

▶ **FILE #:** 3-C-14-UR

AGENDA ITEM #: 47

AGENDA DATE: 3/13/2014

▶ **APPLICANT:** AT&T WIRELESS

OWNER(S): The Church at Sterchi Hills

TAX ID NUMBER: 57 12516

JURISDICTION: City Council District 5

STREET ADDRESS: 904 Dry Gap Pike

▶ **LOCATION:** Southeast side of Dry Gap Pike, east of Jim Sterchi Rd.

▶ **APPX. SIZE OF TRACT:** 15.07 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** 141' monopole commercial telecommunications tower

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Multi-dwelling development / RP-1 (Planned Residential)

South: Residence and vacant land / RP-1 (Planned Residential)

East: Residences and vacant land / RP-1 (Planned Residential)

West: Mixed businesses / C-6 (General Commercial Park) & RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of residential, institutional and commercial uses that have developed under RP-1 (Planned Residential), R-1 (Low Density Residential) and C-6 (General Commercial Park) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a 141' monopole commercial telecommunications tower in the RP-1 (Planned Residential) zoning district subject to 6 conditions .**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Fire Prevention Bureau.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installing the evergreen landscaping screen along the fenced enclosure, as identified on the tree planting plan, within six months of the tower becoming operational.
5. Since the FAA does not require any lighting for this facility, there shall be no lighting on 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 RP-1 zoning district.

COMMENTS:

This is a request for a new 141' monopole commercial telecommunications tower to be located within a 10,000 square foot lease area located on a portion of a 15.07 acre tract. The subject property is zoned RP-1 (Planned Residential) and telecommunication towers are considered as a use on review in this district. Access to the site is by an easement off of Dry Gap Pike, a major collector street. The driveway is required to meet the Utility Access Driveway standards of the Knoxville Fire Prevention Bureau which requires a 16' wide paved access driveway.

The proposed tower is required to be located 155.1 feet (110% of the tower height) from the nearest residentially zoned property. The proposed tower exceeds that minimum standard since the nearest property line is 190' from the base of the tower. The nearest residence is over 500' from the base of the tower. The applicant is proposing an 8' high security fence around the tower and equipment area. The FAA does not require any lighting for a tower of this height.

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 applicant is proposing up to 4 telecommunication carrier antenna arrays on this tower. AT&T will be the principal client for the tower. A letter has been submitted stating that American Towers LLC 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 141' monopole 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 RP-1 (Planned Residential) 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, North City 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 an area consisting of larger tracts of land, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

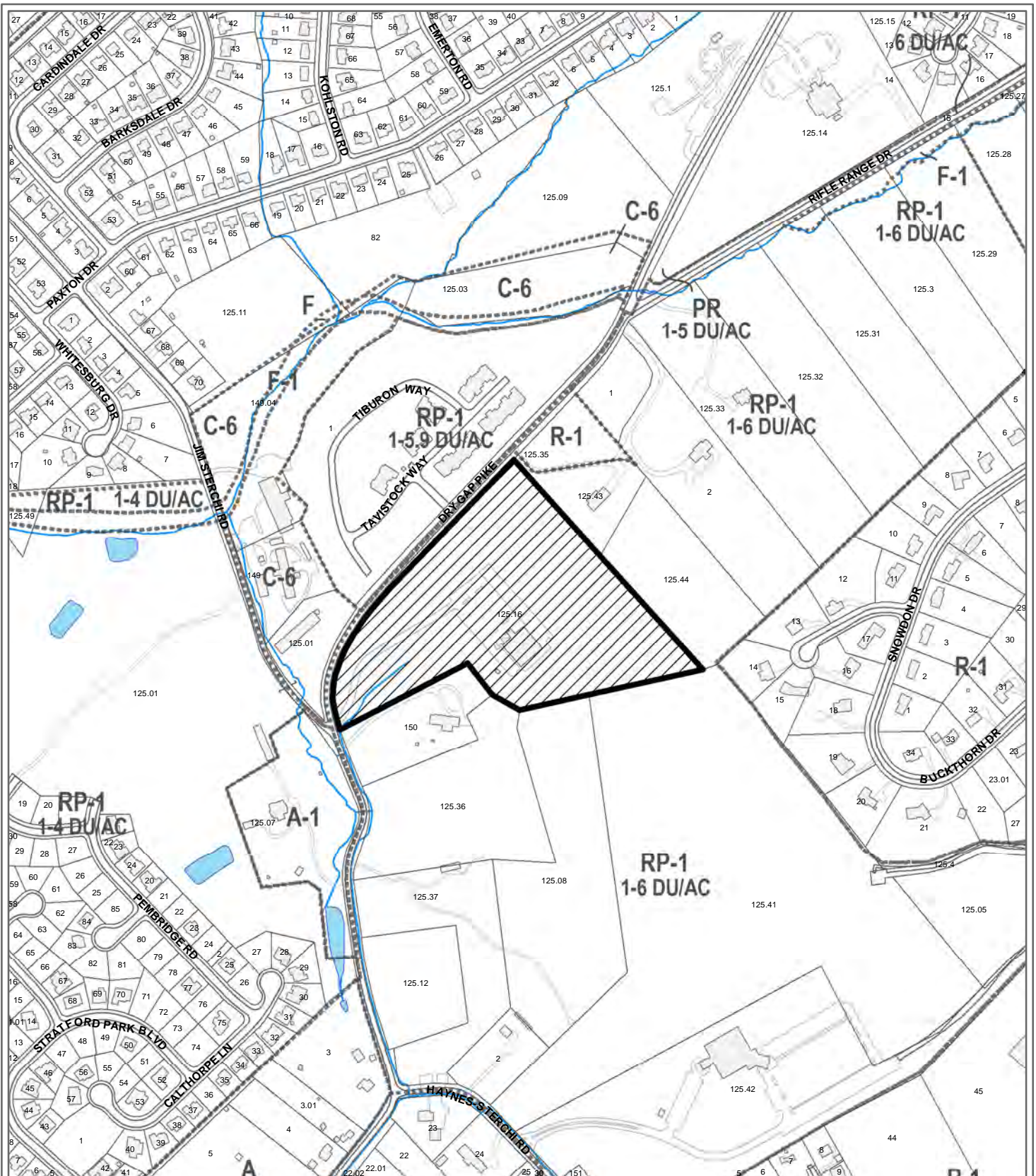
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses on this property and hillside protection.
2. Under the guidelines for tower placement in the Wireless Communications Facility Plan this proposed tower falls within the "Sensitive Area". The proposed tower site is located on a non-residential property (church property) in a residential area and on a hill below a ridgeline which the Plan considers to be a "Sensitive Area" for the location of telecommunication towers. The Plan takes a neutral position on moderate monopole towers located in these areas.
3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**3-C-14-UR
USE ON REVIEW**

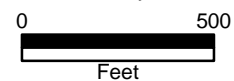


141' monopole commercial telecommunications tower in RP-1 (Planned Residential)

Petitioner: AT&T Wireless

Map No: 57

Jurisdiction: City



Original Print Date: 2/25/2014

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

ATT WIRELESS

Telecommunications Tower Site Review

USE ON REVIEW APPLICATION # 3-C-14-UR

CONSULTANT'S SUMMARY

DRY GAP PIKE

City of Knoxville

Location: Dry Gap Pike between Jim Sterchi Road and Rifle Range Road -- North City of Knoxville.

Proposed Tower Height: 146 foot monopole

Address: 904 Dry Gap Pike
Knoxville, Tennessee

District: # 5 City **Parcel ID#:** 057 12516
Instrument Number: 20021212005-2098

Use: Telecommunications antenna support structure

Zoning: RP-1 (Planned Residential)

Land Planning Area: LDR and HP

Variances and waivers: None

Need: The applicant is AT&T Wireless a licensed cellular carrier by the Federal Communications Commission and possibly other users. The applicant has proven a need for the site for its coverage requirements for its 4G service.

Instant Proposal: Construct a 146 foot monopole type support structure.

Consultant's Recommendation: The site and application meets the requirements of the Ordinance.

Handwritten signature and date: 2-28-19

**REPORT TO
METROPOLITAN PLANNING COMMISSION**

for

Proposed Telecommunications Tower Site
Located at 904 Dry Gap Pike
Knoxville, TN known as

DRY GAP PIKE

ATT WIRELESS

3-C-14-UR

COMPLIANCE WITH

**THE MPC TELECOMMUNICATIONS FACILITY ORDINANCE
2/23/2014**

The proposed site for the applicant is a 146 foot monopole antenna support structure (including antennas and lightning rod) to be located southeast of Jim Sterchi Road near intersection of Dry Gap Pike in North Knoxville (City). The supporting material from applicant has been reviewed for technical and Federal/State legal compliance As well as with the Knoxville Wireless Communication Facilities Plan from 2002. This is a new telecommunications site. This site is known as a fill site. This means that there is some coverage at the site at the present, but the coverage of the existing cellular signals does not provide sufficient signal levels for the new 4G (4th Generation) technology.

REQUESTED

1. **Location.** The location is within the **City** of Knoxville in **District 5** and is located on **Instrument #:** 20021212005-2098 **Parcel ID#:** 057-12516
2. **Zoning.** RP-1 (Planned Residential)
3. **Growth Policy Plan Designation:** Urban Area
4. **Proposed Tower Height:** 146 foot monopole
5. **Address:** 904 Dry Gap Pike (*Church at Sterchi Hills*)
Knoxville, Tennessee
6. **Tower height.** The requested height is 146 feet above ground level should support up to 3 additional telecommunications carrier antennas for a

total of 4 users. Lighting will **not** be required on this structure.

7. **Variations.** The set back requirements in Article 5 Section 20 B(2) of the Ordinance for Knoxville City for "RP-1" sites requires that the structure be set back a minimum distance of 110% of the structure height or in this case 161 feet from the nearest dwelling unit (in this case a church building--Church at Sterchi Hills--the landlord). The proposed site meets that requirement and no variations are required as the nearest dwelling is more than 350 feet from the base of the monopole. Also the setback from Dry Gap Pike is more than 400 feet and easily meets the Ordinance requirements. No variations are requested nor required.

8. **Site.** This application is for the construction of a new monopole type antenna support structure to be located in the back of a church parking lot on Dry Gap Pike near a heavily wooded area to the south and east.

9. **Use.** This antenna support structure will be used for telecommunications with the present state of the art communications technology using (Personal Communication Service) PCS and cellular communication sources. The applicant is ATT Wireless and there are 3 possible additional telecommunications users for the facility according to the application.

10. **Setbacks.** The setback requirements are that the facility must be 110% height of the tower from any dwelling unit (161 feet in this case) and 50 feet from the centerline a roadway right of way. The applicant meets that requirement and no variations are required.

11. **Height.** The proposed structure is for 146 feet with no lighting required.

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 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 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.

The site elevation at this location is about 1154 feet. It is located in the corner of a field beside a church bounded by a wooded area to the south and east on Dry Gap Pike between Jim Sterchi Road and Rifle Range Road in North Knoxville.

The request is for a 146 foot monopole of which ATT will use the top 15 feet and the additional usable lower 100 feet is for other carriers' expansion.

This a "fill" site. By that is meant that there is a little coverage in this area, but that the signal level of the present coverage is not sufficient to allow for the use of the new 4G technology this is used with handheld devices that are so popular. The use of 4G technology reduces the signal coverage area somewhat while increasing the speed of the data that is transmitted, thus the requirement for this additional site.

The applicant proposed to design the tower for 3 additional users for a total of 4. There are 7 carriers in the local area (of a total of 13 licensed by the FCC) and as the 4G technology becomes more popular, the other carriers are going to need similar coverage in the area and thus the recommendation for the added design capability of the monopole.

The proposed structure should not affect adjacent property as it is on a parcel of land that is zoned Planned Residential but is near a church parking lot and is fairly isolated.

EMS access to the site would be via Dry Gap Pike on a relatively flat road across the church parking lot.

Using the MPC's Wireless Facilities Matrix the site qualifies as an NEUTRAL AREA site in that it is less than 150 feet in height and located in an planned residential area within 500 feet of a residence and backed by a heavily wooded area on two sides. It is NEUTRAL with regard to land use.

(See attached Exhibit 7 Chart)

There are no other antenna support structures within 1 mile of this site.

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 (146 feet) coupled with no lighting requirements and even though located near the intersection of Dry Gap Pike and Jim Sterchi Road and being a monopole should have little impact on the view aesthetics of the area.

(2) **Land Use Compatibility**---The site will be unmanned and will have no impact on noise, traffic or air pollution.

(3) **Design Compatibility**---The new structure will be a monopole type structure less than 146 feet and which is one of the least obtrusive type antenna support structures from a visibility viewpoint.

(A) **Neutral**---This location is in a SENSITIVE AREA and is NEUTRAL land use by the Matrix due to its height.

SUMMARY

(1) The proposed antenna support structure is a 146 foot monopole including antennas. Lighting will NOT be required for this structure by the FAA due to its proposed height.

(2) A review of the structure stress analysis on the proposed structure and specifications support the use of the monopole by three other

potential users in the future, but the recommendation here is for four other users in the initial design of the structure.

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

(4) The area surrounding the site is zoned Planned Residential RP-1. There is a residence within 500 feet of the structure, but it is separated by a heavily wooded area.

(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 5 Section 20 B(2)(e) requires it to be removed.

(6) The proposed equipment housing facility is an equipment shelter and will have no impact on the aesthetics of the adjacent land uses. The landscape plan indicates that the compound will be enclosed with a safety chain link fence with landscaping.

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

(8) The requested site will have minimal impact on the community when considering the service it will provide for the immediate area in the use of handheld devices using the 4 LGT technology.

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

(10) There is no waiver required or requested.

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

(12) Assuming that there are 4 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.

(13) There is a need for the structure in this area to provide for the 4G wide spectrum wireless data 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.

(14) Access road for emergency personnel will be via Dry Gap Pike. However, the site is an unmanned site. Access is flat across Dry Gap Pike to the Church Parking lot and across the parking lot.

RECOMMENDATION

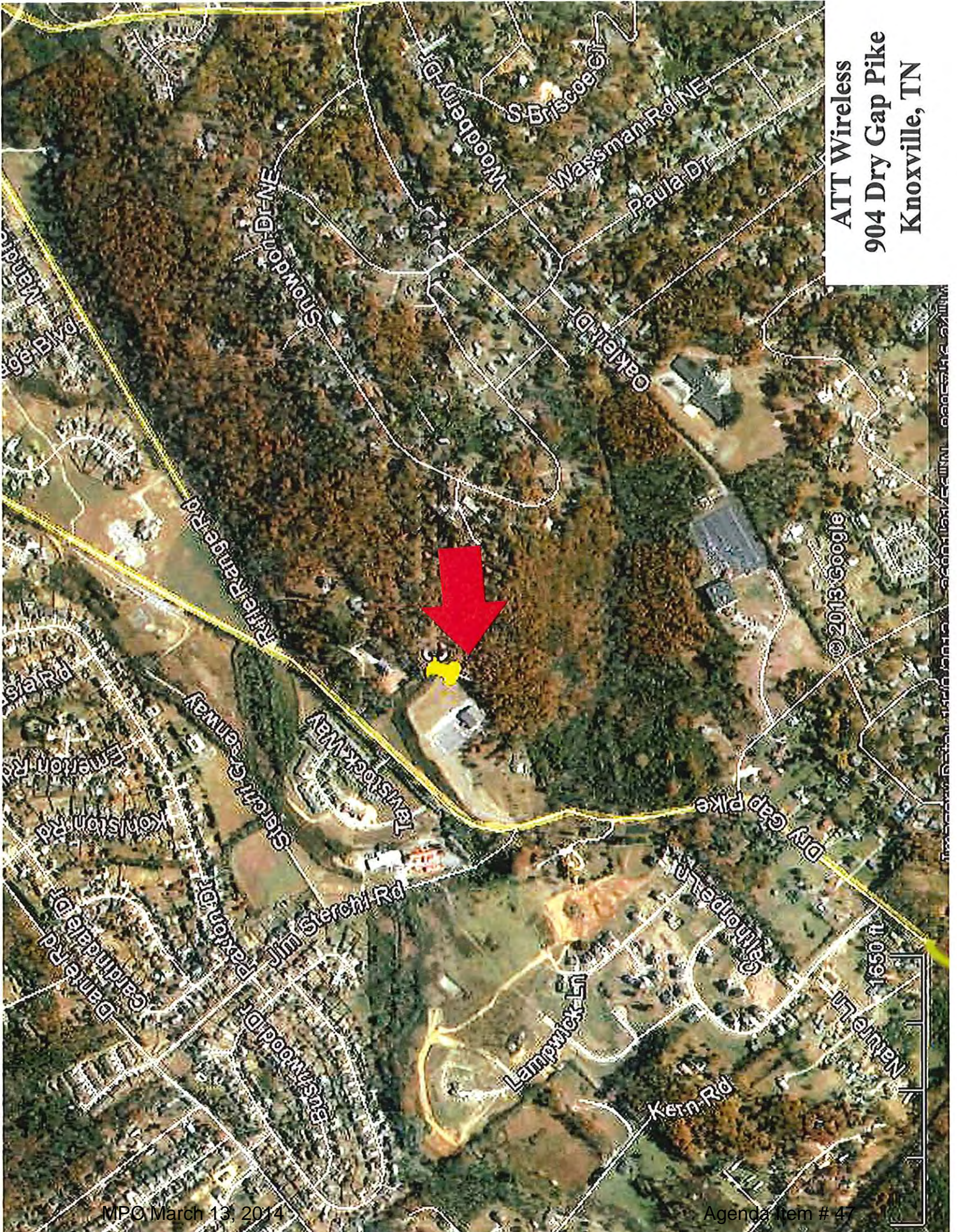
In light of the analysis and review of documents, it is my professional opinion that the applicant meets all requirements of the Ordinance and the federal requirements.

Respectfully submitted,



Larry Perry
Consultant to MPC

ATT Wireless
904 Dry Gap Pike
Knoxville, TN



**ATT Wireless
904 Dry Gap Pike
Knoxville, TN**



MapSource Data © 2014 Garmin

LAND USE/WIRELESS FACILITIES MATRIX		Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90' - 150'	Tall Monopole 150' - 199'	Lattice Tower	Guyed Tower
OPPORTUNITY AREAS								
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								

SENSITIVE AREAS		Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90' - 150'	Tall Monopole 150' - 199'	Lattice Tower	Guyed Tower
Within 500' of a Residence								
Rural Residential								
Non-residential Property in Residential Area (church, cemetery, library, etc.)					X			
Multi-family Residential					X			
On Hill below Ridgeline								

AVOIDANCE AREAS		Co-Location	Stealth Structure	Low Monopole Below 90'	Moderate Monopole 90' - 150'	Tall Monopole 150' - 199'	Lattice Tower	Guyed Tower
Conservation Open Space								
Scenic Highway								
Public Park								
Ridgetop/Ridgeline								
Scenic Vista								
Historic District/Site								
Single-family Residential								
Vacant Residential Lot								

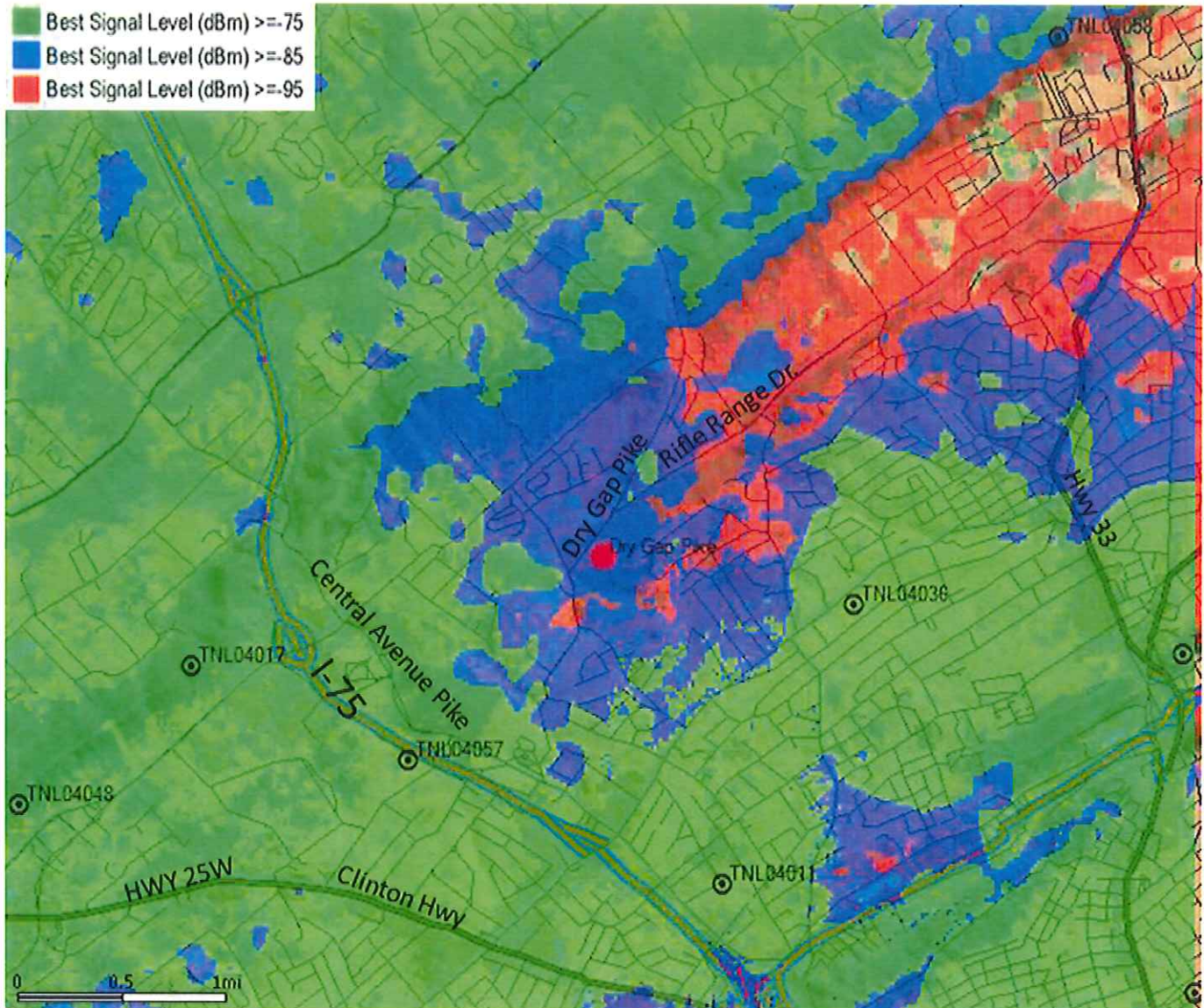
3-C-14-UR

Encouraged

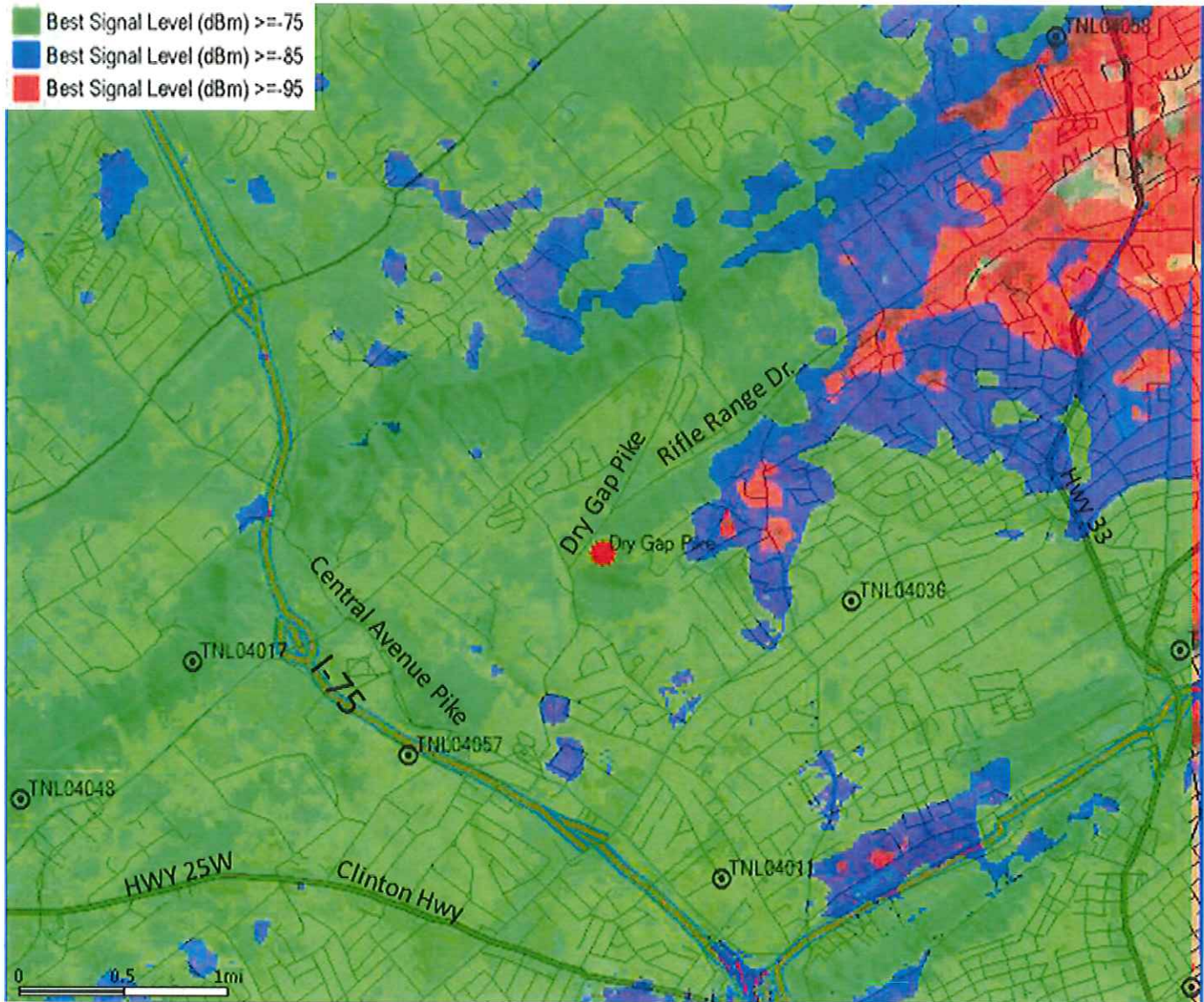
Neutral

Discouraged

Dry Gap Pike Before



Dry Gap Pike After



LETTER OF OWNER AUTHORIZATION
APPLICATIONS FOR ZONING/LAND USE/BUILDING PERMITS

TO (Jurisdiction): Knoxville - Knox County
Metropolitan Planning Commission
RE (Prop.address, tax map #, project desc):
904 Dry Gap Pike / New Telecommunications
Knoxville, TN 37918 / Tower Build

I/We, the owner(s) of the above described real property, authorize Jacobs to act as an agent on my/our behalf for the purpose of performing all and every act that is required, necessary or appropriate to prepare, sign, submit, file and present on my/our behalf building, permitting, zoning and/or land use applications to obtain land use changes, special exceptions, zoning variances, zoning permits, conditional use permits, special use permits, administrative permits, construction permits, operation permits, building permits, and other approvals or permits related to the above described real property.

The undersigned hereby certifies to being the fee owner(s) of the real property described above and that to the best of my/our knowledge the information contained within this authorization is true and correct.

John Farmer
(Signature)
JOHN FARMER
(Print name)

11/13/2013
(Date)

ACKNOWLEDGEMENT

State of TN
County of KNOX

On 12/13/13 before me, Chasea Gripp
personally appeared John Farmer who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Chasea Diane Gripp (Seal)

My Commission Expires November 4, 2017





Knox MPC
400 Main Street, Suite 403
Knoxville, TN 37902
Attn: Tom Brechko

*Application of American Towers LLC to construct a new Wireless
Telecommunications Tower for the following site:*

American Tower Site Name: Dry Gap TN; American Tower Site Number: 282053
Site Address: 940 Dry Gap Pike, Knoxville, Tennessee, 37918


AMERICAN TOWERS LLC

American Towers LLC (“AT”) is one of the leading independent owners and operators of shared wireless infrastructure. The core business of American Towers LLC involves the engineering, deployment, marketing, ownership, operation and leasing of shared wireless communications sites. The sharing of infrastructure among multiple services lies at the heart of American Tower’s business philosophy. Our portfolio of wireless communication sites, including existing towers and rooftops, enables our customers to serve their markets more efficiently and with sensitivity to local planning and zoning jurisdictions. American Towers LLC designs all of our facilities for multiple collocation opportunities for our customers. We endeavor to assist communities in reducing the number of towers in a given jurisdiction by supplying our customers with locations that are ready for them “Just in Time” for their coverage design and wireless performance needs. As one of the largest tower companies in the world, American Towers LLC has master lease agreements, negotiated at arms-length, with all major wireless carriers licensed to operate in Tennessee. In negotiating the rental rates of these master lease agreements, American Towers LLC considers the competitive environment of its business and the presence of other major tower companies such as Crown Castle and SBA. This ensures that American Towers LLC charges only reasonable rates to service providers.

Collocation Certification

American Towers LLC agrees to comply with the Zoning Ordinance for the City of Knoxville, as applicable, and is willing to permit other user(s) to attach communication equipment which do not interfere with the primary purpose of the tower, provided that such other users agree to negotiate a reasonable compensation to the owner from such liability as may result from such attachment.

American Towers LLC

By: 
Michael S. Queenan
Zoning Attorney



RF Affidavit

December 17, 2013

Re: Dry Gap Pike Cell Site

AT&T has determined that a new Wireless Communications Facility is required in Knox County, TN. A property candidate at 904 Dry Gap Pike, Knoxville, TN 37918 has been accepted by RF Engineering. The primary focus of this facility is to cover Dry Gap Pike, Rifle Range Dr., I-75, Hwy 33, as well as the surrounding roads and neighborhoods. These roads and highways are important thoroughfares for those traveling in Knox County.

RF Propagation plots are attached showing predicted before and after coverage levels. The attached maps show the pre and post coverage for the area affected for the spectrum bands that will be improved.

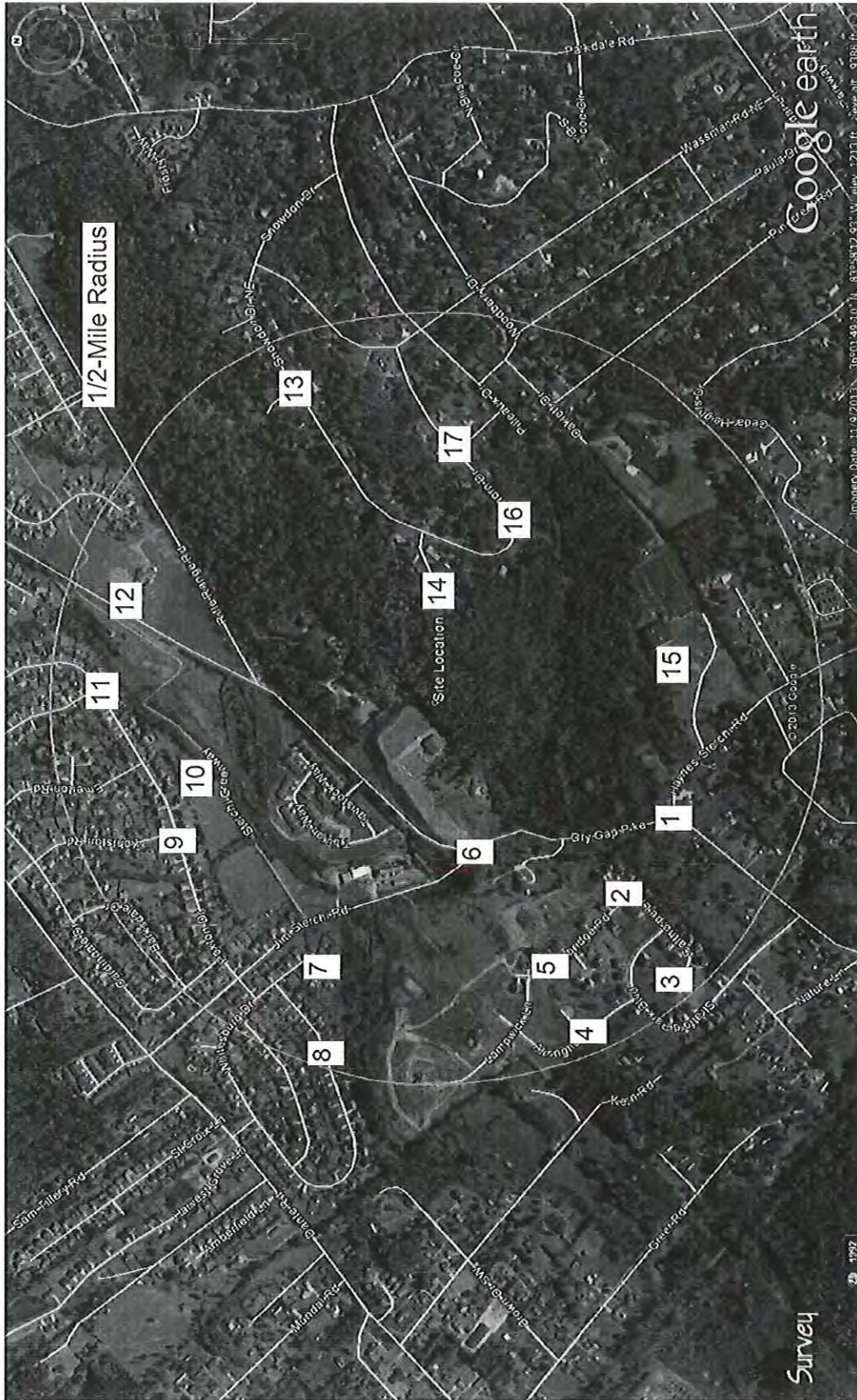
The proposed site meets AT&T's radio frequency and network design requirements for improving its coverage and capacity needs at 170 ft. AGL. There are no facilities that exist to provide the needed coverage of the area. AT&T is collocated on all the adjacent sites.

The closest existing AT&T sites that would hand off to this proposed site are, on average, 2.1 miles away from the needed coverage zone.

AT&T certifies that all of its equipment will be installed and operated in keeping with applicable FAA and FCC rules and regulations, as well as appropriate industry standards. The construction of this facility, including AT&T's installation of transmitter/Receiver equipment, will not interfere with the usual and customary transmission or reception of radio, television, and general public use communications equipment.

Submitted by:

Gerald M. Winters Jr. – RAN Design Engineer – AT&T Mobility



ECA Proj. #: Q0442

3-C-14-UR

Dry Gap Pike
 904 Dry Gap Pike
 Knoxville, Knox County, Tennessee
 Figure 1: Photograph Locations



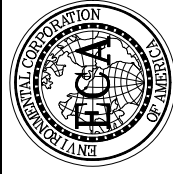
ECA Proj. #: Q0442

Dry Gap Pike
904 Dry Gap Pike
Knoxville, Knox County, Tennessee
View Toward Balloon From ECA Location 3



ECA Proj. #: Q0442

Dry Gap Pike
904 Dry Gap Pike
Knoxville, Knox County, Tennessee
View Toward Balloon From ECA Location 5



ECA Proj. #: Q0442

Dry Gap Pike
904 Dry Gap Pike
Knoxville, Knox County, Tennessee
View Toward Balloon From ECA Location 9





ECA Proj. #: Q0442

Dry Gap Pike
904 Dry Gap Pike
Knoxville, Knox County, Tennessee
View Toward Balloon From ECA Location 10



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

ESSENTIAL SURVEY PREPARED BY:

NO.	DATE	REASON
1	11/02/2013	11 CORRECTIVES AND REVISIONS
2	11/02/2013	REASSIGNED ACCESS
3	12/20/2013	REVISED ACCESSIBLE
4	03/14/2014	ADDED TPO

CHUCK LEE WEBER
 REGISTERED LAND SURVEYOR
 LICENSE NO. 284
 TENNESSEE

PLAT COUNTY: MOORE COUNTY, TENNESSEE
 SHEET: 1
 DRAWN BY: GSH
 CHECKED BY: JAL
 APPROVED BY: MEB
 DATE: OCTOBER 8, 2013
 PLOT JOB #: 2013.001

PLAT COUNTY: MOORE COUNTY, TENNESSEE
 SHEET: 1

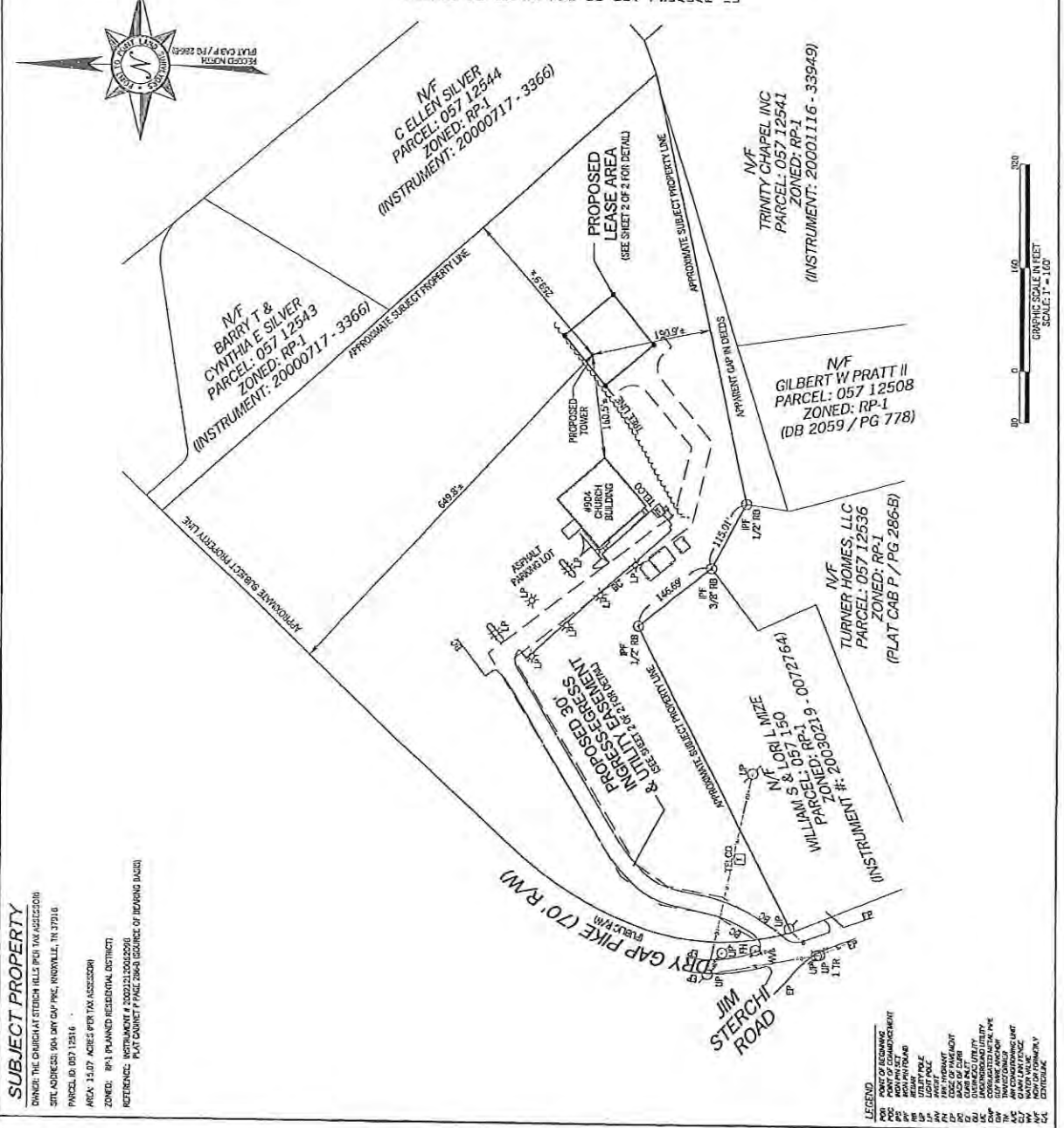
POINT TO POINT LAND SURVEYORS

ESSENTIAL SURVEY PREPARED BY:

PLAT COUNTY: MOORE COUNTY, TENNESSEE
 SHEET: 1

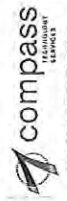


DRAWN BY: GSH
 CHECKED BY: JAL
 APPROVED BY: MEB
 DATE: OCTOBER 8, 2013
 PLOT JOB #: 2013.001

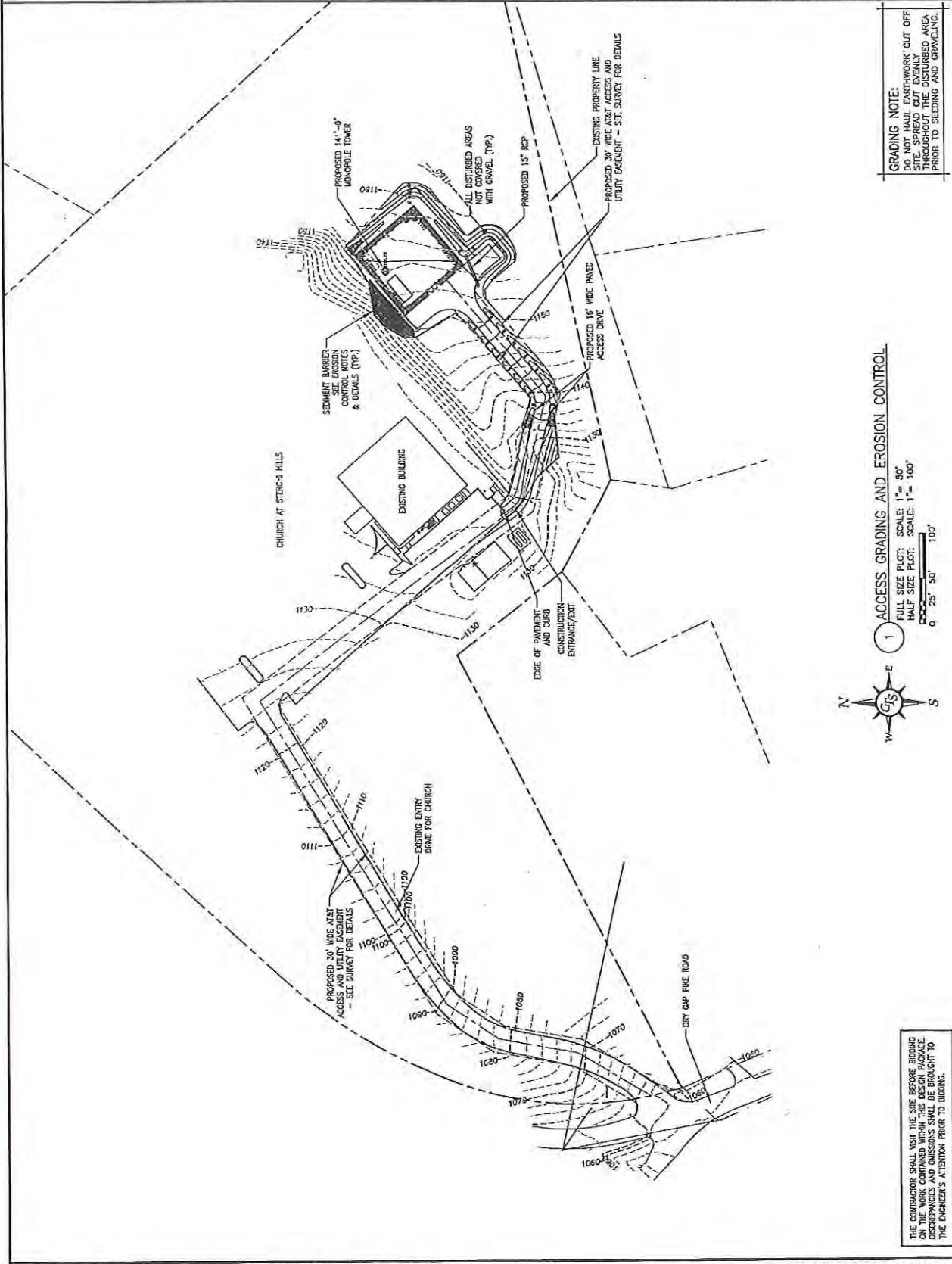
PLAT COUNTY: MOORE COUNTY, TENNESSEE
 SHEET: 1



SUBJECT PROPERTY
 RANGE: THE CHURCH AT STERCHI HILLS PLOT TAX ASSESSOR
 SITE ADDRESS: 904 DRY GAP PKE, KNOWLEDGE, TN 37116
 PARCEL ID: 057 12516
 AREA: 13.07 ACRES PER TAX ASSESSOR
 ZONE: RP-1 PLANNED RESIDENTIAL DISTRICT
 REFERENCE: INSTRUMENT # 20020310062208
 PLAT COUNTY: MOORE COUNTY, TENNESSEE

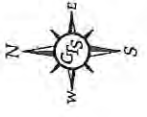
LEGEND
 BOUNDARY OF RECORDING
 PLOT COUNTY: MOORE COUNTY, TENNESSEE
 SHEET: 1

 <p>5448 BELLS FERRY ROAD ACWORTH, GA 30102 PHONE: 770-705-5500 FAX: 770-705-5501 WALTER MATHEWS PRATHER, P.E. CUSTOMER: UNKNOWN</p>		<p>1 09/27/14 ISSUES FOR CONSTRUCTION OMB</p> <p>0 01/09/14 ISSUED FOR CONSTRUCTION FCK</p> <p>NO. DATE REVISIONS BY</p> <p>NOT VALID WITHOUT SIGNATURE AND DATE</p>				 <p>AT&T INNOVATION AND CONSTRUCTION DIVISION BIRMINGHAM, TN 37227</p>		<p>DATE NAME: DRY GAP PIKE</p>		<p>APPROVED BY: M. PRATHER</p> <p>DESIGNED BY: K. GIBSON</p> <p>PROJECT NO.: 1102210</p> <p>DATE: 11/02/10</p>		<p>PROJECT NAME: ACCESS DRIVE GRADING & EROSION CONTROL PLAN</p>		<p>SHEET NUMBER: C-2</p>	
---	--	--	--	---	--	--	--	--------------------------------	--	--	--	--	--	--------------------------	--



GRADING NOTE:
DO NOT HAUL EARTHWORK CUT OFF SITE. SPREAD CUT EVENLY THROUGHOUT THE DISTURBED AREA PRIOR TO SEEDING AND GRAVELLING.

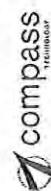

1 ACCESS GRADING AND EROSION CONTROL
 FULL SIZE PLOT: SCALE: 1" = 80'
 HALF SIZE PLOT: SCALE: 1" = 100'
 0" = 25' 50' 100'

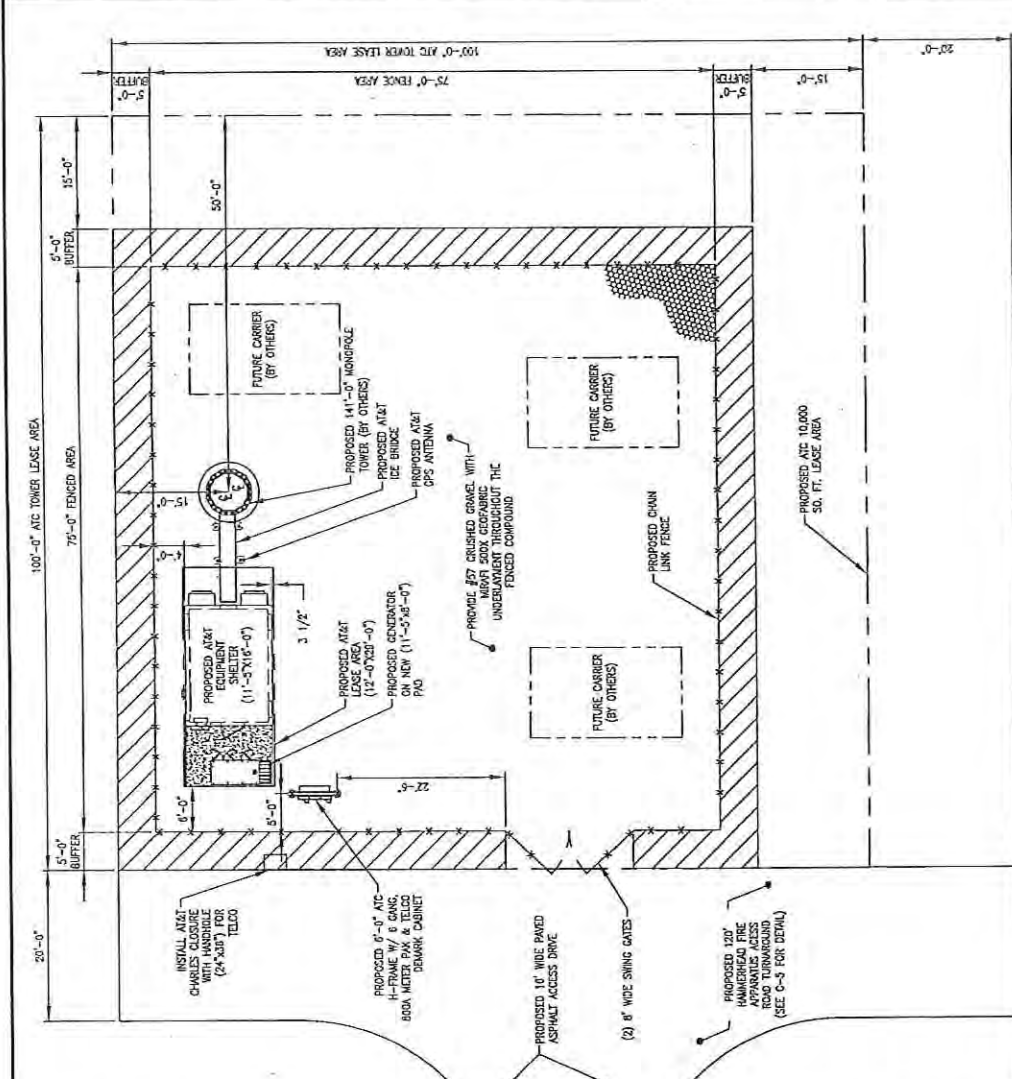


THE CONTRACTOR SHALL VERIFY THE SITE BEFORE BEGINS CONSTRUCTION. ALL DISTURBED AREAS SHALL BE REVEGETATED AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

NOTICE: This drawing and the design shown are the property of Compass Technology Services, Inc. This reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

KNXNS PLOTTED TO SCALE ON 11x17 SHEETS

 <p>5446 BELLS FERRY ROAD ACWORTH, GA 30102 PHONE: 770-701-2500 FAX: 770-701-2501 WALTER MATHEWS PRATHER, P.E.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>NO.</td><td>DATE</td><td>BY</td></tr> <tr><td>1</td><td>02/27/14</td><td>DMA</td></tr> <tr><td>2</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>3</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>4</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>5</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>6</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>7</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>8</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>9</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>10</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>11</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>12</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>13</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>14</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>15</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>16</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>17</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>18</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>19</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>20</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>21</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>22</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>23</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>24</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>25</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>26</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>27</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>28</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> <tr><td>29</td><td>02/27/14</td><td>K.H.</td></tr> <tr><td>30</td><td>02/27/14</td><td>CONSTRUCTION</td></tr> </table>	NO.	DATE	BY	1	02/27/14	DMA	2	02/27/14	CONSTRUCTION	3	02/27/14	K.H.	4	02/27/14	CONSTRUCTION	5	02/27/14	K.H.	6	02/27/14	CONSTRUCTION	7	02/27/14	K.H.	8	02/27/14	CONSTRUCTION	9	02/27/14	K.H.	10	02/27/14	CONSTRUCTION	11	02/27/14	K.H.	12	02/27/14	CONSTRUCTION	13	02/27/14	K.H.	14	02/27/14	CONSTRUCTION	15	02/27/14	K.H.	16	02/27/14	CONSTRUCTION	17	02/27/14	K.H.	18	02/27/14	CONSTRUCTION	19	02/27/14	K.H.	20	02/27/14	CONSTRUCTION	21	02/27/14	K.H.	22	02/27/14	CONSTRUCTION	23	02/27/14	K.H.	24	02/27/14	CONSTRUCTION	25	02/27/14	K.H.	26	02/27/14	CONSTRUCTION	27	02/27/14	K.H.	28	02/27/14	CONSTRUCTION	29	02/27/14	K.H.	30	02/27/14	CONSTRUCTION	 <p>AT&T 10000 WOODBRIDGE DRIVE FARMERS BRANCH, GA 30204 PROJECT NO. 1102013</p>	<p>DATE: 02/27/14 PROJECT NO. 1102013</p> <p>DRY GAP PIKE</p> <p>PREPARED BY: M. PRATHER DESIGNED BY: K.H. PROJECT NO. 1102013</p> <p>GENERAL CONSTRUCTION NOTES & SITE PLAN</p>
NO.	DATE	BY																																																																																														
1	02/27/14	DMA																																																																																														
2	02/27/14	CONSTRUCTION																																																																																														
3	02/27/14	K.H.																																																																																														
4	02/27/14	CONSTRUCTION																																																																																														
5	02/27/14	K.H.																																																																																														
6	02/27/14	CONSTRUCTION																																																																																														
7	02/27/14	K.H.																																																																																														
8	02/27/14	CONSTRUCTION																																																																																														
9	02/27/14	K.H.																																																																																														
10	02/27/14	CONSTRUCTION																																																																																														
11	02/27/14	K.H.																																																																																														
12	02/27/14	CONSTRUCTION																																																																																														
13	02/27/14	K.H.																																																																																														
14	02/27/14	CONSTRUCTION																																																																																														
15	02/27/14	K.H.																																																																																														
16	02/27/14	CONSTRUCTION																																																																																														
17	02/27/14	K.H.																																																																																														
18	02/27/14	CONSTRUCTION																																																																																														
19	02/27/14	K.H.																																																																																														
20	02/27/14	CONSTRUCTION																																																																																														
21	02/27/14	K.H.																																																																																														
22	02/27/14	CONSTRUCTION																																																																																														
23	02/27/14	K.H.																																																																																														
24	02/27/14	CONSTRUCTION																																																																																														
25	02/27/14	K.H.																																																																																														
26	02/27/14	CONSTRUCTION																																																																																														
27	02/27/14	K.H.																																																																																														
28	02/27/14	CONSTRUCTION																																																																																														
29	02/27/14	K.H.																																																																																														
30	02/27/14	CONSTRUCTION																																																																																														



GENERAL CONSTRUCTION NOTES:

- SEE SURVEY FOR LEASE AREA BOUNDARY, LEGAL DESCRIPTION, EXISTING CONTOURS, AND ADDITIONAL SITE INFORMATION.
- DAMAGE TO ALL UTILITIES, LARK, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL POWER AND TELEPHONE UTILITIES AND THE CONSTRUCTION MANAGER TO CONFIRM THE SOURCE OF SERVICE, PRIOR TO THE INSTALLATION OF ANY CONDUITS.
- THE CONTRACTOR SHALL INSTALL THE PERMIT AND TELEPHONE SERVICE UNDERGROUND TO THE EQUIPMENT AS SHOWN ON THE ELECTRICAL PLAN.
- REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE TOWER COMPOUND.
- GRADE AROUND THE SHELTER AS REQUIRED TO ALLOW A MINIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND JAG AT THE COMPLETION OF INSTALLATION.
- ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
- ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR CONDITIONS FROM THE DESIGN PLANS OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
- COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL CONTACT A SURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONDUITS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
- THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE REDLINED DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THIS PROJECT FROM THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THIS PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.
- TOWER AND TOWER FOUNDATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. BEFORE THE ANTENNAS, MOUNTS, OR CABLES ARE PLACED, THE TOWER MUST BE ANALYZED FOR THE PROPOSED LOADS BY A LICENSED STRUCTURAL ENGINEER (BY OTHERS). INSTALL ALL ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT IN ACCORDANCE WITH THE TOWER ANALYSIS REPORT.
- CONTRACTOR SHALL NOT USE THE EQUIPMENT SHELTER FOR STORAGE OF TOOLS OR CONSTRUCTION MATERIALS.
- CONTRACTOR SHALL STRIP, WAX, AND POLISH/BUFF THE FLOORS AT COMPLETION OF JOB, PRIOR TO THE PUNCH.
- PROVIDE TWO (2) 36" X 48" WHITE BACKGROUND WITH 4" BLACK LETTERS ON SHELTER DOOR WITH NOTES AS FOLLOWS:
 - LOT SITE NUMBER
 - LOT CASE OR SUBDIVISION CASE NUMBER
 - OWNER NAME
 - CONTRACTOR NAME
 COORDINATE WITH CONSTRUCTION MANAGER FOR SITE NUMBER AND EXACT PLACEMENT LOCATIONS.
- PROVIDE ONE (1) SIGN, 8' X 12", WHITE BACKGROUND WITH 4" BLACK LETTERS TO INCLUDE:
 - E-311 STREET ADDRESS
 - DATE USING ALUMINUM HOOD BUNGS
 - FINISH AND INSTALL ADDITIONAL SURFACE AS REQUIRED BY CONSTRUCTION MANAGER. REFER TO AT&T SPEC. SECTION 10.

COMPOUND LAYOUT PLAN
 FULL SIZE PLOT: SCALE: 1/8" = 1'-0"
 HALF SIZE PLOT: SCALE: 1/16" = 1'-0"

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

compass
LANDSCAPE ARCHITECTS

5449 BELLS FERRY ROAD
ACWORTH, GA 30102
PHONE: 770-915-5500
FAX: 770-915-5501
WALTER MATHEWS PRATHER, P.E.
OWNER PROVIDED

DESIGNED FOR: _____

NO. DATE: _____

NOT VALID WITHOUT SIGNATURE AND DATE

REVISIONS: _____

AT&T GLOBAL SERVICES
CONSTRUCTION & LANDSCAPING
REVISED TO 2/27/14

DRY GAP PIKE

APPROVED BY: M. PRATHER

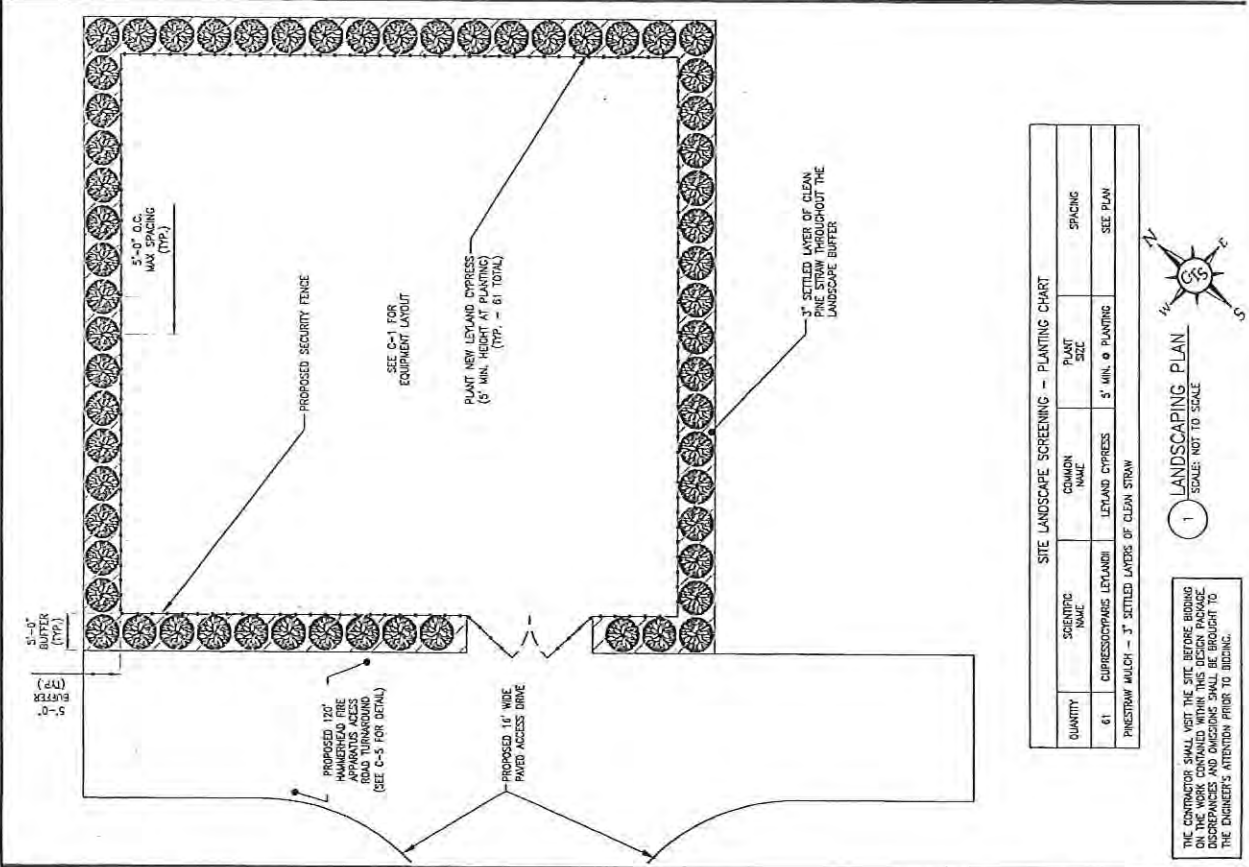
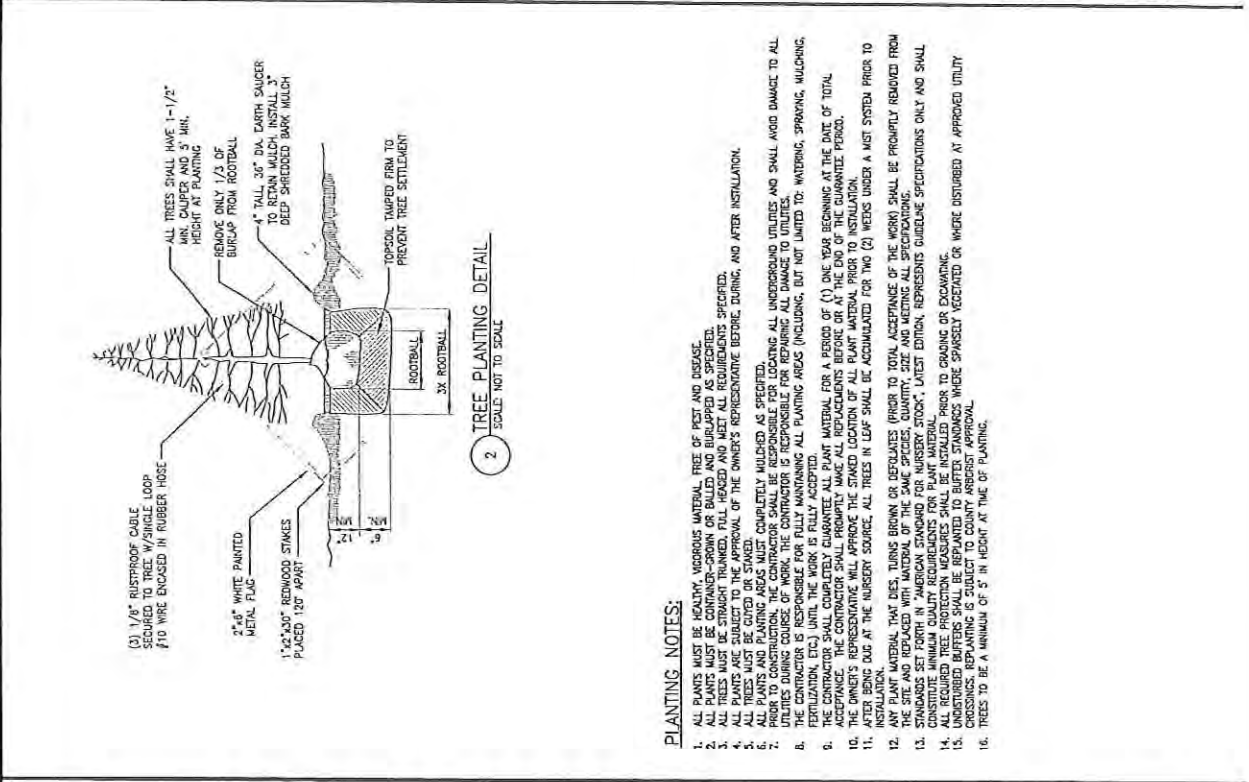
DESIGNED BY: K.H.

PROJECT NO: 100446

DATE: 11/09/13

SHEET NAME: LANDSCAPING PLAN & DETAILS

SHEET NUMBER: L-1



SITE LANDSCAPE SCREENING - PLANTING CHART

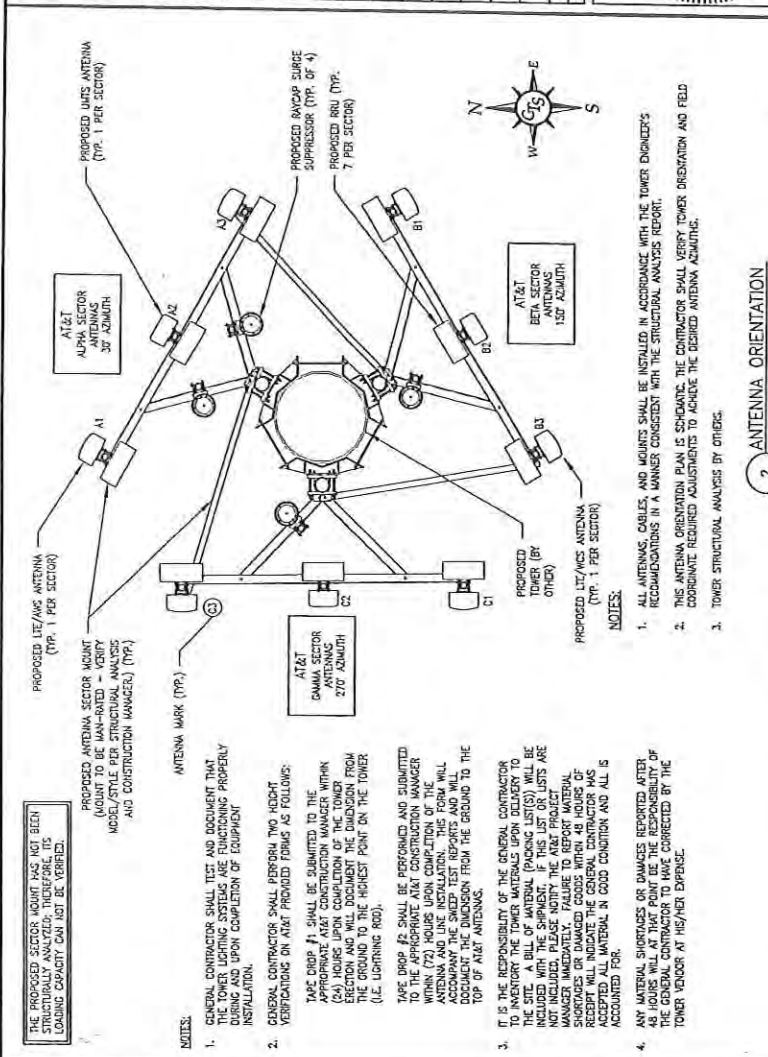
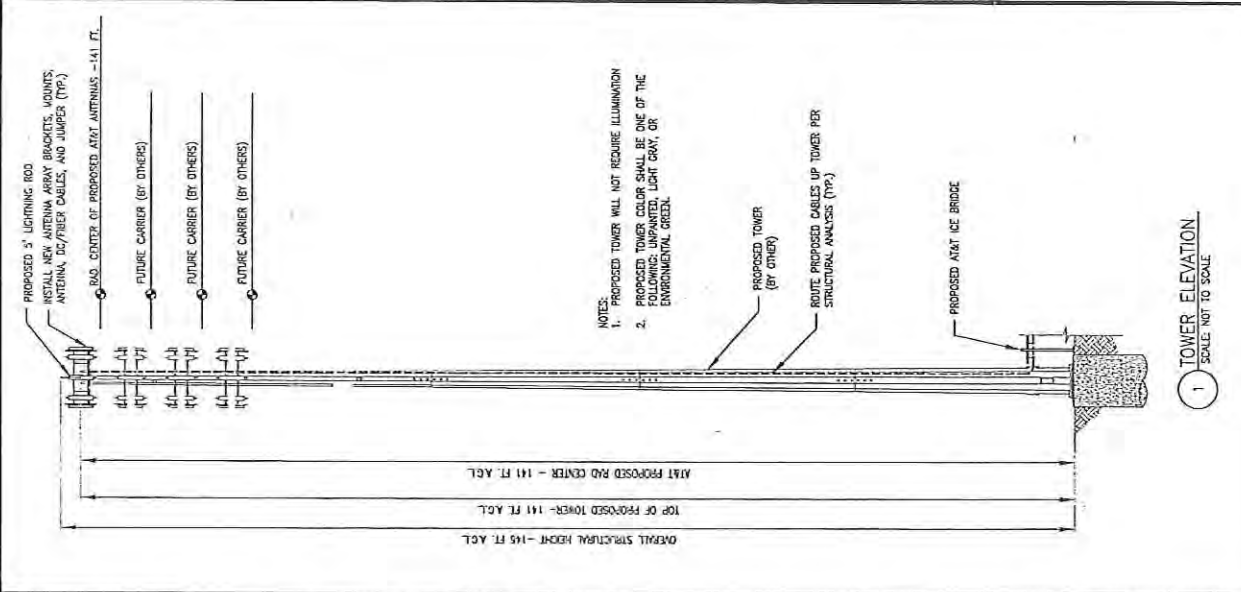
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
61	CUPRESSOCYPERUS LEYLANDII	LEYLAND CYPRESS	5' MIN. Ø PLANTING	SEE PLAN

PIESTRAW MULCH - 3" SETTLED LAYERS OF CLEAN STRAW

THE CONTRACTOR SHALL NOT USE SITE DEFENSE BARRIERS ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL PLANTS MUST BE SPECIALLY TRAINED TO BE PLANTED IN THE MANNER SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE CUTTED OR STAKED.
6. ALL PLANTS AND PLANTING AREAS MUST COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND DEPARTMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZATION, ETC.) UNTIL THE WORK IS FULLY ACCEPTED.
9. ANY PLANT MATERIAL THAT DOES TURN 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.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE BASIS FOR ALL PLANTING AND PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
11. UNDISTURBED BUFFER AREAS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSLEY VEGETATED OR MORE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.
12. TREES TO BE A MINIMUM OF 5' IN HEIGHT AT THE OF PLANTING.



2 ANTENNA ORIENTATION
SCALE: NOT TO SCALE

ANTENNA SECTOR	ANTENNA MODEL	AZIMUTH (P-NORM)	MAGNETIC ORIENTATION	SURGE PROTECTION	CABLE FEEDER	RAD CENTER	RAD COUNT	A2 MODULE	MECH. TILT	ELEC. TILT
A1	KRC118182-1	30°	23°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-
A2	H800-051705-R2M	30°	23°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-
B1	KRC118182-1	150°	143°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-
B2	H800-051705-R2M	150°	143°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-
C1	KRC118182-1	270°	253°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-
C2	H800-051705-R2M	270°	253°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-
C3	KRC118182-1	270°	253°	(1) RAY CAP DCS-48-00-18-0F	(A) DC (B) FIBER	141'	7	1	-	-

*RAT SHALL BE INSTALLED FROM LITE RADI TO LITE ANTENNA AND FROM LITE ANTENNA TO LITE ANTENNA (TYP. EACH SECTOR)

NOTES:

- ANTENNA CONTINUOUS LIGHT BASED ON TOP OF RISING ELEVATION.
- ALL ANTENNAS SHALL BE INSTALLED WITHIN THE SPECIFIED CLEARANCE.
- ALL ANTENNA INFORMATION TO BE CONFIRMED WITH AT&T PRIOR TO INSTALLATION.
- ALL ANTENNA INFORMATION BASED ON RF CONFIGURATION FORM FOR SITE NAME DRY GAP PIKE SUBMITTED 09/23/2013.

1 TOWER ELEVATION
SCALE: NOT TO SCALE

compass
5442 BELLS FERRY ROAD
ACWORTH, GA 30102
PHONE: 770-701-2500
FAX: 770-701-2501
WALTER MATHEWS PRATHER, P.E.

ISSUED FOR: CONSTRUCTION, R.F.
NO. DATE: NOVEMBER 04, 07
NOT VALID WITHOUT APPROVAL AND DATE
REVISIONS:

at&t
127 BURNINGWOOD
COLUMBIA, SC 29208
(803) 799-1217

DATE NAME: DRY GAP PIKE

PREPARED BY: M. PRATHER
CHECKED BY: 10048B
PROJECT NO: 1105273

SHEET NAME: TOWER ELEVATION & ANTENNA ORIENTATION
SHEET NUMBER: S-1

