

VARIANCE(S)

V-2010-004

V-2010-005

V-2010-006

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER(S): V-2010-004, V-2010-005, V-2010-006
REQUEST(S): V-2010-004 – REDUCTION IN MINIMUM LOT SIZE;
V-2010-005 – TELECOMMUNICATIONS TOWER EXCEEDING MAXIMUM HEIGHT;
V-2010-006 – REDUCTION IN FRONT YARD SETBACK AND MINIMUM TOWER FAILURE SETBACK
APPLICABLE SECTION(S): V-2010-004: SECTION 509
V-2010-005: SECTION 802
V-2010-006: SECTION 509 & 804
LOCATION: 3185 SMITHTOWN ROAD
ACREAGE: 0.47 ACRE
DISTRICT/LAND LOT/PARCEL: 7-171-005
ZONING: M-1 (LIGHT INDUSTRY DISTRICT)
DEVELOPMENT: EXISTING NONCONFORMING TELECOMMUNICATIONS TOWER
APPLICANT: AMERICAN TOWERS, INC
10 PRESIDENTIAL WAY
WOBURN, MA
OWNER: BENNY R. SIMS
1208 RIVERSIDE DRIVE
GAINESVILLE, GA
CONTACT: KATE BARGNESI
PHONE: 781-926-7127

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANAYLSIS:

The applicant seeks variances from Section 509, Section 802 and Section 804 of the City of Suwanee Zoning Ordinance to allow for co-location of an additional wireless antenna on an existing telecommunications tower. The subject property is located at 3185 Smithtown Road at the intersection of Smithtown Road and Satellite Boulevard. The subject site contains an existing tower that measures 254 feet tall.

The original applicant, Grid Towers, LLC, received a certificate of occupancy for the existing telecommunications tower on September 17, 1997 prior to the adoption of the City's Telecommunications and Antenna Tower Regulations. Several subsequent permits were issued

for storage facilities, including three communications shelters. The site includes other accessory equipment, a single parking space and a chain link, barbed wire fence with an access gate. The applicant does not propose any major structural changes to the facility at this time. The applicant wishes to co-locate an additional wireless antennae on the tower. According to Section 1400 of the Zoning Ordinance, non-conforming uses shall not be extended to occupy a greater area of a building, structure or land. Access to the site exists via a private driveway from Smithtown Road. In April 2010, the Suwanee City Council approved a rezoning from C-2 to M-1 to allow for co-location. Now that the appropriate zoning district is in place, the applicant is seeking several variances to bring the existing tower into conformance with other sections of the Zoning Ordinance.

The subject property is located on the northeast corner of the intersection of Smithtown Road and Satellite Boulevard. The site is surrounded by industrial and warehouse uses. To the north of the subject parcel, is a large industrial/warehouse facility (zoned C-2). To the east of the subject property, along Smithtown Road, is a warehouse facility zoned C-2. Across Smithtown Road, to the south, is an M-1 zoned warehouse facility. To the west of the subject property, across Satellite Boulevard, is a vacant parcel zoned C-2.

Section 509.C.1.a of the zoning ordinance regulates the minimum lot size for property located in the M-1 Zoning District. Currently, the minimum required lot size is one acre. The existing telecommunications tower is located on an approximately 0.47 acre lot. The tower was constructed in 1997 prior to the City's Telecommunications and Tower Regulations which now require that all towers be located within the M-1 Zoning District. In addition, a portion of the existing lot was taken to accommodate the construction of Satellite Boulevard which adjoins the property. The applicant seeks a variance from this section to allow for a reduction in minimum lot size.

Section 509.C.5.a of the zoning ordinance regulates the minimum side yard setback for principal structures within the M-1 Zoning District. The minimum front yard setback for structures within this district is 50 feet. One of the accessory structures is located approximately 10.5 feet from the property line. It should be noted that the tower and accessory structures were constructed prior to Satellite Boulevard. Section 804.J.2.b of the zoning ordinance regulates the minimum required setback for telecommunication towers in the event of tower failure. The purpose of this regulation is to ensure that if a tower fails, due to a natural disaster, engineering defects or some other accident, that neighboring uses would be protected from damage. This section requires a setback equal to the greater of two times the height of the tower failure or the height of the actual tower by being large enough to accommodate such failure on the site, based on an engineer's analysis. The applicant has submitted a certified engineering letter that states "the results of the review indicate a very low likelihood of any potential tower damage due to high wind, much less possible structure collapse." The applicant seeks a setback variance to allow for a reduction in the front yard setback and tower failure setback requirements

Section 802.A.1.b of the zoning ordinance regulates the maximum height of telecommunications towers. This section requires that for three or more users, towers do not exceed more than 250 feet in height. The existing tower measures 254 feet in height which exceeds the maximum permitted height by four feet. Again, the tower was constructed prior to the City's

Telecommunications and Tower Regulations. The applicant seeks a variance from this section to allow the existing tower to remain as it is currently constructed.

The applicant wishes to co-locate an additional wireless antennae on an existing telecommunications tower that currently may not be expanded due to its status as a nonconforming use. No other changes to the site are proposed. A condition of the recent rezoning was that the tower must be brought into conformance with all applicable sections of the Zoning Ordinance or variances must be obtained from the Zoning Board of Appeals. Reductions in the minimum lot size, minimum side yard setback, minimum setback to accommodate tower failure and maximum permitted height are requested by the applicant in order to meet this condition of zoning. The applicant states that these variances are needed due to the location of the current facility, the topography of the land and due to the fact that a large portion of the land was taken for the construction of Satellite Boulevard.

The City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in an unnecessary hardship to a property owner. The zoning ordinance also states that variances may be granted when, "relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance."

In conclusion, the subject property does appear to have a situation that causes some hardship due to the site's pre-existing conditions, including the property's size and shape. Also, the property was adversely impacted by actions taken by others when Satellite Boulevard was constructed. Finally, the City's Telecommunication and Antenna Tower Regulations currently require co-location if possible in order to limit the number of towers constructed within the City. Approving the variances will not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of V-2010-004, V-2010-005 and V-2010-006.

Planning Department
Recommended Conditions
V-2010-004, V-2010-005, V-2010-006

Approval of variances for minimum lot size, front yard setback, tower failure setback and maximum height subject to the following conditions:

1. The only structural changes permitted, beyond routine repairs and maintenance, shall be the co-location of additional wireless antennas.
2. A building permit shall be submitted for each new antenna to ensure that the existing tower can accommodate additional structures.

Standards for Consideration

Pursuant to Section 2009A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

- A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety since the tower is already in place. A professional engineer has submitted a certified letter attesting to the structural integrity of the tower.

- C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

Approval of the variances would not unreasonably diminish or impair property values within the surrounding area.

- D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance would not impair the public health, safety, comfort, morals, or welfare.



AMERICAN TOWER™
CORPORATION

May 10, 2010

ATTN: Josh Campbell
City of Suwanee Planning Department
Suwanee City Hall
330 Town Center Avenue
Suwanee, GA 30024

RE: Variance Application/Letter of Intent
Property Located at 3185 Smithtown Road, Suwanee GA
American Tower Site # 26100/Suwanee

Dear Mr. Campbell:

Please accept this Letter of Intent in conjunction with the enclosed Variance Applications. It is my hope that this letter can give the Board of Appeals some background on this request.

The property located at 3185 Smithtown Road, Suwanee, GA was previously zoned C-2, General Commercial. Located on the property is a telecommunications tower that is owned by American Tower Corporation. The tower has the structural capacity to accommodate additional carriers. However, the tower was built prior to the enactment of the City's Zoning Ordinance, Article VII, Telecommunications Antenna and Tower Regulations, and is thus considered a pre-existing, non-conforming use. Any expansion or modification to the tower requires that the tower come into compliance. American Tower thus appeared before the Suwanee Planning and Zoning Commission and then the City Council to amend the zoning classification for the property to M-1, Light Industrial, where a telecommunications tower is considered a permitted use. Our request was successful and the rezoning as approved on April 27, 2010.

A condition of the approval for rezoning is that the parcel be brought into conformity with the current Telecommunications Antenna and Tower Regulations by obtaining the necessary variances from the Board of Appeals. The parent parcel contains approximately .41 acres of land and the existing tower measures 254' tall. Additionally, the current facility does not meet the required setbacks and fall zones as outlined in the code. We thus are seeking variances to resolve these issues as the topography of the land is such that compliance is not possible. A large factor affecting the lot size and setback requirements is that a portion of the land was taken for the building of Satellite Boulevard.

Should you require any additional information, please do not hesitate to contact me.

Respectfully,

Kate Bargnesi
Zoning Attorney
American Tower Corporation



Kate Bargnesi
Zoning Attorney
American Tower Corporation
10 Presidential Way
Woburn, MA 01801
March 31, 2010


ATC Site: 3185 Smithtown Road (3185 Smithtown Road, Suwanee, GA 30024)

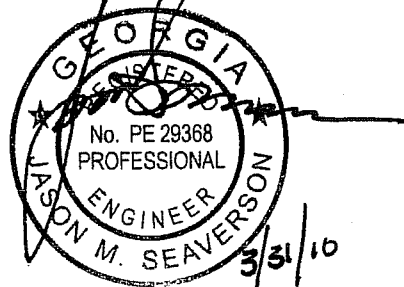
Subject: Structural Integrity and Fallzone Radius of 250 ft Telecommunications Tower

The above noted tower has been reviewed by American Tower Corporation to determine its potential collapse mechanism and the distance it likely would fall within should collapse occur. The results of the review indicate a very low likelihood of any potential tower damage due to high wind, much less possible structure collapse. The structural evaluation was completed considering a 75 mph, sustained windspeed, which is approximately equivalent to a 90 mph, gusting windspeed and seismic design criteria considering structure class II and site class D. This design load criteria is consistent with recommendations per TIA-222-F and the 2006 International Building Code. Per review of the existing structure, the tower can support all existing telecommunications equipment and still safely meet or exceed the strength requirements of TIA-222-F. Note the applied minimum factor of safety of this structure per TIA-222-F standards is 1.25 with respect to wind (extreme wind event) and the base connections and foundation have a factor of safety with respect to wind of greater than 2.0. Windspeed required to possibly cause some type of permanent damage to the tower structure would likely have to exceed 110 mph, 3-second gust.

The likely scenario given the possibility of permanent damage or collapse of the structure, assuming adherence to regular inspection and maintenance schedules, would be one of the tower leg's buckling between 20 and 40 ft above ground level (AGL). Note this would not necessarily mean collapse of the structure, just some type of lean / out of plumb / deflection would be noted in the tower after the extreme wind event. Collapse of the structure in this scenario would be limited to the height of the tower and more likely would be limited to approximately 75% the height of the structure. The other possibility might be some type of fracture in the tower leg splice at 140 ft AGL. In the event the structure collapsing in this manner, the expected fall radius would be approximately half the structure height.

Please contact the undersigned with any questions regarding this report at 919.466.5777.


Bryan Lanier, P.E., S.E.
Senior Design Engineer



Jason M. Seaverson, P.E.
Engineering Manager

**APPLICATION FOR VARIANCE FROM THE
CITY OF SUWANEE ZONING BOARD OF APPEALS**

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

APPLICANT INFORMATION

Name: American Towers, Inc.
Address: 10 Presidential Way
City: Woburn
State: MA
Phone: (781) 926-7127
E-mail address: Kate.Bargnesi@AmericanTower.com

OWNER INFORMATION

Name Benny R. Sims
Address 1208 Riverside Drive
City: Gainsville
State GA
Phone: (770) 932-7718

CONTACT PERSON: Kate Bargnesi PHONE: (781) 926-7127

ADDRESS OF PROPERTY 3185 Smithtown Road, Suwanee, GA

LAND DISTRICT 7 LAND LOT 171 PARCEL 005 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING M-1 Light Industrial

VARIANCE REQUESTED Applicant requests a variance from Article V, s.509C1a. - Minimum Lot Size

NEED FOR VARIANCE The minimum lot size in M-1 districts is 1 acre. The property here is .41 acres. This parcel was considered a pre-existing, non-conforming use but the rezoning of this parcel for new collocation requires that the parcel meet the current standards. A portion of the original lot was taken for the building of Satellite Blvd.

***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.

*****The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance or application for amendment.**

V.2010.004

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.

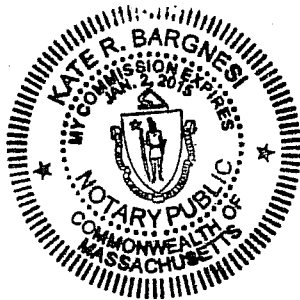


[Signature] 5/7/10
Signature of Applicant Date
MITCHELL HEURY VP PROS. COLLO. MGMT.
Typed or Printed Name and Title
Kate R. Bagnesi 5/7/10
Signature of Notary Public Date

Notary Seal

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.



[Signature] 5/7/10
Signature of Applicant Under POA Date
MITCHELL HEURY VP PROS. COLLO. MGMT.
Typed or Printed Name and Title
Kate R. Bagnesi 5/7/10
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number _____ Variance _____ Administrative _____
Date Rec'd _____ Rec'd By _____ Hearing Date _____
Amount Rec'd _____ Receipt _____

ACTION TAKEN _____

SIGNATURE _____ DATE: _____

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Address: 10 Presidential Way
City: Woburn
State: MA
Phone: (781) 926-7127
E-mail address: Kate.Bargnesi@AmericanTower.com

OWNER INFORMATION

Name Benny R. Sims
Address 1208 Riverside Drive
City: Gainsville
State GA
Phone: (770) 932-7718

CONTACT PERSON: Kate Bargnesi PHONE: (781) 926-7127

ADDRESS OF PROPERTY 3185 Smithtown Road, Suwanee, GA

LAND DISTRICT 7 LAND LOT 171 PARCEL 005 LOT

SUBDIVISION OR PROJECT NAME (IF APPLICABLE)

ZONING M-1 Light Industrial

VARIANCE REQUESTED Applicant requests a variance from Article VIII, s. 802A1b. - tower height.

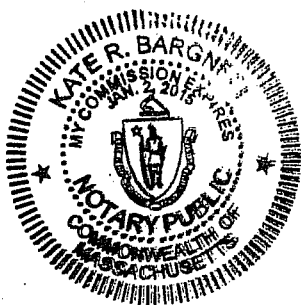
NEED FOR VARIANCE This pre-existing structure currently stands 254' tall measured to the highest appurtenance. Applicant has recently re-zoned the property to M-1 to allow for additional collocation and the above-referenced section limits tower height to 250'. A variance is needed as the tower is 4' taller than permitted.

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[Signature] 5/7/10
Signature of Applicant Date

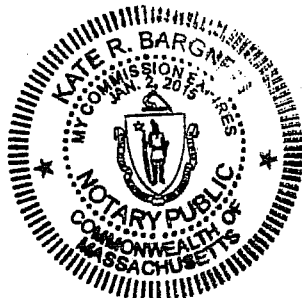
MITCHELL HEURY, VP. PROJ. COLL. MGMT.
Typed or Printed Name and Title

Kate R. Bargnesi 5/7/10
Signature of Notary Public Date

Notary Seal

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[Signature] 5/7/10
Signature of Applicant under PCA Date

MITCHELL HEURY, VP. PROJ. COLL. MGMT.
Typed or Printed Name and Title

Kate R. Bargnesi 5/7/10
Signature of Notary Public Date

Notary Seal

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ADDRESS OF PROPERTY 3185 Smithtown Road, Suwanee, GA

LAND DISTRICT 7 LAND LOT 171 PARCEL 005 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING M-1 Light Industrial

VARIANCE REQUESTED Applicant requests a variance from Article V, s.509C5a (Side Yard Setback) and Article VIII, s.804J2b (setback in the event of tower failure)

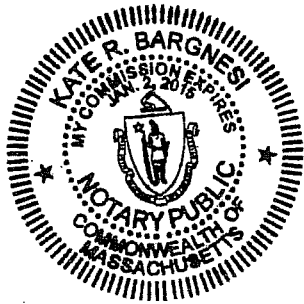
NEED FOR VARIANCE Side yard setback for M-1 is 20', fence for compound is 3'8" from side property line. Tower height failure is estimated in worst-case scenario at half tower height. Pre-existing tower does not meet the setbacks for fall zone. Certified engineering letter attached regarding potential tower failure.

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[Signature] 5/7/10
Signature of Applicant Date

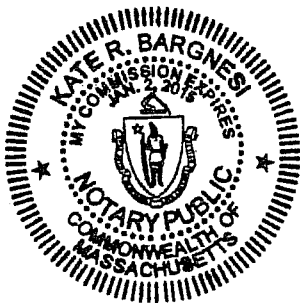
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Typed or Printed Name and Title

Kate R. Bargnesi 5/7/10
Signature of Notary Public Date

Notary Seal

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[Signature] 5/7/10
Signature of Applicant under POA Date

MITCHELL HENRY, VP PROJ. COLLO MGMT
Typed or Printed Name and Title

Kate R. Bargnesi 5/7/10
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

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ACTION TAKEN _____

SIGNATURE _____

DATE: _____



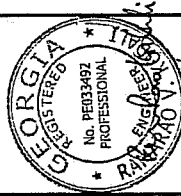
AMERICAN TOWER
STRUCTURAL
ENGINEERING
 6505 PRESIDENT LARROWAY
 IRVING, TX 75063
 (972) 898-8840 FAX
 (972) 898-8840
 WWW.ATENR.COM

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SITE NUMBER:
26100

SITE NAME:
SUWANEE
(GRID)

SITE ADDRESS:
 3185 SUPTOWN RD.
 SUWANEE, GA 30024



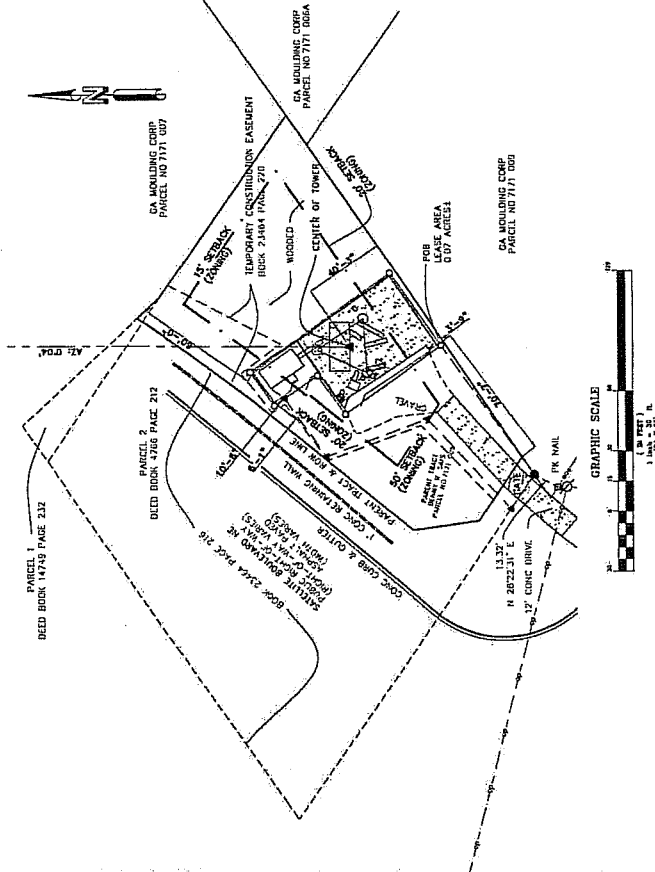
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| DRAWN BY: | JRE |
| CHECKED BY: | SKC |
| DATE REVISION: | 02/05/10 |
| JOB NO.: | 44303411 |
| SHEET TITLE: | |

ZONING SHEET

| | |
|---------------|-----|
| SHEET NUMBER: | C-2 |
| REV. # | 0 |

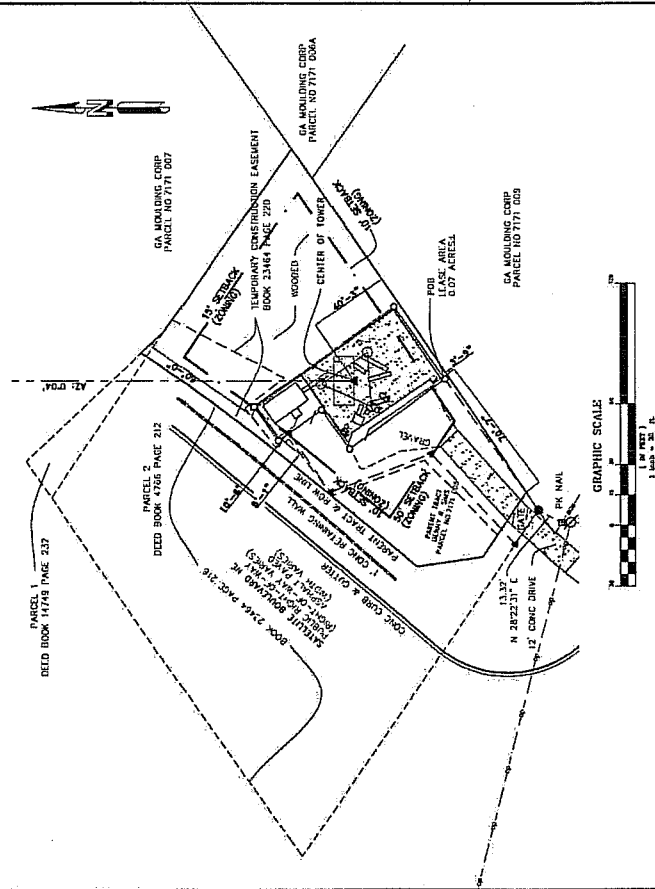
PROPOSED ZONING DISTRICT: M-1 LIGHT INDUSTRIAL



SITE RESTRICTIONS:

1. MINIMUM BUILDING SETBACKS:
 FRONT: 50' FROM RIGHT-OF-WAY (MIN. PROVIDED BY COMPOUND FENCE: 70.6')
 SIDE: 20' BUT 50' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 3.8') (VARIANCE REQUESTED)
 REAR: 15' BUT 50' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 59.0')
2. MINIMUM LOT SIZE: 1 ACRE (MIN. PROVIDED: 0.41 ACRES +/-) (VARIANCE REQUESTED)
3. MINIMUM LOT FRONTAGE: 40' (MIN. PROVIDED: 245' +/-)
4. MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 35 FEET (MAX. PROVIDED: 250') (EXCLUDING THE EXISTING TOWER, ALL OTHER GROUND EQUIPMENT MEETS DISTRICT HEIGHT REQUIREMENTS)
5. MINIMUM LOT WIDTH: 40' (MIN. PROVIDED: 80.5')

EXISTING ZONING DISTRICT: C-2 GENERAL BUSINESS DISTRICT



SITE RESTRICTIONS:

1. MINIMUM BUILDING SETBACKS:
 FRONT: 50' FROM RIGHT-OF-WAY (MIN. PROVIDED BY COMPOUND FENCE: 70.6')
 SIDE: 10' BUT 20' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 3.8')
 REAR: 15' BUT 40' IF ABUTS RESIDENTIAL (MIN. PROVIDED BY COMPOUND FENCE: 59.0')
2. MINIMUM LOT SIZE: N/A (MIN. PROVIDED: 0.41 ACRES +/-)
3. MINIMUM LOT FRONTAGE: 40' (MIN. PROVIDED: 245' +/-)
4. MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 35 FEET (MAX. PROVIDED: 250') (EXCLUDING THE EXISTING TOWER, ALL OTHER GROUND EQUIPMENT MEETS DISTRICT HEIGHT REQUIREMENTS)



AMERICAN TOWER STRUCTURAL ENGINEERING
 6509 FREEPORT PARKWAY
 SUITE 135
 DRYWOOD PARKWAY
 (877) 898-8840 FAX
 (877) 898-8840 FAX
 REC. #

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF AMERICAN TOWER STRUCTURAL ENGINEERING AND THEIR ASSOCIATES. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER STRUCTURAL ENGINEERING. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER STRUCTURAL ENGINEERING SHALL BE deemed to be a violation of applicable laws, regulations and local contract with the intent of the CONTRACTOR TO BE IN FULL COMPLIANCE WITH THE INTENT AND PURPOSE OF THESE DRAWINGS.

SITE NUMBER:
26100

SITE NAME:
SUWANEE (GRID)

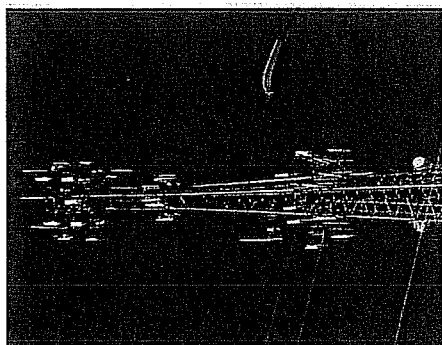
SITE ADDRESS:
 3185 SUWANTOWN RD.
 SUWANEE, GA 30024



| | |
|--------------|----------|
| DATE: | 02/05/10 |
| CHECKED BY: | |
| DATE DRAWN: | 02/05/10 |
| JOB NO.: | 4483901 |
| SHEET TITLE: | |

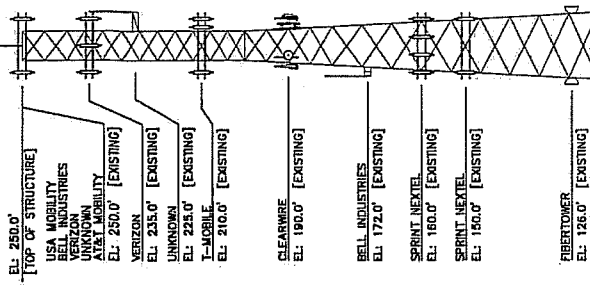
TOWER ELEVATION & ANTENNA ORIENTATION

SHEET NUMBER: **A-2**
 REV. # **0**

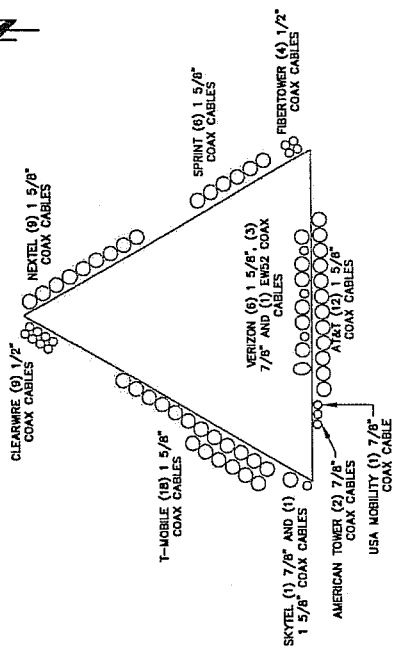


TOWER ELEVATION PHOTO

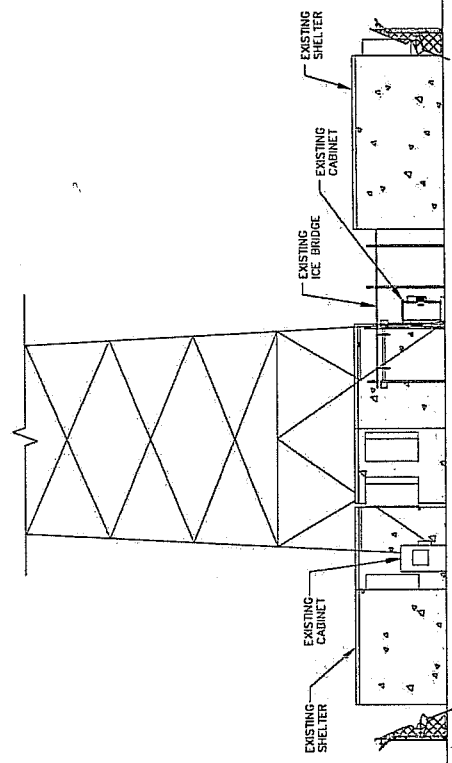
NOTE:
 TOWER EQUIPMENT/ANTENNAS ARE EXISTING.



1 TOWER ELEVATION
 SCALE: NOT TO SCALE



3 EXISTING COAX DISTRIBUTION
 SCALE: NOT TO SCALE



2 EXISTING TOWER

THESE DRAWINGS AND THE ASSOCIATED SPECIFICATIONS ARE A REPRESENTATION OF SERVICE PROVIDED BY AMERICAN TOWER STRUCTURAL ENGINEERING. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE AND APPLICATION OF THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE AND APPLICATION OF THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR THE PROPER USE AND APPLICATION OF THESE DRAWINGS.

SITE NUMBER:
26100

SITE NAME:
SUWANEE (GRID)

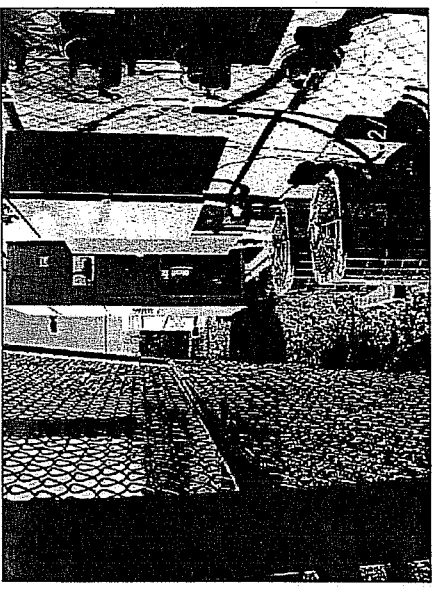
SITE ADDRESS:
 1165 SUTHERLAND RD.
 SUWANEE, GA 30024



| | |
|---------------|----------|
| DRAWN BY: | JRL |
| CHECKED BY: | SAE |
| DATE DRAWN: | 02/05/10 |
| DATE REVISED: | |
| ISSUE NO.: | 4483481 |
| SHEET TITLE: | |

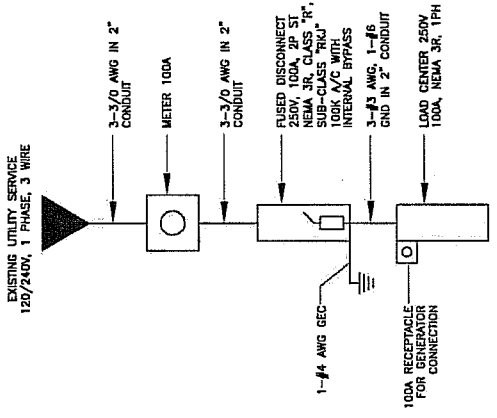
TELCO, METER
 RACK DETAILS
 AND RISER
 DIAGRAM

SHEET NUMBER:
A-3
 REV. #
0

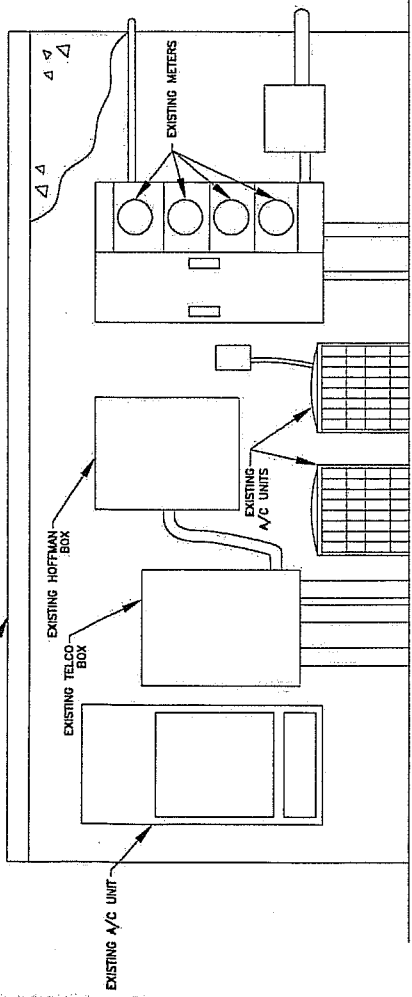


FRONT VIEW
 TELCO/METER RACK

NOTE: VERIFY EXACT LOCATION OF UTILITY SERVICE. MAX. 3/0 CONDUCTOR LENGTH UP TO 100 FT FROM EXISTING UTILITY SERVICE TO LOAD CENTER.



2 TYPICAL ONE-LINE DIAGRAM
 NOT TO SCALE



FRONT VIEW
 EXISTING TELCO/METER RACK

1 TELCO AND METER
 NOT TO SCALE

- GENERAL NOTES:**
- OBTAIN PERMIT AND PAY FEES RELATED TO ELECTRICAL WORK PERFORMED ON THIS PROJECT.
 - DELIVER COPIES OF ALL PERMITS TO AMERICAN TOWER CORP.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND WORK REQUIRED BY SUBDIVISION HAVING AUTHORITY. CORRECT AND PAY FOR ANY WORK REQUIRED TO PASS INSP. FAILED INSPECTION.
 - REMOVED AS-BUILTS ARE TO BE DELIVERED TO AMERICAN TOWER CORP. REPRESENTATIVE.
 - PROVIDE TWO COPIES OF OPERATION AND MAINTENANCE MANUALS IN THREE-RING BINDER.
 - GROUNDING SYSTEM AS SHOWN ON THESE DRAWINGS.
 - ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER AND SHALL BE SUBJECT TO CONDUCT A PRE-CONSTRUCTION SITE VISIT AND VERIFY EXISTING SITE CONDITIONS AFFECTING THIS WORK. REPORT ANY OMISSIONS OR DISCREPANCIES FOR CLARIFICATION PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE. REPAIR TO ORIGINAL CONDITION SHALL BE MADE.
 - REMOVE DEBRIS ON A DAILY BASIS. DEBRIS NOT REMOVED IN A TIMELY FASHION WILL BE ACCORDINGLY REMOVED BY OTHERS AND THE RESPONSIBLE SUBCONTRACTOR SHALL BE CHARGED WITH THE COST OF REMOVAL. DEBRIS SHALL BE COORDINATED WITH THE SITE OWNERS. LEGAL USE OF THE PROPERTY'S DUMPSTER IS PROHIBITED.
 - CONTRACTOR TO CONFIRM AVAILABLE CAPACITY AT EXISTING UTILITY PEDESTAL AND ADVISE ENGINEER OF SERVICE SIZE AND FAULT CURRENT LEVEL.
 - IF PEDESTAL DOES NOT HAVE ADEQUATE CAPACITY, CONTRACTOR TO SUBMIT COST QUOTATION FOR THE NECESSARY UPGRADES TO THE PEDESTAL AND THE UTILITY COMPANY. CONTRACTOR TO PROVIDE NEW SERVICE AND/OR UPGRADE SERVICE. FEEDERS AND EQUIPMENT/ELECTRODE GROUNDING SHALL VERIFY SEPARATION DIMENSION BETWEEN POWER COMPANY ELECTRICAL CONDUITS AND UTILITY COMPANY ELECTRICAL CONDUITS AS PER UTILITY COMPANY, LOCAL CODES, NEC, NFPA, AND OTHER APPLICABLE CODES.
 - CONTRACTOR SHALL VERIFY THAT THE TOTAL NUMBER OF SERVICE ENTRANCE DISCONNECTS IN THE EXISTING UTILITY COMPANY PEDESTAL MUST NOT EXCEED SIX, IF THE NEW SERVICE ADDED EXCEEDS THIS VALUE, CONTRACTOR MUST COORDINATE WITH THE UTILITY COMPANY TO OBTAIN A DEDICATED SERVICE LATERAL SET FOR THE NEW LOAD ADDED TO THE COMPOUND AS PER NEC ARTICLE 230-2(B).
 - THE EQUIPMENT/PROTECTIONS MUST BE RATED FOR STANDARD AC RATE HIGHER THAN INCOMING EQUIPMENT AND/OR UTILITY COMPANY AC RATE.



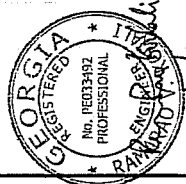
AMERICAN TOWER
STRUCTURAL
ENGINEERING
 6505 PREPACT PARKWAY
 IRVING, TX 75063
 (972) 998-8900 FAX
 WWW.AT.COM

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SITE NUMBER:
26100

SITE NAME:
**SUWANEE
 (GRID)**

SITE ADDRESS:
 3185 SMITHTOWN RD.
 SUWANEE, GA 30024

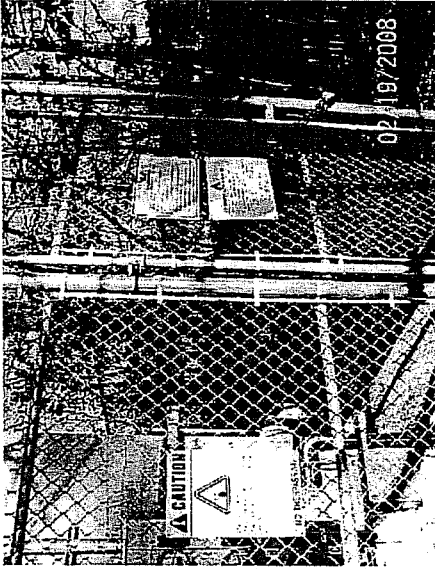


2/10/10

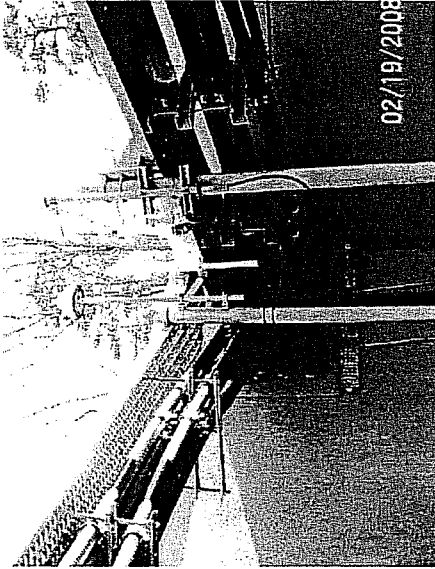
| | |
|--------------|----------|
| DRAWN BY: | JRL |
| CHECKED BY: | SKL |
| DATE DRAWN: | 02/05/10 |
| JOB NO.: | 44324261 |
| SHEET TITLE: | |

SITE PHOTOS
 OF EXISTING
 COMPOUND

| | |
|---------------|----------|
| SHEET NUMBER: | REV. # |
| A-4 | 0 |



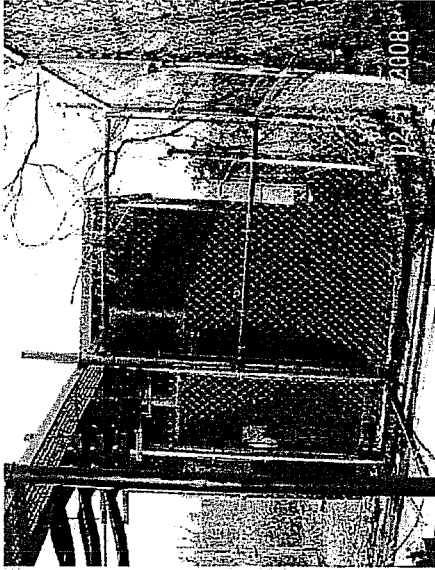
ACCESS GATE AND SIGNAGE



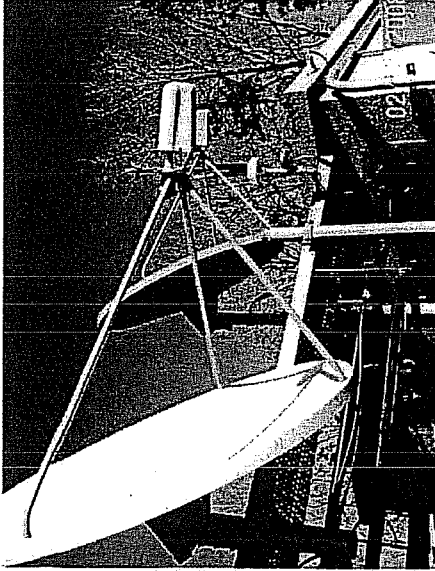
ICEBRIDGE AND COAX ROUTING



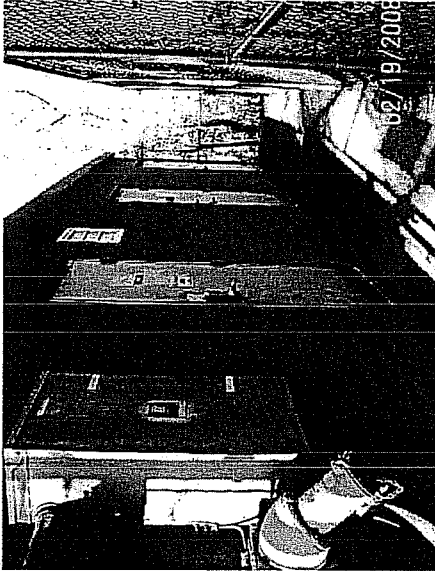
EXISTING EQUIPMENT



EXISTING COMPOUND AND SHELTER



EXISTING DISHES



EXISTING COMPOUND AND SHELTER

NOTE:
 ALL PHOTOS TAKEN 2/19/2008 (CAMERA DATE IS INCORRECT). NO CHANGES TO THE SITE HAVE OCCURRED SINCE THAT DATE. PHOTOS SHOULD SHOW CURRENT COMPOUND CONDITIONS.

1 SITE PHOTOS OF EXISTING COMPOUND
 NOT TO SCALE



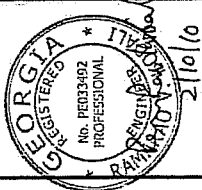
**AMERICAN TOWER
STRUCTURAL
ENGINEERING**
8008 FRESPORT PARKWAY
SUITE 135
IRVING, TX 75039
(972) 888-8840 Fax
IRVING, TX
REG. NO.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE PREPARED BY AMERICAN TOWER STRUCTURAL ENGINEERING, INC. (ATSE) IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE SUWANEE FENCE. THE CLIENT OF THIS PROJECT IS ATSE. THE CLIENT'S REPRESENTATION ON THESE DRAWINGS AND SPECIFICATIONS IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE SUWANEE FENCE. AMERICAN TOWER STRUCTURAL ENGINEERING, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUWANEE FENCE. AMERICAN TOWER STRUCTURAL ENGINEERING, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUWANEE FENCE. AMERICAN TOWER STRUCTURAL ENGINEERING, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUWANEE FENCE.

SITE NUMBER:
26100

SITE NAME:
**SUWANEE
(GRID)**

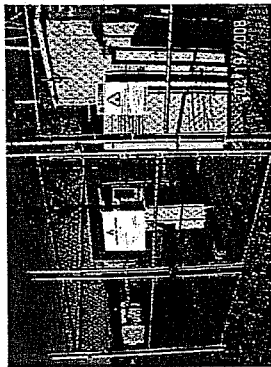
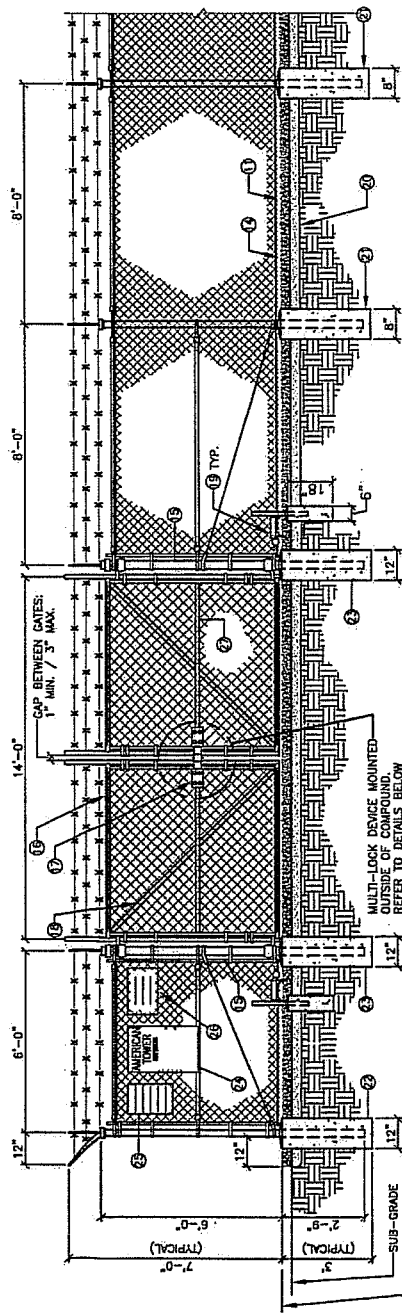
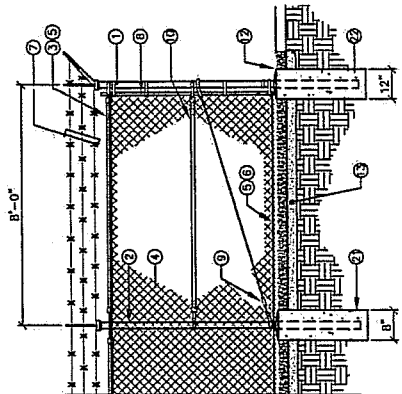
SITE ADDRESS:
3185 SUWANTOWN RD.
SUWANEE, GA 30074



| | |
|--------------|----------|
| DESIGNED BY: | JRL |
| CHECKED BY: | SAC |
| DATE DRAWN: | 02/09/10 |
| JOB NO.: | 4483401 |
| SHEET TITLE: | |

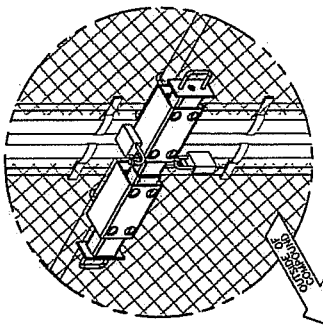
EXISTING
COMPOUND
FENCE DETAIL

| | |
|---------------|----------|
| SHEET NUMBER: | REV. # |
| A-5 | 0 |

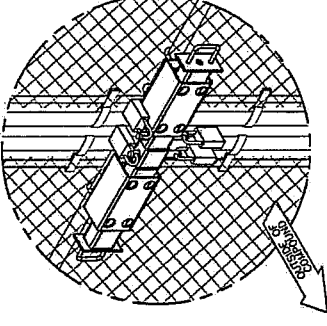


NOTE:
EXISTING FENCE DETAIL

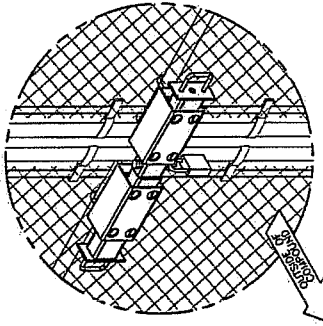
- REFERENCE NOTES:
- CORNER END OR RULL POST: 3" NOMINAL SCHEDULE 40 PIPE.
 - LINE POST: 2 1/2" SCHEDULE 40 PIPE PER ASTM-F1083.
 - LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
 - TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
 - FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
 - THE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
 - TENSION WIRE: 9 GA GALVANIZED STEEL.
 - BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
 - STRETCHER BAR.
 - 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
 - FENCE CORNER POST BRACE 1 5/8" DIA. EACH CORNER EACH WAY.
 - 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
 - 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
 - 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
 - FINISH GRADE SHALL BE UNIFORM AND LEVEL.
 - GATE POST 4" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 10 FEET OR 20 FEET FOR DOUBLE SLING GATE, PER ASTM-F1083.
 - GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
 - "MIS" MULTI-LOCKING DEVICE #MT-C6477, (G.F.C.I.).
 - GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
 - DUCK BILL OPEN GATE HOLDER, VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
 - GEOTEXTILE FABRIC.
 - LINE POST: CONCRETE FOUNDATION (2000 PSI).
 - CORNER POST: CONCRETE FOUNDATION (2000 PSI).
 - GATE POST: CONCRETE FOUNDATION (2000 PSI).
 - 18" x 24" AMERICAN TOWER SIGN.
 - 12" x 18" YELLOW CAUTION SIGN.
 - 12" x 18" EMPLOYEE NOTICE SIGN.
 - GATE FRAME BRACE: 1 5/8" DIAMETER.



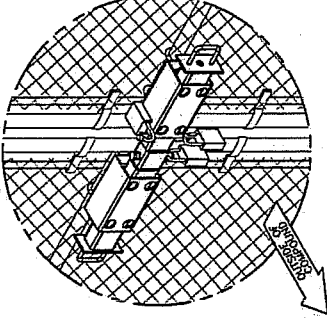
MIS MULTI-LOCK WITH TWO LOCKS



MIS MULTI-LOCK WITH FOUR LOCKS



MIS MULTI-LOCK WITH ONE LOCK



MIS MULTI-LOCK WITH THREE LOCKS

City of Suwanee

CROSSROADS of PAST and FUTURE



CITY OF
Suwanee
G E O R G I A

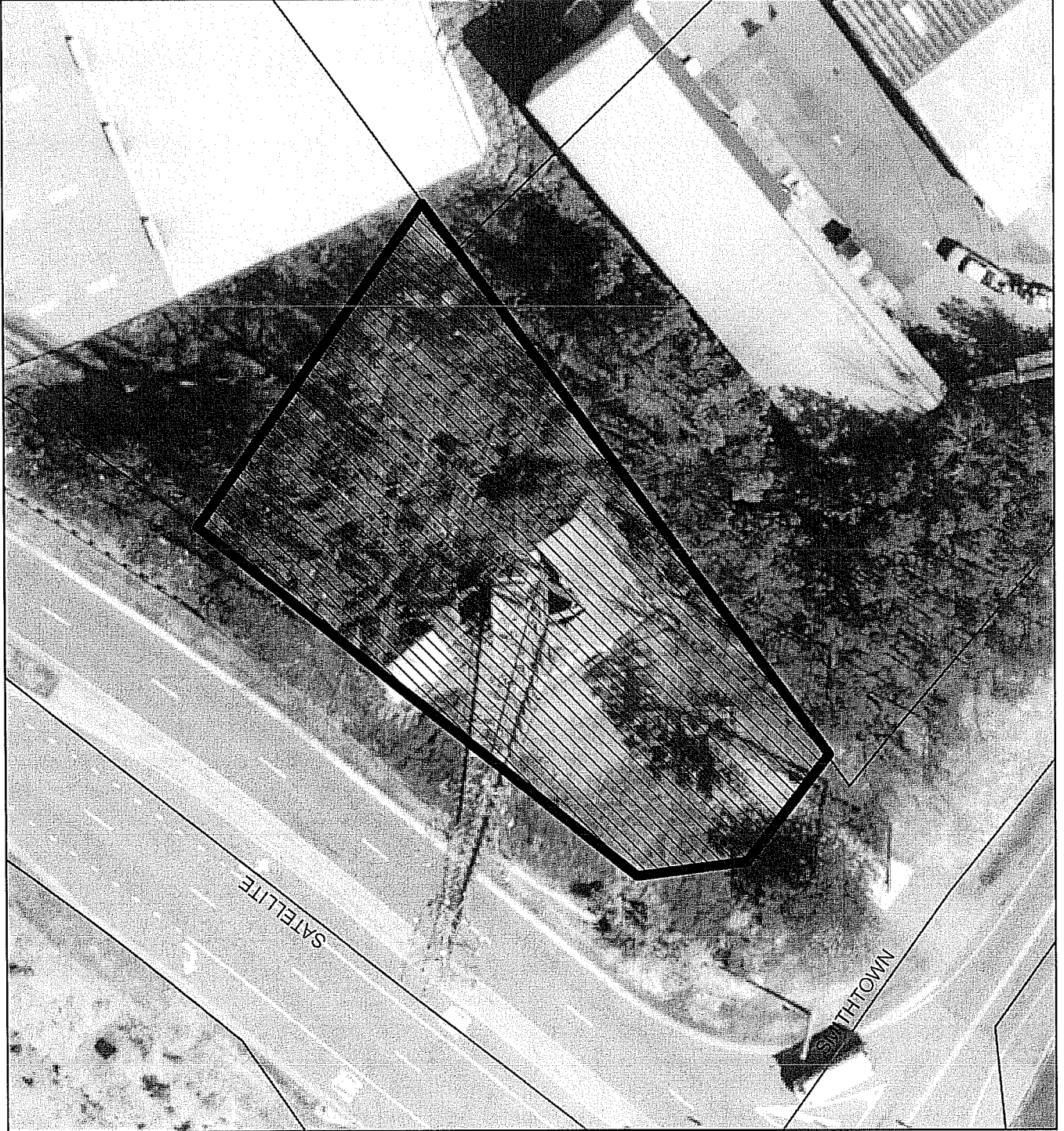
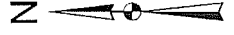
EXHIBIT A

V-2010-004-006

Aerial Map

Legend

- Current_Centerline
- Current cadastre
- Streets
- ▨ V-2010-004-006



City of Suwanee

CROSSROADS of PAST and FUTURE



CITY OF
Suwanee
G E O R G I A

EXHIBIT A

V-2010-004-006

Location Map

Legend

- Current_Centerline
- Current cadastre
- Streets
- ▨ V-2010-004-006

