

HABERSHAM COUNTY BOARD OF APPEALS
EXECUTIVE SUMMARY

SUBJECT: Appeal of Planning Commission decision regarding an approved 199' wireless telecommunications tower at 493 Antique Alley Drive.

DATE: February 8, 2021

☐ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

BUDGET INFORMATION: N/A

☐ **STATUS REPORT**

~~ANNUAL-~~

☒ **OTHER**

~~CAPITAL-~~

COMMISSION ACTION REQUESTED ON: February 15, 2021

PURPOSE: Present an appeal of the Planning Commission's January 5, 2021 approval of a 199' wireless telecommunications tower at 493 Antique Alley Drive.

BACKGROUND / HISTORY:

1. As you may recall, per Comprehensive Land Development Ordinance (CLDO) Section 68-1201 the Board of Commissioners acts as the Appeals Board for Planning Commission decisions. My office received an appeal of the Planning Commission's January 5, 2021 approval of a new 199' wireless telecommunications tower.
 - a. The Planning Commission approved the request for the 199' wireless telecommunications tower with a condition of providing space on the tower for Habersham County, if needed.
 2. According to Section 68-1608(c), any new tower with a height up to 199' only requires Planning Commission review and approval. Therefore, this matter was not scheduled to come before the Board of Commissioners as a regular conditional use.
 3. The appellants are residents of Annandale Subdivision. Their objections to the Planning Commission approval is attached.
 4. The minutes of Planning Commission's January 5, 2021 meeting and the application packet forwarded to the Planning Commission are also attached.
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FACTS AND ISSUES: After reviewing the appeal with the County Attorney, I offer the following regarding the Appeals Board hearing:

- a. The Board of Commissioners will need to adjourn the regular meeting and convene as the Appeals Board.
 - b. The appellants need to pick no more than two speakers to argue the merits of their appeal. The appellee (applicant) should also be represented by no more than two persons.
 - c. The appellants should argue why the Planning Commission made the wrong decision at the January 5, 2021 meeting.
 - d. Staff will not make a recommendation since the appeal is of a Planning Commission decision. Staff will be present to clarify, if needed, what the Planning Commission decided.
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OPTIONS: The Appeals Board could act on this application as follows:

1. Denial of the appeal of the Planning Commission's January 5, 2021 decision regarding CU-20-07 (tower would be constructed);
 2. Approval of the appeal of the Planning Commission's January 5, 2021 decision regarding CU-20-07 (tower would not be constructed);
 3. Commission defined alternative.
-
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RECOMMENDED SAMPLE MOTION:

DEPARTMENT:

Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

County Manager

DATE: _____

1-19-21 (date of appeal letter); date of presenting appeal letter to the Planning Commission 1-21-2021

To: Habersham County Planning Commissioners, in total, et al. (receiving Official

Appeal of the Verizon cell tower decision of the Habersham Planning Commission from a recommendation of the Habersham Planning & Development Department on January 5, 2021 (CU-20-07 on the Mark Alley property), at 493 Antique Alley Drive (not the actual tower address since we were told that would come at the permit stage), but on the property of Mr. Alley.

Presented by interested Annandale residents, signed and unsigned.

We are noting our objection of the erection of the Verizon Cell tower, (project CU 20-07), proposed to be erected on the Mark Alley property identified as Map 098, parcel 001, Habersham County. We do so for the following reasons, possibility more reasons that may follow this presentation.

We object to the propose tower on the Alley property for these reasons:

1. Unsightly at 199 feet-high, well above the canopy of the trees.
2. It will be placed in the horizon, ruining the line of sight with our pristine mountains. It will show up in the pristine landscape and stick out like a "sore thumb"
3. It will devalue the property values of our homes just by its presence in the community.
4. Adding additional carriers makes it a no- win situation for the community with the insertion of more overbearing nuisances, both as to sight, and signal output.
5. There are 6 Verizon towers as specified above (within 3.5-8.8 miles radius of proposed tower). That make this one no sense. [as was pointed out to PC, there is a minor signal loss in the sod farm area, but it returns at highway 197].
6. The sign for keeping away from the property noted as a Radio Frequency emittance sign, shows that there are health dangers. [why the sign if there is not health risk]?
7. There has not been a study regarding health hazards of the cell towers for this application.
8. We refute Verizon or others claim that there are no health concerns or dangers.
9. There are some in the Annandale community who have cancer and use medical devices such as pacemakers, as well as other devices such as monitors for medical issues that rely on wi-fi signals for a clear, unaffected signal for their health and safety. Interference of those signals in any way would pose a health hazard to those individuals.
10. The meeting was not advertised to give homeowners a chance to respond to the tower. Even though we were told that notice was not necessary by law, we feel that in the spirit of non-partisan actions by the Commission, the citizens of Habersham County should be afforded communication from them to avoid any feelings of ill will and mistrust on this issue and all other issues of County business. We were told it didn't matter anyway, since they did not have to do it by law.
11. The Annandale homeowners were not all notified, even though there is not only sight distance, but it is close enough where all of us would be affected in one way or the other. We were told that only the adjoining property owners were notified by letter.
12. Letters were sent to adjacent homeowners (during the holidays and received a few days prior to the Planning & Development meeting on the 5th of January). This did not give Annandale landowners a chance to really look at and study the issue of cell towers. Over

Those who were **only** notified were those whose property connected to Mr. Alley's property, when clearly it is evident that those are only a small number of people affected by the tower.

13. The phone number given in the letters that went out was the wrong # to call in to, thus taking away from the scrutiny of the situation [the lady who answered the phone at that number said that there were over 16 who called her trying to get into the meeting]. Thus, there were at least 16 people who were denied access to the meeting.
14. We feel that the business of the Planning & Development Department, and the Planning and Development Commission should be free of any undue influence as to their business at hand. The vote was taken on recommendation of the Planning and Development Department to the Planning Commission, who voted on the issue. No one, whether Commissioner or other involved party in County decisions on a proposed project, should ever be present for that vote. Those parties should avoid that particular meeting when votes are taken. We feel that it will put unspoken influence on the Planning Commission. Interest in "what is going on" should not be an excuse to be there. We object to that behavior.
15. The Planning Commission was informed, as a comment, that we out in the county do not receive any benefit from the county verses taxes paid, and that we do not need the county to infringe upon our community with this tower.

We are appealing and requesting:

1. That overall, the cell tower proposed on the Alley property not be allowed to go forward. We do not feel that all of the issues have been addressed and the vote was taken from a partisan view, without regard to the issues presented herein. It is a flawed process on this issue. We are further requesting:
2. The issue be studied for a further period of time with health studies relative to cell phone tower usage and presence within communities.
3. The correct forum be granted as to a full, advertised hearing with ALL residents within the range of the signal, between the points of the existing Verizon towers, in plenty of time to respond from the citizenry.
4. That Habersham County refrain from accepting monies from the placement of the proposed tower on this and other Habersham properties. Precedent should not be set as to interference with proper use of Habersham's Commissioners' time and County needs judgement.
5. If cell towers are to be permitted in Habersham County, we request they be relegated to the higher intensity areas of the county that reflect the business structure areas, and not the "bedroom" community as the county has been directing us for many years.

Respectively submitted,

Annandale Concerned Citizens Representative(s)

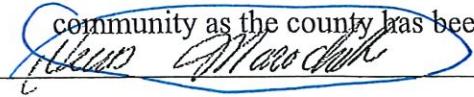
Don S. Borge

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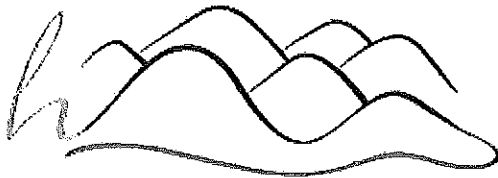
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Respectively submitted, 

Annandale Concerned Citizens Representative(s)

*Added
page
for signature*





HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development
130 Jacob's Way Clarkesville, GA 30523
706-839-0140 www.habershamga.com

MINUTES
HABERSHAM COUNTY PLANNING COMMISSION
Public Hearing
Tuesday, January 5, 2021

The Habersham County Planning Commission held a public hearing on Tuesday, January 5, 2021 in the Commission Conference Room of the Habersham County Administration Building, located at 130 Jacob's Way in Clarkesville, Georgia.

Planning Commission Members Present: D Higgins, Robert Gutowski, Jason Smith, Bill Gresham, David Purcell, and Maquis Arrender.

Commissioner Mike Van Winkle was unable to attend, but was available for the meeting via phone along with Verizon Wireless Agent, Shamaury Myrick.

Also present were Mike Beecham, Planning and Development Director, Patti McLarty, Planning and Development Permit Specialist, and Troy Dills, Habersham County Planner.

Chairman D Higgins called the meeting to order at 6:00 PM.

Invocation given by Jason Smith.

ELECTION OF OFFICERS:

Commissioner Bill Gresham made a motion to keep Commissioner D. Higgins as Chairman. The motion was seconded by Commissioner Robert Gutowski. All were in favor.

Commissioner D. Higgins then made a motion to keep Commissioner Bill Gresham as Vice-Chairman. The motion was seconded by Commissioner David Purcell. All were in favor.

Another motion was also made by Commissioner Bill Gresham that Commissioner David Purcell remain as Secretary. The motion was seconded by Commissioner Jason Smith. All were in favor.

Approval of the December 1, 2020 Minutes

Approved without change

Approval of the Agenda

Approved without change

PUBLIC COMMENT:

None

NEW BUSINESS:

None

OLD BUSINESS:

CU-20-07: Verizon Wireless, Agent Shamaury Myrick, is seeking Planning Commission approval to erect a 199' telecommunications tower at 493 Antique Alley Drive. The tract is further identified as Map 098 Parcel 001.

Several people from the surrounding area attended the meeting to express their concerns. The following four residents all from Annandale Subdivision made statements at the meeting.

Mr. Dennis Marochak, 1462 Annandale Dr.

Mr. Larry Shedd, 1327 Annandale Dr.

Mr. Roy Sapough, 1480 Annandale Dr.

Mr. Ray Stratton, 1398 Annandale Dr.

Mr. David Stover was also present. He lives near the property in question and he raised his concerns as well.

The main theme from all who spoke was primarily the same as shown below.

- They were not notified about the meeting in a proper time frame.
- Concern about future health issues that this tower may bring.
- It was mentioned that they were afraid that it would be unaesthetically pleasing, which would lead to loss of property value.

During the meeting, Verizon Wireless agent Shamaury Myrick was asked by the Planning Commission if he had any comments on what was brought up by the local residents. Mr. Myrick said that they had taken extra measures to assure that the above concerns were addressed, since they are the most common issues from residents or neighborhoods.

After Mr. Myrick spoke, Commissioner Chairman D. Higgins then closes public comments.

A motion was then made by Commissioner David Purcell to approve the construction of the cell tower providing that additional space on the tower is provided for the County if needed. It was seconded by Commissioner Robert Gutowski. The result of the vote of the Planning Commission was as follows:

Commissioner Bill Gresham – Yea, Commissioner David Purcell – Yea, Commissioner Marquis Arrender – Yea, Commissioner Robert Gutowski – Yea, Commissioner Jason Smith – Yea, Commissioner Mike Van Winkle – Yea, Commissioner D. Higgins - Nay

REPORTS TO COMMISSION

None

ADMINISTRATIVE MATTERS

ADJOURNMENT

Meeting adjourned at 7:01 PM.

As approved by the Habersham County Planning Commission:

Executive Secretary

Date



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development Department
130 Jacob's Way, Clarkesville, GA 30523
706-839-0140 www.habershamga.com

Habersham County Planning Commission Conditional Use Staff Report

APPLICATION NUMBER: CU-20-7

REQUESTED ACTION: Applicant Shamaury Myrick is seeking a Conditional Use to Article XVII for the location of a 199' Telecommunication Tower at 493 Antique Alley. The property is further identified as Map 098 Parcel 001. Since the requested tower is 199' it does not require Board of Commissioner approval, only Planning approval.

PETITIONER: Shamaury Myrick

PROPERTY OWNER: Mark H. Alley

PROPOSED USE: 199' Telecommunication Tower

LOCATION: 493 Antique Alley

PARCEL SIZE: 327 acres

MAP#: 098 **PARCEL#:** 001

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	AG	Rural
North	LI	Rural
South	AG	Rural
L-Side	AG	Rural
R-Side	AG	Rural

MEETING DATES: Planning Commission: December 1, 2020

County Commissioners: December 21, 2020

PLANNING ANALYSIS:

1. The existing land uses and zoning classification of nearby property;

Properties adjacent are primarily residential and agricultural and designated as AG.

2. The suitability of the subject property for the zoned purposes;

The elevation is 1,454.9' which provides for a broader coverage. .

3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

Property values are not diminished by the current zoning.

4. The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;

Property values are not diminished by the current zoning.

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

The enhancement of a broader coverage and overall service is a gain to the public. It is the intent of the Conditional Use Process to permit specific commercial uses compatible with a residential area. The process will assist in transparency and resolving any concerns brought to the table.

6. Whether the subject property has a reasonable economic use as currently zoned;

The Conditional Use Process will not change the Zoning of this property. Property does have a reasonable economic use without the Conditional Use approval.

7. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;

Proposed Tower should provide the necessary coverage and improved service for the public while adhering to the specific criteria set forth within the CLDR regarding visibility, setbacks, fencing and safety.

8. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;

The Tower location should not adversely affect the existing land use patterns in the area.

9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

The applicant has submitted the necessary supporting documentation as proof of technical need and adhering to the criteria set forth within Section 1706. The request is in conformance of the intent of the Comprehensive Plan.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

No significant impact on infrastructure.

11. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The request is in conformance of the intent of the Comprehensive Plan.

Applicant provides Proof of Technical Need:

- Facility is not intrusive to county identified Scenic Road Corridor
- Facility is not intrusive to any recognized historic area for the purposes of cultural preservation
- Radio Frequency Letter and justification coverage maps provided
- No habitable buildings within the Fall Zone
- No Hazard to Air Navigation
- Existing Tower Site within 1 mile of proposed site- Letter enclosed conveying limited coverage due to height

STAFF RECOMMENDATION:

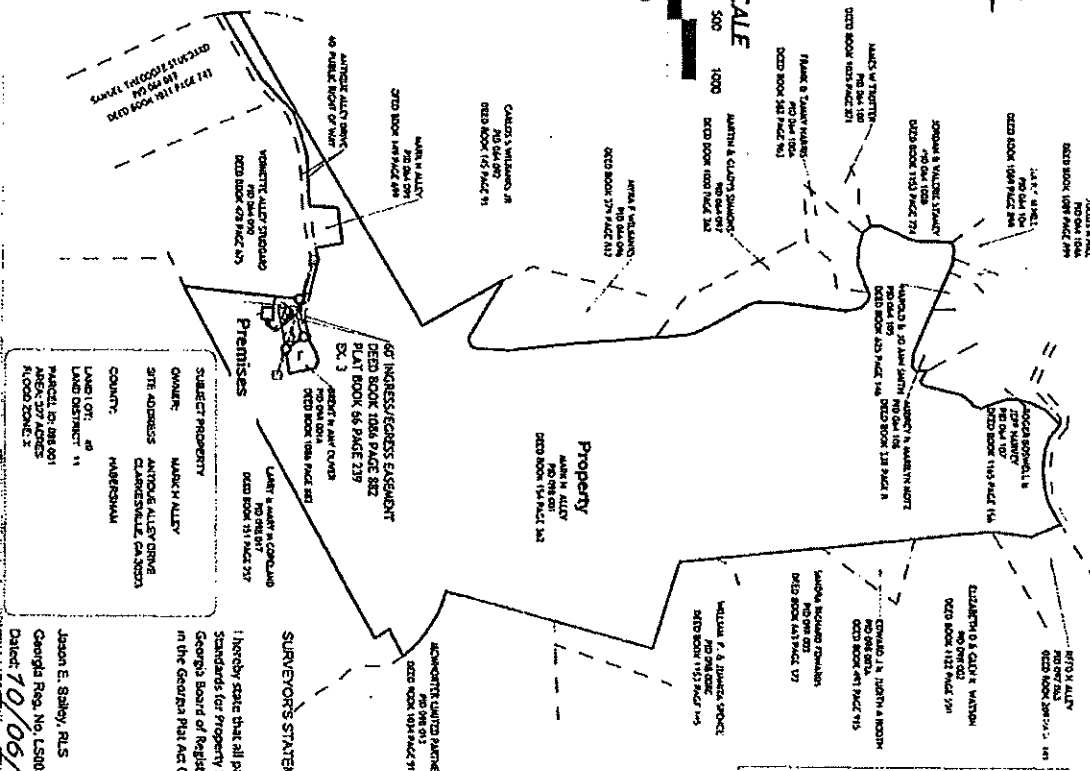
<u> X </u> Approve as Submitted	<u> </u> Approval with Conditions
<u> </u> Denial	<u> </u> Table

PLANNING COMMISSION APPROVAL:

<u> </u> Approve as Submitted	<u> </u> Approval with Conditions
<u> </u> Denial	<u> </u> Table

SITE INFORMATION
 LEASE AREA: 10,000 SQ FT
 AT CENTER
 LATITUDE: 34° 30' 36.57" N (NAD 83)
 LONGITUDE: 83° 31' 47.07" W (NAD 83)
 ELEVATION: 454.7 AMSL (NAVD 83)
 AMSL - ABOVE MEAN SEA LEVEL

GRAPHIC SCALE



SUBJECT PROPERTY	
OWNER:	MARSH ALBY
SITE ADDRESS	ANTHONY ALLEY DRIVE
	CLARKSVILLE, GA 30523
COUNTY:	MURKIN
LAND LOT: 40	
LAND DISTRICT: 11	
PARCEL ID: 198-001	
APR 27, 1985	
FLOOD ZONE: 1	

Jason E. Salley, RLS
Georgia Reg. No. LS003256
Dated: 7/0/06/2019

i hereby state that all parts of the survey were prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 280-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEYOR'S STATEMENT

[illegible]

Customer	VERIZON WIRELESS
Address	ALPHARETTA, GA
Project	TOWER SURVEY
Project #	19153
Field Project #	
Client Project #	
Sheet No.	SO. 1
SHEET 1 OF 3	

www.alexandertravis.com

REVISIONS

DATE

10/17/18 ADD COMMENTS

PROJECT

NGTECH-E

ANTIQUE ALLEY DRIVE

CLARESVILLE, GA 30523

HAILEY LAND GROUP
LAND MANAGEMENT IN EVERYTHING WE DO

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10306

Sur

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FOR:
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[illegible]

EASEMENT SURVEY FOR:



verizon[✓]

10100 Old Atlanta Road Correctional
Alpharetta, Georgia 30022

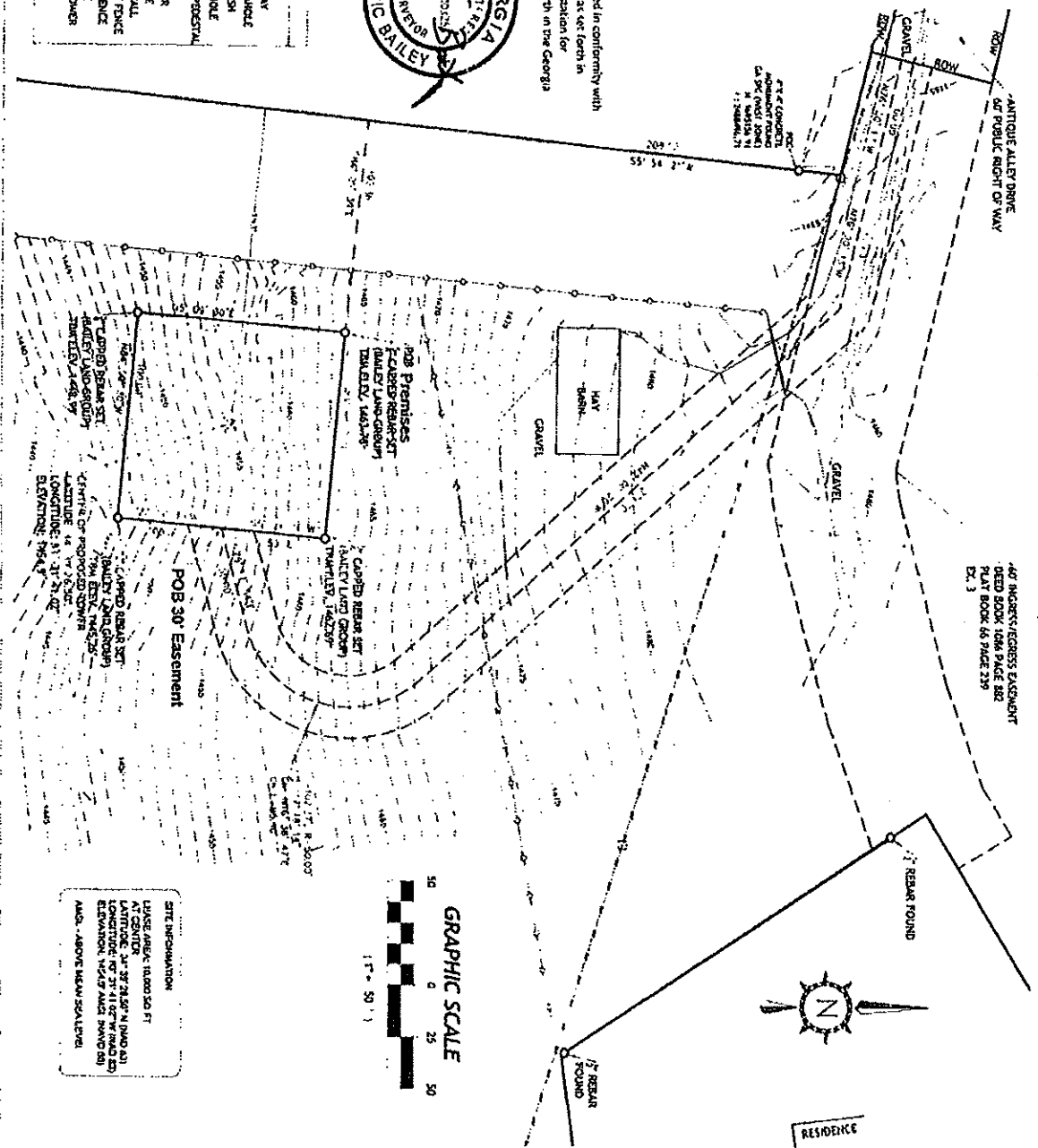
LEGEND	
	BENCHMARK
	RIGHT-OF-WAY
	ELECTRIC BOX
	FIBER OPTIC MARKER
	GENERATOR
	OUT ANCHOR
	LIGHT STANDARD
	LIGHT CONTROLLER
	ASCURBED
	POINT OF BEGINNING
	POINT OF BEGINNING
	COMMENCEMENT
	POWER METER
	POWER POLE

Jason E. Bailey, RLS
Georgia Reg. No. LS000755
Date: 10/06/2019

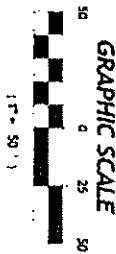


I hereby state that all parts of this survey were prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Statute O.C.G.A. 15-6-67

SURVEYOR'S STATEMENT



SITE INFORMATION
EASE AREA: 1000 SQ. FT.
AT CENTER
LATITUDE: 34° 37' 34.00" N (PUB. ADJ.)
LONGITUDE: 84° 17' 43.50" W (PUB. ADJ.)
ELEVATION: 1047.40 (PUB. ADJ.)
AMG - ABOVE MEAN SEA LEVEL



NGTECH-E
ANTIQUE ALLEY DRIVE
CLARKSVILLE, GA 30523
VERIZON WIRELESS
ALPHARETTA, GA
TOWER SURVEY
19.153
SHEET 2 OF 3

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
4112 HEDGEMAN 115
NORTHVALE, AL 35113
P: 205.978.0001 F: 205.978.0002
www.baileylandgroup.com

EASEMENT SURVEY FOR:

10300 Old Alabama Road Connector
Alpharetta, Georgia 30022

Property

(1) 109-605 All or part of land lying and being in and Lot 49 of the 14th District of Hibernia County, Georgia, and being more particularly described as follows:

ENCLOSING IT: is, on the road shown as the Indian Garams Valley Road and starting at an iron pin on roadblock marking in an easterly direction 300 feet to iron pin, then in a northerly direction 250 feet to iron pin, then in a westerly direction 300 feet, to iron pin, then 250 feet southerly to starting point. Property is located on all side by Tilden Garams Alley, except for the roadway on Iron of property 1; described above. Property containing one (1) acre more or less.

(4) 177-841
All that tract or parcel, 1st land lying and being in the State of Georgia and Herdman County and being part of lots of land numbered 43 and 44 in the 12th land District of Herdman County, Georgia, described as follows:

beginning, it is 100 yards on Original Line between and lots Nos. 43 and 50 thence southwest on Original Line between said land it has named to the Old River Run to a Rock Corner, thence to a Branch thence down the Branch to the River (Snake) thence down the river to a Rock Corner, thence to the beginning corner, containing (40) forty acres.

188: 177-842

As an indirect or direct owner of land lying and being on the East side of the Charlotte Harbor Highway about 3 miles N. of the City limits of Charlotte in the county and state, aforesaid and being all of lots nos. 11, 12, 13, 14, 15 and 17 of the Frank M. Trotter subdivision as shown by plat made by S. C. Mason July 1942, Said plat is a true description of said land and it made the legal description of same. A copy of said plat is recorded in Halbert County.

Doc 179-25

[illegible]

225-598

[illegible]

{m} 225-500

ALL RACE TRACT: parcel of land being and being in David West Partnership 42.13, 49.50 and 51.6 of the 21st and 22nd ranges of Hallowell County, Maine, and being more particularly described as follows:
BEGINNING at the original line to a rock corner common to lands of T. C. Aldry and Susan Thayer; thence south along a barbed wire fence to a rock corner at a branch, thence along the branch to Joseph Thayer; thence south the square shore to the Barn Janssen bottom, thence being a marked tree at the barn, thence along a marked line around the edge of the field to a rock corner on the barn line, based on the West side of the bridge;
thence being a marked tree on the barn line, thence south to a rock corner on the line common to the lands of Wm. F. East and John Jones; thence south to a rock corner, thence south to a rock corner on the line common to the lands of Wm. F. East and John Jones; thence in a southeasterly direction (more or less) a barbed wire fence to a rock corner; thence a westerly direction to a rock corner; thence in a northerly direction along a barbed wire fence to the point of beginning, containing 187 ACRES, more or less, and being all the lands now owned by W. C. Aldry which were a part of the W. M. Aldry home place; the lands acquired from Ben Snow, the lands acquired from the Jones Estate, and the lands acquired from the Jackson Estate.

Premises

A parcel of land being situated on land lot 49, 11th Land Street, Malbersham County, Georgia and being more particularly described as follows

[illegible]

30' Eastward

A portion of land being situated in Land Lot 45, 11th Land District, Habersham County, Georgia and being more particularly described as follows:

[illegible]

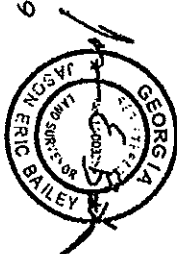
SURVIVORS STATEMENT

I hereby state that all parts of the survey were prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 280-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-8-67.

Jason E. Bailey, Ph.D.

Georgia Reg. No. LS003256

Date: 10/00/2019



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SITE INFORMATION
LEASE AREA: 10,000 SQ FT
AT CENTER
LATITUDE 34° 39' 26.50" N (NAD 83)
LONGITUDE 123° 11' 41.02" W (NAD 83)
ELEVATION 164.0' AMSL (NAVD 83)
ANCH: ABOVE MEAN SEA LEVEL.

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EASEMENT SURVEY FOR:

**verizon[✓]**

10300 Old Alabama Road Connector
Asheville, Georgia 30022



CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Application Statement

EXHIBIT C

Proof of Need: RF Statement & Propagation Maps



RF Propagation Maps for NGTECH Site

06 25 2020

Sher Kalim
Radio Frequency Engineer
Verizon Wireless



Service Area

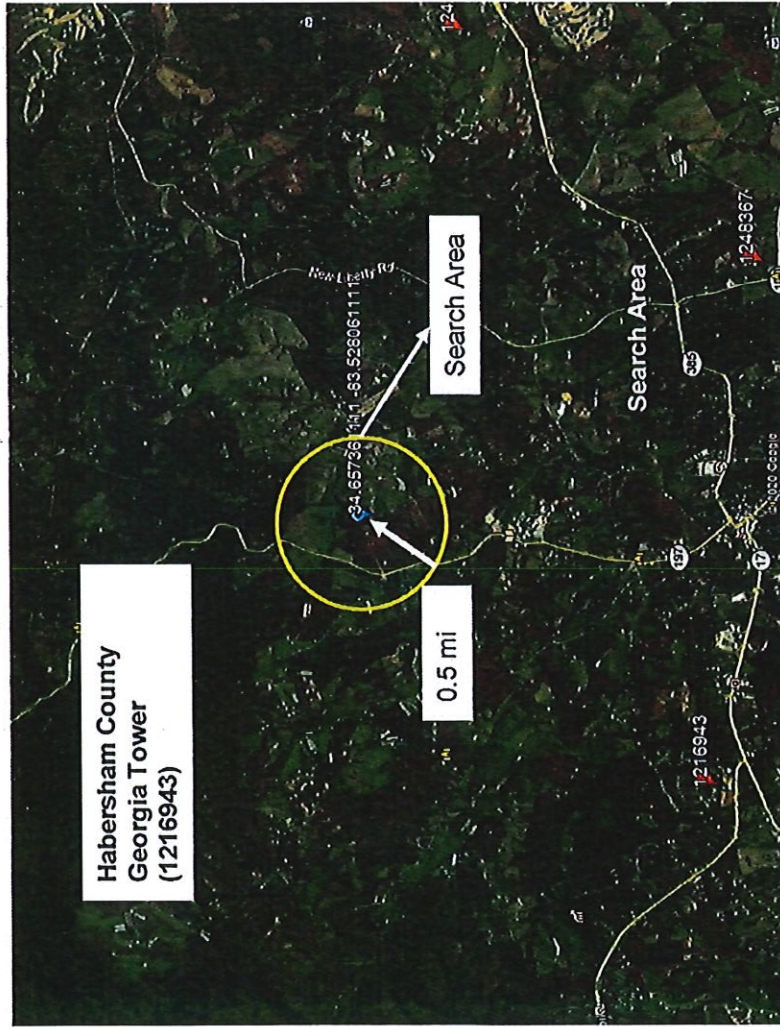


- NGTECH is in FCC Market #
 - BEA040 for AWS B
 - CMA371 for AWS A
 - CMA017 for Cellular AB
 - REA002 for Upper 700 MHz
- It is located close to 493 Antique Alley Drive, Clarksville, GA 30523
- Location Coordinates
 - 34°39'26.5"N, 83°31'41.02"W
- Service improvements targeted in the area as shown to the left on N St Hwy 197 and nearby residential areas.



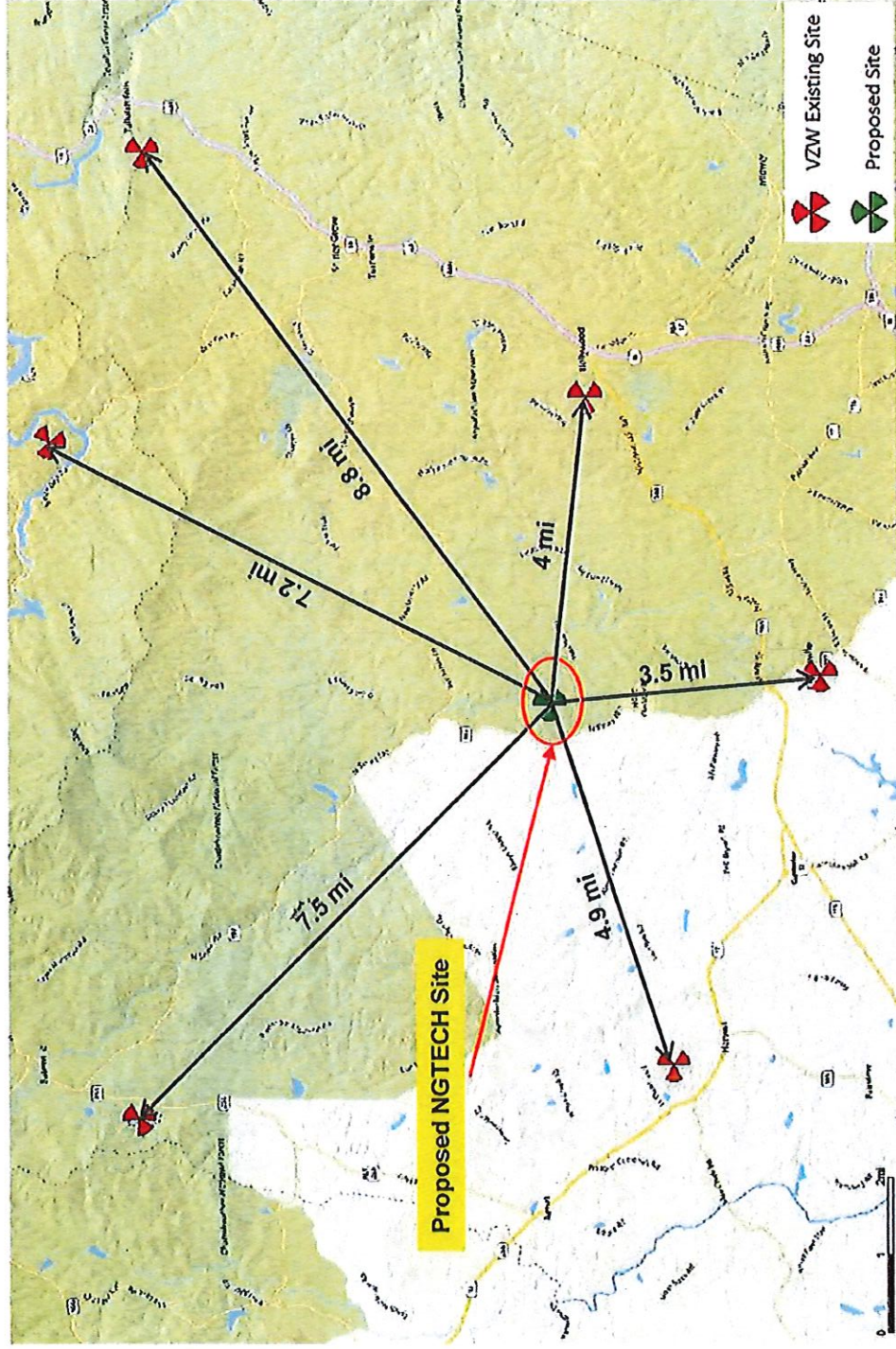
NGTECH – Search Area Specifics

- Design Objective:
 - To offload traffic from the Clarkesville DT alpha sector.
 - Enhance coverage along Hwy N St Hwy 197
- There is no existing tower within the search area.
- Tower owned by Pinnacle Tower Acquisition LLC which is located at 34° 36'58.9"N / 83°33'43.7"W is the nearest tower. It is 3.4 miles away from the proposed NGTECH site and 2.3 miles west from Clarkesville DT. The tower location is too far west from Clarkesville DT alpha sector to meet the offload and design objective for the area.





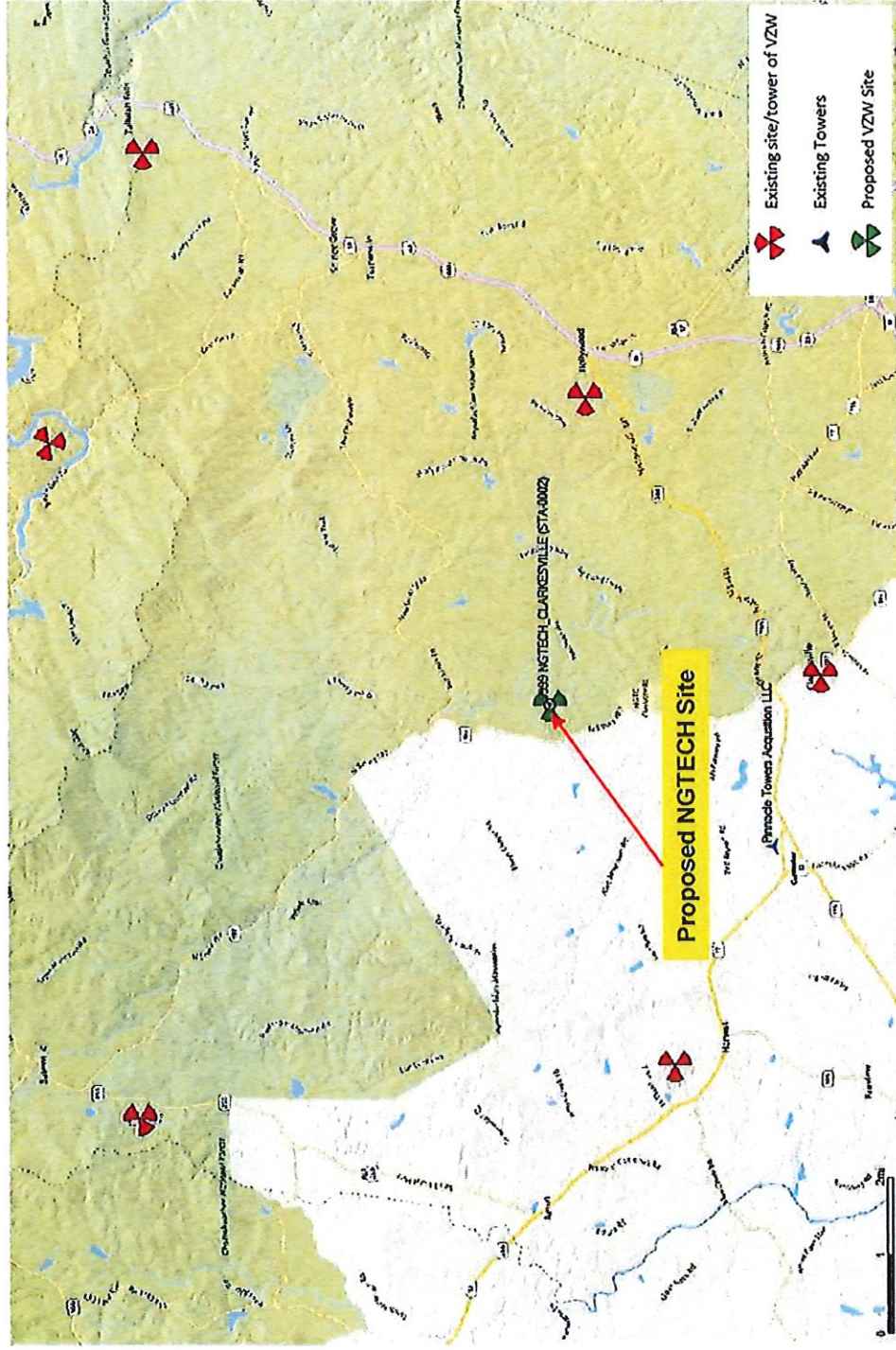
Distance of proposed site to the existing VZW sites



52



Inventory of existing towers within the City of Clarkesville





Inventory of existing towers within the City of Clarkesville

Owner Name	Latitude	Longitude	Structure City/State	Overall Height Above Ground (AGL) (ft)	Structure Type
Pinnacle Towers Acquisition LLC	34°36'58.9"N	83°33'43.7"W	CLARKSVILLE, GA	250	Guyed Tower



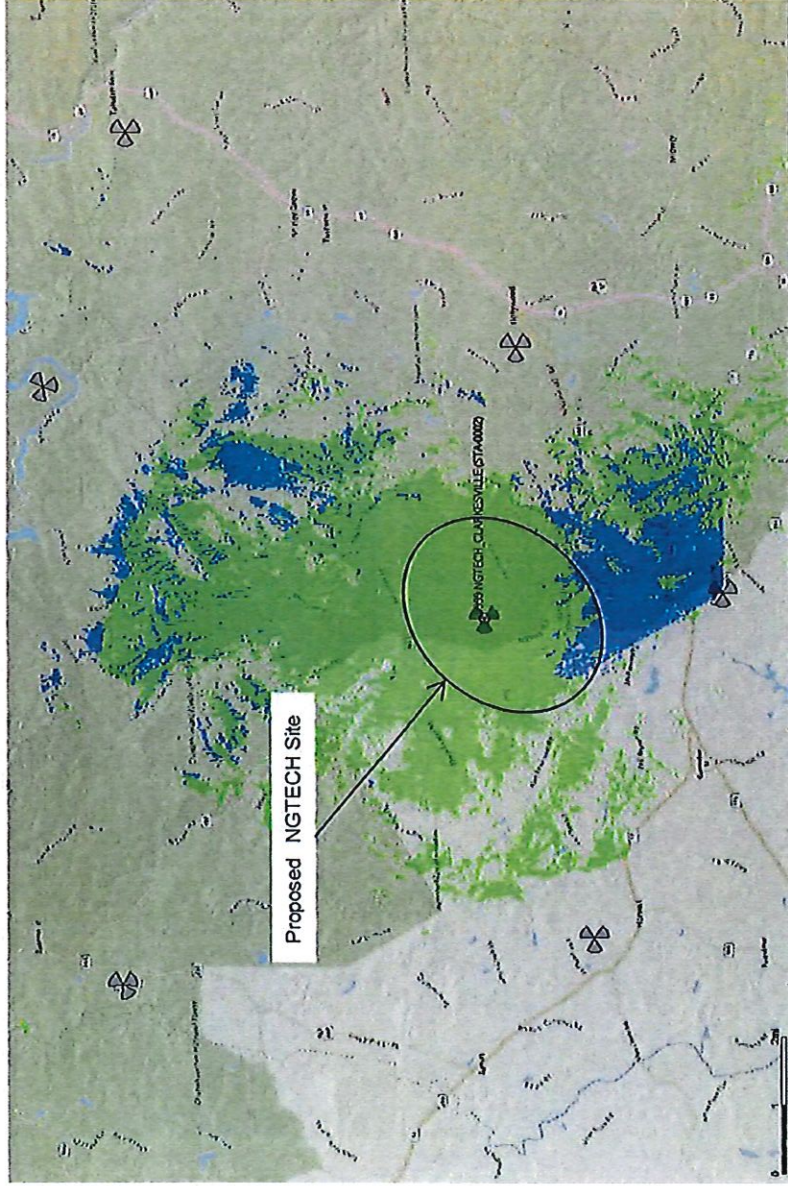
Existing area of need for capacity relief



- Capacity issues exist in the area between existing Verizon Wireless sites due to a lack of cell density.
- Design goal of NGTECH is to offload Clarkesville DT alpha sector.
- Cell site sector color represents the area where mobile user would be serviced.
- Clarkesville DT alpha sector coverage area is color blue.



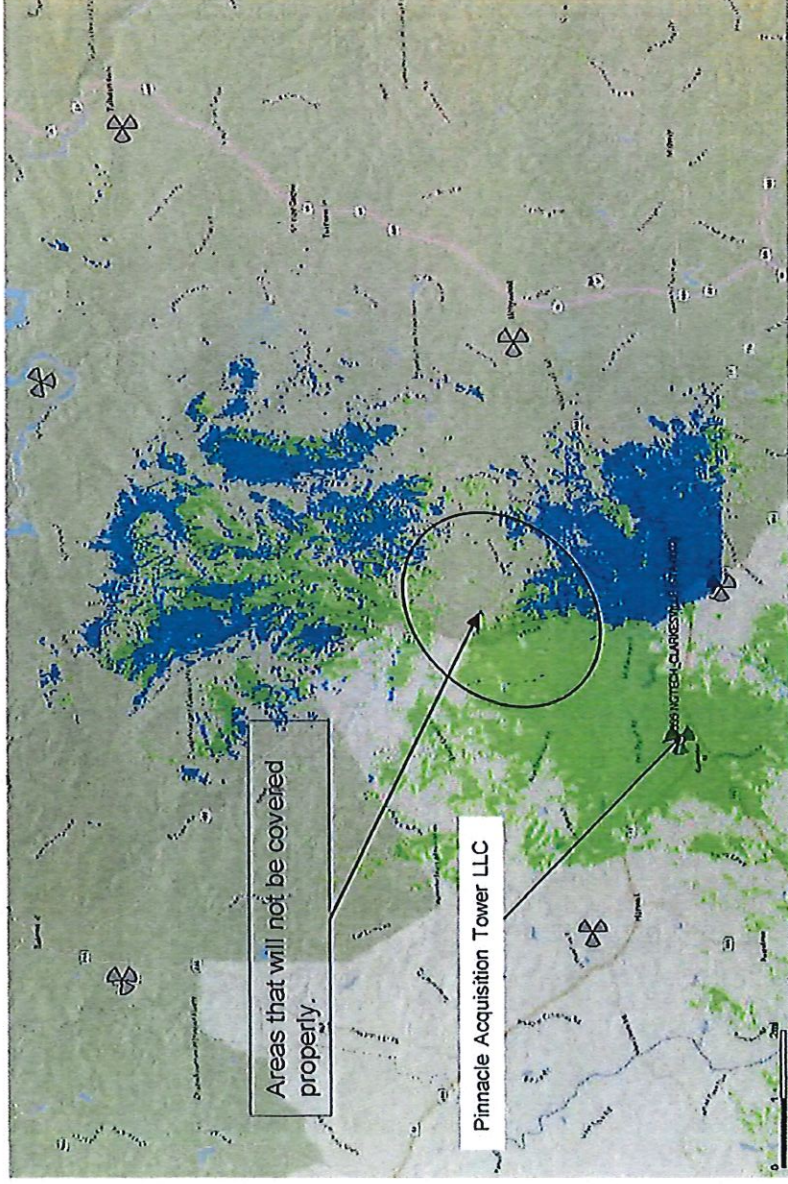
Proposed capacity relief with NGTECH site at 190'



- Color green represents the area where the proposed NGTECH site will be the best server.
- NGTECH will carry the traffic from the residential areas along N St Hwy 197.
- Proposed NGTECH site located close to Antique Alley Drive, will offload the traffic from Clarkesville DT alpha sector.



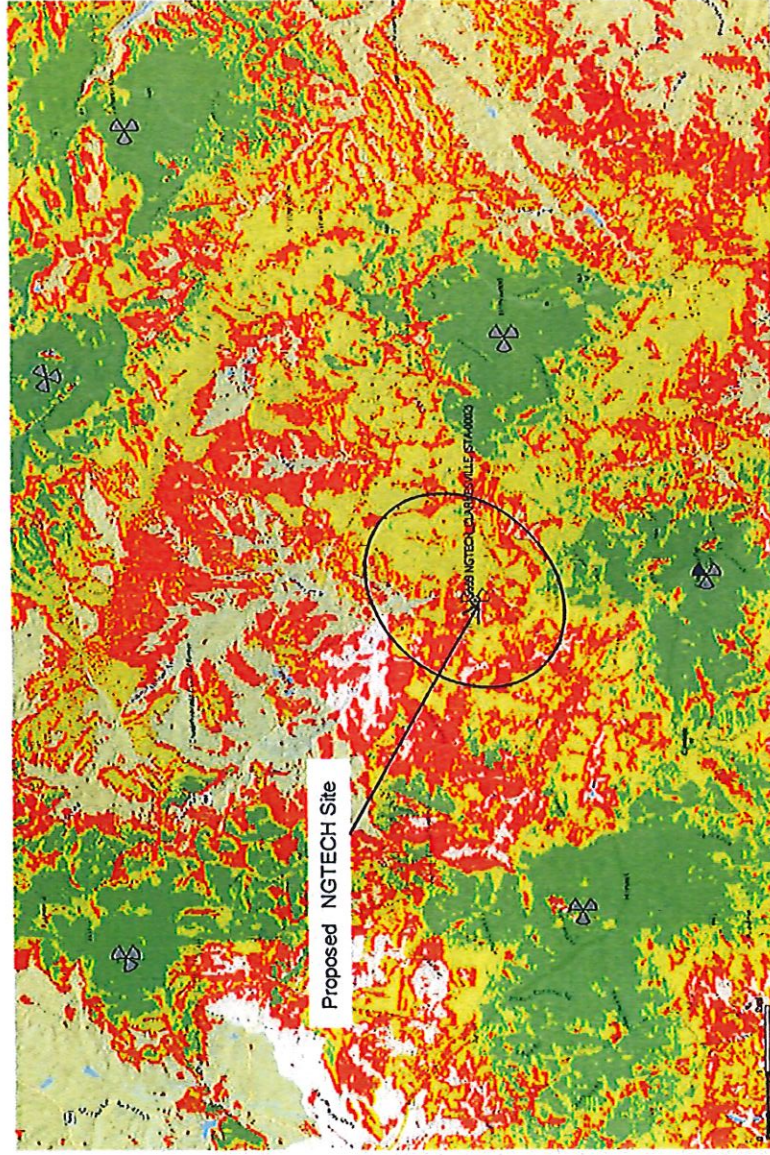
Why using the nearest existing tower will not provide proposed capacity relief



- Color blue represents the Clarkesville DT alpha sector as the best server.
- Color green represents the area where the proposed NGTECH(using Pinnacle Acquisition tower LLC at 34°36'58.9"N, 83°33'43.7"W) will be the best server.
- Coverage shifts to the west away from Clarkesville DT alpha sector hence providing very little offload of traffic to Clarkesville DT alpha sector.



Proposed LTE Coverage without NGTECH Site

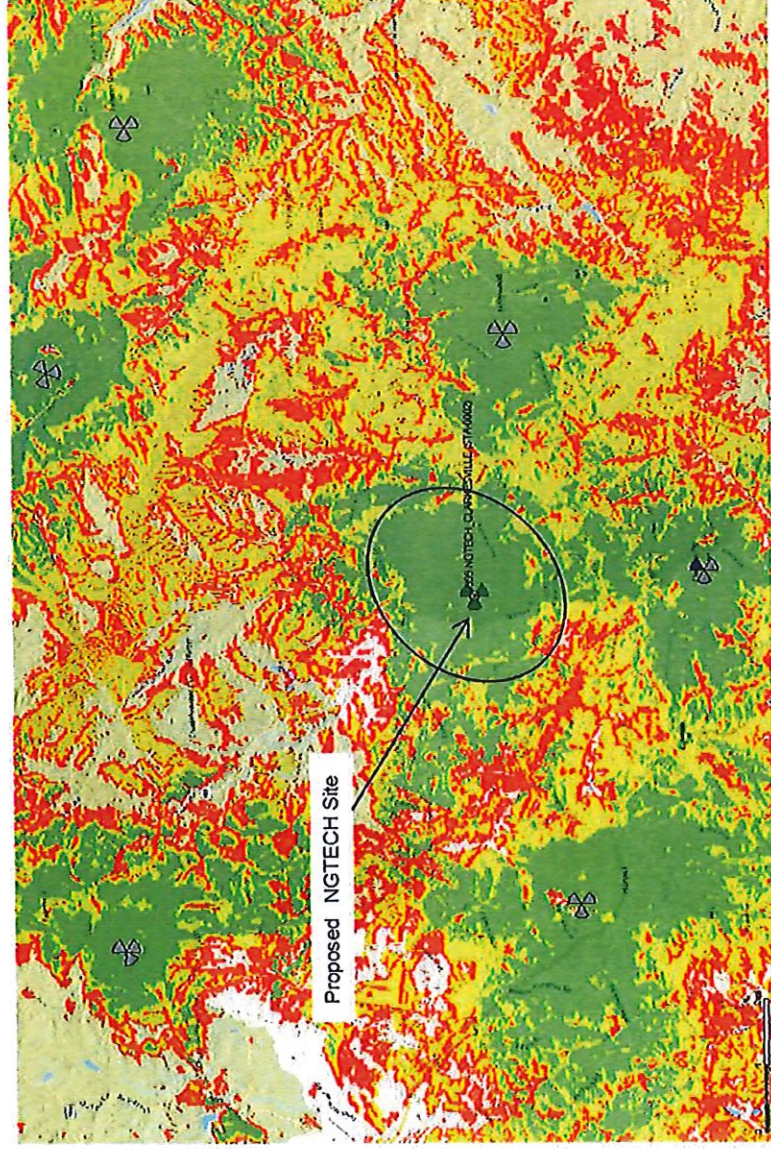


Good signal inside buildings and vehicles (≥ -84 dBm)
Adequate signal inside buildings and vehicles (≥ -94 dBm)
Weak signal inside buildings and vehicles (≥ -104 dBm)

- As shown, there is a weak signal along N St Hwy 197.
- There is weak coverage between the Verizon existing sites.



Proposed LTE Coverage with NGTECH Site at 164 ft RAD Center



Good signal inside buildings and vehicles (≥ -84 dBm)
Adequate signal inside buildings and vehicles (≥ -94 dBm)
Weak signal inside buildings and vehicles (≥ -104 dBm)

- Areas with weak signal is filled in with the proposed NGTECH site.
- Signal quality is improved along N St Hwy 197 and the commercial and residential area's .

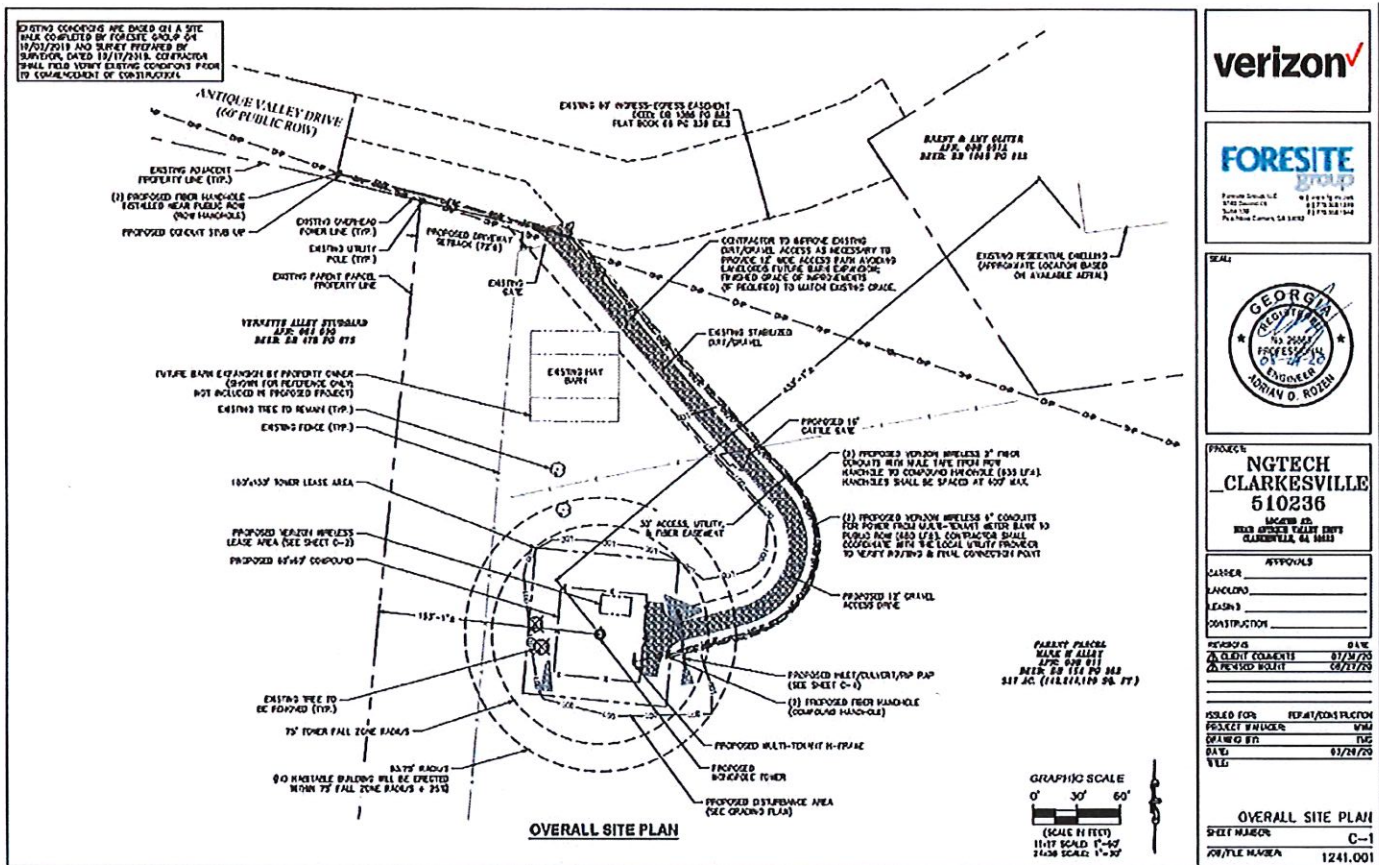


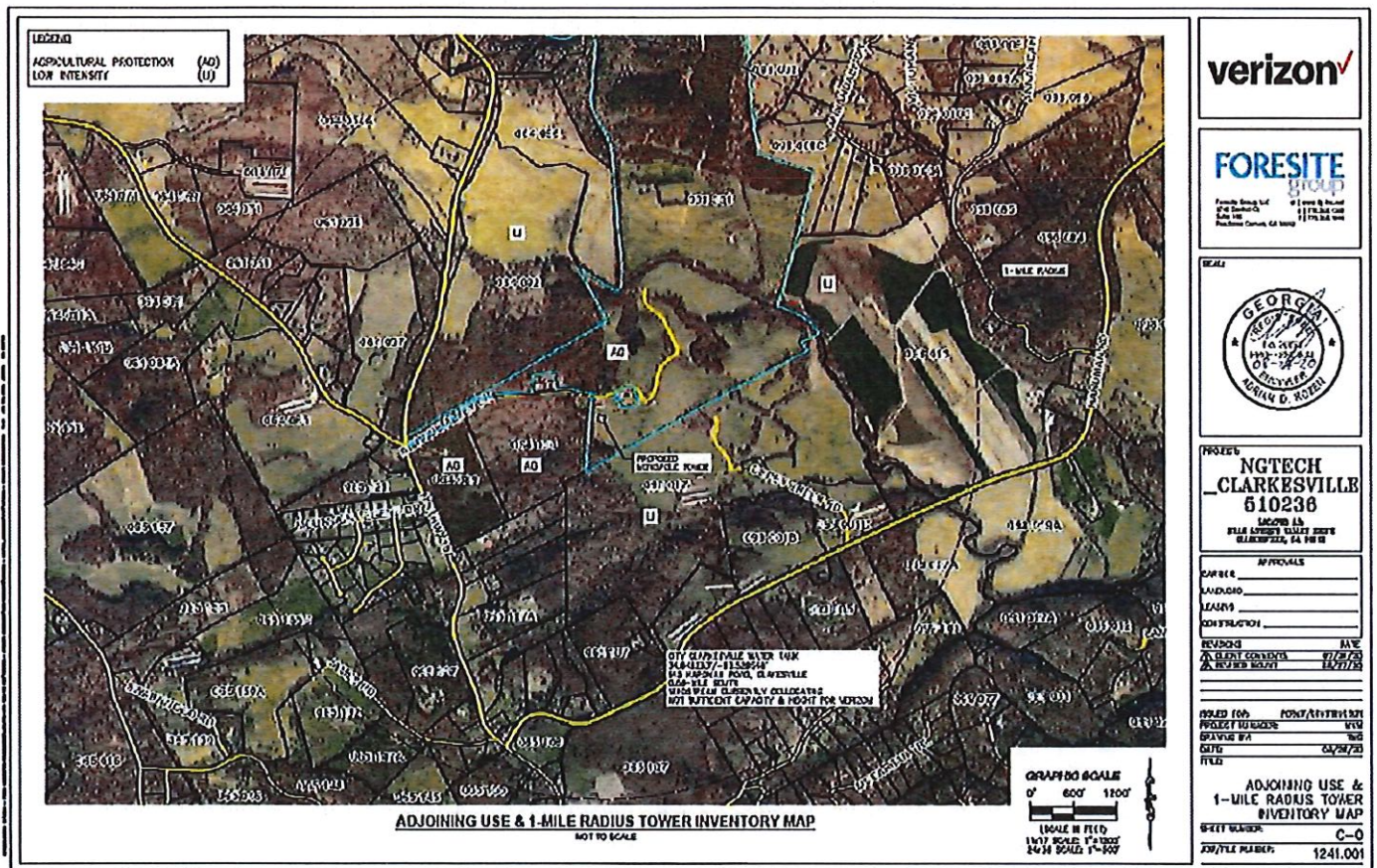
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10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Application Statement

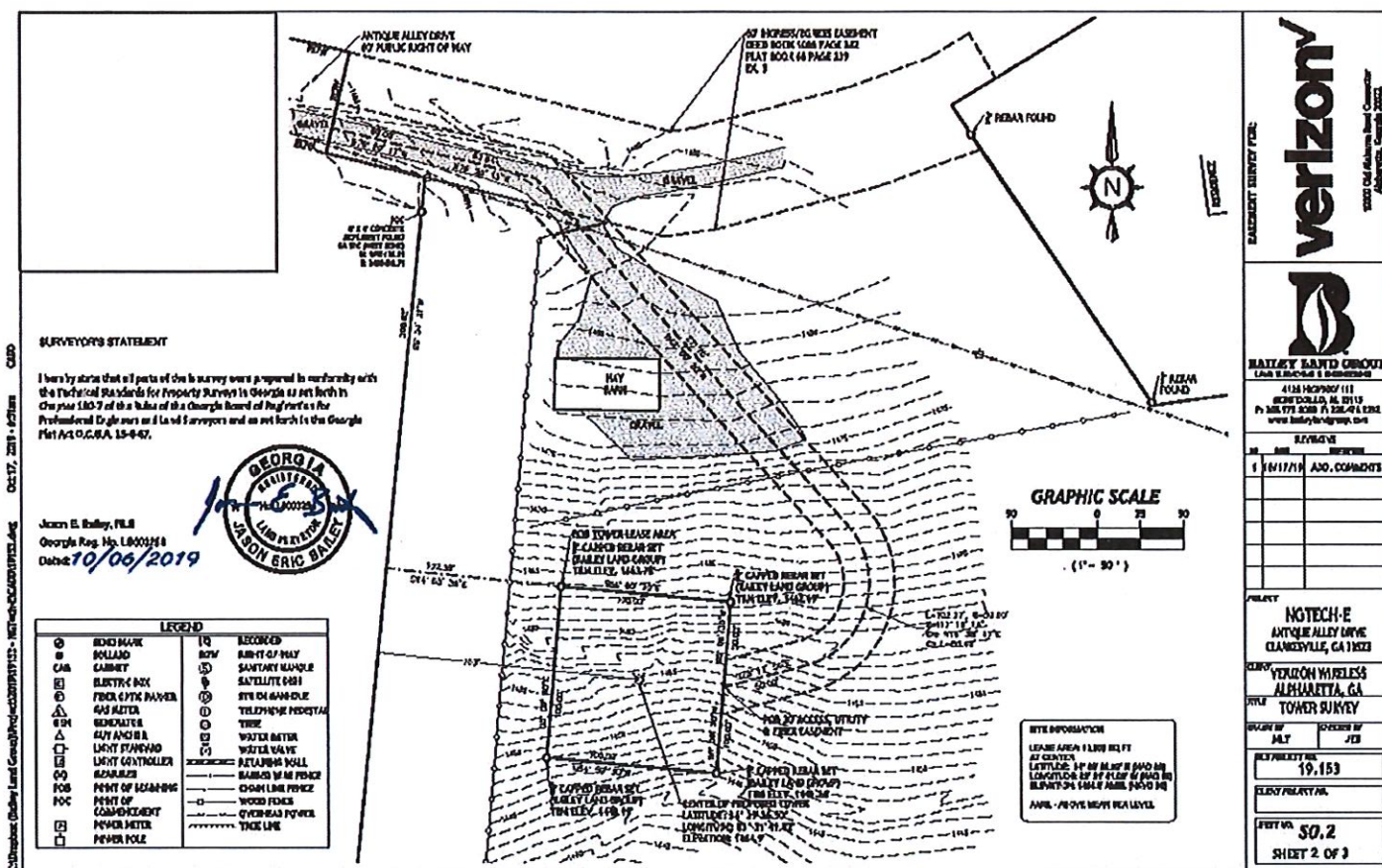
EXHIBIT D Site Development Plan

From Construction Drawings:	Page
Overall Site Plan	(C-1)
Adjoining Use & 1-Mile Radius Tower Inventory Map	(C-O)
Tower Survey Report	(S0.1-S0.3)
Tower Elevation Proposed & Antenna Orientation Detail	(C-5)
Fence Details	(C-8)
Site signage	(T-3)

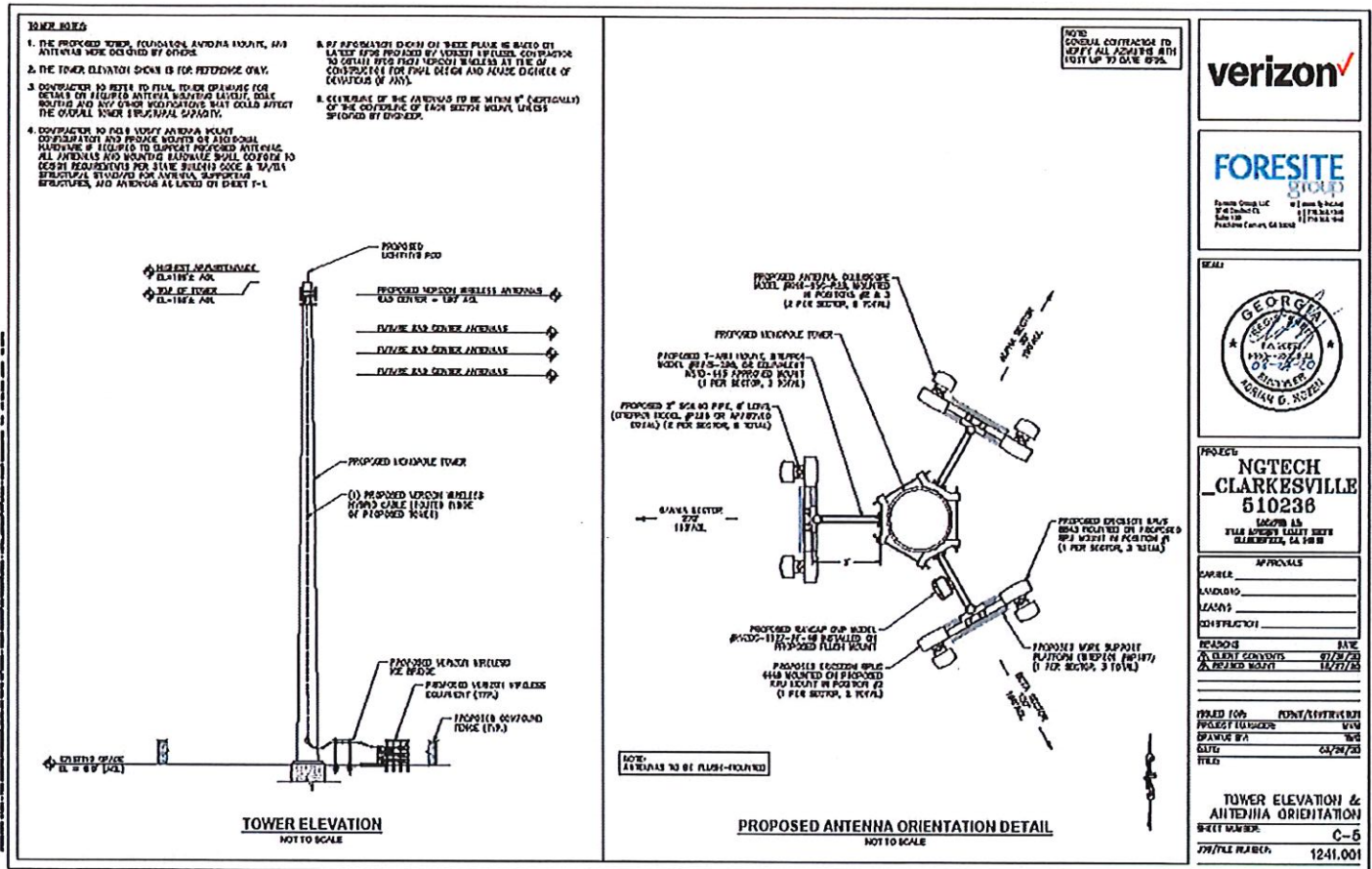








U.S. Supreme Court



 OWNER CONTACT SIGN WHITE/GREEN BACKGROUND, BLACK/RED LETTERING MOUNTING LOCATION: GATE QUANTITY: 2	 FCC REGISTRATION SIGN WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 2	 NOTICE RF SIGN (BLUE) WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & CENTERLINE OF TOWER AROUND SITE (QTY: 4) WHITE ADDRESS GATE INSTALLED (QTY: 4)																										
 AUTHORIZED PERSONNEL SIGN WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 1 WHITE ADDRESS GATE INSTALLED (QTY: 1)	 DANGER NO TRESPASSING SIGN WHITE/BLACK BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 1 WHITE ADDRESS GATE INSTALLED (QTY: 1)	  Foresite Group LLC 11111 E. 15th Ave. Suite 100 Aurora, CO 80012  GEORGIA PROFESSIONAL ENGINEER NO. 10000 EXPIRATION DATE 12/31/2020 ADRIAN D. ROZELL PROJECT NGTECH CLARKESVILLE 510236 15000 AS 15000 AS 15000 AS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">APPROVALS</th> </tr> <tr> <td style="width: 50%;">CAPABLE</td> <td style="width: 50%;"></td> </tr> <tr> <td>LANDLORD</td> <td></td> </tr> <tr> <td>LEASING</td> <td></td> </tr> <tr> <td>CONSTRUCTION</td> <td></td> </tr> <tr> <td>REMARKS</td> <td>DATE</td> </tr> <tr> <td>BY CLIENT COMMENTS</td> <td>07/28/20</td> </tr> <tr> <td>BY RECORD DRAFT</td> <td>08/27/20</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>ISSUED FOR</td> <td>FOR USE/CONSTRUCTION</td> </tr> <tr> <td>PROJECT MANAGER</td> <td>WVO</td> </tr> <tr> <td>DATE</td> <td>08/28/20</td> </tr> <tr> <td>TITLE</td> <td></td> </tr> </table> SITE SIGNAGE SHEET NUMBER: T-3 JOB/FILE NUMBER: 1241.001	APPROVALS		CAPABLE		LANDLORD		LEASING		CONSTRUCTION		REMARKS	DATE	BY CLIENT COMMENTS	07/28/20	BY RECORD DRAFT	08/27/20			ISSUED FOR	FOR USE/CONSTRUCTION	PROJECT MANAGER	WVO	DATE	08/28/20	TITLE	
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CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5553
WWW.TEPGROUP.NET

Application Statement

EXHIBIT E

Tower and Foundation Design & Fall Zone Statement



Site Name: NGTECH_Clarkeville
Site Number: 510236
Site Address: Antique Valley Drive
Clarksville, GA 30523
(Habersham County)
Latitude: N 34° 39' 26.50"±
Longitude: W 83° 31' 41.02"±

Structure Type: Proposed 195-ft Monopole Tower

Contact Information: Do **NOT** contact the owner with questions regarding the content of this Document. All questions or concerns shall be directed via email to: Matthew G. Young, P.E. (myoung@tepgroup.net)

Design Capacity: The tower shall be designed so that, once installed with all loading as shown in Table 2 – Design Antenna/Coax Loading, the tower superstructure and substructure shall **NOT exceed 100% of its capacity**. If, upon evaluation the design computes to be at a greater stress level than specified the bid will not be accepted. All bidders must provide design calculations verifying that this Design Capacity Requirement is met; see "Deliverables" for details.

Materials: Monopoles shall be tapered steel sections of polygonal or round cross-sections. No other materials or shapes shall be given consideration. However, straight sections with a flange connection are allowed to extend existing monopoles.

Design Fall Radius: ☐ No Fall Radius Required
☒ Fall Radius Required From Centerline of Tower: 75-ft

Standard: As a minimum, all towers shall be designed to the requirements of ANSI/TIA-222-H, including released addendums.

Design Wind Speed: ☒ 107 mph (Ultimate 3-Second Gust Wind Speed) in accordance with the 2018 International Building Code and TIA-222-H Standard.

Structure Class: ☐ Structure Class I – Low Hazard
☒ Structure Class II – Substantial Hazard
☐ Structure Class III – High Hazard (Essential Communications)

Topographic Cat.: ☒ Category I – No abrupt changes in general topography
☐ Category II – Structures located at or near the crest of an escarpment
☐ Category III – Structures located in the upper half of a hill
☐ Category IV – Structures located in the upper half of a ridge
☐ Category V – Wind speed up criteria based on a site-specific investigation

Exposure Category: ☐ Exposure B – Urban and Suburban Areas
☒ Exposure C – Open terrain with scattered obstructions
☐ Exposure D – Flat, Unobstructed Shorelines

Design Ice Loading: ☐ Not required
☒ Ice loading per the TIA Standard (1.5 inch with 30 mph 3 Second Gust Wind Speed)

Seismic: ☒ Not required ($S_s = 0.261$ at centerline tower)
☐ Seismic loads shall be evaluated in accordance with the Standard



Tower Finish:

- ☒ Galvanized
☐ Painted per FAA Advisory Circular AC 70/7460-1K
☐ Painted per Local Requirements

All structural steel products shall be hot-dip galvanized in accordance with ASTM A123 specifications. Tower manufacturer shall produce documentation verifying the appropriate galvanizing process what utilized. All steel hardware shall be galvanized in accordance with ASTM A153 or ASTM B695 specifications.

Tower Lights:

- ☒ Not required
☐ Provide obstruction lights per FAA Advisory Circular AC 70/7460-1K
☐ All LED and Dual Red/White Medium Intensity

Grounding:

All towers are to be supplied with a 5' to 6' long copper clad steel lightning rod. Towers are to be supplied with a 10' adjustable mounting assembly, utilizing a minimum 2" nominal standard pipe for increasing/decreasing the height of the lightning rod during field installation unless specified otherwise by TEP at the time of order.

Climbing Facilities:

- ☐ Not required
☒ Provide Climbing Facilities with safety climb

All structures, excluding stealth, shall be equipped with at least one safety fall protection system incorporating a 3/8" diameter corrosion resistant cable meeting OSHA/ANSI specifications. The device shall be installed to span the full height of the structure.

Ice Bridge:

- ☒ Not required; carrier to provide
☐ Provide an option for Ice Bridge

Transmission Ladder:

- ☒ Not required; carrier to provide
☐ Provide an option for Transmission Ladder. Provide "per foot" pricing.

Foundation:

- ☒ Provide Reactions; A Geotechnical Report will be provided at a later date for the foundation design
☐ Design with Normal Soils per the TIA Standard
☐ Design with Geotechnical Report provided, see Appendix E. In accordance with ANSI/TIA-222-G, Annex A, Section A.9.0, the tower manufacturer shall ensure the proper development of anchor rods and anchorage materials. The following foundation design is required at this site:
1) Deep Foundation – Caisson

Antenna Mounts:

- ☒ Not required; Antenna Mounts provided by carrier
☐ Provide an option for mounts per Table 2 – Design Antenna/Coax Loading



Additional Design Requirements

Structural Guidelines:

Monopole is to have a top diameter of 21" or greater. For poles with 4 or more carrier levels, minimum top diameter is to be 30". Monopoles must have sufficient diameter to allow installation of all required feed lines inside the pole such that the pole interior cross-sectional area is at least 4 times the total area of feed lines.

Base Plate Design:

Monopole base plates must be designed with a thickness derived using industry accepted methods of analysis with due consideration to the problems associated with the generation of fatigue cracks in the heat affected zone of the shaft to base plate welded connection. In addition, the base plate design must be acceptable when analyzed by TEP.

Linear Appurtenances:

All feed lines shall be run on the inside of monopoles. Portholes shall be designed accordingly.

Discrete Appurtenances:

Effective Projected Area (EPA)_A for antennas shall be determined according to TIA-222-H, Section 2.6.11.2, Design Wind Force on Appurtenances. If antenna or mount areas are specified, the provided values shall be used in lieu of calculated values. If height, width and depth dimensions are provided by the antenna manufacturer, the panel shall be treated as a flat rectangular panel. Force coefficients shall be determined based on antenna aspect ratios and multiplied by the projected areas to calculate front and side EPAs.

Wind tunnel test results shall NOT be used unless the results have been provided to TEP and proposed effective areas have been approved. Back calculating wind areas from published antenna manufacturer's wind loads are prohibited.

For all mounts see Table 1 – Minimum Antenna Mount EPA Requirements for projected areas for quotation purposes. Note that in general, mounts are not purchased with the tower. However, larger mount areas may be used if the RFQ states that mounts are to be purchased with the tower. Mounting pipe areas shall be considered for each antenna as per TIA-222-H requirement.

Deliverables:

A PDF softcopy of all deliverables shall be sent to TEP for record purposes. All tower designs shall be complete with the following:

- General Notes
- Profile drawing (with tower reactions, design parameters, materials grades and referenced codes and standards shall be clearly shown)
- Foundation design drawings
- Supporting design calculations
- Bill of Materials

Note:

To facilitate the review process, connection information (such as edge distances, gage lines, etc.) for a rigorous structural analysis may be requested by TEP.



Table 1 – Minimum Antenna Mount EPA Requirements

Mount Description	(EPA) _A – ft ²					
	No Ice	1/4" Ice	1/2" Ice	3/4" Ice	1" Ice	1-1/4" Ice
Low Profile Platform	26	28.5	31	33.5	36	38.5
Full Platform w/ Handrails	35	40	45	50	55	60
(3) Sector Frames	35	40	45	50	55	60
(3) T-Arms	15	17.5	20	22.5	25	27.5
Sidarm Mount	10	11.5	13	14.5	16	17.5
Pipe Mount	4	4.5	5	5.5	6	6.5
Dish Mount	4	4.5	5	5.5	6	6.5

¹ – The areas shown include shielding factors (K_s)

² – Linear interpolation may be used for other ice thicknesses

³ – Mounting pipe and antenna areas are not included

Table 2 - Design Antenna/Coax Loading

Height (ft)	Mount ¹	Leg (Azimuth)	Description / Model	Coax	Coax Location
190	(3) T-Arms w/ Working Support Platform	A (30 deg)	(2) Commscope NHH-65C-R2B (1) Ericsson RRUS 4449 (1) Ericsson RRUS 8843	(1) Hybrid Cable	Inside Pole
		B (150 deg)	(2) Commscope NHH-65C-R2B (1) Ericsson RRUS 4449 (1) Ericsson RRUS 8843 (1) Raycap RVZDC-6627-PF-48		
		C (270 deg)	(2) Commscope NHH-65C-R2B (1) Ericsson RRUS 4449 (1) Ericsson RRUS 8843		



Height (ft)	Mount ¹	Leg (Azimuth)	Description / Model	Coax	Coax Location
180	Low Profile Platform	-	(12) Panel Antennas (80-ft ² Total EPA, Includes the Mount EPA)	(12) 1-5/8	Inside Pole
170	Low Profile Platform	-	(12) Panel Antennas (80-ft ² Total EPA, Includes the Mount EPA)	(12) 1-5/8	Inside Pole
160	Low Profile Platform	-	(12) Panel Antennas (80-ft ² Total EPA, Includes the Mount EPA)	(12) 1-5/8	Inside Pole

¹ – See Table 1 – Minimum Antenna Mount EPA requirements for EPA values to be used in the analysis



Appendix A

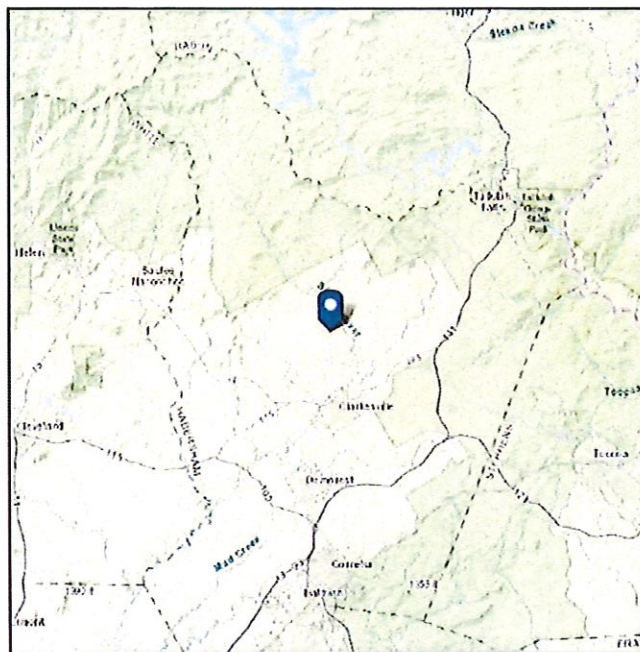
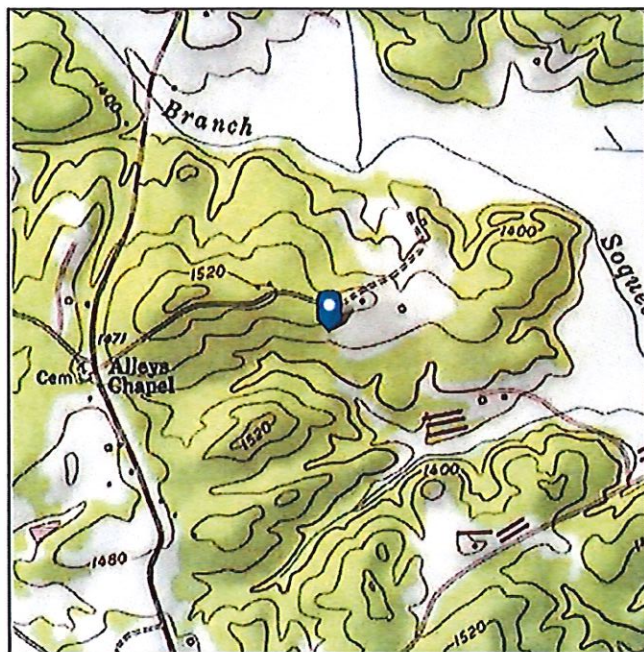
Verification of Wind Speed

ASCE 7 Hazards Report

Address:
No Address at This
Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
Section 11.4.3)

Elevation: 1455.92 ft (NAVD 88)
Latitude: 34.657361
Longitude: -83.528061



Wind

Results:

Wind Speed:	107 Vmph
10-year MRI	73 Vmph
25-year MRI	79 Vmph
50-year MRI	85 Vmph
100-year MRI	90 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4

Date Accessed: Thu Aug 13 2020

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

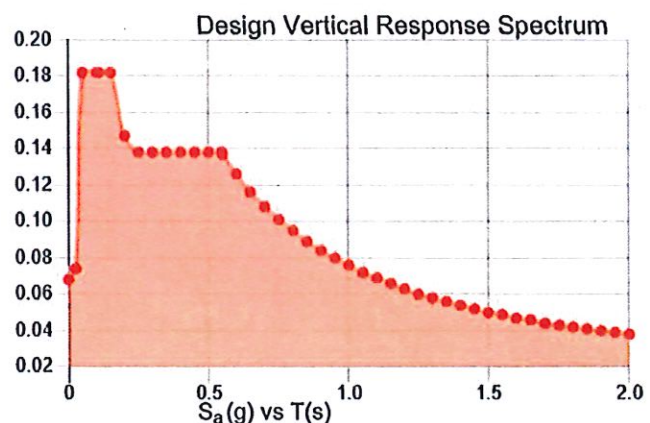
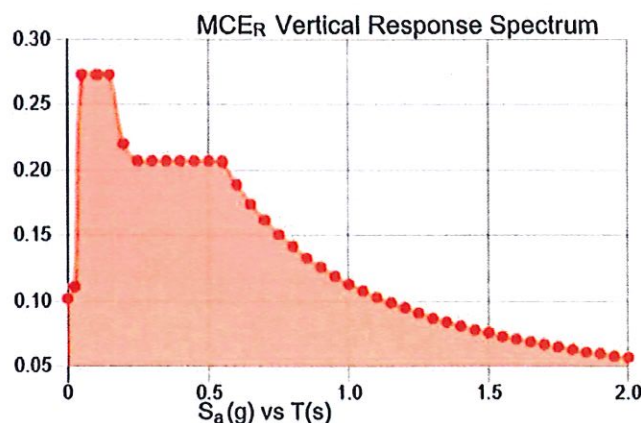
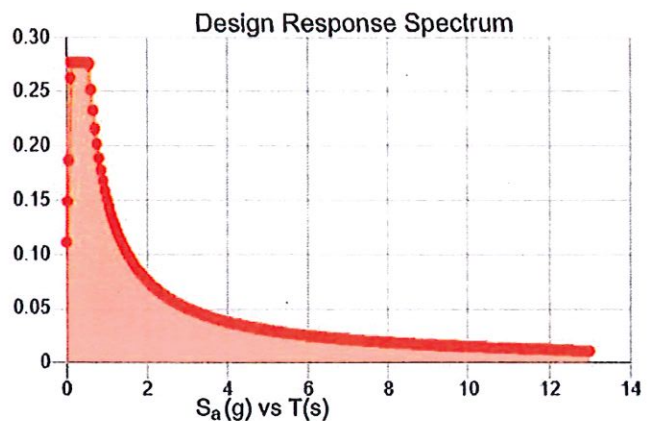
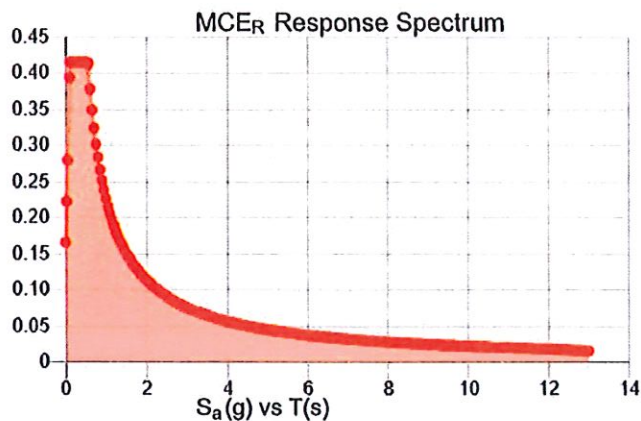
Mountainous terrain, gorges, ocean promontories, and special wind regions should be examined for unusual wind conditions.

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.261	S_{D1} :	0.151
S_1 :	0.095	T_L :	12
F_a :	1.591	PGA :	0.143
F_v :	2.4	PGA _M :	0.216
S_{MS} :	0.415	F_{PGA} :	1.514
S_{M1} :	0.227	I_o :	1
S_{DS} :	0.277	C_v :	0.822

Seismic Design Category C



Data Accessed:

Thu Aug 13 2020

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

Ice

Results:

Ice Thickness: 1.50 in.
Concurrent Temperature: 15 F
Gust Speed: 30 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

Date Accessed: Thu Aug 13 2020

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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Appendix B
Site Vicinity and Location Map

Untitled Map

Write a description for your map.

Legend

 Site Location

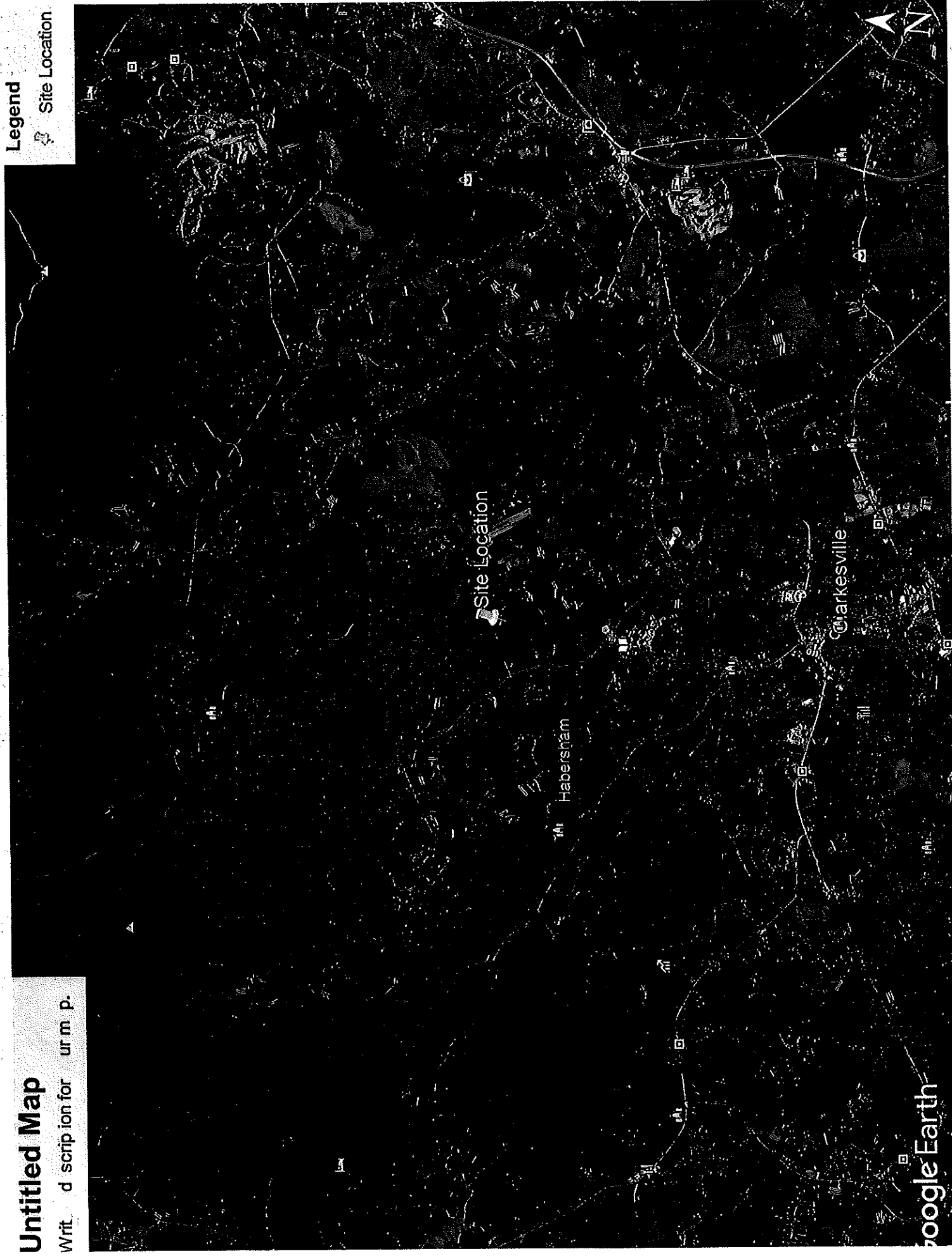


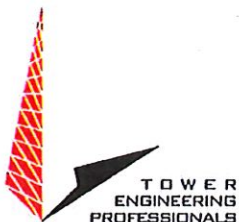
Untitled Map

Write a description for your map.

Legend

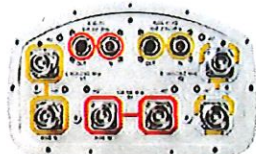
 Site Location





Appendix C
Antenna/TMA Technical Data Sheets

NHH-65C-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Effective Projective Area (EPA), frontal	0.37 m ² 3.983 ft ²
Effective Projective Area (EPA), lateral	0.31 m ² 3.337 ft ²
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Radome Material	Fiberglass, UV resistant
Radiator Material	Copper Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	6

Remote Electrical Tilt (RET) Information, General

RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	2 female 2 male

Dimensions

Width	301 mm 11.85 in
Length	2438 mm 95.984 in

NHH-65C-R2B

Depth 180 mm | 7.087 in

Array Layout



Array	Freq (MHz)	Coas	RET (SHEET)	AISG RET ID
R1	698-896	1-2	1	ANXXXXXXXXXXXX
Y1	1695-2360	1-4	2	ANXXXXXXXXXXXX
Y2	1695-2360	5-6		

View from the front of the antenna
(Sizes of colored boxes are not true depictions of array sizes)

Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	1695 – 2360 MHz 698 – 896 MHz
Polarization	±45°
Total Input Power, maximum	900 W @ 50 °C

Remote Electrical Tilt (RET) Information, Electrical

Protocol	3GPP/AISG 2.0 (Single RET)
Power Consumption, idle state, maximum	2 W

NHH-65C-R2B

Power Consumption, normal conditions, maximum	13 W
Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 Port 3
Internal RET	High band (1) Low band (1)

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9	7.9	5.6	5.2	4.9	4.5
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	21	18	19	20	22	18
Front-to-Back Ratio at 180°, dB	35	31	33	29	29	30
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	30	30	30	30	30	30
VSWR Return loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300

Electrical Specifications, BASTA

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	15.8	15.9	16.9	17.5	18	17.9
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.4	±0.3	±0.6	±0.4
Gain by Beam Tilt, average, dBi	0° 15.9 5° 15.9 11° 15.5	0° 15.8 5° 16.0 11° 15.7	0° 16.9 4° 17.0 7° 16.9	0° 17.4 4° 17.5 7° 17.4	0° 17.9 4° 18.0 7° 18.0	0° 17.8 4° 17.9 7° 17.9
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.6	±5.3	±3.4	±6	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.3	±0.2	±0.2	±0.2
USLS, beampeak to 20° above beampeak, dB	15	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	25.6	23.8	28	25	25	24
CPR at Boresight, dB	18	26	20	25	20	17

NHH-65C-R2B

CPR at Sector, dB	15	9	11	10	8	2
-------------------	----	---	----	----	---	---

Mechanical Specifications

Wind Loading at Velocity, frontal	393.0 N @ 150 km/h 88.8 lbf @ 150 km/h
Wind Loading at Velocity, lateral	330.0 N @ 150 km/h 74.2 lbf @ 150 km/h
Wind Loading at Velocity, maximum	170.2 lbf @ 150 km/h 757.0 N @ 150 km/h
Wind Speed, maximum	241 km/h 149.75 mph

Packaging and Weights

Width, packed	409 mm 16.102 in
Depth, packed	299 mm 11.772 in
Length, packed	2561 mm 100.827 in
Net Weight, without mounting kit	23.4 kg 51.588 lb
Weight, gross	36.1 kg 79.587 lb

Regulatory Compliance/Certifications

Agency	Classification
CHINA-ROHS	Above maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
REACH-SVHC	Compliant as per SVHC revision on www.commscope.com/ProductCompliance
ROHS	Compliant/Exempted



Included Products

BSAMNT-3 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
------------------	---



3 Technical Data

Table 1 Radio 4449 Technical Data

Description	Value
Maximum nominal output power ⁽¹⁾ ⁽²⁾	B5: 4×40 W, B13: 4×40 W B5: 2×60 W, B13: 2×60 W (License key is required for total output power over 2×10 W.)
Number of carriers per branch	B5: Up to three carriers B13: Up to one carrier
Number of carriers per radio	Up to 16 carriers
Frequency ⁽³⁾	824–849 MHz uplink 869–894 MHz downlink B5 for LTE
	777–787 MHz uplink 746–756 MHz downlink B13 for LTE
Dimensions	
Height	455 mm
Width	335 mm
Depth	240 mm
Weight	
Radio 4449	32 kg
Color	
Body	NCS S 1002-B
Front	NCS S 6502-B

(1) Detailed information about LTE licences can be found in License Management or Manage Licenses.

(2) Detailed information about output power can be found in applicable Output Power User Guide.

(3) Information about Instantaneous Bandwidth (IBW) can be found in RBS Configurations.

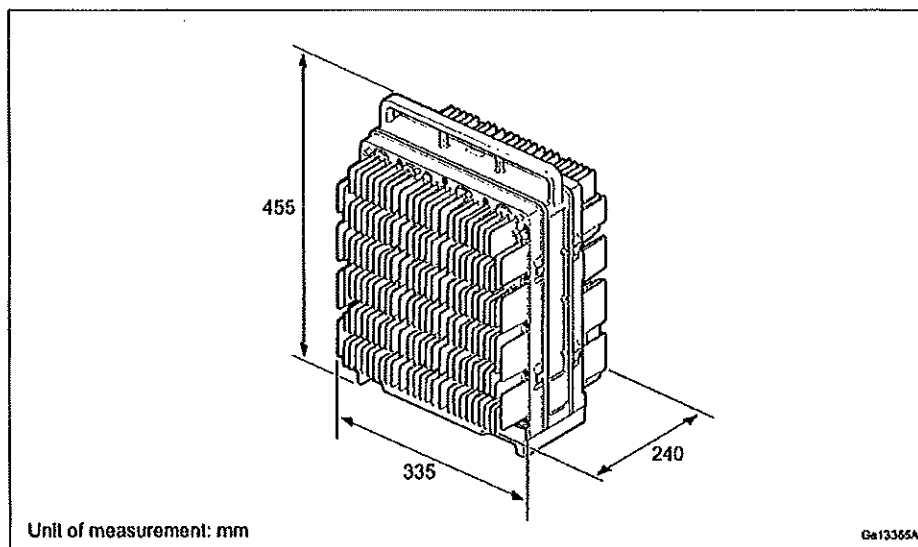


Figure 2 Radio 4449 Height, Width, and Depth

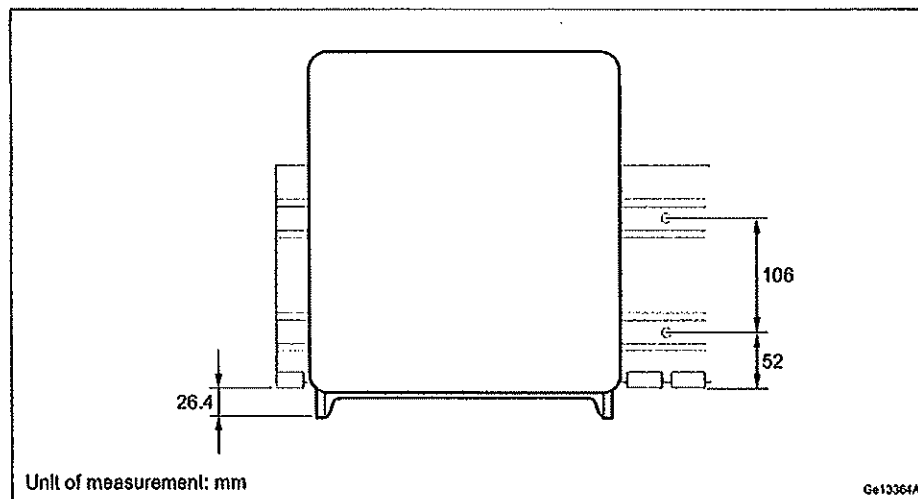


Figure 3 Radio 4449 to rail measurement

3.1

Installation Recommendations

To achieve reliable operation, and maximum performance, an appropriate installation location must be chosen.

3.1.1

Indoor Locations to Avoid

Although the unit is designed for outdoor use, it can also operate in an indoor environment according to ETSI EN 300 019-1-3 class 3.1, 3.2, 3.3, and 3.6.



3 Technical Data

Table 1 Radio 8843 Technical Data

Description	Value
Maximum nominal output power ^{(1) (2)}	4×40 W (B2) + 4×40 W (B66A) or 2×60 W (B2) + 2×80 W (B66A) or 4×20 W (B2) + 4×60 W (B66A) (License key is required for total power over 4×5 W.)
Number of carriers per branch	Maximum 3 per port
Number of carriers per radio	Up to 24 per radio over both bands
Frequency ⁽³⁾	1850–1910 MHz uplink 1930–1990 MHz downlink B2
	1710–1780 MHz uplink 2110–2180 MHz downlink B66A
Dimensions	
Height	380 mm
Width	335 mm
Depth	277 mm
Weight	
Radio 8843	32.6 kg
Color	
Body	NCS S 1002-B
Front	NCS S 6502-B

(1) Detailed information about LTE licences can be found in *Manage Licenses and Hardware Activation Codes in the Radio Node libraries*.

(2) Detailed information about output power can be found in *applicable Output Power Feature Description*.



(3) Information about Instantaneous Bandwidth (IBW) can be found in RBS Configurations.

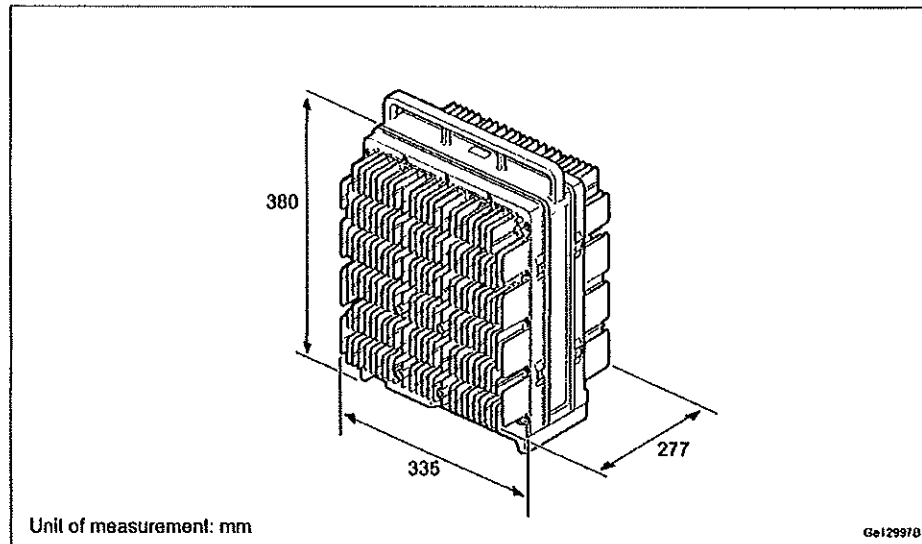


Figure 2 Radio 8843 Height, Width, and Depth

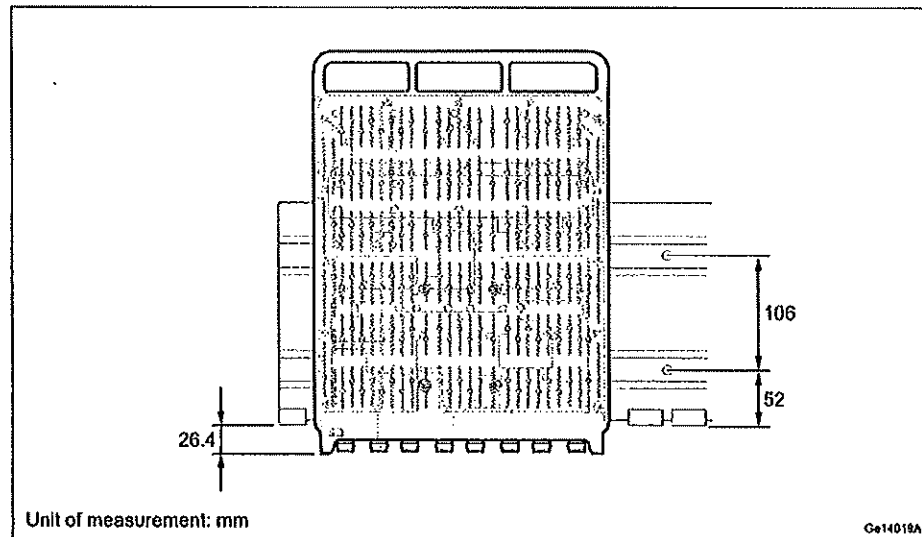


Figure 3 Radio 8843 to Rail Measurement

3.1 Installation Recommendations

To achieve reliable operation, and maximum performance, an appropriate installation location must be chosen.

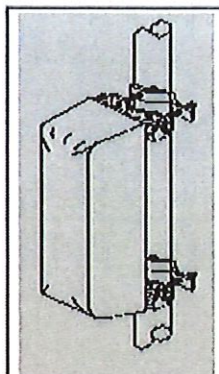
Appurtenance Section

US Name

RVZDC-6627-PF-48

SI Name

RVZDC-6627-PF-48



Type

- ☐ Generic
☒ Flat Panel
☐ Triagonal (LPD)
☐ Cylindrical (Omni)

Height in
 Width in
 Depth in
 Weight lb

Mount

- ☒ 2" Pipe
☐ 2 1/2" Pipe
☐ 3" Pipe
☐ 3 1/2" Pipe

Length

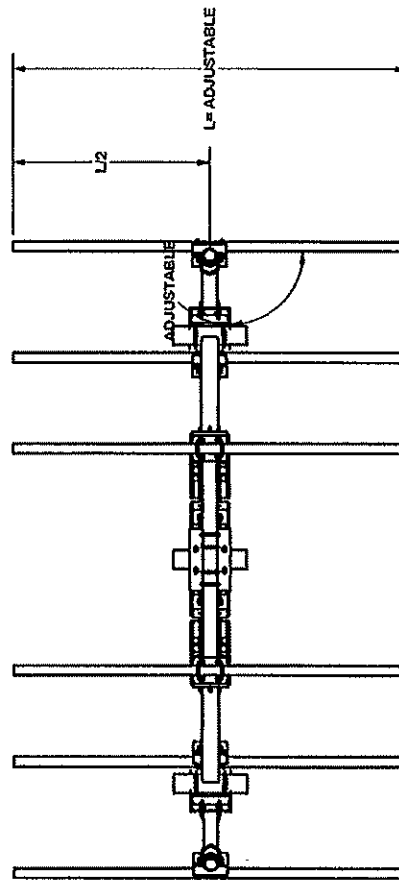
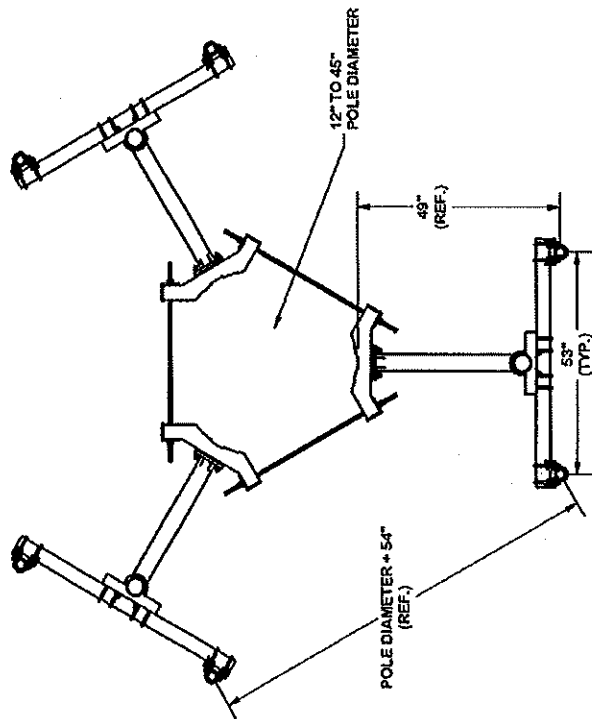
in

		No Ice	1/2" Ice	1" Ice	2" Ice	4" Ice
Weight	lb	32	63.4833	98.7238	181.2547	399.9598
CaAa (Front)	ft^2	4.424281	4.718065	5.020491	5.651269	7.016528
CaAa (Side)	ft^2	2.899831	3.158485	3.425781	3.9863	5.211041

C.1 Typical Wireless Carrier Antenna Loading

A typical wireless carrier consists of multiple antennas mounted on a platform or similar mount. The effective projected areas, (EPA), provided in this annex are intended to be used as presumptive standard values when actual antennas and mounting details are undefined (e.g. for future loading considerations). It is not practical to provide standard EPA values to cover all possible antenna and mounting arrangements. Prior to adding a wireless carrier to a structure designed using presumptive EPA values, a review of the structure considering the existing and the actual proposed antennas, mounts, and appurtenances shall be preformed in accordance with this Standard.

Carrier Type	No ice		Ice $t_i \leq 0.50"$ [$t_i \leq 13$ mm]		Ice $0.50" < t_i \leq 1.50"$ [$13 < t_i \leq 38$ mm]		Transmission Lines
	(EPA) _A ft ² [m ²]	Wt klps [kN]	(EPA) _A ft ² [m ²]	Wt klps [kN]	(EPA) _A ft ² [m ²]	Wt klps [kN]	
Light (9 antennas max)	55 [6.5]	0.75 [3.3]	75 [7.9]	1.00 [3.3]	110 [10.2]	1.50 [6.7]	(9) 1 5/8 in. diameter (2.0 in. [51 mm] OD)
Heavy (12 antennas max)	80 [8.4]	1.20 [5.3]	100 [9.3]	1.20 [5.3]	135 [12.6]	2.00 [8.9]	(12) 1 5/8 in. diameter (2.0 in. [51 mm] OD)



TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
 SAWED, SHEARED AND GAS CUT EDGES (± 0.0307)
 DRILLED AND GAS CUT HOLES (± 0.0307) - NO CONING OF HOLES
 LASER CUT EDGES AND HOLES (± 0.0107) - NO CONING OF HOLES
 BENDS ARE $\pm 1/2$ DEGREE
 ALL OTHER MACHINING (± 0.0307)
 ALL OTHER ASSEMBLY (± 0.0307)

REVISION HISTORY	DATE	BY	CHK
REMOVE FLATWASHERS FROM ARM TO CLAMP RING CONNECTION	11/14/11	CEK	

DESCRIPTION OF REVISIONS	DATE	BY	CHK

PROVIDED AS NOTED
 DIMENSIONS AND TOLERANCES SHOWN IN THIS DRAWING ARE APPROXIMATE REPRESENTATIONS OF DIMENSIONS
 MANUFACTURED AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF
 VALPOINT CORPORATION IS STRICTLY PROHIBITED.

DESCRIPTION
 MONOPOLE TRIPLE T-ARM
 FOR 6 ANTENNAS

CLASS	SUB	CUSTOMER	CHECKED BY
81	01		BMC

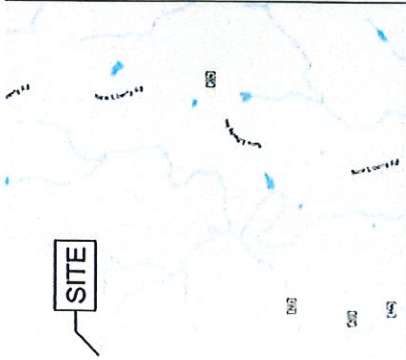
PART NO.	DWG. NO.

SEE "ASSEMBLY NO."

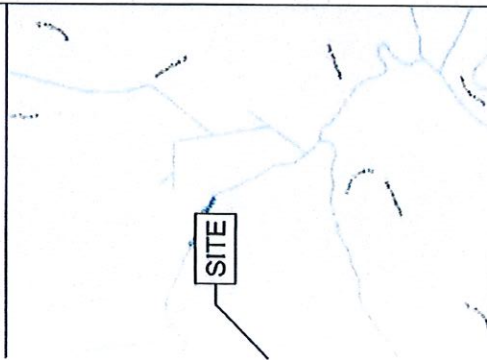
SITE PRO 1
 A VALPOINT CORPORATION
 Engineering
 Support Team:
 1-888-753-7446
 Locations:
 New York, NY
 Atlanta, GA
 Los Angeles, CA
 Plymouth, IN
 Dallas, TX



Appendix D
Civil Site Design Drawings



MAP



GA 30022
TO GA-400 N/US-19 N
RTE 52
ONTO GA-115 N

ATION WILL BE ON THE LEFT IN .4 MI

VE/SIGNATURE	DATE



PROJECT DESCRIPTION:
RAW LAND NSB

SITE NAME:
NGTECH_CLARKESVILLE

VERIZON LOCATION CODE:
510236



Know what's below
Call before you dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY.
THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER

LONGITUDE: -83° 31' 41.02" (NAD)
PARCEL ID: 098 001
JURISDICTION: HABERSHAM COUNTY
PROPERTY OWNER: MARK H. ALLEY
APPLICANT: VERIZON WIRELESS
10300 OLD ALABAMA F
ALPHARETTA, GA 3002
ENGINEER: FORESITE GROUP, LLC
3740 DAVINCI CT, SUIT
PEACHTREE CORNERS,
HABERSHAM EMC
WINDSTREAM
PROPOSED TOWER HEIGHT: 195' AGL
DESIGN DATA:
DESIGN CODE: INTERNATIONAL BUILDING
2018 EDITION WITH
2020 GEORGIA AMEND
& TIA/EIA TIA-222-H
BASIC WIND SPEED: 89 MPH (3 SECOND G
EXPOSURE CATEGORY: C
STRUCTURAL RISK CATEGORY: II

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	CONSTRUCTION NOTES
T-3	SITE SIGNAGE
V-1	SURVEY
V-2	SURVEY
V-3	SURVEY
C-0	ADJOINING USE & 1-MILE RADIUS
C-1	TOWER INVENTORY MAP
C-1.1	OVERALL SITE PLAN
C-2	CATTLE GATE DETAIL
C-2	ENLARGED SITE PLAN
C-3	GRADING & EROSION CONTROL PLAN
C-3.1	EROSION CONTROL DETAILS
C-3.2	EROSION CONTROL DETAILS
C-3.3	EROSION CONTROL DETAILS
C-3.4	EROSION CONTROL DETAILS
C-3.5	EROSION CONTROL DETAILS
C-3.6	EROSION CONTROL DETAILS
C-3.7	DRAINAGE DETAILS
C-3.8	EQUIPMENT DETAILS
C-4	EQUIPMENT DETAILS
C-5	TOWER ELEVATION & ANTENNA ORIENTATION
C-6	FOUNDATION & ACCESS DRIVE DETAILS
C-7	ICE BRIDGE DETAILS
C-8	FENCE DETAILS
E-1	ELECTRICAL NOTES
E-2	ONE-LINE DIAGRAM & PANEL SCHEDULE
E-3	SITE SERVICE ROUTING & COMPOUND
E-4	SITE SERVICE ROUTING & EQUIPMENT GROUNDING
E-5	GROUNDING & CONDUIT DETAILS
E-6	GROUNDING DETAILS

HIDING CONTRACTOR SHALL VISIT THE CELL
AND TO CONFIRM THAT THE WORK
CONSTRUCTION DRAWINGS ANY
TO THE ATTENTION OF THE ENGINEER.

SHALL BE IN STRICT ACCORDANCE WITH
ORDINANCES. CONTRACTOR SHALL ISSUE
ALL LAWS, ORDINANCES, RULES,
BY PUBLIC AUTHORITY REGARDING THE

TH ALL APPLICABLE MUNICIPAL AND UTILITY
DICTIONAL CODES, ORDINANCES AND

ALL INCLUDE FURNISHING MATERIALS,
NECESSARY TO COMPLETE ALL
WORKS.

IMPONENT AND MATERIALS IN ACCORDANCE
UNLESS SPECIFICALLY STATED OTHERWISE.
INSTALLED AS SHOWN ON THESE DRAWINGS.
EARNATIVE INSTALLATION FOR APPROVAL BY

ROUTING OF CONDUIT, POWER, FIBER, AND
AND GROUNDING DRAWINGS.

IMPROVEMENTS, PAVEMENTS, CURBS,
AGED PART SHALL BE REPAIRED AT
TION OF THE OWNER.

LY DISPOSE OF ALL SCRAP MATERIALS
MS REMOVED FROM THE EXISTING FACILITY.

LEAN CONDITION.

ITION MEETING WITH OWNER TO DISCUSS ALL
THIS DRAWING TO ENSURE HE IS FAMILIAR
D INTENT OF EACH ACTIVITY.

ALL DIMENSIONS, CONDITIONS AND
DISCREPANCIES SHALL BE CALLED TO
ALL BE RESOLVED BEFORE PROCEEDING
FORMED IN A WORKMANLIKE MANNER IN
IN PRACTICES.

TO SHOW THE COMPLETE INSTALLATION.
FOR ALL TEMPORARY BRACING, SHORING,
TH ALL NATIONAL, STATE AND LOCAL
RK AND SHALL BE RESPONSIBLE FOR
X WITH LOCAL CODES.

UMBERS OF SKILLED WORKMEN WHO ARE
J THE NECESSARY CRAFTS, AND WHO ARE
REQUIREMENTS AND METHODS NEEDED FOR

IN ACCORDANCE WITH GENERALLY
STRUCTION CONTRACTOR WILL BE REQUIRED
IBILITY FOR JOB SITE CONDITIONS DURING
PROJECT, INCLUDING SAFETY OF ALL
REMENT SHALL BE MADE TO APPLY
NORMAL WORKING HOURS, AND CONSTRUCTION
IFY AND HOLD DESIGN ENGINEER HARMLESS
LEGED, IN CONNECTION WITH PERFORMANCE
ALL COMPLY WITH OSHA AND STATE
THE PROTECTION OF EXCAVATIONS. EXISTING
ESTABLISHED PRIOR TO FOUNDATION

2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE
ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE
REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS
DIRECTED BY ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR
WHEN EXCAVATION OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR
SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT
NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY
D) TRENCHING & EXCAVATION.

3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT
SPECIFICATIONS.

4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL
BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH
INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED,
PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH
THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF OWNER AND/OR
LOCAL UTILITIES.

6. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL
SPECIFICATION FOR SITE SIGNAGE.

7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE
BTS EQUIPMENT AND TOWER AREAS.

8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN
MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

9. THE SUB GRADE UNDER THE PROPOSED EQUIPMENT PAD SHALL BE COMPACTED TO
98% PROCTOR AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED
SURFACE APPLICATION.

10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED
BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE,
AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN
CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

PAINTED OR GALVANIZED SURFACES SHALL BE TOUCHED UP.

2. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE CONNECTIONS
HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318, &
ASTM A184

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000
DAYS, UNLESS NOTED OTHERWISE. SLUMP: 2" MIN./4" MAX; AIR ENTRAINMENT
6% BY VOLUME; MAXIMUM COARSE AGGREGATE SIZE SHALL BE 1".

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORME
NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185
STEEL WIRE REINFORCEMENT UNLESS NOTED OTHERWISE. SPLICES SHALL BE
AND ALL HOOKS SHALL BE STANDARD, UNLESS NOTED OTHERWISE.

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING
STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	3"
#6 AND LARGER	3"
#5 AND SMALLER & WWF	3"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:	
SLAB AND WALL	1 1/2"
BEAMS AND COLUMNS	1 1/2"

5. A CHAMFER OF 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE
UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301.

6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER
MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT,
ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT
OR AS SHOWN ON THE DRAWINGS. IF DRILLING IN EXISTING CONCRETE, NO
REBAR WILL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.

7. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

8. ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C94.
TEMPERATURE OF CAST IN PLACE CONCRETE AT BETWEEN 50 DEGREES AN
DEGREES FAHRENHEIT.

9. DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE
THE JOBSITE.

10. FOUNDATION INSTALLER SHALL INSURE THAT ALL PROTRUDING THREADS OF
ANCHOR BOLTS SHALL BE MAINTAINED CLEAN AND FREE OF CONCRETE.

11. FOUNDATION DESIGN IS BASED ON SOIL WITH 2000 PSF BEARING CAPACITY.
EXISTING SOIL DOES NOT HAVE A MINIMUM 2000 PSF BEARING CAPACITY.
SHALL EXTEND PERIMETER BEAM TO REACH SOIL WITH MINIMUM 2000 PSF
CAPACITY.



THIS SIGN REQUIRED BY LAW

24"

CKGROUND. BLACK/RED LETTERING.
TON: GATE



14"

INSTALLED (QTY. 2)



12"

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



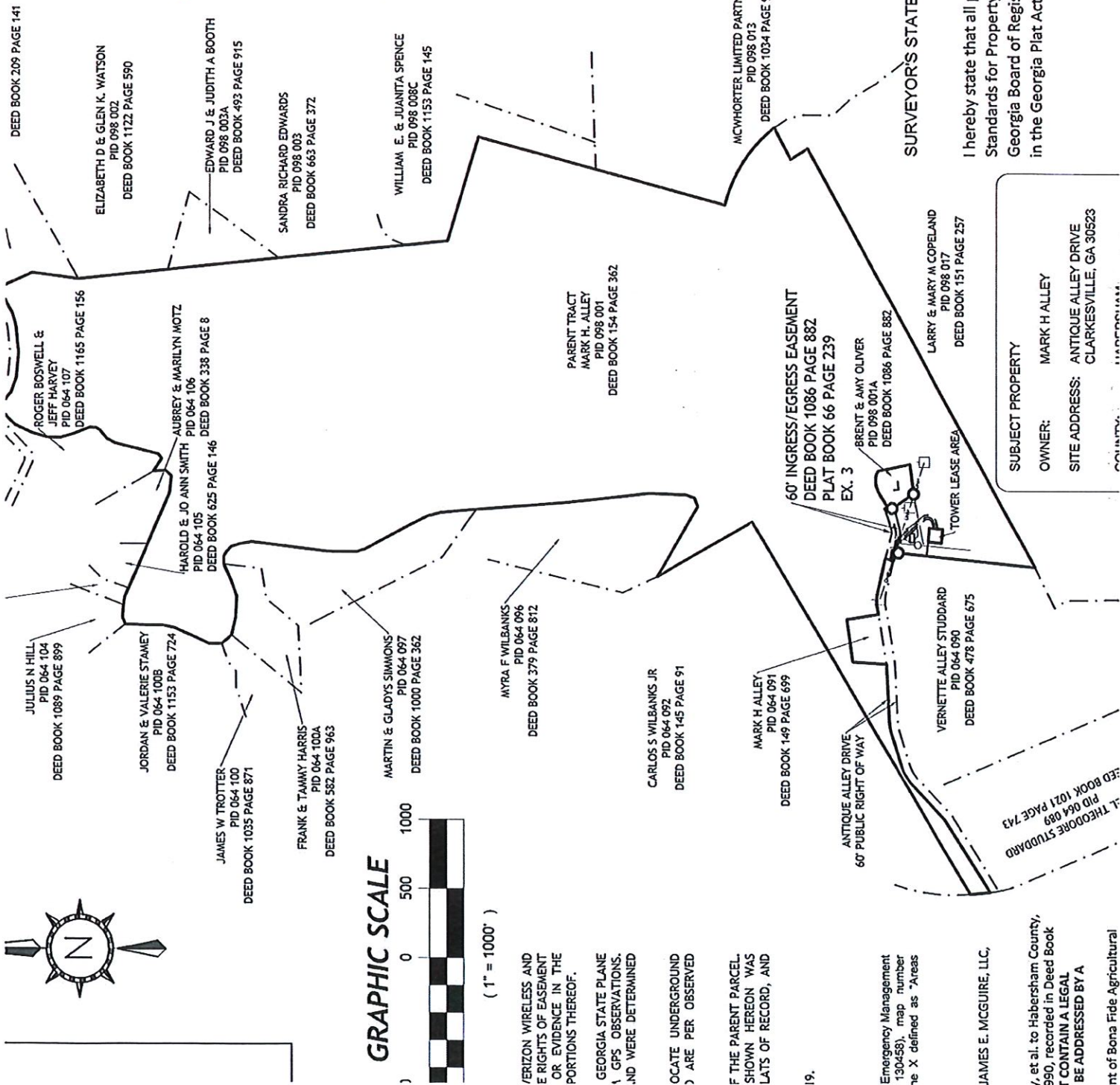
10"

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



14"

WHERE ACCESS GATE INSTALLED (QTY. 2)



ERIZON WIRELESS AND
E RIGHTS OF EASEMENT
OR EVIDENCE IN THE
PORTIONS THEREOF.

GEORGIA STATE PLANE
1 GPS OBSERVATIONS.
AND WERE DETERMINED

OCATE UNDERGROUND
D) ARE PER OBSERVED

F THE PARENT PARCEL.
SHOWN HEREON WAS
LATS OF RECORD, AND

Emergency Management
130458). map number
the X defined as "Areas

JAMES E. MCGUIRE, LLC,

%, et al. to Habersham County,
1990, recorded in Deed Book
100, contains a LEGAL
NOTICE TO BE ADDRESSED BY A

nt of Bona Fide Agricultural

AL THEODORE STUDDARD
PID 064 089
CED BOOK 1021 PAGE 743

VERNETTE ALLEY STUDDARD
PID 064 090
DEED BOOK 478 PAGE 675

ALLEY DRIVE
RIGHT OF WAY

MARK H ALLEY
PID 064 091

CARLOS S WILBANKS JR
PID 064 092
DEED BOOK 145 PAGE 91

MYRA F WILBANKS
PID 064 096
DEED BOOK 379 PAGE 812

MARTIN & GLADYS SIMMONS-
PID 064 097
DEED BOOK 1000 PAGE 362

FRANK & TAMMY HARRIS-
PID 064 100A
DEED BOOK 582 PAGE 963

JAMES W TROTTER -
PID 064 100
DEED BOOK 1035 PAGE 871

JORDAN & VALERIE STAMEY
PID 064 100B
DEED BOOK 1153 PAGE 724

JULIUS N HILL
PID 064 104
DEED BOOK 1089 PAGE 899

HAROLD & JO ANN SMITH PID 064 105
AUBREY & MARILYN MOTZ PID 064 106
DEED BOOK 625 PAGE 146
DEED BOOK 338 PAGE 8

ELIZABETH D & GLEN K. WATSON
PID 098 002
DEED BOOK 1122 PAGE 590

EDWARD J & JUDITH A BOOTH
PID 098 003A
DEED BOOK 493 PAGE 915

SANDRA RICHARD EDWARDS
PID 098 003
DEED BOOK 663 PAGE 372

WILLIAM E. & JUANITA SPENCE
PID 098 008C
DEED BOOK 1153 PAGE 145

PARENT TRACT
MARK H. ALLEY
PID 098 001
DEED BOOK 154 PAGE 362

MCWHORTER LIMITED PARTNERSHIP
PID 098 013
DEED BOOK 1034 PAGE 910

LARRY & MARY M COPELAND
PID 098 017
DEED BOOK 151 PAGE 257

SUBJECT PROPERTY

OWNER: MARK H ALLEY

SITE ADDRESS: ANTIQUE ALLEY DRIVE
CLARKESVILLE, GA 30523

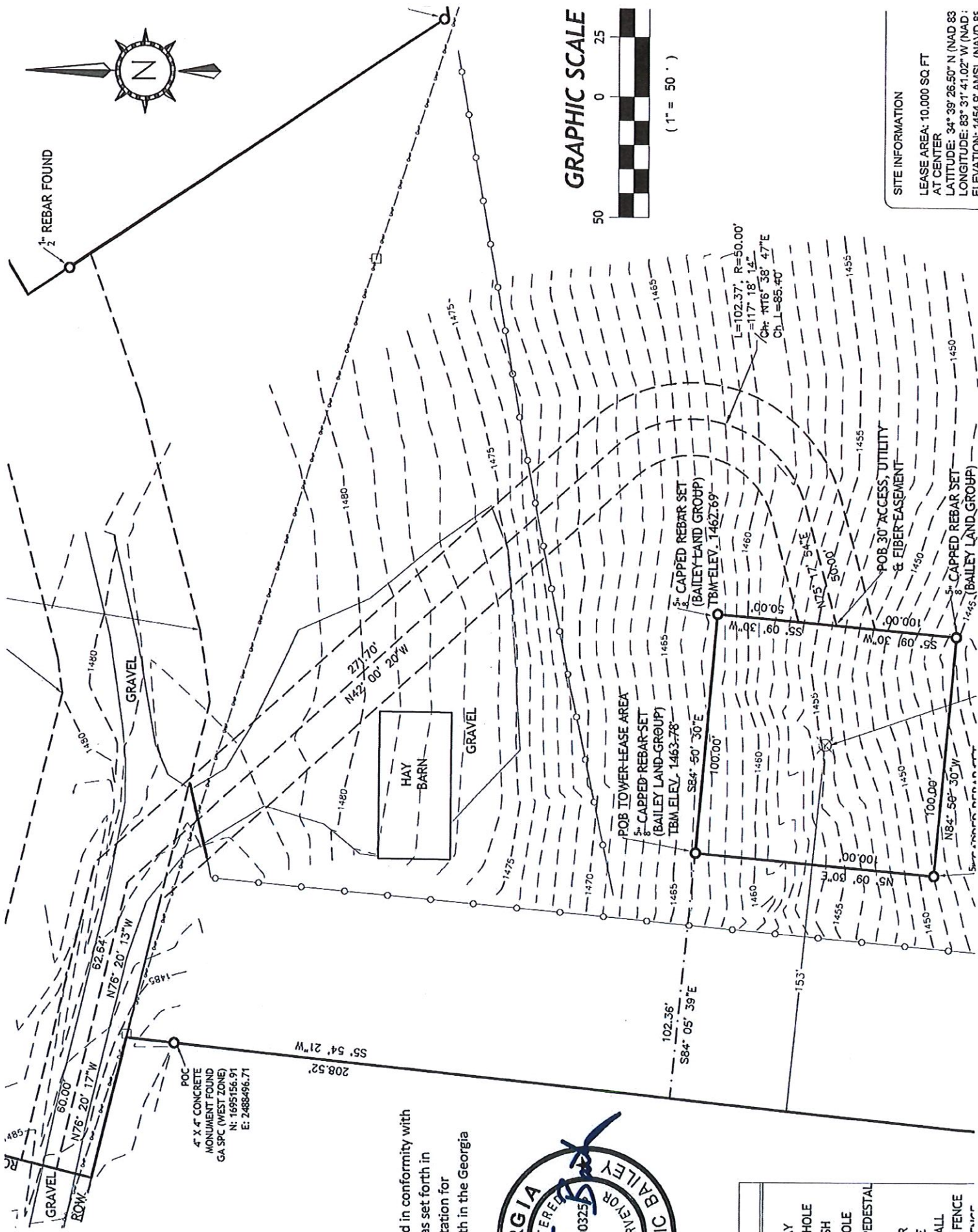
RECEIVED

SURVEYOR'S STATEMENT

I hereby state that all parts of the is survey were prepared in conformity with Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Georgia Board of Registration for Professional Engineers and Land Surveyors in the Georgia Plat Act O.C.G.A. 15-6-67.

LEGEND	
BENCHMARK	(R)
BOLLARD	ROW
CABINET	Ⓢ
ELECTRIC BOX	Ⓢ
FIBER OPTIC MARKER	①
GAS METER	①
GENERATOR	Ⓢ
GUY ANCHOR	Ⓢ
LIGHT STANDARD	Ⓢ
LIGHT CONTROLLER	Ⓢ
MEASURED	Ⓢ
POINT OF BEGINNING	Ⓢ
POINT OF COMMENCEMENT	Ⓢ
POWER METER	Ⓢ
POWER POLE	Ⓢ





GRAPHIC SCALE

50 0 25

(1" = 50')

SITE INFORMATION

LEASE AREA: 10,000 SQ FT
 AT CENTER
 LATITUDE: 34° 39' 26.50" N (NAD 83)
 LONGITUDE: 83° 31' 41.02" W (NAD 83)
 ELEVATION: 1454 ± AMSL (NAVD 83)

prepared in conformity with
 Georgia as set forth in
 of Registration for
 s set forth in the Georgia



ORDED
1T-OF-WAY
ITARY MAHOLE
ELLITE DISH
RM MANHOLE
EPHONE PEDESTAL
E
TER METER
TER VALVE
ANING WALL
BED WIRE FENCE

pin, then in a westerly direction 300 feet, to iron pin, then 250 feet southerly to starting point. Property is joined on all-sides by Tilden Graeme Alley, except for the roadway on front of property as described above. Property containing one (1) acre more or less.

(ii) 177-841

All that tract or parcel of land lying and being in the State of Georgia and Habersham County and being parts of lots of land numbers 43 and 44 in the 11th Land District of Habersham County, Georgia, described as follows:

Beginning at a rock corner on Original Line between and Lots Nos. 43 and 50 thence southwest on Original Line between said land it last named to the Old River Run to a Rock Corner: thence to a Branch; thence down the Branch to the River (Soque) thence down the river to a Rock Corner, thence to the beginning corner, containing (40) forty acres.

(iii) 177-842

All that tract or parcel of land lying and being on the East side of the Clarksville Burton Highway about 3 miles N. of the City limits of Clarksville in the county and state, aforesaid and being all of Lots nos. 11, 12, 13, 14, 16 and 17 of the Frank M. Trotter Subdivision as shown by plat made by S. C. Moon July 1948, Said plat is a true description of said land and is made the legal description of same. A copy of said plat is recorded in Habersham County.

(iv) 179-25

The tract or parcel of land lying and being in Land Lots Nos. 49 and 50 in the 11th land district. of Habersham County, Georgia and consisting of 90 acres more or less, which is more full described below:
Beginning at a rock corner near cleared field on the Hamlin Alley Road and running in a southerly direction to an iron pin corner on the Larry Copeland line: thence in a easterly direction to Soque River; thence in a westerly direction to the mouth of Tatum Branch: thence up the said branch in a westerly direction to a rock corner near large boulder on cliff, same being corner with Tatum property, now Wilbanks property: thence in a southwesterly direction along Wilbanks time to a rock corner on Original Line: thence a westerly direction along the Original Line and Lands of Wilbanks, crossing Burton Highway to an iron pin corner with Alley's Chapel property; thence a southerly direction: to Burton Road to Rock Corner: thence northeast to a corner on Hamlin Alley Road: thence eastward to beginning corner.

(v) 225-598

ALL THAT TRACT or parcel of land lying and being in Land Lot No. 51 in the 11th Land District of Habersham County, Georgia, and more particularly described as follows:
BEGINNING at stone corner common to Land Lots 50, 51, 42 and 43 in said land district; thence S. 60° W. 334 feet to Soque River; thence up said river to original Land Lot line between Land Lots 51 and 42; thence the original Land Lot line between Land Lots 51 and 42 S. 30° E. 288 feet to the beginning stone corner, containing by estimate about FIFTEEN (15) ACRES, and being bounded on the southwest, west, northwest and northeast by Soque River, and on the East by the original Land Lot line between Land Lots 51 and 42 and on the South by original Land Lot Line between Land Lots 50 and 51.

(vi) 225-600

ALL THAT TRACT or parcel of land lying and being in Land Lots Numbers 42, 43, 49, 50 and 51 of the 11th Land District of Habersham County, Georgia, and being more particularly described as follows:
BEGINNING at the original line at a rock corner common to lands of T. G. Alley and running thence South along a barbed wire fence to a rock corner at a branch; thence down the branch to Soque River; thence up the Soque River to the Ben Jones bottom, there being a marked tree at the branch; thence along a marked line around the edge of the field to a rock corner on the Ben Jones Road on the West side of the bridge; thence East along the Ben Jones Road to a rock corner; thence South to a rock corner on the line common to lands of W. F. Alley and lands of Carlos and Fred Lovell; thence in a southeasterly direction along a barbed wire fence to a rock corner; thence a westerly direction to a rock corner; thence in a southerly direction along a barbed wire fence to the point of beginning, containing 169 ACRES, more or less, and being all the lands now owned by W. F. Alley which were a part of the W. H. Alley home place, the lands acquired from Ben Crow, the lands acquired from the Ben Jones Estate, and the lands acquired from the McMillan Estate.

LESS AND EXCEPT that portion of the above described property conveyed by: (i) Right of Way Deed from W. H. Alley, et al. to Habersham County, a political subdivision of the State of Georgia, dated March 1, 1990, recorded in Deed Book 255, page 234, Habersham County, Georgia Records; and (ii) Warranty Deed from Mark H. Alley to Brent Oliver and Amy Oliver, dated June 10, 2015, recorded in Deed Book 1086, page 882, aforesaid records.

separating lands now or formerly owned by Mark H. Alley from land now or formerly owned by Verne Alley Studdard and having Georgia SPC (West Zone) of N: 1695156.91 E: 2488496.71; thence S5° 54' 2 along said line for a distance of 208.52'; thence S84° 05' 39"E, leaving said line for a distance of 102.31 5/8" capped rebar (Bailey Land Group) and the Point of Beginning; thence S84° 50' 30"E for distance 100.00' to a 5/8" capped rebar (Bailey Land Group); thence S5° 09' 30"W for a distance of 100.00' to a capped rebar (Bailey Land Group); thence N84° 50' 30"W for a distance of 100.00' to a 5/8" capped re (Bailey Land Group); thence N5° 09' 30"E for a distance of 100.00' back to the Point of Beginning. Said containing 10,000 SQ. FT (0.23 acres), more or less.

30' ACCESS, UTILITY& FIBER EASEMENT - AS SURVEYED

A parcel of land being situated in Land Lot 49, 11th Land District, Habersham County, Georgia and bei more particularly described as follows:

Commence at a 4" x 4" concrete monument found 20' +/- south of Antique Alley Drive and being on a separating lands now or formerly owned by Mark H. Alley from land now or formerly owned by Verne Alley Studdard and having Georgia SPC (West Zone) of N: 1695156.91 E: 2488496.71; thence S5° 54' 2 along said line for a distance of 208.52'; thence S84° 05' 39"E, leaving said line for a distance of 102.31 5/8" capped rebar (Bailey Land Group) at the northwest corner of the tower lease area; thence S84° 50' 30"E, along the north line of the tower lease area for distance of 100.00' to a 5/8" capped rebar (Bailey Group) at the northeast corner of the tower lease area; thence S5° 09' 30"W, along the east line of th tower lease area for a distance of 50.00' to the Point of Beginning of a 30' wide access, utility & fiber easement, lying 15' on each side of the following described centerline; thence N75° 17' 54"E for a dist of 50.00' to the beginning of a curve to the left having a radius of 50.00' and a delta angle of 117° 18' thence along the arc of said curve for a distance of 102.37', curve being subtended by a chord of N16° 47' E, 85.40' to the point of tangent; thence N42° 00' 20"W for a distance of 271.70' to the center of a existing gravel drive; thence N76° 20' 13"W for a distance of 62.64'; thence N76° 20' 17"W for a distal 60.00' to the right of way of Antique Alley Drive and the Point of Ending. Said parcel containing 16,40: (0.38 acres), more or less.

SURVEYOR'S STATEMENT

I hereby state that all parts of the is survey were prepared in conformit the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georg Plat Act O.C.G.A. 15-6-67.



Jason E. Bailey, RLS

Georgia Reg. No. LS003256

Dated: 10/06/2019

SITE INFORMATION

LEASE AREA: 10,000 SQ. FT

AT CENTER

LATITUDE: 34° 39' 26.50" N (NAD 83

LONGITUDE: 83° 31' 41.02" W (NAD: 83

UTM ZONE: 18Q UTM EASTING: 1454700.00

1-19-21 (date of appeal letter); date of presenting appeal letter to the Planning Commission 1-21-2021

To: Habersham County Planning Commissioners, in total, et al. (receiving Official _____)

Appeal of the Verizon cell tower decision of the Habersham Planning Commission from a recommendation of the Habersham Planning & Development Department on January 5, 2021 (CU-20-07 on the Mark Alley property), at 493 Antique Alley Drive (not the actual tower address since we were told that would come at the permit stage), but on the property of Mr. Alley.

Presented by interested Annandale residents, signed and unsigned.

We are noting our objection of the erection of the Verizon Cell tower, (project CU 20-07), proposed to be erected on the Mark Alley property identified as Map 098, parcel 001, Habersham County. We do so for the following reasons, possibility more reasons that may follow this presentation.

We object to the propose tower on the Alley property for these reasons:

1. Unsightly at 199 feet-high, well above the canopy of the trees.
2. It will be placed in the horizon, ruining the line of sight with our pristine mountains. It will show up in the pristine landscape and stick out like a "sore thumb"
3. It will devalue the property values of our homes just by its presence in the community.
4. Adding additional carriers makes it a no- win situation for the community with the insertion of more overbearing nuisances, both as to sight, and signal output.
5. There are 6 Verizon towers as specified above (within 3.5-8.8 miles radius of proposed tower). That make this one no sense. [as was pointed out to PC, there is a minor signal loss in the sod farm area, but it returns at highway 197].
6. The sign for keeping away from the property noted as a Radio Frequency emittance sign, shows that there are health dangers. [why the sign if there is not health risk]?
7. There has not been a study regarding health hazards of the cell towers for this application.
8. We refute Verizon or others claim that there are no health concerns or dangers.
9. There are some in the Annandale community who have cancer and use medical devices such as pacemakers, as well as other devices such as monitors for medical issues that rely on wi-fi signals for a clear, unaffected signal for their health and safety. Interference of those signals in any way would pose a health hazard to those individuals.
10. The meeting was not advertised to give homeowners a chance to respond to the tower. Even though we were told that notice was not necessary by law, we feel that in the spirit of non-partisan actions by the Commission, the citizens of Habersham County should be afforded communication from them to avoid any feelings of ill will and mistrust on this issue and all other issues of County business. We were told it didn't matter anyway, since they did not have to do it by law.
11. The Annandale homeowners were not all notified, even though there is not only sight distance, but it is close enough where all of us would be affected in one way or the other. We were told that only the adjoining property owners were notified by letter.
12. Letters were sent to adjacent homeowners (during the holidays and received a few days prior to the Planning & Development meeting on the 5th of January). This did not give Annandale landowners a chance to really look at and study the issue of cell towers. Over

1-19-21 (date of appeal letter); date of presenting appeal letter to the Planning Commission_____

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Those who were only notified were those whose property connected to Mr. Alley's property, when clearly it is evident that those are only a small number of people affected by the tower.

13. The phone number given in the letters that went out was the wrong # to call in to, thus taking away from the scrutiny of the situation [the lady who answered the phone at that number said that there were over 16 who called her trying to get into the meeting]. Thus, there were at least 16 people who were denied access to the meeting.
14. We feel that the business of the Planning & Development Department, and the Planning and Development Commission should be free of any undue influence as to their business at hand. The vote was taken on recommendation of the Planning and Development Department to the Planning Commission, who voted on the issue. No one, whether Commissioner or other involved party in County decisions on a proposed project, should ever be present for that vote. Those parties should avoid that particular meeting when votes are taken. We feel that it will put unspoken influence on the Planning Commission. Interest in "what is going on" should not be an excuse to be there. We object to that behavior.
15. The Planning Commission was informed, as a comment, that we out in the county do not receive any benefit from the county verses taxes paid, and that we do not need the county to infringe upon our community with this tower.

We are appealing and requesting:

1. That overall, the cell tower proposed on the Alley property not be allowed to go forward. We do not feel that all of the issues have been addressed and the vote was taken from a partisan view, without regard to the issues presented herein. It is a flawed process on this issue. We are further requesting:
2. The issue be studied for a further period of time with health studies relative to cell phone tower usage and presence within communities.
3. The correct forum be granted as to a full, advertised hearing with ALL residents within the range of the signal, between the points of the existing Verizon towers, in plenty of time to respond from the citizenry.
4. That Habersham County refrain from accepting monies from the placement of the proposed tower on this and other Habersham properties. Precedent should not be set as to interference with proper use of Habersham's Commissioners time and County needs judgement.
5. If cell towers are to be permitted in Habersham County, we request they be relegated to the higher intensity areas of the county that reflect the business structure areas, and not the "bedroom" community as the county has been directing us for many years.

Respectively submitted, Annandale Concerned Citizens

Annandale Concerned Citizens Representative(s)

Added
page
for
signature

To: Habersham County Commission

Date: 1-22-2021

From: Interested residents of Annandale, Clarkesville Georgia

RE: Appeal of Cell tower on Mark Alley property at 493 Antique Alley Drive, Clarkesville, GA. 30523 (Map 098, parcel 001), from Planning Commission Hearing on January 5, 2021 meeting

Dear Commissioners,

Attached is the formal appeal letter presented to the Planning Commissioners in accordance with the guidelines for appeal time frames, as instructed in their January 5 meeting.

We are appealing their decision made at the January 5, 2021 meeting of the Planning Commission dealing with the Habersham Planning and Development proposal on said cell tower stated above. And we are asking you to place this on the February 2021 agenda of the Commissioners.

We understand the height maximum for Habersham County Commissioners to consider this issue was not reached, according our conversation with the County Planning Commission. We did not know this to be a fact other than that conversation. We have not seen that detailed in documents as a County approved procedure. So, we are taking it a face value.

We are asking you to intervene and overturn that decision of the Planning Commission on January 5, 2021, (6 yeas, 1 nay), concerning the Verizon cell tower on Mark Alley's property. Attached is the letter of appeal given to the Planning Commission. We simply do not need (or want) a 7th cell tower within a 3.5 to 8.8 radius of each other, just to fill a minor gap in service in some areas. We further appeal the economic gain for Verizon in deference to the health and welfare of Habersham County citizens in or around the site coverage of the proposed tower. We respect an open dealing with all matters such as this, in deference to any political or small economic gain it may have. Our citizens should have clarity and honesty as by-words for the governing of this county.

Sincerely, Ray Stratton, Larry Shedd, Roy Sappough, Darin Boozer, Dennis Marochak, Annandale spokespersons for this appeal.

Attachment: Appeal letter for each County Commissioner

1-19-21 (date of appeal letter); date of presenting appeal letter to the Planning Commission _____

To: Habersham County Planning Commissioners, in total, et al. (receiving Official _____)

Appeal of the Verizon cell tower decision of the Habersham Planning Commission from a recommendation of the Habersham Planning & Development Department on January 5, 2021 (CU-20-07 on the Mark Alley property), at 493 Antique Alley Drive (not the actual tower address since we were told that would come at the permit stage), but on the property of Mr. Alley.

Presented by interested Annandale residents, signed and unsigned.

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Approved without change

PUBLIC COMMENT:

None

NEW BUSINESS:

None

OLD BUSINESS:

CU-20-07: Verizon Wireless, Agent Shamaury Myrick, is seeking Planning Commission approval to erect a 199' telecommunications tower at 493 Antique Alley Drive. The tract is further identified as Map 098 Parcel 001.

Several people from the surrounding area attended the meeting to express their concerns. The following four residents all from Annandale Subdivision made statements at the meeting.

Mr. Dennis Marochak, 1462 Annandale Dr.

Mr. Larry Shedd, 1327 Annandale Dr.

Mr. Roy Sapough, 1480 Annandale Dr.

Mr. Ray Stratton, 1398 Annandale Dr.

Mr. David Stover was also present. He lives near the property in question and he raised his concerns as well.

The main theme from all who spoke was primarily the same as shown below.

- They were not notified about the meeting in a proper time frame.
- Concern about future health issues that this tower may bring.
- It was mentioned that they were afraid that it would be unaesthetically pleasing, which would lead to loss of property value.

During the meeting, Verizon Wireless agent Shamaury Myrick was asked by the Planning Commission if he had any comments on what was brought up by the local residents. Mr. Myrick said that they had taken extra measures to assure that the above concerns were addressed, since they are the most common issues from residents or neighborhoods.

After Mr. Myrick spoke, Commissioner Chairman D. Higgins then closes public comments.

A motion was then made by Commissioner David Purcell to approve the construction of the cell tower providing that additional space on the tower is provided for the County if needed. It was seconded by Commissioner Robert Gutowski. The result of the vote of the Planning Commission was as follows:

Commissioner Bill Gresham – Yea, Commissioner David Purcell – Yea, Commissioner Marquis Arrender – Yea, Commissioner Robert Gutowski – Yea, Commissioner Jason Smith – Yea, Commissioner Mike Van Winkle – Yea, Commissioner D. Higgins - Nay

*1-5-2021
P.C. Minutes*