multi-story building $I_p = 300$ percent
b. Single-story building $I_p = 300$ percent
3. Unlimited area applicable under conditions of Section 507.
4. Maximum Building Area = total number of stories in the building x E (506.4).
5. The maximum area of open parking garages must comply with Table 406.3.3. The maximum area of air traffic control towers must comply with Table 412.1.2.

TYPE OF CONSTRUCTION	ALLOWABLE (TABLE 503)	INCREASE FOR SPECIAL USES	SHOWN ON PLANS	CODE
Building Height in Feet	N/A			
Building Height in Stories	N/A			
Stories + 1 =				

FIRE PROTECTION REQUIREMENTS								
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAILS AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINT	
		REQ'D	PROVIDED (BY CODE OR REDUCTION)					
Structural Frame, including columns, girders, and								
Roofing Walls								
Exterior								
North								
East								
West								
South								
Interior								
Roofing Walls and Partitions								
Exterior walls								
North								
East								
West								
South								
Interior walls and partitions								
Construction								
including supporting beams								
Joist								
Construction								
including supporting beams								
Joist								
Enclosures - Exit								
Enclosures - Other								
Fire Separation								
Roof Separation								
Fire Wall Separation								
Barrier Separation								
Separation								
Full Use Separation								
Use section number permitting reduction								

Drawing name: C:\Users\KerryPierre\OneDrive\Documents\Archer Lodge\temp\AsPublic\6540\Archer Lodge CD.dwg At Mar 23, 2016 3:42pm By: kerry.pierre



ELEVATION

1

SCALE: N.T.S.

ARCHER LODGE

821926

3654 E COVERD BRIDGE ROAD

CLAYTON, NC 27527

JOHNSTON COUNTY

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	02/10/18	PRELIMINARY	DMF
D	03/23/16	CONSTRUCTION	DMF

DAVID FRANKLIN

ENGINEER

SEAL

03/23/16

KimleyHorn

3201 WESTON PARKWAY, CARY, NC 27513

PHONE: 919-877-3000 FAX: 919-877-3950

WWW.KIMLEY-HORN.COM

NC License F-0102

CROWN CASTLE

3530 TORINGDON WAY, SUITE 300

CHARLOTTE, NC 28277

TOWER BASE ELEVATION

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SCALE: N.T.S.

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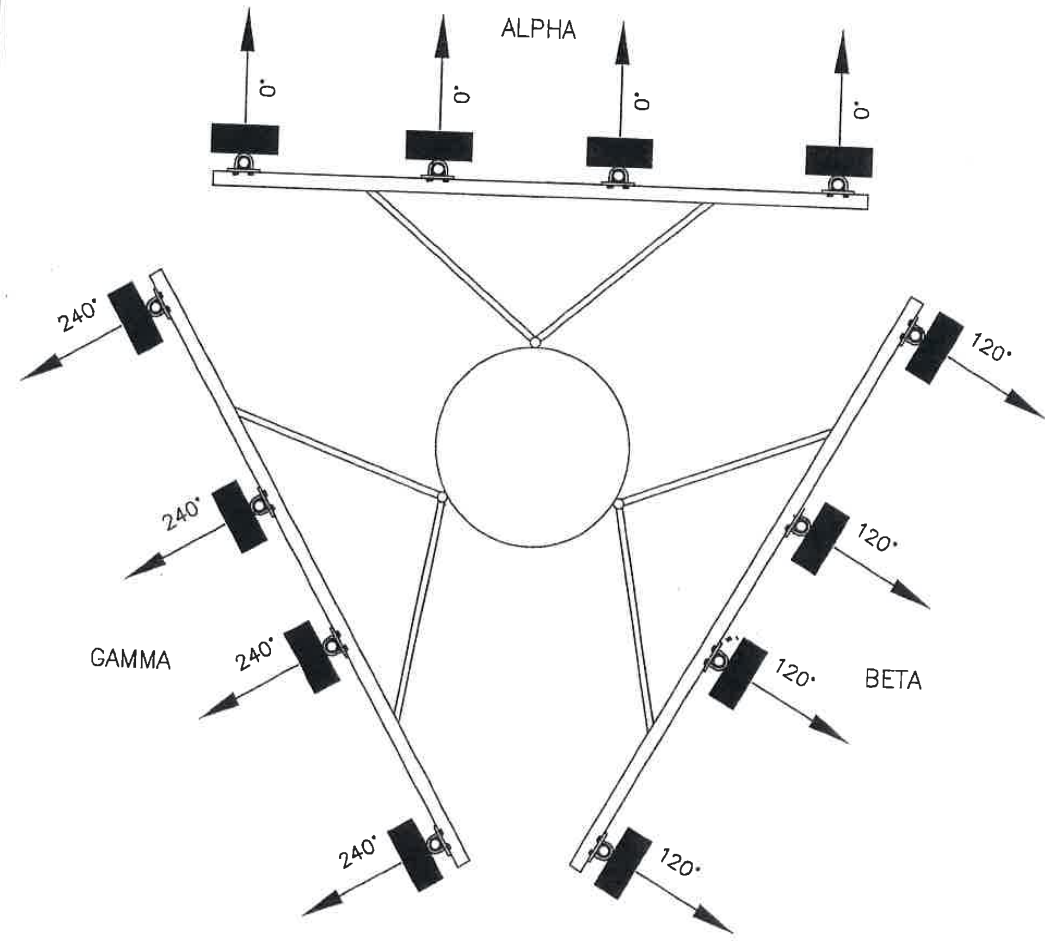
REVISIONS

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Drawing name: K:\ATL Wireless\Crown misc work\2016 Sites\821926 - Archer Lodge\CD\Rev0-3-23-16\Archers Lodge_CD.dwg A1.1 Mar 23, 2016 12:52pm by: nery.plane



ANTENNA MARK	SECTOR	DESCRIPTION OF ANTENNAS	ANTENNA ORIENTATION	ANTENNA QTY.	RAD CENTER	CABLE *	SURGE PROTECTION	RRU MODEL(S)	CABLE LENGTH	ELECTRICAL DOWNTILT	MECHANICAL DOWNTILT
A1	ALPHA	ANDREW/LNX-6515DS-A1M	0°	1	150'	2-1 5/8"	N/A	RHSDC-3315-PF-48	208'	2°	0°
A2	ALPHA	ANDREW/HBX-6516DS-A1M	0°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°
A3	ALPHA	ANDREW/HBX-6516DS-A1M	0°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°
A4	ALPHA	ANDREW/LNX-6515DS-A1M	0°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°
B1	BETA	ANDREW/LNX-6515DS-A1M	120°	1	150'	2-1 5/8"	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	2°
B2	BETA	ANDREW/HBX-6516DS-A1M	120°	1	150'	N/A	N/A	N/A	208'	2°	0°
B3	BETA	ANDREW/HBX-6516DS-A1M	120°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°
B4	BETA	ANDREW/LNX-6515DS-A1M	120°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°
G1	GAMMA	ANDREW/LNX-6515DS-A1M	240°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	2°
G2	GAMMA	ANDREW/HBX-6516DS-A1M	240°	1	150'	2-1 5/8"	N/A	N/A	208'	2°	0°
G3	GAMMA	ANDREW/HBX-6516DS-A1M	240°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°
G4	GAMMA	ANDREW/LNX-6515DS-A1M	240°	1	150'	N/A	N/A	RRUS A2 MODULE RRUS 12 W/ SOLAR SHIELD	208'	2°	0°



* CONTRACTOR TO INSTALL 2 HYBRID FIBER CABLES. ALSO VERIZON RETAINS THE RIGHT TO REPLACE THE RRU12/A2 WITH RRU32. VERIFY WITH VERIZON WIRELESS PROJECT MANAGER PRIOR TO CONSTRUCTION.

**CROWN CASTLE**

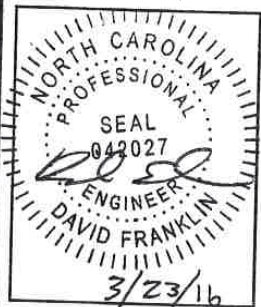
3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277

Kimley»Horn

3001 WESTON PARKWAY, CARY, NC 27513
PHONE: 919-877-3000 FAX: 919-877-2650
WWW.KIMLEY-HORN.COM
NC License F-0102

KHA JOB #: 019558007

DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16



REVISIONS	NO.	DATE	DESCRIPTION	BY	DMF
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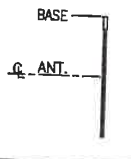
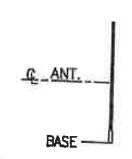
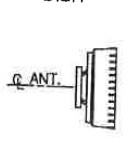
SHEET TITLE

VERIZON WIRELESS
150 FT. LEVEL

SHEET NUMBER

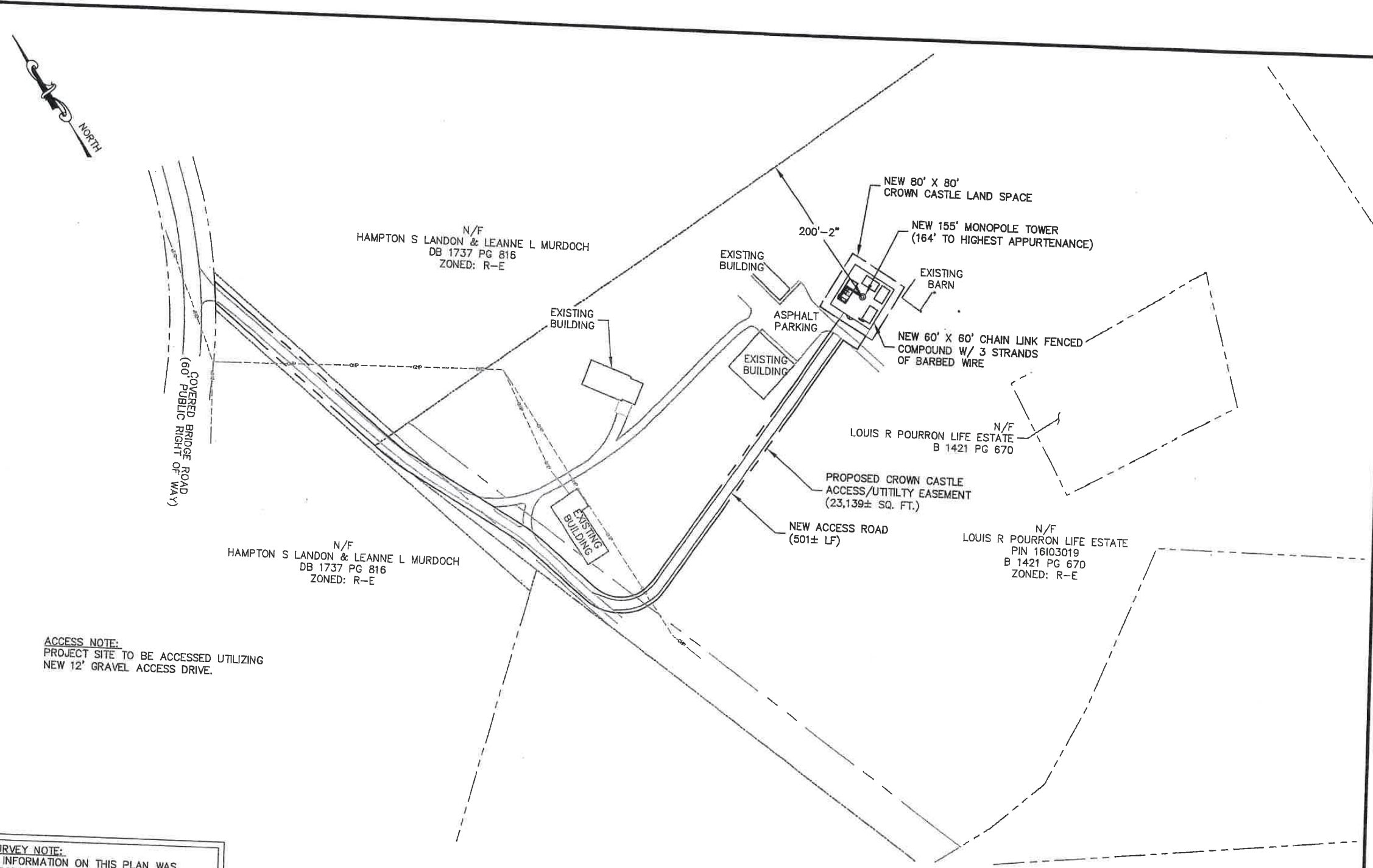
NOTE: MN AZ DENOTES MAGNETIC NORTH AZIMUTH;
SEE MAGNETIC NORTH DEVIATION FOR TRUE NORTH

LEGEND: TYPICAL ANTENNA MOUNTING LOCATION

OMNI INVERTED 	OMNI UPRIGHT 	DISH 	PANEL 
--	---	---	--

LEVEL DRAWING

Drawing name: K:\ATL Wireless\Crown.mic work\2016 Sites\321926 - Archer Lodge\CAD\3-23-16\Archers Lodge.dwg A2 Mar 23, 2016 12:52pm by: kerry.pierre



ACCESS NOTE:
PROJECT SITE TO BE ACCESSED UTILIZING
NEW 12' GRAVEL ACCESS DRIVE.

SURVEY NOTE:
1. INFORMATION ON THIS PLAN WAS
INCORPORATED FROM A SURVEY
PREPARED BY JONATHN MURPHY
PROFESSION LAND SURVEYING DATED
09/01/15.
2. THE PARENT TRACT IS OWNED N/F BY
LOUIS F POURER LIFE ESTATE (D.B.: 1421
PG.: 670).

OVERALL SITE PLAN



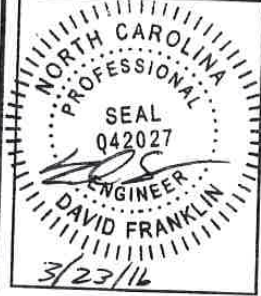
3530 TORINGDON WAY, SUITE 300
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3001 WESTON PARKWAY, CARY, NC 27513
PHONE: 919-877-2000 FAX: 919-877-3250
WWW.KIMLEY-HORN.COM
NC License E-0152

KHA JOB #: 019558007

DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16



NO.	DATE	DESCRIPTION	BY
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O	03/23/16	CONSTRUCTION	DMF

ARCHER LODGE
821926
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CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE
**OVERALL SITE
LAYOUT & TOWER
SETBACKS**

SHEET NUMBER

SCALE: 1"=40'-0"

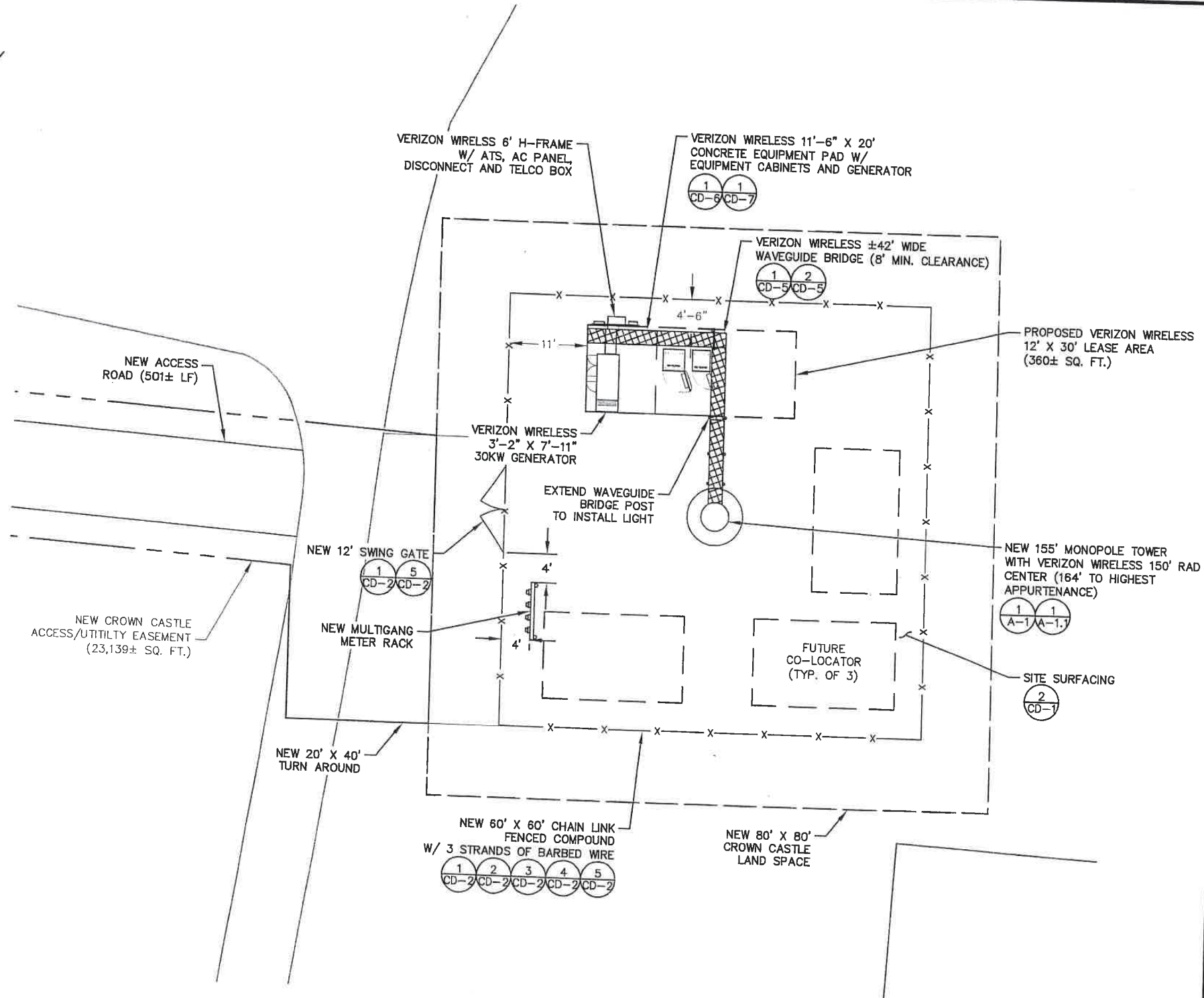
Drawing name: K:\ATL Wireless\Crown misc work\2016 Sites\021926 - Archer Lodge\CD\New-3-23-18\Archer Lodge_CD.dwg A3 Mar 23, 2018 12:52pm by: kerryphara

CONTRACTOR'S NOTES:

- 1.) SEE SHEETS CC-1 & CC-2 FOR GROUNDING PLAN AND CONDUIT RUNS.
- 2.) CONTRACTOR TO FIELD DETERMINE LOCATION W/ UTILITY COMPANIES AND CROWN CONSTRUCTION MANAGER
- 3.) THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES, TRANSFORMERS, PEDESTALS, AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "NC ONE CALL" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER 811. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY CONTRACTOR, AT NO EXPENSE TO THE OWNER.

AREA USAGE	
COMPOUND AREA:	3600 SQ. FT.
USED AREA:	360 SQ. FT.

SITE PLAN



3530 TORINGTON WAY, SUITE 300
CHARLOTTE, NC 28277

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PHONE: 919-577-2000 FAX: 919-577-2050
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NC License E-0162

KHA JOB #: 019558007

DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 10/12/15

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	A	04/01/15	PRELIMINARY		

ARCHER LODGE
821926

3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

SCALE:
1"=15'-0"

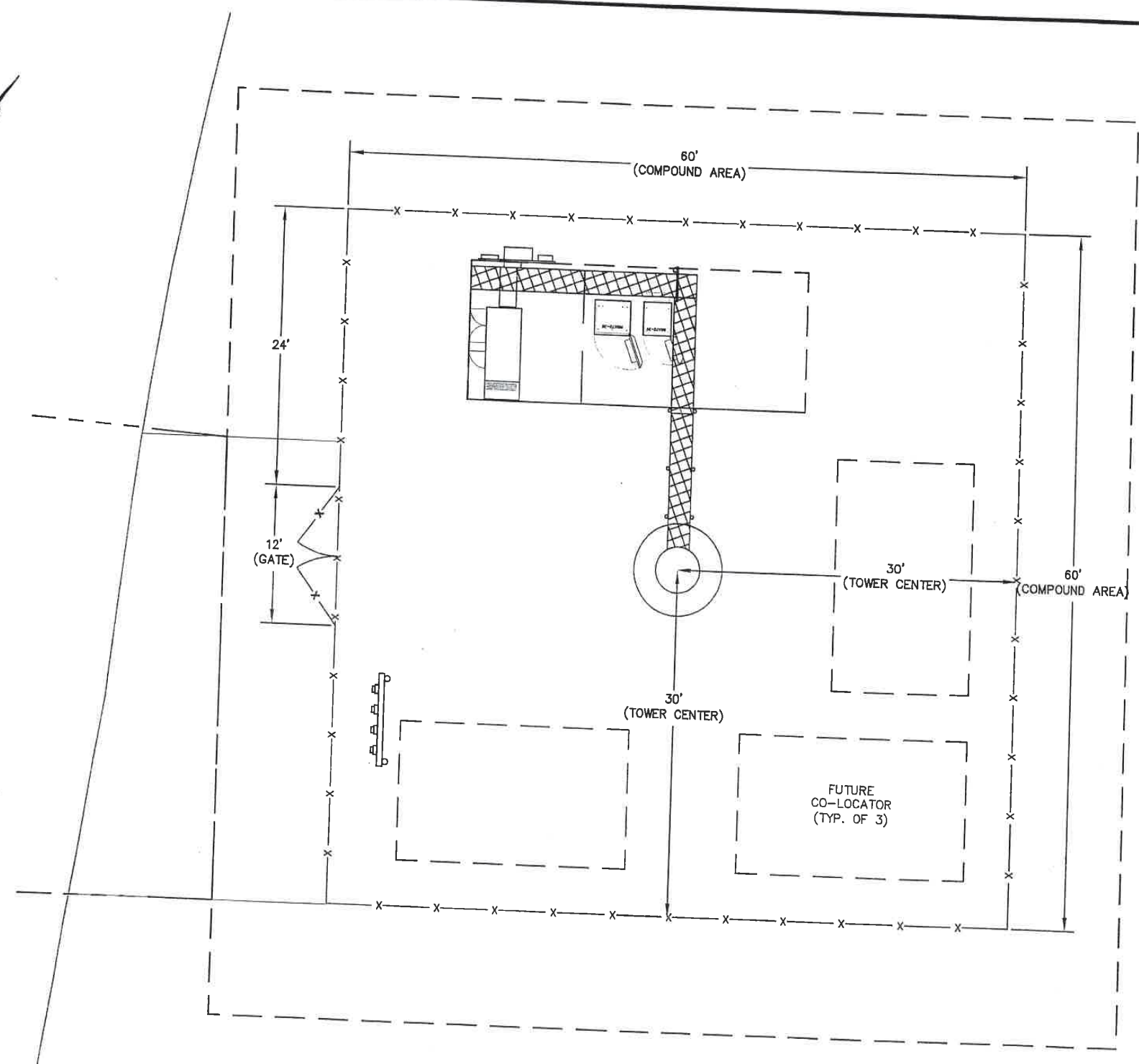
1

Drawing name: K:\ATL Wireless\Crown mile work\2016 Sites\821926 - Archer Lodge\CD\CD\Archer Lodge_CD.dwg A4 Mar 23, 2016 12:52pm By: kerry.plane

NOTE:
THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION SHOWN ON THESE PLANS IS PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER FOR ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DRAWINGS FROM CROWN-CASTLE PROJECT MANAGER.

AREA USAGE	
COMPOUND AREA:	3600 SQ FT
USED AREA:	360 SQ FT

TOWER PLACEMENT



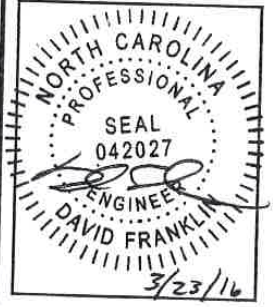
3530 TORINGDON WAY, SUITE 300
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DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16



REVISIONS	NO.	DATE	DESCRIPTION	BY
	A	02/10/16	PRELIMINARY	DMF
	O	03/23/16	CONSTRUCTION	DMF

ARCHER LODGE
821926
3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE
TOWER PLACEMENT

SHEET NUMBER
1

SCALE:
1"=10'-0"

LEGEND

EXISTING CONTOURS — — — — —

PROPOSED CONTOURS — — — — —

SILT FENCE — — — — —

LOD — — — — — LOD — — — — — LOD — — — — —

TPF — — — — — TPF — — — — — TPF — — — — —

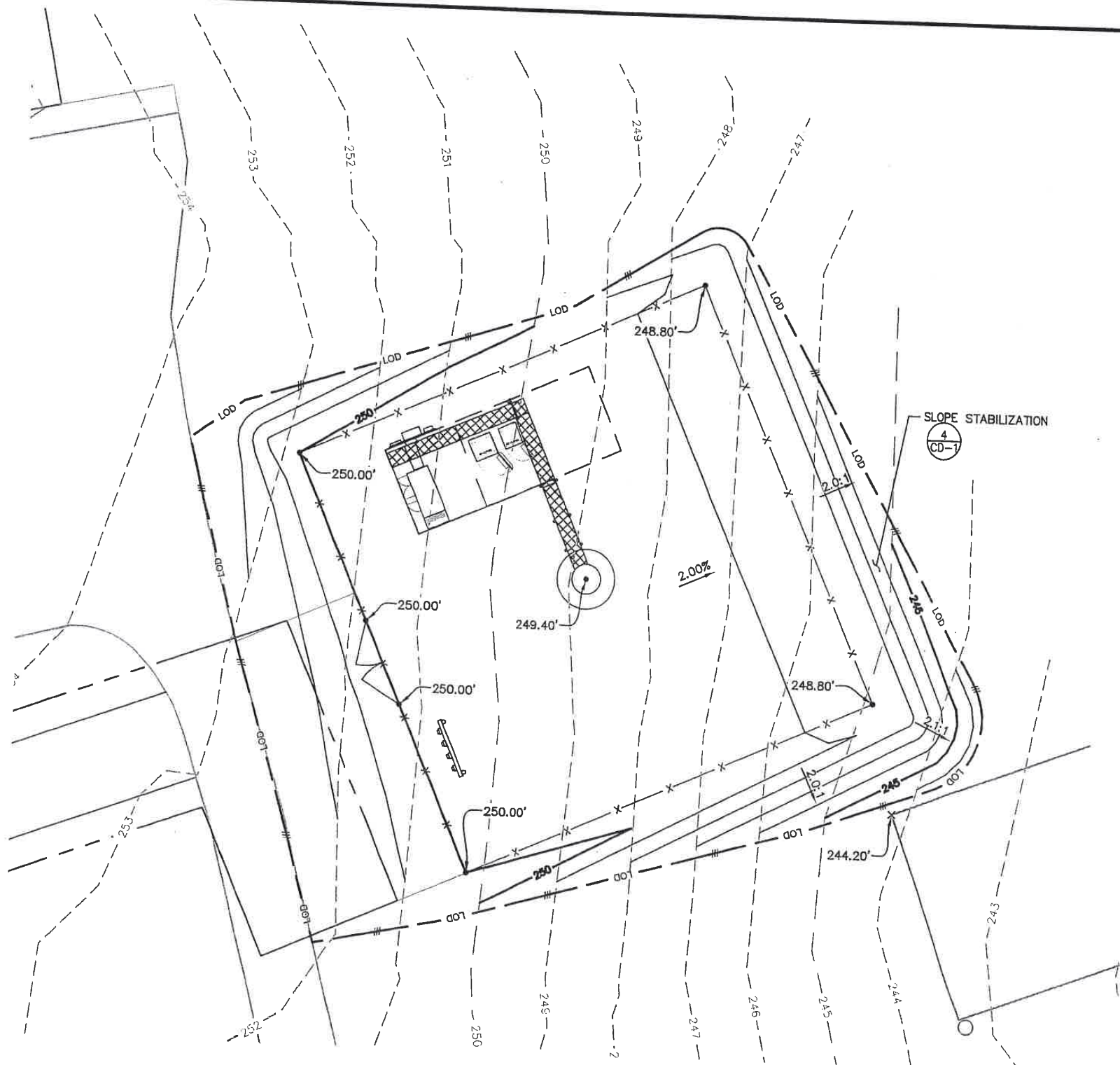
DITCH C/L — — — — —

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION • XXX

- GRADING NOTES:**
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
 2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 3. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
 4. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
 5. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
 6. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
 7. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 6,500± SQ. FT. (0.15 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN AND DETAILS ON SHEET CD-6 SHALL BE INSTALLED WHEN CONSTRUCTION COMMENCES. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED WITH NCDENR 30 DAYS PRIOR TO CONSTRUCTION.



GRADING PLAN



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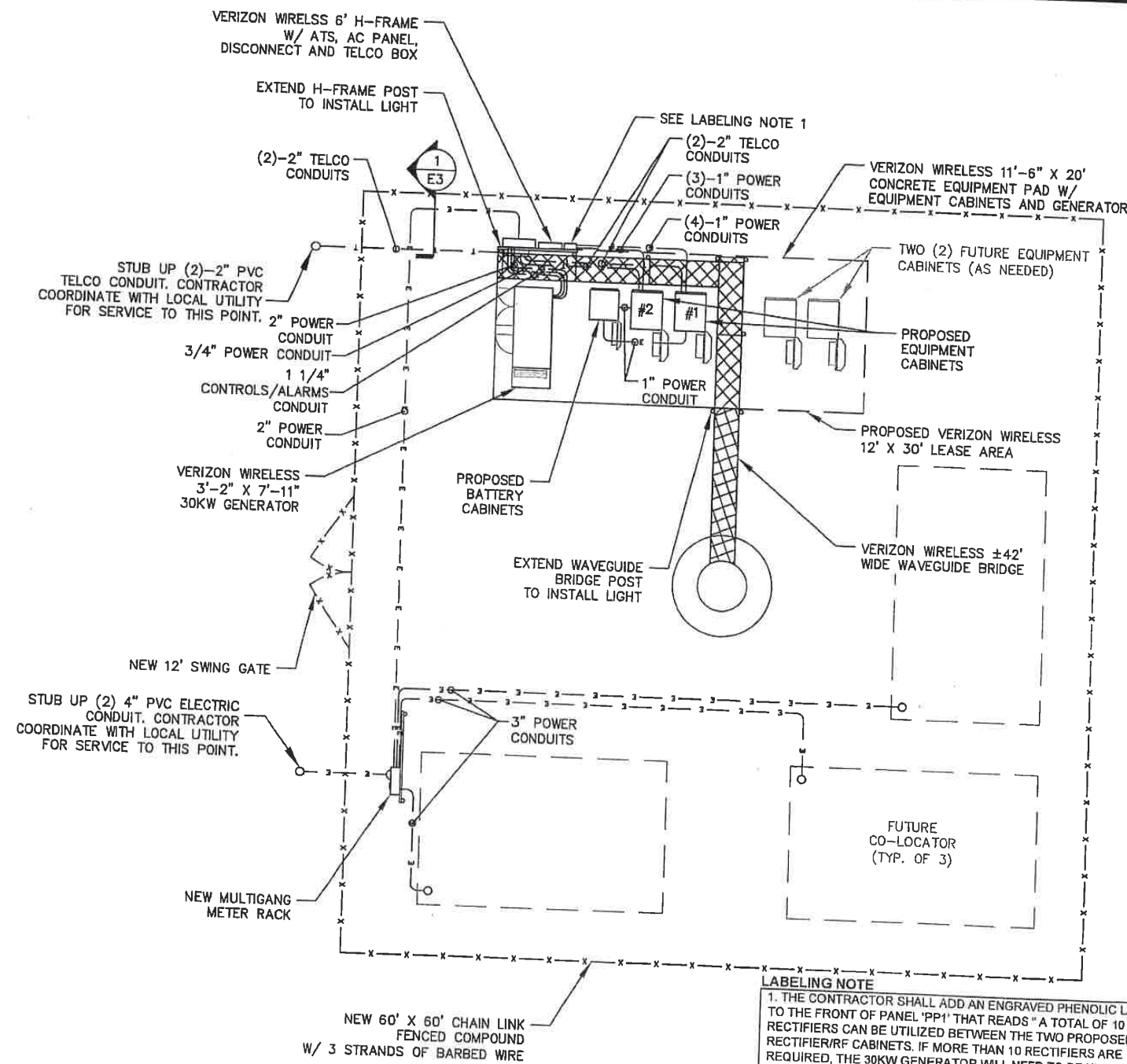
ARCHER LODGE
821926
3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

GRADING & EROSION CONTROL PLAN

SHEET NUMBER

SCALE: 1"=15'-0"

1



LEGEND (NTS)

⊙ INSPECTION PORT	—X— FENCE LINE	—T— TELCO
⊙ GROUND ROD	---G--- GROUNDING CONDUCTOR	—E— POWER
■ CADWELD CONNECTION		—UC— UNDERGROUND CONDUIT

SITE GROUNDING PLAN & CONDUIT RUNS

LABELING NOTE

1. THE CONTRACTOR SHALL ADD AN ENGRAVED PHENOLIC LABEL TO THE FRONT OF PANEL 'PP1' THAT READS "A TOTAL OF 10 RECTIFIERS CAN BE UTILIZED BETWEEN THE TWO PROPOSED RECTIFIER/RF CABINETS. IF MORE THAN 10 RECTIFIERS ARE REQUIRED, THE 30KW GENERATOR WILL NEED TO BE UPGRADED AND THE 125A BREAKER IN THE ATS UPSIZED AS WELL."

SPECIAL NOTE

- PAY CLOSE ATTENTION TO DIRECTION FLOW OF LEADS FROM EGR (TOWER) TO CARRIER EGR AND FENCE RADIALS.
- ANY EXCEPTIONS TO THIS BASIC GROUNDING DESIGN GUIDELINE, ROUTING DESIGN, OR MODIFICATIONS SHALL BE DOCUMENTED AND DIMENSIONED BY WAY OF RED LINE DRAWINGS. IT IS THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ENSURE THE NEWLY INSTALLED GROUNDING SYSTEM MEETS THE CROWN/CASTLE STANDARD OF 5 OHMS OR LESS.

GROUNDING NOTES:

- CONTRACTOR SHALL INSTALL THE MINIMUM NUMBER OF GROUND RODS AS INDICATED ON DRAWING. GROUND RODS SHALL BE 5/8"X10 FOOT COPPER CLAD GROUND RODS AND SHALL BE SPACED AT A MINIMUM OF 15 FEET AND A MAXIMUM OF 20 FEET APART, UNLESS SHOWN OTHERWISE. SEE GROUNDING PLAN FOR APPROXIMATE LOCATIONS; CONTRACTOR SHALL PLAN FOR INSTALLING ADDITIONAL GROUNDING AS REQUIRED TO ACHIEVE 5-OHMS OR LESS TO GROUND.
- ALL BURIED GROUND WIRES, INTERCONNECTING GROUND RODS, TOWER STEEL, SHELTER, AND EQUIPMENT EXTERNAL GROUND RINGS (EGR) SHALL BE 2/0 AWG BARE TINNED CU STRANDED WIRE.
- ALL FENCE POST LEADS, ICE BRIDGES, AND UTILITY RACK LEADS SHALL BE MINIMUM 2 AWG CU WIRE. SEE: DWG EBM FOR DETAILS
- ALL GROUNDING WIRE AND LEADS SHALL FLOW IN A SMOOTH PATH WITH NO KINKS OR SHARP BENDS. LEADS FROM TOWER TO TOWER GROUND RING SHALL FLOW CLOCKWISE. LEADS LEAVING TOWER GROUND RING TOWARD FENCE SHALL FLOW COUNTERCLOCKWISE. ALL BELOW GRADE CONNECTIONS SHALL BE EXOTHERMIC WELDS (CADWELD). TEE CONNECTORS ARE NOT PERMITTED ABOVE OR BELOW GRADE ON CROWN SITES (SEE GROUNDING DETAILS SHEETS).
- TO PREVENT TRIPPING HAZARDS, STUB-UP ALL GROUNDING LEADS ON THE INTERIOR SIDE OF SELF-SUPPORT TOWER FOUNDATION PIERS WHENEVER POSSIBLE.
- ALL TOWERS SHALL HAVE THREE SEPARATE GROUND WIRES FROM THE GROUND RING AND EXOTHERMICALLY WELDED TO TOWER STEEL BASE PLATES.
- INSTALL SIX ADDITIONAL GROUND LEADS, TWO LEADS PER LEG, AROUND THE TOWER FOR FUTURE CARRIER'S USAGE. ONE OF THE TWO SPARE LEADS IS FOR THE CARRIER'S (INSULATED IF REQUIRED) GROUND BAR WHICH IS LOCATED ON THE TOWER BELOW THE ICE BRIDGE FOR GROUNDING THE OUTER COAX SHEATH THAT GOES FROM THE TOWER VIA THE ICE BRIDGE.
- ALL SPARE GROUND LEADS FROM THE TOWER GROUND RING SHALL BE CUT OFF AT 12" ABOVE GRADE AND ZIP TIED OR TAPED TO THE TOWER LEAD.
- "NEVER CADWELD, BRAZE OR WELD TO THE TOWER STRUCTURE SECTION".
- ALL EXOTHERMIC WELDS TO ABOVE GRADE STEEL STRUCTURES MUST BE COLD GALVANIZED AND SPRAYED WITH MATCHING RUST INHIBITOR PAINT.

GROUND TEST PROCEDURES:

- CCUSA STANDARD REQUIREMENT FOR RESISTIVITY TO EARTH ON ALL SITES IS 5-OHMS OR LESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SUCH REQUIREMENT IS ACHIEVED. REVIEW OF THE SOIL RESISTIVITY TEST PRIOR TO INSTALLATION OF THE SITE GROUNDING SYSTEM WILL GREATLY ASSIST IN DETERMINING THE TYPE OF GROUNDING INSTALLATION, NUMBER AND TYPE OF GROUND ROD(S).
- PERFORM THREE POINT FALL OF POTENTIAL GROUNDING (MEGGER) TEST UTILIZING THE "AEMC 4500" TEST INSTRUMENT FROM A MINIMUM OF TWO SEPARATE POINTS IN TWO SEPARATE DIRECTIONS FROM THE POINT OF CONTACT.
- PERFORM GROUND TESTING ONLY IF NO RAINFALL HAS OCCURRED WITHIN THREE DAYS, AND THERE IS NO STANDING WATER IN THE GROUND WIRE TRENCHES.
- THE CONTRACTOR SHALL DOCUMENT MEGGER TEST RESULTS FOR THE LOCATION OF ALL UNDERGROUND GROUNDING COMPONENTS AND PHOTOGRAPH WITH A DIGITAL CAMERA THE ENTIRE NEWLY INSTALLED GROUNDING SYSTEM PRIOR TO BACKFILLING ANY OPEN TRENCHES.
- FORWARD THE MEGGER TEST DOCUMENTATION TO THE REGIONAL CCUSA REPRESENTATIVE (AS PART OF THE FINAL SITE ACCEPTANCE DOCUMENTATION).

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ACG PROJECT NO.: 2016 036

CROWN CASTLE

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DRAWN BY: OCB
CHECKED BY: JKM
DRAWING DATE: 3/22/16



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ARCHER LODGE
821926

3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

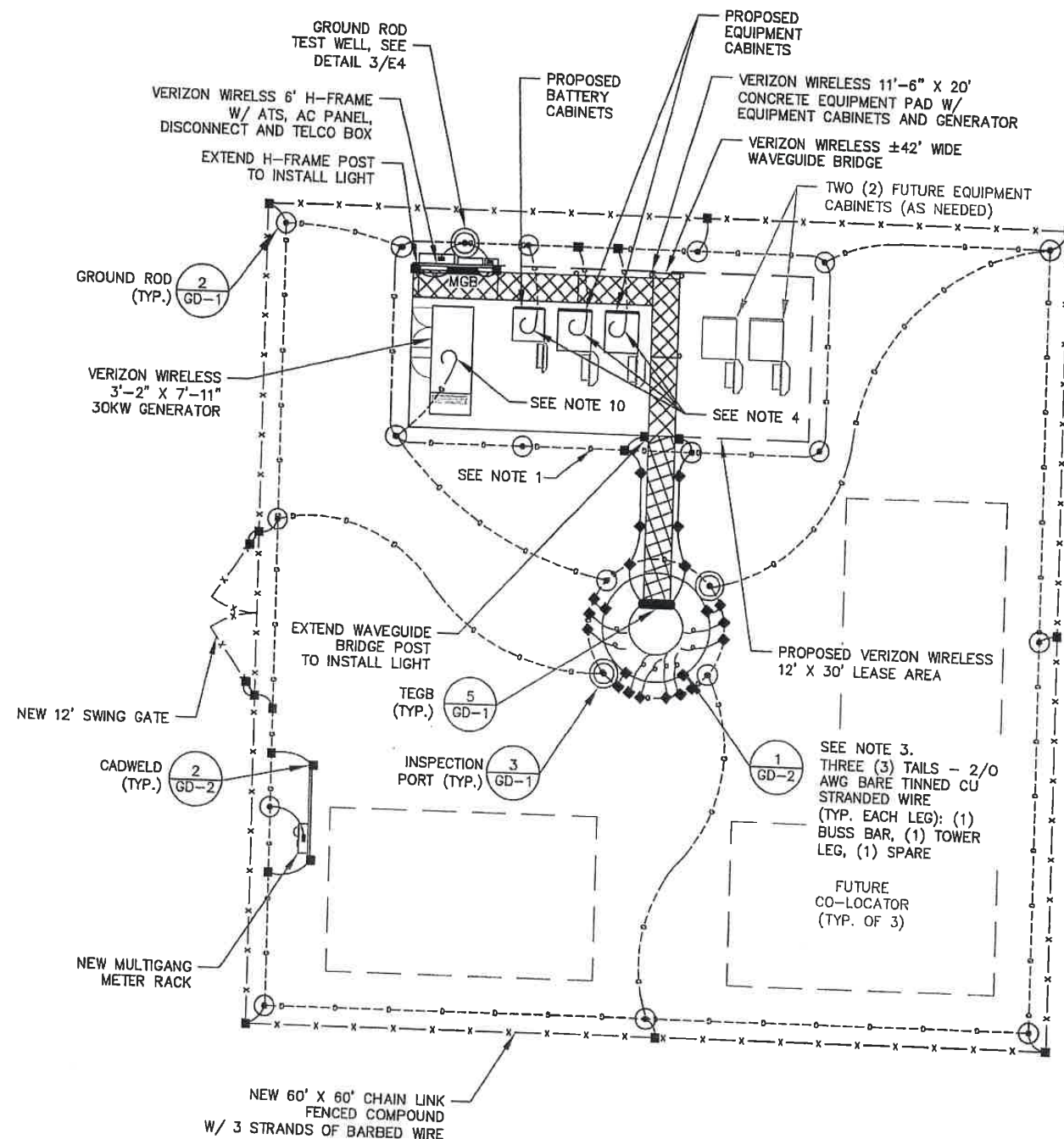
SHEET TITLE

ROUTING PLAN

SHEET NUMBER

SCALE
1"=15'-0"

1



LEGEND (NTS)

⊙ INSPECTION PORT	—X— FENCE LINE	—T— TELCO
⊙ GROUND ROD	---G--- GROUNDING CONDUCTOR	—E— POWER
■ CADWELD CONNECTION		—UC— UNDERGROUND CONDUIT

SPECIAL NOTE

- PAY CLOSE ATTENTION TO DIRECTION FLOW OF LEADS FROM EGR (TOWER) TO CARRIER EGR AND FENCE RADIALS.
- ANY EXCEPTIONS TO THIS BASIC GROUNDING DESIGN GUIDELINE, ROUTING DESIGN, OR MODIFICATIONS SHALL BE DOCUMENTED AND DIMENSIONED BY WAY OF RED LINE DRAWINGS. IT IS THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ENSURE THE NEWLY INSTALLED GROUNDING SYSTEM MEETS THE CROWN/CASTLE STANDARD OF 5 OHMS OR LESS.

- NOTES AND SPECIFICATIONS:**
1. THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
 2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 8".
 3. MINIMUM SPACING BETWEEN GROUND RODS SHALL NOT BE LESS THAN 10', UNLESS NOTED OTHERWISE.
 4. CONTRACTOR SHALL PROVIDE A 60", 2 AWG TINNED SOLID BARE COPPER CONDUCTOR PIGTAIL. BOND THE PIGTAIL TO THE SHELTER INTERIOR GROUND HALO PIGTAIL USING AN EXOTHERMIC WELD (TYPICAL OF 4).
 5. CONTRACTOR SHALL BOND THE TOWER GROUND BAR (TOGB) TO THE GROUND RING USING A 2 AWG TINNED SOLID BARE COPPER CONDUCTOR AND AN EXOTHERMIC WELD.
 6. SHELTER INTERIOR GROUNDING PROVIDED BY SHELTER SUPPLIER, SHOWN FOR CLARITY. CONTRACTOR SHALL BOND THE MAIN GROUND BAR (MGB) & EXTERNAL GROUND BAR (GB2) TO THE GROUND RING USING 2 AWG TINNED SOLID BARE COPPER CONDUCTORS AND EXOTHERMIC WELDS.
 7. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1" PVC CONDUIT.
 8. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT CONSTRUCTION MANAGER TO ALLOW THE OWNER/TENANT CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.
 9. CONTRACTOR SHALL HIRE AN INDEPENDENT 3RD PARTY (OTHER THAN THE GROUND SYSTEM INSTALLER) TO PERFORM AN IEEE 81 "FALL OF POTENTIAL" METHOD GROUND TEST. A VERIZON REPRESENTATIVE WILL BE PRESENT DURING THE TEST. CONTRACTOR SHALL SUBMIT A GROUND TEST DURING THE WALKTHROUGH.
 10. PROVIDE A 2 AWG SOLID TINNED COPPER PIGTAIL, 60" LENGTH, FOR GENERATOR GROUNDING. BOND TO GENERATOR FRAME.

APOGEE

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CHECKED BY: JKM
DRAWING DATE: 3/22/16

NORTH CAROLINA PROFESSIONAL SEAL
23894
JOHN KEVIN MASON
3/21/16

NO.	DATE	DESCRIPTION	BY
0	3/22/16	CONSTRUCTION	JKM

ARCHER LODGE
821926
3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE
GROUNDING PLAN

SHEET NUMBER
1

SCALE:
1"=10'-0"

Drawing name: C:\Users\jcamase\AppData\Local\Temp\AcPublish_8B2B\GD-16-036-HA-CO Archer Lodge New Site NC.dwg CC-2 Mar 22, 2016 9:05am by crumsey

VERIZON WIRELESS CO-LOCATOR GROUNDING PLAN & CONDUIT RUNS

PLANTING LIST						
SYM./KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION		
				HEIGHT	ROOT	SPACING
LC	9	Cupressus x leylandii	Leyland Cypress	6'-10'	B&B	25' O.C.
R	39	Rhododendron ferrugineum	Rhododendron	2'-5'	B&B	5' O.C.

- GENERAL LANDSCAPING NOTES:**
1. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
 2. ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
 3. ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH AND COMPOST. REFERENCE DETAILS FOR DEPTH AND TYPE OF MULCH.
 4. ALL PROPOSED PLANT MATERIALS SHALL COMPLY WITH THE SIZING AND CURRENT EDITION OF ANSI Z60.1-1996-"AMERICAN STANDARD FOR NURSERY STOCK".
 5. CONTRACTOR TO MATCH INTENT OF PLAN WITH REGARDS TO QUANTITY, SPACING AND LOCATION, BUT MAY FIELD DETERMINE EXACT LANDSCAPING PLACEMENT.

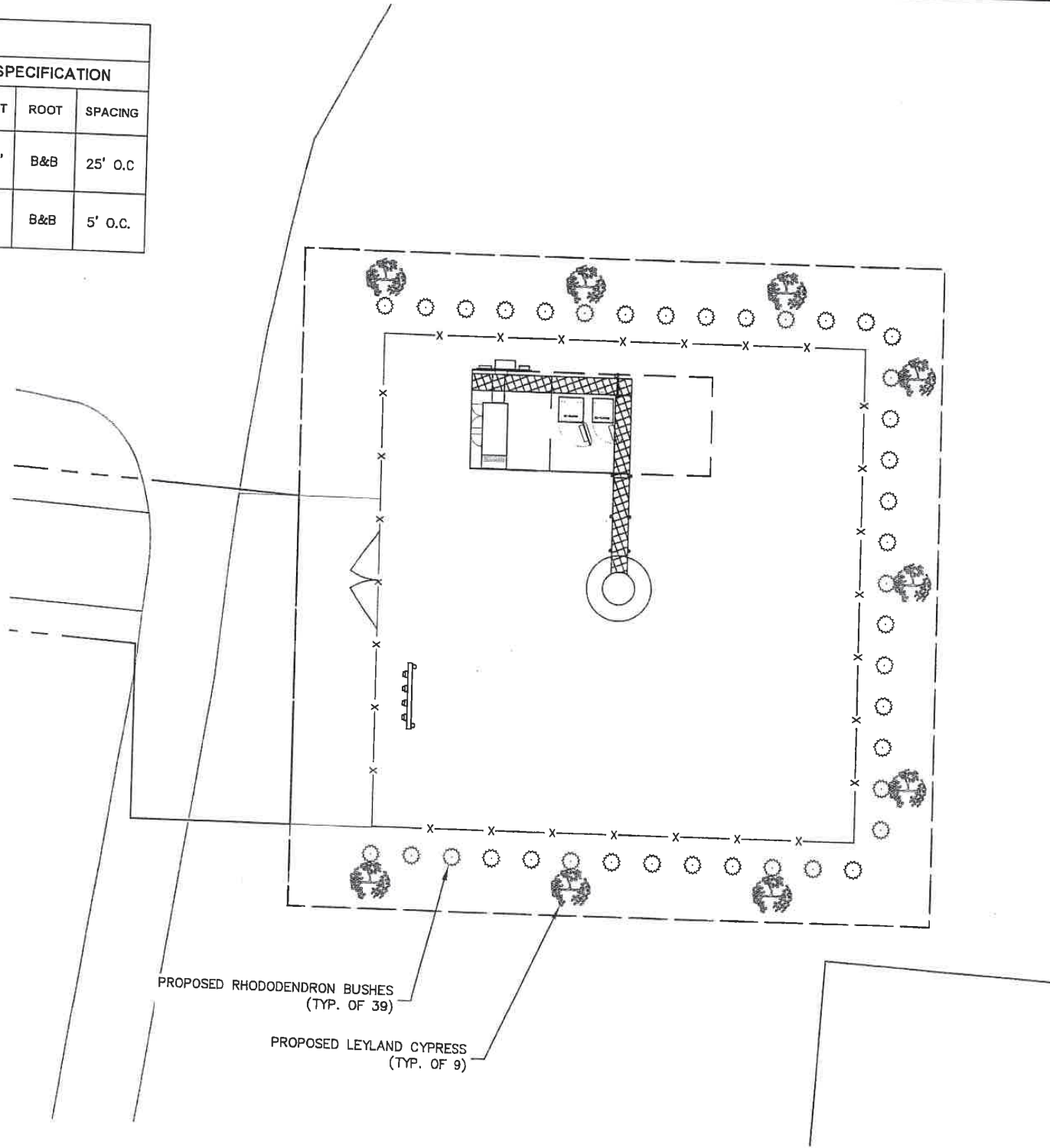
LEGEND



PROPOSED/EXISTING RHODODENDRON



PROPOSED/EXISTING LEYLAND CYPRESS





CROWN CASTLE

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DRAWING DATE: 10/12/15

NORTH CAROLINA
PROFESSIONAL
SEAL
042027
ENGINEER
DAVID FRANKLIN
3/23/16

REVISIONS	NO.	DATE	DESCRIPTION	BY
	A	04/01/15	PRELIMINARY	WCE

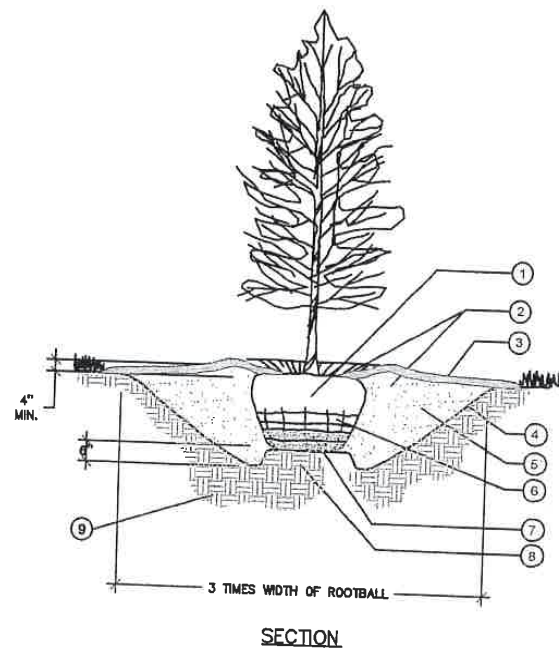
ARCHER LODGE
821926

3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
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SHEET TITLE
LANDSCAPING PLAN

SHEET NUMBER
1-1

Drawing name: K:\ATL Wireless\Crown misc work\2016 Silas\021926 - Archer Lodge\CAD\03 Rev0-3-23-16\Archer Lodge CD.dwg L1 Mar 23, 2016 12:52pm by: kerryplero



TYPICAL EVERGREEN TREE PLANTING DETAIL
(FOR 6'-10' TREE HEIGHTS AT PLANTING)

NOT TO SCALE

- ① ROOTBALL:
-IN SANDY / WELL DRAINED SOIL CONDITIONS:
SET TOP SURFACE ELEVATION OF ROOTBALL
FLUSH WITH FINAL EXISTING GRADE.

-IN HEAVY CLAY / POORLY DRAINED SOIL
CONDITIONS:
SET TOP SURFACE ELEVATION OF ROOTBALL 1/4 -
1/3 OF ROOTBALL ABOVE FINAL EXISTING GRADE.
- ② EARTHEN SAUCER
- ③ 3" MULCH LAYER (PINE STRAW MULCH)
- ④ EXCAVATE PLANTING PIT TO 3 TIMES THE
WIDTH OF ROOTBALL (8' MIN.) FLARING OF PIT AS
SHOWN. SCARIFY SIDES OF PIT SO THAT THE
SIDES ARE NOT SMOOTH OR GLAZED.
- ⑤ BACKFILL WITH TOPSOIL PER SPECIFICATIONS
- ⑥ REMOVE TOP 1/2 OF WIRE ROOT BALL BASKET
OR ROOTBALL STRAPS. REMOVE ALL SYNTHETIC
STRAP MATERIAL FROM ENTIRE ROOTBALL
- ⑦ REMOVE TOP 3/4 OF BURLAP ROOT BALL
COVERING. REMOVE ALL SYNTHETIC COVERING
FROM ENTIRE ROOTBALL
- ⑧ PLACE ROOTBALL ON SOLID SUBGRADE - NOT
LOOSE BACKFILL MATERIAL
- ⑨ UNDISTURBED SUBGRADE

NOTES:
1. REFERENCE SPECIFICATIONS FOR ALL SOIL
PROCEDURES.



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SHEET TITLE

**LANDSCAPING
DETAILS**

SHEET NUMBER

LANDSCAPING DETAILS

SCALE:
NONE

1

Drawing Name: K:\ATL Wireless\Crown mile work\2016 Sites\821926 - Archer Lodge\CAD\Archers Lodge_CD.dwg L2 Mar 23, 2016 12:52pm by kmp@kha.com

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DIVISION 1: STANDARD PROVISIONS

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. THE WORK INDICATED ON THE DRAWINGS SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE WORK. VERIFY ALL EQUIPMENT LOCATIONS WITH PROJECT MANAGER.
2. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, INCLUDING DEMOLITION, MECHANICAL AND ELECTRICAL INSTALLATIONS AND SHALL ADJUST BID ACCORDINGLY.
3. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS (ALSO KNOWN AS CONSTRUCTION PLANS) CAN BE ACCOMPLISHED AS SHOWN BEFORE PROCEEDING.
4. NOTIFY PROJECT MANAGER OF ANY MAJOR DISCREPANCY REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND OR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK IN QUESTION.
5. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. CONTRACTOR SHALL VISIT JOB SITE TO REVIEW SCOPE OF WORK AND EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, MECHANICAL SERVICE, ELECTRICAL SERVICE AND OVERALL COORDINATION.
7. ALL TELEPHONE/RADIO EQUIPMENT LAYOUT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY CROWN CASTLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK AND CLEARANCE REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
8. ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS, AS A MINIMUM STANDARD, CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
9. ELECTRICAL SYSTEMS SHALL BE INSTALLED PER N.E.C. AND IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
10. CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE AND SHALL SUPERVISE AND DIRECT ALL WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. POST PROPER TEMPORARY CONSTRUCTION SIGNAGE WITH EMERGENCY PHONE NUMBERS.
11. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE (NCBC) LATEST EDITION, ALONG WITH U.P.C. I.M.C. AND THE N.E.C. THE LATEST EDITION.
13. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION.
14. SEAL ALL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED OR F.I.M. APPROVED MATERIALS.
15. DETAILS AND SCHEMATICS ARE TO PROPOSE TO SHOW END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY DEEM TO BE NECESSARY TO SUIT JOB CONDITIONS AND DIMENSIONS. SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
16. VERIFY ALL FINAL EQUIPMENT LOCATIONS WITH OWNER'S REPRESENTATIVE.
17. DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
18. CLEANUP AND SAFETY: KEEP PROJECT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND EQUIPMENT REMOVED AND NOT SPECIFIED AS REMAINING THE PROPERTY OF THE OWNER, ETC. LEAVE PREMISES IN A VACUUM AND BROOM CLEAN CONDITION: FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEMS EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY PROJECT MANAGER.
19. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. ALL UNDERGROUND UTILITIES AND GROUNDING SHALL BE SHOWN ON REDLINE DRAWINGS AND DIMENSIONED FROM FENCE LINES OR PADS. PHOTOGRAPHS ARE REQUIRED. TWO (2) COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO PROJECT MANAGER AND THE A & E FIRM. (1 EACH)

DIVISION 2: SITE WORK-02100

EARTHWORK AND DRAINAGE

PART 1 GENERAL

1. WORK INCLUDED

- A. REFER TO THE LAND DEVELOPMENT PLAN AND SITE PLAN FOR WORK INCLUDED.
2. RELATED WORK
 - A. CONSTRUCTION OF BUILDING FOUNDATION
 - B. INSTALLATION OF UTILITY & GROUNDING SYSTEM
 - C. ERECTION OF FENCE
3. DESCRIPTIONS
 - A. ACCESS ROAD, TURNAROUND AREAS, AND SITES ARE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
 4. VEGETATION CONTROL
 - A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (USE AS NEEDED).
 - B. GRASS SEEDS SHALL BE APPLIED AND MAINTAINED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
 - C. VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, WILL BE PLACED AND MAINTAINED AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS (IF REQUIRED).
 5. SEQUENCING
 - A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION (USE AS NEEDED).
 - B. THE COMPLETE ROAD AND SITE AREA WILL BE GRUBBED PRIOR TO FOUNDATION CONSTRUCTION OR PLACEMENT OF BACK FILL OR SUB-BASE MATERIAL.
 - C. CONSTRUCT TEMPORARY CONSTRUCTION ZONE ACCESS DRIVE.
 - D. THE SITE AREA WILL BE BROUGHT TO SUB-BASE COURSE ELEVATION AND THE ACCESS ROAD TO BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATION.
 - E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
 - F. GRADE, SEED, FERTILIZE AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING SITE AND ACCESS ROAD TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
 - G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
 - H. AFTER COMPLETION OF CONSTRUCTION BUT PRIOR TO THE FINAL PUNCH LIST INSPECTION, APPLY FOUR (4) INCHES OF (1" OR SMALLER STONE WITH FINES AND DUST) STONE TO ALL GRAVELED AREAS (REFER TO GRAVEL PAVEMENT DETAIL).
 - I. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO THE STONE SURFACES.

6. SUBMITTALS

- A. BEFORE CONSTRUCTION
 1. IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD, IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, AN ITEMIZED LISTING OF PROPOSED COSTS UNDER NURSERY LETTERHEAD (REFER TO SITE PLAN FOR LANDSCAPING REQUIREMENTS).
 2. SUBMIT FOR APPROVAL, 1/2 CUBIC FOOT OF THE PROPOSED SURFACE COURSE MATERIAL.
 - B. AFTER CONSTRUCTION
 1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
 2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS AND FERTILIZER.
 3. LANDSCAPING WARRANTY STATEMENT. (SEE LS-1) WARRANTY
- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND REPAIR AREA BACK AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE TO LEASE AREA PROPERTY OR SURROUNDING CAUSED BY CONSTRUCTION.
- B. SOIL STERILIZATION APPLICATION WILL GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
- D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 PRODUCTS

- A. FILL MATERIAL - ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH (THE STATE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION DEPARTMENT STANDARD SPECIFICATION) FOR THE STATE IN WHICH THE TOWER IS TO BE CONSTRUCTED.
- B. SOIL STERILIZER SHALL BE EPA REGISTERED, OF LIQUID COMPOSITION AND OF PRE EMERGENCE DESIGN.
- C. SOIL STABILIZER FABRIC SHALL BE MIRAFI - 500X.
- D. AGGREGATE SIZE IS BASED ON OR EQUAL TO AASHTO STANDARD.
- EQUIPMENT
 - A. COMPACTION SHALL BE ACCOMPLISHED BY MECHANICAL MEANS.
 1. SUB-GRADE SHALL BE COMPACTED BY SHEEPSFOOT VIBRATOR OR RUBBER TIED ROLLERS WEIGHING AT LEAST EIGHT TONS.
 2. SMALLER AREAS SHALL BE COMPACTED BY POWER-DRIVEN, HAND HELD TAMPERS.
 3. FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

PART 3 EXECUTION

1. INSPECTIONS
 - A. LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY OWNER OR LOCAL JURISDICTION.
2. PREPARATION
 - A. CLEAR TREES (GROUND TO SKY), BRUSH AND DEBRIS FROM SITE AREAS AND ACCESS ROAD RIGHT-OF-WAY AS DIRECTED BY PROJECT MANAGER.
 - B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW ORIGINAL GROUND LEVEL.
 - C. UNLESS OTHERWISE INSTRUCTED BY CCUSA TRANSPORT ALL REMOVED TREE, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
 - D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL AND COMPACT THE SOIL.
 - E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, REMOVE AND REPLACE WITH SUITABLE SOIL.
3. INSTALLATION
 - A. THE SITE AND TURNAROUND AREAS SHALL BE AT THE SUB-BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS. GRADE OR FILL THE SITE AND ACCESS ROAD AS REQUIRED IN ORDER THAT UPON EVEN DISTRIBUTION OF SPOILS RESULTING FROM FOUNDATION EXCAVATIONS THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM FINISHED GRADES OR SLOPES INDICATED.
 - B. IF ANY, EXCESS SPOILS WILL BE CLEARED FROM JOB SITE AND NOT SPREAD BEYOND THE LIMITS OF LEASE PROPERTY UNLESS AUTHORIZED BY CCUSA / AS AGREEMENT BY LANDOWNER.
 - C. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION TO PERMIT USE, COMPACTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
 - D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
 - E. WHEN IMPROVING AN EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE. ROLL AND COMPACT.
 - F. PLACE FILL OR STONE IN SIX INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.
 - G. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF TWO FOOT BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
 - H. RIPRAP SHALL BE APPLIED TO THE SIDE SLOPES OF ALL SLOPES GREATER THAN 2:1.
 - I. RIPRAP SHALL BE APPLIED TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
 - J. RIPRAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
 - K. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS, AND DITCHES AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
 - L. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, NOR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO RAILROAD BALLAST. IF DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE THE A & E FIRM SHOULD BE ADVISED IMMEDIATELY.
 - M. IN DITCH LINE WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. THE HEADWALL SHALL BE POSITIONED AT AN ANGLE NO GREATER THAN 60 DEGREES OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE.

DIVISION 3: CONCRETE WORKS-03310

1. QUALITY ASSURANCE:
 - A. COMPLY WITH PROVISIONS OF THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED:
 - A. ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", LATEST EDITION.
 - B. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 318 "COMMENTARY", LATEST EDITION.
 - C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE".
2. REINFORCING MATERIALS
 - A. REINFORCING: ASTM A 615, GRADE 60 DEFORMED.
 - B. WELDING WIRE FABRIC: ASTM A 185 WELDED STEEL WIRE FABRIC.
 - C. SUPPORTS FOR REINFORCEMENT: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING AND REINFORCING BARS IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI SPECIFICATIONS.
3. CONCRETE MATERIALS:
 - A. PORTLAND CEMENT: ASTM C 150, TYPE 1.
 - B. AGGREGATES: ASTM C 300.
 - C. AIR-ENTRAINING ADMIXTURE: ASTM C 260 CERTIFIED BY THE MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.
4. PROPORTIONING AND DESIGN OF MIXES:
 - A. DESIGN MIX TO PROVIDE CONCRETE WITH THE FOLLOWING PROPERTIES:
 - A. AS PER MANUFACTURER DESIGN - TO BREAK ACCORDING TO MANUFACTURER'S TESTING REQUIREMENTS.
 - B. WEIGHT: 145 PCF.
 - C. W/C RATIO: 0.44 MAXIMUM (NON AIR-ENTRAINED), 0.35 MAXIMUM (AIR-ENTRAINED).

DIVISION 4: STRUCTURAL STEEL-05120

1. QUALITY ASSURANCE:
 - A. COMPLY WITH PROVISIONS OF THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED:
 - A. AISC "CODE OF STANDARD PRACTICE".
 - B. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN", INCLUDING THE "COMMENTARY" AND SUPPLEMENTS.
 - C. AMERICAN WELDING SOCIETY (AWS)
2. MATERIALS
 - A. STRUCTURAL STEEL PLATES, SHAPES AND BARS: ASTM A 36.
 - B. HIGH STRENGTH THREADED FASTENERS: ASTM A 325.
 - C. ELECTRODES FOR WELDING: E70XX.
 - D. ALL STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153.
 - E. CEMENT GROUT: IF REQUIRED BY TOWER MANUFACTURER; FOLLOW MFG. SPEC.
 - F. NON-METALLIC, SHRINKAGE-RESISTANT, 4000 PSI COMPRESSIVE STRENGTH GROUT, PROVIDE ONE OF THE FOLLOWING OR AN APPROVED EQUAL:
 1. EUCO N.S. BY EUCLID CHEMICAL CO.
 2. MASTERFLOW 713 BY MASTER BUILDERS
 - G. ALL TOWER STEEL THAT HAD GALVANIZING DAMAGE SHALL BE REGALVANIZED WITH COLD-GALV. AND ZINC PAINT.



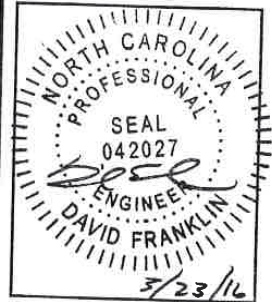
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KHA JOB #: 019558007

DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16



NO.	DATE	DESCRIPTION	BY
A	02/10/16	PRELIMINARY	DMF
O	03/23/16	CONSTRUCTION	DMF

ARCHER LODGE
821926

3554 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE

**GENERAL NOTES
& SPECIFICATIONS**

SHEET NUMBER

A-5

Drawing name: K:\ATL-Wireless\Crown.mbc work\2016\Shaw\021926 - Archer Lodge\CD\CD Rev0-3-23-16\Archers Lodge_CD.dwg AS Mar 23, 2016 12:52pm by kmp\jphire

ITEM	DESCRIPTION
1	4"X10'-0" GALVANIZED PIPE OR ICE BRIDGE POSTS WITH FENCE POST CAPS
2	1-5/8" GALVANIZED UNISTRUT (UNISTRUT P1000SL-HG) OR APPROVED EQUAL
3	3/8"X4"X7-1/2" LONG GALVANIZED U-BOLTS
4	200 AMP METER SOCKET (SPECIFIED BY LOCAL POWER UTILITY COMPANY)
5	4/GANG METER PAK SQ 'D' CAT # MP64200
6	6/GANG METER PAK SQ 'D' CAT. # MP86200
7	SURGE PROTECTOR HUBBLE CAT # HBL3W65 OR APPROVED EQUAL
8	120 VAC, 100 AMP, 6-CIRCUIT BREAKER NEMA 3R PANEL SQ. 'D' CAT #QO812L100RB OR APPROVED EQUAL
9	LEVITON 20A 120VAC GFI RECEPTACLE WITH SINGLE GANG WEATHER PROOF BOX AND COVER OR APPROVED EQUAL
10	POWER TO TOWER LIGHTING WHEN REQUIRED (MIN. 1" CONDUIT) {1-BLACK 12 AWG CU THHN , 1-RED 12 AWG , 1-WHITE 12 AWG , 1-GREEN 12 AWG }
11	1/2" GALVANIZED SPRING NUTS UNISTRUT CAT # P1010-HG WITH 1/2"x1-1/2" GALVANIZED HEX BOLT, 1/2"x3/4" GALVANIZED FLAT FENDOR WASHER, 1/2" GALVANIZED LOCK WASHER
12	TWO-HOLE COMPRESSION CRIMP LUG BURNDY CAT # YA2C2TC38E2 WITH (2)1/4"x1" SS HEX BOLTS, (2)1/4" SS NUTS, (2)1/4" SS STAR WASHERS, (4)1/4"x1/2" SS FLAT WASHERS.(DET. A)
13	1-1/2" CONDUIT NIPPLE (WEATHER SEALED)
14	POWER FROM UTILITY (MIN. 1-1/2" CONDUIT) {(1) BLACK 2 AWG CU THHN CONDUCTOR,(1) RED 2 AWG CU THHN CONDUCTOR, (1) WHITE 2 AWG CU THHN CONDUCTOR, (1) GREEN 6 AWG CU THHN CONDUCTOR}
15	SQ D NEMA 3R; 12-CIRCUIT PANEL WITH SURGE PROTECTOR (OR APPROVED EQUAL)
16	120/240 VAC 2-POLE NEMA 3R 200 AMP FUSIBLE DISCONNECT SWITCH SQ 'D' OR EQUAL
17	INTERNAL GROUND LEAD 2 AWG MIN.

- NOTES:
- 1 STUB-UP CONDUITS 6" AWAY FROM EDGE OF CONCRETE POST ENCASEMENT.
 - 2 ALL PVC CONDUIT ABOVE FINAL GRADE SHALL BE SCHEDULE 80 PVC CONDUIT.
 - 3 ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDED TO THE TOWER EGR. (PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION, AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH).
 - 4 ALL GALVANIZED POSTS SHALL BE CONNECTED TO THE EXTERNAL GROUND RING (EGR) USING EXOTHERMIC WELDS.
 - 5 ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE BOOK (NEC) {LATEST EDITION} AND ALL LOCAL CODES.
 - 6 EGR DENOTES THE TOWER EXTERNAL GROUND RING.
 - 7 ALL BELOW GRADE AND STEEL POST GROUNDING CONDUCTORS SHALL BE 2 AWG CU BARE/TINNED/SOLID WIRE.
 - 8 ALL ABOVE GRADE GROUNDING CONDUCTORS TO BUSS BARS SHALL BE 2 AWG STRANDED/GREEN JACKETED CU WIRE. TO FENCE POST, ICE BRIDGE POSTS, AND UTILITY RACK POSTS MAY BE 2 AWG BARE TINNED CU SOLID. EXOTHERMICALLY (CADWELD) WELDED TO 2/0 AWG MAIN GROUND RING JUST BELOW FINISHED GRADE.
 - 9 ALL EXOTHERMIC WELDING MUST COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
 - 10 TWO (2) 5/8"X10' GROUND RODS (6' APART AS PER NEC AND/OR LOCAL CODE) SHALL BE INSTALLED IN LINE WITH THE TOWER EGR.
 - 11 FUTURE TELCO CONDUIT (4" PVC) (REAR OF STRUCTURE) (IF REQ'D).
 - 12 FUTURE TELCO EQUIPMENT (ON REAR SIDE OF FRAME) (IF REQ'D).
 - 13 METER SOCKET & BREAKER FOR CROWN'S USAGE.
 - 14 4" CONDUIT NIPPLE BETWEEN POWER AND TELCO WIREWAYS.
 - 15 ALL PVC STUB-UP CONDUITS SHALL BE PLUMB ABOVE FINISHED GRADE
 - 16 ALL GROUND CONNECTIONS SHALL HAVE LIGHT COATING OF COPPER-SHIELD BETWEEN DIS-SIMILAR MATERIALS
 - 17 NEED TO ADD PROPER LABELING (WARNING, TELCO, ELEC. CUSTOMER NAME, ETC.) TO ALL METERBOARD COMPONENTS SUCH AS TELCO/POWER BOX, WIREWAYS, ETC.
 - 18 ALL CONDUITS TO BE ATTACHED TO METER RACK UNISTRUT USING UNISTRUT CLAMPS.

NOTE:
PART NUMBERS LISTED HAVE BEEN PROVIDED BY CROWN CASTLE. ENGINEER SHALL NOT BE RESPONSIBLE FOR OBSOLETE, OUT-DATED OR INCORRECT NUMBERS. CONTRACTOR SHALL VERIFY ALL PART NUMBERS ARE VALID AND APPROPRIATE COMPONENTS BEFORE PURCHASING.

**APOGEE**

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ACG PROJECT NO.: 2016 036

**CROWN CASTLE**

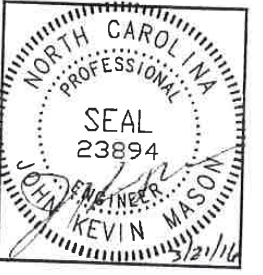
400 DOMINION DRIVE, SUITE 100
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KHA JOB #: 019558007

DRAWN BY: OCB
CHECKED BY: JKM
DRAWING DATE: 3/22/16

**SEAL**
23894
JOHN KEVIN MASON
3/21/16

REVISIONS		BY	DATE	DESCRIPTION
1	0	JKM	3/22/16	CONSTRUCTION

ARCHER LODGE
821926

3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

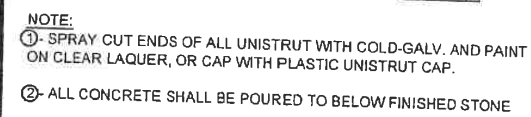
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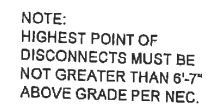
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FBM

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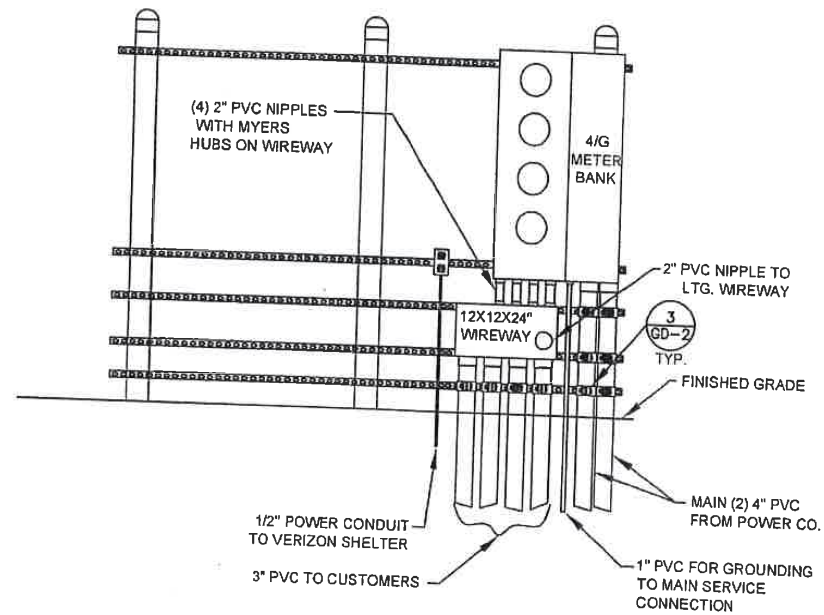


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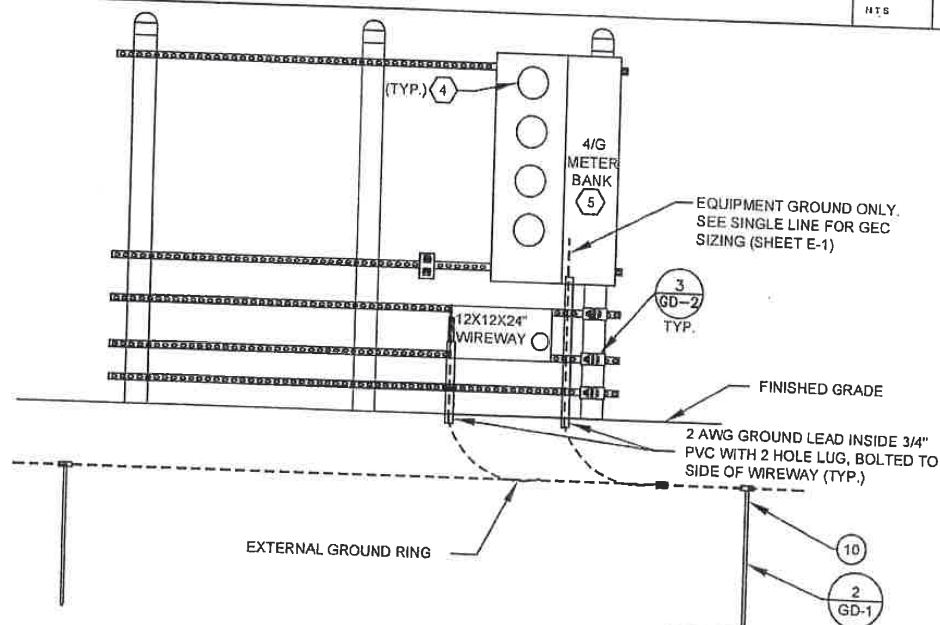
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**FRAME DETAIL/
 EQUIPMENT DETAIL**
 SHEET NUMBER
EM-2



REFER TO DRAWING EBM FOR BILL OF MATERIALS AND NOTES

FRAME ELEVATION : ELECTRIC SIDE

SCALE: N.T.S. 1



REFER TO DRAWING EBM FOR BILL OF MATERIALS AND NOTES

ELECTRICAL GROUNDING : ELECTRIC SIDE

SCALE: N.T.S. 2

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 ACG PROJECT NO.: 2016 036

CROWN CASTLE

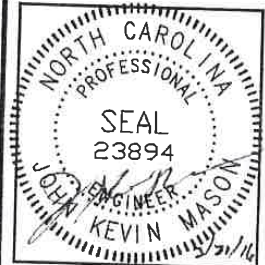
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DRAWN BY: OGB
 CHECKED BY: JKM
 DRAWING DATE: 3/22/16



REVISIONS	NO.	DATE	DESCRIPTION	BY
0	3/22/16	CONSTRUCTION	JKM	

ARCHER LODGE

821926

3654 E COVERD BRIDGE ROAD
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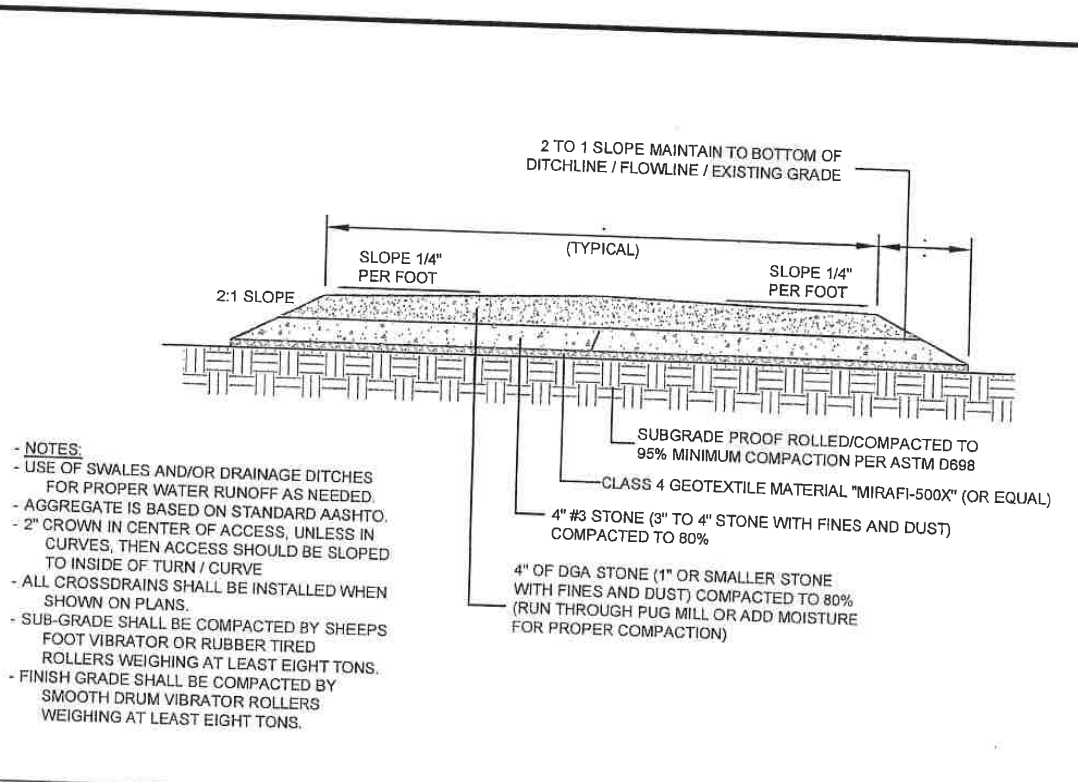
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CONDUIT / EQUIP.
 GROUNDING DETAIL

SHEET NUMBER

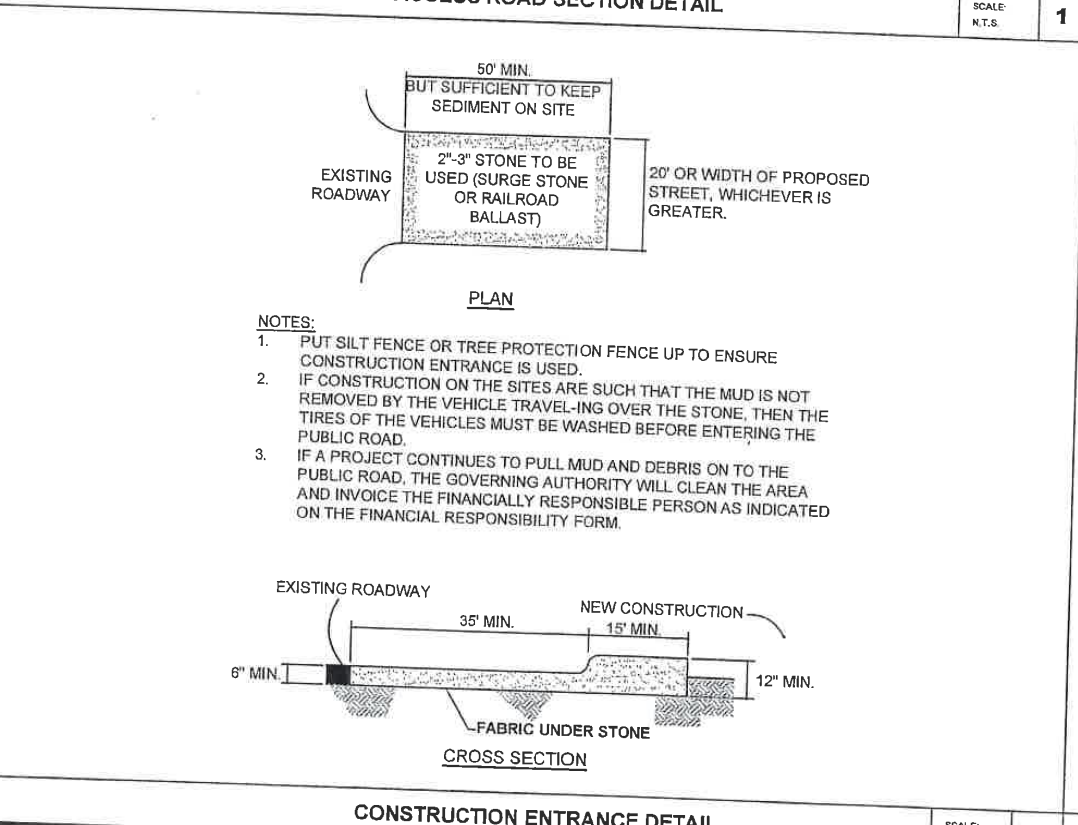
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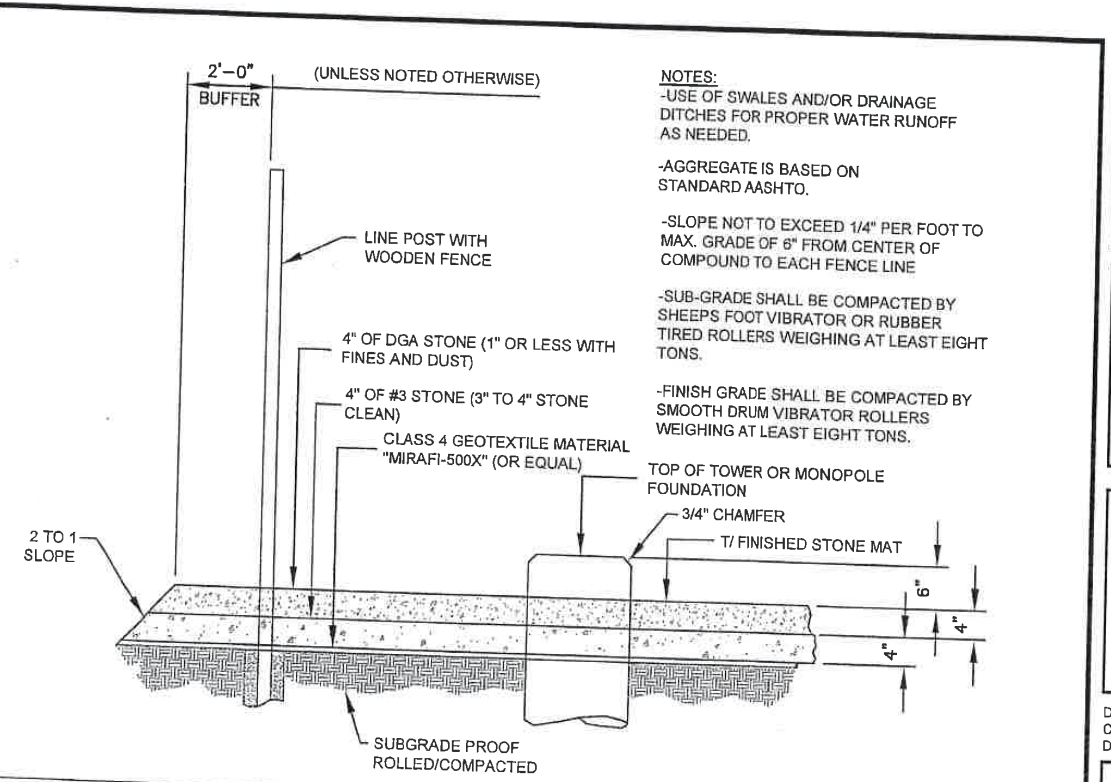
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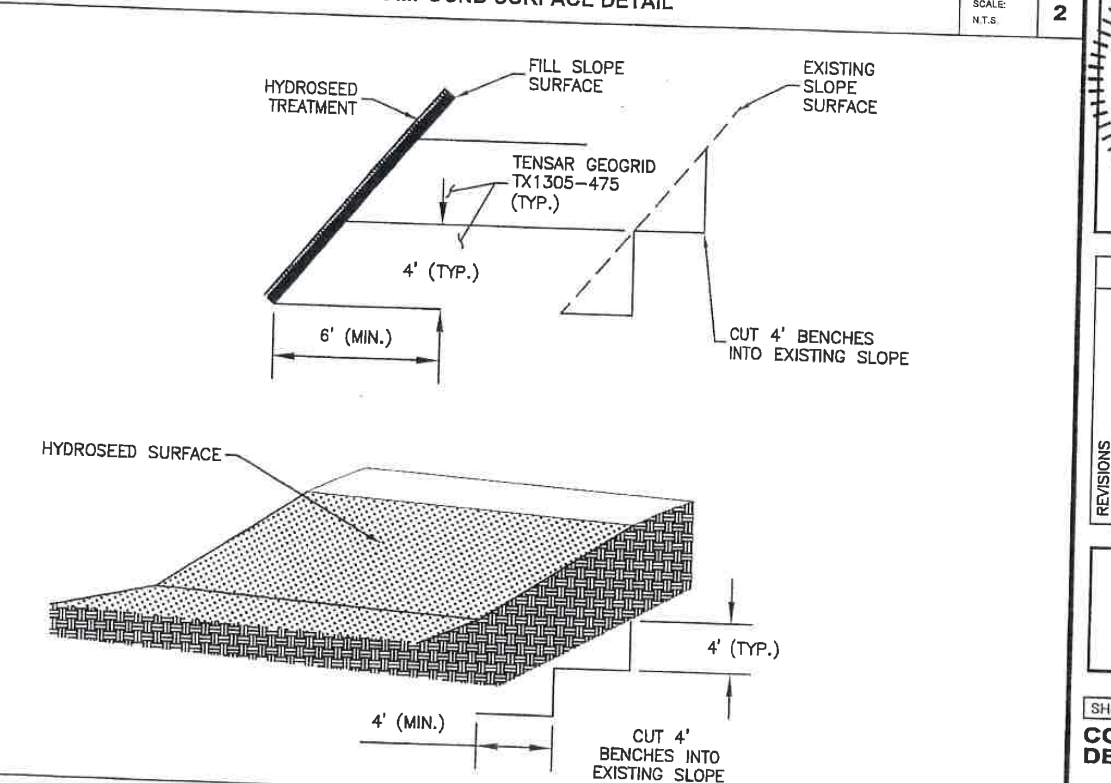
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SCALE: N.T.S. 3



COMPOUND SURFACE DETAIL

SCALE: N.T.S. 2



EROSION CONTROL SLOPE FILL SECTION DETAIL

SCALE: N.T.S. 4

- NOTES:
- USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.
 - AGGREGATE IS BASED ON STANDARD AASHTO.
 - SLOPE NOT TO EXCEED 1/4" PER FOOT TO MAX. GRADE OF 8" FROM CENTER OF COMPOUND TO EACH FENCE LINE
 - SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.
 - FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

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DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16

NORTH CAROLINA
PROFESSIONAL
SEAL
042027
ENGINEER
DAVID FRANKLIN
3/23/16

NO.	DATE	DESCRIPTION	BY
A	02/10/16	PRELIMINARY	DMF
0	03/23/16	CONSTRUCTION	DMF

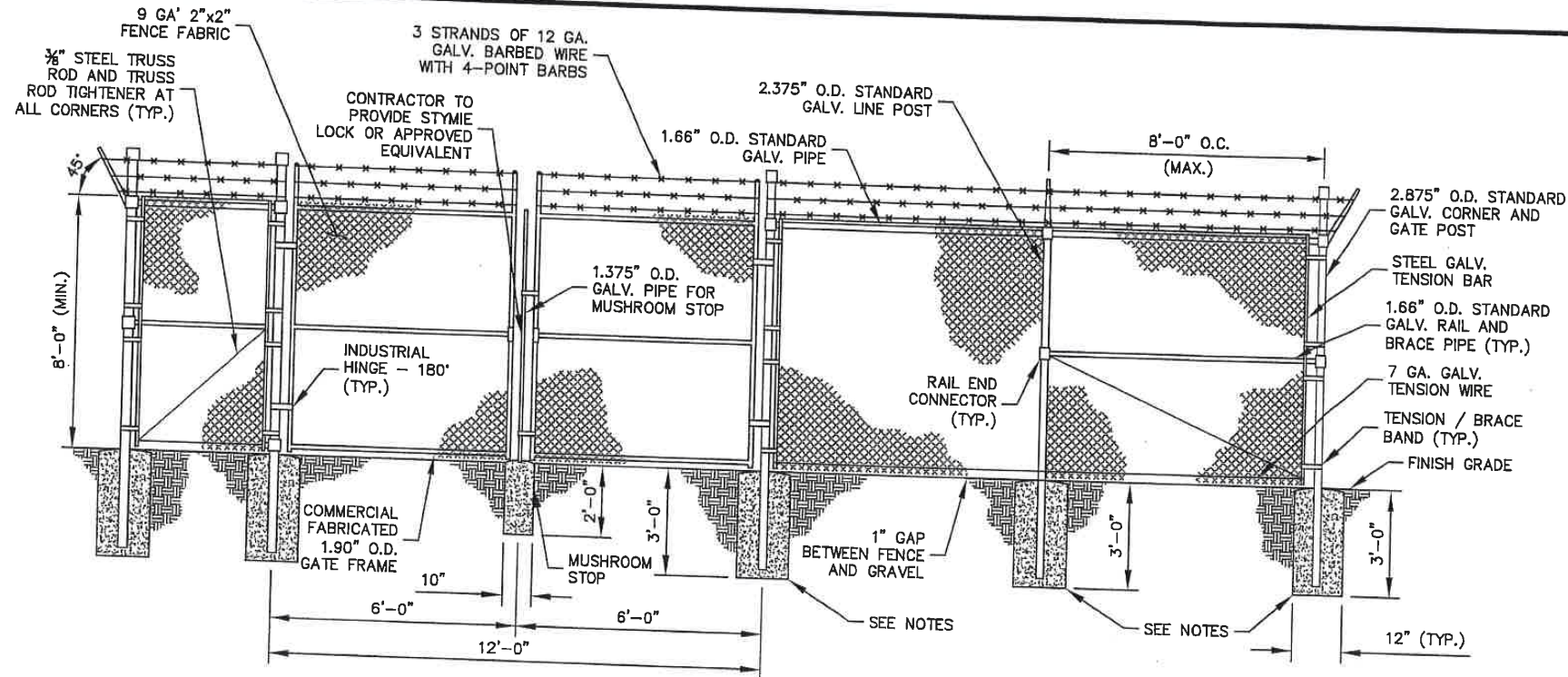
ARCHER LODGE
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SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
CD-1

FENCE NOTES:

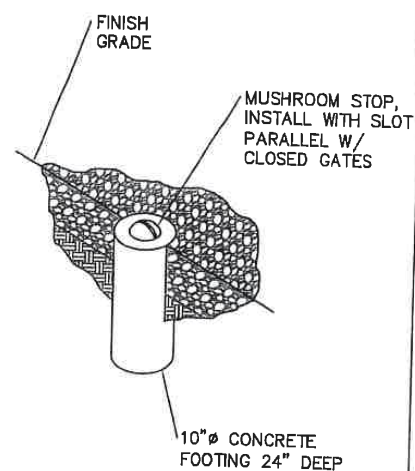
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



CHAIN LINK FENCE AND GATE ELEVATION

SCALE:
N.T.S.

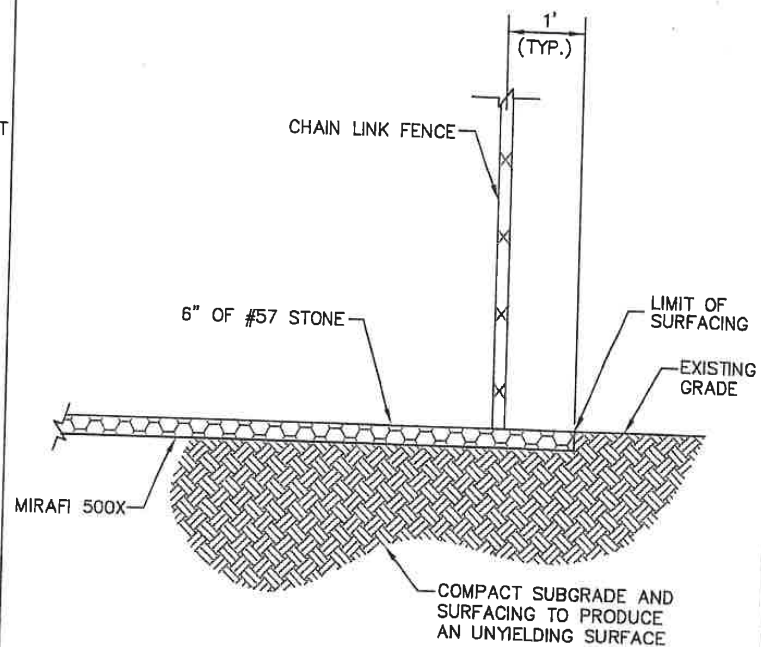
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MUSHROOM STOP DETAIL

SCALE:
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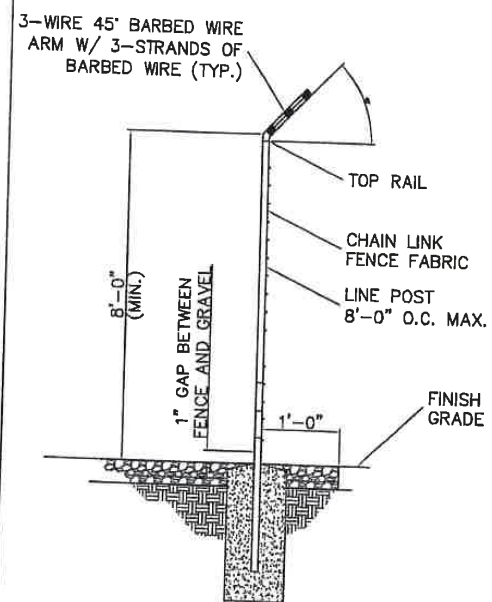
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CHAIN LINK FENCE SURFACE DETAIL

SCALE:
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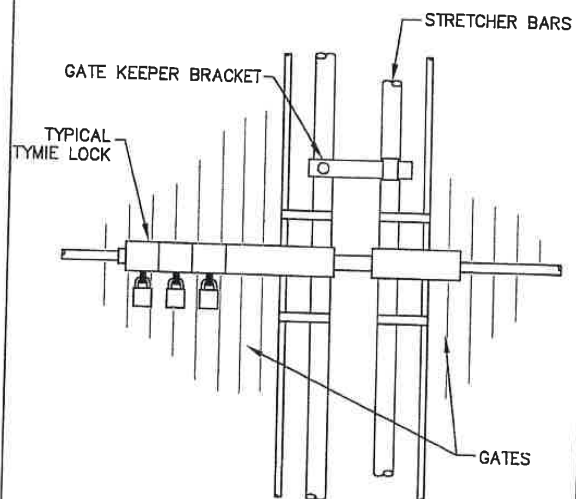
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CHAIN LINK FENCE SECTION

SCALE:
N.T.S.

4



STYMIE LOCK DETAIL

SCALE:
N.T.S.

5



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3654 E COVERD BRIDGE ROAD
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JOHNSTON COUNTY

SHEET TITLE

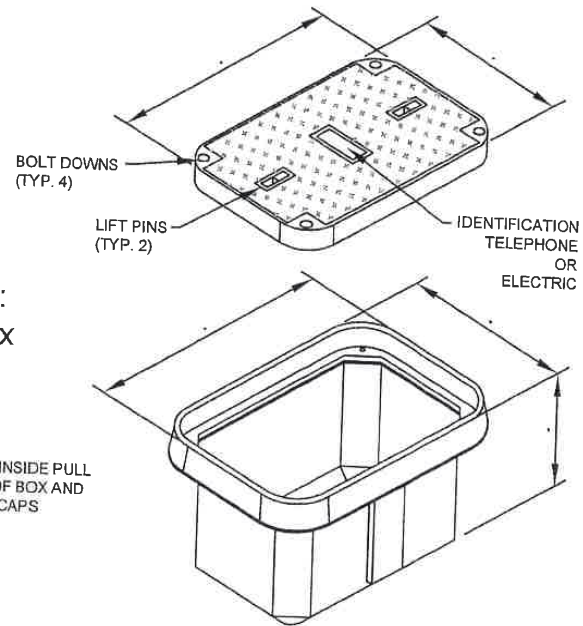
CONSTRUCTION
DETAILS

SHEET NUMBER

CD-2

PART NUMBER:
FCA243624FF4xx

NOTE: ALL STUB-UP CONDUITS INSIDE PULL BOXES WILL BE 6" FROM TOP OF BOX AND HAVE PULL STRING AND CAPS

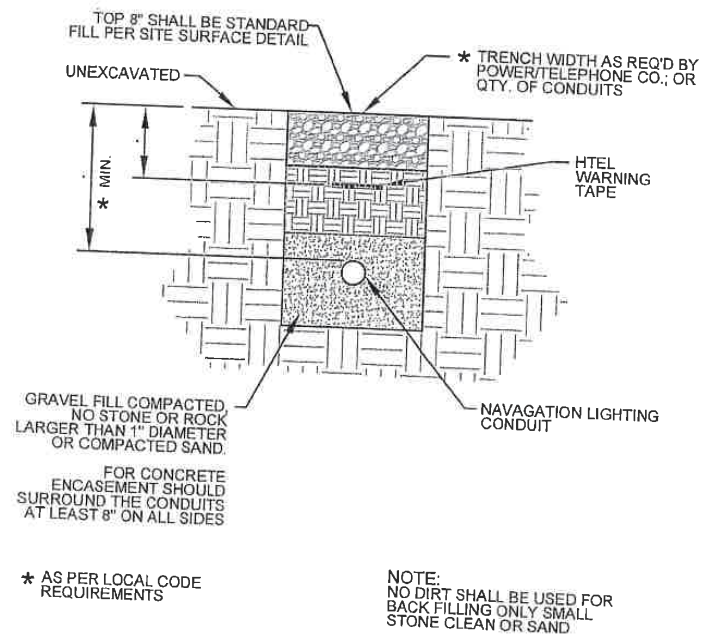


PULL BOX DETAIL

SCALE:
N.T.S. 1

TYPICAL 2 CONDUIT TRENCH CONCRETE OR FILL

SCALE:
N.T.S. 2



TYPICAL SINGLE CONDUIT TRENCH CONCRETE OR FILL

SCALE:
N.T.S. 3

TYPICAL 4 CONDUIT TRENCH CONCRETE OR FILL

SCALE:
N.T.S. 4



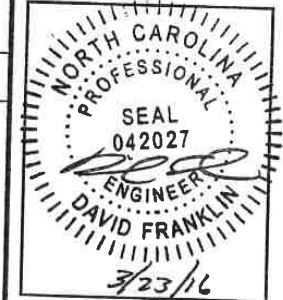
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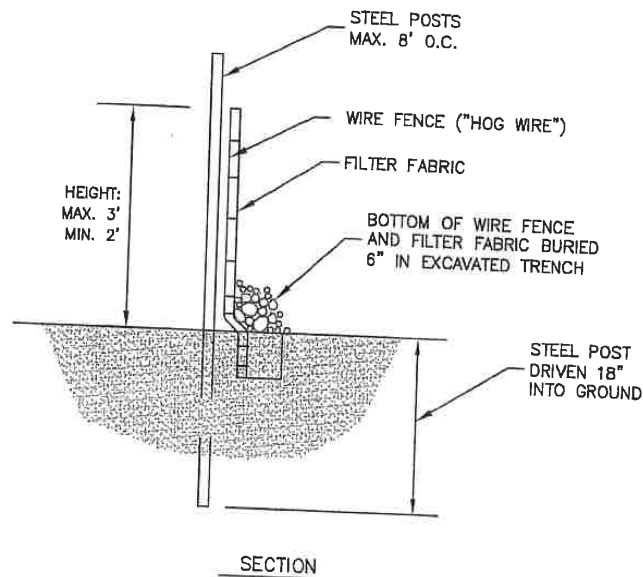
CASHERS-RELO
818057
GANA SITA ROAD
CASHERS, NC 28717
JACKSON COUNTY

SHEET TITLE
**TRENCH DETAIL /
CONDUIT DETAILS**

SHEET NUMBER
CD-3

EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.



SILT FENCE DETAIL AND EROSION CONTROL NOTES

SCALE:
N.T.S.

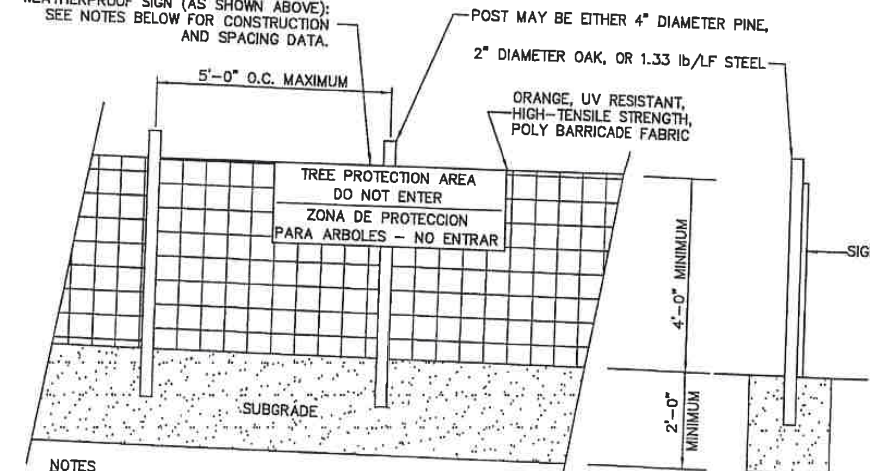
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TEMPORARY TREE PROTECTION FENCE DETAIL

SCALE:
N.T.S.

2

WEATHERPROOF SIGN (AS SHOWN ABOVE);
SEE NOTES BELOW FOR CONSTRUCTION
AND SPACING DATA.



NOTES

INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

SEEDBED PREPARATION NOTES:

1. GRADED SLOPES AND FILL — THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 15 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
2. GROUND COVER — WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.
3. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO THE PLANS.
4. AREAS TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL 3" DEEP. TOTAL SEEDBED PREPARED DEPTH SHALL BE 4" TO 8" DEEP.
5. LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
6. IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHALL BE ACCORDING TO SEEDING SPECIFICATIONS.
7. IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO THE SOIL TEST REPORT.
8. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

SEEDING SCHEDULE & SEEDBED PREPARATION

SEEDING SCHEDULE FOR WINTER / SPRING CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

SEEDING DATES

Mountains—Above 2500 ft: Feb 15 – May 15
Below 2500 ft.: feb. 1 – May 1
Piedmont—Jan. 1 – May 1
Coastal Plain—Dec. 1 – Apr. 15

SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE

Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Common Bermudagrass	40-80 (1-2 lb/1,000 sq. ft.)

SEEDING DATES

Coastal Plain—Apr. 1 – July
Piedmont—Apr. 15 – June 30

SOIL AMENDMENTS

Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

MULCH

Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary lining, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.

MAINTENANCE

A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Refertilize the following Apr. with 50 lb/acre nitrogen.

SCALE:
N.T.S.

3



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JOHNSTON COUNTY

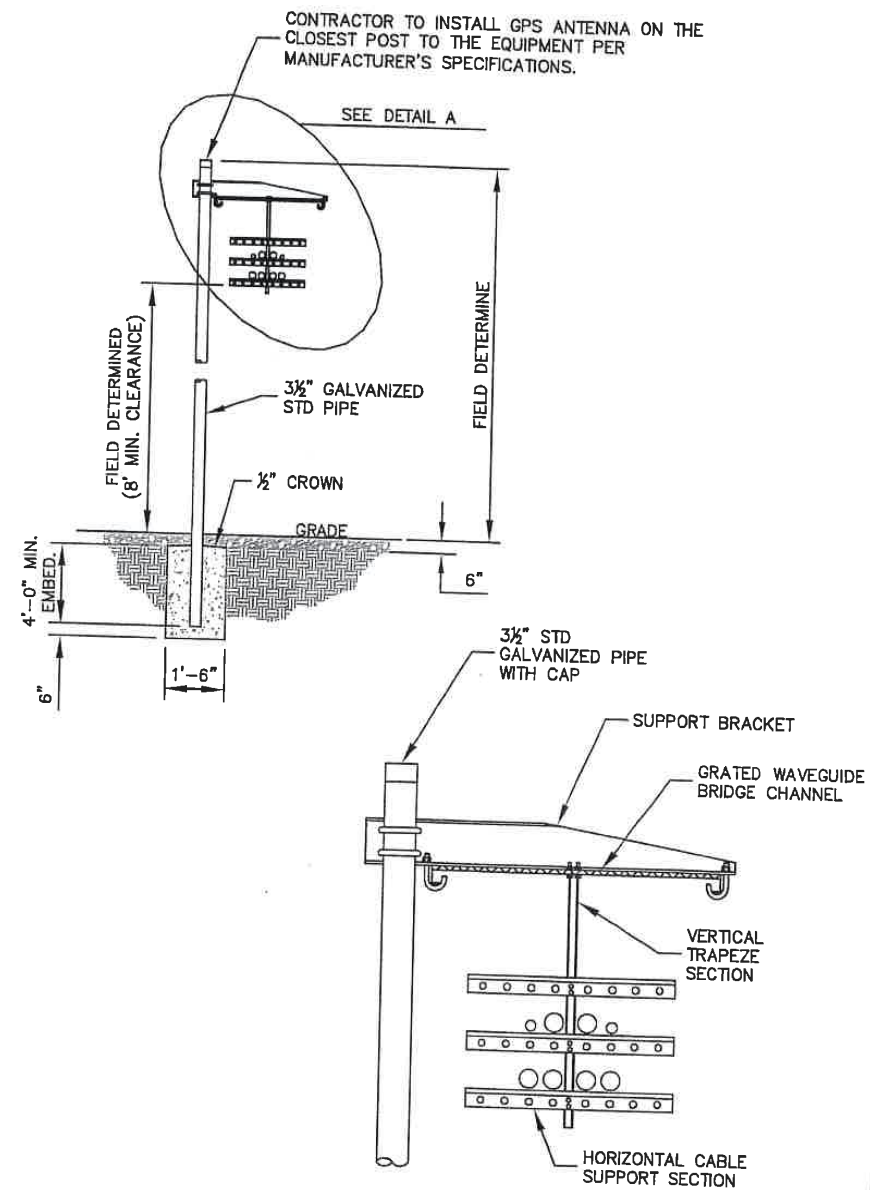
SHEET TITLE

GRADING & EROSION CONTROL DETAILS

SHEET NUMBER

CD-4

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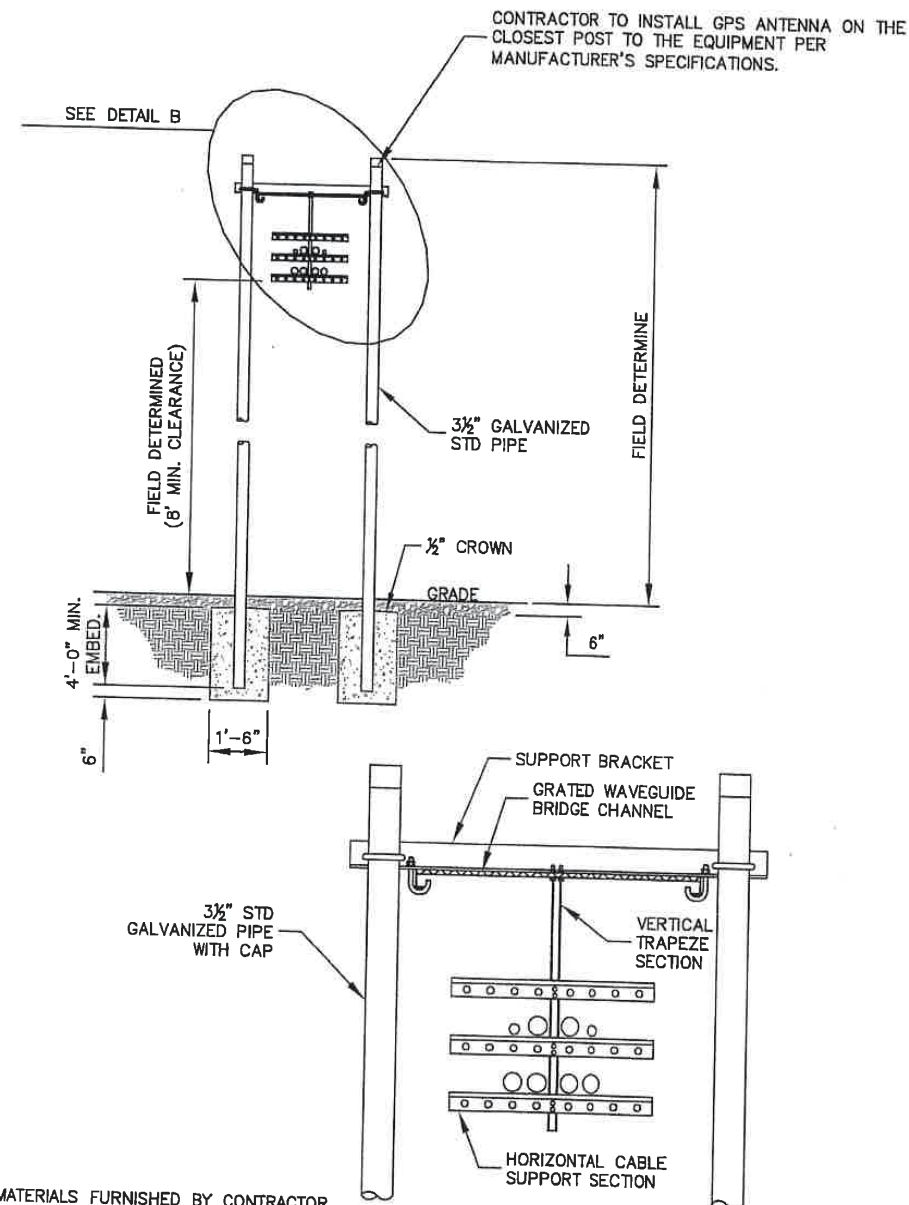
NOTES:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. REFER TO GENERAL NOTES ON SHEET A5.

DETAIL A
ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART # WB-K210-B15 WITH MF-273 BURIAL POSTS, OR APPROVED EQUIVALENT)

WAVEGUIDE BRIDGE DETAIL

SCALE: N.T.S. 1



NOTES:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
2. REFER TO GENERAL NOTES ON SHEET A5.

DETAIL B
ANDREW 4 POST WAVEGUIDE BRIDGE KIT (PART # WB-K410-B15 WITH MF-273 BURIAL POSTS, OR APPROVED EQUIVALENT)

WAVEGUIDE BRIDGE DETAIL (ALTERNATIVE DESIGN WITH 2 PIPE COLUMNS)

SCALE: N.T.S. 2



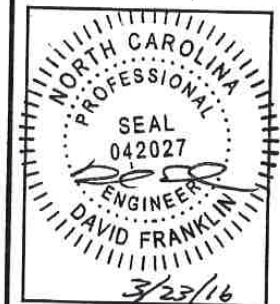
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SHEET TITLE

VERIZON WIRELESS
DETAILS 1 OF 3

SHEET NUMBER

CD-5



PROPOSED LESSEE 12' X 30'
EQUIPMENT AREA (360± SQ. FT.)

LESSEE 11'-6" X 20' CONCRETE
EQUIPMENT PAD W/ EQUIPMENT
CABINETS AND GENERATOR

1½" DEEP SAWCUT
CONTROL JOINT

LESSEE
3'-2" X 7'-11"
30KW GENERATOR

WAVEGUIDE POST
FOUNDATION

A-A
CD-7

EXTEND H-FRAME POST
TO INSTALL LIGHT

LESSEE 6' H-FRAME W/
ATS, AC PANEL, DISCONNECT,
AND TELCO BOX

NOTES:

1. REFER TO THE SITE PLAN ON SHEET A-3
FOR EQUIPMENT PAD LOCATION AND
ORIENTATION.
2. RUN 4" TELCO CONDUIT OVERHEAD ON
WAVEGUIDE BRIDGE USING 16" RADIUS
SWEEPS AT ALL BENDS. CONNECT TO
12X12X6 PVC NEMA BOX ON SIDE OF RBA72
3. RUN 2" POWER CONDUIT OVERHEAD ON
WAVEGUIDE BRIDGE, SWEEP DOWN CABLE
LADDER TO APPROX. 5' HIGH, THEN ELBOW
OVER TO 6X6X6 PVC NEMA BOX ON SIDE
OF RBA72
4. FASTEN CONDUITS TO UNISTRUT ON
WAVEGUIDE BRIDGE AND CABLE LADDER
WITH TWO PIECE HOT DIP GALVANIZED
CONDUIT STRAPS.

VERIZON EQUIPMENT PAD LAYOUT



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JOHNSTON COUNTY

SHEET TITLE

VERIZON WIRELESS
DETAILS 2 OF 3

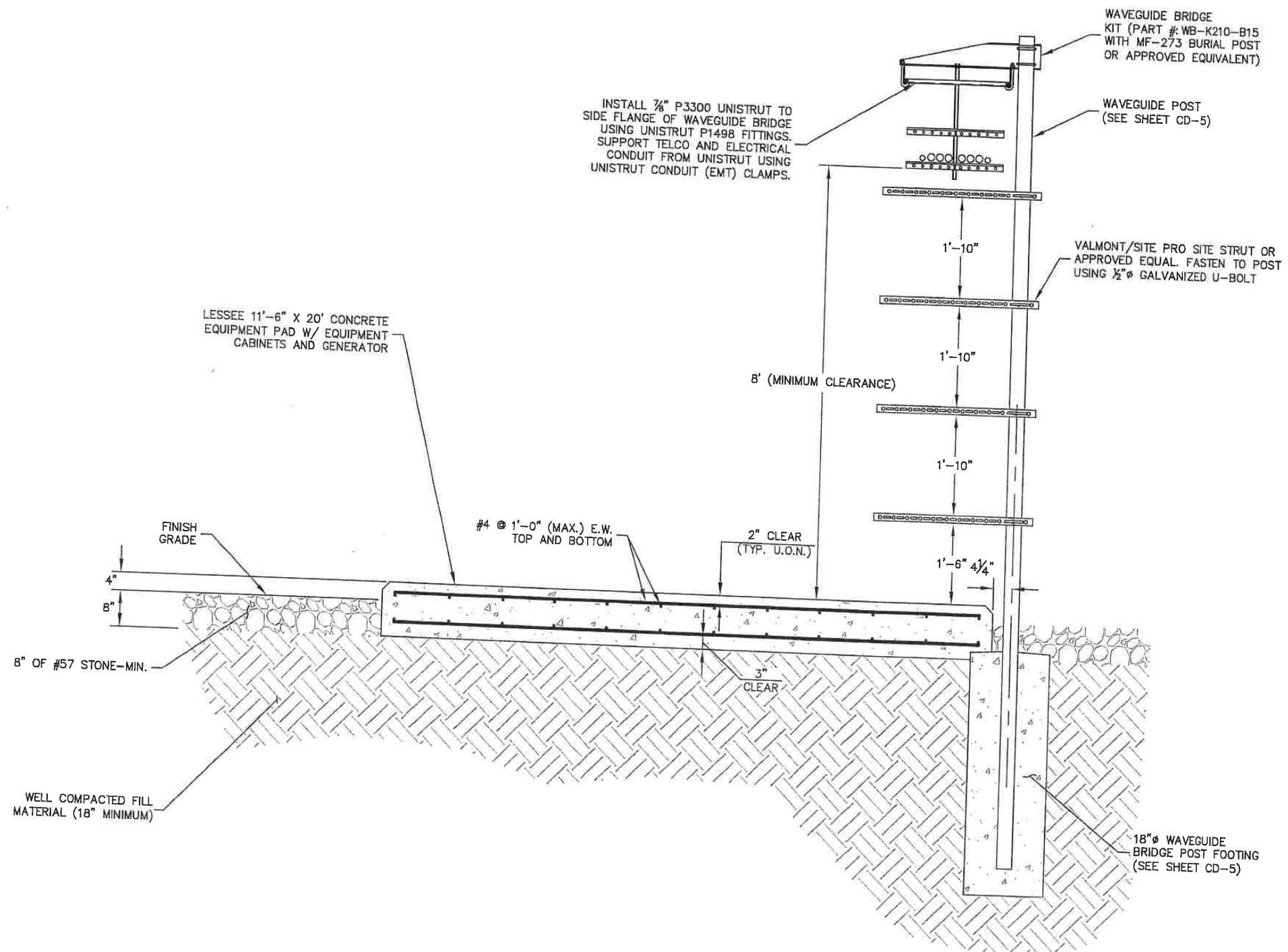
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CD-6

SCALE:
N.T.S.

1

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VERIZON EQUIPMENT PAD FOUNDATION SECTION "A -A"



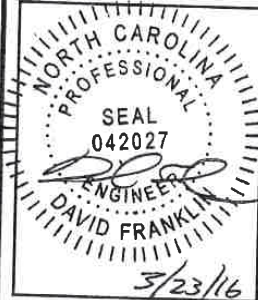
3830 TORINGDON WAY, SUITE 300
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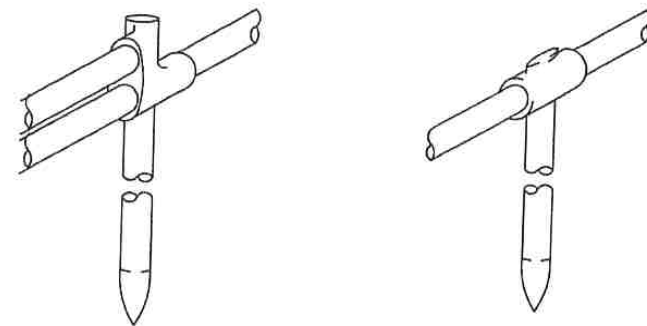
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DETAILS 3 OF 3

SHEET NUMBER

CD-7

SCALE:
N.T.S.

1



CADWELD TYPE NC
THERMOWELD TYPE CR-17

DOUBLE CABLE TO GROUND ROD

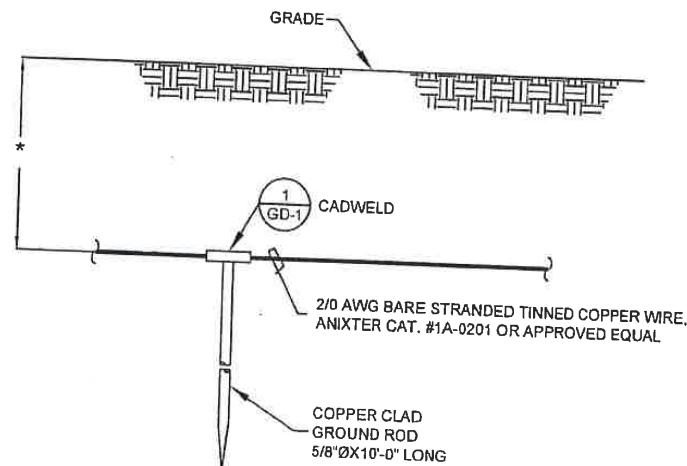
CADWELD TYPE GT
THERMOWELD TYPE CR-2

HORIZONTAL TO GROUND ROD

GROUND ROD

SCALE
N.T.S.

1

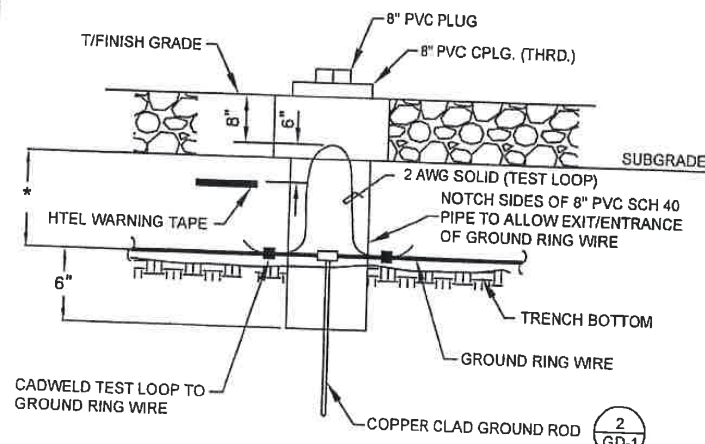


* NOTE:
GROUND ROD SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE.
(WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250.53

GROUND ROD DETAIL

SCALE:
N.T.S.

2

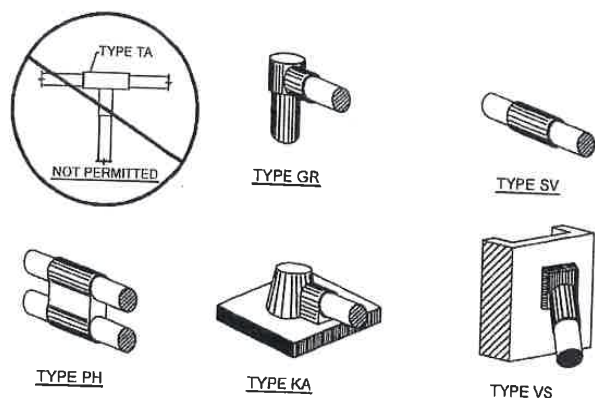


* NOTE:
GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST
LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250.53

INSPECTION PORT DETAIL

SCALE:
N.T.S.

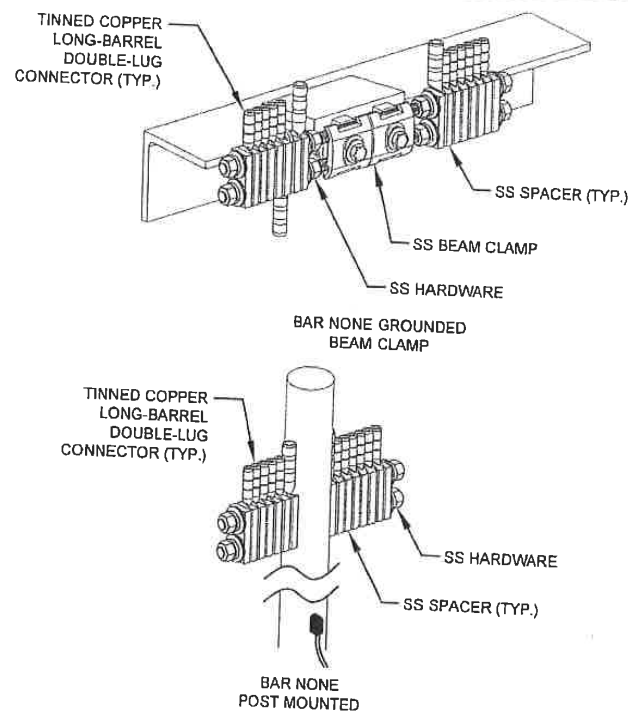
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CADWELDS (TYPICAL)

SCALE
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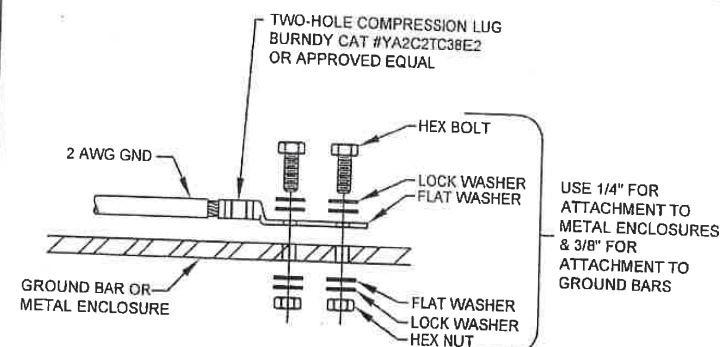
4



GROUND BAR

SCALE:
N.T.S.

5



- INSTALLATION NOTES:
1. BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
 2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
 3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
 4. APPLY COPPER-SHIELD COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
 5. ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDED TO THE TOWER EGR. (PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION, AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH).

GROUNDING TO FLAT SURFACES TYPICAL

SCALE:
N.T.S.

6

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ACG PROJECT NO.: 2016 036

CROWN CASTLE

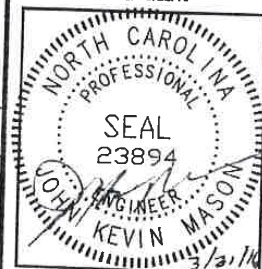
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USA

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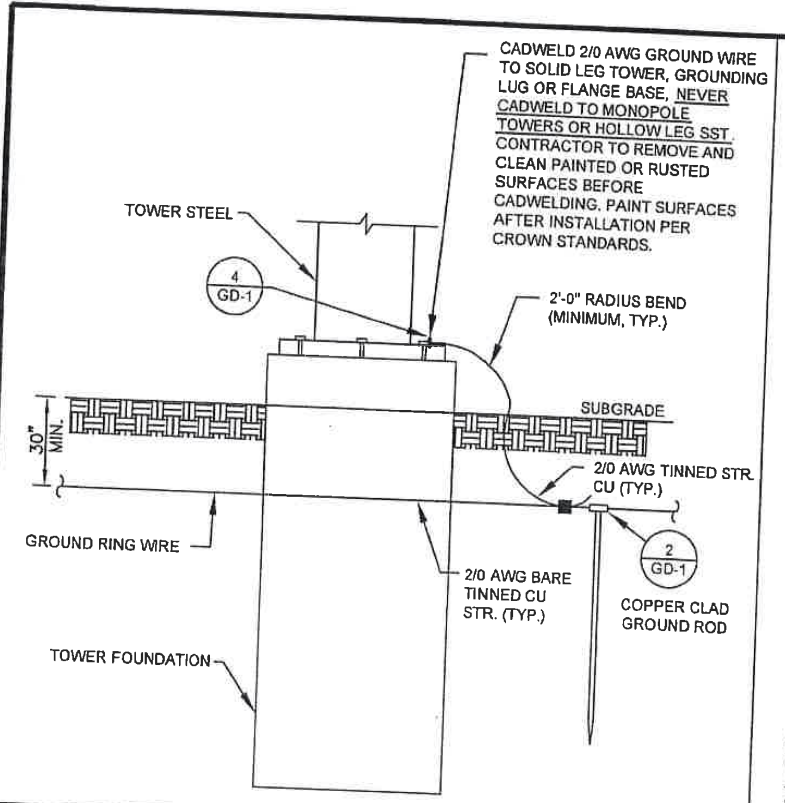
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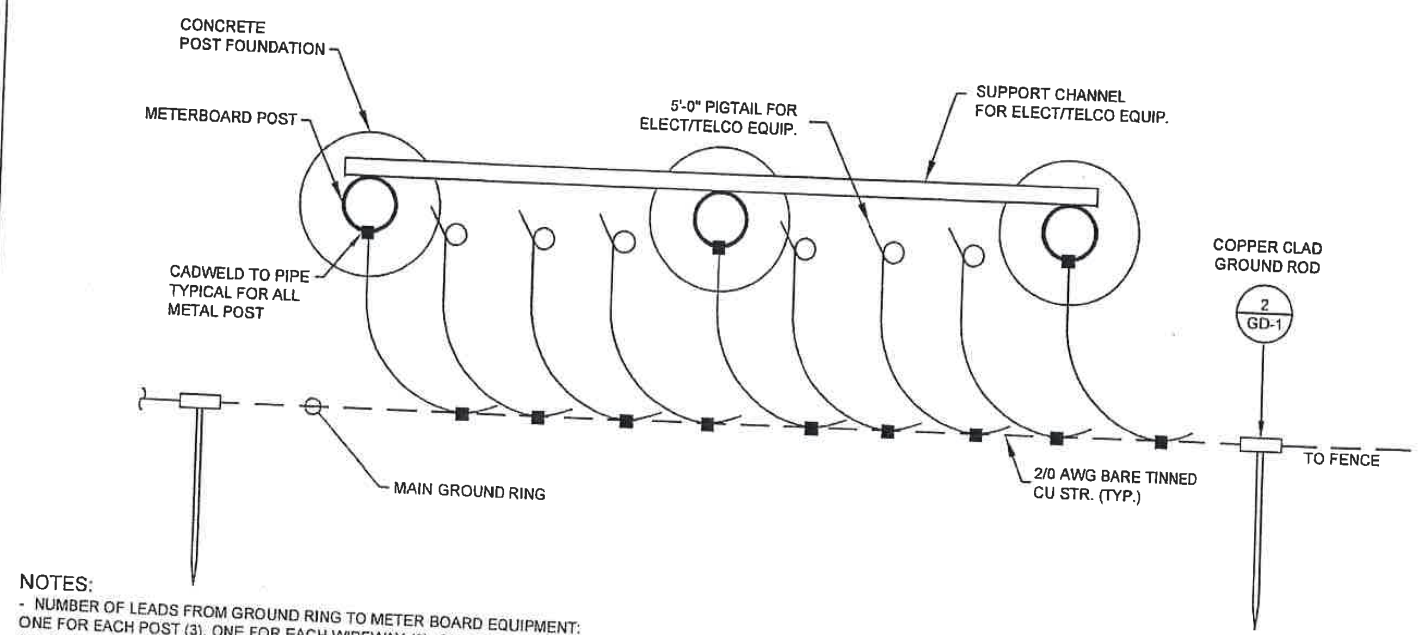
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**GROUNDING
DETAILS**

SHEET NUMBER



TOWER GROUND DETAIL

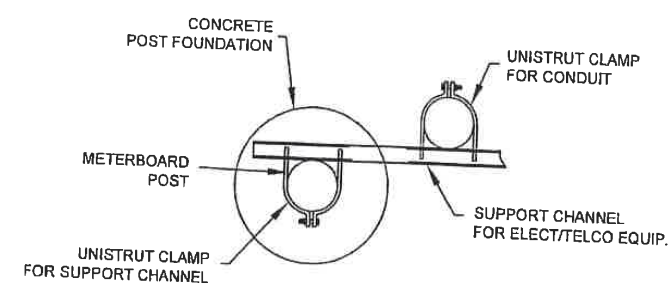
SCALE: N.T.S. 1



METER RACK GROUNDING TYPICAL - PLAN VIEW

SCALE: N.T.S. 2

NOTES:
 - NUMBER OF LEADS FROM GROUND RING TO METER BOARD EQUIPMENT: ONE FOR EACH POST (3), ONE FOR EACH WIREWAY (3), ONE FOR TELCO BOX (1), ONE FOR ELECTRIC METER PANEL EG (1), ONE FOR BUSSBAR (1)
 - ADD GROUNDING PIGTAILS AS REQUIRED SUCH THAT EACH ENCLOSURE SHALL BE BONDED TO SITE GROUNDING SYSTEM



UNISTRUT CLAMP DETAIL

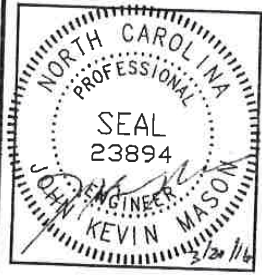
SCALE: 3

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 ACG PROJECT NO.: 2016 036

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SHEET TITLE
GROUNDING DETAILS
 SHEET NUMBER

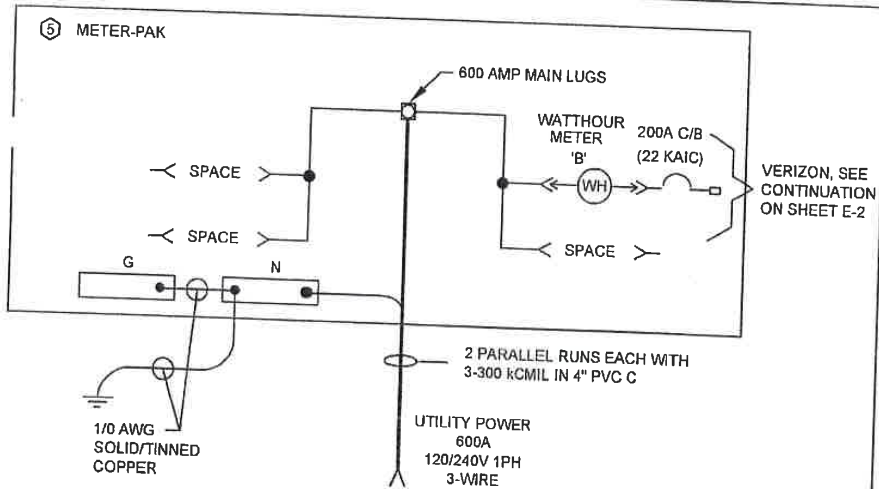
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ELECTRICAL NOTES & SPECIFICATIONS

- THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.
- THE GROUNDED SERVICE CONDUCTOR (NEUTRAL CONDUCTOR) SHALL BE GROUNDED AT THE METER MAIN ONLY.
- THE TEMPERATURE RATING ASSOCIATED WITH THE AMPACITY OF A CONDUCTOR SHALL BE SO SELECTED AND COORDINATED AS TO NOT EXCEED THE LOWEST TEMPERATURE RATING OF ANY CONNECTED TERMINATION, CONDUCTOR, OR DEVICE. REFER TO TABLE 'A' BELOW AND NEC ARTICLE 310.
- ALL ENCLOSURES CONTAINING THE SERVICE CONDUCTORS, SERVICE RACEWAY, CABLE ARMOR, BOXES, FITTINGS, AND CABINETS MUST BE EFFECTIVELY BONDED TOGETHER.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY LABELED WITH ENGRAVED PLASTIC LABELS FOR EACH PANELBOARD, PULL BOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
- ELECTRIC UTILITY WILL PROVIDE METER AND INCOMING SERVICE LATERAL CONDUCTORS.
- PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
- CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES FOR ALL UTILITY RECEPTACLES.
- CONTRACTOR SHALL ENSURE ALL NEUTRAL CONDUCTORS HAVE WHITE INSULATION AND EQUIPMENT GROUND CONDUCTORS HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT ALLOWED.

TABLE A.

TERMINATION RATING	CONDUCTOR INSULATION RATING		
	60 DEGREES C	75 DEGREES C	90 DEGREES C
60 DEGREES C	OK	OK AT 60 DEGREES C AMPACITY	OK AT 60 DEGREES C AMPACITY
75 DEGREES C	NO	OK	OK AT 75 DEGREES C AMPACITY
60/75 DEGREES C	OK	OK 60 OR 75 DEGREES C AMPACITY	OK 60 OR 75 DEGREES C AMPACITY
90 DEGREES C	NO	NO	OK ONLY IF EQUIPMENT HAS 90° C RATING



SINGLE LINE DIAGRAM

MATERIALS, ELECTRICAL WIRING AND RACEWAYS

- ALL CIRCUIT BREAKERS, FUSES, CONDUCTORS AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT TO WHICH THEY MAY BE SUBJECTED AND A MINIMUM OF 10,000 AIC RATING UNLESS SPECIFIED OTHERWISE, OR AS PER LOCAL CODES.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE "WPD" 8-INCH LIFT COVER PLATES.
- METER SOCKET AMPERAGE, VOLTAGE AND NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS AND MANUFACTURED BY SQUARE "D" COMPANY OR APPROVED EQUAL.
- INSTALLATION OF RIGID METAL CONDUIT (RMC) SHALL COMPLY WITH APPLICABLE PROVISION OF NATIONAL ELECTRICAL CODE (N.E.C.) ARTICLES 300 & 346 AND SHALL BE "UL" APPROVED.
- INSTALLATION OF ELECTRICAL METALLIC TUBING (EMT) SHALL COMPLY WITH APPLICABLE PROVISION OF N.E.C. ARTICLES 300 & 348 AND SHALL BE "UL" APPROVED.
- INSTALLATION OF INTERMEDIATE METAL CONDUIT (IMC) SHALL COMPLY WITH APPLICABLE PROVISION OF N.E.C. ARTICLES 300 & 348 AND SHALL BE "UL" APPROVED.
- PVC CONDUIT SHALL BE SCHEDULE 40 HIGH IMPACT POLYVINYL CHLORIDE AND SHALL BE USED WITH UNTHREADED SOLVENT CEMENT PVC CONDUIT FITTINGS. COUPLINGS SHALL HAVE A CENTER STOP TO TYPE ENSURE PROPER SEATING. CONDUIT SHALL BE MANUFACTURED BY CARLON OR ACCEPTABLE EQUAL SHALL BE IN COMPLIANCE WITH N.E.C. ARTICLE 300 & 347 AND SHALL BE "UL" APPROVED.
- ALL WIRING MUST BE INSTALLED IN CONDUIT UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER, NEC, AND LOCAL CODES.
- ALL WIRING SHALL BE COPPER TYPE AND IN ACCORDANCE WITH THE N.E.C. OR AS INDICATED ON DRAWINGS.
- ALL ELECTRICAL EQUIPMENT SHALL BE NEW, RATED NEMA 3R AND POWDER COAT PAINTED, WITH THE SIZE AS SPECIFIED AND IN ACCORDANCE WITH THE N.E.C. UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL RACEWAYS SHALL BE NEW, RATED NEMA 3R, AND POWDER COAT OR ELECTRO-MAG PAINTED.
- JUNCTION BOXES OR PULL BOXES SHALL MEET NATIONAL ELECTRICAL CODE STANDARDS AND AS APPROVED FOR INSTALLATION OF RACEWAYS AND WIRING.
- THE RACEWAY AND WIRING INSTALLATION SHALL BE GROUNDED PERMANENTLY AND EFFECTIVELY IN ACCORDANCE WITH N.E.C. ARTICLE 250.
- THE CONTRACTOR SHALL BE AWARE THAT ALL STATE AND LOCAL CODES SHALL APPLY TO THIS INSTALLATION AND MUST BE ADHERED TO.
- ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE COATED LIGHTLY WITH A CLEAR COAT LAQUER SPRAY, EXCEPT STAINLESS STEEL EQUIPMENT.

SCOPE OF WORK

- THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED.
- ONE SET OF COMPLETED ELECTRICAL "AS INSTALLED" OR "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL DIMENSIONS, ROUTING AND CIRCUITS SHALL BE PROVIDED TO THE PROJECT COORDINATOR. ALL BROCHURES, OPERATING MANUALS, CATALOGS SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE PROJECT COORDINATOR AT JOB COMPLETION.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF ELECTRICAL WORK.
- UPON COMPLETION OF WORK, CONDUIT CONTINUITY, SHORT CIRCUIT, AND GROUNDING FALL POTENTIAL TEST WILL BE MADE FOR APPROVAL AND SUBMIT TEST REPORTS TO THE PROJECT COORDINATOR.
- CONTRACTOR SHALL CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE IN A COMPLETE AND UNDAMAGED CONDITION.
- THE COMPLETED JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SITE ACCEPTANCE BY THE PROJECT COORDINATOR. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AND AT THE EXPENSE OF THE CONTRACTOR.
- THE ELECTRICAL CONTRACTOR SHALL VERIFY THE ELECTRICAL EQUIPMENT PROVIDED BY ELECTRICAL SUPPLIERS.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING SYSTEM ENERGIZED THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING AND ELECTRIC PERMITS, INSPECTIONS, AND APPROVALS, AND PAY ALL REQUIRED FEES PURSUANT TO THE WORK.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. ALL COMPONENTS SHALL BE "UL" APPROVED.
- CONTRACTOR SHALL, BEFORE SUBMITTING THEIR BID, VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM.
- EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH THE CCUSA AND OTHER TRADES.
- CONTRACTOR SHALL PROVIDE ALL VERIFICATION OBSERVATION TESTS AND EXAMINE ALL WORK PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT COORDINATOR LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN SAFE CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT (SEE NOTE 14 FOR EXCEPTIONS). MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF CCUSA. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.



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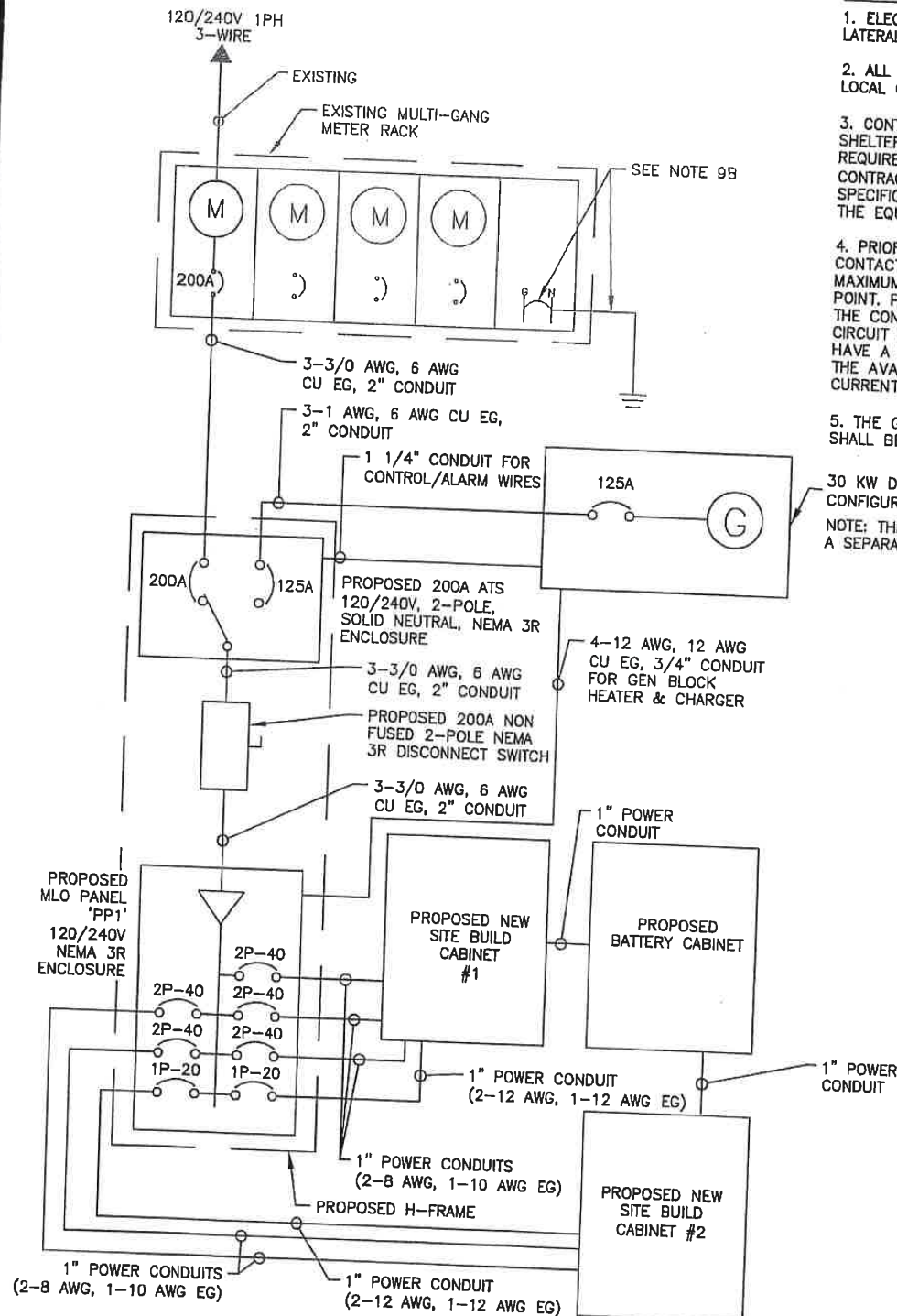
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ARCHER LODGE
821926
3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE
SINGLE-LINE DIAGRAM
& ELECTRICAL NOTES
SHEET NUMBER
51



VERIZON WIRELESS SINGLE-LINE DIAGRAM

NOTES AND SPECIFICATIONS:

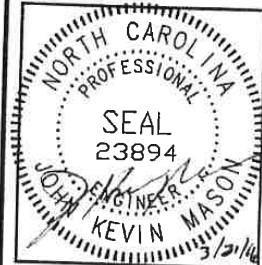
1. ELECTRIC UTILITY WILL PROVIDE METER AND INCOMING SERVICE LATERAL CONDUCTORS.
 2. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
 3. CONTRACTOR SHALL OBTAIN OWNER/TENANT EQUIPMENT SHELTER DRAWINGS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS THAT MAY BE ADDRESSED IN THE EQUIPMENT SHELTER DRAWINGS.
 4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
 5. THE GROUNDED SERVICE CONDUCTOR (NEUTRAL CONDUCTOR) SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
 6. ALL POWER CIRCUITS SHALL USE COPPER CONDUCTORS WITH THHN/THWN INSULATION. ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES C.
 7. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES.
 8. CONTRACTOR SHALL ENSURE ALL NEUTRAL CONDUCTORS HAVE WHITE INSULATION AND EQUIPMENT GROUND CONDUCTORS HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT ALLOWED.
 9. PER NEC ART. 702 PROVIDE SIGNAGE AS FOLLOWS:
A) AT PANEL PP1 AND DISCONNECT: "EMERGENCY POWER IS SUPPLIED BY STAND-BY GENERATOR LOCATED ON OTHER SIDE OF PAD."
B) AT SERVICE DISCONNECT:
WARNING - SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE(S) IS ENERGIZED.
- 30 KW DIESEL GENERATOR WITH 125A MAIN BREAKER. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT FOR GENERATOR CONFIGURATIONS AND OPTIONS. COMPLY WITH MANUFACTURER'S SPECIFICATIONS FOR EXACT WIRING REQUIREMENTS.
NOTE: THE GENERATOR USED IN CONJUNCTION WITH A 2-POLE AUTOMATIC TRANSFER SWITCH WITH A SOLID NEUTRAL IS NOT A SEPARATELY DERIVED SYSTEM. AS SUCH, DO NOT BOND THE NEUTRAL TO GROUND AT THE GENERATOR.

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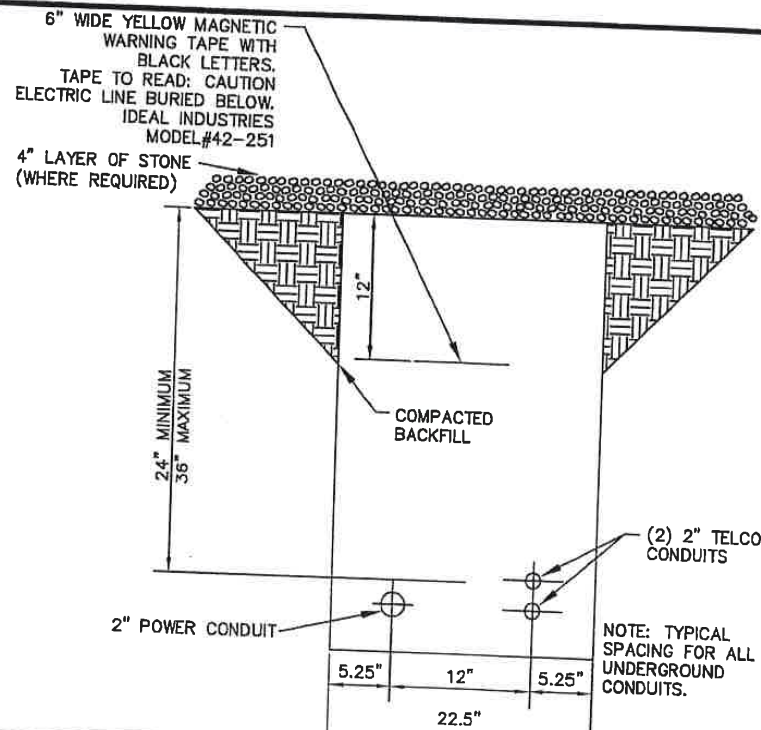
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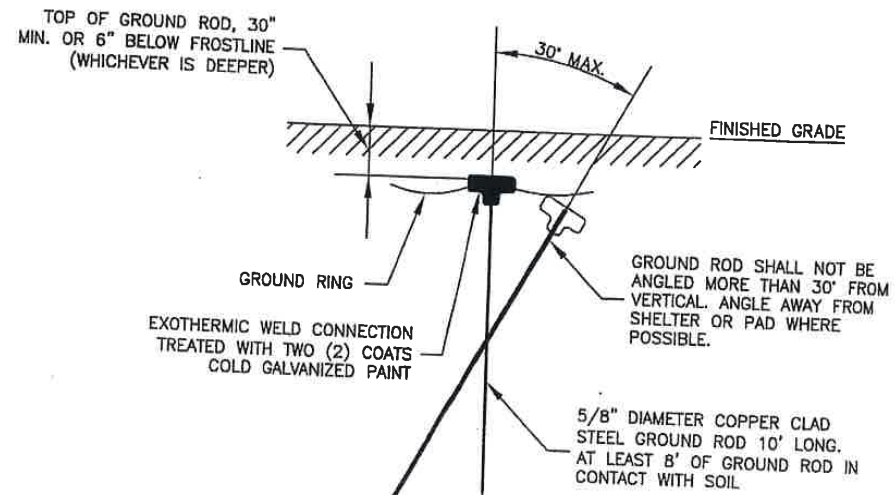
ARCHER LODGE
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CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE
SINGLE-LINE DIAGRAM & PANEL SCHEDULE
SHEET NUMBER
E-2



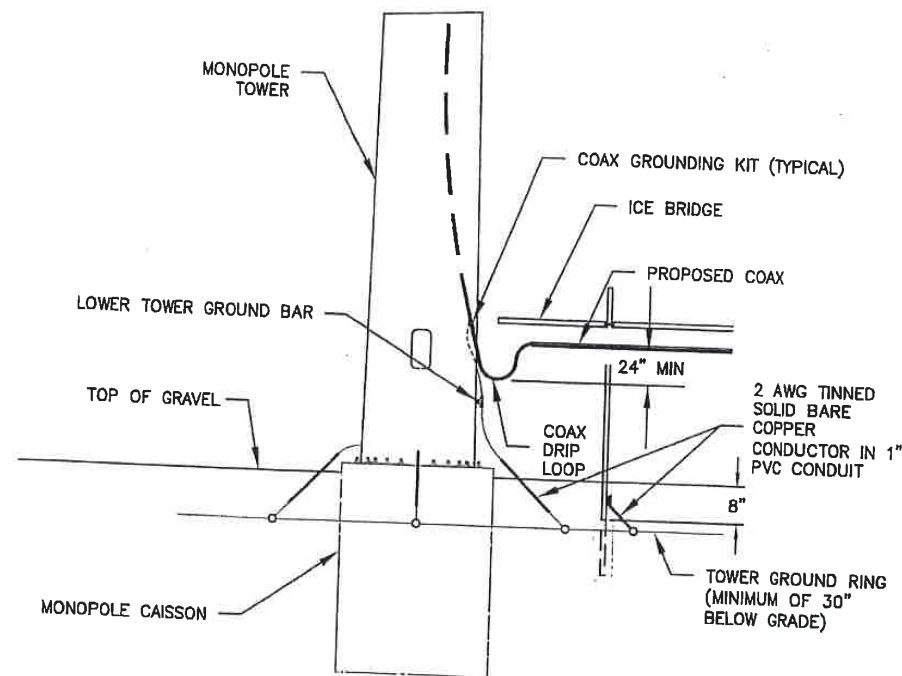
UTILITY TRENCH DETAIL (TYP.)

SCALE: N.T.S. 1



GROUND ROD DETAIL

SCALE: N.T.S. 2



DRIP LOOP DETAIL

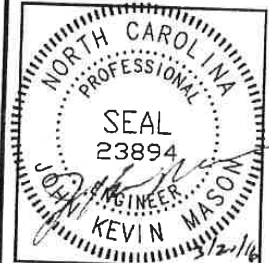
SCALE: N.T.S. 3

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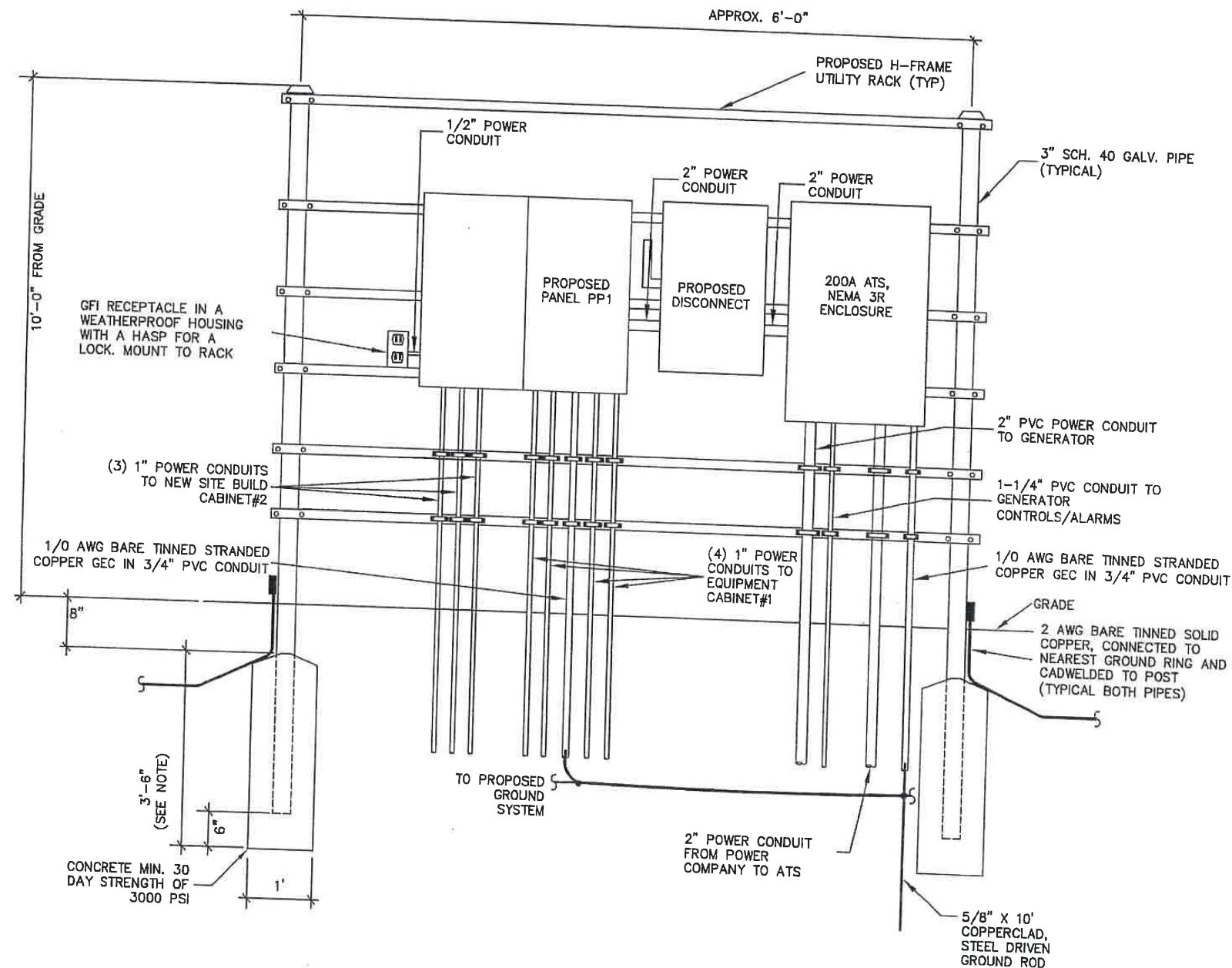
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SHEET TITLE
ELECTRICAL DETAILS
SHEET NUMBER
E-3



- GENERAL NOTES:**
- 1-ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODES AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. LISTED.
 - 2-REFER TO SITE LAYOUT PLAN FOR THE EXACT LOCATION OF H-FRAME.
 - 3-CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METER.
 - 4-CONTRACTOR TO PROVIDE AND INSTALL METER SOCKET.
 - 5-CONTRACTOR TO LOCATE METER RACK TO ENSURE WORKING SPACES REQUIRED BY THE NEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BOTH ON THE FRONT SIDE AND THE BACK SIDE OF THE H-FRAME.
 - 6-SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
 - 7-COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
 - 8-CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPE(S) OF RACEWAYS REQUIRED FOR INSTALLATION.
 - 9-BOND ALL ELECTRICAL EQUIPMENT TO RACK.
 - 10-DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
 - 11-FOR ANY METAL CONDUIT ENTERING AN ENCLOSURE WHERE A PRE-PUNCHED CONCENTRIC OR ECCENTRIC KNOCKOUT IS USED, THE CONTRACTOR SHALL ENSURE ADEQUATE BONDING BETWEEN THE METAL CONDUIT AND ENCLOSURE BY INSTALLING A BONDING JUMPER AROUND THE CONCENTRIC OR ECCENTRIC KNOCKOUT.
 - 12-CONTRACTOR SHALL INSURE THAT NO OPERABLE DEVICE SHALL EXCEED 6'6" TO CENTER LINE OF DEVICE.

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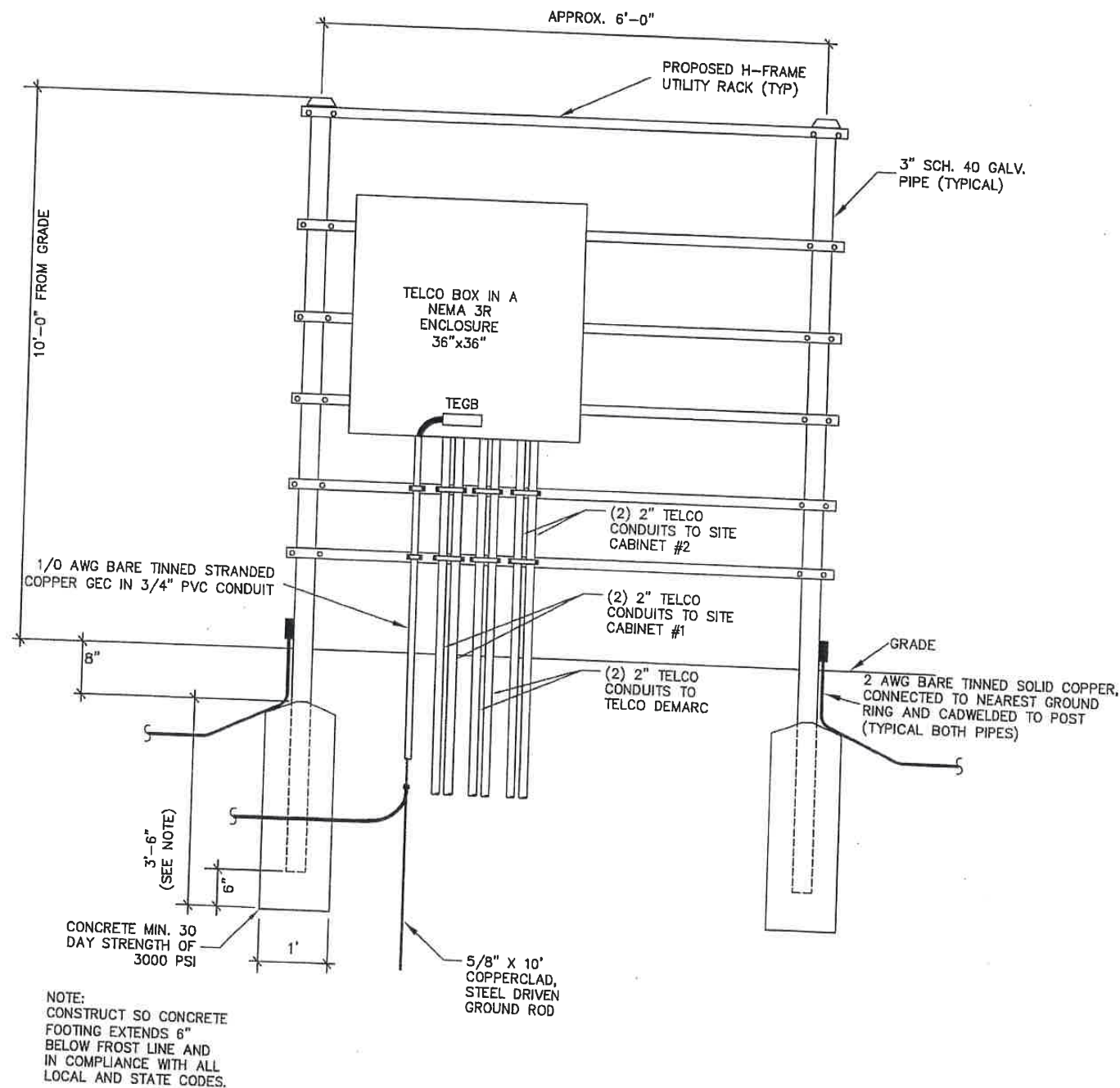
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 JOHN S. MASON
 3/22/16

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ARCHER LODGE
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SHEET TITLE
ELECTRICAL DETAILS
 SHEET NUMBER
E-4

H-FRAME DETAIL



GENERAL NOTES:

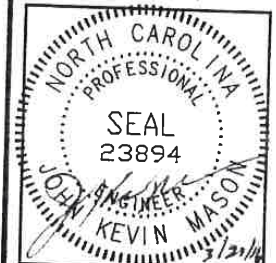
- 1-ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODES AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. LISTED.
- 2-REFER TO SITE LAYOUT PLAN FOR THE EXACT LOCATION OF H-FRAME.
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- 6-SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
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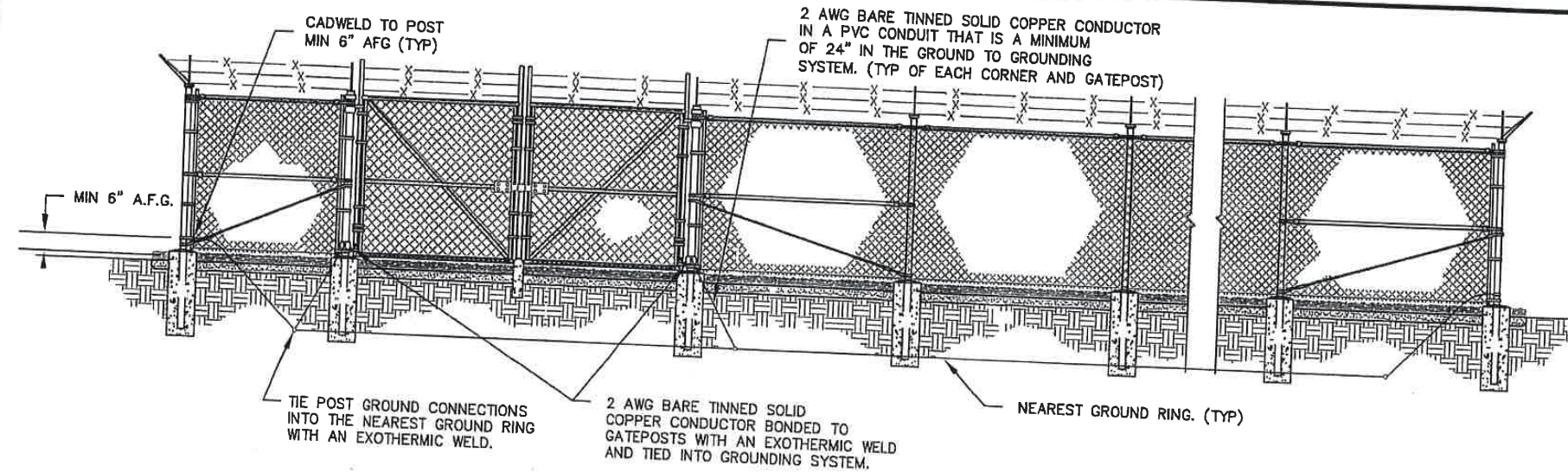


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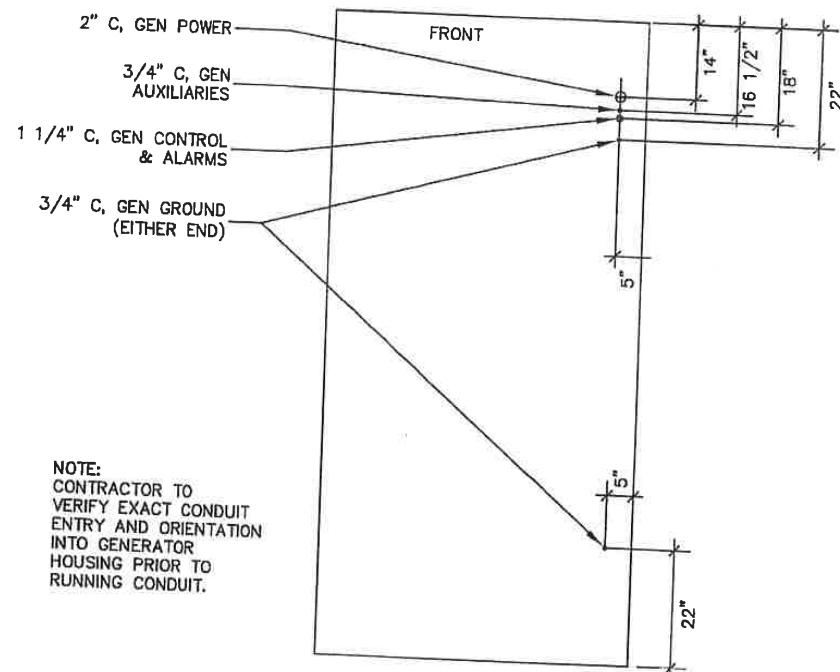
SHEET TITLE
**ELECTRICAL
DETAILS**
SHEET NUMBER
E-5

H-FRAME DETAIL (BACK)



FENCE GROUNDING DETAIL

SCALE: N.T.S. 1



NOTE: CONTRACTOR TO VERIFY EXACT CONDUIT ENTRY AND ORIENTATION INTO GENERATOR HOUSING PRIOR TO RUNNING CONDUIT.

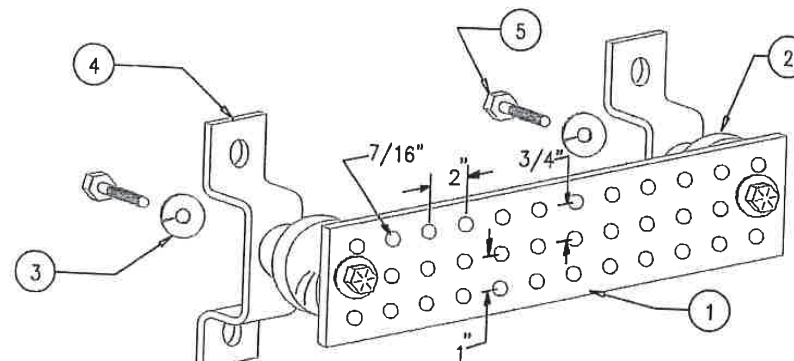
GENERATOR PAD LAYOUT

SCALE: N.T.S. 2

LEGEND

- 1- COPPER GROUND BAR, 1/4" X 4" X 20". HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
- 2- INSULATORS
- 3- 5/8" LOCKWASHERS
- 4- WALL MOUNTING BRACKET
- 5- 5/8-11 X 1" HHCS BOLTS

NOTE: INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO PLATFORM STRUCTURE. CONNECTION TO PLATFORM STRUCTURE SHALL BE PER MANUFACTURERS' RECOMMENDATIONS



MASTER GROUND BAR DETAIL

SCALE: N.T.S. 3

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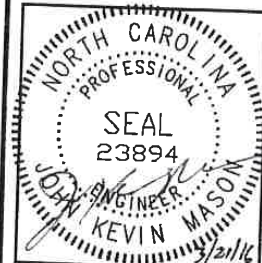
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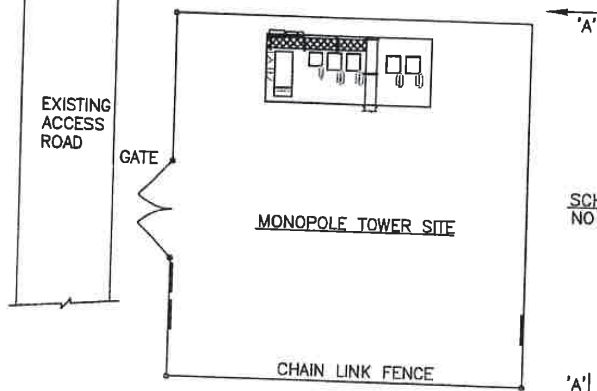
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LOAD SERVED				KVA / Phase		CKT BRKR	CKT NO	NEUTRAL A B	CKT NO	CKT BRKR	KVA / Phase		LOAD SERVED					
A	B	A	B	A	B													
SPARE	0.00	---	1P-20	1					2	2P-40	2.88	---	SITE CABINET #1					
SPARE	---	0.00	1P-20	3					4		---	2.88						
GEN BLOCK HEATER	0.50	---	1P-20	5					6	2P-40	2.88	---	SITE CABINET #1					
GEN CHARGER	---	0.10	1P-20	7					8		---	2.88						
GFCI RECEPTACLE	0.18	---	1P-20	9					10	2P-40	2.88	---	SITE CABINET #1					
SPARE	---	0.00	1P-20	11					12		---	2.88						
SPARE	0.00	---	1P-20	13					14	1P-20	0.18	---	SITE CABINET #1					
SPARE	---	0.00	1P-20	15					16	2P-40	---	2.88						
SPARE	0.00	---	1P-20	17					18		2.88	---	SITE CABINET #2					
SPARE	---	0.00	1P-20	19					20	2P-40	---	2.88						
SPARE	0.00	---	1P-20	21					22		2.88	---	SITE CABINET #2					
SPARE	---	0.00	1P-20	23					24	1P-20	---	0.18						
SPARE	0.00	---	1P-20	25					26	1P-20	0.00	---	SITE CABINET #2					
SPARE	---	0.00	1P-20	27					28	1P-20	---	0.00						
SPARE	0.00	---	1P-20	29					30	1P-20	0.00	---	SPARE					
SPARE	---	0.00	1P-20	31					32	1P-20	---	0.00						
SPARE	0.00	---	1P-20	33					34	1P-20	0.00	---	SPARE					
SPARE	---	0.00	1P-20	35					36	1P-20	---	0.00						
SPARE	0.00	---	1P-20	37					38	1P-20	0.00	---	SPARE					
SPARE	---	0.00	1P-20	39					40	1P-20	---	0.00						
SPARE	0.00	---	1P-20	41					42	1P-20	0.00	---	SPARE					
SUB TOTAL	0.68	0.10																
C/B TEMP. 75 C. RATING 120 240 V 1 PH 3 W													14.58	14.58	SUB TOTAL			
MOUNTING SURFACE, NEMA 3R													15.26	14.68	TOTAL			
ISOLATED GROUND BUS													CONNECTED KVA		NEC DEM FACTOR		DEMAND KVA	
MAIN CIRCUIT BREAKER													A	B		A	B	
SERVICE ENTR. RATED													0.00	0.00	125%	0.00	0.00	
MINIMUM AIC (K AMPS) 14													0.18	0.00	≤10 KVA@100%	0.18	0.00	
MCB RATING MLO													2.88	2.88	125%	0.00	0.00	
BUS RATING 200A													12.20	0.00	100%	3.60	3.60	
NEUTRAL RATING 100%													0.00	11.80	125%	12.20	0.00	
													0.00	0.00	100%	0.00	14.75	
													0.00	0.00	125%	0.00	0.00	
													0.00	0.00	100%	0.00	0.00	
													0.00	0.00	100%	0.00	0.00	
													15.26	14.68		15.98	18.35	
													TOTAL DEMAND AMPERES PER PHASE		133	153		
													TOTAL KVA PER PHASE					
													TOTAL KVA X 1000 = TOTAL AMPS		34.33			
													VOLTS		143			
PANEL 'PP1'													PANEL / FEEDER (TOTAL KVA)					

Drawing Name: K:\ATL Wireless\Crown ntelc work\2016 Sites\821926 - Archers Lodge\CD\CD\Rev0-3-23-16\Archers Lodge_CD.dwg SI Mar 23, 2016 12:52pm By: kerryplaza

NOTE:

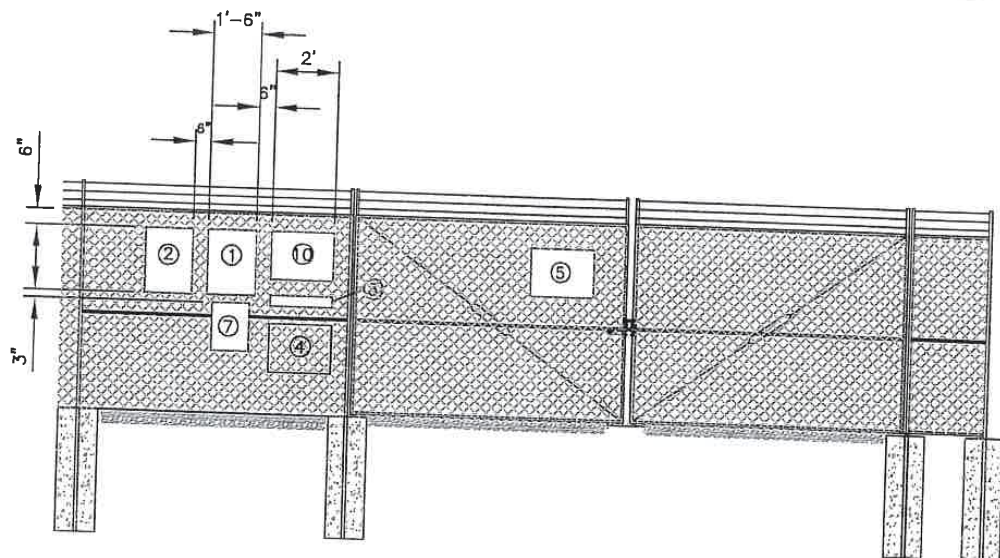
- ⑧ CAUTION - RFE SIGN (BLACK, YELLOW, WHITE) TO BE MOUNTED NEAR TOWER LEG W/ CLIMBING CABLE. DO NOT RESTRICT CLIMBING ACCESS.
- ⑨ ASR SIGN TO BE MOUNTED AT TOWER BASE DURING CONSTRUCTION.
- ④ CCUSA MARKETING/ ID SIGN 18"x24" (INCLUDES SITE ADDRESS) CCUSA MARKETING SIGN: 14"x20" (BMI SITES)



SCHEMATIC SIGNAGE PLAN
NO SCALE

TOWER SITE COMPOUND SIGN PLACEMENT

SCALE: NONE 1



SITE SIGNAGE SECTION "A-A"

SCALE: NONE 2

PRIVATE
PROPERTY

RED BACKGROUND
W/WHITE LETTERING

NO
TRESPASSING

WHITE BACKGROUND
W/RED LETTERING

VIOLATORS
WILL BE
PROSECUTED

RED BACKGROUND
W/WHITE LETTERING

① NO-TRESPASSING SIGN

18" WIDE X 24" HIGH

IN CASE OF EMERGENCY
CONTACT: 800-852-2671
SITE: _____

WHITE BACKGROUND w/
BLACK LETTERING

verizon

WHITE BACKGROUND w/
RED LETTERING

WHITE BACKGROUND w/
BLACK LETTERING

② VERIZON WIRELESS-SITE ID SIGN

24" WIDE X 18" HIGH
(OPERATIONS PROVIDED)

FCC TOWER REGISTRATION NO.
1234567

LT. GRAY W/BLACK
LETTERING

③ FCC REGISTRATION SIGN

24" WIDE X 18" HIGH

SITE ID# 000000
VERIFIED 911 STREET ADDRESS
CITY, STATE AND ZIP CODE
FOR LEASE INFORMATION CALL
1-877-788-7011
FOR 24 HOUR EMERGENCY SERVICE CALL
1-800-788-7011

④ MARKETING/ID SIGN

24" WIDE X 18" HIGH

WARNING

RED BACKGROUND
W/WHITE LETTERING

- AUTHORIZED PERSONNEL ONLY
- HARD HATS REQUIRED
- WATCH FOR FALLING MATERIAL
- WATCH FOR TRIPPING HAZARDS
- WATCH FOR UNEVEN SURFACES
- IN THE EVENT OF A T-STORM, VACATE THE COMPOUND.

WHITE BACKGROUND
W/BLACK LETTERING

⑤ CAUTION-HARD HAT CONSTRUCTION AREA AND TRIPPING HAZARDS

24" WIDE X 18" HIGH

A

WHITE BACKGROUND
W/BLACK LETTERING

5" WIDE X 10" HIGH

AA

10" WIDE X 10" HIGH

⑥ ANCHOR POINT SIGNS

NOTICE

GREEN BACKGROUND
W/WHITE LETTERING

RADIO FREQUENCY ENVIRONMENT AREA

WHITE BACKGROUND
W/BLACK LETTERING

⑦ NOTICE-RFE SIGN

12" WIDE X 18" HIGH

CAUTION

YELLOW BACKGROUND
W/BLACK LETTERING

RADIO FREQUENCY ENVIRONMENT AREA

WHITE BACKGROUND
W/BLACK LETTERING
AND YELLOW SYMBOL

⑧ CAUTION-RFE SIGN

12" WIDE X 18" HIGH

ASR
1234567

WHITE W/BLACK LETTERING

⑨ ASR SIGN

10" WIDE X 4" HIGH

SIGNAGE NOTES:

- ALL SIGNS TO BE INSTALLED ACCORDING TO DWG SITE SIGNAGE ADJACENT TO GATES(LEFT OR RIGHT SIDE OF GATE IS ACCEPTABLE, BUT MUST BE MOUNTED ON GATE SIDE OF COMPOUND, SO AS TO BE READABLE WITH GATES OPEN OR CLOSED).
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ONE VERIZON SITE ID SIGN SHALL BE MOUNTED ON RIGHT DOOR OF THE SHELTER. TWO-SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL ADHESIVE SETS.

TYPICAL SIGNS AND SPECIFICATIONS

SCALE: NONE 3

CROWN
CASTLE

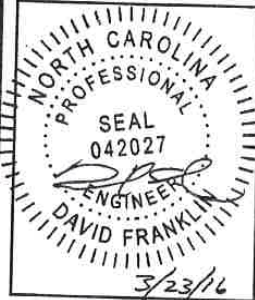
3530 TORINGDON WAY, SUITE 300
CHARLOTTE, NC 28277

Kimley»Horn

3001 WESTERN PARKWAY, CARY, NC 27513
PHONE: 919-877-3000 FAX: 919-877-3050
WWW.KIMLEY-HORN.COM
NO License F-0102

KHA JOB #: 019558007

DRAWN BY: KMP
CHECKED BY: DMF
DRAWING DATE: 03/23/16



NO.	DATE	DESCRIPTION	BY
1	03/10/16	PRELIMINARY	DMF
2	03/23/16	CONSTRUCTION	DMF

ARCHER LODGE
821926

3654 E COVERD BRIDGE ROAD
CLAYTON, NC 27527
JOHNSTON COUNTY

SHEET TITLE

SITE SIGNAGE
FENCE AND GATE

SHEET NUMBER

S-1



200 North Glebe Road, Suite 1000
Arlington, VA 22203-3728

Jason Mayo
Real Estate Specialist - Services
Crown Castle
3530 Toringdon Way, Suite 300
Charlotte, NC 28277

Date: April 7, 2016

Subject: RF Report, (BU: 821926, Site Name: Covered Bridge Road)

Dear Mr. Mayo:

This letter is prepared as an addendum to the RF Safety Report "Covered Bridge Road - 821926 - 2016.02.22.PE.pdf", dated February 22, 2016, for the proposed Verizon Wireless installation at 3654 East Covered Bridge Road, Clayton, NC 27527.

Verizon Wireless is proposing the following technologies in the respective frequency bands (worst case powers of the three sectors):

- a. 850 MHz (CDMA) 423.3W ERP (Site Total 1269.9W ERP)
- b. 1900 MHz (CDMA) 182.9W ERP (Site Total 548.7W ERP)
- c. 2100 MHz (LTE) 182.9W ERP (Site Total 548.7W ERP)
- d. 700 MHz (LTE) 365.9W ERP (Site Total 1097.7W ERP)

Based on the results of the evaluation, the predicted ground level RF exposure from this site is and will continue to be below 5% of the FCC's exposure limit for the General Public.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration (OSHA). The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

If you have any questions regarding this site report, please contact me at (719) 687-4514 or dcotton@sitesafe.com.

David C. Cotton, Jr., Professional Engineer [NC 35505]
Director, Radio Frequency Compliance



Crown Castle
3530 Toringdon Way Suite
300
Charlotte NC 28277

Tel (704) 405-6608
Fax (724) 416-6254
Email jason.mayo@crowncastle.com

April 29, 2016

Ms. Haley Hogg
Town of Clayton Planning Department
111 East Second Street
Clayton, NC 27528

Re: Crown Castle site "Archers Lodge" – 3654 Covered Bridge Road/2016-75-SUP Special Use Permit
and 2016-68-SP Major Site Plan

Dear Ms. Hogg:

Please accept this letter as authorization that Tony Stewart is our designated agent for all
submittal and correspondence for the above referenced application(s).

Should you have questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Mayo'.

Jason Mayo
Real Estate Specialist



April 29, 2016

8921 Research Drive
Charlotte, NC 28262

Re: Archers Lodge - Flush Mounts

Sir or Madam,

Flush mounted antennas, typically a 6 port antenna, has 2 ports that have to be shared between 700 and 850, 2 ports for 2100, and 2 ports for 1900. This reduces the ability to have different azimuths and down-tilts for those frequency bands. In order to split the signals between 700 and 850; diplexers are used and creates additional loss in the antenna system, thereby reducing the signal levels. The Flush mount antennas also have lower gains than typical antennas because the antenna elements for all bands have to be fit into one physical antenna panel.

LTE provides the fastest data speeds. You must be using a 4G LTE device and be within the 4G LTE coverage area in order to access the 4G LTE network. LTE achieves faster data rates by utilizing multiple modulation schemes. QPSK, 16QAM, and 64QAM are the modulation schemes used. 64QAM provides the fastest data rates while QPSK provides the slowest. The fastest data rates require multiple antennas. In order to achieve (4X4 (4TX/4RX)), Downlink MIMO (Multiple Input Multiple Output), two spatially separate dual-pol (or cross-pol) antennas or one quad-pol antenna must be used. Verizon Wireless would like to deploy 4-port quad-pol antennas for both 1900 and 2100 while utilizing two spatially separate cross-pol antennas for 700. Two cross-pol antennas also provide the means to deploy 850 CDMA utilizing the 700 antennas.

The antennas chosen to provide the fastest data rates and best coverage are radomes housing multiple transmit and multiple receive antennas. These antennas have higher gains than flush mounted type antennas and can be deployed with remote radio heads on the top of the towers.

Remote Radio Heads allow the use of Hybrid fiber with zero loss rather than coax or transmission feeder line with losses of 1.5 – 3.5 dB depending on the length of the transmission feeder line. Additionally, antennas can be down-tilted remotely saving time and money on tower crews.

Using antennas with four ports allows Four Branch RX diversity which substantially improves uplink performance. In noise limited scenarios sensitivity is improved by about 3 dB, whereas, in interference limited scenarios even higher gains are possible by means of spatial selectivity.

Improved uplink performance aids in terms of coverage, capacity or bit rate, and throughput. Improved uplink performance is gained with the use of 4 RX's. 4 RX's can be either two cross polarized antennas or 1 quad polarized antenna. This is per frequency band.

Testing in the 700 MHz band has confirmed, uncorrelated antennas generally give better uplink performance. Four co-polarized uncorrelated antenna elements and two spatially separated columns of

cross-polarized antennas provide the best performance. That is two spatially separated columns of cross-polarized antenna elements with a separation of 10λ .

The Up Link or Reverse Link is designed so that Users can achieve the maximum data rate possible. Multiple antenna techniques have an advantage over single-antenna systems. The advantages include increased throughput, increased cell capacity, increased cell ranges, and better quality. It also allows lower power consumption for mobiles which can save battery consumption.

Diversity schemes increase link robustness including transmit diversity, receive diversity, and coverage. Diversity can improve the downlink and/or the uplink. Multiple-Input Multiple-Output (MIMO) schemes allow data streams to be sent from different antennas. This scheme can be used to increase the data rate or can be used to increase capacity. Multiple antennas are necessary for improved performance in LTE deployment.

Lastly, flush mounting antennas limits the size of the coverage area which can cause an increased number of towers needed to provide adequate coverage in a given area. Additionally, flush mounting antennas can create the need for multiple centerlines for a specific carrier in order to accommodate the number of frequency bands needed to provide coverage and capacity, thereby, reducing the number of centerlines that could be made available to other carriers. This would also cause an increase in the number of towers needed in a given area.

Verizon Wireless owns multiple frequency bands in this area. Some will be deployed later as the need for capacity increases.

Ron MacAulay

A handwritten signature in black ink, appearing to read 'MacAulay', written in a cursive style.

Engineer III Real Estate/Regulatory



April 29, 2016

8921 Research Drive
Charlotte, NC 28262

Re: Archers Lodge

Sir or Madam,

The search ring is located on Covered Bridge Rd. Clayton, NC.

The search ring consist of farm land and undeveloped wooded parcels. Verizon's first priority is to locate existing towers and/or buildings to collocate Verizon antennas and associated equipment. After a thorough search of the area it was determined that there were no facilities that would accommodate Verizon equipment needs.

There are three parcels in the ring that can accommodate a tower. The owners were located on two of the parcels, the third owner was not located. The two owners that were contacted did not respond to inquiries regarding the possibility of a tower. There is a proposed Crown Castle tower close to the search ring center. Verizon Radio Frequency Engineers performed propagation studies for signal coverage that confirmed the proposed Crown Castle tower was the best and only available location to achieve the Verizon objective of near total signal coverage.

Ron MacAulay

A handwritten signature in black ink, appearing to read "MacAulay", written over a horizontal line.

Engineer III Real Estate/Regulatory



ENGINEERING INNOVATION

FDH Velocitel, 6521 Meridian Dr. Raleigh, NC 27616, Ph. 919.755.1012, Fax 919.755.1031

BALLOON TEST & PHOTOGRAPHIC SIMULATION REPORT

**Site ID: Covered Bridge Road (BU#: 821926)
3654E Covered Bridge Road
Clayton, North Carolina
Johnston County**

FDHV Project Number: 16BEKZ1900

Prepared for:

CROWN CASTLE
3530 Toringdon Way, Suite 300
Charlotte, NC 28277

Prepared by:

FDH VELOCITEL
6521 Meridian Drive
Raleigh, NC 27616
(919) 755-1012
richard.brainerd@fdhvelocitel.com

March 30, 2016

1. INTRODUCTION

On March 2, 2016, Crown Castle retained FDH Velocitel (FDHV) to conduct a Balloon Test and produce Photographic Simulations of the proposed telecommunications tower to be located at the Subject Site in accordance with the requirements of Town of Clayton's Code of Ordinances. Per Section 155.310(M)(1)(c) of those ordinances, a balloon test is required to demonstrate the height of the proposed tower and to produce the photographic simulations. The photographic simulations produced by FDHV are included in Attachment 1.

The Subject Site is identified as a portion of the property located at 3654E Covered Bridge Road (parcel 177000-33-4587) in the Town of Clayton, Johnston County, North Carolina, on which the proposed wireless telecommunications facility and access road will be located. The latitude and longitude for the Subject Site (i.e., proposed telecommunications tower) are 35.68449° N and 78.41857° W, respectively. A site location map for the Subject Site is provided as Figure 1.

2. BALLOON TEST

FDHV conducted the balloon test for the proposed tower in accordance with the procedures and requirements as set forth in Section 155.310(M)(1)(c) and (d) of the Town of Clayton's Code of Ordinances. The following is a summary of the procedures followed.

- **Notification to Planning Department:** In accordance with Section 155.310(M)(1)(d)1, the Town of Clayton Planning Department must be notified in writing of the date and times, including alternative dates and times, of the test at least 14 days in advance. On March 9, 2016 a letter of notification of the proposed March 24, 2016 balloon test was supplied to the Town of Clayton's Planning Department via email as well as by the U.S. Postal Service Certified Mail. Documentation is included in Attachment 2.
- **Notification to Adjacent Property Owners:** In accordance with Section 155.310(M)(1)(d)1, the abutting property owners must be notified in writing of the date and times, including alternative dates and times, of the test at least 14 days in advance. FDHV used the Johnston County GIS to compile the list of abutting property owners. On March 9, 2016 a letter of notification of the proposed March 24, 2016 balloon test was supplied to the abutting property owners via the U.S. Postal Service Certified Mail. Documentation is included in Attachment 3.
- **Public Notice:** In accordance with Section 155.310(M)(1)(d)2, the date, time, and location, including alternative date, time, and location, of the balloon test, is required to be advertised in a locally distributed newspaper at least seven but no more than fourteen days in advance of the test date. On March 13, 2016 a Public Notice was published in the Clayton News. Documentation is included in Attachment 4.
- **Balloon Test:** Subsequent to the above notifications and Public Notice, FDHV was notified by Crown Castle that the height of the proposed tower was being reduced to 155-feet. On March 24, 2016 FDHV personnel flew the balloon between 10:00 a.m. and 2:00 p.m. The balloon was tethered at an approximate height of 155-feet above ground and at a location approximately 30-feet from the proposed tower location. The weather at the time of the balloon flight was mostly sunny with winds ranging from approximately 7 to 12 miles per hour out of the

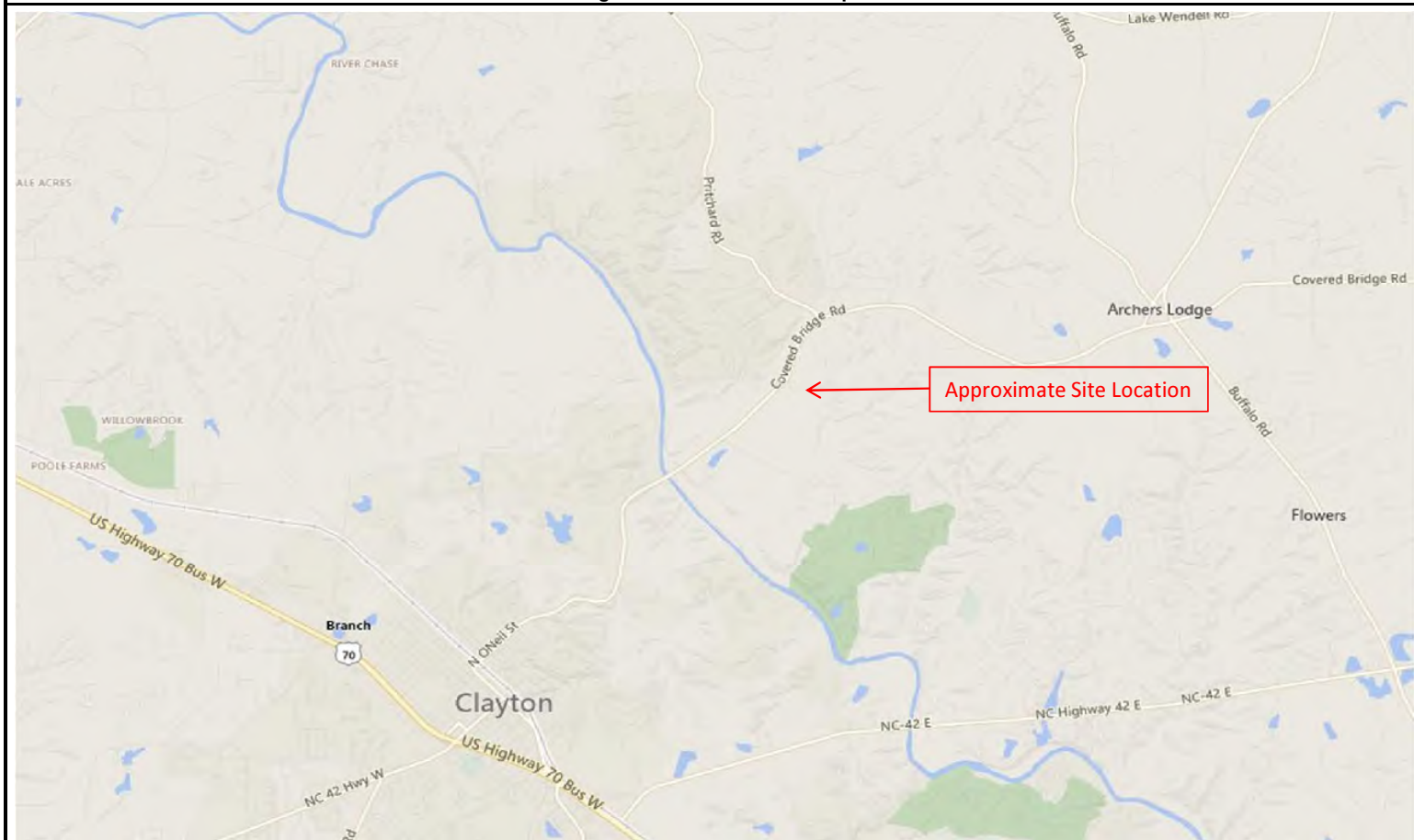
southwest with gusts of higher speed. During the time of the balloon flight, FDHV personnel took photographs of the balloon as seen (or not seen) from certain vantage points in the area.

3. PHOTOGRAPHIC SIMULATIONS

Per Section 155.310(N)(7)(o) of the Town of Clayton's Code of Ordinances, photographic simulations of the proposed tower from all residential areas within 1,500-feet were produced by FDHV using the photographs taken during the balloon test conducted on March 24, 2016. The proposed vantage points were submitted to, and approved by the Town of Clayton Planning Department on March 9, 2016. The photographic simulations of the proposed tower appearance from the vantage points are included as Attachment 1.

FIGURE

Figure 1 - Site Location Map



*Image sourced from www.bing.com/maps



Site ID:	Covered Bridge Road (BU#: 821926)
Address:	3654E Covered Bridge Road, Clayton, North Carolina 27527
Lat./Long.:	N35.68449, W-78.41867
FA#:	N/A



Attachments

Attachment 1
Photographic Simulations



PHOTOGRAPH LOCATION MAP

PHOTOGRAPH VANTAGE POINTS:

- ① BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 1.
- ② BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 2.
- ③ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 3.
- ④ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 4.
- ⑤ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 5.
- ⑥ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 6.
- ⑦ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 7.
- ⑧ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑨ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑩ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑪ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑫ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑬ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑭ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑮ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑯ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 3.
- ⑰ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 3.
- ⑱ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 3.
- ⑲ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 3.

BU# 821926
COVERED BRIDGE RD.
 3654 E. COVERED BRIDGE RD.
 CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
 CONTACT: WES WEBBER
 3530 TORINGDON WAY - SUITE 300
 CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
 6521 MERIDIEN DRIVE RALEIGH, NC 27616
 PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 1



PHOTOGRAPH LOOKING EAST. (APPROX. 325± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

**PHOTOGRAPH
VANTAGE POINT 2**



PHOTOGRAPH LOOKING NORTHWEST. (APPROX. 714'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



**BU# 821926
COVERED BRIDGE RD.**
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

**PHOTOGRAPH
VANTAGE POINT 3**



PHOTOGRAPH LOOKING NORTH. (APPROX. 615±' AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



**BU# 821926
COVERED BRIDGE RD.**
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY: **FDH VELOCITEL**
ENGINEERING INNOVATION
FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

**PHOTOGRAPH
VANTAGE POINT 4**



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 555± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



**BU# 821926
COVERED BRIDGE RD.**
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



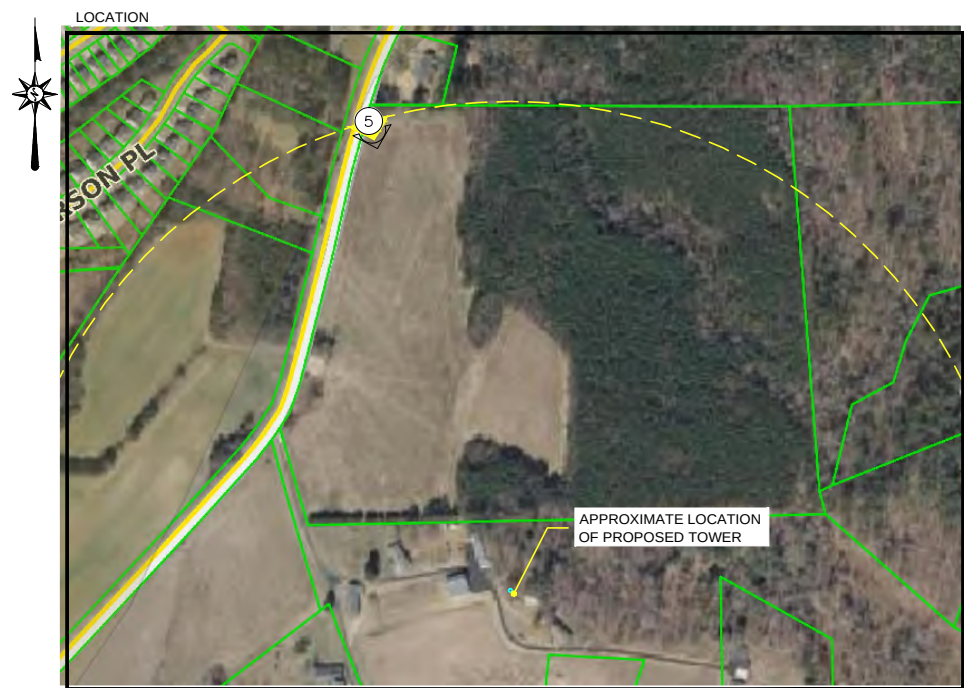
APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

**PHOTOGRAPH
VANTAGE POINT 5**



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1500'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



**BU# 821926
COVERED BRIDGE RD.**
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 6



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1274'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:

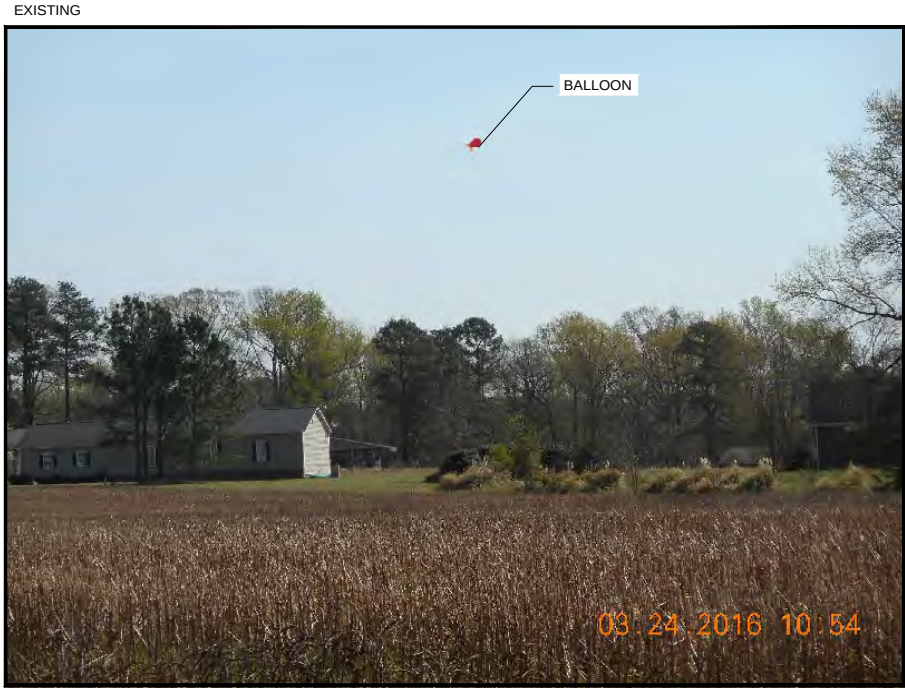


FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH
VANTAGE POINT 7



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 1500± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH SHEET 1

PHOTOGRAPH VANTAGE POINT 8



PHOTOGRAPH LOOKING SOUTHWEST. (APPROX. 1,733± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 9



PHOTOGRAPH LOOKING WEST. (APPROX. 1,764± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 10



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 1,941± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH VANTAGE POINT 11



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 3,690± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

BU# 821926
COVERED BRIDGE RD.
 3654 E. COVERED BRIDGE RD.
 CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
 CONTACT: WES WEBBER
 3530 TORINGDON WAY - SUITE 300
 CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
 6521 MERIDIEN DRIVE RALEIGH, NC 27616
 PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH SHEET 2

PHOTOGRAPH VANTAGE POINT 12



PHOTOGRAPH LOOKING WEST. (APPROX. 2,578± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 13



PHOTOGRAPH LOOKING NORTHWEST. (APPROX. 3,011± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 14



PHOTOGRAPH LOOKING NORTHWEST. (APPROX. 2,243± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 15



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1,874± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH SHEET 3

PHOTOGRAPH VANTAGE POINT 16



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1,908± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 17



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 2,486± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH VANTAGE POINT 18



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 2,507± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH VANTAGE POINT 19



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 2,505± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

Attachment 2
Planning Department Notification

Richard Brainerd

From: Haley Hogg <hhogg@townofclaytonnc.org>
Sent: Wednesday, March 09, 2016 3:32 PM
To: Richard Brainerd
Subject: RE: Cell Tower Balloon Test- Town of Clayton

Rick,

We would like all locations to be included, even locations 6 through 9 since it is required by code. So long as all vantage points shown (1-9) are provided we are good to go. The letter looks great as well.

Thanks!

From: Richard Brainerd [mailto:richard.brainerd@fdhvelocitel.com]
Sent: Wednesday, March 09, 2016 3:15 PM
To: Haley Hogg
Subject: RE: Cell Tower Balloon Test- Town of Clayton

Hailey:

We are sending out the notification letters to the Planning Department and abutting property owners today. Attached you will find a copy of the letter being sent to you as well as a list of the property owners that we are sending letters to. In addition, we have the Public Notice set to run in Sunday's edition of the Clayton News.

As we discussed, attached is a figure showing our proposed vantage points. However, please note that the residences at points 6 through 9 all belong to the family whose property the proposed cell tower is to be located on. As such, we do not believe that photosims from these locations would be useful. Thus we propose to prepare photosims only for locations 1 through 5, unless you see a reason to include locations 6 through 9 or request other vantage points.

Thanks for your assistance.

Rick Brainerd
Environmental Specialist

FDH Velocitel
6521 Meridien Drive
Raleigh, NC 27616
Office: (919) 367-5245
Mobile: (860) 729-8669
Email: Richard.Brainerd@FDHVelocitel.com
Website: www.fdhvelocitel.com



The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is

strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

From: Haley Hogg [<mailto:hhogg@townofclaytonnc.org>]
Sent: Wednesday, March 09, 2016 9:18 AM
To: Richard Brainerd
Subject: RE: Cell Tower Balloon Test- Town of Clayton

Rick,

Per code, the balloon test must be advertised in the local newspaper at least seven but no more than 14 days in advance of the test date. However, the letters must be sent out at least 14 days in advance. If you're choosing to perform the test that day, then you need to get those letters out asap. Tomorrow would mark 14 days out, and if you don't get the letters out by then then you will not have provided notice within the required time frame. If you were to publish an ad in the local paper on Sunday (and if you can get the letters out in time) then yes, it would be okay to schedule for March 24th. Just check with the newspaper because I'm not sure what their time frame is for publishing ads. Also, be sure to include in both your letter and the newspaper ad an alternative date and time, since this is required by code. As for the photosims...I spoke with our planning director yesterday and he said that no additional vantage points are necessary. Please send along a map with the radius and projected photosims so that we may take a look at it.

Your point of contact for this matter is myself or Jay. I would say to contact me first, and if you can't get in touch with me give Jay a call. I will be out for a few days during these next two weeks so you may need to contact him at some point.

Thanks!

From: Richard Brainerd [<mailto:richard.brainerd@fdhvelocitel.com>]
Sent: Tuesday, March 08, 2016 3:57 PM
To: Haley Hogg
Subject: RE: Cell Tower Balloon Test- Town of Clayton

Yes I did. We would like to get the test scheduled as soon as possible. According to your ordinance we need to notify your department and all abutting property owners no sooner the 14-days in advance. So if we were to send out the notification letters to all parties tomorrow and post a Public Notice in the Clayton News on Sunday, would we be okay to schedule for March 24th? Or is there another step in the application process that that we need to wait on? Also, to clarify, your Department wants photosims from all residences within 1,500-ft of the tower with no additional photosims required. Due to the location of certain residences in relation to the public road that we will be able to photograph from (for example, those along the end of Forest Oaks Drive to the east), would one photosim at the cul de sac of that road suffice? If warranted, we could send you a map with the 1,500-ft radius and projected photosims marked out for your approval.

Thanks for your help and will you be my point of contact for this matter (balloon test only) or will Jay be if I should have any other questions?

Rick Brainerd
Environmental Specialist

FDH Velocitel
6521 Meridien Drive
Raleigh, NC 27616
Office: (919) 367-5245
Mobile: (860) 729-8669
Email: Richard.Brainerd@FDHVelocitel.com

Website: www.fdhvelocitel.com



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From: Haley Hogg [<mailto:hhogg@townofclaytonnc.org>]
Sent: Tuesday, March 08, 2016 3:40 PM
To: Richard Brainerd
Subject: Cell Tower Balloon Test- Town of Clayton

Rick,

Jay had said you gave him a call regarding the balloon test, needing some clarification on the mailing dates? I'd be happy to help you out with that. What do you need clarification regarding?

Haley Hogg, CZO
Town Planner
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
Office: (919) 553-5002
hhogg@townofclaytonnc.org

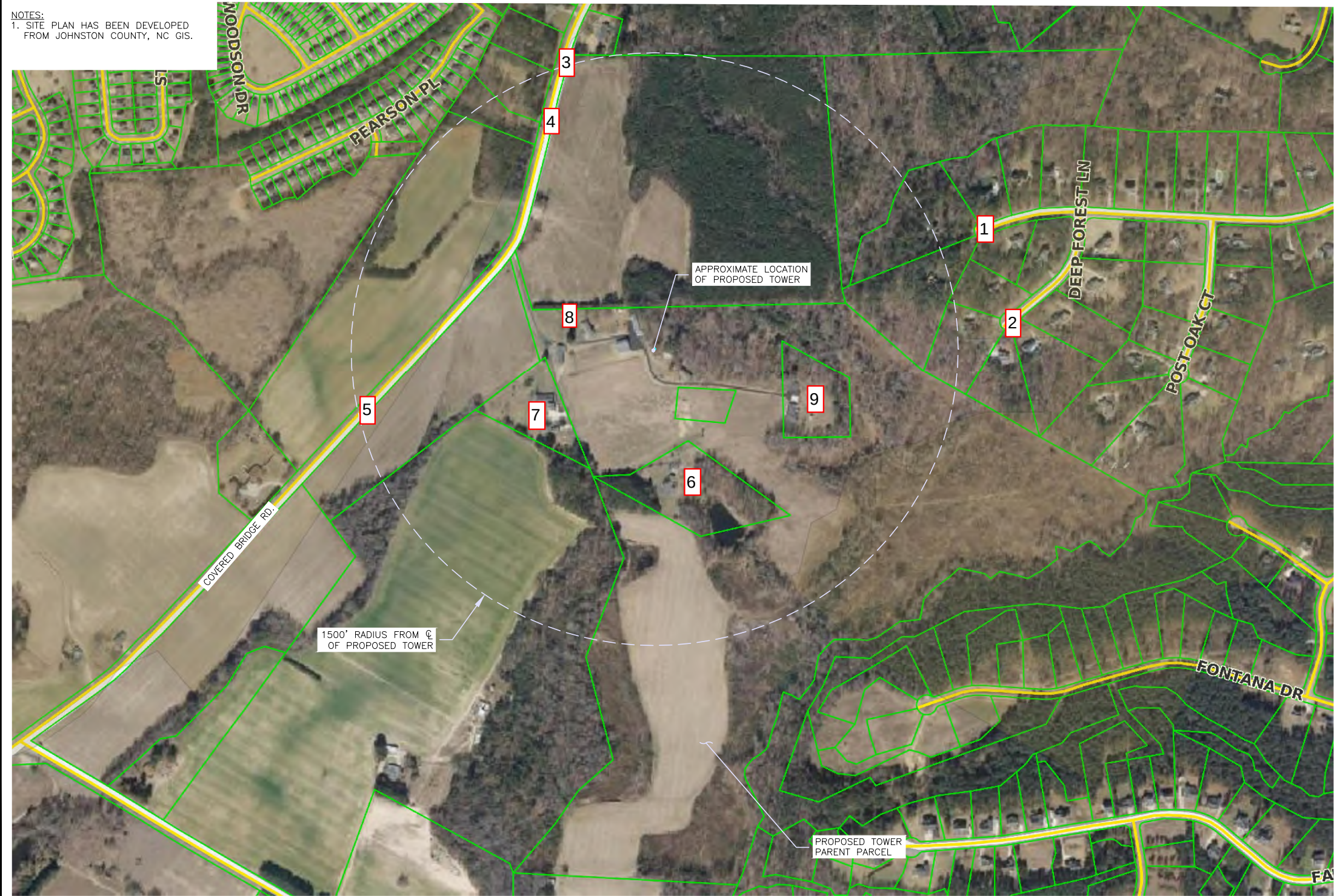
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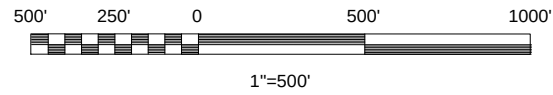
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NOTES:
1. SITE PLAN HAS BEEN DEVELOPED
FROM JOHNSTON COUNTY, NC GIS.



OVERALL SITE PLAN
11"x17" SCALE: 1" = 500'
22"x34" SCALE: 1" = 250'



PREPARED FOR:

CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
(724) 416-2000

PREPARED BY:

FDH VELOCITEL
ENGINEERING INNOVATION
VELOCITEL, INC. D.B.A. FDH VELOCITEL
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DRAWN BY: KWJ
CHECKED BY: BJW

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
03/09/16	SITE SKETCH	0	BJW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH ENGINEERING, INC. IS PROHIBITED.

SITE NAME:
COVERED BRIDGE RD.

SITE ADDRESS:
3654 E COVERED BRIDGE RD.
CLAYTON, NC 27527

SITE ID:
-

SHEET TITLE
FIGURE 1

SHEET NUMBER
F-1



FDH Velocitel, 6521 Meridian Dr., Raleigh, NC 27616, Ph: 919.755.1012, Fax 919.755.1031

March 9, 2016

**Jay McLeod, Planner &
Haley Hogg, Planner**
Planning Department
Town of Clayton
111 E. Second Street, Clayton, NC 27520

Re: Notice of Upcoming Balloon Test

Subject: Proposed Wireless Telecommunications Tower
3654E Covered Bridge Road, Clayton, Johnston County, North Carolina 27527
Lat., Long.: N 35° 41' 4.174", W 78° 25' 7.197"

Mr. McLeod & Mrs. Hogg:

On behalf of Crown Castle, FDH Velocitel is sending you this notice of an upcoming balloon test to be conducted in association with the proposed wireless telecommunications facility to be constructed on the property located at 3654E Covered Bridge Road in Clayton, North Carolina. Pursuant to the Town of Clayton's Wireless Ordinance, and to better inform the public, a balloon test will be conducted at that location to show the proposed maximum tower height.

The balloon test will be conducted on Thursday, March 24, 2016, at the proposed tower location between the hours of 10:00 a.m. and 2:00 p.m. In the event of excess wind or poor visibility, the balloon test will take place on Tuesday, March 29, 2016 during the same hours and at the same location, or the next day thereafter that weather permits. If you have any questions please feel free to contact me.

Respectfully,

FDH Velocitel

Richard J. Brainerd
Environmental Scientist

Attachment 3
Abutting Property Owners Notification

Abutting Property Owners from Johnston County GIS as of 3-9-16

Parcel ID	NC PIN	Name	Address	City	State	Zip	USPS Tracking #
16I03004J	177000-31-9796	Timberland Community Association Inc.	104 N Fayetteville Street	Clayton	NC	27520	7015 1660 0000 6769 8886
16I03019	177000-33-4587	Louis F Pourron Jr	3654B Covered Bridge Road	Clayton	NC	27527	7015 1660 0000 6769 8954
16I03019A	177000-23-7731	Johnie & Bertha V Pourron Perdue	3654C Covered Bridge Road	Clayton	NC	27527	7015 1660 0000 6769 8930
16I03020	177000-21-4582	Barry T Weaver	1464 Loop Road	Clayton	NC	27527	7015 1660 0000 6769 8909
16I03023A	177000-10-0107	Bonnie S Boyette	1387 Loop Road	Clayton	NC	27527	7015 1660 0000 6769 8855
16I03024	177000-13-4013	Heirs of George L Boyette	1630 Loop Road	Clayton	NC	27527	7015 1660 0000 6769 8923
16I03024C	177000-34-4229	Jonathon W Pourron	3654D Covered Bridge Road	Clayton	NC	27527	7015 1660 0000 6769 8947
16I03024F	177000-42-2453	Timberland Community Association Inc.	104 N Fayetteville Street	Clayton	NC	27520	Same As Above
16I03024G	177000-24-8276	Louis F Pourron Jr	3654B Covered Bridge Road	Clayton	NC	27527	Same As Above
16I03025	177000-25-7359	Hampton S Langdon & Leanne L Murdoch	1185 Marietta Drive	Kernersville	NC	27284	7015 1660 0000 6769 8831
16J03064I	177004-54-0011	Steve & Brenda Corker	517 Post Oak Court	Clayton	NC	27527	7015 1660 0000 6769 8978
16J03064J	177000-44-7174	George H & Vicky J Satterfield III	516 Post Oak Court	Clayton	NC	27527	7015 1660 0000 6769 8916
16J03064R	177000-44-5316	John J Nemeth	609 Deep Forest Lane	Clayton	NC	27527	7015 1660 0000 6769 8848
16J03064S	177000-44-2269	Ronald N & Donna C Chandler	611 Deep Forest Lane	Clayton	NC	27527	7015 1660 0000 6769 8893
16J03064T	177000-44-0468	Donald B and Donna S Merritt	612 Deep Forest Lane	Clayton	NC	27527	7015 1660 0000 6769 8824
16J03064X	177000-34-7791	Kenneth E & Elizabeth A Klein	389 Forest Oaks Drive	Clayton	NC	27527	7015 1660 0000 6769 8879
16P99009	177000-14-9240	Justin M & Debra A Pourron	3654A Covered Bridge Road	Clayton	NC	27527	7015 1660 0000 6769 8862



FDH Velocitel, 6521 Meridien Dr., Raleigh, NC 27616, Ph: 919.755.1012, Fax 919.755.1031

March 9, 2016

Re: Notice of Upcoming Balloon Test

Subject: Proposed Wireless Telecommunications Tower
3654E Covered Bridge Road, Clayton, Johnston County, North Carolina 27527
Lat., Long.: N 35° 41' 4.174", W 78° 25' 7.197"

To Whom It May Concern:

On behalf of Crown Castle, FDH Velocitel is sending you this notice of an upcoming balloon test to be conducted in association with the proposed wireless telecommunications facility to be constructed on the property located at 3654E Covered Bridge Road in Clayton, North Carolina. Pursuant to the Town of Clayton's Wireless Ordinance, and to better inform the public, a balloon test will be conducted at that location to show the proposed maximum tower height.

The balloon test will be conducted on Thursday, March 24, 2016, at the proposed tower location between the hours of 10:00 a.m. and 2:00 p.m. In the event of excess wind or poor visibility, the balloon test will take place on Tuesday, March 29, 2016 during the same hours and at the same location, or the next day thereafter that weather permits. Please address any questions or comments to Richard Brainerd at FDH Velocitel at 6521 Meridien Drive Raleigh, NC 27616; email at richard.brainerd@fdhvelocitel.com; or call at (919) 755-1012.

Respectfully,

FDH Velocitel

Richard J. Brainerd
Environmental Scientist

English

Customer Service

USPS Mobile

Register / Sign In

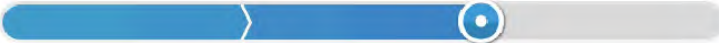


USPS Tracking®

[Customer Service >](#)
Have questions? We're here to help.

[Get Easy Tracking Updates >](#)
Sign up for My USPS.

Tracking Number: 7015166000067698886



In-Transit

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
March 19, 2016 , 3:25 pm	Notice Left (No Authorized Recipient Available)	CLAYTON, NC 27520
We attempted to deliver your item at 3:25 pm on March 19, 2016 in CLAYTON, NC 27520 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice. If this item is unclaimed by March 27, 2016 then it will be returned to sender.		
March 12, 2016 , 1:11 pm	Business Closed	CLAYTON, NC 27520
March 11, 2016 , 9:32 am	Undeliverable as Addressed	CLAYTON, NC 27520
March 10, 2016 , 9:03 am	Out for Delivery	CLAYTON, NC 27520
March 10, 2016 , 8:56 am	Sorting Complete	CLAYTON, NC 27520
March 10, 2016 , 5:52 am	Arrived at Unit	CLAYTON, NC 27520
March 10, 2016 , 2:33 am	Departed USPS Facility	RALEIGH, NC 27676
March 9, 2016 , 9:10 pm	Arrived at USPS Facility	RALEIGH, NC 27676
March 9, 2016 , 5:18 pm	Departed Post Office	RALEIGH, NC 27616
March 9, 2016 , 3:20 pm	Acceptance	RALEIGH, NC 27616

Available Actions

Schedule Redelivery

Text Updates

Email Updates

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

Sign up for My USPS >



<https://tools.usps.com/go/TrackConfirmAction.action?tRef=fullpage&tLc=1&text28777=...> 3/21/2016

Page 129 of 211

[illegible]

[illegible]

English

Customer Service

USPS Mobile

Register / Sign In



USPS Tracking®

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Sign up for My USPS.

Tracking Number: 7015166000067698923

 **Delivered**

Updated Delivery Day: Thursday, March 10, 2016

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
March 10, 2016 , 4:29 pm	Delivered	CLAYTON, NC 27527
Your item was delivered at 4:29 pm on March 10, 2016 in CLAYTON, NC 27527.		
March 10, 2016 , 9:06 am	Out for Delivery	CLAYTON, NC 27527
March 10, 2016 , 8:56 am	Sorting Complete	CLAYTON, NC 27527
March 10, 2016 , 5:49 am	Arrived at Unit	CLAYTON, NC 27520
March 10, 2016 , 2:33 am	Departed USPS Facility	RALEIGH, NC 27676
March 9, 2016 , 9:10 pm	Arrived at USPS Facility	RALEIGH, NC 27676
March 9, 2016 , 5:18 pm	Departed Post Office	RALEIGH, NC 27616
March 9, 2016 , 3:20 pm	Acceptance	RALEIGH, NC 27616

Available Actions

[Text Updates](#)

[Email Updates](#)

Track Another Package

Tracking (or receipt) number

[Track It](#)

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

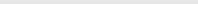
[Sign up for My USPS >](#)



[illegible]

[illegible]

[English](#)
[Customer Service](#)
[USPS Mobile](#)
[Register / Sign In](#)


USPS Tracking®

[Customer Service ›](#)

Have questions? We're here to help.

[Get Easy Tracking Updates >](#)

Sign up for My USPS.

Tracking Number: 70151660000067698879



Updated Delivery Day: Thursday, March 10, 2016 ?

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified MailTM

DATE & TIME	STATUS OF ITEM	LOCATION
March 11, 2016 , 10:26 am	Delivered, To Agent	CLAYTON, NC 27520

Your item has been delivered to an agent at 10:26 am on March 11, 2016 in CLAYTON, NC 27520.

March 10, 2016 , 11:43 am	Notice Left (No Authorized Recipient Available)	CLAYTON, NC 27527
March 10, 2016 , 10:00 am	Out for Delivery	CLAYTON, NC 27527
March 10, 2016 , 8:56 am	Sorting Complete	CLAYTON, NC 27527
March 10, 2016 , 5:50 am	Arrived at Unit	CLAYTON, NC 27520
March 10, 2016 , 2:33 am	Departed USPS Facility	RALEIGH, NC 27676
March 9, 2016 , 9:10 pm	Arrived at USPS Facility	RALEIGH, NC 27676
March 9, 2016 , 5:18 pm	Departed Post Office	RALEIGH, NC 27616
March 9, 2016 , 3:20 pm	Acceptance	RALEIGH, NC 27616

Available Actions

Text Updates

Email Updates

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

[Sign up for My USPS ›](#)



Attachment 4
Public Notice Documentation

AFFIDAVIT OF PUBLICATION

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

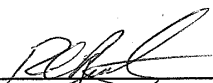
Ad Number
0002321953

Advertiser Name: FDH VELOCITEL

Address: attn Rick Brainerd
6521 MERIDIEN DRIVE
RALEIGH, NC 27616

Before the undersigned, a Notary Public of Wake County North Carolina, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared R. C. Brooks, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of The News & Observer Publishing Company a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as Clayton News-Star, in the City of Raleigh, Wake County and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement for FDH VELOCITEL was inserted in the aforesaid newspaper on dates as follows:

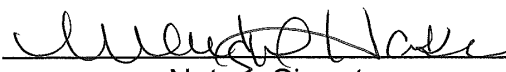
03/13/2016



R. C. Brooks, Accounts Receivable Specialist
Wake County, North Carolina

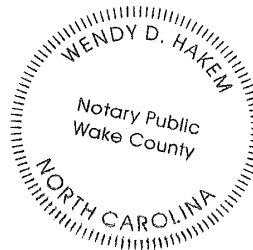
Sworn to and subscribed before me
This 14th day of March, 2016

My Commission Expires: FEB 17 2020



Notary Signature

PUBLIC NOTICE
Crown Castle proposes to construct a wireless telecommunications facility on the property located at 3654E Covered Bridge Road in Clayton, North Carolina. Pursuant to the Town's Wireless Ordinance, and to better inform the public, a balloon test will be conducted at that location to show the proposed maximum tower height. The balloon test will be conducted on Thursday, March 24, 2016, at the proposed tower location between the hours of 10:00 a.m. and 2:00 p.m. In the event of excess wind or poor visibility, the balloon test will take place on Tuesday, March 29, 2016 during the same hours and at the same location, or the next day thereafter that weather permits. Please address any questions or comments to Rick Brainerd c/o FDH Velocitel at 6521 Meriden Drive Raleigh, NC 27616; richard.brainerd@fdhvelocitel.com; or call (919) 755-1012.
CS: March 13, 2016





PHOTOGRAPH LOCATION MAP

PHOTOGRAPH VANTAGE POINTS:

- ① BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 1.
- ② BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 2.
- ③ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 3.
- ④ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 4.
- ⑤ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 5.
- ⑥ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 6.
- ⑦ BALLOON VISIBLE, SEE PHOTOGRAPH SIMULATION 7.
- ⑧ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑨ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑩ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑪ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 1.
- ⑫ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑬ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑭ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑮ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 2.
- ⑯ BALLOON NOT VISIBLE, SEE PHOTOGRAPH SHEET 3.
- ⑰ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 3.
- ⑱ BALLOON VISIBLE, SEE PHOTOGRAPH SHEET 3.

BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 1



PHOTOGRAPH LOOKING EAST. (APPROX. 325'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
 3654 E. COVERED BRIDGE RD.
 CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
 CONTACT: WES WEBBER
 3530 TORINGDON WAY - SUITE 300
 CHARLOTTE, NC 28277

PREPARED BY: **FDH VELOCITEL**
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 FDH VELOCITEL ENGINEERING, PLLC, d.b.a. FDH VELOCITEL
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 PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 2



PHOTOGRAPH LOOKING NORTHWEST, (APPROX. 714'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

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PHOTOGRAPH VANTAGE POINT 3



PHOTOGRAPH LOOKING NORTH. (APPROX. 615±' AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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PHOTOGRAPH VANTAGE POINT 4



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 555± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
 3654 E. COVERED BRIDGE RD.
 CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



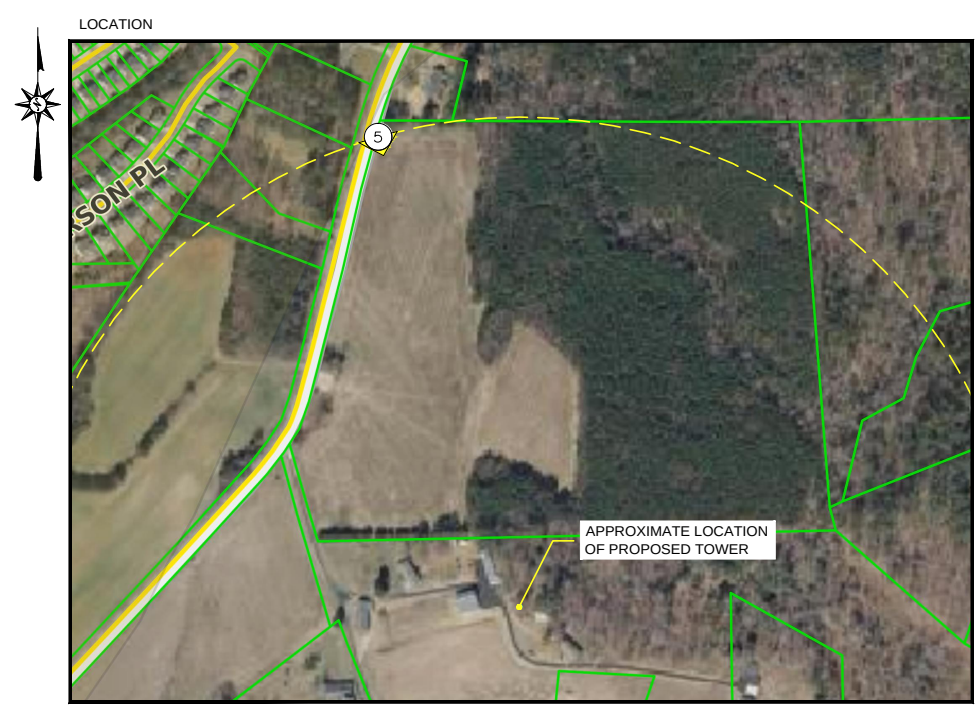
APPLICANT: CROWN CASTLE
 CONTACT: WES WEBBER
 3530 TORINGDON WAY - SUITE 300
 CHARLOTTE, NC 28277

PREPARED BY:



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 6521 MERIDIEN DRIVE RALEIGH, NC 27616
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PHOTOGRAPH VANTAGE POINT 5



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1500'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



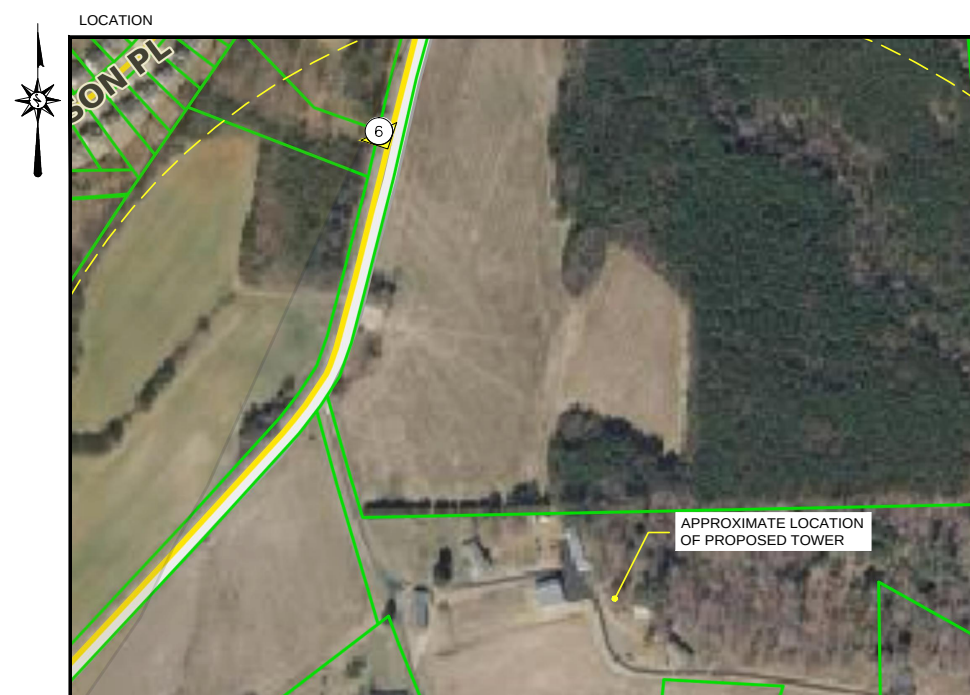
APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 6



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1274± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

EXISTING



BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



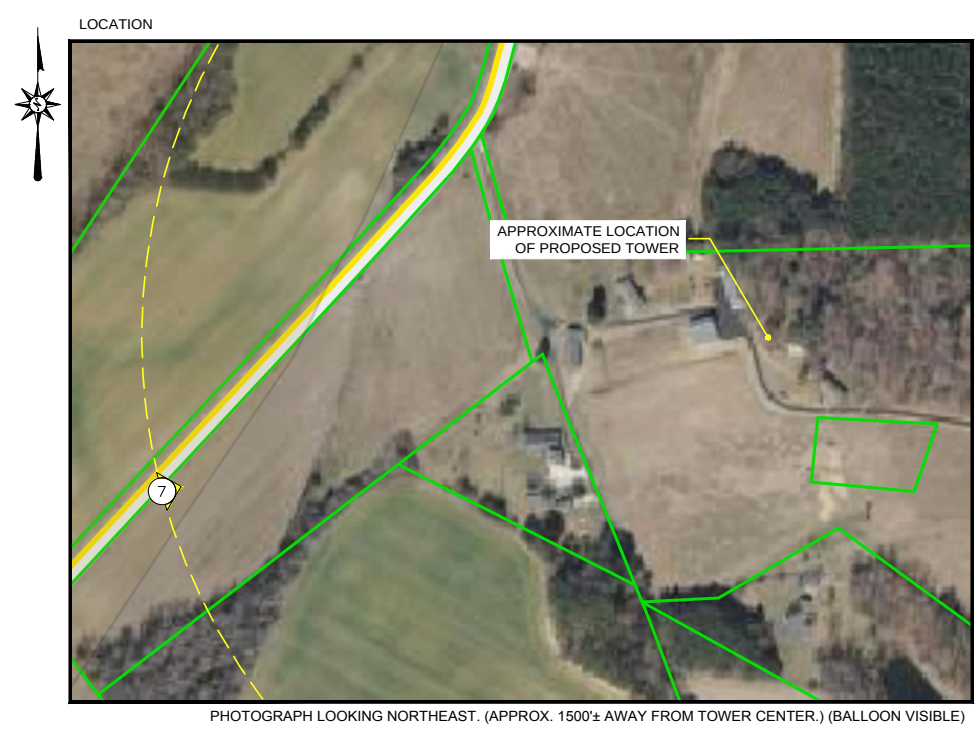
APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 7



BU# 821926
COVERED BRIDGE RD.
 3654 E. COVERED BRIDGE RD.
 CLAYTON, NC 27527

PHOTOGRAPH SIMULATION



APPLICANT: CROWN CASTLE
 CONTACT: WES WEBBER
 3530 TORINGDON WAY - SUITE 300
 CHARLOTTE, NC 28277

PREPARED BY:

FDH VELOCITEL
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 PHONE: 919-755-1012 FAX: 919-755-1031

**PHOTOGRAPH
SHEET 1**

PHOTOGRAPH VANTAGE POINT 8



PHOTOGRAPH LOOKING SOUTHWEST. (APPROX. 1,733'± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 9



PHOTOGRAPH LOOKING WEST. (APPROX. 1,764'± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 10



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 1,941'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH VANTAGE POINT 11



PHOTOGRAPH LOOKING NORTHEAST. (APPROX. 3,690'± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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**PHOTOGRAPH
SHEET 2**

PHOTOGRAPH VANTAGE POINT 12



PHOTOGRAPH LOOKING WEST. (APPROX. 2,578± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 13



PHOTOGRAPH LOOKING NORTHWEST. (APPROX. 3,011± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 14



PHOTOGRAPH LOOKING NORTHWEST. (APPROX. 2,243± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 15



PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1,874± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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PHONE: 919-755-1012 FAX: 919-755-1031

PHOTOGRAPH VANTAGE POINT 16



03.24.2016 11:10

PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 1,908± AWAY FROM TOWER CENTER.) (BALLOON NOT VISIBLE)

PHOTOGRAPH VANTAGE POINT 18



03.24.2016 11:13

PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 2,507± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH VANTAGE POINT 17



03.24.2016 11:15

PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 2,486± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH VANTAGE POINT 19



03.24.2016 11:18

PHOTOGRAPH LOOKING SOUTHEAST. (APPROX. 2,505± AWAY FROM TOWER CENTER.) (BALLOON VISIBLE)

PHOTOGRAPH SHEET 3

BU# 821926
COVERED BRIDGE RD.
3654 E. COVERED BRIDGE RD.
CLAYTON, NC 27527

APPLICANT: CROWN CASTLE
CONTACT: WES WEBBER
3530 TORINGDON WAY - SUITE 300
CHARLOTTE, NC 28277

PREPARED BY:



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6521 MERIDIEN DRIVE RALEIGH, NC 27616
PHONE: 919-755-1012 FAX: 919-755-1031

OPTION AND GROUND LEASE AGREEMENT
STATE OF NORTH CAROLINA

THIS OPTION AND GROUND LEASE AGREEMENT (the "Agreement") is made as of the date of the final signature below, by and between LOUIS FRANKLIN POURRON, JR., BERTHA VIOLA POURRON PERDUE, AND CHARLES WAYNE POURRON, AS TO THE FEE INTEREST, AND LOUIS FRANKLIN POURRON, AS TO A LIFE ESTATE INTEREST (collectively, the "Lessor") and CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company ("Lessee").

1. Definitions.

"**Agreement**" means this Ground Lease Agreement.

"**Approvals**" means all certificates, permits, licenses and other approvals that Lessee, in its sole discretion, deems necessary for its intended use of the Leased Premises.

"**Commencement Date**" means the first day of the month following the month in which the Option is exercised pursuant to Section 4(C) of this Agreement.

"**Defaulting Party**" means the party to this Agreement that has defaulted as provided for in Section 29 of this Agreement.

"**Due Diligence Investigation**" has the meaning set forth in Section 3 of this Agreement.

"**Easements**" and "**Utility Easement**" have the meanings set forth in Section 10 of this Agreement.

"**Hazardous Material**" means any substance which is (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products, (iii) PCBs, (iv) lead, (v) asbestos, (vi) flammable explosives, (vii) infectious materials, or (viii) radioactive materials. "Environmental Law(s)" means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251, et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Material.

"**Improvements**" means a wireless communications facility, including tower structures, equipment shelters, meter boards and related improvements and structures and uses incidental thereto.

"**Initial Term**" means a period of twenty five (25) years following the Commencement Date.

"**Lease Term**" means the Initial Term and any Renewal Terms.

"**Leased Premises**" means that portion of Lessor's Property consisting of a parcel of approximately six thousand four hundred (6,400) square feet (being an area comprised of 80 feet by 80 feet) as described in the sketch attached hereto as Exhibit "B". The boundaries of the Leased Premises may be subject to modification as set forth in Section 9.

"**Lessee's Notice Address**" means c/o Crown Castle USA Inc., E. Blake Hawk, General Counsel, Attn: Legal Department, 2000 Corporate Drive, Canonsburg, PA 15317-8564, 1-866-482-8890.

"**Lessor's Notice Address**" means 3654-C Covered Bridge Road, Clayton, NC 27527.

"**Lessor's Property**" means the parcel of land located in the Town of Clayton, County of Johnston, State of North Carolina, as shown on the Tax Map of said County as Tax Parcel Number 16103019 and being further described in the instrument recorded in the Johnston County records on January 17, 1995, at Book 1421, Page 670, a copy of said instrument being attached hereto as Exhibit "A".

"**Lump Sum Payment**" means an amount equal to six (6) times the then-current annual Rent paid to Lessor at the time the Lump Sum Payment is to be made.

"**Non-Defaulting Party**" means the party to this Agreement that has not defaulted as provided for in Section 29 of this Agreement.

"**Option**" means the exclusive right granted to Lessee by Lessor to lease the Leased Premises pursuant to Section 2 of this Agreement.

[REDACTED] and [REDACTED]

[REDACTED]

Site Name: Covered Bridge Road
Loc ID: 7842_3568
BLN: 821926
[82317364.1]

"Option Period" means the twelve (12) month period commencing on the date of this Agreement.

[REDACTED]

"Subtenant" has the meaning set forth in Section 33(B) of this Agreement.

"Sublease Fee" means the rental, license, or similar payments actually received by Lessee from each Subtenant (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement, or other expenses incurred by Lessee).

[REDACTED]

3. Due Diligence Investigation.

(A) Inspection Rights. During the Option Period, Lessee shall have the right to analyze the suitability of the Leased Premises for its intended use. Lessee and its employees, agents, contractors, engineers, and surveyors shall have the right to enter upon Lessor's Property to inspect, conduct, perform and examine soil borings, drainage testing, material sampling, surveys and other geological or engineering tests or studies of Lessor's Property, to apply for and obtain all licenses and permits required for Lessee's use of the Leased Premises from all applicable governmental or regulatory entities, and to do those things on or off Lessor's Property that, in the sole opinion of Lessee, are necessary to determine the physical condition of Lessor's Property, the environmental history of Lessor's Property, Lessor's title to Lessor's Property and the feasibility or suitability of the Leased Premises for Lessee's use as defined in this Agreement, all at Lessee's expense (the "Due Diligence Investigation"). Activities conducted in connection with Lessee's Due Diligence Investigation shall not be deemed to constitute exercise of the Option or commencement of construction of the Improvements.

(B) Temporary Access Road and Easement for Due Diligence Investigation. To facilitate Lessee's Due Diligence Investigation, Lessor hereby grants Lessee and its employees, agents, contractors, engineers and surveyors the right and an easement to construct and use a temporary pedestrian and vehicular access roadway from a public road, across Lessor's Property, to the Leased Premises. The location of said temporary pedestrian and vehicular access roadway on Lessor's

Property is shown on Exhibit "B". Such construction shall not be deemed to constitute exercise of the Option or commencement of construction of the Improvements.

4. Extension, Termination and Exercise of Option.

(A) Right to Extend Option Period. If the Option is not exercised or terminated by Lessee during the Option Period, the Option shall be automatically extended for four (4) additional one (1) year periods (each year a "Renewal Option Period") unless the Option is exercised or terminated by Lessee in accordance with the terms of this Agreement. In consideration of the extension of the Option pursuant to each Renewal Option Period, Lessee shall pay to Lessor the Option Extension Fee within thirty (30) days of the commencement of each Renewal Option Period.

(B) Right to Terminate Option. Lessee shall have the right to terminate this Agreement at any time prior to the expiration of the Option Period or any extension thereof by sending written notice of termination to Lessor.

(C) Expiration of Option Term; Exercise of Option. If, upon expiration of the Option Period (as it may have been extended) Lessee has not exercised the Option, this Agreement shall terminate. Upon such termination, neither party shall have any further rights or duties hereunder. Lessor shall retain the Option Fee and any Option Extension Fee previously paid. Prior to expiration of the Option Period (as it may have been extended) Lessee may exercise the Option by either (i) providing written notice to Lessor of such exercise or (ii) commencing construction of the Improvements. Upon the Commencement Date, the Lease Term shall commence and the Easements shall become effective.

5. Lessor's Cooperation. During the Option Period and the Lease Term, Lessor shall: (i) cooperate with Lessee in its efforts to perform its Due Diligence Investigation and to obtain all of the Approvals, including all appeals; and (ii) take no action that would adversely affect the Leased Premises. Lessor acknowledges that Lessee's ability to use the Leased Premises is contingent upon Lessee obtaining and maintaining the Approvals. Additionally, Lessor grants to Lessee and its employees, representatives, agents, and consultants a limited power of attorney to prepare, execute, submit, file and present on behalf of Lessor building, permitting, zoning or land-use applications with the appropriate local, state and/or federal agencies necessary to obtain land use changes, special exceptions, zoning variances, conditional use permits, special use permits, administrative permits, construction permits, operation permits and/or building permits. Lessor understands that any such application and/or the satisfaction of any requirements thereof may require Lessor's cooperation, which Lessor hereby agrees to provide. Lessor shall not "knowingly" do or permit anything that will interfere with or negate any Approvals pertaining to the Improvements or Leased Premises or cause them to be in nonconformance with applicable local, state or federal laws. Lessor agrees to execute such documents as may be necessary to obtain and thereafter maintain the Approvals, and agrees to be named as the applicant for said Approvals.

6. **Subdivision; Perpetual Easement.** In the event that a subdivision of Lessor's Property is legally required to lease the Leased Premises to Lessee, Lessor agrees to seek subdivision approval at Lessee's expense. Lessor also agrees to grant a perpetual easement to Lessee over the Leased Premises, instead of a lease, at any time during the Lease Term upon Lessee's sole discretion. In such an event, Lessee shall provide notice to Lessor, and shall make a one-time Lump Sum Payment in consideration for said perpetual easement in lieu of paying the Rent. The Lump Sum Payment will be made upon execution by Lessor and delivery to Lessee of all necessary documents to vest the perpetual easement in Lessee.

7. **Lease Term.** Effective upon the Commencement Date, Lessor leases the Leased Premises to Lessee for the Initial Term. The term of this Agreement shall automatically be extended for three (3) successive Renewal Terms, unless this Agreement is terminated pursuant to the provisions set forth herein.

9. **Leased Premises; Survey.** Following exercise of the Option and completion of construction of the wireless communications facility on the Leased Premises, Lessee shall provide Lessor with a copy of an "as-built" survey, which shall depict and identify the boundaries of the Leased Premises and the Easements, and replace and supersede the sketch attached hereto as Exhibit "B". The "as-built" survey shall be deemed to be incorporated into this Agreement as Exhibit "C" even if not physically affixed hereto. The description of the Leased Premises set forth in Exhibit "C" shall control in the event of discrepancies between Exhibit "B" and Exhibit "C".

10. **Easements.** Conditioned upon and subject to commencement of the Lease Term Lessor grants the following easements and rights-of-way over, under and upon Lessor's Property to Lessee, Lessee's employees, agents, contractors, sublessees, licensees and their employees, agents and contractors: (i) an easement over such portions of Lessor's Property as is reasonably necessary for the construction, repair, maintenance, replacement, demolition and removal of the facility to be located upon Leased Premises; (ii) an easement over such portion of Lessor's Property as is reasonably necessary to obtain or comply with any Approvals; (iii) a thirty foot (30') wide easement in the location shown in Exhibit "B", as may be amended by Exhibit "C", for construction, use, maintenance and repair of an access road for ingress and egress seven (7) days per week, twenty-four (24) hours per day, for pedestrians and all types of motor vehicles, to extend from the nearest public right-of-way to the Leased Premises; and (iv) a utility easement (the "Utility Easement") in the location shown in Exhibit "B", as may be amended by Exhibit "C", for the installation, repair, replacement and maintenance of utility wires, poles, cables, conduits and pipes, provided that in the event that any public utility is unable or unwilling to use the Utility Easement in the location shown in Exhibit "B", as may be amended by Exhibit "C", at the sole option of Lessee Lessor shall grant an alternate easement either to Lessee or directly to the public utility at no cost and in a location acceptable to

Lessee and the public utility, as shown in Exhibit "B", as may be amended by Exhibit "C" (collectively, the "Easements"). TO HAVE AND TO HOLD the Easements for the purposes provided during the Lease Term and thereafter for a reasonable period of time for Lessee to remove its improvements.

11. **Lessee's Right to Terminate; Effect of Termination by Lessee.** Lessee shall have the right, following its exercise of the Option, to terminate this Agreement, at any time, without cause, by providing Lessor

written notice. Upon such termination, this Agreement shall become null and void and neither party shall have any further rights or duties hereunder, except that any monies owed by either party to the other up to the date of termination shall be paid within thirty (30) days of the termination date.

12. **Use of Property.** The Leased Premises, the Easements shall be used for the purpose of constructing, maintaining and operating the Improvements and uses incidental thereto. Lessee may place a security fence, around the perimeter of the Leased Premises. All Improvements shall be constructed at Lessee's sole expense. Lessee will maintain the Leased Premises in a safe condition. It is the intent of the parties that Lessee's wireless communications facility shall not constitute a fixture.

13. **Removal of Obstructions.** Lessee has the right to remove obstructions from Lessor's Property, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to Lessee's use of the Leased Premises or the Easements. Lessee shall dispose of any materials removed.

14. **Hazardous Materials.**

(A) **Lessee's Obligation and Indemnity.** Lessee shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on or from the Leased Premises in any manner prohibited by law. Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the release of any Hazardous Materials on the Leased Premises if caused by Lessee or persons acting under Lessee.

(B) **Lessor's Obligation and Indemnity.** Lessor shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on or from Lessor's Property or Leased Premises in any manner prohibited by law. Lessor shall indemnify and hold Lessee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Materials on Lessor's Property or Leased Premises unless caused by Lessee or persons acting under Lessee.

15. **Real Estate Taxes.** Lessor shall pay all real estate taxes on Lessor's Property. Lessee agrees to reimburse Lessor for any documented increase in real estate or personal property

taxes levied against Lessor's Property that are directly attributable to the Improvements constructed by Lessee. Lessor agrees to provide Lessee any documentation evidencing the increase and how such increase is attributable to Lessee's use. Lessee reserves the right to challenge any such assessment, and Lessor agrees to cooperate with Lessee in connection with any such challenge.

16. Insurance. At all times during the performance of its Due Diligence Investigation and during the Lease Term, Lessee, at its sole expense, shall obtain and keep in force insurance which may be required by any federal, state or local statute or ordinance of any governmental body having jurisdiction in connection with the operation of Lessee's business upon the Leased Premises.

17. Waiver of Claims and Rights of Subrogation. The parties hereby waive any and all rights of action for negligence against the other on account of damage to the Improvements, Lessor's Property or to the Leased Premises resulting from any fire or other casualty of the kind covered by property insurance policies with extended coverage, regardless of whether or not, or in what amount, such insurance is carried by the parties. All policies of property insurance carried by either party for the Improvements, Lessor's Property or the Leased Premises shall include a clause or endorsement denying to the insurer rights by way of subrogation against the other party to the extent rights have been waived by the insured before the occurrence of injury or loss.

18. Eminent Domain. If Lessor receives notice of a proposed taking by eminent domain of any part of the Leased Premises or the Easements, Lessor will notify Lessee of the proposed taking within five (5) days of receiving said notice and Lessee will have the option to: (i) declare this Agreement null and void and thereafter neither party will have any liability or obligation hereunder; or (ii) remain in possession of that portion of the Leased Premises and Easements that will not be taken, in which event there shall be an equitable adjustment in rent on account of the portion of the Leased Premises and Easements so taken. With either option Lessee shall have the right to contest the taking and directly pursue an award.

19. Right of First Refusal. If, during the Option Period or the Lease term, Lessor receives an offer to purchase, make a loan, or give any consideration in exchange for any of the following interests in all or a portion of the Premises: (i) fee title, (ii) a perpetual or other easement, (iii) a lease, (iv) any present or future possessory interest, (v) any or all portions of Lessor's interest in this Lease Agreement including rent or (vi) an option to acquire any of the foregoing, Lessor shall provide written notice to Lessee of said offer ("Lessor's Notice"). Lessor's Notice shall include the prospective buyer's name, the purchase price being offered, and other consideration being offered, the other terms and conditions of the offer, the due diligence period, the proposed closing date and, if a portion of Lessor's property of which the Premises is a part ("Lessor's Property") is to be sold, a description of said portion. Lessee shall have a right of first refusal to purchase, at its election and on the terms and conditions as in Lessor's Notice a fee simple interest in Lessor's Property or Premises or a perpetual easement for the

Premises. If the Lessor's Notice is for more than the Premises and Lessee elects to purchase in fee or acquire a perpetual easement in only the Premises, the terms and conditions of said acquisition shall be the same terms and conditions as in Lessor's Notice but the purchase price shall be pro-rated on an acreage basis. If Lessee does not exercise its right of first refusal by written notice to Lessor given within thirty (30) days, Lessor may sell the property described in the Lessor's Notice. If Lessee declines to exercise its right of first refusal, then this Lease Agreement shall continue in full force and effect and Lessee's right of first refusal shall survive any such conveyance.

20. Sale of Property. If during the Option Period, as same may be extended, or Lease Term, Lessor sells all or part of Lessor's Property, of which the Leased Premises is a part then such sale shall be under and subject to this Agreement.

21. Surrender of Property. Upon expiration or termination of this Agreement, Lessee shall, within a reasonable time, remove all above ground Improvements and restore the Leased Premises as nearly as reasonably possible to its original condition, without, however, being required to replace any trees or other plants removed, or alter the then existing grading.

22. Recording. Lessee shall have the right to record a memorandum of the Option and a memorandum of this Agreement with the appropriate recording officer. Lessor shall execute and deliver each such memorandum, for no additional consideration, promptly upon Lessee's request.

23. Hold Harmless. Each party shall indemnify and defend the other party against, and hold the other party harmless from, any claim of liability or loss from personal injury or property damage arising from the use and occupancy of the Leased Premises or Lessor's Property by such indemnifying party, its employees, contractors, servants or agents, except to the extent such claims are caused by the intentional misconduct or negligent acts or omissions of the other party, its employees, contractors, servants or agents.

24. Lessor's Covenant of Title. Lessor covenants that Lessor holds good and marketable fee simple title to Lessor's Property and the Leased Premises and has full authority to enter into and execute this Agreement. Lessor further covenants that there are no encumbrances or other impediments of title that might interfere with or be adverse to Lessee.

25. Interference with Lessee's Business. Lessee shall have the exclusive right to construct, install and operate wireless communications facilities that emit radio frequencies on Lessor's Property. Lessor agrees that it will not permit the construction, installation or operation on Lessor's Property of (i) any additional wireless communications facilities or (ii) any equipment or device that interferes with Lessee's use of the Leased Property for a wireless communications facility. Each of the covenants made by Lessor in this Section is a covenant running with the land for the benefit of the Leased Premises.

26. Quiet Enjoyment. Lessor covenants that Lessee, on paying Rent and performing the covenants of this Agreement,

shall peaceably and quietly have, hold and enjoy the Leased Premises and Easements.

27. Mortgages. This Agreement, Lessee's leasehold interest and the Easements shall be subordinate to any mortgage given by Lessor which currently encumbers the Leased Premises, provided that any mortgagee shall recognize the validity of this Agreement in the event of foreclosure. In the event that the Leased Premises is or shall be encumbered by such a mortgage, Lessor shall obtain and furnish to Lessee a non-disturbance agreement for each such mortgage, in recordable form. If Lessor fails to provide any non-disturbance agreement Lessee, may withhold and accrue, without interest, the Rent until such time as Lessee receives all such documentation.

28. Title Insurance. Lessee, at Lessee's option, may obtain title insurance on the Leased Premises and Easement. Lessor shall cooperate with Lessee's efforts to obtain title insurance by executing documents or obtaining requested documentation as required by the title insurance company. If Lessor fails to provide the requested documentation within thirty (30) days of Lessee's request, or fails to provide any non-disturbance agreement required in the preceding Section of the Agreement, Lessee, at Lessee's option, may withhold and accrue, without interest, the Rent until such time as Lessee receives all such documentation.

29. Default.

(A) Notice of Default; Cure Period. In the event that there is a default by Lessor or Lessee (the "Defaulting Party") with respect to any of the provisions of this Agreement or Lessor's or Lessee's obligations under this Agreement, the other party (the "Non-Defaulting Party") shall give the Defaulting Party written notice of such default. After receipt of such written notice, the Defaulting Party shall have thirty (30) days in which to cure any monetary default and sixty (60) days in which to cure any non-monetary default. The Defaulting Party shall have such extended periods as may be required beyond the sixty (60) day cure period to cure any non-monetary default if the nature of the cure is such that it reasonably requires more than sixty (60) days to cure, and Defaulting Party commences the cure within the sixty (60) day period and thereafter continuously and diligently pursues the cure to completion. The Non-Defaulting Party may not maintain any action or effect any remedies for default against the Defaulting Party unless and until the Defaulting Party has failed to cure the same within the time periods provided in this Section.

(B) Consequences of Lessee's Default. Lessor acknowledges that under the terms of this Agreement, Lessee has the right to terminate this Agreement at any time upon one hundred eighty (180) days' notice. Accordingly, in the event that Lessor maintains any action or effects any remedies for default against Lessee, resulting in Lessee's dispossession or removal, (i) the Rent shall be paid up to the date of such dispossession or removal and (ii) Lessor shall be entitled to recover from Lessee, in lieu of any other damages, as liquidated, final damages, a sum equal to six months Rent. In no event shall Lessee be liable to Lessor for consequential, indirect, speculative or punitive damages in connection with or

arising out of any default.

(C) Consequences of Lessor's Default. In the event that Lessor is in default beyond the applicable periods set forth above, Lessee may, at its option, upon written notice: (i) terminate the Lease, vacate the Leased Premises and be relieved from all further obligations under this Agreement; (ii) perform the obligation(s) of Lessor specified in such notice, in which case any expenditures reasonably made by Lessee in so doing shall be deemed paid for the account of Lessor and Lessor agrees to reimburse Lessee for said expenditures upon demand; (iii) take any actions that are consistent with Lessee's rights; (iv) sue for injunctive relief, and/or sue for specific performance, and/or sue for damages, and/or set-off from Rent any amount reasonably expended by Lessee as a result of such default.

30. Limitation on Damages. In no event shall Lessee be liable to Lessor for consequential, indirect, speculative or punitive damages in connection with or arising from this Agreement, or the use of the Leased Premises, Easements, and/or Utility Easement.

31. Lessor's Waiver. Lessor hereby waives and releases any and all liens, whether statutory or under common law, with respect to any of Lessee's Property now or hereafter located on the Leased Premises.

32. Applicable Law. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State where the Leased Premises is located. The parties agree that the venue for any litigation regarding this Agreement shall be Allegheny County, Pennsylvania.

33. Assignment, Sublease, Licensing and Encumbrance.

(A) Assignment by Lessee. Lessee has the right, at its sole discretion, to assign its interest in this Agreement. Assignment of this Agreement by Lessee shall be effective upon Lessee sending written notice to Lessor and shall relieve Lessee from any further liability or obligation.

(B) Sublease and License by Lessee. Lessee has the right, at its sole discretion, to sublease or license use of the Leased Premises, Easements, and Improvements to any third party (each a "Subtenant").

(C) Encumbrance by Lessee. Lessee has the further right to pledge or encumber its interest in this Agreement. Upon request to Lessor from any leasehold mortgagee, Lessor agrees to give the holder of such leasehold mortgage written notice of any default by Lessee and an opportunity to cure any such default within fifteen (15) days after such notice with respect to monetary defaults and within a commercially reasonable period of time after such notice with respect to any non-monetary default.

34. Miscellaneous.

Recording. Lessee shall have the right to record a memorandum of this Agreement with the appropriate recording

officer. Lessor shall execute and deliver such a memorandum, for no additional consideration, promptly upon Lessee's request.

Entire Agreement. Lessor and Lessee agree that this Agreement contains all of the agreements, promises and understandings between Lessor and Lessee. No oral agreements, promises or understandings shall be binding upon either Lessor or Lessee in any dispute, controversy or proceeding at law. Any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing and signed by the parties hereto.

Captions. The captions preceding the Sections of this Agreement are intended only for convenience of reference and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.

Construction of Document. Lessor and Lessee acknowledge that this document shall not be construed in favor of or against the drafter by virtue of said party being the drafter and that this Agreement shall not be construed as a binding offer until signed by Lessee.

Notices. All notices hereunder shall be in writing and shall be given by (i) established national courier service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to Lessor at Lessor's Notice Address and to Lessee at Lessee's Notice Address.

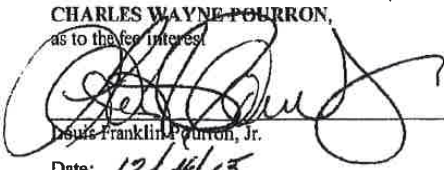
Partial Invalidity. If any term of this Agreement is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Lessee. In the event the Property is transferred, the succeeding Lessor shall have a duty at the time of such transfer to provide Lessee with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in Rent to the new Lessor. Lessor's failure to provide the IRS Form W-9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from Rent payments.

IN WITNESS WHEREOF, Lessor and Lessee having read the foregoing and intending to be legally bound hereby, have executed this Agreement as of the day and year this Agreement is fully executed.

LESSOR:

**LOUIS FRANKLIN POURRON, JR.,
BERTHA VIOLA POURRON PERDUE, and
CHARLES WAYNE POURRON,**
as to the fee interest

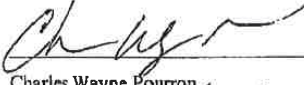

Louis Franklin Pourron, Jr.

Date: 12/4/15


Bertha Viola Pourron Perdue

Bertha Viola Pourron Perdue

Date: 12/4/15

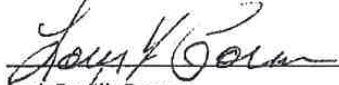

Charles Wayne Pourron

Charles Wayne Pourron

Date: 12/4/15

LESSOR:

LOUIS FRANKLIN POURRON,
as to the life estate interest

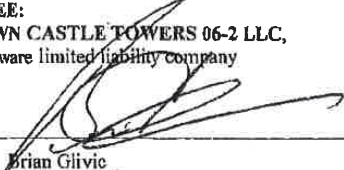

Louis Franklin Pourron

Louis Franklin Pourron

Date: 12/4/15

LESSEE:

CROWN CASTLE TOWERS 06-2 LLC,
a Delaware limited liability company

By: 

Name: Brian Glivic

Title: Manager, Tower Development Implementation

Date: 12/18/15

Site Name: Covered Bridge Road
Loc ID: 7842_3568
BUN: 821926
{B231744.1}

EXHIBIT "A"

Recorded Copy of Lessor's Deed

[See attached]

(B2317364.1)

(2)

651

BOOK 1421 PAGE 670

State of North Carolina, being the
County of Wake, I, Clayton W. Smith, Clerk
of said County, do hereby certify that the foregoing
instrument is a true and correct copy of the original
as the same appears from the records of said County.

Record Tax: 0-

Recording Time, Book and Page

For Lot No. _____ Parcel Identifier No. 16-03-025F
Verified by _____ County on the day of 16-03-019 19__
by _____

Mail a true recording to WATSON H. JONES

This instrument was prepared by WILLIAM H. JONES, 214 CHURCH STREET, RAYFORD, NC 27571

Brief description for the land

Tracts within Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____ 19__ by and between

GRANTOR

LOUIS T. FORDEN and wife, ANAMIA C. FORDEN

GRANTEE

LOUIS FORDEN FORDEN, JR.,
BERTHA VIOLA FORDEN FORDEN, and
CHARLES WAYNE FORDEN

CONVEYANCE OF THIS PROPERTY
HAS BEEN ONLY NOTED ON THE
TAX RECORDS 2/12/18
TAX SUPERVISOR

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, age, occupation or profession.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, absolute, subject to the payment of taxes to said city, parcel of land or part of land situated in the City of _____ Township, _____ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR A BRIEF AND BOUND DESCRIPTION

N.C. Gen. Stat. § 41-2, 1 of 1975, amended 1977. Notarization and seal of the Notary Public, N.C. Gen. Stat. § 41-2, 1 of 1975, amended 1977.

656-460
432-318

106.0810
w/RW

Page 166 of 211

Exhibit "A"

TRACT I

BEGINNING at an iron stake on Minton Creek, J. T. Barnes and J. G. Barbour & Sons corner, and run thence south 43 degrees east 216 feet to a small sweet gum; thence south 53 degrees 59 minutes east 1277 feet to a small beach on Rice Creek; thence down said creek as follows:

South 45 degrees 30 minutes west 305 feet; south 65 degrees 40 minutes west 283 feet; south 60 degrees 45 minutes west 210 feet; north 50 degrees west 232 feet to a pine; south 63 degrees 30 minutes west 308 feet; south 5 degrees 30 minutes west 21 feet to a sweet gum; south 69 degrees west 437 feet; south 73 degrees 38 minutes west 155 feet to a point where it flows into Minton Creek; thence down Minton Creek as follows:

South 34 degrees west 197 feet; south 53 degrees 30 minutes west 199 feet; south 29 degrees west 499 feet; south 1 degree east 226 feet; south 14 degrees west 185 feet; south 75 degrees 45 minutes west 122 feet to an iron stake, P. F. Gay's corner; thence with his line, north 67 degrees west 1042 feet to an iron stake in Round Pond Branch, P. F. Gay's and J. G. Barbour & Sons corner; thence with Barbour's line and up said branch as follows:

North 34 degrees 30 minutes east 155 feet; north 39 degrees 30 minutes east 195 feet to a point where a path crosses said branch; thence north 53 degrees 30 minutes east 259 feet to a stake; leaving said branch, thence north 9 degrees 38 minutes west 526 feet to a stake; thence north 24 degrees 30 minutes east 542 feet to a stake; thence north 18 degrees 30 minutes west 463 feet to a stake in the path; thence north 23 degrees 50 minutes west 633 feet to a stake, J. T. Barnes' corner; thence north 55 degrees east 621 feet to a stake in the path; thence north 14 degrees 30 minutes west 261 feet to a stake, J. T. Barnes' corner in the path; thence south 85 degrees east 1554 feet to the point of BEGINNING, and containing one hundred six and eight-hundredths (106.08) acres, more or less; and being a portion of those two certain tracts of land as described in-deed from J. T. Barnes and wife, Lela Barnes to J. H. Barnes, dated 21 November 1931, and recorded in Book 272, Page 176, Registry of Johnston County.

The above description particularly includes that certain right of way or road leading from said lands to the Clayton and Archer Lodge Road as conveyed to Samuel H. Barnes by J. T. Barnes and wife, Lela Barnes, by instrument dated 9 May 1918, and recorded in Book 317, Page 451, Registry of Johnston County.

BOOK 1421 PAGE 673

page 2

Exhibit "A"

TRACT 11

BEGINNING at a railroad spike in the center of MOOR 1700, said railroad spike is located north 47 degrees 45 minutes 10 seconds east 1561.57 feet from a railroad spike in the center of MOOR 1700 in the western boundary of Paul H. Langdon; thence along the center of MOOR 1700 north 35 degrees 21 minutes 25 seconds east 49.87 feet to a railroad spike, a new corner with Paul H. Langdon; thence along a new line with Paul H. Langdon south 09 degrees 12 minutes 39 seconds east 49.56 feet to an iron stake; thence along a new line with Paul H. Langdon south 09 degrees 12 minutes 39 seconds east 303.36 feet to an iron stake in the line of Louis F. Fourron; thence with the line of Louis F. Fourron north 64 degrees 48 minutes 57 seconds west 27.16 feet to a concrete monument; thence with the line of Louis F. Fourron south 13 degrees 54 minutes east 260.91 feet to a concrete monument making a corner of the Charles Wayne Fourron lot; thence with the line of Charles Wayne Fourron south 55 degrees 27 minutes 35 seconds west 18.65 feet to an iron stake, a new corner with Paul H. Langdon; thence along a new line with Paul H. Langdon north 09 degrees 12 minutes 39 seconds west 542.67 feet to an iron stake; thence north 09 degrees 12 minutes 39 seconds west 40.01 feet to the point of BEGINNING and containing 0.375 acres, more or less, according to a survey dated 19 March 1903, by William D. Warrick, Registered Land Surveyor.



Crown Castle
3530 Toringdon Way Suite
300
Charlotte NC 28277

Tel (704) 405-6608
Fax (724) 416-6254
Email jason.mayo@crowncastle.com

April 29, 2016

Ms. Haley Hogg
Town of Clayton Planning Department
111 East Second Street
Clayton, NC 27528

Re: Crown Castle site "Archers Lodge" – 3654 Covered Bridge Road/2016-75-SUP Special Use Permit
and 2016-68-SP Major Site Plan

Dear Ms. Hogg:

Crown Castle is familiar with the Town of Clayton's noise standards and will comply with the standards of sound levels at the related property line.

Should you have questions, please advise.

Sincerely,

Jason Mayo
Real Estate Specialist



Archers Lodge

Capacity/Quality Improvement Project

David Haughney – RF Design Engineer

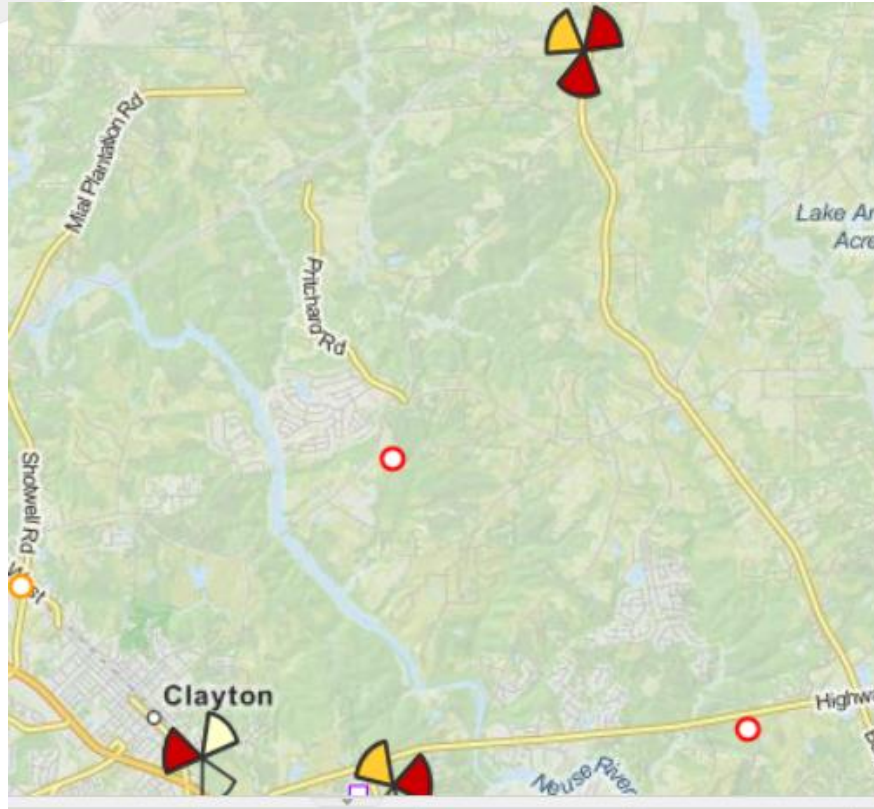
Confidential and proprietary material for authorized Verizon Wireless personnel only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Network Objective

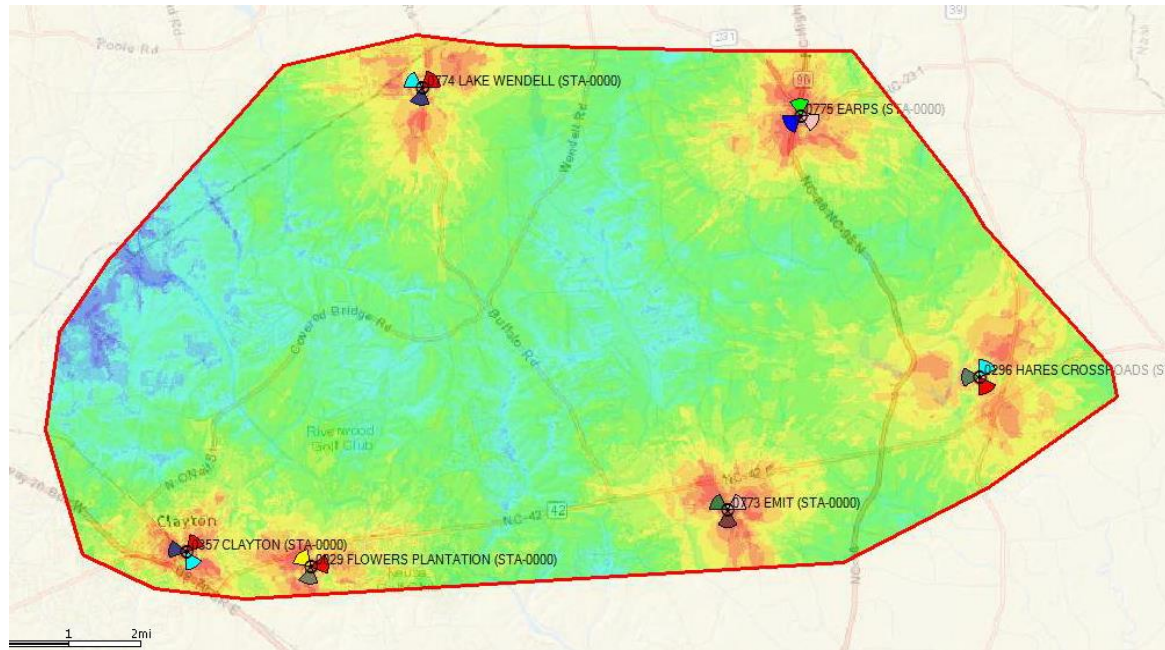
- The Primary goal of the Archers Lodge capacity/quality project is to offload existing sectors in the Clayton, NC. and surrounding Clayton area. The existing sectors in this area are triggering for capacity exhaustion due to network traffic.
- The capacity offload provided to surrounding sites will also enhance coverage and quality.

4G Capacity Triggered Sectors





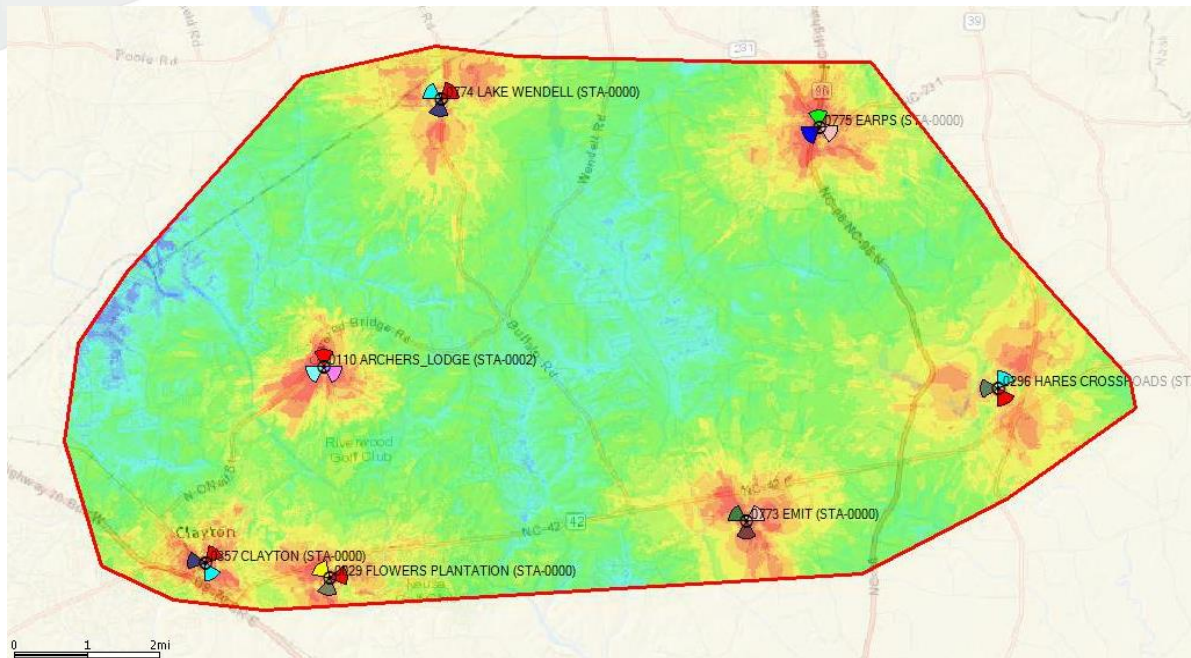
Existing 700 MHz 4G LTE coverage



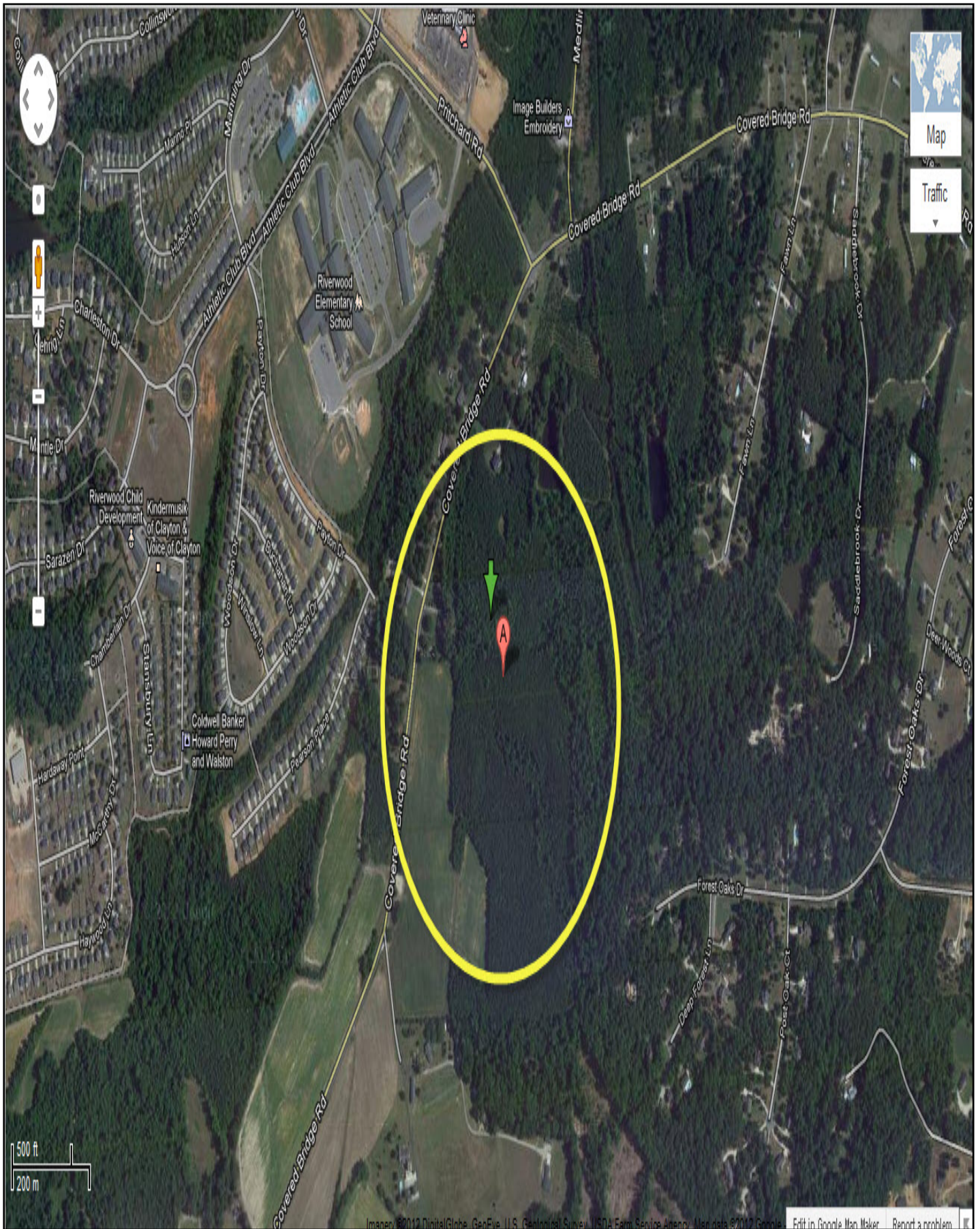
		Min
1		-65
2		-70
3		-75
4		-80
5		-85
6		-90
7		-95
8		-100
9		-105
10		-110
11		-115
12		-120



Proposed 700MHz 4G LTE coverage



		Min
1		-65
2		-70
3		-75
4		-80
5		-85
6		-90
7		-95
8		-100
9		-105
10		-110
11		-115
12		-120



**State of North Carolina
Telecommunications Site Review
New Support Structure**



7050 W. Palmetto Park Road #15-652
Boca Raton, FL 33433-3483
Phone: 877-438-2851 • Fax: 877-220-4593

May 12, 2016

Ms. Haley Hogg
Town of Clayton
Planning Department
111 East Second Street
Clayton, NC 27528

**RE: Verizon Wireless – Crown Castle International
Site: Archers Lodge**

Dear Ms. Hogg,

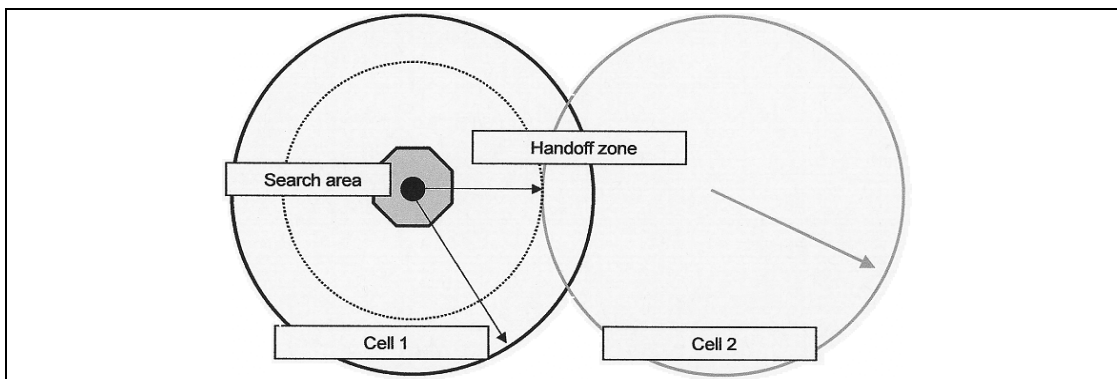
At your request, on behalf of the Town of Clayton, North Carolina ("Town"), CityScape Consultants, Inc. ("CityScape"), in its capacity as telecommunications consultant for the Town, has considered the merits of an application submitted by Crown Castle, International ("Crown") on behalf of Verizon Wireless ("Applicant") to construct a new one hundred fifty-five (155) foot monopole-type tower with a nine (9) foot top mounted lightning rod, see figure 1. In order for a new wireless support structure to qualify for special consideration under the Federal Telecommunications Act of 1996, an applicant must be a licensed or unlicensed personal communications service provider. Verizon Wireless proposes to install their antennas at the one hundred fifty (150) foot level of the proposed tower. The support structure is proposed to provide antenna space for no less than five (5) additional wireless service providers for a total of six (6) wireless service carriers. The physical location of the proposed facility is on property owned by Louis F. Pourron Life Estate and located at 3654 East Covered Bridge Road in Clayton, Johnston County, North Carolina, see figure 2.

All wireless communications systems depend on the concept of resource re-use to achieve their great capacities. With some technologies, the individual channel frequencies are reused every few cells, however not too close since interference would result. In other systems, power from one base station interferes with the users on another, impacting network capacity. Therefore, it is undesirable for wireless phones to communicate with more than a few base stations simultaneously.

Personal wireless providers attain wide area coverage through ground equipment base stations and antennas mounted on towers and buildings or other elevated structures. The height and location of the elevated antenna platform is critical to two aspects of radio frequency (RF) engineering; wireless network coverage and capacity. Generally, the higher the antenna is mounted on a support structure, the more distance the wireless signal will cover. However, the ground equipment base station has capacity limitations. A single cell site for a single carrier can provide no more than 150 to 200 calls simultaneously. Once all channels of the spectrum are exhausted, the carrier's only solution is to add more cell towers. This is the current situation occurring throughout much of Johnston County and most of Wake County; more cell sites are required. In areas where wireless subscribers are intense and airtime minutes are high, caller volume will exceed the designed network capacity, resulting in "rapid busy signals" or "no service" messages. To improve service and meet the increased demands, new but shorter towers are deployed as fill-in between the initial development areas, yet serving the same number of subscribers but in a more confined area.

Early in cellular development and continuing presently in lesser populated locations and most rural areas, wireless providers maximized tower heights in new systems in order to provide continuous coverage over a larger geographic area and at a more efficient cost. However, in urban-to-suburban areas, such as Clayton, the subscriber demand has increased and base stations located at substantial distances become less capable of meeting network objectives, thus wireless providers seek to deploy more sites in between the previous sites to reduce capacity overloading caused by more subscribers. Support structures can now serve a greater number of subscribers than previously and will encourage the wireless industry to expand existing standard voice/text cellular communications and more importantly to bring in newer technologies commonly called Fourth Generation (4G) or Long Term Evolution (LTE) service, the precursor to high speed wireless broadband.

An important part of any new wireless communication facility application is the verification of the provider's proposed location and height requirements with generally accepted engineering. The proposed tower will utilize dual frequency bands of 600-990 MHz, 850-990 MHz and 1750-2400 MHz services within the region. For the lower frequency propagation projections, typically the "Okumura-Hata" path loss formula is used to determine the service area and for higher frequency propagation projections it is standard to use the COST-231 engineering formula. In both situations the next computation is the communications system handoff range, which is defined as the signal threshold where one cell site transfers the subscriber's communications link to the next cell site. From this data a provider can determine a projected coverage radius and further computation will locate the optimum site location, which is called the "Search Ring."



Sample 1: Search Area Determination

In Sample 1 above, the hexagonal search area radius is one quarter of the radius of the cells coverage less a 20% handoff overlap. A reasonable search area location is a key element in assuring that a site is justified. Generally, new wireless communication facilities are equally spaced with respect to existing sites. However, terrain, population, network capacity and other issues may necessitate a facility that it is *not* equally spaced with respect to existing sites. Typically the wireless provider is asked to provide a frequency grid or coverage predictions to indicate that a site is properly located.

In the initial phase of infrastructure development, towers were taller and the wireless signals provided service over a larger geographic area. When wireless network development first began in the early 1980's, carriers desired long-range coverage because there were an insufficient number of subscribers to support more facilities. At that time towers were designed to be in excess of 350 feet in height or more.

As wireless services became more popular, more subscribers were located within the same service area and the networks became overcrowded. To overcome the overload, or “capacity” problem, the networks reduced the size of each operating area or “cell” to process generally the same number of subscribers, just over a smaller area. This process continues today with continually reducing the size of the service area (cells) and the support structures. Most providers are currently in their fourth phase of network deployment and constructing generally towers that are below the 200-foot level. A tower that is 200 feet or greater requires tower lights and therefore the majority of new tower requests are no higher than 199 feet.

The Applicant initially did not provide some specific information as required within the Town’s Ordinance. Such submittals are needed not only to justify the Applicant’s needs but also to confirm the proposed design is warranted and not excessive and most importantly is capable of meeting collocations needs of other competing carriers. CityScape requested the Applicant provided this information and the materials, and the Applicant’s representative promptly provided everything.

The Applicant’s submitted Search Ring is shown in *figure 3*, which identifies the optimum location needed to best meet the desired or targeted new service area. *Figure 4* represents Verizon’s current service within the general area and clearly demonstrates the current deficiencies. The projected new signal or service is shown in *figure 5*. The proposed coverage will justify the selected location but more importantly substantiates the necessary antenna elevation. Without a propagation map showing the deficiencies and then the proposed improvements there is no possible way a local jurisdiction can ascertain the merits of an application. CityScape is aware that this facility will operate in various frequency bands from 600 MHz up to 2.5 GHz and most of these frequencies are within the various Town, County and State public safety frequencies. The ordinance requires a written statement that the proposed facilities shall be in compliance, including but not limited to, interference to public safety and human exposure, which can be one statement of Compliance with FCC Good Engineering Practices. The Applicant did provide an RF exposure statement, but did not meet the specific ordinance requirements, see *figure 6*.

The design and plans for the proposed new facilities were developed according to accepted practices of RF propagation engineering and the persons completing all work are sufficiently qualified within their respective disciplines. CityScape studied all submitted data and information including subsequent correspondence with the Applicant’s representatives and concluded there is sufficient justification for a new facility in the general area and that the proposed locations will provide reasonable services not only for Verizon but for other wireless service providers operating in the County. CityScape studied the need for the tower elevation and believes the desired height will reasonably provide the Applicant’s needed service and furthermore confirms the proposed antenna elevation is the bare minimum Verizon could use to meet its network design intentions.

Crown proposed this support structure would support a total of six (6) wireless antenna arrays, which is consistent with the ordinance. The lowest antenna elevation would be at one hundred (100) feet, which is acceptable. Within the region there are only five (5) personal wireless service providers; AT&T, SprintPCS, T-Mobile, U S Cellular and Verizon. To meet the personal communications requirements only five (5) total antennas elevations are necessary, which will reduce the visual impact. So the Town has the option to allow a total of five (5) or six (6) antenna arrays if desired. Or should the Town determine the additional antenna slot is justified to allow space for public safety communications, but it is unlikely that public communications would prefer a height limitation of one hundred (100) feet. So the Town has the option of reducing the visual impact with a total of five (5) antenna arrays or maintaining a total of six (6) antenna arrays.

Verizon Wireless – Crown Castle
Archers Lodge – 3654 East Covered Bridge Rd.
Clayton, North Carolina
May 12, 2016
Page 4



Consultants, Inc.

**Telecommunications Site Review
New Support Structure**

CityScape has determined that all necessary requirements can be accommodated within the proposed property limits. The site has been designed and will be constructed by professionals with expertise in telecommunications site design and construction on behalf of the Applicant. CityScape has determined the Applicant has met all requirements of the Town's Ordinance to qualify for the necessary permits to construct and operate a one hundred fifty-five (155) foot tower, to include a nine (9) foot lightning rod for a total elevation of one hundred fifty-nine (164) feet above ground.

The proposed site will be designed and operated in accordance with all jurisdictional requirements and the proposed site qualifies under the State of North Carolina Statutes and is in compliance with the Telecommunications Act of 1996 and will become an "Eligible Facility" under the Middle Class Tax Relief and Job Creation Act of 2012. Therefore, CityScape recommends the application for Crown Castle, International on behalf of Verizon Wireless be approved from a technical perspective with the following conditions:

1. The Applicant shall provide a satisfactory approval from the National Environment Policy Act and the State Historical Office; and,
2. The Applicant or Crown Castle International, as owner shall submit a satisfactory statement of Compliance with FCC "Good Engineering Practices" and,
3. A tower with foundation plan for a one hundred fifty-five (155) foot monopole tower with a nine (9) foot attached lightning rod, certified by a North Carolina Professional Engineer stating the structure will meet or exceed EIA/TIA-222-G standards (as amended) to include the Town's desired number of antenna arrays of like design; and,
4. The Applicant shall confirm that all feed lines, current and future, shall be installed inside the support structure; and,
5. The Applicant shall ensure that the monopole structure will be maintained with all ports to remain sealed to prevent habitation by animals.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Edwards", is written over a light blue rectangular background.

Richard L. Edwards
FCC Licensed
PCIA Certified
CityScape Consultants, Inc.

Verizon Wireless – Crown Castle
Archers Lodge – 3654 East Covered Bridge Rd.
Clayton, North Carolina
May 12, 2016
Page 5



Telecommunications Site Review
New Support Structure

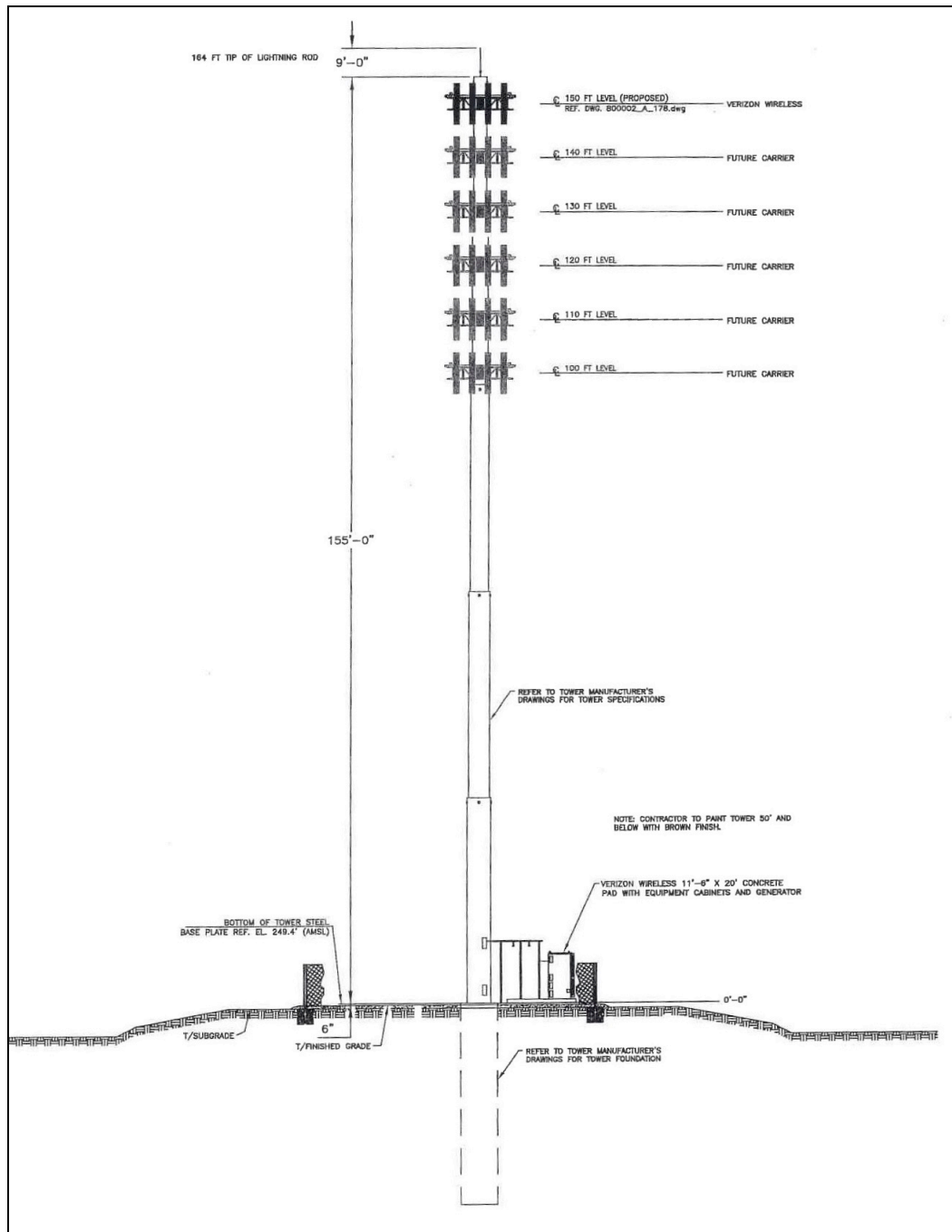


Figure 1. Monopole Tower Elevation Drawing



Consultants, Inc.

Telecommunications Site Review New Support Structure

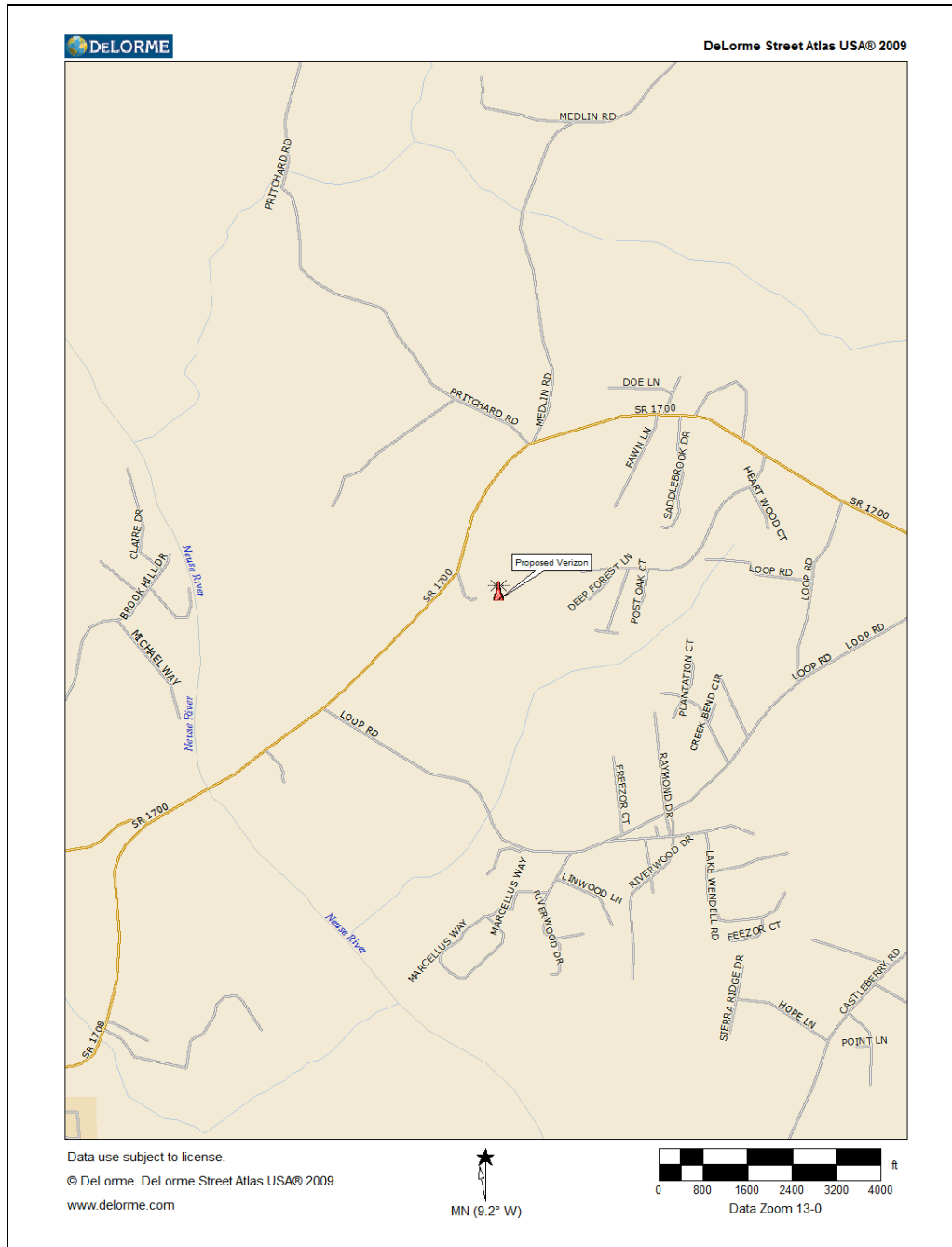


Figure 2. Site Location

Verizon Wireless – Crown Castle
Archers Lodge – 3654 East Covered Bridge Rd.
Clayton, North Carolina
May 12, 2016
Page 7



Consultants, Inc.

Telecommunications Site Review
New Support Structure

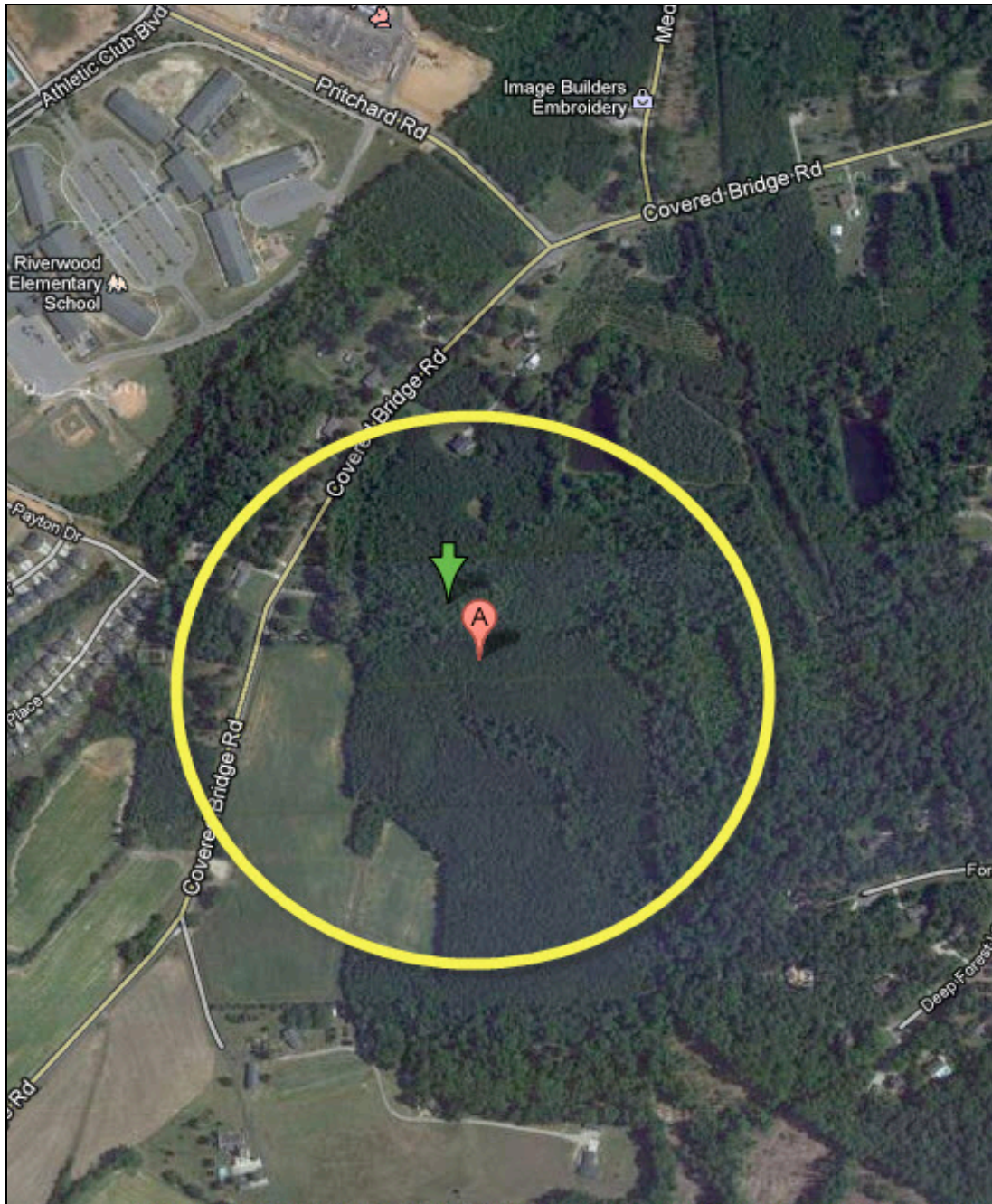


Figure 3. Provided Search Ring

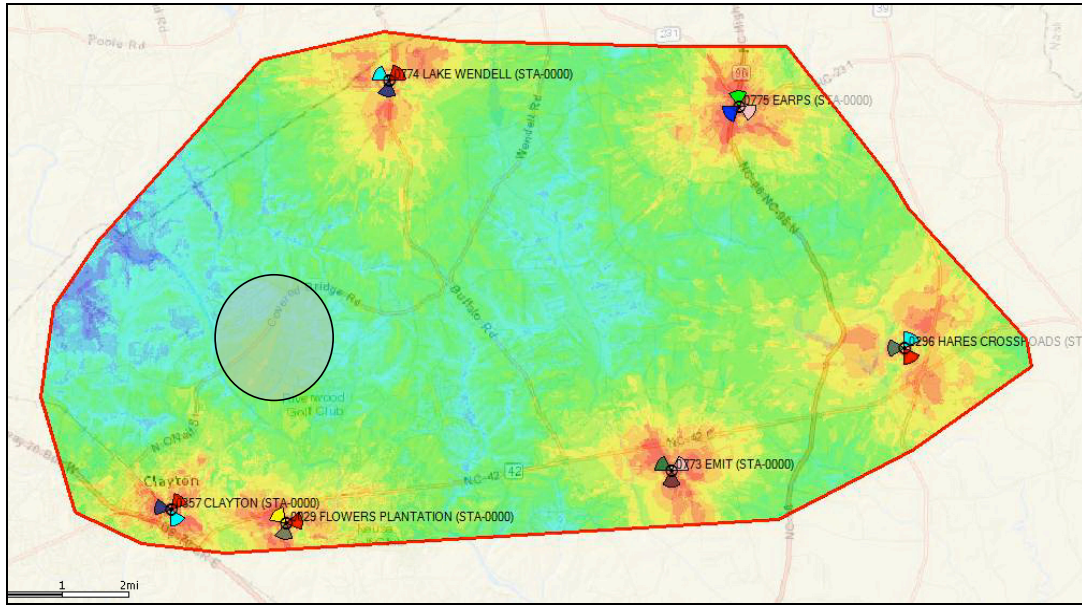


Figure 4. Current Verizon Service
(Grey Indicates Target Area)

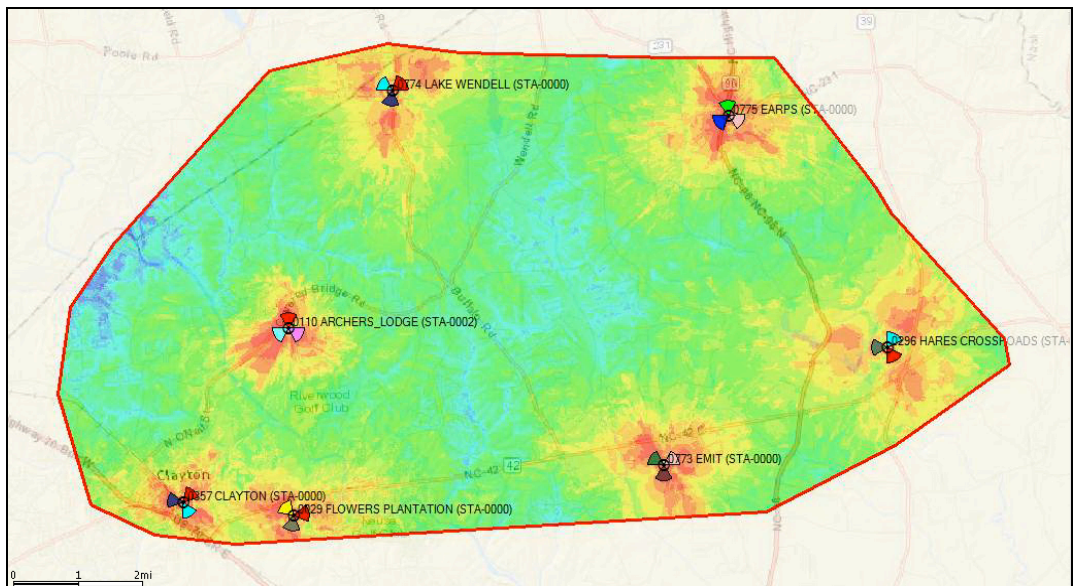


Figure 5. Proposed New Verizon Service

Verizon Wireless – Crown Castle
Archers Lodge – 3654 East Covered Bridge Rd.
Clayton, North Carolina
May 12, 2016
Page 9



Consultants, Inc.

Telecommunications Site Review
New Support Structure



200 North Glebe Road, Suite 1000
Arlington, VA 22203-3728

Jason Mayo
Real Estate Specialist - Services
Crown Castle
3530 Toringdon Way, Suite 300
Charlotte, NC 28277

Date: April 7, 2016

Subject: RF Report, (BU: 821926, Site Name: Covered Bridge Road)

Dear Mr. Mayo:

This letter is prepared as an addendum to the RF Safety Report "Covered Bridge Road - 821926 - 2016.02.22.PE.pdf", dated February 22, 2016, for the proposed Verizon Wireless installation at 3654 East Covered Bridge Road, Clayton, NC 27527.

Verizon Wireless is proposing the following technologies in the respective frequency bands (worst case powers of the three sectors):

- a. 850 MHz (CDMA) 423.3W ERP (Site Total 1269.9W ERP)
- b. 1900 MHz (CDMA) 182.9W ERP (Site Total 548.7W ERP)
- c. 2100 MHz (LTE) 182.9W ERP (Site Total 548.7W ERP)
- d. 700 MHz (LTE) 365.9W ERP (Site Total 1097.7W ERP)

Based on the results of the evaluation, the predicted ground level RF exposure from this site is and will continue to be below 5% of the FCC's exposure limit for the General Public.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration (OSHA). The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

If you have any questions regarding this site report, please contact me at (719) 687-4514 or dcotton@sitesafe.com.

A handwritten signature in black ink, appearing to read "David Cotton, Jr.", written in a cursive style.

David C. Cotton, Jr., Professional Engineer [NC 35505]
Director, Radio Frequency Compliance

Sitesafe, Inc. | 703.276.1100 | 703.276.1169 fax | www.sitesafe.com

Figure 6. Human Exposure Evaluation



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

*Planning Board
May 23, 2016*

STAFF REPORT

Application Number: 2016-75-SUP

Project Name: Archer Lodge Verizon Tower Special Use Permit

NC PIN/ Tag#: 177000-33-4587 / 16I03019
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Crown Castle
Owners: Louis F. Pourron Life Estate

Neighborhood Meeting: May 4, 2016
Public Noticing: Property posted May 17, 2016
Letters mailed prior to July 6, 2016
Newspaper Ad published July 6, 2016 and July 13, 2016

PROJECT LOCATION: The subject property is located off of Covered Bridge Road.

REQUEST: The applicant is requesting special use permit approval to install a new 155' monopole Verizon telecommunications tower on an 80'x80' leased portion of the subject parcel.



Page 1 of 4

SITE DATA:

Acreage: .1 acres of a total of 98.44 acres of land will be leased for the tower facilities

Zoning: Residential-Estate

Existing Use: Agricultural

DEVELOPMENT DATA:

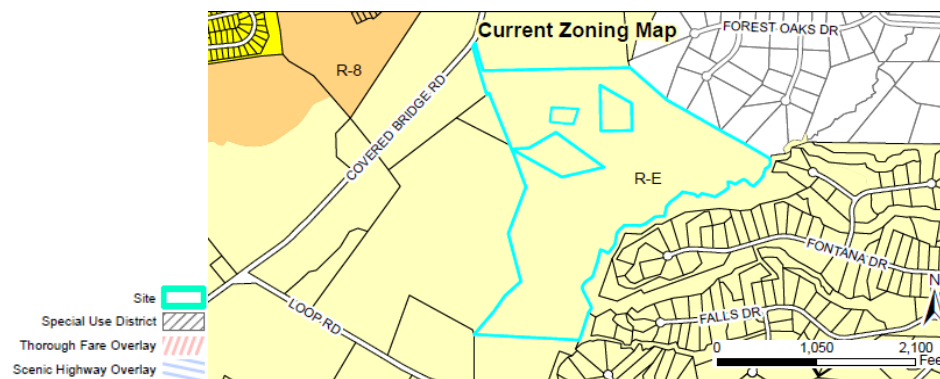
Proposed Uses: 155' monopole Verizon telecommunication tower

Required Parking: Telecommunication towers are exempt from parking requirements as stated within the UDC.

Access/Streets: There is an existing entrance into the property off of Covered Bridge Road. The applicant is proposing a new access road be developed off of the existing driveway to get to the site of the tower.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Residential/Agricultural
South	Residential-Estate (R-E)	Residential
East	Single Family Residential District (SFR-1, Archer Lodge Jurisdiction)	Residential
West	Residential-Estate (R-E)	Residential/Agricultural

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant is requesting Special Use Permit approval to install a new 155' (with 9' lightning rod, height totals to 164' total elevation) monopole Verizon telecommunications tower on the site. Per UDC requirements, any new telecommunications facility shall obtain Special Use Permit approval in order to be developed. The property

owner will lease an 80'x80' space on the subject property to Verizon. This space will accommodate the tower and the equipment shelter. A Major Site Plan has also been submitted to run concurrently with this project. Both of these applications have been reviewed for the Town by Cityscape Consultants.

Balloon Test

As part of the requirements for new telecommunication facilities, the applicant was required to perform a balloon test for the proposed cell tower. This was held on March 24, 2016 and the applicant has provided Photo Sims (renderings) which are included as attachments to the staff report.

Consistency with the 2040 Comprehensive Plan

The proposed development is consistent with the 2040 Comprehensive Plan, which designates this property as agricultural and rural residential.

Consistency with the Unified Development Code

After review by Cityscape Consultants, the proposed development has been determined to be consistent with and meets the applicable requirements of the Unified Development Code (UDC).

FINDINGS

When considering a Special Use Permit application, The Town Council shall consider specific Findings of Fact. A Special Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.711 (I) of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONSIDERATIONS

- The Town Council approves Special Use Permits. Planning Board shall provide a recommendation to Town Council.
-

RECOMMENDATION:

Staff is recommending ***approval with the following conditions*** of the Special Use Permit, in part based upon a recommendation letter from Cityscape Consultants dated May 12, 2016:

1. The applicant shall provide a satisfactory approval from the National Environment Policy Act and the State Historical Office; and,
2. The applicant or Crown Castle International, as owner shall submit a satisfactory statement of Compliance with FCC "Good Engineering Practices" and,
3. A tower with foundation plan for a one hundred fifty-five (155) foot monopole tower with a nine (9) foot attached lightning rod, certified by a North Carolina Professional Engineer stating the structure will meet or exceed EIA/TIA-222-G standards (as amended) to include the Town's desired number of antenna arrays of like design; and,

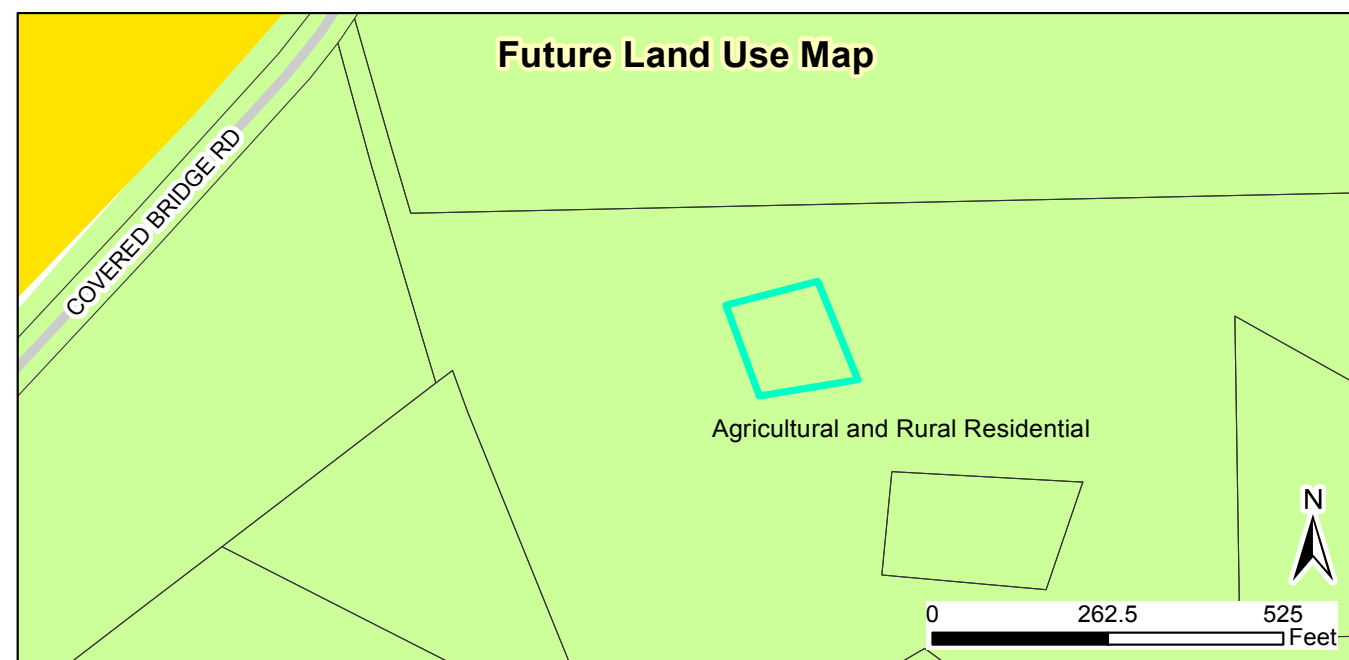
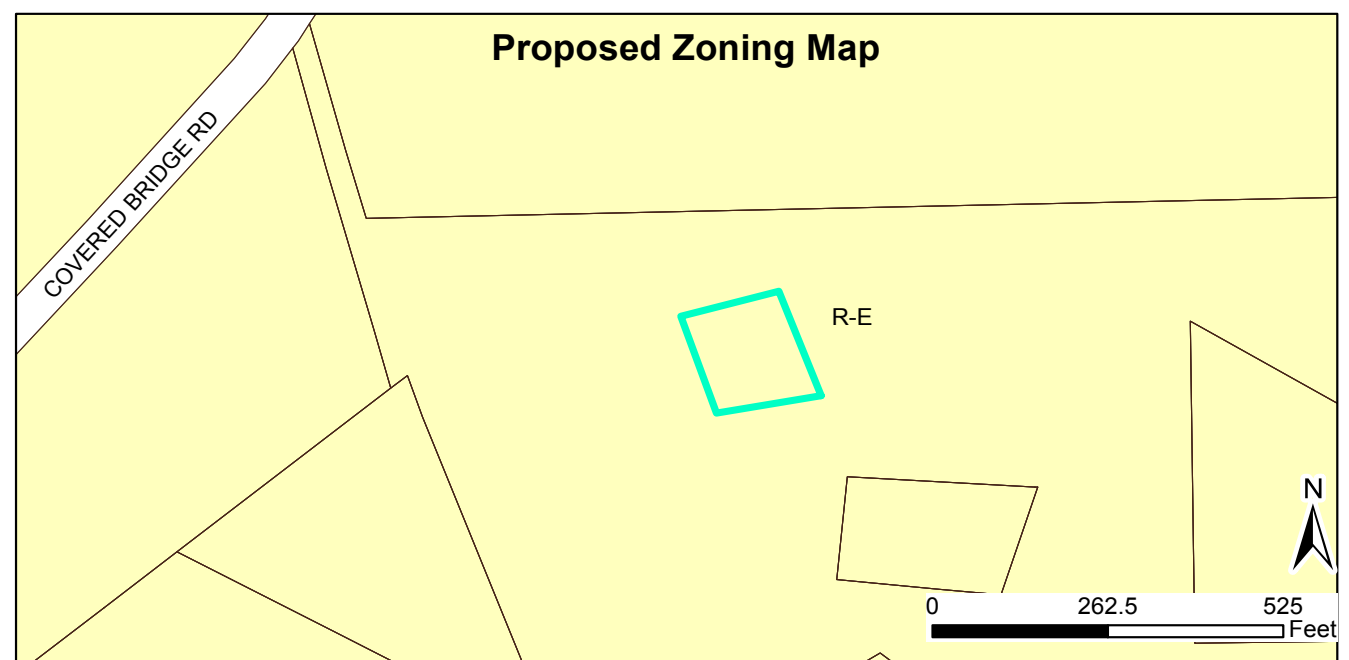
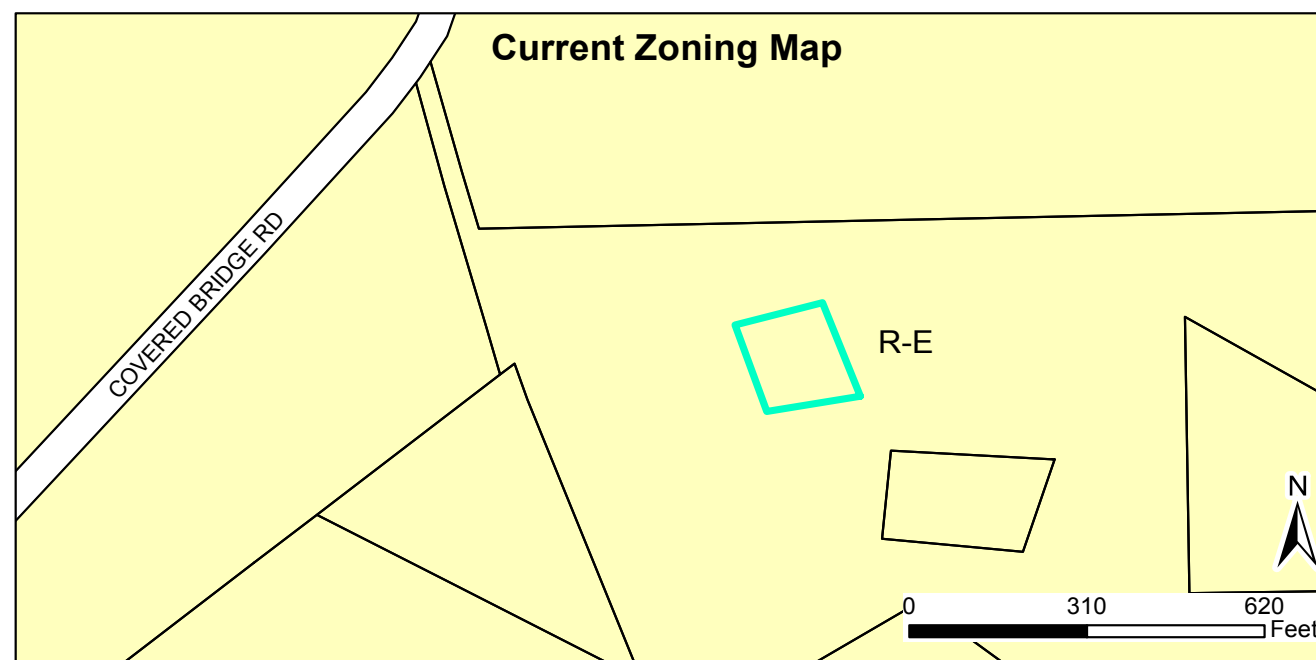
4. The applicant shall confirm that all feed lines, current and future, shall be installed inside the support structure; and,
5. The applicant shall ensure that the monopole structure will be maintained with all ports to remain sealed to prevent habitation by animals.

In addition to the conditions of approval recommended by Cityscape, staff recommends the following conditions:

6. Following Council approval, three final sets of plans shall be delivered to the Planning Department for final approval and recording. The Conditions of Approval for the Special Use Permit and Site Plan (which are identical) shall be recorded on these final plan sets, preferably on the cover page or site plan sheet.
7. The development of the site shall be limited to the approved site plan, and further modifications shall require application through the Planning Department.
8. The site plan shall show the required 10' landscape perimeter buffer around the entire perimeter of the leased area, per §155.310.
9. A successful landscape/site inspection shall be performed by the Planning Department prior to the issuance of a Certificate of Occupancy (or Compliance).
10. All mechanical equipment shall be screened entirely from view, per §155.402((G)(4)(a)). This particularly applies to all ground-mounted mechanical equipment (generators, electrical boxes, etc.) within the fenced area. Year-round opaque visual screening is required, which may include dense, evergreen shrubbery.
11. The Special Use Permit shall only apply to the leased area on which the cell tower is to be located, as shown and stated in the site plan and attached lease agreement dated December 18, 2015, and as described in a legal description of the leased area. These area descriptions shall be recorded on the approved site plan.

ATTACHMENTS

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) RF Letter
- 6) Agent Authorization Letter
- 7) Archer Lodge Flush Mount Letter
- 8) Archer Lodge Tower Justification Letter
- 9) Balloon Test Photo Sims 1
- 10) Balloon Test Photo Sims 2
- 11) Lease Agreement
- 12) Sound Level Certification
- 13) Cityscape Consultants Recommendation Letter



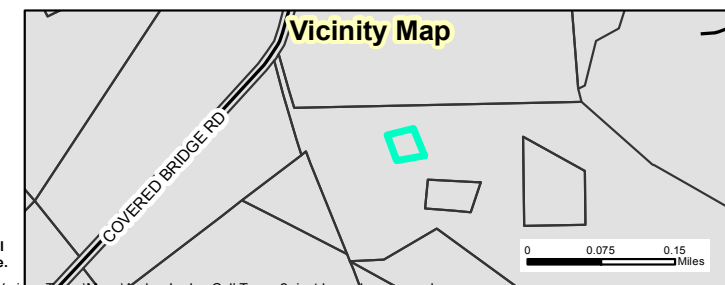
2016-68-SP Archer Lodge Verizon Tower Major Site Plan
2016-75-SUP Archer Lodge Verizon Tower Special Use Permit
Request: To obtain special use approval and major site plan approval to develop a new Verizon cell tower
 Applicant: Tony Stewart, Crown Castle
 Property Owners: Louis F. Pourron Life Estate
 Parcel ID: 177000-33-4587
 Tag #: 4305214



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Parcels_03202015_All

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2016\2016-68-SP Archers Lodge Verizon Tower Maps\Archer Lodge Cell Tower 2 - just leased space.mxd





Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Fee: The application fee is \$400.00. All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Special Use Permit applications.

APPLICATION TYPE

☒ New Special Use Permit ☐ Major Modification to an approved SUP
Permit Modified: _____

SITE INFORMATION

Name of Project: Crown Castle "Archers Lodge" Acreage of Property: 106.8
Parcel ID Number: 16103019 Tax ID: _____
Deed Book: _____ Deed Page(s): _____
Address/Location: 3654 East Covered Bridge Road
Clayton, NC 27527
Existing Use: light residential Proposed Use: light residential (tower)
Is project within a Planned Development? ☒ No ☐ Yes
Planned Development District (if applicable): _____
Is project within an Overlay District: ☐ No ☒ Yes
Overlay District (if applicable): Watershed Protection Overlay

OFFICE USE ONLY

RECEIVED TOWN OF CLAYTON PLANNING DEPARTMENT	Date Received: <u>APR 08 2016</u>	Amount Paid: <u>\$500.00</u>	Permit Number: <u>2016-75-SUP</u>

PROPERTY OWNER INFORMATION

Name: Louis F. Pourron Life Estate
Mailing Address: 3654 E. Covered Bridge Rd, Clayton, NC 27527
Phone Number: _____ Fax: _____
Email Address: _____

APPLICANT INFORMATION

Applicant: Crown Castle / Tony Stewart
Mailing Address: 60604 Lanford Street, Anderson, SC 29624
Phone Number: 864-915-1122 Fax: _____
Contact Person: Tony Stewart
Email Address: tstewart@telecomsite.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>3/8/2016</u>	☒	☐			
2. Review Fee (\$400)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☐	☒			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

Note: More information may be requested by the Planning Department depending on the project

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

The proposed tower will not endanger the public health or safety and all adequate measures have been taken to ensure that the proposed site is in compliance with FCC regulation as it relates to RF exposure. Further, the tower will be constructed per the plans submitted.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The proposed application conforms to the standards and practices of sound land use planning and meets all of the required specifications as set forth by the Town of Clayton Code of Ordinances.

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The proposed tower will not injure the value of adjoining or abutting properties and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The proposed application is in compliance with the adopted plans and policies as set forth by the Town of Clayton and will not violate the character of existing standards for development of the adjacent properties.

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Install a new 155' monopole tower within a new 80' X 80' lease space (60' X 60' of this space is a fenced compound); install a new equipment shelter on a new concrete pad; add a 200' amp meter service; install landscaping where appropriate per plans

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Tony Stewart
Print Name

Jay Stewart
Signature of Applicant

4-1-2016
Date



Crown Castle
3530 Toringdon Way Suite
300
Charlotte NC 28277

Tel (704) 405-6608
Fax (724) 416-6254
Email jason.mayo@crowncastle.com

April 16, 2016

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Wednesday, May 4, 2016

Meeting Time: 6:00 p.m.

Meeting Location: 3654 Covered Bridge Road, Clayton, North Carolina

Type of Application: Special Use Permit and Major Site Plan

Project/proposal property address: 3654 Covered Bridge Road, Clayton, North Carolina 27527

Description of project/proposal: Install a new 155' monopole telecommunications tower with associated equipment

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

A copy of the project application

A map at a scale that is appropriate to the project and shows neighboring properties and roads

A map, drawing, or other depiction of the proposed land use change or development proposal

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at (864) 915-1122. You may also contact the Planning Department at (919) 553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Stewart'.

Tony Stewart
Agent for Crown Castle

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Crown Castle "Archer's Lodge"

Application: _____

Location/Date: 3654 East Covered Bridge Road, Clayton, NC May 4, 2016

	NAME	ADDRESS
1	Tony Stewart, Crown Castle	604 Lanford Street Anderson, SC 29624
2	Wayne Bourdon	2000 Smith Drive Clayton NC 27520
3	Harold + Vicki Satterfield	516 Post Oak Ct Clayton NC 27527
4	Josiah Mayo	10022 Kinsborough Square Huntersville NC 28078
5	Vic Perdue	3654 Covered Bridge Clayton NC 27527
6	Johnnie Perdue	
7		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Crown Castle "Archers Lodge"
Date of Mailing: April 29, 2016

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: Tony Stewart Signature: Tony Stewart

Date of Meeting: 5-4-2016 Time of Meeting: 6:00 pm
Location of Meeting: 3654 East Covered Bridge Rd, Clayton, NC 27527

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any resolution discussed, and any changes made to the application as a result of the meeting.

A meeting was held at the site. The applicant, property owner, and 1 neighboring residence was the only ones in attendance. The neighbors (Satterfields) only were concerned if the tower would be visible from their residence. After looking at the photo simulations provided by the applicant, they were happy with the tower. They said they would attend the BOA to support our application. The meeting ended at 7:00 pm.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

*Planning Board
May 23, 2016*

STAFF REPORT

Application Number: 2016-100-RZ Project Name: Old Town Hall Rezoning

NC PIN / Tag #: 166917-02-7136 / 05015051
Town Limits/ETJ: Town Limits
Overlay: Downtown Overlay District
Applicant: Town of Clayton
Owner: Town of Clayton
Location: The property is at the western corner of E Second Street and Barbour Street

Public Noticing:

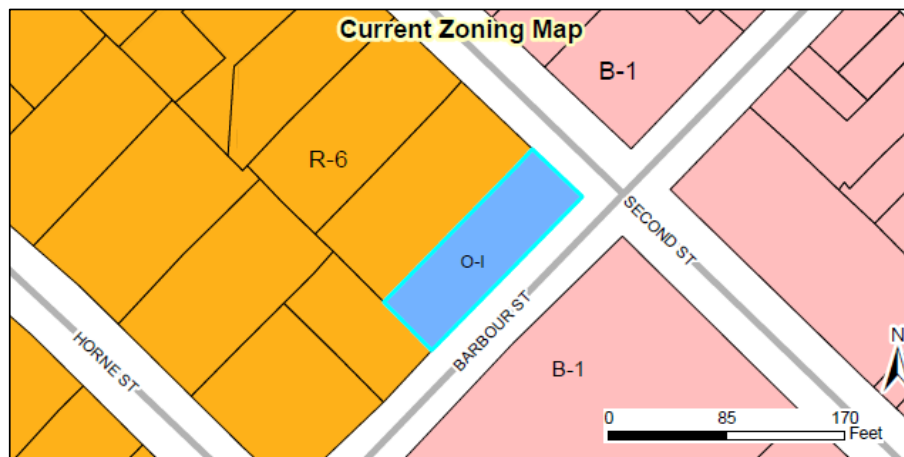
- Neighborhood meeting May 19, 2016
- Sign posted May 17, 2016
- Letters mailed prior to June 28, 2016
- Newspaper ad posted prior to July 6, 2016

REQUEST: Rezoning from Office-Institutional (O-I) to Central Business (B-1).

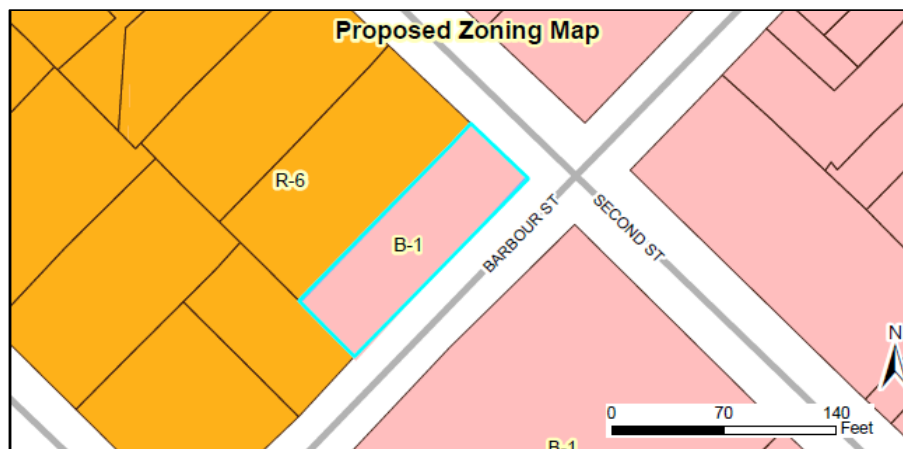


SITE DATA:**Acreage:** .178 acres**Existing Use:** Vacant**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Residential-6 (R-6), Central Business (B-1)	Residential, Commercial
South	Central Business (B-1)	Town of Clayton Police Department
East	Central Business (B-1)	Commercial
West	Residential-6 (R-6)	Single Family Residential

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant (Town of Clayton) is requesting to rezone a Town-owned property from O-I (Office Institutional) to B-1 (Central Business). The property is home to the Old Town Hall, was recently declared as surplus property by the Town Council. As it is currently zoned, the subject property does



not meet the setback requirements stated in the Unified Development Code. Rezoning the property to the B-1 zoning category, which has no minimum setback requirements, would bring the site into compliance with the Unified Development Code.

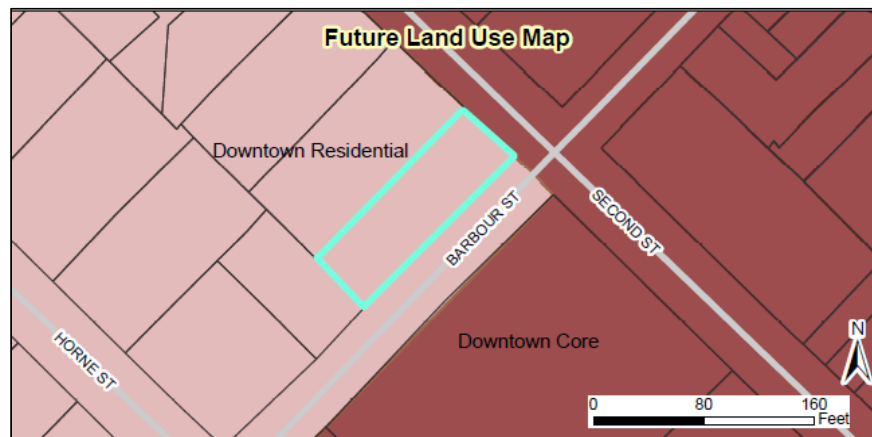
Currently, the parcel is unintentionally spot zoned; a relic of its use as the Town offices, which are a primary use in O-I zoning. A rezoning to B-1 would eliminate the spot zoning status, by making it contiguous with the adjacent B-1 zoning district. A B-1 zoning is more compatible with the physical dimensions of the site as it exists today.

Compatibility with Surrounding Land Uses

The rezoning request is compatible with surrounding land uses, as it is located within Clayton's Downtown, and is bordered on three sides by B-1, and on the fourth side by Residential-6 (R-6). R-6 is the highest density residential zoning district and is often associated with and in proximity to the Town's Central Business District. A zoning of B-1 allows for many uses, generally including but not limited to Upper-story Residence (with commercial or retail on the first floor), Apartments, Townhomes, Financial Services, Offices, Restaurant, and Retail stores.

Consistency with the Comprehensive Plan 2040

The proposed rezoning is consistent with the Comprehensive Plan 2040 – Downtown Residential FLU allows B-1 as an acceptable zoning district. Downtown Residential is seen as generally providing dense development that supports the Downtown Core.



CONSIDERATIONS:

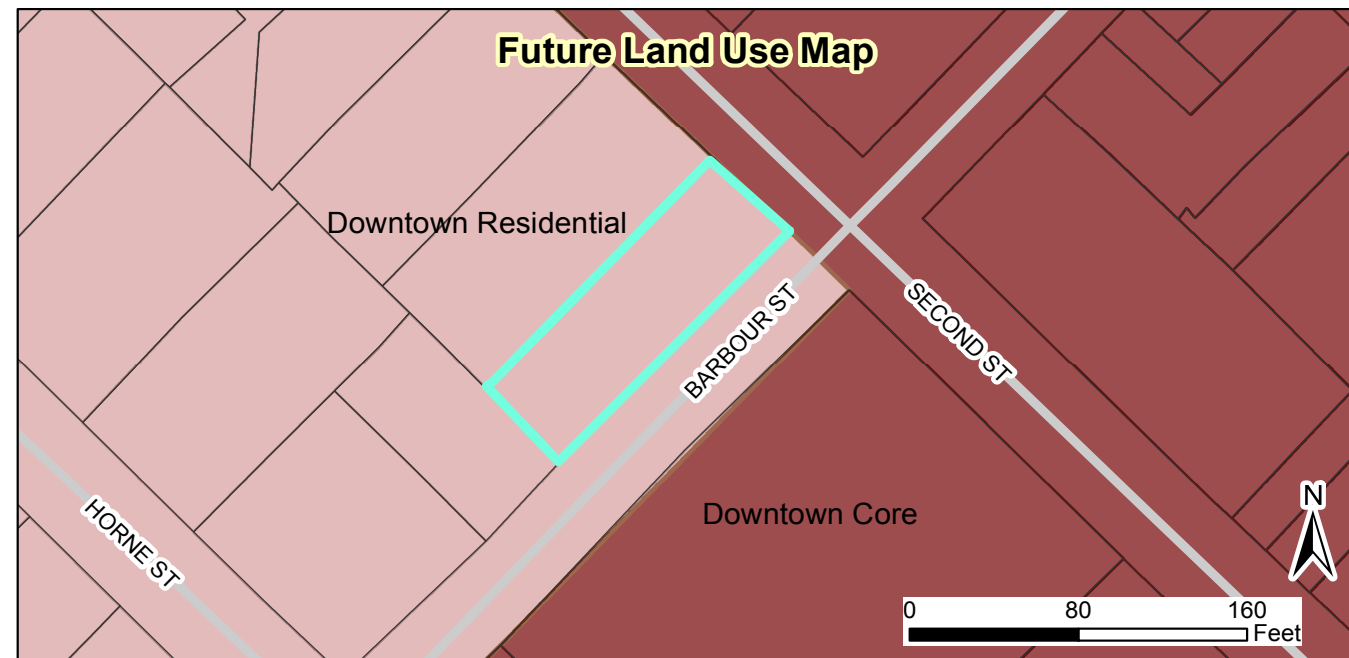
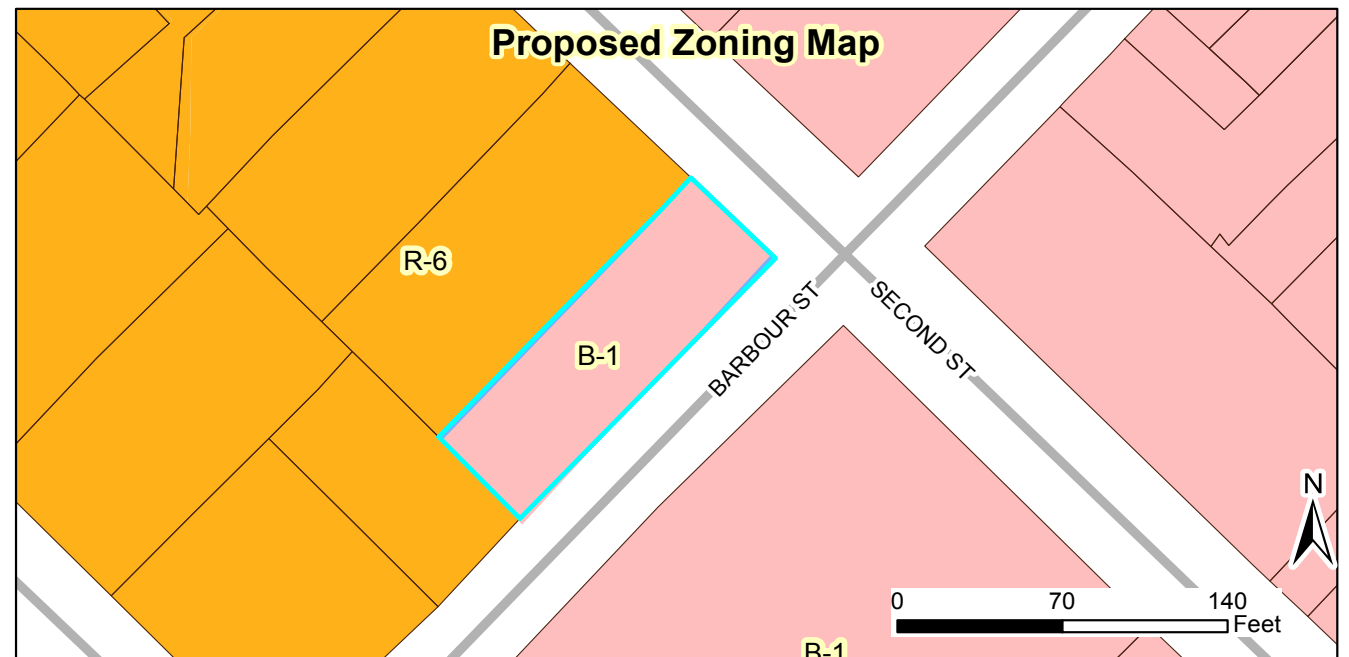
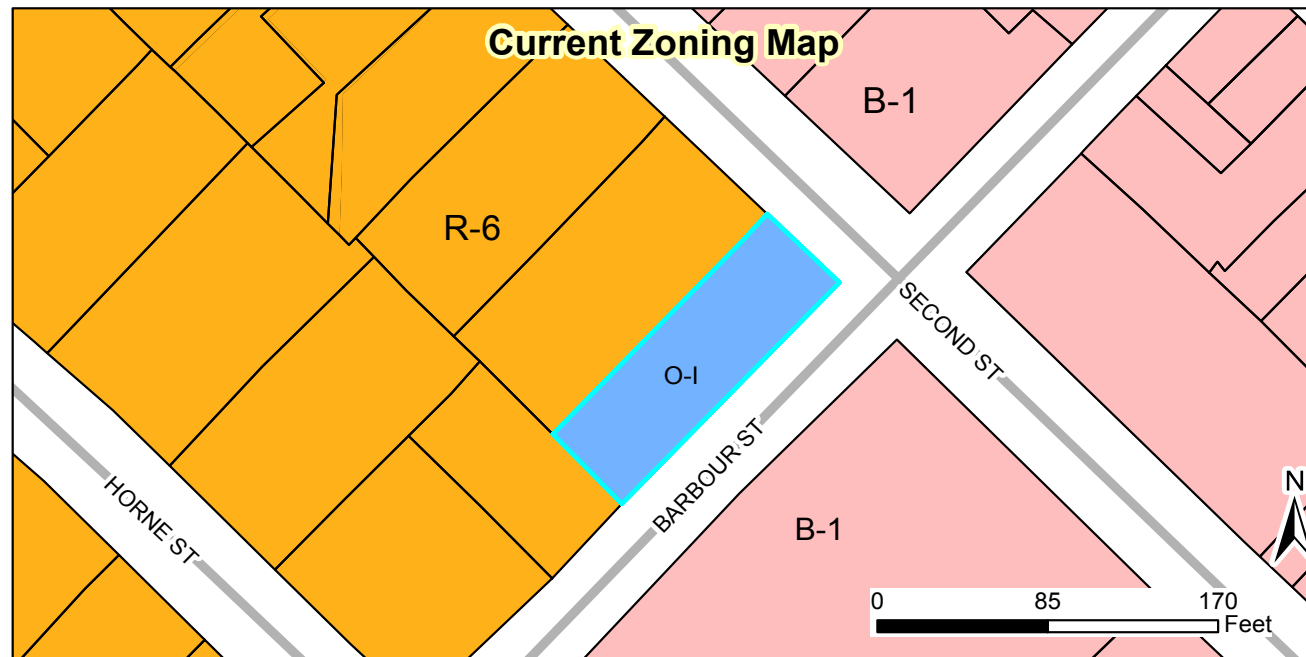
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel.

ATTACHMENTS:

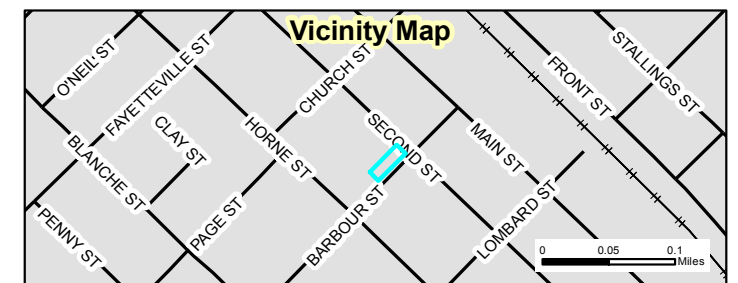
- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials – to be distributed at the Planning Board meeting.



2016-100-SP Old Town Hall Rezoning
Request: To rezone subject parcel from O-I to B-1
 Applicant: Town of Clayton
 Property Owners: Town of Clayton
 Parcel ID: 166917-02-7136
 Tag #: 05015051



- sde.DBO.ETJ_Roads ———
- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Railroads —+—+—+—



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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Old Town Hall Rezoning Acreage of Property: .178
County Tag Number: 05015051 NC PIN: 166917-02-7136
Address/Location: Corner of Second street and Barbour Street
Existing Zoning District: O-I
Proposed Zoning District: B-1

APPLICANT INFORMATION

Applicant: Town of Clayton
Mailing Address: PO Box 879 Clayton, NC 27528
Phone Number: 919-553-5002 Fax: _____
Contact Person: Planning Department, Haley Hogg
Email Address: hhogg@townofclaytonnc.org

FOR OFFICE USE ONLY

5/9/16 - application
Date Received: on file for Amount Paid: \$0 Town initiated File Number: 2016-100-RZ
May 2, 2016

version 1/6/2016

Page 1 of 11

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The proposed rezoning is consistent with the adopted plans

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

It is suitable as it is located within Clayton's Downtown.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

The proposed rezoning improves the balance of uses and meets specific demand in Town.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

Adequate public facilities and services are available for the property.

5. It has been determined that the legal purposes for which zoning exists are not violated.

This is correct; they are not violated

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

There will be no adverse effect.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

This is correct; there will be no detriment to the general public.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Haley Hogg
Print Name
Town Planner

Haley Hogg (on behalf of Town)
Signature of Applicant

5-9-16
Date

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

May 9, 2016

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: May 19, 2016

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the subject property (Parcel ID: 166917-02-7136) from Office Institutional (O-I) to Central Business (B-1). The property is located at the corner of E Second Street and Barbour Street. Please see attached map.

If you have any questions prior to or after this meeting, you may contact me at 919-553-5002.

Sincerely,

A handwritten signature in black ink, appearing to read "Haley Hogg".

Haley Hogg
Town Planner
Town of Clayton

P. O. Box 879 - Clayton, North Carolina 27528 - Office (919) 553-5002 - Fax (919) 553-8919

