Public Hearing #8

COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, August 28, 2014	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. T-019-14, Skyway Towers, Owner, and PM&A, Agent, request for a reduction of the requirements of Section 110-150. Standards for Telecommunications Antennas and Towers to develop a 185-foot Monopole Telecommunication Tower by reducing 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 property under consideration is the site of Fayette Self Storage located in Land Lot 168 of the 5th District and it fronts on New Hope Road and State Rote 85 North.

During the June 5, 2014 Planning Commission meeting, the Planning Commissioner approved the request 4-1 with Doug Powell voting in opposition. This request was taken to the Board of Commissioners on June 26, 2014 for consideration and was declined in a 3-2 vote with Commissioners Oddo and McCarty opposing the motion to decline.

The Applicants took the request back through the Planning Commission on August 7, 2014 where it received unanimous support for approval. The City of Fayetteville has considered this request and has no objection to the tower being placed 114 feet from its municipal border.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. T-019-14, Skyway Towers, Owner, and PM&A, Agent, request for a reduction of the requirements of Section 110-150. Standards for Telecommunications Antennas and Towers to develop a 185-foot Monopole Telecommunication Tower by reducing 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?	Yes	If so, when?	Thursday, June 26, 2014
Is Audio-Visual Equipment Required for this Request?*	No	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:

City of Fayetteville

240 Glynn Street South • Fayetteville, Georgia 30214
Telephone (770) 461-6029 • Facsimile (770) 460-4238
www.fayetteville-ga.gov
Find us on Facebook

MAYOR
Gregory C. Clifton

COUNCIL
Paul C. Oddo, Jr., Mayor Pro Tem
Mickey Edwards
Edward Johnson
Scott Stacy
James B. Williams

CITY MANAGER
Joe Morton

CITY CLERK
Anne Barksdale

7.17.2014

Fayette County Board of Commissioners:

We are in receipt of the request before the Fayette County Board of Commissioners of Skyway Towers at 112 New Hope Road (Fayette Self Storage) to reduce the 1,000 foot setback for cell towers from an adjacent municipality to 114 feet. The City Council of Fayetteville has considered this request and has no objection. Thank you for the opportunity to comment on this request.

Sincerely,

Gregory C. Clifton
Mayor

PLANNING COMMISSION RECOMMENDATION

DATE: August 7, 2014

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. T-019-14 to reduce the 1,000 foot setback from an adjacent municipality to 114 feet be:

50

_✓_ Approved _____ 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:

Jim Graw seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. **Consideration of Petition No. T-019-14, Skyway Towers, Owner, and PM&A, Agent, request a reduction of the requirements of Sec. 110-105. 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.**

Chairman Gilbert said to simplify this request, the Planning Commission heard this petition some weeks ago, we approved it and it went before the Board of Commissioners but because the Fayetteville City Council had not responded the Board of Commissioners turned it down. He added we now have a letter from the City Council. He said I believe the Planning Commission voted for the petition 5 to 0.

Doug Powell said the vote was 4 to 1 because he voted against the petition but we now have a letter from the city saying they have no objections.

Chairman Gilbert asked if there was anyone from the public that would like to speak, seeing none he asked if there were any questions for the applicant.

Doug Powell said the request has not changed except now there is a letter.

Jim Graw said he wanted ask for the record if any changes have been made since the last request.

Kiersten Lurer said no changes have been made to the request.

Jim Graw said you now have a letter from the Mayor of Fayetteville that says they have no objection to the tower is that correct.

Kiersten Lurer said yes, that was correct.

Jim Graw made a motion to recommend approval of petition T-019-14. Brian Haren seconded the motion. The motion passed 5-0.

Jim Graw asked when the Commission approved the 1,000 foot setback for cell towers from another municipality, did they ask the cities to reciprocate.

Pete Frisina said his understanding was a letter was sent by the County Administrator to each of the cities asking them to reciprocate.

Jim Graw asked if any of the cities reciprocated.

Pete Frisina said not to his knowledge.

Jim Graw said so the only entity with the 1,000 foot setback is the County.

Pete Frisina said as far as he knows that is correct.

7. **Consideration of Petition No. 1237-14, Kathy S. James, Owner, and Randy Boyd, Agent, request to rezone 1.05 acres from A-R to R-45 for a Single-Family Residential lot. This property is located in Land Lot 17 of the 9th District and fronts on SR 92 North.**

Randy Boyd said he was an engineer and registered land surveyor and was in business in this county for 30 years until the great recent housing recession. He said he had not been before this body for about five (5) years and he welcomes the two (2) new members. He said this property is owned by Kathy James and he would like to give the Planning Commission a picture of the family to pass around. He added that the subject property is on SR 92 North and is a nonconforming lot created in 1978 prior to the current zoning ordinance that was adopted in the November of 1980. He stated that an old house exists on the property and the applicant wants to build a larger house on the property and remove the old house. He said we are asking for an R-45 zoning to reduce the setbacks that are required by the A-R zoning district which is 100 feet on the front, 75 feet on the rear and 50 feet on the sides which takes up a large amount of a one (1) acre lot. He said R-45 requires 60 feet on the front, 30 feet on the rear and 20 feet on the sides with a minimum house size of 1,800 square feet. He said the request meets the land use plan and he thanks Dennis Dutton and Pete Frisina for working with us on this rezoning.

Doug Powell said he would read the following recommended condition for the record:

That the owner/developer shall execute one (1) of the two (2) options below:

a. Remove the nonconforming single-family residence within 180 days from the effective date of this rezoning: or
b. If the owner/developer chooses to retain the single-family residence, variances from the Zoning Board of Appeals, to reduce the square footage requirement and allow the encroachment into the front yard setback, shall be obtained from the Zoning Board of Appeals within 180 days from the effective date of this rezoning. If the variances are denied, the owner/developer agrees to take all necessary action consistent with the direction of the Zoning Board of Appeals.

Randy Boyd said the applicant agrees to the condition and will probably choose option a.

Chairman Gilbert said the main reason for the rezoning is to reduce the setbacks.

Randy Boyd that is the main reason for the rezoning because the house could be built but the building area is very limited with the A-R setbacks.

Doug Powell asked about the note on the concept plan about dedicating right-of-way to the state and don't we normally put that as a condition of rezoning.

Pete Frisina said we don't acquire right-of-way on a state route that is a GDOT function and the applicant is willing to give right-of-way to the state if they want it.

Randy Boyd said there would still be one (1) acre left with the right-of-way dedication.

Al Gilbert made a motion to recommend approval of Petition 1237-14 with one (1) condition. Brian Haren seconded the motion. The motion passed 4-1. Doug Powell voted against the motion because it is R-45 surrounded by A-R and R-70 and it sets precedence.

****

Doug Powell made a motion to adjourn the meeting.

Chairman Gilbert said so moved.

Chairman Gilbert said the meeting was adjourned at 8:10 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

_____
Al GILBERT, CHAIRMAN

ATTEST:

_____

PETITION NO: T-019-14

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

The applicant is requesting a reduction in the requirements of Sec. 110-105. 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 Sec. 110-105. 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. 110-105. 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:

Petition T-018-14, request is to reduce the 1,000 foot setback from an adjacent municipality to 114 feet, was denied by the Board of Commissioners on June 26, 2014.

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. 110-105. 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. 110-105. 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.

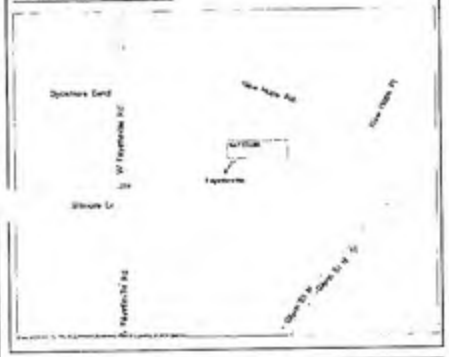
h. The degree of the tower's compliance with the one (1) statute mile separation (inside the Highway Corridor) or one and one-half (1.5) statute mile separation (outside the Highway Corridor.)

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.

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 237A TOWARD RIVERDALE AND PROCEED FOR 11.2 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' 48.7" 931' AMSL
JURISDICTION: PARCEL ID: LAND LOTS:	FAYETTE COUNTY 0558 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 M 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

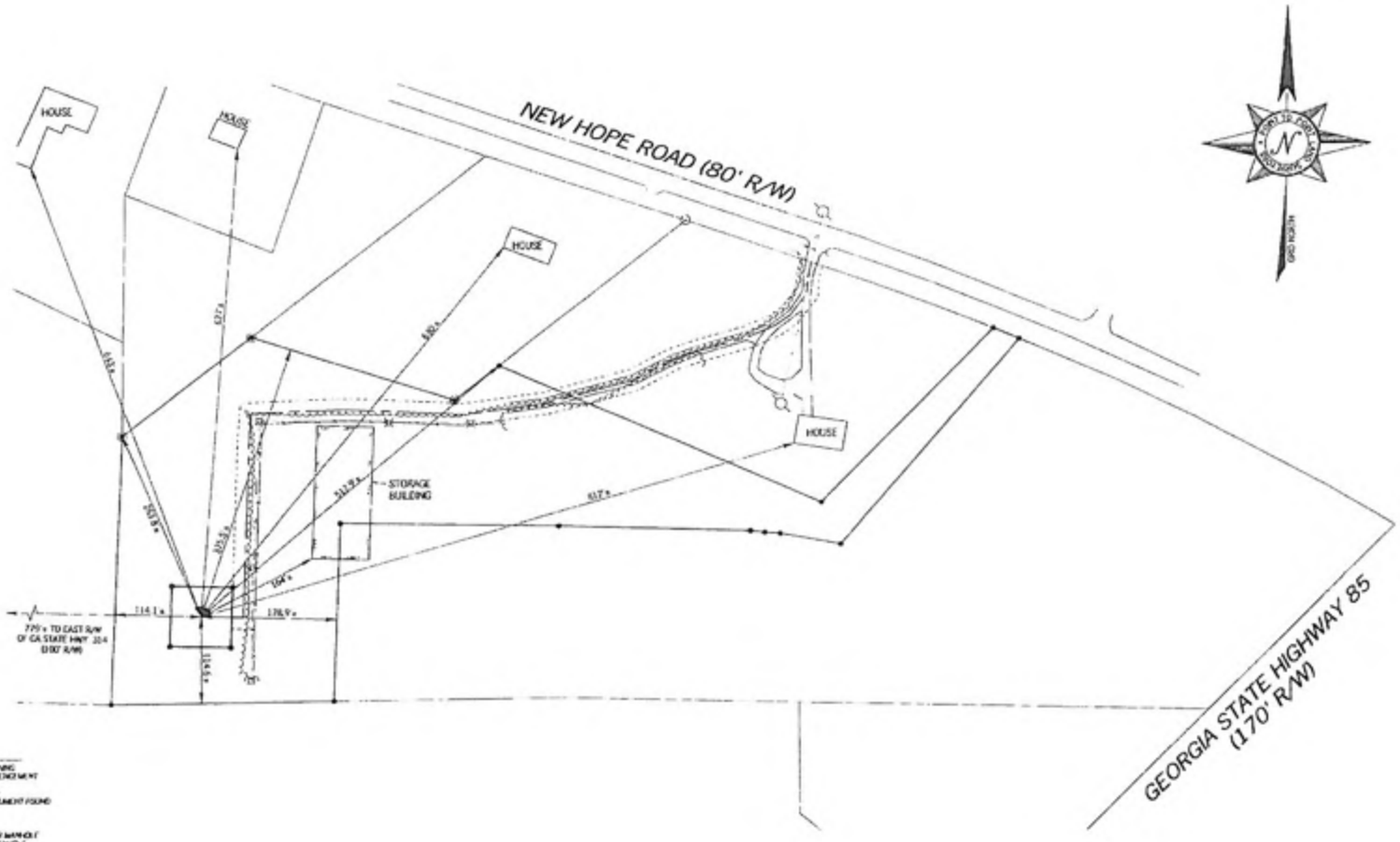
REV	DATE	DESCRIPTION
A	4/25/14	ISSUED FOR PRELIMINARY REVIEW

FAYETTE SELF STORAGE

TITLE SHEET & PROJECT INFORMATION

DRAWN: DCC
CHKD: DCC
APPD: PMM

T-1



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PIS	IRON PIN SET
PIF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
PP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
BRF	BIKE RT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BACK OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
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
RCP	NON OR FORMICALT
IB	ICE BRIDGE
IRP	ICE RINGER POLE

GRAPHIC SCALE IN FEET
SCALE: 1" = 150'

GEORGIA REGISTERED No. 2964 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) 604-8560
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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°57'50"E	108.80'
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°47'29"E	15.00'
L7	N01°23'28"E	248.45'
L8	N04°34'13"E	24.18'
L9	N87°13'09"E	64.81'
L10	N88°15'10"E	58.31'
L11	S87°47'51"E	66.01'
L12	S87°04'50"E	90.66'
L13	N82°15'21"E	51.77'
L14	N82°22'27"E	56.16'
L15	N74°55'16"E	120.00'
L16	N52°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°41'50"E	23.94'
L23	N13°11'55"E	18.04'

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF T-MOBILE SOUTH, LLC AND EXCLUSIVELY FOR THE TRANSFERAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERAL 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 COMMITMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 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 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ 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. 13113C0203D, DATED 09/26/2008.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE 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: 1-2 NEW HOPE RD., FAYETTEVILLE, GA 30214

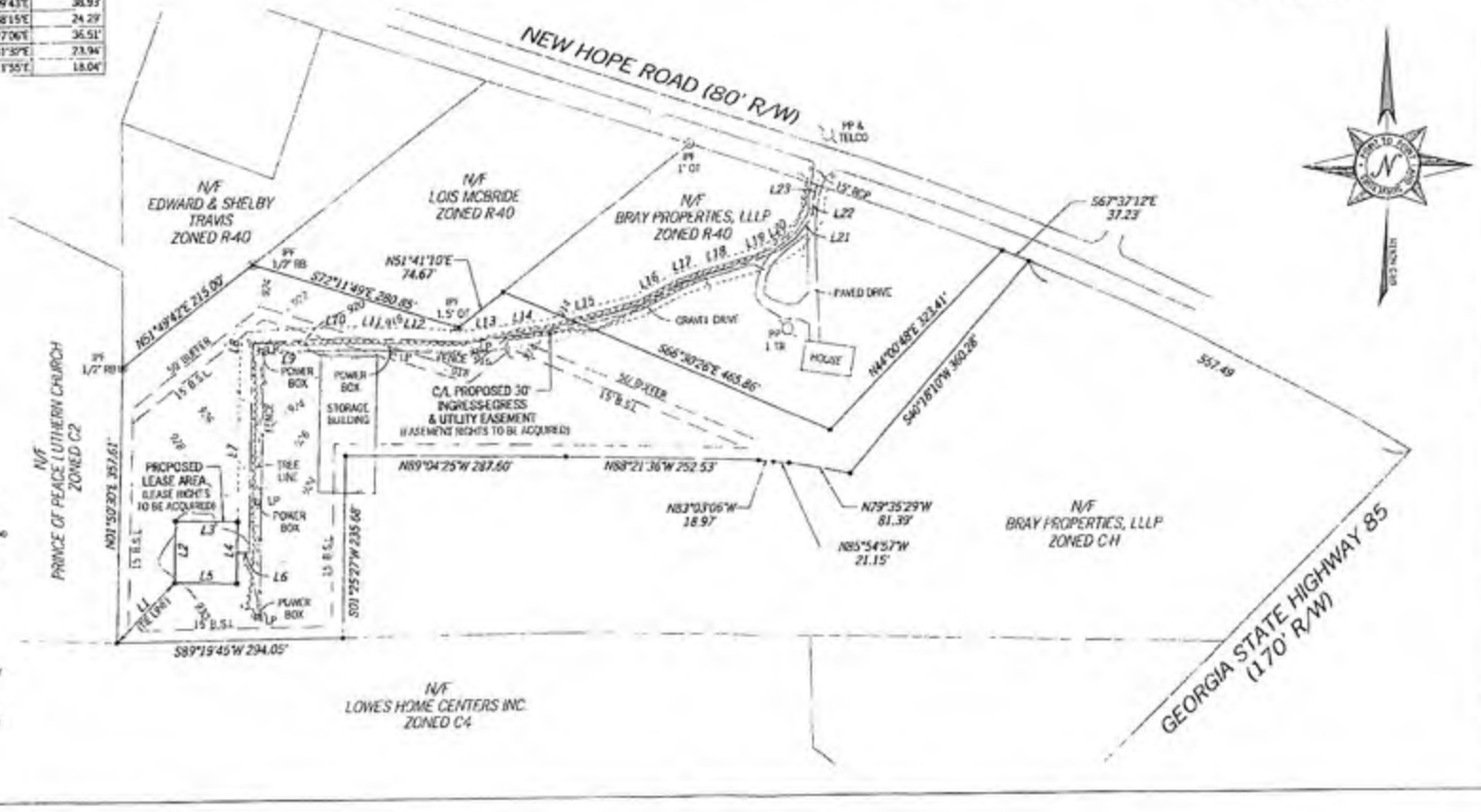
PARCEL ID: 0536 107

AREA: 5.4054 ACRES±

ZONED: C-H

REFERENCE: PLAT BOOK 42 PAGE 77

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
PP	UTILITY POLE
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SDMH	STORM DRAIN MANHOLE
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FH	FIRE HYDRANT
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PVC	POLYVINYL CHLORIDE PIPE
GV	GATE VALVE, WATER
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
FH	HYDRANT
IC	ICE CHANGE
IP	ICE PADDLE POLE

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER 11/4/10

NO.	DATE	REVISION
1	11-04-2010	ADD DIST TO HWY 85

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) 604-8480
Fax (770) 350-3049

"FAYETTE SELF STORAGE"

SITE NO.
9AT3318-B

LAND LOT 162, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

DRAWN BY: NKW
CHECKED BY: KRH
APPROVED: C. INER
DATE: 08 NOVEMBER, 2010
P2P JOB #: 2010-176

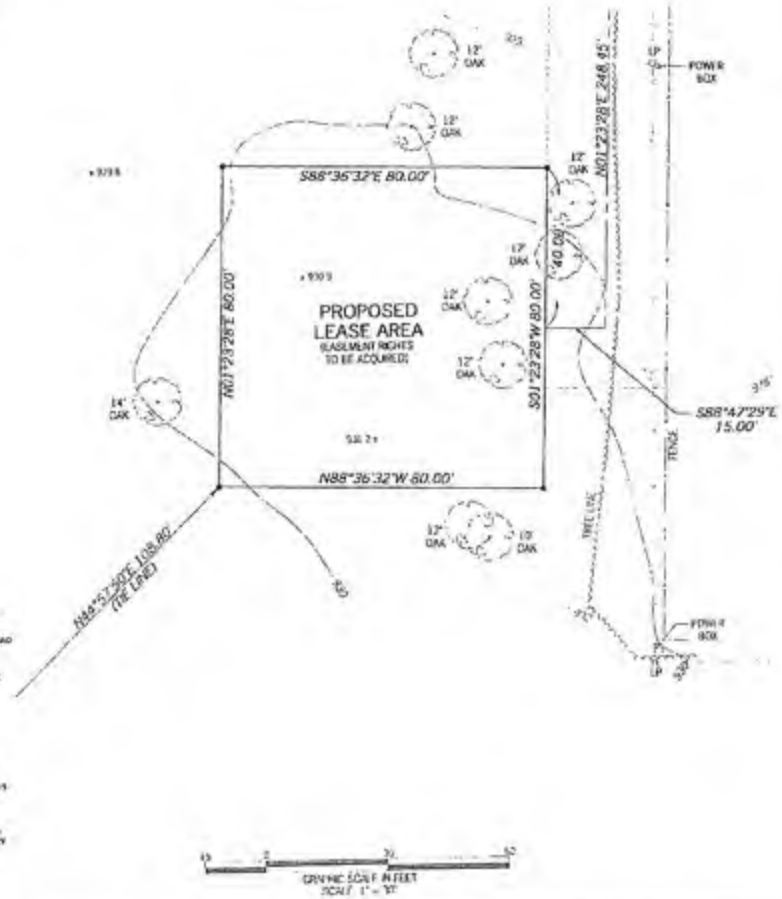
SHEET 1 OF 1

SITE INFORMATION

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

LATITUDE = 33°28'26.4" (NAD 83)
AT CENTER OF PROPOSED LEASE AREA
LONGITUDE = 84°26'46.7" (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
CM CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
GV GROUND UTILITY
UG UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GA GUY WIRE ANCHOR
XF TRANSFORMER
JB JUNCTION BOX
SWGV SINGLE WING GATE VALVE
DWGV DOUBLE WING GATE VALVE
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEANOUT
GV GAS VALVE
NGV NATURAL GAS VALVE
IP IRON PIPE
IRF IRON ROD FOUND

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 1/2" REBAR FOUND; THENCE, NORTH 51°49'42" EAST, 215.00 FEET TO A 1/2" REBAR FOUND; THENCE, SOUTH 72°11'49" EAST, 280.85 FEET TO A 1/2" 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; THENCE, NORTH 01°23'28" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 01°23'28" WEST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°36'32" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 88°47'29" EAST, 15.00 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 32°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, 24.79 FEET TO A POINT; THENCE, NORTH 37°27'06" EAST, 35.51 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.

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 01°23'28" WEST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°36'32" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 88°47'29" EAST, 15.00 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 32°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, 24.79 FEET TO A POINT; THENCE, NORTH 37°27'06" EAST, 35.51 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

NO	DATE	REVISION
1	11-04-2010	ADD 30' INGRESS-EGRESS

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

POINT TO POINT LAND SURVEYORS

EASEMENT SURVEY PREPARED FOR

T-Mobile

T-MOBILE SOUTH LLC
FOUR CONCOURSE PARKWAY
SUITE 300
SANDY SPRINGS, GEORGIA 30328
Phone (770) 604-3980
Fax (770) 512-9049

"FAYETTE SELF STORAGE"

SITE NO.
9AT3318-B

LAND LOT 167, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

DRAWN BY: NRR
CHECKED BY: MW
APPROVED: C. INER
DATE: 01 NOVEMBER, 2010
P2P JOB #: 2010-576

SHEET 2 OF 3

NEW HOPE ROAD (80' R/W)

EXISTING HOUSE

EXISTING ASPHALT ROAD (TYP.)

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)

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 NO. 2010-572, DATED 05/10. REFER TO SURVEY FOR SETBACK DISTANCES TO PARENT TRACT AND OTHER PROPERTY LINES

APPROXIMATELY 1.43 MILES TO THE NEAREST CELL TOWER

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" = 500'

ISSUED FOR REVIEW

PM&A

SKYWAY TOWERS

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

FAYETTE SELF STORAGE

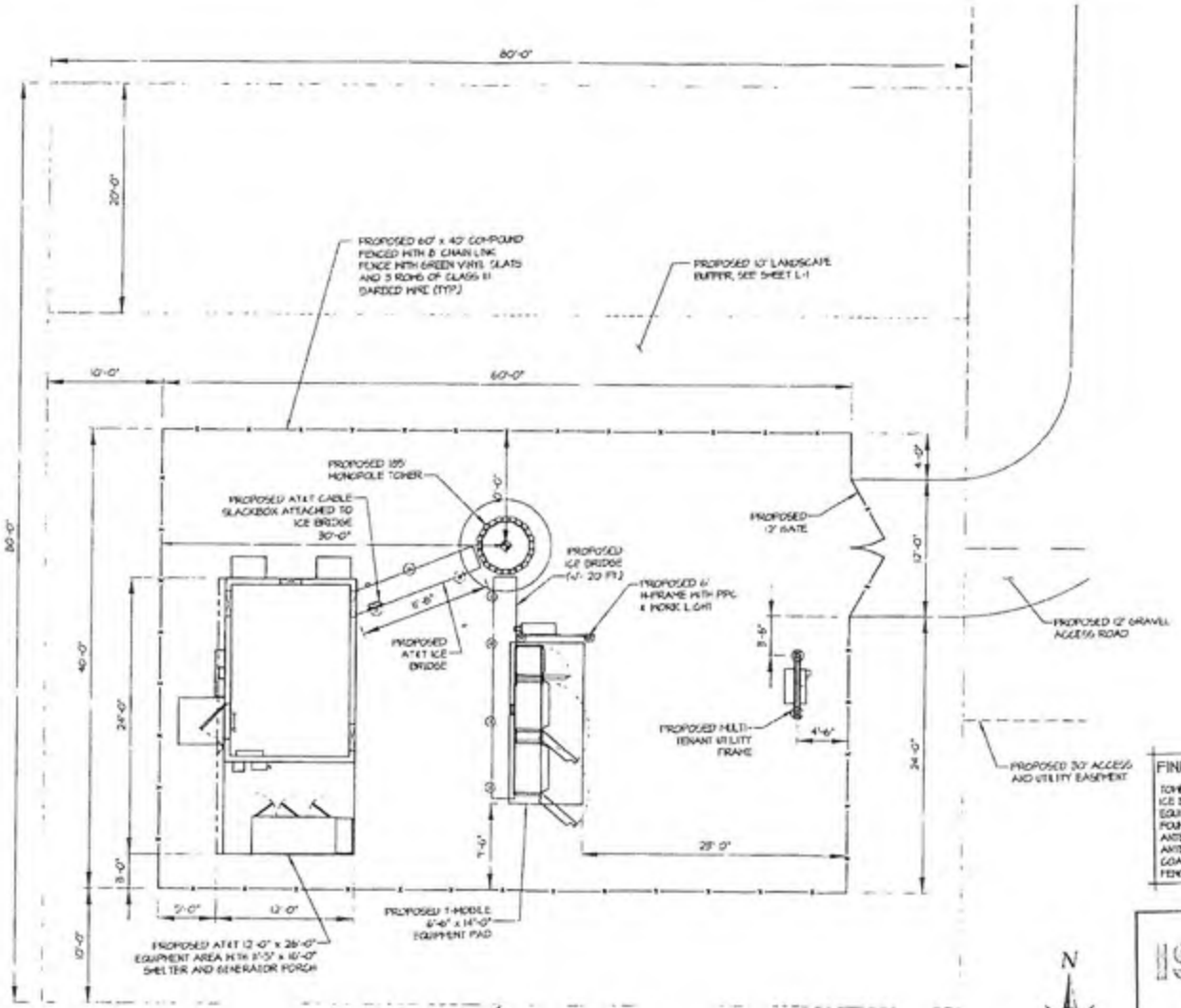
OVERALL SITE PLAN

DESIGN DCC
DRAWN DCC
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

PMA
PARKER MILLER & ASSOCIATES

SKYWAY TOWERS

REV	DATE	DESCRIPTION
A	4/22/14	ISSUED FOR PRELIMINARY REVIEW

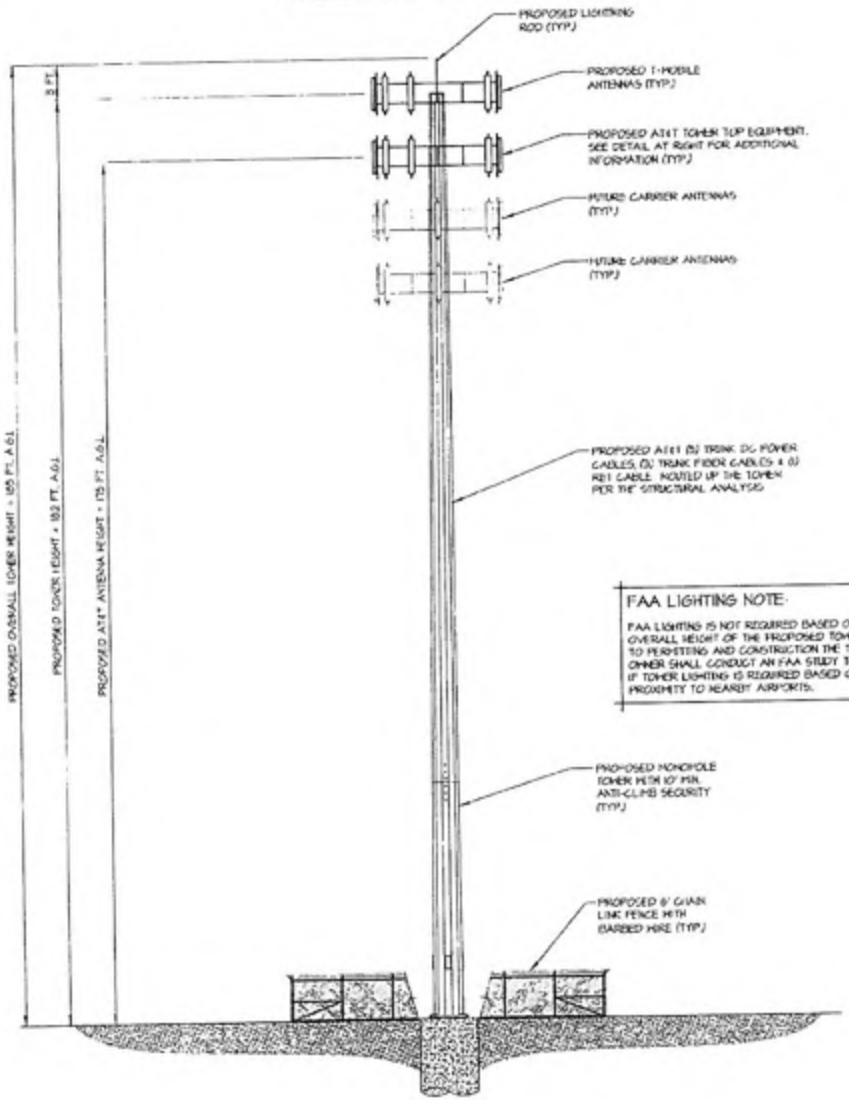
FAYETTE SELF STORAGE

DETAILED SITE PLAN

DRAWN DCC
SIGN DCC
APPROVED PMM

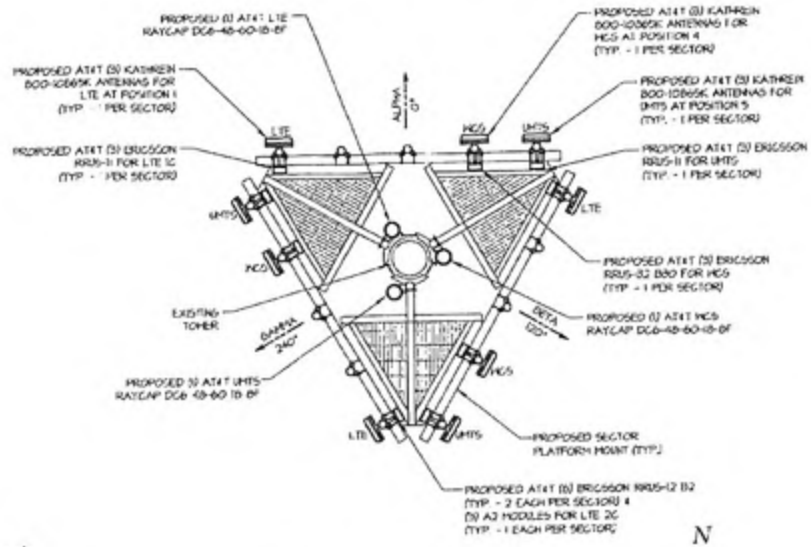
C-2.1

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

PMA

SKYWAY TOWERS

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

FAYETTE SELF STORAGE

TOWER ELEVATION AND DETAILS

DRAWN DCC
DESIGN DCC
CHECK PHM

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

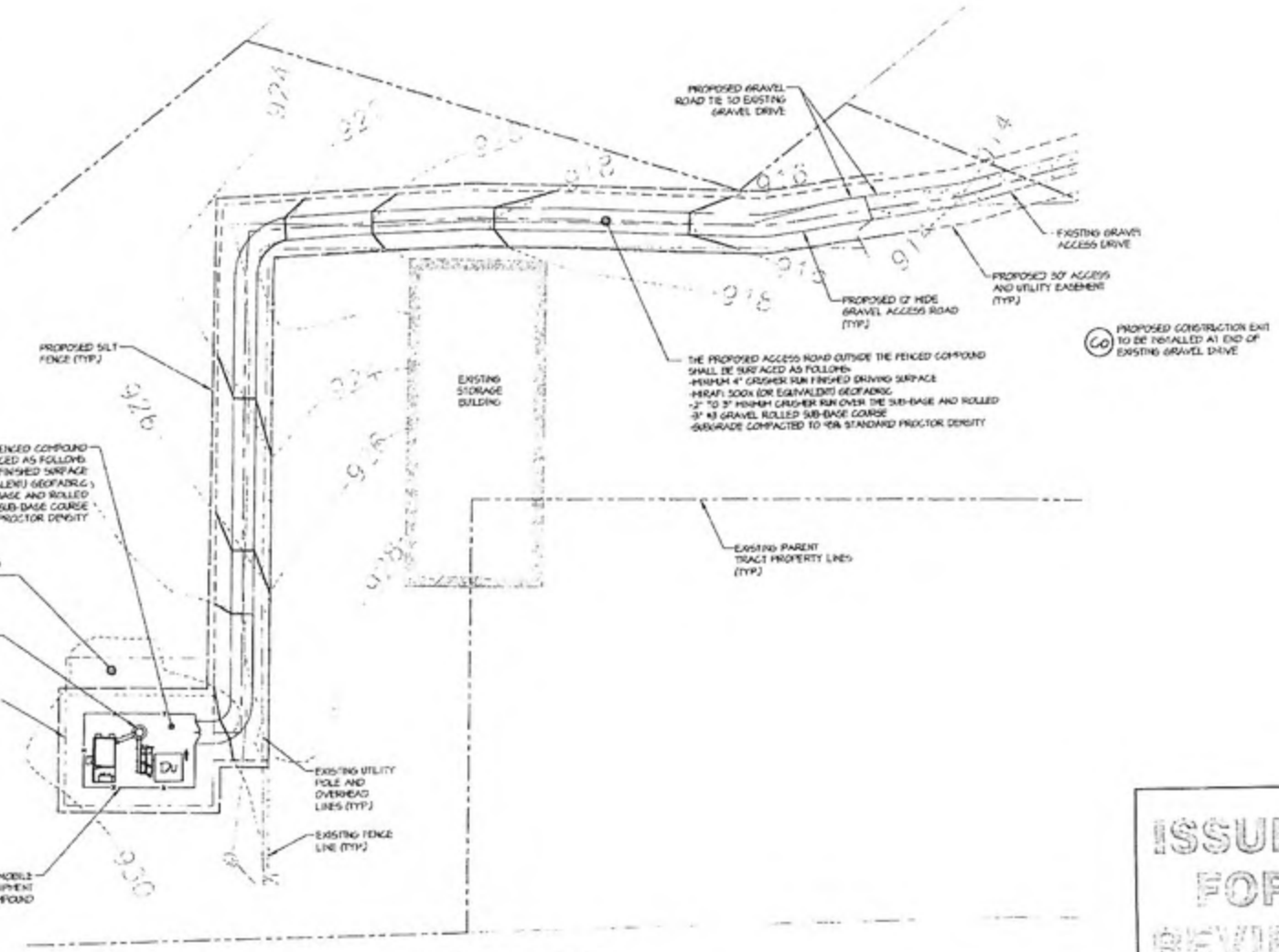
Co — CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS

Sc1 — 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



GRAPHIC SCALES

60 0 60

SCALE: 1" = 60'

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

ISSUED FOR REVIEW

PM&A
PROFESSIONAL ASSOCIATES

SKYWAY TOWERS

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

FAYETTE SELF STORAGE

GRADING, SEDIMENT & EROSION CONTROL PLAN

DRAWN: DCC
DESIGN: 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

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
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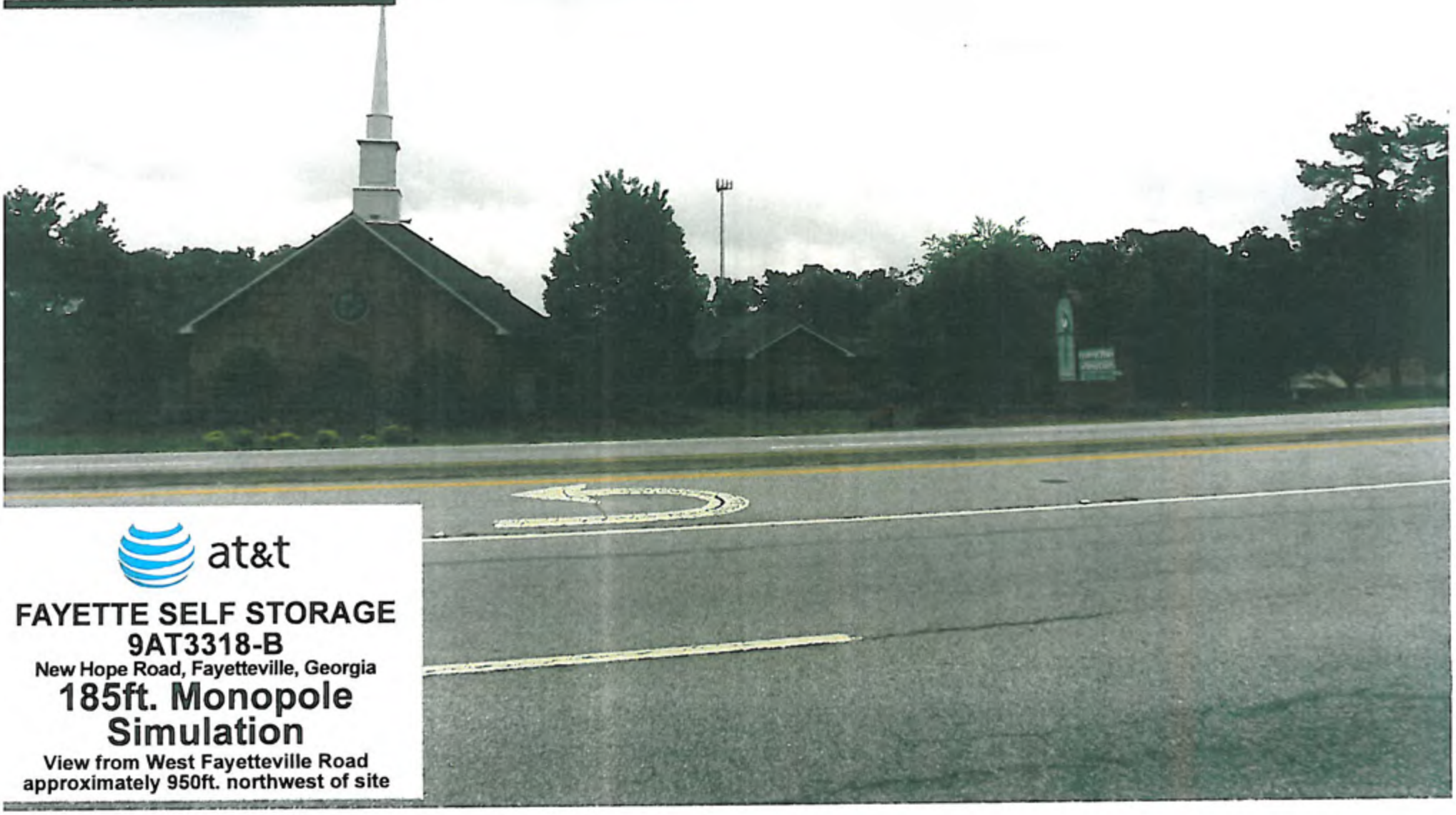
at&t

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

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FITNESS

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CLEANERS

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CNA/PCT

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