



# STAFF REPORT

## MORGAN COUNTY PLANNING COMMISSION

### PETITION FOR: CONDITIONAL USE

Property location:	2781 Pierce Dairy Road, Madison
Property tax parcel:	055-004
Acreage:	82.03 acres
Applicant:	Kiersten Lurer, Skyway Towers, Roswell, Georgia
Applicant's Agent:	N/A
Property Owner:	Joan Harper Gilbert, 2781 Pierce Dairy Road, Madison
Existing Use:	Farm
Proposed Use:	Farm, Telecommunications Tower

### Summary

Kiersten Lurer, on behalf of Skyway Towers, is requesting a Conditional Use permit to locate a Telecommunications Tower at 2781 Pierce Dairy Road. The proposed tower is 230 feet tall with a 10 foot lightning rod. The tower will be self-supporting and located within an 80' x 80' lease area with the required landscape strip. The applicant's letter states the purpose of the tower is to fill a coverage gap in the area which cannot be handled by their existing tower north of the proposed location in Madison (the referenced "Mad City" site). The proposed tower will also reduce a capacity overload on the existing tower.

The applicant submitted a very thorough application and all relevant documents are attached to this Staff Report. Instead of repeating the information contained therein, Staff recommends carefully reviewing the attached documents. The applicant has provided justification for each of the required criteria, as well as coverage maps and site plans.

### Criteria for Consideration

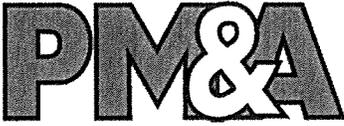
(Please note that the criteria below are bulleted in the Morgan County Zoning Ordinance. They are numbered here for ease of use.

1. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level..
2. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.
3. Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use.
4. Public facilities and utilities are capable of adequately serving the proposed use.

5. Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem.
6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned.
7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan.
8. Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability.
9. Granting the request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

#### Staff Comments

The Telecommunications Act is very clear regarding the valid reasons a tower can be denied. None of those reasons exist for this application. The application has met the requirements of the Morgan County Zoning Ordinance, including the criteria required for a Conditional Use.



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1000 Holcomb Woods Parkway  
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September 1, 2015

Morgan County Planning & Development  
ATTN: Chuck Jarrell, Director  
150 E. Washington St, Ste. 200  
Madison, Georgia 30650

RE: Letter of Intent for Proposed Telecommunications Facility to be located at 2781  
Pierce Dairy Road (Parcel ID: 055 004) via Conditional Use Permit

Dear Mr. Jarrell:

This Letter of Intent and accompanying material are submitted in support of the above-referenced Conditional Use Permit Application. Verizon Wireless will serve as the anchor tenant at this Facility. Skyway Towers respectfully requests approval of this permit to enable Verizon to serve existing and future customers in a manner consistent with the Telecommunications Act of 1996.

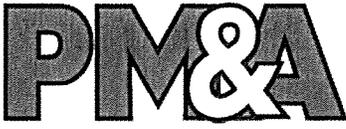
After several months of study in finding a suitable site, Skyway is proposing to have a new, unmanned communications facility constructed at 2781 Pierce Dairy Road. This new Facility is needed because the existing Verizon network does not provide the coverage or capacity needed for current data demand of residents and traveling Verizon customers. This proposed facility will consist of a 230' self-support tower (+10' lightning rod = 240' overall height), inside an 80' x 80' fenced compound that will include corresponding ground equipment. Said compound will be surrounded by a 10' wide landscape buffer [to effectively screen the ground equipment.]

The demand for wireless communication continues to grow in this area and makes this an important location for Verizon. In addition to providing service to its customers, the additional infrastructure will provide needed capacity for coverage of 911 emergency calls, transfer of calls from subscribers of other systems, while reducing the need for additional towers in the immediate vicinity.

#### **Approach to a Solution**

Verizon is attempting to fill a gap in service along Pierce Dairy Road, between Mission Road and Ponder Pines Road; while also offloading capacity from their existing 'Mad City' site south of Jordan Road. Our first step is always to investigate existing structures for co-location.

Unfortunately, there are no existing structures in the RF-designed search area. Morgan County's Telecommunications Code was reviewed, as were a variety of maps (topography,



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parcel size, zoning, hydrology, floodplain, etc.) compiled and analyzed for potential candidate sites.

The search ring was super-imposed on the various maps to aid in evaluation of options and concurrent evaluation of issues. FCC's database of communications facilities was reviewed to make sure we had not overlooked any options within or immediately adjacent to the search area.

The search area is predominantly zoned AG, with one AR-zoned parcel of substantial size. All AG-zoned parcels are of substantial size.

#### **Morgan County's Standards for Conditional Use Approval**

Because of the diligence of our approach, we are confident in offering the following responses to the Morgan County Planning Commission and Board of Commissioners, in accordance with O.C.G.A. 33-36-5(b):

- 1) Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;  
*The proposed Facility will comply with all County, State and Federal Laws and pose no environmental impacts as such. A Phase I Environmental Site Assessment was completed. The Executive Summary included in our application states they found no recognized environmental condition (RECs) or business environmental risks (BERs) associated with the site and no additional investigation.*
- 2) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;  
*The proposed Facility will have no distinguishable contribution to local traffic. Only monthly maintenance visits are required—each lasting up to thirty minutes—barring any emergency.*
- 3) Off-street parking and loading, and the entrance to and exist from such parking and loading will be adequate in terms of location, amount and design to service the use;  
*As stated above, there will be no loading (post construction) and traffic will consist of one work truck making 20 minute monthly maintenance visits to the Facility.*
- 4) Public facilities and utilities are capable of serving the proposed use;  
*No water or sewer is required/proposed for this Facility. The only utility connections required are electric and T-1 (telephone) services. The electricity demand it has will be similar to that of a single family residence. The facility will not create a significant demand for community services. In fact, it will provide a service to the community in the form of safe, reliable and uninterrupted PCS service for use by the general public, emergency services personnel and others in this portion of Morgan County.*



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- 5) Granting the request would not be an illogical extension of a use which would intrude a damaging volume of (1) agriculture, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single-family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight and additional requests of a similar nature which would expand the problem;  
*The proposed Facility will be unmanned, bringing nothing to the area except communication service. The subject parcel is in excess of 82 acres—offering ample space to help screen the site—and is surrounded by similar sized parcels; one of which used to contain a similar Facility.*
- 6) Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;  
*As stated above, the Facility's future impact on traffic and public facilities will not be distinguishable.*
- 7) Granting the request would conform to the general expectations for the area population growth and distribution according to the Comprehensive Land Use Plan.  
*Verizon deems this Facility as necessary due to the increased capacity and coverage needs of the area and in no way conflicts with the Comprehensive Land Use Plan.*
- 8) Granting the request would not lead to a major negative change in existing (1) levels of service, (2) government employees, or (3) fiscal stability; and  
*This Facility will have no discernable impact on the levels of public service, government employees or the County's fiscal stability. In fact the tower will contribute to the tax rolls.*
- 9) Granting the request would not have a "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization and other land-use change beyond what is indicated in the Comprehensive Land Use Plan.  
*Approval of this application will alleviate the need for future towers in the area, thus not having a "domino effect."*

### **The Facility**

The facility will be constructed in accordance with the applicable FAA and FCC standards. The FCC TOWAIR Study is currently pending and will be provided prior to any issuance of a Building Permit. Due to the height of the structure, lighting may be required.

Once constructed, the facility will be unmanned. Only monthly site visits by a maintenance technician are anticipated. The facility will not have water or sewer services, and it will not generate any waste. The only utility connections required are electric and T-1 (telephone)



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services. The electricity demand it has will be similar to that of a single family residence. The facility will not create a significant demand for community services. In fact, it will provide a service to the community in the form of safe, reliable and uninterrupted PCS service for use by the general public, emergency services personnel and others in this portion of Morgan County.

This Facility will be constructed with setbacks that exceed those required. The closest property line—of a parcel that once contained a similar tower—is 327 feet away, while the closest residential structure—that of the daughter and son-in-law of the subject property owner—is 886 feet away.

The applicant believes the application fully complies with the general goals of Morgan County's Government and the specific requirements of Chapter 7.26 of the Code of Ordinances, and the Applicants hereby respectfully requests that the Planning Commission and Board of Commissioners approve the Application as submitted.

We know of no needed variances and are not requesting any by way of our application, unless something is discovered during your review process. If that is the case, we ask this application be considered as covering such a contingency and that we not be required to initiate a separate review process. We anticipate a smooth review of our application, but raise necessary constitutional objections, because it is required under Georgia law to preserve our rights.

I am happy to answer any questions or provide additional information that the County may have with regard to this application. Please feel free to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kiersten Lurer', written over a horizontal line.

Kiersten Lurer, Zoning & Permitting Specialist  
Authorized Agent for Skyway Towers  
[klurer@pmass.com](mailto:klurer@pmass.com)  
404.664.2718



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### **Notice of Potential Constitutional Challenge**

Please understand that the following language is inserted into this Application for the sole purpose of preserving our legal remedies in the event of an adverse decision.

Denial of this Application may be considered arbitrary and capricious as between this Property Owner, Skyway Towers and Verizon Wireless, in relation to owners of similarly situated property and would constitute a taking without just compensation and without due process of law. Denial would prevent Verizon Wireless from constructing and operating facilities licensed by the FCC in the public interest and would prevent the implementation of licensing policies and objectives. Hence, such denial would be in violation of the Fifth and Fourteenth Amendments to the United States Constitution, and Sections 221 and 301 of the Federal Communications Act, and the Telecommunications Act of 1996.

Such an application of the Code of Ordinances for Morgan County, Georgia which does not allow a communications structure and related equipment shelters to be constructed on the property as requested by the Applicant, is unconstitutional, illegal, null and void, constitutes a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States Constitution, and other similar provisions of the Constitution of the State of Georgia of 1983, and denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.



# Seven Islands New Verizon Wireless Site

230' structure with 10' lighting rod  
230' Centerline

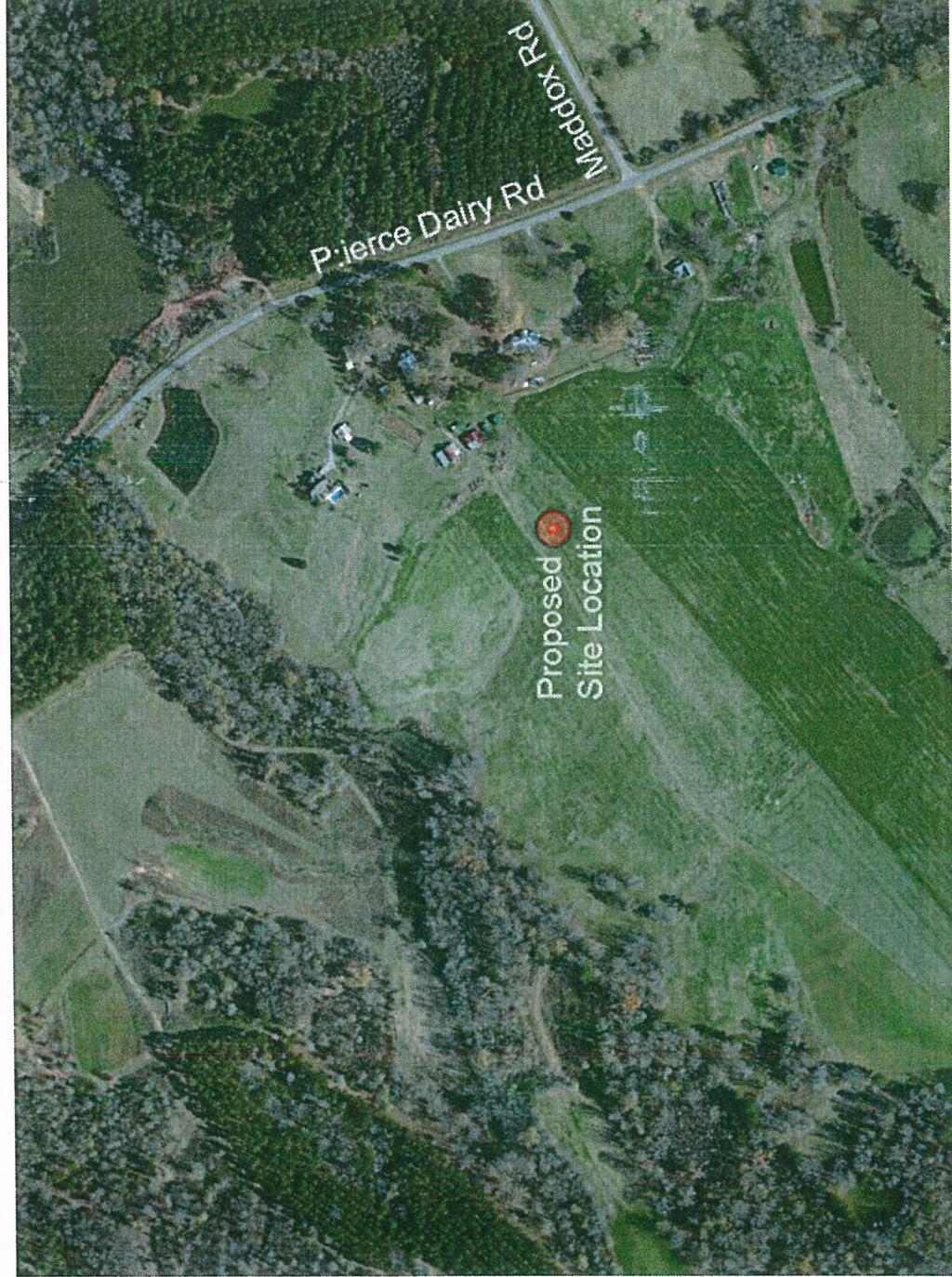
Date 26 August 2015

7evenIslands13082015





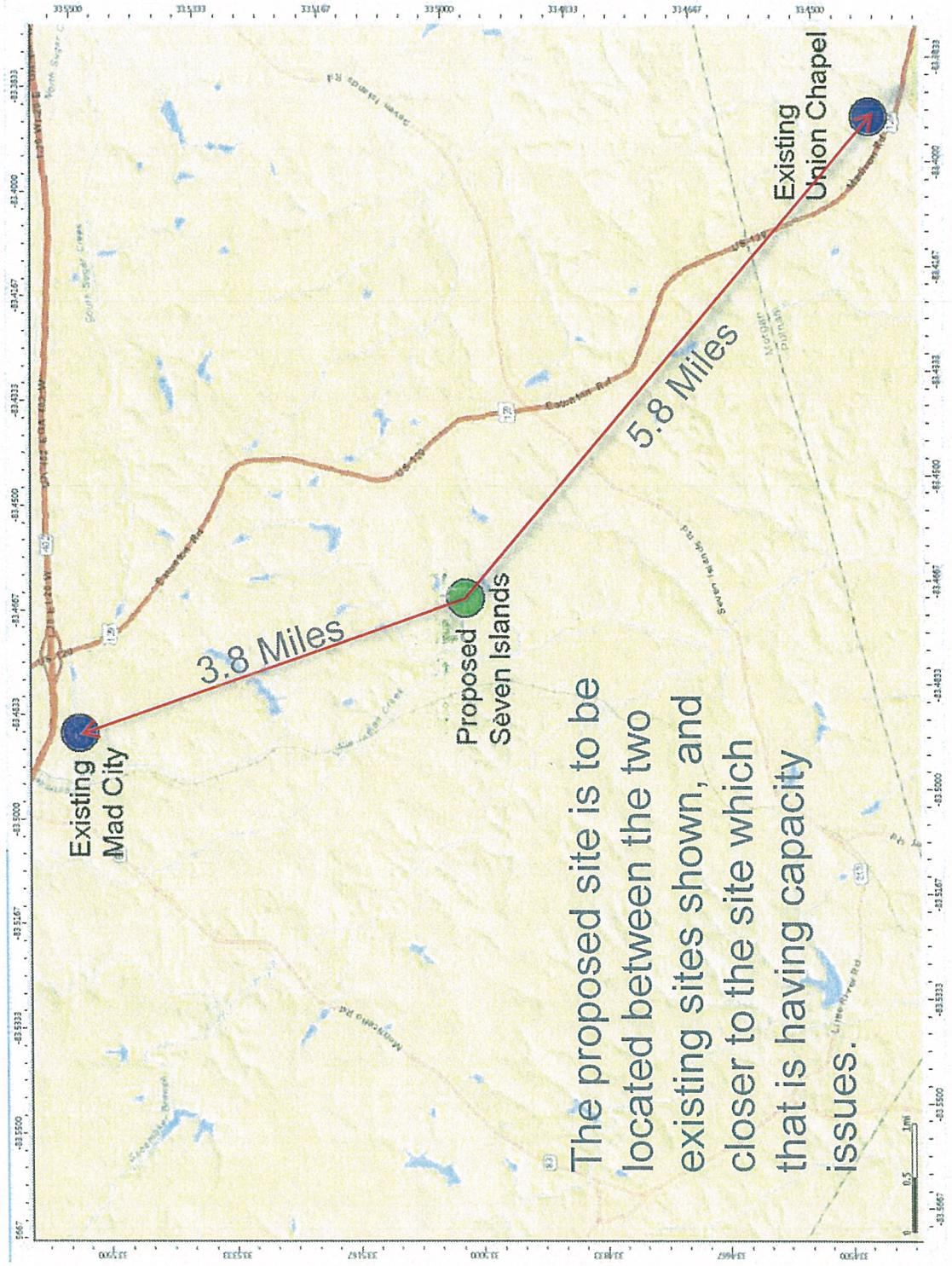
# Location Overview



The propose site location is near the intersection of Pierce Dairy Rd & Maddox Rd, North of Seven Islands Rd. This site is between or Madison City site, and our Union chapel site.



# Distance to Nearest Sites



The proposed site is to be located between the two existing sites shown, and closer to the site which that is having capacity issues.



# Signal Level Definitions for following maps

## LTE: RSRP (dBm)

- RSRP Level (DL) (dBm) > = -75
- RSRP Level (DL) (dBm) > = -85
- RSRP Level (DL) (dBm) > = -95
- RSRP Level (DL) (dBm) > = -105

LTE: SINR (DL) (dB)	
Red	PDSCH C/I(+N) Level (DL) (dB) > =25
Orange	PDSCH C/I(+N) Level (DL) (dB) > =20
Yellow	PDSCH C/I(+N) Level (DL) (dB) > =15
Light Green	PDSCH C/I(+N) Level (DL) (dB) > =10
Green	PDSCH C/I(+N) Level (DL) (dB) > =5
Dark Green	PDSCH C/I(+N) Level (DL) (dB) > =2
Teal	PDSCH C/I(+N) Level (DL) (dB) > =0
Blue-Teal	PDSCH C/I(+N) Level (DL) (dB) > =-2
Blue	PDSCH C/I(+N) Level (DL) (dB) > =-5
Dark Blue	PDSCH C/I(+N) Level (DL) (dB) > =-10

LTE is a 4G mobile communications standard providing high data speeds

**Reference Signal Received Power (RSRP)**, is defined as the linear average over the power contributions of the resource elements that carry cell-specific reference signals within the considered measurement frequency bandwidth.

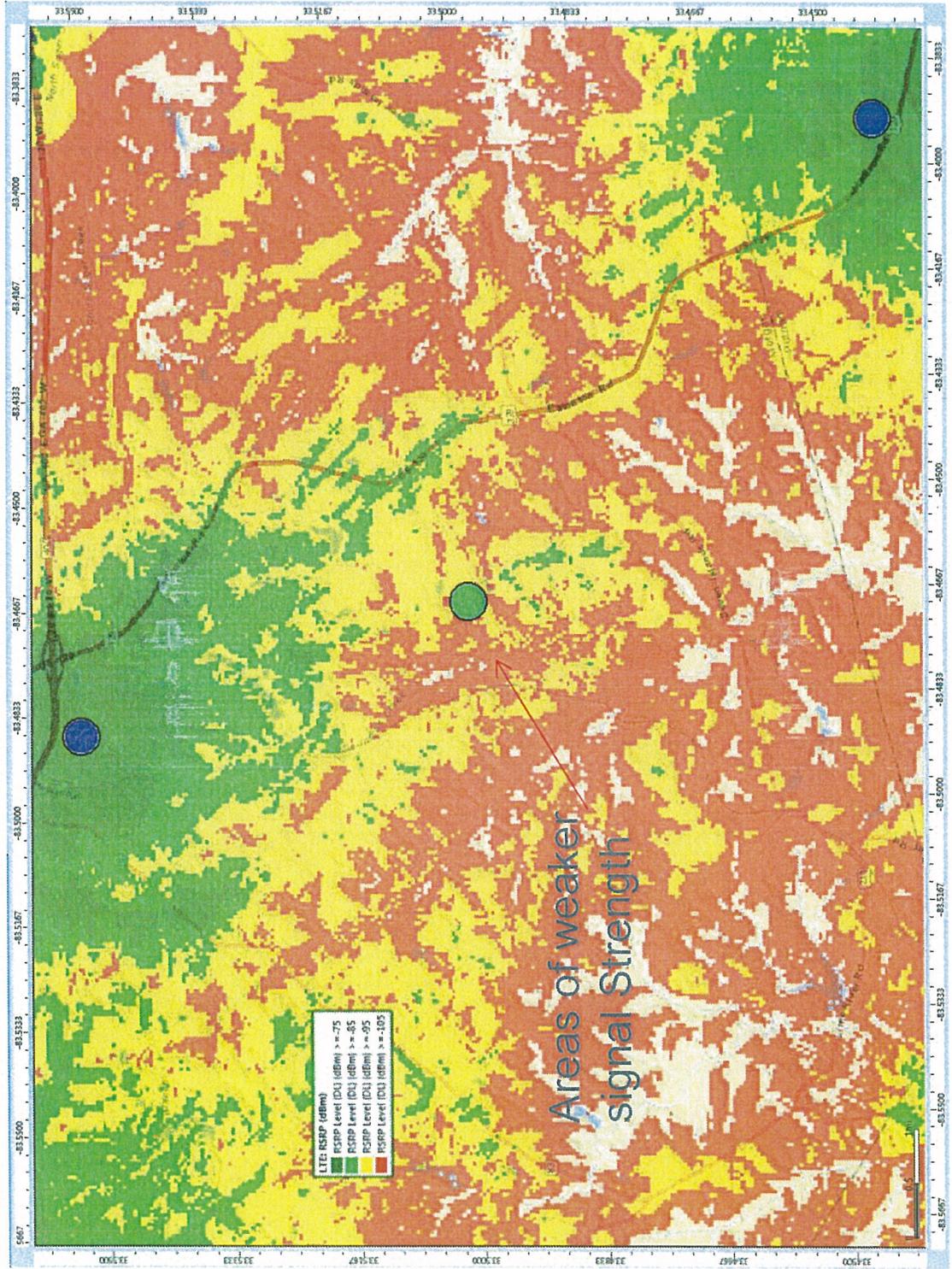
**Actual site performance is a combination to these two parameters.**

**Signal to Interference & Noise Ratio (SINR)**, is defined measure of signal quality, the higher the number, the faster data can be transmitted to the device.

Signal Levels	RSRP	SINR
Excellent	≥ -80	≥ 20
Good	-80 to -90	13 to 20
Fair	-90 to -100	0 to 13
Poor	≤ -100	≤ 0

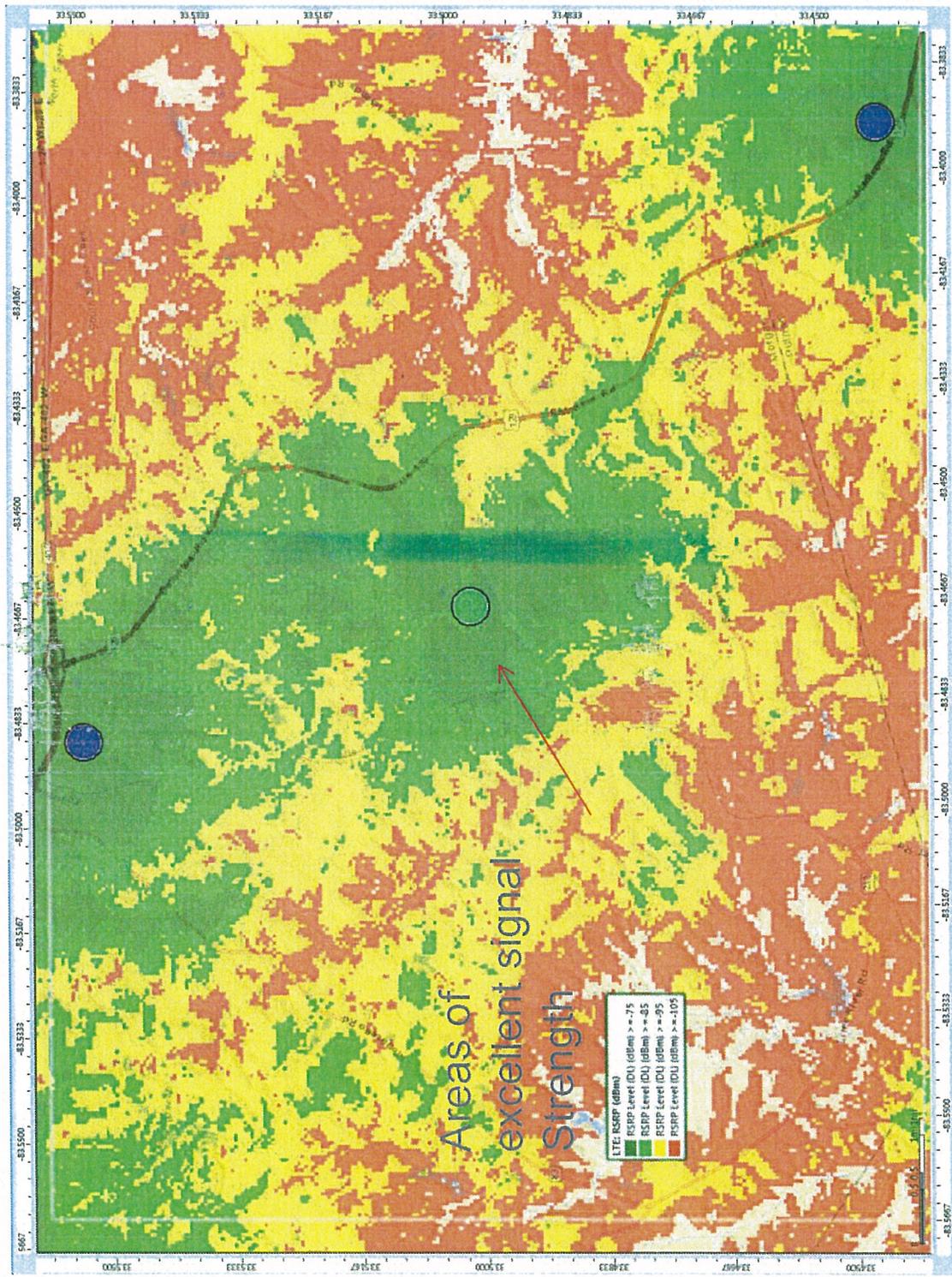


# 750 MHz LTE RSRP Coverage without New Site



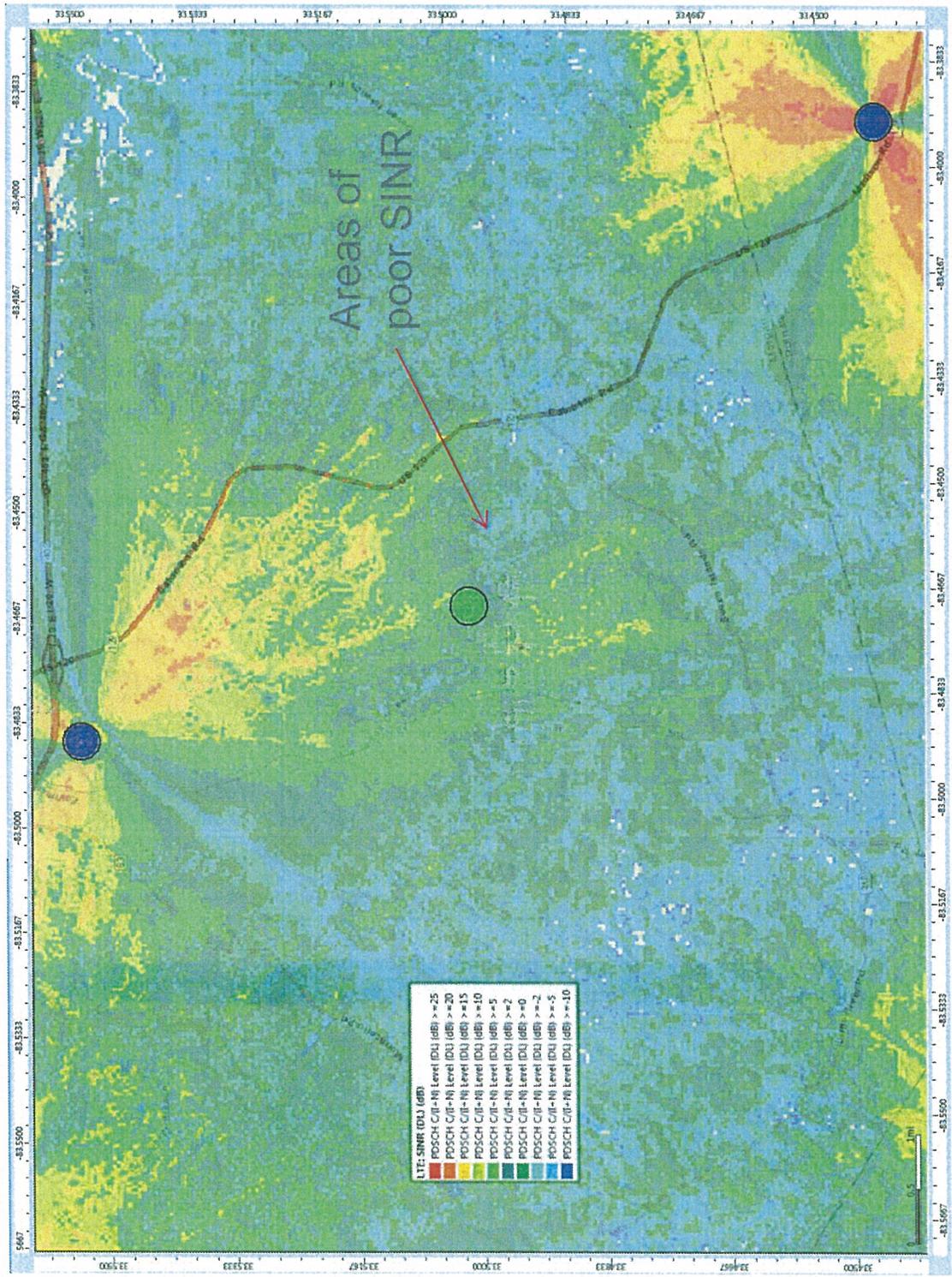


# 750 MHz LTE RSRP Coverage with New Site



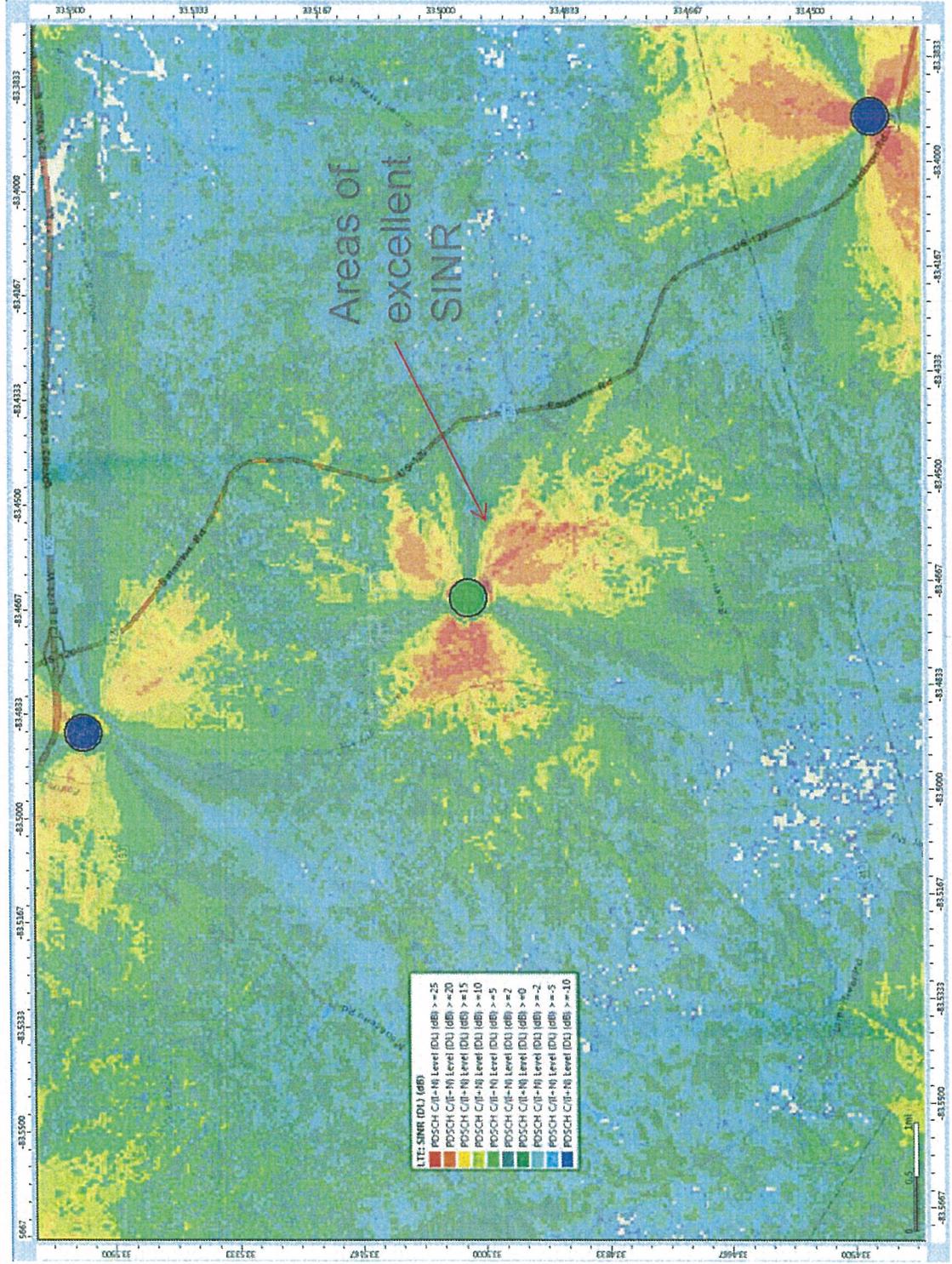


# 750 MHz LTE SINR without New Site





# 750 MHz LTE SINR with New Site



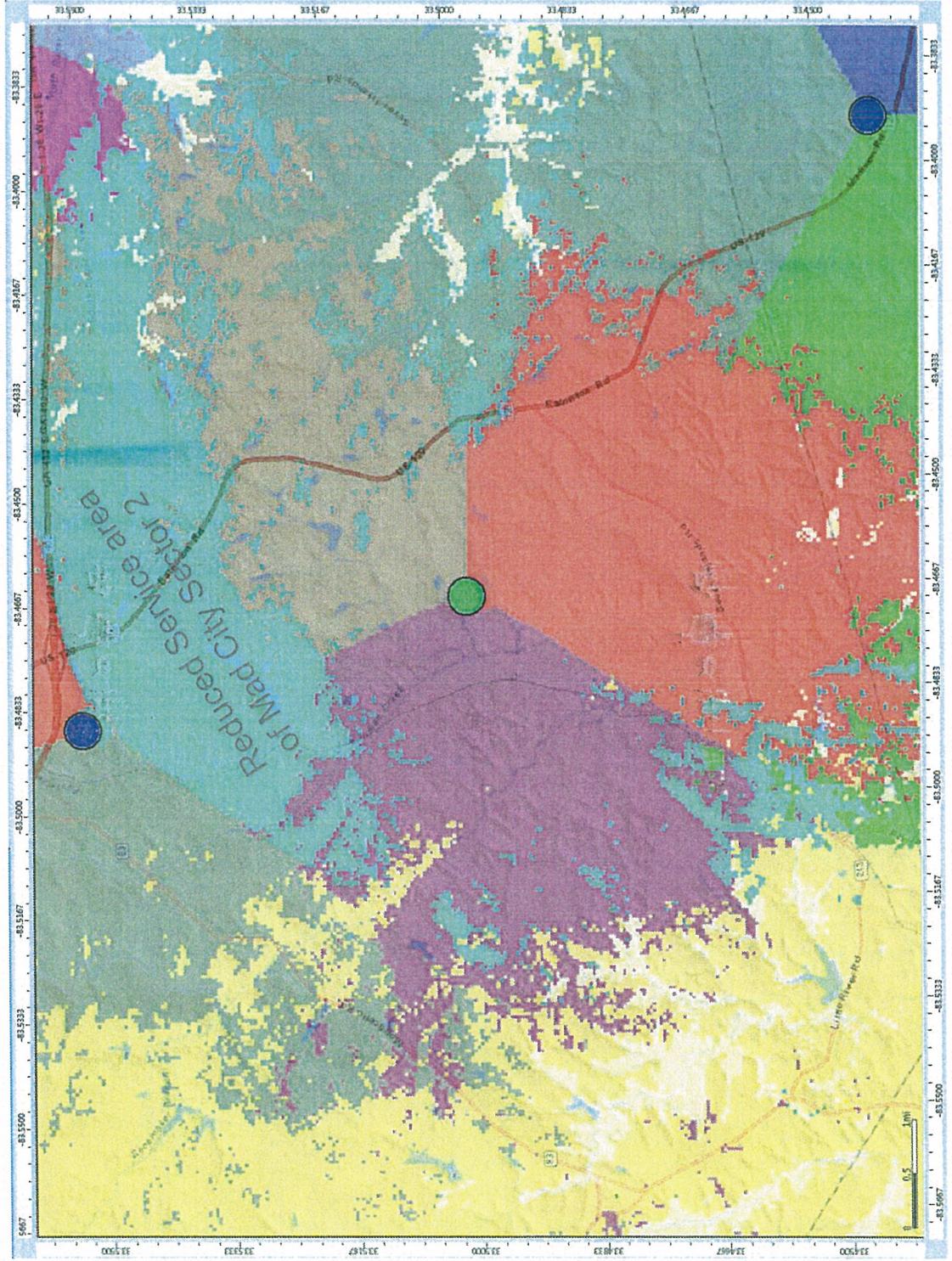


# Service Areas Without Site





# Service Areas With Site

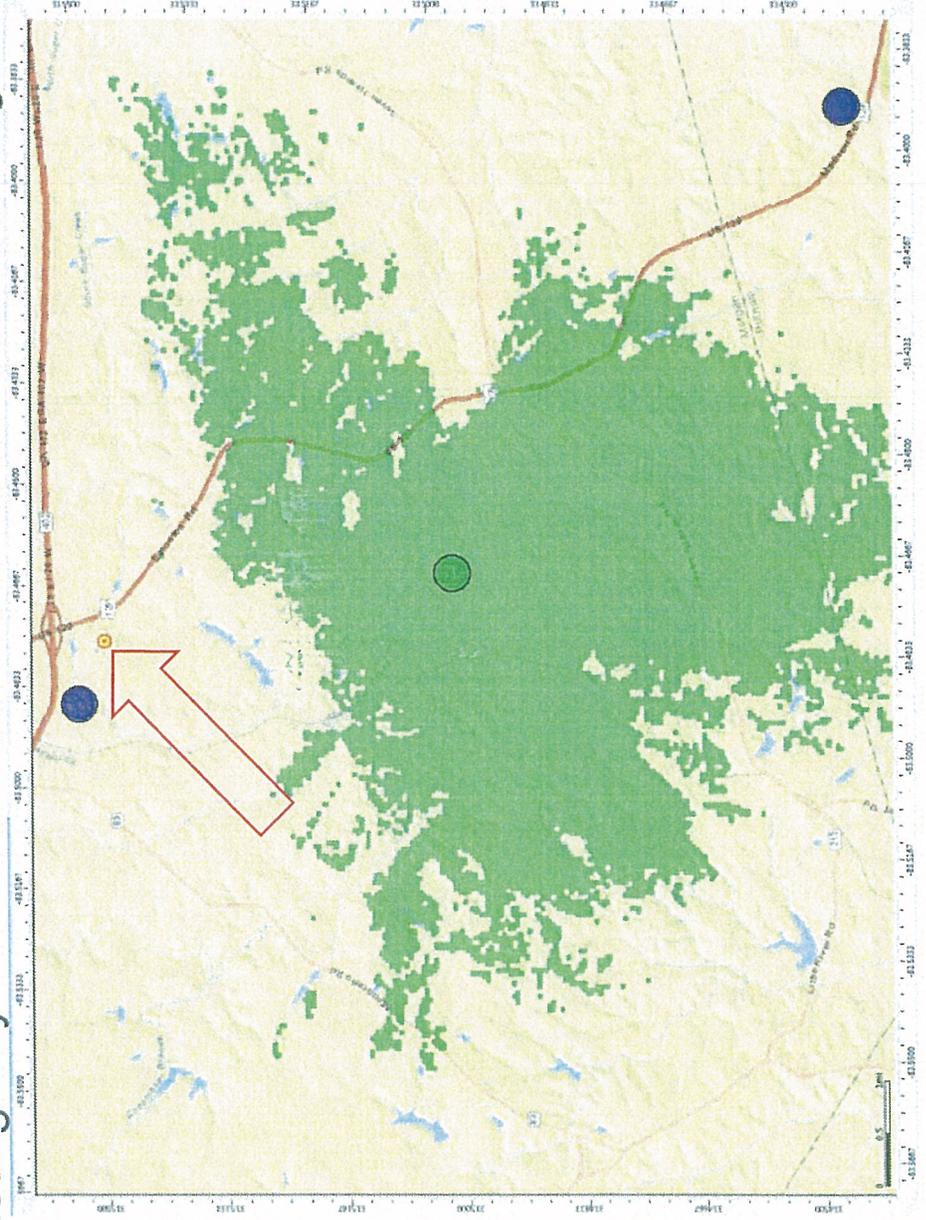






## Nearest Existing Site – to close to existing

Within a 3.45 mile radius of the proposed Seven Islands site, there is only one other existing structure. This existing site is located 3.40 miles away from the Seven Islands proposed location. This existing structure is only 0.6 miles from our Mad existing City site. This site is too close to our existing site to be of use.



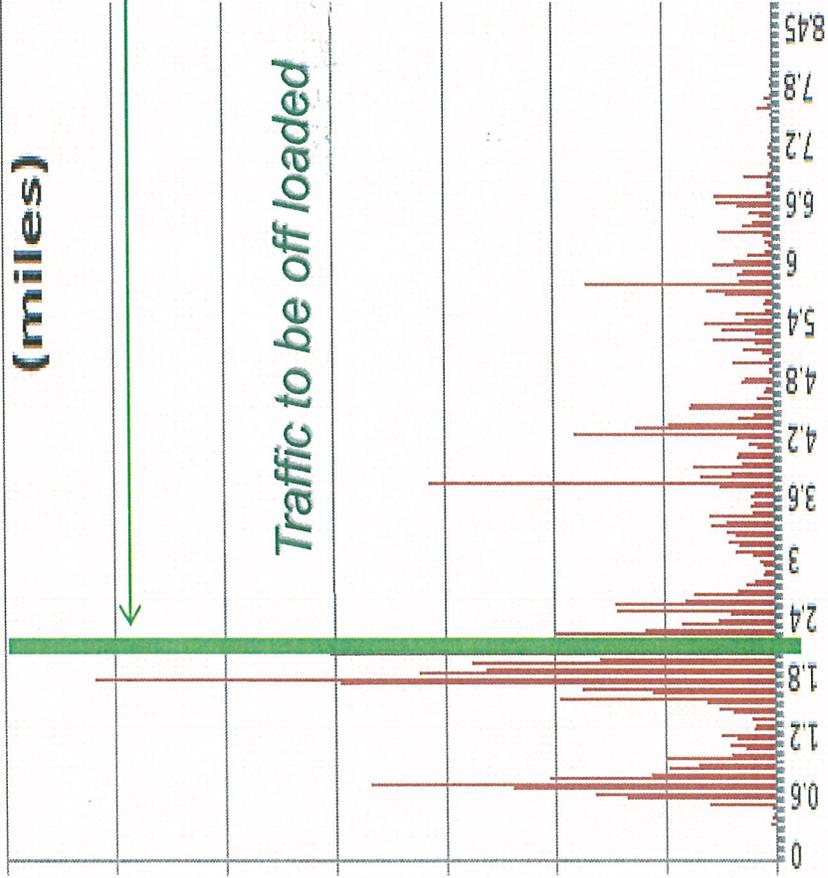


# Capacity 1 Mad City Sector 2

**% Traffic Distribution Over Distance (miles)**

Traffic beyond about 2.1 miles will be offloaded from Mad City Sector 2 to the new Seven Islands Site.

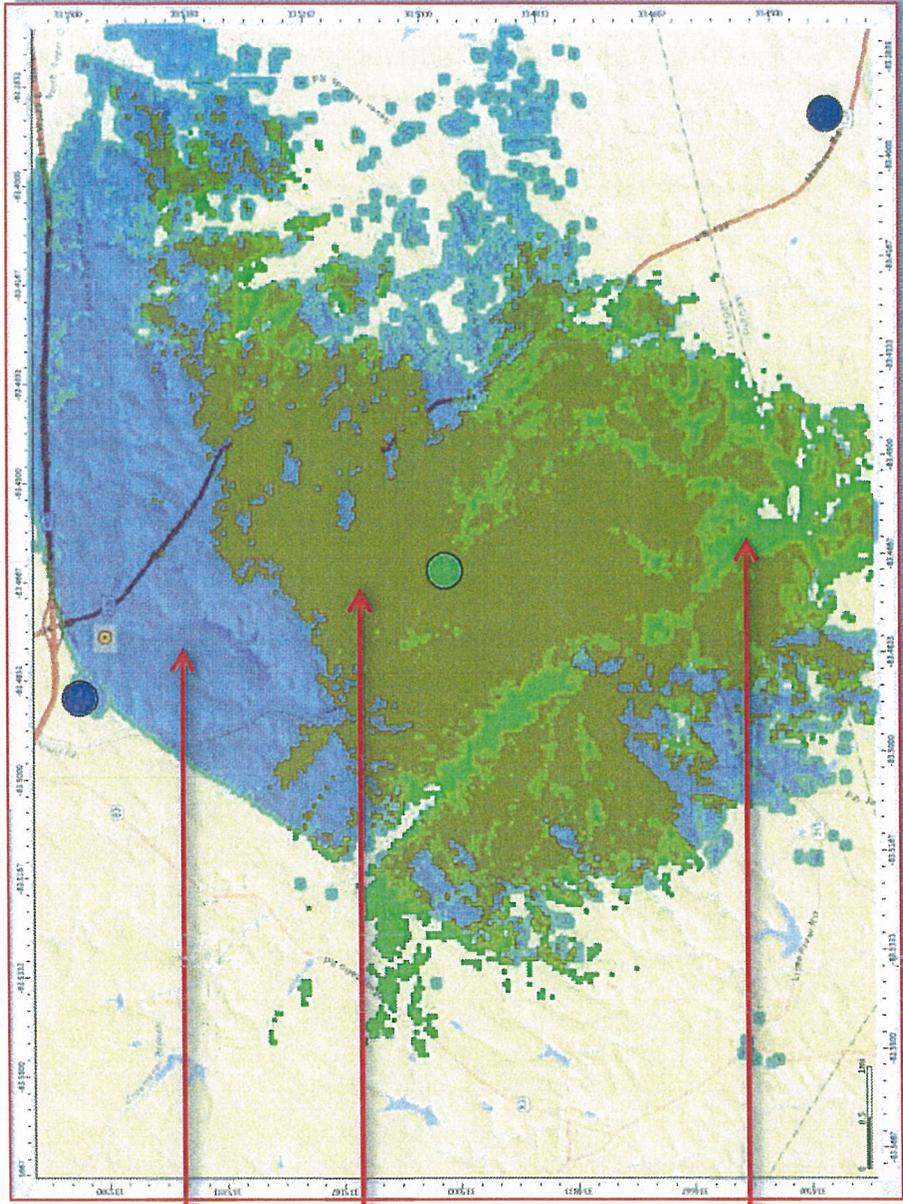
*Traffic to be off loaded*



**Currently Sector 2 of Mad City has reached its engineered capacity based on forward data volume, simultaneous user connections, and user throughput speeds. Seven Islands will off load traffic from Mad City and restore capacity.**



# Capacity 2



Blue is area that would still be served by Mad City Sector 2

Dark Green is area that will instead be served by Seven Islands

Light Green is area that will be served by Seven Islands, that was not previously served by Mad City Sector 2

By replacing the area that is served by Mad City Sector 2, capacity is restored to the site, and the further away traffic is instead served by Seven Islands.



## Certification of Need

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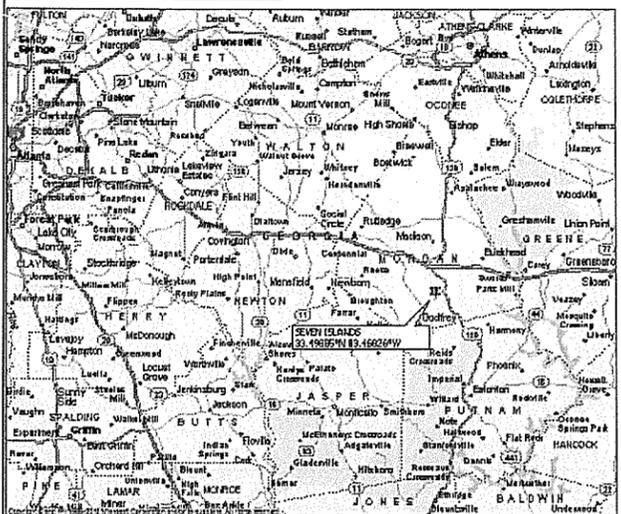
New site will provide much needed capacity relief to the existing Mad City site, and improve coverage in and around Southern Morgan County

Based on the forgoing propagation studies, a new site between our existing sites, will provide the improved coverage, and greater capacity relief to Mad City sector 2 which is exhausted in capacity.

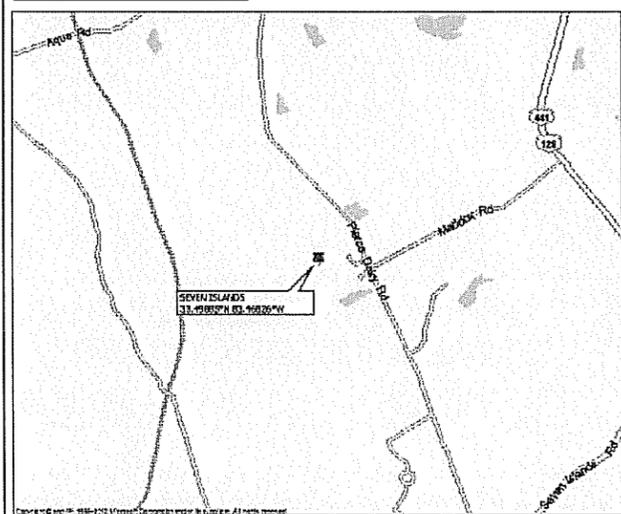
No existing communication structures are near the needed location, therefore a new facility is needed.

Verizon Wireless builds its communication facilities, such that additional equipment can be loaded on the tower, and still maintain the structural capacity.

**LOCATION MAP**



**VICINITY MAP**



**DRIVE DIRECTIONS**

FROM ATLANTA: TAKE I-20 EAST. AT EXIT 114, TURN RIGHT ONTO RAMP. TURN RIGHT ONTO US-129/US-441. TURN RIGHT ONTO MADDOX RD. TURN RIGHT ONTO PIERCE DAIRY RD. TURN LEFT ONTO LOCAL ROAD. TURN LEFT ONTO LOCAL ROAD.

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



SKYWAY TOWERS

TOWER OWNER:

**SEVEN ISLANDS  
GA-01159**

**PROPOSED 240 FT. SELF SUPPORT  
(TOWER HEIGHT - 230' AGL; OVERALL APPURTENANCE HEIGHT - 240' AGL)  
RAWLAND TOWER SITE**

SITE ADDRESS:

**2781 PIERCE DAIRY RD  
MADISON, GA 30650**

CARRIER:



**PROJECT INFORMATION**

**SITE ADDRESS:** 2781 PIERCE DAIRY RD  
MADISON, GA 30650

**LATITUDE:** 33° 29' 55.85" (NAD83)  
**LONGITUDE:** -83° 28' 05.13" (NAD83)  
**ELEVATION:** 551.5' AMSL (NAVD88)  
**PARCEL I.D.:** 055 004  
**EXISTING ZONING:** AG  
**JURISDICTION:** MORGAN COUNTY

**LAND OWNER:** GILBERT JOAN HARPER  
2781 PIERCE DAIRY RD  
MADISON, GA 30650  
706-342-3623

**TOWER OWNER/  
APPLICANT:** SKYWAY TOWERS  
3637 MADACA LANE  
TAMPA, FL 33618  
JUSTIN JONES  
813-270-1197

**PROJECT MANAGER:** PM&A  
1000 HOLCOMB WOODS PKWY, SUITE 210  
ROSWELL, GA 30076  
FRANK ROMEO  
678-280-2325

**CARRIER:** VERIZON WIRELESS  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

**ENGINEER:** PM&A  
1000 HOLCOMB WOODS PKWY, SUITE 210  
ROSWELL, GA 30076  
PATRICK W MARSHALL, P.E.  
678-280-2325

**POWER:** GEORGIA POWER  
**TELCO:** AT&T/BELLSOUTH

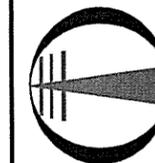
**DRAWING INDEX**

- T-1 TITLE SHEET & PROJECT INFORMATION
- SURVEY
- C-1 OVERALL SITE PLAN
- C-2 DETAILED SITE PLAN
- C-3 TOWER ELEVATION & DETAILS
- C-4 FENCE DETAILS



1000 HOLCOMB WOODS  
PKWY, SUITE 210  
ROSWELL, GA 30076  
678-280-2325

SKYWAY  
TOWERS



DESCRIPTION: ISSUED FOR ZONING SUBMITTAL

DATE: 05/01/15

SHEET: GA-01159 SEVEN ISLANDS

**TITLE SHEET &  
PROJECT INFORMATION**

DESIGNED: DA  
DRAWN: DA  
CHECKED: PWM

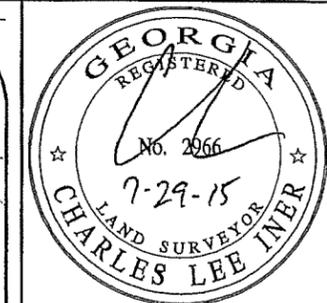
JOB #: SWT15-012

**T-1**



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811  
www.georgia811.com

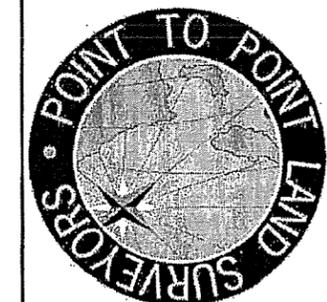




NO.	DATE	REVISION
1	7-29-15	PER COMMENTS - GSH

EASEMENT SURVEY PREPARED BY:

**POINT TO POINT LAND SURVEYORS**  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



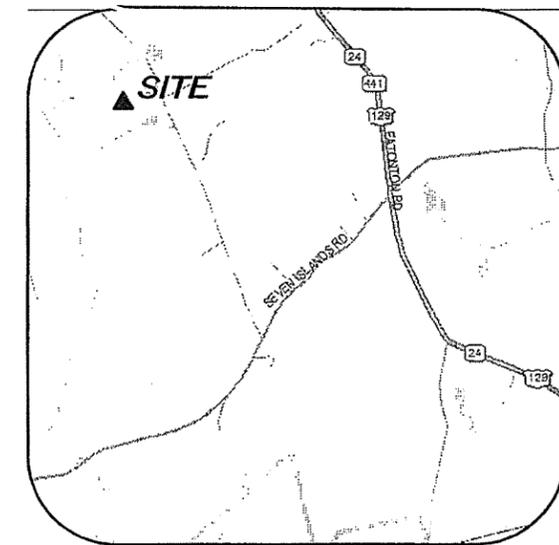
3637 MADACA LANE  
 TAMPA, FL 33618

"SEVEN ISLANDS"

286TH GEORGIA MILITARY DISTRICT,  
 MORGAN COUNTY,  
 GEORGIA

DRAWN BY: EAL  
 CHECKED BY: KL  
 APPROVED: C. INER  
 DATE: JULY 23, 2015  
 P2P JOB #: G150365

SHEET:  
**1**  
 OF 3



**VICINITY MAP**  
 NOT TO SCALE

**GENERAL NOTES**

THIS EASEMENT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SKYWAY TOWERS AND EXCLUSIVELY FOR THE TRANSFER OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS EASEMENT SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC. (DATE OF LAST FIELD VISIT: 7/14/15)

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (NAD 83) GEORGIA WEST.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA (ZONE 'A' NO BASE FLOOD ELEVATIONS DETERMINED) BUT NO PORTION OF THE PROPOSED LEASE AREA, INGRESS-EGRESS EASEMENT OR UTILITY EASEMENT IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13211C0325 A DATED FEBRUARY 15, 2002.

NO WETLANDS AREA HAVE BEEN INVESTIGATED BY THIS EASEMENT SURVEY.

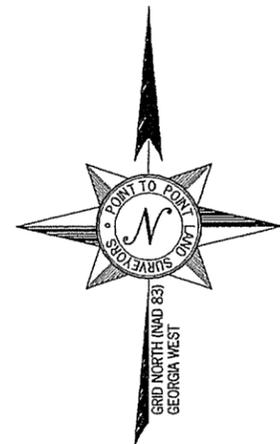
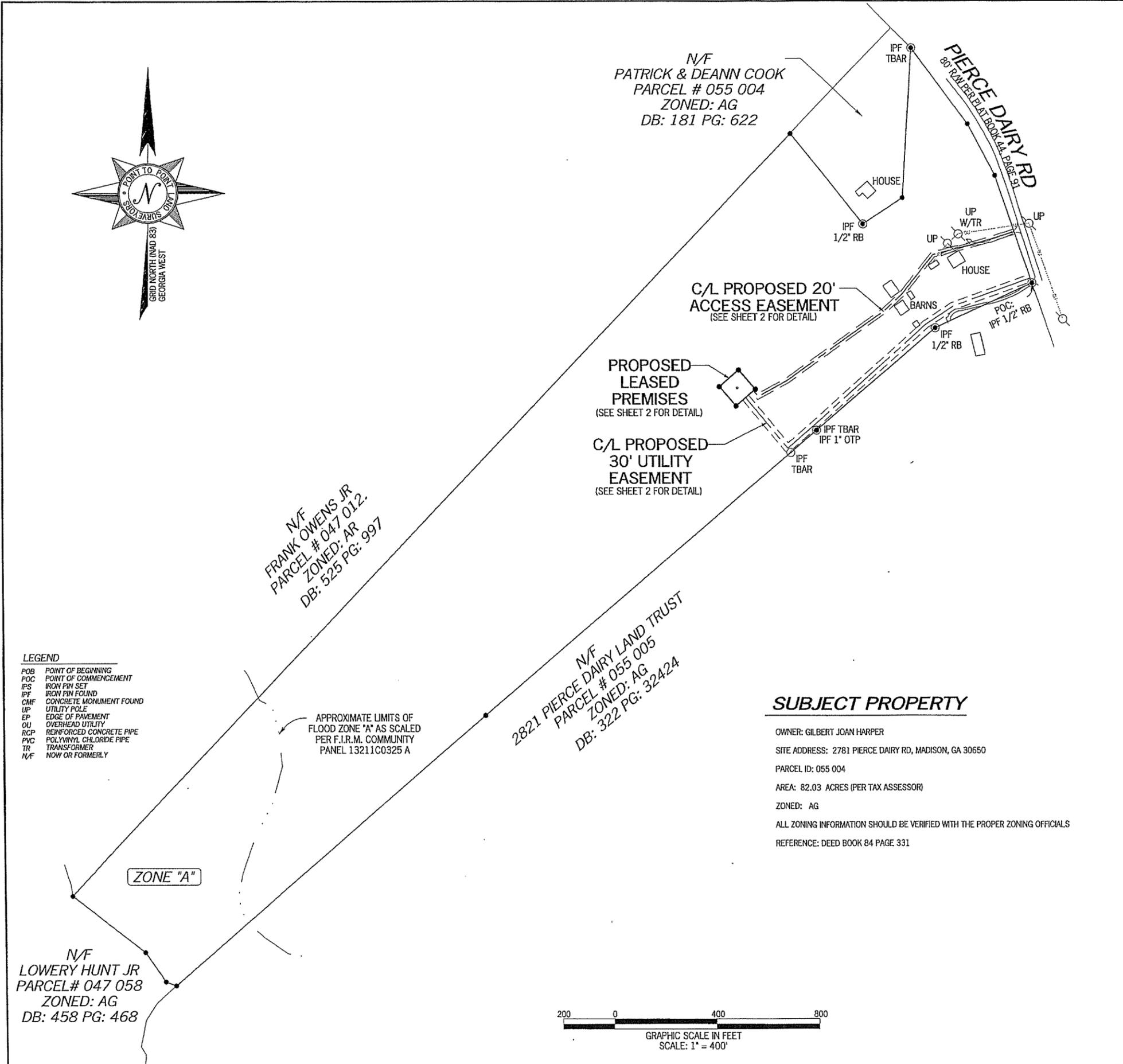
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

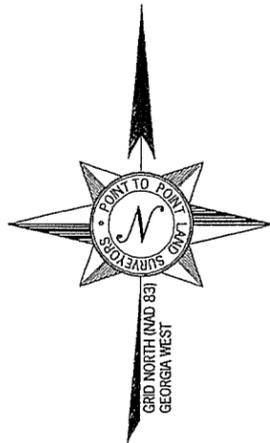
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CERTIFICATE OF AUTHORIZATION: LSF000843

[SURVEY NOT VALID WITHOUT SHEET 2 & 3 OF 3]



K:\2015\G150365 Seven Islands\G150365.dwg



**SITE INFORMATION**

PROPOSED LEASED PREMISES = 10,000 SQUARE FEET (0.2296 ACRES)

LATITUDE = 33°29'55.85" (NAD 83)  
 AT CENTER PROPOSED TOWER  
 LONGITUDE = -83°28'05.73" (NAD 83)

ELEVATION AT CENTER OF PROPOSED TOWER = 551.5' A.M.S.L.

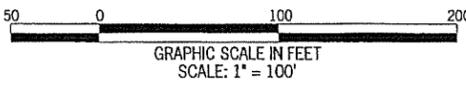
PROPOSED LEASED PREMISES (LEASE RIGHTS TO BE ACQUIRED)

C/L PROPOSED 20' ACCESS EASEMENT (EASEMENT RIGHTS TO BE ACQUIRED)

C/L PROPOSED 30' UTILITY EASEMENT (EASEMENT RIGHTS TO BE ACQUIRED)

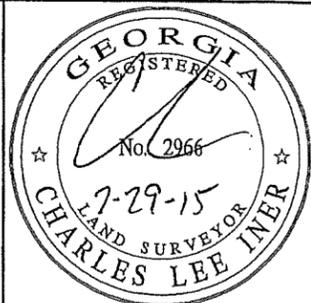
N/F  
 2821 PIERCE DAIRY LAND TRUST  
 PARCEL # 055 005  
 ZONED: AG  
 DB: 322 PG: 32424

- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - CMF CONCRETE MONUMENT FOUND
  - UP UTILITY POLE
  - EP EDGE OF PAVEMENT
  - OJ OVERHEAD UTILITY
  - RCP REINFORCED CONCRETE PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - TR TRANSFORMER
  - N/F NOW OR FORMERLY



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S72°48'36"W	148.53'
L2	S75°46'18"W	180.37'
L3	S38°34'36"W	200.47'
L4	S46°56'01"W	95.63'
L5	S54°18'03"W	459.27'
L6	S60°49'05"W	131.19'
L7	N40°46'10"W	28.31'
L8	S49°13'50"W	100.00'
L9	N40°46'10"W	100.00'
L10	N49°13'50"E	100.00'
L11	S40°46'10"E	100.00'
L12	S70°01'17"W	319.18'
L13	S56°41'48"W	129.78'
L14	S47°50'00"W	594.21'
L15	S49°12'29"W	131.73'
L16	N39°10'41"W	256.58'



NO.	DATE	REVISION
1	7-29-15	PER COMMENTS - GSH

EASEMENT SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 1010 Pennsylvania Avenue  
 McDonough, GA 30253  
 (p) 678.565.4440 (f) 678.565.4497  
 (w) pointtosurvey.com



EASEMENT SURVEY PREPARED FOR:  
  
**SKYWAY TOWERS**  
 3637 MADACA LANE  
 TAMPA, FL 33618

"SEVEN ISLANDS"  
 286TH GEORGIA MILITARY DISTRICT,  
 MORGAN COUNTY,  
 GEORGIA

DRAWN BY: EAL  
 CHECKED BY: KL  
 APPROVED: C. INER  
 DATE: JULY 23, 2015  
 P2P JOB #: G150365

SHEET:  
**2**  
 OF 3

(SURVEY NOT VALID WITHOUT SHEET 1 & 3 OF 3)

K:\2015\G150365 Seven Islands\G150365.rpt

**LEGAL DESCRIPTION & DIMENSION SHEET**

**PROPOSED LEASED PREMISES**

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 286TH GEORGIA MILITARY DISTRICT, MORGAN COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF PIERCE DAIRY ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY), SAID REBAR HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF N:1273834.72 E:2510635.85 AND BEING THE NORTHERNMOST CORNER OF THE PROPERTY OF THE 2821 PIERCE DAIRY LAND TRUST AS DESCRIBED IN DEED BOOK 322 PAGE 32424; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 19°10'58" WEST, 211.09 TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 72°48'36" WEST, 148.53 FEET TO A POINT; THENCE, SOUTH 75°46'18" WEST, 180.37 FEET TO A POINT; THENCE SOUTH 38°34'36" WEST, 200.47 FEET TO A POINT; THENCE, SOUTH 46°56'01" WEST, 95.63 FEET TO A POINT; THENCE, SOUTH 54°18'03" WEST, 459.27 FEET TO A POINT; THENCE, SOUTH 60°49'05" WEST, 131.19 FEET TO A POINT; THENCE, NORTH 40°46'10" WEST, 28.31 FEET TO A POINT, THENCE, SOUTH 49°13'50" WEST, 90.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 40°46'10" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 49°13'50" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 40°46'10" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 49°13'50" WEST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET) MORE OR LESS.

N/F  
PATRICK & DEANN COOK  
PARCEL # 055 004  
ZONED: AG  
DB: 181 PG: 622

N/F  
FRANK OWENS JR  
PARCEL # 047 012  
ZONED: AR  
DB: 525 PG: 997

N/F  
2821 PIERCE DAIRY LAND TRUST  
PARCEL # 055 005  
ZONED: AG  
DB: 322 PG: 32424

N/F  
LOWERY HUNT JR  
PARCEL# 047 058  
ZONED: AG  
DB: 458 PG: 468

ZONE "A"

**PROPOSED 30' UTILITY EASEMENT**

TOGETHER WITH A PROPOSED 30-FOOT UTILITY EASEMENT, LYING AND BEING IN THE 286TH GEORGIA MILITARY DISTRICT, MORGAN COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF PIERCE DAIRY ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY), SAID REBAR HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF N:1273834.72 E:2510635.85 AND BEING THE NORTHERNMOST CORNER OF THE PROPERTY OF THE 2821 PIERCE DAIRY LAND TRUST AS DESCRIBED IN DEED BOOK 322 PAGE 32424; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 19°10'58" WEST, 19.94 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 70°01'17" WEST, 319.18 FEET TO A POINT; THENCE, SOUTH 56°41'48" WEST, 129.78 FEET TO A POINT; THENCE, SOUTH 47°50'00" WEST, 594.21 FEET TO A POINT; THENCE, SOUTH 49°12'29" WEST, 131.73 FEET TO A POINT; THENCE, NORTH 39°10'41" WEST, 256.58 FEET TO THE ENDING AT A POINT.

**PROPOSED 20' ACCESS EASEMENT**

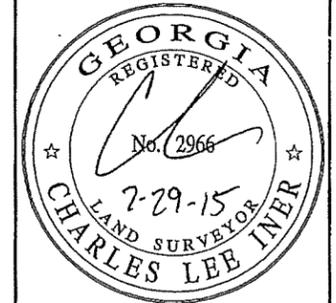
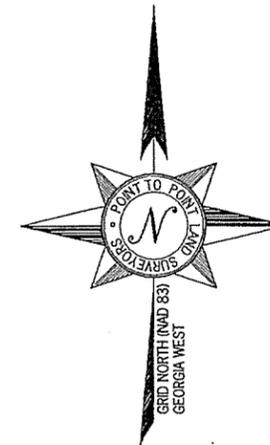
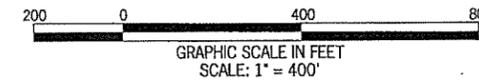
TOGETHER WITH A PROPOSED 20-FOOT ACCESS EASEMENT, LYING AND BEING IN THE 286TH GEORGIA MILITARY DISTRICT, MORGAN COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF PIERCE DAIRY ROAD (HAVING AN 80-FOOT RIGHT-OF-WAY), SAID REBAR HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF N:1273834.72 E:2510635.85 AND BEING THE NORTHERNMOST CORNER OF THE PROPERTY OF THE 2821 PIERCE DAIRY LAND TRUST AS DESCRIBED IN DEED BOOK 322 PAGE 32424; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, NORTH 19°10'58" WEST, 211.09 TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 72°48'36" WEST, 148.53 FEET TO A POINT; THENCE, SOUTH 75°46'18" WEST, 180.37 FEET TO A POINT; THENCE SOUTH 38°34'36" WEST, 200.47 FEET TO A POINT; THENCE, SOUTH 46°56'01" WEST, 95.63 FEET TO A POINT; THENCE, SOUTH 54°18'03" WEST, 459.27 FEET TO A POINT; THENCE, SOUTH 60°49'05" WEST, 131.19 FEET TO A POINT; THENCE, NORTH 40°46'10" WEST, 28.31 FEET TO THE ENDING AT A POINT.

PROPOSED  
LEASED PREMISES  
(SEE SHEET 2 FOR DETAILS)

C/L PROPOSED 30'  
UTILITY EASEMENT  
(SEE SHEET 2 FOR DETAILS)

PROPOSED 20'  
ACCESS EASEMENT  
(SEE SHEET 2 FOR DETAILS)



NO.	DATE	REVISION
1	7-29-15	PER COMMENTS - GSH

EASEMENT SURVEY PREPARED BY:  
**POINT TO POINT  
LAND SURVEYORS**  
1010 Pennsylvania Avenue  
McDonough, GA 30253  
(p) 678.565.4440 (f) 678.565.4497  
(w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:  
**SKYWAY TOWERS**  
3637 MADACA LANE  
TAMPA, FL 33618

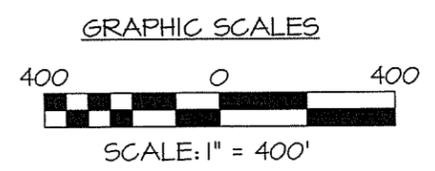
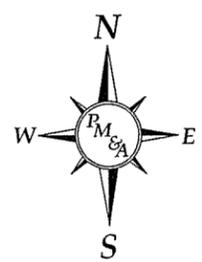
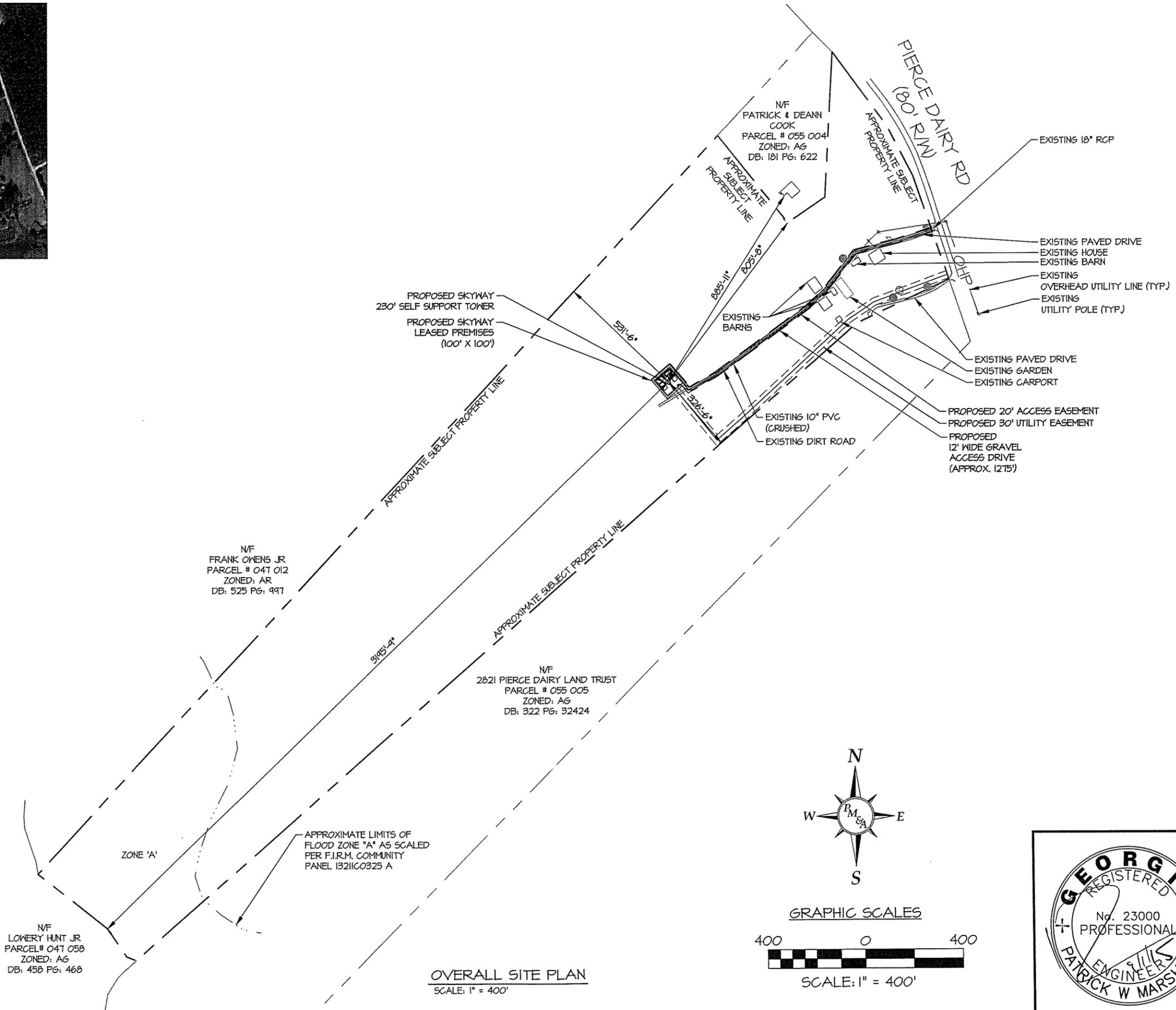
"SEVEN ISLANDS"  
286TH GEORGIA MILITARY DISTRICT,  
MORGAN COUNTY,  
GEORGIA

DRAWN BY: EAL  
CHECKED BY: KL  
APPROVED: C. INER  
DATE: JULY 23, 2015  
P2P JOB #: G150365

SHEET:  
**3**  
OF 3



AERIAL PHOTO

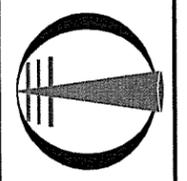


OVERALL SITE PLAN  
SCALE: 1" = 400'



**PM&A**  
1000 HOLCOMB WOODS  
PKWY, SUITE 210  
ROSWELL, GA 30076  
678-280-2325

SKYWAY  
TOWERS



NUM	DATE	DESCRIPTION
0	01/01/15	ISSUED FOR ZONING SUBMITTAL

SITE ID: GA-01159 SEVEN ISLANDS

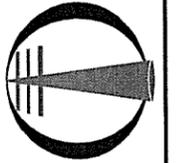
DESIGNED: DA  
DRAWN: DA  
CHECKED: PWM

JOB #: SWT15-012

OVERALL  
SITE PLAN

**C-1**

SKYWAY  
TOWERS

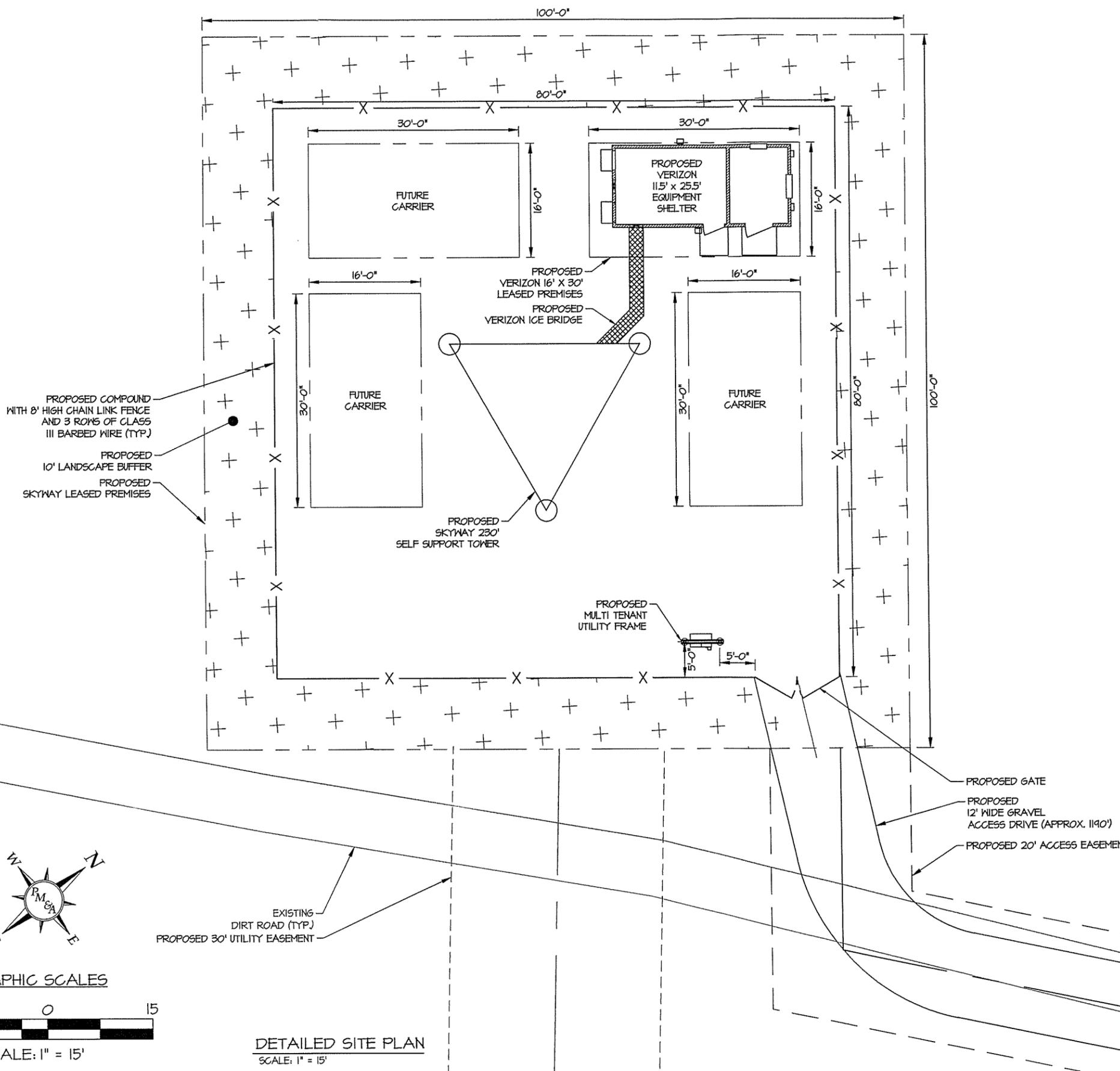


NUM	DATE	DESCRIPTION
0	04/01/15	ISSUED FOR ZONING SUBMITTAL

SITE ID: GA-01159 SEVEN ISLANDS  
**DETAILED SITE PLAN**

DESIGNED: DA  
 DRAWN: DA  
 CHECKED: PWM

JOB #: SWT15-012  
**C-2**



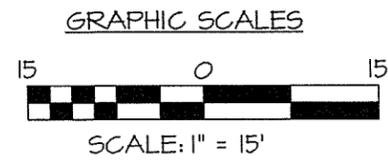
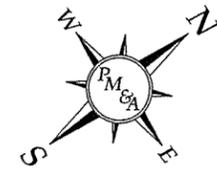
PROPOSED COMPOUND WITH 8' HIGH CHAIN LINK FENCE AND 3 ROWS OF CLASS III BARBED WIRE (TYP.)  
 PROPOSED 10' LANDSCAPE BUFFER  
 PROPOSED SKYWAY LEASED PREMISES

PROPOSED SKYWAY 230' SELF SUPPORT TOWER

PROPOSED MULTI TENANT UTILITY FRAME

PROPOSED GATE  
 PROPOSED 12' WIDE GRAVEL ACCESS DRIVE (APPROX. 1190')  
 PROPOSED 20' ACCESS EASEMENT

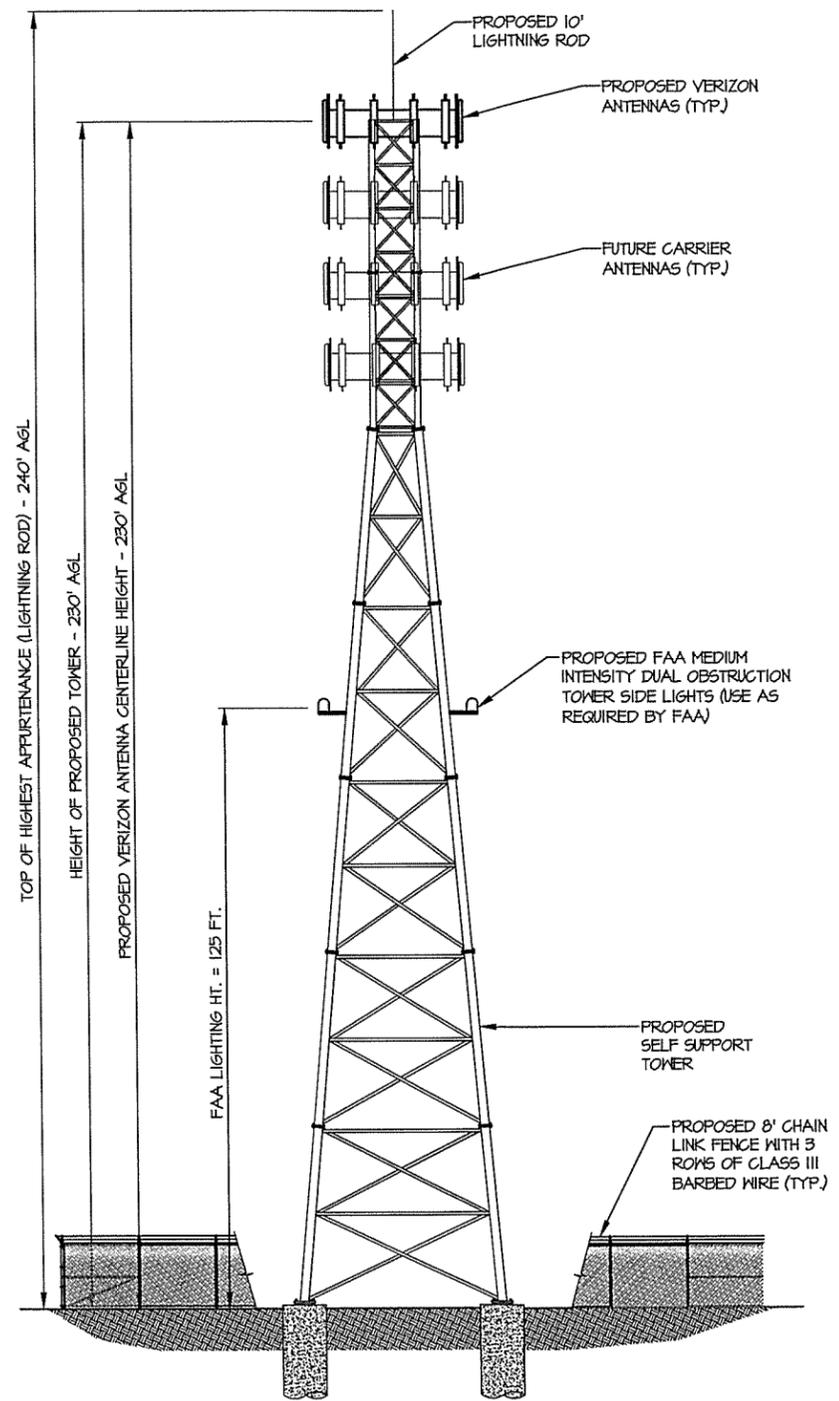
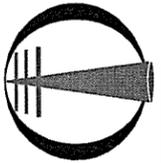
EXISTING DIRT ROAD (TYP.)  
 PROPOSED 30' UTILITY EASEMENT



DETAILED SITE PLAN  
 SCALE: 1" = 15'



SKYWAY  
TOWERS



EQUIPMENT MATERIAL/COLOR LIST:

TOWER MATERIAL - STEEL
TOWER COLOR - GALVANIZED
MOUNT MATERIAL - STEEL
MOUNT COLOR - GALVANIZED
ANTENNA COLOR - BEIGE
CABLE COLOR - BLACK

TOWER ELEVATION  
 SCALE: NOT TO SCALE

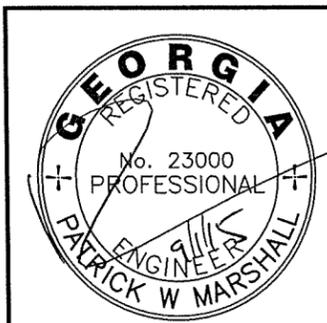
NUM	DATE	DESCRIPTION
0	04/01/15	ISSUED FOR ZONING SUBMITTAL

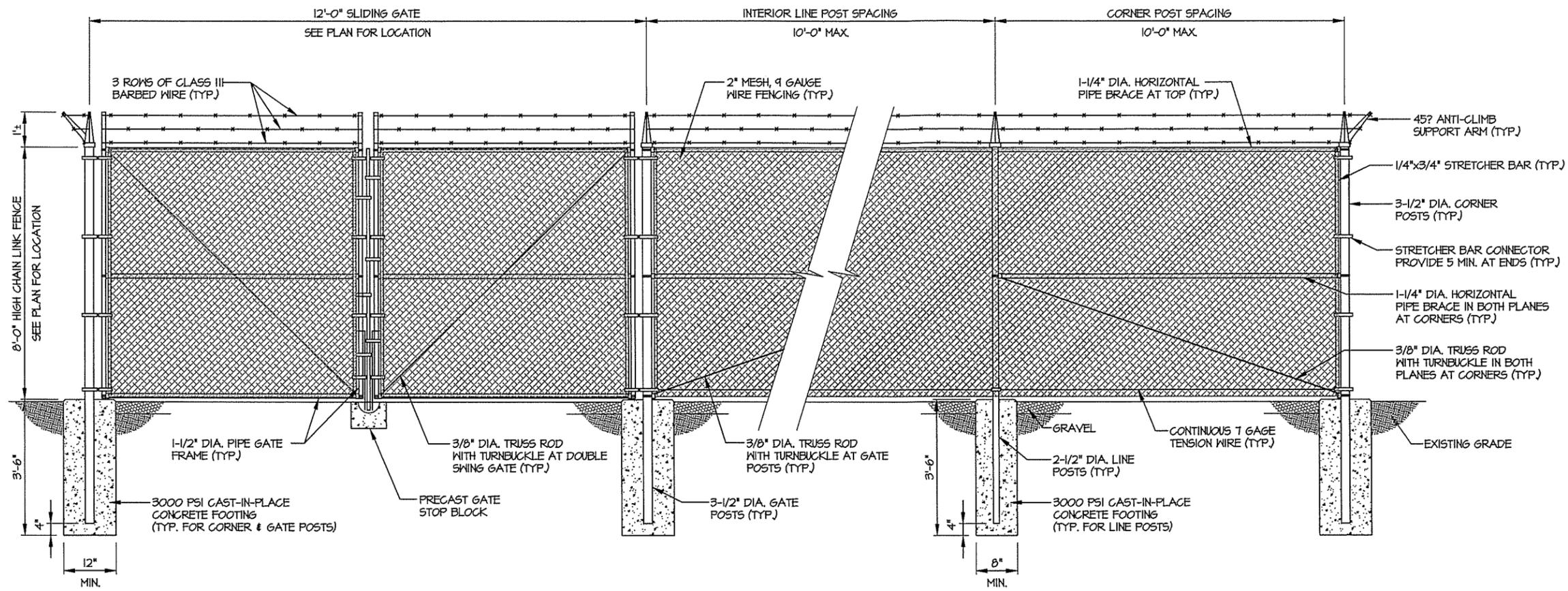
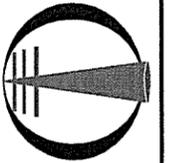
SITE ID: GA-01159 SEVEN ISLANDS  
**TOWER ELEVATION AND DETAILS**

DESIGNED: DA  
 DRAWN: DA  
 CHECKED: PWM

JOB #: SWT15-012

**C-3**





- FENCE NOTES:
1. FENCING MATERIALS AND BARBED WIRE SHALL BE GALVANIZED STEEL.
  2. DOUBLE SWING GATE SHALL BE PROVIDED WITH DUCKBILL LATCH WITH CENTER STOP, ROD AND MUSHROOM BASE WITH PADLOCK LOCKING DEVICE, MUSHROOM HEAD MESSENGER CENTER STOP SET IN A CONCRETE FOOTING, AND MASTER-HALCO #15104 GATE KEEPER OR EQUIVALENT INSTALLED AT THE "OPEN" POSITIONS. COORDINATE LOCK TYPE AND KEY/COMBINATION WITH THE CONSTRUCTION MANAGER.
  3. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
  4. FOUNDATIONS ARE DESIGNED TO EMBED INTO COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
  5. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT.
  6. CHAIN LINK FABRIC SHALL BE 9 GA. WIRE, 2 IN. MESH, WITH TWISTED SELVAGE TOP AND BOTTOM PER ASTM A392.
  7. BARBED WIRE SHALL BE 3 NO. 12 - 1/2 IN. GALVANIZED STEEL WIRE WITH 4 POINT BARBS OF NO. 14 GA. GALVANIZED STEEL.
  8. ALL POST, RAIL, AND GATE FITTINGS SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153.
  9. FENCE TIE WIRES SHALL BE 9 GA. ALUMINUM SPACED AT 12" O.C. AT ALL POSTS/GATES AND 24" O.C. AT ALL RAILS.
  10. REFER TO SITE PLAN FOR LOCATIONS OF PROPOSED FENCING.

1 FENCE DETAILS  
 C-12 SCALE: NOT TO SCALE

NUM	DATE	DESCRIPTION
0	04/01/15	ISSUED FOR ZONING SUBMITTAL

SITE ID: GA-01159 SEVEN ISLANDS  
**FENCE DETAILS**



DESIGNED: DA  
 DRAWN: DA  
 CHECKED: PWM

JOB #: SWT15-012  
**C-4**