



TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Community Design Commission Final Plan Application

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 969-5066 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	609 Piney Mountain Road, Chapel Hill, NC 27515 (AT&T 368-047)
Zoning:	R-1

Type of Application

Building Elevation Alternative Buffers

Section B: Applicant Information (for contact purposes)

Name:	Jay Ramsey				
Address:	149 Brighton Drive				
City:	Garner	State:	NC	Zip Code:	27529
Phone Number:	919-612-0623	Email:	jay@ramseydevelopmentsolutions.com		

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Parcel Identifier Number (PIN): 9880526223

The Community Design Commission meets regularly on the fourth Tuesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 969-5066.

Final Plan Application

Please submit 2 sets of all materials, no later than the fourth Tuesday of the month prior to the meeting by 4 p.m. Materials must be collated and folded to fit into a 12" x 15" envelope. The Application Fee shall be submitted with this Application Form.

DETAILED SUMMARY OF REQUIRED INFORMATION

X	1. Application fee (refer to fee schedule)	Amount Paid \$	395
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X	2. Digital files – provide digital files of all plans and documents
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X	<p>3. Approved Site Plan The site plan for the development, as approved by the Town Council, or when applicable, the Planning Board, clearly indicating all building footprints, parking areas, sidewalks, and buffers. In particular, the site plan shall clearly indicate the specific buildings that are included in the application for building elevations approval. Finished first floor elevation (height above sea level) information shall also be provided for each building, including any applicable cross section elevation changes.</p>
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X	<p>4. Detailed Exterior Building Elevations – The detailed exterior elevations shall include the following:</p>
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a) Detailed Building Elevations

- A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.
- A straight-on, one-dimensional view of each building façade including front, side, and rear elevations.
- Color renderings, sketches, or perspective drawings.

The applicant should bring samples of all colors and materials to the Design Commission Meeting.

b) Cross-Sections

- Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features.

c) Floor Plans

- Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways.

d) Other

- Indicate the location of all HVAC, chiller, and/or ventilation units. Show how these units will be screened from the view of any relevant public rights-of-way.

All detailed building elevation plans must be the final versions. Any subsequent elevation modifications or changes in materials, color, etc., must be resubmitted for approval. If the Design Commission makes decisions based on any renderings, sketches, or artists’ drawings presented at the meeting, these graphics will become the property of the Town and will need to be submitted for the formal record

n/a	<p>5. Lighting Plans</p>
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a) Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and also identify and incorporate a site’s topography.

b) Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors, and materials for each type of fixture shall be clearly indicated.

Please note that in accordance with Section 5.11 (Lighting Standards) of the Town’s Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.

n/a

6. Alternative Buffer

a) Landscaping Plan: A detailed planting plan, including a plant materials table that indicates the number, size, and spacing for each plant type.

b) Other: If a fence or wall is proposed as part of the alternative buffer, a scaled drawing or rendering shall be submitted, along with a list including all materials, textures, and colors. The applicant should bring samples of such materials to the Design Commission meeting.



January 11, 2018

Town of Chapel Hill Planning & Development Services
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

ATTN: Michael Sudol

RE: AT&T LTE 4C Upgrade on Existing Cell Site at 609 Piney Mountain Road (368-047) – Photo Simulation Statement and Project Information

Dear Mr. Sudol:

As we have discussed, I understand that the Chapel Hill CDC requires photo simulations of planned changes to wireless communication facilities, but I feel that there would be no appreciable difference between the current visual aspect of the installation and any photo simulations of the proposed equipment configuration. Additionally, this facility and the water tank are barely visible from the closest publicly accessible locations to the water tank parcel (even during the winter when less foliage is on the trees that would obscure view more in the warmer months).

On the following pages are current views of the installations on this OWASA water tank and a photo key and overview of the area.



Ramsey Development Solutions, LLC

Telecommunications Site Development Consulting



View from beginning of access drive to water tank parcel on Piney Mountain Road



RDS LLC
Ramsey Development Solutions, LLC
Telecommunications Site Development Consulting



View toward water tank from driveway entrance at dead end of Stateside Drive

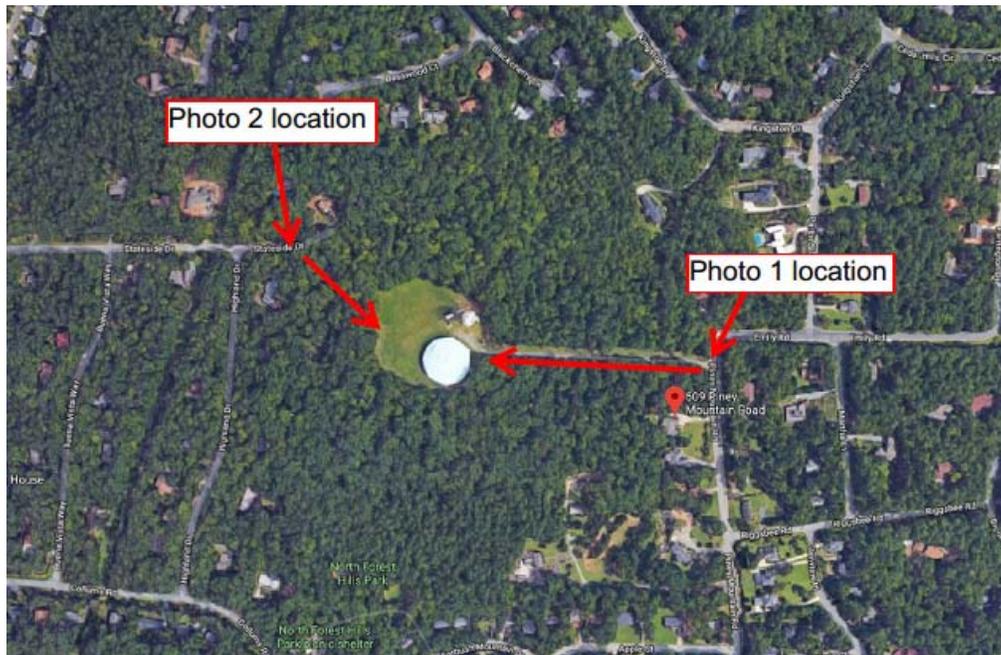


Photo key/overview

NOTE:

EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM DRAWINGS SUPPLIED BY MASTEC. 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.

EXISTING AT&T EQUIPMENT PAD. SEE SHEET C-3 & C-3A FOR DETAILS.

EXISTING EQUIPMENT PAD BY OTHERS (TYP)

EXISTING GENERATOR (TYP)

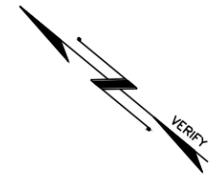
EXISTING EQUIPMENT SHELTER BY OTHERS (TYP)

EXISTING FENCED COMPOUND

EXISTING WATER TANK. SEE SHEET C-2 FOR ELEVATION. SEE SHEET C-2B FOR PROPOSED LOADING.

EXISTING WATER TANK BY OTHERS

EXISTING ACCESS GATE



PLANS PREPARED FOR:



2002 PISGAH CHURCH ROAD, SUITE 300
GREENSBORO, NC 27455

PLANS PREPARED FOR:



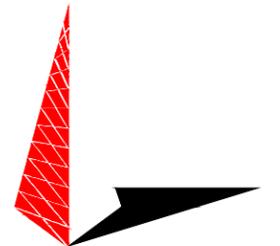
1000 CENTRE GREEN WAY SUITE 300
CARY, NC 27513

PROJECT INFORMATION:

AT&T #: 368-047

609 PINEY MOUNTAIN ROAD
CHAPEL HILL, NC 27514
(ORANGE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
N.C. LICENSE # C-1794

SEAL:



2	01-05-18	CONSTRUCTION
1	12-19-17	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: CSN CHECKED BY: KSM

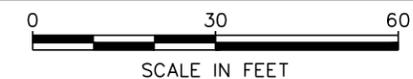
SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER: C-1	REVISION: 2 TEP #:34149.76778
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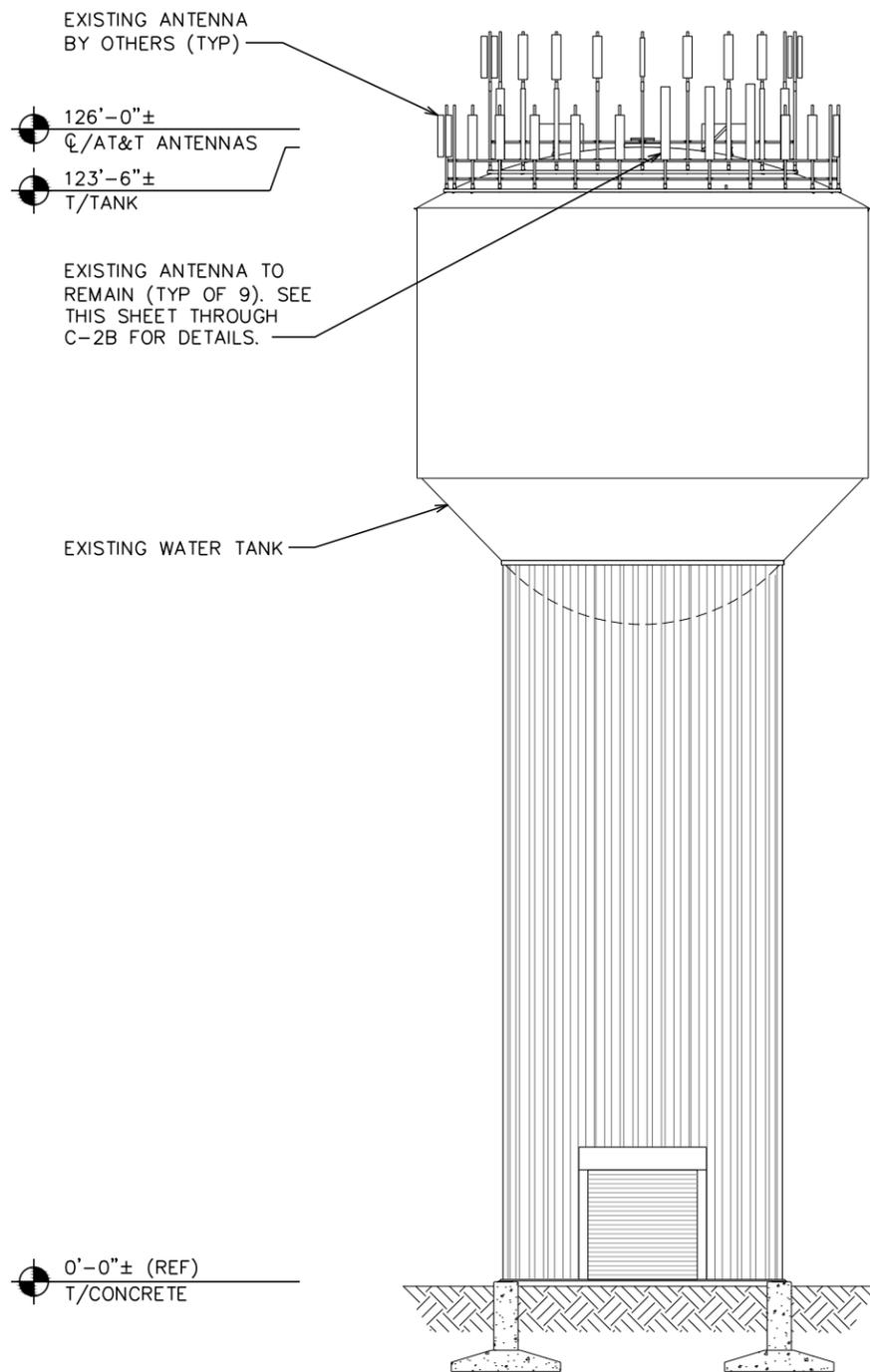
COMPOUND DETAIL

SCALE: 1" = 30'



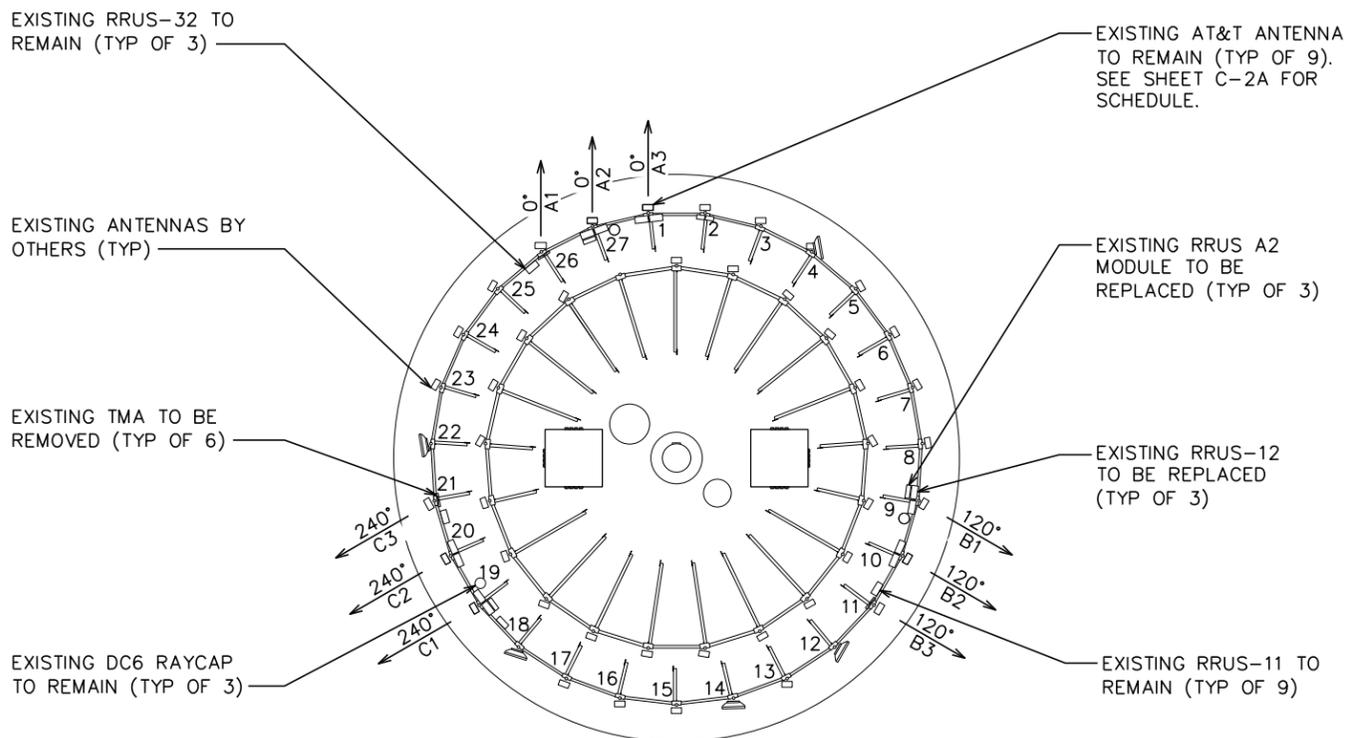
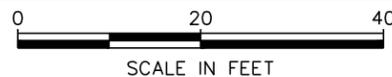
NOTES:

1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF STRUCTURAL ANALYSIS
2. WATER TANK DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TANK IN THE FIELD MAY VARY.



TANK ELEVATION

SCALE: 1" = 20'



EXISTING ANTENNA LAYOUT

SCALE: 1/16" = 1'-0"



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2002 PISGAH CHURCH ROAD, SUITE 300
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PLANS PREPARED FOR:



1000 CENTRE GREEN WAY SUITE 300
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PROJECT INFORMATION:

AT&T #: 368-047

609 PINEY MOUNTAIN ROAD
CHAPEL HILL, NC 27514
(ORANGE COUNTY)

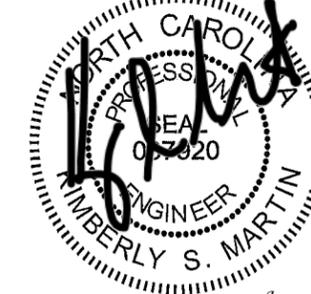
PLANS PREPARED BY:



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SEAL:



January 5, 2018

2	01-05-18	CONSTRUCTION
1	12-19-17	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: ML CHECKED BY: KSM

SHEET TITLE:

TOWER ELEVATION & ANTENNA LAYOUT

SHEET NUMBER: REVISION:

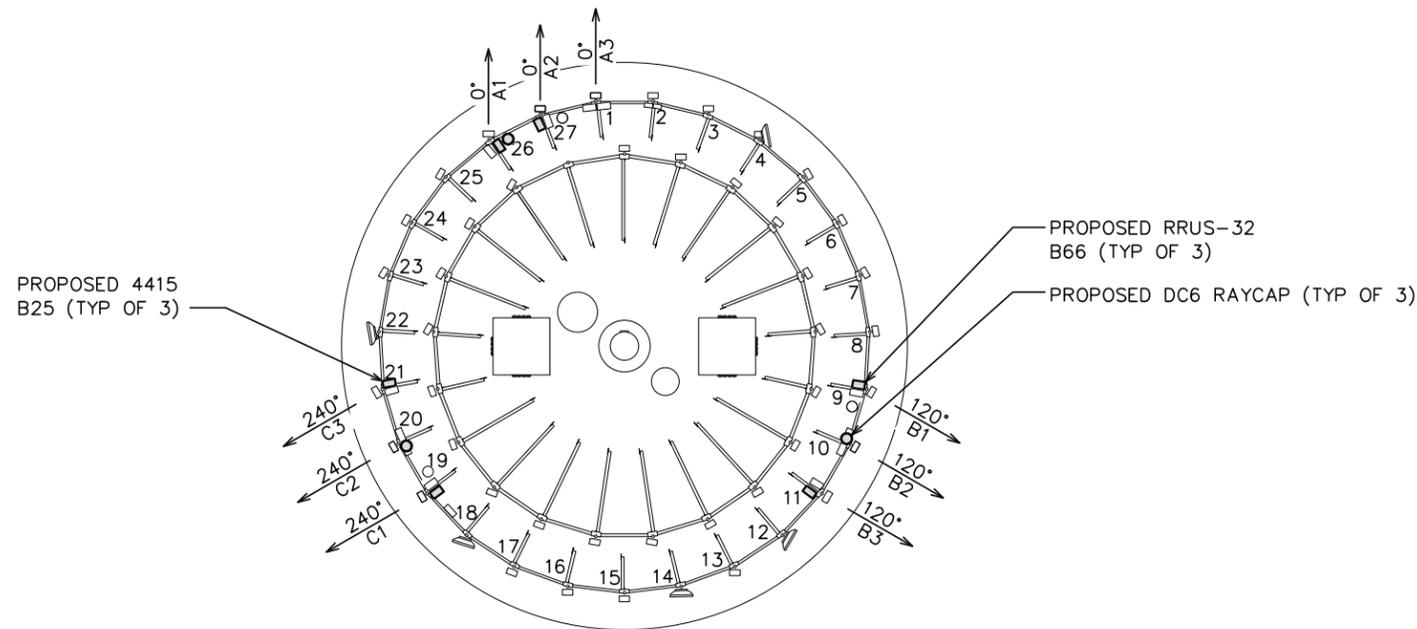
C-2

2

TEP #: 34149.76778

NOTE:

(6) DUAL RRU MOUNTING BRACKETS SUPPLIED BY AT&T TO BE INSTALLED FOR PROPOSED RRUS.



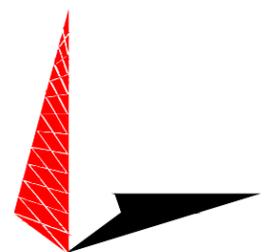
PLANS PREPARED FOR:

 2002 PISGAH CHURCH ROAD, SUITE 300
 GREENSBORO, NC 27455

PLANS PREPARED FOR:

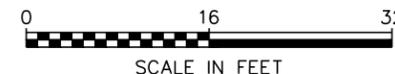
 1000 CENTRE GREEN WAY SUITE 300
 CARY, NC 27513

PROJECT INFORMATION:
AT&T #: 368-047
 609 PINEY MOUNTAIN ROAD
 CHAPEL HILL, NC 27514
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 326 TRYON ROAD
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PROPOSED ANTENNA ORIENTATION

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



GENERAL NOTES:

- THIS ANTENNA ORIENTATION PLAN IS A SCHEMATIC. THE CONTRACTOR SHALL VERIFY WATER TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTHS.
- ANTENNA CENTERLINE HEIGHT BASED ON TOP OF FOOTING ELEVATION.
- ALL ANTENNAS, CABLES AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
- ALL ANTENNA BRACKETS PER ANTENNA MANUFACTURER, OR EQUAL. CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWN TILT WITH AT&T.
- ALL ANTENNA INFORMATION TO BE CONFIRMED WITH AT&T RF DESIGN PRIOR TO INSTALLATION.
- EXISTING LOADING INFORMATION PROVIDED BY MASTEC NETWORK SOLUTIONS AND AT&T RFDS ID: 1823994.

PROPOSED ANTENNA/CABLE SCHEDULE

POST	ANT. MARK	SECTOR	TECH.	EXISTING/ PROPOSED	MANUFACTURER/ MODEL #	AZIMUTH (TN)	RAD CENTER	ELEC. D-TILT	TMA MODEL	CABLE SIZE	CABLE LENGTH	SURGE PROTECTION	RRU MODEL
26	A1	ALPHA	(P) LTE 700 (P) LTE 1900 (E) LTE WCS	EXISTING	(E) KMW EPBQ-652L8H8	0°	126'	4° 2° 1°		(2) 1/4" COAX (E) (1) DC POWER (P)	±151'	(1) DC6-48-60-18-8C (P)	(1) B14 4478 (G) (1) 4415 B25 (P) (1) RRUS-32 (E)
27	A2	ALPHA	(E) LTE 700 (E) LTE AWS	EXISTING	(E) COMMSCOPE SBNHH-1D65C	0°	126'	4° 0°		(1) FIBER ₁₈ (E) (2) DC POWER (E)	±151'	(1) DC6-48-60-18-8F (E)	(1) RRUS-11 (E) (1) RRUS-32 B66 (P)
1	A3	ALPHA	(E) UMTS 1900	EXISTING	(E) COMMSCOPE SBNHH-1D65C	0°	126'	4°		(1) 3/8" RET (E)	±151'		(2) RRUS-11
9	B1	BETA	(E) LTE 700 (E) LTE AWS	EXISTING	(E) COMMSCOPE SBNHH-1D65C	120°	126'	7° 3°		(1) FIBER ₁₈ (P) (2) DC POWER (E)	±151'	(1) DC6-48-60-18-8F (E)	(1) RRUS-11 (E) (1) RRUS-32 B66 (P)
10	B2	BETA	(E) UMTS 1900	EXISTING	(E) COMMSCOPE SBNHH-1D65C	120°	126'	5°		(1) DC POWER (P)		(1) DC6-48-60-18-8C (P)	(2) RRUS-11
11	B3	BETA	(P) LTE 700 (P) LTE 1900 (E) LTE WCS	EXISTING	(E) KMW EPBQ-652L8H8	120°	126'	7° 3°		(2) 1/4" COAX (E)	±151'		(1) B14 4478 (G) (1) 4415 B25 (P) (1) RRUS-32 (E)
19	C1	GAMMA	(E) LTE 700 (E) LTE AWS	EXISTING	(E) COMMSCOPE SBNHH-1D65C	240°	126'	6° 4°		(1) FIBER ₁₈ (E) (1) DC POWER (E) (1) DC POWER (P)	±151'	(1) DC6-48-60-18-8F (E)	(1) B14 4478 (G) (1) RRUS-11 (E) (1) RRUS-32 B66 (P)
20	C2	GAMMA	(E) UMTS 1900	EXISTING	(E) COMMSCOPE SBNHH-1D65C	240°	126'	3°		(1) DC POWER (P)		(1) DC6-48-60-18-8C (P)	(2) RRUS-11
21	C3	GAMMA	(P) LTE 700 (P) LTE 1900 (E) LTE WCS	EXISTING	(E) KMW EPBQ-652L8H8	240°	126'	6° 2°		(2) 1/4" COAX (E)	±151'		(1) 4415 B25 (P) (1) RRUS-32 (E)

(E) - EXISTING AT&T EQUIPMENT & TECHNOLOGY
 (P) - PROPOSED AT&T EQUIPMENT & TECHNOLOGY
 (G) - GROUND-MOUNTED PROPOSED RRUS

PROPOSED ANTENNA/CABLE SCHEDULE

SCALE: N.T.S.

SEAL:

 January 5, 2018

2	01-05-18	CONSTRUCTION
1	12-19-17	PRELIMINARY
REV	DATE	ISSUED FOR:

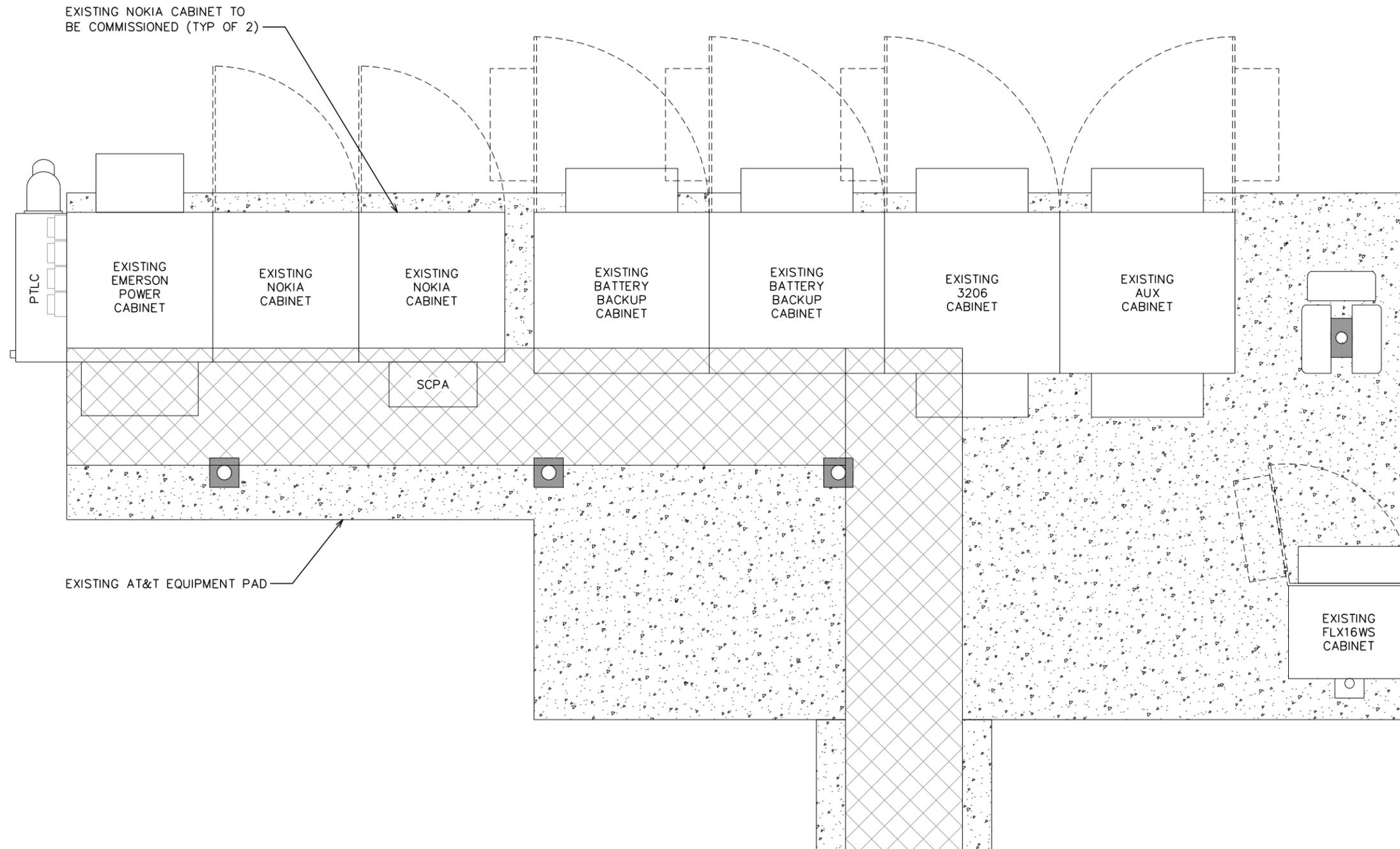
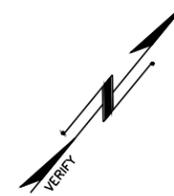
DRAWN BY: ML CHECKED BY: KSM

SHEET TITLE:
PROPOSED ANTENNA LOADING

SHEET NUMBER: **C-2B** REVISION: **2**
 TEP #: 34149.76778

NOTES:

- EQUIPMENT PAD PLAN VIEW SHOWN BELOW DRAWN FROM INFORMATION PROVIDED BY MASTEC. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON EQUIPMENT PAD PLAN DETAIL. IMMEDIATELY NOTIFY TEP OF ANY DISCREPANCIES.
- TEP DID NOT VISIT THIS SITE. INFORMATION WAS REPRODUCED FROM SKETCHES PROVIDED BY MASTEC. 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.



PLANS PREPARED FOR:



2002 PISGAH CHURCH ROAD, SUITE 300
GREENSBORO, NC 27455

PLANS PREPARED FOR:



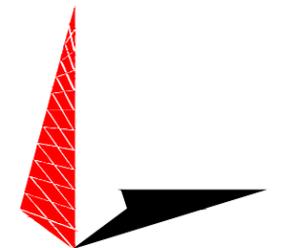
1000 CENTRE GREEN WAY SUITE 300
CARY, NC 27513

PROJECT INFORMATION:

AT&T #: 368-047

609 PINEY MOUNTAIN ROAD
CHAPEL HILL, NC 27514
(ORANGE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

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SEAL:



2	01-05-18	CONSTRUCTION
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REV	DATE	ISSUED FOR:

DRAWN BY: ML CHECKED BY: KSM

SHEET TITLE:
EXISTING EQUIPMENT PLAN

SHEET NUMBER: C-3	REVISION: 2 TEP #:34149.76778
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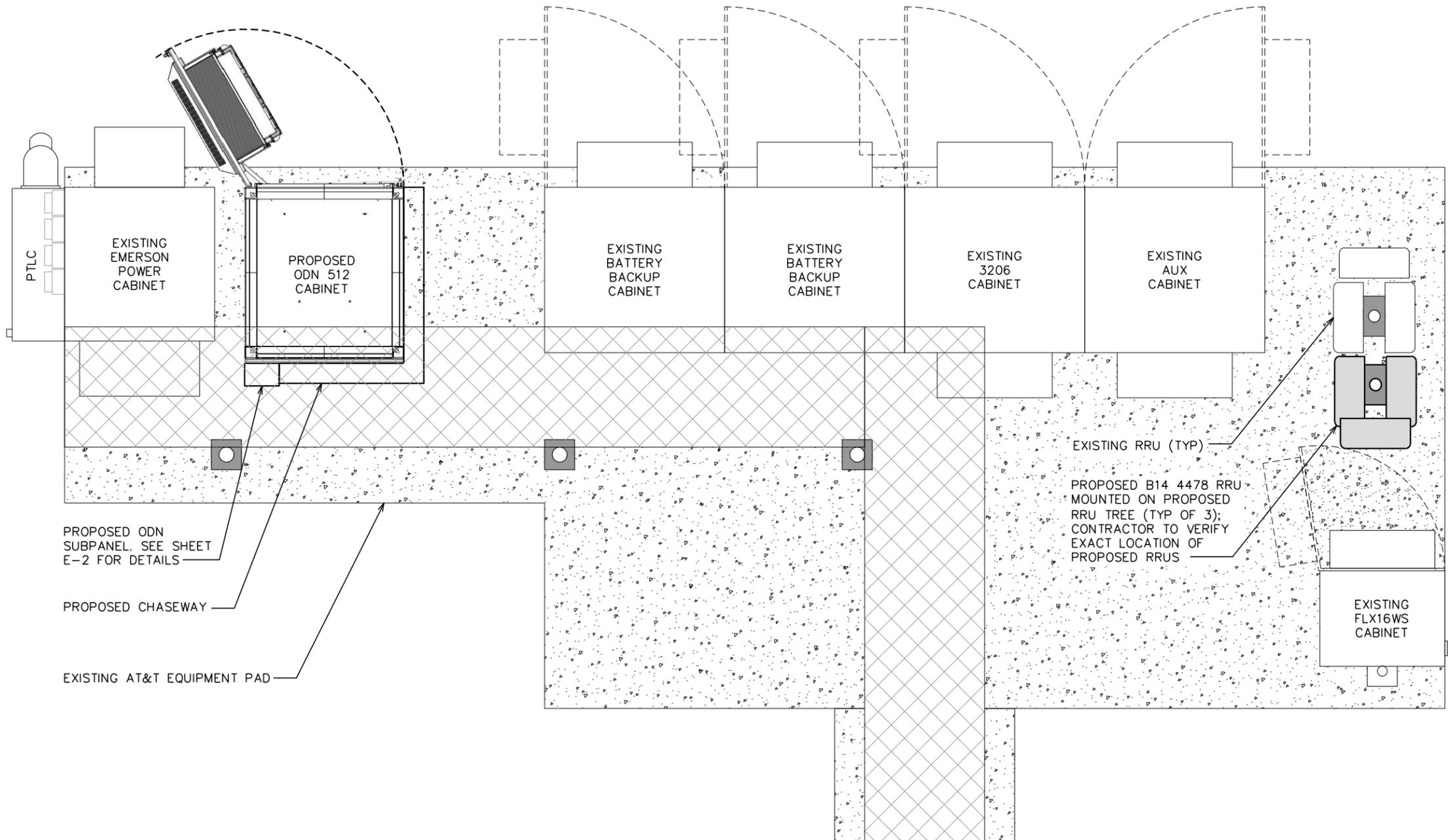
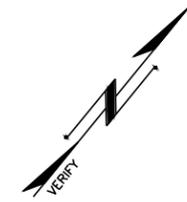
EXISTING EQUIPMENT PLAN

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



NOTES:

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- CONTRACTOR TO INSTALL THE FOLLOWING EQUIPMENT TO SUPPORT 4C/5C/4TXRX:
 - SWAP DUS FOR 5216
 - ADD SECOND 5216
 - ADD (2) XMU03s
 - ADD SFP7s FOR AWS AND PCS
 - SWAP OUT (2) GSM CABINETS FOR ODN 512 CABINET
 - ADD STAINLESS STEEL LOWER DC6



PLANS PREPARED FOR:

 2002 PISGAH CHURCH ROAD, SUITE 300
 GREENSBORO, NC 27455

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PROJECT INFORMATION:
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DRAWN BY: ML CHECKED BY: KSM

SHEET TITLE:
PROPOSED EQUIPMENT PLAN

SHEET NUMBER: **C-3A** REVISION: **2**
 TEP #: 34149.76778

PROPOSED EQUIPMENT PLAN

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



WIRELESS COMMUNICATION FACILITY APPLICATION



TOWN OF CHAPEL HILL
Planning Department
 405 Martin Luther King Jr. Blvd
 phone (919) 968-2728 fax (919) 969-2014
 www.townofchapelhill.org

DATE: 1-10-18

SECTION A: OWNER, APPLICANT AND SERVICE PROVIDER INFORMATION

Any persons intending to construct, install, remodel, repair or alter any property in Chapel Hill may be required to obtain a Business/Privilege License. The application can be found at: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, (919) 968-2759, if you have questions.

Facility Owner Information:

Business Name: OWASA Contact Name: Ken Loflin
 Address: 400 Jones Ferry Road, Carrboro NC 27510 City: Carrboro ST: NC Zip: 27510
 Phone: 919-968-4421 Email: kloflin@owasa.org

Applicant Information if Different From Owner:

Business Name: Ramsey Development Solutions, LLC Contact Name: Jay Ramsey
 Address: 149 Brighton Drive City: Garner ST: NC Zip: 27529
 Phone: 919-612-0623 Email: jay@ramseydevelopmentsolutions.com

Service Provider Information:

Business Name: AT&T Mobility (368-047) Contact Name: Jay Ramsey
 Address: 2002 Pisgah Church Road, Ste 300 City: Greensboro ST: NC Zip: 27455
 Phone: 919-612-0623 Email: _____

To whom shall correspondences to be emailed and mailed? Pick all that apply:

_____ Owner Applicant _____ Service Provider

SECTION B: PROJECT INFORMATION

PROJECT NAME: [Click here to enter text.](#)

PROJECT SITE NUMBER: [Click here to enter text.](#)

	New Tower	Replacement Tower	Collocation on Existing Tower	Outside Right-Of-Way	Inside Right-Of-Way
Monopole					
Lattice					
Guy					
Wood					
Concrete					
Concealed					
Make Ready Pole					
Other					

	New Base Station	Existing Base Station	Outside Right-Of-Way	Inside Right-Of-Way
Rooftop				
Water Tank		X	X	
Electric Distribution Pole				
Electric Distribution Tower				
Other (describe below)				
Concealed				
Collocation on Existing Base Station				
New Tower on Base Station				



Infrastructure That Delivers.

January 10, 2018

TO: Town of Chapel Hill Planning and Development Services

RE: Hazardous Material Form / Not Required for Proposed Scope of work @ AT&T 368-047/609 Piney Mountain Road, Chapel Hill, NC.

Please note that the proposed scope of work for this site will not require any additional batteries or hazardous materials to be placed at the site.

Your consideration/approval will be greatly appreciated.
Please let me know if you have any questions or need additional information.

Thank you in advance.

Walter McCowan
Program Manager -
1000 Centre Green Way, Suite 300
Cary, NC 27513
Cell: (919) 889.0121
walter.mccowan@mastec.com



