



DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: September 12, 2023
Board of Commissioners Hearing Date: September 28, 2023**

STAFF ANALYSIS

Case No.:	SLUP-23-1246546	Agenda #: 2023-0876
Address:	1480 South Deshon Road	Commission District: 05 Super District: 07
Parcel ID(s):	16-126-02-068	
Request:	Special Land Use Permit (SLUP) to a stealth monopine-style wireless telecommunications facility within an R-100 (Residential Medium Lot-100) zoning district.	
Property Owner(s):	Georgia Power Company	
Applicant/Agent:	Jonathon L. Yates for Diamond Communications and Verizon Wireless	
Acreage:	8.18	
Existing Land Use:	Suburban	
Surrounding Properties:	North: R-100, RSM East: R-100 South: R-100 West: R-100	
Comprehensive Plan:	Suburban	
	Consistent X	Inconsistent

Staff Recommendation:

The applicant, Jonathon Yates for Diamond Communications and Verizon Wireless, is proposing a 150-foot stealth monopine-style wireless telecommunication facility (cell tower) on the property of the Georgia Power Company located at 1480 South Deshon Road. The subject property comprises 8.18 acres of vacant land with existing substation equipment, drainage structure, and power substation. The property is heavily wooded with frontage and one curb cut along South Deshon Road (a minor arterial road). The proposal consists of a singular one hundred and fifty (150) foot monopine-style wireless communications tower designed for Verizon Wireless. The tower will include at least three (3) additional wireless broadband carriers to encourage joint use.

The requested SLUP is consistent with the *Comprehensive Plan* and *Zoning Ordinance*. 1480 South Deshon Road is located in Suburban (SUB) future land use character area. The purpose and intent of a SUB character area is recognizing those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility (DeKalb County 2050 Plan, 41). Based on the submitted information, the project complies with the supplemental regulations for a

150-foot-tall cell tower (Sec. 4.2.57 F-J). The application includes justification as to why the cell tower is needed (see Verizon radio frequency map and site justification studies per Exhibit 9 and 16 of SLUP application). There is compliance with minimum setbacks from property lines (100-foot setback required) approximately 730-foot setback from South Deshon Road and approximately 410-foot from Aneke property to the north. The application addresses safety concerns indicating compliance with all building codes and designated fall zones, and screening (the proposed tower will be located within an artificial pine tree façade in a heavily wooded area). Additionally, the applicant has proposed seventeen (17) evergreen trees and sixteen (16) viburnum trees on the south and west sides of the site (per Sheet Z-16 Exhibit “1”). Therefore, it appears that the size of the site is adequate for the proposed use (Sec. 7-4.6. A) and compatible with the adjacent and surrounding single-family neighborhoods (Sec. 7-4.6. B). The site currently has existing power substation equipment, and the project meets compliance with all required supplemental regulations.

The District 5 Community Council shared input regarding health and wellness concerns for the adjacent surrounding neighborhood from the tower releasing emissions. The applicant contended that the project meets all Federal Communication Commission (FCC) Safety Guidelines. Compliance with these guidelines can be found on pg. 147 of the application. Furthermore, DeKalb County inter-departmental review presented no major regulatory concerns (see attached comments). Therefore, upon review of Section 7.4.6 of the *Zoning Ordinance*, Staff recommends approval with following conditions:

1. Use limited to a stealth wireless telecommunication facility with a maximum height of 150 feet as measured from the base of the structure to the top of the highest point, excluding appurtenances.
2. Materials shall be substantially similar to the conceptual elevations showing a stealth design within an artificial pine tree, titled “Exhibit C”, and submitted on 7/11/23.
3. The telecommunication facility shall not be illuminated or marked unless required by the Federal Communication Commission (FCC) or the Federal Aviation Administration (FAA). Signs located at the telecommunications facility shall be limited to ownership and contact information, FCC antenna registration number (if required), and any other information as required by government information. Commercial advertising is strictly prohibited.
4. Accessory ground equipment shall be consistent with the site plan titled “GA408 Mystery Valley” sheet No. S1.0 and dated 3/16/23. Accessory equipment buildings shall not be stacked on top of each other. An eight-foot-tall wooden fence with brick columns shall be installed around the perimeter of the accessory equipment and lease area.
5. Mature healthy trees within 50 feet of the fence surrounding the accessory ground equipment shall be preserved.
6. No sound emanating from the facility generator during normal operations shall be audible above seventy (70) decibel which would allow normal conversation within fifteen (15) feet of the compound.
7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____

8/15/2023

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/15/2023

N4-2023-0874

15-158-02-005, 15-158-02-006, 15-158-02-007, 15-158-02-051, 15-158-02-008
& 15-158-02-009

4127,4139,4147,4149,4163 & 4173 Maplewood Drive, Decatur, GA 30035

Amendment

- Please review general comments.
- Septic installed at 4163 Maplewood Drive on 2/20/2010
- Septic installed at 4173 Maplewood Drive on 09/16/1969 and repairs on 09/16/1969
- Septic installed at 4147 Maplewood Drive on 04/21/1989

N5-2023-0875

SLUP-23-1246545 18-283-04-001, 18-266-05-014

3003 Chamblee-Tucker Road & 2936 Mercer University Drive, Chamblee, GA 30341

Amendment

- Please review general comments.
- Surrounding area on septic 2889,2898 and 3154. Please note we have no record. Property may be on septic.

N6-2023-0876

SLUP-23-1246546 16-126-02-068

1480 South Deshon Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- Surrounding area indicated to have septic installed: 1450, 1451, 1388, 1500.

N7-2023-0877

CZ-23-1246550 16-102-01-001

6290 Saylor Park, Lithonia, GA 30058

Amendment

- Please review general comments.

Zoning Comments September 2023

N1: 3137 Weslock Circle -
No Comments.

N2 & N3: 7566 Union Grove Road –
No Comments.

N4: 4127, 4139, 4147, 4149, 4163 & 4173 Maplewood Drive –
Maplewood Drive is classified as a collector.

N5: 3401 Rainbow Drive –
Mercer University Drive is classified as minor arterials and a collector. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

N6: 1480 South Deshon Road –
No Comments.

N7: 6290 Sayler Park –
No Comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-23-1246546 Parcel I.D. #: 16-126-02-068

Address: 1480
South Deshon Rd
Lithonia, GA 30058

Adjacent Roadway (s):

_____	_____
_____	_____
(classification)	(classification)
Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately ___ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ___ units per acres, and the given fact that the project site is approximately ___ acres in land area, _____ daily vehicle trip end, and ___ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>Did not see any traffic engineering concerns</u>
<u>at this time.</u>

Signature: Jerry White

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Jonathan L. Yates for Diamond Communications and Verizon Wireless

Daytime Phone: (843) 414-9754 E-Mail: JLC@hellmanyates.com

Mailing Address: 105 Broad Street, 3rd Floor, Charleston, SC 29401

Owner Name: Georgia Power Company
(If more than one owner, attach contact information for each owner)

Daytime Phone: (404) 375-8261 E-Mail: _____

Mailing Address: 241 Ralph McGill Blvd NE, Atlanta, GA 30368

SUBJECT PROPERTY ADDRESS OR LOCATION: 1480 South Deshon Road, Lithonia, GA 30058

_____ DeKalb County, GA, _____

Parcel ID: 16-126-02-068 Acreage or Square Feet: 8.18 Commission Districts _____

Existing Zoning: R-100 Proposed Special Land Use (SLUP) Proposed 150-foot monopine-style

wireless telecommunications facility

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

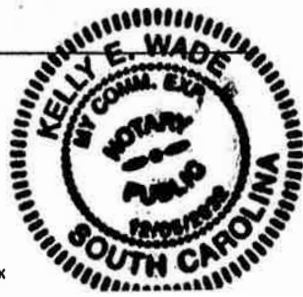
Owner: _____ Agent: Signature of Applicant

[Handwritten Signature]

Printed Name of Applicant:
Jonathan L. Yates

Notary Signature and Seal:

[Handwritten Signature: Kelly Wade]



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

A. **Application form** with name and address of applicant and owner, and address of subject property;

B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

C. **Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

E. **Campaign disclosure statement** (required by State law).

F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)

G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

a. complete boundaries of subject property;

b. dimensioned access points and vehicular circulation drives;

c. location of all existing and proposed buildings, structures, setbacks and parking;

d. location of 100 year floodplain and any streams;

e. notation of the total acreage or square footage of the subject property;

f. landscaping, tree removal and replacement, buffer(s); and

g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. **Reduced Site Plan**, reduced to 8.5" x 11".

I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic-carrying capacity), and utilities to serve the use contemplated.
- D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular reference to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height.
- L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalb County, GA

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 6/29/2023

TO WHOM IT MAY CONCERN:

(I) (WE), Georgia Power Company
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Jonathan L. Yates
Name of Applicant or Agent

to file an application on (my) (our) behalf.

Lakeitha Wilson
Notary Public

C. Keith Williams
Owner



Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

[Signature] 6/23/23
Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

HELLMAN YATES

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

July 6, 2023

VIA FEDERAL EXPRESS

Brandon White, Current Planning / Zoning Manager
DeKalb County Planning & Sustainability Dept.
3300 West Ponce De Leon Avenue, Suite 300
Decatur GA 30030

Re: Proposed 150-foot stealth monopine-style wireless communications facility to be located at 1480 South Deshon Road, Lithonia, GA 30058 by Diamond Communications, LLC for Verizon.

Dear Mr. White,

Enclosed, please find the application of Diamond Communications, LLC for a proposed 150-foot stealth monopine-style wireless telecommunication facility. The proposed facility will be on the property of Georgia Power Company, which is located at 1480 South Deshon Road, Lithonia, GA 30058 and is designated as Dekalb County tax map number 16-126-02-068. In support of this application, we have taken the liberty of recasting the relevant sections of the Dekalb County Zoning ordinance with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Diamond Communications, LLC has not only met, but have exceed, all of the necessary requirements for approval under the Dekalb County Zoning Ordinance:

H. General standards and design requirements.

1. Design

a. Support structures shall be subject to the following:

i. Designed to accommodate a minimum number of collocations based upon their height, as follows:

(i) Support structures less than one hundred (100) feet in height shall be designed to support at least two (2) antenna arrays;

(ii) Support structures between one hundred (100) and one hundred fifty feet (150) shall be designed to support at least three (3) antenna arrays; and

(iii) Support structures greater than one hundred Sfty (150) feet in height shall be designed to support at least four (4) antenna arrays.

The proposed stealth wireless communications facility will be a 150-foot monopine-style and will be designed for Verizon Wireless and at least three additional wireless broadband carriers, as shown on Sheet Z-9 of the site plans and drawings by Georgia Professional Engineer M. Randall Stallings, attached hereto as Exhibit "1" and incorporated herein by reference, and page 1 of the monopine design drawings by Georgia Professional Engineer Amy R. Herbst attached hereto as Exhibit 2 and incorporated herein by reference.

ii. The compound area surrounding the support structure must be a minimum eighty (80) feet by eighty (80) feet in size to accommodate accessory equipment for the appropriate number of collocations.

The proposed stealth monopine-style wireless communications facility will have an 80 feet by 80 feet compound area, as shown on Z-2 of the site plans and drawings, in Exhibit "1".

iii. Property leased or purchased for the purpose of a telecommunication facility is not required to have minimum road frontage or lot area of the zoning district. However, the applicant must demonstrate access to a public road via an access easement.

The proposed stealth monopine-style wireless communications facility will have access to South Deshon Road through a 30' access and utility easement, as shown on Sheet Z-2 of the site plans and drawings, in Exhibit "1".

b. Stealth telecommunications facilities shall be designed to accommodate the collocation of other antennas whenever economically and technically feasible.

The proposed stealth monopine-style wireless communications facility will be a 150-foot monopine-style and will be designed for Verizon Wireless and at least three additional wireless broadband carriers, as shown on Sheet Z-9 of the site plans and drawings, in Exhibit "1" and the page 1 of the design drawings in Exhibit "2".

c. Upon request of the applicant, the director of planning may waive the requirement that new support structures accommodate the collocation of other service providers if the director of planning determines that collocation at the site is not essential to the public interest and that the construction of a shorter support structure with fewer antennas would minimize adverse impact on the community. Additionally, the director may reduce the required size of the compound area if it can be demonstrated that the proposed compound is of sufficient size to accommodate the required number of collocations.

The Applicant accepts and acknowledges this provision.

2. Setbacks.

a. Property lines. Unless otherwise stated herein, stealth and new support structures shall be set back from all property lines a distance of the fall zone plus twenty (20) feet,

or if adjacent to property zoned residential, the greater of (a) the fall zone plus twenty (20) feet or (b) one hundred (100) feet.

The Fall Zone Certification by Georgia Professional Engineer Amy R. Herbst is attached hereto as Exhibit "3" and incorporated herein by reference. Ms. Herbst certified the fall zone at 125 ft., thus requiring 145 feet setback and 145 ft. setback to property zoned residential. As shown on sheet Z-2 of Exhibit "1", the stealth facility is setback in excess of 145 ft. to all property lines. The stealth monopine style facility will be setback as follows: 410 ft to the front; 171 ft to the rear; 153 ft to the east side; and 343 ft to the west side.

b. Residential dwellings. There shall be no setback requirement from dwellings located on the same parcel as the proposed structure.

The Applicant accepts and acknowledges this provision.

c. Unless otherwise stated herein, all accessory equipment shall be set back from all property lines in accordance with the minimum setback requirements in the underlying zoning district and any overlay district. Accessory equipment associated with an existing or replacement utility pole shall not be subject to setback requirements.

The Applicant accepts and acknowledges this provision. All accessory equipment shall be set back from all property lines in accordance with the minimum setback requirements in the R-100 zoning district and any overlay district. As show on Sheet z-2 of Exhibit "1".

d. The zoning board of appeals shall have the authority to vary any required setback upon the request of the applicant if:

- i. The applicant provides a letter stamped by a certified structural engineer licensed in the State of Georgia documenting that the proposed structure's fall zone is less than the requested setback; and
- ii. The proposed telecommunications facility, stealth or new support structure is consistent with the purposes and intent of this ordinance.

The Applicant accepts and acknowledges this provision.

3. Height.

- a. In non-residential districts, support structures shall be designed to be the minimum height needed to meet the service objectives of the applicant, but in no event shall exceed one hundred ninety- nine (199) feet in height as measured from the base of the structure to its highest point, excluding any appurtenances.
- b. In medium and high density residential districts, stealth support structures shall not exceed one hundred fifty (150) feet. Stealth support structures shall be measured from the base of the structure to the top of the highest point, excluding appurtenances. Any proposed stealth support structure shall be designed to be the minimum height needed to meet the service objectives of the applicant.
- c. In all zoning districts, the zoning board of appeals shall have the authority to vary the height restrictions listed in this section upon the request of the applicant and a

satisfactory showing of need for a greater height. With its variance request the applicant shall submit such technical information or other justifications as are necessary to document the need for the additional height to the satisfaction of the zoning board of appeals.

The proposed 150-foot stealth monopine style wireless communications facility shall be located in the R-100 zoning district, as shown on Sheet Z-2 of Exhibit "1".

4. Aesthetics.

- a. Lighting and marking. Telecommunications facilities or support structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

The FAA Determination of No Hazard to Air Navigation is attached hereto as Exhibit "4" and incorporated herein by reference. The FAA will not require the proposed stealth monopine style wireless facility to be lighted or marked.

- b. Signage. Signs located at the telecommunications facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Commercial advertising is strictly prohibited.

The proposed stealth monopine style wireless facility will only have signs for the purpose of identification, warning, emergency function, and contact and will be placed as required by applicable state or federal law. Examples of such signage can be found on sheet Z-17 of Exhibit "1". No commercial messages shall be displayed on the proposed facility.

- c. Landscaping. The visual impacts of a tower shall be mitigated by landscaping. Unless located in heavily wooded areas, towers shall be landscaped with a landscape buffer which effectively screens the view of the tower compound from all sides. The use of existing plant material and trees shall be preserved to the maximum extent practicable and may be used as a substitute for, or in supplement towards, meeting landscaping requirements.

In addition to the existing tree cover on the Georgia Power Company property, Diamond will plant 17 evergreen trees and 16 Viburnum on the South and West sides of the compound as shown on sheet Z-16 in Exhibit "1". Please see sheet Z-1 in Exhibit "1" for aerial view of the property.

- d. Landscape buffers shall be a minimum of ten (10) feet in width and located outside the fenced perimeter of the tower compound.

The Applicant accepts and acknowledges this provision. Please see sheet z-16 in Exhibit "1".

- e. All landscaping shall be of the evergreen variety and shall conform to the county's buffer standards.

The Applicant accepts and acknowledges this provision. Please see sheet z-16 in Exhibit "1".

5. Accessory equipment, including any buildings, cabinets or shelters.

- a. Accessory equipment shall be used only to house equipment and other supplies in support of the operation of the on-site telecommunication facility or support structure.
- b. Any equipment not used in direct support of such on-site operation shall not be stored on the site.
- c. Accessory equipment must conform to the setback standards of the applicable zoning districts. In the situation of stacked equipment buildings, additional screening/landscaping measures may be required by the director of planning in order to accomplish the purposes and goals of this section.

The Applicant accepts and acknowledges this provision. All accessory equipment shall be used only to house equipment and other supplies in support of the on-site operations. All accessory equipment will be located inside of the 80 ft x 80 ft compound and will conform to the R-100 district setback requirements, as shown on Sheet Z-2 and Z-3 of the site plans and drawings, in Exhibit "1".

- I. [Sound provision.] No sound emanating from the facility generator during normal operations shall be audible above seventy (70) decibels which would allow normal conversation within fifteen (15) feet of the compound.

As shown in the note #1 on sheet Z-2 in Exhibit "1", no sound emanating from the stealth monopine-style facility generator during normal operations shall be audible above seventy (70) decibels which would allow normal conversation within fifteen (15) feet of the compound.

J. Miscellaneous provisions.

1. Fencing.
 - a. Ground-mounted accessory equipment and support structures shall be secured and enclosed with a fence to a height of at least six (6) feet.
 - b. Fencing shall be decorative, including brick or concrete columns.
 - c. The director of planning may waive the requirement of subsection (j)(1)a. above if it is deemed that a fence is inappropriate or unnecessary at the proposed location in order to accomplish the purposes and goals of this section.

The proposed stealth monopine-style wireless communications facility will be appropriately secured by an eight wood fence, with brick veneer columns, as shown on Sheets Z-3 and Z-11 of the site plan and drawings, in Exhibit "1", around the southern portion of the compound, and with an eight ft. chain link fence

with three strands of barbed wire as an anti-climbing device along the northern portion of the compound as shown on sheets Z-3 and Z-10 in Exhibit "1".

2. Neighborhood identity. If located in residential area, towers may incorporate features that identify neighborhoods, such as banner arms or monuments.

The applicant accepts and acknowledges this provision.

3. Abandonment and removal. If a support structure is abandoned, the director of planning may require that the support structure be removed, provided that the director of planning must first provide written notice to the owner of the support structure and give the owner the opportunity to take such action(s) as may be necessary to reclaim the support structure within sixty (60) days of receipt of said written notice. In the event the owner of the support structure fails to reclaim the support structure within the sixty-day period, the owner of the support structure shall be required to remove the same within six (6) months thereafter at the owner's expense. The county shall ensure and enforce removal by means of its existing regulatory authority.

Please see the tower removal letter by Tom Waniewski of Diamond Communications attached hereto as Exhibit "11" and incorporated herein by reference.

4. Multiple uses on a single parcel or lot. Telecommunications facilities and support structures may be located on a parcel containing another principal use on the same site or may be the principal use itself.

The Applicant accepts and acknowledges this provision.

In addition, please find the following in support of this application. Copy of the lease agreement between Georgia Power Company and Diamond Communications II, LLC. attached hereto as Exhibit "5" and incorporated herein by reference; legal descriptions of parent tract, lease Parcel, and easements attached hereto as Exhibit "6" and incorporated herein by reference; warranty deed attached hereto as Exhibit "7" and incorporated herein by reference; survey attached hereto as Exhibit "8" and incorporated herein by reference; radio frequency study and site justification by Verizon attached hereto as Exhibit "9" and incorporated herein by reference; photo simulations attached hereto as Exhibit "10" and incorporated herein by reference; colocation policy letter by Tom Waniewski of Diamond Communications attached hereto as Exhibit "12" and incorporated herein by reference; no existing inventory letter by Tom Waniewski of Diamond Communications attached hereto as Exhibit "13" and incorporated herein by reference; code compliance letter by Georgia professional engineer M. Randall Stallings attached hereto as Exhibit "14" and incorporated herein by reference; notice of community meeting attached hereto as Exhibit "15" and incorporated herein by reference; RF design analysis and RF health and safety study by Steven Kennedy of Biwabkos Consultants attached hereto as Exhibit "16" and incorporated herein by reference; and digital copy of community meeting attached hereto as Exhibit "17" and incorporated herein by reference.

The 8.21 acre Georgia Power Company, Property is of more than adequate size for the proposed stealth monopine wireless facility. The facility has been designed for Verizon and at least three additional broadband carriers. Adequate land area is available for the proposed stealth monopine including all required yards, open space, parking, and all other applicable requirements of the R100 zoning district. This is all shown on the site plan and drawings in Exhibit "1". The purpose of the proposed stealth monopine wireless facility is to improve both wireless capacity and coverage for adjacent properties and other properties in the vicinity as shown in the Verizon radio frequency and site justification studies in Exhibits "9" and "16". The proposed stealth monopine wireless facility does not require any public services or facilities and the only utilities required are power and telco which are presently provided to the Georgia Power Company property by Georgia Power and AT&T.

After a 45 to 60 day construction period, Verizon will only need to visit the proposed facility approximately once a month, and thus South Deshon Road provides more than sufficient traffic carrying capacity. The proposed facility will in no way increase traffic or create congestion in the area. No existing land uses in the area will be affected in any way by the very limited volume of traffic to the proposed wireless stealth monopine facility. The proposed stealth monopine wireless facility will be accessed from South Deshon Road via the existing access to the Georgia Power Substation and will not affect the existing land uses in the area due to the very limited volume of traffic to the proposed wireless stealth monopine facility.

The proposed stealth monopine wireless facility will not produce any light, noise, smoke, odor, dust or vibration. The proposed stealth monopine wireless facility will be in operation 24 hours a day, 7 days a week, but Verizon technicians will only need to visit the proposed facility approximately once a month. Consequentially, the proposed use will not create any adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The proposed stealth monopine wireless facility is fully consistent with all of the requirements of the R100 zoning district classification as detailed above in this narrative. The purpose of the proposed stealth monopine wireless facility is to improve the overall quality of life in the area by providing effective wireless infrastructure, which is consistent with the policies of the 2035 Comprehensive Plan. Wireless infrastructure is sometimes described as the "fourth utility" and is essential to the citizens of Dekalb county.

The proposed stealth monopine wireless facility and the Georgia Power Company property provides all of the necessary buffers as required by the R100 district. All refuse from the proposed stealth monopine wireless facility will be removed by the technicians servicing the facility. The 80 foot by 80 foot compound area provides more than sufficient space to service the facility. The length of time for which the special land use permit is granted should not be limited in duration as it is necessary to continue to provide wireless infrastructure to the area. The size, scale and massing of the proposed stealth monopine effective wireless facility is appropriate in relationship to the 8.21-acre Georgia Power Company property, as well as the scale and massing of adjacent and nearby lots and buildings. By its strategic location on the Georgia Power Company property, the proposed stealth monopine wireless facility will not adversely affect any historic buildings, sites, districts, or archaeological resources in Dekalb County, as none exist in the surrounding area.

The proposed stealth monopine wireless facility meets all the requirements of Section 4.2.57- Wireless Telecommunications (Cell Tower). As the proposed stealth monopine wireless facility is only 150 feet tall, and with its location on the Georgia Power Company property, it will not create a negative shadow impact on any adjoining lot or building. The proposed stealth monopine wireless facility will not result in a disproportional proliferation of similar uses in the

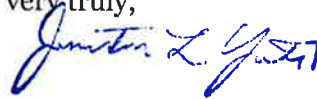
July 6, 23
Page 8

subject character area, as there were no existing towers of structures for Verizon to utilize in the area in order to provide this necessary wireless infrastructure. If there had been an existing tower or structure in the Verizon search area, they would have utilized it and solved this problem years ago. The entire purpose for the proposed stealth monopine wireless facility is to serve the wireless needs of the immediate neighborhood and the community as a whole. The past thirty-six months have been very interesting for the citizens of Dekalb County and the rest of the country as due to the pandemic, many people had to work from home and educate their children from home. The need for effective wireless infrastructure with sufficient capacity and in building coverage has never been greater.

We thank you and your staff in advance for the review of this application. Upon review, please us know if we can provide any additional information or materials. I can be reached at (843) 414-9754 or (843) 813-0103.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

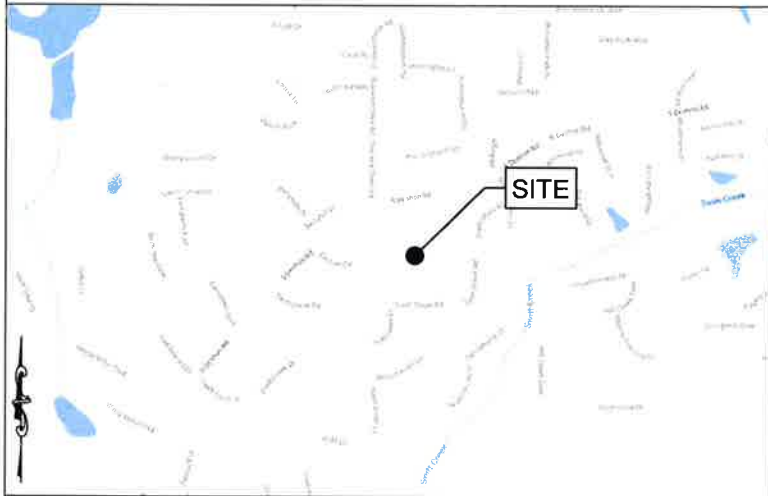
JLY:jlc
Enclosures

Exhibit 1

LOCATION MAP



VICINITY MAP



PREPARED FOR:



**PROJECT DESCRIPTION:
RAWLAND NSB -
150' MONOPINE STEALTH
TELECOMMUNICATIONS FACILITY**

**SITE NAME:
MYSTERY VALLEY
SITE NUMBER:
GA408**



**Know what's below.
Call before you dig.**

***** CAUTION *****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOR EMERGENCIES CALL: 911

PROJECT INFORMATION

SITE ADDRESS: 1480 S DESHON ROAD
LITHONIA, GA 30058

LATITUDE: 33° 45' 21.13" (NAD 83)
LONGITUDE: -84° 07' 14.88" (NAD 83)

PARCEL ID: 16-126-02-068

ZONING DISTRICT: R-100
(RESIDENTIAL MEDIUM LOT - 100)

JURISDICTION: DEKALB COUNTY

PROPERTY OWNER: GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA, GA 30308

APPLICANT: DIAMOND COMMUNICATIONS LLC
120 MOUNTAIN AVE
SPRINGFIELD, NJ 07081
(973) 544-6834

ENGINEER: FORESITE GROUP, LLC
3740 DAVINCI CT, SUITE 100
PEACHTREE CORNERS, GA 30092

POWER: GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD,
ATLANTA, GA 30308
(404) 375-8261

TELCO: AT&T

DESIGN DATA:

DESIGN CODES: INTERNATIONAL BUILDING CODE:
2018 EDITION WITH 2020 & 2022
GEORGIA AMENDMENTS
TIA/EIA TIA-222-H
NATIONAL ELECTRICAL CODE:
2020 EDITION WITH GEORGIA
STATE AMENDMENTS

BASIC WIND SPEED: 107 MPH (3 SECOND GUST)
EXPOSURE CATEGORY: C
STRUCTURAL RISK CATEGORY: II

SHEET INDEX

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Z-17	SITE SIGNAGE	1



Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

www.fg-inc.net
770.368.1399
770.368.1944

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MRS
DRAWING BY: JYP
DATE: 05/25/2023
TITLE:

TITLE SHEET

SHEET NUMBER: T-1
JOB/FILE NUMBER: 1398.006

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish\16x04\GA408 - Mystery Valley PCD.dwg T-1 (2D) Jul 05, 2023 2:53pm by: mmerritt

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

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish...16404\GA408 - Mystery Valley PCO.dwg T-2 Jul 05, 2023 2:53pm by: mmerritt

GENERAL NOTES:

- FOR THE PURPOSE OF THE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
TOWER OWNER – VERIZON WIRELESS
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER, FIBER, AND GROUNDING CABLES SHOWN ON THE POWER & GROUNDING DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS OFFSITE.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH OWNER TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THIS DRAWING TO ENSURE HE IS FAMILIAR AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
- IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORMWORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS, AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
- IF REQUIRED, CONTRACTOR TO COORDINATE PROPOSED DRIVEWAY CONNECTION PERMIT WITH STATE OR LOCAL DOT OFFICE.

SITE WORK GENERAL NOTES:

- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- 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.
- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- 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 UTILITY PROVIDER.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SITE SIGNAGE.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
- 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.
- 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.
- 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 DRAWINGS AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- 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.

STRUCTURAL STEEL NOTES:

- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC 'MANUAL OF STEEL CONSTRUCTION'. PAINTED OR GALVANIZED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

CONCRETE AND REINFORCING STEEL NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318, ACI 336, ASTM A184
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE; SLUMP: 2" MIN./4" MAX; AIR ENTRAINMENT: 45 TO 6% BY VOLUME; MAXIMUM COARSE AGGREGATE SIZE SHALL BE 1".
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE REINFORCEMENT UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS 'B' AND ALL HOOKS SHALL BE STANDARD, UNLESS NOTED OTHERWISE.
- 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:
 #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 1½"
 BEAMS AND COLUMNS 1½"
- A CHAMFER OF 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. IF DRILLING IN EXISTING CONCRETE, NO EXISTING REBAR WILL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
- WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
- ALL CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C94. MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE AT BETWEEN 50 DEGREES AND 90 DEGREES FARENHEIT.
- DO NOT USE RETEMPERED CONCRETE, OR ADD WATER TO READY-MIX CONCRETE AT THE JOBSITE.
- FOUNDATION INSTALLER SHALL INSURE THAT ALL PROTRUDING THREADS OF PROPOSED ANCHOR BOLTS SHALL BE MAINTAINED CLEAN AND FREE OF CONCRETE.
- FOUNDATION DESIGN IS BASED ON SOIL WITH 2000 PSF BEARING CAPACITY. IF EXISTING SOIL DOES NOT HAVE A MINIMUM 2000 PSF BEARING CAPACITY CONTRACTOR SHALL EXTEND PERIMETER BEAM TO REACH SOIL WITH MINIMUM 2000 PSF BEARING CAPACITY.



FORESITE
GROUP

Foresite Group, LLC | www.fg-inc.net
3740 Davinci Ct. | 770.368.1399
Suite 100 | 770.368.1944
Peachtree Corners, GA 30092

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS _____ DATE _____

A CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MRS

DRAWING BY: JYP

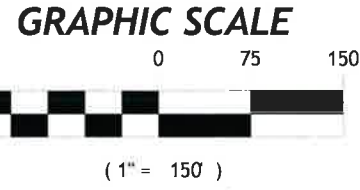
DATE: 05/25/2023

TITLE:

CONSTRUCTION NOTES

SHEET NUMBER: T-2

JOB/FILE NUMBER: 1398.006



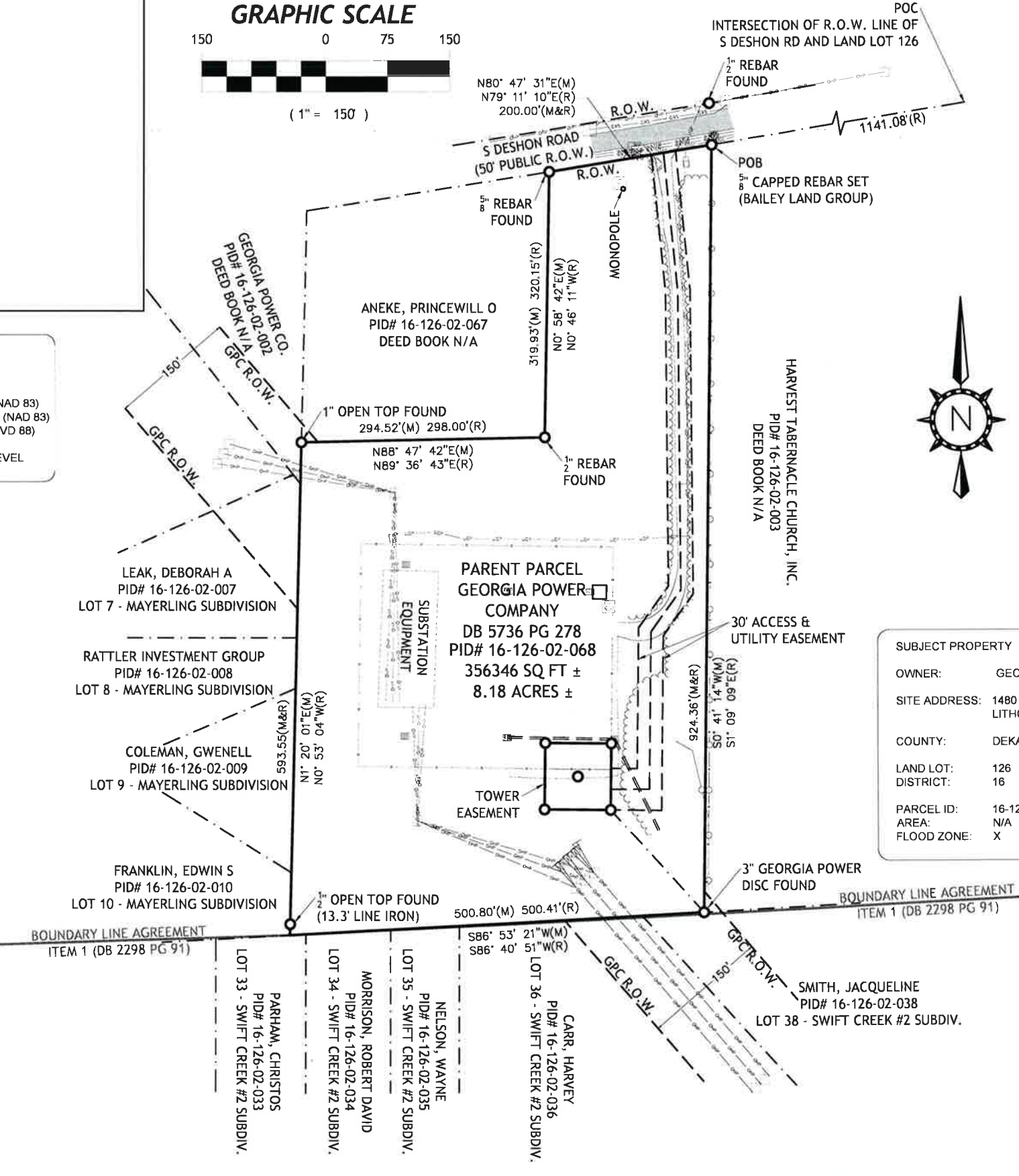
SITE INFORMATION

LEASE AREA: 8,400 SQ FT AT CENTER
 LATITUDE: 33° 45' 21.13" N (NAD 83)
 LONGITUDE: 84° 07' 14.88" W (NAD 83)
 ELEVATION: 885.7' AMSL (NAVD 88)

AMSL - ABOVE MEAN SEA LEVEL

LEGEND

	BENCHMARK
	BOLLARD
	CABINET
	ELECTRIC BOX
	FIBER OPTIC MARKER
	GAS METER
	GENERATOR
	GUY ANCHOR
	HAND HOLE
	LIGHT STANDARD
	LIGHT CONTROLLER
	MEASURED
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POWER METER
	POWER POLE
	RECORDED
	RIGHT-OF-WAY
	SANITARY MANHOLE
	SATELLITE DISH
	STORM MANHOLE
	TELEPHONE PEDESTAL
	TREE
	WATER METER
	WATER VALVE
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD POWER
	TREE LINE



SUBJECT PROPERTY

OWNER: GEORGIA POWER CO.
 SITE ADDRESS: 1480 S DESHON ROAD LITHONIA, GA 30058
 COUNTY: DEKALB
 LAND LOT: 126
 DISTRICT: 16
 PARCEL ID: 16-126-02-068
 AREA: N/A
 FLOOD ZONE: X

- GENERAL NOTES:**
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF FORESITE GROUP AND EXCLUSIVELY FOR THE TRANSFERAL OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE TRANSFERAL OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GEORGIA STATE PLANE GRID, WEST ZONE, NAD83, AND WERE DETERMINED FROM GPS OBSERVATIONS. CONTOURS AND SPOT ELEVATIONS ARE BASED ON NAVD 88 AND WERE DETERMINED FROM GPS OBSERVATIONS.
 - NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 - THIS SURVEY DOES REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. THE OUTER BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON WAS ESTABLISHED USING A COMBINATION OF DEEDS OF RECORD, PLATS OF RECORD, AND SOME FIELD WORK.
 - FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 03/07/2023.
 - THIS SURVEY HAS BEEN PERFORMED WITH THE BENEFIT OF A LIMITED TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REPORT NO: 01-22040842-015 ON 08/31/2022. THERE MAY EXIST EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT CONTAINED IN THE TITLE REPORT.

FLOOD STATEMENT:
 According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for DeKalb County, Georgia (community number 130065), map number 13089C0113K, effective date 12/8/2016, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

SURVEYOR'S STATEMENT

I hereby state that all parts of the is 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 Plat Act O.C.G.A. 15-6-67.

Jason E. Bailey, RLS
 Georgia Reg. No. LS003256
 Dated: 03/10/2023



EASEMENT SURVEY FOR:

FORESITE group

3740 Davinci Ct, Suite 100
 Peachtree Corners, GA 30092

4121 Smokey Road
 Alabaster, AL 35007
 P: 205.978.0080 F: 205.624.3334
 www.baileylandgroup.com

REVISIONS

NO	DATE	DESCRIPTION
1	03/15/23	ADD. TITLE
2	03/16/23	REVISED NOTE 6

PROJECT
GA408 Mystery Valley
 1480 S DESHON RD
 LITHONIA, GA 30058

CLIENT
FORESITE GROUP, INC.
 Peachtree Corners, GA 30092

TITLE
RAWLAND TOWER SURVEY

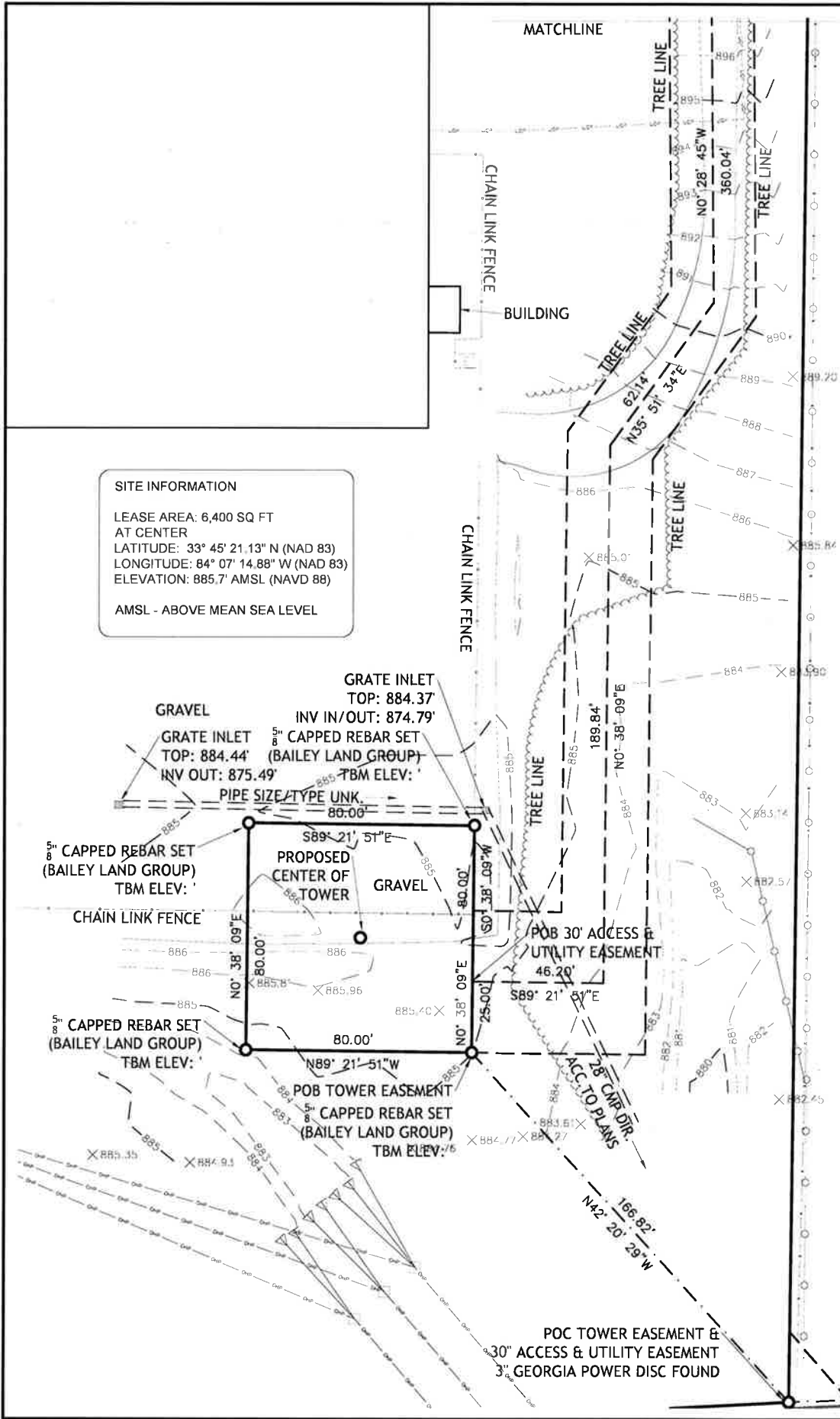
DRAWN BY SB **CHECKED BY** JEB

BLG PROJECT NO.
 22.099

CLIENT PROJECT NO.

SHEET NO.
S1.0
 SHEET 1 OF 3

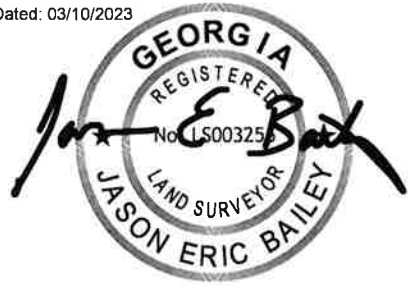
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SITE INFORMATION
 LEASE AREA: 6,400 SQ FT
 AT CENTER
 LATITUDE: 33° 45' 21.13" N (NAD 83)
 LONGITUDE: 84° 07' 14.88" W (NAD 83)
 ELEVATION: 885.7' AMSL (NAVD 88)
 AMSL - ABOVE MEAN SEA LEVEL

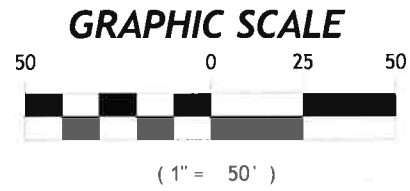
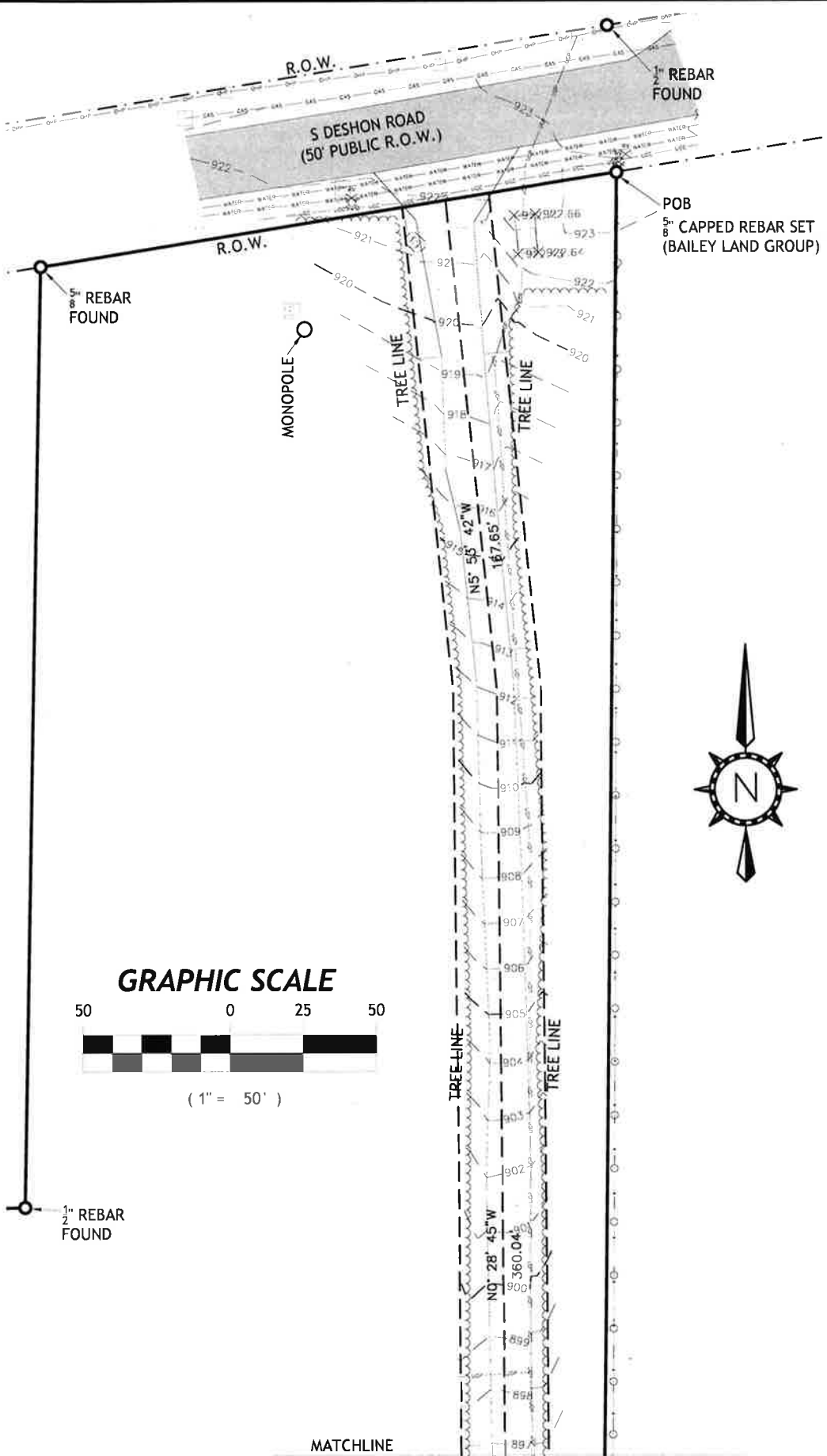
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Jason E. Bailey, RLS
 Georgia Reg. No. LS003256
 Dated: 03/10/2023



LEGEND

	BENCHMARK
	BOLLARD
	CABINET
	ELECTRIC BOX
	FIBER OPTIC MARKER
	GAS METER
	GENERATOR
	GUY ANCHOR
	HAND HOLE
	LIGHT STANDARD
	LIGHT CONTROLLER
	MEASURED
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POWER METER
	POWER POLE
	RECORDED
	RIGHT-OF-WAY
	SANITARY MANHOLE
	SATELLITE DISH
	STORM MANHOLE
	TELEPHONE PEDESTAL
	TREE
	WATER METER
	WATER VALVE
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD POWER
	TREE LINE



EASEMENT SURVEY FOR:

FORESITE group

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 Peachtree Corners, GA 30092

BAILEY LAND GROUP
 LAND SURVEYING & ENGINEERING

4121 Smokey Road
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REVISIONS		
NO	DATE	DESCRIPTION
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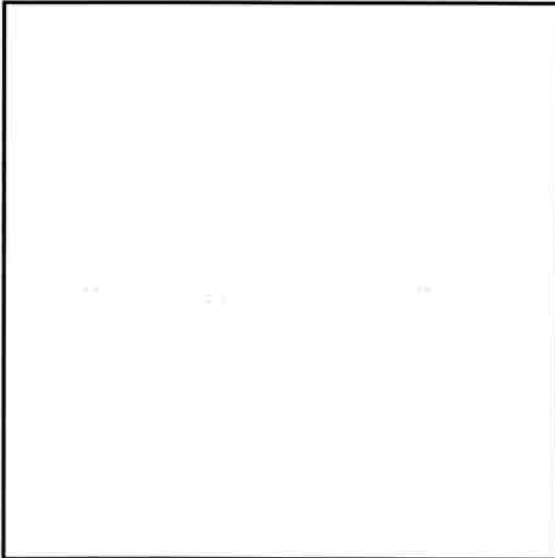
DRAWN BY: SB CHECKED BY: JEB

BLG PROJECT NO.
22.099

CLIENT PROJECT NO.

SHEET NO.
S2.0
 SHEET 2 OF 3

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TITLE EXCEPTIONS

Surveyor's Comments on Title Exceptions listed in "Other Items of Record" in the Limited Title Report for Title Insurance issued by Old Republic National Title Insurance Company, Report No: 01-22040842-01S on 08/31/2022.

(1) BOUNDARY LINE AGREEMENT BY AND BETWEEN IRENE G. EDWARDS AND OSCAR T. TURNER, RECORDED 04/02/1968, AS BOOK 2298, PAGE 91 OF DEKALB COUNTY RECORDS. --- DOCUMENT CONTAINS VAGUE LEGAL DESCRIPTION BUT FROM PLOTTING LAND LOTS THE SURVEYOR BELIEVES IT DESCRIBES THE SOUTH LINE OF THE SUBJECT PROPERTY.

(2) AGREEMENT AND GRANT OF EASEMENT, BY AND BETWEEN UNITED STATES OF AMERICA, BY DEPARTMENT OF HEALTH AND HUMAN SERVICES, AND GEORGIA POWER COMPANY, AND RECORDED 12/27/1997 AS BOOK 9726, PAGE 743 OF DEKALB COUNTY RECORDS. --- DOCUMENTS CONTAINS NO LEGAL DESCRIPTION AND A SCHEMATIC THAT IS ILLEGIBLE AND CANNOT BE ACCURATELY RECREATED AND THEREFORE CANNOT BE ADDRESSED BY SURVEYOR.

SURVEYOR'S STATEMENT

I hereby state that all parts of the is 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 Plat Act O.C.G.A. 15-6-67.

Jason E. Bailey, RLS
Georgia Reg. No. LS003256
Dated: 03/10/2023



LITHONIA, GA

PARENT PARCEL --- AS PROVIDED (LIMITED TITLE REPORT)

SITUATED IN THE COUNTY OF DEKALB AND STATE OF GEORGIA AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION AT THE EAST LINE OF LAND LOT 126 AND THE SOUTHERN SIDE OF THE 50 FOOT RIGHT OF WAY OF SOUTH DESHON ROAD; THENCE RUNNING SOUTHWESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF SOUTH DESHON ROAD, A DISTANCE OF 1,141.8 FEET TO AN IRON PIN AND THE TRUE FONT OF BEGINNING; THENCE SOUTH 01 DEGREE 09 MINUTES 09 SECONDS EAST A DISTANCE OF 924.36 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 40 MINUTES 51 SECONDS WEST, A DISTANCE OF 500.41 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 593.55 FEET TO AN IRON PIN; /HENCE NORTH 89 DEGREES 36 MINUTES 43 SECONDS EAST A DISTANCE OF 298.0 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 46 MINUTES 11 SECONDS WEST 320.15 FEET TO AN IRON .IN ON THE SOUTHERN RIGHT OF WAY OF SOUTH DESHON ROAD; THENCE NORTH 79 DEGREES 11 MINUTES 10 SECONDS EAST A DISTANCE OF 200 FEET TO THE IRON PIN AT THE TRUE POINT OF BEGINNING; AND BEING 8.187 ACRES, ACCORDING TO SURVEY FOR GEORGIA POWER COMPANY BY LARRY W. CLARK, REGISTERED LAND SURVEYOR, DATED DECEMBER 22, 1986 AND LAST REVISED FEBRUARY 2, 1987.

TAX ID NO: 16-126-02-068

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO GEORGIA POWER COMPANY, GRANTEE, FROM OSCAR TURNER, GRANTOR BY WARRANTY DEED RECORDED 02/09/1987, AS BOOK 5736, PAGE 278 OF DEKALB COUNTY RECORDS.

TOWER EASEMENT --- AS SURVEYED

A parcel of land lying and being Land Lot 126, 16th District, Dekalb County, Georgia, being more particularly described as follows:

Commence at a 3" Georgia Power Company disc being the Southeast corner of a parcel identified as PID# 16-126-02-068 in Land Lot 126, 16th District, Dekalb County, Georgia; thence N 42° 20' 29"W a distance of 166.82' to a 5/8" capped rebar (Bailey Land Group) and the Point of Beginning of a tower easement; thence N 89° 21' 51"W a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence N 0° 38' 09"E a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence S 89° 21' 51"E a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence S 0° 38' 09"W a distance of 80.00' to the Point of Beginning. Said parcel containing 6,400 SQ FT (0.15 acres), more or less.

30' ACCESS & UTILITY EASEMENT ---- AS SURVEYED

An easement of land lying and being Land Lot 126, 16th District, Dekalb County, Georgia, being more particularly described as follows:

Commence at a 3" Georgia Power Company disc being the Southeast corner of a parcel identified as PID# 16-126-02-068 in Land Lot 126, 16th District, Dekalb County, Georgia; thence N 42° 20' 29"W a distance of 166.82' to a 5/8" capped rebar (Bailey Land Group); thence N 0° 38' 09"E a distance of 25.00' to the Point of Beginning of the centerline of a 50' access & utility easement, lying 25' on each side of the following described centerline; thence S 89° 21' 51"E a distance of 46.20' to a point at which said easement tapers to 30' in width, lying 15' on each side of the following described centerline; thence N 0° 38' 09"E a distance of 189.84' to a point in a gravel drive; thence along said gravel drive N 35° 51' 34"E a distance of 62.14' to a point; thence N 0° 28' 45"W a distance of 360.04' to a point; thence N 5° 53' 42"W a distance of 167.65' to the Point of Ending along the South right of way line of S Deshon Road. Said easement containing 25,700 SQ FT (0.59 acres), more or less.

EASEMENT SURVEY FOR:

FORESITE
group

3740 Davinci Ct, Suite 100
Peachtree Corners, GA 30092



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

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www.baileylandgroup.com

REVISIONS		
NO	DATE	DESCRIPTION
1	03/15/23	ADD. TITLE
2	03/16/23	REVISED NOTE 6

PROJECT
GA408 Mystery Valley
1480 S DESHON RD
LITHONIA, GA 30058

CLIENT
FORESITE GROUP, INC.
Peachtree Corners, GA 30092

TITLE
RAWLAND TOWER SURVEY
DRAWN BY SB CHECKED BY JEB

BLG PROJECT NO.
22.099

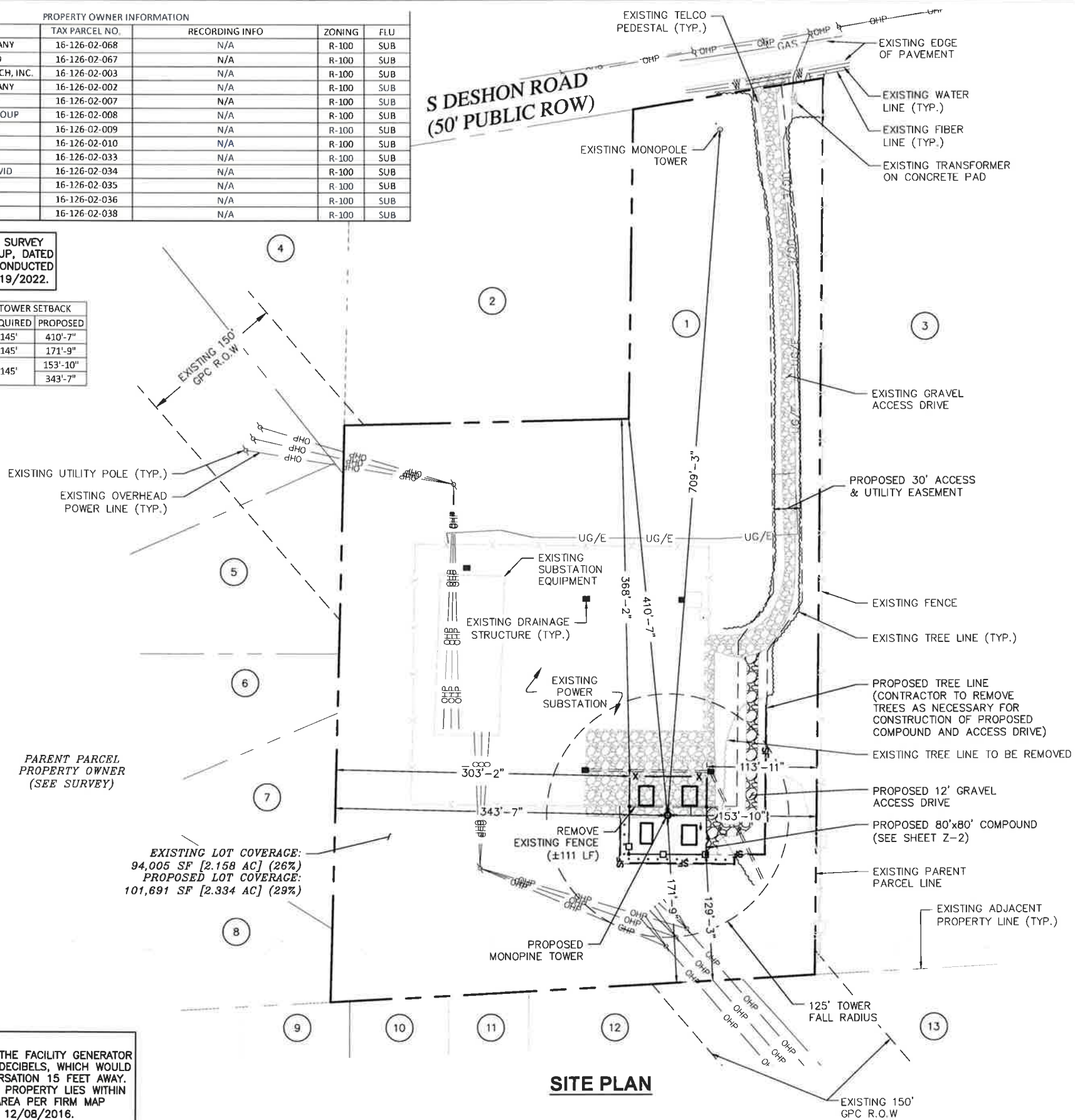
CLIENT PROJECT NO.

SHEET NO. **S3.0**
SHEET 3 OF 3

PROPERTY OWNER INFORMATION					
I.D.	Name	TAX PARCEL NO.	RECORDING INFO	ZONING	FLU
1	GEORGIA POWER COMPANY	16-126-02-068	N/A	R-100	SUB
2	ANEKE, PRINCEWILL O	16-126-02-067	N/A	R-100	SUB
3	HARVEST TABERNACLE CHURCH, INC.	16-126-02-003	N/A	R-100	SUB
4	GEORGIA POWER COMPANY	16-126-02-002	N/A	R-100	SUB
5	LEAK, DEBORAH A	16-126-02-007	N/A	R-100	SUB
6	RATTLER INVESTMENT GROUP	16-126-02-008	N/A	R-100	SUB
7	COLEMAN, GWENELL	16-126-02-009	N/A	R-100	SUB
8	FRANKLIN, EDWIN S	16-126-02-010	N/A	R-100	SUB
9	PARHAM, CHRISTOS	16-126-02-033	N/A	R-100	SUB
10	MORRISON, ROBERT DAVID	16-126-02-034	N/A	R-100	SUB
11	NELSON, WAYNE	16-126-02-035	N/A	R-100	SUB
12	CARR, HARVEY	16-126-02-036	N/A	R-100	SUB
13	SMITH, JACQUELINE	16-126-02-038	N/A	R-100	SUB

THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY BAILEY LAND GROUP, DATED 03/16/2023 AND A SITEWALK CONDUCTED BY FORESITE GROUP DATED 04/19/2022.

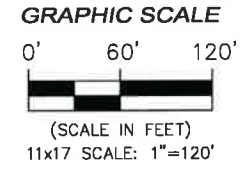
	DISTRICT SETBACK		TOWER SETBACK	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT	50'	368'-2"	145'	410'-7"
REAR	40'	129'-3"	145'	171'-9"
SIDE	10'	113'-11"	145'	153'-10"
		303'-2"		343'-7"



EXISTING LOT COVERAGE:
94,005 SF [2.158 AC] (26%)
PROPOSED LOT COVERAGE:
101,691 SF [2.334 AC] (29%)

NOTE:
1. NO SOUND EMANATING FROM THE FACILITY GENERATOR WOULD BE LOUDER THAN 70 DECIBELS, WHICH WOULD ALLOW FOR A NORMAL CONVERSATION 15 FEET AWAY.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0113K DATED 12/08/2016.

SITE PLAN



Foresite Group, LLC | www.fg-inc.net
3740 Davinci Ct. | 770.368.1399
Suite 100 | 770.368.1944
Peachtree Corners, GA 30092

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS DATE
A CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MRS
DRAWING BY: JYP
DATE: 05/25/2023
TITLE:

SITE PLAN

SHEET NUMBER: Z-2
JOB/FILE NUMBER: 1398.006

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\Temp\Pub\16404\GA408 - Mystery Valley_PCD.dwg Z-2 Ju 05, 2023 2:53pm by: mmerritt

Du

DUST CONTROL ON DISTURBED AREAS

REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

TEMPORARY METHODS

1. APPLICATION OF MULCH (SEE Ds1)
2. TEMPORARY VEGETATIVE COVER (SEE Ds2)
3. SPRAY ON ADHESIVES (SEE Toc)
4. TILLAGE – THE ROUGHENING OF SOIL AND BRING CLODS TO THE SURFACE. IT SHOULD BE USED AS AN EMERGENCY MEASURE BEFORE HIGH WIND EROSION POTENTIAL.
5. IRRIGATION – SPRINKLE WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
6. BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, BALES OF HAY, AND SIMILAR MATERIALS TO BE PLACED TO RIGHT ANGLES OF PREVAILING CURRENTS. TO BE EFFECTIVE, BARRIERS MUST BE AT INTERVALS OF APPROX. 15 TIMES THEIR HEIGHT.
7. CALCIUM CHLORIDE APPLICATION – APPLY AS NEEDED TO KEEP SURFACE MOIST.

PERMANENT METHODS

1. PERMANENT VEGETATION – (SEE Ds3)
2. TOPSOILING – COVER WITH LESS EROSION TOPSOIL
3. STONE – COVER AREAS SUBJECT TO WIND EROSION AND HIGH TRAFFIC AREAS WITH CRUSHED STONE OR COARSE GRAVEL.

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

APPLICATION

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, ADD 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
2. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1. THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB – TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
4. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

MULCH MATERIALS AND APPLICATION RATES	
MATERIAL	RATE
STRAW OR HAY	2-4" DEEP
WOOD WASTE, CHIPS, SAW DUST, OR BARK	2-3" DEEP (ABOUT 6-9 TONS/ACRE)
MATTING OR NETTING	ACCORDING TO MANUFACTURER RECOMMENDATIONS
POLYETHYLENE FILM	CAN BE LAID OVER SENSITIVE AREAS AND STOCKPILES, MUST BE SECURED.

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

GRADING AND SHAPING

1. EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, AND OTHERS
2. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
2. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

1. SOIL TESTS MUST BE PERFORMED DETERMINE THE REQUIRED AMOUNTS OF FERTILIZER, LIME, AND OTHER AMENDMENTS. SOIL TESTS SHOULD INCLUDE RECOMMENDATIONS FOR APPLICATION RATES.
2. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD.
3. ALL GRADED AREAS REQUIRE LIME APPLICATION UNLESS SOIL TEST INDICATE OTHERWISE.
4. BIOSTIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL.
5. FERTILIZER SHOULD BE APPLIED BEFORE SEEDBED PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.
6. FOR LOW FERTILITY SOILS, AGRICULTURAL LIME & FERTILIZER REQUIRED UNLESS SOIL TESTS SHOW IT IS NOT REQUIRED AND THAT SOILS ARE REASONABLY FERTILE. FOR LOW FERTILITY SOILS, APPLY 10-10-10 FERTILIZER AT 500-700 LB/ACRE. APPLY AGRICULTURAL LIME AT 1 TON PER ACRE.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH, PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL. HOWEVER, THE USE OF MULCH CAN OFTEN ACCELERATE AND ENHANCE GERMINATION AND VEGETATION ESTABLISHMENT. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 – DISTURBED AREA STABILIZATION (Ds1).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIES	SEEDING RATE PER 1,000 S.F.	SEEDING RATE PER ACRE*	PLANTING DATES		
			MTNS./ LIMESTONE		COASTAL
BARLEY (ALONE) (IN MIXTURE)	3.3 LBS. 0.6 LBS.	3 bu. 1/2 bu.	9/1-10/31	9/15-11/15	10/1-12/31
RYE (ALONE) (IN MIXTURE)	3.9 LBS. 0.6 LBS.	3 bu. 1/2 bu.	8/15-10/31	9/15-11/30	10/1-12/31
ANNUAL RYEGRASS (ALONE)	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31
ANNUAL LESPEDEZA (ALONE) (IN MIXTURE)	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	3/1-3/31	3/1-3/31	2/1-2/28
WEEPING LOVEGRASS (ALONE) (IN MIXTURE)	0.1 LBS. 0.05 LBS.	4 LBS. 2 LBS.	4/1-5/31	4/1-5/31	3/1-5/31
SUDANGRASS	1.4 LBS.	60 LBS.	5/1-7/31	5/1-7/31	4/1-7/31
BROWN TOP MILLET (ALONE) (IN MIXTURE)	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	4/15-6/15	4/15-6/60	4/15-6/30
WHEAT (ALONE) (IN MIXTURE)	4.1 LBS. 0.7 LBS.	3 bu. 1/2 bu.	9/15-11/30	10/1-12-15	10/15-12/31

1. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
 2. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
 3. SEE "THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, SIXTH EDITION" FOR MAJOR LAND RESOURCE AREAS.
 4. SEEDING RATES ARE BASED ON PURE LIVE SEED. (PLS)



Foresite Group, LLC
 3740 Davinci Ct.
 Suite 100
 Peachtree Corners, GA 30092
 www.fg-inc.net
 770.368.1399
 770.368.1944

SEAL:



PROJECT:

MYSTERY VALLEY GA408

LOCATED AT:
 1480 S DESHON ROAD
 LITHONIA, GA 30058

APPROVALS

CARRIER _____
 LANDLORD _____
 LEASING _____
 CONSTRUCTION _____

REVISIONS DATE
 A CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
 PROJECT MANAGER: MRS
 DRAWING BY: JYP
 DATE: 05/25/2023
 TITLE:

EROSION CONTROL DETAILS

SHEET NUMBER: Z-5
 JOB/FILE NUMBER: 1398.006

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_16404\GA408 - Mystery Valley_PCD.dwg Z-5 Ju 05, 2023 2:53pm by mmerritt

Ds3

DISTURBED AREA STABILIZATION

(WITH PERMANENT VEGETATION)

NOTE THAT IN THE CASE OF DISCREPANCIES BETWEEN ANY OF THE INFORMATION BELOW AND THE INFORMATION CONTAINED IN TREE REPLACEMENT AND LANDSCAPE PLANS & DETAILS, THE LATTER SHALL BE USED.

GRADING AND SHAPING

1. GRADING AND SHAPING MAY NOT BE WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
2. WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.
3. CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS

LIME AND FERTILIZER RATES

1. AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. ALL GRADED AREAS REQUIRE LIME APPLICATION UNLESS SOIL TEST INDICATE OTHERWISE. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
2. AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES AND SOME LANDSCAPING IS PLANTED, REFER TO TREE PROTECTION AND LANDSCAPE PLANS FOR LIME REQUIREMENTS IN AREAS OF TREES AND SHRUBS.
3. REFER TO THE TABLE ON THIS SHEET OR TABLE 6-5.1 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GA, SIXTH EDITION, FOR FERTILIZER REQUIREMENTS BY PLANTING SPECIES.

LIME AND FERTILIZER APPLICATION

1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED, THE INITIAL FERTILIZER SHALL BE MIXED WITH SEED, INOCULANT (IF NEEDED), AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE INOCULANT, IF NEEDED, SHALL BE MIXED WITH THE SEED PRIOR TO BEING PLACED INTO THE HYDRAULIC SEEDER. THE SLURRY MIXTURE WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.
2. FINELY GROUND LIMESTONE CAN BE APPLIED IN THE MULCH SLURRY OR IN COMBINATION WITH THE TOP DRESSING.
3. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
 - a. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
 - b. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS.
 - c. BROADCAST AFTER STEEP SURFACES ARE SCARIFIED, PITTED OR TRENCHED.
 - d. A FERTILIZER PELLETT SHALL BE PLACED AT ROOT DEPTH IN THE CLOSING HOLE BESIDE EACH PINE TREE SEEDLING.

PLANT SELECTION

1. PLANT AND LANDSCAPE SPECIES TO BE AS INDICATED ON THE TREE REPLACEMENT PLAN AND LANDSCAPE PLANS. IN THE EVENT NO SUCH PLAN HAS BEEN PREPARED, AND SPECIES IS NOT CALLED OUT SPECIFICALLY ON THE PERMANENT VEGETATION PLAN, SPECIES ARE TO BE SELECTED BASED ON THE TABLES SHOWN ON THIS SHEET OR FROM TABLES 6-4.1, 6-5.2, 6-5.3, OR 6.5-4 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, SIXTH EDITION, AND APPROVED IN WRITING BY THE OWNER.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED (BUT IS STRONGLY RECOMMENDED FOR ANY SEEDING PROCESS, WHEN POSSIBLE). WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS

1. TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. ALL INDIVIDUAL PLANTINGS SHOULD BE PERFORMED IN ACCORDANCE WITH LANDSCAPE OR TREE REPLACEMENT PLANS.

INOCULANTS

1. ALL LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN-FIXING BACTERIA. THE INOCULANT SHALL BE A PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER.
2. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANT TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER. FOR HYDRAULIC SEEDING, FOUR TIMES THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.
3. ALL INOCULATED SEED SHALL BE PROTECTED FROM THE SUN AND HIGH TEMPERATURES AND SHALL BE PLANTED THE SAME DAY INOCULATED. NO INOCULATED SEED SHALL REMAIN IN THE HYDROSEEDER LONGER THAN ONE HOUR.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% TO 100% SOIL COVER. PERMANENT MULCH COVER SELECTION WHERE VEGETATION IS NOT APPLIED SHOULD BE PLACED AS INDICATED ON TREE REPLACEMENT AND/OR LANDSCAPING PLANS, OR AT THE DIRECTION OR APPROVAL OF THE OWNER. MULCH SELECTION FOR TEMPORARY COVER OF PERMANENT VEGETATION SHALL BE BASED ON SELECTION GUIDELINES IN THE "MULCH REQUIREMENTS FOR PERMANENT STABILIZATION" TABLE ON THIS SHEET.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING. APPLYING MULCH

APPLYING MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE..

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
2. SYNTHETIC TACKIFIERS, BINDERS OR HYDRAULIC MULCH SPECIFICALLY DESIGNED TO TACK STRAW, SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ALL TACKIFIERS, BINDERS OR HYDRAULIC MULCH SPECIFICALLY DESIGNED TO TACK STRAW SHOULD BE VERIFIED NONTOXIC THROUGH EPA 2021.0 TESTING. REFER TO TACKIFIERS-TAC.
3. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE-HALF BUSHEL PER ACRE.
4. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

BEDDING MATERIAL

MULCH SHALL BE APPLIED TO ORNAMENTAL BEDS, AROUND SHRUBS, AND ON BARE AREAS ON LAWNS. WHEN BEDDING MATERIALS ARE NOT SPECIFIED ON THE LANDSCAPE AND/OR TREE REPLACEMENT PLANS, THE CONTRACTOR SHALL SELECT AND SEEK PRIOR APPROVAL OF THE OWNER TO PLACE BEDDING MATERIAL SHOWN IN THE "MULCH REQUIREMENTS FOR PERMANENT STABILIZATION" TABLE ON THIS SHEET.

IRRIGATION

WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION.

TOPDRESSING

TOPDRESSING WILL BE APPLIED ON ALL TEMPORARY AND PERMANENT (PERENNIAL) SPECIES PLANTED ALONE OR IN MIXTURES WITH OTHER SPECIES. RECOMMENDED RATES OF APPLICATION ARE LISTED ON THIS SHEET AND IN TABLE 6-5.1. OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GA, SIXTH EDITION.



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SEAL:



PROJECT:

MYSTERY VALLEY GA408

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____

LANDLORD _____

LEASING _____

CONSTRUCTION _____

REVISIONS	DATE
Δ CODE UPDATE	07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION

PROJECT MANAGER: MRS

DRAWING BY: JYP

DATE: 05/25/2023

TITLE:

EROSION CONTROL DETAILS

SHEET NUMBER: Z-6

JOB/FILE NUMBER: 1398.006

SEE TABLES ON SHEET Z-7
NOT TO SCALE

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PLANTING AND FERTILIZER SCHEDULE FOR PERMANENT GRASSING

SPECIES	PURE LIVE SEED (PLS) PER 1,000 S.F.	RATE PER ACRE	PLANTING DATES			YEARS TO APPLY FERTILIZER	FERTILIZER ANALYSIS			FERTILIZER RATE (lb/Ac)	N TOP DRESSING RATE
			MTNS./LIMESTONE	PIEDMONT	COASTAL		N	P	K		
WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA	0.1 LBS.	4 LBS.	3/15 - 6/15	3/1 - 6/15	2/1 - 6/15	FIRST	6	12	12	1500	50
	1.4 LBS.	40 LBS.	3/15 - 6/15	3/1 - 6/15	2/15 - 6/1	SECOND	0	10	10	1000	-
SERICEA LESPEDEZA SEEDBEARING HAY WITH OVERSEEDED WEeping LOVEGRASS	138 LBS.	3 TONS	10/1 - 3/1	10/1 - 3/1	10/15 - 2/1	FIRST	6	12	12	1500	50
	0.05 LBS.	2 LBS.	3/1 - 6/15	3/1 - 6/15	2/1 - 6/15	SECOND	0	10	10	1000	-
HULLED COMMON BERMUDAGRASS AND SERICEA LESPEDEZA	0.2 LBS.	10 LBS.	N/A	2/15 - 7/1	2/15 - 6/15	FIRST	6	12	12	1500	50
	1.4 LBS.	60 LBS.	N/A	3/1 - 6/15		SECOND	0	10	10	1000	-
UNHULLED COMMON BERMUDAGRASS AND VIRGATA OR SERICEA LESPEDEZA SEED HAY	0.2 LBS.	10 LBS.	N/A	11/1 - 2/1	2/15 - 6/15	FIRST	6	12	12	1500	50
	1.4 LBS.	40 LBS.	N/A	3/1 - 6/15		SECOND	0	10	10	1000	-
	140 LBS.	3 TONS	N/A	10/1 - 3/1	10/15 - 2/1						
TALL FESCUEGRASS AND CLEAN COMBINE RUN VIRGATA OR SERICEA LESPEDEZA	0.7 LBS.	30 LBS.	8/1 - 11/1	8/15 - 11/1		FIRST	6	12	12	1500	50(1)
	1.4 LBS.	40 LBS.	3/1-4/15 (3/15-5/1 FOR LESPEDEZA)	3/1 - 6/15	2/15 - 6/1	SECOND	0	10	10	1000	-
TALL FESCUEGRASS (ALONE) FESTUCA ARUNDINACEA	1.1 LBS	50LBS	3/1-5/1, 8/15-11/1	9/1-11/1	N/A	FIRST	6	12	12	1500	0-50(1),(2)
						SECOND	6	12	12	1000	-
COMMON BERMUDA, HULLED ALONE CYNODON DACTYLON	0.2 LBS.	10 LBS.	N/A	4/1-4/31	3/15-5/31	FIRST	6	12	12	1500	50-100
						SECOND	6	12	12	800	50-100
COMMON BERMUDA, UNHULLED CYNODON DACTYLON (PLANT WITH WINTER ANNUALS)	0.2 LBS.	10 LBS.	N/A	10/1-3/1	11/1-2/1	FIRST	6	12	12	1500	50-100
						SECOND	6	12	12	800	50-100

1 - APPLY IN SPRING FOLLOWING SEEDING
 2 - APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED
 3 - APPLY IN 3 SPLIT APPLICATIONS

4 - APPLY WHEN PLANTS ARE PRUNED
 5 - APPLY TO GRASS SPECIES ONLY
 6 - APPLY WHEN PLANTS GROW TO A HEIGHT OF 2-4 INCHES.

MULCH REQUIREMENTS FOR PERMANENT STABILIZATION

MATERIAL	RATE	WHERE TO USE
DRY STRAW	2 TONS/ACRE	TEMPORARY COVER IN SEEDED AREAS
DRY HAY	2-1/2 TONS/ACRE	
WOOD CELLULOSE MULCH OR WOOD PULP FIBER	500 LB/ACRE	HYDRAULIC APPLICATIONS (REQUIRES STRAW OR HAY APPLICATION NOTED ABOVE FOLLOWING HYDRAULIC SEEDING)
WOOD CELLULOSE OR WOOD PULP FIBER W/ TACKIFIER	1,000 LB/ACRE	USE FOR HYDRAULIC SEEDING ON SLOPES 3/4:1 AND GREATER
SERICEA LESPEDEZA HAY (CONTAINING MATURE SEED)	3 TONS/ACRE	USE ON AREAS WHERE SERICEA LESPEDEZA IS MAY BE ESTABLISHED
GRAIN STRAW	4" TO 6"	FOR AREAS WHERE ORNAMENTALS OR GROUND COVERS ARE PLANTED AND NO LANDSCAPE/TREE REPLACEMENT PLANS HAVE BEEN PREPARED THAT SPECIFY OTHERWISE. REQUIRES ADVANCE APPROVAL OF OWNER. NOT APPROPRIATE FOR GRASS SEEDING APPLICATIONS.
GRASS HAY	4" TO 6"	
PINE NEEDLES	3" TO 5"	
CHIPPED WOOD MULCH	4" TO 6"	
PINE BARK	4" TO 6"	



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PROJECT:

**MYSTERY VALLEY
 GA408**

LOCATED AT:
 1480 S DESHON ROAD
 LITHONIA, GA 30058

APPROVALS

CARRIER _____
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 LEASING _____
 CONSTRUCTION _____

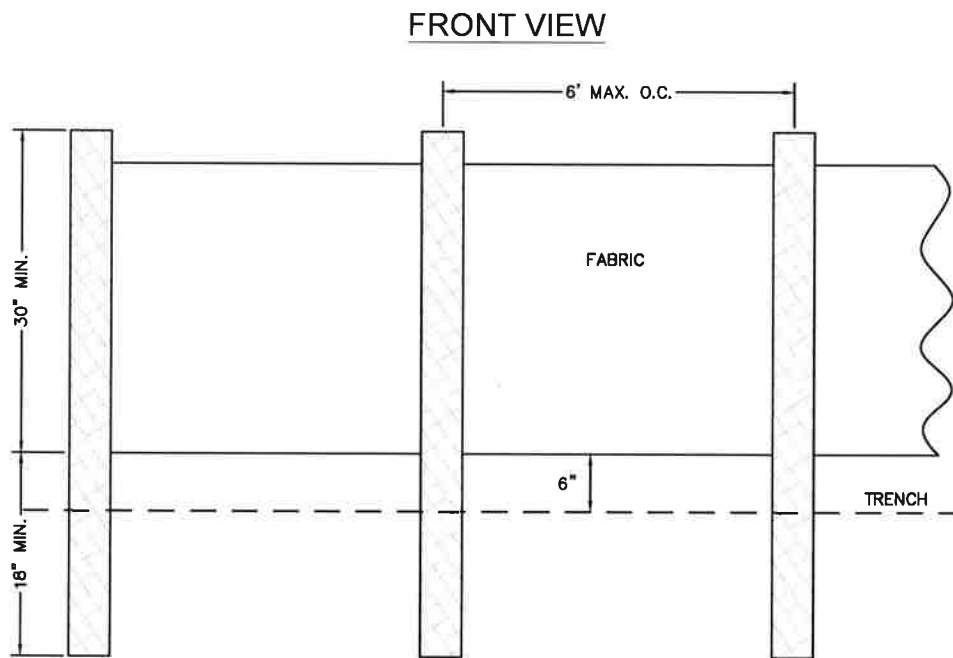
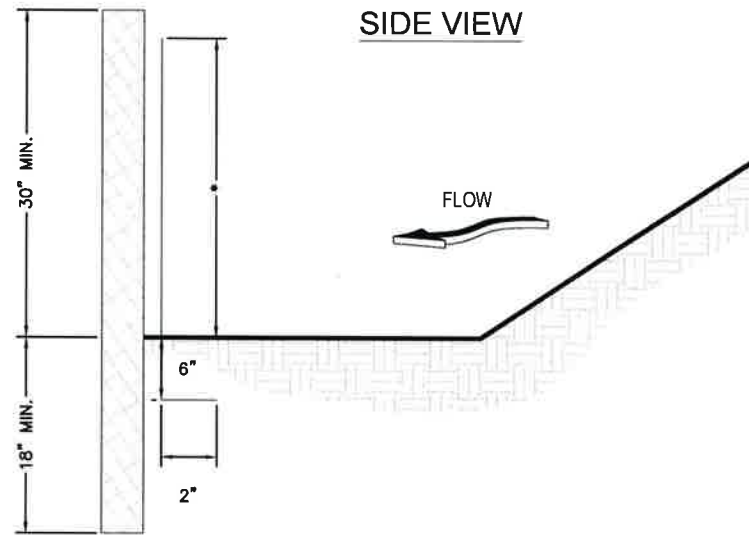
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 A CODE UPDATE 07/05/23

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 PROJECT MANAGER: MRS
 DRAWING BY: JYP
 DATE: 05/25/2023
 TITLE:

**EROSION
 CONTROL DETAILS**

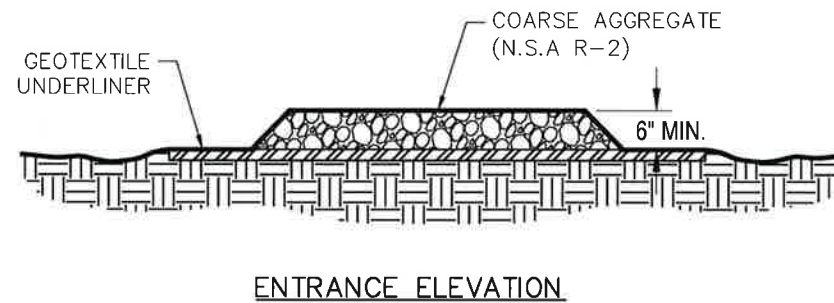
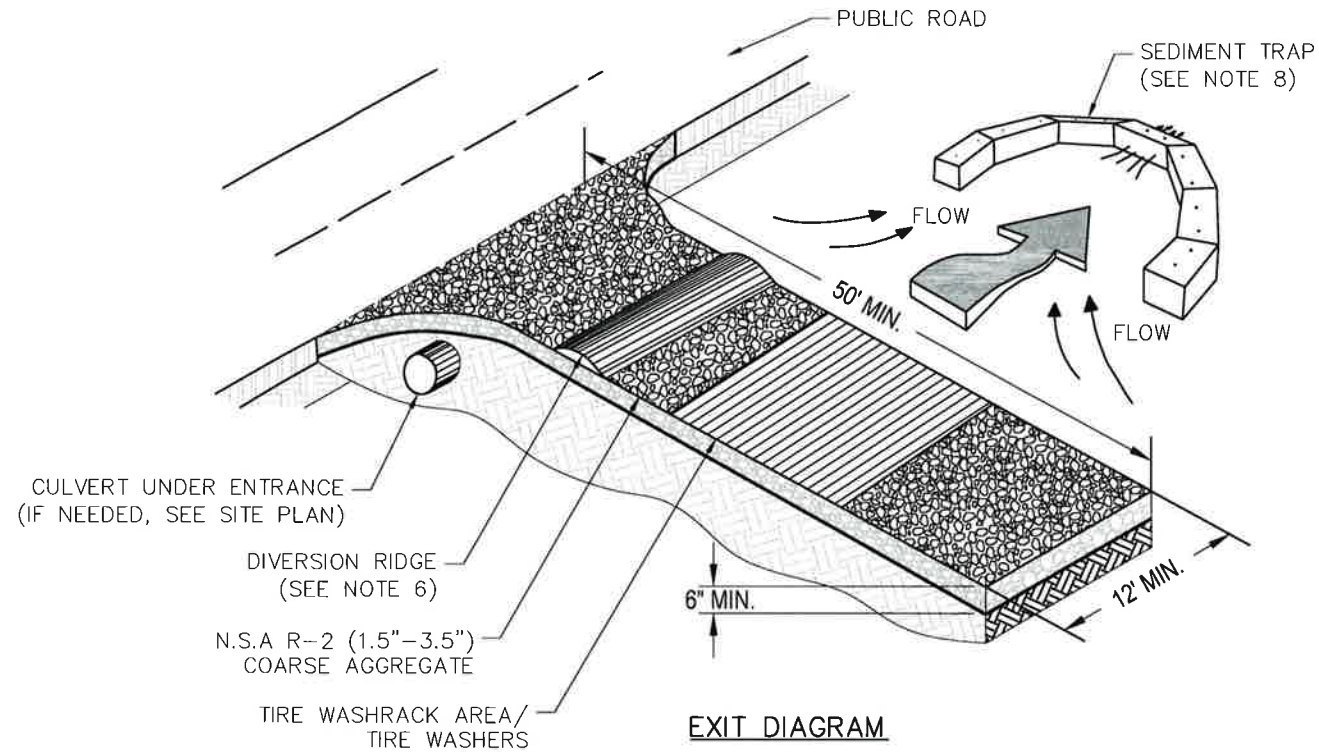
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 JOB/FILE NUMBER: 1398.006

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- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-NS SILT FENCE - TYPE NONSENSITIVE (TYPE A & B)
NOT TO SCALE



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co CRUSHED STONE CONSTRUCTION EXIT
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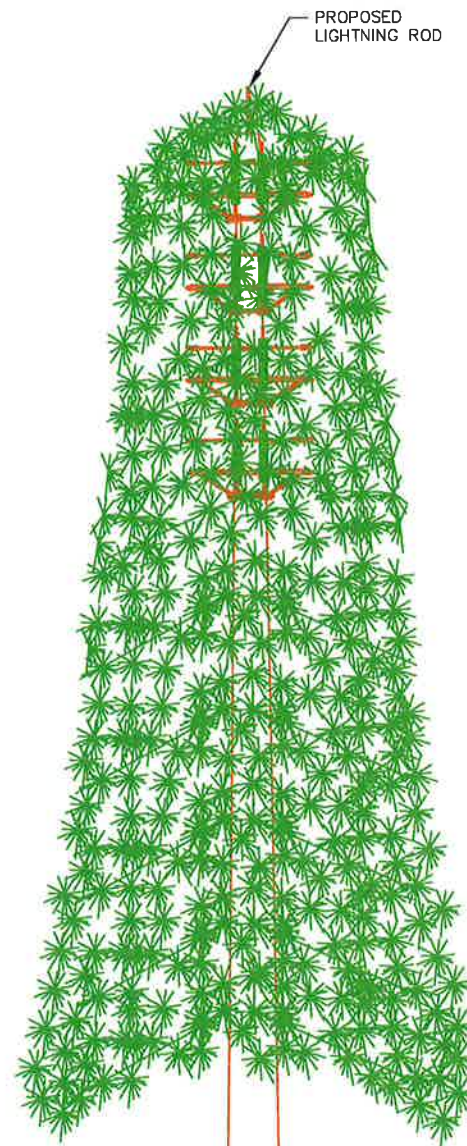
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EROSION
CONTROL DETAILS
SHEET NUMBER: Z-8
JOB/FILE NUMBER: 1398.006

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_16404\GA408 - Mystery Valley PCD.dwg Z-9 Ju 05, 2023 2:53pm by mmerritt

- NOTES:**
TOWER COLOR CODING
 - BRANCHES: GREEN
 - ANTENNA MOUNT: PAINTED BROWN
 - PROPOSED ANTENNAS: COVERED WITH GREEN "ANTENNA SOCKS" FOR CAMOUFLAGING
 - POLE COLOR: PAINTED BROWN

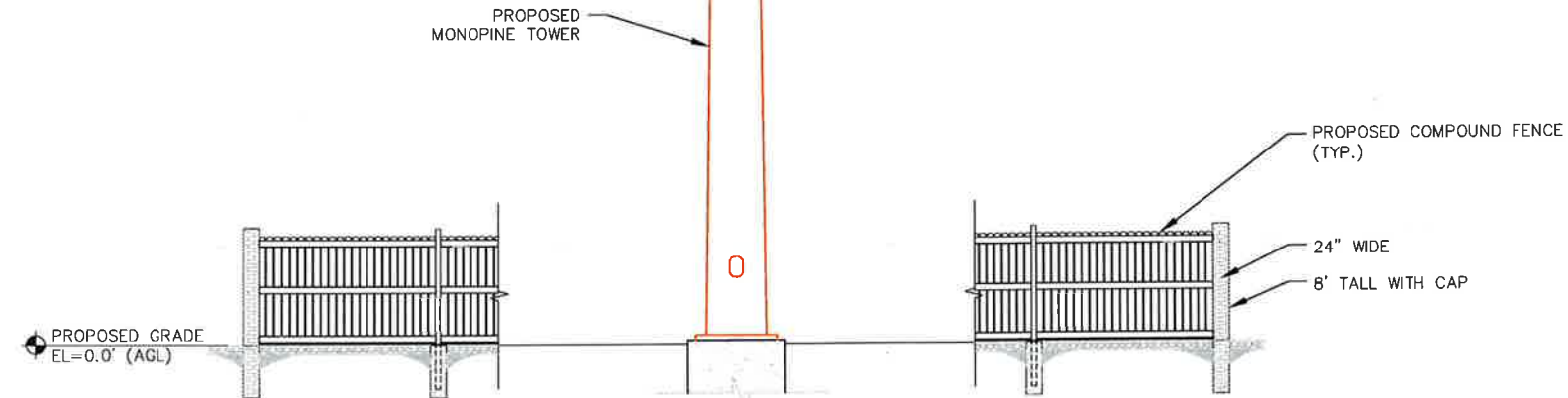
- TOP OF HIGHEST APPURTENANCE
EL=155'± AGL
- TOP OF TOWER
EL=150'± AGL



- VERIZON MOUNTING CENTER
MOUNTING CENTER = 145'± AGL
- FUTURE CARRIER MOUNTING CENTER
MOUNTING CENTER = 135'± AGL
- FUTURE CARRIER MOUNTING CENTER
MOUNTING CENTER = 125'± AGL
- FUTURE CARRIER MOUNTING CENTER
MOUNTING CENTER = 115'± AGL

- TOWER NOTES:**
1. THE PROPOSED TOWER, ANTENNAS, MOUNTS, AND FOUNDATIONS WILL BE DESIGNED BY OTHERS.
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 3. TOWER LIGHTING IS NOT REQUIRED PER THE FAA. A FAA DETERMINATION IS NOT REQUIRED.

— BRANCHES TO BE INSTALLED
DOWN TO 45' AGL



TOWER ELEVATION
NOT TO SCALE



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ISSUED FOR: PERMIT/CONSTRUCTION
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TOWER ELEVATION

SHEET NUMBER: Z-9
 JOB/FILE NUMBER: 1398.006

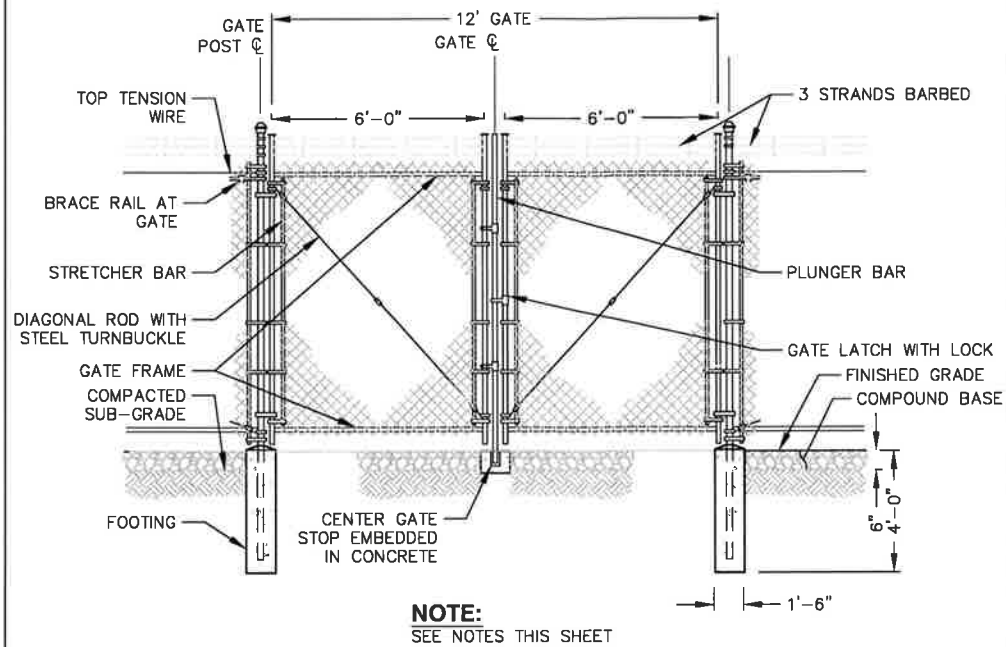
FENCE NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F- 900)

1. GATE POST: 3½" DIA. SCHEDULE 40 PER ASTM-F 1083.
2. CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM-F 1083.
3. LINE POST: 2" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
4. GATE FRAME: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
5. TOP RAIL AND BRACE RAIL: 1½" DIA. SCHEDULE 40 PIPE PER ASTM-F 1083.
6. FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
7. TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAXIMUM 24" INTERVALS.
8. TENSION WIRE: 6 GA. GALVANIZED STEEL.
9. BARBED WIRE DOUBLE STRAND 12-½" GA. TWISTED WIRE TO MATCH WITH FABRIC 14 GA., 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
10. GATE LATCH: 1-¾" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN MTA.
11. COMPLY WITH ANY LOCAL ORDINANCES REQUIRING PERMITS FOR PLACEMENT OF BARBED WIRE.
12. WARNING SIGNS USING THE INTERNATIONAL SYMBOL OF ELECTRICAL SHOCK HAZARD SHALL BE FURNISHED AND INSTALLED ON THE EXTERIOR OF ALL SIDES OF THE MAIN PERIMETER FENCE AND THE GATE. ADDITIONALLY, SIGNS SHALL BE FURNISHED AND INSTALLED THAT STATE "NO TRESPASSING" IN ENGLISH. THE SIGNS SHALL BE IMPERVIOUS TO WEATHERING AND BE MOUNTED TO AVOID EASE OF REMOVAL BY VANDALS.

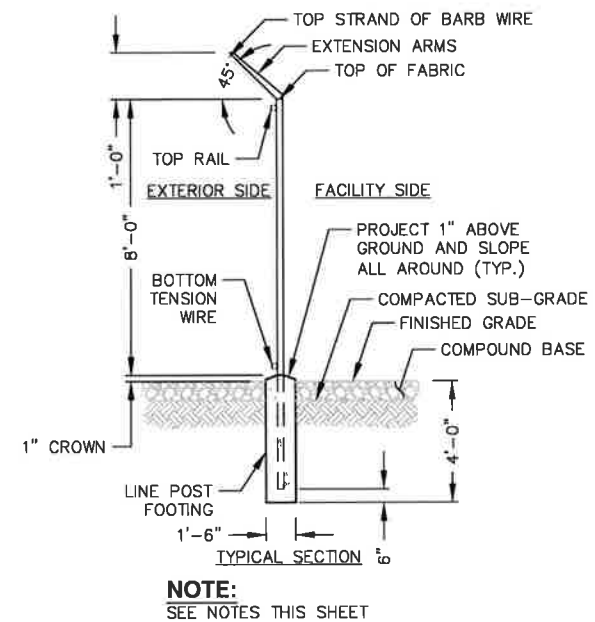
TYPICAL WOVEN WIRE FENCING NOTES

NOT TO SCALE



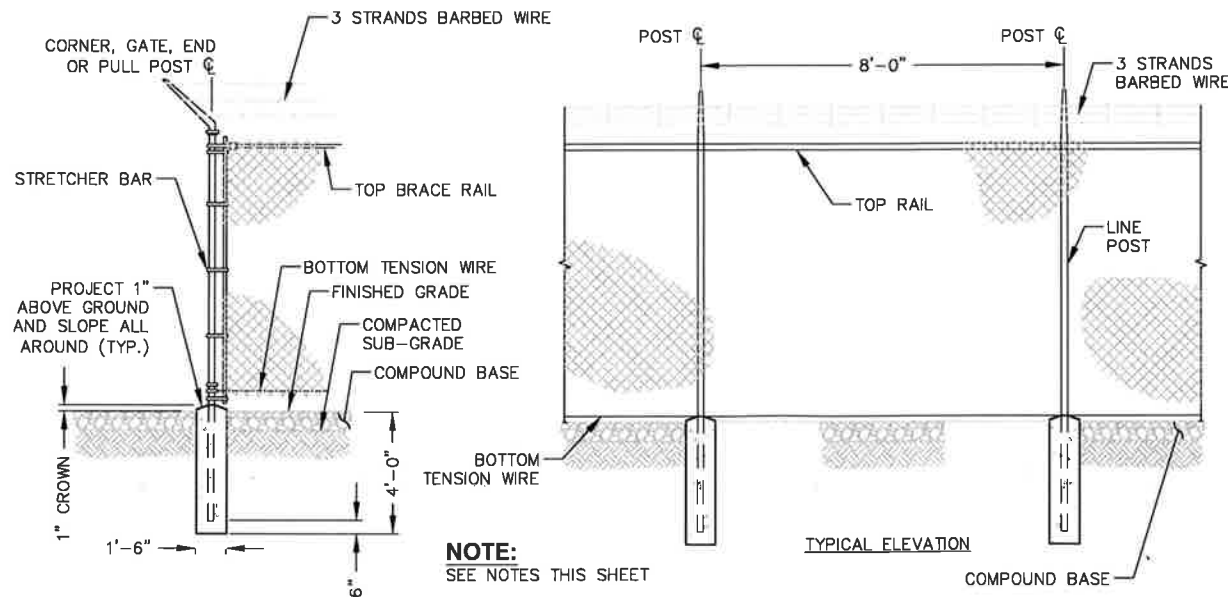
DOUBLE SWING GATE DETAIL

NOT TO SCALE



WOVEN WIRE FENCE DETAIL

NOT TO SCALE



WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL

NOT TO SCALE



ForeSite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS _____ DATE _____
A CODE UPDATE _____ 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MRS
DRAWING BY: JYP
DATE: 05/25/2023
TITLE:

FENCE DETAILS

SHEET NUMBER: Z-10
JOB/FILE NUMBER: 1398.006

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS DATE
A CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MRS
DRAWING BY: JYP
DATE: 05/25/2023
TITLE:

WOOD FENCE DETAILS

SHEET NUMBER: Z-11

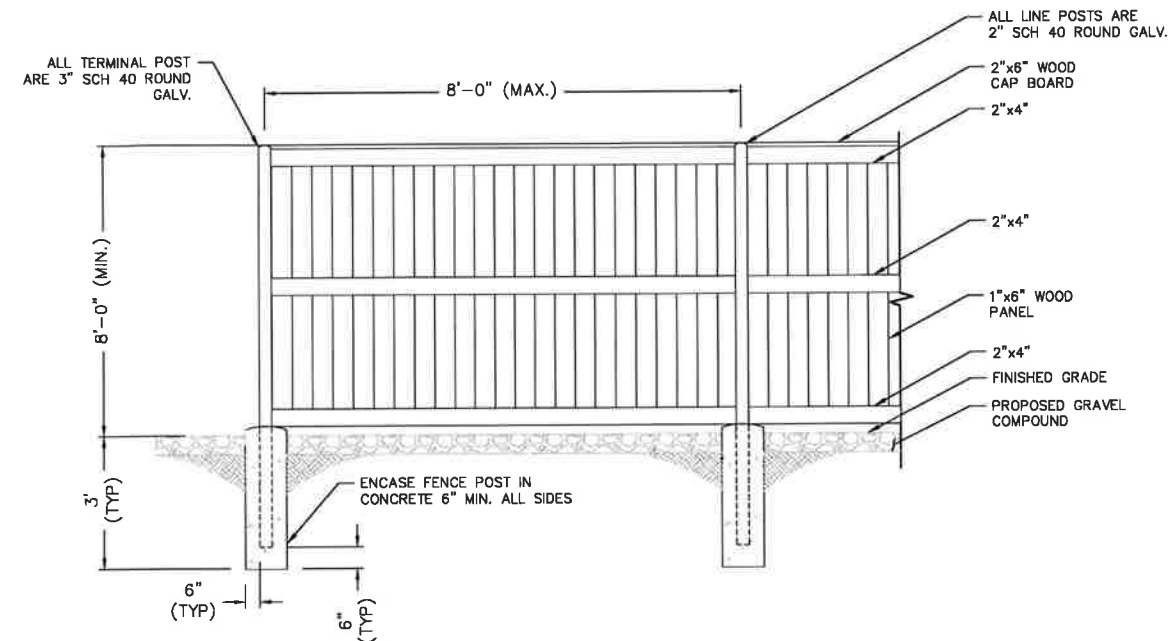
JOB/FILE NUMBER: 1398.006

NOTES:

1. FENCE CONSTRUCTION TO BE CONDUCTED IN ACCORDANCE WITH LOCAL DESIGN.
2. ALL LUMBER SHALL BE PRESSURE TREATED.
3. ALL HARDWARE SHALL BE HOT DIP GALVANIZED. NO PLATED MATERIAL SHALL BE ALLOWED.
4. WOOD SLATS SHALL BE PINE.
5. PRIVACY FENCE FRAME WORK SHALL BE 2"x4".
6. FENCE TO BE NATURAL BROWN IN COLOR.
7. LINE POST SHALL BE 2" SCH 40 PIPE HOT DIPPED GALVANIZED.
8. TERMINAL POST SHALL BE 3" SCH 40 PIPE HOT DIPPED GALVANIZED.
9. GATE FRAME WORK SHALL BE 2"SCH 40 PIPE HOT DIPPED GALVANIZED.
10. GATE POST SHALL BE 4"SCH 40 PIPE HOT DIPPED GALVANIZED.

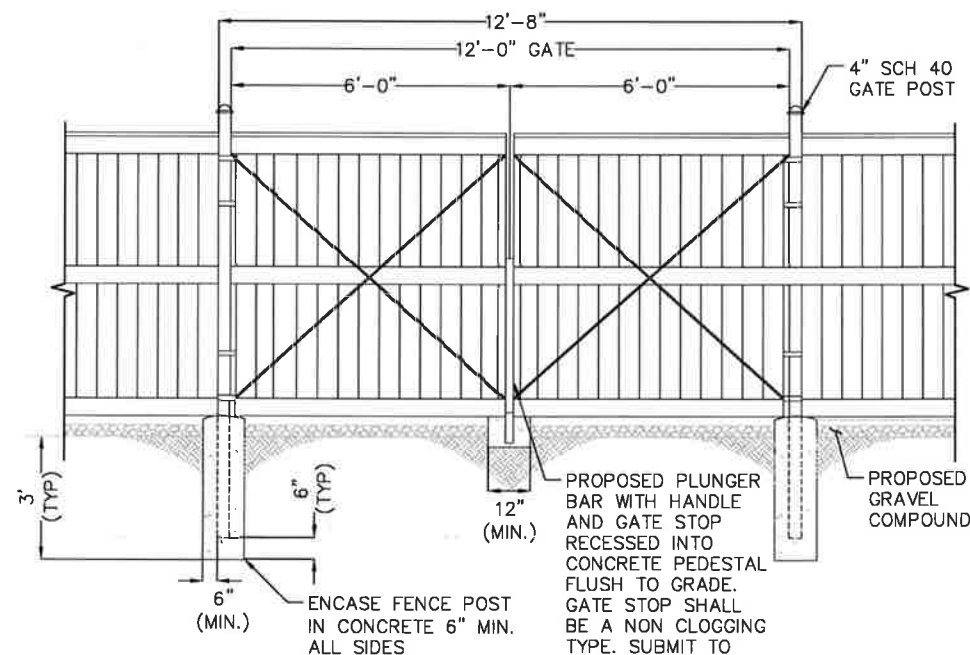
TYPICAL WOOD FENCING NOTES

NOT TO SCALE



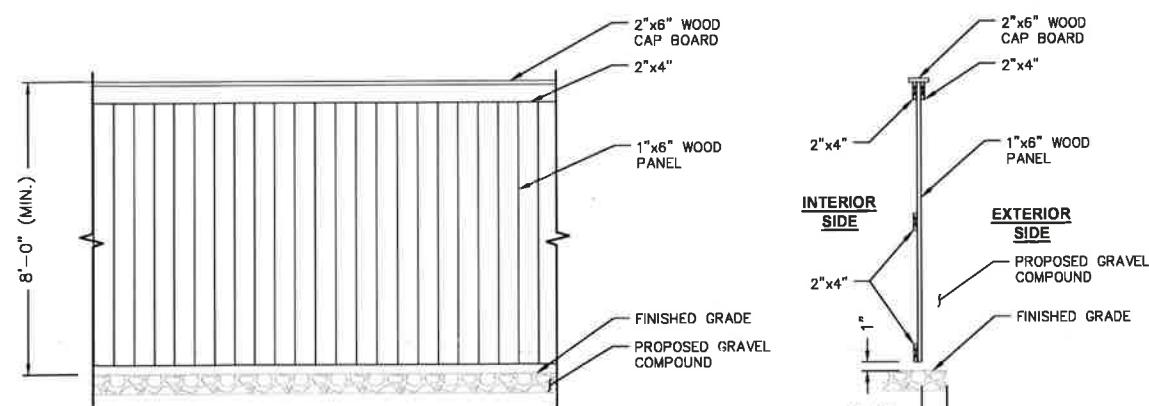
INTERIOR SIDE WOOD FENCE DETAIL

NOT TO SCALE



**12'-0" DOUBLE SWING GATE DETAIL
FOR WOOD FENCE**

NOT TO SCALE



EXTERIOR SIDE WOOD FENCE DETAIL

NOT TO SCALE

SECTION VIEW

NOT TO SCALE

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
3. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
4. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
5. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
6. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
7. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NE & OSHA.
8. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
9. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 OR XHHW-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE USE-2 CABLE (314 AWG OR LARGER), 600 V, OIL RESISTANT RHW-2 OR XHHW-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 90°C.
13. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID METALLIC CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID METALLIC CONDUIT (RMC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
16. RIGID NON-METALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR IN AREAS OF HEAVY VEHICLE TRAFFIC, GALVANIZED RIGID CONDUIT SHALL BE USED.
17. ALL OUTDOOR EXPOSED CONDUIT SHALL BE RMC AND SHALL BE SUPPORTED ADEQUATELY.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LFMC) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. LFMC SHALL CONFORM TO NEC ARTICLE 350.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
22. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
23. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
24. NON-METALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.

ELECTRICAL INSTALLATION NOTES (CONT.)

26. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
27. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
28. ALL SAFETY SWITCHES SHALL BE NEMA 1 FOR INDOOR, NEMA 3R FOR OUTDOOR, UL LISTED 200K SCCR RATED, REJECTION TYPE, WITH RK1 FUSES. FUSES SHALL HAVE AN AIR OF 200K AND SHALL HAVE A LIMITING RATING AS SHOWN IN THESE DRAWINGS. EQUIPMENT AND ACCESSORIES SHALL BE RATED FOR 75 DEGREES CELSIUS OR HIGHER.
29. ALL LOAD CENTERS SHALL BE 42 SPACE UNLESS NOTED OTHERWISE, NEMA 1 FOR INDOOR, NEMA 3R FOR OUTDOOR, MCB WITH CONVERTIBLE MAINS, UL LISTED 22K IA OR HIGHER SCCR, WITH 22K AIR BREAKERS, BREAKERS AND LOAD CENTER SHALL BE RATED FOR 75 DEGREES CELSIUS OR HIGHER. BREAKERS SHALL HAVE A LIMITING RATING AS SPECIFIED ON THESE DRAWINGS.
30. CONTRACTOR SHALL LABEL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC 110.16 AND 110.24.
31. CONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY AT SERVICE ENTRANCE.
32. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATIONS.
33. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

GROUNDING NOTES

1. ALL GROUNDING CONNECTIONS SHALL BE MADE USING EXOTHERMIC WELDING PROCESS (CAD WELD OR EQUAL) EXCEPT FOR EQUIPMENT THAT MAY BE MECHANICALLY FASTENED. ALL LUGS SHALL BE TWO HOLE, LONG BARREL TYPE, FOR COPPER, UNLESS OTHERWISE NOTED.
2. ALL GROUND RODS SHALL BE INSTALLED AT 30" BELOW GRADE PER MANUFACTURER'S SPECIFICATIONS. UNDERGROUND GROUNDING CONDUCTORS SHALL BE 30" BELOW GRADE.
3. ALL EXTERIOR GROUND CONDUCTORS SHALL BE MIN. #2 AWG SOLID TINNED BARE COPPER WIRE. EQUIPMENT GROUND CONDUCTORS SHALL BE MIN. #6 GREEN INSULATED, UNLESS OTHERWISE NOTED.
4. GROUND RODS FOR GROUND RING SHALL BE SPACED AT BETWEEN 2 x LENGTH OF ROD (MIN.) AND 2.5 x LENGTH OF ROD (MAX.) TO MAXIMIZE EFFICIENCY.
5. ANY METAL OBJECT WITHIN 6 FEET OF THE TOWER OR EQUIPMENT GROUND RING SHALL BE BONDED DIRECTLY TO THE RING.
6. THE MINIMUM BENDING RADIUS FOR ALL GROUNDING CONDUCTORS #6 AWG OR LARGER SHALL BE 24".
7. ALL ABOVE GRADE GROUND CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD EARTH AND HORIZONTAL ONLY WHERE NECESSARY.
8. ALL CONDUCTORS SHALL BE ROUTED SUCH THAT THERE ARE NO INCLUDED ANGLES OF LESS THAN 90 DEGREES.
9. PRIOR TO CONNECTING TO UTILITY, THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A RECOMMENDED TEST RESULT OF 5 OHMS OR LESS INDEPENDENT OF UTILITY GROUND.
10. ALL GROUNDING SHALL COMPLY WITH THE N.E.C. AND UL96A LIGHTNING PROTECTION STANDARD.
11. ALL GROUNDING COMPONENTS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
12. ANY METAL CONDUIT MOUNTED ON THE TOWER SHALL BE BONDED TO THE TOWER AT EACH END.
13. ALL EXPOSED GROUNDING SHALL BE IN NON-METALLIC FLEX CONDUIT AND SECURED AS NECESSARY.
14. WHEN BONDING TO EQUIPMENT, REMOVE PAINT TO BARE STEEL AND PROTECT WITH A COATING OF NO-OX.
15. APPROVED ANTIOXIDANT COATINGS SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. BOND ICE BRIDGE SECTIONS TOGETHER EXOTHERMICALLY OR WITH 2 HOLE LUGS. BOND ICE BRIDGE TO SUPPORT POSTS.
17. THESE NOTES ARE NOT ALL-ENCOMPASSING. REFER TO CARRIER/TOWER OWNER FOR COMPLETE GROUNDING GUIDELINES.



FORESITE
group

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Peachtree Corners, GA 30092

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

LOCATED AT:
1480 S DESHON ROAD
LITHONIA, GA 30058

APPROVALS

CARRIER _____
LANDLORD _____
LEASING _____
CONSTRUCTION _____

REVISIONS DATE
A CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MRS
DRAWING BY: JYP
DATE: 05/25/2023
TITLE:

ELECTRICAL NOTES

SHEET NUMBER: Z-12
JOB/FILE NUMBER: 1398.006

Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_16404\GA408 - Mystery Valley_PCD.dwg 2-13 Jul 05, 2023 2:53pm by: mmerritt

CONDUIT KEY NOTES

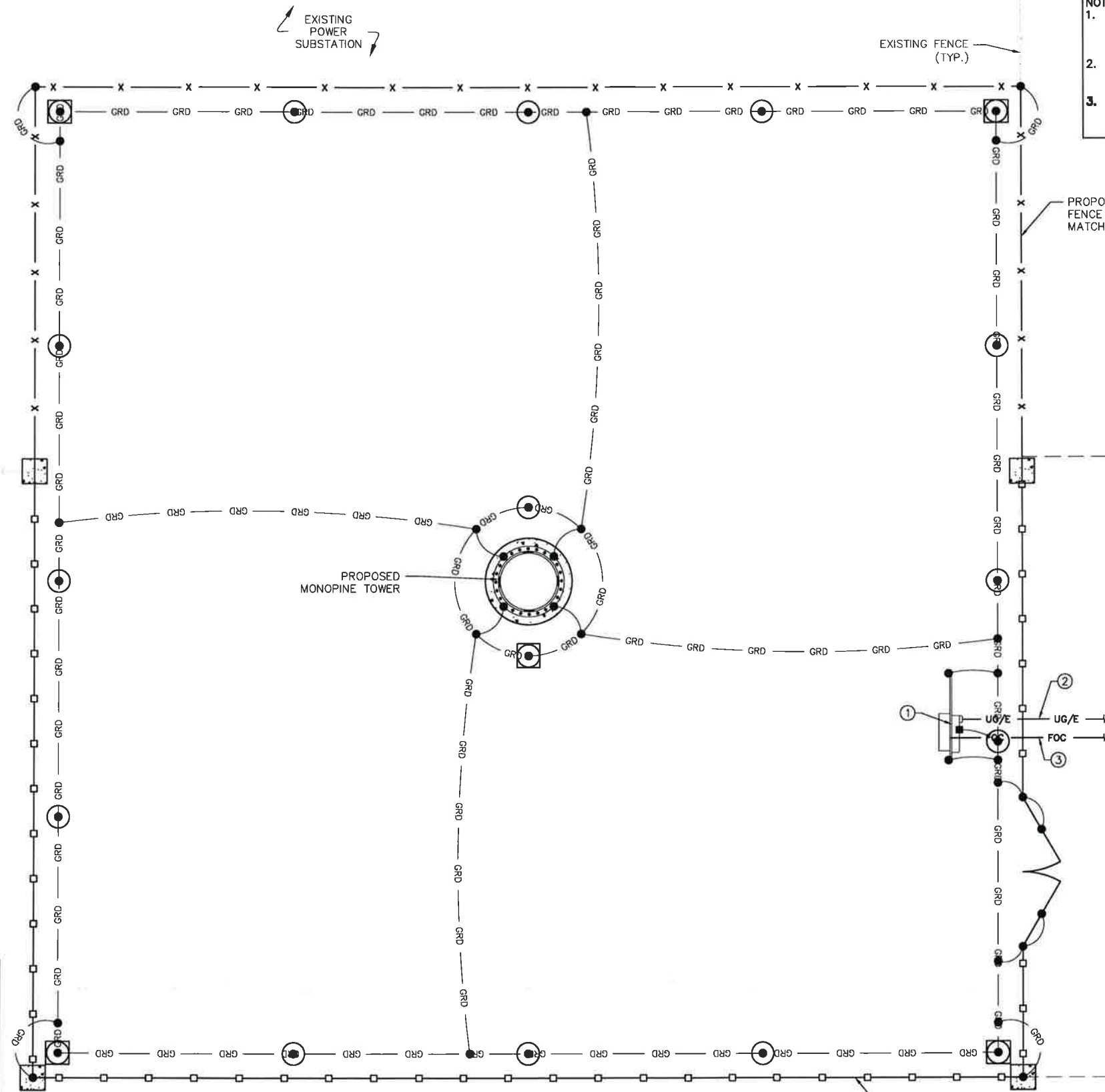
- ① PROPOSED MULTI-GANG METER BANK
- ② (1) PROPOSED 2" FIBER CONDUIT. CONTRACTOR SHALL FIELD VERIFY FINAL ROUTING. FINAL DESIGN TBD.
- ③ (1) PROPOSED 2" CONDUIT FOR POWER. CONTRACTOR SHALL FIELD VERIFY FINAL ROUTING. FINAL DESIGN TBD.

GROUNDING KEY NOTES

- (A) PROPOSED FENCE & GATE GROUNDING
- (B) PROPOSED TOWER GROUND RING
- (C) GROUND H-FRAME & ALL EQUIPMENT ON H-FRAME TO PROPOSED COMPOUND GROUND RING

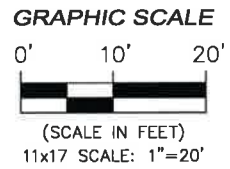
LEGEND:

- PROPOSED GROUND ROD TEST WELL
- PROPOSED GROUND ROD
- PROPOSED EXOTHERMIC WELD
- PROPOSED MECHANICAL GROUND CONNECTION
- PROPOSED GROUND BUSS BAR
- PROPOSED GROUNDING SYSTEM
- PROPOSED POWER ROUTING
- PROPOSED TELCO ROUTING



SITE SERVICE ROUTING & COMPOUND GROUNDING PLAN

NOTES:
 1. CONTRACTOR TO INSTALL GROUND RODS AS NEEDED TO PROVIDE RECOMMENDED RESISTIVITY. REFER TO ELECTRICAL & GROUNDING NOTES ON SHEET Z-12.
 2. CONTRACTOR TO INSTALL HANDHOLES AS NECESSARY PER LOCAL UTILITY REQUIREMENTS.
 3. ALL GROUNDING CONDUCTORS ARE #2 AWG SOLID TINNED BARE COPPER WIRE, UNLESS NOTED OTHERWISE.



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 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092

SEAL:



PROJECT:
MYSTERY VALLEY GA408

LOCATED AT:
 1480 S DESHON ROAD
 LITHONIA, GA 30058

APPROVALS

CARRIER	_____
LANDLORD	_____
LEASING	_____
CONSTRUCTION	_____

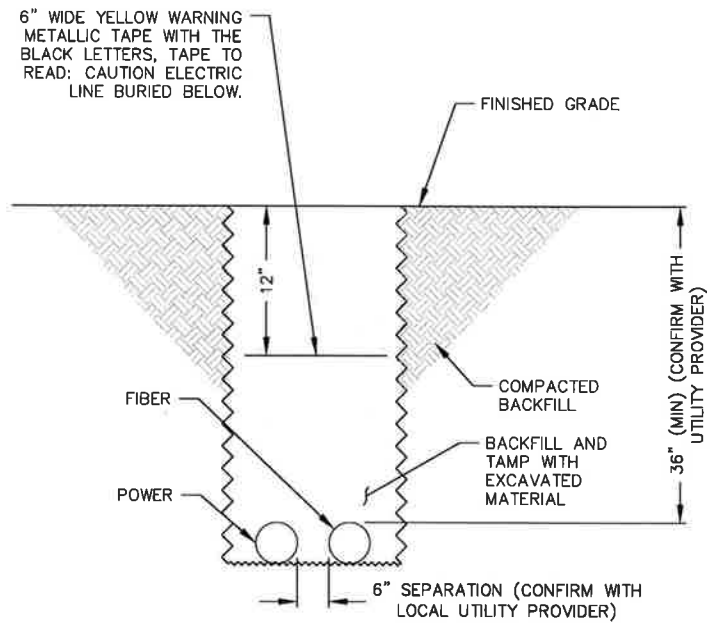
REVISIONS	DATE
▲ CODE UPDATE	07/05/23

ISSUED FOR: _____ PERMIT/CONSTRUCTION
 PROJECT MANAGER: _____ MRS
 DRAWING BY: _____ JYP
 DATE: _____ 05/25/2023
 TITLE: _____

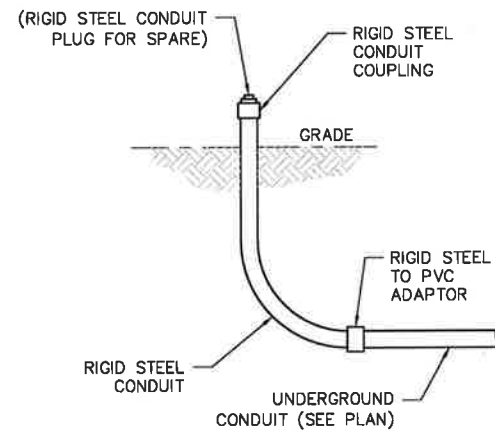
SITE SERVICE ROUTING & COMPOUND GROUNDING PLAN

SHEET NUMBER: **Z-13**
 JOB/FILE NUMBER: **1398.006**

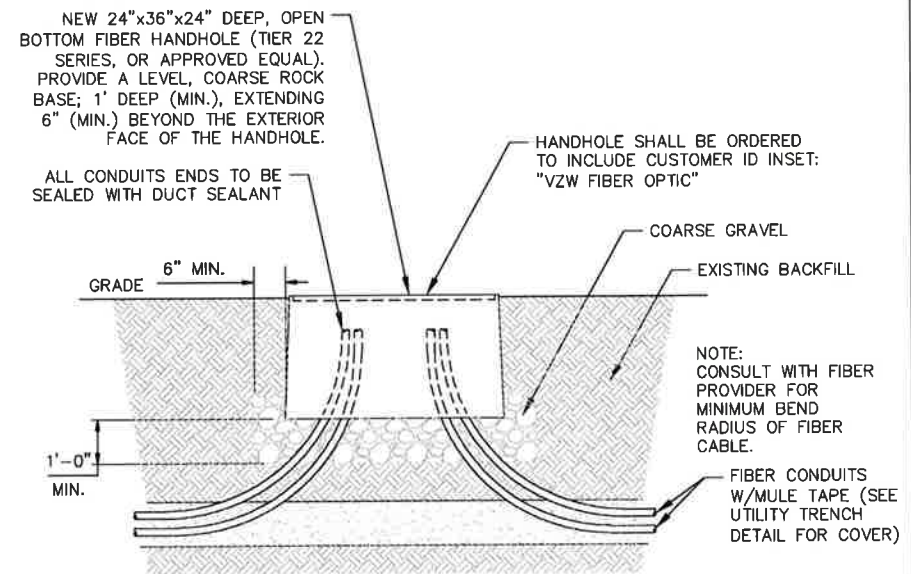
Drawing name: C:\Users\mmerritt\AppData\Local\Temp\AcPublish_16404\G4408 - Mystery Valley_PCD.dwg Z-14 Jul 05, 2023 2:53pm by mmerritt



UTILITY TRENCH DETAIL
NOT TO SCALE



UNDERGROUND CONDUIT STUB-UP
NOT TO SCALE



FIBER HANDHOLE DETAIL
NOT TO SCALE



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SEAL:



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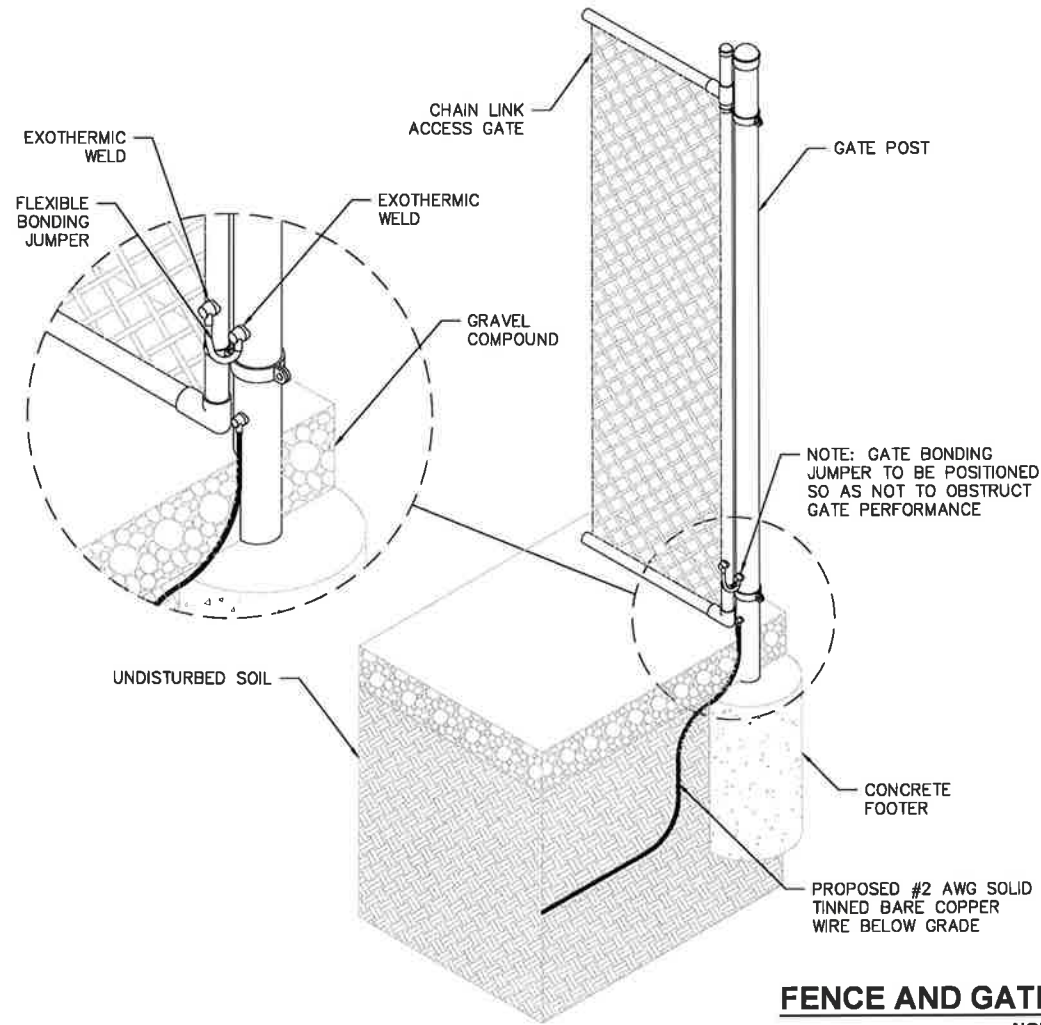
REVISIONS DATE
A CODE UPDATE 07/05/23

ISSUED FOR: PERMIT/CONSTRUCTION
PROJECT MANAGER: MRS
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TITLE:

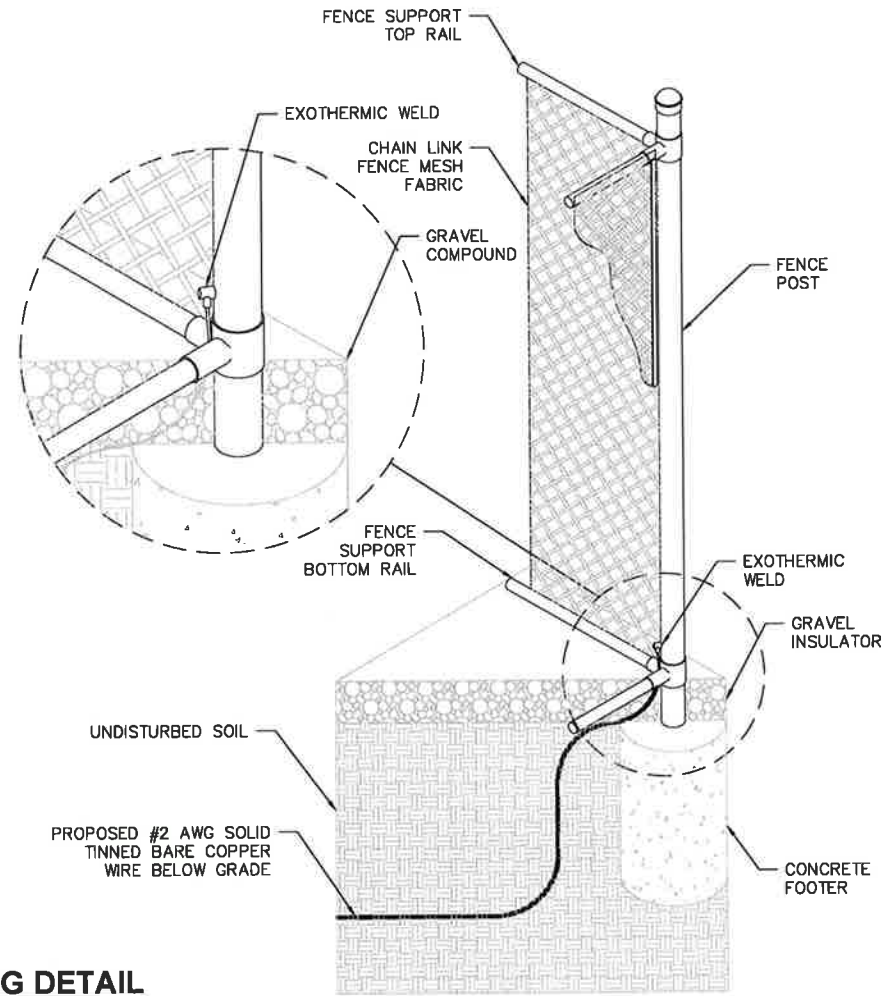
GROUNDING &
CONDUIT DETAILS

SHEET NUMBER: Z-14
JOB/FILE NUMBER: 1398.006

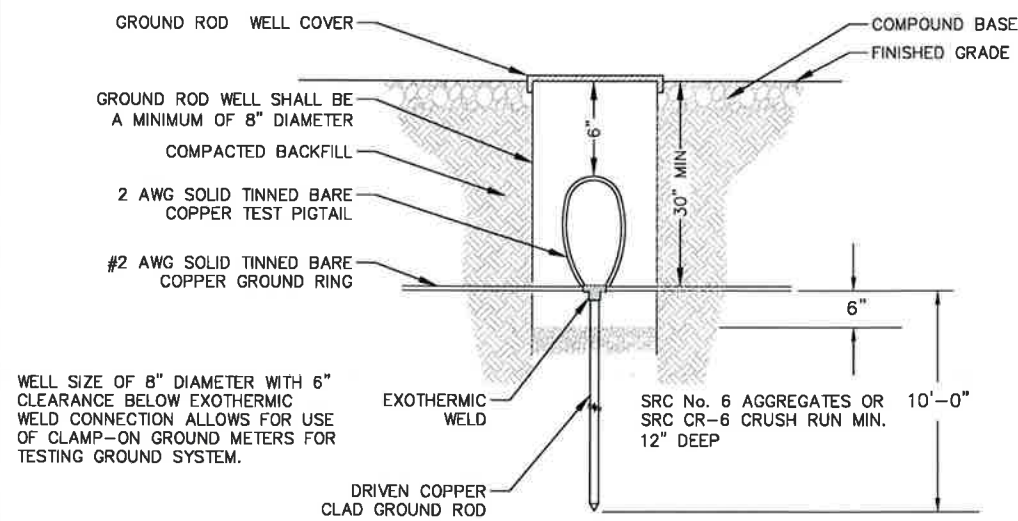
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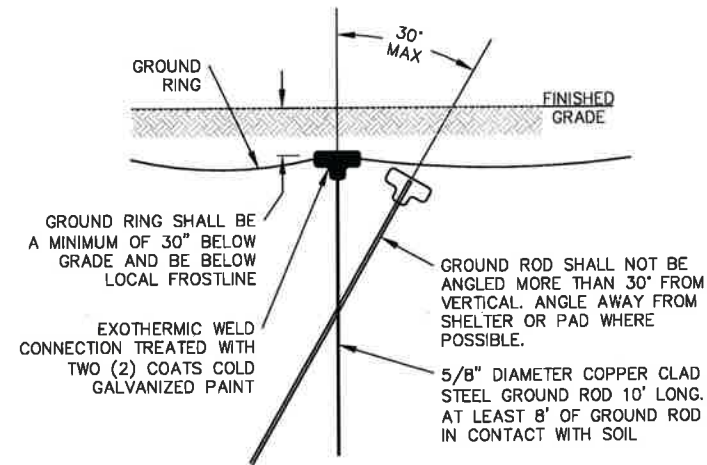
FENCE AND GATE GROUNDING DETAIL
NOT TO SCALE



GROUND ROD DETAIL
NOT TO SCALE



GROUND ROD TEST WELL DETAIL
NOT TO SCALE



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SEAL:



PROJECT:

**MYSTERY VALLEY
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DATE: 05/25/2023
TITLE:

GROUNDING DETAILS

SHEET NUMBER: Z-15
JOB/FILE NUMBER: 1398.006

SEAL:



PROJECT:

**MYSTERY VALLEY
GA408**

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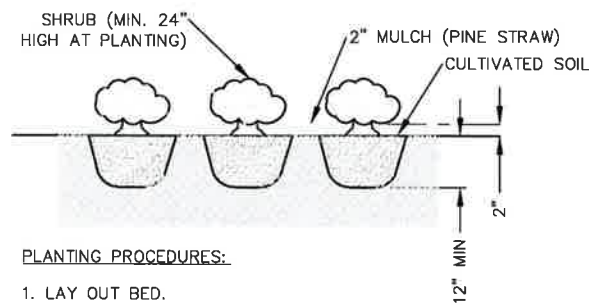
LANDSCAPING DETAILS

SHEET NUMBER: Z-16
JOB/FILE NUMBER: 1398.006

LANDSCAPE SCHEDULE						
	SPECIES	HEIGHT (MIN.)	QUANTITY	SIZE	SPACING (MAX.)	COMMENTS
TREES	EVERGREEN VARIETY	8' AT PLANTING	17	2½" DBH	10' O.C.	XERISCAPE TOLERANT
SHRUBS	VIBURNUM	24" AT PLANTING	16	-	2'-6" O.C.	XERISCAPE TOLERANT, CAPABLE OF REACHING 36" WITHIN 12 MONTHS

LANDSCAPING NOTES:

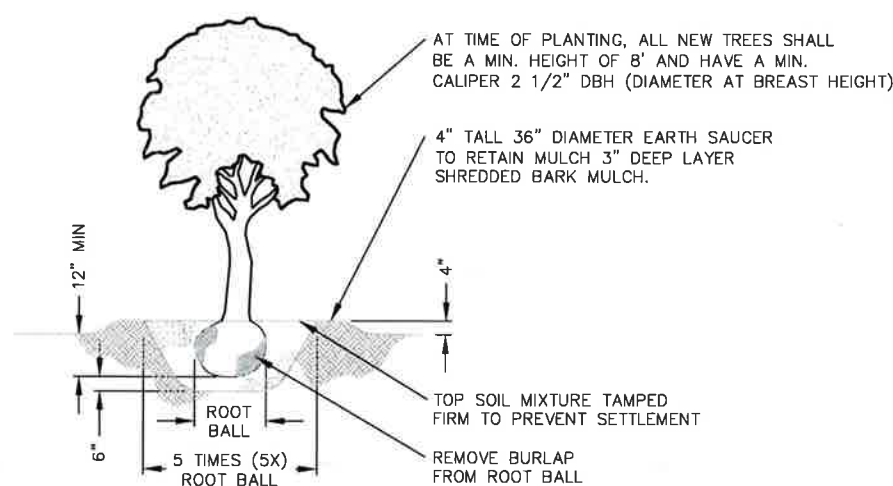
- CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL REPLACE ANY DEAD OR DISCOLORED TREES/SHRUBS WITHIN THE WARRANTY PERIOD.



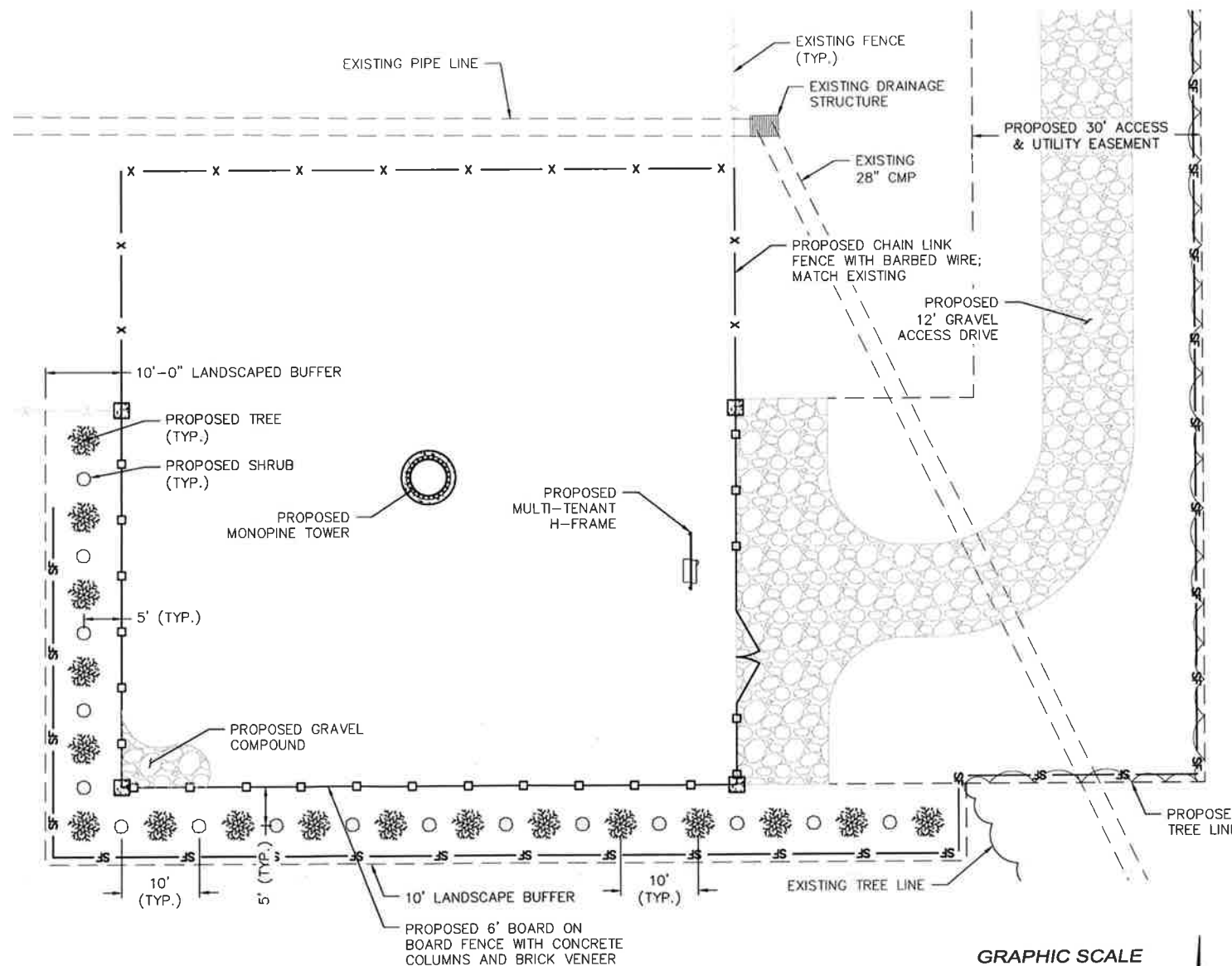
PLANTING PROCEDURES:

- LAY OUT BED.
- ROTOTILL BED TO 12" DEPTH.
- INSTALL PLANTS AND MULCH.
- WATER THOROUGHLY.
- IF UNABLE TO ROTOTILL DUE TO TREE ROOTS, HAND DIG HOLE (FOR EACH PLANT) 12" WIDE AND 6" DEEPER THAN CONTAINER.

SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



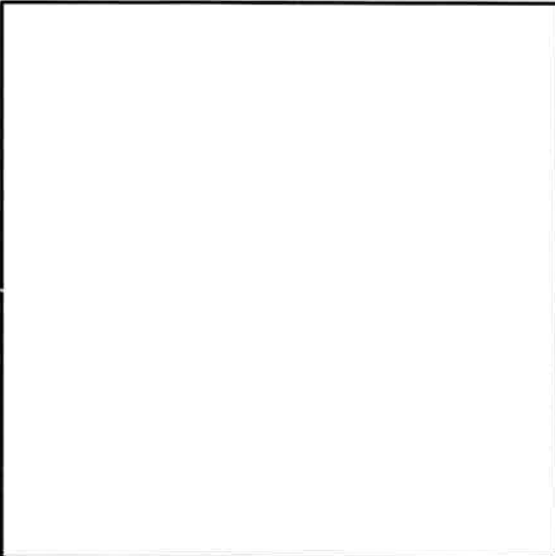
LANDSCAPE & IRRIGATION PLAN

GRAPHIC SCALE

0' 10' 20'

(SCALE IN FEET)
11x17 SCALE: 1"=20'

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LITHONIA, GA

PARENT PARCEL --- AS PROVIDED (LIMITED TITLE REPORT)

SITUATED IN THE COUNTY OF DEKALB AND STATE OF GEORGIA AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION AT THE EAST LINE OF LAND LOT 126 AND THE SOUTHERN SIDE OF THE 50 FOOT RIGHT OF WAY OF SOUTH DESHON ROAD; THENCE RUNNING SOUTHWESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF SOUTH DESHON ROAD, A DISTANCE OF 1,141.8 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 09 MINUTES 09 SECONDS EAST A DISTANCE OF 924.36 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 40 MINUTES 51 SECONDS WEST, A DISTANCE OF 500.41 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 593.55 FEET TO AN IRON PIN; /HENCE NORTH 89 DEGREES 36 MINUTES 43 SECONDS EAST A DISTANCE OF 298.0 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 46 MINUTES 11 SECONDS WEST 320.15 FEET TO AN IRON .IN ON THE SOUTHERN RIGHT OF WAY OF SOUTH DESHON ROAD; THENCE NORTH 79 DEGREES 11 MINUTES 10 SECONDS EAST A DISTANCE OF 200 FEET TO THE IRON PIN AT THE TRUE POINT OF BEGINNING; AND BEING 8.187 ACRES, ACCORDING TO SURVEY FOR GEORGIA POWER COMPANY BY LARRY W. CLARK, REGISTERED LAND SURVEYOR, DATED DECEMBER 22, 1986 AND LAST REVISED FEBRUARY 2, 1987.

TAX ID NO: 16-126-02-068

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO GEORGIA POWER COMPANY, GRANTEE, FROM OSCAR TURNER, GRANTOR BY WARRANTY DEED RECORDED 02/09/1987, AS BOOK 5736, PAGE 278 OF DEKALB COUNTY RECORDS.

TOWER EASEMENT --- AS SURVEYED

A parcel of land lying and being Land Lot 126, 16th District, Dekalb County, Georgia, being more particularly described as follows:

Commence at a 3" Georgia Power Company disc being the Southeast corner of a parcel identified as PID# 16-126-02-068 in Land Lot 126, 16th District, Dekalb County, Georgia; thence N 42° 20' 29"W a distance of 166.82' to a 5/8" capped rebar (Bailey Land Group) and the Point of Beginning of a tower easement; thence N 89° 21' 51"W a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence N 0° 38' 09"E a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence S 89° 21' 51"E a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence S 0° 38' 09"W a distance of 80.00' to the Point of Beginning. Said parcel containing 6,400 SQ FT (0.15 acres), more or less.

30' ACCESS & UTILITY EASEMENT ---- AS SURVEYED

An easement of land lying and being Land Lot 126, 16th District, Dekalb County, Georgia, being more particularly described as follows:

Commence at a 3" Georgia Power Company disc being the Southeast corner of a parcel identified as PID# 16-126-02-068 in Land Lot 126, 16th District, Dekalb County, Georgia; thence N 42° 20' 29"W a distance of 166.82' to a 5/8" capped rebar (Bailey Land Group); thence N 0° 38' 09"E a distance of 25.00' to the Point of Beginning of the centerline of a 50' access & utility easement, lying 25' on each side of the following described centerline; thence S 89° 21' 51"E a distance of 46.20' to a point at which said easement tapers to 30' in width, lying 15' on each side of the following described centerline; thence N 0° 38' 09"E a distance of 189.84' to a point in a gravel drive; thence along said gravel drive N 35° 51' 34"E a distance of 62.14' to a point; thence N 0° 28' 45"W a distance of 360.04' to a point; thence N 5° 53' 42"W a distance of 167.65' to the Point of Ending along the South right of way line of S Deshon Road. Said easement containing 25,700 SQ FT (0.59 acres), more or less.

TITLE EXCEPTIONS

Surveyor's Comments on Title Exceptions listed in "Other Items of Record" in the Limited Title Report for Title Insurance issued by Old Republic National Title Insurance Company, Report No: 01-22040842-015 on 08/31/2022.

(1) BOUNDARY LINE AGREEMENT BY AND BETWEEN IRENE G. EDWARDS AND OSCAR T. TURNER, RECORDED 04/02/1968, AS BOOK 2298, PAGE 91 OF DEKALB COUNTY RECORDS. --- DOCUMENT CONTAINS VAGUE LEGAL DESCRIPTION BUT FROM PLOTTING LAND LOTS THE SURVEYOR BELIEVES IT DESCRIBES THE SOUTH LINE OF THE SUBJECT PROPERTY.

(2) AGREEMENT AND GRANT OF EASEMENT, BY AND BETWEEN UNITED STATES OF AMERICA, BY DEPARTMENT OF HEALTH AND HUMAN SERVICES, AND GEORGIA POWER COMPANY, AND RECORDED 12/27/1997 AS BOOK 9726, PAGE 743 OF DEKALB COUNTY RECORDS. --- DOCUMENTS CONTAINS NO LEGAL DESCRIPTION AND A SCHEMATIC THAT IS ILLEGIBLE AND CANNOT BE ACCURATELY RECREATED AND THEREFORE CANNOT BE ADDRESSED BY SURVEYOR.

SURVEYOR'S STATEMENT

I hereby state that all parts of the is 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 Plat Act O.C.G.A. 15-6-67.

Jason E. Bailey, RLS
Georgia Reg. No. LS003256
Dated: 03/10/2023



EASEMENT SURVEY FOR:

FORESITE
group

3740 Davinci Ct, Suite 100
Peachtree Corners, GA 30092



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

4121 Smokey Road
Alabaster, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com

REVISIONS

NO	DATE	DESCRIPTION
1	03/15/23	ADD. TITLE
2	03/16/23	REVISED NOTE 6

PROJECT

GA408 Mystery Valley
1480 S DESHON RD
LITHONIA, GA 30058

CLIENT

FORESITE GROUP, INC.
Peachtree Corners, GA 30092

TITLE

RAWLAND TOWER SURVEY

DRAWN BY: SB CHECKED BY: JEB

BLG PROJECT NO.
22.099

CLIENT PROJECT NO.

SHEET NO. **S3.0**
SHEET 3 OF 3

Exhibit 2



Structural Design Report
150' Monopine
Site: Mystery Valley, GA
Site Number: GA408

Prepared for: DIAMOND COMMUNICATIONS LLC
by: Sabre Industries™

Job Number: 23-1210-JDS-R1

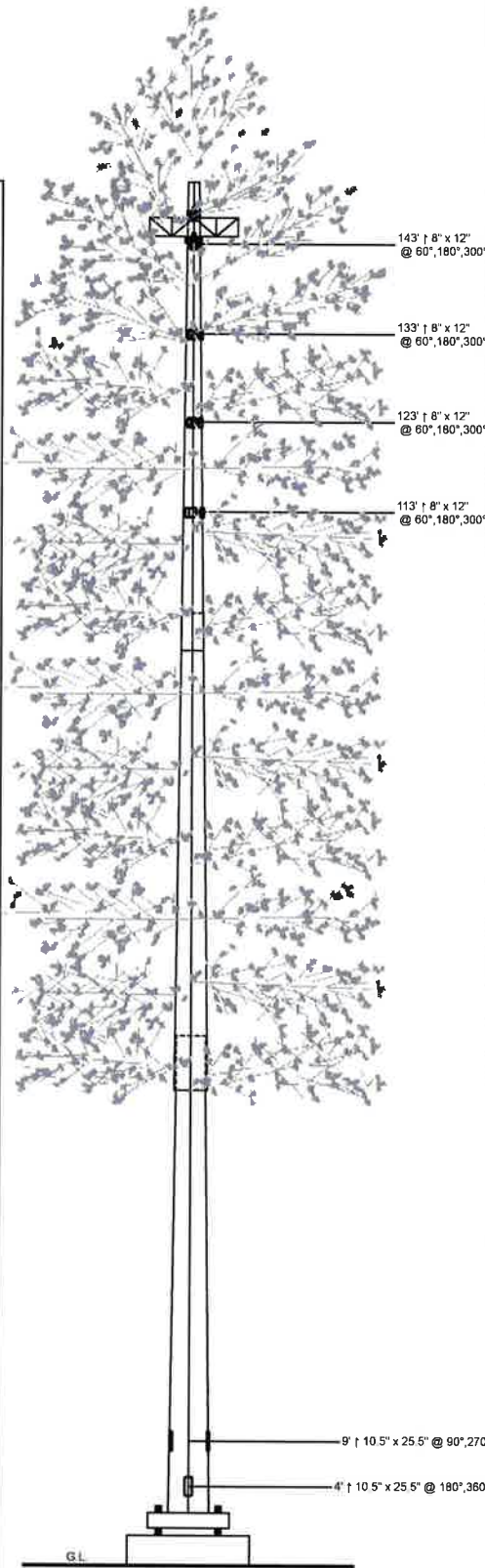
July 6, 2023

Monopole Profile.....	1
Foundation Design Summary (Preliminary) (Option 1).....	2
Foundation Design Summary (Preliminary) (Option 2).....	3
Pole Calculations.....	4-22
Foundation Calculations.....	23-32



Digitally Signed By Amy R. Herbst
DN: c=US, st=Texas, l=Alvarado, o=SABRE INDUSTRIES, INC., cn=Amy R. Herbst,
email=arherbst@sabreindustries.com Date: 2023.07.06 11:22:00

Length (ft)	53'-3"	53'-6"	52'-6"
Number Of Sides	18		
Thickness (in)	1/2"	1/16"	5/16"
Lap Splice (ft)	6'-0"		
Top Diameter (in)	41.2"	28.83"	16"
Bottom Diameter (in)	58.04"	43.74"	30.64"
Taper (in/ft)		0.2788	
Grade		A572-65	
Weight (lbs)	16561	9607	4712
Overall Steel Height (ft)	149		



Designed Appurtenance Loading

Elev	Description	Tx-Line
145	3 THD V-Boom - 10ft Face - 3ft Standoff	
145	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
135	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
125	(1) 25,000 sq. in. (8000 lbs) (below top)	(6) 1 5/8"
115	(1) 20,000 Sq. Inches 8,000# (below top)	(6) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	107 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	B
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	885 ft
Seismic Importance Factor, I_e	1.00
0.2-sec Spectral Response, S_s	0.18 g
1-sec Spectral Response, S_1	0.084 g
Site Class	D (DEFAULT)
Seismic Design Category	C
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 W _o	90.88	58.53	6739.43	13.83	10.48
0.9 D + 1.0 W _o	68.16	58.4	6558.49	13.3	10.01
1.2 D + 1.0 D _i + 1.0 W _i	173.22	7.27	989.12	2.3	1.77
1.2 D + 1.0 E _v + 1.0 E _h	93.75	2.27	319.22	0.77	0.6
0.9 D - 1.0 E _v + 1.0 E _h	85.23	2.27	308.88	0.73	0.58
1.0 D + 1.0 W _o (Service @ 60 mph)	75.77	16.47	1880.84	3.93	2.93

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	68.75"	2.5"	63"	22	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	2884.2	A615-75	Galv

Material List

Display	Value
A	4" - 3"

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2018 International Building Code.
- 6) Tower Rating: 99.9%
- 7) This structure has been designed to support pine tree branches starting at the 45' elevation to an overall height of 155'.



Sabre Industries
 7101 Southbridge Drive
 P.O. Box 658
 Sioux City, IA 51102-0658
 Phone: (712) 258-6690
 Fax: (712) 278-0814

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Job:

23-1210-JDS-R1

Customer:

DIAMOND COMMUNICATIONS LLC

Site Name:

Mystery Valley, GA GA408

Description:

150' Monopole

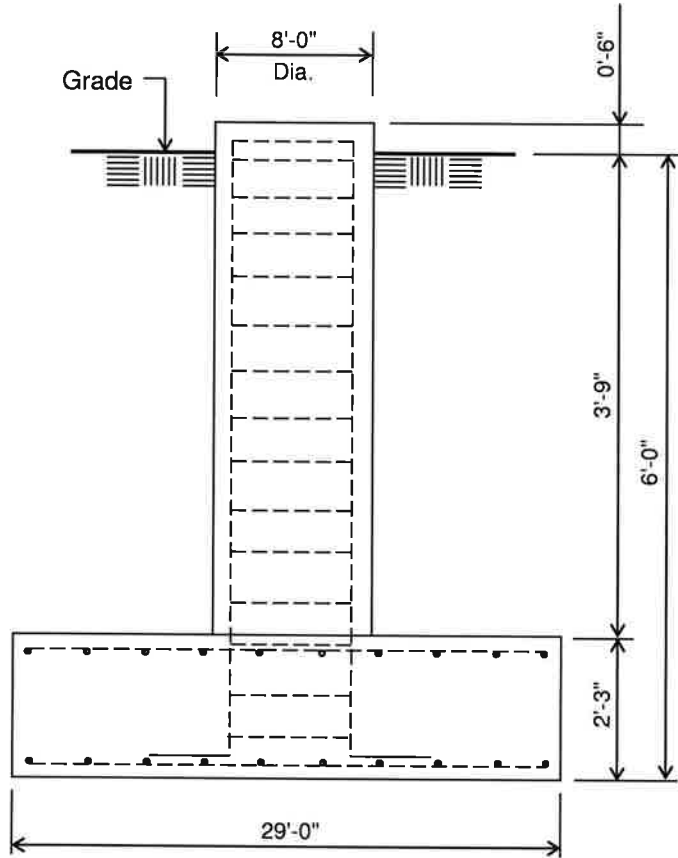
Date:

7/6/2023

By: ARH

Customer: DIAMOND COMMUNICATIONS LLC
Site: Mystery Valley, GA GA408
150' Monopine

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(78.00 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6) 3.75 ft of soil cover is required over the entire area of the foundation slab.
- 7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

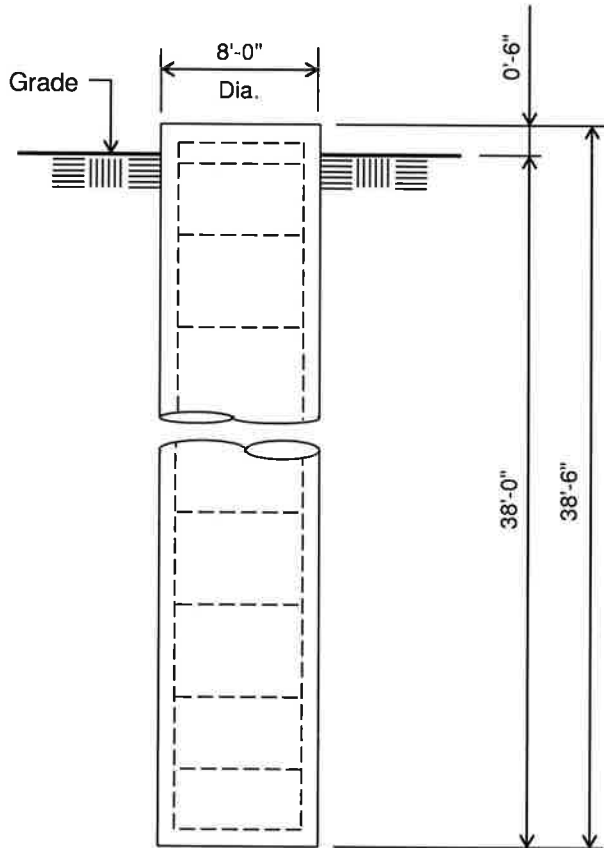
Rebar Schedule for Pad and Pier	
Pier	(46) #11 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(34) #10 horizontal rebar evenly spaced each way top and bottom (136 total)

Customer: DIAMOND COMMUNICATIONS LLC

Site: Mystery Valley, GA GA408

150' Monopine

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW

(71.67 Cu. Yds.)

(1 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier	
Pier	(50) #11 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 7" C/C

=====

(USA 222-H) - Monopole Spatial Analysis (c)2017 Guymast Inc.

Tel:(416)736-7453 Fax:(416)736-4372 Web:www.guymast.com

Processed under license at:

Sabre Towers and Poles on: 6 jul 2023 at: 9:41:28

=====

150' Monopine / Mystery Valley, GA

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

=====

ELEV	SECTION NAME	No. SIDE	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES ◆*Pn ◆*Mn	SPLICE TYPE	...OVERLAP... LENGTH ft	RATIO	w/t
149.0	A	18	16.25	0.312	1156.0 368.7				8.0
100.7	A/B	18	29.90	0.312	2146.6 1282.6	SLIP	4.25	1.70	
96.5	B	18	30.49	0.438	3052.1 1844.9				11.2
53.2	B/C	18	42.71	0.438	4289.7 3662.8	SLIP	6.00	1.68	
47.2	C	18	43.54	0.500	4997.0 4339.5				14.3
0.0			56.91	0.500	6274.0 7159.7				

POLE ASSEMBLY

=====

SECTION NAME	BASE ELEV ft	BOLTS NUMBER	AT BASE OF SECTION TYPE	DIAM in	STRENGTH ksi	THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	96.500	0	A325	0.00	92.0	0	96.500
B	47.250	0	A325	0.00	92.0	0	47.250
C	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

=====

SECTION NAME	No. of SIDES	LENGTH ft	OUTSIDE DIAMETER		BEND RAD in	MAT- ERIAL ID	FLANGE ID		FLANGE WELD ..GROUP.ID..	
			BOT * in	TOP * in			BOT	TOP	BOT	TOP
A	18	52.50	31.11	16.25	0.625	1	0	0	0	0
B	18	53.50	44.42	29.27	0.625	2	0	0	0	0
C	18	53.25	56.91	41.83	0.625	3	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT	HEIGHT	WIDTH	.THICKNESS.		IRREGULARITY .PROJECTION.	
			& deg	in	in	in	in	% OF ORIENT AREA	deg
PL	1	1	0.0	31.11	0.31	0.312	0.312	0.00	0.0
PL	2	1	0.0	44.42	0.44	0.438	0.438	0.00	0.0
PL	3	1	0.0	56.91	0.50	0.500	0.500	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH ..		THERMAL COEFFICIENT /deg
			Fu ksi	Fy ksi	
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170

* Only 5 condition(s) shown in full

* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

107 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 Wo)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD.. AZI	LOAD AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	151.500	0.00	0.0	0.0	0.8267	0.3000	0.0000	0.0000

C	146.500	0.00	0.0	0.0	0.8189	0.3000	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0214	0.0151	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	2.1565	0.0000	0.0000
C	144.000	0.00	0.0	0.0	5.9225	10.9716	0.0000	0.0000
C	141.500	0.00	0.0	0.0	1.6218	0.6000	0.0000	0.0000
C	136.500	0.00	0.0	0.0	1.6053	0.6000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0233	0.0168	0.0000	0.0000
C	134.000	0.00	0.0	0.0	5.3231	9.6000	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	2.0068	0.0000	0.0000
C	131.500	0.00	0.0	0.0	1.5884	0.6000	0.0000	0.0000
C	126.500	0.00	0.0	0.0	1.5710	0.6000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0228	0.0168	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.9285	0.0000	0.0000
C	124.000	0.00	0.0	0.0	4.3394	9.6000	0.0000	0.0000
C	121.500	0.00	0.0	0.0	1.5532	0.6000	0.0000	0.0000
C	116.500	0.00	0.0	0.0	1.5348	0.6000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0223	0.0168	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.8536	0.0000	0.0000
C	114.000	0.00	0.0	0.0	3.3897	9.6000	0.0000	0.0000
C	111.500	0.00	0.0	0.0	1.5158	0.6000	0.0000	0.0000
C	106.500	0.00	0.0	0.0	1.4963	0.6000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0217	0.0168	0.0000	0.0000
C	101.500	0.00	0.0	0.0	1.4761	0.6000	0.0000	0.0000
C	96.500	0.00	0.0	0.0	1.6169	0.6000	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0211	0.0168	0.0000	0.0000
C	91.500	0.00	0.0	0.0	1.5928	0.6000	0.0000	0.0000
C	86.500	0.00	0.0	0.0	1.5677	0.6000	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0204	0.0168	0.0000	0.0000
C	81.500	0.00	0.0	0.0	1.5416	0.6000	0.0000	0.0000
C	76.500	0.00	0.0	0.0	1.5143	0.6000	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0197	0.0168	0.0000	0.0000
C	71.500	0.00	0.0	0.0	1.4857	0.6000	0.0000	0.0000
C	66.500	0.00	0.0	0.0	1.4557	0.6000	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0189	0.0168	0.0000	0.0000
C	61.500	0.00	0.0	0.0	1.4240	0.6000	0.0000	0.0000
C	56.500	0.00	0.0	0.0	1.3905	0.6000	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0180	0.0168	0.0000	0.0000
C	51.500	0.00	0.0	0.0	1.3548	0.6000	0.0000	0.0000
C	46.500	0.00	0.0	0.0	1.3166	0.6000	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0170	0.0168	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0159	0.0168	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0152	0.0168	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0152	0.0168	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0315	0.0729	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0315	0.0729	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0379	0.0908	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0379	0.0908	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0437	0.1087	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0437	0.1087	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0469	0.2849	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0469	0.2849	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0486	0.1794	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0486	0.1794	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0520	0.2019	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0520	0.2019	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0545	0.2244	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0545	0.2244	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0554	0.5100	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0554	0.5100	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0544	0.2855	0.0000	0.0000

D	35.437	0.00	180.0	0.0	0.0544	0.2855	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0532	0.3067	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0532	0.3067	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0566	0.3278	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0566	0.3278	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0602	0.3489	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0602	0.3489	0.0000	0.0000

=====
LOADING CONDITION M =====

107 mph wind with no ice. Wind Azimuth: 0° (0.9 D + 1.0 Wo)

LOADS ON POLE
=====

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AZI	AT AZI FORCES MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	151.500	0.00	0.0	0.0	0.8267	0.2250	0.0000	0.0000
C	146.500	0.00	0.0	0.0	0.8189	0.2250	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0214	0.0113	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	1.6174	0.0000	0.0000
C	144.000	0.00	0.0	0.0	5.9225	8.2287	0.0000	0.0000
C	141.500	0.00	0.0	0.0	1.6218	0.4500	0.0000	0.0000
C	136.500	0.00	0.0	0.0	1.6053	0.4500	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0233	0.0126	0.0000	0.0000
C	134.000	0.00	0.0	0.0	5.3231	7.2000	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	1.5051	0.0000	0.0000
C	131.500	0.00	0.0	0.0	1.5884	0.4500	0.0000	0.0000
C	126.500	0.00	0.0	0.0	1.5710	0.4500	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0228	0.0126	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.6964	0.0000	0.0000
C	124.000	0.00	0.0	0.0	4.3394	7.2000	0.0000	0.0000
C	121.500	0.00	0.0	0.0	1.5532	0.4500	0.0000	0.0000
C	116.500	0.00	0.0	0.0	1.5348	0.4500	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0223	0.0126	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.6402	0.0000	0.0000
C	114.000	0.00	0.0	0.0	3.3897	7.2000	0.0000	0.0000
C	111.500	0.00	0.0	0.0	1.5158	0.4500	0.0000	0.0000
C	106.500	0.00	0.0	0.0	1.4963	0.4500	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0217	0.0126	0.0000	0.0000
C	101.500	0.00	0.0	0.0	1.4761	0.4500	0.0000	0.0000
C	96.500	0.00	0.0	0.0	1.6169	0.4500	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0211	0.0126	0.0000	0.0000
C	91.500	0.00	0.0	0.0	1.5928	0.4500	0.0000	0.0000
C	86.500	0.00	0.0	0.0	1.5677	0.4500	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0204	0.0126	0.0000	0.0000
C	81.500	0.00	0.0	0.0	1.5416	0.4500	0.0000	0.0000
C	76.500	0.00	0.0	0.0	1.5143	0.4500	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0197	0.0126	0.0000	0.0000
C	71.500	0.00	0.0	0.0	1.4857	0.4500	0.0000	0.0000
C	66.500	0.00	0.0	0.0	1.4557	0.4500	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0189	0.0126	0.0000	0.0000
C	61.500	0.00	0.0	0.0	1.4240	0.4500	0.0000	0.0000
C	56.500	0.00	0.0	0.0	1.3905	0.4500	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0180	0.0126	0.0000	0.0000

C	51.500	0.00	0.0	0.0	1.3548	0.4500	0.0000	0.0000
C	46.500	0.00	0.0	0.0	1.3166	0.4500	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0170	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0159	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0152	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0152	0.0126	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0315	0.0547	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0315	0.0547	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0379	0.0681	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0379	0.0681	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0437	0.0816	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0437	0.0816	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0469	0.2137	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0469	0.2137	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0486	0.1346	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0486	0.1346	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0520	0.1514	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0520	0.1514	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0545	0.1683	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0545	0.1683	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0554	0.3825	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0554	0.3825	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0544	0.2142	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0544	0.2142	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0532	0.2300	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0532	0.2300	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0566	0.2458	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0566	0.2458	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0602	0.2617	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0602	0.2617	0.0000	0.0000

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LOADING CONDITION Y =====

30 mph wind with 1.5 ice. Wind Azimuth: 0° (1.2 D + 1.0 Di + 1.0 Wi)

LOADS ON POLE
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LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AZI	LOAD AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	151.500	0.00	0.0	0.0	0.0832	0.9992	0.0000	0.0000
C	146.500	0.00	0.0	0.0	0.0823	0.9969	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0132	0.0271	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	2.1565	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.8304	26.4765	0.0000	0.0000
C	141.500	0.00	0.0	0.0	0.1806	1.2945	0.0000	0.0000
C	136.500	0.00	0.0	0.0	0.1786	1.2920	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0143	0.0288	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.7075	23.4154	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	2.0068	0.0000	0.0000
C	131.500	0.00	0.0	0.0	0.1765	1.2895	0.0000	0.0000
C	126.500	0.00	0.0	0.0	0.1744	1.2868	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0139	0.0288	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.9285	0.0000	0.0000

C	124.000	0.00	0.0	0.0	0.5750	23.3095	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.1722	1.2841	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.1700	1.2812	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0135	0.0288	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.8536	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.4476	23.1956	0.0000	0.0000
C	111.500	0.00	0.0	0.0	0.1677	1.2783	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.1653	1.2752	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0130	0.0288	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.1628	1.2720	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.1730	1.2687	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0126	0.0288	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.1702	1.2651	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.1673	1.2615	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0121	0.0288	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.1642	1.2576	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.1610	1.2535	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0115	0.0288	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.1577	1.2491	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.1543	1.2445	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0109	0.0288	0.0000	0.0000
C	61.500	0.00	0.0	0.0	0.1506	1.2396	0.0000	0.0000
C	56.500	0.00	0.0	0.0	0.1467	1.2343	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0102	0.0288	0.0000	0.0000
C	51.500	0.00	0.0	0.0	0.1426	1.2285	0.0000	0.0000
C	46.500	0.00	0.0	0.0	0.1383	1.2223	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0095	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0087	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0080	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0077	0.0288	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0051	0.1159	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0051	0.1159	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0060	0.1428	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0060	0.1428	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0067	0.1693	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0067	0.1693	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0071	0.3508	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0071	0.3508	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0074	0.2487	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0074	0.2487	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0078	0.2781	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0078	0.2781	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0081	0.3069	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0081	0.3069	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0082	0.5964	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0082	0.5964	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0080	0.3733	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0080	0.3733	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0078	0.3976	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0078	0.3976	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0082	0.4201	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0086	0.4375	0.0000	0.0000

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LOADING CONDITION AK =====

Seismic - Azimuth: 0♦ (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE

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LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AZI	..AT AZI	LOAD AZIFORCES.....	MOMENTS.....	
						HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	151.500	0.00	0.0	0.0	0.0	0.0148	0.3096	0.0000	0.0000
C	146.500	0.00	0.0	0.0	0.0	0.0139	0.3096	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0	0.0007	0.0156	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0	0.0963	2.2255	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0	0.4901	11.3227	0.0000	0.0000
C	141.500	0.00	0.0	0.0	0.0	0.0259	0.6192	0.0000	0.0000
C	136.500	0.00	0.0	0.0	0.0	0.0241	0.6192	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0	0.0007	0.0173	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0	0.3713	9.9072	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0	0.0776	2.0710	0.0000	0.0000
C	131.500	0.00	0.0	0.0	0.0	0.0224	0.6192	0.0000	0.0000
C	126.500	0.00	0.0	0.0	0.0	0.0207	0.6192	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0	0.0006	0.0173	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0	0.3180	9.9072	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0	0.0308	0.9583	0.0000	0.0000
C	122.750	0.00	0.0	0.0	0.0	0.1584	5.0362	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.0	0.0191	0.6192	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.0	0.0175	0.6192	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0	0.0005	0.0173	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0	0.2688	9.9072	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0	0.0239	0.8810	0.0000	0.0000
C	111.500	0.00	0.0	0.0	0.0	0.0161	0.6192	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.0	0.0147	0.6192	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0	0.0004	0.0173	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.0	0.0133	0.6192	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.0	0.0120	0.6192	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0	0.0003	0.0173	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.0	0.0108	0.6192	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.0	0.0097	0.6192	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0	0.0003	0.0173	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.0	0.0086	0.6192	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.0	0.0076	0.6192	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0	0.0002	0.0173	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.0	0.1279	11.1932	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.0	0.0066	0.6192	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.0	0.0057	0.6192	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0	0.0002	0.0173	0.0000	0.0000
C	61.500	0.00	0.0	0.0	0.0	0.0049	0.6192	0.0000	0.0000
C	56.500	0.00	0.0	0.0	0.0	0.0041	0.6192	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0	0.0001	0.0173	0.0000	0.0000
C	51.500	0.00	0.0	0.0	0.0	0.0034	0.6192	0.0000	0.0000
C	46.500	0.00	0.0	0.0	0.0	0.0028	0.6192	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0	0.0001	0.0173	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0	0.0000	0.0173	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0	0.0253	17.0953	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0	0.0000	0.0173	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0	0.0000	0.0173	0.0000	0.0000
D	149.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000	0.0000

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LOADING CONDITION AL =====

Seismic - Azimuth: 0° (0.9 D - 1.0 Ev + 1.0 Eh)

LOADS ON POLE

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LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD.. AZI	AT AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	151.500	0.00	0.0	0.0	0.0148	0.2154	0.0000	0.0000
C	146.500	0.00	0.0	0.0	0.0139	0.2154	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0007	0.0108	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0963	1.5484	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.4901	7.8776	0.0000	0.0000
C	141.500	0.00	0.0	0.0	0.0259	0.4308	0.0000	0.0000
C	136.500	0.00	0.0	0.0	0.0241	0.4308	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0007	0.0121	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.3713	6.8928	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0776	1.4409	0.0000	0.0000
C	131.500	0.00	0.0	0.0	0.0224	0.4308	0.0000	0.0000
C	126.500	0.00	0.0	0.0	0.0207	0.4308	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0006	0.0121	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.3180	6.8928	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0308	0.6667	0.0000	0.0000
C	122.750	0.00	0.0	0.0	0.1584	3.5038	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.0191	0.4308	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.0175	0.4308	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0005	0.0121	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.2688	6.8928	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0239	0.6130	0.0000	0.0000
C	111.500	0.00	0.0	0.0	0.0161	0.4308	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.0147	0.4308	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0004	0.0121	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.0133	0.4308	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.0120	0.4308	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0003	0.0121	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.0108	0.4308	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.0097	0.4308	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0003	0.0121	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.0086	0.4308	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.0076	0.4308	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0002	0.0121	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.1279	7.7875	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.0066	0.4308	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.0057	0.4308	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0002	0.0121	0.0000	0.0000
C	61.500	0.00	0.0	0.0	0.0049	0.4308	0.0000	0.0000
C	56.500	0.00	0.0	0.0	0.0041	0.4308	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0001	0.0121	0.0000	0.0000
C	51.500	0.00	0.0	0.0	0.0034	0.4308	0.0000	0.0000
C	46.500	0.00	0.0	0.0	0.0028	0.4308	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0001	0.0121	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0000	0.0121	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0253	11.8938	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0000	0.0121	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0121	0.0000	0.0000

D 149.000 0.00 180.0 180.0 0.0000 0.0000 0.0000 0.0000
 D 0.000 0.00 180.0 180.0 0.0000 0.0000 0.0000 0.0000

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 =====

150' Monopine / Mystery Valley, GA

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)
 =====

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		TWIST
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	
149.0	13.83I	0.02T	1.82I	10.48I	0.01T	0.000
132.9	11.01I	0.01T	1.30I	10.21I	0.01T	0.000
116.8	8.35I	0.01T	0.85I	9.15I	0.01T	0.000
100.7	6.05I	0.01T	0.51I	7.54I	0.01T	0.000
96.5	5.51I	0.01T	0.44I	7.19I	0.010	0.000
82.1	3.88I	0.01T	0.26I	5.92I	0.01T	0.000
67.7	2.56I	0.00T	0.14I	4.67I	0.01T	0.000
53.2	1.54I	0.00T	0.06I	3.48I	0.01T	0.000
47.2	1.20I	0.00T	0.04I	3.06I	0.00T	0.000
35.4	0.66I	0.00T	0.02I	2.21I	0.00T	0.000
23.6	0.29I	0.00T	0.01I	1.42I	0.00T	0.000
11.8	0.07I	0.00B	0.00I	0.68I	0.00B	0.000
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)
 =====

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION ft-kip
		ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	

149.0	1.00 AB	0.83 T	0.00 R	-2.07 Q	0.00 Q	0.00 R
132.9	60.56 AB	16.66 T	0.00 R	-150.31 K	0.03 E	0.02 E
	60.56 AB	16.66 N	0.00 U	-150.31 K	-0.02 L	0.02 E
116.8	90.98 AB	26.34 N	0.00 U	-581.17 A	0.13 E	0.07 E
	90.98 AB	26.35 C	-0.01 R	-581.17 A	0.13 E	0.07 E
100.7	122.92 AB	36.50 C	-0.01 R	-1214.92 B	0.24 E	0.16 E
	122.92 AJ	36.66 X	0.11 W	-1215.23 B	0.26 R	0.16 E
96.5	124.41 AJ	36.86 X	0.11 W	-1398.65 L	-0.57 W	0.20 E
	125.68 AA	38.43 M	0.15 O	-1398.62 L	-0.43 W	0.21 E
82.1	131.84 AA	42.33 M	0.15 O	-2068.92 I	-1.97 O	0.41 O
	131.84 AA	42.32 I	0.14 O	-2068.93 I	-1.96 O	0.41 O
67.7	139.64 AA	47.63 I	0.14 O	-2804.12 I	-3.92 O	0.65 O
	139.64 AA	47.63 I	0.14 O	-2804.12 I	-3.92 O	0.65 O
53.2	147.84 AA	52.72 I	0.14 O	-3598.86 I	-5.81 O	0.84 O
	147.84 AA	52.74 I	0.13 T	-3598.84 I	-5.82 O	0.84 O
47.2	152.65 AA	54.43 I	0.13 T	-3946.00 I	-6.50 O	0.90 O
	152.65 AA	54.51 I	-0.14 B	-3945.93 I	-6.52 O	0.90 O
35.4	158.31 AA	56.49 I	-0.14 B	-4648.86 I	-7.44 T	0.96 O
	158.31 AA	56.47 I	-0.14 B	-4648.85 I	-7.44 T	0.96 O
23.6	163.06 AA	57.12 I	-0.14 B	-5349.22 I	-8.64 T	1.01 O
	163.06 AA	57.14 I	-0.13 B	-5349.21 I	-8.65 T	1.01 O
11.8	168.10 AA	57.82 I	-0.13 B	-6046.17 I	-9.69 T	1.04 O
	168.10 AA	57.82 I	-0.13 B	-6046.16 I	-9.69 T	1.04 O
	173.22 AA	58.53 I	-0.13 B	-6739.43 I	11.06 B	1.05 O

base	173.22 AA	-58.53 I	0.13 B	6739.43 I	-11.06 B	-1.05 O
reaction						

COMPLIANCE WITH 4.8.2 & 4.5.4

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ELEV	AXIAL	BENDING SHEAR + TORSIONAL	TOTAL SATISFIED	D/t(w/t)	MAX ALLOWED
------	-------	------------------------------	-----------------	----------	----------------

ft							
149.00	0.00AB	0.01Q	0.00T	0.01D	YES	7.97A	45.2
132.92	0.04AB	0.25K	0.02T	0.26K	YES	10.50A	45.2
	0.04AB	0.25K	0.02N	0.26B	YES	10.50A	45.2
116.83	0.05AB	0.63A	0.03N	0.66A	YES	13.03A	45.2
	0.05AB	0.63A	0.03C	0.66A	YES	13.03A	45.2
100.75	0.06AB	0.95B	0.03C	0.97B	YES	15.56A	45.2
	0.04AJ	0.69B	0.02X	0.70B	YES	11.01A	45.2
	0.04AJ	0.73L	0.02X	0.75L	YES	11.49A	45.2
96.50	0.04AA	0.76L	0.03M	0.78L	YES	11.24A	45.2
	0.04AA	0.87I	0.02M	0.89I	YES	12.86A	45.2
82.08	0.04AA	0.87I	0.02I	0.89I	YES	12.86A	45.2
	0.04AA	0.94I	0.02I	0.96I	YES	14.48A	45.2
67.67	0.04AA	0.94I	0.02I	0.96I	YES	14.48A	45.2
	0.03AA	0.98I	0.02I	1.00I	YES	16.10A	45.2
53.25	0.03AA	0.86I	0.02I	0.88I	YES	14.04A	45.2
	0.03AA	0.87I	0.02I	0.89I	YES	14.63A	45.2
47.25	0.03AA	0.91I	0.02I	0.93I	YES	14.32A	45.2
	0.03AA	0.92I	0.02I	0.94I	YES	15.49A	45.2
35.44	0.03AA	0.92I	0.02I	0.94I	YES	15.49A	45.2
	0.03AA	0.93I	0.02I	0.95I	YES	16.65A	45.2
23.62	0.03AA	0.93I	0.02I	0.95I	YES	16.65A	45.2
	0.03AA	0.94I	0.02I	0.95I	YES	17.81A	45.2
11.81	0.03AA	0.94I	0.02I	0.95I	YES	17.81A	45.2
	0.03AA	0.94I	0.02I	0.96I	YES	18.97A	45.2
0.00							

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN kip	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION ft-kip
	ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	
173.22 AA	58.53 I	-0.13 B	-6739.43 I	11.06 B	1.05 0

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150' Monopine / Mystery Valley, GA

***** Service Load Condition *****

- * Only 1 condition(s) shown in full
- * Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A =====

60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)

LOADS ON POLE
=====

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD..AT AZI	LOAD AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	151.500	0.00	0.0	0.0	0.2326	0.2500	0.0000	0.0000
C	146.500	0.00	0.0	0.0	0.2304	0.2500	0.0000	0.0000
C	144.500	0.00	0.0	0.0	0.0060	0.0126	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.0000	1.7971	0.0000	0.0000
C	144.000	0.00	0.0	0.0	1.6662	9.1430	0.0000	0.0000
C	141.500	0.00	0.0	0.0	0.4563	0.5000	0.0000	0.0000
C	136.500	0.00	0.0	0.0	0.4516	0.5000	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0066	0.0140	0.0000	0.0000
C	134.000	0.00	0.0	0.0	1.4976	8.0000	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	1.6723	0.0000	0.0000
C	131.500	0.00	0.0	0.0	0.4469	0.5000	0.0000	0.0000
C	126.500	0.00	0.0	0.0	0.4420	0.5000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0064	0.0140	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.7738	0.0000	0.0000
C	124.000	0.00	0.0	0.0	1.2208	8.0000	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.4370	0.5000	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.4318	0.5000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0063	0.0140	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.7114	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.9537	8.0000	0.0000	0.0000

C	111.500	0.00	0.0	0.0	0.4265	0.5000	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.4210	0.5000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0061	0.0140	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.4153	0.5000	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.4549	0.5000	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0059	0.0140	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.4481	0.5000	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.4411	0.5000	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0057	0.0140	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.4337	0.5000	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.4260	0.5000	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0055	0.0140	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.4180	0.5000	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.4095	0.5000	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0053	0.0140	0.0000	0.0000
C	61.500	0.00	0.0	0.0	0.4006	0.5000	0.0000	0.0000
C	56.500	0.00	0.0	0.0	0.3912	0.5000	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0051	0.0140	0.0000	0.0000
C	51.500	0.00	0.0	0.0	0.3812	0.5000	0.0000	0.0000
C	46.500	0.00	0.0	0.0	0.3704	0.5000	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0048	0.0140	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0045	0.0140	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0043	0.0140	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0043	0.0140	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0089	0.0608	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0089	0.0608	0.0000	0.0000
D	132.917	0.00	180.0	0.0	0.0107	0.0757	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0107	0.0757	0.0000	0.0000
D	116.833	0.00	180.0	0.0	0.0123	0.0906	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0123	0.0906	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0132	0.2374	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0132	0.2374	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0137	0.1495	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0137	0.1495	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0146	0.1683	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0146	0.1683	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0153	0.1870	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0153	0.1870	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0156	0.4250	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0156	0.4250	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0153	0.2379	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0153	0.2379	0.0000	0.0000
D	35.437	0.00	180.0	0.0	0.0150	0.2555	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0150	0.2555	0.0000	0.0000
D	23.625	0.00	180.0	0.0	0.0159	0.2732	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0159	0.2732	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0169	0.2908	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0169	0.2908	0.0000	0.0000

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MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

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MAST ELEV ftDEFLECTIONS (ft).....		ROTATIONS (deg).....		
 HORIZONTAL ALONG ACROSS DOWN TILT ALONG ACROSS
149.0	3.93H	0.01H	0.15H	2.93H	0.00H	0.00B

132.9	3.12H	0.00H	0.11H	2.86H	0.00H	0.00B
116.8	2.36H	0.00H	0.07H	2.56H	0.00H	0.00E
100.7	1.70H	0.00H	0.04H	2.10H	0.00H	0.00E
96.5	1.55H	0.00H	0.04H	2.01H	0.00H	0.00E
82.1	1.09H	0.00H	0.02H	1.65H	0.00H	0.00E
67.7	0.72H	0.00H	0.01H	1.30H	0.00H	0.00E
53.2	0.43H	0.00H	0.01H	0.97H	0.00H	0.00E
47.2	0.34H	0.00H	0.00K	0.85H	0.00H	0.00E
35.4	0.18H	0.00H	0.00K	0.62H	0.00H	0.00E
23.6	0.08H	0.00H	0.00K	0.40H	0.00H	0.00E
11.8	0.02H	0.00H	0.00K	0.19H	0.00H	0.00E
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
149.0	0.25 E	0.23 K	0.00 F	-0.58 E	0.00 E	0.00 F
132.9	23.12 E	4.69 K	0.00 F	-41.99 K	-0.01 H	0.00 H
116.8	23.12 B	4.69 K	0.00 E	-41.98 K	-0.01 B	0.00 H
100.7	34.62 B	7.42 K	0.00 E	-162.02 K	-0.02 H	-0.01 H
96.5	34.62 K	7.42 F	0.00 K	-162.02 K	-0.03 H	0.00 H
82.1	46.82 K	10.27 F	0.00 K	-338.04 K	-0.05 H	-0.01 H
67.7	46.82 K	10.30 K	-0.01 I	-338.02 K	0.06 F	-0.01 H
149.0	47.83 K	10.35 K	-0.01 I	-389.04 K	-0.11 H	-0.01 B
132.9	48.33 E	10.83 H	0.03 H	-389.04 H	-0.13 H	-0.01 B
116.8	51.51 E	11.93 H	0.03 H	-575.63 H	-0.57 H	0.01 E
100.7	51.52 C	11.93 H	0.03 H	-575.63 H	-0.57 H	0.01 E
96.5	55.46 C	13.43 H	0.03 H	-780.33 H	-1.03 H	0.02 E
82.1	55.46 C	13.43 H	0.03 H	-780.34 H	-1.04 H	0.02 E

53.2	59.68 C	14.86 H	0.03 H	-1001.91 H	-1.48 H	0.03 E
	59.68 C	14.86 H	0.03 H	-1001.92 H	-1.49 H	0.03 E
47.2	62.73 C	15.34 H	0.03 H	-1098.80 H	-1.69 H	0.03 E
	62.73 C	15.33 H	0.04 H	-1098.80 H	-1.70 H	0.03 E
35.4	66.05 C	15.89 H	0.04 H	-1294.87 H	-2.13 H	0.03 E
	66.05 C	15.89 H	0.04 H	-1294.87 H	-2.13 H	0.03 E
23.6	69.10 C	16.08 H	0.04 H	-1490.72 H	-2.58 H	0.04 E
	69.10 C	16.08 H	0.04 H	-1490.73 H	-2.58 H	0.04 E
11.8	72.34 C	16.27 H	0.04 H	-1686.04 H	-3.04 H	0.04 E
	72.34 C	16.27 H	0.04 H	-1686.04 H	-3.04 H	0.04 E
	75.77 C	16.47 H	0.04 H	-1880.84 H	-3.51 H	0.04 E

base	75.77 C	-16.47 H	-0.04 H	1880.84 H	3.51 H	-0.04 E
reaction	75.77 C	-16.47 H	-0.04 H	1880.84 H	3.51 H	-0.04 E

COMPLIANCE WITH 4.8.2 & 4.5.4
=====

ELEV	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
ft							
149.00	0.00E	0.00E	0.00K	0.00E	YES	7.97A	45.2
132.92	0.02E	0.07K	0.01K	0.08K	YES	10.50A	45.2
	0.02B	0.07K	0.01K	0.08K	YES	10.50A	45.2
116.83	0.02B	0.18K	0.01K	0.20K	YES	13.03A	45.2
	0.02K	0.18K	0.01F	0.20K	YES	13.03A	45.2
100.75	0.02K	0.26K	0.01F	0.29K	YES	15.56A	45.2
	0.02K	0.19K	0.01K	0.21K	YES	11.01A	45.2
96.50	0.02K	0.20K	0.01K	0.22K	YES	11.49A	45.2
	0.02E	0.21H	0.01H	0.23H	YES	11.24A	45.2
82.08	0.01E	0.24H	0.01H	0.26H	YES	12.86A	45.2
	0.01C	0.24H	0.01H	0.26H	YES	12.86A	45.2
67.67	0.01C	0.26H	0.01H	0.28H	YES	14.48A	45.2
	0.01C	0.26H	0.01H	0.28H	YES	14.48A	45.2

53.25	0.01C	0.27H	0.01H	0.29H	YES	16.10A	45.2
	0.01C	0.24H	0.01H	0.25H	YES	14.04A	45.2
47.25	0.01C	0.24H	0.01H	0.26H	YES	14.63A	45.2
	0.01C	0.25H	0.01H	0.27H	YES	14.32A	45.2
35.44	0.01C	0.26H	0.01H	0.27H	YES	15.49A	45.2
	0.01C	0.26H	0.01H	0.27H	YES	15.49A	45.2
23.62	0.01C	0.26H	0.01H	0.27H	YES	16.65A	45.2
	0.01C	0.26H	0.01H	0.27H	YES	16.65A	45.2
11.81	0.01C	0.26H	0.01H	0.27H	YES	17.81A	45.2
	0.01C	0.26H	0.01H	0.27H	YES	17.81A	45.2
0.00	0.01C	0.26H	0.01H	0.27H	YES	18.97A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

=====

DOWN	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION
	ALONG	ACROSS	ALONG	ACROSS	
kip	kip	kip	ft-kip	ft-kip	ft-kip
75.77	16.47	0.04	-1880.84	-3.51	0.04
C	H	H	H	H	E

=====

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

Parameters	Risk Category	Site Class	Description	h _l (ft.)	w _l (kips)	W _l (kips)	w _{h,ko}	Vertical Distribution of Seismic Forces			
								F _{s,or E_s} (kips)	E _v (kips)	(kips)	
	II		Branches Load	151.50	0.2500	0.0000	5,738.0625	0.0148	0.0096	0.3096	0.2154
	1.500		Branches Load	146.50	0.2500	0.0000	5,365.5625	0.0139	0.0096	0.3096	0.2154
	S _s		Step Bolts/Safety Climb Load	144.50	0.0126	0.0000	263.0912	0.0007	0.0005	0.0156	0.0108
	0.180		Line Deadload	144.00	1.7971	0.0000	37,264.6656	0.0963	0.0690	2.2255	1.5484
	S _i		Mount/Antenna Load	144.00	9.1430	9.1430	189,589.2480	0.4901	0.3511	11.3227	7.8776
	D (default)		Branches Load	141.50	0.5000	0.0000	10,011.1250	0.0259	0.0192	0.6192	0.4308
	12.000		Branches Load	136.50	0.5000	0.0000	9,316.1250	0.0241	0.0192	0.6192	0.4308
	F _a	1.600	Step Bolts/Safety Climb Load	135.00	0.0140	0.0000	255.1500	0.0007	0.0005	0.0173	0.0121
	2.400		Antenna Load	134.00	8.0000	8.0000	143,648.0000	0.3713	0.3072	9.9072	6.8928
	S _{MS}	0.288	Line Deadload	134.00	1.6723	0.0000	30,027.8188	0.0776	0.0642	2.0710	1.4409
	S _{M1}	0.202	Branches Load	131.50	0.5000	0.0000	8,646.1250	0.0224	0.0192	0.6192	0.4308
	S _{DS}	0.192	Branches Load	126.50	0.5000	0.0000	8,001.1250	0.0207	0.0192	0.6192	0.4308
	S _{D1}	0.134	Step Bolts/Safety Climb Load	125.00	0.0140	0.0000	218.7500	0.0006	0.0005	0.0173	0.0121
	T _s	0.698	Antenna Load	124.00	8.0000	8.0000	123,008.0000	0.3180	0.3072	9.9072	6.8928
	I _e	1.000	Line Deadload	124.00	0.7738	0.0000	11,897.9488	0.0308	0.0297	0.9583	0.6667
	Ω	1.500	Structure - Section 1	122.75	4.0667	0.0000	61,275.2564	0.1584	0.1562	5.0362	3.5038
	C _s	0.030	Branches Load	121.50	0.5000	0.0000	7,381.1250	0.0191	0.0192	0.6192	0.4308
	29,000		Branches Load	116.50	0.5000	0.0000	6,786.1250	0.0175	0.0192	0.6192	0.4308
	E (ksi)	485	Step Bolts/Safety Climb Load	115.00	0.0140	0.0000	185.1500	0.0005	0.0005	0.0173	0.0121
	I _{top} (in ⁴)	34,434	Antenna Load	114.00	8.0000	8.0000	103,968.0000	0.2688	0.3072	9.9072	6.8928
	I _{bot} (in ⁴)	17,459	Line Deadload	114.00	0.7114	0.0000	9,245.3544	0.0239	0.0273	0.8810	0.6130
	I _{avg} (in ⁴)	386.4	Branches Load	111.50	0.5000	0.0000	6,216.1250	0.0161	0.0192	0.6192	0.4308
	g (in/s ²)	75.702	Branches Load	106.50	0.5000	0.0000	5,671.1250	0.0147	0.0192	0.6192	0.4308
	W _t (kips)	33.143	Step Bolts/Safety Climb Load	105.00	0.0140	0.0000	154.3500	0.0004	0.0005	0.0173	0.0121
	W _u (kips)	42.559	Branches Load	101.50	0.5000	0.0000	5,151.1250	0.0133	0.0192	0.6192	0.4308
	W _L (kips)	1788	Branches Load	96.50	0.5000	0.0000	4,656.1250	0.0120	0.0192	0.6192	0.4308
	L _p (in)	0.245	Step Bolts/Safety Climb Load	95.00	0.0140	0.0000	126.3500	0.0003	0.0005	0.0173	0.0121
	f ₁ (Hertz)	4.075	Branches Load	91.50	0.5000	0.0000	4,186.1250	0.0108	0.0192	0.6192	0.4308
	T (sec)	2.0000	Branches Load	86.50	0.5000	0.0000	3,741.1250	0.0097	0.0192	0.6192	0.4308
	k _e	2.271	Step Bolts/Safety Climb Load	85.00	0.0140	0.0000	101.1500	0.0003	0.0005	0.0173	0.0121
	V _s (kips)	C	Branches Load	81.50	0.5000	0.0000	3,321.1250	0.0086	0.0192	0.6192	0.4308
	Seismic Design Category		Branches Load	76.50	0.5000	0.0000	2,926.1250	0.0076	0.0192	0.6192	0.4308
			Step Bolts/Safety Climb Load	75.00	0.0140	0.0000	78.7500	0.0002	0.0005	0.0173	0.0121
			Structure - Section 2	74.00	9.0384	0.0000	49,494.2784	0.1279	0.3471	11.1932	7.7875
			Branches Load	71.50	0.5000	0.0000	2,556.1250	0.0066	0.0192	0.6192	0.4308
			Branches Load	66.50	0.5000	0.0000	2,211.1250	0.0057	0.0192	0.6192	0.4308
			Step Bolts/Safety Climb Load	65.00	0.0140	0.0000	59.1500	0.0002	0.0005	0.0173	0.0121

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

Description	h _i (ft.)	w _i (kips)	W _i (kips)	w _i ^{ke} h _i	Vertical Distribution of Seismic Forces			
					F _s or E _s (kips)	E _v (kips)	1.2 D + 1.0 E _v (kips)	0.9 D - 1.0 E _v (kips)
Branches Load	61.50	0.5000	0.0000	1,891.1250	0.0049	0.0192	0.6192	0.4308
Branches Load	56.50	0.5000	0.0000	1,596.1250	0.0041	0.0192	0.6192	0.4308
Step Bolts/Safety Climb Load	55.00	0.0140	0.0000	42.3500	0.0001	0.0005	0.0173	0.0121
Branches Load	51.50	0.5000	0.0000	1,326.1250	0.0034	0.0192	0.6192	0.4308
Branches Load	46.50	0.5000	0.0000	1,081.1250	0.0028	0.0192	0.6192	0.4308
Step Bolts/Safety Climb Load	45.00	0.0140	0.0000	28.3500	0.0001	0.0005	0.0173	0.0121
Step Bolts/Safety Climb Load	35.00	0.0140	0.0000	17.1500	0.0000	0.0005	0.0173	0.0121
Structure - Section 3	26.62	13.8043	0.0000	9,782.0638	0.0253	0.5301	17.0953	11.8938
Step Bolts/Safety Climb Load	25.00	0.0140	0.0000	8.7500	0.0000	0.0005	0.0173	0.0121
Step Bolts/Safety Climb Load	15.00	0.0140	0.0000	3.1500	0.0000	0.0005	0.0173	0.0121
Σ		75.70	33.1430	878,518.40	2.27	2.91	93.75	65.23

Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

Pole Data

Diameter: 56.040 in (flat to flat)
Thickness: 0.5 in
Yield (Fy): 65 ksi
of Sides: 18 "0" IF Round
Strength (Fu): 80 ksi

Reactions

Moment, Mu: 6739.43 ft-kips
Axial, Pu: 90.88 kips
Shear, Vu: 58.53 kips

Anchor Rod Data

Quantity: 22
Diameter: 2.25 in
Rod Material: A615
Strength (Fu): 100 ksi
Yield (Fy): 75 ksi
BC Diam. (in): 63 BC Override:

Anchor Rod Results

(per 4.9.9)

Maximum Put: 230.30 Kips
 Φt^*Rnt : 243.75 Kips
Vu: 2.66 Kips
 Φv^*Rnv : 149.10 Kips
Tension Interaction Ratio: 0.89
Maximum Puc: 237.53 Kips
 Φc^*Rnc : 268.39 Kips
Vu: 2.66 Kips
 Φc^*Rnc : 120.77 Kips
Compression Interaction Ratio: 0.89
Maximum Interaction Ratio: **89.3% Pass**

Plate Data

Diameter (in): 68.75 Dia. Override:
Thickness: 2.5 in
Yield (Fy): 50 ksi
Eff Width/Rod: 8.08 in
Drain Hole: 2.625 in. diameter
Drain Location: 25.75 in. center of pole to center of drain hole
Center Hole: 43.5 in. diameter

Base Plate Results

Base Plate (Mu/Z): 40.7 ksi
Allowable Φ^*Fy : 45.0 ksi (per AISC)
Base Plate Interaction Ratio: **90.5% Pass**

MAT FOUNDATION DESIGN BY SABRE INDUSTRIES

150' Monopine DIAMOND COMMUNICATIONS LLC Mystery Valley, GA (23-1210-JDS-R1) 07/06/23 ARH

Overall Loads:

Factored Moment (ft-kips)	6739.43
Factored Axial (kips)	90.88
Factored Shear (kips)	58.53
Bearing Design Strength (ksf)	3.75
Water Table Below Grade (ft)	999
Width of Mat (ft)	29
Thickness of Mat (ft)	2.25
Depth to Bottom of Slab (ft)	6
Quantity of Bolts in Bolt Circle	22
Bolt Circle Diameter (in)	63
Effective Anchor Bolt Embedment (in)	66.5
Diameter of Pier (ft)	8
Ht. of Pier Above Ground (ft)	0.5
Ht. of Pier Below Ground (ft)	3.75
Quantity of Bars in Mat	34
Bar Diameter in Mat (in)	1.27
Area of Bars in Mat (in ²)	43.07
Spacing of Bars in Mat (in)	10.33
Quantity of Bars Pier	46
Bar Diameter in Pier (in)	1.41
Tie Bar Diameter in Pier (in)	0.625
Spacing of Ties (in)	4
Area of Bars in Pier (in ²)	71.83
Spacing of Bars in Pier (in)	5.96
f'c (ksi)	4.5
fy (ksi)	60
Unit Wt. of Soil (kcf)	0.11
Unit Wt. of Concrete (kcf)	0.15

Max. Net Bearing Press. (ksf)	3.35
Allowable Bearing Pressure (ksf)	2.50
Safety Factor	2.00
Ultimate Bearing Pressure (ksf)	5.00
Bearing ϕ s	0.75

Minimum Pier Diameter (ft)	8.00
Equivalent Square b (ft)	7.09
Square Pier? (Y/N)	N

Recommended Spacing (in)	5 to 12
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Minimum Pier A _s (in ²)	36.19
Recommended Spacing (in)	5 to 12

Volume of Concrete (yd³) 78.00

Two-Way Shear Action:

Average d (in)	22.73
ϕv_c (ksi)	0.201
$\phi v_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}$	0.302
$\phi v_c = \phi(\alpha_s d/b_o + 2)f'_c{}^{1/2}$	0.207
$\phi v_c = \phi 4f'_c{}^{1/2}$	0.201
Shear perimeter, b _o (in)	431.23
β_c	1

v _u (ksi)	0.103
J (in ³)	1.920E+07
c + d (in)	107.81
0.40M _{sc} (ft-kips)	2795.3

One-Way Shear:

ϕV_c (kips)	795.9
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V _u (kips)	438.0
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Stability:

Overtuning Design Strength (ft-k)	9367.2
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Total Applied M (ft-k)	7119.9
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Pier-Slab Transfer by Flexure:

b_{slab} (ft)	14.75		
ϕM_n (ft-kips)	<input type="text" value="4290.0"/>	$0.60M_{sc}$ (ft-kips)	<input type="text" value="4192.9"/>

Pier Design:

ϕV_n (kips)	<input type="text" value="1276.7"/>	V_u (kips)	<input type="text" value="58.5"/>
$\phi V_c = \phi 2(1 + N_u / (2000A_g)) f'_c {}^{1/2} b_w d$	746.5		
V_s (kips)	<input type="text" value="706.9"/>	$*** V_s \text{ max} = 4 f'_c {}^{1/2} b_w d$ (kips)	<input type="text" value="1978.3"/>
Maximum Spacing (in)	7.62	(Only if Shear Ties are Required)	
Actual Hook Development (in)	21.46	Req'd Hook Development l_{dh} (in) - Tension	17.66
		Req'd Hook Development l_{dc} (in) - Compression	19.04

Flexure in Slab:

ϕM_n (ft-kips)	<input type="text" value="4217.3"/>	M_u (ft-kips)	<input type="text" value="3254.4"/>
a (in)	1.94		
Steel Ratio	0.00544		
β_1	0.825		
Maximum Steel Ratio (ρ_t)	0.0197		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	<input type="text" value="123.00"/>	Required Development in Pad (in)	<input type="text" value="34.08"/>

Condition	1 is OK, 0 Fails
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Interaction Diagram	1
Two-Way Shear Action	1
One-Way Shear Action	1
Overtuning	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Hook Development	1
Anchor Bolt Pullout	1
Anchor Bolt Punching Shear	1

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LPile for Windows, Version 2019-11.009

Analysis of Individual Piles and Drilled Shafts
Subjected to Lateral Loading Using the p-y Method
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Files Used for Analysis

Path to file locations:
\Program Files (x86)\Ensoft\lpile2019\files\

Name of input data file:
23-1210-JDS-R1.lp11d

Name of output report file:
23-1210-JDS-R1.lp11o

Name of plot output file:
23-1210-JDS-R1.lp11p

Name of runtime message file:
23-1210-JDS-R1.lp11r

Date and Time of Analysis

Date: July 6, 2023

Time: 9:59:26

Problem Title

Site : Mystery Valley, GA

Tower : 150' Monopine

Prepared for : DIAMOND COMMUNICATIONS LLC

Job Number : 23-1210-JDS-R1

Engineer : ARH

Program Options and Settings

Computational Options:

- Conventional Analysis

Engineering Units Used for Data Input and Computations:

- US Customary System Units (pounds, feet, inches)

Analysis Control Options:

- Maximum number of iterations allowed = 999
- Deflection tolerance for convergence = 1.0000E-05 in
- Maximum allowable deflection = 100.0000 in
- Number of pile increments = 100

Loading Type and Number of Cycles of Loading:

- Static loading specified
- Use of p-y modification factors for p-y curves not selected
- Analysis uses layering correction (Method of Georgiadis)
- No distributed lateral loads are entered
- Loading by lateral soil movements acting on pile not selected
- Input of shear resistance at the pile tip not selected
- Input of moment resistance at the pile tip not selected
- Input of side resistance moment along pile not selected
- Computation of pile-head foundation stiffness matrix not selected
- Push-over analysis of pile not selected
- Buckling analysis of pile not selected

Output Options:

- Output files use decimal points to denote decimal symbols.
- Report only summary tables of pile-head deflection, maximum bending moment, and maximum shear force in output report file.
- No p-y curves to be computed and reported for user-specified depths
- Print using wide report formats

Pile Structural Properties and Geometry

Number of pile sections defined = 1
Total length of pile = 38.500 ft
Depth of ground surface below top of pile = 0.5000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

Point No.	Depth Below Pile Head feet	Pile Diameter inches
1	0.000	96.0000
2	38.500	96.0000

Input Structural Properties for Pile Sections:

Pile Section No. 1:

Section 1 is a round drilled shaft, bored pile, or CIDH pile
Length of section = 38.500000 ft
Shaft Diameter = 96.000000 in
Shear capacity of section = 0.0000 lbs

Ground Slope and Pile Batter Angles

Ground Slope Angle = 0.000 degrees
= 0.000 radians
Pile Batter Angle = 0.000 degrees
= 0.000 radians

Soil and Rock Layering Information

The soil profile is modelled using 1 layers

Layer 1 is stiff clay without free water

Distance from top of pile to top of layer = 0.500000 ft
Distance from top of pile to bottom of layer = 60.500000 ft
Effective unit weight at top of layer = 110.000000 pcf
Effective unit weight at bottom of layer = 110.000000 pcf
Undrained cohesion at top of layer = 1000.000000 psf
Undrained cohesion at bottom of layer = 1000.000000 psf
Epsilon-50 at top of layer = 0.010000
Epsilon-50 at bottom of layer = 0.010000

(Depth of the lowest soil layer extends 22.000 ft below the pile tip)

Summary of Input Soil Properties

Layer Num.	Soil Type Name (p-y Curve Type)	Layer Depth ft	Effective Unit Wt. pcf	Cohesion psf	E50 or krm
1	Stiff Clay w/o Free Water	0.5000 60.5000	110.0000 110.0000	1000.0000 1000.0000	0.01000 0.01000

Static Loading Type

Static loading criteria were used when computing p-y curves for all analyses.

Pile-head Loading and Pile-head Fixity Conditions

Number of loads specified = 2

Load Run No.	Load Analysis Type	Condition 1	Condition 2	Axial Thrust Force, lbs	Compute Top y vs. Pile Length
1	1 Yes	V = 78040. lbs	M = 107830880. in-lbs	121173.	No
2	1 Yes	V = 16470. lbs	M = 22570080. in-lbs	75770.	No

V = shear force applied normal to pile axis

M = bending moment applied to pile head

y = lateral deflection normal to pile axis

S = pile slope relative to original pile batter angle

R = rotational stiffness applied to pile head

Values of top y vs. pile lengths can be computed only for load types with specified shear loading (Load Types 1, 2, and 3).

Thrust force is assumed to be acting axially for all pile batter angles.

Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Axial thrust force values were determined from pile-head loading conditions

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section = 38.500000 ft

Shaft Diameter = 96.000000 in
 Concrete Cover Thickness (to edge of long. rebar) = 3.625000 in
 Number of Reinforcing Bars = 50 bars
 Yield Stress of Reinforcing Bars = 60000. psi
 Modulus of Elasticity of Reinforcing Bars = 29000000. psi
 Gross Area of Shaft = 7238. sq. in.
 Total Area of Reinforcing Steel = 78.072504 sq. in.
 Area Ratio of Steel Reinforcement = 1.08 percent
 Edge-to-Edge Bar Spacing = 4.074124 in
 Maximum Concrete Aggregate Size = 0.750000 in
 Ratio of Bar Spacing to Aggregate Size = 5.43
 Offset of Center of Rebar Cage from Center of Pile = 0.0000 in

Axial Structural Capacities:

 Nom. Axial Structural Capacity = $0.85 F_c A_c + F_y A_s$ = 32071.951 kips
 Tensile Load for Cracking of Concrete = -3413.486 kips
 Nominal Axial Tensile Capacity = -4684.350 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
1	1.410000	1.561450	43.670000	0.000000
2	1.410000	1.561450	43.325649	5.473302
3	1.410000	1.561450	42.298027	10.860287
4	1.410000	1.561450	40.603339	16.075999
5	1.410000	1.561450	38.268313	21.038183
6	1.410000	1.561450	35.329772	25.668582
7	1.410000	1.561450	31.834060	29.894172
8	1.410000	1.561450	27.836306	33.648313
9	1.410000	1.561450	23.399556	36.871801
10	1.410000	1.561450	18.593782	39.513797
11	1.410000	1.561450	13.494772	41.532638
12	1.410000	1.561450	8.182942	42.896484
13	1.410000	1.561450	2.742062	43.583827
14	1.410000	1.561450	-2.742062	43.583827
15	1.410000	1.561450	-8.182942	42.896484
16	1.410000	1.561450	-13.494772	41.532638
17	1.410000	1.561450	-18.593782	39.513797
18	1.410000	1.561450	-23.399556	36.871801
19	1.410000	1.561450	-27.836306	33.648313
20	1.410000	1.561450	-31.834060	29.894172
21	1.410000	1.561450	-35.329772	25.668582
22	1.410000	1.561450	-38.268313	21.038183
23	1.410000	1.561450	-40.603339	16.075999
24	1.410000	1.561450	-42.298027	10.860287
25	1.410000	1.561450	-43.325649	5.473302
26	1.410000	1.561450	-43.670000	0.000000
27	1.410000	1.561450	-43.325649	-5.473302
28	1.410000	1.561450	-42.298027	-10.860287
29	1.410000	1.561450	-40.603339	-16.075999
30	1.410000	1.561450	-38.268313	-21.038183
31	1.410000	1.561450	-35.329772	-25.668582
32	1.410000	1.561450	-31.834060	-29.894172
33	1.410000	1.561450	-27.836306	-33.648313
34	1.410000	1.561450	-23.399556	-36.871801
35	1.410000	1.561450	-18.593782	-39.513797

36	1.410000	1.561450	-13.494772	-41.532638
37	1.410000	1.561450	-8.182942	-42.896484
38	1.410000	1.561450	-2.742062	-43.583827
39	1.410000	1.561450	2.742062	-43.583827
40	1.410000	1.561450	8.182942	-42.896484
41	1.410000	1.561450	13.494772	-41.532638
42	1.410000	1.561450	18.593782	-39.513797
43	1.410000	1.561450	23.399556	-36.871801
44	1.410000	1.561450	27.836306	-33.648313
45	1.410000	1.561450	31.834060	-29.894172
46	1.410000	1.561450	35.329772	-25.668582
47	1.410000	1.561450	38.268313	-21.038183
48	1.410000	1.561450	40.603339	-16.075999
49	1.410000	1.561450	42.298027	-10.860287
50	1.410000	1.561450	43.325649	-5.473302

NOTE: The positions of the above rebars were computed by LPILE

Minimum spacing between any two bars not equal to zero = 4.074 inches
between bars 1 and 50.

Ratio of bar spacing to maximum aggregate size = 5.43

Concrete Properties:

Compressive Strength of Concrete	=	4500. psi
Modulus of Elasticity of Concrete	=	3823676. psi
Modulus of Rupture of Concrete	=	-503.115295 psi
Compression Strain at Peak Stress	=	0.002001
Tensile Strain at Fracture of Concrete	=	-0.0001152
Maximum Coarse Aggregate Size	=	0.750000 in

Number of Axial Thrust Force Values Determined from Pile-head Loadings = 2

Number	Axial Thrust Force kips
1	75.770
2	121.173

Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain
1	75.770	187034.583	0.00300000
2	121.173	188514.659	0.00300000

Note that the values of moment capacity in the table above are not factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction factor to compute ultimate moment capacity according to ACI 318, or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding bending stiffnesses computed for common resistance factor values used for reinforced concrete sections.

Axial Load No.	Resist. Factor	Nominal Ax. Thrust kips	Nominal Moment Cap in-kips	Ult. (Fac) Ax. Thrust kips	Ult. (Fac) Moment Cap in-kips	Bend. Stiff. at Ult Mom kip-in ²
1	0.65	75.770000	187035.	49.250500	121572.	4.2771E+09
2	0.65	121.173333	188515.	78.762667	122535.	4.3145E+09
1	0.75	75.770000	187035.	56.827500	140276.	4.1313E+09
2	0.75	121.173333	188515.	90.880000	141386.	4.1690E+09
1	0.90	75.770000	187035.	68.193000	168331.	2.7723E+09
2	0.90	121.173333	188515.	109.056000	169663.	2.8030E+09

 Summary of Pile-head Responses for Conventional Analyses

Definitions of Pile-head Loading Conditions:

- Load Type 1: Load 1 = Shear, V, lbs, and Load 2 = Moment, M, in-lbs
- Load Type 2: Load 1 = Shear, V, lbs, and Load 2 = Slope, S, radians
- Load Type 3: Load 1 = Shear, V, lbs, and Load 2 = Rot. Stiffness, R, in-lbs/rad.
- Load Type 4: Load 1 = Top Deflection, y, inches, and Load 2 = Moment, M, in-lbs
- Load Type 5: Load 1 = Top Deflection, y, inches, and Load 2 = Slope, S, radians

Load Case No.	Load Type 1	Pile-head Load 1	Load Type 2	Pile-head Load 2	Axial Loading lbs	Pile-head Deflection inches	Pile-head Rotation radians	Max Shear in Pile lbs	Max Moment in Pile in-lbs
1	V, lb	78040.	M, in-lb	1.08E+08	121173.	16.4258	-0.05910	-515362.	1.11E+08
2	V, lb	16470.	M, in-lb	2.26E+07	75770.	0.05428	-3.42E-04	-99535.	2.30E+07

Maximum pile-head deflection = 16.4257766653 inches
 Maximum pile-head rotation = -0.0590980664 radians = -3.386070 deg.

The analysis ended normally.

IBC 1807.3.2.1

Moment (ft-k)	6,739.43	
Shear (k)	58.53	
Caisson diameter (ft)	8	
Caisson height above ground (ft)	0.5	
Caisson height below ground (ft)	30	
Lateral soil pressure (lb/ft ²)	300.00	
Ground to application of force, h (ft)	115.64	
Applied lateral force, P (lb)	58,530	
Lateral soil bearing pressure, S ₁ (lb/ft)	3,000.00	
Diameter, b (ft)	8	
A	5.71	= (2.34P)/(S ₁ b)
Minimum depth of embedment, d (ft)	29.83	= 0.5A[1 + (1 + (4.36h / A)) ^{1/2}]

Exhibit 3

July 5, 2023

Karey Vawter
Diamond Communications LLC
210 Mountain Ave, Unit 619
Springfield, NJ 07081

RE: Proposed 150' Sabre Monopine for Mystery Valley, GA

Dear Mr. Vawter,

Upon receipt of order, we propose to design and supply the above referenced Sabre monopine for an Ultimate Wind Speed of 107 mph and 30 mph + 1.5" ice, Risk Category II, Exposure Category B, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopine will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopine shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopine, the monopine will buckle at the location of the highest combined stress ratio within the monopine shaft. This is likely to result in the portion of the monopine above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius less than or equal to 125'. *Please note that this letter only applies to the above referenced monopine designed and manufactured by Sabre Industries.*

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



7/5/23

Exhibit 4



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ASO-14762-OE

Issued Date: 06/22/2023

Compliance Dept.-DMP
 Diamond Towers V LLC
 210 Mountain Ave.
 Unit 619
 Springfield, NJ 07081

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

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

Structure: Antenna Tower Mystery Valley GA408
 Location: Lithonia, GA
 Latitude: 33-45-21.13N NAD 83
 Longitude: 84-07-14.88W
 Heights: 886 feet site elevation (SE)
 155 feet above ground level (AGL)
 1041 feet above mean sea level (AMSL)

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

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

This determination expires on 12/22/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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

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

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

If we can be of further assistance, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov.

On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-14762-OE.

Signature Control No: 582642941-591098817

(DNE)

Andrew Hollie
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

Case Description for ASN 2023-ASO-14762-OE

Proposed Antenna Structure with an overall height of 155ft with all appurtenances

Frequency Data for ASN 2023-ASO-14762-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



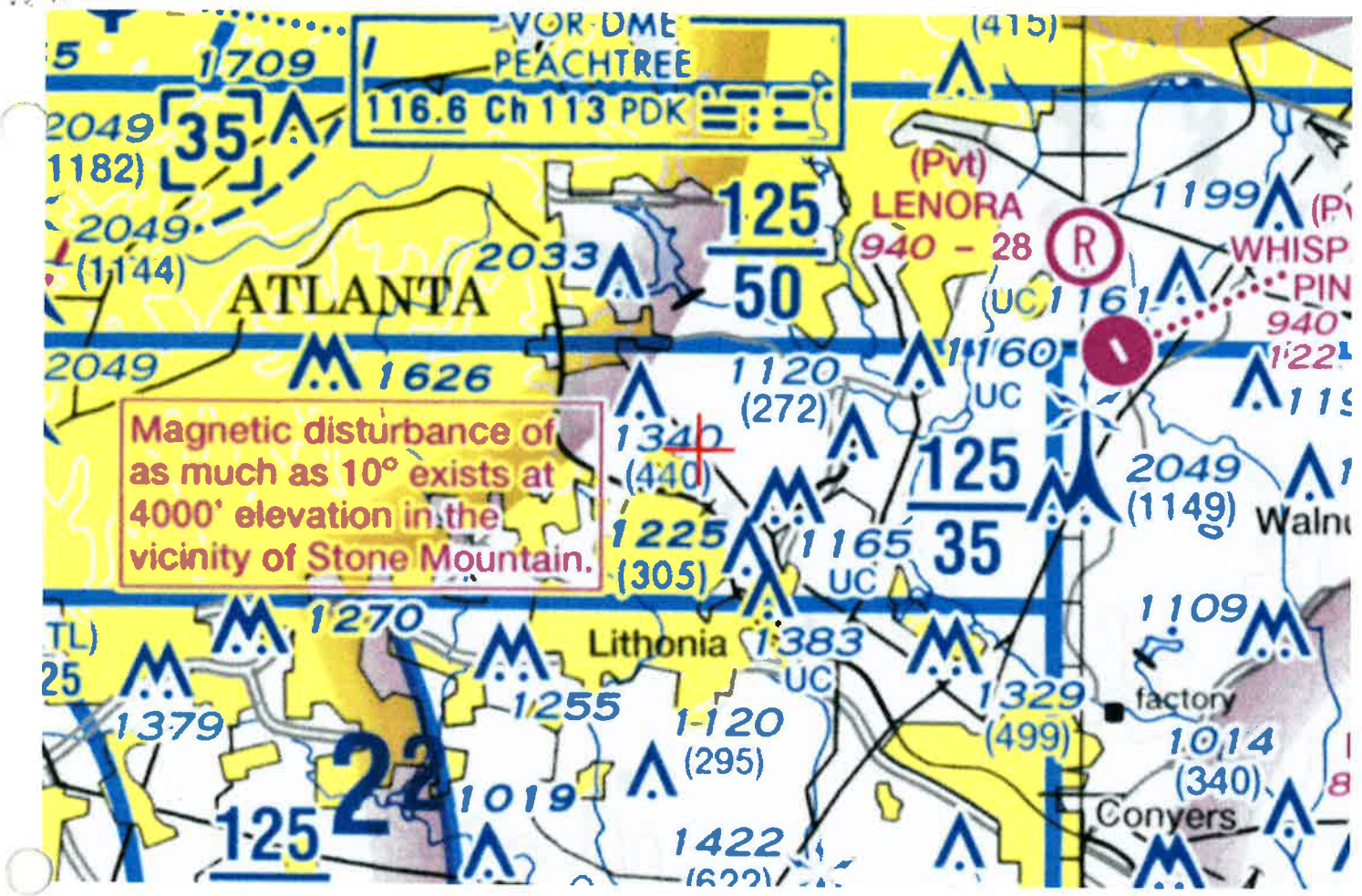


Exhibit 5

LEASE AGREEMENT
(Space for Tower and Related Building)

THIS LEASE AGREEMENT ("Lease") dated as of the latter of the signature dates below ("Effective Date"), between GEORGIA POWER COMPANY, a Georgia corporation, with a its principal office located at 241 Ralph McGill Boulevard, Atlanta, Georgia 30308-3374 (hereinafter referred to as the "Lessor"), and Diamond Towers VI LLC, a Delaware limited liability company, with its principal office located at 120 Mountain Avenue, Springfield, New Jersey 07081 (hereinafter referred to as the "Lessee").

WITNESSETH:

THAT Lessee desires to construct a one hundred fifty-five (155) foot high telecommunications tower and related appurtenances (the "Tower") on that certain tract or parcel of land lying and being in South Deshon Road, Lithonia, DeKalb County, Georgia, also known as Parcel 16-126-02-068 and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof (the "Site");

THAT Lessor has this day rented and leased to Lessee the Site.

For and in consideration of Ten Dollars (\$10.00), other good and valuable consideration, and the mutual covenants contained herein, and intending to be legally bound hereby, Lessor and Lessee hereby agree with each other as follows:

1. **PREMISES:** Lessor hereby leases and lets to Lessee, and Lessee hereby takes and hires from Lessor, upon and subject to the terms, conditions, covenants and provisions hereof, the Site, together with the non-exclusive right, privilege and easement over and across the Easement Area (as hereinafter defined), seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, for pedestrian and vehicular access to and from the Site, including trucks, together with the non-exclusive right, privilege and easement over and across the Easement Area for the purpose of providing utilities (including, but not limited to, electricity, data communications, and fiber optic cable) to the Site, over, under or along a thirty foot (30') right-of-way (the "Easement Area") extending from the nearest public right-of-way, South Deshon Road, to the Site, the location of the foregoing easements being described on Exhibit "B" attached hereto and incorporated herein by reference (all of the foregoing collectively referred to as the "Premises").

2. **INITIAL TERM AND EXTENSIONS:** The initial term of this Lease shall begin on January 1, 2023 (the "Commencement Date"), and terminate on the last day of the month within which the fifth (5th) anniversary of the Commencement Date occurs, unless sooner terminated or extended as herein provided (the "Initial Term").

Lessee shall have the right to extend the term of this Lease for seven (7) additional, five (5) year terms (each an "Extension Term"). The Initial Term together with all validly exercised Extension Terms is sometimes referred to herein as the "Term." Each Extension Term shall be on the same terms and conditions as set forth herein, except that the number of extensions available shall be decreased by one for each such Extension Term. This Lease shall automatically extend for each successive Extension Term unless Lessee notifies Lessor, in writing, of Lessee's intention not to extend the Term, at least sixty (60) days prior to the expiration of the Initial Term or the then applicable Extension Term. If Lessee shall remain in possession of the Premises at the expiration of

the Term without a written agreement, such tenancy shall be deemed a tenancy at sufferance, at a Rent rate equal to one hundred fifty percent (150%) of Rent in effect at the expiration of the Term and otherwise upon the same terms and conditions of this Lease (but there shall be no rights to extend).

3. **RENT:** Lessor shall be compensated on a monthly basis during the Initial Term and

In addition to the Rent as set forth above, Lessee shall from time to time, within thirty (30) days after invoice therefor, reimburse Lessor for an amount equal to fifty percent (50%) of the reasonable and necessary costs and expenses incurred by Lessor for routine road maintenance for the access road extending from the Site to the road surface of Wills Road, and along which Lessee's access easement runs; provided, however, that Lessee shall be responsible for one hundred percent (100%) of the reasonable costs and expenses of repairs and replacements of damage or destruction caused by or resulting from the negligence or willful misconduct of Lessee, Lessee's agents or employees.

4. **ASSIGNMENTS AND SUBLEASES:** This Lease may be sold, assigned or transferred by the Lessee without any approval or consent of the Lessor to the Lessee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Lessee's assets in the market defined by the Federal Communications Commission in which the Site is located by reason of a merger, acquisition or other business reorganization or to an entity which acquires or receives an interest in the majority of communication towers of Lessee in the market defined by the Federal Communications Commission in which the Site is located. As to other parties, this Lease shall not be sold, assigned or transferred without the written consent of the Lessor, which such consent may be granted or withheld in Lessor's sole discretion. Notwithstanding the foregoing, Lessee shall have the right, without Lessor's consent, to sublease its rights under this Lease, but any such sublease or assignment shall be subject to all terms and conditions of this Lease. Lessee shall provide Lessor written notice of any such sublease within thirty (30) days of the full execution of a sublease agreement. Lessee may, upon notice to Lessor, mortgage or grant a security interest in this Lease and the Tower and Lessee's Facilities, and may assign this Lease, the Tower, and Lessee's Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties").

5. **TOWER COMPLIANCE:** Lessee shall comply, at Lessee's sole cost and expense, with all tower marking and lighting requirements of the Federal Aviation Administration ("FAA") and the Federal Communications Commission ("FCC"). Lessee, at Lessee's sole cost and expense, shall maintain the Tower in good order and repair (including without limitation all necessary replacements), and shall observe and comply with all present and future laws, ordinances,

requirements, orders, directives, rules and regulations of the federal, state, and county governments and of all other governmental authorities affecting the Tower or appurtenances thereto or any part thereof whether the same are in force at the Commencement Date or may in the future be passed, enacted or directed. To the extent feasible and in compliance with the foregoing, Lessee shall use blinking red lights on the Tower instead of strobe lights.

6. **TOWER CONSTRUCTION:** Prior to the construction of the Tower, Lessee, at Lessee's sole cost and expense, shall obtain and provide to Lessor a soil test report with respect to the load bearing capacity of the soil and such other matters as Lessor shall require. No additional tower shall be constructed or installed on the Premises without the prior written consent of Lessor, which consent may be granted or withheld in Lessor's sole discretion. The value or cost of any improvements constructed by Lessee shall not in any way constitute a substitute for or a credit against any obligation of Lessee under this Lease to pay Rent or any other sums.

7. **LESSEE COMPLIANCE:** Lessee shall comply with all local, city, county, state and federal laws, rules, ordinances, statutes and regulations (including but not limited to FCC requirements applicable to Lessee's Facilities) now in effect or hereafter enacted or passed as the same may apply to the use of the Premises by Lessee, and shall obtain, at Lessee's sole cost and expense, any licenses, permits and other approvals required for Lessee's use of the Premises. Lessor agrees, provided Lessor incurs no cost or expense, to cooperate with Lessee in obtaining such licenses, permits or approvals.

8. **USE; GOVERNMENTAL APPROVALS:** Lessee shall use the Premises solely for the purpose of constructing, maintaining and operating a communications facility and uses incidental thereto and all necessary appurtenances ("Lessee's Facilities"), and for no other purpose. A security fence consisting of chain link construction or similar but comparable construction may be placed around the perimeter of the Premises at the discretion of Lessee (not including the access easement). Lessee's Facilities shall be constructed by Lessee at Lessee's sole cost and expense, in a good and workmanlike manner in accordance with Lessee's specifications, in strict accordance with all applicable codes, statutes, rules and regulations.

Notice is hereby given that Lessor shall not be liable for the cost and expense of any labor, services or materials furnished or to be furnished with respect to the Premises at or by the direction of Lessee or anyone holding the Premises or any part thereof by, through or under Lessee and that no laborer's, mechanic's or materialman's or other lien for any such labor, service or materials shall attach to or affect the interest of Lessor in and to the Premises. Nothing contained in this Lease shall be deemed or construed in any way as constituting the consent or request of Lessor, express or implied, by inference or otherwise, to any contractor, subcontractor, laborer or materialman for the performance of any labor or the furnishing of any materials for any improvements or repairs to or of the Premises or any part thereof, nor as giving Lessee any right, power or authority on behalf of Lessor to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of any lien against the Premises or any part thereof.

It is understood and agreed that Lessee's ability to use the Premises is contingent upon its obtaining after the execution date of this Lease all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any federal, state or local authorities as well as satisfactory soil boring tests which will permit Lessee's use of the Premises as set forth above. Lessor shall cooperate with Lessee in its effort to obtain such approvals and shall take

no action which would adversely affect the status of the Site with respect to the proposed use by Lessee. In the event that any of such applications for such Governmental Approvals should be finally rejected or any Governmental Approval issued to Lessee is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority or soil boring tests are found to be unsatisfactory so that Lessee in its sole discretion will be unable to use the Premises for its intended purposes or the Lessee determines that the Premises are no longer technically compatible for its intended use, Lessee shall have the right to terminate this Lease upon thirty (30) days' written notice to Lessor upon payment of a termination fee (in addition to the Rent due through the effective date of such termination) equal to three (3) months' Rent at the then existing monthly rate, and this Lease shall terminate and end on the date thirty (30) days after the date of such notice. Notice of the Lessee's exercise of its right to terminate shall be given to Lessor in writing by certified mail, return receipt requested. All Rent paid to said termination date shall be retained by the Lessor.

9. **TITLE TO LESSEE'S FACILITIES:** Title to Lessee's Facilities shall be and remain solely in Lessee. Lessee, at Lessee's sole cost and expense, shall maintain the Premises and Lessee's Facilities in good order and repair. Lessee shall return the Premises to Lessor at the termination or expiration of the term of this Lease in as good condition and repair as when first received, reasonable wear and tear excepted.

10. **UTILITIES:** Lessee shall be responsible for, shall cause to be separately metered, and shall promptly pay in full for all electricity consumed by Lessee at the Premises.

11. **LIENS/ENCUMBRANCES:** Lessee shall not create or permit to be created or to remain, and, shall promptly discharge, at its sole cost and expense, any lien, encumbrance or charge upon the Premises, or any part thereof or upon Lessee's rights under this Lease that arises from the use or occupancy of the Premises by Lessee or by reason of any labor, service or material furnished or claimed to have been furnished to or for the benefit of Lessee or by reason of any construction, repairs or demolition by or at the direction of Lessee. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower and/or Lessee's Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws. Lessor consents to Lessee's right to remove all or any portion of the Tower and/or Lessee's Facilities from time to time in Lessee's sole discretion and without Lessor's consent.

12. **INSURANCE:**

(a) Lessee agrees to acquire and maintain during the term of this Lease commercial general liability insurance (including, but not limited to, independent contractors engaged in construction and contractual liability for the indemnities of Lessee herein set forth subject to standard policy provisions and exclusions) in an amount not less than One Million and No/100 Dollars (\$1,000,000.00) (aggregate of all claims) per occurrence for claims arising from the installation, use, maintenance, repair or removal of Lessee's Facilities (excluding claims, costs, damages and liabilities for which Lessor is responsible as provided in Paragraph 14 hereof). Such insurance may be furnished under a "primary" policy or "umbrella" policy or policies. Lessee agrees to acquire and maintain during the term of this Lease automobile liability insurance in the minimum limit amount of One Million and No/100 Dollars (\$1,000,000.00) per occurrence. Lessee agrees to acquire and maintain during the term of this Lease workers' compensation insurance, in an amount not less than the minimum amount required by law, and employer's liability insurance, in an amount not less than \$100,000 per occurrence. From time to time during the Term, Lessor may reasonably increase the

limits of the foregoing insurance required to be maintained by Lessee to the amounts customarily required by Lessor for similar properties. Lessee agrees to acquire and maintain during the term of this Lease insurance against the risks customarily included under "all-risks" policies with respect to improved properties similar to Lessee's Facilities in an amount equal to the "full insurable value" (which as used herein shall mean the full replacement value, including without limitation the costs of debris removal, which amount shall be determined annually) of all Lessee's Facilities (including, but not limited to, the Tower). During construction, reconstruction, alteration or material remodeling of any improvements on the Premises such policies shall be in "builder's risk" form if there would be an exclusion of coverage under Lessee's all-risks policy as a result of such construction, reconstruction, alteration or material remodeling. All such insurance may be carried in whole or part under any blanket policies that Lessee may have that include the coverages herein required. All insurance shall be written by companies of recognized financial standing which are authorized to do insurance business in the state where the Premises are located, shall list Lessor as an additional insured on the general and automobile liability policies and the insurance program shall provide that no cancellation shall be effective until at least thirty (30) days' written notice to Lessor. A certificate (Acord or equivalent form) of insurance in force, issued by the insurer and reflecting the above, shall be delivered to Lessor on or before the date Lessee is required to obtain the applicable insurance, and with respect to renewal or replacement policies, not less than fifteen (15) days after the expiration of the policy being renewed or replaced.

(b) Lessor agrees that at its own cost and expense, it will maintain comprehensive general liability and property liability insurance with liability limits of not less than One Million and No/100 Dollars (\$1,000,000.00) of injury to or death of one or more persons in any one occurrence and Five Hundred Thousand and No/100 Dollars (\$500,000.00) for damage or destruction to property in any one occurrence. Lessor may self-insure against any loss or damage which could be covered by a comprehensive general public liability insurance policy.

13. **WAIVER OF SUBROGATION:**

(a) To the fullest extent permitted under O.C.G.A. Section 13-8-2, Lessor and Lessee hereby waive any claim each may have against the other or any affiliate of the other by way of subrogation or otherwise from any and all liability for any loss or damage to property, whether caused by the negligence or fault of the other party, to the extent such loss or damage is covered or required to be covered by the fire and extended coverage policy or so-called all-risk policy with respect to the Tower, Site, Premises or Lessee's Facilities, or any plan of self-insurance by Lessor or Lessee with respect to risks which would be insured against under such policies, notwithstanding the failure to obtain such policies. Each of Lessor and Lessee shall cause any fire insurance and extended coverage or so-called all-risk policies which it maintains in respect of the Tower, Site, Premises or Lessee's Facilities, to contain a provision whereby the insurer waives any rights of subrogation against the other party.

(b) Except as otherwise provided in Paragraph 13(a) and Paragraph 14, the waivers and indemnities in this Lease in favor of Lessor shall not apply to damages arising out of bodily injury to persons or damage to property to the extent caused by or resulting from the negligence of Lessor, its agents or employees to the extent O.C.G.A. Section 13-8-2 is applicable thereto. Except as otherwise provided in Paragraph 13(a), the waivers in this Lease in favor of Lessee shall not apply to damages arising out of bodily injury to persons or damage to property to the extent caused by or resulting from

the negligence of Lessee, its agents or employees to the extent O.C.G.A. Section 13-8-2 is applicable thereto.

14. **INDEMNITY**: Lessee shall, and does hereby agree to, indemnify, save harmless and defend Lessor (its affiliates and their respective directors, officers, agents and employees) from any and all claims, costs (including but not limited to court costs and attorneys' fees), damages and liabilities (except as set forth in the next sentence) arising from or out of any occurrence in, upon or at the Premises or the occupancy or use by Lessee of the Premises or the installation, use, maintenance, repair or removal of Lessee's Facilities, or (except as set forth in the next sentence) occasioned wholly or in part by any negligent act or omission of Lessee, its agents, contractors, employees, servants, lessees, licensees or concessionaires. In the event of joint and concurring negligence or fault of both Lessor and Lessee, responsibility and indemnity shall be apportioned comparatively in accordance with the laws of the State of Georgia, without, however, waiving any defense of the parties under Georgia law, and Lessor shall be solely responsible for, and Lessee's indemnity contained in the sentence immediately preceding this sentence shall not apply to, claims, costs (including, but not limited to, court costs and attorneys' fees), damages and liabilities to the extent arising from or out of the negligence of Lessor, Lessor's officers, agents, servants, employees or contractors. Each affiliate of Lessor is an intended third party beneficiary of the foregoing indemnity.

15. **DEFAULT**: The following events shall constitute events of default under this Lease:

(1) Lessee's failure to pay any installment of Rent when the same shall be due and payable and the continuance of such failure for a period of fifteen (15) days after receipt by Lessee of notice in writing from Lessor specifying such failure; or

(2) Lessee's failure to perform any of the other covenants, conditions and agreements herein contained on Lessee's part to be kept or performed and the continuance of such failure without the curing of same for a period of sixty (60) days after receipt by Lessee of notice in writing from Lessor specifying the nature of such failure. In the event that such failure is of such a nature that it cannot be cured within such sixty (60) day period then such failure shall not be deemed a default so long as Lessee, after receiving such notice, promptly initiates efforts to cure the failure and thereafter diligently and continuously takes all steps necessary to complete the same promptly.

(3) Upon the occurrence of an event of uncured default, Lessor may terminate this Lease by written notice to Lessee and Lessee shall have sixty (60) days after Lessor's notice within which to remove Lessee's Facilities (and Lessor shall not enter upon and take possession of the Premises and remove Lessee prior to the earlier of the removal of Lessee's Facilities or the passage of sixty (60) days from Lessor's notice).

16. **ENVIRONMENTAL**: Except for the storage and use of such Hazardous Substances (as hereinafter defined) as are commonly legally used or stored and in such quantities as are commonly legally used or stored as a consequence of using the Premises for the purposes permitted hereunder (but only so long as the use or storage of such substances does not pose a threat to public health or to the environment and does not necessitate any government regulation, including but not limited to permitting, notification, reporting or response or remedial action under applicable

environmental laws), and except for the Generator (as hereinafter defined) and its fuel (provided Lessee complies with the provisions of the next grammatical paragraph regarding the Generator), Lessee shall not allow any Hazardous Substances (as hereinafter defined), including without limitation any and all pollutants, wastes, flammables, explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances and all other materials defined by or regulated under any environmental law (including, without limitation, common law), rules, regulations, orders, ordinances, permits, and authorizations (collectively, "Environmental Laws"), including without limitation any natural gas and natural gas products, and any petroleum or petroleum derived substance or waste, and any constituent of any such substance or waste regulated or defined by or pursuant to any Environmental Laws (collectively, "Hazardous Substances"), including those defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9604, pollutants or contaminants as defined in CERCLA, 42 U.S.C. § 9604 (A) (2), or hazardous waste as defined in the Resources Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6903, or other similar applicable Federal or State Laws or regulations (including, without limitation, the Clean Air Act, the Toxic Substance Control Act, and the Clean Water Act, as amended), to be generated, released, stored, or deposited over, beneath, or on the Premises or on any structures located on the Premises from any source whatsoever. Lessee covenants to indemnify and hold Lessor harmless from all claims, demands, damages, fines, costs, cleanup, attorneys' fees, and court costs (collectively, "Claims") arising from Lessee's violation of the foregoing covenants.

Lessee shall be entitled to install and use on the Site a propane or diesel fueled emergency electricity generator and above ground fuel storage tank (collectively the "Generator"), at Lessee's sole cost and expense. The Generator shall be used solely for emergencies and for testing (but not more than one test a week). Lessee shall obtain all necessary municipal, state, and federal permits and authorizations to install, maintain and operate the Generator and shall pay any charges levied by governmental agencies in connection therewith. In no event shall Lessee be entitled to install underground storage tanks in connection with the Generator. The Generator shall be installed in such a manner so as to comply with all applicable Environmental Laws and other requirements, including but not limited to those concerning above ground storage tanks. Prior to use of the Generator, Lessee shall provide Lessor written documentation that the Generator has been installed in compliance with the foregoing. At the expiration or earlier termination of the term, Lessee shall remove and dispose of the Generator in accordance with all applicable Environmental Laws and surrender and restore the Premises to Lessor in as good a condition as when received. Lessee agrees to indemnify and hold Lessor harmless from and against any and all losses, liabilities (including, without limitation, environmental liabilities of any kind whatsoever), costs and damages suffered by Lessor on account of or associated with the Generator, including but not limited to the installation, use, maintenance and removal thereof, except to the extent such costs and damages are caused by or result from the negligence or willful misconduct of the Lessor, Lessor's officers, agents, servants, employees or contractors; provided, however, that such exception shall apply if and only to the extent that Lessee has complied with the provisions of this Paragraph 16.

17. **TAXES:** If such bill is sent to Lessor, Lessor shall provide Lessee with a copy of any notice, assessment, or billing relating to real estate taxes for which Lessee is responsible under this Paragraph prior to the date that the same are due and payable. Lessee shall pay and discharge punctually, as and when the same shall become due and payable, all taxes and other governmental impositions and charges of every kind and nature whatsoever, extraordinary as well as ordinary which shall or may during the term of this Lease be charged, levied, laid, assessed, imposed, become due and payable, or liens attributable to Lessee's Facilities (including, but not limited to, the Tower) or

any part thereof, or any personal property, fixtures or equipment owned by Lessee thereon or therein or any part thereof, together with all interest and penalties thereon, under or by virtue of all present or future laws, ordinances, requirements, orders, directives, rules or regulations of the federal, state and county governments and of all other governmental authorities whatsoever. If personal property taxes are assessed against Lessee's Facilities, Lessee shall pay such taxes as are directly attributable to Lessee's Facilities. Except as provided above, Lessor shall pay and discharge punctually, as and when the same shall become due and payable, all taxes and other governmental impositions and charges of every kind and nature whatsoever, extraordinary as well as ordinary which shall or may during the term of this Lease be charged, levied, laid, assessed, imposed, become due and payable, or liens upon or for or with respect to the portion of the Land from time to time contained in the same tax parcel as the Site, or any buildings, appurtenances or equipment owned by Lessor thereon or therein or any part thereof, together with all interest and penalties thereon, under or by virtue of all present or future laws, ordinances, requirements, orders, directives, rules or regulations of the federal, state and county governments and of all other governmental authorities whatsoever.

Lessee shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any real estate tax assessment or billing for which Lessee is wholly or partly responsible for payment under this Lease. Lessor shall reasonably cooperate with Lessee in filing, prosecuting and perfecting any appeal or challenge to real estate taxes as set forth in the preceding sentence, including but not limited to, executing any consent to appeal or other similar document. Lessee agrees to indemnify and hold Lessor harmless from and against any and all losses, costs, damages and expenses suffered or incurred by Lessor on account of or relating to Lessee's appeal, challenge or modification or attempted modification of any real estate tax assessment or billing.

18. **NOTICE:** All notices, demands, requests, consents, and approvals desired, necessary, required or permitted to be given pursuant to the terms of this Lease shall be in writing and shall be deemed to have been properly given if delivered by hand delivery, or sent by recognized national overnight delivery service (delivery charges prepaid or billed to the sender) for next business day delivery, or sent, postage prepaid, by first class registered or certified United States mail, return receipt requested, addressed to each party hereto at the following address:

Lessor: Georgia Power Company
Attention: _____
Environmental and Natural Resources Department BIN 10151
241 Ralph McGill Boulevard
Atlanta, Georgia 30308-3374

Lessee: Diamond Towers VI LLC
Attention: Legal Department
210 Mountain Avenue, Unit 619
Springfield, New Jersey 07081

With a copy to: Diamond Towers VI LLC
Attention: Lease Administration
210 Mountain Avenue, Unit 619
Springfield, New Jersey 07081

or at such other address in the United States as Lessee or Lessor may from time to time designate by like notice. Except for payment of Rent (where Lessor must actually receive each Rent payment on or before the due date thereof), any such notice, demand, request or other communication shall be considered given or delivered, as the case may be, (i) on the date of personal delivery, (ii) on the date two (2) business days after deposit in the United States mail as provided above, if sent via United States mail, (iii) on the business day following deposit with recognized national overnight delivery service as provided above. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, demand, request or other communication. Lessee agrees to appoint and keep appointed at all times during the term of the Lease a current and viable registered agent for service of process in the State of Georgia, as required by Georgia law.

19. **CONSEQUENTIAL DAMAGES.** WHETHER THE CAUSE OF ANY DAMAGE, LOSS, OR LIABILITY IS INSURABLE, INSURED OR NOT INSURED, FORESEEN OR UNFORESEEN, NEITHER PARTY NOR ITS REPRESENTATIVES, AGENTS CONTRACTORS, SUBCONTRACTORS, INVITEES OR LICENSEES SHALL IN ANY EVENT BE LIABLE TO THE OTHER PARTY OR ITS REPRESENTATIVES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES OR LICENSEES FOR CLAIMS FOR ANTICIPATORY PROFITS, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, PUNITIVE, OR ANY INDIRECT DAMAGES OF ANY NATURE ARISING AT ANY TIME, FROM ANY CAUSE WHATSOEVER, WHETHER ARISING IN TORT, CONTRACT, WARRANTY, STRICT LIABILITY, BY OPERATION OF LAW, OR OTHERWISE, EVEN IF BY SUCH PARTY'S, ITS REPRESENTATIVES', AGENTS', CONTRACTORS', SUBCONTRACTORS', INVITEES' OR LICENSEES' NEGLIGENCE OR FAULT, CONNECTED WITH OR RESULTING FROM PERFORMANCE OR NON-PERFORMANCE UNDER THIS LEASE OR AS A RESULT OF THE CONSTRUCTION, MAINTENANCE, OPERATION OR USE OF THE SITE, THE PREMISES, THE TOWER, OR LESSEE'S FACILITIES BY EITHER PARTY.

20. **SEVERABILITY:** In the event any one or more of the provisions contained in this Lease shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of last resort having jurisdiction in the Premises, such finding shall not affect the validity and enforceability of the remaining provisions of this Lease, and in such event the Lessor and Lessee agree to negotiate in good faith and attempt to agree upon a substitute provision which is valid, legal, and enforceable within the limits established by such court's final opinion and which most nearly accomplishes and reflects the original intention of the parties, to be substituted upon such agreement for the invalid, illegal or unenforceable provision.

21. **INTEGRATION:** This Lease constitutes the full and complete agreement between the parties hereto and said parties shall not be bound by any statement, special condition or agreements not herein expressed. Any alteration or amendment to this Lease by the parties hereto shall be in writing and signed by the parties and by reference incorporated into this Lease. The failure of either party to insist upon strict performance of any of the terms or conditions of this Lease or to exercise any of its rights under this Lease shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Lease, either in law or in equity.

22. **GOVERNING LAW:** This Lease shall be governed by the laws of the state where the Premises are located. Time is of the essence of this Lease.

23. **CASUALTY:** Lessor shall provide notice to Lessee of any casualty or other harm affecting the property within twenty-four (24) hours of Lessor's discovery of the casualty or other harm. If any part of the Tower and/or Lessee's Facilities or the property is damaged by casualty or other harm as to render the Premises unsuitable, in Lessee's sole discretion and determination, then Lessee may terminate the Lease by providing written notice to Lessor, which termination will be effective as of the date of such casualty or other harm. Upon such termination Lessee will be entitled to collect all insurance proceeds payable to Lessee on account thereof and to be reimbursed for any prepaid Rent on a pro rata basis. Lessor agrees to permit Lessee to place temporary transmission and reception facilities on the property, but only until such time as Lessee is able to activate a replacement transmission facility at another location. Notwithstanding the termination of this Lease, such temporary facilities will be governed by all of the terms and conditions of this Lease, including Rent. If Lessor or Lessee undertakes to rebuild or restore the Premises, the Tower, and/or Lessee's Facilities, as applicable, Lessor agrees to permit Lessee to place a temporary transmission and reception facilities on the property at no additional Rent until the reconstruction of the Premises, the Tower, and/or Lessee's Facilities is completed. If Lessor determines not to rebuild or restore the property, Lessor will notify Lessee of such determination within thirty (30) days after the casualty or other harm. If Lessor does not so notify Lessee and Lessee decides not to terminate under this Section, then Lessor will promptly rebuild and restore any portion of the property interfering with or required for Lessee's intended use of the Premises to substantially the same condition as existed before the casualty or other harm. Lessor agrees that the Rent shall be abated until the property, the Premises, the Tower, and/or Lessee's Facilities are rebuilt or restored, unless Lessee places temporary transmission and reception facilities on the property.

24. **CONDEMNATION:** If the whole of the Tower, or such portion of the Tower or the Site as will make the Tower unusable for Lessee's use, in Lessee's sole discretion, or if the whole of the Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, is condemned by any legally constituted authority, or conveyed to such authority in lieu of such condemnation, then in any of said events, the term of this Lease shall end on the date when possession thereof is taken by the condemning authority, and Rent shall be accounted for between Lessor and Lessee as of such date. In the event any portion of the Premises is taken by condemnation or a conveyance in lieu thereof (other than as set forth in the preceding sentence), at Lessee's option, Lessee may (i) terminate this Lease, or (ii) elect to continue this Lease and reduce the Rent in proportion to the portion of the Premises so taken. Lessee may claim and recover from the condemning authority an award for Lessee's moving expenses, loss of goodwill, Lessee's personal property and fixtures and the unamortized cost of Lessee's Facilities.

25. **SUBORDINATION AND NON-DISTURBANCE:** At Lessor's option, this Lease shall be subordinate to any mortgage or other security interest by Lessor which from time to time may encumber all or part of the Site or easements herein granted; provided, however, every such mortgage or other security interest shall recognize the validity of this Lease in the event of a foreclosure of Lessor's interest and also Lessee's right to remain in occupancy of and have access to the Premises as long as Lessee is not in default of this Lease. Lessee shall execute whatever instruments may reasonably be required to evidence this subordination clause. In the event the Site is encumbered by a mortgage or other security interest, the Lessor immediately after this Lease is executed, will obtain

and furnish to Lessee a non-disturbance agreement for each such mortgage or other security interest in recordable form.

26. **NO REMEDY EXCLUSIVE**: No remedy conferred upon or reserved to Lessor or Lessee in this Lease, at law or in equity is intended to be exclusive of any other available remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given in this Lease or now or hereafter existing in law or in equity.

27. **SHORT FORM OF LEASE**: Upon request of either party, the other party shall execute a Short Form of Lease containing a legal description of the Premises and the term and setting forth that Lessee has a leasehold interest pursuant to the Lease. Any and all recording costs and taxes, if any, required in connection with the recording of the Short Form of Lease shall be at the sole cost and expense of Lessee.

28. **NO WARRANTIES**. LESSOR MAKES NO WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OR SUITABILITY OF THE PREMISES, SITE OR THE TOWER FOR THE PURPOSES INTENDED BY LESSEE, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ALL EXPRESS, IMPLIED OR STATUTORY WARRANTIES ARE HEREBY DISCLAIMED AND NO SUCH WARRANTIES ARE MADE OR SHALL BE IMPLIED BY VIRTUE OF APPROVAL BY LESSOR OF ANY ENGINEERING ANALYSIS, DRAWINGS, SITE PLANS, WORK, INSTALLATIONS, PLANNED CONSTRUCTION AND FINAL CONSTRUCTION. LESSEE HAS MADE OR SHALL MAKE SUCH INSPECTIONS OF THE PREMISES AS LESSEE DEEMS APPROPRIATE PRIOR TO THE INSTALLATION OF ANY OF LESSEE'S FACILITIES THEREON OR THEREIN, AND LESSEE EXPRESSLY ACCEPTS LESSOR'S PERMISSION TO INSTALL LESSEE'S FACILITIES THEREON OR THEREIN WITHOUT WARRANTY OF ANY KIND OR NATURE.

29. **REMOVAL UPON TERMINATION**: In the event that, but for this Paragraph 29, the term of this Lease (including all validly exercised Extension Terms) would expire or the Lease would terminate (other than a termination in connection with the default of Lessee and other than a termination in the event of a total condemnation of the Premises and other than the termination at the end of the extension set forth in this Paragraph 29), Lessee shall have the one time right to extend the expiration date of the term or such termination of this Lease (including the monthly Rent payment obligations and all other obligations of the Lessee under the Lease) by the number of days specified in such notice (but in no event more than ninety (90) days) by (i) giving written notice of such extension prior to the date of such expiration or such termination, and (ii) including in such written notice certificates of insurance from the insurer(s) evidencing the insurance required under this Lease is in effect through the last day of the term of this Lease as so extended. In the event of such extension of the term pursuant to this Paragraph 29, the sole use of the Premises permitted Lessee shall be the removal of the Tower and all of the other property constituting Lessee's Facilities (regardless of whether Lessee's Facilities are considered fixtures or attachments to real property under applicable law) and all other property, if any, of Lessee from the Premises. At or prior to such expiration or termination (including any extension under this Paragraph 29, if any), Lessee agrees to and shall (a) remove the Tower and all of the other property constituting Lessee's Facilities (regardless of whether Lessee's Facilities are considered fixtures or attachments to real property under applicable law) and all other property, if any, of Lessee from the Premises, and (b) restore the Premises to its original condition, reasonable wear and tear excepted. Lessor agrees and acknowledges that all of

the equipment, fixtures and personal property of the Lessee shall remain the personal property of the Lessee; provided, however, that if the Lessee does not remove all property of Lessee from the Premises by the date of such expiration or earlier termination (including any extension under this Paragraph 29, if any), then such property of Lessee remaining on the Premises after such expiration or earlier termination shall be deemed conclusively abandoned and may be removed by Lessor and disposed of by Lessor or, at Lessor's option, retained by Lessor for Lessor's own account, without compensation to Lessee, and Lessee shall reimburse Lessor for the cost of removing and disposing of the same.

30. **AUTHORITY**: Each of the parties hereto warrants to the other that the person or persons executing this Lease on behalf of such party has the full right, power and authority to enter into and execute this Lease on such party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Lease.

31. **RIGHTS UPON SALE**: Should the Lessor, at any time during the term of this Lease, decide to sell all or any part of the Site to a purchaser other than Lessee, such sale shall be under and subject to this Lease and Lessee's rights hereunder, and any sale by the Lessor of the Easement Area shall be under and subject to the easements of the Lessee in and to the Easement Area.

32. **QUIET ENJOYMENT**: Lessor covenants that Lessee, on paying the Rent and performing the covenants shall peaceably and quietly have, hold and enjoy the Premises without hindrance, claim, or molestation by Lessor or any other person claiming by, through, or under Lessor.

33. **TITLE/AUTHORITY**: Lessor covenants that Lessor has full authority to enter into and execute this Lease.

34. **SUCCESSORS**: This Lease shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto.

35. **CAPTIONS**: The captions contained in this Lease are inserted for convenience only and are not intended to be part of this Lease. They shall not affect or be utilized in the construction or interpretation of this Lease.

36. **EXCLUSIVITY**: During the Term of this Lease, Lessor hereby agrees not to lease any of its property located within a one (1) mile radius of the Site to any third party for the construction or installation of a telecommunications tower for the broadcast of wireless communication signals by any Tier 1 Carrier in frequencies licensed or otherwise authorized by the Federal Communications Commission (excluding Wi-Fi). A "Tier 1 Carrier" refers to any of Verizon Wireless, AT&T Mobility, T-Mobile, or Dish Network, and each of their respective parents, subsidiaries, affiliates, or successors-in-interest.

37. **RESERVED RIGHTS**: Lessor specifically reserves the right to install antennas on the Tower at the locations specified on Exhibit "C" attached hereto and by reference made a part hereof, to install equipment building and telecommunications lines and electrical lines on the Site, to connect the antennas on the Tower with the equipment building and telecommunications lines and electrical lines on the Site, to install telecommunications lines on the Site, to install upgrades, modifications and replacements of the foregoing, and to connect electrical lines to Lessee's electrical lines (Georgia Power will be responsible for reimbursement to Lessee for the costs of such electricity consumed) and the right of pedestrian and vehicular access to the foregoing. Lessor also reserves the

right to install Southern Linc facilities on the Site at a monthly rate to be mutually agreed upon by the parties for Southern Linc's antenna equipment subject to available space on the Tower at the time of the request.

38. **COUNTERPARTS:** This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

39. **ESTOPPELS:** Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

40. **RENTAL STREAM OFFER.** If at any time after the date of this Lease Lessor receives a bona fide written offer from a third party (third party does not include any of Lessor's parents, subsidiaries, or affiliates) seeking an assignment or transfer of Rent payments associated with this Lease which Lessor is prepared to accept ("Rental Stream Offer"), Lessor shall furnish Lessee with a summary of all material business terms of the Rental Stream Offer pursuant to the notice provisions of Paragraph 18. Lessee shall have the right, within twenty (20) days after receipt of such notice by Lessee, to agree in writing to match the terms of the Rental Stream Offer, which acceptance shall be communicated by providing Lessor with a form of a contract consistent with the Rental Stream Offer ("Lessee Acceptance"). If Lessee chooses not to exercise this right or fails to provide the Lessee Acceptance to Lessor as required by this Paragraph 41 within twenty (20) days after Lessee's receipt of the Rental Stream Offer, Lessee shall have no further rights with regard to this Paragraph 41 and Lessor shall be permitted to assign the right to receive Rent payments pursuant to the Rental Stream Offer. Any assignment by Lessor shall be subject to the terms of this Lease. If Lessor attempts to assign or transfer Rent payments without complying with the requirements of this Paragraph 41, the assignment or transfer shall be void.

(Remainder of Page Intentionally Left Blank; Signatures Appear on Next Page)

IN WITNESS WHEREOF, the parties entered into this Lease Agreement as of the Effective Date above.

LESSEE:

DIAMOND TOWERS VI LLC

Signed, sealed and delivered in the presence of:

By: [Signature]
Name: Michael G. Brett
Title: COO
Date: 8/10/22

[Signature]
Witness Jessica Weimberg
[Signature]
Notary Public

My Commission expires: 06/03/24
(Notary Seal)

Rubelquis D'Oleo
Notary Public New Jersey
My Commission Expires 06-03-2024
No. 50106167

LESSOR:

GEORGIA POWER COMPANY, a Georgia corporation

Signed, sealed and delivered in the presence of:

By: [Signature]
Its: Kevin E. Pearson
Date: Natural Resources GM 8/18/2024

[Signature]
Witness
[Signature]
Notary Public

My Commission expires: 02/17/2026
(Notary Seal)

Attest: _____
Its: _____

(CORPORATE SEAL)

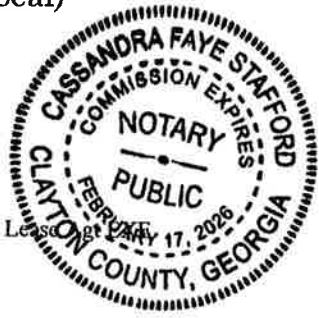


Exhibit "A"
Site

*Note: to be replaced by As-Built Survey and legal descriptions

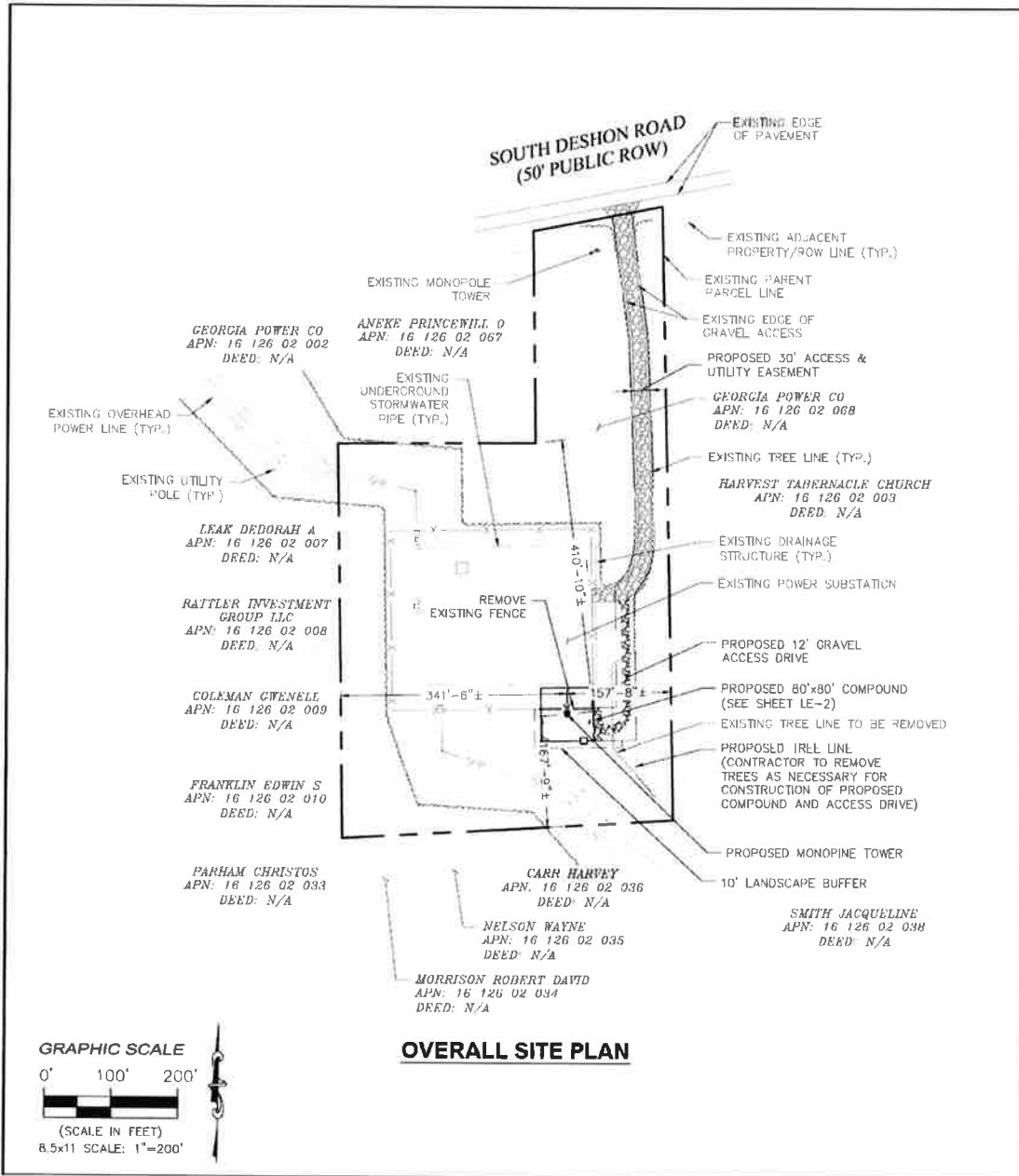


Exhibit "B" Easement

Note: to be replaced by As-Built Survey and legal descriptions

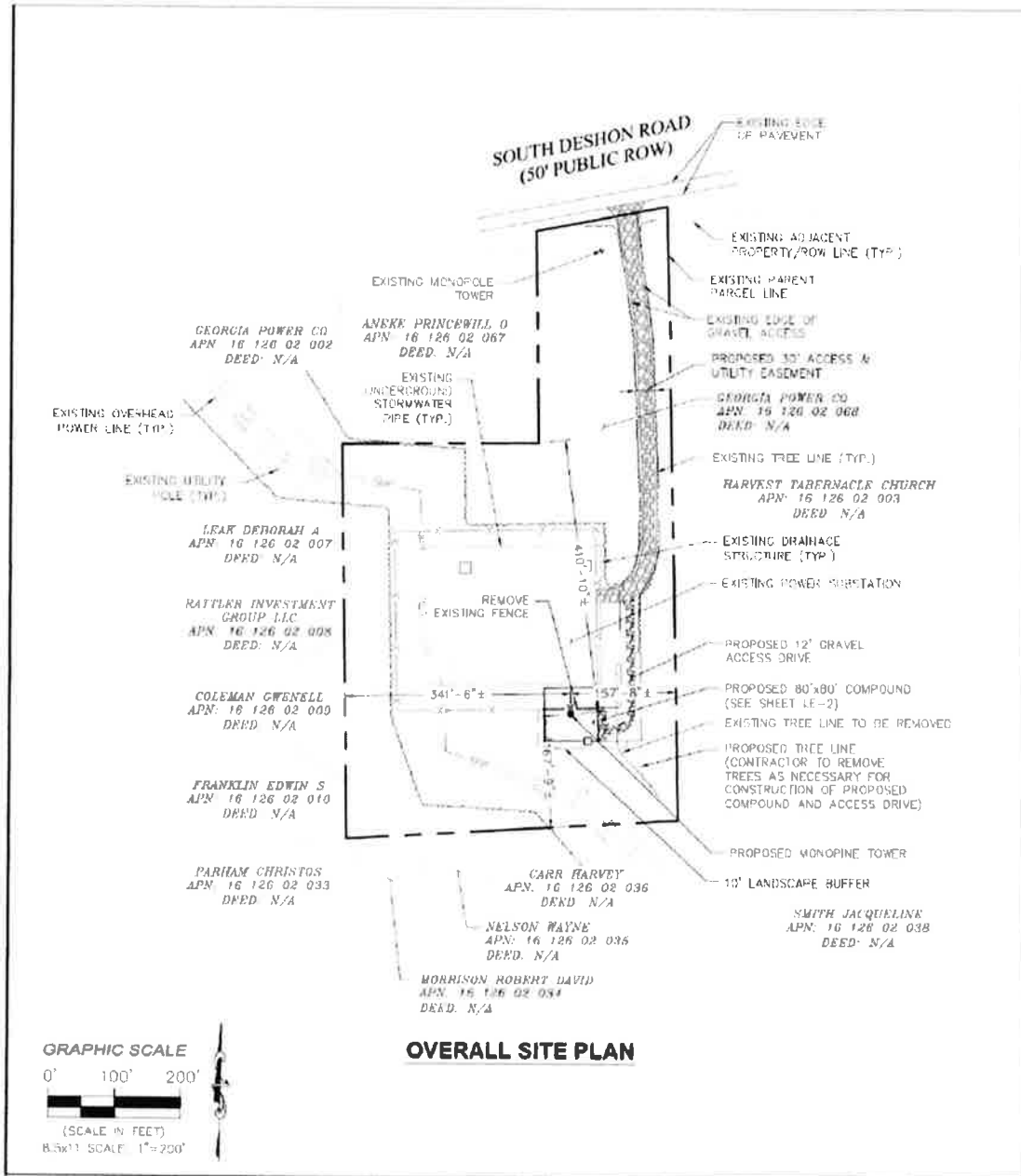
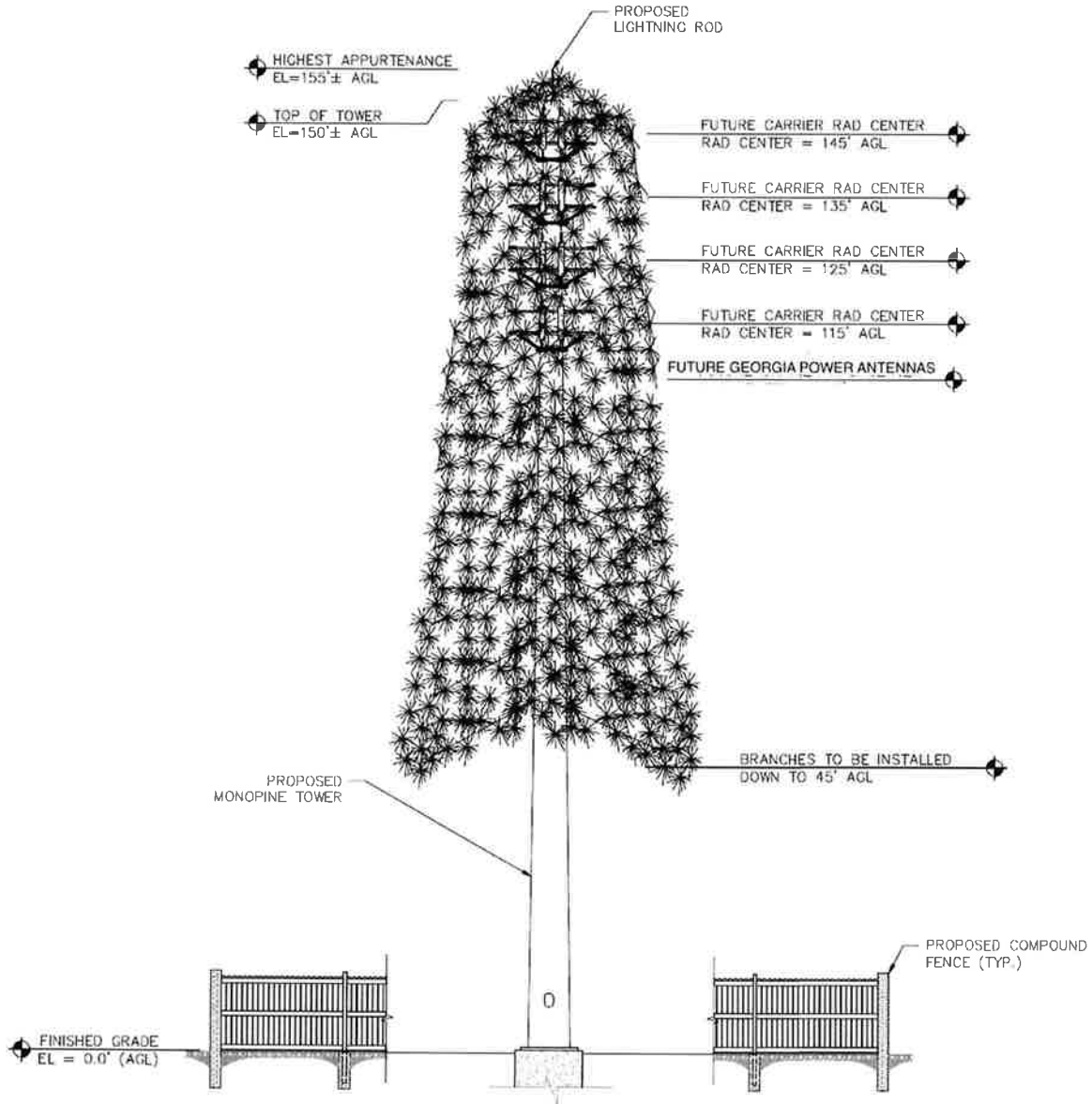


Exhibit "C"

Tower Locations

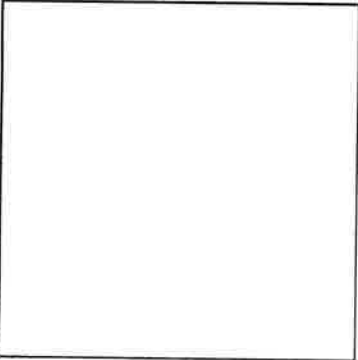


TOWER ELEVATION

NOT TO SCALE

Exhibit 6

C:\Users\jason\AppData\Local\Temp\AcPublish_9246\122099.dwg Mar 16, 2023, 2:48pm Jason



TITLE EXCEPTIONS

Surveyor's Comments on Title Exceptions listed in "Other Items of Record" in the Limited Title Report for Title Insurance issued by Old Republic National Title Insurance Company, Report No: 01-22040842-015 on 08/31/2022.

- (1) BOUNDARY LINE AGREEMENT BY AND BETWEEN IRENE G. EDWARDS AND OSCAR T. TURNER, RECORDED 04/02/1968, AS BOOK 2298, PAGE 91 OF DEKALB COUNTY RECORDS. --- DOCUMENT CONTAINS VAGUE LEGAL DESCRIPTION BUT FROM PLOTTING LAND LOTS THE SURVEYOR BELIEVES IT DESCRIBES THE SOUTH LINE OF THE SUBJECT PROPERTY.
- (2) AGREEMENT AND GRANT OF EASEMENT, BY AND BETWEEN UNITED STATES OF AMERICA, BY DEPARTMENT OF HEALTH AND HUMAN SERVICES, AND GEORGIA POWER COMPANY, AND RECORDED 12/27/1997 AS BOOK 9726, PAGE 743 OF DEKALB COUNTY RECORDS. --- DOCUMENTS CONTAINS NO LEGAL DESCRIPTION AND A SCHEMATIC THAT IS ILLEGIBLE AND CANNOT BE ACCURATELY RECREATED AND THEREFORE CANNOT BE ADDRESSED BY SURVEYOR.

SURVEYOR'S STATEMENT

I hereby state that all parts of the is 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 Plat Act O.C.G.A. 15-6-67.

Jason E. Bailey, RLS
Georgia Reg No. L5003256
Dated: 03/10/2023



LITHONIA, GA

PARENT PARCEL — AS PROVIDED (LIMITED TITLE REPORT)

SITUATED IN THE COUNTY OF DEKALB AND STATE OF GEORGIA AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION AT THE EAST LINE OF LAND LOT 126 AND THE SOUTHERN SIDE OF THE 50 FOOT RIGHT OF WAY OF SOUTH DESHON ROAD; THENCE RUNNING SOUTHWESTERLY ALONG THE SOUTHERN RIGHT OF WAY OF SOUTH DESHON ROAD, A DISTANCE OF 1,141.8 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 09 MINUTES 09 SECONDS EAST A DISTANCE OF 924.36 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 40 MINUTES 51 SECONDS WEST, A DISTANCE OF 500.41 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 593.55 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 36 MINUTES 43 SECONDS EAST A DISTANCE OF 298.0 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 46 MINUTES 11 SECONDS WEST 320.15 FEET TO AN IRON PIN ON THE SOUTHERN RIGHT OF WAY OF SOUTH DESHON ROAD; THENCE NORTH 79 DEGREES 11 MINUTES 10 SECONDS EAST A DISTANCE OF 200 FEET TO THE IRON PIN AT THE TRUE POINT OF BEGINNING; AND BEING 8.187 ACRES, ACCORDING TO SURVEY FOR GEORGIA POWER COMPANY BY LARRY W. CLARK, REGISTERED LAND SURVEYOR, DATED DECEMBER 22, 1986 AND LAST REVISED FEBRUARY 2, 1987.

TAX ID NO: 16-126-02-068

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO GEORGIA POWER COMPANY, GRANTEE, FROM OSCAR TURNER, GRANTOR BY WARRANTY DEED RECORDED 02/09/1987, AS BOOK 5736, PAGE 278 OF DEKALB COUNTY RECORDS.

TOWER EASEMENT — AS SURVEYED

A parcel of land lying and being Land Lot 126, 16th District, Dekalb County, Georgia, being more particularly described as follows:

Commence at a 3" Georgia Power Company disc being the Southeast corner of a parcel identified as PID# 16-126-02-068 in Land Lot 126, 16th District, Dekalb County, Georgia; thence N 42° 20' 29"W a distance of 166.82' to a 5/8" capped rebar (Bailey Land Group) and the Point of Beginning of a tower easement; thence N 89° 21' 51"W a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence N 0° 38' 09"E a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence S 89° 21' 51"E a distance of 80.00' to a 5/8" capped rebar (Bailey Land Group); thence S 0° 38' 09"W a distance of 80.00' to the Point of Beginning. Said parcel containing 6,400 SQ. FT. (0.15 acres), more or less.

30' ACCESS & UTILITY EASEMENT — AS SURVEYED

An easement of land lying and being Land Lot 126, 16th District, Dekalb County, Georgia, being more particularly described as follows:

Commence at a 3" Georgia Power Company disc being the Southeast corner of a parcel identified as PID# 16-126-02-068 in Land Lot 126, 16th District, Dekalb County, Georgia; thence N 42° 20' 29"W a distance of 166.82' to a 5/8" capped rebar (Bailey Land Group); thence N 0° 38' 09"E a distance of 25.00' to the Point of Beginning of the centerline of a 50' access & utility easement, lying 25' on each side of the following described centerline; thence S 89° 21' 51"E a distance of 46.20' to a point at which said easement tapers to 30' in width, lying 15' on each side of the following described centerline; thence N 0° 38' 09"E a distance of 189.84' to a point in a gravel drive; thence along said gravel drive N 35° 51' 34"E a distance of 62.14' to a point; thence N 0° 28' 45"W a distance of 360.04' to a point; thence N 5° 53' 42"W a distance of 167.65' to the Point of Ending along the South right of way line of S Deshon Road. Said easement containing 25,700 SQ. FT. (0.59 acres), more or less.

EASEMENT SURVEY FOR:

FORESITE
group

3740 Davinci Ct, Suite 100
Peachtree Corners, GA 30092



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

4121 Smokey Road
Alabaster, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com

REVISIONS		
NO	DATE	DESCRIPTION
1	03/15/23	ADD. TITLE
2	03/16/23	REVISED NOTE 6

PROJECT
GA408 Mystery Valley
1480 S DESHON RD
LITHONIA, GA 30058

CLIENT
FORESITE GROUP, INC.
Peachtree Corners, GA 30092

TITLE
RAWLAND TOWER SURVEY

DRAWN BY: SB | CHECKED BY: JEB

BLG PROJECT NO:
22.099

CLIENT PROJECT NO:

SHEET NO. **53.0**

SHEET 3 OF 3

Exhibit 7

WARRANTY DEED

STATE OF GEORGIA, DEKALB COUNTY

THIS INDENTURE, made this 5th day of February, in the year of our Lord One Thousand Nine Hundred and Eighty Seven... Between OSCAR TURNER of the State of Georgia and County of DeKalb of the first part and Georgia Power Company of the State of Georgia and County of Fulton of the second part.

WITNESSETH That the said part Y... of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations... DOLLARS in hand paid as and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he... granted, bargained, sold and conveyed and by these presents do... grant, bargain, sell and convey unto the said part Y... of the second part, his successors and assigns... all that tract and parcel of land lying and being in Land Lot 126 of the 16th District of DeKalb County, Georgia and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the point of intersection at the east line of Land Lot 126 and the southern side of the 50 foot Right of Way of South Deshon Road; THENCE running southwesterly along the southern right of way of South Deshon Road, a distance of 1,141.8 feet to an iron pin and the TRUE POINT OF BEGINNING; THENCE South 01 degree 09 minutes 09 seconds East a distance of 924.36 feet to an iron pin; THENCE South 86 degrees 40 minutes 51 seconds West, a distance of 500.41 feet to an iron pin; THENCE North 00 degrees 53 minutes 04 seconds West a distance of 593.55 feet to an iron pin; THENCE North 89 degrees 36 minutes 43 seconds East a distance of 298.0 feet to an iron pin; THENCE North 00 degrees 46 minutes 11 seconds West 320.15 feet to an iron pin on the southern right of way of South Deshon Road; THENCE North 79 degrees 11 minutes 10 seconds East a distance of 200 feet to the iron pin at the TRUE POINT OF BEGINNING; and being 8.187 acres, according to survey for Georgia Power Company by Larry W. Clark, Registered Land Surveyor, dated December 22, 1986 and last revised February 2, 1987.

DeKalb County, Georgia Real Estate Transfer Tax Paid \$ 122.90 Date 2-9-87 CLERK, SUPERIOR COURT By: Nancy A. Brown Deputy Clerk

FILED FEB 9 9 22 AM '87 CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of... the said part Y... of the second part... heirs and assigns forever, IN FEE SIMPLE.

And the said part Y... of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y... of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Signed sealed and delivered in the presence of

[Signature of Oscar Turner]

OSCAR TURNER (Seal)

Witness [Signature] (Seal)

Witness [Signature] (Seal)

Witness [Signature] (Seal)

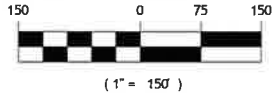
NOTICE SEAL L.J. SWERTFELGER, JR. Notary Public Georgia DEKALB COUNTY My Comm. Exp. Nov. 3, 1990 2-9-87

BOOK 5736 PAGE 278 (Seal)

Exhibit 8

C:\Users\jason\AppData\Local\Temp\AcPublish_9246022099.dwg Mar 16, 2023 - 2:48pm Jason

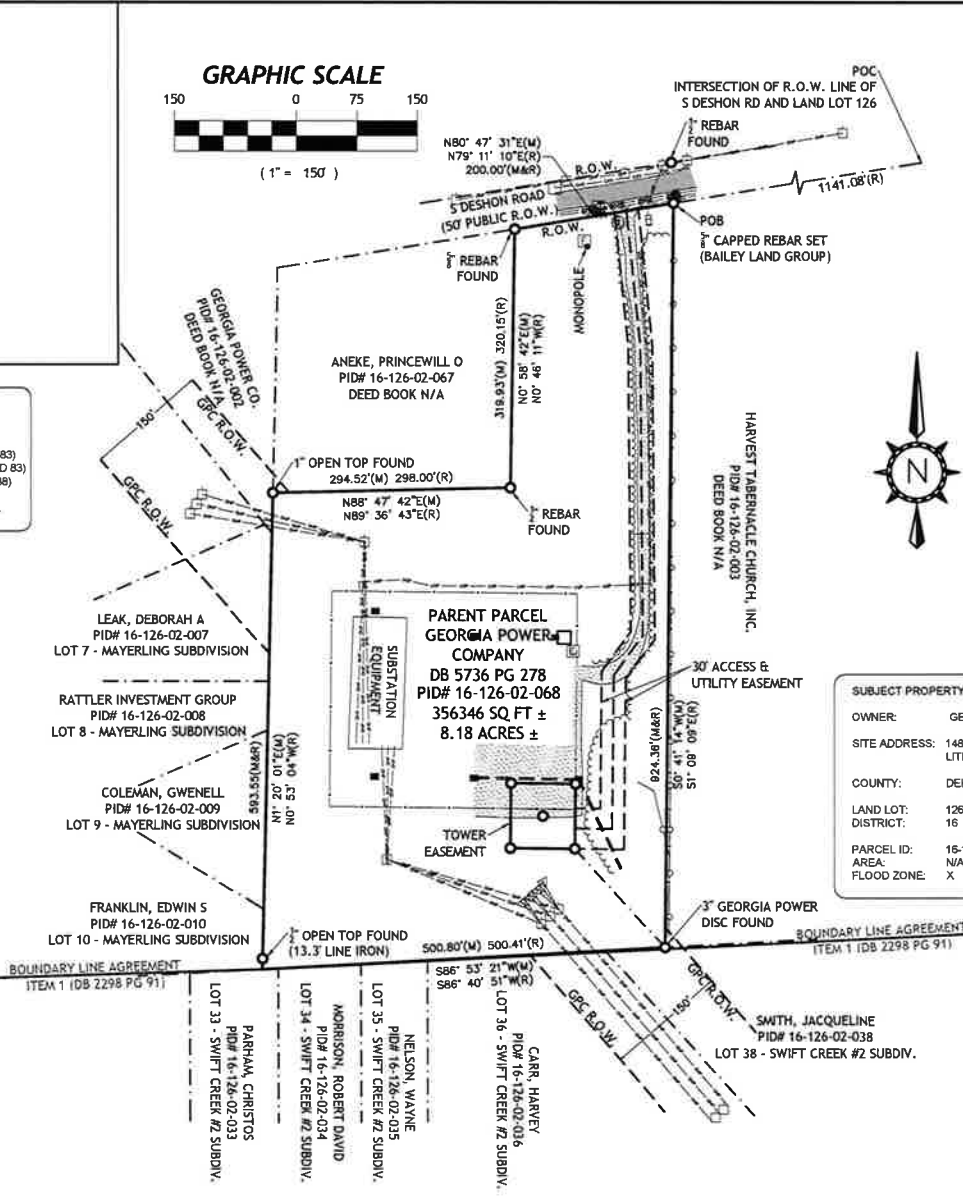
GRAPHIC SCALE



SITE INFORMATION
 LEASE AREA: 6,400 SQ FT
 AT CENTER
 LATITUDE: 33° 45' 21.13" N (NAD 83)
 LONGITUDE: 84° 07' 14.88" W (NAD 83)
 ELEVATION: 865.7' AMSL (NAVD 88)
 AMSL - ABOVE MEAN SEA LEVEL

LEGEND

- BENCHMARK
- BOLLARD
- CABINET
- ELECTRIC BOX
- FIBER OPTIC MARKER
- GAS METER
- GENERATOR
- GUY ANCHOR
- HAND HOLE
- LIGHT STANDARD
- LIGHT CONTROLLER
- MEASURED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POWER METER
- POWER POLE
- RECORDED
- ROW RIGHT-OF-WAY
- SANITARY MANHOLE
- SATELLITE DISH
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER VALVE
- RETAINING WALL
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD POWER
- TREE LINE



SUBJECT PROPERTY
 OWNER: GEORGIA POWER CO.
 SITE ADDRESS: 1480 S DESHON ROAD
 LITHONIA, GA 30056
 COUNTY: DEKALB
 LAND LOT: 126
 DISTRICT: 16
 PARCEL ID: 16-126-02-068
 AREA: N/A
 FLOOD ZONE: X

- GENERAL NOTES:**
1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF FORESITE GROUP AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE TRANSFER OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GEORGIA STATE PLANE GRID, WEST ZONE, NAD83, AND WERE DETERMINED FROM GPS OBSERVATIONS, CONTOURS, AND SPOT ELEVATIONS ARE BASED ON NAVD 88 AND WERE DETERMINED FROM GPS OBSERVATIONS.
 3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 4. THIS SURVEY DOES REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. THE OUTER BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON WAS ESTABLISHED USING A COMBINATION OF DEEDS OF RECORD, PLATS OF RECORD, AND SOME FIELD WORK.
 5. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 03/07/2023.
 6. THIS SURVEY HAS BEEN PERFORMED WITH THE BENEFIT OF A LIMITED TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REPORT NO: 01-22040842-015 ON 08/31/2022. THERE MAY EXIST EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT CONTAINED IN THE TITLE REPORT.

FLOOD STATEMENT:
 According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for DeKalb County, Georgia (community number 130065), map number 13080C0113K, effective date 12/8/2016, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

SURVEYOR'S 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 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.

Jason E. Bailey, RLS
 Georgia Reg. No. LS003256
 Dated: 03/10/2023



EASEMENT SURVEY FOR:

FORESITE
 group

3740 Davinci Ct, Suite 100
 Peachtree Corners, GA 30092



4121 Smokey Road
 Alabaster, AL 35007
 P: 205.978.0080 F: 205.624.3334
 www.baileylandgroup.com

REVISIONS

NO.	DATE	DESCRIPTION
1	03/15/23	ADD. TITLE
2	03/16/23	REVISED NOTE 6

PROJECT
GA408 Mystery Valley
 1480 S DESHON RD
 LITHONIA, GA 30058

CLIENT
FORESITE GROUP, INC.
 Peachtree Corners, GA 30092

TITLE
RAWLAND TOWER SURVEY

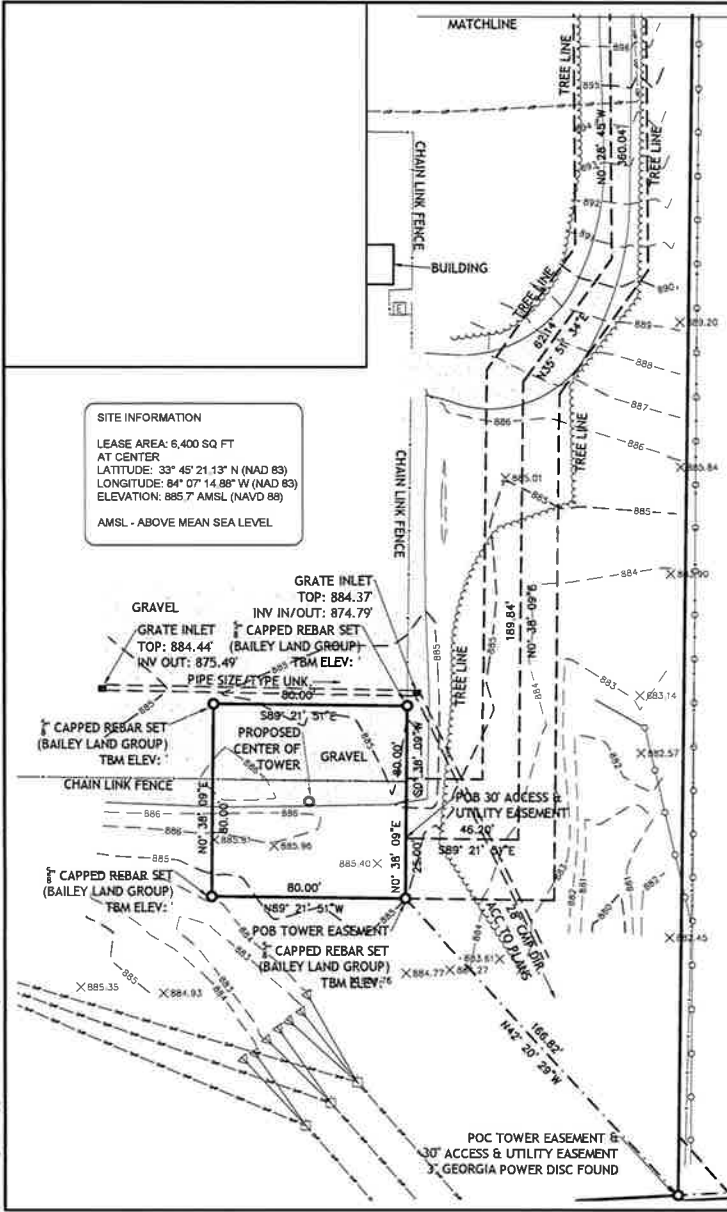
DRAWN BY: SB **CHECKED BY:** JEB

BLG PROJECT NO.
 22.099

CLIENT PROJECT NO.

SHEET NO.
 51.0
 SHEET 1 OF 3

Mar 16, 2023 - 2:48pm Jason C:\Users\jason\AppData\Local\Temp\AcPublish_9246022099.dwg



SITE INFORMATION
 LEASE AREA: 6,400 SQ FT
 AT CENTER
 LATITUDE: 33° 45' 21.13" N (NAD 83)
 LONGITUDE: 84° 07' 14.88" W (NAD 83)
 ELEVATION: 885.7' AMSL (NAVD 88)
 AMSL - ABOVE MEAN SEA LEVEL

SURVEYOR'S STATEMENT

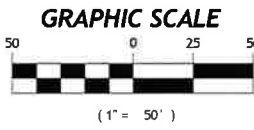
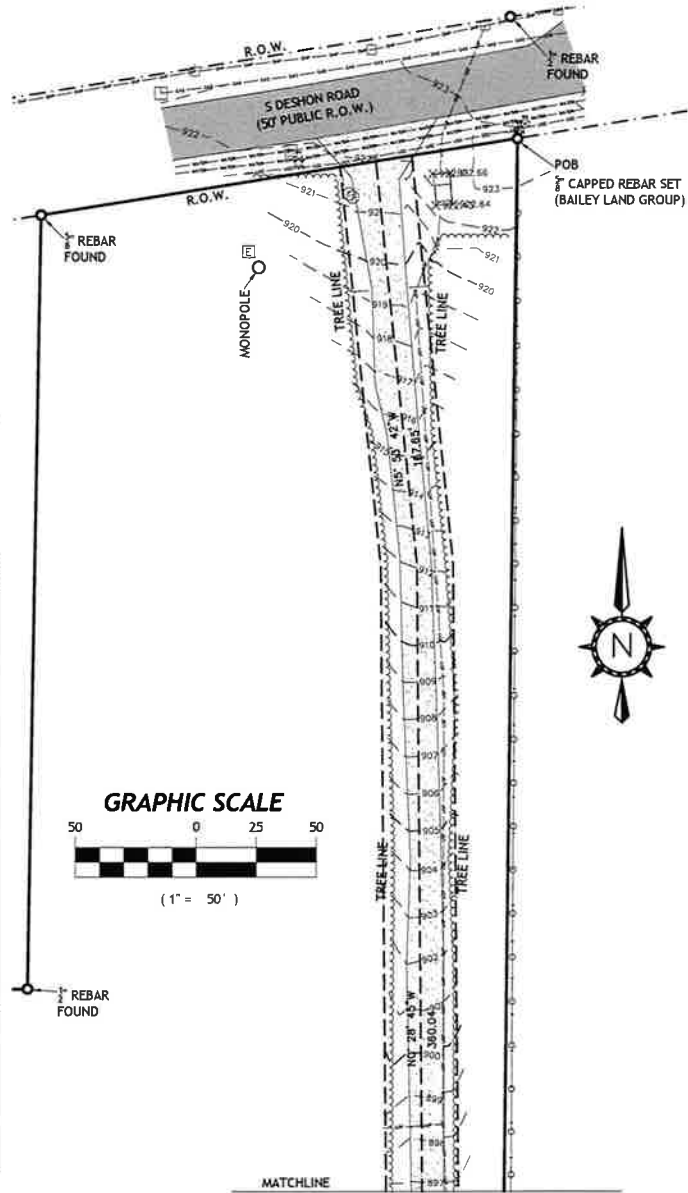
I hereby state that all parts of the is survey were prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 160-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Jason E. Bailey, RLS
 Georgia Reg. No. LS003256
 Dated: 03/10/2023



LEGEND

	BENCHMARK
	BOLLARD
	CABINET
	ELECTRIC BOX
	FIBER OPTIC MARKER
	GAS METER
	GENERATOR
	GUY ANCHOR
	HAND HOLE
	LIGHT STANDARD
	LIGHT CONTROLLER
	MEASURED
	RECORDED
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	POWER METER
	POWER POLE
	SANITARY MANHOLE
	SATELLITE DISH
	STORM MANHOLE
	TELEPHONE PEDESTAL
	TREE
	WATER METER
	WATER VALVE
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD POWER
	TREE LINE



EASEMENT SURVEY FOR
FORESITE group
 3740 Davinot Ct, Suite 100
 Peachtree Corners, GA 30092

BAILEY LAND GROUP
 LAND SURVEYING & ENGINEERING
 4121 Smokey Road
 Alabaster, AL 35007
 P: 205.978.0080 F: 205.624.3334
 www.baileylandgroup.com

REVISIONS

NO.	DATE	DESCRIPTION
1	03/15/23	ADD. TITLE
2	03/16/23	REVISED NOTE 6

PROJECT
GA408 Mystery Valley
 1480 S DESHON RD
 LITHONIA, GA 30058

CLIENT
FORESITE GROUP, INC.
 Peachtree Corners, GA 30092

TITLE
RAWLAND TOWER SURVEY

DRAWN BY SB **CHECKED BY** JEB

BIG PROJECT NO.
22.099

CLIENT PROJECT NO.

SHEET NO.
S2.0
 SHEET 2 OF 3

Exhibit 9

Verizon Site – Mystery Valley

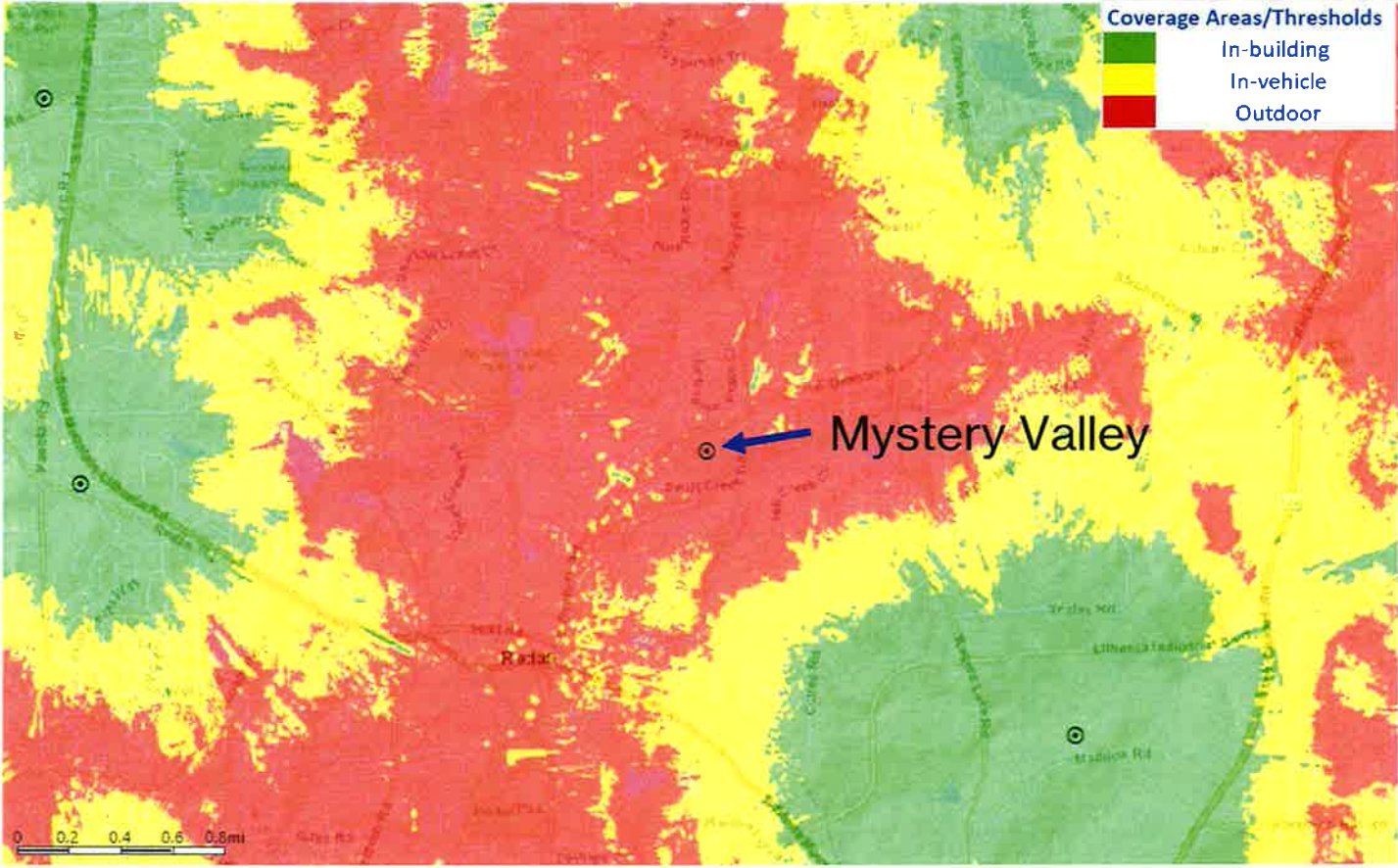
Coverage Analysis

Verizon

April 11, 2023

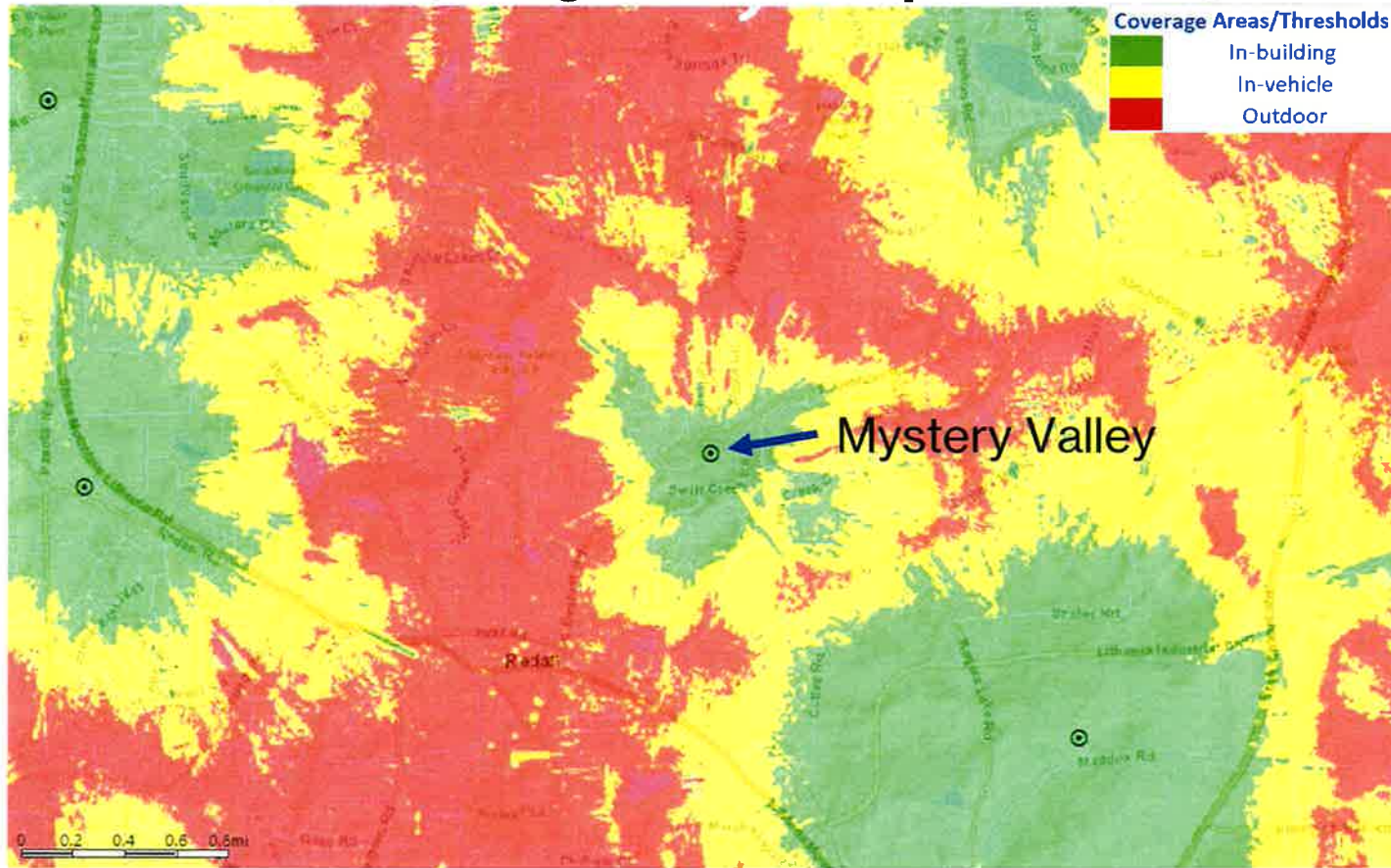


Verizon Existing Coverage without the New Site



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Verizon Coverage with the Proposed New Site



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

verizon^v

Exhibit 10



Diamond

Communications LLC

Mystery Valley GA408

**1480 South Deshon Rd
Lithonia, GA 30058**

**150ft. MONOPINE
VISUAL IMPACT STUDY**

Mystery Valley GA408 Site Simulation Map



Site
Photograph #
Google Earth

Image Landsat / Copernicus

Existing View



View #1 from South Deshon Road
approx. 760ft. north-northwest of site



Existing View



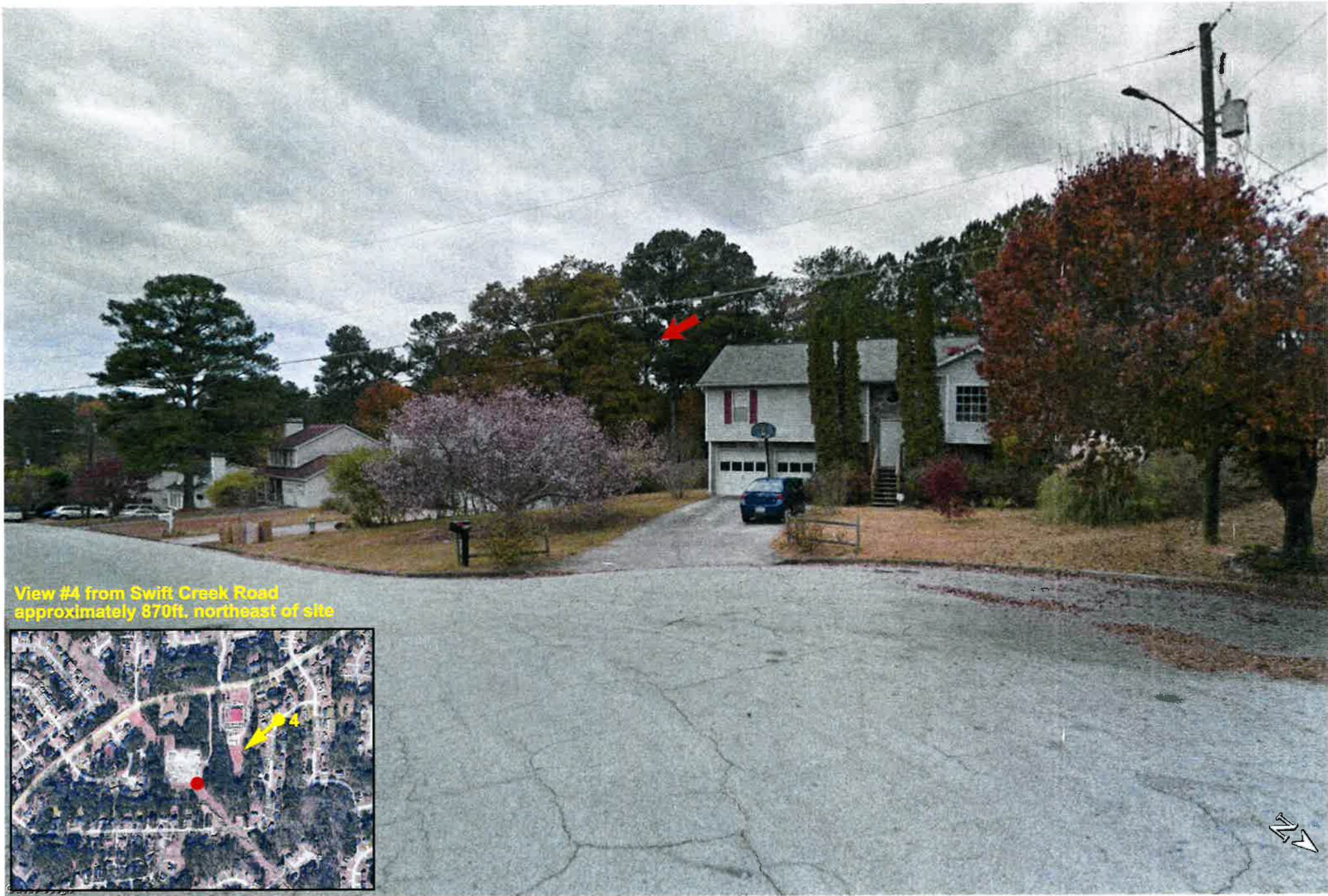
View #2 from South Deshon Road
approx. 1,015ft. north-northeast of site





View #1 from Regal Heights Drive
approximately 1,265ft. northeast of site





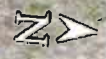
View #4 from Swift Creek Road
approximately 870ft. northeast of site

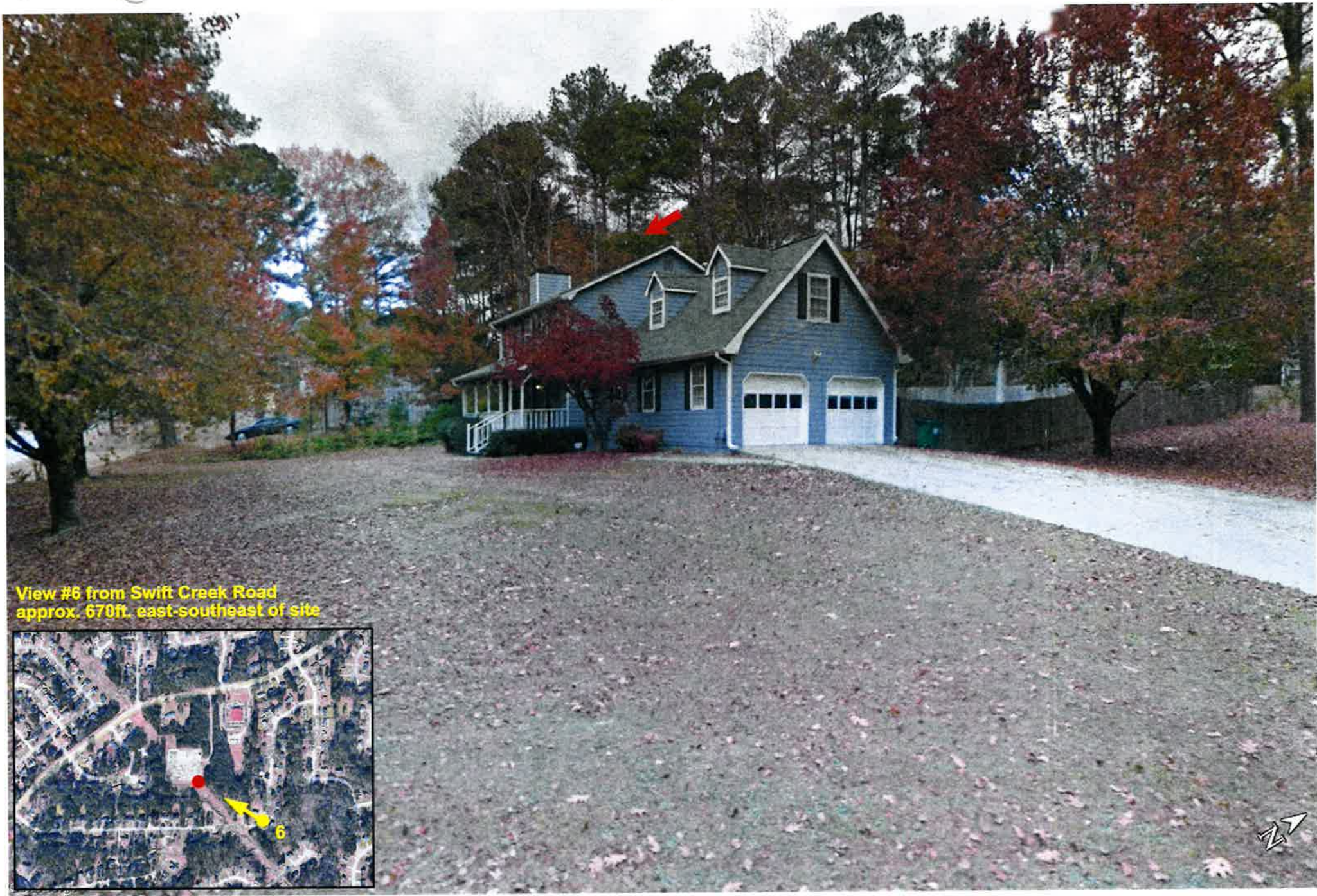


Existing View



View #5 from Swift Creek Road approximately 630ft. east of site





View #6 from Swift Creek Road
approx. 670ft. east-southeast of site





View #7 from Swift Creek Road
approx. 440ft. southeast of site



Existing View



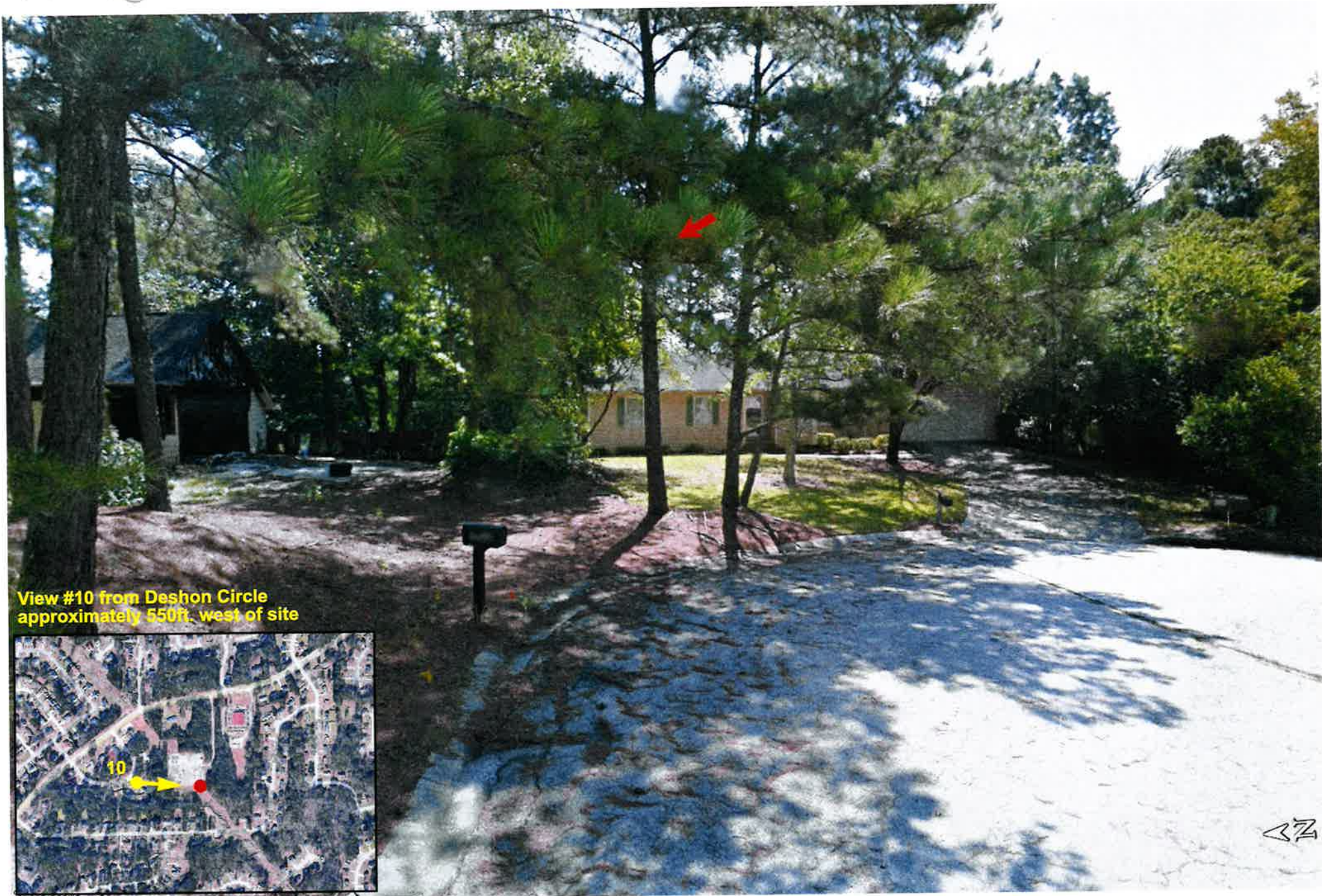
View #8 from Swift Creek Drive approximately 585ft. southwest of site





View #9 from Swift Creek Road
approx. 1,190ft. west-southwest of site





View #10 from Deshon Circle
approximately 550ft. west of site



27



View #11 from Dathon Circle
approx. 550ft. west-northwest of site





View #12 from South Deshon Road
approx. 1,060ft. west-northwest of site

Existing View



View #13 from South Deshon Road
approximately 8-10ft. northwest of site



Exhibit 11



June 23, 2023

Brandon L. White
Planning & Zoning Manager, MPA, AICP
Dekalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, 3rd Floor
Decatur, GA 30030

**Re: Diamond Communications, LLC- Site Name: Mystery Valley- Site Address:
1480 S. Deshon Road, Lithonia, GA 30058 (TMS # 16-126-02-065)-
Telecommunications Facility Application- Tower Removal Letter**

Dear Mr. White,

Please accept the signed statement below as confirming Section 4.2.57(J)(3) of the Dekalb County Code of Ordinances:

Diamond Communications, LLC, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes, will be dismantled and removed within six (6) months after cessation of use following receipt of written notice from Dekalb County.

Please contact me should you have any questions. I can be contacted at (610) 585-6853 or twaniewski@diamondcomm.com

Thank you for your attention to this matter.

Sincerely,

Thomas Waniewski
Diamond Communications
SVP – Site Acquisition

Diamond Communications
120 Mountain Avenue
Springfield, NJ 07081

cc: Jonathan Yates, Esq.

Exhibit 12



Diamond

Communications

June 23, 2023

Brandon L. White
Planning & Zoning Manager, MPA, AICP
Dekalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, 3rd Floor
Decatur, GA 30030

**Re: Diamond Communications, LLC- Site Name: Mystery Valley- Site Address:
1480 S. Deshon Road, Lithonia, GA 30058 (TMS # 16-126-02-065)-
Telecommunications Facility Application- Collocation Policy Letter**

Dear Mr. White,

Please accept the signed statement below to satisfy Section 4.2.57(G)(2)(XI) of the Dekalb County Code of Ordinances:

Diamond Communications, LLC, ensures that the proposed wireless support structure to be at 1480 S. Deshon Road, Lithonia, GA 30058 will be made available for collocation to other service providers at commercially reasonable rates, provided space is available.

Please contact me should you have any questions. I can be contacted at (610) 585-6853 or twaniewski@diamondcomm.com

Thank you for your attention to this matter.

Sincerely,



Thomas Waniewski
Diamond Communications
SVP – Site Acquisition

Diamond Communications
120 Mountain Avenue
Springfield, NJ 07081

cc: Jonathan Yates, Esq.

Exhibit 13



Diamond

Communications

June 23, 2023

Brandon L. White
Planning & Zoning Manager, MPA, AICP
Dekalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, 3rd Floor
Decatur, GA 30030

**Re: Diamond Communications, LLC- Site Name: Mystery Valley- Site Address:
1480 S. Deshon Road, Lithonia, GA 30058 (TMS # 16-126-02-065)-
Telecommunications Facility Application- No Existing Inventory Letter**

Dear Mr. White,

Diamond Communications, LLC, is applying for a Wireless Communication Facility located at 1480 S. Deshon Road, Lithonia, GA 30058 (TMS # 16-126-02-065). Diamond Communications, LLC currently does not own, lease, or operate any wireless communications facilities within Dekalb County.

Please contact me should you have any questions. I can be contacted at (610) 585-6853 or twaniewski@diamondcomm.com

Thank you for your attention to this matter.

Sincerely,



Thomas Waniewski
Diamond Communications
SVP – Site Acquisition

Diamond Communications
120 Mountain Avenue
Springfield, NJ 07081

cc: Jonathan Yates, Esq.

Exhibit 14

June 29, 2023

VIA EMAIL

Brandon L. White
Planning & Zoning Manager, MPA, AICP
DeKalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue, 3rd Floor
Decatur, GA 30030

RE: Diamond Communications, LLC- Site Name: Mystery Valley- Site Address: 1480 S. Deshon Road, Lithonia, GA 30058 (TMS # 16-126-02-065)- Telecommunications Facility Application- Code Compliance Letter

Dear Mr. White:

Please accept this as our code compliance letter signed by an engineer licensed in the State of Georgia. The following language, which will be incorporated into the final permit/construction drawings, states our intention that the proposed construction will adhere to applicable codes and regulations:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES IDENTIFIED IN THESE PLANS AND AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING.

The following codes will be referenced in the final permit/construction drawings:

- INTERNATIONAL BUILDING CODE- 2018 EDITION WITH 2020 AND 2022 GEORGIA AMENDMENTS
- TIA EIA 222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES
- NATIONAL ELECTRICAL CODE- 2020 EDITION WITH GEORGIA STATE AMENDMENTS

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC

M. Randall Stallings
Senior Project Engineer



Exhibit 15

March 31, 2023

Re: Community Meeting
Diamond Communications
Proposed Wireless Communications Facility
1480 South Deshon Road, Lithonia, GA 30058
DeKalb County, Georgia

To whom it may concern,

Diamond Communications is planning to file a Special Land Use Permit application with DeKalb County for a proposed wireless communications facility at 1480 South Deshon Road, Lithonia, GA 30058. The proposed wireless telecommunications facility will be located on the property of Georgia Power Company.

A community meeting will be held on Tuesday, April 18th, 2023 from 6:00pm-7:00pm. The meeting will be held via Zoom in order to accommodate everyone's potential time constraints and limitations. The purpose of the community meeting is to provide neighbors and interested parties with the opportunity to meet with Diamond Communications to ask any questions and/or voice any concerns.

Below is the call-in information for the Zoom meeting:

Dial-in Number: +1 305 224 1968 US
Meeting ID: 845 9285 4275
Passcode: 100780

Desktop Meeting Link:

<https://us02web.zoom.us/j/84592854275?pwd=Uot3ellQZE5sZXpqM3dmdUN5NFRVUT09>

We are committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please feel free to reach out to us at (843) 414-9754.

Sincerely,



Jonathan L. Yates for Diamond Communications

Exhibit 16

WIRELESS NETWORK CONSULTING

Diamond Communications LLC
GA408
Verizon Mystery Valley

RF DESIGN ANALYSIS
RF HEALTH & SAFETY



Proposed Site

- † Proposed 150' Mono-Pine Tower
 - 1480 S Deshon Road Lithonia, GA 30058
 - Latitude: $33^{\circ} 45' 21.13''$ (NAD83)
 - Longitude: $-84^{\circ} 07' 14.88''$
 - Anchor Tenant: Verizon at 145' AGL Centerline
 - Site designed for additional tenants

Site



Google Earth

2023

Keeping customers connected



82%

of all mobile data traffic will be video by 2023¹.



57%

of American homes rely exclusively on cellular phones².



80%

of 911 calls are placed from a wireless device³.

1. Source: BCG, How to Supercharge Your National Digital Transformation, 2018.
2. Source: "Wireless substitution: Early Release of Estimates From the National Health Interview Survey, July–December 2018" National Center for Health Statistics, 2018
3. Source: "9-1-1 Statistics", National Emergency Number Association, 07/2018

Coverage vs Capacity

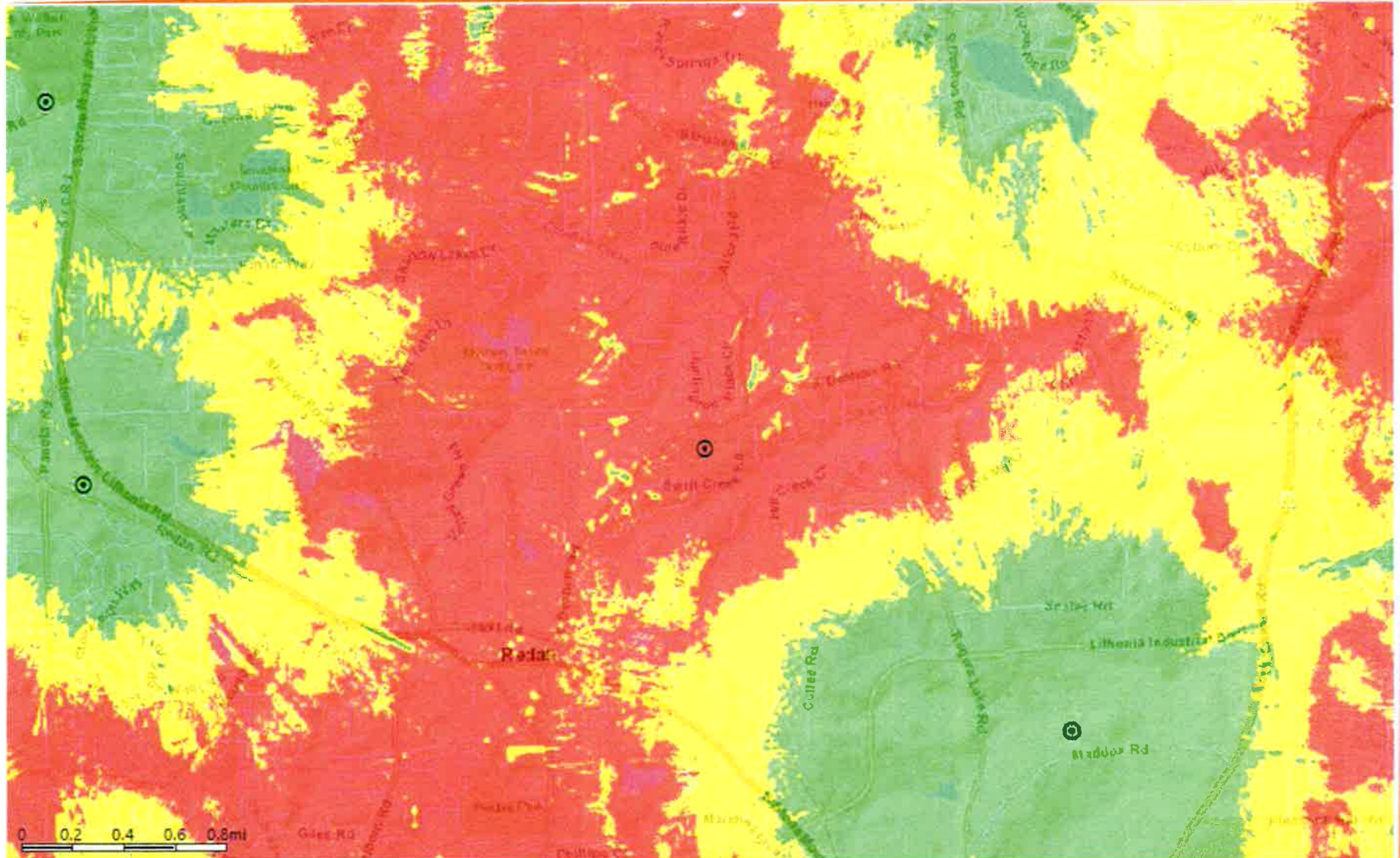
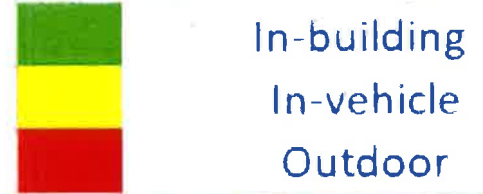
- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
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Verizon Current Coverage

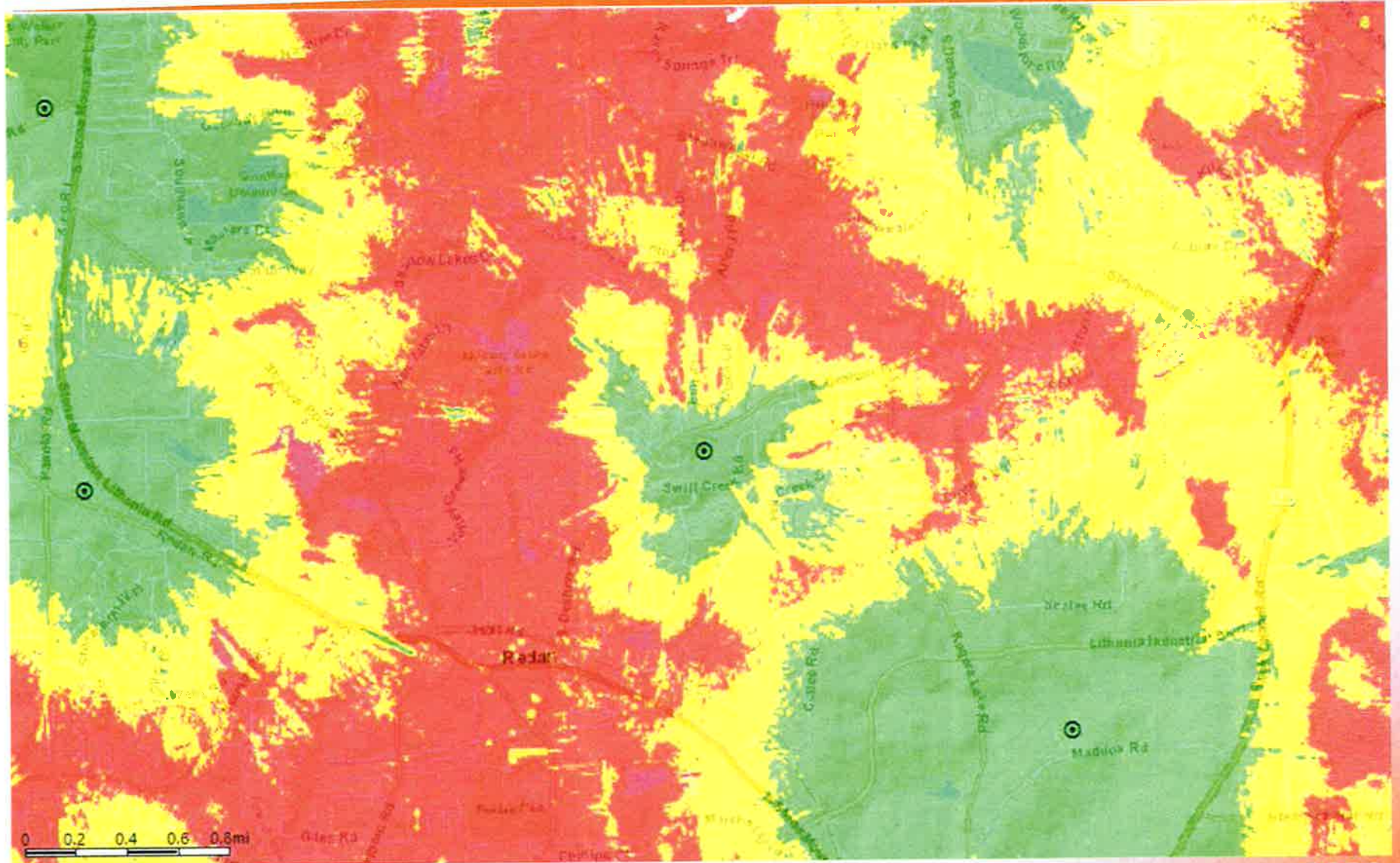
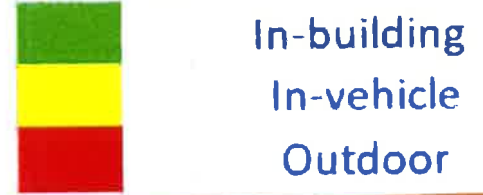
Coverage Areas/Thresholds



2023

Verizon Proposed Coverage

Coverage Areas/Thresholds



2023

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Ionizing vs Non-Ionizing

There are two (2) types of Energy/Radio Waves

– **Ionizing**

- These are waves that can effect human DNA
- Examples are:
 - Gamma rays
 - X-Rays
- This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.

– **Non- Ionizing**

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 - Television
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 - Lightbulbs
 - Wireless Baby Monitors
 - TV remotes
- Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus less than 10% of the FCC's General Public limit from the antennas when you are standing 20' away from the proposed tower.
- The further you walk away from the tower it decreases even more.

Non-Ionizing

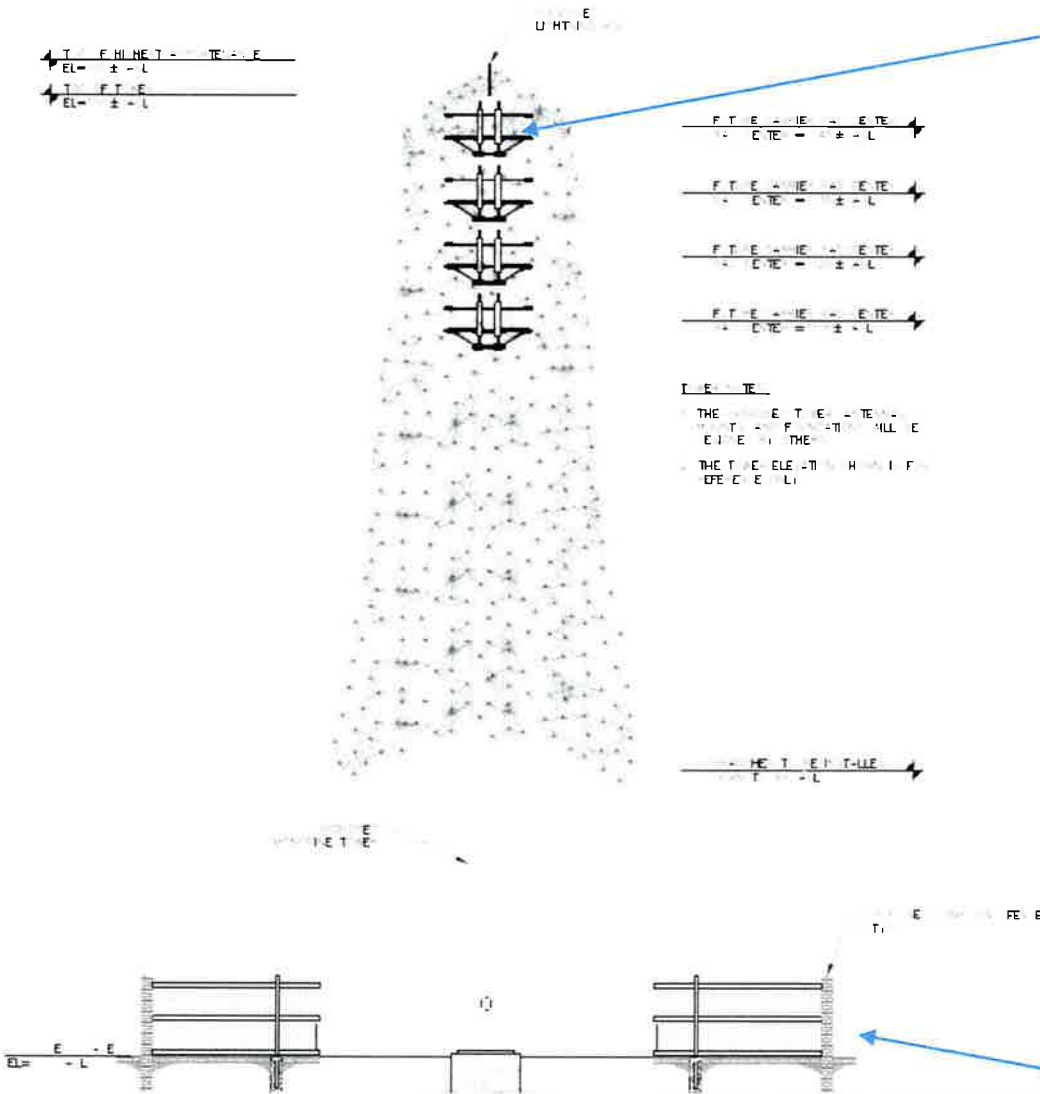
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- † This is because the amplifier in the phone generates the radio waves and heat at the same time.
- † **The FCC limits ensure the amount of heat that is being generated close to individuals is within the tolerances required**

General Public & Occupational limits

- † The FCC isolated two (2) groups relative to access around wireless antennas
- † The first group is called Occupational
 - This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
 - Examples are:
 - Rooftop access behind a locked door
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 - The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
 - The exposure levels are averaged over 6 minutes
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Power Levels below a tower

Main beam of the antenna



- Power levels on the ground around the tower are much less than what is at the antennas
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1/1000 of the power on the ground around the site

Frequency Bands / 5G

- † There are two (3) types of 5G deployments
- † 5G on existing bands in use
 - Carriers have been using these frequency bands already for 4G service
 - 5G technology is being overlaid in place of 4G
 - Just like when 4G replaced 3G or 3G replaced 2G, same concept
- † 5G on recently auctioned bands
 - C-Band frequencies
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- † Millimeter wave – 28 & 39 GHz
 - These are the frequency bands used on small cells
 - They typically cover only 2 or 3 city blocks
 - Small cells are typically built in Urban or heavy suburban area
 - Small cells are usually placed on right of way light poles
- † Regardless of what band is being used the FCC still regulates all wireless carriers and they must follow the FCC guidelines noted in OET bulletin 65

Diamond Towers – GA408 Mystery Valley

- † The safety of Radio Frequency (RF) emissions has been studied for more than 60 years, and the research is under constant review by governments, health agencies, and standard-setting organizations in the U.S. and around the world.
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- † All License holders that are governed by the Federal Communications Commission (FCC) follow the published standard for RF Emissions which is OET 65.
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Federal Communications Commission (FCC)

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Maximum Permissible Exposure limits

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- The power density limits are:
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Site



Google Earth

2023

Keeping customers connected



82%

of all mobile data traffic will be video by 2023¹.



57%

of American homes rely exclusively on cellular phones².



80%

of 911 calls are placed from a wireless device³.

1. Source: BCG, How to Supercharge Your National Digital Transformation, 2018.
2. Source: "Wireless substitution: Early Release of Estimates From the National Health Interview Survey, July-December 2018" National Center for Health Statistics, 2018
3. Source: "9-1-1 Statistics", National Emergency Number Association, 07/2018

Coverage vs Capacity

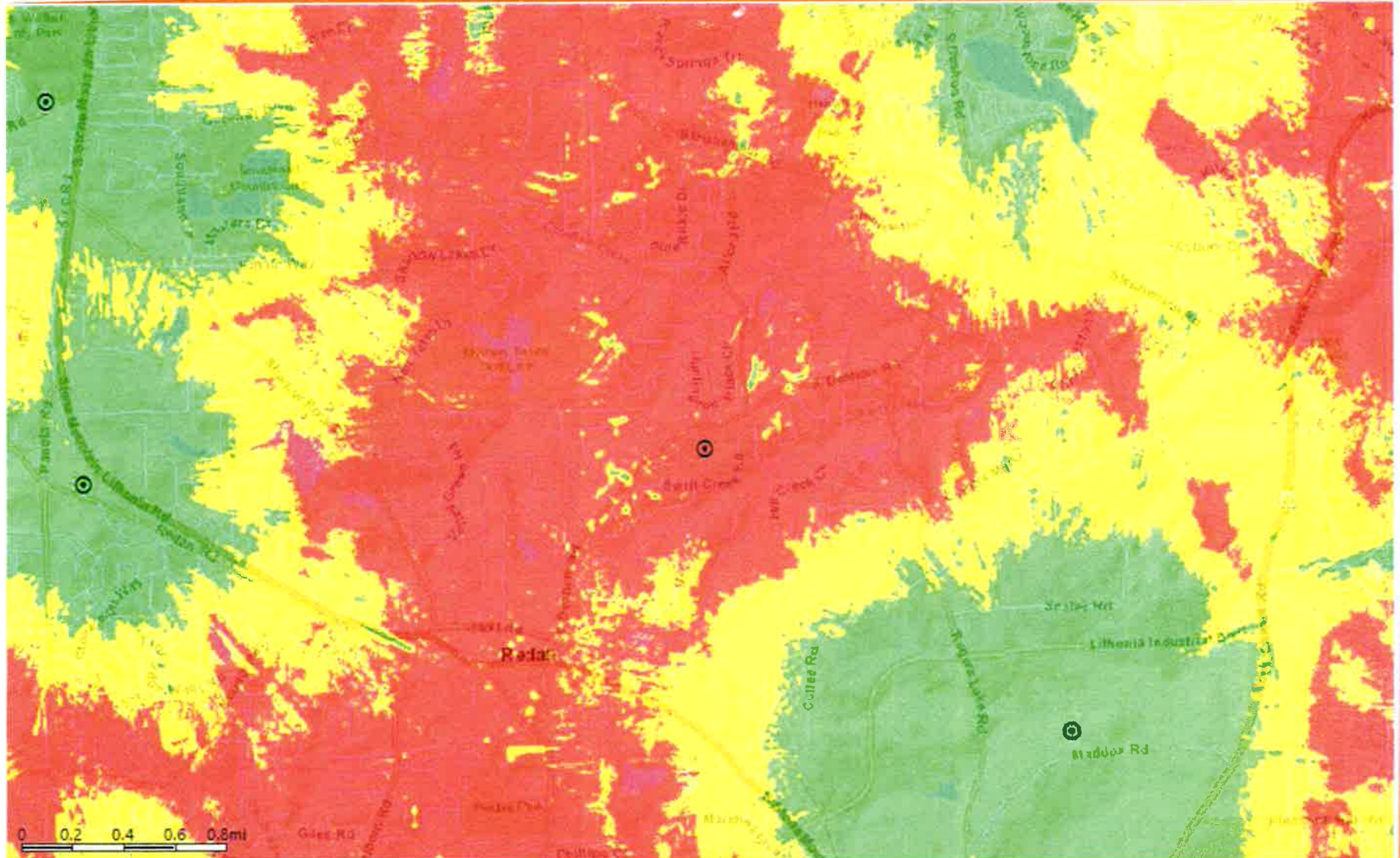
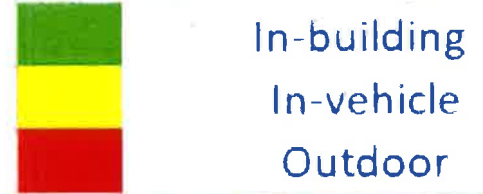
- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
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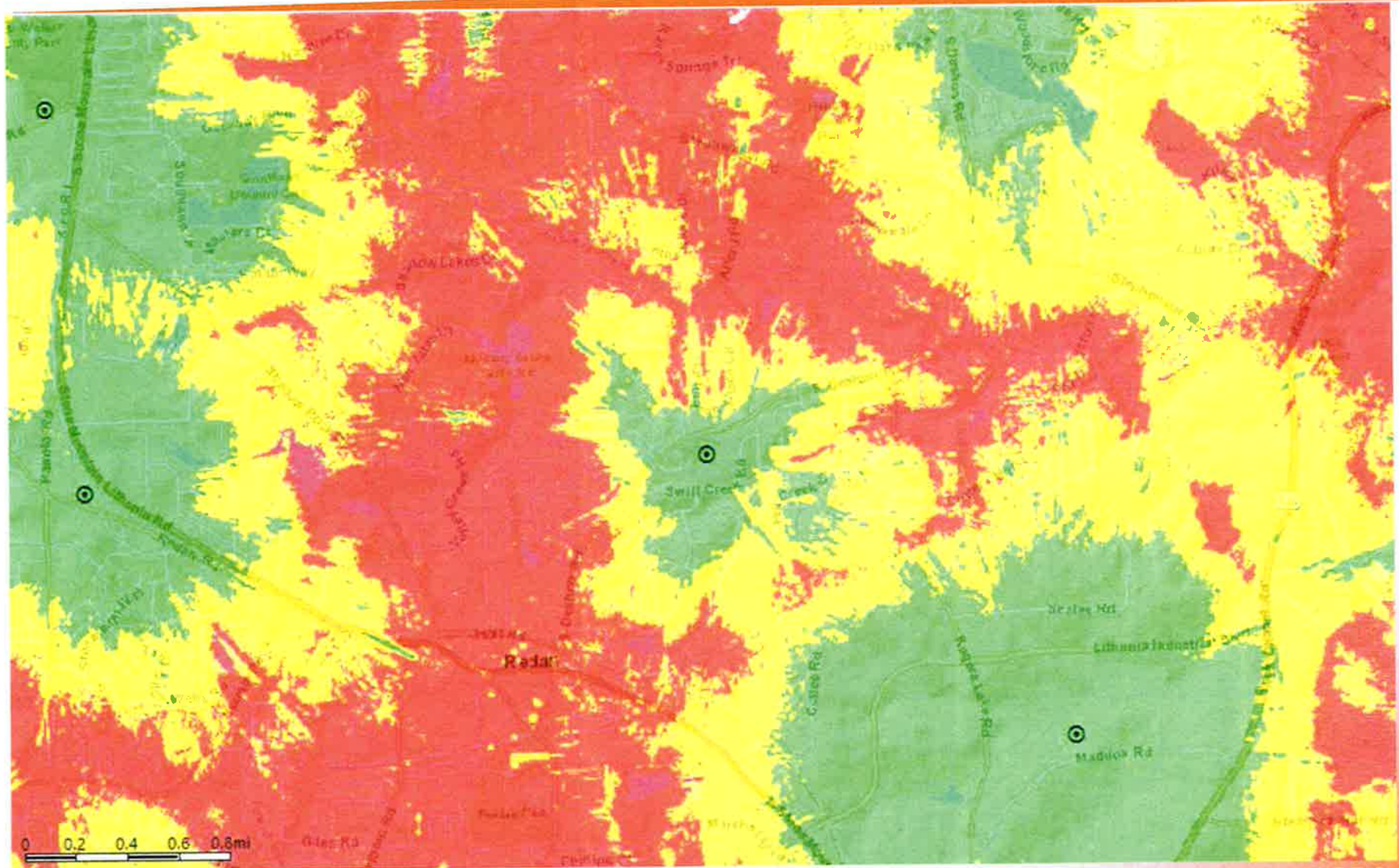
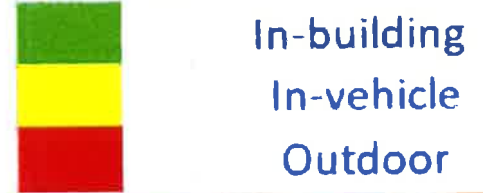
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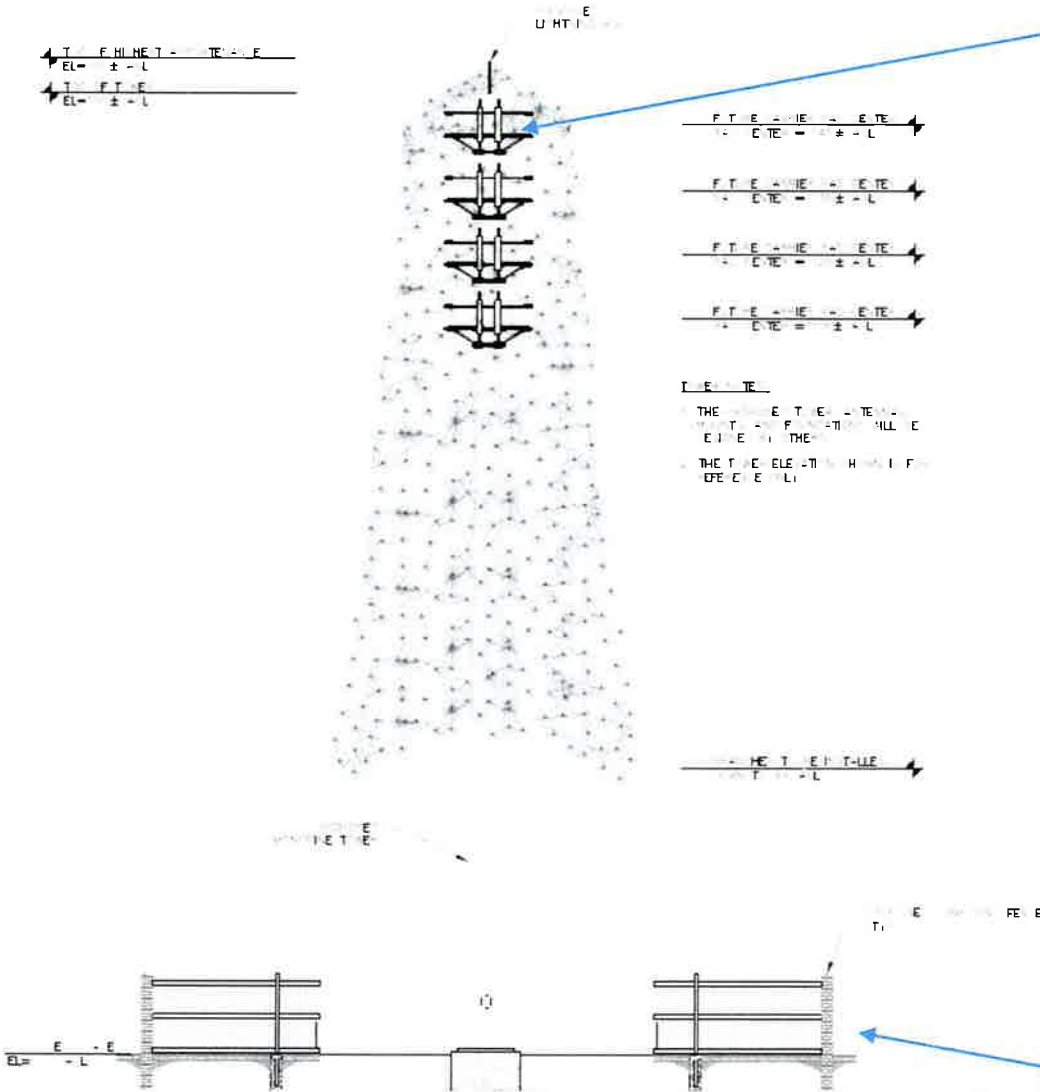
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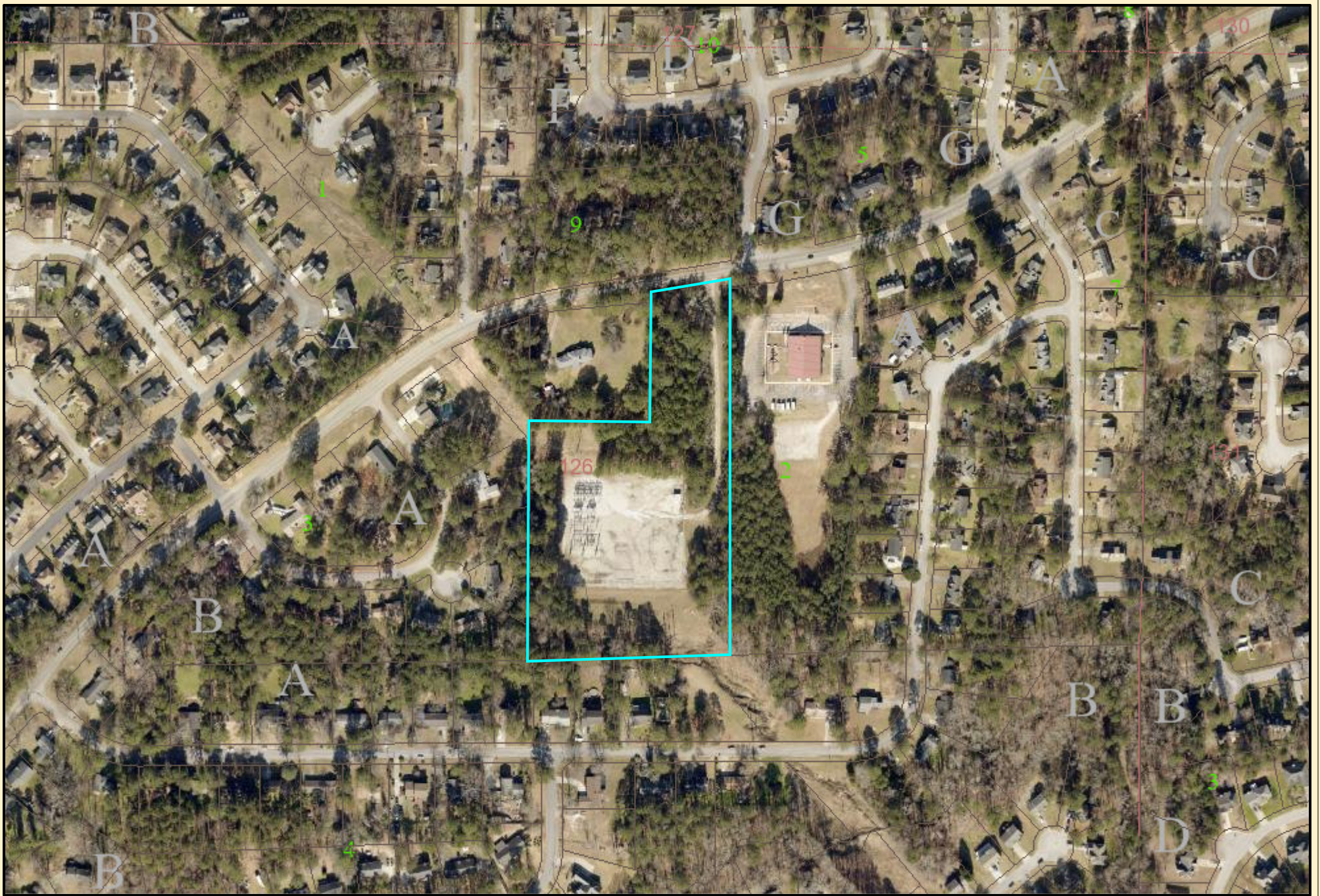
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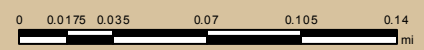
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DeKalb County Parcel Map



Date Printed: 9/1/2023



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