

▶ **FILE #:** 5-F-11-UR

**AGENDA ITEM #** 35

**AGENDA DATE:** 5/12/2011

▶ **APPLICANT:** OPTIMA TOWERS IV, LLC KEITH POWELL

OWNER(S): Robert Smith

TAX ID NUMBER: 100 010

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Dave Smith Rd., east of Smith School Rd. along the Sevier County line.

▶ **APPX. SIZE OF TRACT:** 48.97 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Dave Smith Rd., a local street with a 16' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad & Tuckahoe Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Agriculture

▶ **PROPOSED USE:** 270' Commercial Telecommunications Lattice Tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Woods / A (Agricultural)

South: Pasture and rural residential / A (Agricultural) and Sevier County

East: Pasture and rural residential / Sevier County

West: Woods / A (Agricultural)

NEIGHBORHOOD CONTEXT: The proposed site is located in an agricultural/rural residential area of eastern Knox County.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 270' telecommunications lattice tower in the A zoning district subject to 6 conditions .**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The access drive for the tower site shall be paved to a width of 16 feet meeting the utility access driveway standards (copy attached) of the Knox County Fire Prevention Bureau. A revised plan for the access drive and turnaround area shall be submitted to the Knox County Fire Marshal and the Knox County Department of Engineering and Public Works for review and approval prior to any permits being issued.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installing an evergreen landscaping screen around the fenced enclosure, as required by the Zoning Ordinance, within six months of the tower becoming operational.

5. Meeting FAA requirements for required lighting for the tower.
6. At the time of the request for a building permit, posting a bond or other approved financial surety that would ensure the removal of the tower if it is abandoned.

With the conditions noted above, this request meets all criteria for a use-on-review in the A zoning district.

#### **COMMENTS:**

This is a request for a new 270 foot lattice telecommunications tower to be located within a 10,000 square foot lease area located on a portion of a 48.97 acre tract. The subject property is zoned A (Agricultural) and telecommunication towers are considered as a use on review in this district.

The proposed tower site will have access to Dave Smith Road by a driveway that currently serves a couple of barns. The driveway will have to be upgraded to meet utility access driveway standards of the Knox County Fire Prevention Bureau which requires at a minimum a 16' wide paved driveway. The vertical driveway transition from Dave Smith Rd. will have to be corrected and documentation will be required on compliance with all turning radii.

The proposed tower is required to be located 297 feet (110% of the tower height) from the nearest residence. The proposed tower far exceeds that minimum standard since the nearest residence is 618' from the proposed tower. The applicant is proposing an 8' high security fence around the tower and equipment area. Due to the height of the tower, FAA does require lighting for the tower.

The applicant states that there are no existing structures in the area that can be used for antenna placement to obtain the required coverage. The tower will support up to 4 telecommunication carrier antenna arrays. AT&T will be the principal client for the tower. An agreement has been submitted stating that Optima Towers agrees to make all of its facilities available to other wireless providers.

Attached to the staff report are several support documents, including a report from MPC's tower consultant, Mr. Larry E. Perry. Mr. Perry's report describes the proposal and highlights his findings. Mr. Perry concludes that the 270' lattice tower is technically justified by the materials submitted by the applicant (see attached report).

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The tower site, being located in an area made up of primarily large tracts should have minimal impact on nearby residences.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed commercial telecommunications tower at this location meets the standards required in the A (Agricultural) zoning district.
2. The proposed tower is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan, East County Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in a rural area, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East County Sector Plan proposes agricultural and rural residential uses on this property. With the minimal site alteration required for the proposed tower (access drive also serves as a driveway for existing barns), the proposed development is consistent with this land designation.
2. Under the guidelines for tower placement in the Wireless Communications Facility Plan this proposed tower falls within the "Opportunity Area". The proposed tower site is located on the edge of a rural/heavily wooded area and is adjacent to pasture. The plan considers both rural/heavily wooded areas and pasture areas to be "Opportunity Areas" for the location of telecommunication towers. The Plan takes a neutral

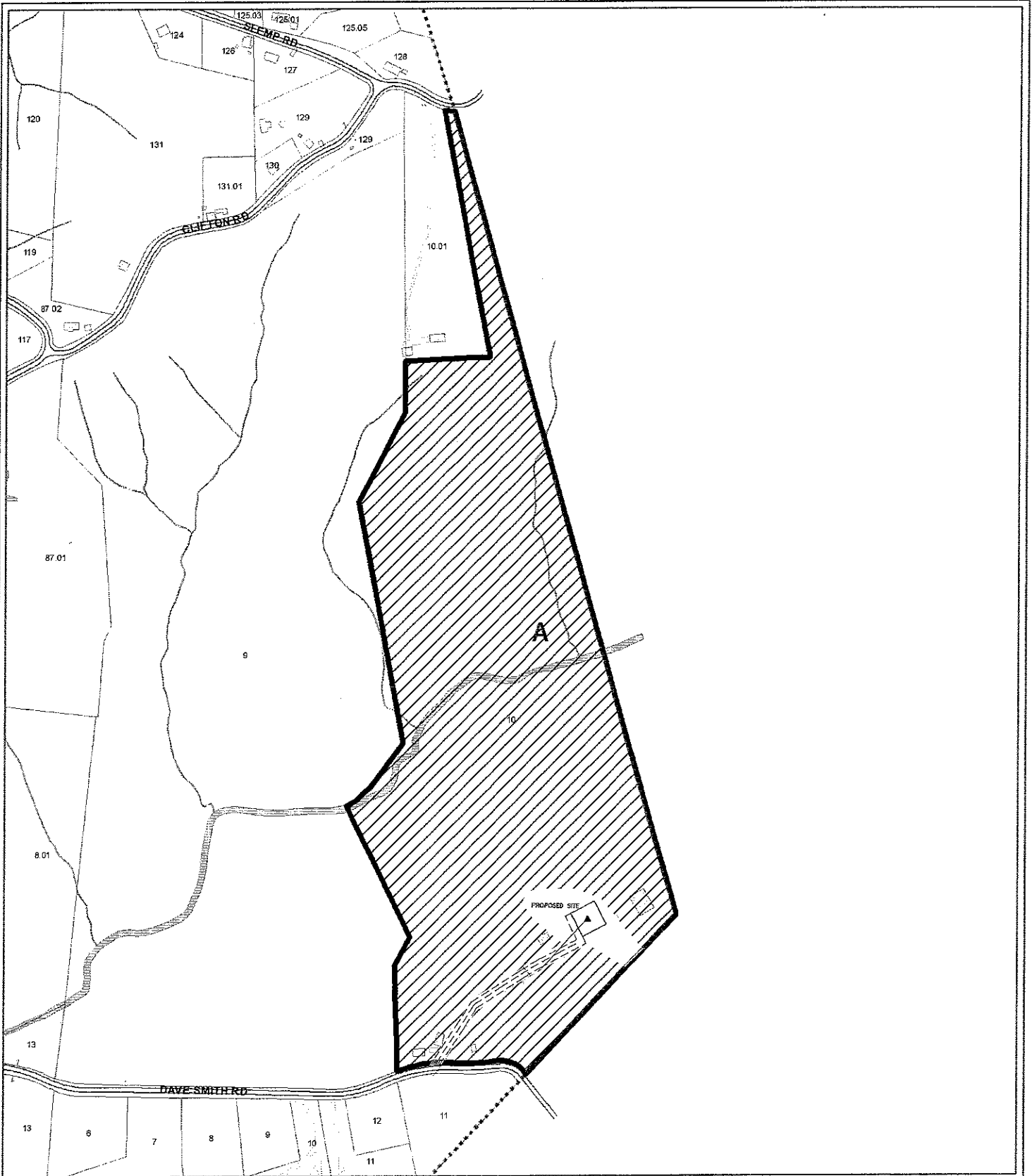
position on lattice towers located in a rural/heavily wooded area but discourages lattice towers that are located in pasture areas. Moving the tower further into the wooded area would require more site alteration and move the tower closer to a stream protection area, therefore, staff supports the proposed location. While located on a small hill, the site is not located in any slope protection area.

3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**5-F-11-UR  
USE ON REVIEW**



270' Commercial Telecommunications Lattice Tower in A (Agricultural)

Petitioner: Optima Towers IV LLC, Keith Powell

Map No: 100

Jurisdiction: County



Original Print Date: 4/27/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**Optima Towers IV, LLC/ATT MOBILITY**

**Telecommunications Tower Site Review**

**5-F-11-UR**

## **CONSULTANT'S SUMMARY**

**DAVID SMITH ROAD  
TN-2002 SITE**

**East Knox County (Kodak Community)**

**Location:** 2404 Dave Smith Road, Kodak Community, Knox County

**Proposed Tower Height:** 270 foot Monopole

**Address:** 2404 Dave Smith Road  
Kodak, Tennessee 37764

**District:** # East Knox County **Deed Book:** 1674 **Page 973** (Knox County)

**Use:** Telecommunications antenna tower structure

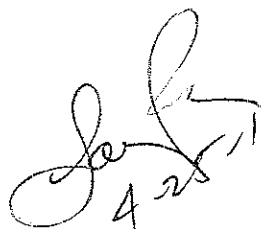
**Zoning:** A (Agricultural)/RR (Rural Development and Resource conservation)

**Variances and waivers:** None required or requested

**Need:** The applicant is Optima Tower IV LLC for ATT Mobility a licensed PCS carrier by the Federal Communications Commission and possibly other users.

**Instant Proposal:** Construct a 270 foot lattice tower type support structure.

**Consultant's Recommendation:** The site and application meets the requirements of the Ordinance and the spirit of the Facilities Plan. The applicant has proven a need for the site to comply with its FCC mandated coverage requirements.

A handwritten signature in black ink, appearing to be 'John', with the date '4-25-11' written below it.

**REPORT TO  
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site  
Located at 2404 Dave Smith Road  
Kodak, TN known as

**TN-2002 Dave Smith Road**

**ATT MOBILITY**

**UOR 5-F-11-UR**

**COMPLIANCE WITH**

**THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE**

4/25/2011

The proposed site for the applicant is a 270 foot lattice tower (including antennas and lightning rod) to be located near 2404 Dave Smith Road, Kodak in East Knox County. It is located off Smith School Road and Kodak Road in the Kodak community. The location borders Knox County and Sevier County with the tower on the Knox County side of line. The supporting material from applicant has been reviewed for technical and Federal/State legal compliance as well as with the Knoxville City Wireless Communication Facilities Plan from 2002. This is a new telecommunications site.

**REQUESTED**

1. **Location.** The location is within the **County** of Knox in the **East** District and is in **Deed book 1574 at Page 973** in the Knox County Register of Deeds Office.

2. **Zoning.** A (Agricultural)/RR (Rural Development and Resource conservation)

3. **Tower height.** The requested height is 270 feet above ground level will support up to 4 additional telecommunications carrier antennas for a total of 5 users. Lighting will be required on this structure.

4. **Variances.** The set back requirements in Article 4.92 of the Ordinance for Knox County for "A" sites requires that the structure be set back a minimum distance of 110% of the structure height or in this case 297 feet from the nearest dwelling unit. The proposed site is an estimated 618 feet from the nearest residential unit, thus a variance will not be

required.

5. **Site.** This application is for the construction of a new lattice type tower to be located at the edge of an open field with woods on the north portion of the parcel.

6. **Use.** This antenna support structure will be used for telecommunications with the present state of the art communications technology using PCS and cellular communication sources. The applicant is Optima Towers IV, LLC for ATT Wireless and there are 4 possible additional telecommunications users for the facility.

7. **Setbacks.** The setback requirements are that the facility must be 110% height of the tower from any dwelling unit. A variance will not be required as the site is located more than 600 feet from the nearest dwelling unit.

8. **Height.** The proposed structure is for 270 feet.

## **EVALUATION**

The following is a list of items reviewed:

Zoning Ordinance for Knoxville Tennessee by Metropolitan Planning Commission---Telecommunication Facilities Section (as amended thru October 1, 2004)

Knoxville City Wireless Communications Facilities Plan dated 2002.

Check for other existing towers capable of supporting the load and elevation clearance requested by the applicant herein and within 1 mile radius of site.

Check for Antenna Support Structure stress analysis for co-location users' equipment support

Review support structure drawings and specifications with applicant

Review FAA lighting and marking requirements and proposals

Review FCC requirements regarding signal coverage, towers and lighting

Review applicant's justification for site in compliance with the FCC's requirements for telecommunication company providers compliance with required coverage for the use of the general public.

Review Site plan by applicant

Check Zoning

Check setbacks for building and antenna support structure

Check for compliance with Wireless Communication Facility Plan

Check proximity to other structures and district boundaries

Check nature of surrounding land uses

Check surrounding foliage and tree coverage

Check design of tower for esthetic changes

Check height requirements necessary for coverage

Check separation from other towers

Check frequencies proposed for possible interference to TV and radio reception in the immediate vicinity of the structure.

## **DISCUSSION**

I visited the proposed tower site that is a part of this review and discussed the area with the applicant.

The site elevation at this location is about 1100 feet. It is located on a partially wooded parcel on the north and southwest and open field to the east and southeast.

The request is for a 270 foot self supported lattice tower of which ATT will use the top 15 feet and the additional usable next area is for other carriers' expansion.

The site is a good elevation location and by the addition of a cell site here, it would probably eliminate the need for other sites nearby.

The proposed structure should not affect adjacent property as it is on a parcel of land that is agricultural and is heavily wooded and more than 750 feet from the nearest road. The site would be screened from any area roads to the north by the woods but would be seen on the south looking north.

It is located in an A zoned area that is adjacent to a RR (Rural Residential) Area.

The access road has a grade of 12 1/2% for the last several hundred feet.

There are no variances required as the landowner owns all the property on all sides for more than 700 feet from the tower base. The tower will require lighting.

The FAA has approved the site as No Hazard to Air Navigation in study number 2010-ASO-5968-OE copy attached.

There are other similar towers located to the northeast, east and southwest of the proposed location, but all are more than 2 miles away, thus the height required. The terrain in the area is rugged and rolling hills and pastures.



## DISCUSSION RE FACILITIES PLAN

*The Facilities plan is a guideline adopted by the MPC in 2002 for the placement and appearance of wireless communications facilities. The following discussion is based on this application and how it relates to the Plan. The plan is an advisory plan and not a legal requirement.*

(1) **View Protection**--The structure, 270 foot lattice tower, is to be located at the edge of a wooded area to the north, northeast and southwest and open fields to the south and south east. There is a line of lattice towers about 2 miles apart running along a line that closely parallels the I40 Expressway. The local view protection will be provided by landscaping by the applicant that conforms to the MPC recommendations.

(2) **Land Use Compatibility**---The proposed site is on a hill in a partially wooded field. The structure and associated building/facilities would be compatible with the local land use and the surrounding area is wooded to the east. The site will be unmanned and will have no impact on noise, traffic or air pollution.

(3) **Design Compatibility**---The proposed landscaping and facility design would blend in with surrounding agricultural land usage and design. The new structure will be a monopole type structure which is the least obtrusive type antenna support structures.

(A) **Opportunity Areas**---This proposed site is in an area zoned Agricultural (A). While it is in a field near a wooded parcel, it borders both a Neutral (Rural/heavily wooded area) and in my opinion would be considered a Neutral Opportunity area.

(B) **Sensitive Area**---This site is not in a sensitive area as it is isolated wooded to the north and located more than 750 feet from a residence to the southwest and there are very few residences in the area and none in the immediate area.

(C) **Avoidance Areas**---This location is not in an avoidance area although on a slight hill, but the surround area is rolling hills.

Under the matrix it would be considered a NEUTRAL Site.

## SUMMARY

(1) The proposed antenna support structure is a 270 foot monopole including antennas. There **are lighting requirements** for this structure required by the FAA.

(2) A review of the structure stress analysis on the proposed structure and specifications support the use of the monopole by possible 4 other potential users in the future.

(3) The structure design meets or exceeds FCC and EIA requirements.

(4) The area surrounding the site is slightly wooded and zoned Agricultural and Rural Residential. There are no residences within 500 feet of the tower.

(5) There is no general use technology (such as satellite communications) that is available at the present time nor in the immediate future that would negate the need for the structure. However, should such a technology become available and the structure of no further use, the Ordinance at Article 4.92 requires it to be removed.

(6) The proposed equipment housing facility is an outdoor cabinet and will have no impact on the aesthetics of the adjacent land uses. The landscape plan indicates that the fenced area will be surrounded by wooded vegetation to north and southwest and will be bordered on the southeast and northeast by new landscaping by the applicant.

(7) The applicant has received authorization from the various governmental agencies, including the Federal Communications Commission, and the Federal Aviation Administration to provide communication service to the citizens of Knoxville, Tennessee.

(8) The requested site will have little impact on the community involved when compared with the benefits to be derived from the advanced service offered by the applicant.

(9) There are no other antenna support structures within 1 mile of the proposed site that are usable for the coverage required.

(10) There are no waivers requested or required.

(11) The proposed site and structure will have no environmental impact within the federal guidelines.

(12) The nature of the development in the surrounding area is not such as to pose a potential hazard to the proposed tower or to create an undesirable environment for the proposed structure.

(13) Assuming that there are 5 carriers operating cellular or PCS transmitters/receivers at this site and all are operating at the same time, the radiation produced by the combination of all the users

at the same time using the standards and protocols proposed and used by the carriers today, will be considerably below that established by the Federal Communications Commission and the EPA as creating any danger to humans or animals.

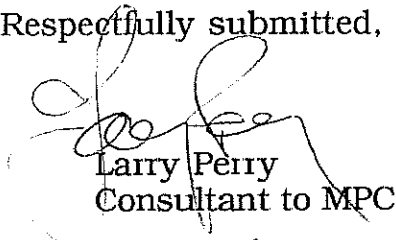
(14) There is a need for the structure in this area to provide for the wide spectrum wireless internet service and for other wireless voice and data services to be provided under government regulation by the various proposed carriers who plan to use the site.

(15) The applicant has proven a need for the site and coverage to be provided by this location.

### **RECOMMENDATION**

In light of the analysis and review of documents, it is my professional opinion that the applicant meets all requirements of the Ordinance and the spirit of the Facilities Plan as discussed above and is required for the applicant to meet their coverage requirements for the County of Knox.

Respectfully submitted,



Larry Perry  
Consultant to MPC

4/25/11

**EXHIBIT 7.  
LAND USE/WIRELESS FACILITIES MATRIX**

5-F-11-UR

	Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90'-150'	Tall Monopole 150'-199'	Lattice Tower	Guyed Tower
<b>Opportunity Areas</b>	Industrial/Business Park						
	Industrial Use						
	Pre-approved Government-owned Property						
	Urban Expressway Corridor						
	Rural/Heavily Wooded					*	
	Pasture					*	
	Central Business District						
	Office/Commercial Corridor						
	Shopping Center						
<b>Sensitive Areas</b>	Within 500' of a residence						
	Rural Residential						
	Non-residential Properties in a Residential Area (church, cemetery, library, etc.)						
	Multi-family Residential						
	On Hill Below Ridgeline						
<b>Avoidance Areas</b>	Conservation Open Space						
	Scenic Highway						
	Public Park						
	Ridge Top/Ridge Line						
	Scenic Vista						
	Historic District/Site						
	Single-family Residential						
	Vacant Residential Lot						

Encouraged  Neutral  Discouraged 

## Utility Access Driveways

Plans submitted require both a plan view and a profile and sometimes a grading plan is needed as well.

The **plan** view needs to show:

1. stationing,
2. radii of centerline horizontal curves,
3. points of curvature and tangency of the horizontal curves,
4. horizontal curves that tie the driveway to the roadway,
5. width of the pavement,
6. width of the easement,
7. and the turnaround area for the fire truck.

The minimum width of pavement permitted is 16 feet.

**Turning templates** are needed to show that the fire truck can make the necessary movements. The design vehicle is a BUS-40 as it is similar to the fire truck in that it has a 40 foot length and a 25 foot wheelbase. The turning templates should be applied on a separate plan view.

For layouts and dimensions of the **turn around area**, use Appendix C of the International Fire Code (IFC) as a guideline.

The **profile** needs to show:

1. stations,
2. grades,
3. vertical curves,
4. points of vertical intersection of the grades,
5. and no grade shall exceed 15%.

The **typical cross section** of pavement to be provided meets the driveway requirements of what Knox County uses for business driveways on capital projects. The section is as follows:

1. a compacted subgrade with 4 inches of base (mineral aggregate type "A", grade "D"),
2. 1-3/4 inches binder (bituminous hot mix grade B-M),
3. and 1-1/4 inches topping (asphaltic concrete surfacing grade "D"). This cross-section provides 7 inches of material.

The need for a **grading plan** is decided on a case by case basis. The effects of stormwater runoff on the side slopes of the proposed access driveway may require curbs, culverts, catch basins or road side swales. Once again the need for these items is decided on a case by case basis.

**Previously approved sites:** If a utility wishes to co-locate with a previously approved utility site, then the access driveway will need to meet the conditions listed above.



Federal Aviation Administration  
 Air Traffic Airspace Branch, ASW-520  
 2601 Meacham Blvd.  
 Fort Worth, TX 76137-0520

Aeronautical Study No.  
 2010-ASO-5968-OE

Issued Date: 12/10/2010

Keith Powell  
 Optima Towers IV, LLC  
 P.O. Box 2041  
 Mt Pleasant, SC 29465

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower TN-2002 Midway-Kodak  
 Location: Midway, IN  
 Latitude: 35-58-20.13N NAD 83  
 Longitude: 83-39-23 06W  
 Heights: 290 feet above ground level (AGL)  
 1377 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/10/2012 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc , which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (847) 294-8084. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2010-ASO-5968-OE.

**Signature Control No: 132600232-134273282**  
Carole Bernacchi  
Technician

( DNE )

Attachment(s)  
Frequency Data

cc: FCC





*Optima Towers IV, LLC*  
*PO Box 2041*  
*Mount Pleasant, SC 29465*

***Via Hand Delivery***

March 30, 2011

Knox County Metropolitan Planning Commission  
400 Main St, Suite 403  
City County Building  
Knoxville, Tennessee 37902

Re: Proposed wireless communications facility at 2404 Dave Smith Road

Dear MPC Staff and Commissioners,

I hope this letter finds you well. Please accept this package as the submittal by Optima Towers for its proposed wireless telecommunications facility located at 2404 Dave Smith Road. The following information package describes in detail of the required Knox County MPC application form, applicable site information and required materials, and detailed site plans for approval of Optima Towers' (Optima) proposed wireless communications facility located at 2404 Dave Smith Road. This checklist below provides the respective code requirements (§§4.92.02 and §§4.92.03) and the methods and measures of compliance by Optima. Specifically included with this [Application Submittal] are the following required multiple attachments:

1. MPC Use on Review application
2. Site Plans by SSOE, Site Design Engineers, dated 3/30/11
4. Supplemental Addendum data package, dated 3/30/11

Optima answers and addresses each specific requirement of the Knox County ordinance for Communication Towers in the margin below each requirement. These answers are written in **BOLD** type.

***Section 4.92.02***                      ***Development Standards***

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1. Co-Location Requirements

The following regulations regarding co-location of antennae shall apply:

- a. A new commercial telecommunications tower proposed for construction must accommodate a minimum of two antenna arrays if the tower is less than 130 feet in height, and at least three antenna arrays if the tower is 130 feet in height or greater.

**Optima complies with this requirement. The proposed structure will accommodate a minimum of 4 antenna arrays. Please see Exhibit 1, Tower Drawings illustrating the compliance.**

- b. Applicants requesting a building permit or use on review approval for a new tower shall simultaneously file a letter of intent committing the tower owner and his/her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use. However, this section shall not obligate the owner of an existing tower to co-locate additional antennas on such tower, nor is it intended to limit the

rights of parties to set rent or establish other terms and conditions for the shared use of a telecommunications tower or other structure

**Optima complies with this requirement. Please see Exhibit 2, Letter of Intent by Optima Towers IV, LLC.**

- c. Applications for a building permit or use on review approval for a new tower shall include maps of the intended coverage area, the corresponding search radius for tower sites, and existing facilities within that search radius. Existing facilities shall include towers, buildings, and other structures of such height as to meet the engineering needs of the applicant. The applicant shall also provide written evidence that location on an existing structure is not feasible due to at least one of the following reasons:
- (1) No suitable facilities exist that would allow service to be provided to the proposed coverage area
  - (2) The planned equipment would exceed the capacity of existing and approved structures, considering existing and planned use of those structures. Applicants citing this reason shall provide certification by a licensed engineer qualified in the design and installation of wireless communications facilities.
  - (3) The planned equipment would result in technical or physical interference with or from other existing or planned equipment, or would result in a violation of standards promulgated by the Federal Communications Commission.
  - (4) Other reasons that make it impracticable to co-locate the proposed antenna(e) on an existing facility, including, but not limited to, a failure to reach agreement with the owner of an existing facility on a rental amount or other material terms of a lease, after negotiating in good faith for a period of at least sixty (60) days. Said negotiation period shall commence on the date that the applicant submits his first written inquiry about co-location to the owner of the existing facility. Letters from owners of existing facilities or other evidence of good faith attempts to negotiate with said owners may be submitted to satisfy the certification requirements of 4.92.02 Part 1.c(4) of this Section. The submission of an affidavit by the applicant stating that the applicant and the owner of the existing facility have been unable to reach agreement during said sixty (60) day period, and stating the reasons they were unable to agree, shall be deemed sufficient written evidence to establish good faith negotiations as contemplated herein.

**Optima complies with this requirement. Please see Exhibit 3. Included are, 1) Map depicting the existing lacking coverage; and 2) Map depicting the area with the proposed coverage; and 3) Search ring of deficient area "search area" and 4) A map depicting a 1 mile and 3 mile search for existing towers accompanied by the related FCC website search. The applicable towers are numbered to match the respective map. The FCC search information and map depicts that NO existing structures exist in or near search area.**

**The existing facility map in Exhibit 3D illustrates, Optima complies with the requirement due to reason # (1), "No suitable facilities exist that would allow service to be provided to the proposed coverage area."**

- d. If the applicant is not a licensed provider of commercial telecommunications services, the application shall, in addition to meeting all the other requirements of this section, include at least one letter from such a licensed provider indicating intent to locate on the proposed tower. The maps and written evidence required in 4.92.02 Part 1.c. of this Section shall be based on the needs of the licensed provider(s) who furnishes said letter of intent.

**Optima complies with this requirement. Please see Exhibit 4, Letter of Intent to collocate by AT&T.**

- e. Plans and drawings submitted as part of a use on review application for a new tower site shall be certified by a licensed, professional engineer, or architect

**Optima complies with this requirement. Please see Chapter 2 of this Application Submittal, Site Plans by SSOE, Dated 3/30/11**

f. The professional planning staff of the Metropolitan Planning Commission shall refer technical engineering aspects of the administration and enforcement of this section to a registered professional engineer qualified in the design and installation of wireless communications facilities to provide advice and assistance. Any use on review application for a new communications tower of sixty feet or more feet in height shall, at the discretion of the professional planning staff of the Metropolitan Planning Commission, be referred to the engineering consultant for review and report. Any reasonable costs not to exceed One Thousand Five Hundred and No/100 Dollars (\$1,500) incurred for the engineering consultant's review and recommendation shall be reimbursed by the applicant to the Metropolitan Planning Commission. All such applications shall, in addition to any fee charged for the use on review application, include an escrow fee in the amount of five hundred dollars (\$500). Within thirty (30) days after a use on review determination has been made, the Metropolitan Planning Commission shall reimburse the applicant for any excess escrow amount or, where the escrow does not cover the full costs of the engineering consultant's review and report, the applicant shall reimburse the Metropolitan Planning Commission for the shortage before the Director of Code Administration and Inspection acts on a permit application. In no event shall an applicant be obligated to reimburse the Metropolitan Planning Commission more than fifteen hundred dollars (\$1,500) per application for the same proposal.

**Optima complies with this requirement. Optima has provided payment in the amount of \$3,900.00 (Check#1068). This total includes the Third (3<sup>rd</sup>) party review by Mr. Perry. A copy of the check is attached in Chapter 1 of MPC Use on Review Application by Optima Towers IV, LLC.**

## 2. Setbacks

- a. Except as otherwise noted in this section, all towers shall be set back from any Dwelling Unit located on all properties zoned A, E, RA, RAE, RB, PR, or TC, any Dwelling Unit located on all properties with an HZ overlay, and any Dwelling Unit located on any residentially or agriculturally zoned property within the Town of Farragut or the City of Knoxville, a minimum distance equal to 110% of the height of the tower, or the minimum principal use setbacks of the zoning district in which the tower is located, whichever is greater. Guy wires for towers, and above ground supports for guy wires, shall be set back from side and rear property lines a minimum of ten (10) feet. No guy wire shall be located in a required front yard.

**Optima complies with this requirement. The nearest Dwelling Unit is located no nearer than approximately 618-ft from the proposed tower. Minimum setback is 297-ft. See Exhibit 5 depicting the location and dwelling setback from the proposed tower.**

- b. The following setbacks shall apply to towers located on the site of a substation owned or leased by an electric utility company or district:
  - (1) Towers located outside the existing security fence shall be set back consistent with the requirements of paragraph 2 a. above.
  - (2) Towers located within the existing security fence are not required to comply with the setbacks set forth in this Ordinance.

**This requirement is NOT APPLICABLE to this application.**

c. Upon notarized written agreement between the commercial telecommunications tower applicant and all of the property owner(s) whose property lines fall within the setback specified under either 2 a or 2 b of this section, the minimum setback may be reduced to the principal use setback in the zoning district in which the tower is located, if approved by the Metropolitan Planning Commission as part of the use on review application for the new tower.

**Optima complies with this requirement. The property owner, Robert Smith, owns all property within the tower +10% (297-ft). He is a party to this application. Please See Chapter 1, page 2 of this Submittal Package.**

d. Setback requirements may be modified by the Board of Zoning Appeals (BZA), consistent with the requirements for the granting of a variance listed in Article 6, Section 6 60 of these regulations

**This requirement is NOT APPLICABLE to this application.**

e. If a tower is torn down and a replacement tower constructed, the replacement tower maybe constructed at any place on the parcel, so long as it meets the setback requirements in effect at the time the original tower was constructed; provided, however, if construction of such tower on the relevant parcel requires approval as a Use on Review, the replacement tower shall be permitted, so long as it is constructed within 200 feet of the original tower site.

**This requirement is NOT APPLICABLE to this application.**

### 3 Height

a. The height of a tower shall not be calculated to include any antennae erected in compliance with the applicable building regulations.

**Optima complies with this requirement. Optima proposes a 270-ft structure and does not make any reference to a differing size structure. No antenna will be attached to a section higher than 270-ft above ground level. Please see Exhibit 1 Tower Drawings.**

b. An existing tower may be modified or rebuilt to a taller height, not to exceed thirty (30) feet over the tower's existing height, to accommodate the co-location of an additional antenna or similar transmission equipment. No additional setbacks shall be required. This height change shall be permitted only one time per tower. However, if the proposed modification or replacement would cause the tower's height to equal or exceed 200 feet, it shall not be constructed without the approval of the Planning Commission as a Use on Review, except when the construction of such towers is a permitted use pursuant to this Ordinance.

**This requirement is NOT APPLICABLE to this application. No structure currently exists.**

### 4. Landscaping

a. For all towers, at least one row of evergreen trees or shrubs capable of forming a continuous hedge at least five feet in height and screening the base of the tower from public view within two years of planting shall be planted and maintained in healthy condition. A break in the hedge, not to exceed 12 feet in width, shall be allowed for access for maintenance personnel and vehicles.

**Optima complies with this requirement. Please see page C-6 of Chapter 2, Site Plans by SSOE, dated 3/30/11.**

b New or existing vegetation, earth berms, existing topographic features, walls, fences, building and features other than those described above may be used to meet the requirements of these regulations if the code administrator finds that they achieve the same degree of screening as 4 a. No screening shall be required if the base of the tower is not visible from adjoining property or is not otherwise visible from a dedicated public right of way, or if waiver of this requirement is necessary for the continued operation of agricultural or forestry uses. No screening shall be required when this screening is explicitly prohibited by Federal Communications Commission regulations.

**This requirement is NOT APPLICABLE to this application. Optima does not seek any exemption of the landscape requirements of 4(a), above.**

c Any required new vegetation shall be in place within 30 days of the completion of the installation of any tower and its appurtenances, except that this deadline shall be extended by the codes administrator if necessary to delay planting to the next planting season

**Optima accepts and acknowledges this requirement.**

#### 5 Security Fencing

The base of the tower, including any accessory structures, shall be enclosed by a minimum 6 ft. high chain link fence. Any landscaping, as required under section 4.92.02, paragraph 4., shall be installed outside the fenced enclosure

**Optima complies with this requirement. Please see page C-2 and C-4 of Chapter 2, Site Plans by SSOE, dated 3/30/11.**

#### 6 Exceptions

a A commercial telecommunications tower legally existing as of September 28, 1995 may be rebuilt on the same site without compliance with the height and setback requirements of this Section.

**This requirement is NOT APPLICABLE to this application.**

### **Section 4.92.03                      Removal of Abandoned Towers**

The following regulations shall apply to ensure the removal of abandoned towers:

1. The owner of any telecommunications tower shall provide written notification to the Director of the Department of Code Administration and Inspection within thirty (30) days of the occurrence of either or both of the following:

- a The tower has changed ownership
- b Use of all telecommunications antennas on the tower has ceased

**Optima complies with this requirement. Please see attached Exhibit 6, Letter of notice to MPC and Department of Code Administration.**

2 All towers permitted under the requirements of these regulations that are not operated for telecommunications purposes for a continuous twelve (12) month period shall be considered abandoned, and the owner of such tower shall remove same within 90 days of receiving notice from the Director of the Department of Code Administration and Inspection. Failure to do so shall be deemed a violation of these regulations. The owner of the tower may appeal the decision of the Director of the Department of Code Administration and Inspection to the Board of Zoning Appeals. At such hearing the owner shall be required to show just cause why the tower should not be considered abandoned and subject to removal.

**Optima complies with this requirement. Please see attached Exhibit 6, Letter of removal to MPC and Department of Code Administration.**

3. At the time a request for a building permit is made, the applicant shall provide proof of the establishment of a financially secured and legally enforceable method of removing a telecommunications tower when it ceases to be used for a period of twelve (12) months. This may be in the form of a bond, a letter of credit or some other financial arrangement approved by the County Finance Director for financial adequacy and the County Law Director for legal enforceability. Such bond or other approved financial surety shall be maintained by the owner of the tower so long as the tower exists.

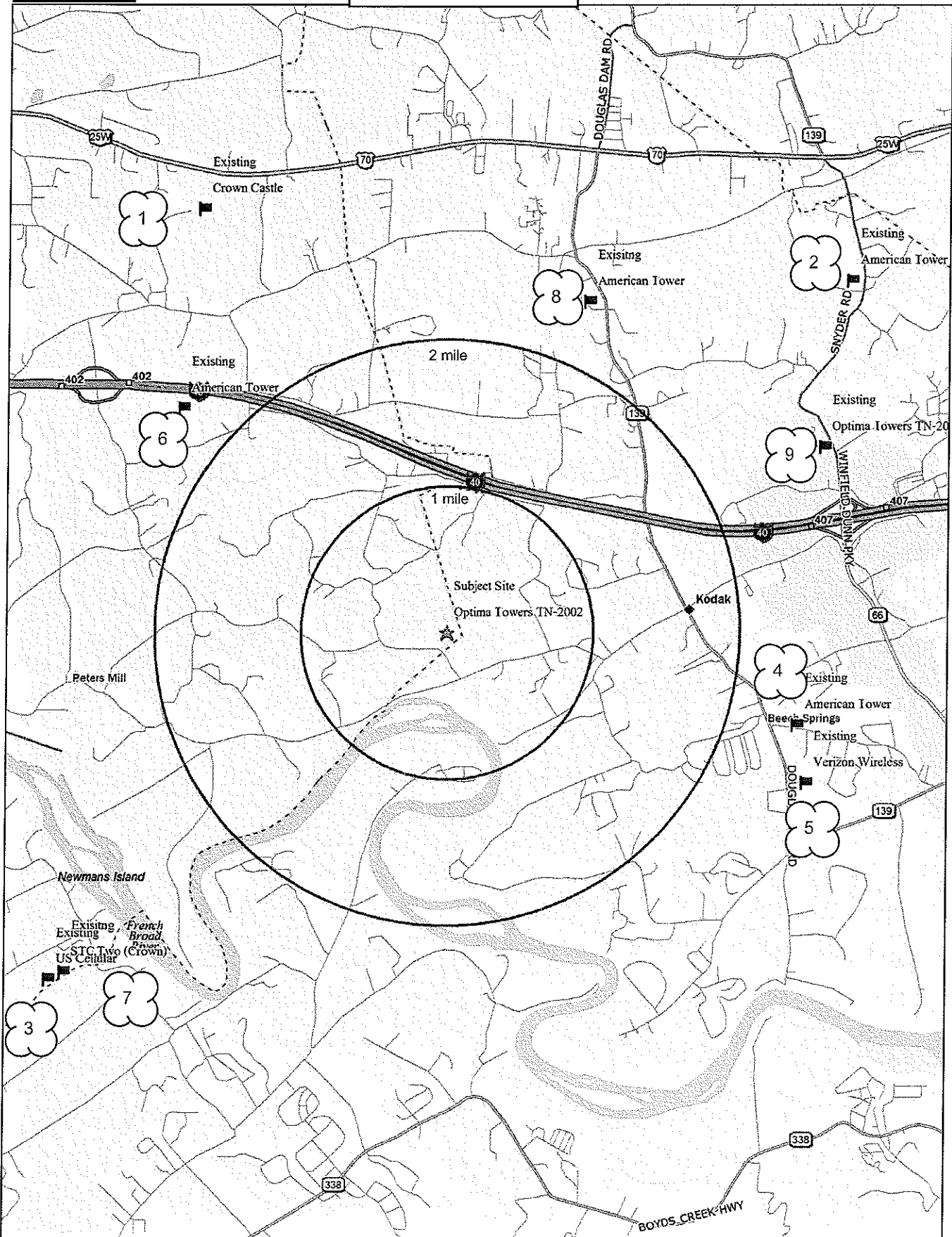
**Optima acknowledges and complies with this requirement. Please see same attached Exhibit 6.**

Upon approval of the Use on Review application, Optima will provide the remaining required items, as stated in the supplemental information, prior to its submission for building permit. If you have any questions, please feel free to give me a call at 843-324-9745.

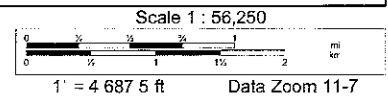
Sincerely,

A handwritten signature in black ink, appearing to read 'K. Powell', is written over the typed name.

Keith Powell  
Managing Member  
Optima Towers IV, LLC



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 www.delorme.com



ASR Registration Search

**Registration Search Results**

Displayed Results

**PA** = Pending Application(s)**Specified Search**

Latitude='35-58-20.1 N', Longitude='83-39-23.0 W', Radius=4.8 Kilometers

Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1 1037161	Constructed	A0536311	CROWN CASTLE GT COMPANY LLC	36-00-48.0N 083-41-13.0W	KNOXVILLE, TN	90.8
2 1038434	Constructed	A0605147	American Towers, Inc.	36-00-15.6N 083-38-22.9W	KODAK, TN	88.4
3 1041721	Constructed	A0221607	United States Cellular Corporation	35-56-14.0N 083-42-19.0W	BOYDS CREEK, TN	57.9
4 1053004	Constructed	A0605296	American Towers, Inc.	35-57-45.0N 083-36-51.0W	SEVIERVILLE, TN	85.3
5 1065020	Constructed	A0526339	Verizon Wireless Tennessee Partnership	35-57-24.0N 083-36-47.0W	KODAK, TN	91.2
6 1205882	Constructed	A0605586	American Towers, Inc.	35-59-37.3N 083-41-22.0W	Strawberry Plains, TN	86.5
7 1215703	Constructed	A0704443	STC Two LLC	35-56-17.0N 083-42-12.2W	Knoxville, TN	61.1
8 1225592	Constructed	A0603830	American Towers, Inc.	36-00-22.7N 083-36-28.6W	KODAK, TN	104.2
9 1277126	Granted	A0707989	Optima Towers IV, LLC	35-59-23.9N 083-36-42.0W	Sevierville, TN	85.3

**CLOSE WINDOW**





**Erika Helle**  
RF Design Engineer  
East TN  
3585 Workman Road  
Knoxville, TN 37921  
(865) 824-2231

March 28, 2011

Keith Powell  
Optima Towers IV, LLC  
PO Box 2041  
Mount Pleasant, SC 29464

Re: AT&T collocation on Optima proposed facility at 2404 Dave Smith Rd, Kodak, TN

Dear Mr. Powell,

Thank you for your information concerning your proposed site located at 2404 Dave Smith Road, Kodak, TN. Your proposed site meets AT&T's radio frequency and network design requirements for improving its coverage and capacity needs south of Interstate 40, Midway Road, Smith School Road, Kodak Road, and providing needed coverage to the Kodak-Midway Area. There are no facilities that exist to provide the needed coverage of the area. AT&T is collocated on all the adjacent sites. Please accept this letter of intent for AT&T's interest to collocating on your proposed structure upon approval of the Use on Review by Knoxville MPC.

Sincerely,

Erika Helle  
RF Design Engineer



*Via Supplemental Information Package*

February 24, 2011

Knox County Metropolitan Planning Commission  
400 Main St, Suite 403  
City County Building  
Knoxville, Tennessee 37902

Re: Proposed wireless communications facility at 2404 Dave Smith Road

Dear MPC Staff and Commissioners,

In accordance with §4 92 02, sub section (1) (b) of The Knox County Zoning Ordinance:

Please accept this letter of intent by Optima Towers IV, LLC;

Optima Towers IV commits the aforesaid tower and facility located at 2404 Dave Smith Road, its successors and/or assigns, to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use. However, this letter of intent shall not obligate Optima Towers IV, its successors or assigns, or limit its rights, or any tenant, to set rent or establish other terms and conditions for the shared use of this tower facility.

By: Optima Towers IV, LLC, a South Carolina limited liability company

A handwritten signature in black ink, appearing to read "K. Powell", is written over a horizontal line.

Acknowledged and Accepted

By: Keith Powell

Its: Managing Member

Date: 2/24/11



*Via Supplemental Information Package*

February 24, 2011

Knox County Metropolitan Planning Commission  
400 Main St, Suite 403  
City County Building  
Knoxville, Tennessee 37902

Re: Proposed wireless communications facility at 2404 Dave Smith Road

Dear MPC Staff and Commissioners,

In accordance with §4 92 03, sub section (1) of The Knox County Zoning Ordinance:

Please accept this letter of acknowledgement by Optima Towers IV, LLC;

Optima Towers IV, or its successor and/or assigns, shall provide written notification to the Director of the Department of Code Administration and Inspection within thirty (30) days of the occurrence of; (1) The tower has changed ownership; or (2) the use of all telecommunications antennas on the tower has ceased

By: Optima Towers IV, LLC, a South Carolina limited liability company

A handwritten signature in black ink, appearing to read "K. Powell", is written over a horizontal line.

Acknowledged and Accepted

By: Keith Powell

Its: Managing Member

Date: 2/24/11



*Via Supplemental Information Package*

February 24, 2011

Knox County Metropolitan Planning Commission  
400 Main St, Suite 403  
City County Building  
Knoxville, Tennessee 37902

Re: Proposed wireless communications facility at 2404 Dave Smith Road

Dear MPC Staff and Commissioners,

In accordance with §4.92 03, sub section (2) of The Knox County Zoning Ordinance:

Please accept this letter of acknowledgement by Optima Towers IV, LLC;

Optima Towers IV, or its successor and/or assigns, shall remove the tower located at 2404 Dave Smith Road, within ninety (90) days of receiving notice from the Director of the Department of Code Administration and Inspection that the site has been determined abandoned or not in operation for a continuous period of twelve (12) months. Optima Towers IV, or its successor and/or assigns, also acknowledges that it may appeal the decision of the Director of the Department of Code Administration and Inspection to the Board of Zoning Appeals to show just cause why the tower should not be considered abandoned and subject to removal.

By: Optima Towers IV, LLC, a South Carolina limited liability company

Acknowledged and Accepted

By: Keith Powell

Its: Managing Member

Date: 2/24/11



*Via Supplemental Information Package*

February 24, 2011

Knox County Metropolitan Planning Commission  
400 Main St, Suite 403  
City County Building  
Knoxville, Tennessee 37902

Re: Proposed wireless communications facility at 2404 Dave Smith Road

Dear MPC Staff and Commissioners,

In accordance with §4.92.03, sub section (3) of The Knox County Zoning Ordinance:

Please accept this letter of acknowledgement by Optima Towers IV, LLC;

Optima Towers IV, or its successor and/or assigns, shall provide proof of the establishment of a financially secured and legally enforceable method of removing a telecommunications tower when the facility is determined to be abandoned or ceases to be used for a period of twelve (12) months. This may be in the form of a bond, a letter of credit or some other financial arrangement approved by the County Finance Director for financial adequacy and the County Law Director for legal enforceability. Such bond or other approved financial surety shall be maintained by Optima Towers IV, LLC or its successors and/or assigns, for the tower so long as the tower exists. This bond (or other instrument) will be provided at the time Optima Towers IV applies for its building permit.

By: Optima Towers IV, LLC, a South Carolina limited liability company

A handwritten signature in black ink, appearing to read "K. Powell", is written over a horizontal line.

Acknowledged and Accepted

By: Keith Powell

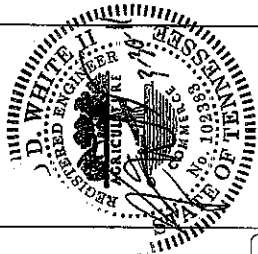
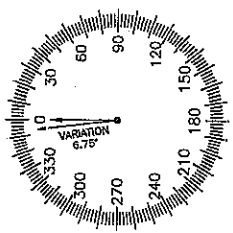
Its: Managing Member

Date: 2/24/11

# SITE NAME DAVE SMITH ROAD

## SITE NUMBER TN-2002

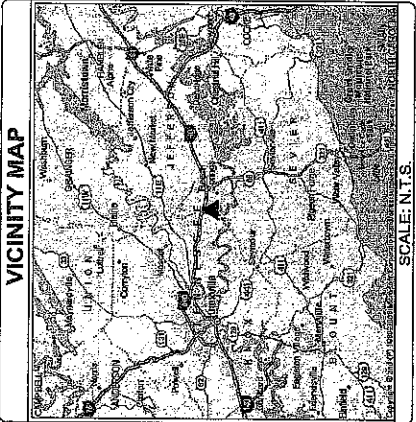
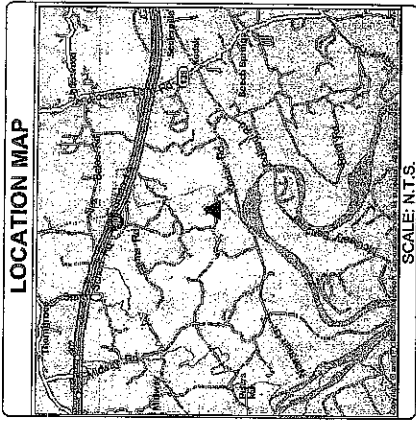
NEW 270' SELF-SUPPORTING TOWER



**DAVE SMITH ROAD**  
SITE NUMBER:  
**TN-2002**  
SITE ADDRESS:  
2404 DAVE SMITH ROAD  
KNOXVILLE, TN 37764

SEE INFORMATION CONTAINED IN THIS  
DRAWING FOR A COMPLETE LIST OF MATERIALS  
BY TRADE. ANY USE OF MATERIALS  
OTHER THAN THAT WHICH RELATES  
TO THE CLIENT IS STRICTLY PROHIBITED.  
© 2009 SSSOE, INC.

SHEET #	TITLE DESCRIPTION	REV. #
T-1	TITLE SHEET	3
C-0	PROPERTY LOCATION	3
C-1	OVERALL SITE LAYOUT	3
C-2	SITE LAYOUT	3
C-3	GRADING SPECIFICATIONS AND NOTES	3
C-4	CIVIL DETAILS	3
C-5	EXTERIOR BUILDING ELEVATIONS	3
C-6	LANDSCAPING PLAN	3
C-7	ROADWAY PLAN & PROFILE	3
E-1	ELECTRICAL SPECIFICATIONS	3
E-2	UTILITY ROUTING PLAN	3
E-3	EXTERIOR GROUNDING PLAN	3
E-4	ELECTRICAL DETAILS	3
E-5	ELECTRICAL DETAILS	3
E-6	ELECTRICAL DETAILS	3
E-7	ELECTRICAL DETAILS	3
S-1	FOUNDATION PLAN	3



PROJECT SUMMARY	
SITE NAME:	DAVE SMITH ROAD
SITE NUMBER:	TN-2002
PROPOSED TOWER TYPE:	SELF-SUPPORTING
APPROXIMATE HEIGHT:	270'
APPROXIMATE DENSITY:	RECORD DENSITY
APPROXIMATE ZONING:	RECORD DENSITY - RESOURCE CONSERVATION
APPROXIMATE COORDINATE:	150.000 N, 117.146 W, 973 UNADJUSTED
APPROXIMATE ADJ. COORDINATE:	HEIGHT IS UNADJUSTED AND NOT THE HUMAN
SITE ADDRESS:	2404 DAVE SMITH ROAD KNOXVILLE, TN 37764
OWNER:	DAVE SMITH ROAD
OWNER CONTACT:	353-2817
OWNER PHONE:	615-242-2121
OWNER FAX:	615-242-2121
OWNER EMAIL:	DAVE@DAVEMEDIA.COM
OWNER WEBSITE:	WWW.DAVEMEDIA.COM

CONSULTANT TEAM	
DESIGNER/ENGINEER:	SSSOE, INC. 214 CENTER BL. SUITE 300 KNOXVILLE, TN 37920-2116 (615) 441-7500
OWNER:	DAVE SMITH ROAD
OWNER CONTACT:	353-2817
OWNER PHONE:	615-242-2121
OWNER FAX:	615-242-2121
OWNER EMAIL:	DAVE@DAVEMEDIA.COM
OWNER WEBSITE:	WWW.DAVEMEDIA.COM

UTILITIES	
ELECTRIC PROVIDER:	KNOXVILLE UTILITIES BOARD (KUB)
TELEPHONE PROVIDER:	AT&T
TELEPHONE NUMBER:	615-521-5211
TELEPHONE FAX:	615-521-5211
TELEPHONE EMAIL:	615-521-5211
TELEPHONE WEBSITE:	WWW.ATANDT.COM
TELEPHONE ADDRESS:	615-521-5211

POLICE AND FIRE	
POLICE:	200 W. MAIN ST., SUITE 1000 KNOXVILLE, TN 37902 (615) 521-5211
TELEPHONE:	615-521-5211
FIRE:	200 W. MAIN ST., SUITE 1000 KNOXVILLE, TN 37902 (615) 521-5211
TELEPHONE:	615-521-5211

A/E DOCUMENT REVIEW STATUS	
TITLE	DATE
OPTIMA TOWER W	
PROPERTY OWNER:	
CARRIER REF:	
CARRIER PROP:	
CARRIER CONSTRUCTION:	

**DRIVING DIRECTIONS**  
FROM KNOXVILLE, HEAD EAST ON I-40, AT EXIT 402, TURN RIGHT ONTO RAMP, TURN RIGHT ONTO MIDWAY ROAD, THEN LEFT ONTO SMITH SCHOOL ROAD. TURN RIGHT ONTO DAVE SMITH ROAD. SITE WILL BE ON RIGHT IN ABOUT HALF A MILE. TAKE ROAD TO GATE. THEN SITE WILL BE BETWEEN THE BARRIS AT TOP OF HILL.

**DO NOT SCALE DRAWINGS**  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR DISCREPANCIES WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**CODE COMPLIANCE**  
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AND REGULATIONS UNLESS OTHERWISE SPECIFIED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL MECHANICAL AND PLUMBING CODE
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE
- 2006 INTERNATIONAL ELECTRICAL CODE WITH 2006 INTERIM AMENDMENTS
- 2006 INTERNATIONAL FIRE AND ALARM CODE
- 2006 INTERNATIONAL GAS CODE
- 2006 INTERNATIONAL SMOKE AND EXHAUST CONTROL CODE
- 2006 LIFE SAFETY CODE (NFPA 101)

A/E DOCUMENT REVIEW STATUS	
TITLE	DATE
OPTIMA TOWER W	
PROPERTY OWNER:	
CARRIER REF:	
CARRIER PROP:	
CARRIER CONSTRUCTION:	

**DO NOT SCALE DRAWINGS**  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR DISCREPANCIES WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**UNDERGROUND SERVICE ALERT**  
TENNESSEE ONE-CALL CENTER  
1-800-351-4111  
or 811  
CALL 3 WORKING DAYS BEFORE YOU DIG!

**DRIVING DIRECTIONS**  
FROM KNOXVILLE, HEAD EAST ON I-40, AT EXIT 402, TURN RIGHT ONTO RAMP, TURN RIGHT ONTO MIDWAY ROAD, THEN LEFT ONTO SMITH SCHOOL ROAD. TURN RIGHT ONTO DAVE SMITH ROAD. SITE WILL BE ON RIGHT IN ABOUT HALF A MILE. TAKE ROAD TO GATE. THEN SITE WILL BE BETWEEN THE BARRIS AT TOP OF HILL.

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**CODE COMPLIANCE**  
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- 2006 INTERNATIONAL GAS CODE
- 2006 INTERNATIONAL SMOKE AND EXHAUST CONTROL CODE
- 2006 LIFE SAFETY CODE (NFPA 101)

A/E DOCUMENT REVIEW STATUS	
TITLE	DATE
OPTIMA TOWER W	
PROPERTY OWNER:	
CARRIER REF:	
CARRIER PROP:	
CARRIER CONSTRUCTION:	



SITE NAME:  
**DAVE SMITH ROAD**

SITE NUMBER:  
**TN-2002**

SITE ADDRESS:  
**2404 DAVE SMITH ROAD  
KNOXVILLE, TN 37764**

USE INFORMATION CONTAINED IN THIS DOCUMENT FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED IS STRICTLY PROHIBITED.

1	OWNER	DAVE SMITH
2	DESIGNER	SSOE INC
3	DATE	04/27/2009
4	PROJECT	DAVE SMITH ROAD
5	SCALE	AS SHOWN
6	PROJECT NO.	010-01962-00
7	PROJECT NAME	DAVE SMITH ROAD
8	PROJECT LOCATION	DAVE SMITH ROAD
9	PROJECT STATUS	PROPOSED
10	PROJECT PHASE	PRELIMINARY
11	PROJECT TYPE	ROADWAY
12	PROJECT CLASS	LOCAL
13	PROJECT DISTRICT	DAVE SMITH
14	PROJECT COUNTY	SEVIER
15	PROJECT STATE	TN
16	PROJECT ZIP	37764
17	PROJECT ELEVATION	500
18	PROJECT AREA	100 AC
19	PROJECT PERMITS	NO
20	PROJECT NOTES	SEE SHEET 010-01962-01

PROJECT NO: **010-01962-00**

PROJECT NAME: **DAVE SMITH ROAD**

PROJECT LOCATION: **DAVE SMITH ROAD**

PROJECT STATUS: **PROPOSED**

PROJECT PHASE: **PRELIMINARY**

PROJECT TYPE: **ROADWAY**

PROJECT CLASS: **LOCAL**

PROJECT DISTRICT: **DAVE SMITH**

PROJECT COUNTY: **SEVIER**

PROJECT STATE: **TN**

PROJECT ZIP: **37764**

PROJECT ELEVATION: **500**

PROJECT AREA: **100 AC**

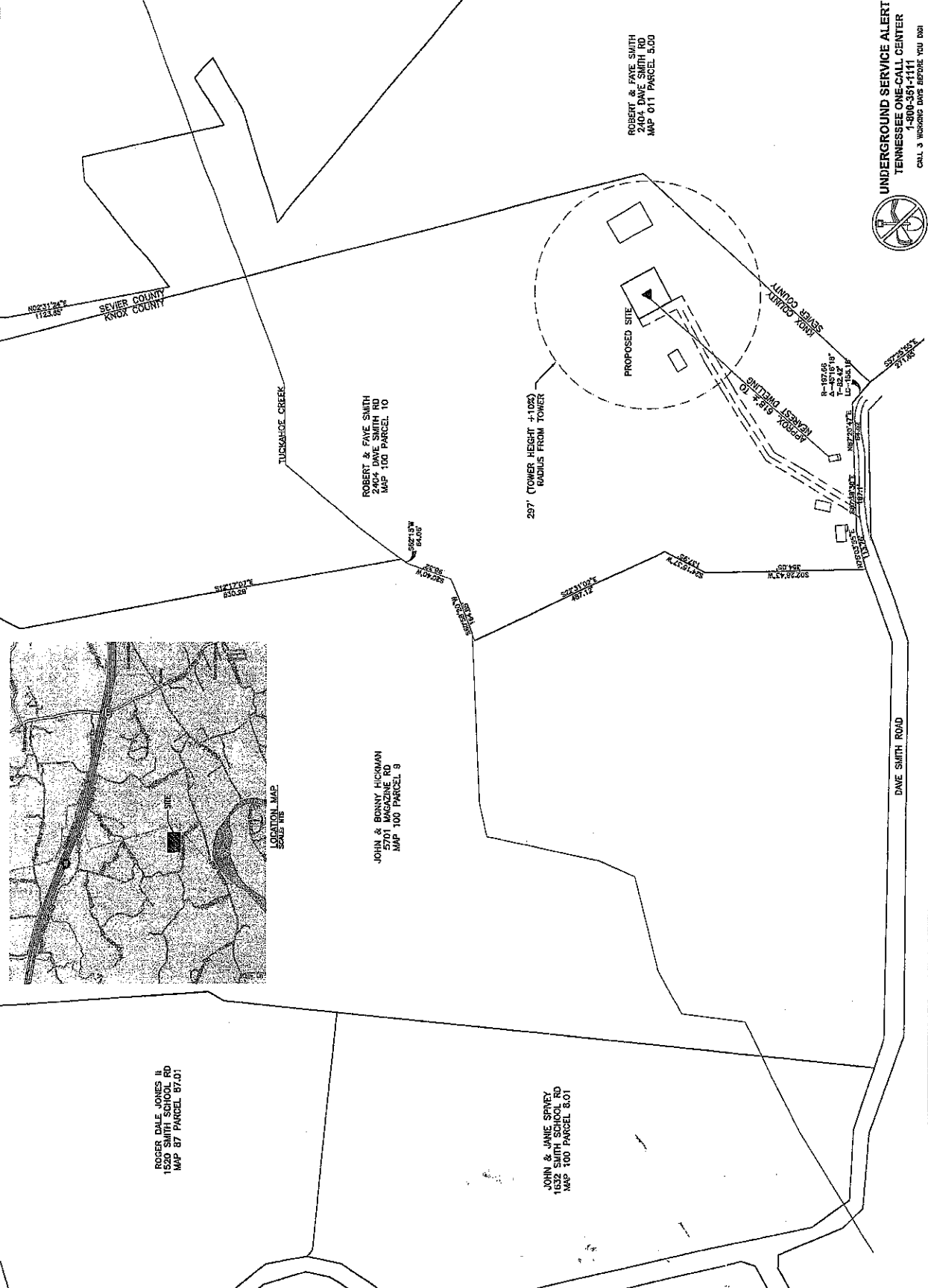
PROJECT PERMITS: **NO**

PROJECT NOTES: **SEE SHEET 010-01962-01**

**PROPERTY LOCATION**

UNDERGROUND SERVICE ALERT  
TENNESSEE ONE-CALL CENTER  
7-800-381-1111  
CALL 3 WEEKS BEFORE YOU DIG

**C-0**





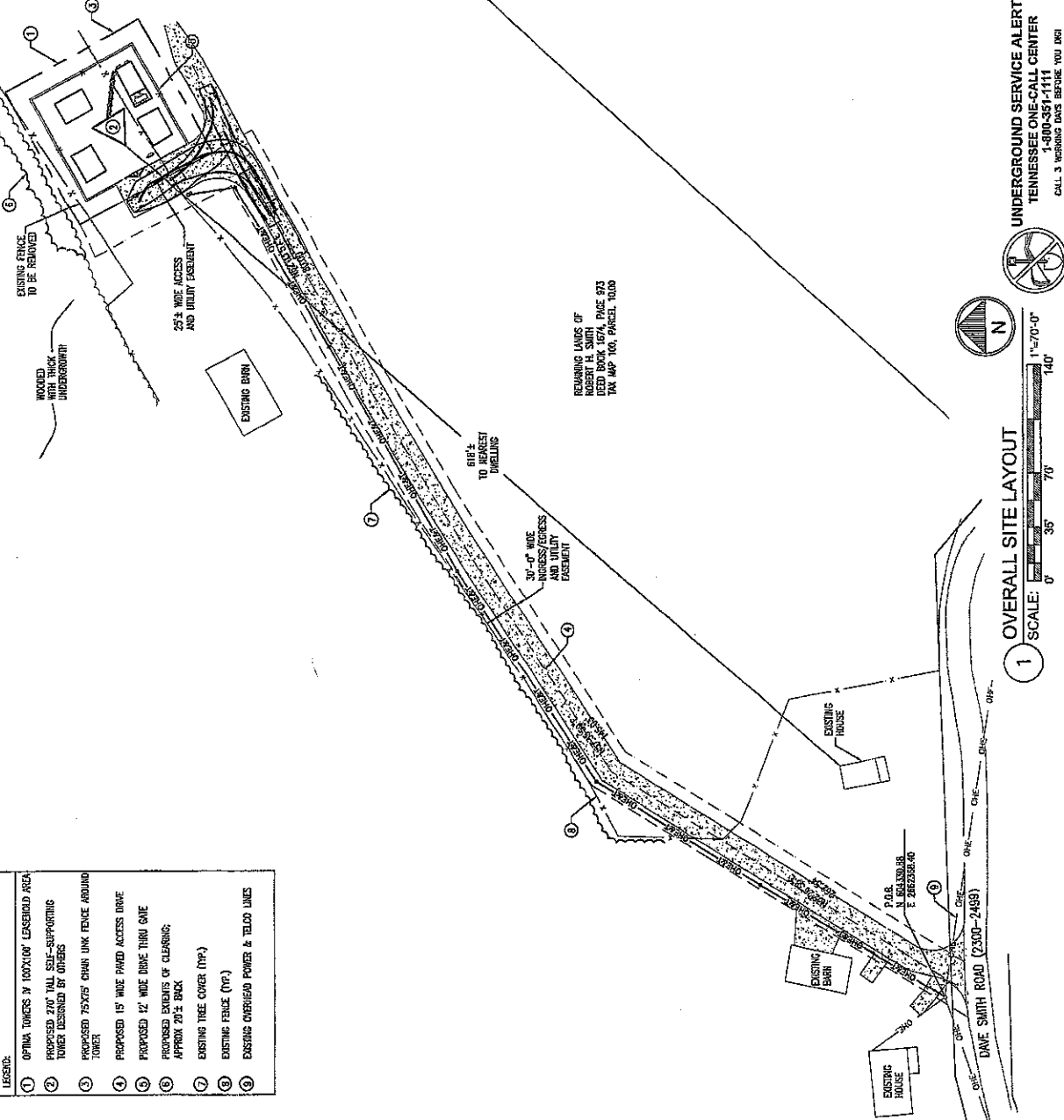
**SITE NAME:** DAVE SMITH ROAD  
**SITE NUMBER:** TN-2002  
**SITE ADDRESS:** 2404 DAVE SMITH ROAD  
 KNOXVILLE, TN 37764

THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF SSOE INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SSOE INC.

NO.	DATE	DESCRIPTION
1	01/01/2002	ISSUE FOR PERMITS
2	01/01/2002	ISSUE FOR PERMITS
3	01/01/2002	ISSUE FOR PERMITS
4	01/01/2002	ISSUE FOR PERMITS
5	01/01/2002	ISSUE FOR PERMITS
6	01/01/2002	ISSUE FOR PERMITS
7	01/01/2002	ISSUE FOR PERMITS
8	01/01/2002	ISSUE FOR PERMITS
9	01/01/2002	ISSUE FOR PERMITS
10	01/01/2002	ISSUE FOR PERMITS
11	01/01/2002	ISSUE FOR PERMITS
12	01/01/2002	ISSUE FOR PERMITS
13	01/01/2002	ISSUE FOR PERMITS
14	01/01/2002	ISSUE FOR PERMITS
15	01/01/2002	ISSUE FOR PERMITS
16	01/01/2002	ISSUE FOR PERMITS
17	01/01/2002	ISSUE FOR PERMITS

**SSOE INC.**  
 010-01362-00  
 PROJECT NUMBER: F0017171E  
 CONTRACTOR: RESIDENTIAL  
 DRAWING TITLE: OVERALL SITE LAYOUT  
 DRAWING DATE: 01/01/2002

**OVERALL SITE LAYOUT**  
 LAYOUT  
 C-1



- LEGEND:**
- OPTIMA TOWER IN 100'X100' LEASEHOLD AREA
  - PROPOSED 270' TALL SELF-SUPPORTING TOWER DESIGNED BY OTHERS
  - PROPOSED 75'X75' CHAIN LINK FENCE AROUND TOWER
  - PROPOSED 15' WIDE PAVED ACCESS DRIVE APPROX 20'± BACK
  - PROPOSED 12' WIDE DRIVE THRU GIVE
  - PROPOSED EXTENTS OF CLEARING
  - EXISTING TREE COVER (TYP)
  - EXISTING FENCE (TYP)
  - EXISTING OVERHEAD POWER & TELLER LINES

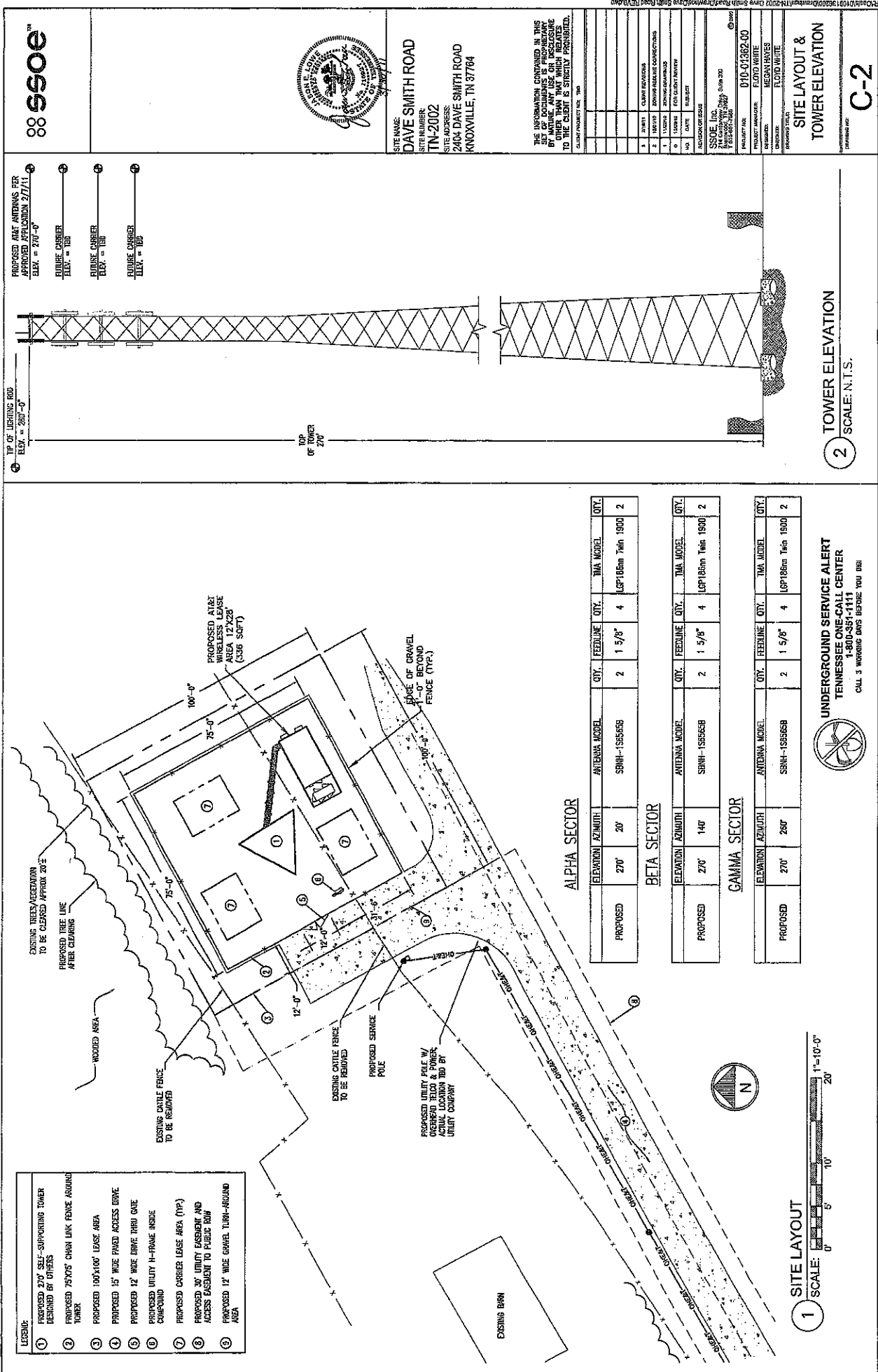
**UNDERGROUND SERVICE ALERT**  
 TENNESSEE ONE-CALL CENTER  
 1-800-351-1111  
 CALL 3 WORKING DAYS BEFORE YOU DIG



**OVERALL SITE LAYOUT**  
 SCALE: 1" = 70'-0"  
 140'  
 70'  
 35'

- IMPORTANT NOTE:** THE CONTRACTOR MUST PROVIDE CLOSE-OUT DOCUMENTS AT THE FINAL INSPECTION WALK BEFORE PAYMENTS WILL BE MADE.
- GENERAL REQUIREMENTS**  
 THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANIES, AND ANY AGENCIES INVOLVED IN THE PROJECT. THE CODES BEARING ON THE PERFORMANCE OF THE WORK, THE WORKS PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS, THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS MAY OCCUR. THE CONTRACTOR SHALL VERIFY THE SCOPE OF WORK AND SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) OWNER'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK AND FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE, UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLEARANCES AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROJECT'S PROGRESS, DELAYS, RESOURCES, SCHEDULING, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, CURBS, CLIPPINGS, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS/RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT SECTIONS OF THE APPLICABLE BUILDING CODES AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THAT CONFLICT IS RESOLVED BY OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB.
- THE CONTRACTOR SHALL NOTIFY THE RF ENGINEER FOR ANTENNA AZIMUTH VERIFICATION (DURING ANTENNA INSTALLATION) PRIOR TO COORDINATING SITE SWEEPING.
- THE CONTRACTOR SHALL SUBMIT, AT THE END OF THE PROJECT, A COMPLETE SET OF AS-BUILT DRAWINGS TO OWNER'S PROJECT MANAGER.





SITE NAME: DAVE SMITH ROAD  
 SITE NUMBER: TN-2002  
 SITE ADDRESS: 2404 DAVE SMITH ROAD  
 KNOXVILLE, TN 37764

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PREPARED BY SSOE INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. NO OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	05/11/2011
2	ISSUED FOR PERMITS	05/11/2011
3	ISSUED FOR PERMITS	05/11/2011
4	ISSUED FOR PERMITS	05/11/2011
5	ISSUED FOR PERMITS	05/11/2011
6	ISSUED FOR PERMITS	05/11/2011
7	ISSUED FOR PERMITS	05/11/2011
8	ISSUED FOR PERMITS	05/11/2011
9	ISSUED FOR PERMITS	05/11/2011
10	ISSUED FOR PERMITS	05/11/2011

PROJECT NO: 0710-01362-00  
 PROJECT NAME: FLOYD WHITE  
 CLIENT: FLOYD WHITE  
 DRAWN BY: FLOYD WHITE  
 CHECKED BY: FLOYD WHITE  
 DATE: 05/11/2011  
 SCALE: AS SHOWN  
 SHEET NO: 0710-01362-00  
 TOTAL SHEETS: 0710-01362-00

**SSOE, Inc.**  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: 404.525.3300  
 Fax: 404.525.3301  
 www.ssoe.com

DATE: MAY 03, 2011 4:52PM USER: 4183  
 PROJECT: 0710-01362-00  
 SHEET: 0710-01362-00  
 TITLE: SITE LAYOUT & TOWER ELEVATION  
 DRAWING NO: C-2



SITE NAME:  
**DAVE SMITH ROAD**

SITE NUMBER:  
**TN-2002**

SITE ADDRESS:  
**2404 DAVE SMITH ROAD  
KNOXVILLE, TN 37704**

THE INSTRUMENT CONTAINED IN THIS SET OF DOCUMENTS IS PREPARED BY AND FOR THE USE OF THE ENGINEER OR ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT.

NO.	DATE	REVISION
1	11/15/09	ISSUE FOR PERMITS
2	02/27/10	ISSUE FOR CONSTRUCTION
3	03/11/10	ISSUE FOR CONSTRUCTION
4	03/11/10	ISSUE FOR CONSTRUCTION
5	03/11/10	ISSUE FOR CONSTRUCTION
6	03/11/10	ISSUE FOR CONSTRUCTION
7	03/11/10	ISSUE FOR CONSTRUCTION
8	03/11/10	ISSUE FOR CONSTRUCTION
9	03/11/10	ISSUE FOR CONSTRUCTION
10	03/11/10	ISSUE FOR CONSTRUCTION
11	03/11/10	ISSUE FOR CONSTRUCTION
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14	03/11/10	ISSUE FOR CONSTRUCTION
15	03/11/10	ISSUE FOR CONSTRUCTION
16	03/11/10	ISSUE FOR CONSTRUCTION
17	03/11/10	ISSUE FOR CONSTRUCTION
18	03/11/10	ISSUE FOR CONSTRUCTION
19	03/11/10	ISSUE FOR CONSTRUCTION
20	03/11/10	ISSUE FOR CONSTRUCTION

SSOE, Inc.  
204 Columbia Drive, Suite 500  
P.O. Box 1000  
Knoxville, TN 37902

PROJECT NO.: **010-01382-00**

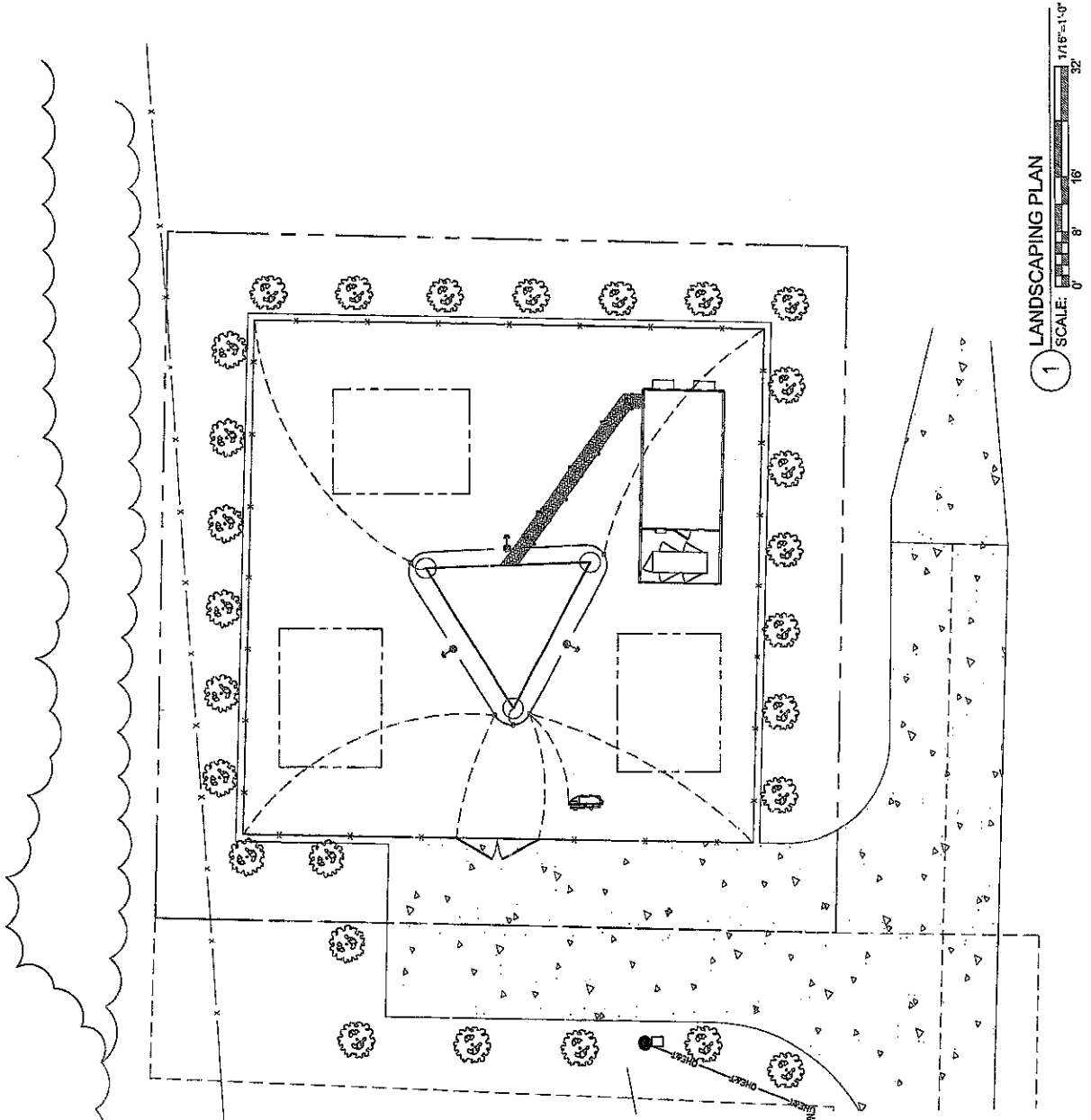
PROJECT NAME: **FLOOD WALLS**

DESIGNED BY: **MEGAN HANES**

DRAWN BY: **FLODY WHITE**

**LANDSCAPING PLAN**

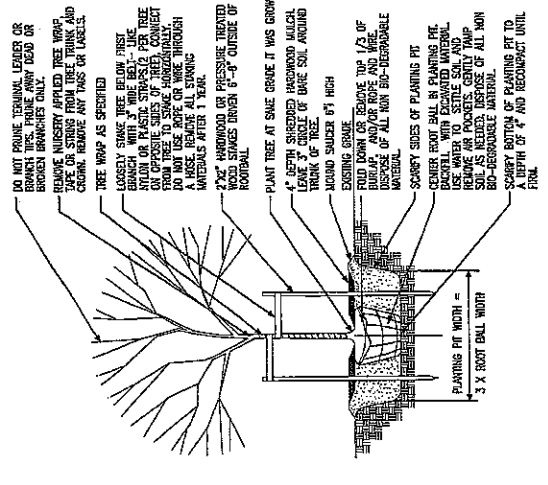
**C-6**



- LANDSCAPE NOTES:**
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CURRENT EDITION OF FEDERAL SPECIFICATIONS FOR THE SUPPLY OF HORTICULTURE.
  2. PLANTING FOR FACES PRECEDENCE OVER PLANTING.
  3. ALL TREES SHALL BE SET OUT OR SETS SHALL NOT EXCEED 1/2" IN DIAMETER AT THE PRE-APPROVED BY THE CITY OF KNOXVILLE.
  4. ALL PLANTING SHALL BE SUBJECT TO THE OWNER'S APPROVAL PRIOR TO INSTALLATION TO INSURE THE COMPLETION TO THE SPECIFICATIONS.
  5. APPLY GRANULAR PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMMENDATIONS BELOW MULCH BED PRIOR TO MULCH APPLICATION.
  6. APPLY 1" DEPT. OF EQUAL GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATIONS TO TREES AT TIME OF PLANTING.
  7. PLACE 3"-4" MULCH THICKNESS OF SHEDDED BROWN HARDWOOD MULCH 3" WIDE AROUND FERDID AREA AS SHOWN ON PLAN. IF NECESSARY, INSTALL METAL OR PVC ENDING STRIPS TO PREVENT MULCH FROM WASHING OVER ROAD OR OTHERWISE CAUSING PROBLEMS.
  8. CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.
  9. DISTURBED AREAS TO BE SEEDED AND MULCHED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
  10. EXISTING VEGETATION WILL BE MINIMALLY DISTURBED DURING THE CONSTRUCTION AS THE TOWER COMPOUND AND ACCESS WAYS ARE BEING INSTALLED ON A RECENTLY LOGGED LOT.
  11. ALL NEW TREES AND SHRUBS TO BE PLANTED ACCORDING TO THE CITY OF BEAUFORT TREE CONSERVATION ORDINANCE RECOMMENDATIONS.

**PLANT MATERIAL LIST**

SYMBOL	NAME / BOTANICAL	HEIGHT AT PLANTING	NO.	SPACING
(Symbol)	LELAND CYPRESS & Cupressopsis leylandii	2'-5" MIN.	27	4' x 4'





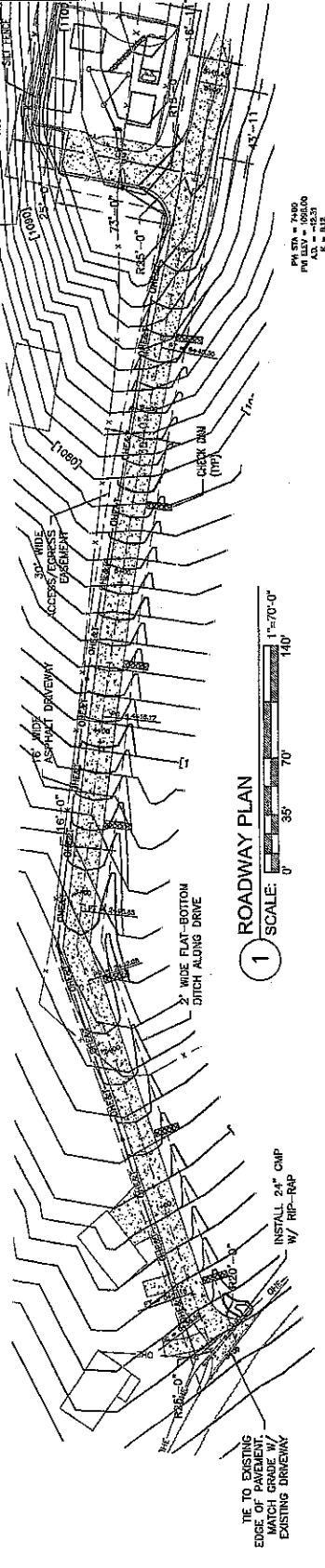
SSOE  
 STATE OF TENNESSEE  
 DEPARTMENT OF REVENUE  
 1000 STATE BUILDING  
 NASHVILLE, TN 37203  
 PHONE: 615-741-2000  
 FAX: 615-741-2000  
 WWW.SSOE.COM

DATE: MAY 31, 2011 9:28am USER: A435  
 PROJECT: 101626202 Dave Smith Road/Highway 6 Smith Road/Highway

1000	PROPOSED	ROADWAY
1001	EXISTING	ROADWAY
1002	EXISTING	UTILITY
1003	EXISTING	UTILITY
1004	EXISTING	UTILITY
1005	EXISTING	UTILITY
1006	EXISTING	UTILITY
1007	EXISTING	UTILITY
1008	EXISTING	UTILITY
1009	EXISTING	UTILITY
1010	EXISTING	UTILITY
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1096	EXISTING	UTILITY
1097	EXISTING	UTILITY
1098	EXISTING	UTILITY
1099	EXISTING	UTILITY
1100	EXISTING	UTILITY

ROADWAY PLAN & PROFILE

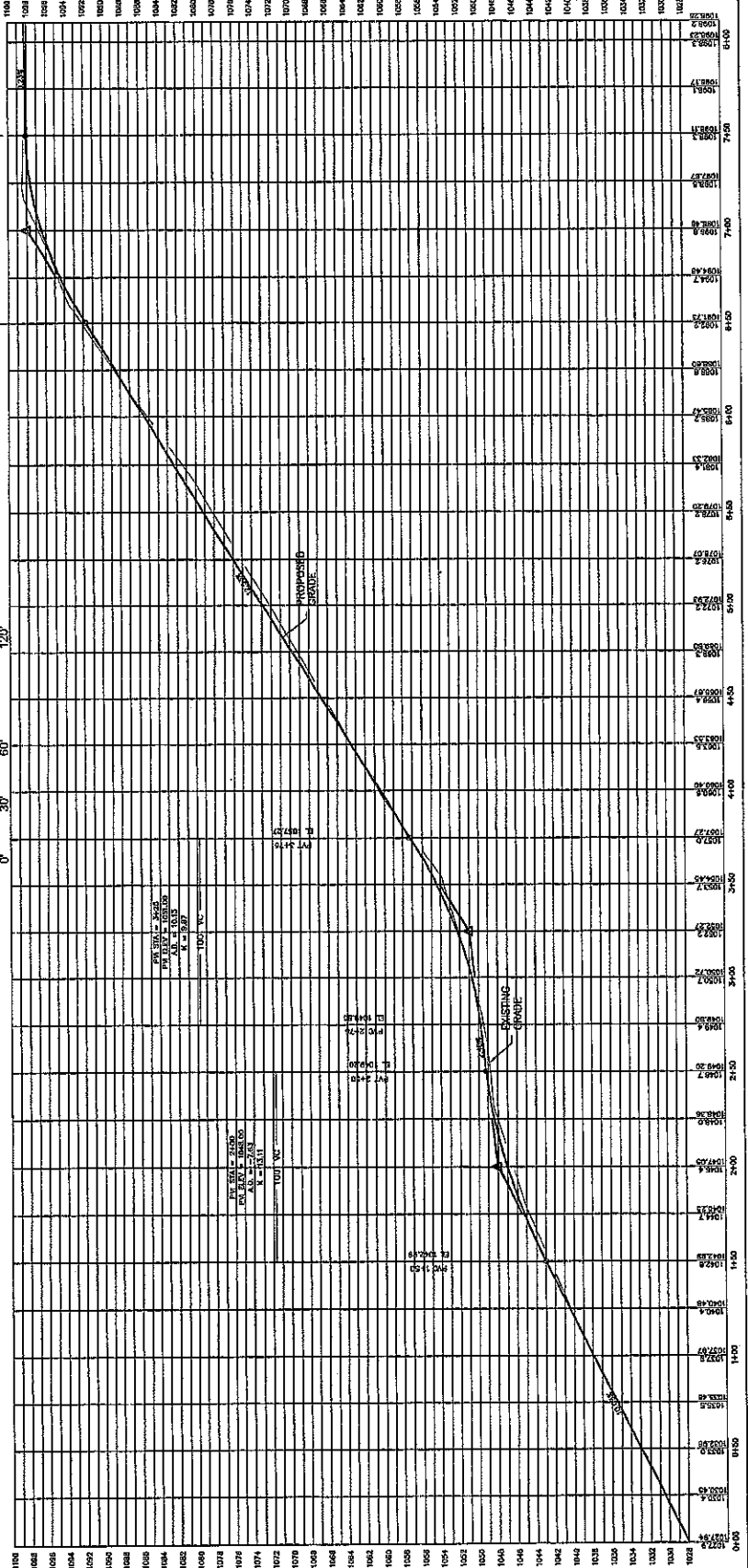
C-7



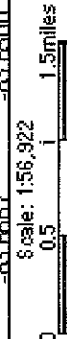
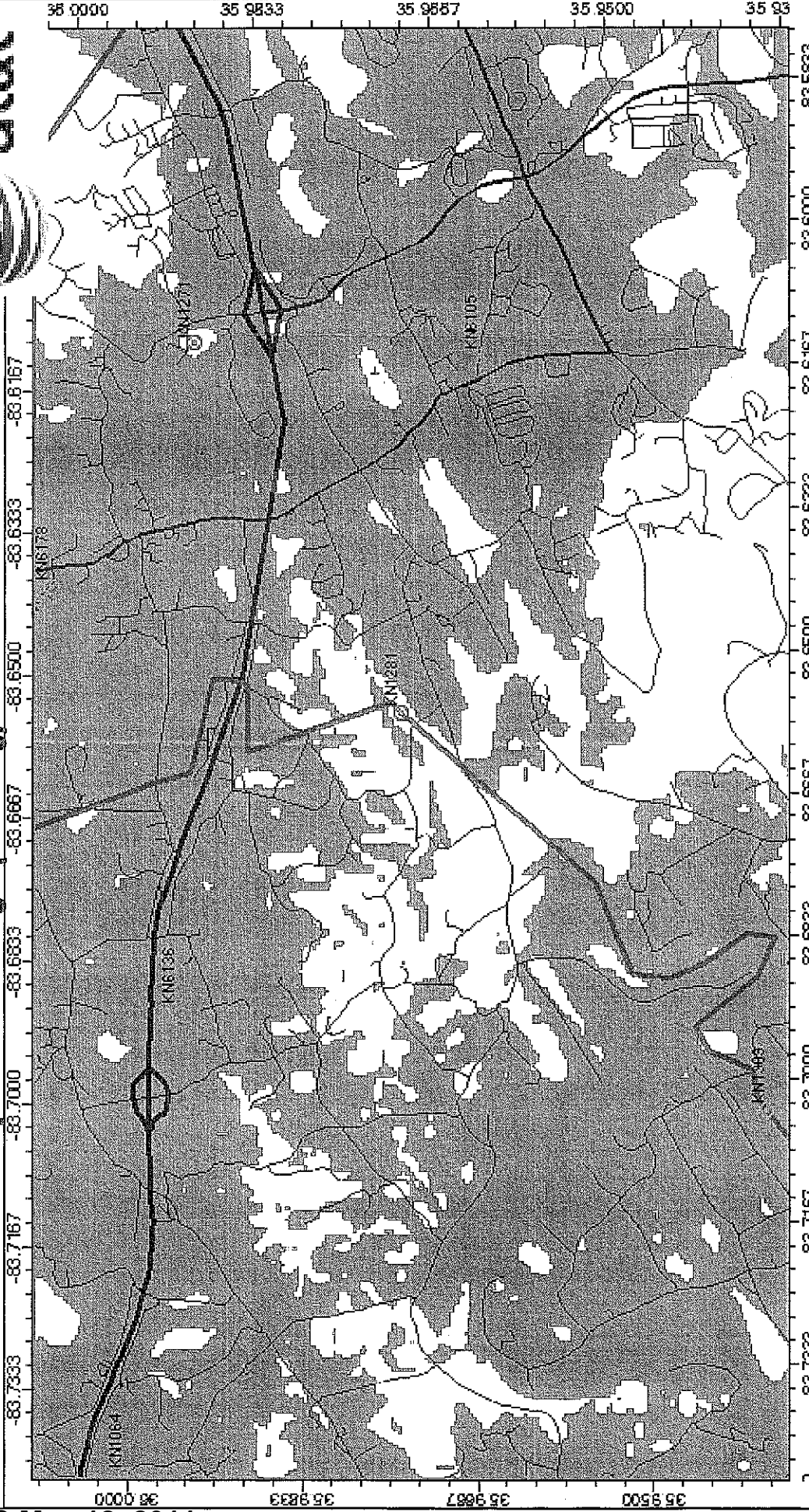
PI STA = 7480  
 PVI STA = 7500  
 LA = 25.3  
 TE = 812  
 100' VC

1 ROADWAY PLAN  
 SCALE: 1"=70'-0"

2 ROADWAY PROFILE (10x VERTICAL EXAGGERATION)  
 SCALE: 1"=80'-0"



# North Kodak Site - Composite Coverage (Existing)

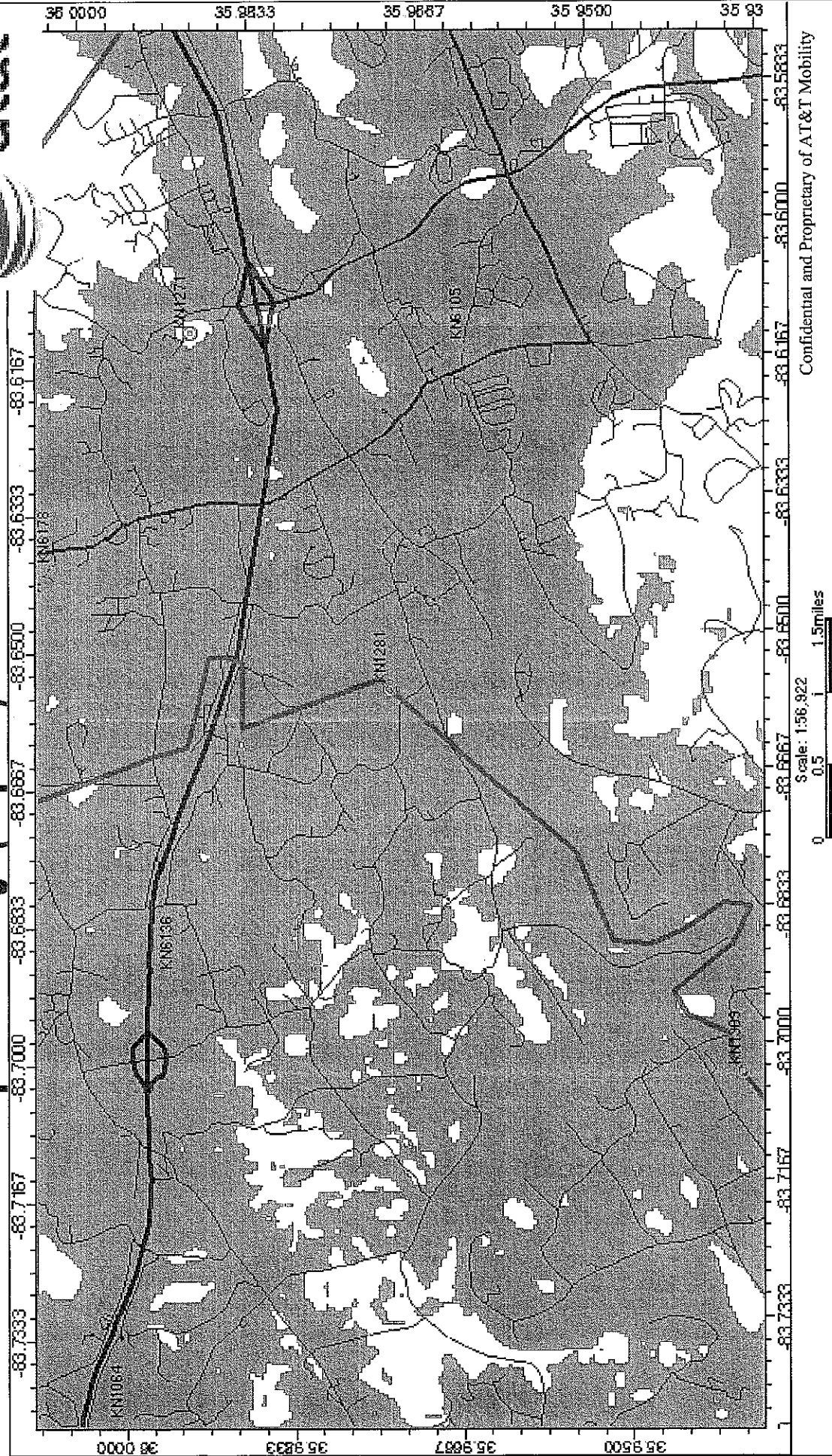


Scale: 1:56,922

Confidential and Proprietary of AT&T Mobility



# North Kodak Site - Composite Coverage (Proposed)



Confidential and Proprietary of AT&T Mobility

Scale: 1:56,922  
0 0.5 1 1.5 miles

