Public Hearing #4

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, June 26, 2014	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. T-018-14, Skyway Towers, Owner, and PM&A, Agent, request for a reduction of the requirements of Section 110-150. Standards for Telecommunications Antennas and Towers, in order to develop a 185-foot Monopole Telecommunication Tower, and to reduce the 1,000-foot setback from an adjacent municipality to 114 feet.

Background/History/Details:

Skyway Towers and PM&A came before the Fayette County Planning Commission on June 5, 2014 requesting authorization to reduce the 1,000-foot setback from an adjacent municipality (Fayetteville) to 114-feet in order to erect a Monopole Telecommunication Tower.

The specific area under consideration is located at 112 New Hope Road near State Route 85 North, Land Lot 167 of the 5th District.

The Planning Commission approved this request 4-1 with Doug Powell voting in opposition.

A tower application was approved for the site in 2011, but the tower was never built and the application expired. In the meanwhile, the ordinance has changed and a 1,000-foot setback from a municipality is required. All other requirements have been met, but the owner and applicant are unable to meet the 1,000-foot setback.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. T-018-14, Skyway Towers, Owner, and PM&A, Agent, request for a reduction of the requirements of Section 110-150. Standards for Telecommunications Antennas and Towers, in order to develop a 185-foot Monopole Telecommunication Tower, and to reduce the 1,000-foot setback from an adjacent municipality to 114 feet.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	Yes	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION

NO. T-018-09

WHEREAS, Skyway Towers, Owner, and PM&A, Agent, having come before the Fayette County Planning Commission on June 5, 2014 requesting to reduce the 1,000 foot setback from an adjacent municipality to 114 feet to erect a Monopole Telecommunication Tower; and

WHEREAS, said request being in the area of New Hope Road and SR 85 North, Land Lot 167 of the 5th District; and

WHEREAS, the Fayette County Planning Commission having duly convened, and considered said request;

BE IT RESOLVED that the decision of the Fayette County Planning Commission, that said request be **approved**.

This decision is based on the following reasons:

Proposed site is appropriate for a telecommunication tower.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

AL GILBERT
CHAIRMAN

PLANNING COMMISSION RECOMMENDATION

DATE: June 5, 2014

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. T-018-09 to reduce the 1,000 foot setback from an adjacent municipality to 114 feet. , be:

✓ Approved 4-1 _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

AL GILBERT, CHAIRMAN

JIM GRAW, VICE-CHAIRMAN

BRIAN HAREN

DOUG POWELL

BOB SIMMONS

Remarks:

THE FAYETTE COUNTY PLANNING COMMISSION met on June 5, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Brian Haren
Douglas Powell
Bob Simmons

STAFF PRESENT: Peter A. Frisina, Director of Community Services

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order and introduced the Commission Members and Staff.

* * * * * * * * * * *

PUBLIC HEARING

1. **Consideration of Petition No. T-018-14, Skyway Towers, Owner, and Frank Romeo, PM&A, Agent, request a reduction of the requirements of Sec. 5-46. Standards for Telecommunications Antennas and Towers to develop a 185 foot Monopole Telecommunication Tower. The request is to reduce the 1,000 foot setback from an adjacent municipality to 114 feet. This property is the site of Fayette Self Storage located in Land Lot 168 of the 5th District and fronts on New Hope Road and SR 85 North.**

Kristen Lurer said she works with Frank Romeo and PM&A and the site is located at 112 New Hope Road. She added that a tower application was approved for the site in 2011 for T-Mobile and they never built the tower so the approval expired. She said now the ordinance has changed and a 1,000 foot setback from a municipality is required and this is the one issue we could not meet but we meet all other setbacks and there is no area on this property were we can meet the 1,000 foot setback. She stated we are requesting that you recommend approval of the reduction to the 1,000 foot setback.

Chairman Gilbert asked if anyone from the public wished to speak regarding this petition. Seeing none he brought it back to the board.

Jim Graw asked if this tower was previously approved.

Pete Frisina said it was.

Chairman Gilbert asked if this request will go the Board of Commissioners.

Pete Frisina said it does for final action and the Planning Commission will make a recommendation.

Doug Powell asked if we ever got any input from the City of Fayetteville.

Pete Frisina said to date he has no comments from the City of Fayetteville.

Doug Powell asked if we have in fact informed them of this petition.

Pete Frisina said we have notified the City.

Brian Haren asked why was the first tower that was approved not built.

Kristen Lurer said she does not know why the first tower wasn't built for T-Mobile but they have committed to locate on this tower.

Brian Haren asked if it was T-Mobile that had the approval for the first tower.

Pete Frisina said they were anchor tenant.

Kristen Lurer said she believes Skyway Towers had the first approval.

Brian Haren asked if tower wasn't built because T-Mobile either didn't commit or backed out.

Kristen Lurer said she didn't know if it was funding and she could not speak for T-Mobile but Skyway Towers knew this was a good site and finding tenants would not be a problem and now AT&T and T-Mobile have committed.

Jim Graw asked if anything had changed from the previous tower approval.

Kristen Lurer said everything is the same except for the ordinance change for the 1,000 foot setback from the city and that is the only thing we cannot meet.

Brian Haren asked if there has been any public input from the balloon test.

Pete Frisina said he has received no input from the public regarding the balloon test.

Doug Powell said he was pleased with the balloon test photographs and the tower will have a low signature and wouldn't be too disruptive to anyone in the area.

Bob Simmons asked if you have any idea how many other towers are in the immediate area.

Kristen Lurer said she knows there are no other towers within 1.47 miles of this site.

Brian Haren asked if there any issues with the distance requirements from other towers.

Pete Frisina said the only requirement that can't be met is the 1,000 foot setback from the city.

Jim Graw made a motion to recommend approval of Petition T-018-14. Bob Simmons seconded the motion. The motion passed 4-1. Doug Powell voted in opposition.

2. **Consideration of Amendments To The Land Use Element Text And Future Land Use Plan Map of The Fayette County Comprehensive Plan for The Area on State Route SR74 South regarding Office use designation.**

3. **Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, Regarding Article VII. Conditional Uses, Nonconformances, Transportation Corridor Overlay Zone, And Commercial Development Standards, Sec. 7-5. Transportation Corridor Overlay Zone, C. General State Route Overlay Zone regarding SR 74 South.**

Chairman Gilbert said the next two items are the amendments to the Comp Plan and Zoning Ordinance regarding SR 74 South.

Pete Frisina said this is the land use pattern staff and the Planning Commission had been discussing at the last few meetings and this was brought up by a property owner in that area that wants to convert a house into a medical office. He said the property owner went before the BOC and the BOC was in favor of looking at the entire SR 74 South corridor in regards to Office land use. He added that here was some input from residents in the area as he had contacted the officers of the subdivisions in this area. He said in the Land Use Element we have created a SR 74 South Overlay District which discusses what we expect to develop there, the amount of property for Office land use, the existing development pattern and the goals of maintaining efficient traffic flow, enhance the esthetics, provide economic expansion with jobs that are commiserate with the educational level of Fayette County, and protect residential areas. He added that the General State Route Overlay Zone would apply to this area and a paragraph specific to the SR 74 South Corridor is being added addressing the requirement for sidewalks on these office properties when they are developed. He said the purpose for the sidewalks is because when GDOT widened the road they built sidewalks on portions of the roadway leaving a gap in the middle were these proposed office properties are located and as they develop they will build their portion of sidewalk so the existing portions of sidewalks will be someday connected. He added that the Future Land Use plan map will be amended to show the Office designation on the properties.

PETITION NO: T-018-14

LOCATION: 112 New Hope Road – Fayette Self Storage
TOWER OWNER: Skyway Towers
APPLICANT/AGENT: Frank Romeo, PM&A
PROPERTY OWNER: Bray Properties, LLLP

The applicant is requesting a reduction in the requirements of Sec. 5-46. Standards for Telecommunications Antennas and Towers to develop a 185 foot Monopole Telecommunication Tower. The request is to reduce the 1,000 foot setback from an adjacent municipality to 114 feet. Such a request requires a reduction from the requirements of ARTICLE V. GENERAL PROVISIONS, Sec. 5-46. Standards for Telecommunications Antennas and Towers, D. *General Requirements, 2. f.* which states:

> All towers shall be set back from all adjacent municipalities and counties a minimum distance of 1,000 feet. (Adopted 05/24/12)

Public hearings before the Planning Commission and Board of Commissioners are necessary to reduce or waive requirements for a proposed tower, antenna, or equipment cabinet or building that cannot comply with the General Requirements, and/or Supplemental Requirements Sec. 5-46. Standards for Telecommunications Antennas and Towers.

Property Site: The subject property is a 5.4954 acre tract in the Fayette Self Storage facility located at the intersection of New Hope Road and SR 85 North in Land Lot 167 of the 5th District. The subject property is zoned C-H. The tower site is in a Highway Corridor as the tower is within 1,000 feet of SR 314. The Fayette Self Storage facility is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use
North	2.95	R-40	Single-family Dwelling
	2.07	R-40	Single-family Dwelling
	1.7	R-40	Single-family Dwelling
North (across New Hope Road)	6.7	C-2 (F-ville)	Furniture store
East (across SR 85)	4.00	C-2 (F-ville)	Shopping Center
South	19.5	C-4 (F-ville)	Shopping Center
West	7.4	O-I (F-ville)	Church

History: A Tower Application/Site Plan for this site was administratively approved in 2011. The Tower Application/Site Plan approval expired after 24 months as the tower was never constructed. On May 24, 2012, the zoning ordinance was amended adding a requirement that all towers shall be set back from all adjacent municipalities and counties a minimum distance of 1,000 feet.

Balloon Test: A balloon test was conducted for this proposed tower on May 10, 2014 from 10:00am to 2:00pm per Sec. 5-46. Standards for Telecommunications Antennas and Towers., F. *Public Hearings Required to Reduce or Waive Requirements.1., c. and d. which states:*

c. A balloon test shall be conducted prior to the public hearings. The balloon shall be flown for a minimum of four (4) daylight hours from the location of the proposed tower, at the requested height. The application shall include the date and time of the balloon test and an alternative date, in case of inclement weather. The initial balloon test shall be held on a Saturday and the alternative date may be held on any day of the week. A sign announcing the dates of the balloon test shall be posted on the property by the County a minimum of five (5) calendar days prior to the initial balloon test; and

d. The applicant shall submit a visual simulation, based on the balloon test, a minimum of seven (7) calendar days prior to the Planning Commission public hearing. Failure to meet this deadline will postpone the tower application to the next scheduled cycle of public hearings. The visual simulation shall consist of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four (4) distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets. An Affidavit certifying that the correct location and height of the tower were utilized in the balloon test shall be submitted with the visual simulation photographs.

Please see the attached Affidavit, simulation pictures and other information from Gould Digital Imaging.

Factors to be Considered: Sec. 5-46. Standards for Telecommunications Antennas and Towers., F. *Public Hearings Required to Reduce or Waive Requirements.*, 2. *Factors Considered in Public Hearing Applications*. The following factors shall be considered when evaluating a tower application:

a. Height of the proposed tower;

The proposed tower is 185 feet tall which meets the height requirements of the Highway Corridor.

b. Distance of the tower to residential structures and residential zoning district boundaries;

The required setback to an off-site residence is three times the tower height which in this case is 555 feet (3 x 185 = 555). The attached site plan indicates off-site residences at 643 feet, 627 feet, 630 feet, 630 feet and 812 feet. The proposed tower meets the distance requirements to these off-site residences.

The proposed tower meets the distance requirements to adjoining properties zoned residential or A-R. The required setback to adjoining properties zoned residential or A-R is the height of the tower plus 10 feet which in this case is 195 feet (185 + 10 = 195). The attached site plan indicates adjoining properties zoned residential or A-R at 263.8 feet, 375.5 feet and 512.9 feet.

c. Nature of uses on adjacent and nearby properties;

The proposed tower is located on the site of Fayette Self Storage which is zoned C-H. To the south is the Lowes Shopping Center in Fayetteville. To the west is the Prince of Peace Lutheran Church in the City of Fayetteville. To the north are three residential lots (see b. above and attached site plan.)

d. Topography of the site and its effect on the efficiency of the tower in terms of coverage;

The applicant has not indicated any effect on the efficiency of the tower in terms of coverage based on the topography of the site.

e. Surrounding tree coverage and foliage and its effect on the efficiency of the tower in terms of coverage, as well as, its effect on the visual impact of the tower on surrounding properties and streets;

The applicant has not indicated any effect on the efficiency of the tower in terms of coverage based on the tree coverage and foliage of the site. In terms of the visual impact of the tower on surrounding properties and streets see the attached visual simulation photographs from the balloon test.

f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

See the attached visual simulation photographs from the balloon test.

g. Proposed ingress and egress; and

Ingress and egress is through a residential lot adjacent to Fayette Self Storage (2.95 acres zoned R-40 containing a single-family residence). The lot is owned by Bray Properties, LLLP, the owner of Fayette Self Storage, and is used as a rental house. The agent provided the following information.

> The background on the access to the tower site coming through the adjoining property as opposed to coming through the front entrance to the self storage

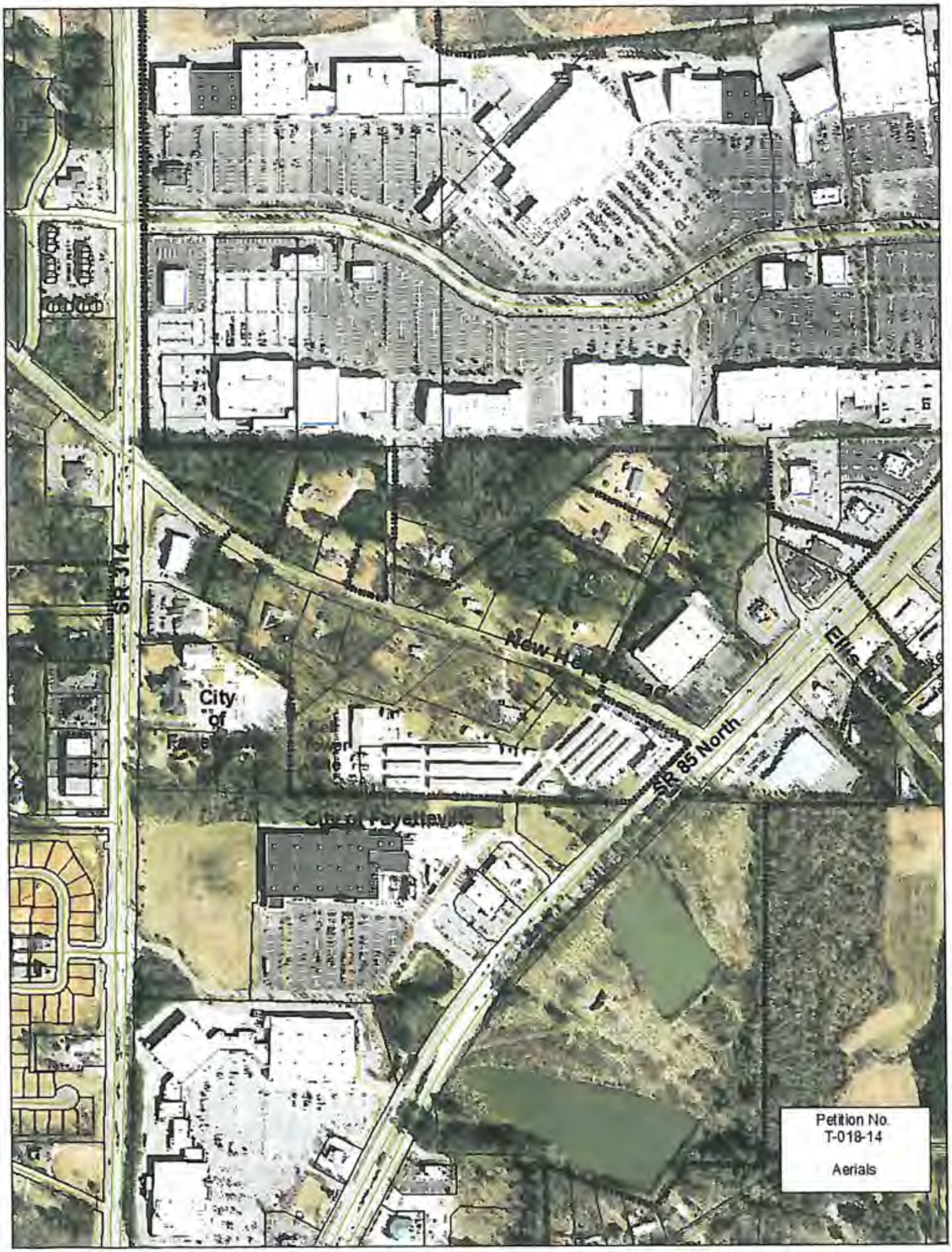
facility came from the thought that the tight corners and narrow passage ways would make it difficult if not impossible to navigate for the larger vehicles.

The access road was used in the construction of the Self Storage facility and since it was already in place the owners felt this was the best solution.

h. The degree of the tower's compliance with the one (1) statute mile separation (inside the Highway Corridor) or one and one-half (1.5) statute mile separation (outside the Highway Corridor.)

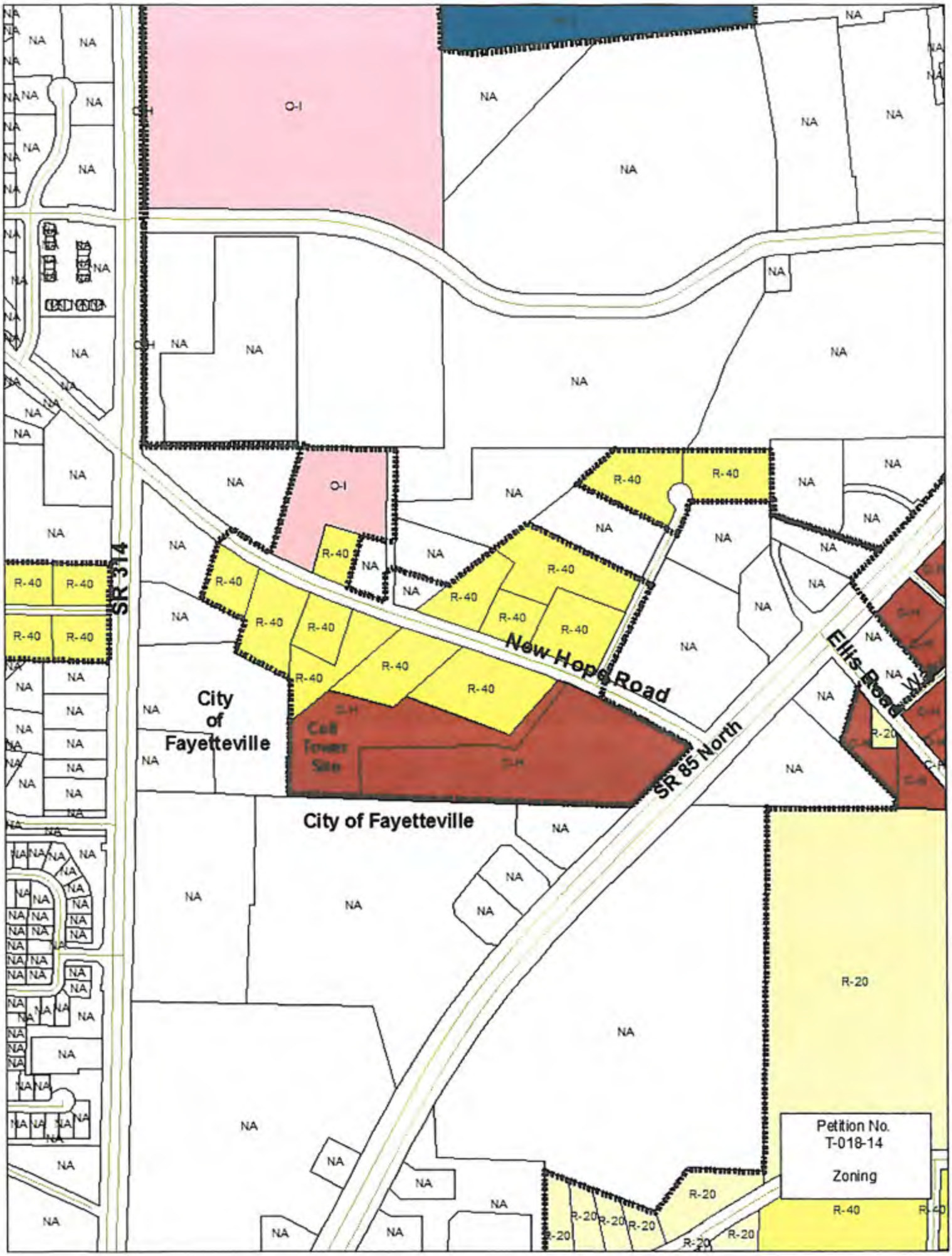
The proposed tower meets the Highway Corridor separation requirements to other towers.

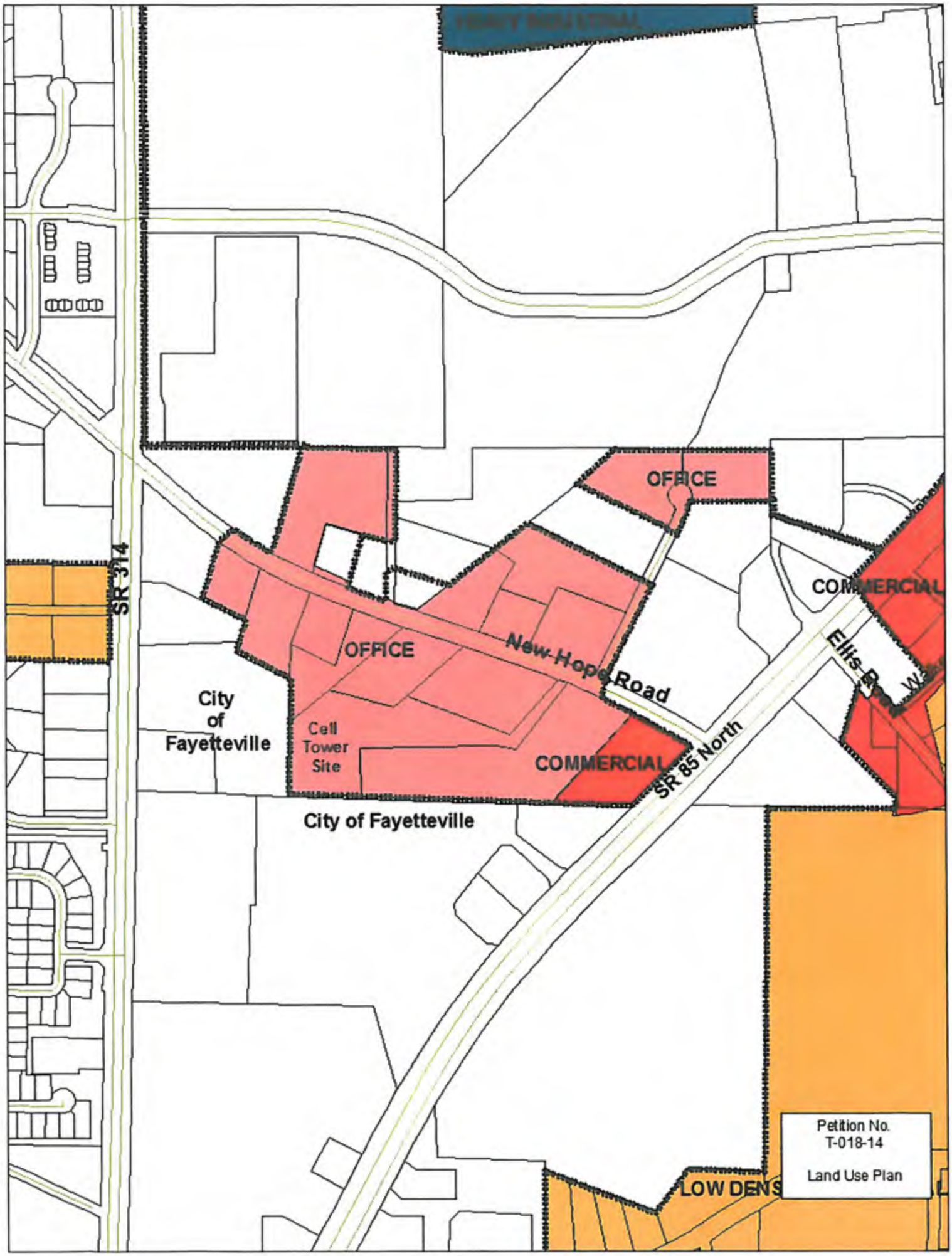
In granting its approval to waive or reduce requirements, the County, through the Board of Commissioners or its designee, may impose conditions that are necessary to minimize the adverse effect of a proposed tower or antenna on adjoining property.



Petition No.
T-018-14

Aerials


SR 314
New Hope Road
SR 85 North
Ellis Road
City of Fayetteville
City of Fayetteville
Cell Tower Site
O-I
R-40
R-20
C-H
NA
Petition No.
T-018-14
Zoning


HEAVY INDUSTRIAL
OFFICE
OFFICE
COMMERCIAL
COMMERCIAL
New Hope Road
Ellis Pl
SR 314
SR 85 North
City of Fayetteville
Cell Tower Site
City of Fayetteville
LOW DENS
Petition No. T-018-14
Land Use Plan

Pete Frisina

From: Pete Frisina
Sent: Wednesday, May 28, 2014 4:11 PM
To: Brian Wismer (bwismer@fayetteville-ga.gov)
Subject: FW: Cell Tower Balloon Test
Attachments: SKMBT_C25314050615171.pdf; SKMBT_C25314050615170.pdf

Brian,

Does Fayetteville have any comments on the proposed cell tower application for a reduction of the 1,000 foot setback from an adjacent municipality. The request is to reduce the setback to 114 feet. The public hearings are June 5th and June 26th so if there are comments please get them to me by next Wednesday.

Thanks,

Pete Frisina

From: Pete Frisina
Sent: Tuesday, May 06, 2014 3:43 PM
To: Brian Wismer (bwismer@fayetteville-ga.gov)
Subject: Cell Tower Balloon Test

Brian,

A Cell Tower Balloon Test will be held for a proposed cell tower located at 112 New Hope Road (Fayette Self Storage at the corner of New Hope Road and SR 85) on **Saturday, May 10, 2014 from 10:00 am to 2:00 pm** with an alternative date (in case of inclement weather) of **Tuesday, May 13, 2014 from 10:00 am to 2:00pm.** This is required under Sec. 5-46. F. 1. c. and d. of the Zoning Ordinance which states:

c. A balloon test shall be conducted prior to the public hearings. The balloon shall be flown for a minimum of four (4) daylight hours from the location of the proposed tower, at the requested height. The application shall include the date and time of the balloon test and an alternative date, in case of inclement weather. The initial balloon test shall be held on a Saturday and the alternative date may be held on any day of the week. A sign announcing the dates of the balloon test shall be posted on the property by the County a minimum of five (5) calendar days prior to the initial balloon test; and

d. The applicant shall submit a visual simulation, based on the balloon test, a minimum of seven (7) calendar days prior to the Planning Commission public hearing. Failure to meet this deadline will postpone the tower application to the next scheduled cycle of public hearings. The visual simulation shall consist of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four (4) distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets. An Affidavit certifying that the correct location and height of the tower were utilized in the balloon test shall be submitted with the visual simulation photographs.

This cell tower requires a public hearing to reduce or waive requirements. The public hearings are scheduled for June 5, 2014 (Planning Commission) and June 26, 2014 (Board of Commissioners.) **Please advise your city officials of the cell tower balloon test so they can view the test.** Also attached is the cell tower request and concept drawing and we welcome any comments from the city. If you have any questions please call me at 770-305-5160. Thank you.

Peter A. Frisina, AICP
Fayette County Community Development Division
140 Stonewall Ave.
Fayetteville, GA 30214
(ph) 770-305-5160
(fax) 770-305-5258

FAYETTE COUNTY
PUBLIC HEARING APPLICATION REQUEST
FOR COMMUNICATIONS TOWER USE

Applicant must complete all of the information below (type or print legibly)

Project Name & Location: Fayette Self Storage / 112 NEW HOPE Rd

Applicant/Agent:

Name and Company: PMA / FRANK Romeo

Contact Phone #: 404 513 3961 Contact Fax #: 678-280-2329

Property Owner(s) of Parent Tract:

Names of all owners on latest recorded Warranty Deed: BRAY Properties LLLP

Mailing Address: 112 New Hope Rd, Fayetteville GA 30214

Owner Phone #: 770-461-6371

Owner Fax #:

Tower Company:

Name of Representative and Company: SKYWAY TOWERS

Mailing Address: 20525 Amberfield Drive Suite 102 LANDOLakes FL 34638

Phone #: 813-960-6211 Fax #:

Project Locational Information:

Project site address: 112 New Hope Rd, Fayetteville GA 30214

Land District #: 5th Land Lot #: 167 Parcel #:

Acreage of parent tract: 5.4954 Zoning District: C-H

Road frontage(s):

Proposed Tower Information:

Type of tower proposed: Monopole (Galvanized Steel)

Tower height (from grade to highest point): 185 foot

Type of accessory facilities: Equipment Shelters

Total square feet proposed: 80'X80' (6400 square feet)

Applicant=s Notarized Certification:

I affirm and certify that I understand and will comply with the provisions and regulations of the Fayette County Zoning Ordinance. I further certify that all the information contained in this application and all documentation submitted herewith is true to the best of my knowledge and belief. Further, I understand that the application, attachments and fees become a part of the Official Records of the Fayette County Zoning Department and are not returnable.

Francis Romeo 4/23/2014

Signature of Applicant/Agent Date

Devin Fetherkile 4-23-14

Signature/Stamp of Notary Public Date

DEVIN FETHERKILE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
DECEMBER 4, 2016
COBB COUNTY, GEORGIA

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

I/We hereby certify that I/We are the current property owner(s) of record of the parent parcel on which the requested communications tower use will be located. Further, I/We authorize the following as my Agent

Francis Romeo of PMA

Name of Representative *Name of Company*

to act on my behalf to seek approvals from Fayette County for the requested communications tower to be located on my property. I/We understand that this application, attachments and fees become part of the official records of the Zoning Department of Fayette County. I/We have reviewed the completed application and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. I/We understand that any knowingly false information given will result in the denial of this application request. I/We further acknowledge that additional information may be required by Fayette County in order to process this application.

Name(s) of All Property Owners of Record found on latest recorded Warranty Deed for subject property:

Please Print Names

1 Huie L. Bray #2 Patsy Goolsby

Signature of Property Owner 1 — Signature of Notary Public

Address — Date

112 New Hope Rd Fville, GA 30214

Rebecca S Dingler
Notary Public
Lamar County, Georgia
My Comm. Expires
January 24, 2017

Signature of Property Owner 2 — Signature of Notary Public

Address — Date

112 New Hope Rd Fville GA 30214

Rebecca S Dingler
Notary Public
Lamar County, Georgia
My Comm. Expires
January 24, 2017

Signature of Property Owner 3 — Signature of Notary Public

Address — Date

Signature of Authorized Agent — Signature of Notary Public

1000 Holcomb Woods Pkwy Suite 210 Roswell, GA — 5.1.14

Address — Date

DEVIN FETHERKILE
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
NOTARY PUBLIC
DECEMBER 4, 2016

LOCATION MAP

VICINITY MAP

DRIVE DIRECTIONS

FROM ATLANTA:
TAKE I-75/85 SOUTH, MERGE ONTO I-75 S TOWARD MACON AND PROCEED FOR 4.6 MILES. MERGE ONTO GA-85 S VIA EXIT 231A TOWARD RIVERDALE AND PROCEED FOR 1.2 MILES. TURN RIGHT ONTO NEW HOPE RD, AND PROCEED FOR 0.1 MILES. SITE IS ON THE LEFT DOWN GRAVEL DRIVE.

DEPARTMENT	NAME / SIGNATURE	DATE
LAND OWNER / TOWER OWNER		
SITE ACQUISITION AGENT		
ZONING / PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		

AT&T SITE NUMBER:

GA1025

FIXED ASSET NUMBER:

12881574

AT&T SITE NAME:

FAYETTE SELF STORAGE

TOWER OWNER:

SKYWAY TOWERS

WHITE
GA-01141

PROPOSED 185 FT. MONOPOLE
RAWLAND TOWER SITE

PREPARED FOR:

at&t

PREPARED BY:

PM&A

1000 HOLCOMB WOODS PKWY
SUITE 210
ROSWELL, GA 30076
678-280-2325

PROJECT INFORMATION

SITE ADDRESS:	112 NEW HOPE ROAD FAYETTEVILLE, GA 30214
LATITUDE: LONGITUDE: ELEVATION:	33° 28' 26.6" 84° 26' 48.1" 931' AMSL
JURISDICTION: PARCEL I.D.: LAND LOTS:	FAYETTE COUNTY 0938 107 167 OF THE 5TH DISTRICT
PARCEL ZONING:	C-H
LAND OWNER:	BRAY PROPERTIES LLLP
TOWER OWNER:	SKYWAY TOWERS 20525 AMBERFIELD DR, SUITE 102 LAND O LAKES, FL 34638
SITE ACQUISITION COMPANY:	P. MARSHALL & ASSOCIATES 1000 HOLCOMB WOODS PKWY, SUITE 210 ROSWELL, GA 30076 FRANK ROMEO 678-280-2325
ENGINEER:	P. MARSHALL & ASSOCIATES 1000 HOLCOMB WOODS PKWY, SUITE 210 ROSWELL, GA 30076 PATRICK W. MARSHALL, P.E. 678-280-2325
POWER:	GEORGIA POWER
TELCO:	AT&T

DRAWING INDEX

T-1 TITLE SHEET & PROJECT INFORMATION
- SURVEY
C-1 OVERALL SITE PLAN
C-2 DETAILED SITE PLAN
C-3 TOWER ELEVATION & DETAILS
C-4 GRADING & EROSION CONTROL PLAN

CALL BEFORE YOU DIG
GEORGIA ONE-CALL
811
http://www.gaupc.com/

ISSUED FOR REVIEW

PM&A
P. MARSHALL & ASSOCIATES

SKYWAY TOWERS

REV	DATE	DESCRIPTION
A	4/25/14	ISSUED FOR PRELIMINARY REVIEW

FAYETTE SELF STORAGE

TITLE SHEET & PROJECT INFORMATION

DRAWN: DCG
CHKD: DCG
APPD: PWM

T-1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°57'50"E	108.87'
L2	N01°23'28"E	80.00'
L3	S88°36'32"E	80.00'
L4	S01°23'28"W	80.00'
L5	N88°36'32"W	80.00'
L6	S88°47'25"E	15.00'
L7	N01°23'28"E	248.45'
L8	N04°34'13"E	24.19'
L9	N87°13'09"E	64.81'
L10	N88°15'10"E	58.91'
L11	S87°47'51"E	66.01'
L12	S87°04'50"E	92.66'
L13	N82°15'21"E	51.77'
L14	N82°32'27"E	56.19'
L15	N74°55'16"E	120.00'
L16	N62°12'50"E	58.86'
L17	N71°11'03"E	33.14'
L18	N74°13'09"E	69.85'
L19	N67°09'43"E	38.93'
L20	N54°38'15"E	24.29'
L21	N37°27'06"E	36.51'
L22	N03°41'30"E	23.94'
L23	N13°11'56"E	18.04'

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF T-MOBILE SOUTH, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF. NO BOUNDARY SURVEY WAS PERFORMED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL COVENANTS, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA FCR 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT WAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 130,000+ FEET.

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83).

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13113C0103E DATED 09/26/2008.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ACTUAL GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SUBJECT PROPERTY

OWNER: BRAY PROPERTIES LLLP

SITE ADDRESS: 317 NEW HOPE RD., FAYETTEVILLE, GA 30214

PARCEL ID: 0536 107

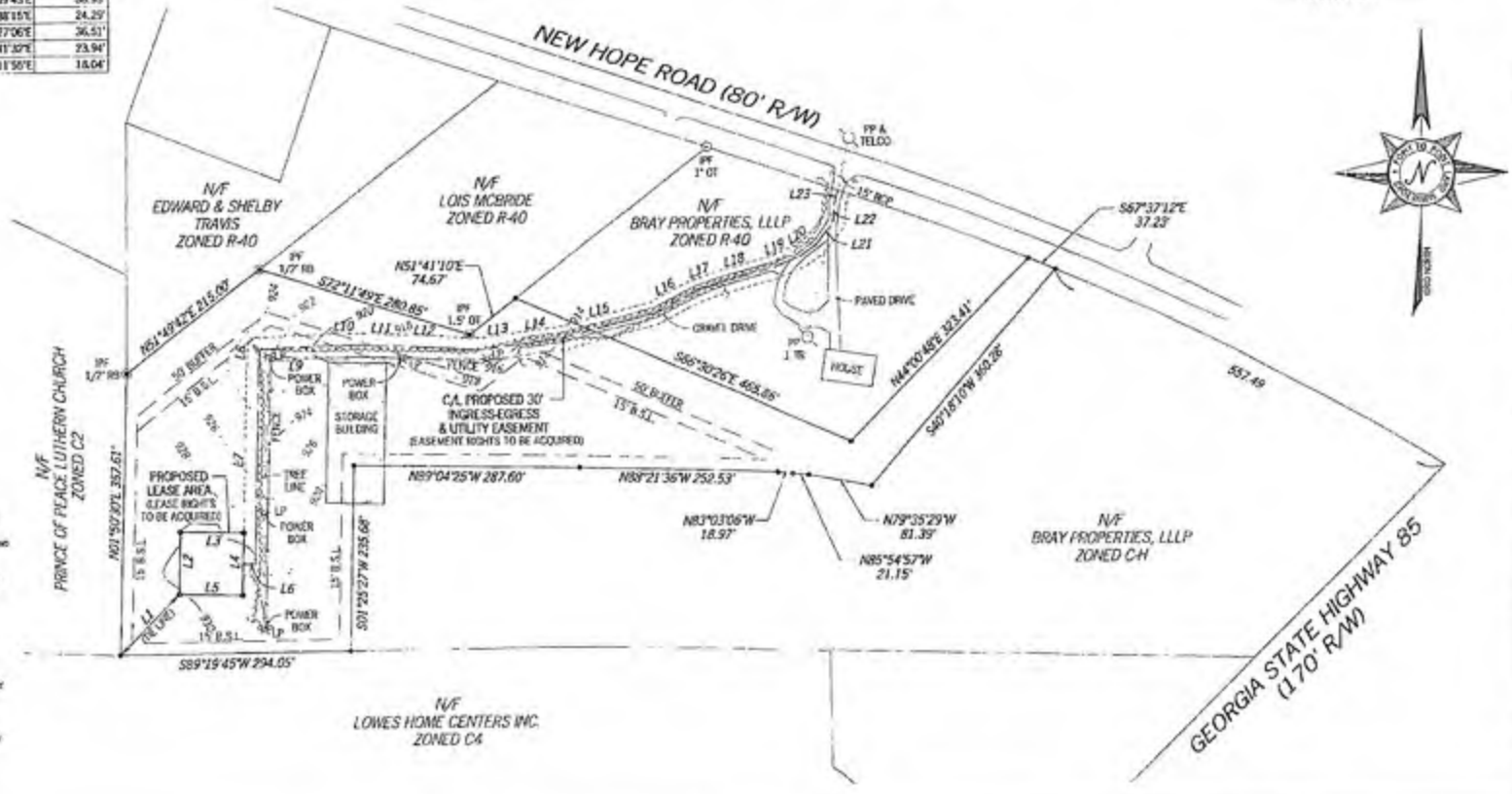
AREA: 5.4054 ACRES±

ZONED: C-H

REFERENCE: PLAT BOOK 43 PAGE 77

GRAPHIC SCALE IN FEET
SCALE: 1" = 150'

VICINITY MAP
NOT TO SCALE



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
HYD	HYDRANT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OH	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CM	CUTTING MACHINE
TR	TRANSFORMER
JB	JUNCTION BOX
SNCB	SINGLE NING CATCH BASIN
DNCB	DOUBLE NING CATCH BASIN
OLF	OVER-HEAD FORCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEANOUT
GV	GAS VALVE
FVR	IRON ORE FOUNDRY
IC	ICE ENGINE
IP	ICE PROBE POLE

GEORGIA REGISTERED No. 2866 11/4/10 LAND SURVEYOR CHARLES LEE INER

NO.	DATE	REVISION
1	11-04-2010	ADDED DIST. TO HWY. 314

EASEMENT SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

EASEMENT SURVEY PREPARED FOR:

T-Mobile

T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SUITE 300
SANDY SPRINGS, GEORGIA 30328
Phone (770) 604-8980
Fax (770) 350-3048

"FAYETTE SELF STORAGE"

SITE NO.
9AT3318-B

LAND LOT 167, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

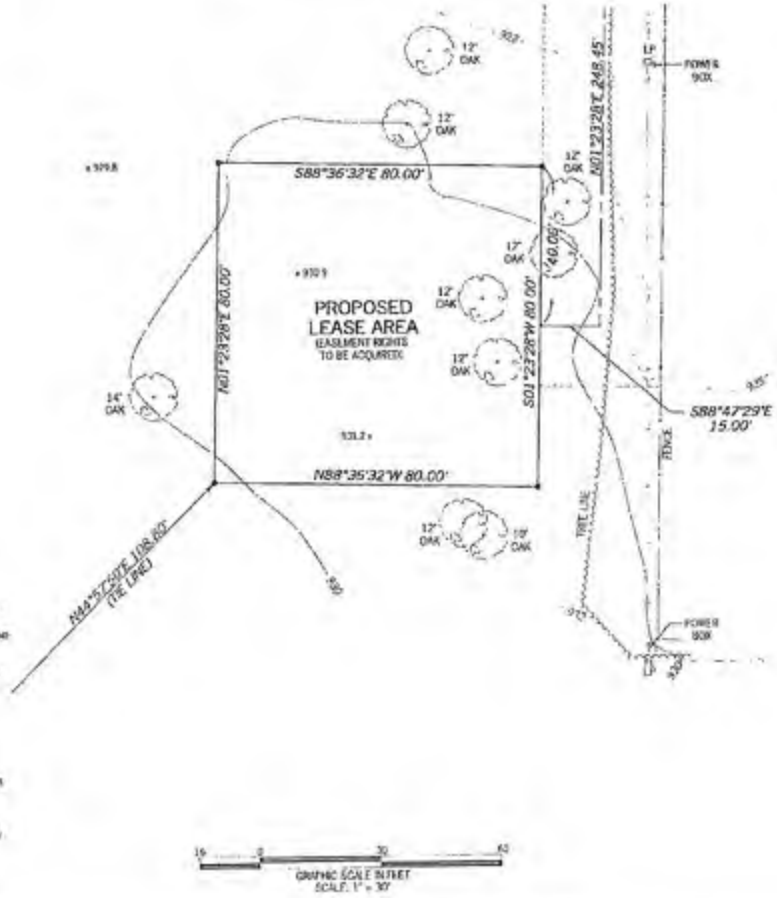
DRAWN BY: NRW	SHEET:
CHECKED BY: NRW	1
APPROVED: C. INER	
DATE: 01 NOVEMBER, 2010	
P2P JOB #: 2010-576	OF 3

SITE INFORMATION

PROPOSED LEASE AREA = 6,400 SQUARE FEET (0.1469 ACRES)

LATITUDE = 33°28'26.6" (NAD 83)
AT CENTER OF PROPOSED LEASE AREA
LONGITUDE = 84°26'48.7" (NAD 83)

ELEVATION AT CENTER OF PROPOSED LEASE AREA = 931' A.M.S.L.



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
HV	BOLLARD
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
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BW	BOTTOM OF WALL
OH	OVERHEAD UTILITY
UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GA	GUYWIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
SCO	SEWER CLEANOUT
GV	GAS VALVE
GM	NATURAL GAS METER
⊕	CO BATTERY
⊕	CO BATTERY FULL

SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY), SAID POINT BEING LOCATED 557.49 FEET AS MEASURED IN A NORTHWESTERLY DIRECTION ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD, FROM THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 85 (HAVING A 170-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD AND RUNNING, SOUTH 40°18'10" WEST, 360.28 FEET TO A POINT; THENCE, NORTH 79°35'29" WEST, 81.39 FEET TO A POINT; THENCE, NORTH 85°54'57" WEST, 21.15 FEET TO A POINT; THENCE, NORTH 83°03'06" WEST, 18.97 FEET TO A POINT; THENCE, NORTH 88°21'36" WEST, 252.53 FEET TO A POINT, THENCE, NORTH 89°04'25" WEST, 287.60 FEET TO A POINT; THENCE, SOUTH 01°25'27" WEST, 235.68 FEET TO A POINT; THENCE, SOUTH 89°19'45" WEST, 294.05 FEET TO A POINT; THENCE, NORTH 01°50'30" EAST, 357.61 FEET TO A ½" REBAR FOUND; THENCE, NORTH 51°49'42" EAST, 215.00 FEET TO A ½" REBAR FOUND; THENCE, SOUTH 72°11'49" EAST, 280.85 FEET TO A 1¼" OPEN TOP PIPE FOUND; THENCE, NORTH 51°41'10" EAST, 74.67 FEET TO A POINT; THENCE, SOUTH 66°30'26" EAST, 465.86 FEET TO A POINT; THENCE, NORTH 44°00'48" EAST, 323.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD, SOUTH 67°37'12" EAST, 37.23 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.4954 ACRES (239,380 SQUARE FEET), MORE OR LESS.

PROPOSED LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY), SAID POINT BEING LOCATED 557.49 FEET AS MEASURED IN A NORTHWESTERLY DIRECTION ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD, FROM THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 85 (HAVING A 170-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD AND RUNNING, SOUTH 40°18'10" WEST, 360.28 FEET TO A POINT; THENCE, NORTH 79°35'29" WEST, 81.39 FEET TO A POINT; THENCE, NORTH 85°54'57" WEST, 21.15 FEET TO A POINT; THENCE, NORTH 83°03'06" WEST, 18.97 FEET TO A POINT; THENCE, NORTH 88°21'36" WEST, 252.53 FEET TO A POINT; THENCE, NORTH 89°04'25" WEST, 287.60 FEET TO A POINT; THENCE, SOUTH 01°25'27" WEST, 235.68 FEET TO A POINT; THENCE, SOUTH 89°19'45" WEST, 294.05 FEET TO A POINT; THENCE ALONG A TIE LINE, NORTH 44°57'50" EAST, 108.80 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 01°23'28" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 88°36'32" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 01°23'28" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 88°36'32" WEST, 80.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.1469 ACRES (6,400 SQUARE FEET), MORE OR LESS.

PROPOSED 30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A PROPOSED 30 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN LAND LOT 167, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY), SAID POINT BEING LOCATED 557.49 FEET AS MEASURED IN A NORTHWESTERLY DIRECTION ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD, FROM THE INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY 85 (HAVING A 170-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD AND RUNNING, SOUTH 40°18'10" WEST, 360.28 FEET TO A POINT; THENCE, NORTH 79°35'29" WEST, 81.39 FEET TO A POINT, THENCE, NORTH 85°54'57" WEST, 21.15 FEET TO A POINT; THENCE, NORTH 83°03'06" WEST, 18.97 FEET TO A POINT; THENCE, NORTH 88°21'36" WEST, 252.53 FEET TO A POINT; THENCE, NORTH 89°04'25" WEST, 287.60 FEET TO A POINT; THENCE, SOUTH 01°25'27" WEST, 235.68 FEET TO A POINT; THENCE, SOUTH 89°19'45" WEST, 294.05 FEET TO A POINT; THENCE ALONG A TIE LINE, NORTH 44°57'50" EAST, 108.80 FEET TO A POINT; THENCE, NORTH 01°23'28" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 88°36'32" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 01°23'28" WEST, 40.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 88°47'29" EAST, 15.00 FEET TO A POINT; THENCE, NORTH 01°23'28" EAST, 248.45 FEET TO A POINT; THENCE, NORTH 04°34'13" EAST, 24.18 FEET TO A POINT; THENCE, NORTH 87°13'09" EAST, 64.81 FEET TO A POINT; THENCE, NORTH 88°15'10" EAST, 58.91 FEET TO A POINT, THENCE, SOUTH 87°47'51" EAST, 66.01 FEET TO A POINT; THENCE, SOUTH 87°04'50" EAST, 90.66 FEET TO A POINT; THENCE, NORTH 82°15'21" EAST, 51.77 FEET TO A POINT; THENCE, NORTH 82°32'27" EAST, 56.16 FEET TO A POINT, THENCE, NORTH 74°55'16" EAST, 120.00 FEET TO A POINT; THENCE, NORTH 62°12'50" EAST, 58.86 FEET TO A POINT, THENCE, NORTH 71°11'03" EAST, 33.14 FEET TO A POINT; THENCE, NORTH 74°13'09" EAST, 69.85 FEET TO A POINT; THENCE, NORTH 67°09'43" EAST, 38.93 FEET TO A POINT; THENCE, NORTH 54°38'15" EAST, 24.29 FEET TO A POINT; THENCE, NORTH 37°27'06" EAST, 36.51 FEET TO A POINT; THENCE, NORTH 03°41'32" EAST, 23.94 FEET TO A POINT; THENCE, NORTH 13°11'55" EAST, 18.04 FEET TO THE ENDING AT A POINT.

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER
11/7/13

NO.	DATE	REVISION
1	11-04-2013	ADDED DIST. 12-18-13

EASEMENT SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

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T-Mobile
T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SUITE 300
SANDY SPRINGS, GEORGIA 30328
Phone (770) 604-8980
Fax (770) 170-3041

"FAYETTE SELF STORAGE"

SITE NO.
9AT3318-B

LAND LOT 167, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

DRAWN BY: MW	SHEET:
CHECKED BY: MW	2
APPROVED: C. INER	
DATE: 01 NOVEMBER, 2013	
P2P JOB #: 2013.576	OF 3

NEW HOPE ROAD (80' R/W)

EXISTING ASPHALT ROAD (TYP.)

EXISTING HOUSE

EXISTING PAVED TURN-IN APRON OFF NEW HOPE ROAD (TYP.)

EXISTING PAVED DRIVEWAY (TYP.)

EXISTING GRAVEL ACCESS DRIVE

EXISTING UTILITY POLE AND OVERHEAD LINES (TYP.)

EXISTING HOUSE

PROPOSED 30' ACCESS AND UTILITY EASEMENT (TYP.)

PROPOSED 12' WIDE GRAVEL ACCESS ROAD (TYP.)

EXISTING STORAGE BUILDING

EXISTING PARENT TRACT PROPERTY LINES (TYP.)

PROPOSED SKYWAY 80' x 80' LEASE AREA

PROPOSED 185' MONOPOLE TOWER

PROPOSED 40' x 60' EQUIPMENT COMPOUND

EXISTING UTILITY POLE AND OVERHEAD LINES (TYP.)

EXISTING FENCE LINE (TYP.)

APPROXIMATELY 0.36 MILES TO THE NEAREST GOVERNMENTALLY OWNED TOWER (NOT COLLOCATEABLE)

APPROXIMATELY 1.47 MILES TO THE NEAREST CELL TOWER

PER THE FAYETTE COUNTY ORDINANCE: ALL TOWERS SHALL BE SET BACK FROM ALL ADJACENT MUNICIPALITIES AND COUNTIES A MINIMUM DISTANCE OF 1,000 FEET. (ADOPTED 05/24/13)

THERE ARE NOT ANY COUNTY LINES OR MUNICIPALITIES WITHIN 1,000 FEET OF THE PROPOSED TOWER PER THE SURVEY BY POINT TO POINT LAND SURVEYORS, PROJECT ID. 2010.522, DATED 11/5/10. REFER TO SURVEY FOR SETBACK DISTANCES TO PARENT TRACT AND OTHER PROPERTY LINES.

N
W
E
S

GRAPHIC SCALES

100 0 100

SCALE: 1" = 100'

REFER TO SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS AND DATED NOV. 1, 2010 FOR DIMENSIONS TO ADJACENT HOUSES & PROPERTY LINES.

OVERALL SITE PLAN

SCALE: 1" = 100'

ISSUED FOR REVIEW

PM&A
P. MARSHALL & ASSOCIATES

SKYWAY TOWERS

NUM	DATE	DESCRIPTION
A	4/29/14	ISSUED FOR PRELIMINARY REVIEW

FAYETTE SELF STORAGE

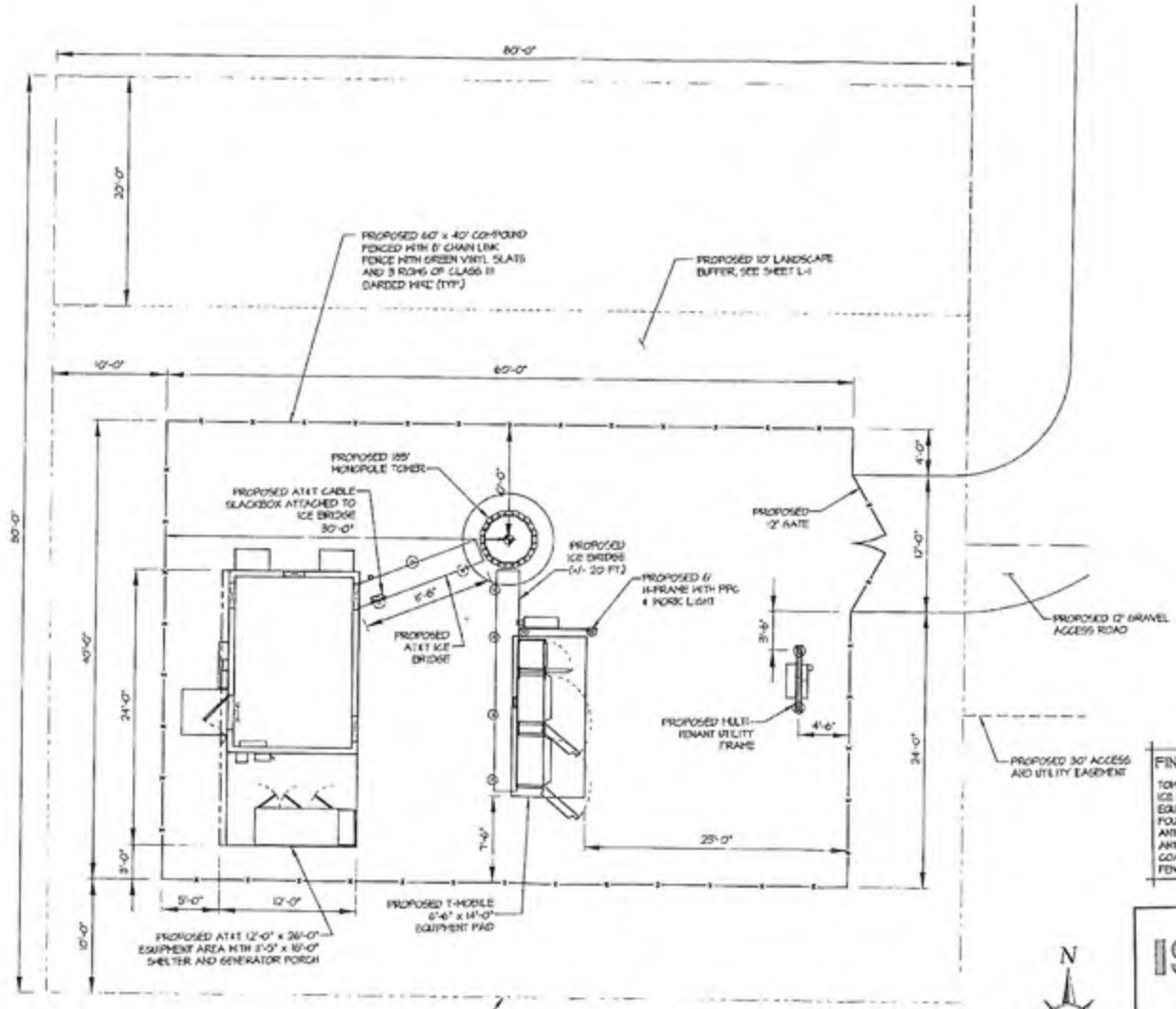
OVERALL SITE PLAN

DRAWN: DCG
DESIGN: DCG
CHECKED: PMM

C-2

GENERAL CONSTRUCTION NOTES

1. DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL POWER AND TELEPHONE UTILITIES AND THE CONSTRUCTION MANAGER TO CONFIRM THE SOURCE OF SERVICE, PRIOR TO THE INSTALLATION OF ANY CONDUITS.
3. REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE T-MOBILE GRAVELED LEASE AREA.
4. REGRADE AROUND THE EQUIPMENT PAD AS REQUIRED TO ALLOW A MAXIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRADE. REPLACE FILL AROUND SLAB AT THE COMPLETION OF INSTALLATION.
5. THE CONTRACTOR SHALL INSTALL THE POWER AND TELEPHONE SERVICE UNDERGROUND TO THE EQUIPMENT AS SHOWN ON THE ELECTRICAL PLAN.
6. ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
7. ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR DEVIATIONS FROM THE DESIGN PLANS OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
8. COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY CONFLICTS, DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
10. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
11. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE REDLINED DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL REESTABLISH ANY DISTURBED CONTROL POINTS.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILDING CODE REQUIREMENTS.
15. TOWER AND TOWER FOUNDATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. BEFORE THE ANTENNAS, MOUNTS, OR CABLES ARE PLACED, THE TOWER MUST BE ANALYZED FOR THE PROPOSED LOADS BY A LICENSED STRUCTURAL ENGINEER (BY OTHERS). INSTALL ALL ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT IN ACCORDANCE WITH THE TOWER ANALYSIS REPORT.
16. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL, CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.



GRAPHIC SCALES

10 0 10

SCALE: 1" = 10'

DETAILED SITE PLAN

SCALE: 1" = 10'

FINISHES SCHEDULE:

TOWER - GALVANIZED
ICE BRIDGE - GALVANIZED
EQUIPMENT - PAINTED NEUTRAL
FOUNDATIONS - UNPAINTED
ANTENNA MOUNTS - GALVANIZED
ANTENNAS - PAINTED NEUTRAL
COAX CABLES - BLACK
FENCE - GALVANIZED

ISSUED FOR REVIEW

PM&A
P. MARSHALL & ASSOCIATES

SKYWAY TOWERS

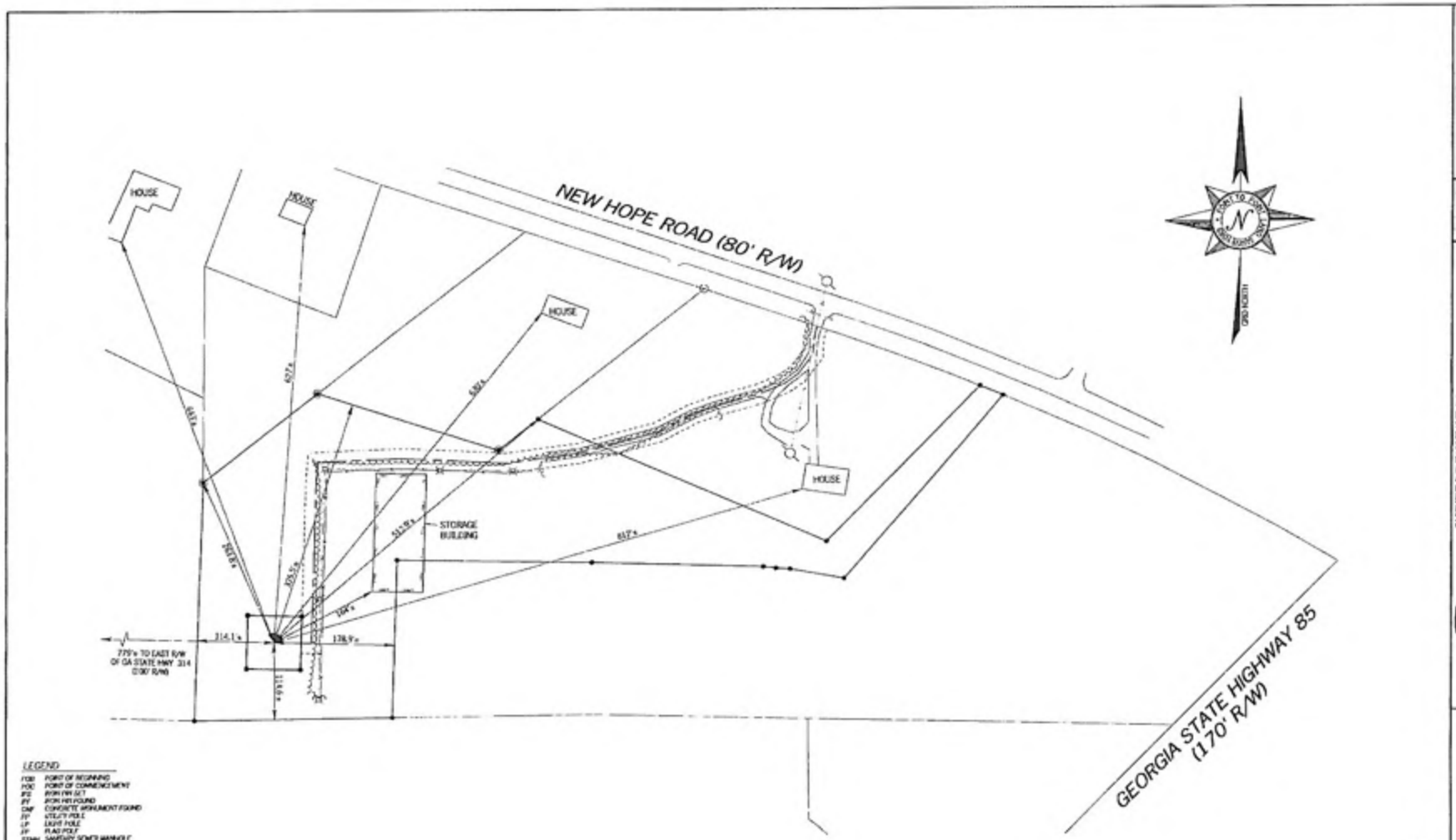
REV	DATE	DESCRIPTION
A	1/2024	ISSUED FOR PRELIMINARY REVIEW

FAYETTE SELF STORAGE

DETAILED SITE PLAN

DRAWN: DGG
CHECKED: PAM

C-2.1



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
PP	UTILITY POLE
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FP	FLAG POLE
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SDMH	STORM DRAIN MANHOLE
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
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BW	BOTTOM OF WALL
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UE	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEANOUT
GV	GAS VALVE
FCV	FLOW CONTROL VALVE
IC	ICE BRIDGE
IBP	ICE BRIDGE POLE

25 0 150 300
GRAPHIC SCALE IN FEET
SCALE: 1" = 150'

GEORGIA REGISTERED No. 2944 LAND SURVEYOR CHARLES LEE INER

NO.	DATE	REVISION
1	11-04-2010	ADDED DIST. TO HWY. 314
2	06/03/2014	DIST. TO HOUSE(s)

EASEMENT SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

EASEMENT SURVEY PREPARED FOR:

T-Mobile

T-MOBILE SOUTH, LLC
FOUR CONCOURSE PARKWAY
SUITE 300
SANDY SPRINGS, GEORGIA 30328
Phone (770) 604-8080
Fax (770) 350-3049

"FAYETTE SELF STORAGE"

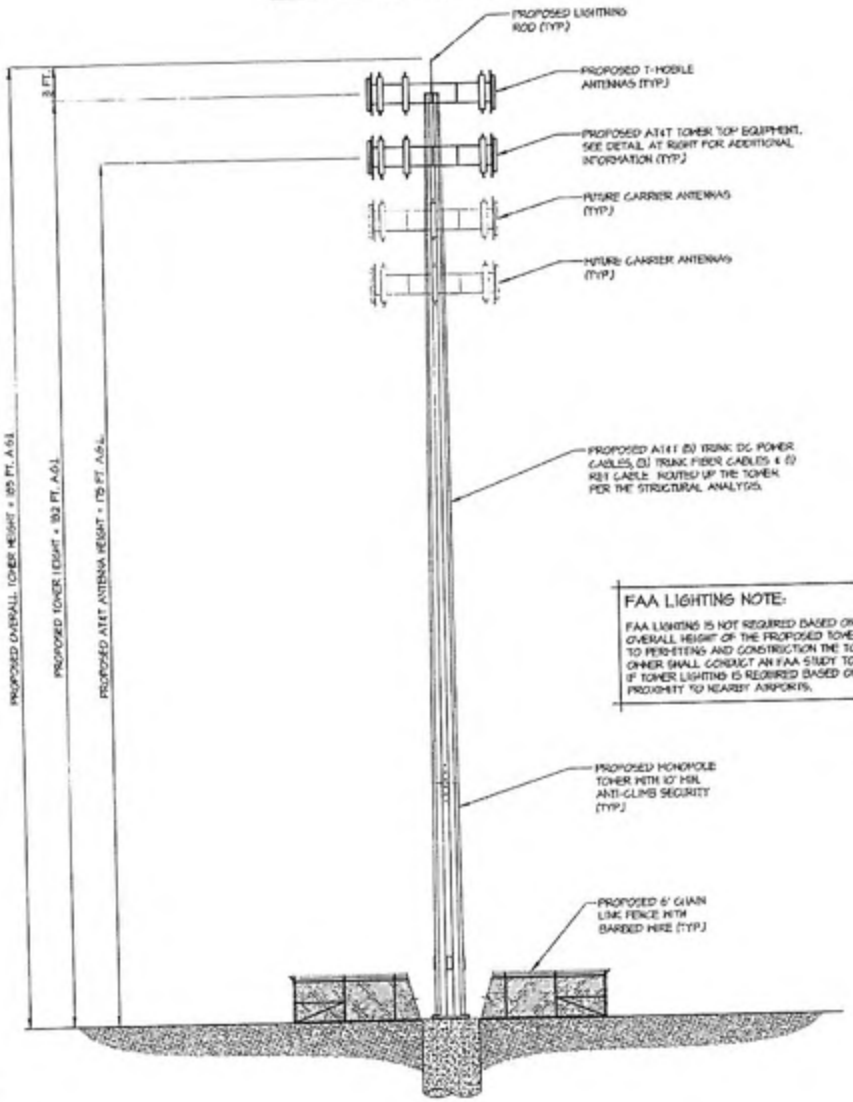
SITE NO.
9AT3318-B

LAND LOT 167, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

DRAWN BY: NRW
CHECKED BY: MW
APPROVED: C. INER
DATE: 01 NOVEMBER, 2010
P2P JOB #: 2010.576

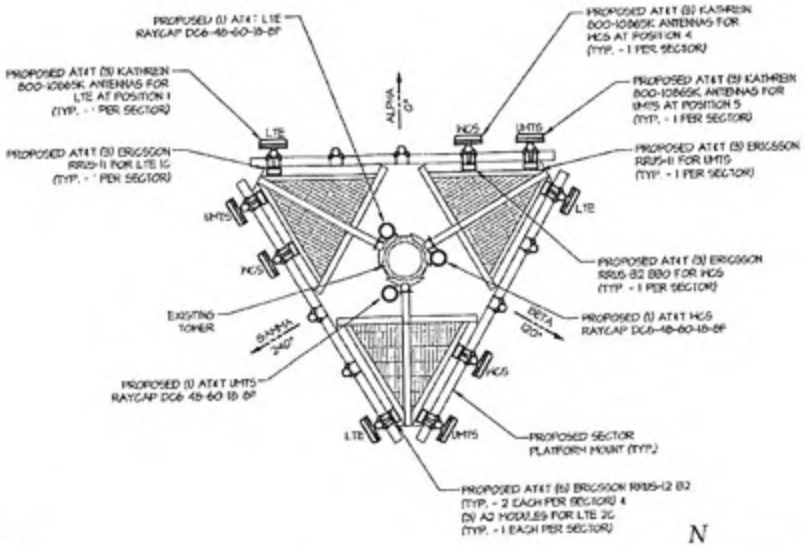
SHEET: 3 OF 3

NOTE: FOR A COMPLETE DESCRIPTION OF THE PROPOSED TOWER REFERENCE THE TOWER STRUCTURAL AND FABRICATION DRAWINGS BY OTHERS.



FAA LIGHTING NOTE:

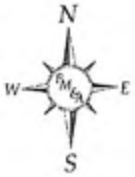
FAA LIGHTING IS NOT REQUIRED BASED ON THE OVERALL HEIGHT OF THE PROPOSED TOWER. PRIOR TO PERMITTING AND CONSTRUCTION THE TOWER OWNER SHALL CONDUCT AN FAA STUDY TO DETERMINE IF TOWER LIGHTING IS REQUIRED BASED ON THE PROXIMITY TO NEARBY AIRPORTS.



NOTE: PROVIDE 6' MIN. EDGE TO EDGE CLEARANCE BETWEEN LTE AND HCS ANTENNAS

ANTENNA ORIENTATION DETAIL

NTS



ISSUED FOR REVIEW

PM&A
P. MARSHALL & ASSOCIATES

SKYWAY TOWERS

REV	DATE	DESCRIPTION
A	4/25/14	ISSUED FOR PRELIMINARY REVIEW

FAYETTE SELF STORAGE

TOWER ELEVATION AND DETAILS

DRAWN DCC
CHKD DCC
APPD PMM

C-3

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED

MAINTENANCE STATEMENT
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION

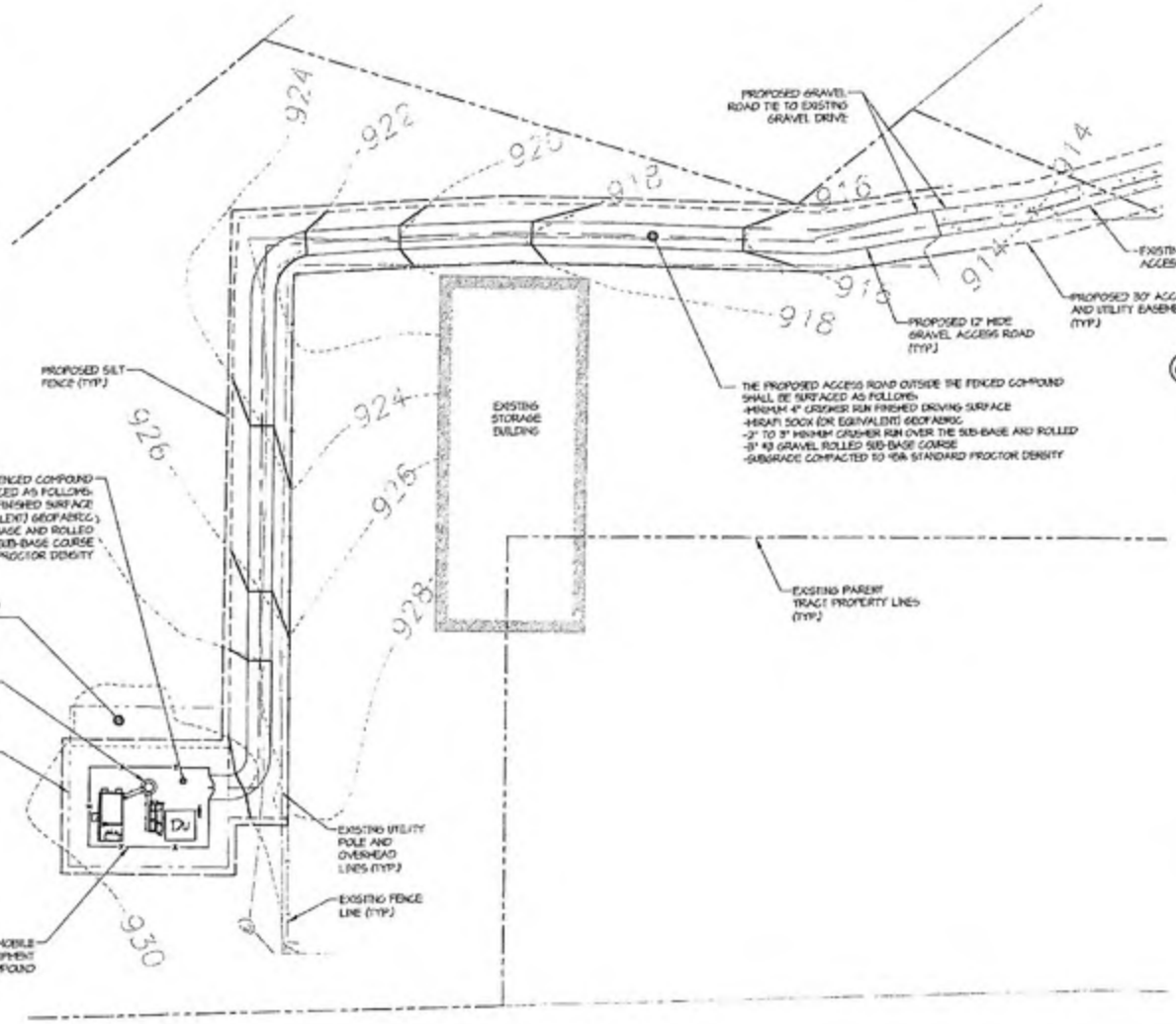
Co — CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

Sd1 — TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS

Ds2 — DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

Ds3 — DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.

Du — DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES



EROSION CONTROL PLAN
SCALE: 1" = 60'-0"

GRAPHIC SCALES

60 0 60

SCALE: 1" = 60'

ISSUED FOR REVIEW

PM&A
P. MARSHALL & ASSOCIATES

SKYWAY TOWERS

NUM	DATE	DESCRIPTION
A	4/25/14	ISSUED FOR PRELIMINARY REVIEW

SITE: FAYETTE SELF STORAGE

GRADING, SEDIMENT & EROSION CONTROL PLAN

DESIGN: DCC
DRAWN: DCC
CHECKED: PMM

C-4

STATE OF GEORGIA

COUNTY OF FAYETTE

CELL TOWER AFFIDAVIT

Personally appeared before me an officer duly authorized to administer oaths, MICHAEL GOULD, who after being duly sworn states under oath as follows:

1.

That my name is MICHAEL GOULD I am over the age of eighteen (18), I am competent to make this affidavit, and I have personal knowledge of the facts contained herein.

2.

That this Cell Tower Affidavit is being provided pursuant to the requirement under Section 5-46 (F) (1) (d) of the Fayette County Zoning Ordinance (the "Zoning Ordinance") for a proposed cell tower site identified in Petition T-018-14 located at 112 New Hope Road, Fayetteville, Georgia 30214 – Fayette Self Storage (the "Tower Site").

3.

That a Balloon Test, as described in Section 5-46 (F) (1) (d) of the Zoning Ordinance, was performed at the Tower Site consistent with the requirements within the aforementioned section of the Zoning Ordinance on or about May 10, 2014.

4.

That the correct location and height of the tower were utilized in the Balloon Test.

FURTHER AFFIANT SAITH NOT.

5.29.2014

Sworn to and subscribed before me
this 29 day of May, 2014.

NOTARY PUBLIC

ALEX JAY GROSSMAN
NOTARY
EXPIRES
GEORGIA
July 30, 2017
PUBLIC
COBB COUNTY

at&t

FAYETTE SELF STORAGE
9AT3318-B
New Hope Road, Fayetteville, Georgia
185ft. Monopole Simulation
View from New Hope Road
approximately 1,050ft. northeast of site

at&t

FAYETTE SELF STORAGE
9AT3318-B
New Hope Road, Fayetteville, Georgia
185ft. Monopole Simulation
View from West Fayetteville Road
approximately 950ft. northwest of site

at&t

FAYETTE SELF STORAGE
9AT3318-B
New Hope Road, Fayetteville, Georgia
185ft. Monopole Simulation
View from Lowe's parking lot
approx. 915ft. south-southeast of site

at&t

FAYETTE SELF STORAGE
9AT3318-B
New Hope Road, Fayetteville, Georgia

185ft. Monopole Simulation

View from J&R Clothing parking lot approximately 1,830ft. east of site

Gould Digital Imaging

May 14, 2014

Mr. Frank Romeo
Pat Marshall & Associates
30 Mansell Court, Suite 103
Roswell, GA 30076

Re: White Site #GA-01141 (Fayetteville Self Storage)
Gould Digital Imaging 185' Balloon Test Report

My name is Michael Gould, and I am owner and operator of Gould Digital Imaging. Pat Marshall & Associates hired Gould Digital Imaging to perform various aspects of photographic imaging work in connection with the development of at&t's telecommunications service network in the Atlanta, GA metropolitan area.

I have over fifteen years' experience working specifically with telecommunications companies including T-Mobile, Inc., AT&T Wireless, Verizon Wireless, Nextel, Alltel, ClearWire, Cricket, Sprint PCS, COMPASS Technology Services, Inc., Crown Castle International, and American Tower Corporation in preparing photographic simulations of telecommunications towers. I have a Bachelors Degree in Art from St. Mary's College of Maryland; over twelve years of professional experience in the field of digital photographic enhancement and I have produced approximately 6,000 "photo-simulations" for T-Mobile, Inc., American Tower Corporation, and other tele-communications companies.

Pat Marshall & Associates hired Gould Digital Imaging to perform a "185 foot Balloon Test" at at&t's White site on New Hope Road, in Fayetteville, GA. A balloon test is a visual reference of how tall a proposed structure would appear if constructed. A ten foot long red blimp shaped helium balloon is filled and raised above the proposed site on a measured line to the height of the proposed structure and anchored to the ground at the proposed site.

Just before 10:00am on Saturday, May 10th, 2014, the balloon was raised to a height of 185 feet and anchored within 10 feet of the center of the surveyed area for the proposed tower. The wind was relatively calm and the balloon was flying directly above its anchor throughout the entire test. The balloon was left aloft until 2:00pm.

I drove around the surrounding "area of affect" and took photographs from several adjoining properties and other points of potential visual impact. I deployed the use of a hand held GPS unit that indicated the bearing and distance I was from the balloon as I canvassed the area for any possible views of the balloon.

This report includes a site photography map denoting the location of the proposed tower and the locations of all photographs that were taken of the site as well as copies of the photographs.

In my professional opinion, these photographs reflect to a reasonable certainty the anticipated projection of the height of the tower if constructed at the White site. If you need any additional information, please do not hesitate to call me at (770) 617-2958 or e-mail at michael@goulddigitalimaging.com.

Sincerely,

Gould Digital Imaging
Michael D. Gould/Owner

Fayette Self Storage
112 New Hope Rd., Fayetteville, GA
185ft. Balloon Test
Camera Location Map
Photographed on May 10, 2014
SKYWAY TOWERS
Site
Photograph #
Self Storage
New Hope Rd
Wilkinson Rd
Ellis Rd
Birch Ct
Claymont Ct
Old Nine Rd
Hanks Cross Rd
Clymer St N
Fox Run Rd
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1

2

3

4

5

6

7

8
FITNESS

9

10

11

12

13

14

15

16

17

18
CLEANERS

19
CARPET

20

21

22

23

24

25