



Planning Board

Meeting Agenda

June 17, 2014

immediately following the Board of Adjustment meeting at 7:00pm

Council Chambers, 201 S Main St

Invocation

1. Approve minutes of the May 20, 2014 meeting
2. Shannon Dr Internet Marketing Center (SUP1401). Request by Chase Brooks for a Special Use Permit for Electronic, Internet or Sweepstakes Gaming for property located at 107 E Shannon Dr (GPIN 8883421261).
3. 220 W Harden Multifamily (RZ1405). Request by Third Wave Housing to rezone property located at 220 W Harden St (GPIN 8884045747) from Light Industrial (I-1) to Residential (multifamily) (R-MF).
4. Granite Cellular Communication Tower (SUP1403). Request by Tower Engineering Professionals for a Special Use Permit for a Cellular Communication Tower on a portion of property located on E Hanover Rd (GPIN 8884392495).

A complete agenda packet is available at www.cityofgraham.com

PLANNING ZONING BOARD

Tuesday, May 20, 2014

The Planning & Zoning Board held its regular meeting on Tuesday, May 20, 2014 in the Council Chambers of the Graham Municipal Building immediately following the Board of Adjustment meeting at 7:00 p.m. Board members present were Ricky Hall, Bill Teer, Andy Rumley, Dean Ward, Bonnie Blalock, Michael Benesch and Tim Beshel. Staff members present were Melissa Guilbeau, City Planner and Martha Johnson, Zoning/Inspections Technician.

Chairman Andy Rumley called the meeting to order and explained the function of the Board.

Invocation was given by Ricky Hall.

1. Approve minutes of the April 15, 2014 meeting. Ricky Hall made a motion to approve, second by Bonnie Blalock. All voted in favor.
2. Shannon Dr Internet Marketing Center (SUP1401). Request by Chase Brooks for a Special Use Permit for Electronic, Internet or Sweepstakes Gaming for property located at 107 E Shannon Dr (GPIN 8883421261) was continued from the April 15, 2014 meeting. Ricky Hall made a motion to table this item until the Board of Adjustment finished the case, second by Dean Ward. All voted aye.
3. Providence Foster Respite for Children (SUP1402). Request by Mollissie Peterson for a Special Use Permit for a Group Home at property located at 306 Providence Rd. Mollissie Peterson of 704 Orange Ct, Elon, the director of Alamance Academy, spoke. Ms. Peterson stated this is a 5100 Community Respite for children where they work to stabilize the children so they can go into individual homes instead of group homes. Ms. Peterson said there would be 2 employees per shift with up to 4 children in the home with a length of the stay being no more than 30 days in most cases.

Bill Teer asked the ages of the children and Ms. Peterson said from 12 to 17. Bonnie Blalock asked if this home would be a bridge between home and foster home to keep them from a group home. Ms. Peterson said it was and this particular home would be all boys. Dean Ward asked the number of bedrooms and Ms. Peterson said three. Mr. Ward asked if the children were home schooled. Ms. Peterson said they go to school and she also has a paid tutor when they need extra help. Andy Rumley asked if the children are able to continue in the schools they previously attended. Ms. Peterson stated they try to keep them in their same schools so they will have less adjusting.

Andy Rumley asked about a policy for bad behavior. Ms. Peterson said they have consequences and she can discharge them back to their guardians. Dean Ward asked the square footage of the house and Ms. Peterson said approximately 1200 square feet. Mr. Ward said the Alamance County GIS is showing about 800 square feet and he has concerns about 6 people being in a small house. She said the staff doesn't have a bedroom.

Delmonte Blackwell currently of 306 Providence Rd spoke next. Mr. Blackwell works for Ms. Peterson and stated this is not a group home but it is providing community respite for these young men until other places are found for them.

Michael Benesch asked Mr. Blackwell how long he had lived there and he replied 3 to 4 years. Mr. Benesch asked if he had talked to his neighbors about this project. Mr. Blackwell stated he had talked to some of the neighbors but not to the property owners and he hasn't heard anything negative from anyone.

Darryl Peebles 315 Climax St had a question concerning liability for theft or property damage. Ms. Peterson said she has a million dollar coverage liability for her vehicles and facility but she has never had that to happen in the last 8 years. Mr. Peebles stated his concerns are to protect the children. He said he has lived there for 35 years and he has observed crime in that area. Ms. Peterson said she treats these children like they are her own and she protects them just like she would anywhere else. Mr. Peebles is concerned about the number of vehicles in the back. Ms. Peterson said they have a van and the employees would have their vehicles.

Michael Benesh said he has problems with immediate danger with the neighborhood and as a Board it does comply provided it doesn't mess up the harmony in that area along with nothing negative has come from the neighbors. Tim Beshel said he didn't feel the space is a problem and he feels it is a great thing they are doing.

Michael Benesh made a motion to approve, second by Tim Beshel. The vote was 3 to 3 with dissenting votes from Bonnie Blalock, Dean Ward and Ricky Hall. Mr. Teer did not vote because he had to leave the meeting prior to this vote being taken.

4. Chase and Halsey Apartments (RZ1404). Request by Chris Foust to rezone property located on Chase and Halsey Streets (GPIN 8874799174) from Residential (low density) (R-18) to Residential (multifamily) (R-MF). Chris Foust of 1851 S Main St the applicant spoke. Mr. Foust showed the Board some pictures and stated that these apartments would be similar to the ones on Parker Street and it would be 16 units. He will be running a sewer line from Burlington to Halsey Street for the City of Graham to tie on to. He will have two entrances with one on Halsey and one on Chase. He has to extend the water line down Halsey St a bit to his property.

Dean Ward asked what the exterior will be and Mr. Foust said it would be siding. Mr. Ward also asked if the apartments will be single story and Mr. Foust said single on the ends and double in the middle with a total of 16 if possible with the setbacks. Mr. Benesch asked if he had talked to the neighbors and he said no.

Lane Lewter of 702 Halsey St, Cheryl Lewter of 702 Halsey St and Frank Wrenn of 2210 Hwy 49 N all voiced concerns with various stormwater issues in that area, sewer line issues, increase in traffic in that area, crime and noise. Mr. Lewter asked about the rental cost and Mr. Foust said from \$600-\$700 per month. Ms. Lewter asked how far off of her property line would these apartments be and Ms. Guilbeau said the setback was 25' feet.

Dean Ward said the Chase Street area for many years has had a trash problem and he had rode by there and seen trash thrown on the road in front of where this project is going. Mr. Ward feels a big portion of this problem would be eliminated if something was built on this property. He noticed numerous duplexes in that area so there is already multifamily in that area. Mr. Ward felt it would be a positive effect on the area.

Ricky Hall made a motion for a favorable recommendation, second by Dean Ward. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

**Shannon Dr Internet Marketing Center
(SUP1401)**

Type of Request: Special Use Permit

Meeting Dates

Planning Board on April 15 and May 20, 2014

City Council on May 6 on June 3, 2014

Contact Information

Chase Brooks

1611 Parham Dr, Graham, NC 27253

336-740-0709; chaselivelife@gmail.com

Summary

This is a request for a Special Use Permit for electronic, internet or sweepstakes gaming at 107 E Shannon Dr. There is an existing building on the property that contains a garden center. The internet marketing center is proposed to share the building with the garden center.



Because this is a new use for the property, the development will be required to comply with off-street parking requirements. As of the writing of this staff report, a plot plan showing how off-street parking requirements will be met had not been submitted.

Location

107 E Shannon Dr

GPIN: 8883421261

Proposed Special Use

Electronic, Internet or
Sweepstakes Gaming

Current Zoning

General Business (B-2)

Overlay District

None

Surrounding Zoning

R-18, B-2 & I-1

Surrounding Land Uses

Single Family Houses, General
Businesses and Industrial

Size

1.56 acres

Public Water & Sewer

Water along S Main St

No Sewer

Floodplain

No

Staff Recommendation

Denial

Because this is a change of use that results in an increase of two in the Land Use Classification number, the development will be required to comply with landscaping requirements and those shall apply to the entire lot. As of the writing of this staff report, a plot plan showing how landscaping requirements will be met had not been submitted.

Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

Applicable Goals to Guide Us into the Future

- 6.3.2. Encourage commercial development within designated village centers as opposed to continued commercial strip development. *The special use permit would permit a type of commercial development in a designated village center.*
- 6.3.4. Promote the location of mixed-use development at designated village centers. *The special use permit would allow a development with two commercial uses in a designated village center.*

Applicable Planning District Policies and Recommendations

- 7.5.4.1.2. Encourage commercial development in the district in village and neighborhood centers to serve the residents of South Graham. This pattern should be promoted over the highway commercial/strip development that has occurred along S Main St. *The special use permit would permit a type of commercial development in a designated village center.*

DRAFT Findings of Fact and Conclusions

In granting a special use permit, the City Council shall find that all of the six conditions listed below have been met, or it shall be denied. Staff has prepared the following DRAFT findings of fact for each of the six conditions. These findings should be modified by the Council as it considers its decision.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.

The property is zoned B-2. "Electronic, Internet or Sweepstakes Gaming" is permitted in this zoning district with a Special Use Permit. The proposed internet marketing center will be located in the existing building, which appears to meet the area, height and yard regulations. Any new signs will require a sign permit.

2. Conditions specific to each use, identified by the Development Ordinance, are complied with.

As of the writing of this staff report, a plot plan demonstrating that off-street parking and landscaping could be complied with had not yet been submitted. There are also a number of requirements specific to this Special Use Permit:

- *This use cannot be located closer than 1000 feet to another Electronic, Internet or Sweepstakes Gaming establishment; closer than 1000 feet to a public or private elementary or secondary school, child day care center or nursery school, public park, church or community college; or closer*

Planning District

South

Development Type

Village Center, Traditional Neighborhood Development and Neighborhood Residential

For single family residential, townhouses, apartments & condominiums, commercial, office/institutional and mixed use

Characteristics include open space; parks included with development; pedestrian-oriented; automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

Density of 3+ DU/acre or 10,001 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

than 500 feet to a bar or night club, as measured from property line to property line. The proposed internet marketing center is located roughly 915 feet from Bethany Presbyterian Church which is located at 1501 S Main St.

- *No other principal or accessory use may occupy the same building or property with any Electronic, Internet or Sweepstakes Gaming establishment. The proposed internet marketing center will occupy the same building and property as an existing garden center.*
- *Flashing lights or fluttering devices designed and used to attract attention are not permitted. The application does not mention or address this.*
- *Sound amplification shall not be directed outside. The application does not mention or address this.*
- *Alcohol may not be consumed on sold on the premises. The application states that no alcohol will be permitted.*
- *No person under age 18 may be allowed in the establishment and age must be verified for each customer at the time of entry into the establishment. The application does not mention or address this.*
- *Staff has reviewed the application and has no reason to believe that it contains any misstatements of fact.*
- *Staff had a criminal background check done by the Graham Police Department and has verified that the applicant has not been convicted of a felony within the past three years.*
- *The proposed site must meet building and fire prevention codes. A stop work order for interior renovations to the existing building was issued on March 11, 2014 due to misrepresentation in the building permit application of the type of use that would occupy the space. Building permit #5138 was issued for interior renovations consisting of partition walls for a portion of the building at 107 E Shannon Dr to be used for office space; this permit was revoked on 3/11/2014.*

3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.

The proposed internet marketing center will not materially endanger the public health or safety.

4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.

The proposed internet marketing center will not substantially injure the value of adjoining property.

5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.

The proposed internet marketing center is a commercial use that will be located adjacent to other existing commercial uses and is in general conformity with the Growth Management Plan 2000-2020.

6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.

As of the writing of this staff report, a plot plan showing vehicle circulation and parking had not been submitted.

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends denial** of the Special Use Permit. The following supports this recommendation:

- The development does not comply with the requirements of the *Development Ordinance*. It is located within 1000 feet of a church and will occupy the same building and property as an existing garden center.
- The development does not meet all six conditions required by Section 10.144 of the *Development Ordinance*, specifically condition #2.



Application for SPECIAL USE PERMIT

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

Uses shown as "S" in the City of Graham Development Ordinance, Section 10.135 Table of Permitted Uses, require a Special Use Permit before the use will be permitted in the zoning district. Applicants are strongly encouraged to consult with the City Planner to understand the requirements for the proposed special use and the information that will be needed as part of this application.

Site

Street Address: 107 E SHANNON DR
Tax Map#: 144571 GPIN: 8883421261
Current Zoning District(s): B-2
Overlay District, if applicable:
 Historic S Main St/Hwy 87 E Harden St/Hwy 54
Current Use: GARDEN CENTER
Property Owner: Brooks Realty Endeavors
Mailing Address: 107 E SHANNON DR
City, State, Zip: GRAHAM NC 27253
Phone # 336-740-0709
Email: Chaselivlife@gmail.com

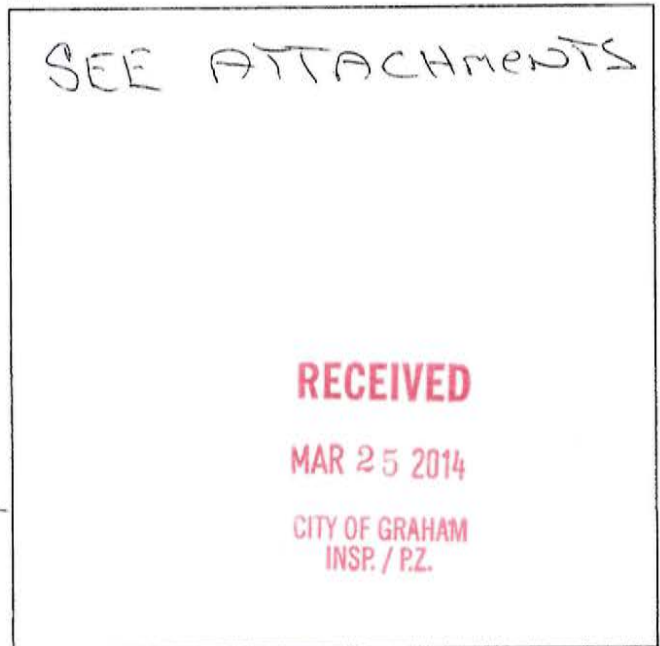
Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):
Internet Marketing Center

Check if this use is also listed in Section 10.149 Special uses listed

This application must include sufficient information to demonstrate that all requirements of the proposed special use will be met. Check which of the following are submitted with this application:

- Preliminary Site Plan
- Descriptive Information



Applicant and Project Contact

Name: Chase Brooks
 Property Owner Other _____
Mailing Address: 11011 PARCHAM DR
City, State, Zip: GRAHAM NC 27253
Phone # 336-740-0709
Email: Chaselivlife@gmail.com

I certify that all information furnished is true to the best of my knowledge. I have provided all information needed to demonstrate that all requirements of the proposed special use will be met.

Chase A Brooks 03/23/14
Signature of Applicant Date
Chase A Brooks 03/23/14
Signature of Property Owner Date
(if other than applicant)

Office Use Only. DEVID# SUP1401

Additional sheets of Descriptive Information

Because applications for a Special Use Permit go through the public hearing process, applicants are encouraged to contact neighboring property owners prior to the public hearing.

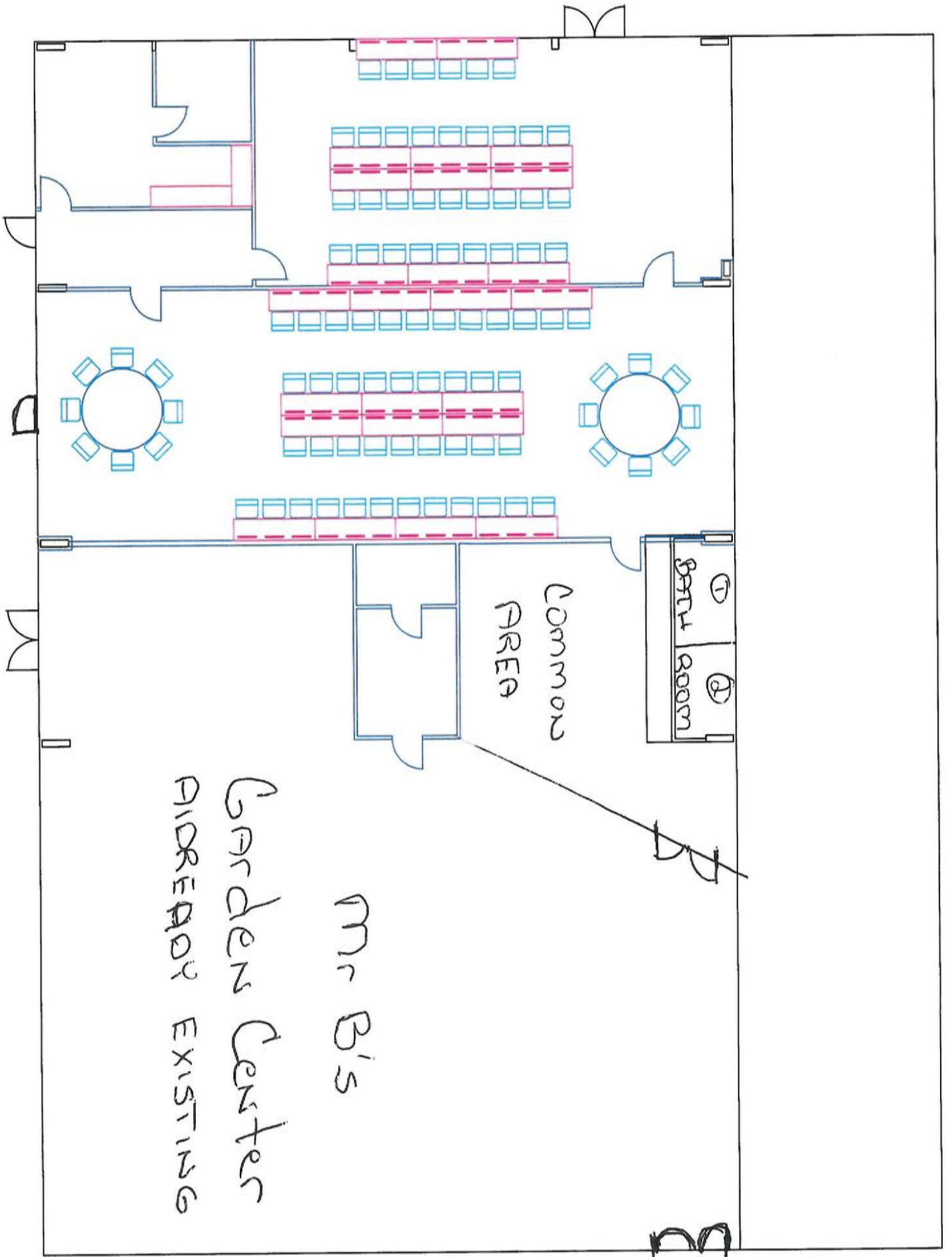
Other Requirements

NCDOT Driveway Permit, if a new or relocated driveway is proposed on a NCDOT road, or for existing driveways if the use of the property is changing
N/A

Description of the Business and Software

The proposed businesses are designed to offer and expose as many people to the World Wide Internet as possible. This will be accomplished through the sell of internet time by the minute at a competitive rate. This will all be done within a social environment. It is well known that humans are social by nature and learn best in social environments. We use our software package to promote internet use alongside the sale of other legal products. Web products, web games, web marketing, packaged food and snacks are some such examples. It should be noted that not all people of this world have access to personal computers. We as a software provider have taken great efforts to make it easy for the end user to access all usable sites in today's web world. We encourage our employees to teach the end patrons on how to use the web as a life tool. Remember... a student you teach today is tomorrows return customer. We utilize every marketing tool, including a Pre Reveal sweepstakes to sell our internet time.

Our place of business is designed to offer a safe and comfortable environment for our customers. 80% of our clientele are women. 80% of those women are over the age of 40. No alcohol, profanity or drugs will be permitted and these rules will be strongly enforced as our customer base appreciates a wholesome environment. As a side note, the entire facility will be under close video surveillance.

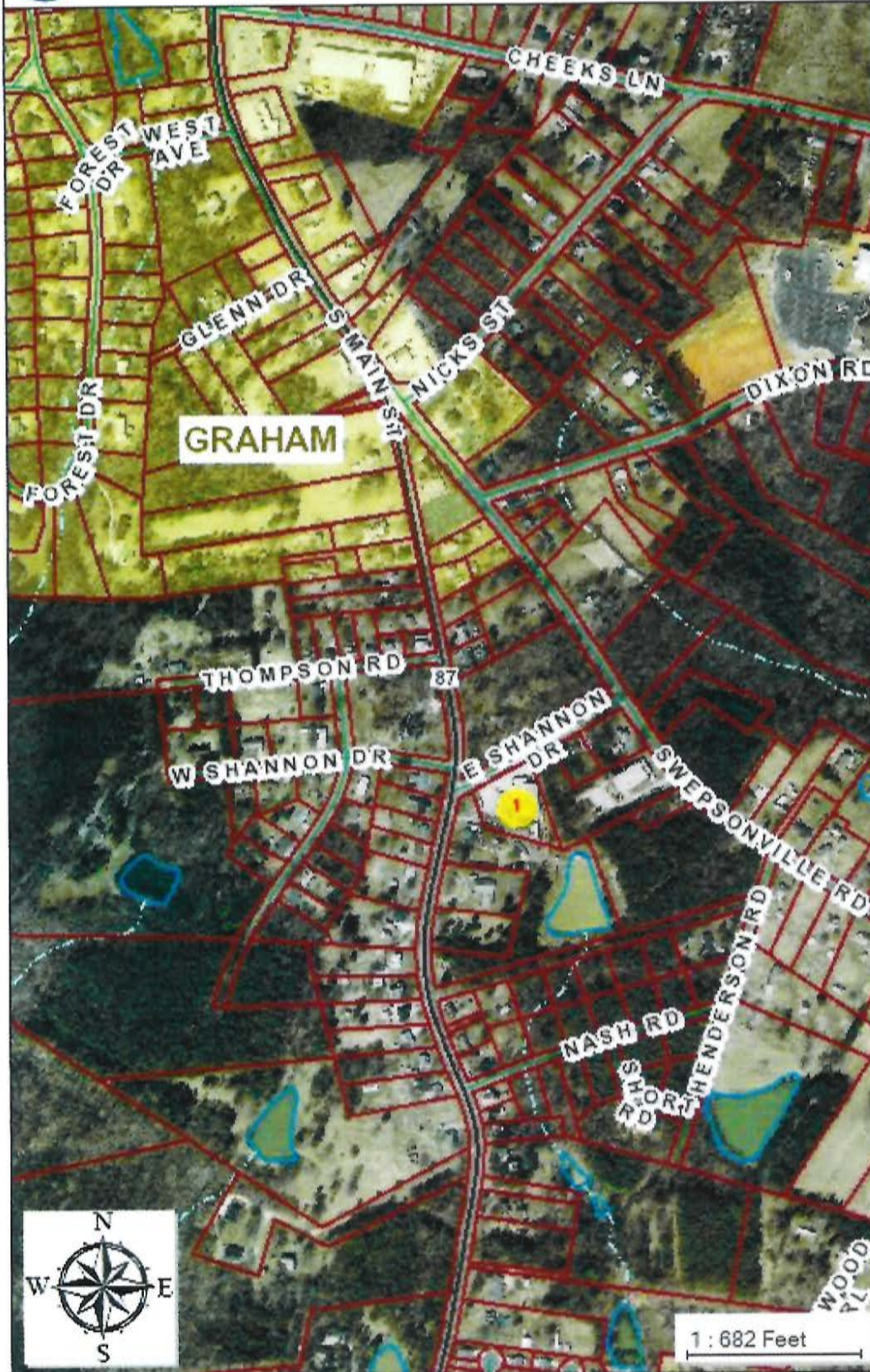


Mr B's
Gardens Center
AIDREAR EXISTING

Common
AREA

1
2
BATH ROOM

B



- Streets
- Parcels ID
- Cities
 - ALAMANCE
 - BURLINGTON
 - ELON
 - GIBSONVILLE
 - GRAHAM
 - GREEN LEVEL
 - HAW RIVER
 - MEBANE
 - OSSIPEE
 - SWEPSOINVILLE
 - WHITSETT
- Railroads
- Major Roads
- Outside Counties
 - Caswell County
 - Chatham County
 - Guilford County
 - Orange County
 - Person County
 - Randolph County
 - Fockingham County
- Hydrology
 - Dam or Weir
 - Intermittent
 - Manmade Shoreline Permanent

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Address Points
●

Streets
—

Parcels ID
□

Cities

- ALAMANCE
- BURLINGTON
- ELON
- GIBSONVILLE
- GRAHAM
- GREEN LEVEL
- HAW RIVER
- MEBANE
- OSSIPEE
- SWEPSONVILLE
- WHITSETT

Railroads
—

Major Roads
— <all other values>
— H/W/H/W

Outside Counties

- Caswell County
- Chatham County
- Guilford County
- Orange County
- Person County
- Randolph County
- Rockingham County

Hydrology

- Dam or Weir
- intermittent
- Manmade Shoreline: Permanent

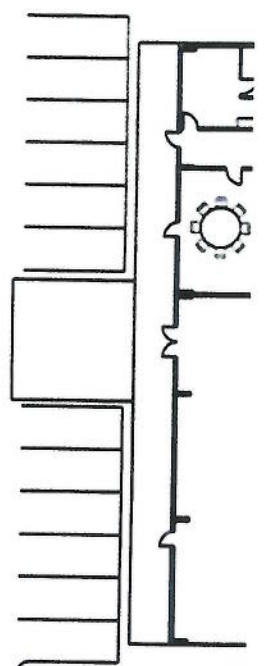
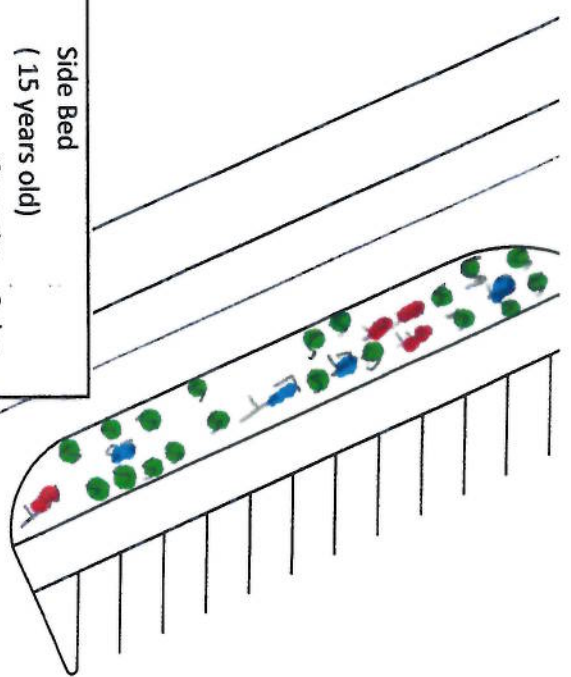
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SUP1401

Landscaping Design for 107 E. Shannon Dr

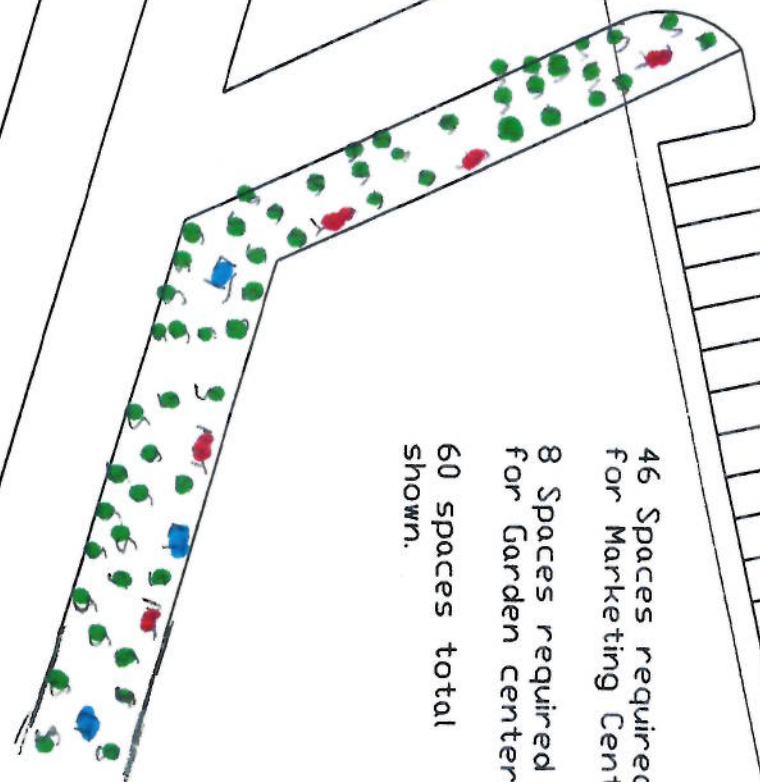
RECEIVED
APR 11 2014
CITY OF GRAHAM
INSP. / P.Z.

Side Bed (15 years old)		
	Quantity	Color
Large Tree	3	Blue
Medium Tree	4	Orange
Shrub	20	Green



46 Spaces required
for Marketing Center.
8 Spaces required
for Garden center.
60 spaces total
shown.

Front Bed (15 years old)		
	Quantity	Color
Large Tree	3	Blue
Medium Tree	5	Orange
Shrub	54	Green



Landscaping pictures
of front bed
107 E. Shannon Dr
Graham N.C.
(15 years old)









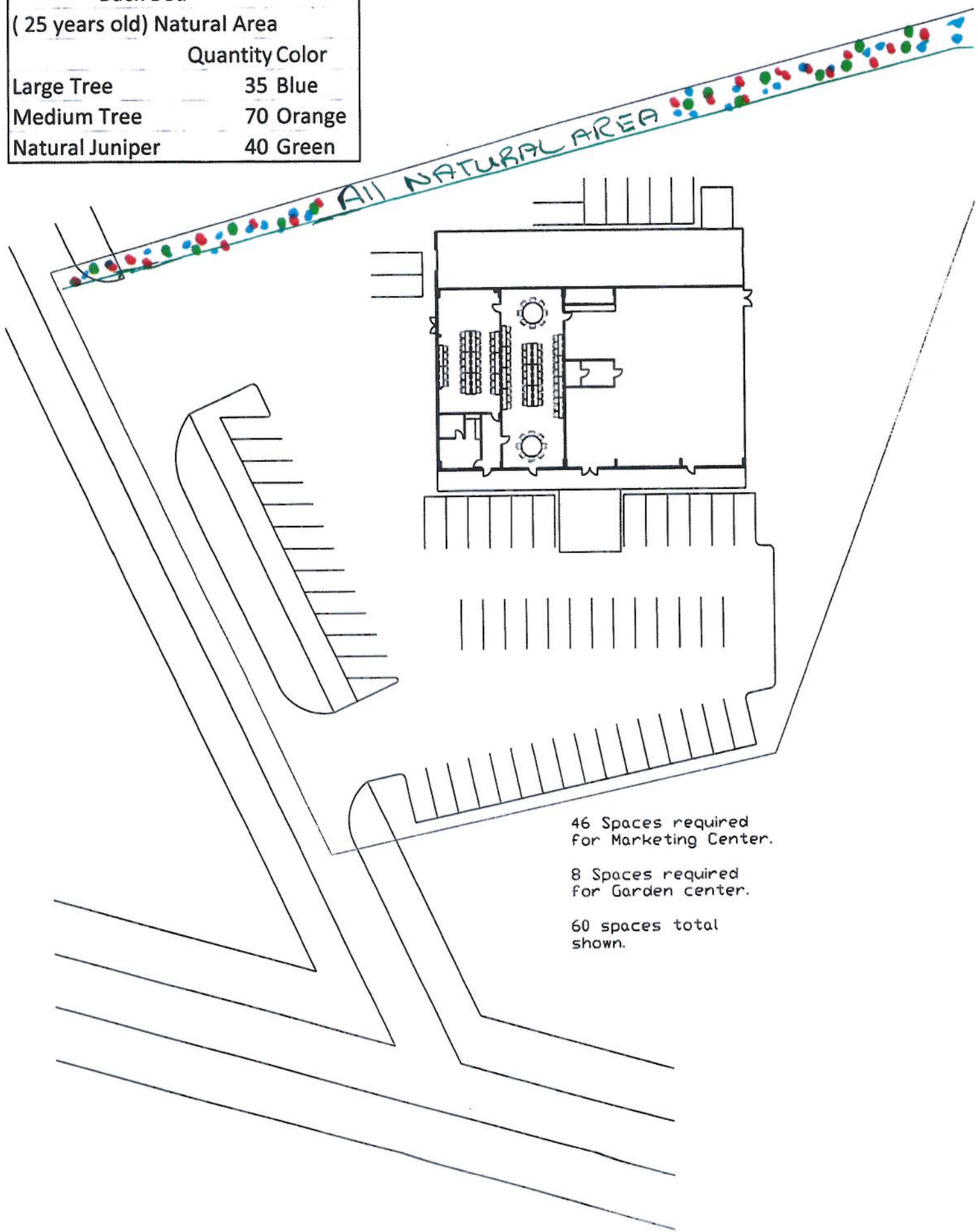


Landscaping pictures
of " Side Bed "
107 E. Shannon Dr
Graham N.C.
(15 years old)



Landscaping pictures
of " Back Bed "
107 E. Shannon Dr
Graham N.C.
(25 years old)

Back Bed	
(25 years old) Natural Area	
	Quantity Color
Large Tree	35 Blue
Medium Tree	70 Orange
Natural Juniper	40 Green



46 Spaces required
for Marketing Center.

8 Spaces required
for Garden center.

60 spaces total
shown.





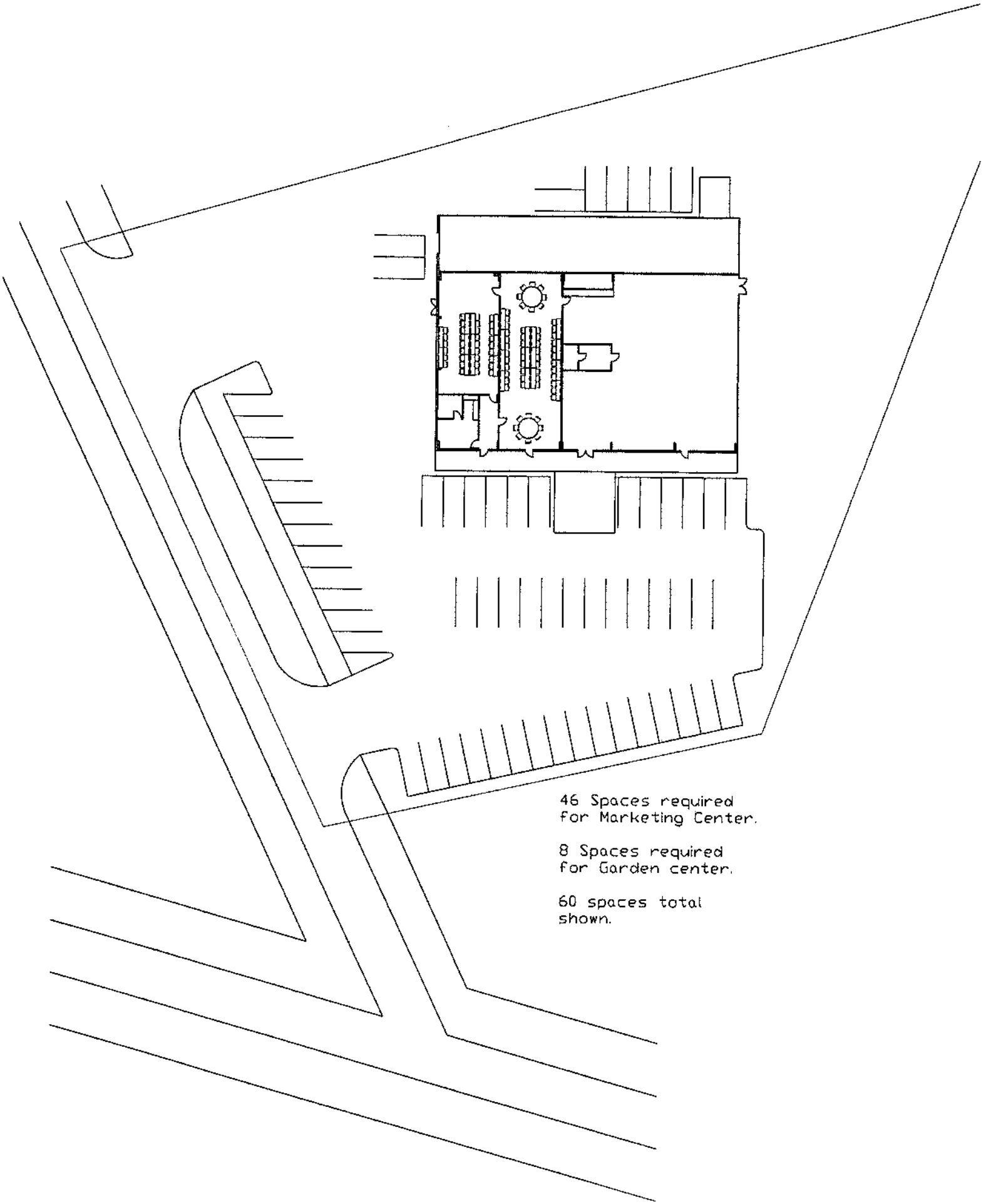
SUP1481

Parking Layout
for
107 E. Shannon Dr
Graham N.C.

RECEIVED

APR 11 2014

CITY OF GRAHAM
INSP. / P.Z.



46 Spaces required
for Marketing Center.

8 Spaces required
for Garden center.

60 spaces total
shown.



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with the "City of Graham Growth Management Plan 2000-2020" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.

**Shannon Dr Internet Marketing Center
(SUP1401)**

Type of Request
Special Use Permit

Meeting Dates
Planning Board on April 15, 2014
City Council on May 6, 2014

- I move to recommend **APPROVAL** of the application as presented.
- I move to recommend **APPROVAL** with the following conditions:
- o [Insert additional or other conditions]
- I move to recommend **DENIAL**.

-
- The application is **consistent** with the *City of Graham Growth Management Plan 2000-2020*.
- The application is **not fully consistent** with the *City of Graham Growth Management Plan 2000-2020*.

This report reflects the recommendation of the Planning Board, this the 20th day of May, 2014.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson, Secretary



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

220 W Harden Multifamily (RZ1405)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 17, 2014

City Council on July 1, 2014

Contact Information

Third Wave Housing

463 ½ Carolina Cir, Winston-Salem, NC 27104

904-616-2643; admin@thirdwavehousing.com

Summary

This is a request to rezone the subject property from I-1 to R-MF. The property is currently occupied by a vacant industrial building. The stated reason for this rezoning request is "we are doing an adaptive reuse of the mill building into apartments using the existing interior spaces."



Location

220 W Harden St

GPIN: 8884045747

Current Zoning

Light Industrial (I-1)

Proposed Zoning

Residential (multifamily) (R-MF)

Overlay District

none

Surrounding Zoning

R-12, R-MF, O-I & B-2

Surrounding Land Uses

Single family, Offices,
General Business and Vacant

Size

0.82 acres

Public Water & Sewer

Water on W Harden St

Sewer to W Elm St

Floodplain

No

Staff Recommendation

Approval

Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

Applicable Goals to Guide Us into the Future

- 6.1.2. Continue to support efforts that identify, restore and/or reuse cultural and historic structures, buildings, monuments and neighborhoods. *Rezoning the property to R-MF would allow the reuse of a vacant industrial building into dwelling units.*
- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *The rezoning would allow for higher density residential development within the Town Center area.*
- 6.3.1. Prohibit residential development that is in close proximity to incompatible uses or provide proper buffering to protect existing uses and new development. *The rezoning would provide a transition zone between the existing single family neighborhood and W Harden St/downtown businesses, instead of the current light industrial designation.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *The rezoning would permit the reuse of a deteriorating historic structure into dwelling units.*

Applicable Planning District Policies and Recommendations

- 7.3.4.1.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *The rezoning would permit the redevelopment of a deteriorating historic structure into dwelling units.*
- 7.3.4.1.3. Preserve established residential neighborhoods within the district. *Rezoning to R-MF would be a more compatible land use than I-1 adjacent to an existing single family neighborhood.*
- 7.3.4.1.6. Continue to encourage the redevelopment efforts underway within the Town Center. *The rezoning would permit the redevelopment of a deteriorating historic structure into dwelling units.*

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the rezoning. The following supports this recommendation:

- Rezoning the property would be consistent with the Town Center development type and would further goals and policies of the *Growth Management Plan*.

Planning District

North

Development Type

Town Center

Located near a major thoroughfare

For single family residential, townhouses, apartments & condominiums, commercial, office/institutional and mixed use

Characteristics include pedestrian-oriented; design requirements; sidewalks; street trees; height of structures regulated; building orientation

Density of 5+ DU/acre or 10,000 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities



Application for REZONING or CONDITIONAL REZONING

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25th of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

Site

Street Address: 220 W Harden St

Tax Map#: 145514 GPIN: 8884056108

Current Zoning District(s): 8884045747

R-7 R-9 R-12 R-15 R-18

R-MF R-G C-R C-MXR

B-1 B-2 B-3 C-B C-MXC

O-I C-O-I I-1 I-2 C-I

Overlay District, if applicable:

Historic S Main St/Hwy 87 E Harden St/Hwy 54

Current Use: Vacant Industrial Building

Total Site Acres: 35,697+/-

Property Owner: JAY BURKE RENTALS INC

Mailing Address: 2914 S NC 87

City, State, Zip: GRAHAM, NC 27253

Applicant

Property Owner Other Contracted Purchaser

Application for Conditional Rezoning may only be initiated by the owner of a legal interest in all affected property, any person having an interest in the property by reason of written contract with owner, or an agent authorized in writing to act on the owner's behalf. If the applicant for Conditional Rezoning is other than the Property Owner, documentation in compliance with the preceding statement must be provided in order for this application to be complete.

Name: Third Wave Housing

Mailing Address: 463 1/2 Carolina Circle

City, State, Zip: Winston Salem, NC 27104

Phone # (904) 616-2643

Email: admin@thirdwavehousing.com

I have completed this application truthfully and to the best of my ability.

Signature of Applicant

Date

Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

R-7 R-9 R-12 R-15 R-18

R-MF R-G C-R C-MXR

B-1 B-2 B-3 C-B C-MXC

O-I C-O-I I-1 I-2 C-I

Describe the purpose of this rezoning request. *For Conditional Rezoning*, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

We are doing an adaptive reuse of the mill building into apartments using the existing interior spaces.

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MAY 19 2014

CITY OF GRAHAM
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For Conditional Rezoning, this application must be accompanied by a Preliminary Site Plan and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.

Site Plan Review Application **must be attached to this application for Conditional Rezoning**

Office Use Only. DEVID#

RZ1405



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with the "City of Graham Growth Management Plan 2000-2020" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.

**220 W Harden Multifamily
(RZ1405)**

Type of Request
Rezoning

Meeting Dates
Planning Board on June 17, 2014
City Council on July 1, 2014

- I move to recommend **APPROVAL** of the application as presented.
- I move to recommend **DENIAL**.

-
- The application is **consistent** with the *City of Graham Growth Management Plan 2000-2020*.
- The application is **not fully consistent** with the *City of Graham Growth Management Plan 2000-2020*.

This report reflects the recommendation of the Planning Board, this the 17th day of June, 2014.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson, Secretary



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Granite Cellular Communication Tower (SUP1403)

Type of Request: Special Use Permit

Meeting Dates

Planning Board on June 17, 2014

City Council on July 1, 2014

Contact Information

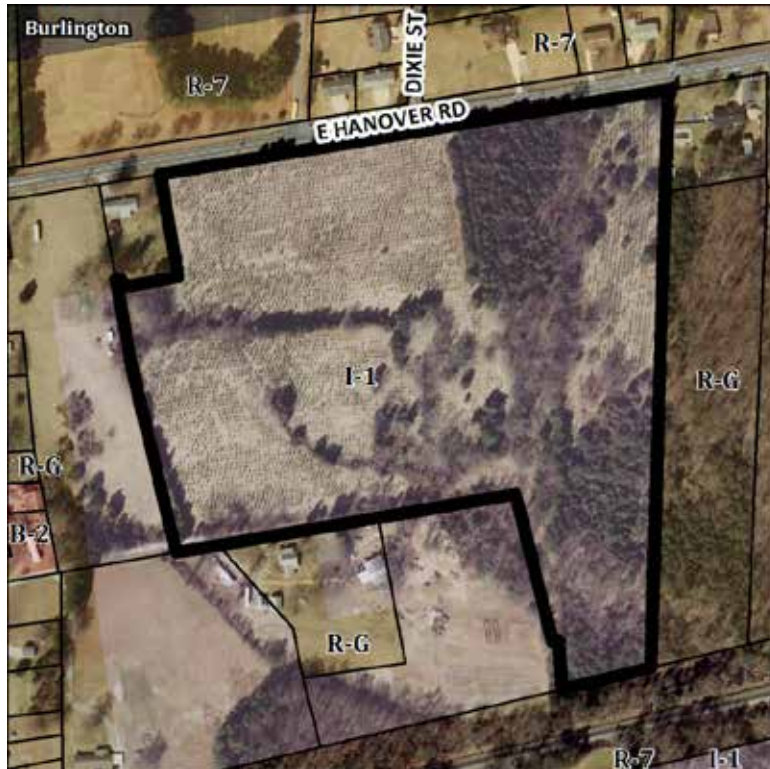
Tower Engineering Professionals

3703 Junction Blvd, Raleigh, NC 27603

919-661-6351; jcosgrove@tepgroup.net

Summary

This is a request for a Special Use Permit for a cellular communication tower on a portion of property located on E Hanover Rd. The property is currently vacant.



The following was submitted as part of the application package:

- Preliminary site plan
- Engineered fall zone letter
- Pictures of existing vegetation
- Letter regarding application to the FAA and FCC
- Letter regarding availability of existing structures
- Maps showing existing and proposed cellular coverage in the tower area

Location

E Hanover Rd

GPIN: 8884392495

Proposed Special Use

Cellular Communication Tower

Current Zoning

Light Industrial (I-1)

Overlay District

None

Surrounding Zoning

R-7, R-G & I-1

Surrounding Land Uses

Single Family Houses & Vacant

Size

0.15 acres

Public Water & Sewer

Water and Sewer
on E Hanover Rd

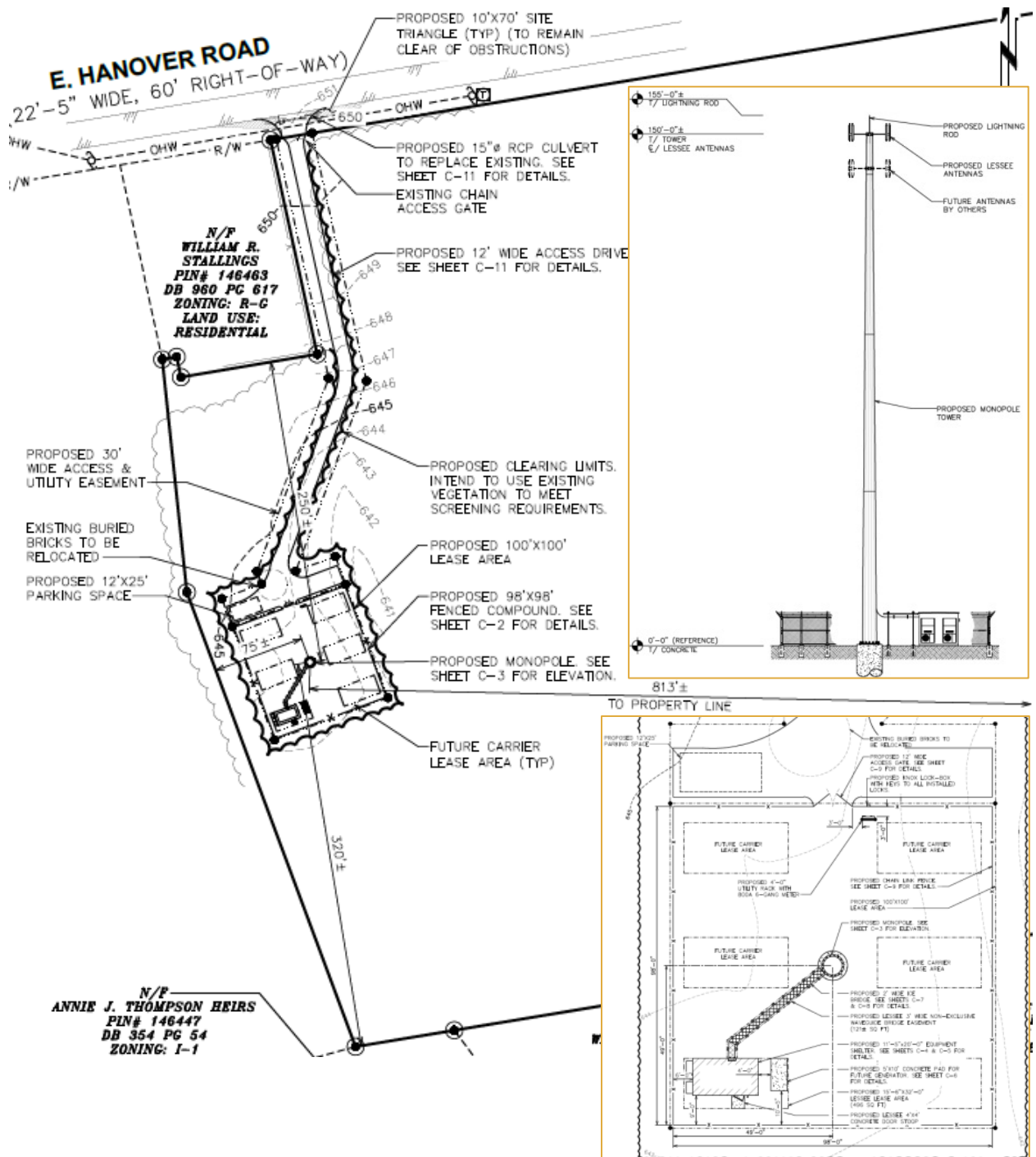
Floodplain

No

Staff Recommendation

Approval, with conditions

The proposal is for a 150' monopole wireless telecommunications facility to be developed in accordance with the preliminary site plan prepared by Tower Engineering Professionals and dated May 22, 2014. The facility will be located on the far western side of the 16.11 acre parcel and will occupy a 100'x100' lease area. Access to the area will be from E Hanover Rd via a 12' wide gravel drive. One off-street parking space is provided. The facility will be designed to allow for future co-location. One 230sf appurtenant structure is proposed with space for five additional structures (one each for up to five future co-locators). The facility will be surrounded by an 8' high chain link fence topped with barbed wire and proposes to use existing vegetation to meet screening and landscaping requirements.



Technical Review Committee

The TRC reviewed the preliminary site plan and met with the applicant on May 19, 2014. The applicant submitted a revised preliminary site plan on May 23, 2014. The following TRC comments have not been addressed:

- For the special use permit, will need certification that the tower operations will not interfere with normal radio and television reception in the vicinity

Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

Applicable Goals to Guide Us into the Future

- 6.1.3. Enforce landscaping standards to help beautify and buffer development sites. *The applicant proposes to meet screening and landscaping requirements using existing vegetation.*
- 6.2.3. Plan for the construction of new [community] facilities in areas of the City that are lacking facilities. *The proposed tower is located in an area that currently has poor wireless coverage.*

Applicable Planning District Policies and Recommendations

- None are applicable

<p><u>Planning District</u> North</p> <p><u>Development Type</u> Neighborhood Residential</p> <p>Located near a major thoroughfare</p> <p>For single family residential and townhouses</p> <p>Characteristics include open space; parks included with development; pedestrian-oriented; automobile-oriented; sidewalks; street trees; landscaping</p> <p>Density of 3+ DU/acre</p> <p>Infrastructure includes water, sewer, street connectivity and underground utilities</p>

DRAFT Findings of Fact and Conclusions

In granting a special use permit, the City Council shall find that all of the six conditions listed below have been met, or it shall be denied. Staff has prepared the following DRAFT findings of fact for each of the six conditions. These findings should be modified by the Council as it considers its decision.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.
The proposed tower facility meets the area, height and yard regulations of the I-1 zoning district. It will meet all performance standards for uses in the I-1 and I-2 zoning districts once a letter certifying that the tower operations will not interfere with normal radio and television reception in the vicinity is received.

2. Conditions specific to each use, identified by the Development Ordinance, are complied with.

The following requirements are specific to this use:

- *There is no requirement for off-street parking. However, one parking space is being provided.*
- *A Type D planting yard is required where the tower site is closest to the western property boundary. The screening requirement for towers fulfills and exceeds this landscaping requirement.*
- *The minimum distance from the base of the tower to the nearest property line shall be equal to or greater than the height of the tower. The city council shall have the option to waive this provision upon receiving documentation from the petitioner that the tower is engineered such that in the event of collapse, the tower will fall upon itself within the property boundaries upon which it is located. This option may require the establishment of a setback equivalent to a fall zone easement certified by a professional engineer registered in North Carolina. In any case, the minimum setback for a tower and all appurtenant structures shall be 25 feet from the nearest property line. An engineered fall zone letter certified by a NC professional engineer was submitted stating that, if collapse should occur, the tower will be designed so that the fall will be limited so that the tower will be contained within a 75-foot radius and within the property boundaries upon which it is located. Further, the tower and all appurtenant structures are located no closer than 30 feet from the nearest property line.*
- *No freestanding or guyed tower may be constructed closer than the tower's height from any public right-of-way. The 150' high tower is located approximately 430' from E Hanover Rd and 800' from the railroad right-of-way.*
- *Appurtenant structures shall be unmanned and be limited to 240sf for each tower and co-locator. Setback for these structures shall be at least 15 feet from any property line. One 230sf appurtenant structure is proposed for the one proposed occupant, as well as space for one appurtenant structure for each of up to five co-locaters. All appurtenant structures are located 30 feet or more from the nearest property line.*
- *The base of the tower, including but not limited to equipment and/or storage structures, shall be enclosed by a commercial grade chain link fence a minimum of eight feet in height. An 8' high commercial grade fence topped with barbed wire is proposed to surround a 98'x98' area around the base of the tower and all appurtenant structures.*
- *A vegetative screen shall be planted around the security fence consisting of at least two staggered rows of evergreen shrubs on five feet centers, at least five feet tall at the time of planting, unless existing vegetation or topography is determined to provide screening at least as effective as the planted screening. The applicant proposes to use existing vegetation to meet screening requirements and has submitted pictures showing the existing vegetation.*
- *The applicant shall provide letters from all applicable government regulatory agencies verifying that the agency's requirements have been met. The applicant has provided a letter stating that they have filed an application with the FAA and once FAA approval is received, they will file an application with the FCC.*
- *The output for towers shall not exceed federally approved levels for exposure to electronic magnetic force. The petitioner shall also certify that the tower operations will not interfere with normal radio and television reception in the vicinity. These two requirements have not been addressed.*
- *Towers shall be provided with warning lights pursuant to FAA and FCC guidelines. The preliminary site plan provides that "tower shall be illuminated only as required by the FCC, FAA or other state or federal agency of competent jurisdiction."*

- Towers established pursuant to this ordinance and greater than 75 feet in height shall be located no closer than one mile from another tower greater than 75 feet in height. The council shall have the option to waive this provision if it is determined that a less objectionable site can be established at a closer location, or that other sites are not suitable for proper coverage. The closest existing tower is located in the vicinity of Queen Ann St and Longest St in Burlington, about 1.2 miles from the proposed tower.
 - Towers less than 150 feet in height shall be adequately designed and of sufficient height to accommodate at least one additional user. Towers greater than 150 feet in height shall be designed to accommodate multiple additional users. A professional engineer shall present documentation that the tower has sufficient structural integrity to accommodate more than one user. The proposed tower facility is shown on the preliminary site plan to accommodate up to six total users. The preliminary site plan is sealed by a professional engineer.
 - The applicant shall present documentation that no suitable existing facilities within the coverage area are available to the applicant. The applicant submitted a letter stating that there were no existing towers within their search area nor were there any structures of sufficient height available for co-location.
 - Towers are not permitted in a designated historic district or on property on which a designated historic landmark is located. In addition towers shall not be constructed within 350 feet of a designated historic district or an historic landmark. The proposed tower is not located on or within 350 feet of a designated historic district or landmark.
 - Outside storage is not permitted on the tower site. No outside storage is shown on the preliminary site plan.
3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
The tower has been designed to fall upon itself, is located 75 feet from the nearest property line, is located more than 150 feet from any public right-of-way, and will be certified to not interfere with normal radio and television reception in the vicinity.
 4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.
The use is a public necessity as wireless coverage in the area is shown to currently be poor.
 5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.
The area is currently a mix of vacant, light industrial, and single family and manufactured homes. The tower will be located approximately 330 feet from the nearest primary structure.
 6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.
Requirements for screening and lighting have been satisfactorily addressed.

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Special Use Permit, **with the following conditions**:

- After the area is cleared, staff will evaluate the site to determine if the remaining existing vegetation meets the requirements of the ordinance and will require plantings if it does not.
- A Building Permit will not be granted until the applicant submits letters from the FAA and FCC verifying that the agency's requirements have been met and a letter certifying that the tower operations will not interfere with normal radio and television reception in the vicinity.

The following supports this recommendation:

- The development furthers goals of the *Growth Management Plan*. None of the development types described in the *Growth Management Plan* addresses the location of utilities.
- The development will comply upon final site plan approval with the standards of the *Development Ordinance*.
- The development will meet all six conditions required by Section 10.144 of the *Development Ordinance* if approved with the recommended conditions.



Application for SPECIAL USE PERMIT

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

Uses shown as "S" in the *City of Graham Development Ordinance*, Section 10.135 Table of Permitted Uses, require a Special Use Permit before the use will be permitted in the zoning district. Applicants are strongly encouraged to consult with the City Planner to understand the requirements for the proposed special use and the information that will be needed as part of this application.

Site

Street Address: E Hanover Road
Tax Map#: 146699 GPIN: 8884392495
Current Zoning District(s): I-1
Overlay District, if applicable:
 Historic S Main St/Hwy 87 E Harden St/Hwy 54
Current Use: Vacant
Property Owner: Copeland Inc.
Mailing Address: PO Box 1280
City, State, Zip: Burlington, NC 27215
Phone #: 336-226-0272
Email: jason@copelandfabrics.com

Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):
Cellular Communication Tower

Check if this use is also listed in Section 10.149 Special uses listed

This application **must include sufficient information** to demonstrate that all requirements of the proposed special use will be met. Check which of the following are submitted with this application:

- Preliminary Site Plan
 Descriptive Information

PROPOSED 150' MONOPOLE WIRELESS TELECOMMUNICATIONS FACILITY TO BE LOCATED ON PARCEL ID #146699 ZONED I-1 WITHIN CITY OF GRAHAM JURISDICTION. PARCEL IS LOCATED SOUTH OF E. HANOVER ROAD AND IS OWNED BY COPLAND INC., APPROXIMATE SIZE IS 16.11 ACRES.

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MAY 23 2014

CITY OF GRAHAM
INSP. / P.Z.

Applicant and Project Contact

Name: Tower Engineering Professionals
 Property Owner Other Agent
Mailing Address: 3703 Junction Blvd
City, State, Zip: Raleigh, NC 27603
Phone #: (919) 661-6351
Email: jcosgrove@tepgroup.net

I certify that all information furnished is true to the best of my knowledge. I have provided all information needed to demonstrate that all requirements of the proposed special use will be met.

[Signature] 5/9/14
Signature of Applicant Date
[Signature] 5-6-14
Signature of Property Owner Date
(if other than applicant)

Office Use Only. DEVID# SUP1403

Additional sheets of Descriptive Information

Because applications for a Special Use Permit go through the public hearing process, applicants are encouraged to contact neighboring property owners prior to the public hearing.

Other Requirements

NCDOT Driveway Permit, if a new or relocated driveway is proposed on a NCDOT road, or for existing driveways if the use of the property is changing

SUP1403

ENGINEERED FALL ZONE

May 06, 2014

TEP# 54182_18352

Page 1 of 1



Dave Herring

SCI Towers, LLC.
8000 South US Highway One, Suite 402
Port St. Lucie, FL 34952
(321) 848-2930
Dave@SCItowers.com

Subject: Proposed 150-ft Monopole
Site Location: N 36 04 59.13, W 79 23 48.29
Parcel ID: 146699

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MAY 23 2014

**CITY OF GRAHAM
INSP. / P.Z.**

Dear Mr. Herring:

The above referenced tower will be designed in strict accordance with the ANSI/TIA-222-G, the North Carolina Building Code (2012 Edition), and the Development Ordinance of the City of Graham. Due to the safety factors incorporated into those codes, we do not expect the tower to collapse, even with wind speeds greater than specified.

The above referenced tower can and will be designed such that if a collapse occurs, the fall will be limited so that the tower will be contained within the required 75-foot fall radius and within the property boundaries upon which it is located. The centerline of the tower will be located 75 feet from the western property line of Parcel 146699. SCI Towers, LLC will contract with Tower Engineering Professionals, Inc. (TEP) to review the final design of the tower.

Please feel free to contact our office at 919-661-6351 should you have any questions.

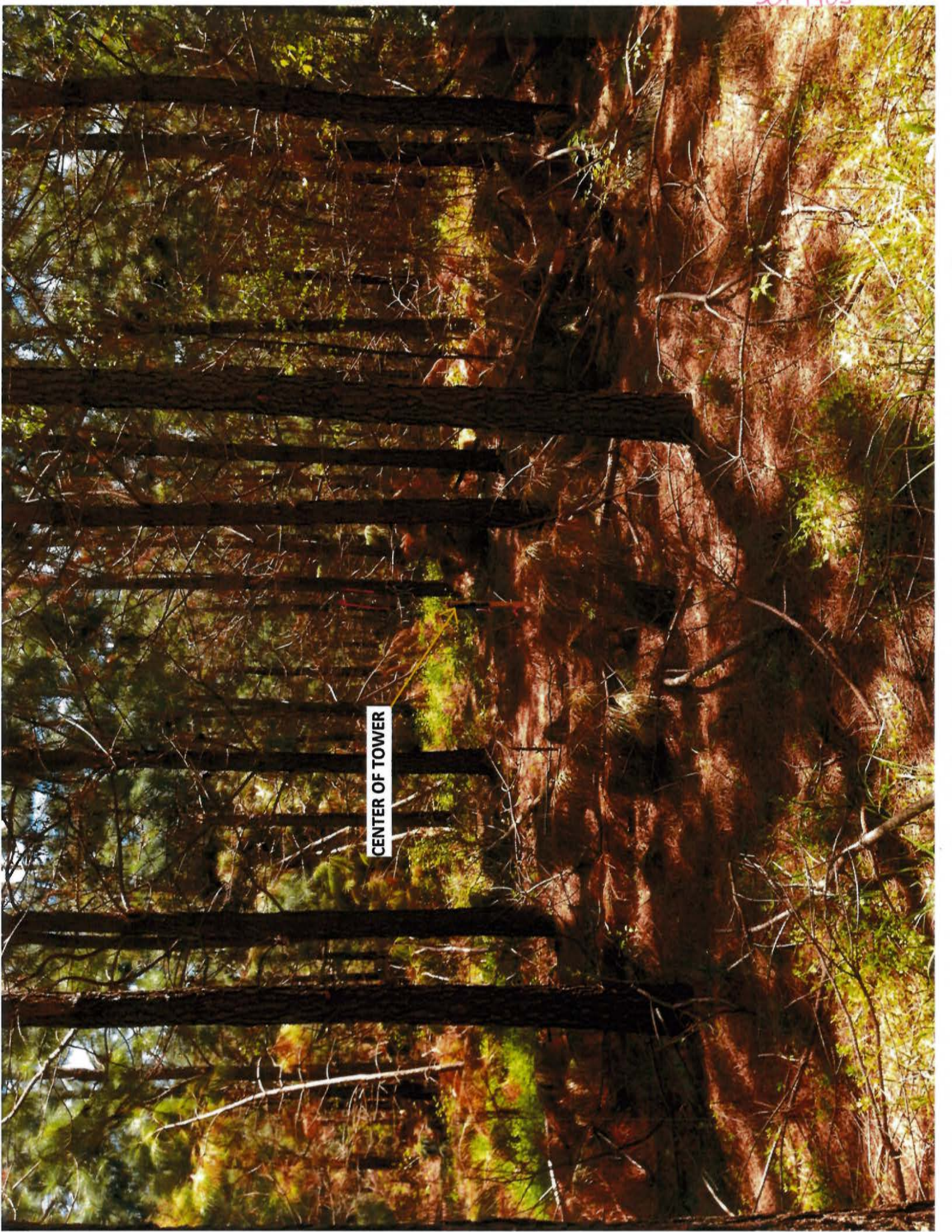
Sincerely,

Tower Engineering Professionals, Inc.
Kimberly S. Martin, P.E.
Division Manager

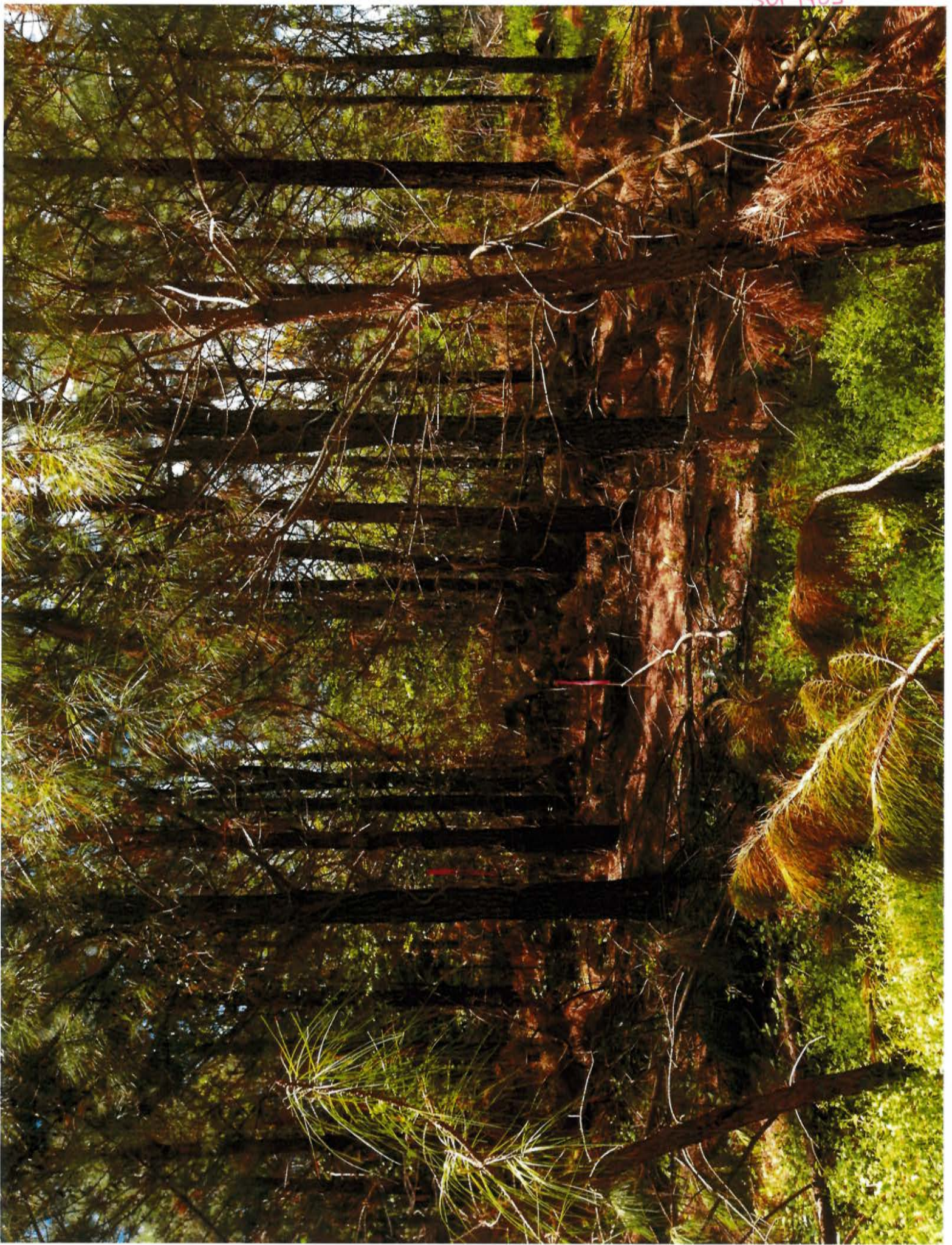


SUP1403

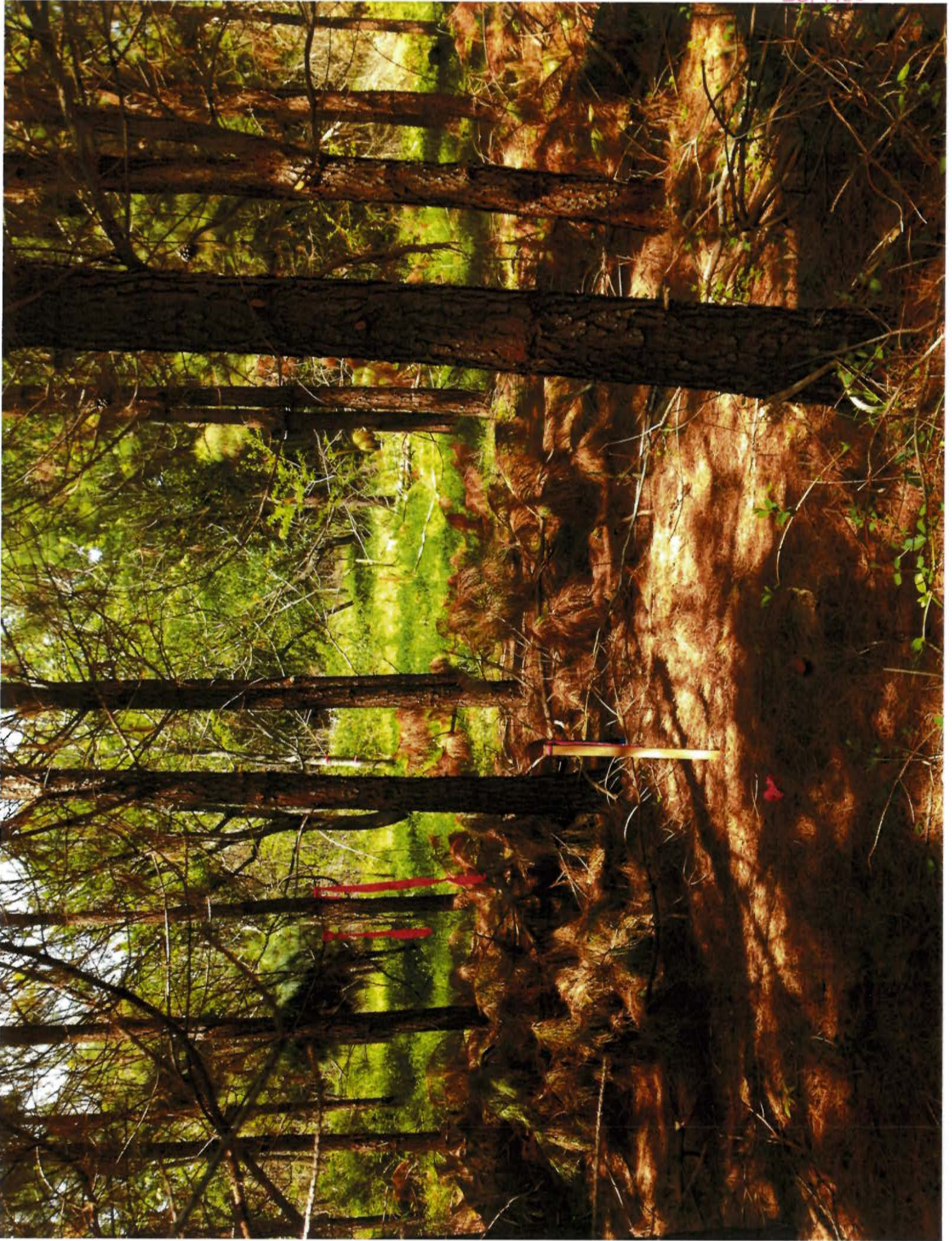
CENTER OF TOWER



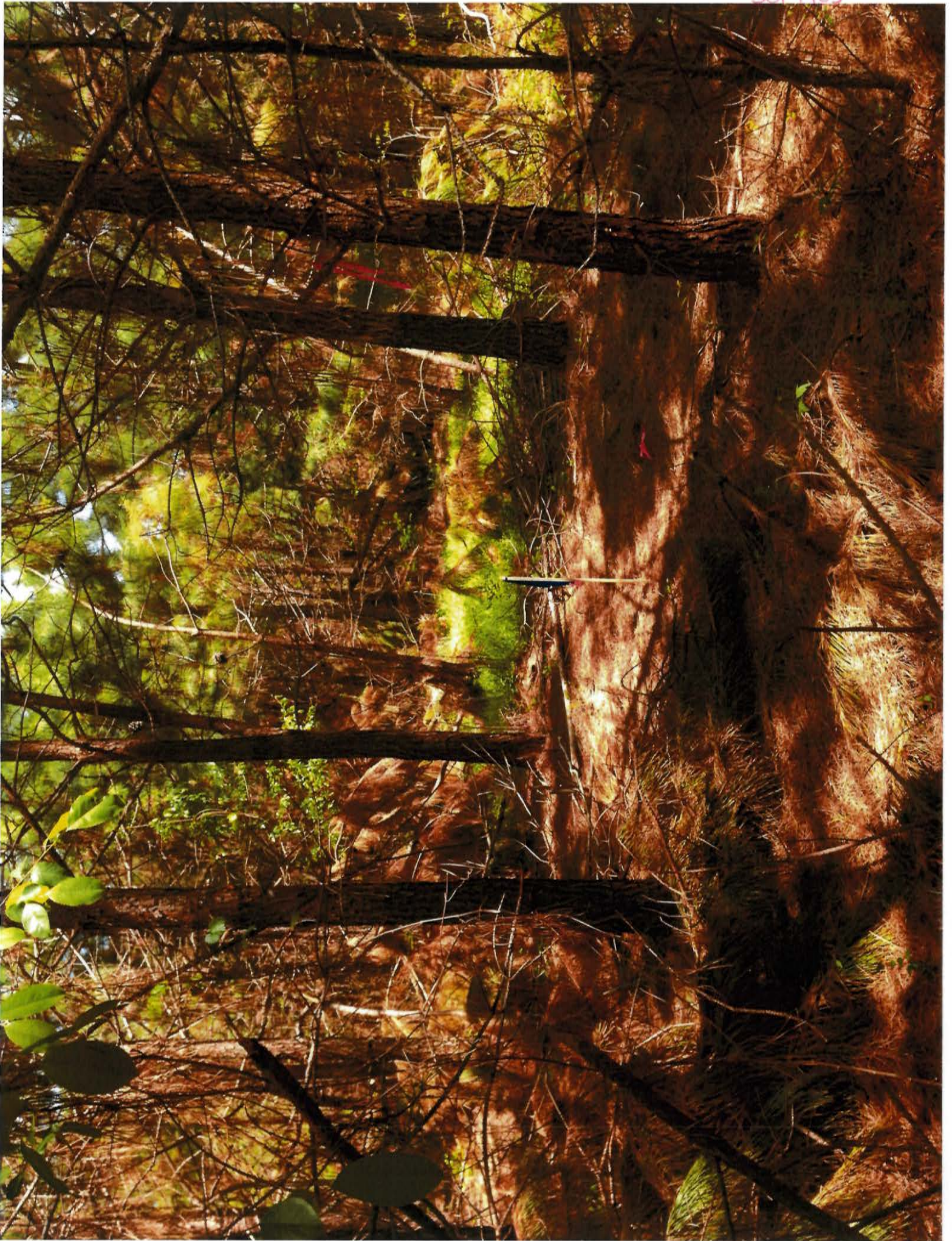
SUP 1403



SUP403



SOP1403



SUP1403



SCI TOWERS, LLC

8000 South US Highway One
Suite 402
Port St. Lucie, Florida 34952

T 888.318.2803
F 888-549-3889
Dave@SCItowers.com
www.SCItowers.com

May 13, 2014

RE: SCI TOWERS GRANITE VILLAGE FAA AND FCC ASR FILING

To whom it may concern:

SCI has filed for FAA approval for our Granite Village proposed tower. The FAA has assigned study number 2014-ASO-4771-OE. Upon FAA approval we will be filing with the FCC to obtain our Antenna Structure Registration number (ASR).

Once we receive both approvals we will submit both documents to the City of Graham to be included in our application.

If you have any questions, please call me at 321-848-2930.

Sincerely,

A handwritten signature in blue ink that reads "D. Herring".

David M Herring

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MAY 23 2014

**CITY OF GRAHAM
INSP. / P.Z.**



May 5, 2014

Mr. Dave Herring
SCI Towers, LLC
8000 South US Highway one, Suite 402
Port St. Lucie, FL 34952

RE: SCI Towers /Verizon Wireless Granite Village zoning submittal

Dear Mr. Herring:

As you know Chase Real Estate Services did the site acquisition services for Verizon Wireless in this search area. As we evaluated this search area our objective was to meet the requirements of the zoning ordinance and get Verizon Wireless a site that gets them the coverage desired. Our 1st objective is always to collocate on existing structures when possible. Per your request, let this letter serve notice that there were no existing towers within the search area. Likewise, there were no structures within the search area that could give Verizon Wireless the height requirement of 150 ft. AGL (desired) and therefore suitable for a collocation.

If you need further detail or explanation please let me know.

Sincerely,

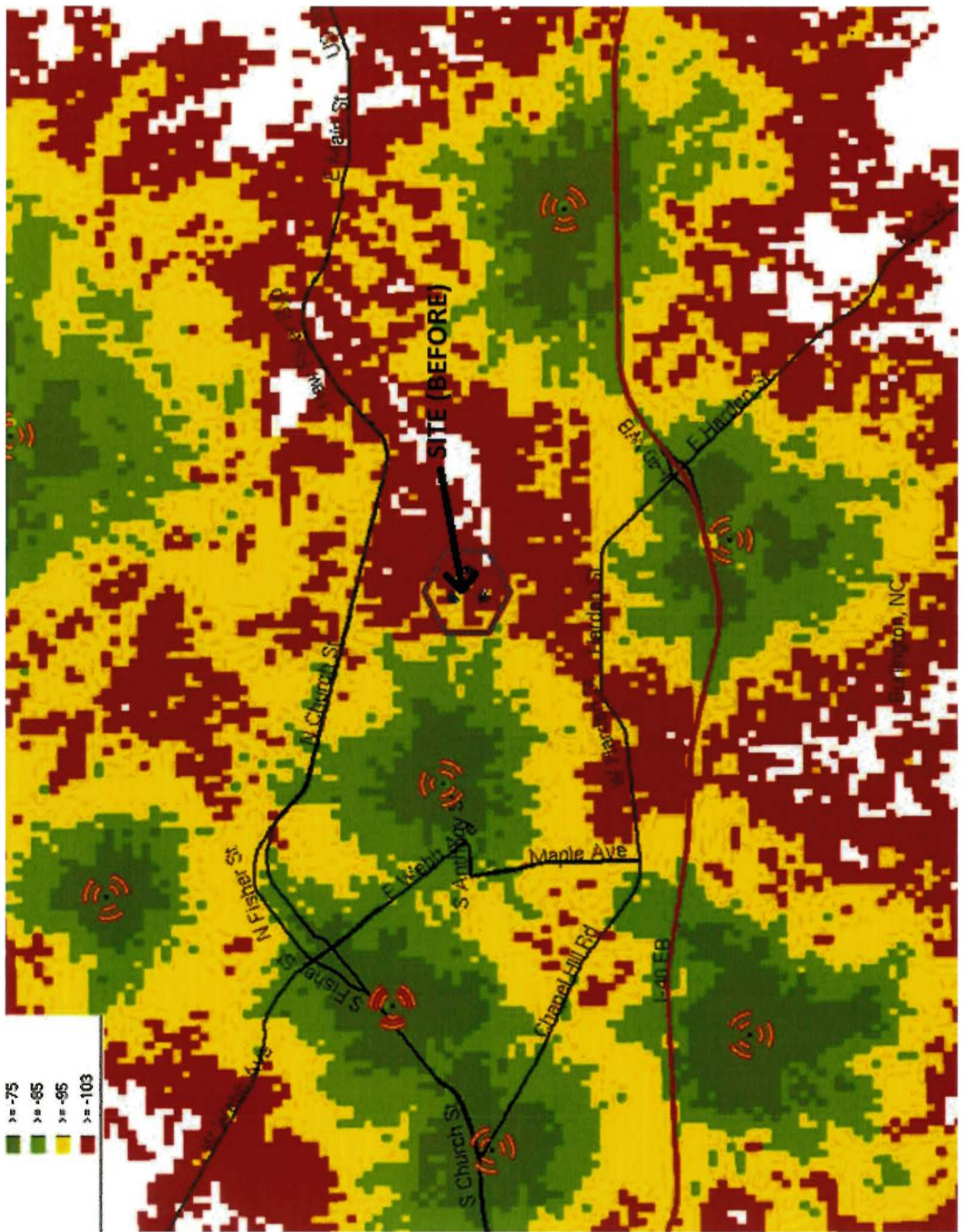
A handwritten signature in black ink, appearing to read "John Yeagley".

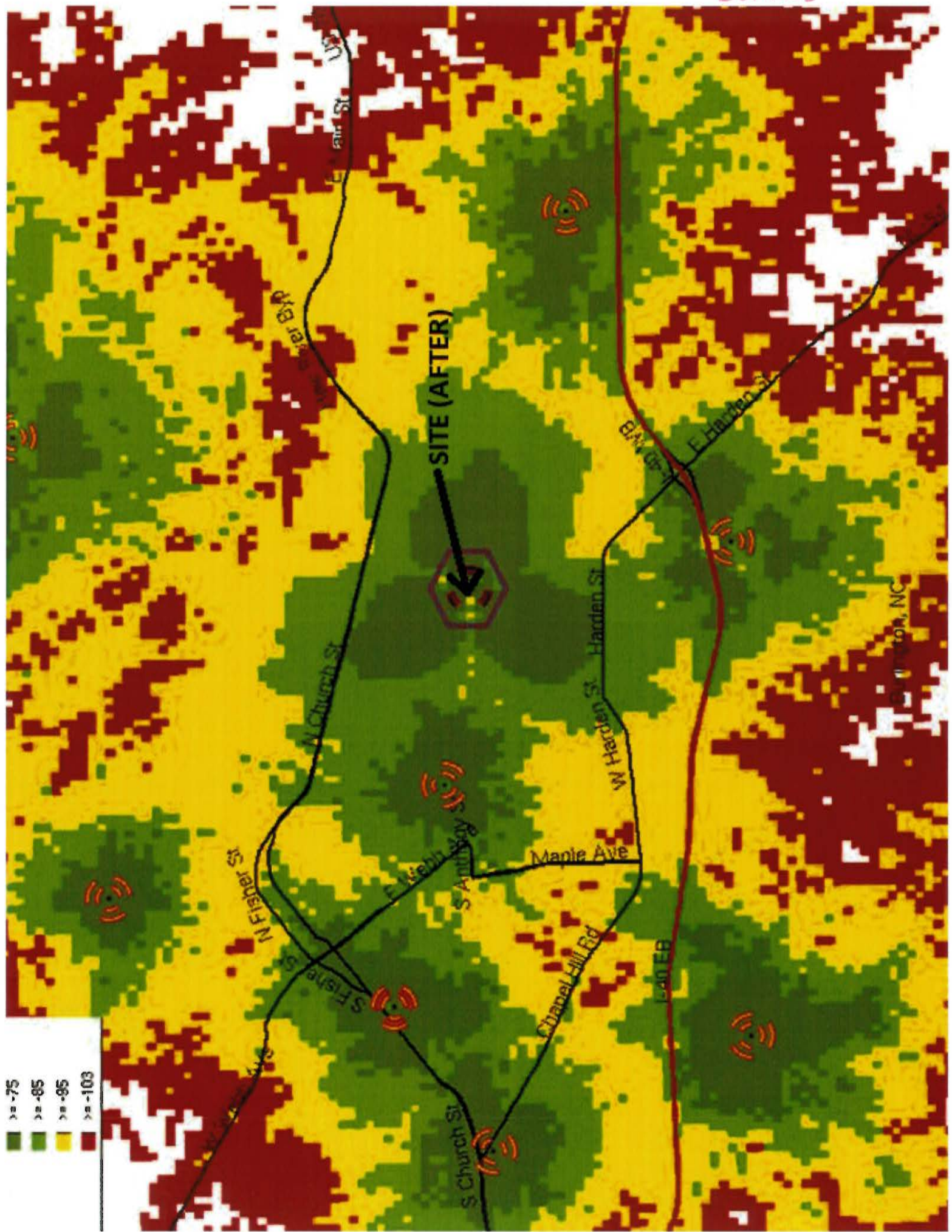
John Yeagley

RECEIVED

MAY 23 2014

CITY OF GRAHAM
INSP. / P.Z.





- >= -75
- >= -85
- >= -95
- >= -103

SITE (AFTER)

Winston, NC

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SCI TOWERS OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF NORTH CAROLINA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2-2009. THIS CONFORMS TO THE REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH LESSEE SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO LESSEE PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE SCI TOWERS PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

GENERAL NOTES

PLANS PREPARED FOR:



8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:

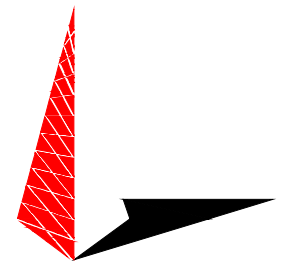


PROJECT INFORMATION:

GRANITE

E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

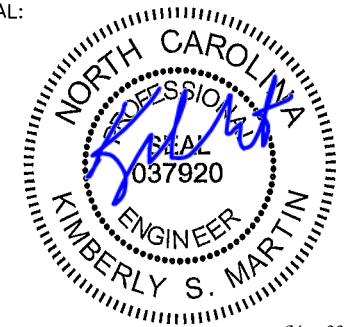
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:



May 22, 2014

3	05-22-14	ZONING
2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: MAW CHECKED BY: JAS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

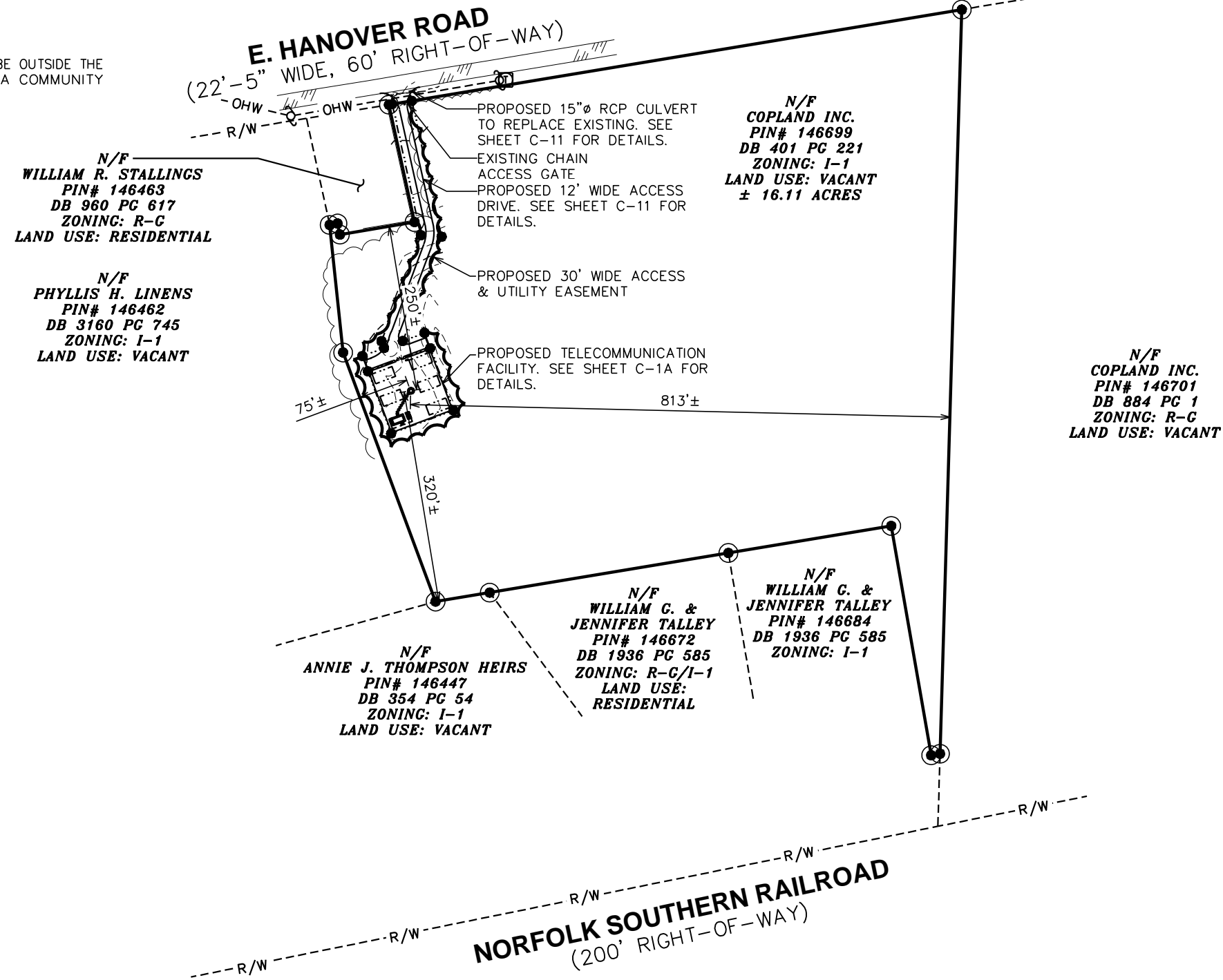
REVISION:

3

TEP #: 54182

NOTES:

1. SITE PLAN INFORMATION SHOWN BELOW TAKEN FROM SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXISTING INFORMATION INDICATED ON THE SITE PLAN WAS REPRODUCED FROM INFORMATION PROVIDED BY POINT TO POINT LAND SURVEYORS. TEP DOES NOT GUARANTEE OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #3710888500K, DATED SEPTEMBER 6, 2006.

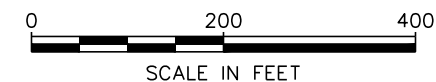


LEGEND

- EXIST. PROPERTY LINE
- ⊙ EXIST. UTILITY POLE
- ⊞ EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- - - 200 - - - EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- - - OHW - - - OVERHEAD WIRE
- - - R/W - - - RIGHT-OF-WAY
- x - CHAIN LINK FENCE
- ~ ~ ~ EXISTING TREE LINE

SITE PLAN

SCALE: 1" = 200'



PLANS PREPARED FOR:

SCI TOWERS

8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:

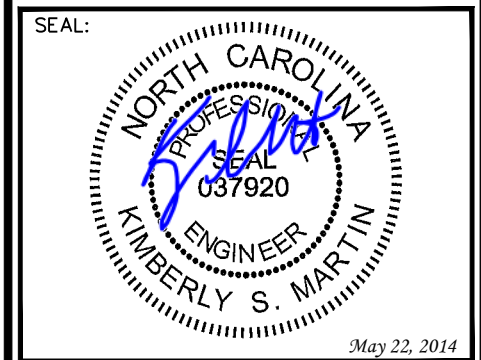
verizon wireless

PROJECT INFORMATION:

GRANITE
E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794



REV	DATE	ISSUED FOR:
3	05-22-14	ZONING
2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING

DRAWN BY: MAW CHECKED BY: JAS

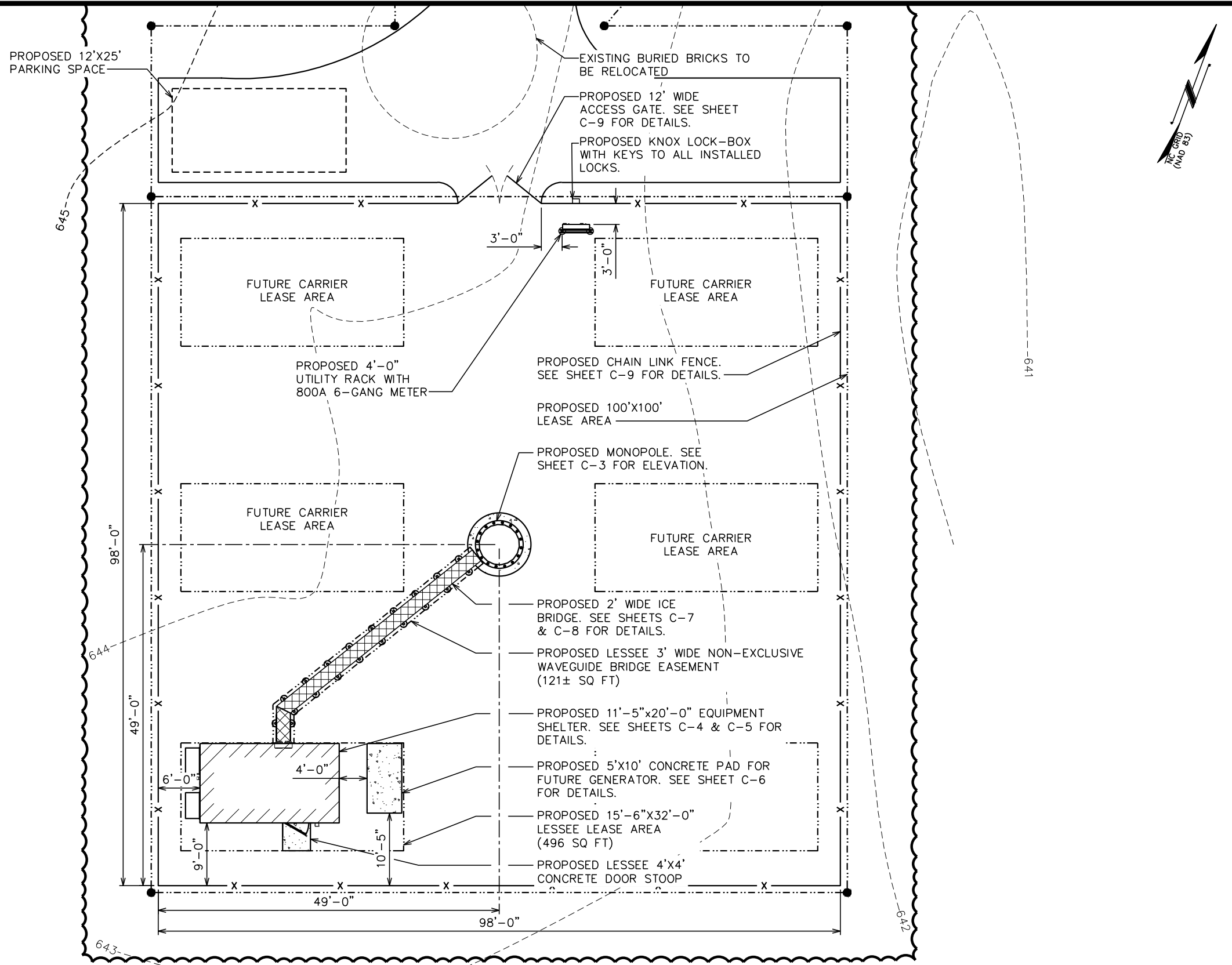
SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

REVISION: **3**

TEP #: 54182

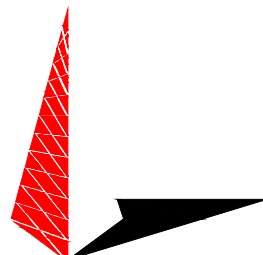


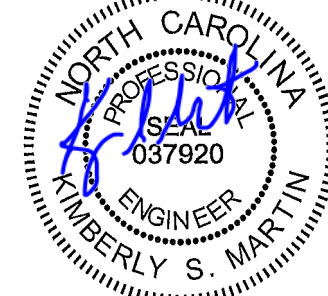
PLANS PREPARED FOR:

 8000 S. US HIGHWAY 1, SUITE 402
 PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:


PROJECT INFORMATION:
GRANITE
 E. HANOVER ROAD
 GRAHAM, NC 27253
 (ALAMANCE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603
 OFFICE: (919) 661-6351
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SEAL:

 May 22, 2014

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0	05-05-14	ZONING

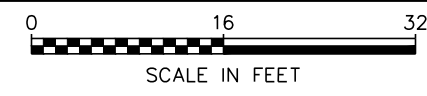
DRAWN BY: MAW | CHECKED BY: SCB

SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER:
C-2

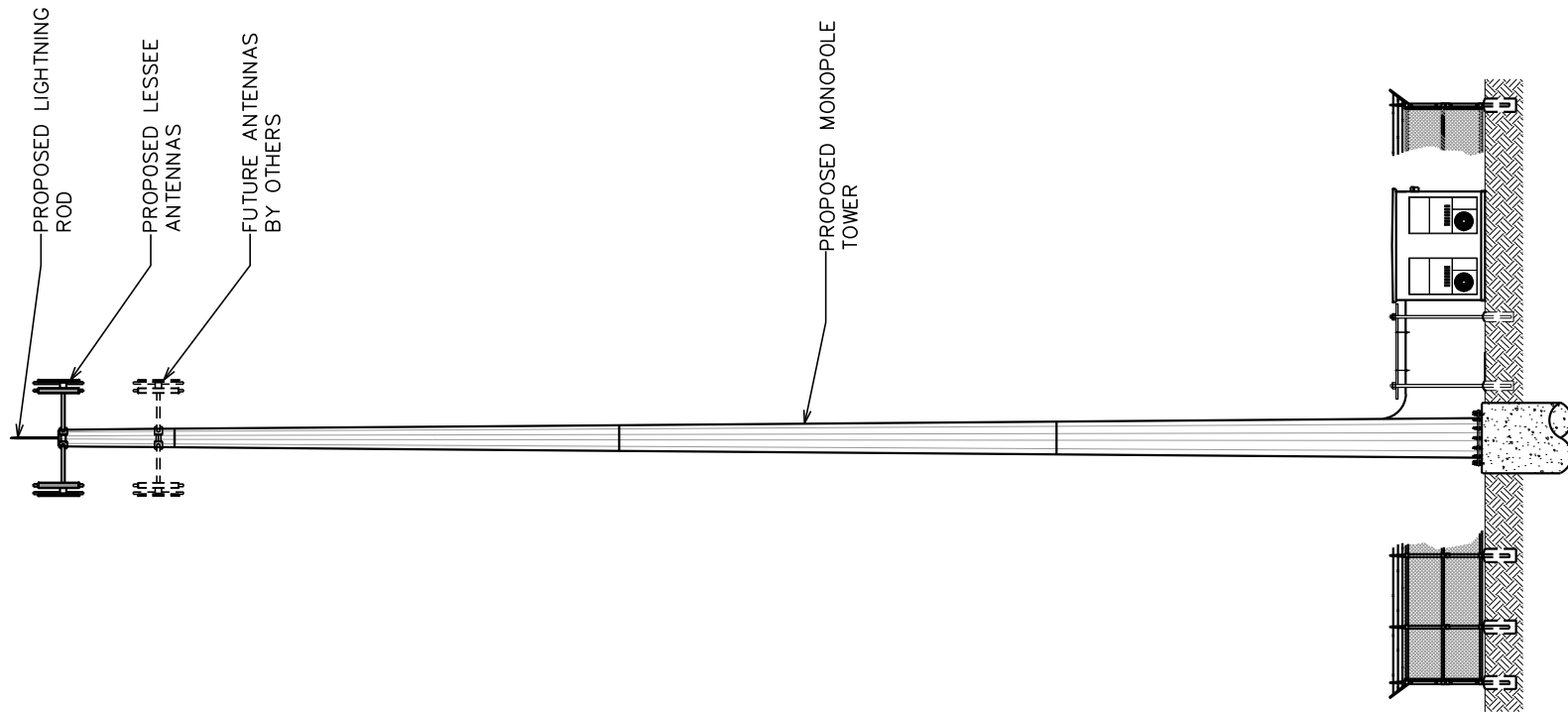
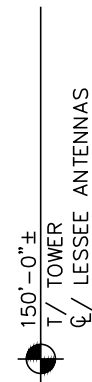
REVISION:
3
 TEP #: 54182

COMPOUND DETAIL
 SCALE: 1/8" = 1'-0"



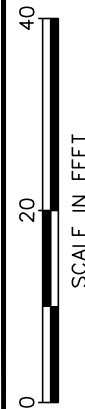
NOTES:

1. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
2. A SINGLE SIGN, 2 FEET SQUARE, IN A VISIBLE LOCATION SHALL BE REQUIRED WITH NAME AND EMERGENCY TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.
3. TOWER SHALL BE ILLUMINATED ONLY AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC), THE FEDERAL AVIATION ADMINISTRATION (FAA), OR OTHER STATE OR FEDERAL AGENCY OF COMPETENT JURISDICTION.



TOWER ELEVATION

SCALE: 1" = 20'



PLANS PREPARED FOR:



8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

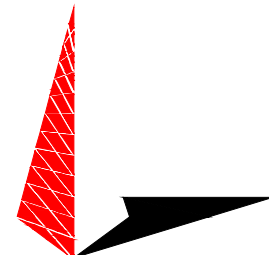
PLANS PREPARED FOR:



PROJECT INFORMATION:

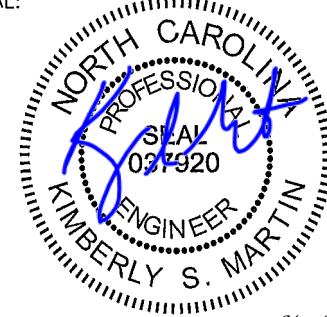
GRANITE
E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:



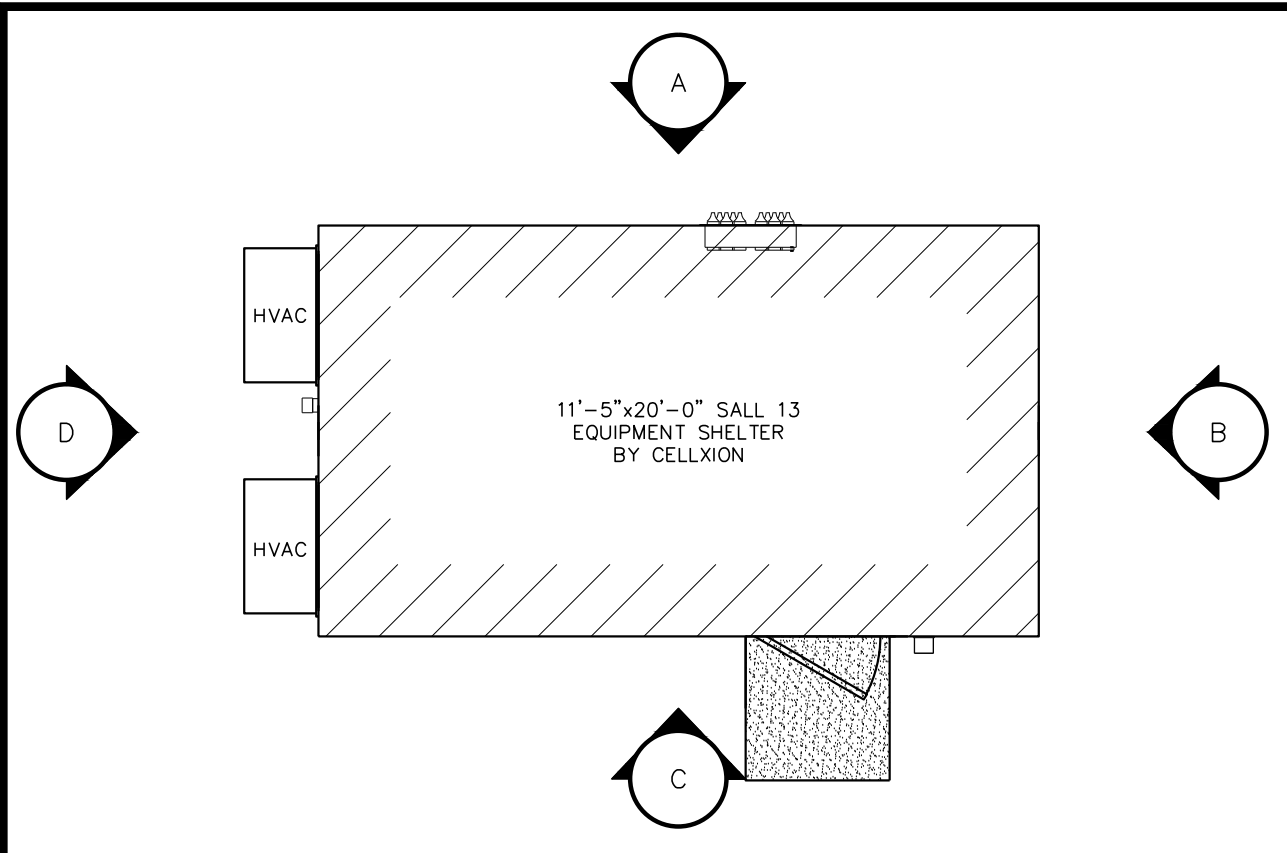
May 22, 2014

REV	DATE	ISSUED FOR:
3	05-22-14	ZONING
2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING

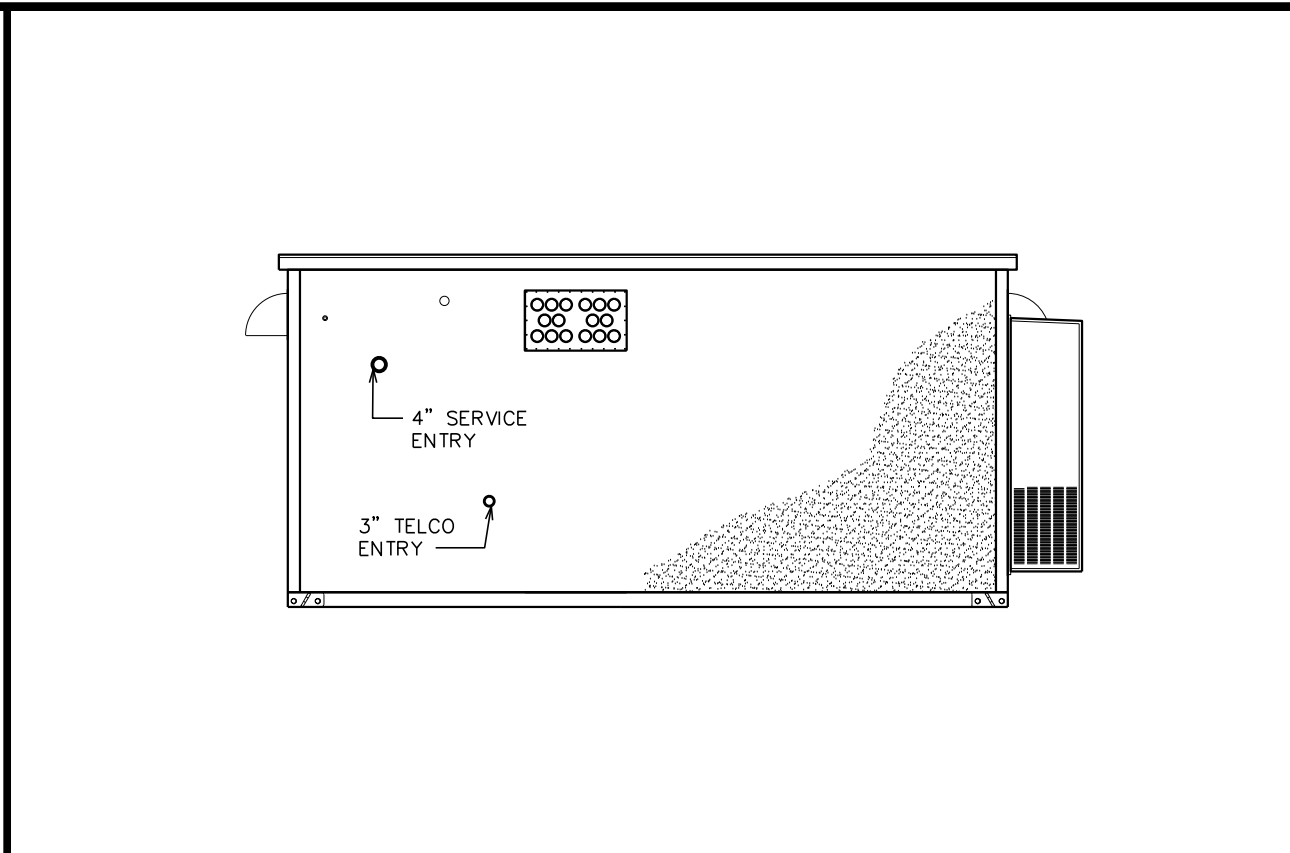
DRAWN BY: MAW CHECKED BY: SCB

SHEET TITLE:
TOWER ELEVATION

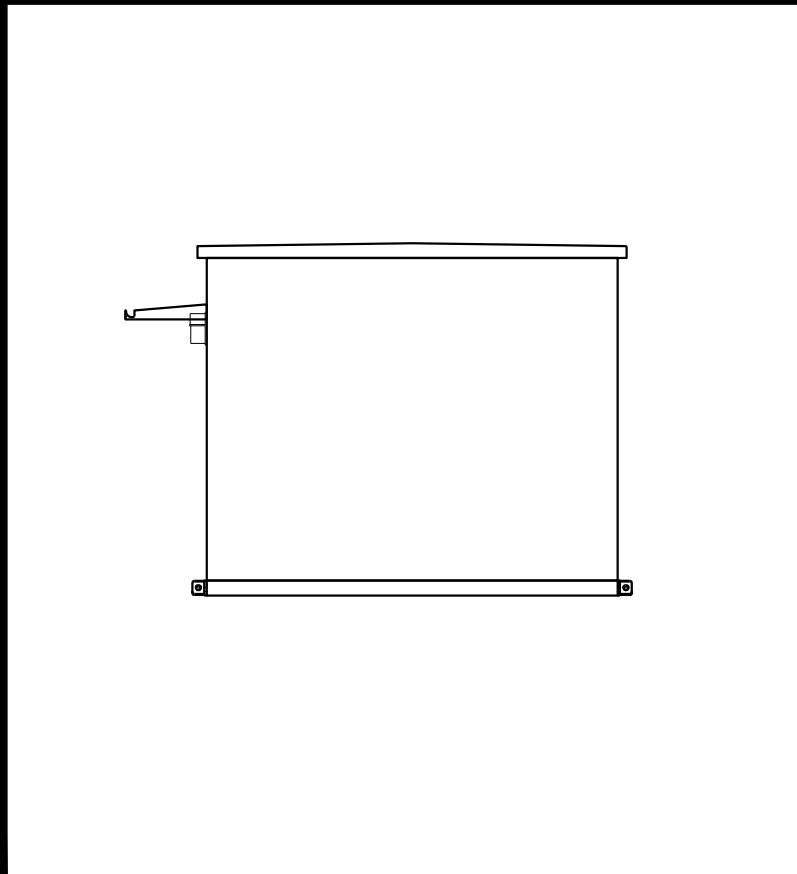
SHEET NUMBER: C-3	REVISION: 3 TEP #: 54182
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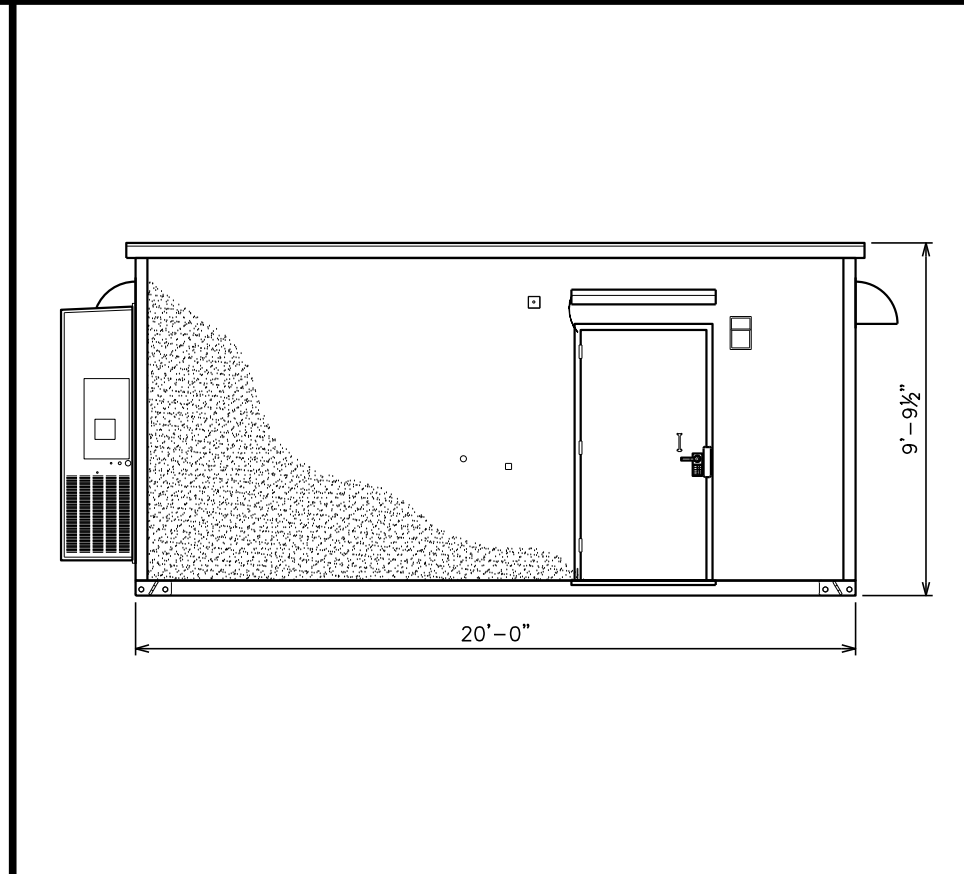
EQUIPMENT LAYOUT
SCALE: 3/16" = 1'-0"
0 4 8
SCALE IN FEET



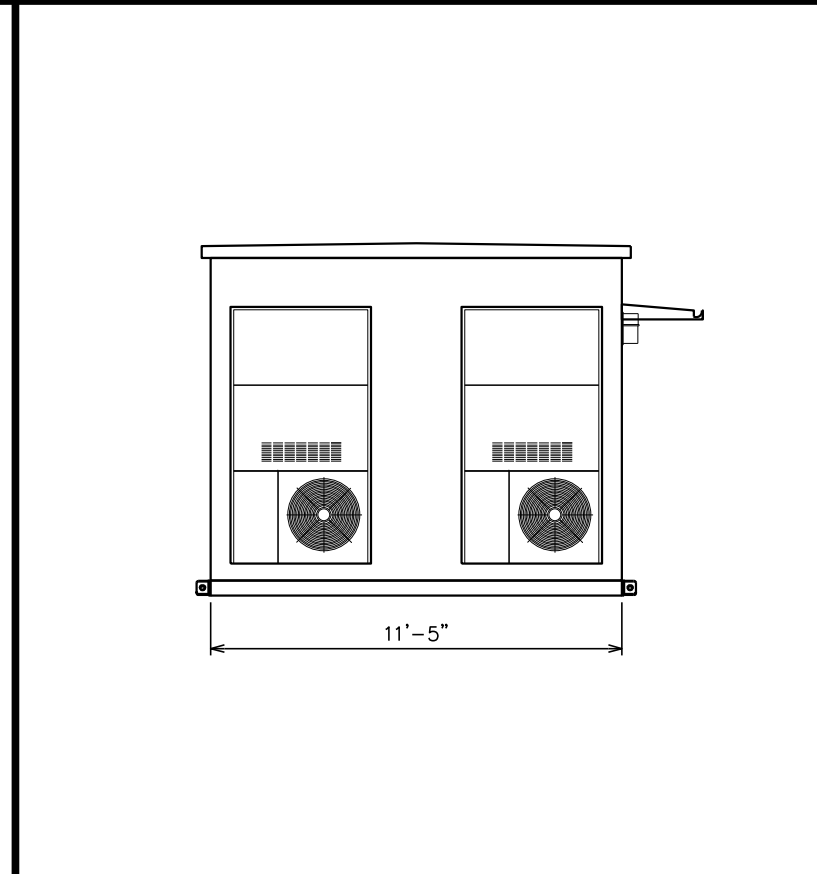
ELEVATION A
SCALE: 3/16" = 1'-0"
0 4 8
SCALE IN FEET



ELEVATION B
SCALE: 3/16" = 1'-0"
0 4 8
SCALE IN FEET



ELEVATION C
SCALE: 3/16" = 1'-0"
0 4 8
SCALE IN FEET



ELEVATION D
SCALE: 3/16" = 1'-0"
0 4 8
SCALE IN FEET

PLANS PREPARED FOR:
SCI TOWERS
8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:
verizonwireless

PROJECT INFORMATION:
GRANITE
E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

PLANS PREPARED BY:

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326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
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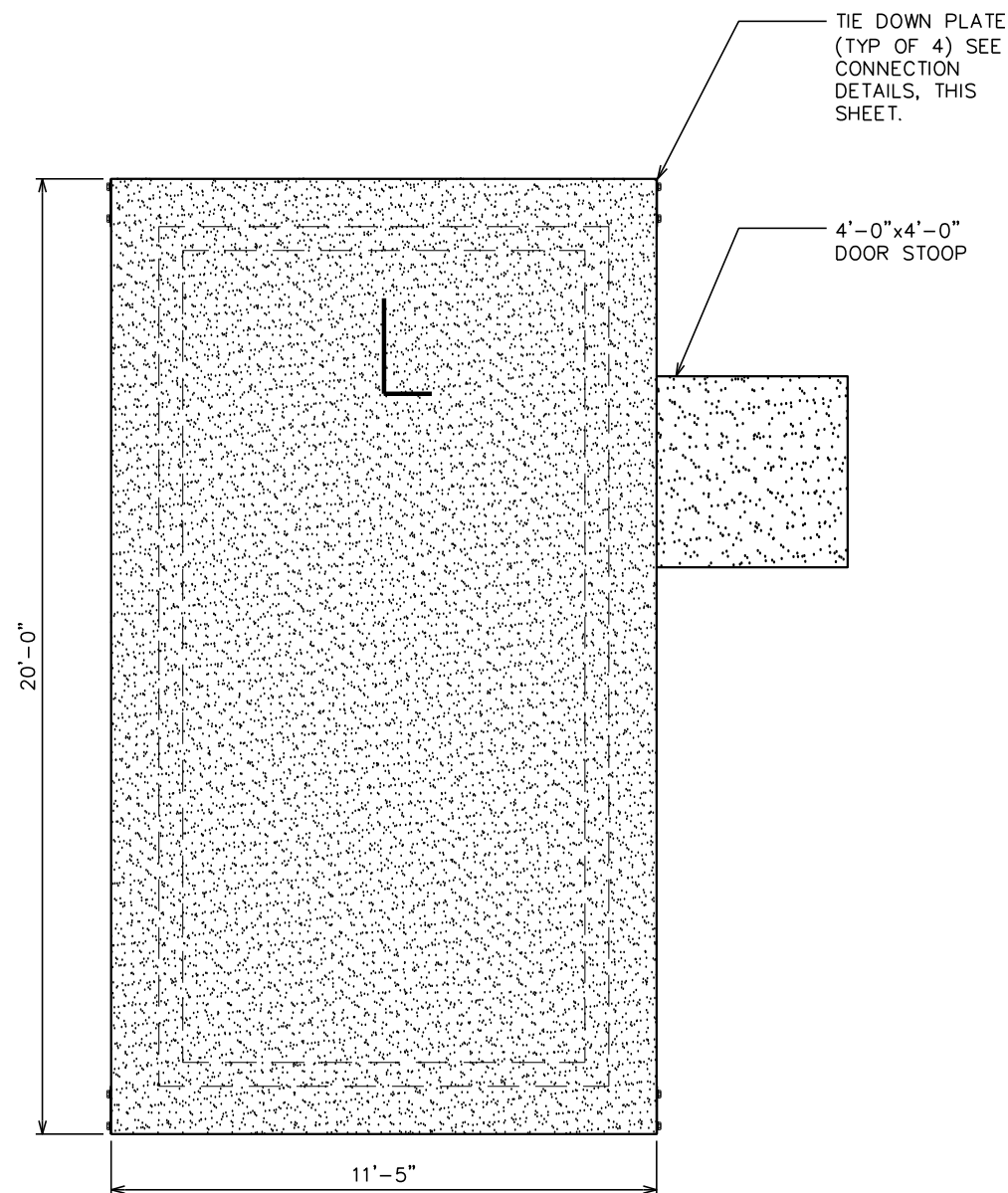
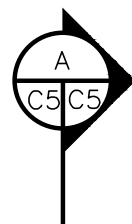
NORTH CAROLINA
PROFESSIONAL
ENGINEER
KIMBERLY S. MARTIN
SEAL
037920
May 22, 2014

REV	DATE	ISSUED FOR:
3	05-22-14	ZONING
2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING

DRAWN BY: KCS | CHECKED BY: ATH

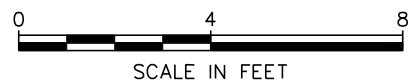
SHEET TITLE:
SHELTER ELEVATIONS

SHEET NUMBER:
C-4
REVISION:
3
TEP #: 54182



SHELTER FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



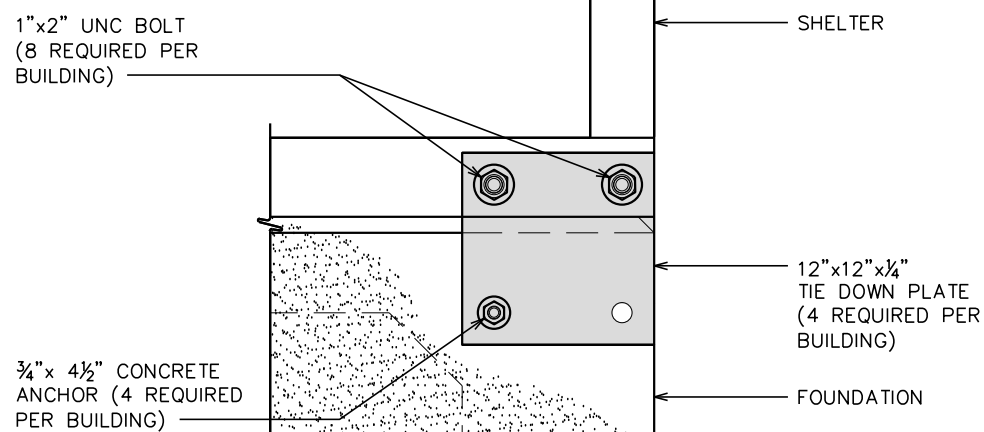
GENERAL STRUCTURAL NOTES:

SPECIFICATION/CODES:

1. CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE ACI CODE.
2. STEEL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AISC STEEL CONSTRUCTION MANUAL 9th EDITION.
3. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-98 STRUCTURAL WELDING CODE - STEEL.
4. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".
5. DESIGN SHALL BE PER NORTH CAROLINA BUILDING CODE, 2002 EDITION.

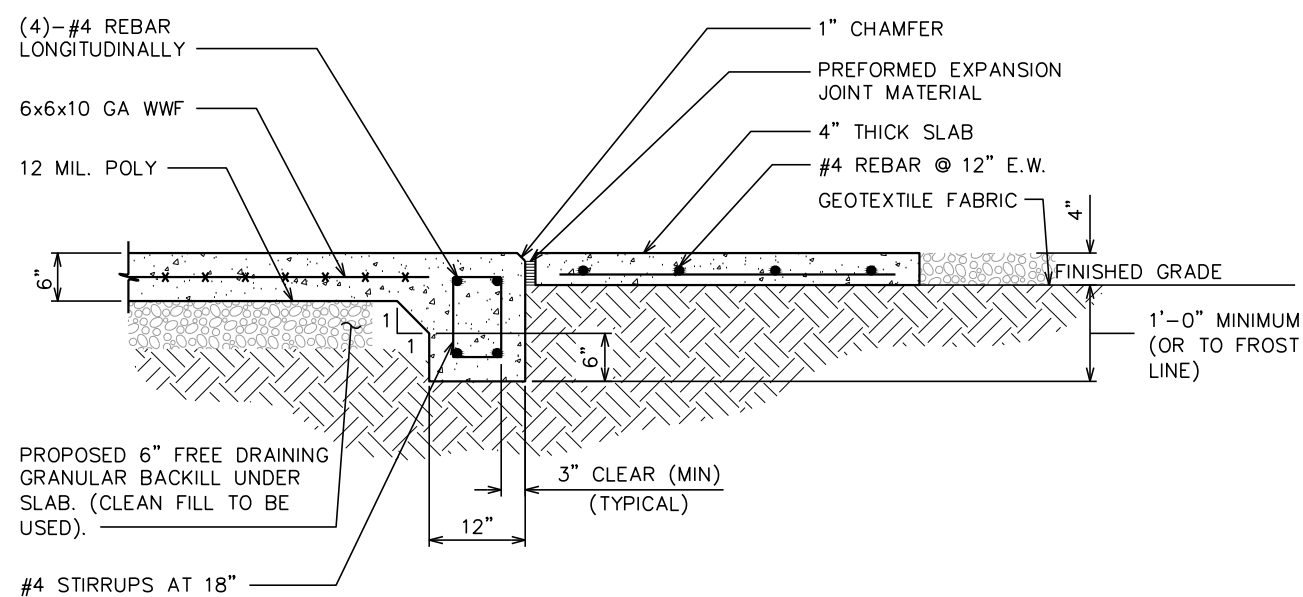
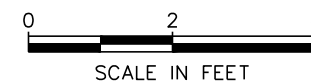
FOUNDATION NOTES:

1. FOUNDATION DESIGN BASED ON 2000 PSF SOIL BEARING CAPACITY. IF OTHER CONDITIONS EXIST, FOUNDATION SHALL BE REDESIGNED. CONTRACTOR SHALL HAVE SOIL BEARING CAPACITY VERIFIED BY A LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
2. CONCRETE SHALL BE 4,000 PSI.
3. REBAR $F_y = 60,000$ PSI.
4. ALL BACKFILL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 95% DENSITY USING THE MODIFIED PROCTOR METHOD.



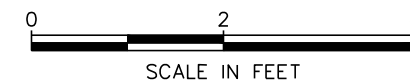
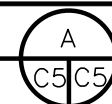
CONNECTION DETAIL

SCALE: 3/8" = 1'-0"



PAD SECTION

SCALE: 1/2" = 1'-0"



PLANS PREPARED FOR:



8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

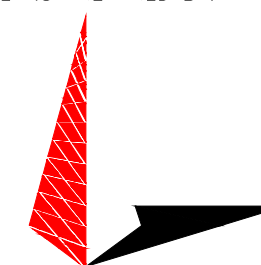
PLANS PREPARED FOR:



PROJECT INFORMATION:

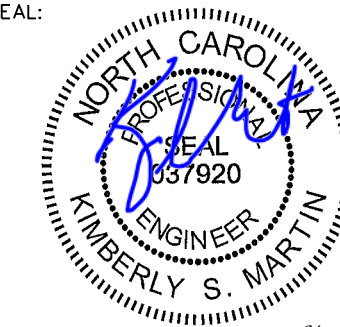
GRANITE
E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:



May 22, 2014

REV	DATE	ISSUED FOR:
3	05-22-14	ZONING
2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING

DRAWN BY: KCS CHECKED BY: ATH

SHEET TITLE:
SHELTER FOUNDATION DETAILS

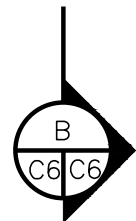
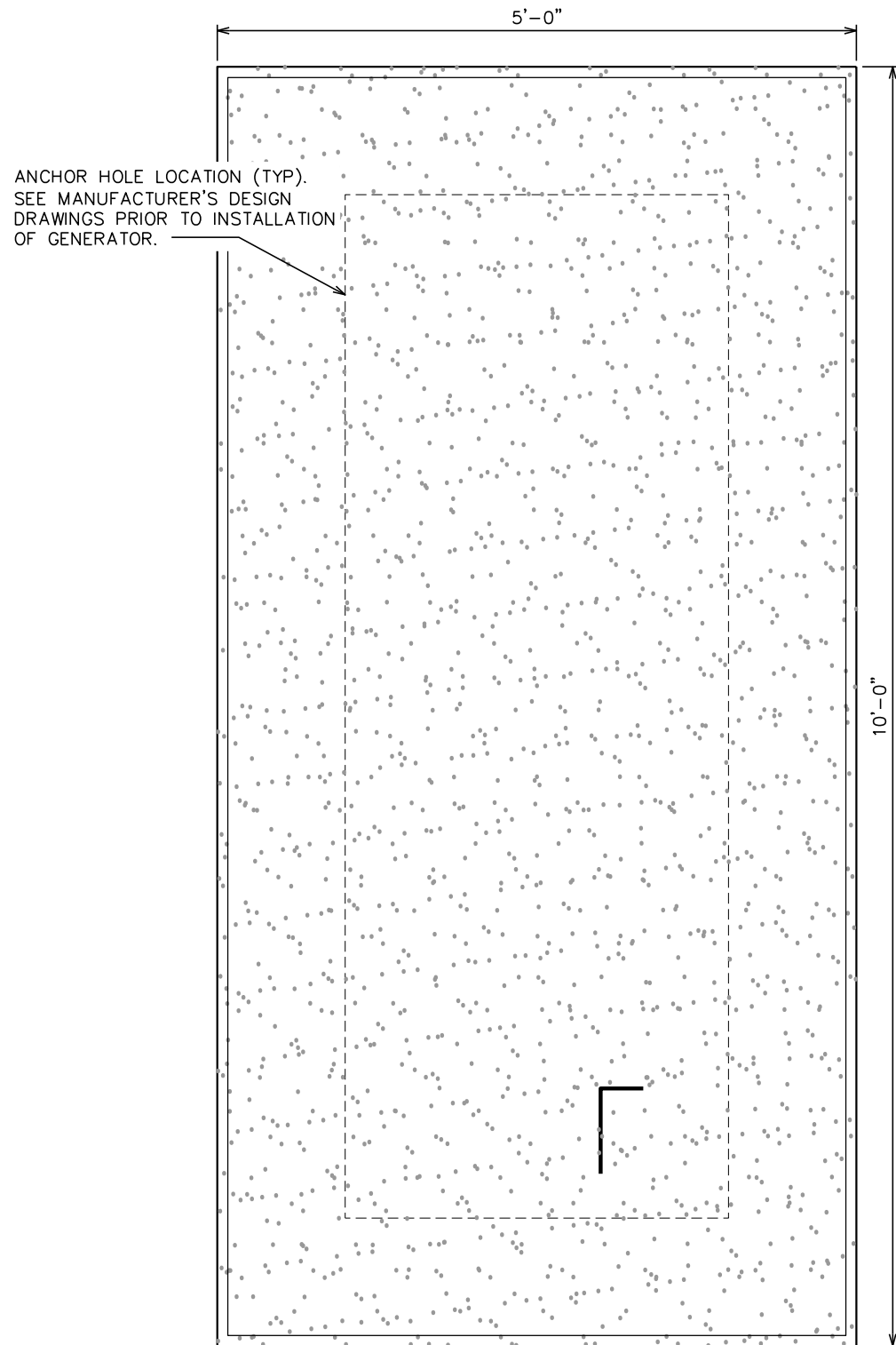
SHEET NUMBER:

C-5

REVISION:

3

TEP #: 54182

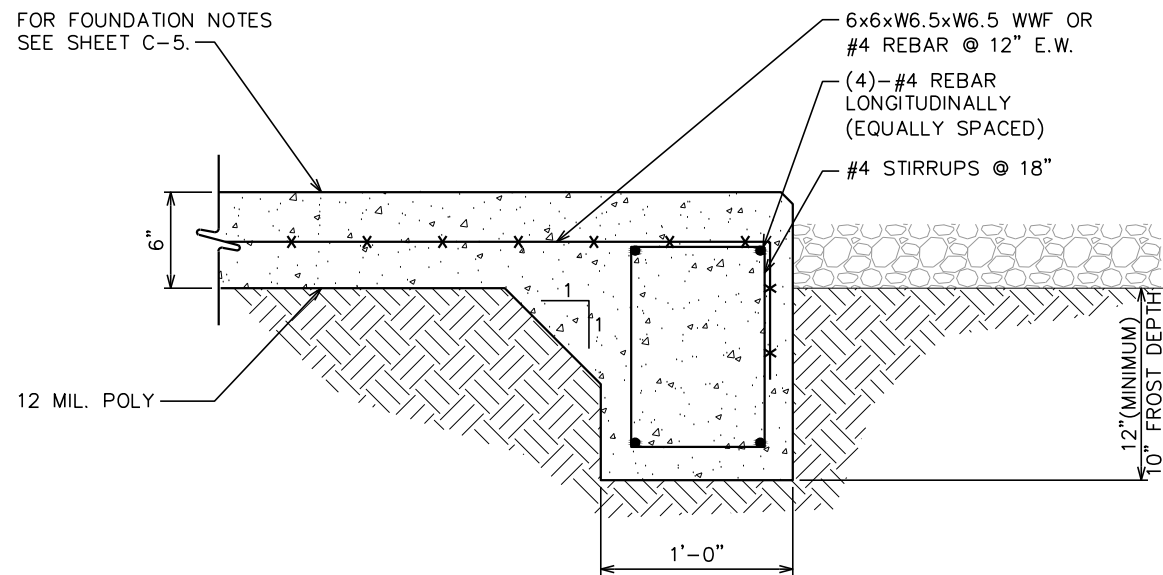


GENERATOR FOUNDATION

SCALE: 3/4" = 1'-0"

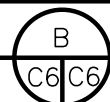


FOR FOUNDATION NOTES
SEE SHEET C-5.



SECTION

SCALE: 1" = 1'-0"



PLANS PREPARED FOR:



8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

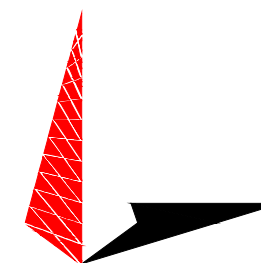
PLANS PREPARED FOR:



PROJECT INFORMATION:

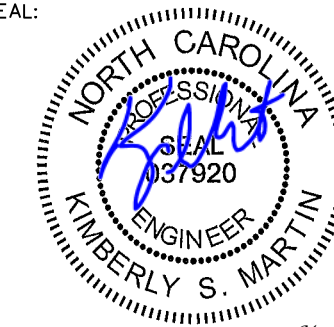
GRANITE
E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
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www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:



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1	05-07-14	ZONING
0	05-05-14	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: SCB CHECKED BY: GMA

SHEET TITLE:
**GENERATOR
FOUNDATION
DETAILS**

SHEET NUMBER:

C-6

REVISION:

3

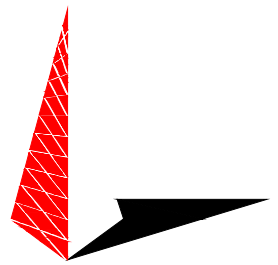
TEP #: 54182

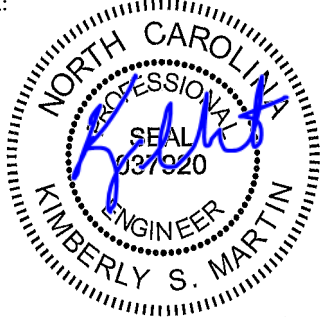
PLANS PREPARED FOR:

 8000 S. US HIGHWAY 1, SUITE 402
 PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:


PROJECT INFORMATION:
GRANITE
 E. HANOVER ROAD
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 326 TRYON ROAD
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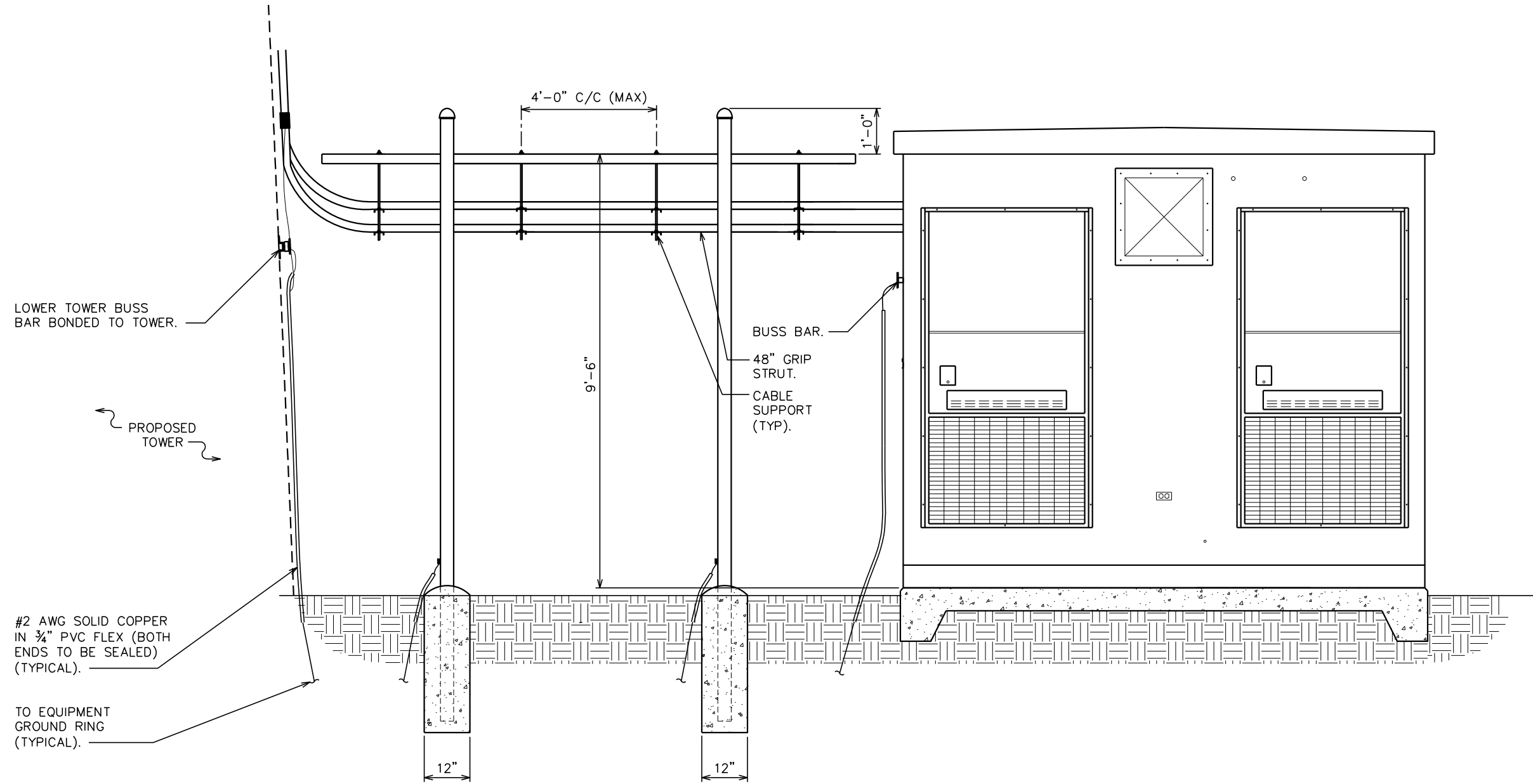
REV	DATE	ISSUED FOR:
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2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING

DRAWN BY: JHJ | CHECKED BY: KSM

SHEET TITLE:
**ICE BRIDGE DETAILS
 (SIDE VIEW)**

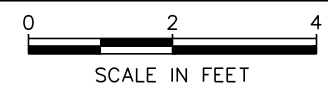
SHEET NUMBER:
C-7

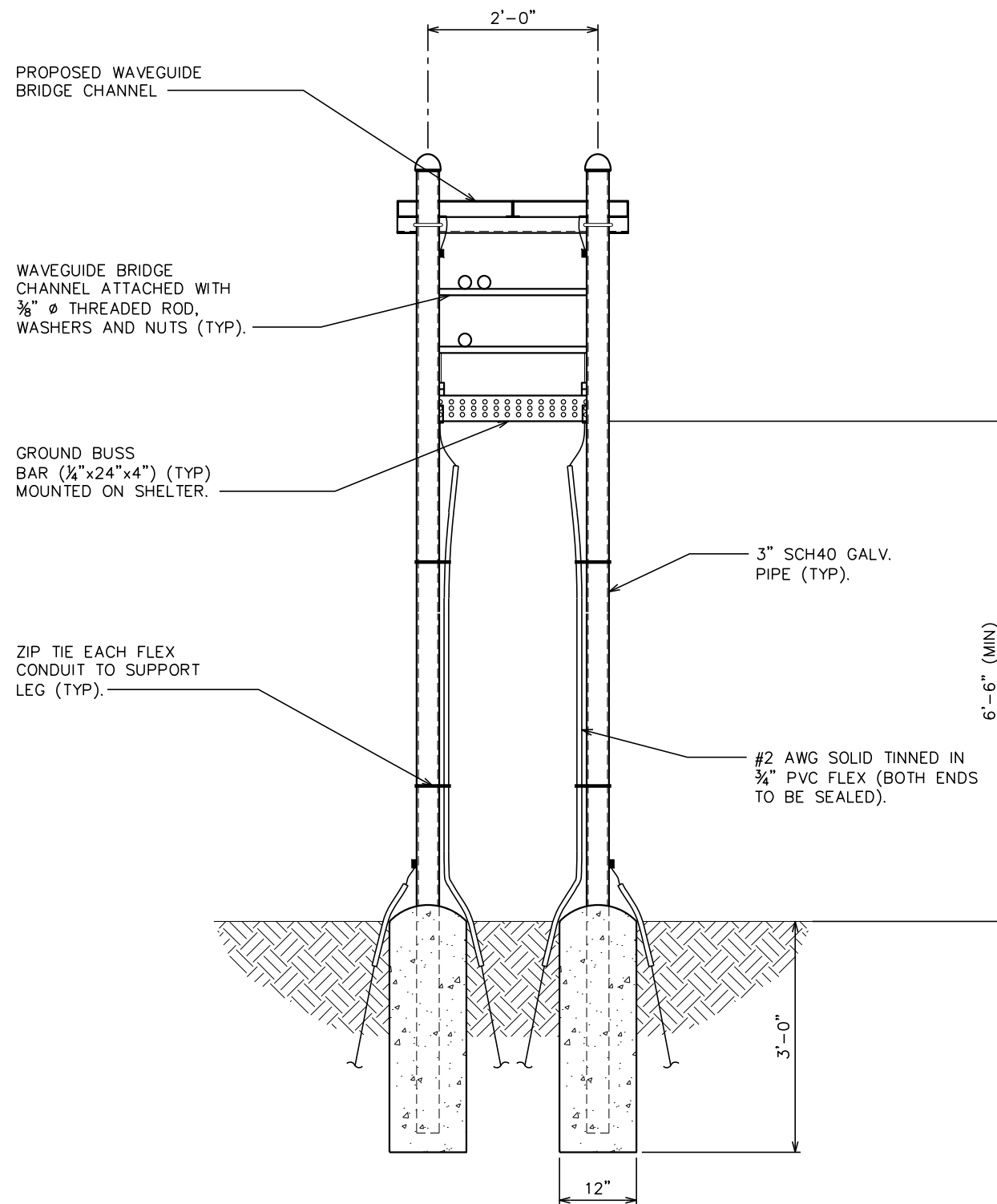
REVISION:
3
 TEP #: 54182



NOTE:
 ICE BRIDGE TO BE INSTALLED BY CARRIER

ICE BRIDGE DETAILS (SIDE VIEW)
 SCALE: 3/8" = 1'-0"



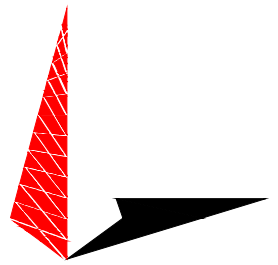



PLANS PREPARED FOR:

 8000 S. US HIGHWAY 1, SUITE 402
 PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:


PROJECT INFORMATION:
GRANITE
 E. HANOVER ROAD
 GRAHAM, NC 27253
 (ALAMANCE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603
 OFFICE: (919) 661-6351
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 N.C. LICENSE # C-1794

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0	05-05-14	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: JHJ | CHECKED BY: KSM

SHEET TITLE:
**ICE BRIDGE DETAIL
 (FRONT VIEW)**

SHEET NUMBER:
C-8

REVISION:
3
 TEP #: 54182

ICE BRIDGE DETAILS (FRONT VIEW)

SCALE: N.T.S.

NOTES:

1. SIGNS SHALL BE MADE OF ALUMINUM WITH 1/4" HOLES 1/2" FROM EACH CORNER TO HANG SIGNS ON FENCE.
2. SIGNS SHALL BE INSTALLED AS FOLLOWS:
GATE: SCI TOWERS LLC AND FCC TOWER REGISTRATION NUMBER, NO TRESPASSING, RF WARNING SIGN
FENCE FACING ACCESS DRIVE: E911 STREET NUMBER SIGN
3. SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISHED GRADE.

PLANS PREPARED FOR:



8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

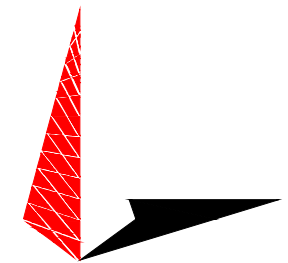
PLANS PREPARED FOR:



PROJECT INFORMATION:

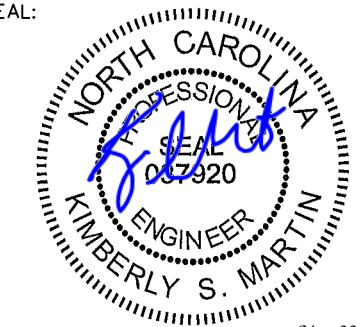
GRANITE
E. HANOVER ROAD
GRAHAM, NC 27253
(ALAMANCE COUNTY)

PLANS PREPARED BY:



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326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:



May 22, 2014

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1	05-07-14	ZONING
0	05-05-14	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: MAW CHECKED BY: SCB

SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER: C-10	REVISION: 3 TEP #: 54182
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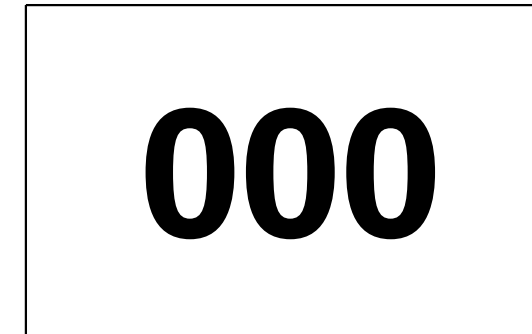
① SCI TOWERS LLC AND FCC REGISTRATION SIGN
SIZE: 12"X 24" (0.063" ALUMINUM)
(TO BE MOUNTED ON GATE)



② NO TRESPASSING SIGN
SIZE: 18"X 24"
(TO BE MOUNTED ON GATE)



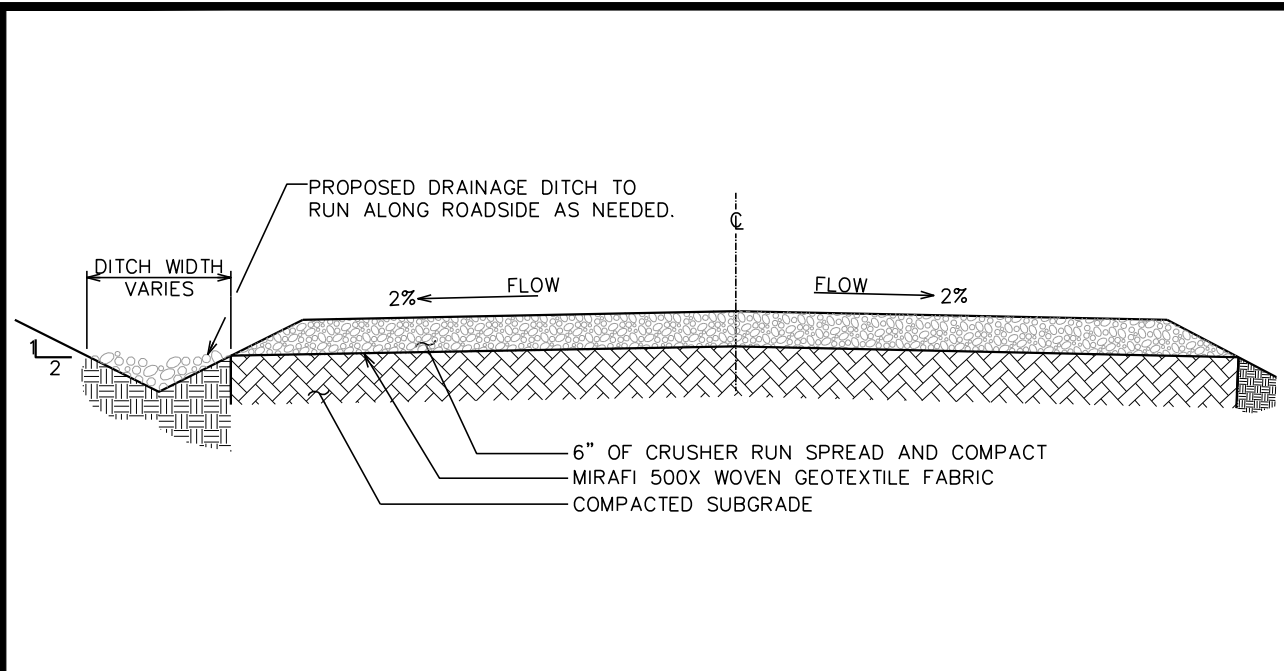
③ RF WARNING SIGN
SIZE: 18"X 12" (0.040" ALUMINUM)
(TO BE MOUNTED ON GATE)



④ E911 STREET #
LETTERS MUST BE A MINIMUM 5" TALL
(TO BE MOUNTED ON THE FENCE FACING THE ACCESS DRIVE)

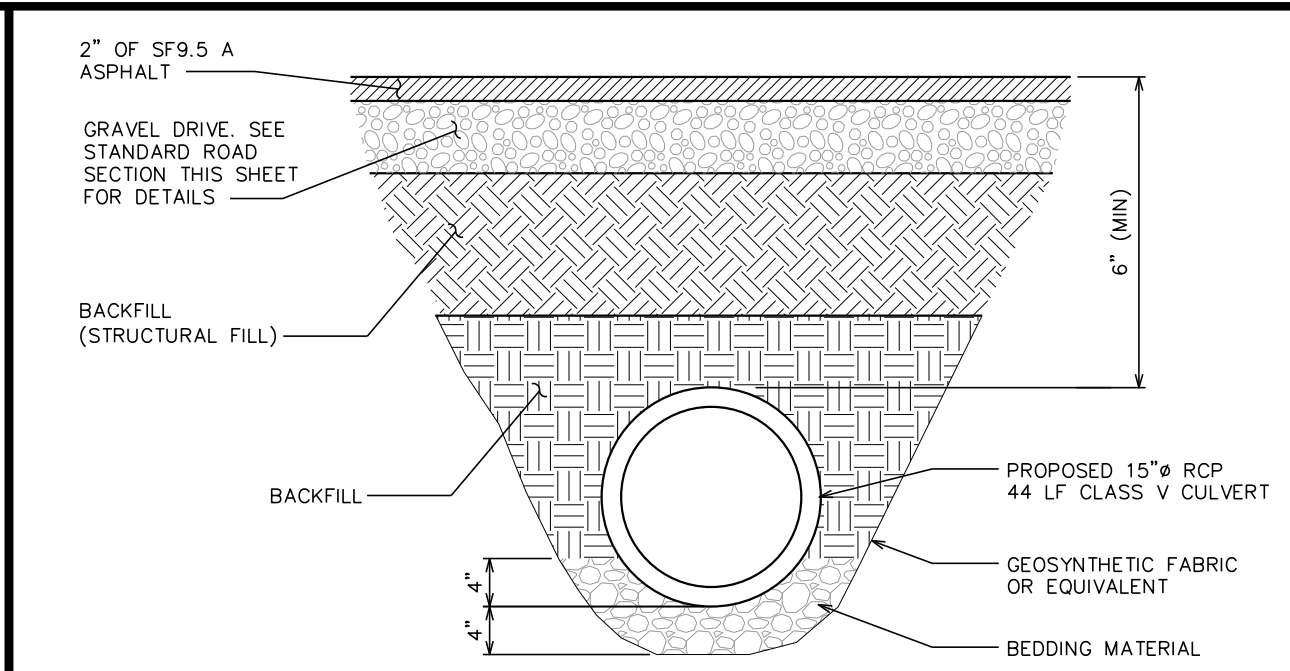
TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.



STANDARD ROAD SECTION (GOOD SUBGRADE)

SCALE: 3/8" = 1'-0"



CULVERT DETAIL

SCALE: 3/4" = 1'-0"

PLANS PREPARED FOR:

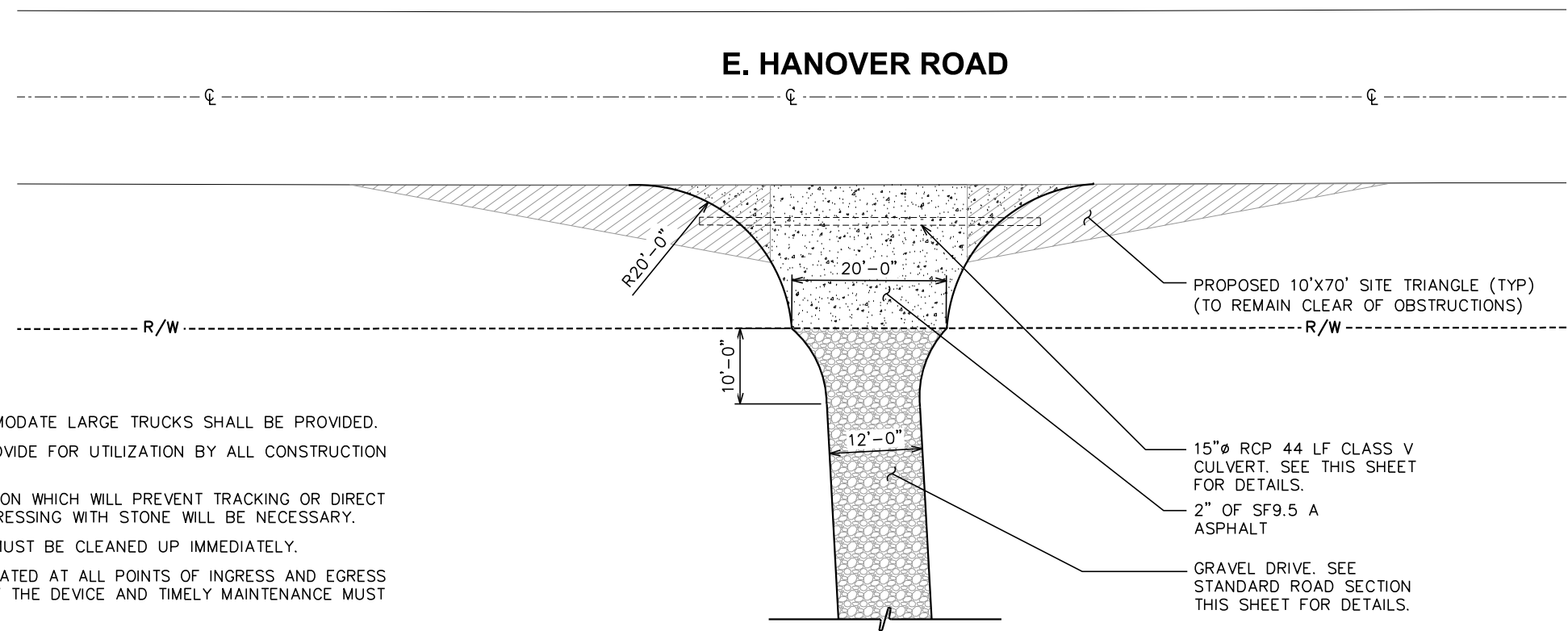
 8000 S. US HIGHWAY 1, SUITE 402
 PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:


PROJECT INFORMATION:
GRANITE
 E. HANOVER ROAD
 GRAHAM, NC 27253
 (ALAMANCE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603
 OFFICE: (919) 661-6351
 www.tepgroup.net
 N.C. LICENSE # C-1794

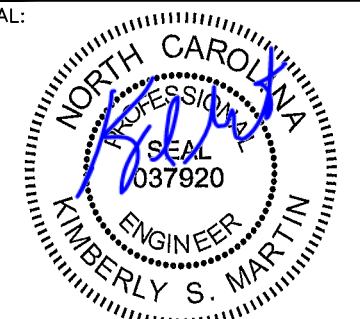


NOTES:

1. TURNING RADIUS THAT IS SUFFICIENT TO ACCOMODATE LARGE TRUCKS SHALL BE PROVIDED.
2. THE ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. ENTRANCE(S) MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. GRAVEL CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.
6. ACCESS ROADS ARE DESIGNED AND SHALL BE MAINTAINED TO SUPPORT THE LOADS OF FIRE APPARATUS AND SHALL BE SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
7. ACCESS ROADS DETAILS PER ALAMANCE COUNTY. CONTACT: CHUCK EDWARDS, P.E. (336)570-6833 NCDOT

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

SEAL:

 May 22, 2014

REV	DATE	ISSUED FOR:
3	05-22-14	ZONING
2	05-09-14	ZONING
1	05-07-14	ZONING
0	05-05-14	ZONING

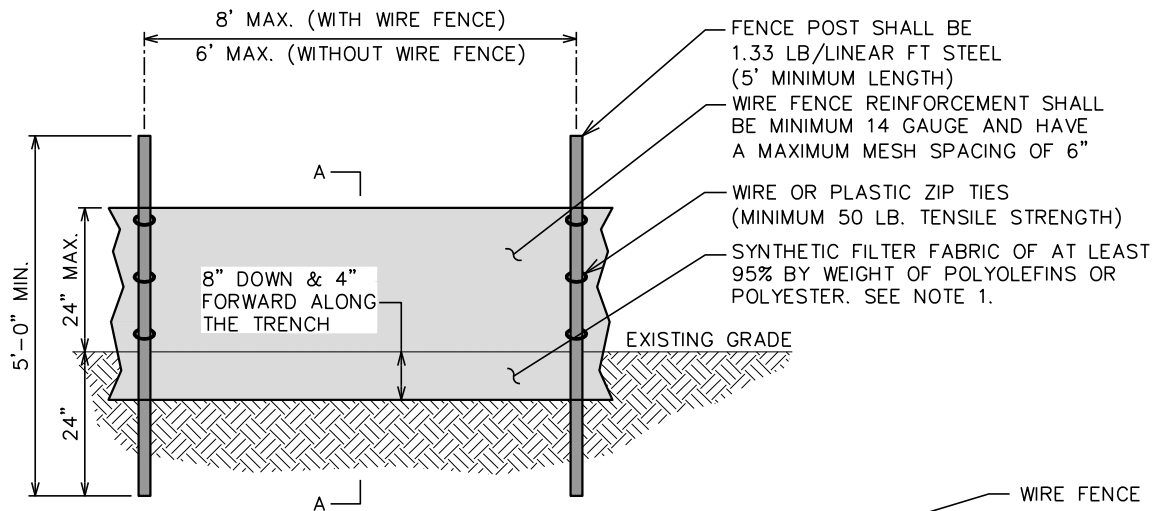
DRAWN BY: MAW CHECKED BY: JAS

SHEET TITLE:
CULVERT & DRIVEWAY DETAILS

SHEET NUMBER:
C-11

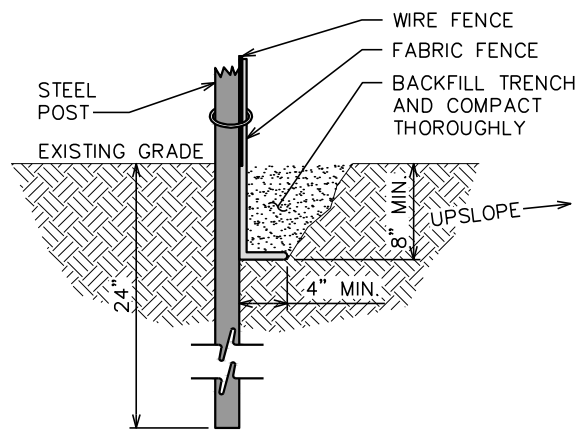
REVISION:
3

TEP #: 54182



NOTES:

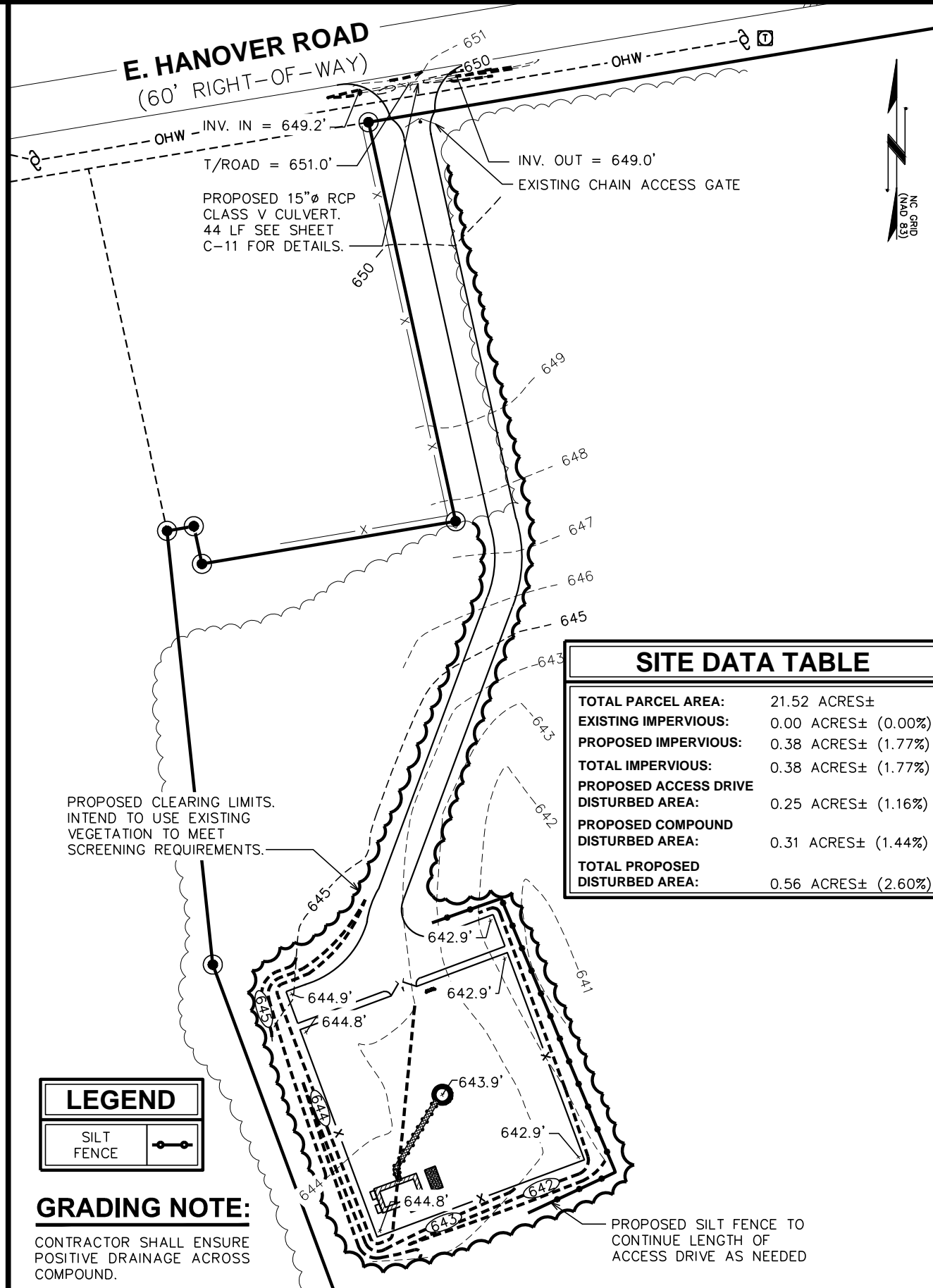
1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST
3. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.



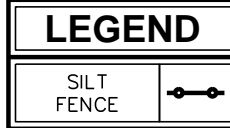
SECTION A-A

STANDARD SILT FENCE DETAIL

SCALE: N.T.S.



SITE DATA TABLE	
TOTAL PARCEL AREA:	21.52 ACRES±
EXISTING IMPERVIOUS:	0.00 ACRES± (0.00%)
PROPOSED IMPERVIOUS:	0.38 ACRES± (1.77%)
TOTAL IMPERVIOUS:	0.38 ACRES± (1.77%)
PROPOSED ACCESS DRIVE DISTURBED AREA:	0.25 ACRES± (1.16%)
PROPOSED COMPOUND DISTURBED AREA:	0.31 ACRES± (1.44%)
TOTAL PROPOSED DISTURBED AREA:	0.56 ACRES± (2.60%)

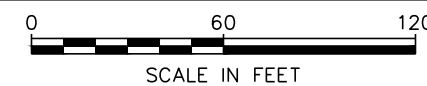


GRADING NOTE:

CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS COMPOUND.

SOIL & EROSION CONTROL PLAN

SCALE: 1" = 60'



PLANS PREPARED FOR:

8000 S. US HIGHWAY 1, SUITE 402
PORT ST. LUCIE, FL 34952

PLANS PREPARED FOR:

PROJECT INFORMATION:

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3	05-22-14	ZONING
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1	05-07-14	ZONING
0	05-05-14	ZONING

DRAWN BY: MAW CHECKED BY: SCB

SHEET TITLE:

SOIL & EROSION CONTROL PLAN

SHEET NUMBER: **C-12**

REVISION: **3**

TEP #: 54182



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with the "City of Graham Growth Management Plan 2000-2020" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.

Granite Cellular Communication Tower (SUP1403)

Type of Request
Special Use Permit

Meeting Dates
Planning Board on June 17, 2014
City Council on July 1, 2014

- I move to **recommend APPROVAL** of the application as presented.
- I move to **recommend APPROVAL with the following conditions:**
- o After the area is cleared, staff will evaluate the site to determine if the remaining existing vegetation meets the requirements of the ordinance and will require plantings if it does not.
 - o A Building Permit will not be granted until the applicant submits letters from the FAA and FCC verifying that the agency's requirements have been met and a letter certifying that the tower operations will not interfere with normal radio and television reception in the vicinity.
 - o [Insert additional or other conditions]
- I move to **recommend DENIAL.**
-
- The application is **consistent** with the *City of Graham Growth Management Plan 2000-2020*.
- The application is **not fully consistent** with the *City of Graham Growth Management Plan 2000-2020*.

This report reflects the recommendation of the Planning Board, this the 17th day of June, 2014.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson, Secretary