

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, FEBRUARY 3, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 P.M. WORK SESSION**

A. ROLL CALL

B. OPENING PRESENTATION

1. Proclamation Recognizing the Lunar New Year- Chairman Billy Thurmond

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

1. Minutes of the Work Session held on January 20, 2022
2. Minutes of the Voting Session held on January 20, 2022

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. PUBLIC HEARING

1. Zoning Fee Schedule Update (*1st of 1 hearing*)

J. UNFINISHED BUSINESS

1. SU 21-07 - Greg Spence on behalf of Verizon Wireless requests a special use of TMP 049-001 for the purpose of placing a telecommunications tower (Highway 52 East). (*Tabled from the December 16, 2021, Voting Session, at which time a public hearing was held*)

K. NEW BUSINESS

1. Consideration of FY 2022 COVID Relief Funding Request
2. Consideration of Request for Funding for Fire Hydrants
3. Ratification to Create an Emergency Contract for Disaster Debris Disposal and Removal for Two Weeks

L. PUBLIC COMMENT

M. ADJOURNMENT

**An Executive Session may follow the Voting Session meeting.*

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.



**DAWSON COUNTY
BOARD OF COMMISSIONERS**

**IN RECOGNITION OF
LUNAR NEW YEAR**

PROCLAMATION

WHEREAS, February 1, 2022, marks the beginning of the Lunar New Year, which is celebrated in Asian-American communities across the United States and, especially, Georgia; and

WHEREAS, Georgia is home to approximately 495,000 Asian and Pacific Islander Americans of Bangladeshi, Cambodian, Chinese, Filipino, Hmong, Indian, Indonesian, Iu Mien, Japanese, Korean, Laotian, Malaysian, Pakistani, Sri Lankan, Taiwanese, and Vietnamese descent; and

WHEREAS, The Asian and Pacific Islander American community has contributed to the social, cultural, civic, economic, and academic success of the state; and

WHEREAS, The Lunar New Year is predominately celebrated by Chinese, Korean, and Vietnamese residents of Georgia; and

WHEREAS, This Lunar New Year is the Year of the Tiger and is universally celebrated by these communities as a time to renew family ties and to start the new year with a clean slate; and

WHEREAS, The celebration of the Lunar New Year in communities throughout Georgia illustrates the state's rich cultural history and commitment to racial, religious, and cultural diversity; and

WHEREAS, Dawson County proudly follows the State of Georgia in welcoming the Lunar New Year and extends best wishes for a peaceful and prosperous Lunar New Year to all Georgians;

NOW, THEREFORE, the Dawson County Board of Commissioners hereby proclaims February 1, 2022, as the beginning of the Lunar New Year, the Year of the Tiger.

Attest:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – JANUARY 20, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; Harmony Gee, filling in for County Clerk Kristen Cloud; and interested citizens of Dawson County. District 2 Commissioner Chris Gaines was not present.

NEW BUSINESS

1. Presentation of Request to Accept 2022 Criminal Justice Coordinating Council K9 Grant- Sheriff's Office Chief Deputy Greg Rowan
This item will be added to the January 20, 2022, Voting Session Agenda.
2. Presentation of Request to Accept Highway Enforcement of Aggressive Traffic (HEAT) Grant- Sheriff's Office Chief Deputy Greg Rowan
This item will be added to the January 20, 2022, Voting Session Agenda.
3. Presentation of Request to Accept FY 2022 Victims of Crime Act Grant- District Attorney Lee Darragh
This item will be added to the January 20, 2022, Voting Session Agenda.
4. Presentation of FY 2022 COVID Relief Funding Request- Emergency Services Director Danny Thompson
This item will be placed on the February 3, 2022, Voting Session Agenda.
5. Presentation of Request for Funding for Fire Hydrants- Emergency Services Director Danny Thompson
This item will be placed on the February 3, 2022, Voting Session Agenda.
6. Presentation of Request to Accept Georgia Child Passenger Safety Mini-Grant- Emergency Services Director Danny Thompson
This item will be added to the January 20, 2022, Voting Session Agenda.
7. Presentation of 2022 Election Qualifying Fees for Local Offices- Chief Registrar / Board of Elections and Registration Chair Glenda Ferguson
This item, presented by Chief Financial Officer Vickie Neikirk, will be added to the January 20, 2022, Voting Session Agenda.
8. Presentation of Single-Stream Recycling Budget- Public Works Director Denise Farr
This item will be placed on a future Work Session Agenda for additional presentation.

9. Presentation of Structural Repair and Refurbishment of Transfer Station- Public Works Director Denise Farr
This item will be added to the January 20, 2022, Voting Session Agenda.
10. Presentation of Request to Perform an Environmental Study at War Hill Park- Parks & Recreation Director Matt Payne
This item was removed from the agenda and will appear on a future Work Session Agenda.
11. Presentation of a Resolution Supporting Changes to Georgia's Annexation Law- County Attorney Angela Davis
This item will be added to the January 20, 2022, Voting Session Agenda.
12. Presentation of Board Appointments:
- a. Board of Health**
 - i. Kay Parrish- *reappointment* (Term: January 2022 through December 2027)
 - b. Chestatee-Chattahoochee Resource Conservation & Development Council**
 - i. Sharon Fausett- *reappointment* (Term: January 2022 through December 2022)
 - ii. George Lyons- *reappointment* (Term: January 2022 through December 2022)
- This item will be added to the January 20, 2022, Voting Session Agenda.*
13. County Manager Report
This item was for information only.
14. County Attorney Report
County Attorney Davis had no information to report and requested an Executive Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JANUARY 20, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; Harmony Gee, filling in for County Clerk Kristen Cloud; and interested citizens of Dawson County. District 2 Commissioner Chris Gaines was not present.

OPENING PRESENTATION:

*Proclamation Recognizing January 23-29, 2022, as School Choice Week in Dawson County-
Chairman Billy Thurmond*

Chairman Thurmond read aloud a Proclamation Recognizing January 23-29, 2022, as School Choice Week in Dawson County.

Motion passed 3-0 to approve a Proclamation Recognizing January 23-29, 2022, as School Choice Week in Dawson County. Fausett/Satterfield

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Commissioner Fausett announced that she would not seek reelection to the District 1 Commission seat.

Commissioner Satterfield announced that he would not seek reelection to the District 3 Commission seat.

APPROVAL OF MINUTES:

Motion passed 3-0 to approve the Minutes of the Work Session held on December 16, 2021. Dooley/Fausett

Motion passed 3-0 to approve the Minutes of the Voting Session held on December 16, 2021. Satterfield/Fausett

APPROVAL OF AGENDA:

Motion passed 3-0 to approve the agenda with the following change:

- Addition of Nos. 4 through 11 under New Business:
 - 4. Request to Accept 2022 Criminal Justice Coordinating Council K9 Grant
 - 5. Request to Accept Highway Enforcement of Aggressive Traffic (HEAT) Grant
 - 6. Request to Accept FY 2022 Victims of Crime Act Grant
 - 7. Request to Accept Georgia Child Passenger Safety Mini-Grant
 - 8. 2022 Election Qualifying Fees for Local Offices
 - 9. Structural Repair and Refurbishment of Transfer Station

- 10. A Resolution Supporting Changes to Georgia’s Annexation Law
- 11. Board Appointments:
 - a. Board of Health**
 - i. Kay Parrish- *reappointment* (Term: January 2022 through December 2027)
 - b. Chestatee-Chattahoochee Resource Conservation & Development Council**
 - i. Sharon Fausett- *reappointment* (Term: January 2022 through December 2022)
 - ii. George Lyons- *reappointment* (Term: January 2022 through December 2022)

Fausett/Dooley

PUBLIC COMMENT:

None

PUBLIC HEARING:

An Ordinance Amending Chapter 30 of the Code of Dawson County to Establish a Mechanism Whereby County Residents May Petition the Board of Commissioners for the Creation of Special Tax Districts to Fund Capital Improvement Projects

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on An Ordinance Amending Chapter 30 of the Code of Dawson County to Establish a Mechanism Whereby County Residents May Petition the Board of Commissioners for the Creation of Special Tax Districts to Fund Capital Improvement Projects and, hearing none, closed the hearing.

Motion passed 3-0 to approve An Ordinance Amending Chapter 30 of the Code of Dawson County to Establish a Mechanism Whereby County Residents May Petition the Board of Commissioners for the Creation of Special Tax Districts to Fund Capital Improvement Projects. Satterfield/Fausett

ZONINGS:

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

SU 21-08 - Jeffrey Abbott requests a Special Use of TMP 118-039-002 for the purpose of placing a mobile home on less than 5 acres in a RA (Residential Agriculture) zoning.

Planning & Development Director Sharon Farrell said a special use permit is required to place a home on less than 5 acres in a RA zoning. She said the property, which is just less than 5 acres, is off Emmett Moss Road. Farrell said the Planning Commission recommended approval of the application.

Applicant Jeffrey Abbott said family lives on land surrounding the subject parcel. He said he plans to place a “higher-end” manufactured home on the property. He said that he, his wife and

three children currently rent a property and that he is “tired of renting” and that this would “be moving home for me.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 3-0 to approve SU 21-08. Satterfield/Dooley

ZA 21-23 - Stanley Hood requests to rezone TMP 088-108-001 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel into two parcels (Highway 9 South).

Planning & Development Director Sharon Farrell said the property is near the Dollar General store. She said the applicant seeks to subdivide the parcel in order to construct a single-family home. Farrell said the Planning Commission recommended approval of the application.

Applicant Stanley Hood seeks to subdivide the parcel into two parcels - a 2.86-acre parcel that is farthest away from his existing landscaping business and a 2.14-acre parcel that abuts his business. He said a young couple, who has family that lives across the street on Jewell Salton Road, wants to buy the 2.86-acre parcel in order to build a primary residence.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 3-0 to approve ZA 21-23. Dooley/Fausett

UNFINISHED BUSINESS:

Consideration to Move Forward to a Public Hearing for a Zoning Fee Schedule Update (Originally presented at the October 21, 2021, Work Session; Removed from the November 4, 2021, Voting Session Agenda)

Motion passed 3-0 to approve to Move Forward to a Public Hearing for a Zoning Fee Schedule Update. Satterfield/Dooley

NEW BUSINESS:

Consideration of an Intergovernmental Agreement Between Dawson County and the City of Dawsonville Concerning Cross-Jurisdictional Right-of-Way Mowing

Motion passed 3-0 to approve an Intergovernmental Agreement Between Dawson County and the City of Dawsonville Concerning Cross-Jurisdictional Right-of-Way Mowing. Fausett/Dooley

Consideration of IFB-NOS #399-21 - Sale of Surplus Real Property Owned by Dawson County Board of Commissioners

Motion passed 3-0 to approve IFB-NOS #399-21 - Sale of Surplus Real Property Owned by Dawson County Board of Commissioners. Satterfield/Fausett

Consideration / Ratification of Settlement Agreement and Full and Final Release of Claims between Marguerite Murdock and Dawson County, Georgia

Motion passed 3-0 to approve a Settlement Agreement and Full and Final Release of Claims between Marguerite Murdock and Dawson County, Georgia. Fausett/Dooley

Consideration of Request to Accept 2022 Criminal Justice Coordinating Council K9 Grant

Motion passed 3-0 to approve a Request to Accept a 2022 Criminal Justice Coordinating Council K9 Grant. Satterfield/Fausett

Consideration of Request to Accept Highway Enforcement of Aggressive Traffic (HEAT) Grant

Motion passed 3-0 to approve a Request to Accept a Highway Enforcement of Aggressive Traffic (HEAT) Grant. Dooley/Fausett

Consideration of Request to Accept FY 2022 Victims of Crime Act Grant

Motion passed 3-0 to approve a Request to Accept a FY 2022 Victims of Crime Act Grant. Fausett/Satterfield

Consideration of Request to Accept Georgia Child Passenger Safety Mini-Grant

Motion passed 3-0 to approve a Request to Accept a Georgia Child Passenger Safety Mini-Grant. Dooley/Fausett

Consideration of 2022 Election Qualifying Fees for Local Offices

Motion passed 3-0 to approve 2022 Election Qualifying Fees for Local Offices. Fausett/Satterfield

Consideration of Structural Repair and Refurbishment of Transfer Station

Motion passed 3-0 to approve for county staff to solicit requests for proposal for Transfer Station engineering and repair costs for residential hauling with alternate scope and pricing for business and industry hauling. Satterfield/Dooley

Consideration of a Resolution Supporting Changes to Georgia's Annexation Law

Motion passed 3-0 to approve a Resolution Supporting Changes to Georgia's Annexation Law. Fausett/Dooley

Consideration of Board Appointments:

• **Board of Health**

- Kay Parrish- reappointment (Term: January 2022 through December 2027)

Motion passed 3-0 to approve the reappointment of Kay Parrish to the Board of Health for a term of January 2022 through December 2027. Satterfield/Fausett

• **Chestatee-Chattahoochee Resource Conservation & Development Council**

- Sharon Fausett- reappointment (Term: January 2022 through December 2022)
- George Lyons- reappointment (Term: January 2022 through December 2022)

Motion passed 3-0 to approve the reappointments of Sharon Fausett and George Lyons to the Chestatee-Chattahoochee Resource Conservation & Development Council for terms of January 2022 through December 2022. Dooley/Satterfield

PUBLIC COMMENT:

Marjorie Osborne, Dawsonville, Georgia, said she moved to Dawsonville in November 2021 and rents a home on a private piece of property on Heath Road. She said she is in a "situation" that she never thought she would find herself. Osborne said, after she moved to the property last year, she began "coughing violently" and became sick. In addition to contaminated well water, Osborne said the home's wiring is compromised while vents and duct work are contaminated and

in disrepair. She said the property’s owner has made efforts to “fix things but never effectively.” She said she has appealed to the owner to have repairs made. Osborne said she has been told by numerous agencies that there is “no help for me.”

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 3-0 to enter into Executive Session to discuss litigation. Fausett/Satterfield

Motion passed 3-0 to come out of Executive Session. Fausett/Dooley

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session:

Prepared By: Sharon Farrell, Director

Voting Session: 01-20-22

Presenter: Sharon Farrell

Public Hearing: **Yes X** 02-03-22

Agenda Item Title: Presentation of an ordinance to change the Code to allow fees to be adopted by Resolution.

Background Information:

An ordinance to change the Code to allow fees to be adopted by Resolution, and a Resolution to adopt the fee schedule is required. Staff is recommending an amendment to the fee schedule for land use reviews and permits.

Current Information:

The attachment to the Resolution "**exhibit A**" is the fee schedule; published as ARTICLE IV. - FEE SCHEDULE Section 101-101, of the Code.

Budget Information: Applicable: _____ Not Applicable: **X** Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: *S.O. Farrell*

Date: January 7, 2022

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: David Headley

Date: 1-12-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

The fee schedule, which shall be used to determine fees required for the review of land use amendments and development permits and all other applicable fees, shall be established by resolution.
"Exhibit A"

AN ORDINANCE OF THE DAWSON COUNTY BOARD OF COMMISSIONERS TO PROVIDE FOR THE ADOPTION AND AMENDMENT OF A FEE SCHEDULE FOR APPLICATIONS AND PERMITS RELATED TO LAND USE AND DEVELOPMENT ACTIVITIES BY RESOLUTION OF THE BOARD OF COMMISSIONERS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

WHEREAS, the Board of Commissioners of Dawson County has determined that it is in the public interest to update the Fee Schedule for applications and permits related to land use and development activities by way of resolution of the Board of Commissioners; and

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Dawson County, Georgia, as follows:

SECTION 1.

Section 101-101 of the Code of Dawson County, Georgia is hereby deleted in its entirety and replaced with the following:

All fees for applications and permits related to land use and development activities imposed by this Code are charges made in pursuance of the police power for the regulation and control of the development for the protection and welfare of the citizens of Dawson County. These fees shall be established from time to time by resolution of the Board of Commissioners. A copy of the Fee Schedule shall be maintained for public inspection in the office of the Dawson County Planning and Development Director.

SECTION 2.

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 3.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4.

This Ordinance shall become effective upon adoption of a Resolution of the Board of Commissioners adopting fees consistent with the purpose and intent of this Ordinance, the public good demanding the same.

SO ORDAINED this ____ day of _____, 2022.

Dawson County Board of Commissioners

Billy Thurmond, Chairman

Sharon Fausett, Member

Chris Gaines, Member

Tim Satterfield, Member

Emory Dooley, Member

Attest:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]

**AN RESOLUTION TO ADOPT A FEE SCHEDULE FOR APPLICATIONS
AND PERMITS RELATED TO LAND USE AND DEVELOPMENT
ACTIVITIES IN DAWSON COUNTY**

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November of 1982, and effective July 1, 1983, provides in Article IX, Section II, Paragraph I thereof, that the governing authority of the county may adopt clearly reasonable ordinances, resolutions and regulations; and

WHEREAS, the Board of Commissioners of Dawson County has determined that it is in the public interest to adopt a Fee Schedule for applications and permits related to land use and development activities by way of resolution of the Board of Commissioners; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Dawson County, Georgia pursuant to the authority of same as follows:

1. The Fee Schedule attached hereto as Exhibit “A” and by this reference incorporated herein is hereby approved and accepted and intended to be the Fee Schedule referenced in Section 101-101 of the Code of Dawson County, Georgia.

2. In addition to the set fees described in the chart attached as Exhibit “A”, the County shall also charge a fee equivalent to the expenses incurred by the County for such extraordinary and necessary services requiring technological expertise that is outside the normal scope of Dawson County staff resources as may be required for review and evaluation of any application described in the chart. At the discretion of the County Manager, such additional fees may be estimated and charged at the time of submission of the application based on the information contained in the application or may be deferred until anytime up to the issuance of the permit or approval that is the subject of the application. If payment was made based on an estimate, any outstanding balance owed by the applicant shall be paid prior to the issuance of the permit or approval that is the subject of the application. Any overpayment by the applicant shall be reimbursed by the County in accordance with the regular disbursement procedures of the County after the issuance of the permit or approval that is the subject of the application.

SO RESOLVED this _____ day of _____, 2022.

DAWSON COUNTY BOARD OF COMMISSIONERS

By: _____
Billy Thurmond, Chairman

Attest:

[COUNTY SEAL]

By: _____
Kristen Cloud, County Clerk

Vote: Yes: _____
No: _____

Exhibit A:

Residential Building Permit Fees	
Administrative Fee	\$50.00
Minimum	\$50.00
1,200 sq. ft.	\$396.00
1,800 sq. ft.	\$594.00
2,500 sq. ft.	\$825.00
3,000 sq. ft.	\$990.00
3,500 sq. ft.	\$1,155.00
4,000 sq. ft.	\$1,320.00
Over 4,000 sq. ft.	\$0.33 per sq. ft. plus mechanicals, <u>electrical and plumbing</u>
Residential Additions or Alterations	\$.33 per sq. ft.
Moved in House (based on 1,200 sq. ft.)	Residential sq. ft. rate plus \$40.00 electrical fee = \$436.00
Moving Fee	
One Time Inspection Fee	<u>No charge</u>
Reinspection Fee	\$50.00
Temp Power	\$40.00
Replacement of Permit Card	\$10.00
Permit Renewal	Full Charge After <u>12</u> Months
Residential Mechanical/ <u>Electrical/Plumbing</u> Fees	\$40.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.
Mobile Home (based on 1,200 sq. ft.)	\$0.33 per sq. ft. plus \$40.00 electrical fee = \$436.00
Mobile Home Moving	
Used Mobile Home Inspection in County	<u>500.00 per inspection</u>
Used Mobile Home Inspection outside of County	<u>500.00 per inspection plus \$0.25 per mile</u>
Conditional Temp Power	
Land Disturbance Application– <u>single lot outside of common development</u>	\$150.00
Short Term Rental <u>Permit</u>	\$150.00 <u>\$300.00</u>
Swimming Pool (based on 500 sq. ft.)	\$.33 per sq. ft. = \$165.00
Commercial Building Permit Fees	
Administrative Fee	\$50.00
	\$.40 per sq. ft.

January 25, 2022

1,000 sq. ft.	\$400.00
2,000 sq. ft.	\$800.00
2,500 sq. ft.	\$1,000.00
4,000 sq. ft.	\$1,600.00
6,500 sq. ft.	\$2,600.00
10,000 sq. ft.	\$4,000.00
Tenant Change (Fire Marshal’s fee)	\$250.00
Non-Commercial Out-Buildings	\$0.40 per sq. ft. (\$50 min.) plus plumbing, electrical, mechanical
Chicken Houses Agricultural structures less than 2500 square feet	\$400
Poultry Houses	\$400
Commercial Additions or Alterations	\$0.40 per sq. ft. (\$50 min.) plus plumbing, electrical, mechanical
Commercial Mechanical , Electrical , Plumbing Fees	\$50.00 up to 1,000 sq. ft. additional \$10.00 for each additional sq. ft.
Plan and Development Review Fees	
Plat Approval for Recording Minor Plat (1-5 lots)	\$75.00
Subdivision Preliminary Plat (Construction Plans) per Lot	\$1000.00 plus 20.00 ((\$100.00 min.)) per lot
Subdivision Final Plat Review per Lot	\$500.00 plus \$10.00 ((\$100.00 min.)) per lot
Land Development Application	\$50.00 (\$100.00 min)
Stop Work Order Processing	\$200.00
NOI per Disturbed Acre – Soil Erosion	\$40.00
Final Plat Revision	\$250.00
Commercial Land Disturbance	
Application fee	\$150.00 1000.00
Review Fee per Disturbed Acre –	\$40/acre (State)
Plan Review	
Commercial Building Review	\$200.00 up to 5,000 sq. ft. add additional \$10.00 per 1,000 sq. ft.
2nd Review	\$300.00 up to 5,000 sq. ft. add additional \$10.00 per 1,000 sq. ft.
3rd Review	\$500.00 up to 5,000 sq. ft. add additional \$10.00 per 1,000 sq. ft.
4th Review	\$750.00 up to 5,000 sq. ft. add additional \$10.00 per 1,000 sq. ft.

Tower/Antenna <u>Building Permit</u>	
Plan Review	No longer allowed per state <u>charge</u>
New Tower Building	\$500.00 state cap
Co-Location	\$500.00 state cap
Land Use <u>Amendments</u>	
<u>Tower / Antenna</u>	<u>3rd party review</u>
Variance or Appeal	\$350.00
Appeal of Administrative Decision	\$300.00
Special Land Use Permit (SLUP)	
Rezoning - RA, RRE	\$250.00
Rezoning - RT, RL, RS, RSR, RSRMM	\$300.00
<u>Rezoning - RS2, RS3 124 units or less</u>	<u>\$500.00</u>
Rezoning - RMHP	\$350.00
Rezoning - RMF	\$475.00
Rezoning - RPC, CRB, CCB,	\$700.00
<u>Rezoning – RS2, RS3, 125 + unit project</u>	<u>\$2500.00</u>
Rezoning - CHB, CPCD, COI, CIR, MUV, <u>RMF</u> ,	\$3,500.00
Rezoning - CPDP required section 404.I	\$3,500.00 + 400.00
Special Use Permits (based on current zoning district)	Same as Current-see rezoning fees
Signs	
Review <u>for Compliance with Sign Ordinance</u>	\$75.00 <u>per sign</u>
Signs <u>Permit per sq. ft.</u>	\$10.00 per \$1,000.00 value (\$75.00 minimum)
Business License <u>Occupational Licensing</u>	
Administrative Fee	\$50.00
Home Office/Home Occupation	\$50.00
Background Checks	\$20.00
Address/Business Change Requiring Reissuance of Business License	\$10.00
Massage Business License, New	\$100.00
Massage Business License, Renewal	\$50.00
Massage Background Owner/Employee	\$20.00
Massage Renewal Employee Yearly	\$50.00
Tattoo <u>Body Art</u> Business	Number of Employees
Tattoo Background Check	\$50.00
Adult Business License	\$750.00
Adult Background Check	\$75.00

Number of Employees	
1	\$75.00
2—9	\$200.00
10— 19 <u>99</u>	\$200.00 + \$14.50 per employee
20—99	\$200.00 + \$14.50 per employee
100 or more	\$200.00 + \$13.50 per employee
Late Fees	Per O.C.G.A. § 48-13-21
Practitioner Fee	Per O.C.G.A. § 48-13-C
Financial Institutions	As Per Defined in O.C.G.A § 48-6-93
Advertising & Variance (Licensing)	
Advertising	\$50.00
Special Event Permit	\$250 (3 or less hours)
	\$500 (3 to 6 hours)
	\$750 (6 to 9 hours)
	\$1,000 (9 to 12 hours)

In addition to the set fees described in the chart, the County shall also charge a fee equivalent to the expenses incurred by the County for such extraordinary and necessary services requiring technological expertise that is outside the normal scope of Dawson County staff resources as may be required for review and evaluation of any application described in the chart. At the discretion of the County Manager, such additional fees may be estimated and charged at the time of submission of the application based on the information contained in the application or may be deferred until anytime up to the issuance of the permit or approval that is the subject of the application. If payment was made based on an estimate, any outstanding balance owed by the applicant shall be paid prior to the issuance of the permit or approval that is the subject of the application. Any overpayment by the applicant shall be reimbursed by the County in accordance with the regular disbursement procedures of the County after the issuance of the permit or approval that is the subject of the application.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA SU 21-07 Tax Map & Parcel # (TMP): 049 001

Submittal Date: 10/8/2021 Time: _____ am/pm Received by: hg (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: November 16, 2021

Board of Commissioners Meeting Date: December 16, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Greg Spence

Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____

Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Joyce S Hutcheson

Street Address of Property being rezoned: _____ Parcel ID# 049 001

Rezoning from: _____ to: _____ Total acreage being rezoned: 55 58.99

Directions to Property (if no address): _____

from 25 Justice Way, travel north on Shoal Creek Rd ~ 5.7 miles, right turn onto State Rt 342,

travel ~3.6 miles, turn right onto GA HWY-52. Site will be in wooded lot ~ 450ft on left

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: wooded

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA _____

*****Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? No (yes/no)

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Georgia Hwy 52 Type of Surface: Gravel road

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: Telecommunications Tower

Proposed Use:

Applicant plans to install a 195ft total height monopole tower for installation of antennas and equipment

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature G. Sp...

Date 10/7/2021

Witness Carol J. Lagston

Date 10/7/2021

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP_028 007 002	1. Clayton Long	57 Bearden Trail, Dawsonville, GA 30534
TMP_049 009 001	2. Susan G Shadix	2498 Venture Drive, Gainesville, GA 30504
TMP_049 199	3. Joel C Crotzer	117 New Hope Trail, Dawsonville, GA 30534
TMP_049 198	4. Jennifer Majestic	234 Highway 52 East, Dawsonville, GA 30534
TMP_063 004	5. Michael B Bilbrey	163 Highway 52, Dawsonville, GA 30534
TMP_____	6. _____	_____
TMP_____	7. _____	_____
TMP_____	8. _____	_____
TMP_____	9. _____	_____
TMP_____	10. _____	_____
TMP_____	11. _____	_____
TMP_____	12. _____	_____
TMP_____	13. _____	_____
TMP_____	14. _____	_____
TMP_____	15. _____	_____

Use additional sheets if necessary.

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

 X I am a United States citizen.

 I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

 I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

 N/A

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

 Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

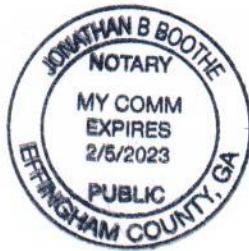
Executed in Savannah (city), Georgia (state)

 GS
Signature of Applicant

 9/9/2021
Date

 Greg Spence
Printed Name

 Fortified Telecom
Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
THIS 9 DAY OF September , 20 21

 [Signature] Notary Public
My Commission Expires: 2-5-23

(Seal)

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: _____ Greg Spence _____
Address: _____
Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____
Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: _____ Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: _____ Parcel ID# 049 001 _____
Land Lot(s): _____ District: _____ Section: _____
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: from 25 Justice Way, travel north on Shoal Creek Rd ~ 5.7 miles, right turn
onto State Rt 342, travel ~3.6 miles, turn right onto GA HWY-52. Site will be in wooded lot ~ 450ft on left

REQUESTED ACTION

A Variance is requested from the requirements of Article # D, para 4 Section # 410 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of _____ feet to allow the structure to:

be constructed; remain a distance of _____ feet from the: _____

property line, road right of way, or other (explain below):

applicant is requesting a variance of approximately 220ft to the tower separation requirement

instead of the required distance of 15,840 ft required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The proposed tower height is the minimum height needed to properly provide improved coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 185 feet above ground level, which is critical to achieve quality coverage and indoor-level service quality in this portion of rural Dawson County.
The location of this coverage site will also enable Verizon Wireless to provide calling and

data resources that might be needed in the event of an emergency.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This parcel is located along on the Dawson/Lumpkin County line.

The coverage objective is the intersection of Wesley Chapel Rd and HWY 52. Moving to other parcels to the West or SW only increases the proximity to the existing tower.

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: _____

Approval of this variance will enable Verizon Wireless to provide reliable voice and broadband data coverage to the surrounding area of northeast Dawson County. The proposed facility will greatly improve wireless and broadband service coverage to the residents and agribusinesses of the area.

4. Describe why granting this variance would support the general objectives within this Resolution: Verizon Wireless made every attempt to utilize any existing structures to meet the network design goals.

There are no known, registered antenna structures within 1.0 mile of any edge of the search area.

There were also no known or registered antenna structures within 2.0 miles of the search area radius

And for this reason, we believe we meet the general objectives of the Resolution.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

I / we Joyce S. Hutcheson hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Parcel ID# 049-001

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Greg Spence

Signature of applicant or agent: GSp Date: 10/7/2021

Printed Name of Owner(s): Joyce S. Hutcheson

Signature of Owner(s): Joyce S. Hutcheson Date 9-10-21

Sworn and subscribed before me this 10th day of September, 2021.

[Signature]
Notary Public

My Commission Expires: 10-31-2022



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP_028 007 002	1. Clayton Long	57 Bearden Trail, Dawsonville, GA 30534
TMP_049 009 001	2. Susan G Shadix	2498 Venture Drive, Gainesville, GA 30504
TMP_049 199	3. Joel C Crotzer	117 New Hope Trail, Dawsonville, GA 30534
TMP_049 198	4. Jennifer Majestic	234 Highway 52 East, Dawsonville, GA 30534
TMP_063 004	5. Michael B Bilbrey	163 Highway 52, Dawsonville, GA 30534
TMP_____	6. _____	_____
TMP_____	7. _____	_____
TMP_____	8. _____	_____
TMP_____	9. _____	_____
TMP_____	10. _____	_____
TMP_____	11. _____	_____
TMP_____	12. _____	_____
TMP_____	13. _____	_____
TMP_____	14. _____	_____
TMP_____	15. _____	_____

Use additional sheets if necessary.

APPLICANT CERTIFICATION


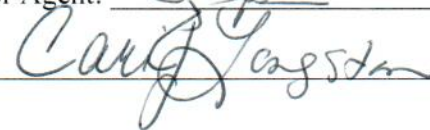
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent:  Date: 10/7/2021
Signature of Witness:  Date: 10/7/2021

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

 X I am a United States citizen.

 I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

 I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

 N/A

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

 Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Savannah (city), Georgia (state)

 GS
Signature of Applicant

 9/9/2021
Date

 Greg Spence
Printed Name

 Fortified Telecom
Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
THIS 9 DAY OF September , 20 21

 [Signature] Notary Public

My Commission Expires: 2-5-23

(Seal)

1108/311
4/7/2014

2

Filed in Office: 04/07/2014 12:45PM
Deed Doc: QCD
Bk 01108 Pg 0311-0312
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000334

DOC# 000959
FILED IN OFFICE
03/26/2014 09:30 AM
BK:1271 PG:482-483
RITA HARKINS
CLERK OF COURTS
LUMPKIN COUNTY

REAL ESTATE TRANSFER TAX
PAID: \$0.00
093-2014-000102

Return to:

John Roger Palmour
583 Riverview Trail East
Dahlonega GA 30533

QUITCLAIM DEED

STATE OF GEORGIA,
COUNTY OF LUMPKIN

THIS INDENTURE, made this 06 day of March in the Year of Our Lord Two
Thousand Fourteen (2014), between JOHN M. HUTCHESON, of the first part, and JOYCE S.
HUTCHESON of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the
Division and the Distribution of Marital Property Pursuant to Final Divorce, has bargained,
sold, and by these presents does remise, convey and forever QUIT-CLAIM to the said party of
the second part, her heirs, successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lots 559, 560, 561, 562, 563,
594, 595, 596, 597, and 598 in the 5th District, 1st Section of Dawson and Lumpkin
Counties, Georgia, and being more fully described and delineated according to a plat of
survey prepared for Joyce Hutcheson and dated December 27, 2013, by John T. Gaston,
Georgia Registered Surveyor, which is recorded in Plat Cabinet One, Slide 198, Plat
143, Lumpkin County Records, and in Plat Book 80, Page 167, Dawson County
Records, and which is incorporated by reference herein. This is a portion of the
property that was conveyed to John M. Hutcheson, individually, under a Quitclaim Deed
from John M. Hutcheson as General Partner of the Gab Creek Farm Family Limited
Partnership, LLLP, and which is incorporated by reference herein, said deed having
been executed and recorded in order to dissolve and to distribute the assets of said
partnership in accordance with the provisions of a document entitled "Unanimous
Consent of Members of Gab Creek Farm Family Limited Partnership, LLLP, in Lieu of
a Meeting of Members" which is incorporated by reference herein.

2/900 12.00
TAX 0 x

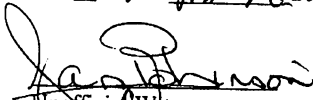
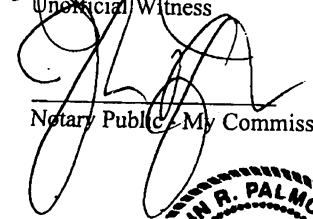
Page Two – Quitclaim Deed

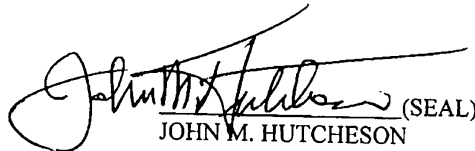
This Quitclaim Deed is executed to effectuate the provisions of that certain Final Judgment and Decree of Divorce entered and filed on May 6, 2013, in Lumpkin County Superior Court Civil Action File No. 11-CV-578SG. The said John M. Hutcheson retains full fee simple absolute title to those other portions of the real estate formerly titled in the name of Gab Creek Farm Family Limited Partnership, LLLP, that were conveyed to him under the above referenced Quitclaim Deed, and that are not conveyed to Joyce S. Hutcheson under this deed.

TO HAVE AND TO HOLD the said described premises to the said party of the second part, her heirs, successors and assigns, so that neither the said party of the first part nor his heirs, successors or assigns, nor any other person or persons claiming under him, shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

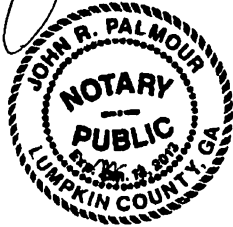
IN WITNESS WHEREOF, the said party of the first part has set his hand and affixed his seal, the day and year above written.

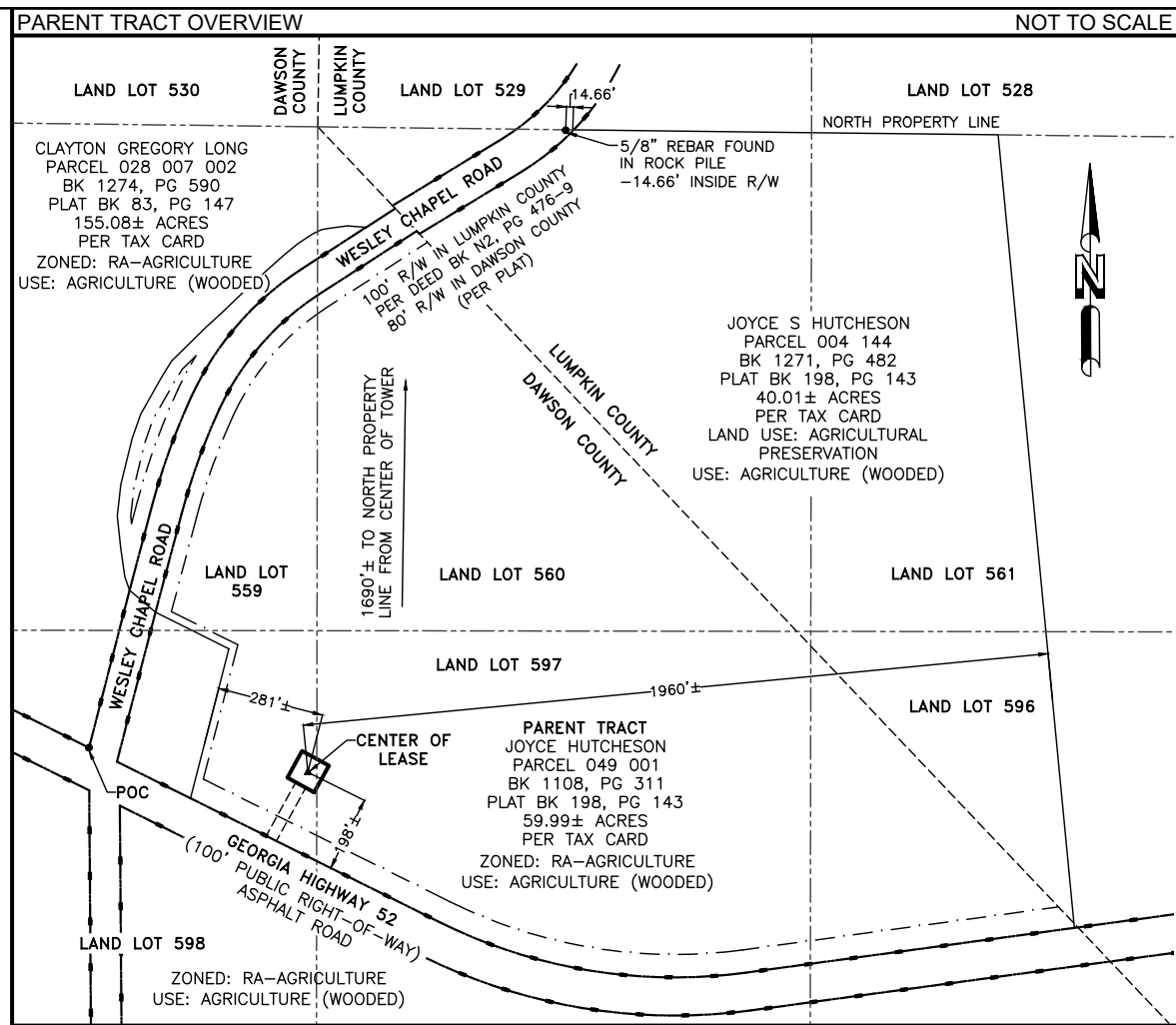
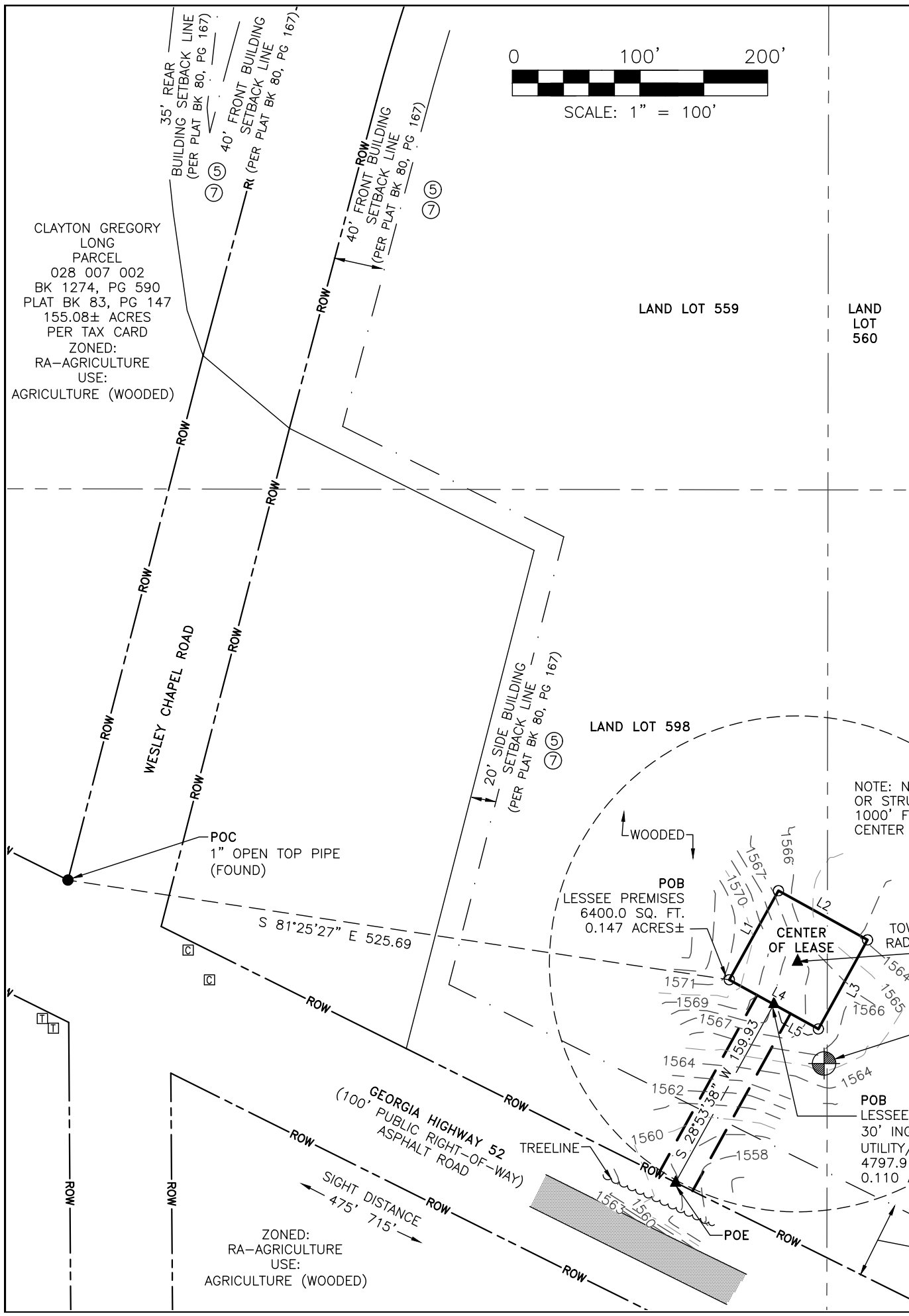
Signed, sealed and delivered
this 27 day of March, 2014,


Unofficial Witness


 (SEAL)
JOHN M. HUTCHESON

Notary Public - My Commission Expires: 1/27/2017



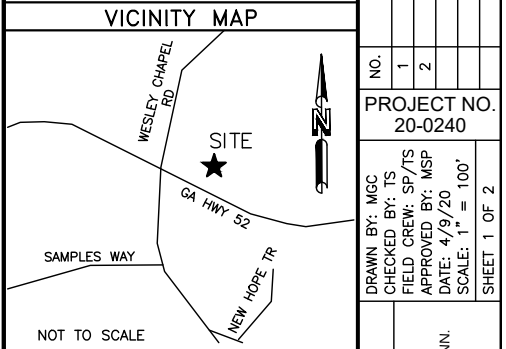


TOWER INFO

LATITUDE: 34°32'05.514" NORTH
LONGITUDE: 84°11'25.647" WEST (NAD 83)
GROUND ELEVATION: 1567' ABOVE MEAN SEA LEVEL (NAVD88)

ADDRESS:
WESLEY CHAPEL ROAD
DAWSONVILLE, GA 30534

NO.	REVISION	DATE	BY
1	ADDED TITLE COMMITMENT	4/30/20	MC
2	CLIENT COMMENTS	09/09/21	PKW



GEORGIA WEST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
-0'00"

TRUE NORTH TO MAGNETIC DECLINATION
5'29" W

COMBINED SCALE FACTOR
0.999900059

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊠ = FIBER OPTIC CABLE MARKER
- ⊞ = TELEPHONE PEDESTAL

--- ROW --- = RIGHT-OF-WAY
--- op --- = OVERHEAD POWER

CENTER OF TOWER TO PROPERTY LINE

DIRECTION	DISTANCE
NORTH	1690'±
EAST	1960'±
SOUTH	198'±
WEST	281'±

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

CENTER OF TOWER TO PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N 28°53'38" E	80.00
L2	S 61°06'22" E	80.00
L3	S 28°53'38" W	80.00
L4	N 61°06'22" W	80.00
L5	N 61°06'22" W	40.00



M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cagd.com

SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GA HWY 52
500304
LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

RAWLAND TOWER SURVEY

FOR: SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

verizon
VERIZON WIRELESS
10300 OLD ALABAMA ROAD CONN.
ALPHARETTA, GA 30022
(678) 277-3500

SMW ENGINEERING GROUP, INC.

PARENT TRACT (FROM TITLE)

Property located in Dawson & Lumpkin Counties, Georgia

All that tract or parcel of land lying and being in Land Lots 559, 560, 561, 562, 563, 594, 595, 596, 597, and 598 in the 5th District, 1st Section of Dawson and Lumpkin Counties, Georgia, and being more fully described and delineated according to a plat of survey prepared for Joyce Hutcheson and dated December 27, 2013, by John T. Gaston, Georgia Registered Surveyor, which is recorded in Plat Cabinet One, Slide 198, Plat 143, Lumpkin County Records, and in Plat Book 80, Page 167, Dawson County Records, and which is incorporated by reference herein.

Dawson County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book 16, Page 125; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 16, 2004 in Deed Book 638, Page 92; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 21, 2007 in Deed Book 799, Page 450; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 01108, Page 0302; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 1108, Page 311.
Tax Parcel No. 049 001

Lumpkin County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book Y2, Page 21; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 7, 2004 in Deed Book V34, Page 414; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 26, 2007 in Deed Book 1033, Page 556; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded March 26, 2014 in Deed Book 1271, Page 473; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded March 26, 2014 in Deed Book 1271, Page 482.
Tax Parcel No. 004 144

80' x 80' LESSEE PREMISES (AS-SURVEYED)

A portion of the Hutcheson tract described in Book 1108, Page 311 as recorded in the Office of the Clerk of the Superior Court of Dawson County, Georgia, lying and being in Land Lots 597, and 598 in the 5th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows;

Commencing at a 1" open top pipe found at the intersection of the northeasterly right-of-way line of Georgia Highway 52 and the westerly right-of-way line of the Wesley Chapel Road and marking the SE Corner of Parcel 028 007 002 as described in Book 1274, Page 590; thence S 81°25'27" E for a distance of 525.69 feet to a 5/8" rebar set and the Point of Beginning; thence N 28°53'38" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 61°06'22" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 28°53'38" W for a distance of 80.00 feet to a 5/8" rebar set; thence N 61°06'22" W for a distance of 80.00 feet to the Point of Beginning. Said Lessee Premises contains (6400.0 sq.ft.) 0.147 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

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PLOTTABLE EXCEPTIONS
Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 30992239
Date March 16, 2020
Schedule B, Section II

Exception No.	Instrument	Comment
1-2		Standard exceptions. Contain no survey matters.
3	Plat Book 2, Page 184	Does affect the subject Lease area and easement as shown.
4	Plat Book 2, Page 280	Does affect the subject Lease area and easement as shown.
5	Plat Book 80, Page 167	Does affect the subject Lease area and easement as shown hereon.
6	Plat Book 3, Page 5	Does affect the subject Lease area and easement as shown.
7	Plat Book 198, Page 143	Does affect the subject Lease area and easement as shown hereon.
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SURVEYOR'S NOTES

1. This is a Raw Land Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is April 1, 2020.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
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9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
Zoning Jurisdiction: Dawson County
Zoning District: RA/Agriculture
Surrounding Zoning: N/A
Height Restrictions: 195' Free Standing

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Timothy L. Fish
TIMOTHY L. FISH GAPLS # 003403

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cugd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GA HWY 52
500304
LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

RAWLAND TOWER SURVEY
FOR: VERIZON WIRELESS
10300 OLD ALABAMA ROAD CONN.
ALPHARETTA, GA 30022
(678) 277-3500
verizon

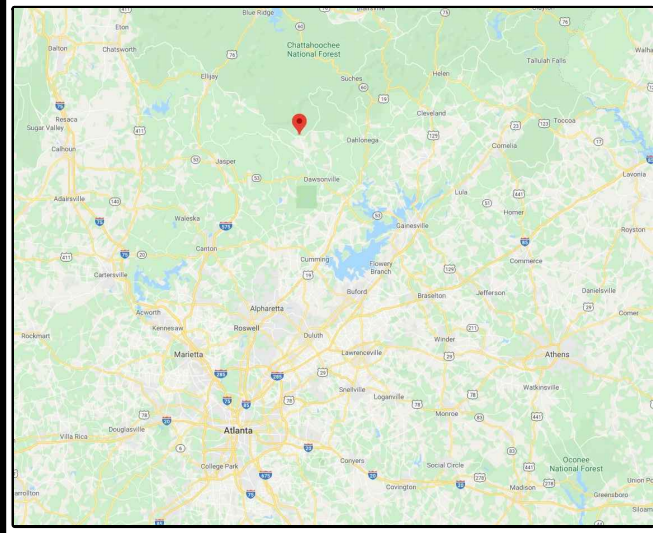
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

ENGINEERING GROUP, INC.

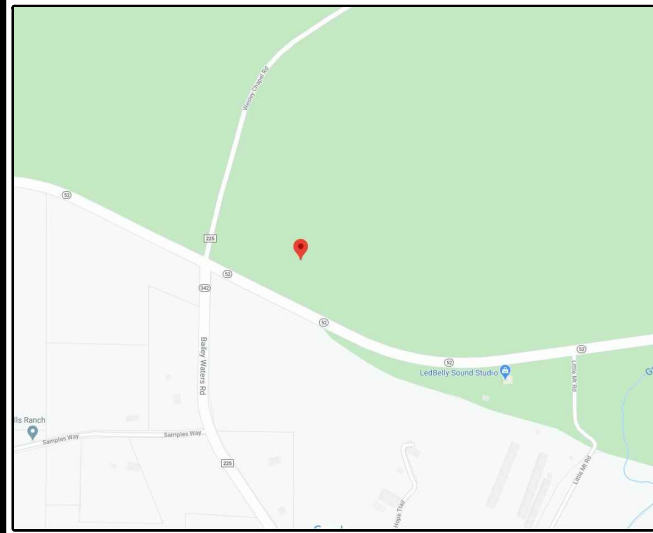
NO.	1	2
BY	MC	PKW
DATE	4/30/20	09/09/21
REVISION	ADDED TITLE COMMITMENT	CLIENT COMMENTS

PROJECT NO. 20-0240
DRAWN BY: MGC
CHECKED BY: TS
FIELD CREW: SF/TS
APPROVED BY: MSP
DATE: 4/9/20
SCALE: N/A
SHEET 2 OF 2

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM ATLANTA, GA:
 GET ON I-75 N/1-85 N. FOLLOW SIGNS FOR INTERSTATE 85 N.
 USE THE RIGHT 2 LANES TO TAKE EXIT 87 FOR GA-400 N
 TOWARD BUCKHEAD/CUMMING. CONTINUE ONTO GA-400 N.
 CONTINUE ONTO GA-400 N/US-19 N. TURN LEFT ONTO MARTIN
 RD. TURN RIGHT ONTO GA-9 N. AT THE TRAFFIC CIRCLE, TAKE
 THE 1ST EXIT ONTO SHOAL CREEK RD. SLIGHT LEFT ONTO
 GA-136 W. TURN RIGHT ONTO STATE RTE 342. TURN RIGHT
 ONTO GA-52 E AND YOUR DESTINATION WILL BE ON THE LEFT.

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

VERIZON SITE NAME:

GA_HWY52

VERIZON SITE #:

500304

PROJECT DESCRIPTION:

RAWLAND NSB

PROPOSED 190' MONOPOLE

TOTAL TOWER HEIGHT INCLUDING THE APPURTENANCE - 195' AGL

PREPARED FOR:



10300 OLD ALABAMA ROAD CONN.
 ALPHARETTA, GA 30022
 (678) 277-3500

PREPARED BY:



ENGINEERING GROUP, INC.

TOGETHER PLANNING A BETTER TOMORROW

158 BUSINESS CENTER DRIVE
 BIRMINGHAM, AL 35244
 TEL: 205-252-6985 FAX: 205-320-1504

PROJECT INFORMATION

SITE ADDRESS: NEAR WESLEY CHAPEL RD
 DAWSONVILLE, GA 30534

LATITUDE (NAD 83): N 34° 32' 05.514"
 LONGITUDE (NAD 83): W 84° 11' 25.647"

LATITUDE (NAD DECIMAL): N 34.534865°
 LONGITUDE (NAD DECIMAL): W 84.190458°

PARCEL ID: 049 001

JURISDICTION: DAWSON COUNTY

PROPERTY OWNER: JOYCE HUTCHESON

APPLICANT: VERIZON WIRELESS
 10300 OLD ALABAMA ROAD CONN
 ALPHARETTA, GA 30022

ENGINEER: SMW ENGINEERING
 158 BUSINESS CENTER DRIVE
 BIRMINGHAM, AL 35244
 CONTACT: JEREMY SHARIT, PE
 PHONE: 205-397-6781

POWER: AMICALOLA EMC

FIBER: FIBER COMPANY AWARDED BY VERIZON
 AT FUTURE TIME, CONSULT CM

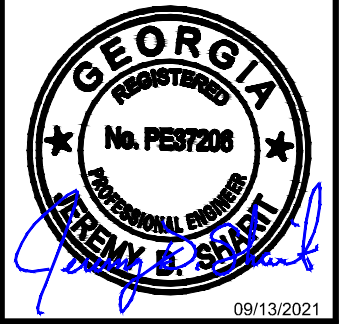
DRAWING INDEX

- T-1 TITLE SHEET & PROJECT INFORMATION
- SURVEY
- C-1 GENERAL NOTES
- C-2 OVERALL PARENT TRACT
- C-2.1 OVERALL SITE PLAN
- C-2.2 OVERALL SITE PLAN OVERLAY
- C-3 DETAILED SITE PLAN
- C-4 DETAILED EQUIPMENT PLAN & DETAILS
- C-5 TOWER ELEVATION & DETAILS
- C-6 FOUNDATION DETAILS
- C-7 GRADING, SEDIMENT & EROSION CONTROL PLAN
- C-7.1 GRADING, SEDIMENT & EROSION CONTROL PLAN
- C-8 GRADING, SEDIMENT & EROSION CONTROL DETAILS
- C-8.1 GRADING, SEDIMENT & EROSION CONTROL DETAILS
- C-9 GRADING, SEDIMENT & EROSION CONTROL VEG. SPECS
- C-10 SITE SIGNAGE
- C-11 FENCE DETAILS
- L-1 LANDSCAPING DETAILS
- E-1 ELECTRICAL NOTES
- E-2 ONE-LINE DIAGRAMS & PANEL SCHEDULE
- E-3 UTILITY SITE PLAN
- E-3.1 UTILITY SITE PLAN
- E-4 GROUNDING SITE PLAN
- E-5 GROUNDING DETAILS
- E-6 PRIMARY UTILITY FRAME DETAILS



#	DATE	DESCRIPTION:
0	04/21/20	ISSUED FOR CLIENT REV.
1	04/28/20	ISSUED FOR CLIENT REV.
2	05/12/20	ISSUED FOR CONSTRUCTION
3	06/12/20	ISSUED FOR CONSTRUCTION
4	07/21/20	ISSUED FOR CONSTRUCTION
5	09/09/21	ISSUED FOR CONSTRUCTION
6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PEF005625



SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

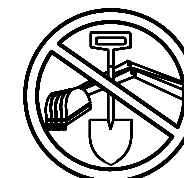
CHECKED: BS

SHEET NAME

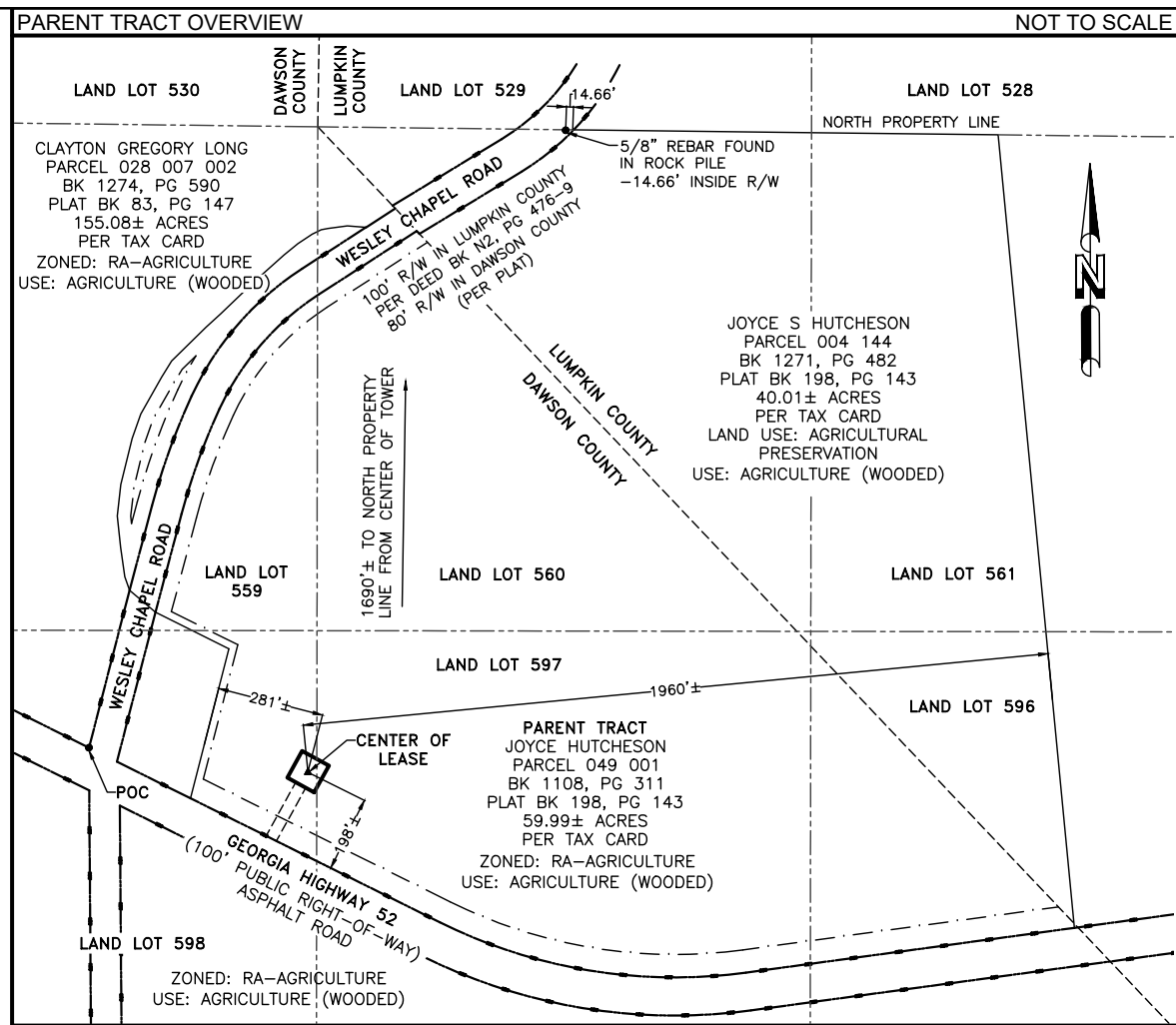
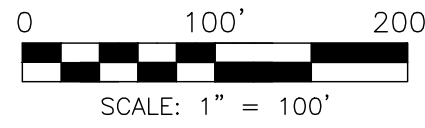
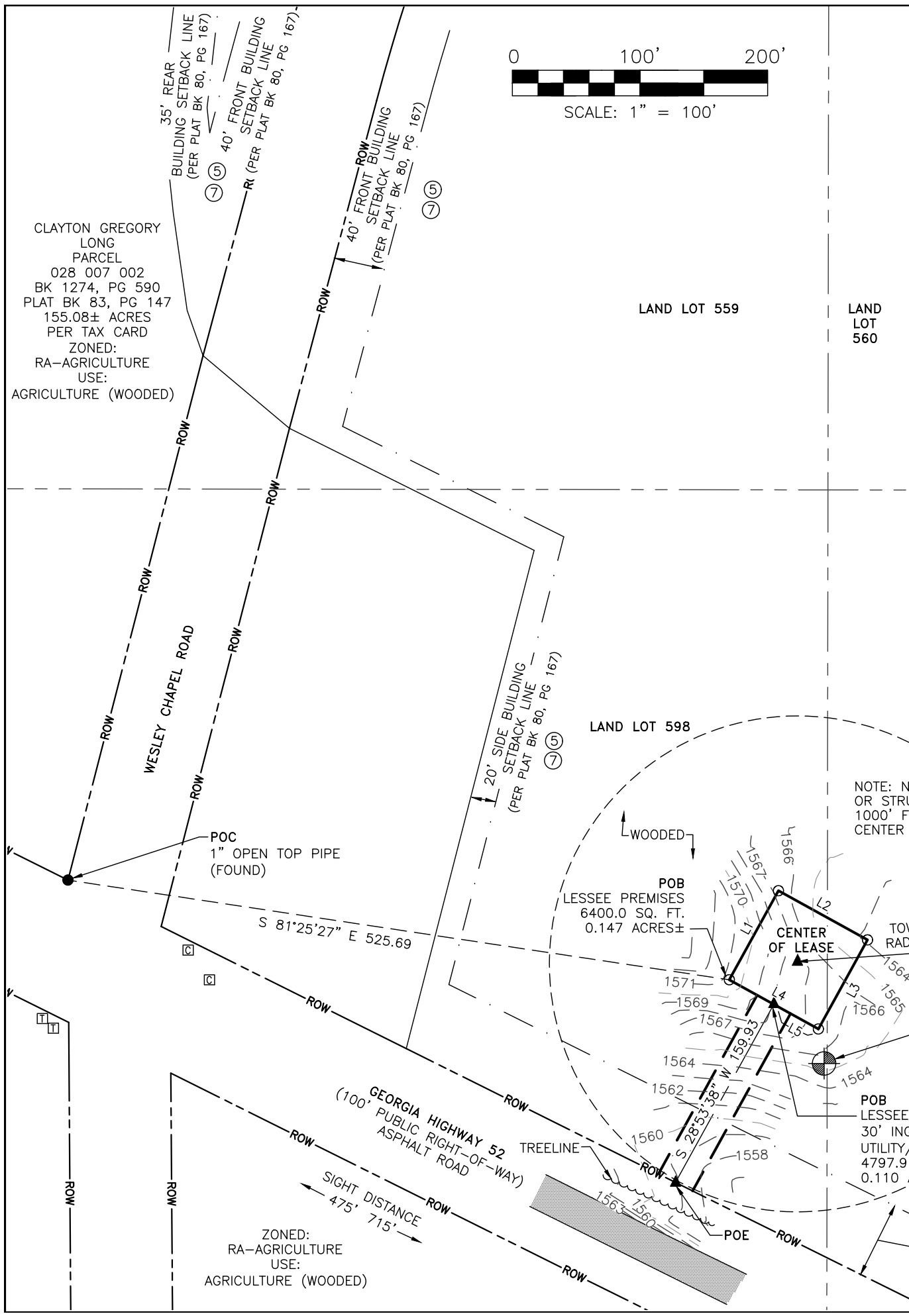
TITLE SHEET &
 PROJECT INFORMATION

SHEET NUMBER

T-1



GEORGIA ONE-CALL
 STATE WIDE CALL: 811
 CALL BEFORE YOU DIG



PARENT TRACT
 JOYCE HUTCHESON
 PARCEL 049 001
 BK 1108, PG 311
 PLAT BK 198, PG 143
 59.99± ACRES
 PER TAX CARD
 ZONED: RA-AGRICULTURE
 USE: AGRICULTURE (WOODED)

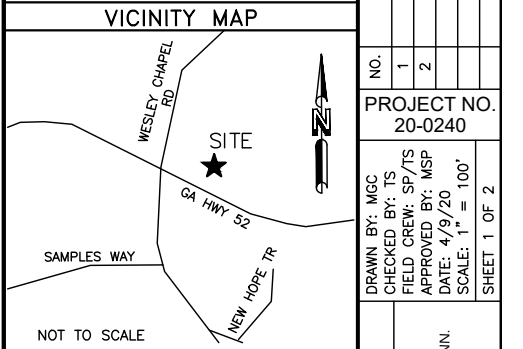
CENTER OF TOWER TO PROPERTY LINE	
NORTH	1690'±
EAST	1960'±
SOUTH	198'±
WEST	281'±

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

LINE	BEARING	DISTANCE
L1	N 28°53'38" E	80.00
L2	S 61°06'22" E	80.00
L3	S 28°53'38" W	80.00
L4	N 61°06'22" W	80.00
L5	N 61°06'22" W	40.00



TOWER INFO	
LATITUDE:	34°32'05.514" NORTH
LONGITUDE:	84°11'25.647" WEST (NAD 83)
GROUND ELEVATION:	1567' ABOVE MEAN SEA LEVEL (NAVD88)
ADDRESS: WESLEY CHAPEL ROAD DAWSONVILLE, GA 30534	



GEORGIA WEST GRID NORTH	
GRID TO TRUE NORTH CONVERGENCE	-0'00"
TRUE NORTH TO MAGNETIC DECLINATION	5°29' W
COMBINED SCALE FACTOR	0.999900059

LEGEND	
○	= 5/8" REBAR SET
●	= FOUND PROPERTY MARKER
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POE	= POINT OF ENDING
▲	= CALCULATED POINT
(R)	= REFERENCED INFORMATION
(M)	= MEASURED
⊗	= POWER POLE
⊠	= FIBER OPTIC CABLE MARKER
⊞	= TELEPHONE PEDESTAL
---	= ROW = RIGHT-OF-WAY
-o-p-	= OVERHEAD POWER

FLOOD NOTE
 By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13085C0050C, which bears an effective date of April 4, 2018 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

M2C Geomatics and Design, PLLC
 4800 THE WOODS ROAD
 KITTY HAWK, NC 27949
 252-261-1555
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 SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GA HWY 52
 500304
 LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

RAWLAND TOWER SURVEY
 FOR: SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

VERIZON
 10300 OLD ALABAMA ROAD CONN.
 ALPHARETTA, GA 30022
 (678) 277-3500

PROJECT NO. 20-0240
 SHEET 1 OF 2

NO.	REVISION	DATE	BY
1	ADDED TITLE COMMITMENT	4/30/20	MC
2	CLIENT COMMENTS	09/09/21	PKW

PARENT TRACT (FROM TITLE)

Property located in Dawson & Lumpkin Counties, Georgia

All that tract or parcel of land lying and being in Land Lots 559, 560, 561, 562, 563, 594, 595, 596, 597, and 598 in the 5th District, 1st Section of Dawson and Lumpkin Counties, Georgia, and being more fully described and delineated according to a plat of survey prepared for Joyce Hutcheson and dated December 27, 2013, by John T. Gaston, Georgia Registered Surveyor, which is recorded in Plat Cabinet One, Slide 198, Plat 143, Lumpkin County Records, and in Plat Book 80, Page 167, Dawson County Records, and which is incorporated by reference herein.

Dawson County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book 16, Page 125; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 16, 2004 in Deed Book 638, Page 92; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 21, 2007 in Deed Book 799, Page 450; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 01108, Page 0302; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 1108, Page 311.
Tax Parcel No. 049 001

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Zoning District: RA/Agriculture
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Height Restrictions: 195' Free Standing

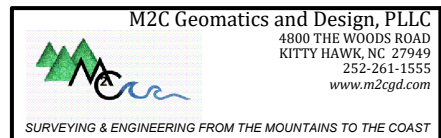
SURVEYOR'S CERTIFICATION

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Timothy L. Fish
TIMOTHY L. FISH GAPLS # 003403



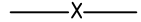





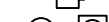
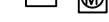


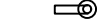
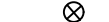



GA HWY 52
500304
LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

BY	DATE	NO.	REVISION	PROJECT NO.
MC	4/30/20	1	ADDED TITLE COMMITMENT	20-0240
PKW	09/09/21	2	CLIENT COMMENTS	
DRAWN BY: MGC				
CHECKED BY: TS				
FIELD CREW: SF/TS				
APPROVED BY: MSP				
DATE: 4/9/20				
SCALE: N/A				
SHEET 2 OF 2				
FOR: RAWLAND TOWER SURVEY				
 VERIZON WIRELESS 10300 OLD ALABAMA ROAD CONN. ALPHARETTA, GA 30022 (678) 277-3500				
SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.simweng.com				

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES PLUS LATEST STATE AMENDMENTS:
 - INTERNATIONAL BUILDING CODE – 2009 EDITION
 - NFPA NATIONAL ELECTRICAL CODE – 2011 EDITION
 - INTERNATIONAL MECHANICAL CODE – 2009 EDITION
 - INTERNATIONAL FUEL GAS CODE – 2009 EDITION
 - INTERNATIONAL PLUMBING CODE – 2009
 - INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS – 2009 EDITION
 - INTERNATIONAL EXISTING BUILDING CODE – 2009 EDITION
 - MASONRY CODE – ASCE 5-10
 - STRUCTURAL CONCRETE CODE – ACI 318-11
 - INTERNATIONAL ENERGY CONSERVATION CODE – 2009 EDITION
 - STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA/EIA-222-B)
- CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS, ALL PREVIOUSLY PROVIDED BY VERIZON WIRELESS.
- DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
- VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
- CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
- THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
- DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
- ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
- UNLESS OTHERWISE INDICATED, VERIZON SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
- CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
- SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE SHELTER DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHELTER SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION AND THE FLOOR CLEANED, WAXED, AND BUFFED TO SHINE.
- FOR GREENFIELD/NEW TOWERS SITES, CONTRACTOR IS RESPONSIBLE FOR ENSURING THE TOWER LIGHTS ARE MONITORED MORNING AND NIGHT EACH 24 HRS FROM THE TIME THE TOWER IS TOPPED OUT UNTIL SITE HAS ALARMS CONNECTED TO THE OPERATIONS SWITCH OR NOC. CONTRACTOR TO NOTIFY PROJECT MANAGER AT THE TIME THE TOWER IS TOPPED OUT TO FORWARD NOTIFICATION TO VERIZON REGULATORY AND FCC/FAA.

LEGEND

-  FENCE
-  CONTOUR LINE
-  PROPERTY LINE/ROW
-  LEASE AREA
-  EASEMENT
-  DISCONNECT SWITCH
-  METER
-  CIRCUIT BREAKER
-  CODED NOTE NUMBER
-  CHEMICAL GROUND ROD
-  GROUND ROD
-  GROUND ROD W/ INSPECTION SLEEVE
-  CADWELD TYPE CONNECTION
-  COMPRESSION TYPE CONNECTION
-  GROUND WIRE

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
- CONNECTIONS:
 - ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13TH EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
 - BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 - NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
 - CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
- STEEL SHAPES:
 - W SHAPES – ASTM A992, GR 50, A 36
 - PLATES, ANGLES, CHANNELS – ASTM A36
 - PIPES – A53 GR B

AWNING NOTES:

- DESIGN GRAVITY LOADS:
 - ROOF LIVE LOAD = 20 PSF
- DESIGN WIND LOADS:
 - RISK CATEGORY I
 - BASIC WIND SPEED = 105 MPH
 - EXPOSURE C

ANTENNA NOTES:

- AFTER ANTENNA INSTALLATION, LABEL EACH COAXIAL CABLE LINE WITH STRIPS OF COLORED, UV RESISTANT TAPE AT BOTH ENDS OF EVERY LINE. IDENTIFICATION TAPE AS SHOWN ON TOWER ELEVATION PAGE.
- TEST ALL COMPONENTS UPON COMPLETION OF INSTALLATION TO ENSURE THAT ALL ITEMS HAVE BEEN PROPERLY INSTALLED AND ARE OPERATIONAL AS INTENDED.
- TEST CRITERIA:
 - ALL CABLES SHALL BE TESTED BETWEEN 700-1900 MHZ.
 - ALL ANTENNAS MUST MEET A RETURN LOSS OF 16DB OR BETTER.
 - ALL INSERTION LOSS SHALL MEET OR BE LESS THAN THAT SPECIFIED ON THE EBTS WORKSHEET.
- EQUIPMENT REQUIRED – MINIMUM TEST EQUIPMENT SHALL INCLUDE:
 - SWEPT-FREQUENCY SCALAR NETWORK ANALYZER SYSTEM.
 - SIGNAL SEPARATION DEVICE WITH A DIRECTIVITY OF AT LEAST 40DB BETTER THAN THE HIGHEST RETURN LOSS IT IS REQUIRED TO MEASURE.
 - PRINTER OR PLOTTER CAPABLE OF PRODUCING 8.5"x11" COPIES (DIGITAL PRINTERS UNACCEPTABLE) FOR RECORDING PERMANENT RECORD OF MEASURED RETURN LOSS & INSERTION LOSS AND INSERTION CHARACTERISTICS. A TIME DOMAIN REFLECTOMETER (TDR) FOR FAULT LOCATION
- TESTS REQUIRED:
 - CABLE RETURN LOSS (INCLUDES TOP & BOTTOM JUMPERS).
 - LOAD TEST; SHOULD BE -40DB OR BETTER.
 - CABLE INSERTION LOSS – MUST MEET OR BE LESS THAN THE MANUFACTURER'S PUBLISHED SPECIFICATIONS.
 - SYSTEM RETURN LOSS – IF SYSTEM SWEEPS BETTER THAN LOAD, THERE IS A PROBLEM IN THE SYSTEM.
- TEST DOCUMENTATION:
 - THE FOLLOWING DATA MUST BE INCLUDED FOR EACH ANTENNA TESTED:
 - INSERTION LOSS DATA.
 - RETURN LOSS INTO 500HM LOAD, SWEEP MEASUREMENTS.
 - RETURN LOSS INTO ANTENNA SWEEP MEASUREMENTS.
 - DOCUMENTATION FORMAT:
 - COPIES OF ALL TEST DATA MUST BE PLACED IN BINDERS.
 - PROVIDE TWO (2) COPIES OF ALL TEST DATA, ONE COPY TO REMAIN AT SITE & ONE COPY FOR THE VERIZON PROJECT MANAGER.
 - ALL TESTS MUST BE LOGGED AND DATED.
 - SWEEP MEASUREMENTS MUST BE CHART RECORDED & DATED.

THE ADJACENT TABLE IS THE MINIMUM THAT OPERATIONS IS REQUIRED TO PROVIDE DURING A COMPLETE SYSTEM RETURN LOSS TEST (I.E. WITH IN-LINE DUPLEXERS, DIPLEXERS, SURGE ARRESTORS, ETC.) THE VALUES WITHIN THIS TABLE ARE CONSIDERED PASS VALUES FOR A NEW OR EXISTING SYSTEM, GENERAL CONTRACTOR- BASED ON THESE TABLES, GC IS REQUIRED TO PROVIDE A SYSTEM SWEEP FROM THE CONNECTOR AT THE HATCH PLATE WITH A READING OF -20DB OR BETTER, TO ALLOW OPERATIONS TO GET THEIR REQUIRED READINGS.

FOR DTF TESTING WITH LOAD TERMINATION ON NEW OR EXISTING COAX/CONNECTORS:
 PASS CRITERIA FOR MAIN FEED LINE (MFL) OR ANY JUMPER -40 DB OR BETTER
 PASS CRITERIA FOR DIN AND MFL CONNECTORS -30 DB OR BETTER
 PASS CRITERIA FOR N CONNECTORS -27.5 DB OR BETTER

CONCRETE NOTES:

- DESIGN & CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
- CONCRETE MATERIALS:

PORTLAND CEMENT	ASTM C 150, TYPE I
REINFORCEMENT	ASTM A 185
NORMAL WEIGHT AGGREGATE	ATM C 33
WATER	POTABLE
ADMIXTURES	NON-CHLORIDE
- REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED, UNLESS NOTED OTHERWISE. WWF SHALL CONFORM TO ASTM A185 UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND HOOKS SHALL BE ASTM STANDARD UNLESS NOTED OTHERWISE.
- MINIMUM COVER FOR REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH	3 IN
EXPOSED CONCRETE	#6 & LARGER – 2 IN, #5 & SMALLER – 1 1/2 IN
NON-EXPOSED SLAB & WALL	3/4 IN
NON-EXPOSED BEAMS & COLUMNS	NON-CHLORIDE
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301, SECTION 4.2.4.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. NO REINFORCING SHALL BE CUT WITHOUT ENGINEER'S APPROVAL.
- CURING COMPOUNDS SHALL CONFORM TO ASTM C 309.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- ALL PENETRATIONS SHALL BE IN PLACE PRIOR TO CONCRETE PLACEMENT.
- REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- CONCRETE SHALL NOT BE PLACED IN WATER, ICE, OR ON FROZEN GROUND.
- DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD.
- FOR COLD WEATHER & HOT WEATHER PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS.

GENERATOR, DIESEL & LPG TANK NOTES:

- INSTALLATION OF ALL GENERATORS AND DIESEL/LPG TANK INSIDE OR OUTSIDE MUST MEET ALL APPLICABLE NFPA CURRENT CODES.
- ALL FUEL PIPING CONNECTION INSTALLED AT THE SITE MUST BE PRESSURE TESTED PER LOCAL CODE REQUIREMENTS BEFORE STARTING OF GENERATOR.
- IN FLOOD ZONES LPG TANK FOUNDATION MUST BE INCREASED FROM A DEPTH OF 4" TO 20" TO PREVENT TANK FROM FLOATING AWAY IN A FLOOD.



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6	09/13/21	REVISED PER CLIENT COMMENT

CAF: GA PEF005625



SITE NAME
GA_HWY52

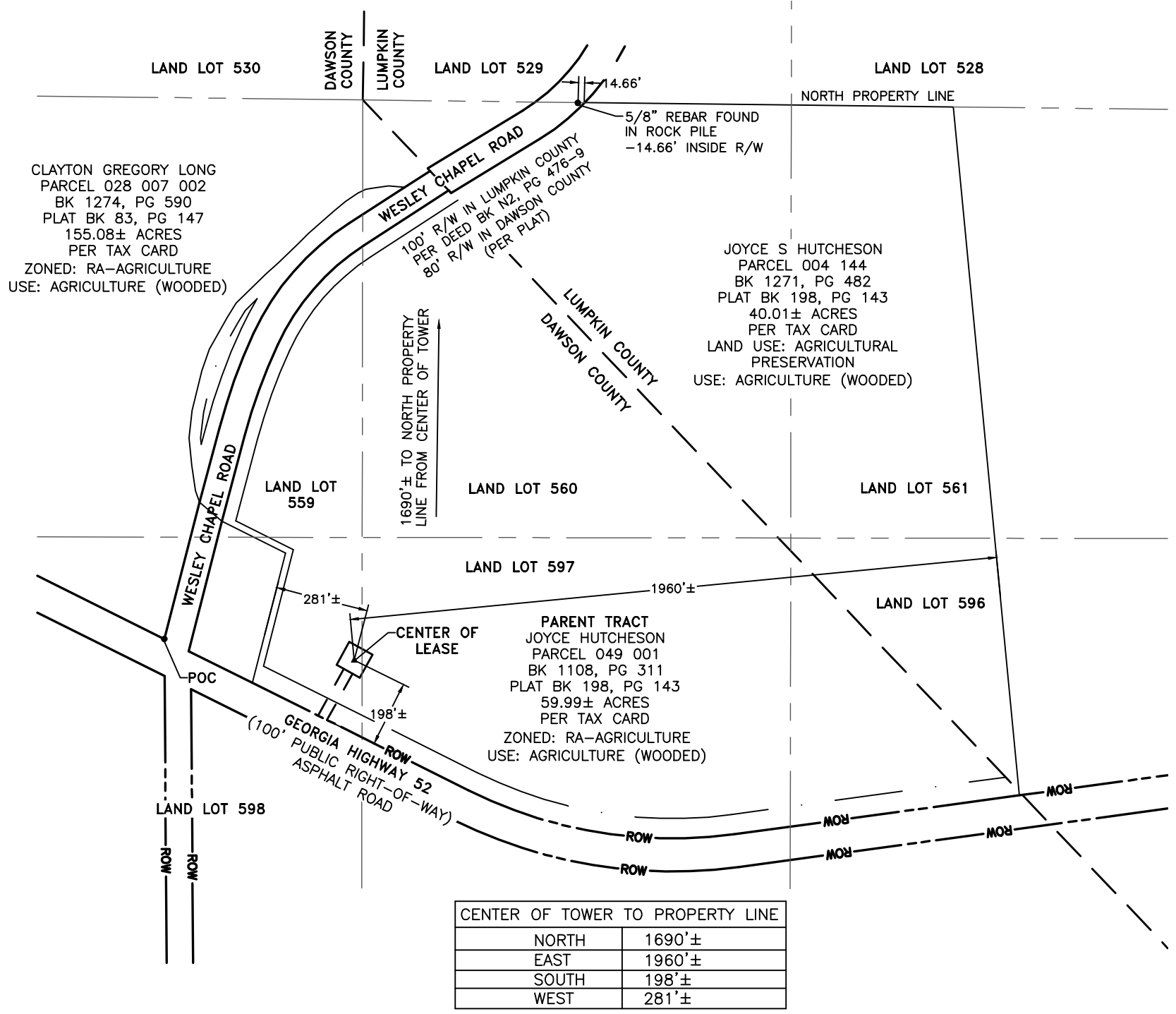
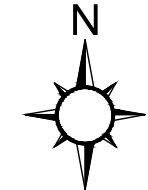
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FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GENERAL NOTES

SHEET NUMBER
C-1

SUBJECT PROPERTY IS LOCATED IN PANEL # 13085C0050C, DATED APRIL 4, 2018 AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.



NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

1 OVERALL PARENT TRACT
C-2

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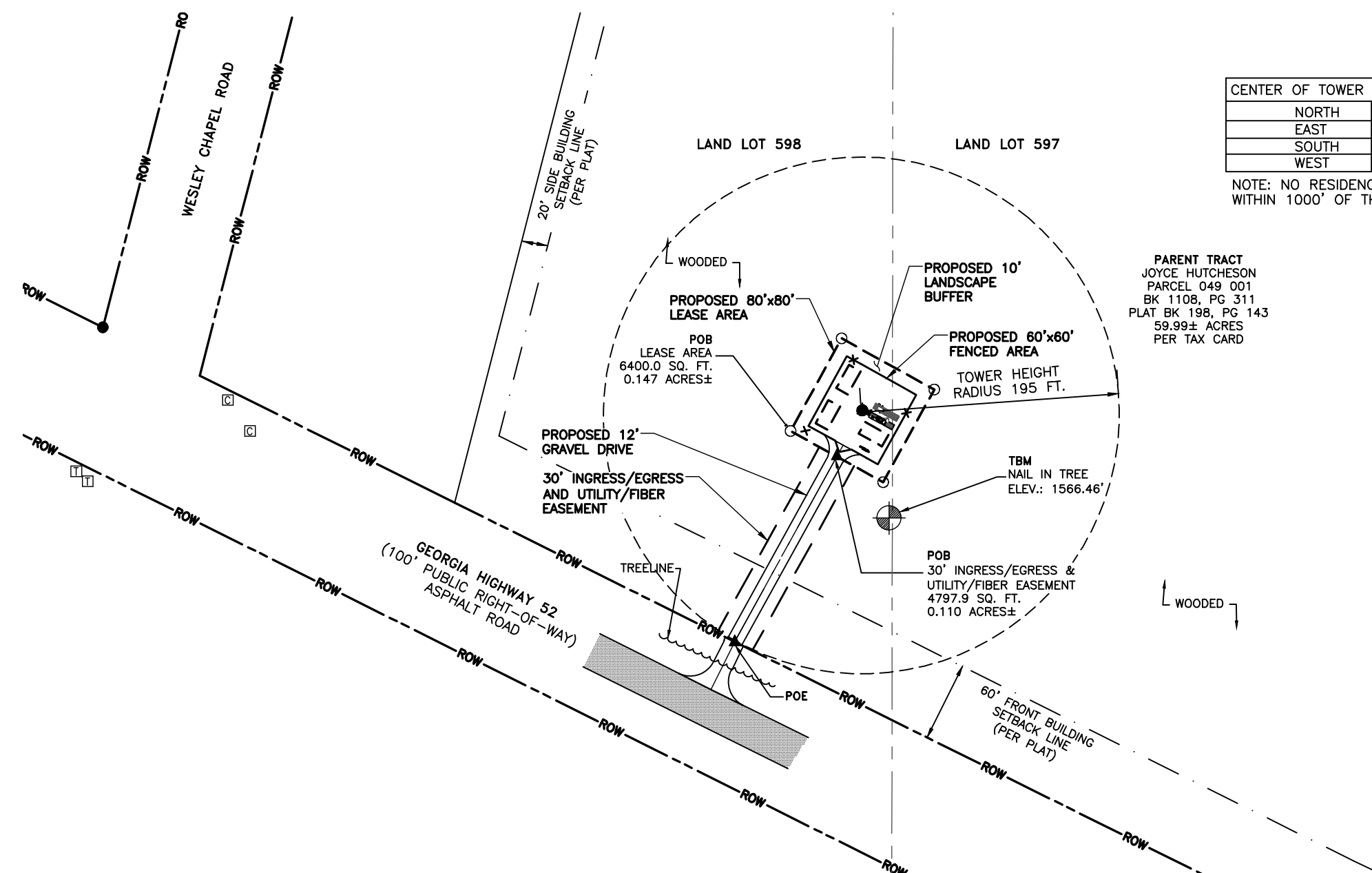
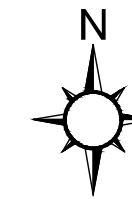
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DRAWN: MEH
CHECKED: BS

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-2

SUBJECT PROPERTY IS LOCATED IN PANEL # 13085C0050C, DATED APRIL 4, 2018 AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.



CENTER OF TOWER TO PROPERTY LINE	
NORTH	1690'±
EAST	1960'±
SOUTH	198'±
WEST	281'±

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

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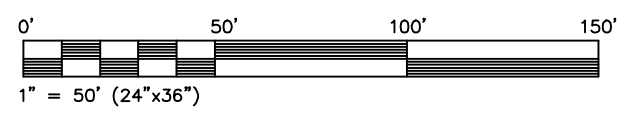
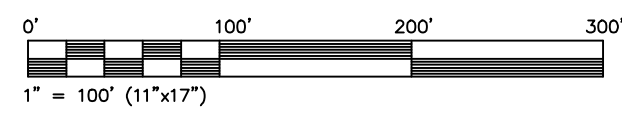
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SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-2.1



1 OVERALL SITE PLAN
C-2.1

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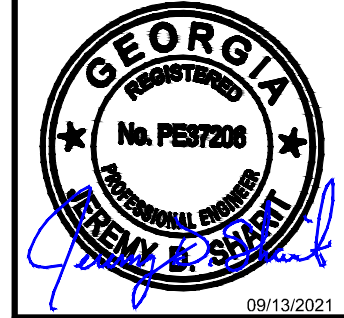


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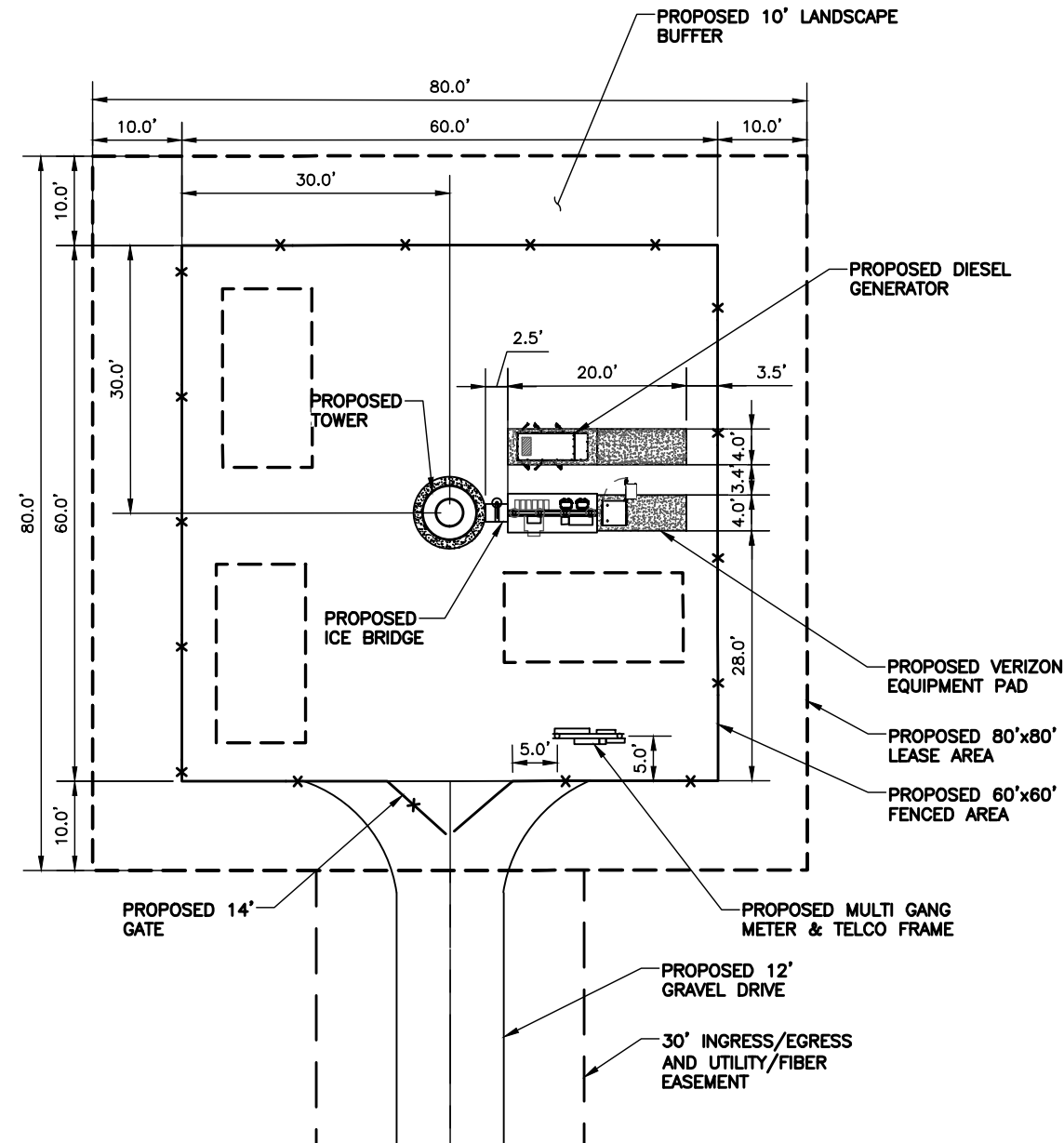
SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-2.2



1 OVERALL SITE PLAN
C-2.2

EXISTING TREES TO BE REMOVED WITHIN COMPOUND AND EASEMENT. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION



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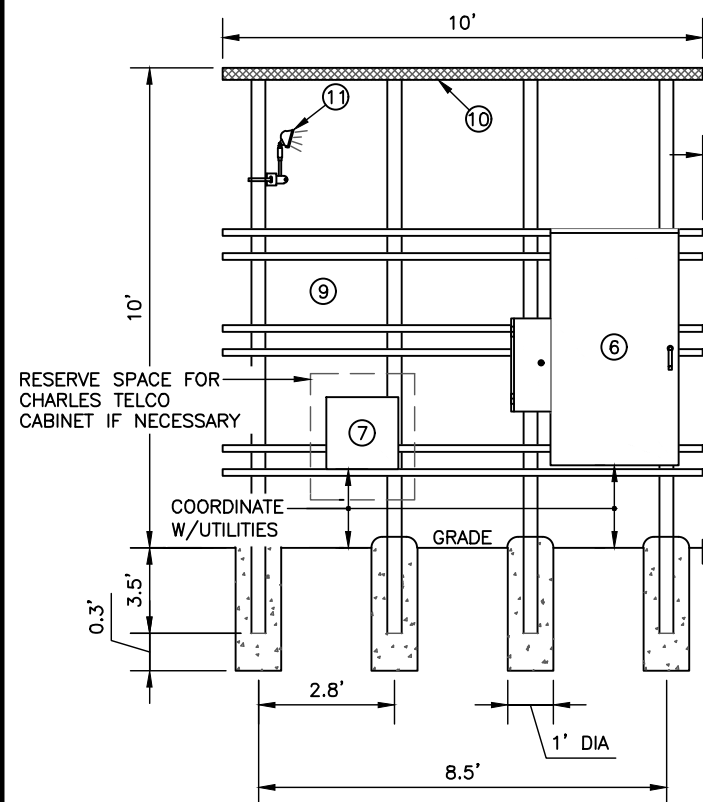
DETAILED SITE PLAN

SHEET NUMBER

C-3



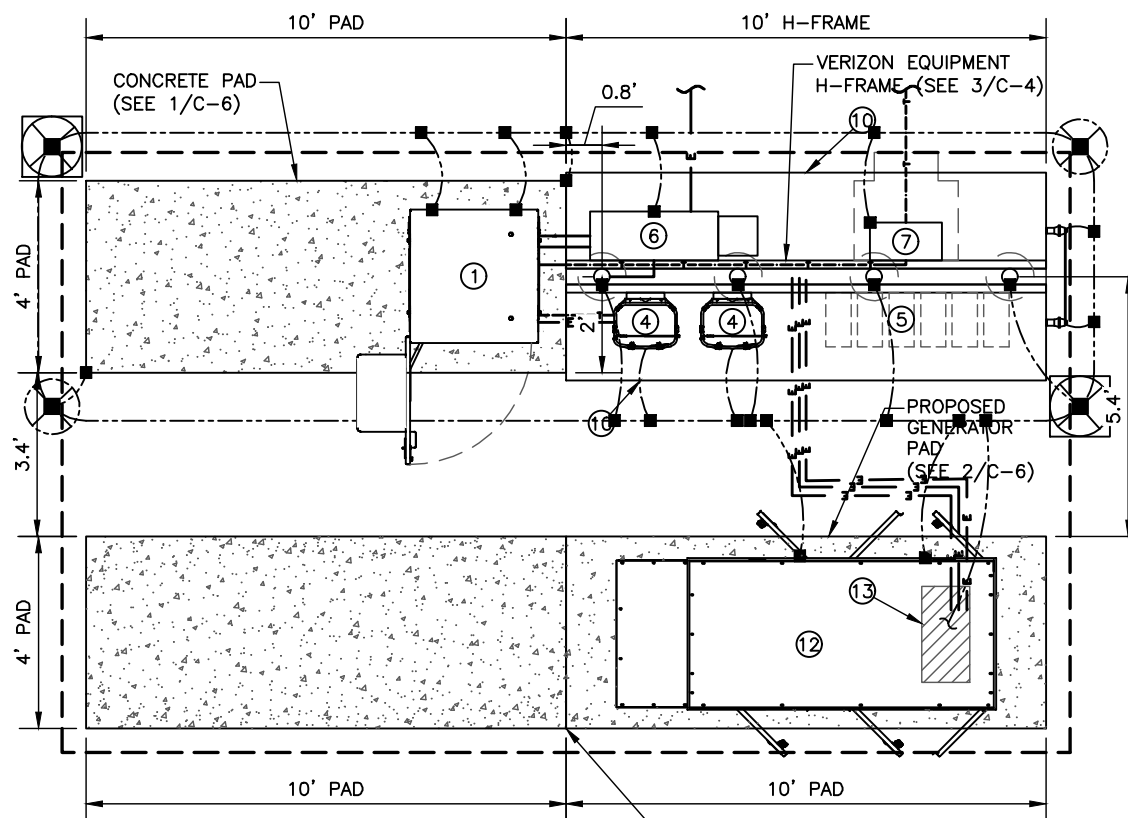
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C-3 DETAILED SITE PLAN



ELEVATION VIEW REAR

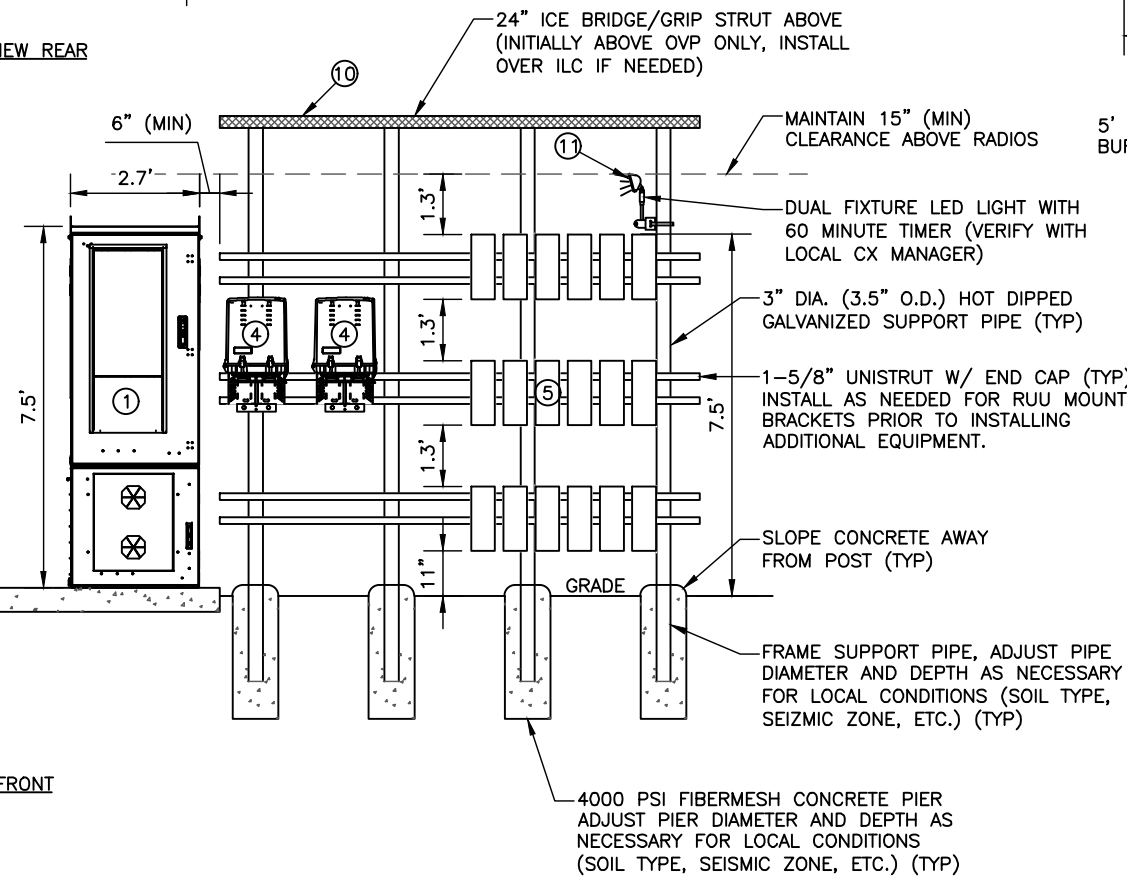
EQUIPMENT SCHEDULE:

1. PRIMARY CABINET
2. NOT USED
3. NOT USED
4. OVP-12
5. ERICSSON RRU (STACKED 6x3)
(RESERVE SPACE FOR FUTURE GROUND RADIOS)
6. ILC CABINET (w/CAMLOCK IF REQUIRED)
7. DARK FIBER JUNCTION BOX
(RESERVED SPACE FOR CHARLES TELCO CABINET IF REQUIRED)
8. NOT USED
9. RESERVED DIPLEXER AREA
10. 24" ICE BRIDGE/GRIP STRUT
11. WORK LIGHT
12. DIESEL GENERATOR
13. APPROXIMATE DIESEL GENERATOR STUB UP AREA
14. NOT USED



1 DETAILED EQUIPMENT PLAN

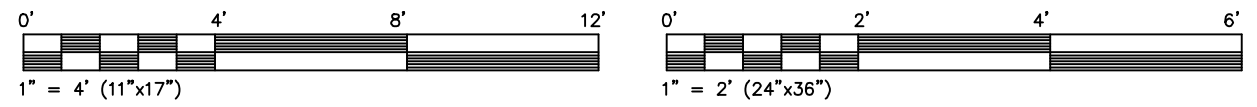
NOTE:
1. WHEN EQUIPMENT FRAME IS INSTALLED ADJACENT TO CABINET PAD, INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR ABOVE GRADE.
2. SEE NOTE #5, SHEET E-2 FOR DETAILED INSTALLATION REQUIREMENTS.



ELEVATION VIEW FRONT

NOTE:
CONTRACTOR TO CONFIRM INSTALLED REGULATOR IS EQUIPPED WITH AN INTEGRATED SHUTOFF FEATURE PER NFPA AND LOCAL CODE REQUIREMENTS.

3 VERIZON EQUIPMENT H-FRAME DETAILS



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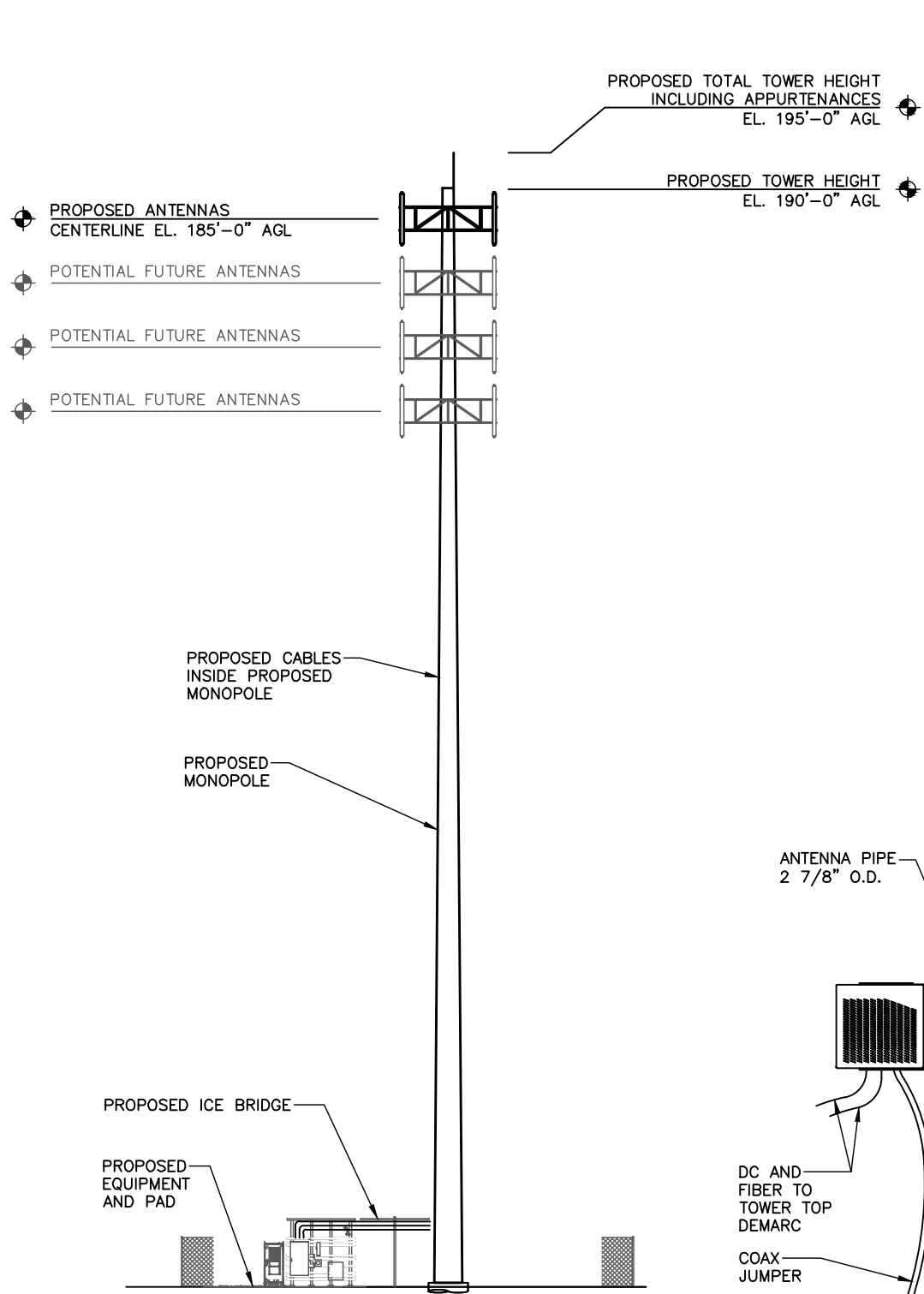
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FUZE ID: 16093185
PSLC #: 500304

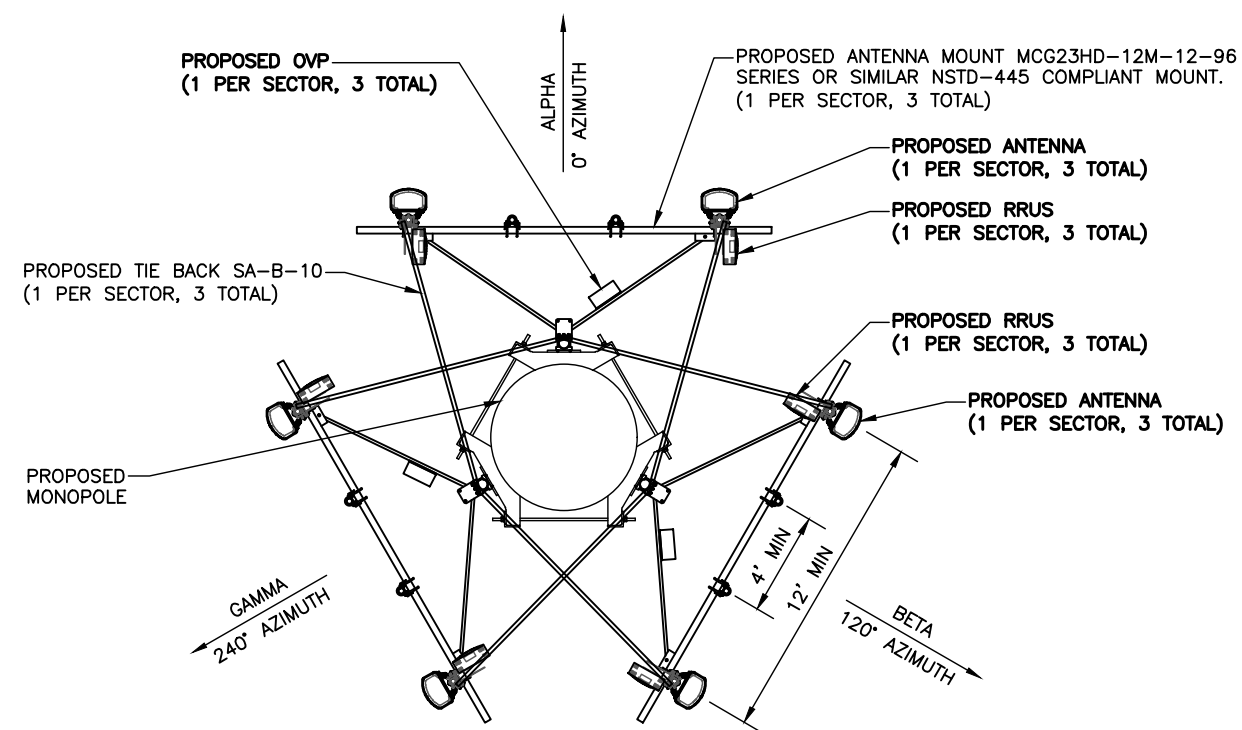
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DRAWN: MEH
CHECKED: BS

SHEET NAME
DETAILED EQUIPMENT
PLAN & DETAILS

SHEET NUMBER
C-4



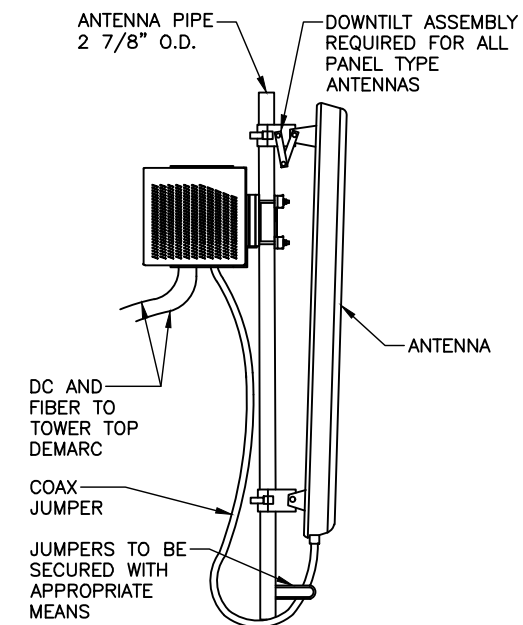
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C-5 TOWER ELEVATION
NOT TO SCALE



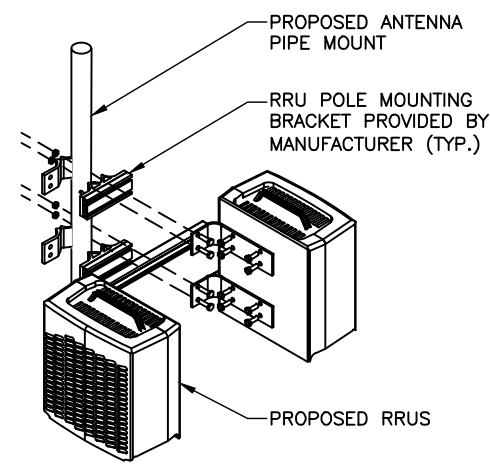
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C-5 ANTENNA ORIENTATION DETAIL
NOT TO SCALE

NOTES:

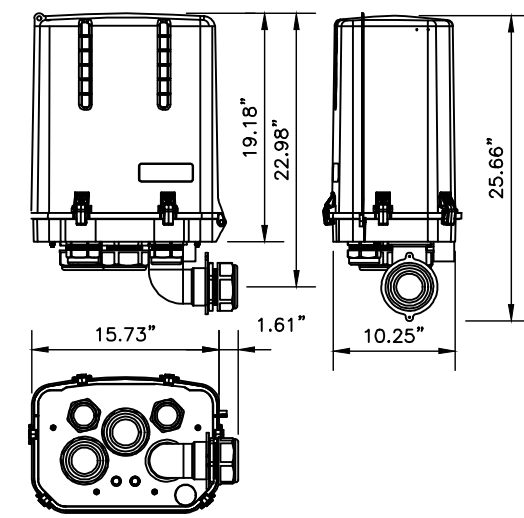
- EXACT LOCATION OF PROPOSED RRUS AND OVP BOX TO BE DETERMINED IN FIELD DURING INSTALLATION AS NOT TO INTERFERE WITH TOWER CLIMBING OR COAXIAL CABLE LADDER.
- AT GRADE, CONTRACTOR WILL PROVIDE LOCATION OF OVP BOX AT TIME OF CONSTRUCTION.
- NO RFDS HAS BEEN RECEIVED OF THE DATE ON THESE CDS.



3
C-5 ANTENNA ORIENTATION DETAIL
NOT TO SCALE



4
C-5 RRU PIPE MOUNT DETAIL
NOT TO SCALE



5
C-5 OVP DETAIL
NOT TO SCALE

STRUCTURAL NOTES:

- STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH REPRESENTATIVE TO OBTAIN A COPY.
- CONTRACTOR TO REFER TO TOWER STRUCTURAL ANALYSIS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

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CA#: GA PE005625

09/13/2021

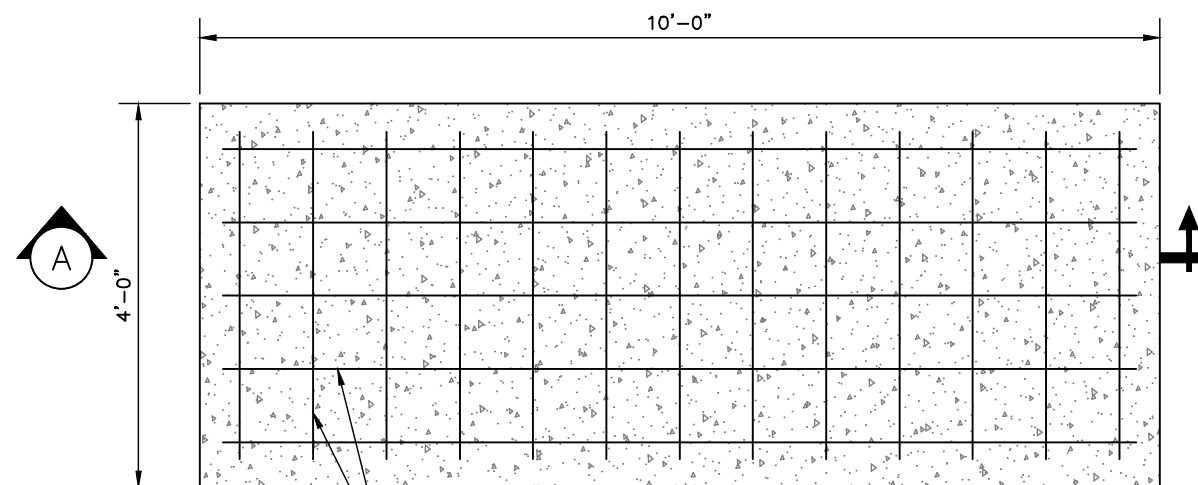
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

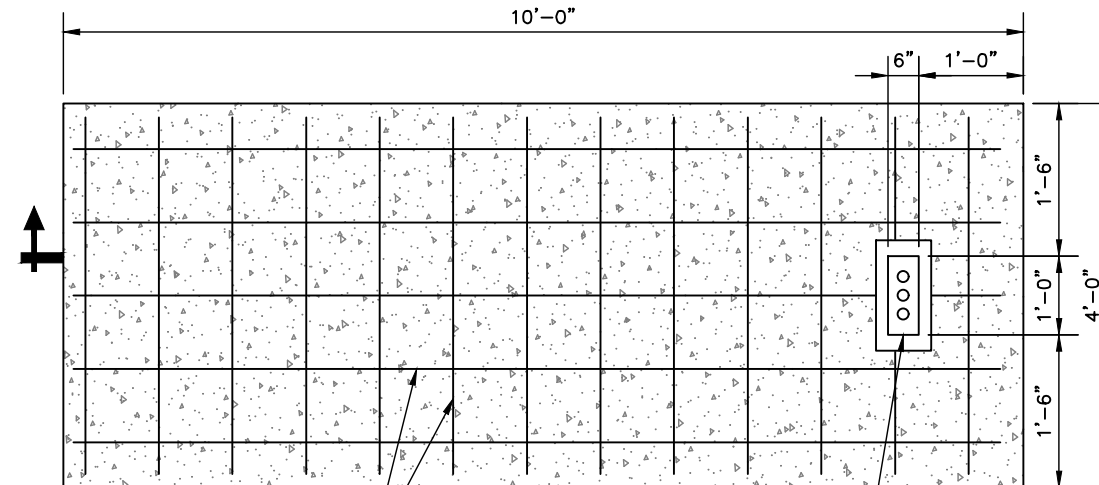
SHEET NAME
TOWER ELEVATION AND DETAILS

SHEET NUMBER
C-5



#4 REINFORCEMENT AT 10" O.C. EACH WAY, 3" MIN COVER

1 EQUIPMENT PAD PLAN
C-6 NOT TO SCALE

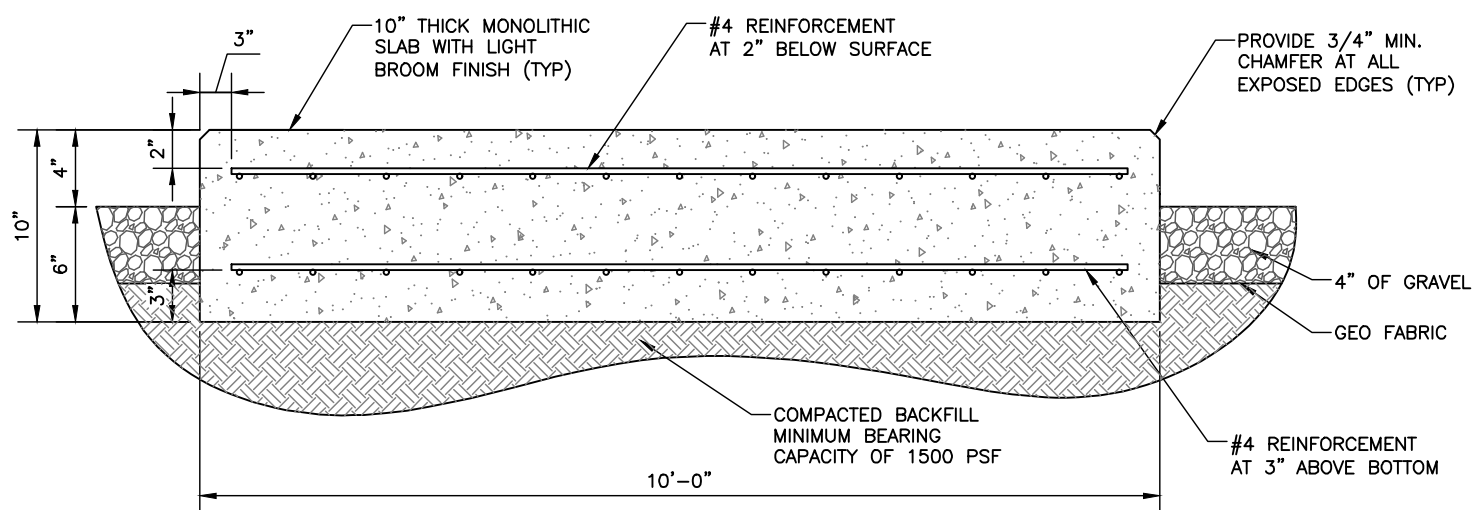


#4 REINFORCEMENT AT 10" O.C. EACH WAY, 3" MIN COVER

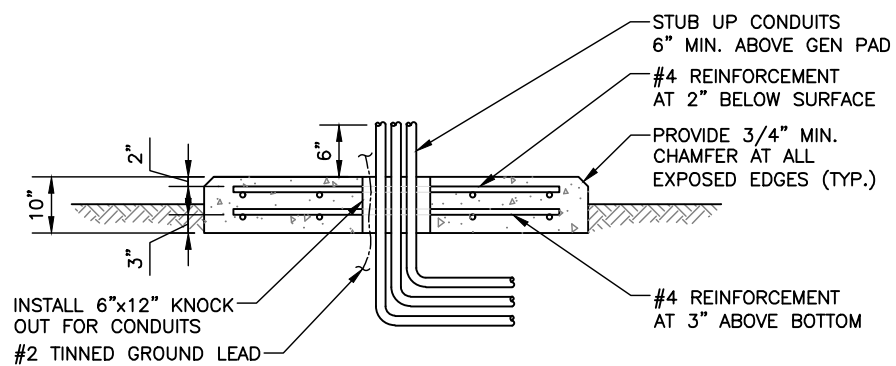
INSTALL 6"x12" KNOCK OUT FOR CONDUITS AND GROUND LEAD (NOT USED FOR PROPANE TANK PAD)

2 DIESEL GENERATOR/PAD PLAN
C-6 NOT TO SCALE

CONTRACTOR TO VERIFY WITH VERIZON THE LOCATION OF CONDUIT WITHIN CONCRETE PAD PRIOR TO INSTALLATION.

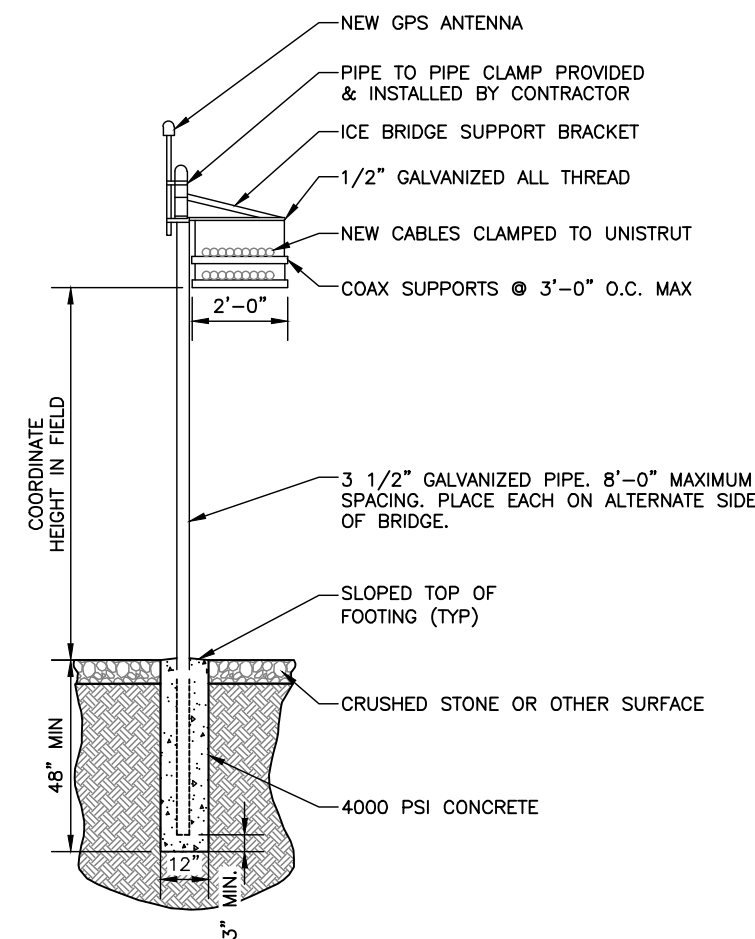


SECTION A-A
NOT TO SCALE



INSTALL 6"x12" KNOCK OUT FOR CONDUITS
#2 TINNED GROUND LEAD

SECTION B-B
NOT TO SCALE

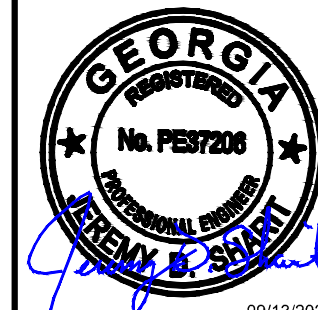


3 ICE BRIDGE
C-6 NOT TO SCALE

NOTE:
ALL ICE BRIDGE PARTS ARE PROVIDED AND INSTALLED BY CONTRACTOR

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FUZE ID: 16093185

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DESIGNED: JDS

DRAWN: MEH

CHECKED: BS

SHEET NAME

FOUNDATION DETAILS

SHEET NUMBER

C-6

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAFI 500X (OR EQUIVALENT) GEOTEXTILE
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

(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.

(Sdl) TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

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

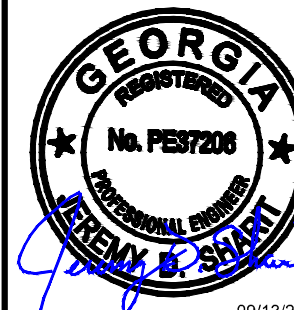
(Ds3) DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.

(Du) DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

CONTRACTOR TO OBTAIN WRITTEN PERMISSION FOR GRADING OUTSIDE LEASE AREA PRIOR TO CONSTRUCTION

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SMW#: 20-0240

FUZE ID: 16093185

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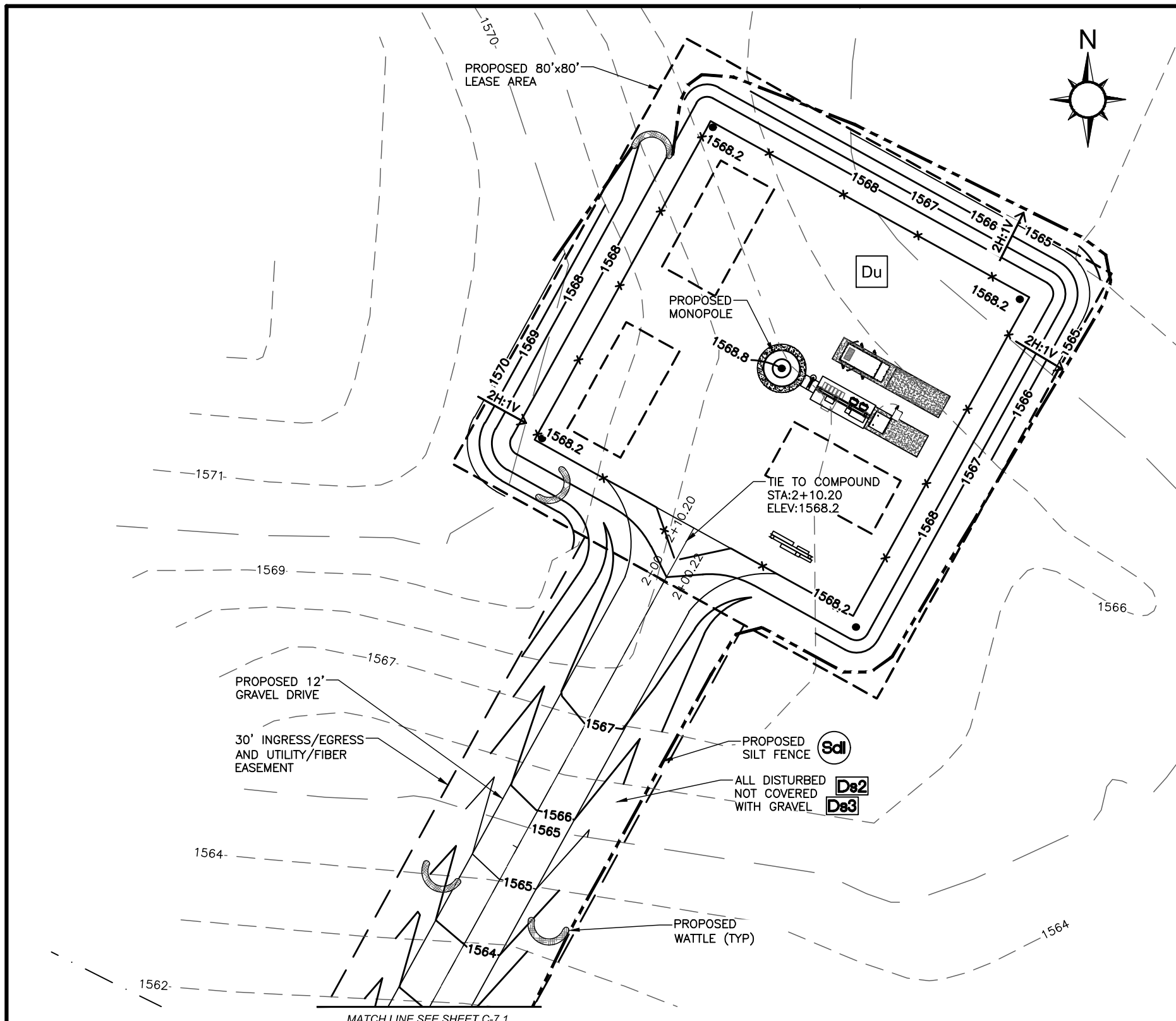
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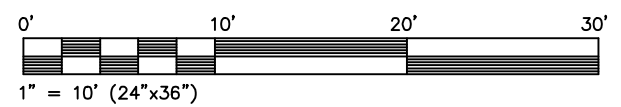
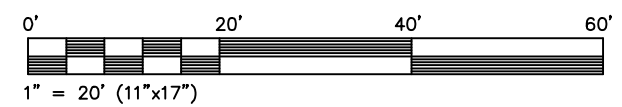
GRADING, SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER

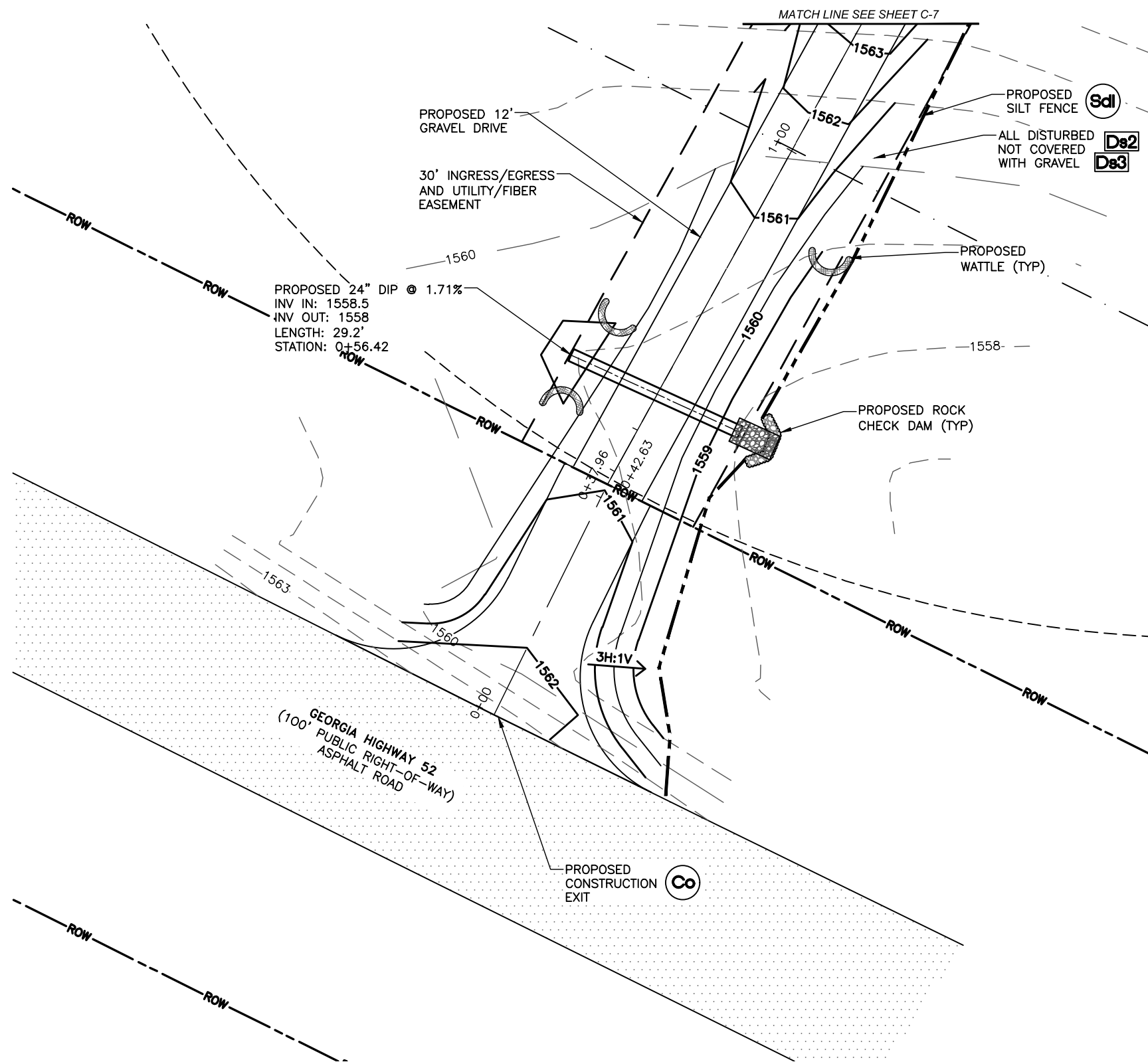
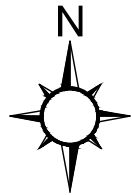
C-7



MATCH LINE SEE SHEET C-7.1



1 GRADING PLAN
C-7



PROPOSED 24" DIP @ 1.71%
 INV IN: 1558.5
 INV OUT: 1558
 LENGTH: 29.2'
 STATION: 0+56.42

GEORGIA HIGHWAY 52
 (100' PUBLIC RIGHT-OF-WAY)
 ASPHALT ROAD

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

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- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95" STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
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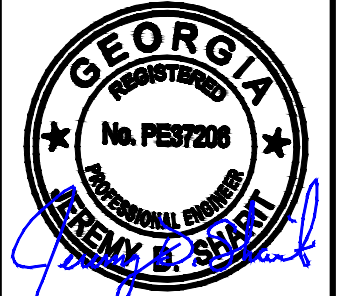
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- (Sdl)** TYPE C SEDIMENT BARRIER – TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
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- (Du)** DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

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FUZE ID: 16093185

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DRAWN: MEH

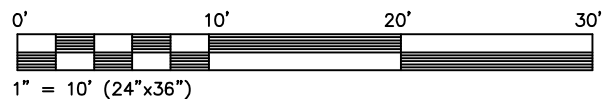
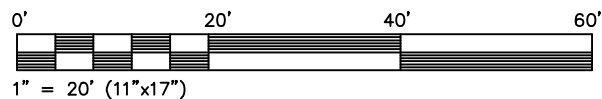
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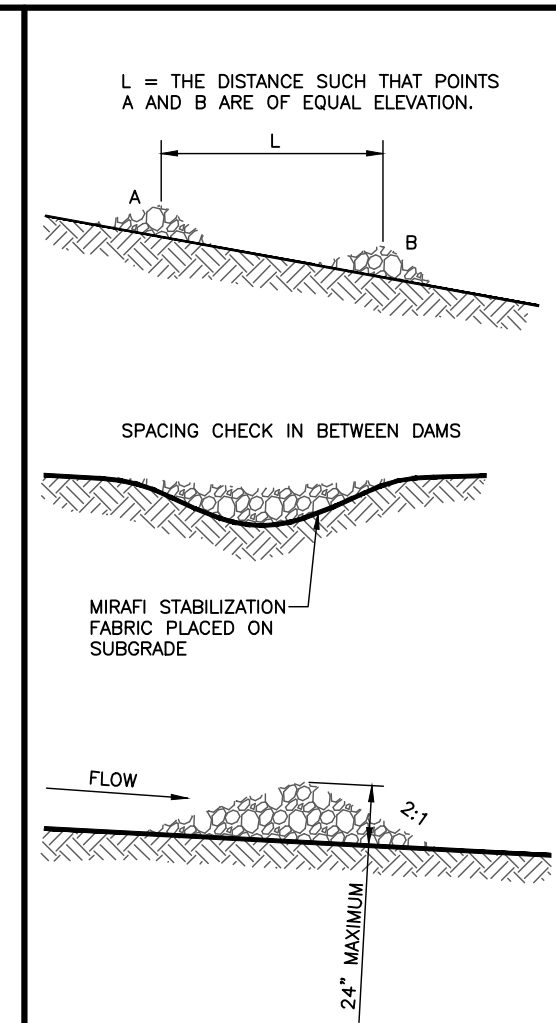
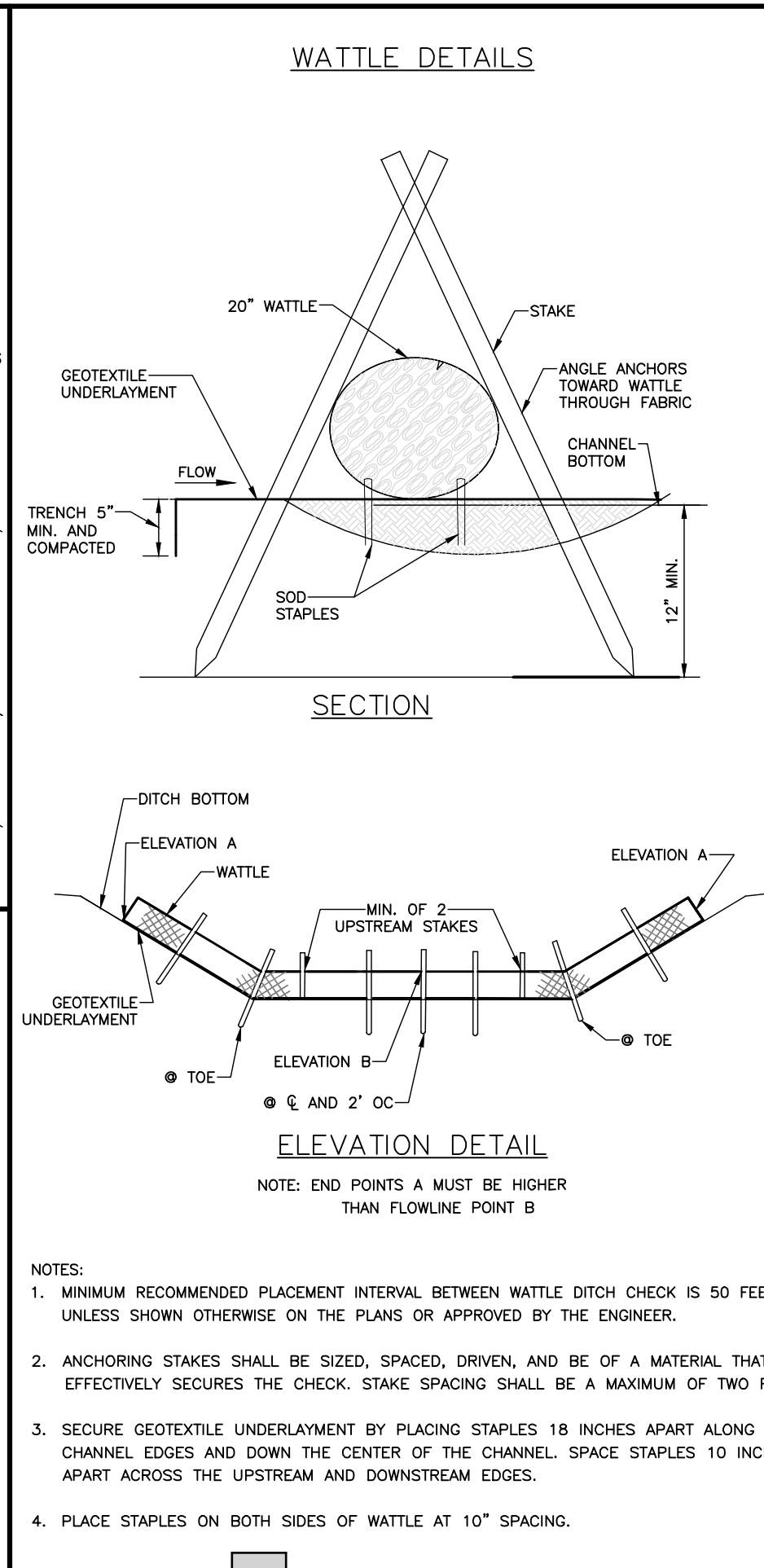
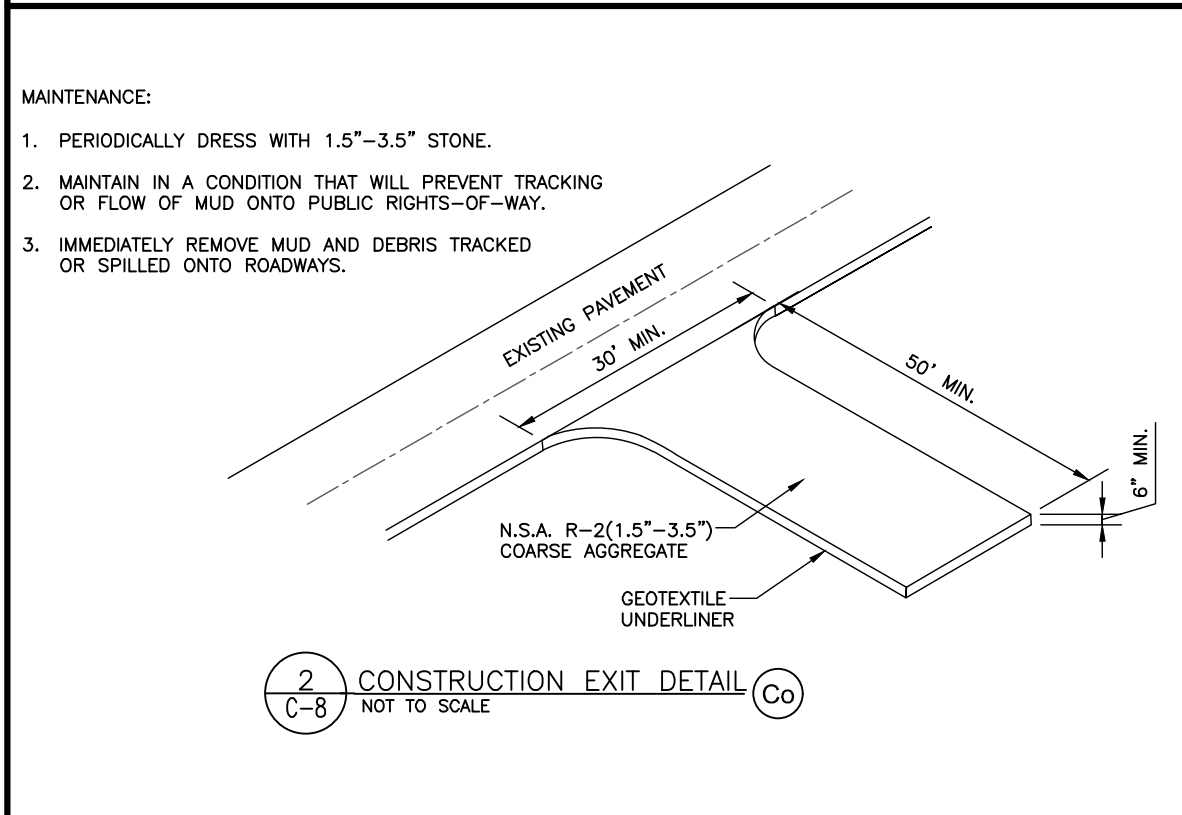
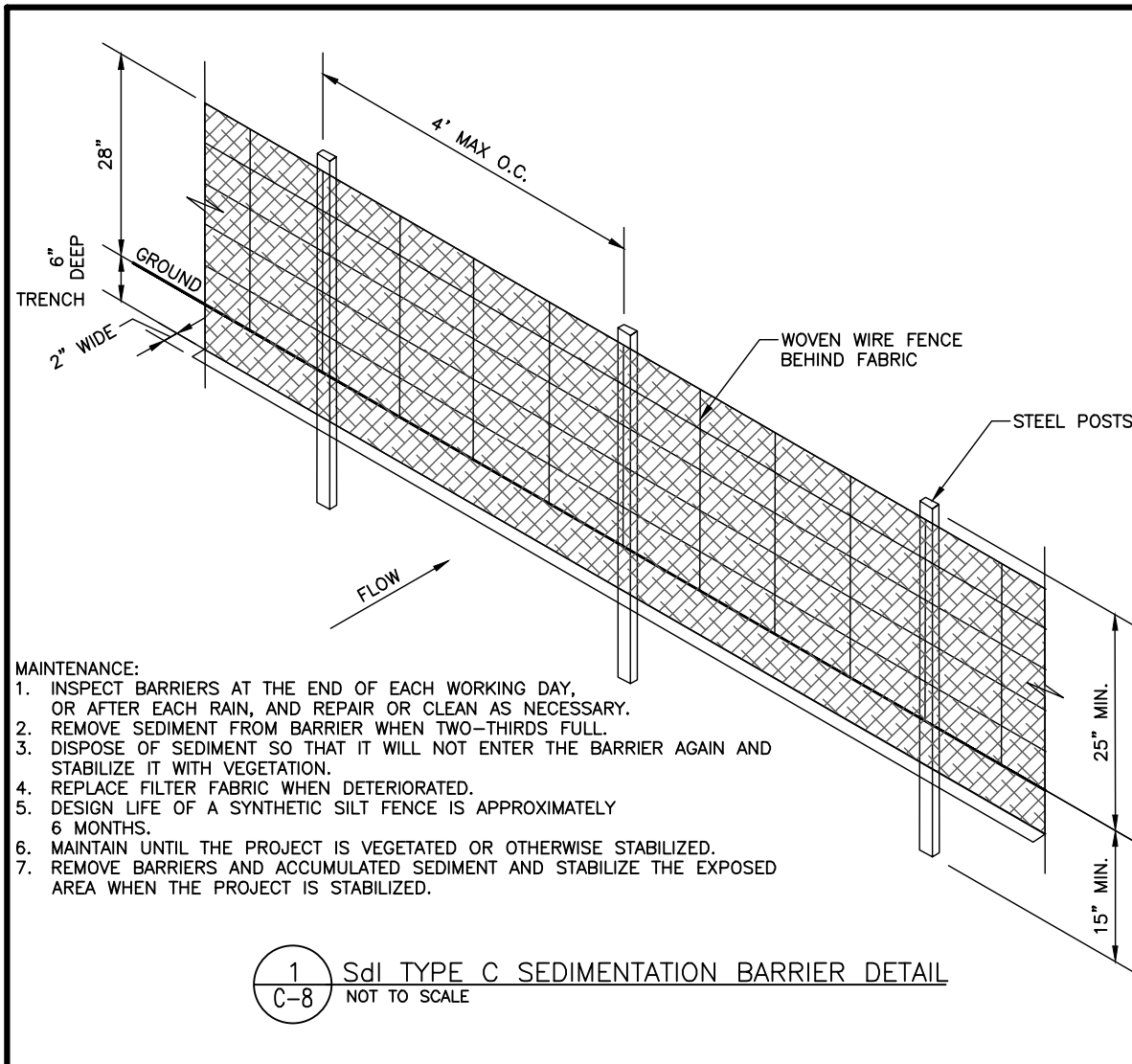
GRADING, SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER

C-7.1



1 GRADING PLAN
 C-7.1



NOTES:

1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF WORK.

4 CHECK DAM
C-8 NOT TO SCALE

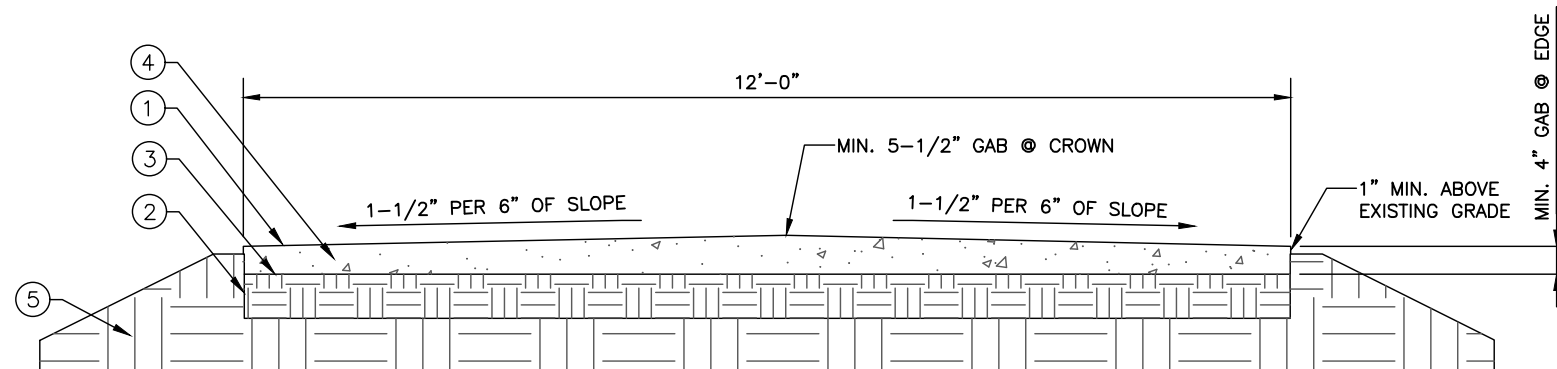


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SMW#: 20-0240	
FUZE ID: 16093185	
PSLC #: 500304	
DESIGNED: JDS	
DRAWN: MEH	
CHECKED: BS	
SHEET NAME	GRADING, SEDIMENT & EROSION CONTROL DETAILS
SHEET NUMBER	C-8

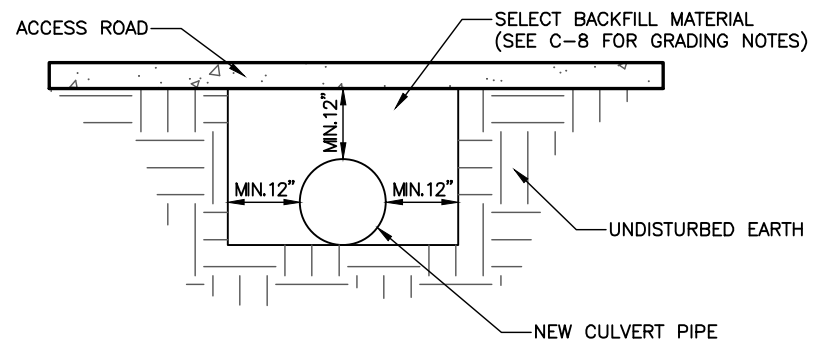


GRAVEL ROAD DETAIL

TYPICAL GRAVEL ROAD CROSS SECTION

****CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK.****

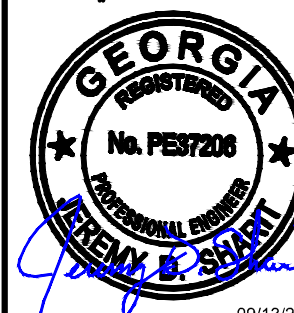
1. MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFLI 500X (OR EQUIVALENT) GEOFABRIC
3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



CULVERT DETAIL

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SHEET NAME

GRADING, SEDIMENT &
EROSION CONTROL
DETAILS

SHEET NUMBER

C-8.1

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. JANUARY	RYE GRASS	20-40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 BU. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	40-50 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

- USE A MINIMUM OF 40 LBS. SCARIFIED SEED. THE REMAINING MAY BE UNSCARIFIED, CLEAN HULLED SEED.
- USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS, AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT: WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED, AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITH ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75	400 LBS/ACRE
FERTILIZER, 05-10-15	500 LBS/ACRE
MULCH (STRAW OR HAY)	5000 LBS/ACRE
MULCH (WOOD CELLULOSE FIBER)	1000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

Ds2 DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS, AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

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DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE, AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD EITHER BY BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15	400 LBS/ACRE
FERTILIZER, 5-10-15	1500 LBS/ACRE
MULCH (STRAW OR HAY)	5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE
COMMON BERMUDA, HULLED	10 LBS.
FESCUE	50 LBS.
FESCUE RYE GRASS	50 LBS. 50 LBS.
HAY MULCH FOR TEMPORARY COVER	5000 LBS.

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE



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CA#: GA PEF005625



09/13/2021

SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

CHECKED: BS

SHEET NAME

GRADING, SEDIMENT &
EROSION CONTROL
VEGETATION SPECS

SHEET NUMBER

C-9

verizon

SITE NAME: _____
 SITE NUMBER: _____
 FCC REGISTRATION NUMBER: _____

FOR LEASING INFORMATION: _____ IN CASE OF EMERGENCY: _____

NO TRESPASSING

POSTING OF THIS SIGN REQUIRED BY LAW

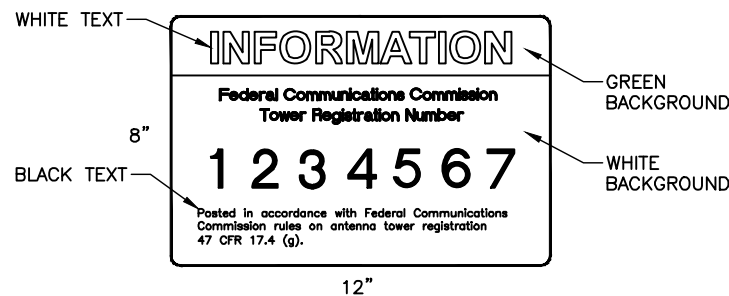
OWNER CONTACT SIGN

WHITE BACKGROUND, BLACK/RED LETTERING
 MOUNTING LOCATION: GATE
 QUANTITY: 2



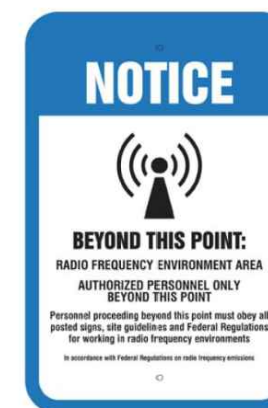
AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 1
 WHERE ACCESS GATE INSTALLED (QTY. 2)



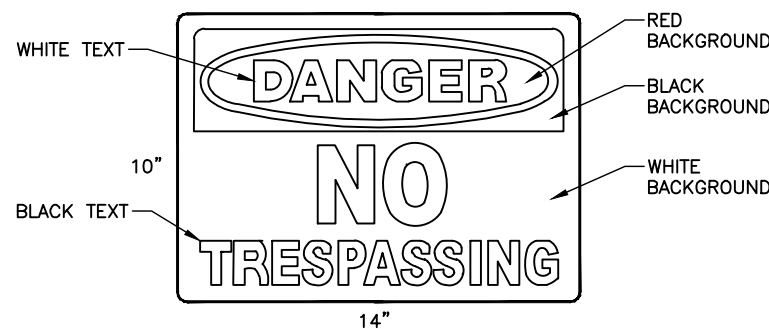
FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2



1 NOTICE RF SIGN (BLUE)

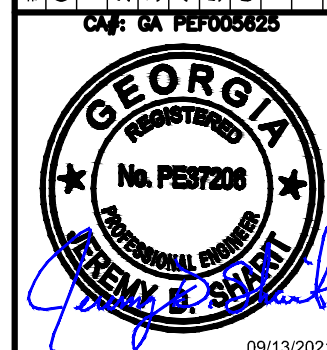
WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY. 4)
 WHERE ACCESS GATE INSTALLED (QTY. 5)



DANGER NO TRESPASSING SIGN

WHITE/BLACK BACKGROUND, BLACK/WHITE LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 1
 WHERE ACCESS GATE INSTALLED (QTY. 2)

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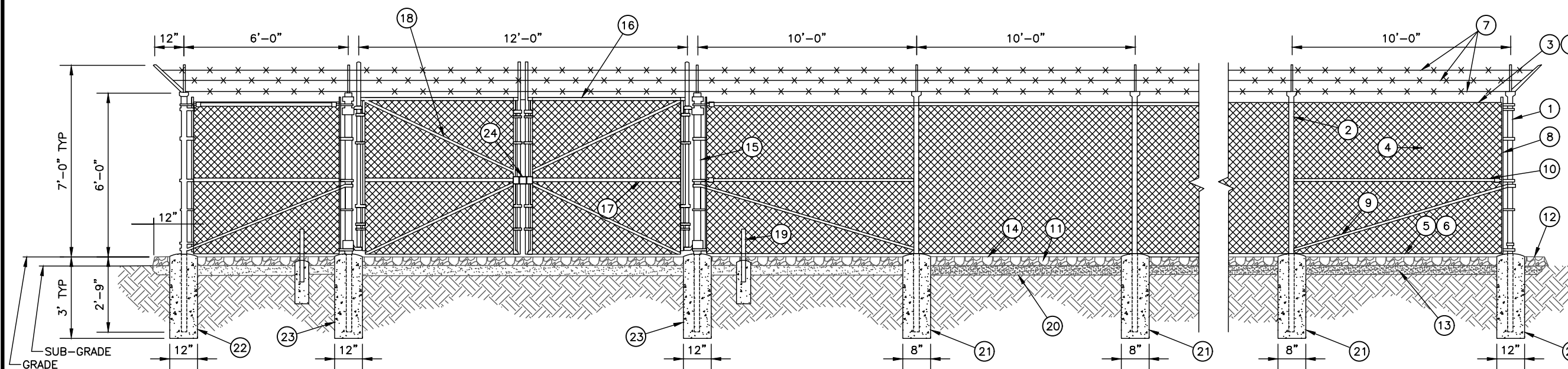
SITE NAME
 GA_HWY52

SMW#: 20-0240
 FUZE ID: 16093185
 PSLC #: 500304

DESIGNED: JDS
 DRAWN: MEH
 CHECKED: BS

SHEET NAME
 SITE SIGNAGE

SHEET NUMBER
 C-10



1 FENCE DETAIL
C-11 NOT TO SCALE

GENERAL NOTES:

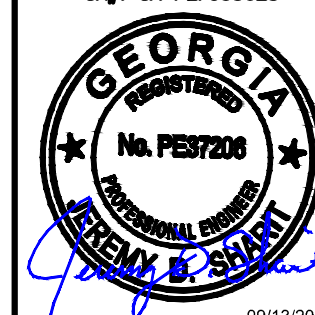
1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. CORNER POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED, ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV, (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

REFERENCE NOTES:

- | | |
|---|---|
| ① CORNER END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE. | ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK |
| ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C. | ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK. |
| ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083 | ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL |
| ④ FABRIC: 9GA CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A392 | ⑮ GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083 |
| ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE END AT TENSION WIRE BU HOG RINGS SPACED AX. AT 24" O.C. | ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083 |
| ⑥ TENSION WIRE: 9GA GALVANIZED STEEL | ⑰ GATE FRAME: 1 5/8" PIPE, PER ASTM-F1083 |
| ⑦ BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA, 4PT. BARBS SPACE ON APPROX 6" CENTERS | ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE |
| ⑧ STRETCHER BAR | ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION |
| ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD | ⑳ GEOTEXTILE FABRIC |
| ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY | ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI) |
| ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE | ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI) |
| | ㉓ GATE POST" CONCRETE FOUNDATION (2000 PSI) |
| | ㉔ STYMIE LOCK OR EQUIVALENT |

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09/13/2021

SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

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DESIGNED: JDS

DRAWN: MEH

CHECKED: BS

SHEET NAME

FENCE DETAILS

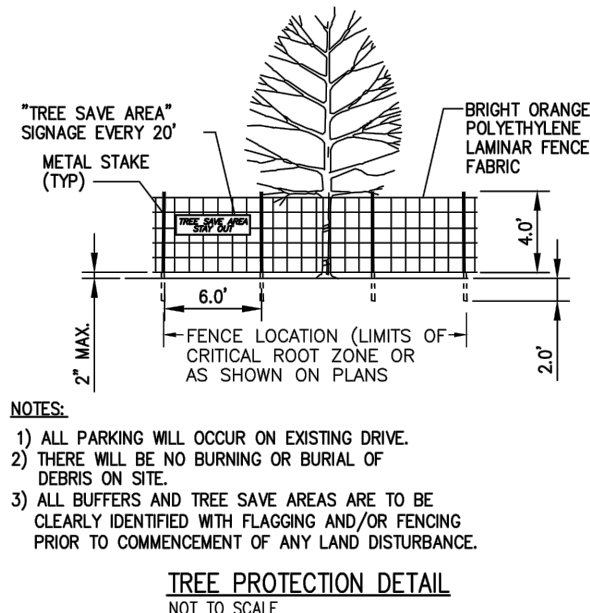
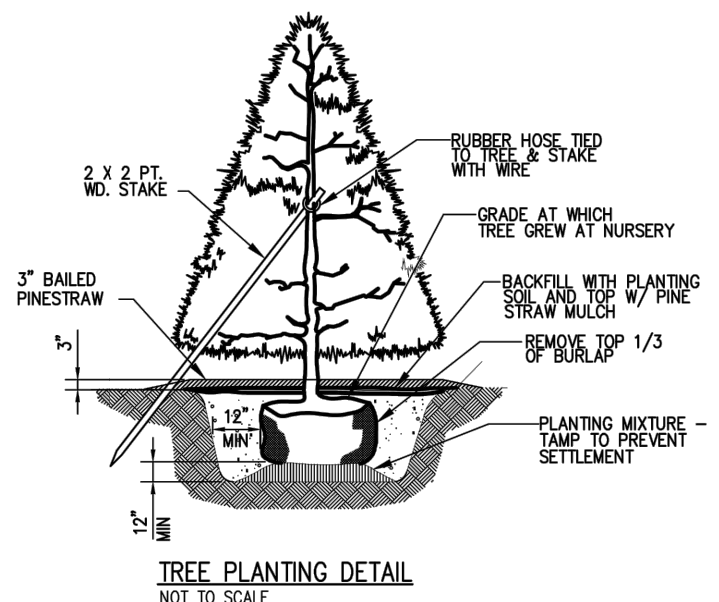
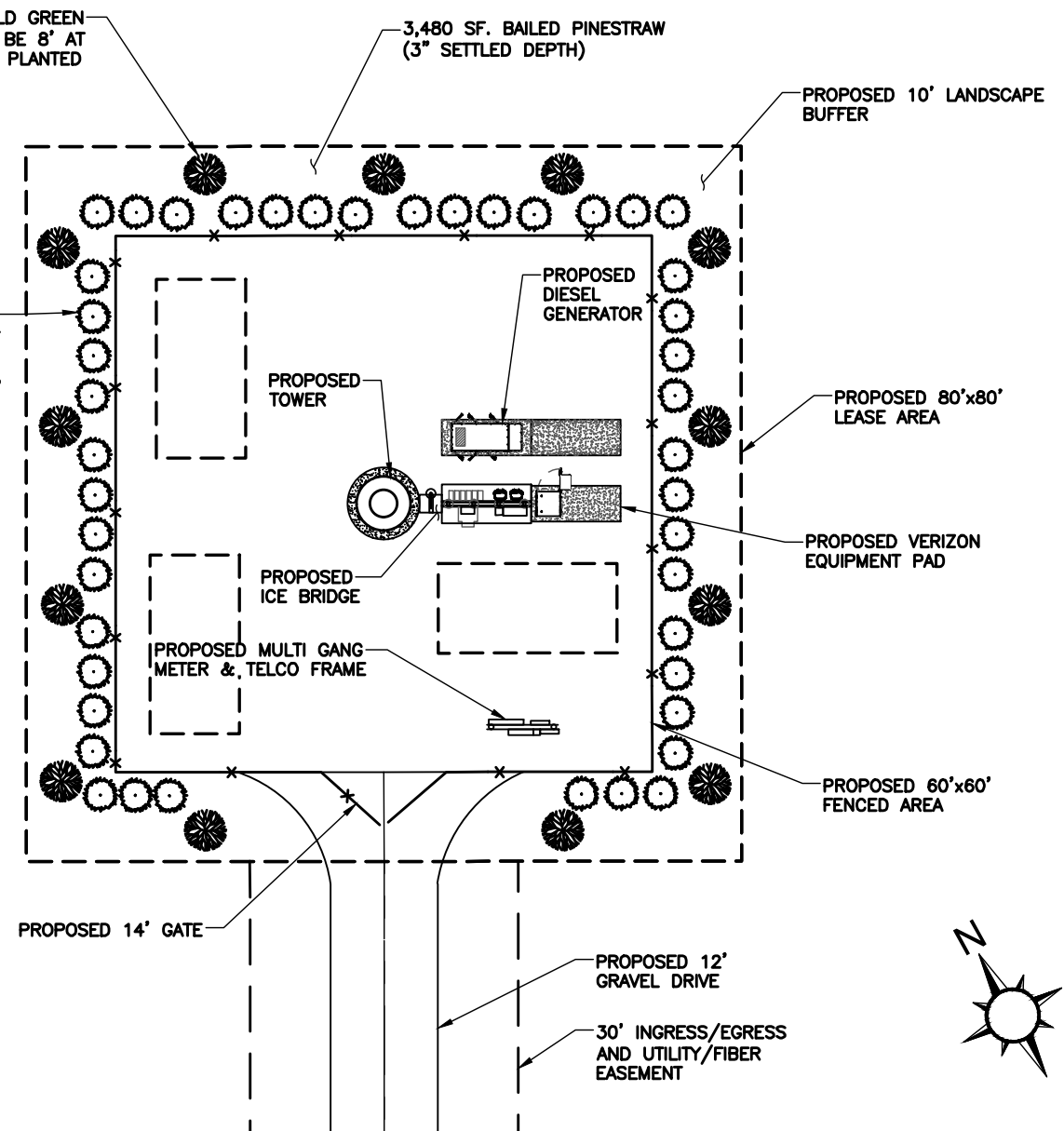
SHEET NUMBER

C-11

LANDSCAPE NOTES

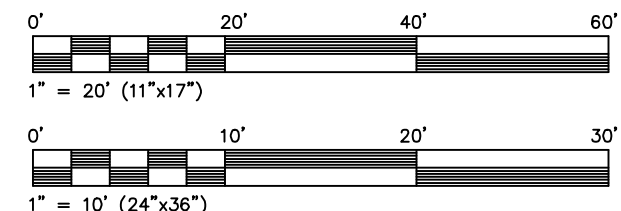
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

TOTAL AREA OF LANDSCAPE BUFFER:		3,480 SF	
PLANT LIST:			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
13	EMERALD GREEN ARBORVITAE	THUJA ACCIDENTALIS	8' HEIGHT AT PLANTING (EVERGREEN TREE)
44	NELLIE STEVENS HOLLY	LLEX X NELLIE R STEVENS	30" MIN. HEIGHT AT PLANTING (EVERGREEN HEDGE) (MUST BE ABLE TO REACH 36" IN 18 MONTHS)
3,480 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW			



- NOTES:**
- ALL PARKING WILL OCCUR ON EXISTING DRIVE.
 - THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
 - ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

1 LANDSCAPE PLAN
L-1



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09/13/2021

SITE NAME	GA_HWY52
SMW#:	20-0240
FUZE ID:	16093185
PSLC #:	500304
DESIGNED:	JDS
DRAWN:	MEH
CHECKED:	BS
SHEET NAME	LANDSCAPE PLAN
SHEET NUMBER	L-1

GENERAL NOTES:

1. SCOPE:
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON C-1.
3. PERMITS:
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
4. COORDINATION:
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:
PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:
AS REQUIRED BY THE NEC.
15. CONDUCTORS:
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES, LAWS, AND ORDINANCES.
2. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. CONDUITS EXPOSED ABOVE GROUND OR ROUTED UNDER GRAVEL ROAD SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE. SUPPLY UTILITY MARKING TAPE BURIED 12" BELOW GRADE ALONG ENTIRE LENGTH OF UNDERGROUND CONDUITS.
3. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONTROL CONDUCTORS SHALL BE STRANDED. POWER & LIGHTING CONDUCTORS SHALL BE SOLID FOR #10 & #12 CONDUCTORS AND STRANDED FOR ALL OTHER SIZES.
4. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. COORDINATE ELECTRICAL WORK WITH BUILDING STRUCTURE AND MECHANICAL EQUIPMENT. PROVIDE ADDITIONAL SUPPORTS FOR ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT ADAPTED TO MOUNTING EQUIPMENT THEREON.
5. LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. IF CONFLICTS ARISE, CONTACT UTILITY COMPANY AND ENGINEER IMMEDIATELY.
6. ALL EXPOSED CONDUITS SHALL HAVE WEATHERPROOF CAPS NOT DUCT TAPE.
7. PROVIDE 200 LB TEST PULL WIRES IN EACH EMPTY TELEPHONE AND POWER CONDUIT.
8. COORDINATE ALL CONDUIT STUB-UP LOCATIONS WITH UTILITY COMPANY.
9. PROVIDE WEATHERPROOF SEALS FOR ALL CONDUIT STUB-UPS.
10. CONDUIT TO BE INSTALLED PER NEC REQUIREMENTS. MAX OF 4 90'S ALLOWED IN SINGLE RUN OF CONDUIT. IF MORE BENDS ARE REQUIRED INSTALL PULL BOX EVERY (4) 90'S. 4 BENDS OR 150' IN LENGTH
11. FIBER CONDUITS: CONDUITS TO BE INSTALLED FROM ROW OF PUBLIC ROAD TO COMPOUND. HAND HOLES TO BE INSTALLED IN ROW, AT COMPOUND AND EVERY 400' BETWEEN (OR AS DIRECTED BY UTILITY OR REQUIRED BY NEC). USE HIGHLINE PHA173030 12,000LB HAND HOLE OR APPROVED EQUIVALENT.
*CONSULT CM FOR CORRECT FIBER PROVIDER OPTION.
*CONTRACTOR RESPONSIBLE FOR ENSURING EASEMENT IS CORRECTLY MARKED IN FIELD BEFORE INSTALLING FIBER.

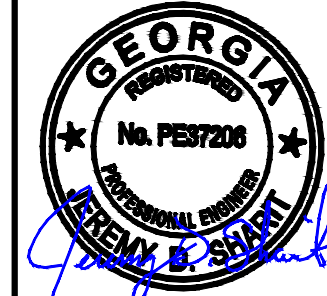
GENERAL GROUNDING NOTES:

1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:
 - 1.1. #2 TINNED SOLID COPPER WIRE: CADWELDED TO RODS OR GROUND RING
 - 1.2. LUGS AND BUS BAR (UNLESS NOTED OTHERWISE): SANDED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
2. ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART).
4. VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE WILL BE PRESENT TO INSPECT CADWELDS AND MEGGER TEST DURING BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. IF COMPOUND GROUND RING AND RODS DON'T MEET REQUIREMENTS THEN CONTINUE GROUND RING DOWN EASEMENT WITH GROUND RODS SPACED AT 2X HEIGHT APART.
5. DO NOT INSTALL GROUND RING OUTSIDE OF LEASED AREA.
6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 8" RADIUS AND NO GREATER THAN 90 DEGREES.
7. ALL CADWELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH SHALL BE THE TEE TYPE.
8. BOND DOOR FRAMES, HANDRAILS, UNUSED HATCH PLATES AND MISCELLANEOUS LIFTING EYE/PLATES TO GROUND RING. BOND METAL AWNING TO DOOR FRAME.
9. ALL GROUNDING TO ABOVE GRADE RIGID CONDUITS TO BE ATTACHED USING A COLD WATER GROUND CLAMP. DO NOT EXOTHERMICALLY WELD TO CONDUITS.
10. ALL BUS BAR SHALL BE GALVANIZED. ALL CONNECTIONS TO BUS BAR ARE TO BE 2 - HOLE LUGS.
11. ALL GROUNDING IS TO COMPLY WITH VERIZON NSTD46. IF YOU DO NOT HAVE A COPY OF THE PRACTICE/STANDARD PLEASE REQUEST A COPY FROM THE PROJECT MANAGER.



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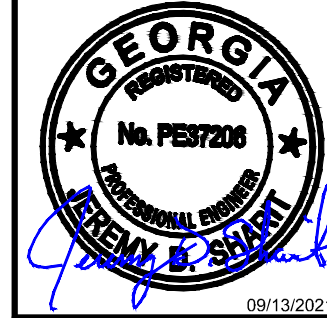
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
ELECTRICAL NOTES

SHEET NUMBER
E-1

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DRAWN: MEH
CHECKED: BS

SHEET NAME
ONE-LINE DIAGRAMS & PANEL SCHEDULE

SHEET NUMBER
E-2

PANEL NAME:		VZW ILC		MODEL NUMBER:		ASCO D300L SERIES									
RATED VOLTAGE:	240	120	VOLTS	PHASE/WIRE:	1	3									
MAIN BREAKER:	200	AMPS		BUS RATING:	200	KEY DOOR LATCH:	YES								
MOUNT:	SURFACE			NEUTRAL BAR:	YES	HINGED DOOR:	YES								
ENCLOSURE TYPE:	NEMA 3R			AIC:	65K										
POS	USAGE FACTOR	BUS AMPS		LOAD	POLES	AMPS	L1	L2	AMPS	POLES	LOAD	BUS AMPS		USAGE FACTOR	POS
		L1	L2									L1	L2		
1		18		RECTIFIER	2	30A			2	30A	FUTURE RECTIFIER	18			2
3			18										18		4
5		18										18			6
7			18										18		8
9		18		RECTIFIER	2	30A									10
11			18												12
13		18		RECTIFIER	2	30A									14
15			18												16
17		16		GFT RECEPT./LIGHT	1	20A									18
19			16	BLOCK HEATER	1	20A									20
21		16		BATT. CHARGER	1	20A									22
23															24
25															26
27															28
29															30
		104	88	:SUB TOTAL AMPS								SUB TOTAL AMPS:		36	36
												FACTORED TOTAL AMPS:		140	124

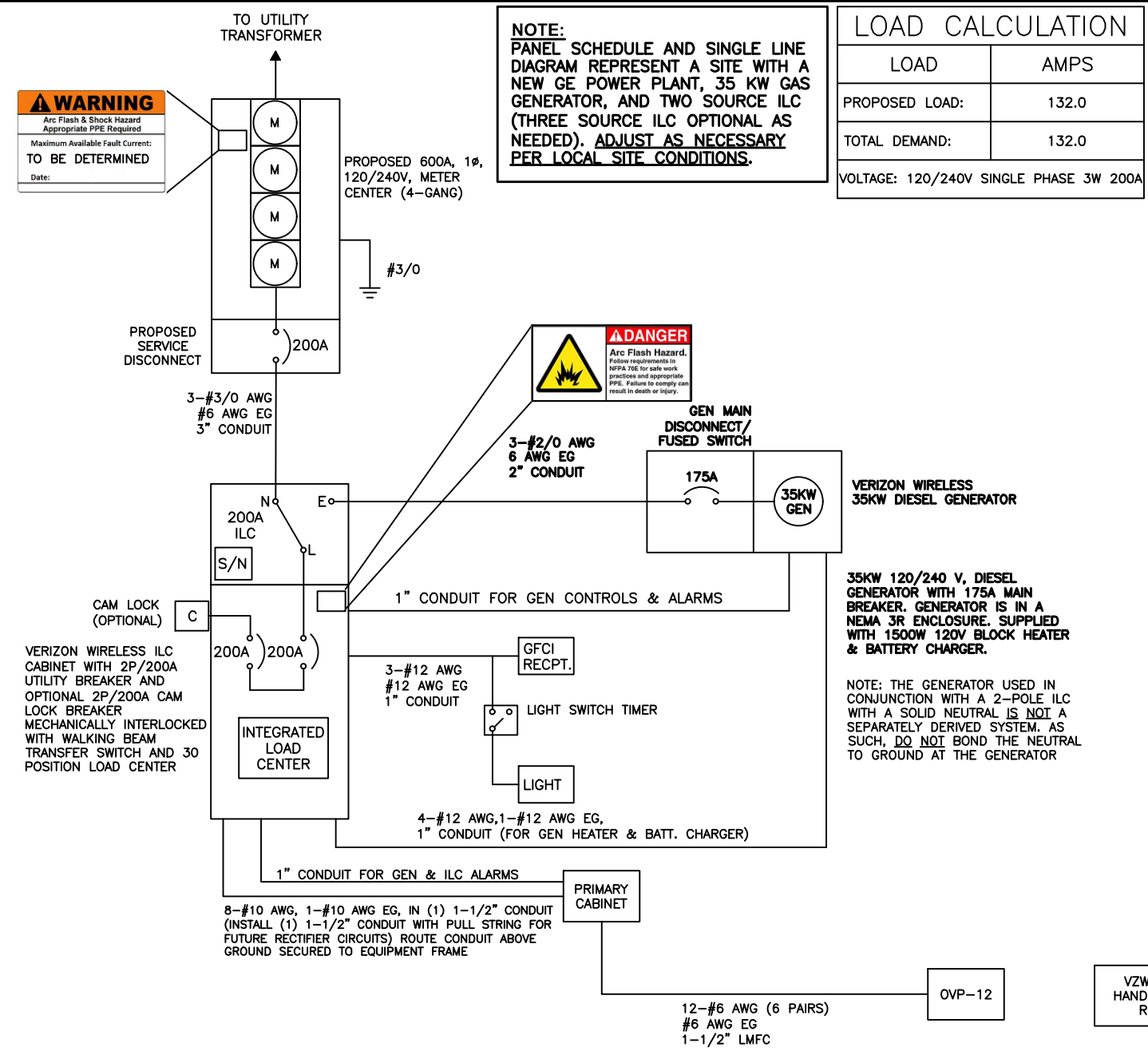
- NOTES:**
1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
 2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50FT.
 3. ASCO INTEGRATED LOAD CENTER INCLUDES 200 AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
 4. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.

LOAD CALCULATION

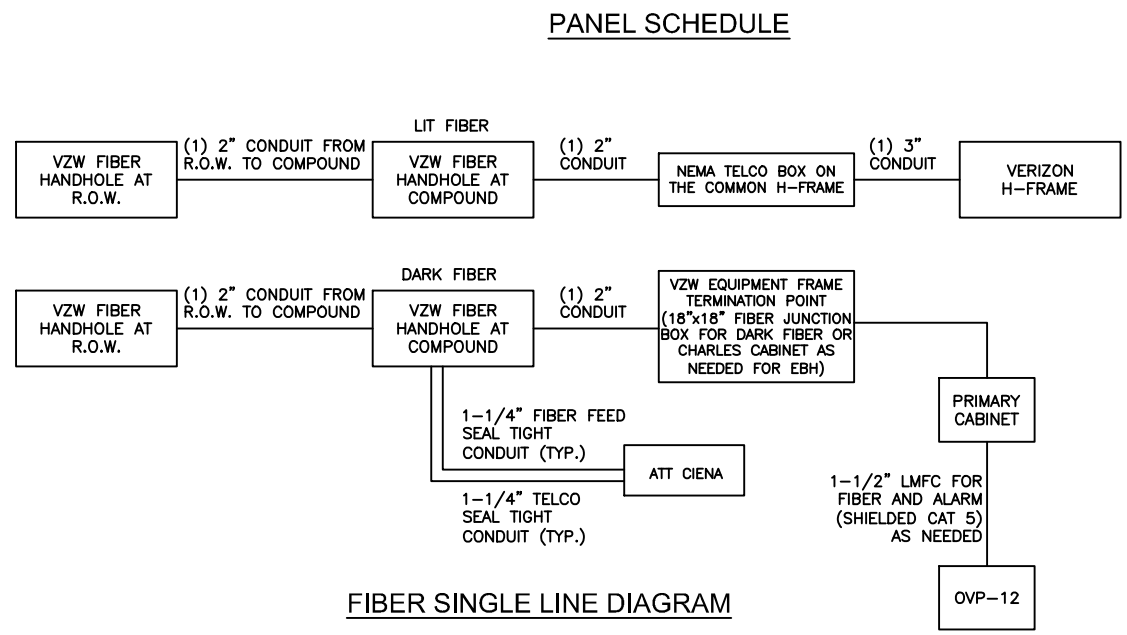
LOAD	AMPS
PROPOSED LOAD:	132.0
TOTAL DEMAND:	132.0

VOLTAGE: 120/240V SINGLE PHASE 3W 200A

NOTE:
PANEL SCHEDULE AND SINGLE LINE DIAGRAM REPRESENT A SITE WITH A NEW GE POWER PLANT, 35 KW GAS GENERATOR, AND TWO SOURCE ILC (THREE SOURCE ILC OPTIONAL AS NEEDED). ADJUST AS NECESSARY PER LOCAL SITE CONDITIONS.



- NOTES:**
1. ALL EQUIPMENT SHALL BE NEMA 3R RATED.
 2. ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND VERIZON WIRELESS STANDARDS.
 3. CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
 4. WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.
 5. BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.



- NOTES:**
- * ADD (1) ADDITIONAL 2" CONDUIT FOR DARK FIBER (2 TOTAL) IF REQUIRED BY LOCAL MARKET FACILITIES, VERIFY PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)
 - ** VERIFY EBH REQUIREMENTS WITH TELCO PROVIDER PRIOR TO CONSTRUCTION. (ADD 2 PULL STRINGS TO EACH CONDUIT)

CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND CONDUITS, GROUNDING OR CABLING BEFORE COMMENCING WORK. PROPOSED PATH OF ALL NEW CONDUITS TO BE SUBMITTED FOR APPROVAL BEFORE EXCAVATION BEGINS.

CONSULT WITH CM FOR FIBER PROVIDER REQUIREMENTS PRIOR TO CONSTRUCTION

REFER TO E-1 FOR GENERAL ELECTRICAL NOTES

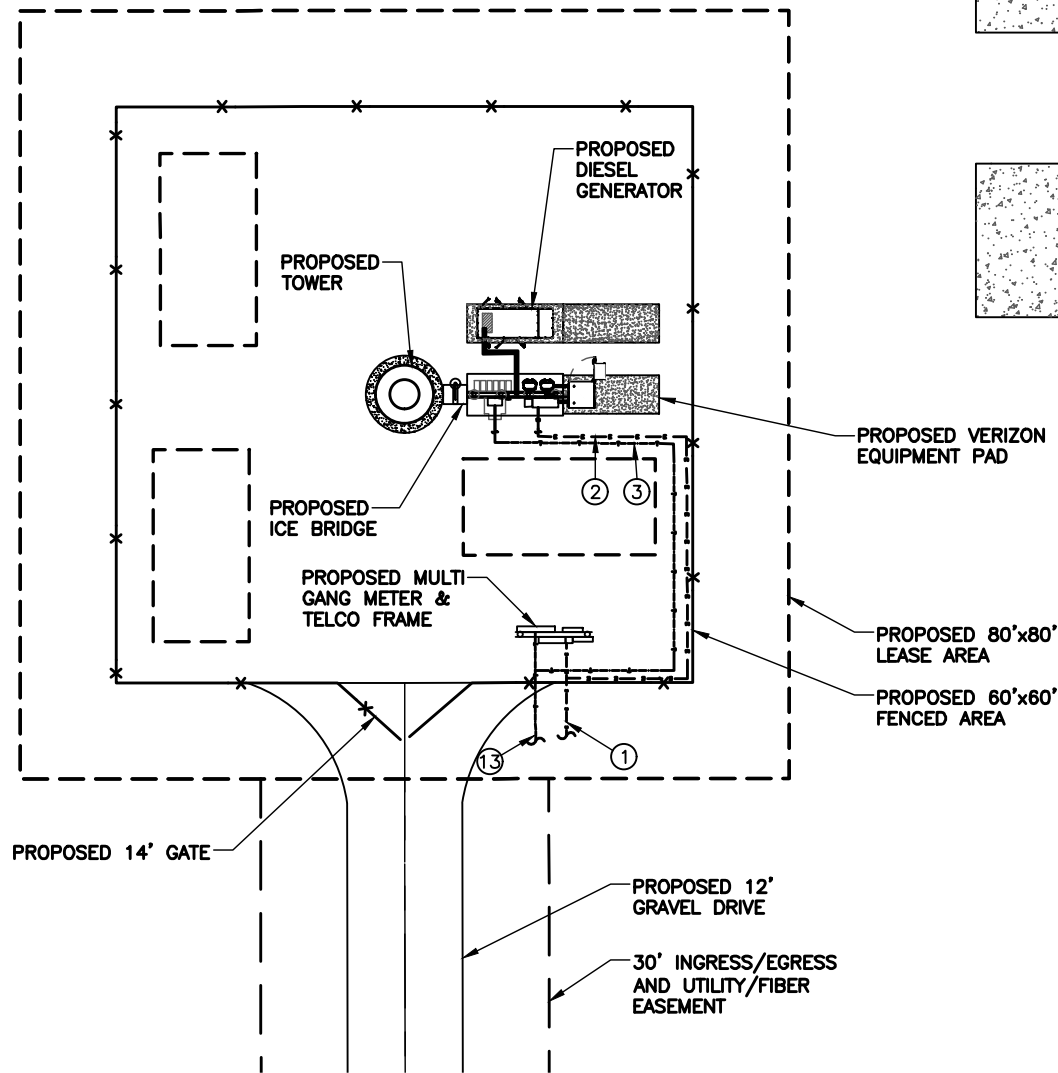
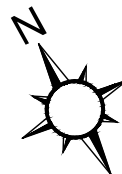


UTILITY SCHEDULE:

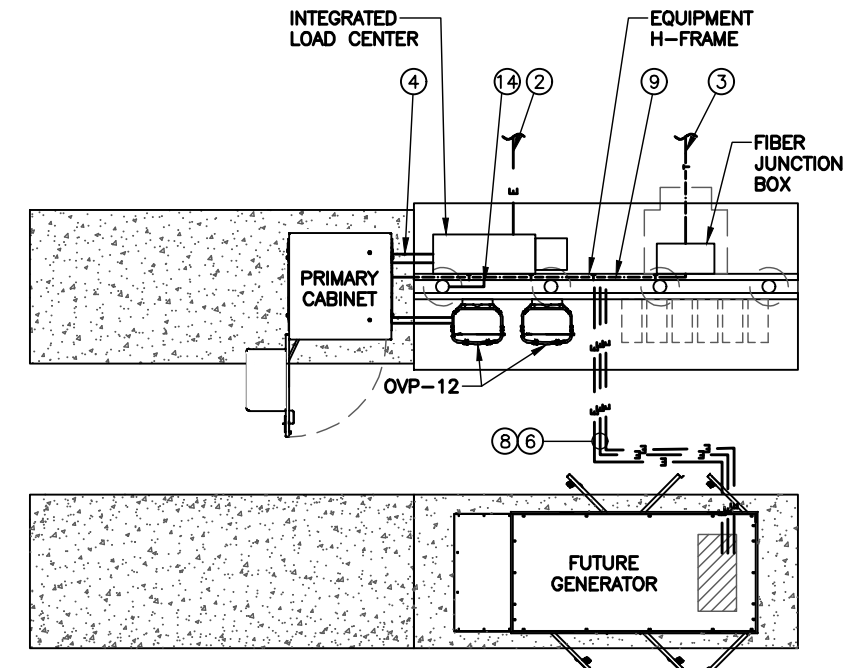
- CONTRACTOR TO INSTALL (2) 3" C WITH PULL STRING FOR POWER SERVICE FROM NEW TRANSFORMER TO NEW MULTI-TENANT METER CENTER. (SEE PM/CM FOR DETAILS ON METER CENTER.) VERIFY WITH UTILITY PROVIDER FOR CONDUIT SIZE, STUB UP LOCATION, OR WEATHER HEAD LOCATION REQUIREMENTS. (REFER TO N.E.C. AND LOCAL CODES FOR BURIAL REQUIREMENTS. SEE DETAIL 6, SHEET E-5 FOR TRENCH EXAMPLE.)
- PROVIDE (1) 75'± 3" C FOR POWER SERVICE FROM MULTI TENANT METER CENTER TO 200A, 120/240V, 1Ø INTEGRATED LOAD CENTER (ILC).
- PROVIDE (1) 75'± 2" C W PULL STRING AND INNERDUCT FROM PRIMARY TELCO BOX MOUNTED ON PRIMARY UTILITY H-FRAME TO VERIZON TELCO BOX ON VERIZON EQUIPMENT H-FRAME. (SEE C-4 FOR H-FRAME DETAIL.)
- PROVIDE (2) 1-1/2" CONDUITS FOR POWER FROM INTEGRATED LOAD CENTER TO PRIMARY CABINET.
- NOT USED
- PROVIDE (1) 1-1/2" CONDUIT FOR POWER FROM INTEGRATED LOAD CENTER TO GENERATOR DISCONNECT & (1) 1" CONDUIT FOR ALARMS & GENERATOR CONTROLS.
- NOT USED
- PROVIDE (1) 1" CONDUIT FOR POWER FROM LOAD CENTER TO GENERATOR FOR BATTERY CHARGER & BLOCK HEATER.
- PROVIDE (1) 2" CONDUIT FROM VERIZON TELCO BOX TO PRIMARY CABINET FOR FIBER.
- NOT USED.
- NOT USED.
- NOT USED.
- PROVIDE (2) 185'± 2" CONDUITS WITH MULE TAPE FOR TELEPHONE SERVICE. SEE E-3.1 FOR ROUTE, HANDHOLE, AND PULL BOX LOCATIONS. PULL BOX SPACING SHALL BE NO GREATER THAN 300'.
- PROVIDE (1) 1" CONDUIT FOR POWER FROM INTEGRATED LOAD CENTER TO LIGHTS, TIMER AND CONVENIENCE OUTLET.
- NOT USED

SCHEDULE NOTES:

- SEE SHEET E-2 FOR WIRING REQUIREMENTS.
- ALL CONDUITS INSTALLED WITH PULL STRING UNLESS OTHERWISE NOTED.
- MAINTAIN ALL CLEARANCES AS REQUIRED BY N.E.C.



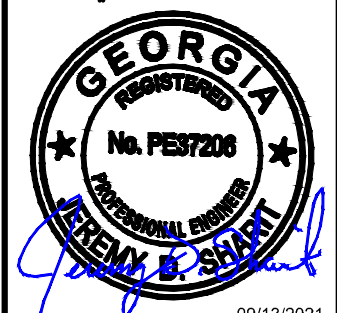
1 ELECTRICAL SITE PLAN
E-3



2 TYPICAL ELECTRICAL SCENARIO
E-3 NOT TO SCALE

#	DATE	DESCRIPTION
0	04/21/20	ISSUED FOR CLIENT REV.
1	04/28/20	ISSUED FOR CLIENT REV.
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5	09/09/21	ISSUED FOR CONSTRUCTION
6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PE005625



09/13/2021

SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
UTILITY SITE PLAN

SHEET NUMBER
E-3

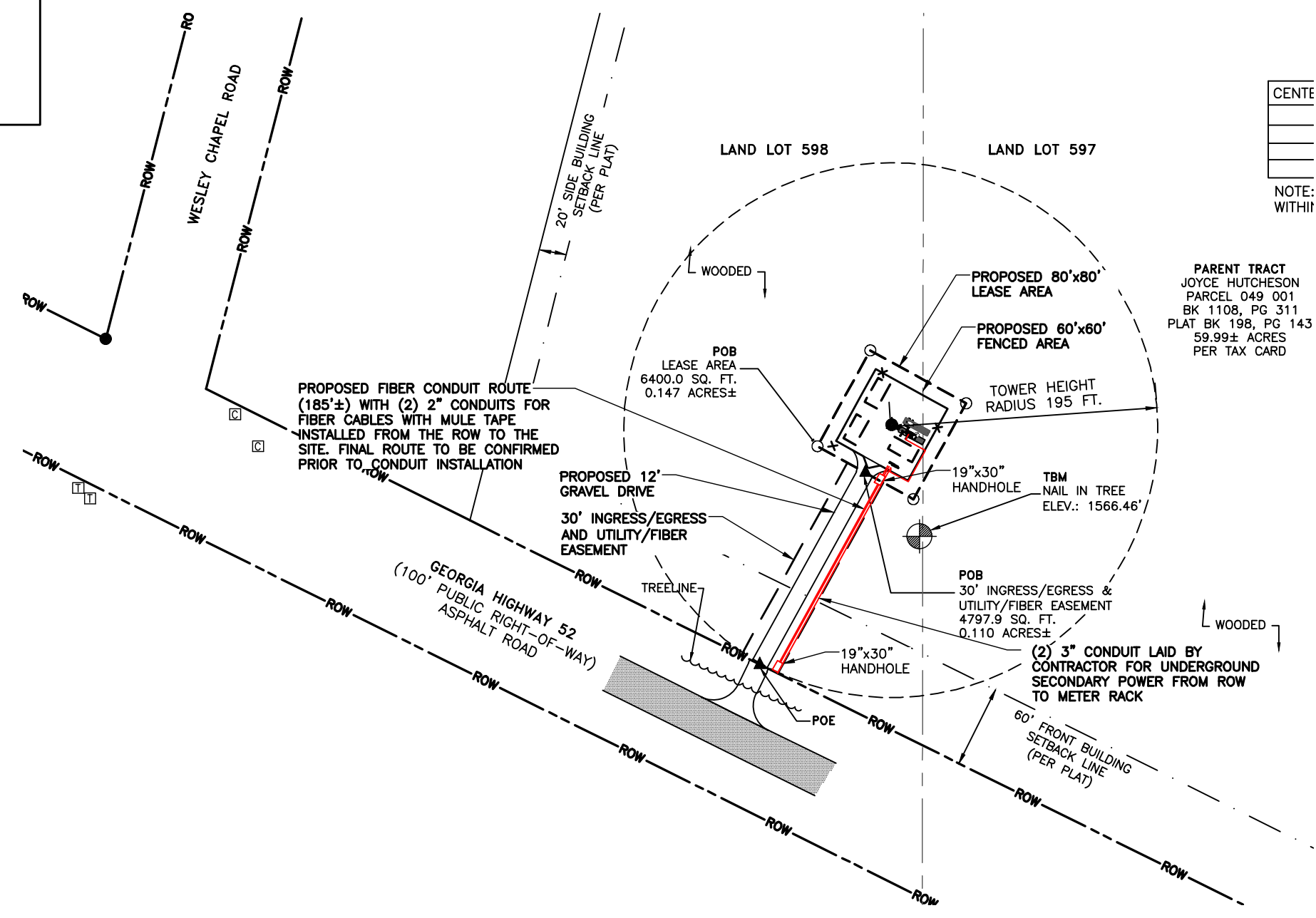
UTILITY COORDINATION NOTES AS OF 05/27/20:

- ENTIRE POWER COMPANY ROUTE IS BURIED AND WILL COST THE CUSTOMER \$24,100.
- THAT INCLUDES 1700' BURIED AND A ROAD BORING WITH A \$1500 SERVICE AND TRANSFER FEE.
- CONTRACTOR TO SET TWO 3" CONDUIT FROM ROW TO NEW METER RACK. 2 TO 3 WEEKS AFTER ACCOUNT SETUP.

CONSULT WITH CM FOR FIBER PROVIDER REQUIREMENTS PRIOR TO CONSTRUCTION

POWER COMPANY CONTACT INFORMATION:

CONTACT: TONY HELTON
 AMICALOLA EMC
 544 HWY 515 SOUTH
 JASPER, GA 30143-4884
 OFFICE 706-253-5200
 CELL 470-232-2640
 HTTPS://WWW.AMICALOLAEMC.COM/



CENTE

 NOTE:
 WITHIN

PARENT TRACT
 JOYCE HUTCHESON
 PARCEL 049 001
 BK 1108, PG 311
 PLAT BK 198, PG 143
 59.99± ACRES
 PER TAX CARD

1 UTILITY ROUTING PLAN
 E-3.1



#	DATE	DESCRIPTION
0	04/21/20	ISSUED FOR CLIENT REV.
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3	06/12/20	ISSUED FOR CONSTRUCTION
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CA#: GA PE005625

09/13/2021

SITE NAME
 GA_HWY52

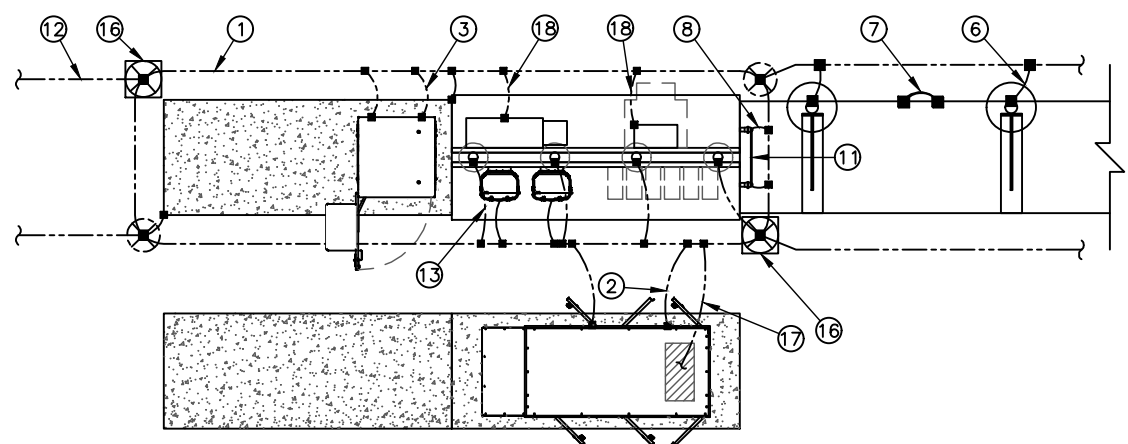
SMW#: 20-0240
 FUZE ID: 16093185
 PSLC #: 500304

DESIGNED: JDS
 DRAWN: MEH
 CHECKED: BS

SHEET NAME
 UTILITY SITE PLAN

SHEET NUMBER
 E-3.1

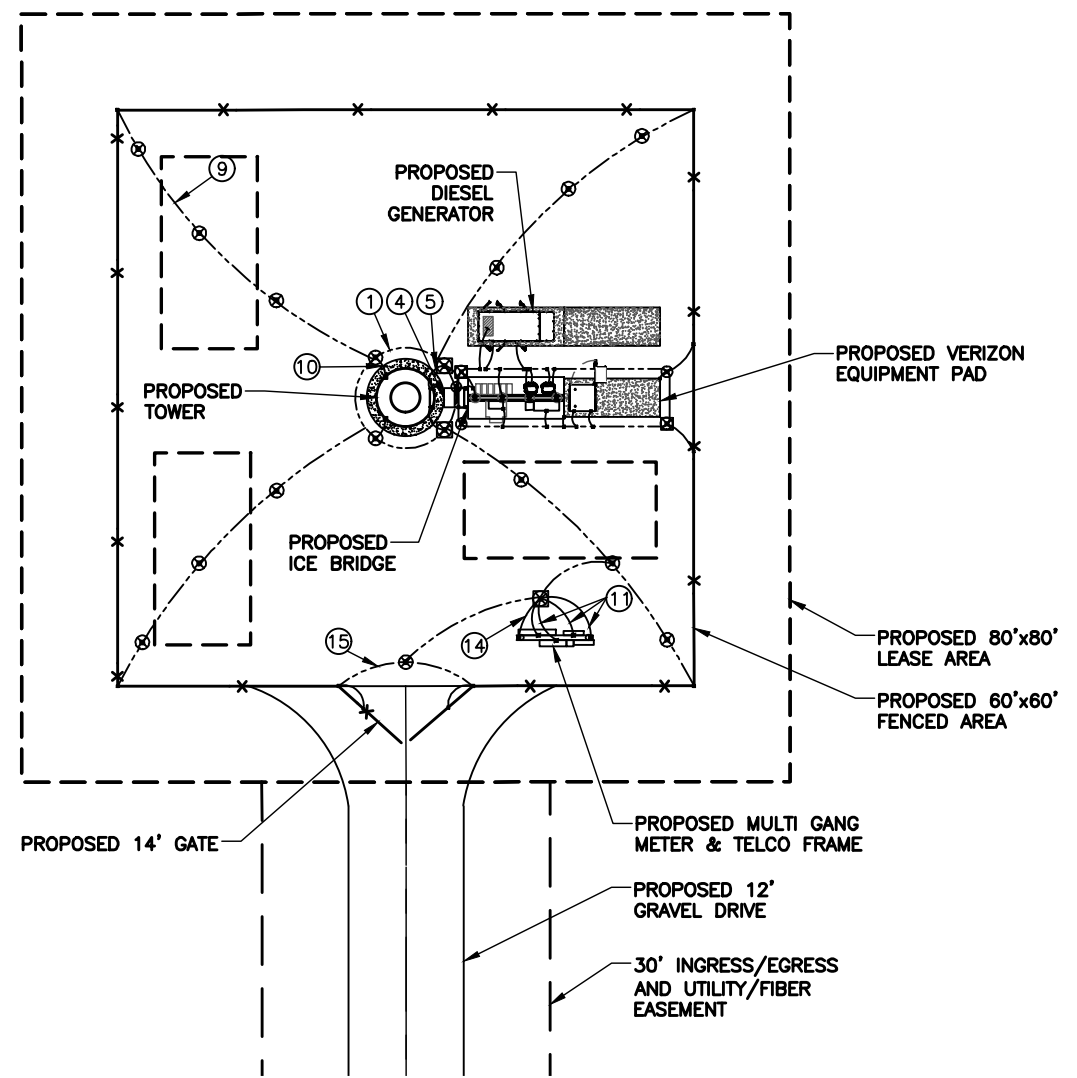
REFER TO E-1 FOR GENERAL GROUNDING NOTES



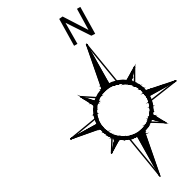
2 TYPICAL GROUNDING SCENARIO
E-4

GROUNDING SCHEDULE:

1. PROVIDE #2 COPPER GROUND RING BURIED AT MINIMUM 30" BELOW GRADE.
2. BOND GENERATOR TO GROUND RING IN 2 PLACES.
3. BOND EACH CABINET TO GROUND RING IN 2 PLACES.
4. BOND CABLE GROUND KIT TO TOWER GROUND BAR.
5. BOND TOWER GROUND BAR TO GROUND RING.
6. BOND EVERY ICE BRIDGE POST TO GRIP STRUT. (TYP.)
7. CONNECT ICE BRIDGE SECTIONS WITH JUMPERS. (TYP.)
8. BOND CABLE GROUND KIT TO EQUIPMENT GROUND BAR AND GROUND RING.
9. BOND TOWER GROUND RING TO COMPOUND GROUND RING (TYP.)
10. BOND TOWER TO TOWER GROUND RING TYPICAL AT EACH LEG. (3 PLACES)
11. CABINET GROUND BAR
12. BOND ALL FENCE POST WITHIN 6' OF GROUND RING TO GROUND RING.
13. BOND EQUIPMENT H-FRAME POST TO GROUND RING. (TYP.)
14. GROUND BUS BAR ON NEW METER TO GROUND ROD.
15. BOND EACH FENCE/GATE POST TO GROUND RING.
16. INSPECTION SLEEVE, SEE DETAIL 1 ON SHEET E-5
17. BOND GENERATOR FRAME TO GROUND RING
18. BOND ALL EQUIPMENT CABINETS TO GROUND RING
19. NOT USED



1 GROUNDING SITE PLAN
E-4



LEGEND			
—X—	FENCE	(X)	CODED NOTE NUMBER
—□—	CONTOUR LINE	⊖	CHEMICAL GROUND ROD
----	PROPERTY LINE/ROW	⊗	GROUND ROD
- - - -	LEASE AREA	⊠	GROUND ROD W/ INSPECTION SLEEVE
- - - -	EASEMENT	■	CADWELDED TYPE CONNECTION
□	DISCONNECT SWITCH	○	COMPRESSION TYPE CONNECTION
⊖	METER	---	GROUND WIRE
⊠	CIRCUIT BREAKER		

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5	09/09/21	ISSUED FOR CONSTRUCTION
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CA#: GA PEF005625

09/13/2021

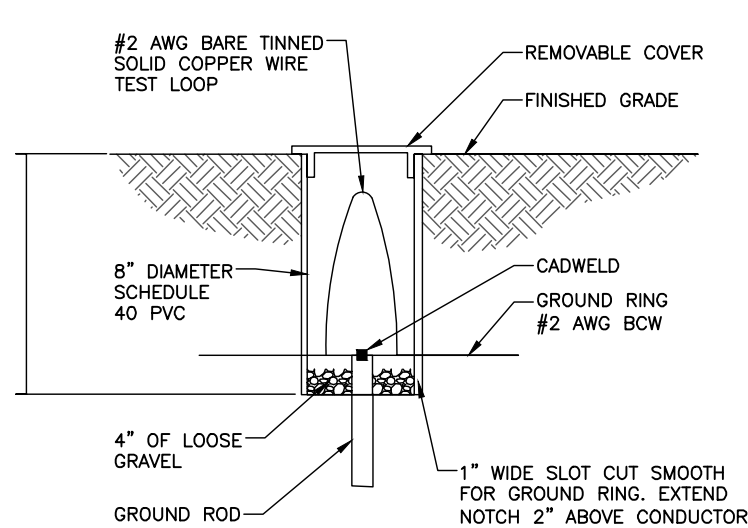
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

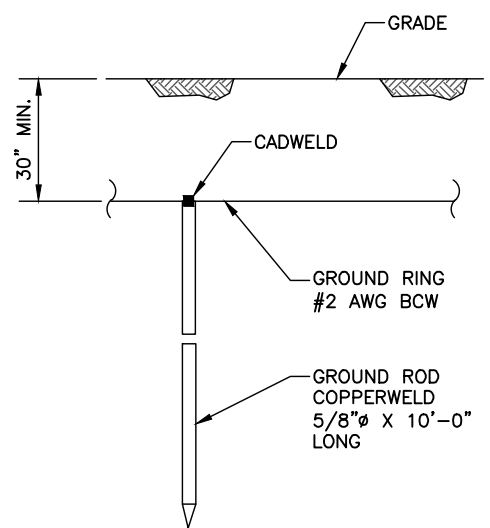
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GROUNDING SITE PLAN

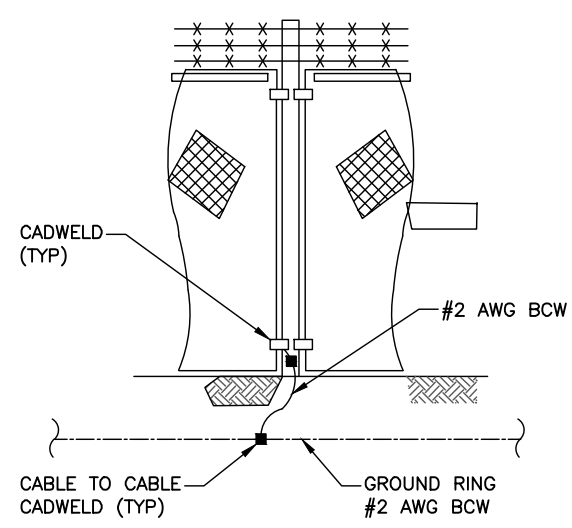
SHEET NUMBER
E-4



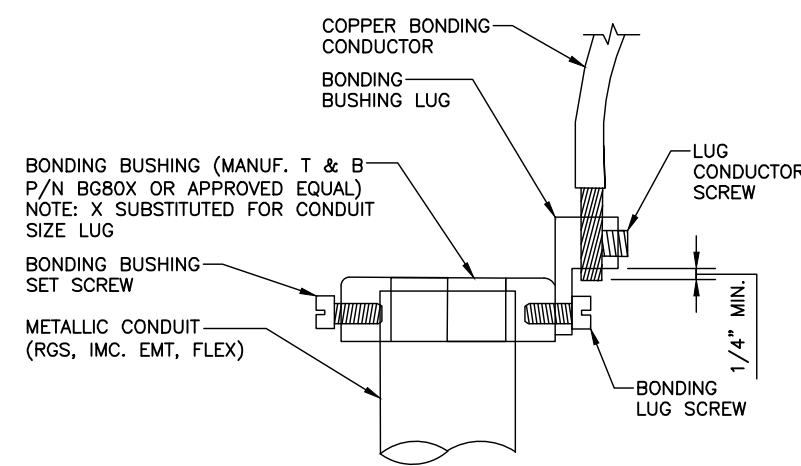
1 GROUND ROD INSPECTION WELL
E-5 NOT TO SCALE



2 GROUND ROD DETAIL
E-5 NOT TO SCALE



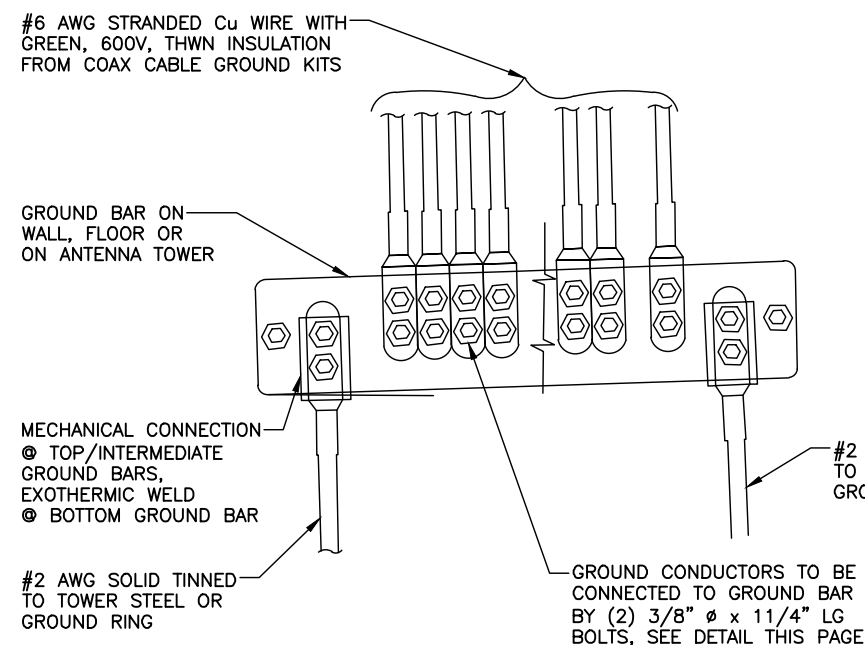
3 FENCE GROUNDING
E-5 NOT TO SCALE



4 CONDUIT BOND/GROUND BUSHING
E-5 NOT TO SCALE

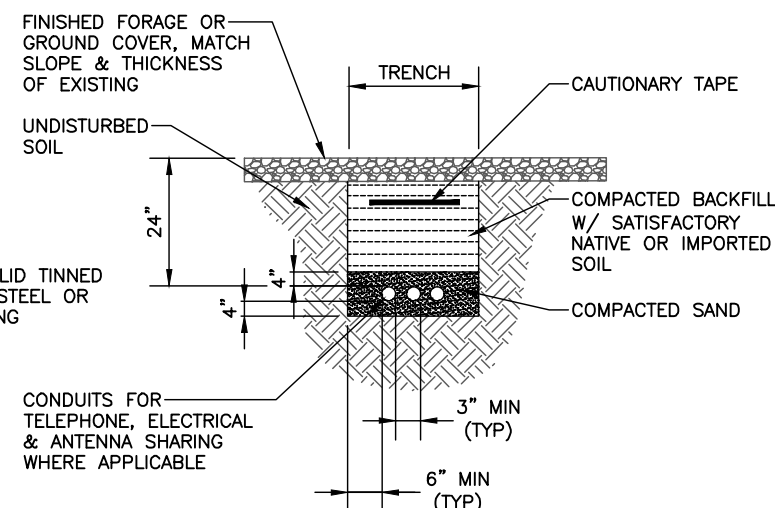
DIRECTIONS:
1. MOUNT BONDING BUSHING INTO CONDUIT
2. TIGHTEN BOND BUSHING SET SCREW
3. INSERT COPPER CONDUCTOR INTO LUG
4. TIGHTEN LUG CONDUCTOR SCREW
5. TIGHTEN BONDING LUG SCREW

NOTE:
BONDING BUSHING, SET SCREW, LUG, LUG SCREW, CONDUCTORS, LUG SCREW SHOWN AS COMPLETE UNIT



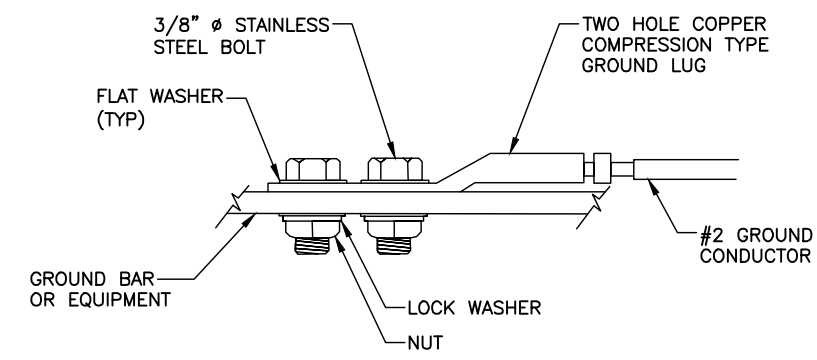
5 INSTALLATION OF GRD WIRE TO COAX CABLE GRD BASE
E-5 NOT TO SCALE

NOTES:
1. GALVANIZED STEEL GROUND BAR 1/4"x4"x14" 2-HOLE CONNECTORS TO MATCH NEMA DOUBLE LUG CONFIGURATION
2. SIMILAR INSTALLATION FOR TOP AND BOTTOM TOWER GROUND BARS AND FOR COAX ENTRY PORT GROUND BARS
3. VZW STOLEN PROPERTY TO BE ENGRAVED IN STEEL



6 DIRECT BURIED CONDUIT
E-5 NOT TO SCALE

* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



7 MECHANICAL GROUND CONNECTION
E-5 NOT TO SCALE

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5	09/09/21	ISSUED FOR CONSTRUCTION
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CA#: GA PE005625

09/13/2021

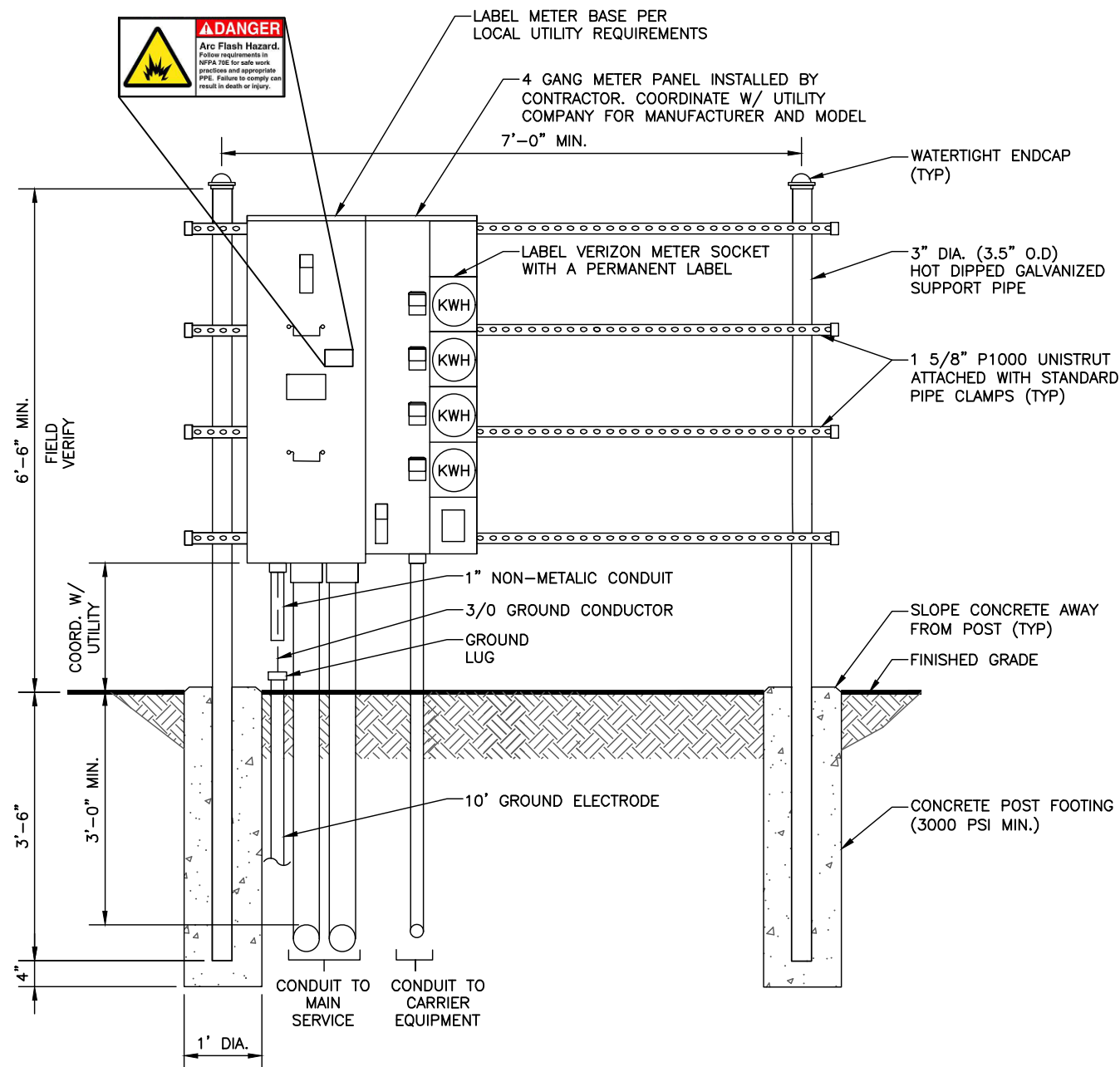
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

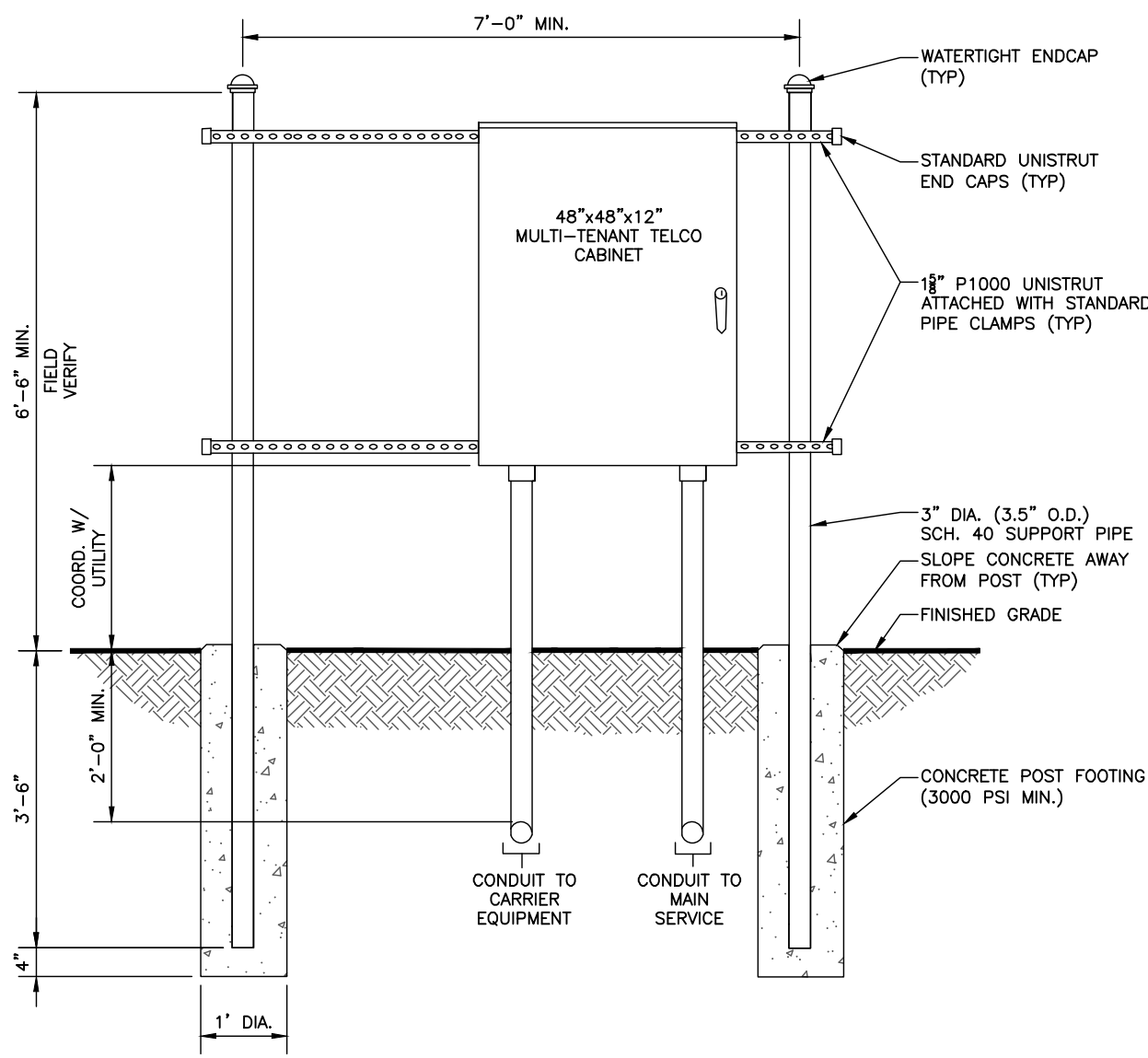
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GROUNDING DETAILS

SHEET NUMBER
E-5



1 UTILITY FRAME DETAIL (GANG METER)
E-6 NOT TO SCALE



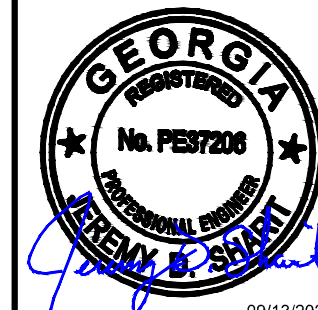
2 UTILITY FRAME DETAIL (TELCO)
E-6 NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
4. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. TELCO CABINET SHALL BE 48"x48"x12" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
6. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

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CA#: GA PEP005625



09/13/2021

SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

CHECKED: BS

SHEET NAME

PRIMARY UTILITY
FRAME DETAILS

SHEET NUMBER

E-6

EXHIBIT 4

* Federal Airways & Airspace
*
* Summary Report: New Construction
*
* Antenna Structure
*

Airspace User: Shennay Hampton
File: NORTH_GEORGIA_GA_HWY52
Location: Dawsonville, GA
Latitude: 34°-32'-05.51" Longitude:
84°-11'-25.64"
SITE ELEVATION AMSL.....1570 ft.
STRUCTURE HEIGHT.....195 ft.
OVERALL HEIGHT AMSL.....1765 ft.

NOTICE CRITERIA
FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria
for 5GA
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria
for 9A0
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR
procedure)

For new construction review Air Navigation
Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location
and height for
slope, height or Straight-In procedures. Please review the
'Air Navigation'
section for notice requirements for offset IFR procedures
and EMI.

OBSTRUCTION STANDARDS
FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface
 FAR 77.19(a): DNE - Horizontal Surface
 FAR 77.19(b): DNE - Conical Surface
 FAR 77.19(c): DNE - Primary Surface
 FAR 77.19(d): DNE - Approach Surface
 FAR 77.19(e): DNE - Approach Transitional Surface
 FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: 5GA: ELLIOTT FIELD

Type: A RD: 25903.5 RE: 1480

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Height No Greater Than 200

feet AGL.

VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 9A0: LUMPKIN COUNTY-WIMPYS

Type: A RD: 53992.4 RE: 1311

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): Does Not Apply.

VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 4000 ft AMSL

PRIVATE LANDING FACILITIES

No Private Landing Facilities Are Within 6 NM

AIR NAVIGATION ELECTRONIC FACILITIES

GRND	FAC	ST	DIST	DELTA					
ANGLE	APCH	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST	LOCATION
BEAR	IDNT								
	HRS	VORTAC	R	109.8	28.99	169944	-1895	GA	
HARRIS			-.64						
	BUF	RADAR	Y	2735.0	152.67	183536	+497	GA	
BUFORD			.16						

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.

Movement Method Proof as specified in §73.151(c) is not required.

Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 20.3.559

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05-13-2020

15:05:25



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

September 2, 2021

Dawson County
Harmony Gee, Zoning Administrator
25 Justice Way, Suite 2322
Dawsonville, GA 30534

Re: Application for Conditional Use Permit, Parcel ID 049-001, located at the Intersection of Wesley Chapel Rd & GA Hwy 52, Dawsonville, GA

Dear Sir/Madam,

The proposed 195-foot telecommunications facility proposed to be located close the intersection of Wesley Chapel Road and GA Hwy 52, Dawsonville, GA is strategically located to enable Verizon Wireless to provide reliable voice and broadband data coverage to this surrounding area of northeast Dawson County. As indicated on the accompanying exhibits, the proposed facility will greatly improve wireless service coverage along Hwy 52 and agribusiness area north and south side of Hwy 52.

The proposed tower height is the minimum height needed to properly provide improved rural coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 185 feet above ground level (1578 feet above mean sea level), which is critical to achieve quality coverage and indoor-level service quality in this portion of rural Dawson County. The location of this additional coverage site will also enable Verizon Wireless to provide additional calling and data resources that might be needed in the event of an emergency.

Verizon Wireless made every attempt to utilize any existing structures to meet the network design goals. There are no known, registered antenna structures within 1.0 mile of any edge of the search area. There were also no known, registered antenna structures within 2.0 miles of the search area radius.

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Dawson County, GA. The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference. The proposed facility will be designed and built-in compliance with all applicable FCC

requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

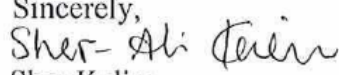
1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.
3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.
4. Intermodulation studies are prepared and analyzed considering all other wireless carriers on our tower to ensure no mixing of frequencies will create harmful interference to or from our wireless system.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65, available at: https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf

The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities.

For the above-mentioned reasons, the Verizon Wireless Network Team respectfully requests approval of the Special Use permit application to allow the proposed 195-foot telecommunications facility, which will allow Verizon Wireless to continue to provide the most reliable wireless network to the citizens and businesses of Pendergrass and Dawson County. Thank you for your thoughtful consideration of this request.

Sincerely,

Sher Kalim
RF Design Engineer – Alpharetta, GA
Verizon Wireless

Ps Loc	Site Name	Address	City	St	Zip	County	On Air Date	Latitude Decimal	Longitude Decimal	Asr Num	Tower Managed By	Structure Type
133432	Juno	60 ROCK CELLAR RD	Dawsonville	GA	30534	DAWSON	9/1/1997	34.49972222	-84.22	1016200	Crown Castle	Self Support (Lattice Tower)
133972	Dawsonville	LAND LOT 53 BUDDY BURT RD	Dawsonville	GA	30534	DAWSON	3/1/2000	34.40055556	-84.10972222	1019720	Crown Castle	Guyed structure
133985	Premium Outlets	168 SWEETGUM RD	Dawsonville	GA	30534	DAWSON	4/17/2003	34.36472222	-84.03		SBA	Monopole
138548	Chestatee	3829 HIGHWAY 400 NORTH	Dawsonville	GA	30534	DAWSON	1/28/2005	34.40722222	-84.00222222	1230411	Crown Castle	Monopole
140109	IG CANOE	6086 Monument Road	Jasper	GA	30143	PICKENS	8/29/2007	34.48555556	-84.33138889		Land Owner	Self Support (Lattice Tower)
161016	AMICALOLA	352 HIGH SHOALS RD	Dawsonville	GA	30534	DAWSON	10/30/2006	34.57222222	-84.23861111		Crown Castle	Self Support (Lattice Tower)
191691	Kincaid	292 HARLET FAUCETT RD	Dawsonville	GA	30534	DAWSON	6/25/2013	34.53694444	-84.26755556		American Tower/VERIZON	Monopole
260882	Nix	6174 Dawsonville Highway	Dawsonville	GA	30534	FORSYTH	8/28/2017	34.32181111	-84.00417778	1250957	SBA	Monopole
266451	Carlisle	338 Carlisle Road	Dawsonville	GA	30534	DAWSON	12/10/2013	34.34472222	-84.04583333		Crown Castle	Monopole
287944	JOEY - Caine	82 Goodson Road	Dawsonville	GA	30534	DAWSON	9/30/2019	34.347481	-84.108525		American Tower/VERIZON	Monopole
418213	RUBY	790 Eagle Perch Rd	Ball Ground	GA	30107	PICKENS	3/28/2018	34.388056	-84.271111		Mid-American Tower	Self Support (Lattice Tower)
435930	PUMPKIN PATCH - D	234 Van Ingram Road	Dawsonville	GA	30534	DAWSON	6/2/2020	34.438333	-84.126667	1008132	Crown Castle	Guyed structure



October 8, 2021

Ms. Harmony Gee
Dawson County, Planning and Development Zoning Administrator
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: Application for Special Use Permit
Proposed Tower Location: Near intersection of Wesley Chapel Rd and GA HWY 52,
Dawsonville, GA 30534
(Tower) Parcel ID: 049 001 (Zoned RA/ 58.99 acres)

Ms. Gee,

In order to improve coverage and capacity issues due to increased wireless congestion, Verizon Wireless requires a new cell site in Dawson County, GA. Upon concluding there are no available suitable structures in the area upon which to co-locate, the only option is to build a new telecommunication tower. Verizon Wireless wishes to construct the new tower and will also lease antenna space on the structure and necessary ground space to other wireless providers.

Enclosed please find Verizon Wireless' application for a Special Use Permit along with supporting documentation for the construction of a wireless telecommunication facility on Parcel 049 001, located at the intersection of Wesley Chapel Rd and GA HWY 52, Dawsonville, 30534, Dawson County, Georgia. The property is owned by Joyce Hutcheson.

The proposed tower will be a one hundred ninety-foot (190') monopole with a five-foot (5') lightning rod at its top for a total height of one hundred and ninety-five feet (195'). Per the County ordinance and EIA/TIA code, the tower will be designed for at least three (3) additional tenants.

Upon the completion of construction, the facility will be unmanned, visited on average once per month for routine maintenance purposes, and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state, and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area and citizens of Dawson County, GA.

The following information also is provided in support of the Application for the proposed Telecommunication Facility:

1. Wireless telecommunication facility and antennas will be located, fenced, or otherwise secured in a manner that prevents unauthorized access. The intended fencing is shown on the enclosed Construction Drawings.
2. The facility will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
3. The facility will have a sign at the site to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. No other signage, including advertising, will be allowed on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.
4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
5. The proposed telecommunication facility will be in compliance with all applicable Federal Aviation Administration regulations.
6. The proposed telecommunication facility will not post a hazard to health, safety, public welfare or the environment of the County or its residents.

In support of the proposed telecommunication facility, find the following items:

- | | |
|------------|---|
| Exhibit 1. | Deed. |
| Exhibit 2. | Survey. |
| Exhibit 3. | Construction Drawings contain a site plan to scale specifying the proposed location and dimensions of tower, access, parking, fences, landscape plans, existing and adjacent land uses. |
| Exhibit 4. | FAA Air-Space Study showing Determination of No Hazard. |
| Exhibit 5. | RF justification Letter with inventory of sites. |
| Exhibit 6. | RF Propagation/Coverage Maps supporting need of location. |
| Exhibit 7. | FCC Antenna Site Registration Search results. |



In order to maintain a level playing field with its competitors also offering similar services, Verizon Wireless needs the proposed tower, at the proposed location, at the proposed height, and at the requested signal levels, to deliver a consistently reliable signal in this geographic area.

Respectfully submitted,

Greg Spence

Greg Spence

Chief Executive Officer

Fortified Telecom Services, Inc.

Consultant, Verizon Wireless

Section 410. Telecommunication Towers and Antennas

A. General Requirements.

1. **Principal or Accessory Use.** A tower and/or antenna is considered a principal use if located on any lot or parcel of land as the sole or primary structure, and is considered an accessory use if located on a lot or parcel shared with a different existing primary use or existing structure. An existing use or structure on the same lot or parcel shall not preclude the installation of an antenna or tower. For purposes of determining whether the installation of a tower or antenna complies with zoning district requirements, including but not limited to set-back, buffer, and other requirements, the dimensions of an entire lot or parcel shall control, even though the antenna or tower may be located on a leased area within such lot or parcel. Towers that are constructed and antennas that are installed, in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a non-conforming use or structure. Accessory structures to the tower are for that of the facility only, no offices, vehicles or material storage is allowed in structure.
Tower will be principal use as currently no structures existing on the parcel.

2. **Inventory of Existing Sites.** To facilitate the co-location of antennas, each applicant seeking to locate a new tower, alternative tower structure or antenna, or to modify any such existing structure, shall provide to the Department of Planning and Development an inventory of applicant's existing towers or alternative tower structures. Applicants seeking to erect an amateur radio tower or antenna as defined by Federal Communications Commission (FCC) regulations shall be exempt from this provision. The inventory shall include all such structures that are within the jurisdiction of the governing authority; within a municipality located, in whole or in part, within Dawson County; and within a one mile border of Dawson County, and shall include specific information about the location (latitude and longitude coordinates), height, design, tower type and general suitability for antenna co-location of each tower, and other pertinent information as may be required by the Department of Planning and Development. The Department of Planning and Development may share such information with other applicants for a Communication Tower permit under this Ordinance or other organizations seeking to locate towers or antennas within the jurisdiction of the governing authority, provided, however that the Department of Planning and Development is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.
Tower Inventory is attached as Exhibit 5 to application.

B. Application Requirements.

1. Each special use application shall include a scaled site plan with topographical information, an elevation view, and other supporting drawings,

calculations and documentation.

Contained in Exhibit 3, Construction Drawings.

2. The site plan must include setbacks, drives, parking, fencing, landscaping, adjacent uses, also the distances to all structures within 1000 feet, and any other information necessary to review the request.
Contained in Exhibit 3, Construction Drawings.
3. Documentation of radio frequency range, coverage area, and tower height requirements.
RF Propagation projections (Exhibit 6) and RF Support letter (Exhibit 5) have been submitted with this application.
4. Documentation of all hazardous and / or flammable materials that may be located on site, their quantity and method of storage.
5. Location and height of all existing towers owned by the applicant inside of and within one mile of the boundary of Dawson County.
Exhibit 5, RF support letter contains the inventory.
6. New freestanding communication towers and communication antennas shall not be allowed unless the applicant makes an affirmative showing based on competent substantial evidence that:
 - a. Existing towers and buildings do not technologically afford the applicant the ability to provide service to the service area of the applicant or service provider, and
 - b. The geographical boundaries of the proposed service area cannot technologically be bifurcated to avoid the necessity for a freestanding tower/antenna, and
 - c. There exists a present demand and formal commitment by a minimum of one wireless provider (may be that of the applicant) to locate at the proposed site.
Exhibit 6, RF propagation supports the case for the new tower.
7. All wireless telecommunications applications that are located on rooftops, water tanks must be able to adhere to the following aesthetic criteria:
 - a. Camouflage radome material
 - b. Paintable
 - c. Dual Polarized Antenna if camouflage and painting is unavailable.
 - d. No roof top MW dish may exceed 4 feet in diameter.

- e. Antennae placed on rooftops should be setback from the roof edge at a 1:1 ratio to the height of the antenna.
8. A balloon test is also required to be performed. Provide the date and time of the testing on the application and the applicant is further required to notify adjoining property owners of same.
Applicant acknowledges requirement and will notify the parcel owners and Dawson County of the time and date of balloon test two weeks prior to the 1st public hearing date.
9. If the telecommunications tower is federally funded, licensed or permitted a Section 106 Review is required pursuant to the National Historic Preservation Act to establish the effect, if any, on historic resources.

C. Zoning Requirements.

Communication towers and communication antennas are considered special uses and upon proper application and approval may be permitted in the following zoning categories:

1. C-CB
2. C-HB
3. C-PCD
4. C-IR
5. R-A, if proposed to be located on a single lot or parcel of not less than 5 acres
6. C-RB
7. CT, if zoned prior to May 1, 2010.

Special use status shall be revoked if not used within one year of approval.

D. Performance and Construction Standards.

1. **Structural Design.** New Communication towers/antennas and modifications to existing structures including, without limitation, the addition of height, antennas or providers shall be constructed in accordance with all applicable County Building Codes and shall meet or exceed current standards and regulations of all applicable Federal, State and Local authorities. Lattice tower structures, self-supporting or guyed structures are prohibited.
2. **Setbacks.** Communication tower/antenna setbacks shall be measured from the base of the tower/antenna or protruding building structure at the base of the tower, whichever is closest to the property line, to the property line of the parcel on which it is located. Communication towers/antennas and their accessory structures shall comply with the minimum lot and setback requirements of the district in which they are located. In cases where there is a conflict between the minimum lot setback and street setback requirements, the greater setback shall apply. Guy wires and

support anchors are required to meet setbacks; they shall not extend outside of the property line and must be contained within the fenced area of the tower site.

Exhibit 3, Construction drawings display setbacks. Tower is set back greater than its height (195ft) from the right of way and all property lines.

3. **Separation from Residential Uses.** Separation requirements for communication towers from residentially zoned lands, as outlined in Article III of this resolution except those lands zoned R-A, or residential uses shall be a minimum of 195 linear feet. Communication tower separation shall be measured from the base of the tower to the closest point of off- site uses.

Exhibit 3, Construction drawings display setbacks. Tower is set back greater than its height (195ft) from the right of way and all property lines.

4. **Separation Distances between Communication Towers.** Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the County. The separation distances shall be measured by drawing or following a straight line from the base of the existing tower to the base of proposed tower, pursuant to a site plan, of the proposed tower. Minimum separation distances (listed in linear feet) shall be as follows:

Applicant will include a Variance request as tower will be approximately 15,620ft from the nearest tower.

SEPARATION REQUIREMENTS BY TOWER TYPES

PROPOSED TOWER TYPES	Lattice, Self-Supporting or Guyed	Monopole 75' in Height or Greater	Monopole Less Than 75' in Height
Camouflaged or Monopole 75' in Height or Greater	15,840 feet	15,840 feet	10,560 feet
Camouflaged or Monopole Less than 75' in Height	10,560 feet	10,560 feet	10,560 feet

5. **Fencing.** A chain link fence or wall not less than six (6) feet in height, from finished grade equipped with an appropriate anti-climbing device shall be provided around each communication tower. Access to the tower shall be through a locked gate.

Exhibit 3, Construction drawings, page C-11.

6. **Landscaping.** Landscaping shall mitigate the visual impacts of a communication tower. Where adequate vegetation is not present, tower facilities shall be landscaped with a landscape buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or in

supplement towards meeting landscaping requirements.

Seeking exemption from Landscaping requirements due to proposed tower location being situated in the woods. With the stipulation that if the location is ever deemed 'visible' by Planning and Zoning, Landscaping will be added to the site.

- a. Landscape buffers shall be a minimum of ten (10) feet in width and located outside the fenced perimeter of the tower compound; and
- b. A row of trees a minimum of eight (8) feet tall (planted height) and a maximum of twenty (20) feet apart shall be planted around the perimeter of the fence; and
- c. A continuous hedge at least thirty (30) inches high at planting and capable of growing to at least thirty-six (36) inches in height within eighteen (18) months shall be planted in front of the tree line referenced above; and
- d. All landscaping shall be of the evergreen variety and conform with landscape standards to be approved by Planning & Development Office at the time of permitting.
- e. If existing foliage is to be used as buffer, it must be labeled and incorporated into site plan and approved through Planning & Development Office.
- f. Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this section and prior to receipt of a Certificate of Occupancy, the owner shall either provide proof of warranty or post a Maintenance Bond or other acceptable surety, warranting the new material for a period of no less than one (1) year. The bond shall be posted in an amount equal to 20% of the actual cost of the material and installation.
- g. The department shall perform an inspection of the plantings and landscape materials required by these regulations prior to the expiration of the one (1) year warranty or maintenance period. The tower owner shall be notified of any replacements or restoration that must be made to maintain compliance with these regulations.

Required landscape materials found to be dead or near death shall be replaced prior to release by the Department of the warranty or maintenance surety. In no case shall replacement be delayed more than thirty (30) days from notification, unless a performance bond is posted with the Department. Such performance shall be completed within six (6) months of posting.

Exhibit 3, Construction drawings, page L-1.

7. **Height.** No freestanding communication tower/antenna shall exceed 195 feet in height from ground level. Where installed on top of a building, no communication tower/antenna shall extend greater than 20% over the building

height. An existing communication tower may be modified to a taller height not to exceed 20 feet over the tower's existing height, NEVER to exceed the maximum height of 195 ft., to accommodate the co-location of an additional communication antenna(s).

- a. The height change referred to in this subsection may only occur one time per communication tower.
- b. The additional height referred to in this subsection shall not require an additional distance separation. The communication tower pre-modification height shall be used to calculate such distance separations.

Tower is 195Ft tall inclusive of appurtenances.

8. **Illumination.** Communication towers/antennas shall not be artificially lighted.
Tower will not be illuminated.
 9. **Co-location.** Proposed communication antennas may and are encouraged to co-locate onto existing communication towers, provided such co-location is accomplished in a manner consistent with zoning and performance standards, new or additional special use approval is not required. If it is determined by the County that the proposed tower is situated in a location which will benefit the County's telecommunication systems, then the tower shall be engineered and constructed to accommodate the additional telecommunication equipment beneficial to the public system at a cost to the County no greater than the actual expense of the provider in so engineering and constructing the tower to meet the County's needs.
 - a. Monopole communication towers shall be engineered and constructed to accommodate a minimum of three additional communication service providers.
Exhibit 3, Construction drawings, pages C-3, C-5 and C-7.
 - b. Camouflaged communication towers may be engineered and constructed without accommodating additional communication service providers.
 - c. Communication towers located within electrical substations may be engineered and constructed without accommodating additional communication service providers. Such towers shall be monopole construction and shall be subject to all of the requirements of Article II, Communication Tower and Communication Antenna Permits and Regulations.
- E. **Noninterference.** No communication tower or antenna shall interfere with public safety communication. Frequency coordination is required to ensure noninterference with public safety system and/or public safety entities.

Applicant acknowledges this requirement.

F. **Variations.** Any request to deviate from any of the requirements of this section shall require approval of the Planning Commission.

G. **Abandonment.** Without waiving the County's right to determine whether or not a communication tower has been abandoned, it shall be the duty of the tower owner to notify the County in writing of any intent to abandon use of the tower. Said notice shall include steps that tower owner shall take to accomplish removal of the tower structures. In the event the use of any communication tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed to have been abandoned. Upon such abandonment, the owner/operator of the tower shall have an additional 45 days within which to: (1) reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or (2) dismantle and remove the tower. The Owner of the tower shall be ultimately responsible for all costs of dismantling and removal and in the event the tower is not removed within 45 days of abandonment, the County may proceed to do so and assess the costs against the tower owner. The lien of such assessment shall bear interest, have priority and be collectable at the same rate and in the like manner as provided for by Georgia law. At the earlier of 46 days from the date of abandonment without reactivation or upon completion of dismantling and removal, any special use permit, waiver and/or variance approval for the tower shall automatically expire.
Applicant acknowledges this requirement.

H. **Finished Color.** Communication towers not requiring FAA painting/markings shall have either galvanized finish or be painted with a non-reflective paint in a non-contrasting blue, gray or black finish. The color should be selected so as to minimize the equipment's visibility.
Tower will be manufactured from galvanized steel.

I. **Maintenance.** To ensure the structural integrity of towers, the owner of a tower shall be maintained in compliance with standards contained in applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the governing authority concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance within such standards. If the owner fails to bring such tower into compliance within said thirty (30) days, the governing authority may remove such tower at the owners' expense. Any such removal by the governing authority shall be in that manner provided in Sections 41-2-8 through 41-2-17 of the Official Code of Georgia.

J. **Liability Insurance.** Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the parent site. Failure to maintain insurance coverage shall constitute a violation of this Code and grounds for revocation of special use approval.

Proof of same shall be supplied to the Department of Planning and Development upon application for permit.

K. Fees.

1. The fees for special use approval for a communication tower/antenna shall be \$2,500 inclusive of the third party review cost.
2. The development plan review fees shall be the same as for any commercial development.
3. The building permit fees shall be set at \$500.00 and shall cover the tower and associated equipment building. Any other permits required shall be charged at the prescribed rate at the time of development or construction.
4. As with any special use application, the applicant shall be required to submit fee amounts as deemed sufficient and appropriate by the County in order to obtain any needed technological expertise so as to assist County staff in evaluation the request. In order to receive an objective, qualified verification of the application submitted requesting the approval of a special use permit for a communication tower / antenna, an independent RF consulting company, chosen by Dawson County, will evaluate such application. The independent consulting company will evaluate all RF applications on the merits of the applicant's ability to meet or exceed the standards of this article. The fee to secure a third party review shall be inclusive in the special use request fee paid by the applicant at the time of filing for a special use permit with the County. Information to be provided to the independent consultant for review and evaluation is as follows:
 - a. No new telecommunications structure may be constructed without providing the following information:
 1. Propagation map of Existing Coverage (scale) on Paper and Proposed Coverage (scale) on Clear Film with RSSI (Received Signal Strength Indicator) or Eb/Io values distinguished by different color criteria.
 2. Latitude/Longitude (NAD 27), Ground Elevation AMSL, Antenna Radiation Center, ERP (watts) out of the antenna, Antenna Manufacturer, Antenna model, Antenna Beam width, Antenna Tilt, Antenna Gain and Antenna Pattern.
 3. Name of Propagation Tool, Propagation Parameters specifications.
 4. Frequency TX Band / RX Band, License Block.
 5. Inventory of applicant's existing sites within a 5-mile radius.
 6. Name, Number and title of submitting engineer.

[Note: If propagation parameters are not submitted then a test transmitter drive shall be conducted after test procedures and hardware are pre-approved and verified on site by the Independent Consulting Company.]

- b. No new telecommunications structure may be constructed if proof of the following can be made:
 - 1. 80% of the proposed coverage area can be accomplished by an existing structure or alternate means of transmission (i.e. repeater, carrier system modification).
 - 2. Proposed Telecommunications site exceeds FCC RF emissions Power Density standard of 1 mw/cm² for uncontrolled environments.
 - 3. Telecommunication site does not meet FAA/FCC rules and Regulations.
 - 4. A previously approved site application will meet the current applicant's coverage or capacity objectives.
- c. Any approved wireless telecommunication tower must adhere to the following conditions:
 - 1. Proof of FAA 'No hazard determination assessment' or 'No notice of construction needed'. If a notice of construction is required, the FAA can only grant the 'No Hazard of Determination Assessment'. Only an Aviation consultant once coordinated with the Independent Consultant can determine if a No notice of Construction is warranted if and only if the tower is greater than 5 miles from an airport or 2 miles from a Heliport.
Exhibit 3, FAA Determination of No Hazard.
 - 2. Update of ERP (watts) per site, per sector upon filing for new cell tower.
 - 3. Update of antenna type, antenna beam width, antenna gain, antenna tilt, and Radiation Center upon filing for new cell tower.
- L. **Variance.** Any request for variance from the provisions of this article shall be presented directly to the Dawson County Planning Commission per Article IX of this resolution.
A variance application is being submitted in conjunction with the Special Use Permit application.
- M. **Violation.** Any person violating the provisions of these regulations shall be guilty of violating a duly adopted Ordinance of Dawson County, and upon conviction by a court of competent jurisdiction may be penalized pursuant to Section 1206 of the Land Use Resolution.



-----No additional information-----



Official Tax Receipt
Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

Phone: (706) 344-3520
 Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 7188	049 001 001 / 1 L 559-60 596-598 628-9 LD 5 FMV: 10900	\$103.16	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$103.16	\$0.00
Totals:		\$103.16	\$0.00	\$0.00	\$103.16	\$0.00

Paid Date: 11/17/2020

Charge Amount: \$103.16

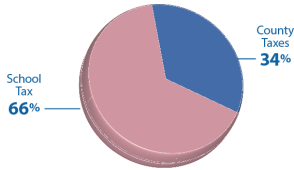


Scan this code with your mobile phone to view this bill



Table with columns: PROPERTY OWNER(S), MAP CODE, LOCATION, BILL #, DISTRICT, BUILDING VALUE, LAND VALUE, TOTAL FAIR MARKET VALUE, ACRES, EXEMPTIONS, DUE DATE, PROPERTY DESCRIPTION, TOTAL FAIR MARKET VALUE, 40% ASSESSED VALUE, LESS EXEMPTIONS, TAXABLE VALUE, MILLAGE RATE, GROSS TAX, LESS CREDITS, NET TAX.

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



Table with 2 columns: Description (2020 Current Due, Penalty, Interest, Other Fees, Previous Payments, Delinquent Tax*, TOTAL DUE) and Amount (438.15, 0.00, 0.00, 0.00, 438.15, 0.00, 0.00).

* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

DAWSON COUNTY, GEORGIA 2020 TAX BILL

25 Justice Way, Suite 1222 Dawsonville, Georgia 30534



Table with 3 columns: LEGAL DESCRIPTION, MAP ID #, TAX BILL #. Row: L 559-60 596-598 628-9 LD 5, 049 001, 2020-7187.

Table with 2 columns: Description (TOTAL DUE December 1, 2020, Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2020) and Amount (\$ 0.00). Includes note: PLEASE WRITE THE MAP ID# ABOVE ON YOUR CHECK.

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com. If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

HUTCHESON JOYCE

Nicole Stewart TAX COMMISSIONER 25 Justice Way, Suite 1222 Dawsonville, Georgia 30534-3454

Dawson County Courthouse 25 Justice Way, Suite 1222 • Dawsonville, GA 30534
Phone: 706-344-3520. Monday – Friday 8am to 5pm

UNDERSTANDING MY TAX BILL

FOR YOUR CONVENIENCE

MILLAGE RATE

The millage rate (also known as the tax rate) is a figure applied to the taxable value of your property to calculate your property tax liability. One "mill" equals one dollar of tax on every thousand dollars of taxable value. This rate is set by the Board of Commissioners and the Board of Education.

On December 1st, 2021 the Dawson County Tax Commissioner's Office will have extended hours until 6pm. This is to accommodate residents who are unable to make it to the office before 5pm.

FAIR MARKET VALUE & ASSESSED VALUE

The fair market value of your property is determined by the Tax Assessors office. The assessed value is 40% of the fair market value.

APPEALED BILLS

Appealed bills are billed at 85%, unless requested at time of appeal application with the Tax Assessors Office to bill at 100%. After the appeal process is final, we will refund you for the amount due or rebill you for the remaining amount due.

STATE MANDATED PENALTIES AND INTEREST

If payment is late, the following interest and penalty will be added to the balance owed:

ASSESSORS INFORMATION

All exemptions are applied for at the Tax Assessors office and approved by the Board of Assessors. For more information please call (706) 344-3590.

- Interest is applied monthly as prescribed by law.
- A five percent (5%) penalty will be added to the unpaid principle 120 days from the due date. An additional 5% penalty (on the unpaid principle) will accrue again every 120 days until a maximum of 20% of the original principle has been charged.

PROPERTY BOUGHT OR SOLD

Property taxes are not pro-rated according to sale date, amount of usage, or current ownership.

TAXES ESCROWED THROUGH MORTGAGE COMPANY

It is ultimately the responsibility of the property owner to ensure tax is paid. Please forward this tax bill to your mortgage company. **We do not send one to them.**

BUSINESS, BOATS & AIRCRAFT:

If you owned the property on Jan 1st of the tax bill year, you must pay the tax in full. In January, you will receive a Personal Property Reporting Form from the Tax Assessors office. Be sure to return this form with a signed Bill of Sale indicating what property was sold, the purchaser's name, address, and the date of sale. **If you did not own the property on Jan 1st of the tax bill year, please contact the Tax Assessors immediately at (706) 344-3590.**

E-SERVICES

Sign-up at www.DawsonCountyTax.com for statement notifications and reminder e-alerts.

REAL ESTATE:

The property tax statement is sent to the Jan 1st owner and the current owner, if known. If the tax liability is transferred to the new owner, please forward the signed settlement statement reflecting that transfer to the Tax Commissioner by mail or email tagoffice@dawsoncounty.org

ADDRESS CHANGE

Please note that your tax bill has been mailed to the address in our records. Failure to receive a tax bill does not relieve obligation to pay tax bill by due date. It is the responsibility of the taxpayer to have a current and updated address on file with the Tax Assessors office. Please fill out below and return with your payment.

PAYMENT OPTIONS

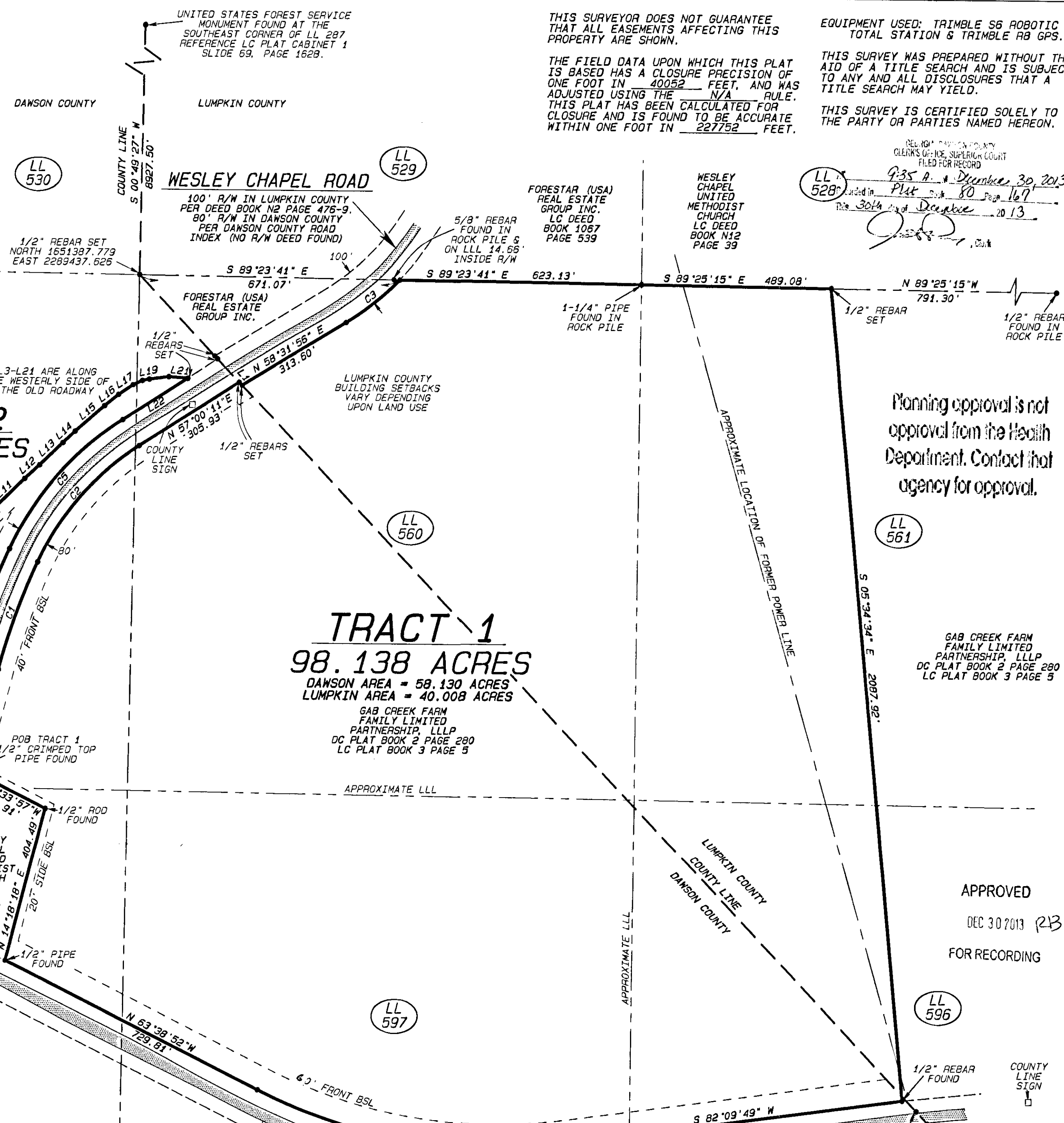
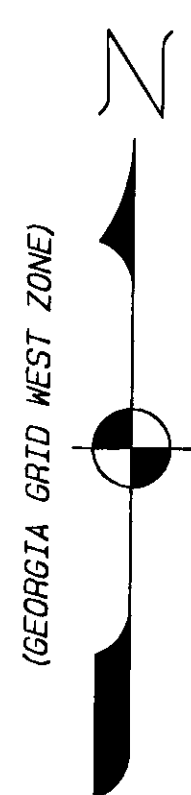
- Online:** www.DawsonCountyTax.com (American Express, Discover, MasterCard, Visa, PayPal and PayPal Credit)
 - In Person:** Dawson County Courthouse 25 Justice Way, Suite 1222 Dawsonville, GA 30534 M-F 8am to 5pm
 - By Mail:** Check mailed to Dawson County Tax Commissioner 25 Justice Way, Suite 1222 Dawsonville, GA 30534
 - By Phone:** (706) 701-2576 - Enter your bill number without the year. Example: Bill 2021-1234-enter 1234 ONLY.
 - Outdoor Drop Box:** Located at the crosswalk at the entrance to the Dawson County Courthouse.
- No payment contracts will be allowed.**
\$35 fee for all returned checks.

Name: _____

New Address: _____

Taxpayer Signature: _____

Map Code#: _____ Daytime Phone#: _____



THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40052 FEET, AND WAS ADJUSTED USING THE N/A RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 227752 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC TOTAL STATION & TRIMBLE R8 GPS.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON.

RECORDED IN PLAT BOOK 80 PAGE 167
 DATE 30th day of December 2013
 BY [Signature]

TRACT 2
 1.862 ACRES

TRACT 1
 98.138 ACRES
 DAWSON AREA = 58.130 ACRES
 LUMPKIN AREA = 40.008 ACRES

Planning approval is not approval from the Health Department. Contact that agency for approval.

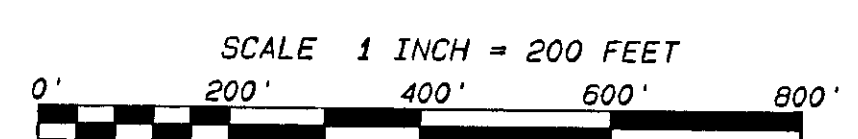
APPROVED
 DEC 30 2013
 FOR RECORDING

LINE	BEARING	DISTANCE
L1	S 43°35'43"E	10.45'
L2	N 49°58'16"W	88.76'
L3	N 19°31'08"W	37.73'
L4	N 08°41'44"W	77.50'
L5	N 05°58'35"W	83.25'
L6	N 06°19'30"E	82.95'
L7	N 13°44'25"E	124.16'
L8	N 19°15'41"E	67.85'
L9	N 29°30'43"E	110.85'
L10	N 31°25'39"E	50.34'
L11	N 45°31'14"E	126.15'
L12	N 47°41'02"E	52.05'
L13	N 45°58'00"E	82.58'
L14	N 45°55'29"E	43.33'
L15	N 48°14'30"E	100.51'
L16	N 50°40'20"E	46.93'
L17	N 56°09'22"E	44.94'
L18	N 64°24'28"E	26.63'
L19	N 78°30'50"E	18.48'
L20	N 82°30'36"E	50.72'
L21	S 85°29'52"E	48.68'
L22	S 57°00'35"W	199.28'
L23	S 14°48'39"W	229.37'

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N 19°45'36"E	292.40'	292.78'	1694.59'
C2	N 40°51'22"E	396.90'	402.20'	713.59'
C3	N 51°12'23"E	175.11'	175.58'	886.62'
C4	N 80°44'32"W	812.69'	824.68'	1362.39'
C5	S 40°51'34"W	441.39'	447.29'	793.42'
C6	S 19°45'36"W	306.20'	306.58'	1774.59'

THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE PLAT PREPARED AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. REFERENCE FEMA FLOOD MAPS: DC 13085C0050B DATED 09/26/2008 LC 13187C0125C DATED 09/26/2008



LSF # 1074: ALTASURY LLC dba

GEOIMAGE
 LAND SURVEYING, LAND PLANNING & DESIGN
 21 ENOTA STREET, DAHLONEGA, GA 30533, (706)864-7298

PLAT DATE: DECEMBER 27, 2013
 FIELD DATES: JULY, AUG, OCT, NOV, DEC, 2013

FIELD CREW: JG/SW
 DRAWN BY: JG
 DRWG FILE: 3887 HUTCHESON100
 JOB #3887

PLAT OF PARCEL DIVISION SURVEY FOR

JOYCE HUTCHESON

LAND LOTS 559, 560, 561, 596, 597, 598 - 5TH DISTRICT, 1ST SECTION
 DAWSON AND LUMPKIN COUNTIES, GEORGIA

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant..... Greg Spence *obo* Verizon Wireless

Amendment #SU 21-07 & VR 21-19

Request.....Special Use of a Communications Tower

Variance.....Reduction in required space between towers of 220-feet (of 15,840 feet).

Proposed UsePlacing a communications tower on an R-A zoned parcel with a reduction in the distance between two towers of 220 feet.

Current ZoningR-A (Residential Agricultural)

Acreage.....5.0± acres

LocationWesley Chapel Road & Hwy 52

Tax Parcel049 001

Planning Commission DateNovember 16, 2021

Board of Commission Date.....December 16, 2021

Applicant Proposal

Mr. Spence is seeking a Special Use of this parcel so that a Verizon Wireless Communications Tower may be constructed to improve cellular phone service in that area.

History and Existing Land Uses

The parcel is vacant land that has been owned by the current owner since 2004.

Adjacent Land Uses	Zoning	Existing Use
North	R-A/Lumpkin County	Vacant/Lumpkin Co.
South	R-A	Residential & Vacant
East	Lumpkin County	Lumpkin Co.
West	R-A	Residential & Vacant

Development Support and Constraints

This parcel is located along Hwy 52 near the Lumpkin County line. The area is primarily undeveloped woodlands and large estate lots. The tower will most likely not be visible from the roadway due to the wooded nature of the area however it will most probably be visible to neighboring lots proportionate to the distance from the base of the tower. Any concerns for visibility from the roadway could be solved by placing the tower farther back in the parcel.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the 2018 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Agriculture.

Public Facilities/Impacts

Engineering Department – “Access to the tower (if off of Hwy 52) will require GDOT approval.”

Environmental Health Department – “On-site septic would only be necessary if there was human occupation for 2 hours of more in a 24-hour period.”

Emergency Services – “No comment.”

Etowah Water & Sewer Authority – No comments necessary.

Dawson County Sheriff’s Office – No comments returned as of 11/12/2021.

Analysis

The proposed use of the property may disrupt certain scenic vistas as viewed from surrounding parcels however the public benefit of increased coverage not only for general communication but for emergency use should be considered. The disturbed footprint is minimal and visual disturbance form ground level would be at a minimum near the actual site. Visual disturbance may increase as the observer moves away from the tower base. A less reflective color of the monopole would help decrease visual disturbance.

Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the county. The separation distances shall be measured by following a straight line from the base of the existing tower to the base of proposed tower.

Proposed Tower	Separation Distance
Monopole 75' in Height or Greater	15,840 feet

The following should be noted with respect to this request:

A. The existing uses and classification of nearby property.

All adjacent properties are zoned Residential Agricultural and consistent with the Future Land Use Map. Residential Agricultural zoning does allow for the placement of cell towers as a special use on lots not less than 5 acres.

B. The extent to which property values are diminished by the particular land use classification.

A 2004 study indicated that property values decrease by approximately 2%. “This effect generally diminished with distance from the tower and was almost negligible after about 656 feet” (Bond, 2007).

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

The placement of this tower should increase both general and emergency communications abilities in the area which constitutes a public benefit.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

Improved general and emergency cellular communications in the area is a relative gain to the public.

E. The suitability of the subject property for the proposed land use classification.

The subject property is suitable for the purposed use and should not diminish the general character of the area.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

The property remains unimproved.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Terrain, distance between other towers and coverage area lead to the request for a reduction in separation distance between the towers.

References:

Bond, Sandy. PhD. 2007, *The Effect of Distance to Cell Phone Towers on House Prices in Florida*, The Appraisal Journal, Fall Edition.

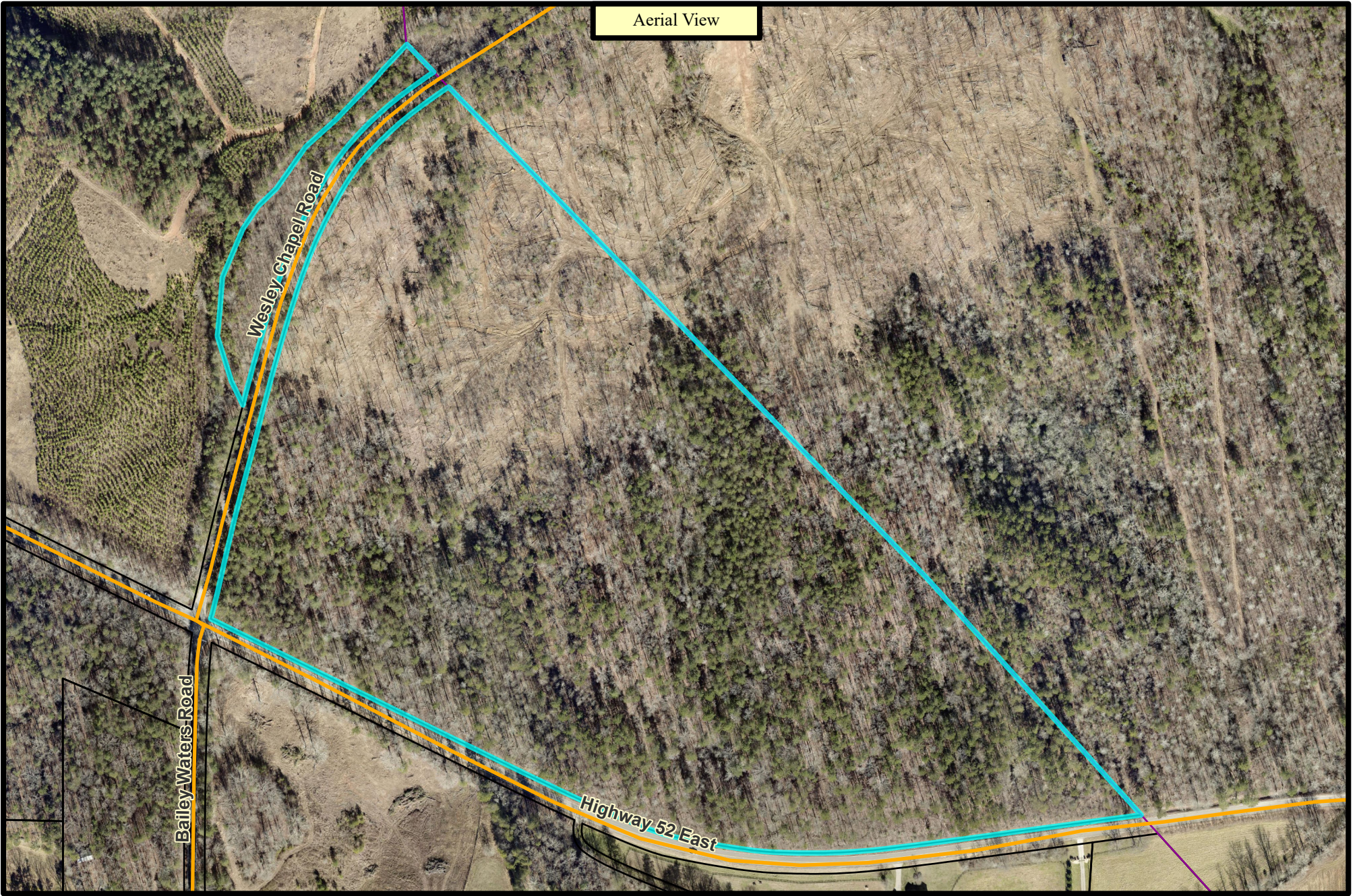
Picture of Property:



Balloon Test: November 1, 2021



Aerial View



Wesley Chapel Road

Bailey Waters Road

Highway 52 East



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N



Scale: 1:4,563

Dawson County

Planning and Development

90

Site Report

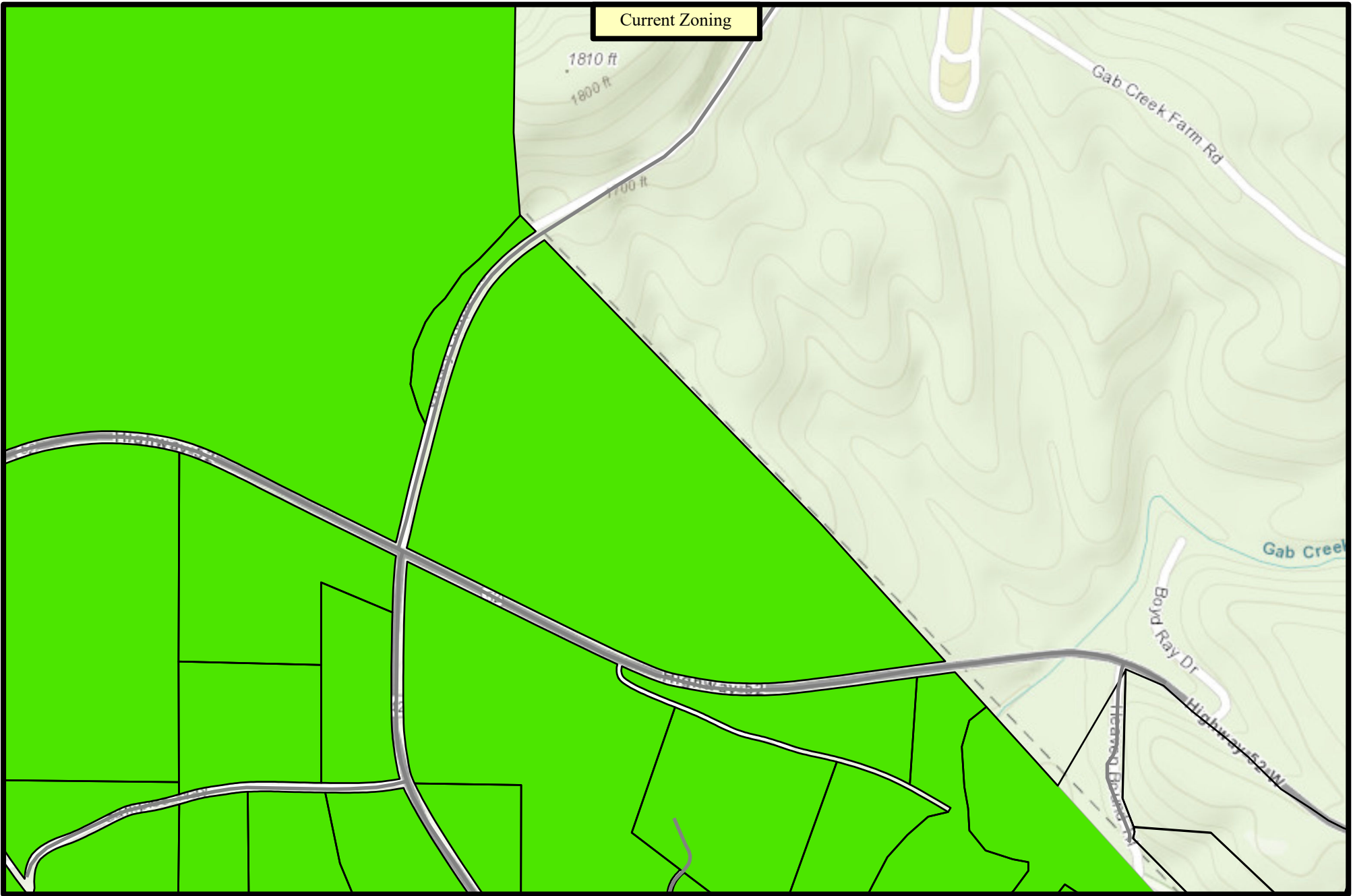
Parcel #: 049-001

Current Zoning: R-A


FLU: R-A

Application #: SU 21-07 and

VR 21

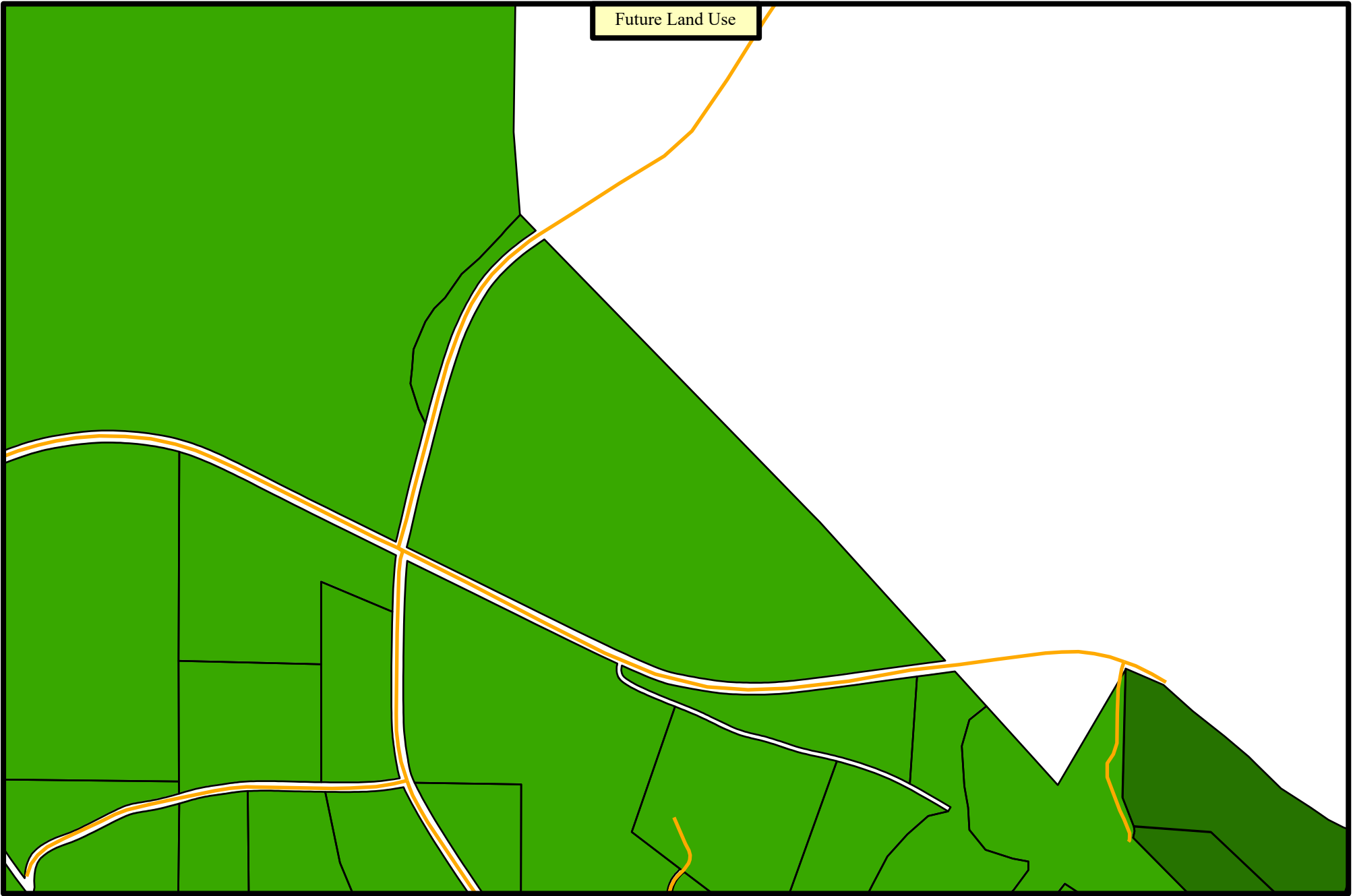


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N

 Scale: 1:7,885

Dawson County
 Planning and Development
 91
 Staff Report

Parcel #: 049-001
 Current Zoning: R-A
 FLU: R-A
 Application #: SU 21-07 and VR 21



Future Land Use

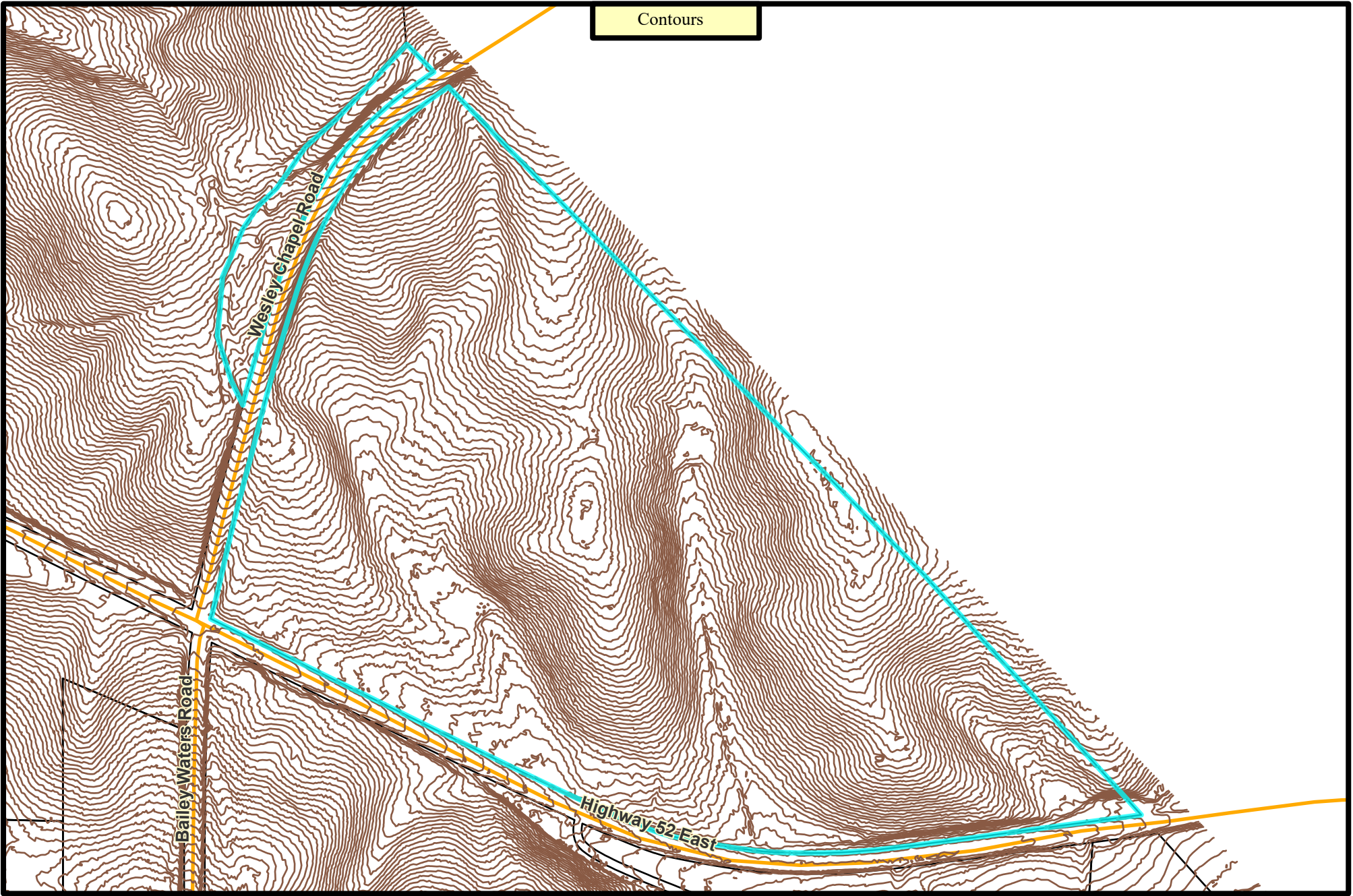


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N
Scale: 1:7,885

Dawson County
Planning and Development
92
Staff Report

Parcel #: 049-001
Current Zoning: R-A
FLU: R-A
Application #: SU 21-07 and VR 21



Contours

Wesley Chapel Road

Bailey Waters Road

Highway 52 East



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N

 Scale: 1:4,563

Dawson County

Planning and Development

93
 Staff Report

Parcel #: 049-001
 Current Zoning: R-A
 FLU: R-A
 Application #: SU 21-07 and VR 21



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **01.20.22**

Prepared By: **Danny Thompson**

Voting Session: **01.20.22**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **Funding Request for COVID Relief**

Background Information:

On January 31, 2020, The World Health Organization declared the coronavirus a Public Health Emergency. During the course of 2020, the U.S. Congress created funding to assist families impacted by COVID-19. This funding would be commonly known as: Families First Coronavirus Response Act (FFRCA). This federal funding ended on December 31, 2020. On March 11, 2021, Congress and President Biden signed into law the American Rescue Plan Act. On August 27, 2021, Dawson County BOC approved emergency funding in the sum of \$100,000 for employees who presented a positive PCR test.

Current Information:

To current date, Dawson County employees have used \$67,000 due to COVID-19 illness. The remaining balance of \$33,781.14 is set to rollover and will likely be exhausted by mid-February. We are requesting that \$120,000 of the ARPA funding be set aside to assist our employees for 2022. If approved this will be for only those employees who present a positive PCR test result to the Human Resources director. Eligible employees would be allowed the approved number of hours for COVID leave, once a calendar year. 80-hour employees – 80 hours, 84-hour employees – 84 hours and 96-hour employees – 96 hours

Budget Information: Applicable: _____ Not Applicable: **X** Budgeted: Yes **X** No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve agenda item

Department Head Authorization: **FDI**

Date: **12.29.21**

Finance Dept. Authorization: **Vickie Neikirk**

Date: **1/11/22**

County Manager Authorization: **David Headley**

Date: **1-11-2022**

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **01.20.22**

Prepared By: **Danny Thompson**

Voting Session: **2.3.22**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **Funding Fire Hydrants**

Background Information:

Etowah Water & Sewer is expanding their service of water. They are upgrading the existing water line in the area of Harry Sosebee, Blacks Mill and Red Rider. They will be installing 9,500 linear feet of a 12" main on Harry Sosbee, Blacks Mill Rd. to Dawson Forest Rd. There will also be 3,400 linear feet of an 8" main installed on Blacks Mill Rd. to the Forsyth County line, as well as a portion of Pine Needle and Red Rider.

Current Information:

We are requesting funding for the proposed addition of 17 new fire hydrants in the above listed service delivery areas. These additions provide valuable water in areas that have limited or no water currently. We are requesting that this purchase of \$81,430 be funded from fund balance. EWSA has waived the connection fees associated with this project at a cost of \$2,040 per hydrant. As you are aware, available water for fire suppression accounts for 40% of the county's ISO rating.

Budget Information: Applicable: _____ Not Applicable: **X** Budgeted: Yes _____ No **X**

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: **Approve agenda item**

Department Head Authorization: DT

Date: 12.29.21

Finance Dept. Authorization: Vickie Neikirk

Date: 1/11/22

County Manager Authorization: David Headley

Date: 1-11-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Requesting for funding to come from General Fund fund balance