

**Hearing Date:** May 4, 2026  
**Case Number:** SE-26-07  
**Applicant:** Harmoni Towers Asset Co, LLC  
**Property Owner:** Bonnie Reville Hayes  
**Property Addresses:** Part of 4816 Old Waynesboro Road  
**Tax Parcel No(s):** Portion of 320-0-011-00-0  
**Current Zoning:** A (Agricultural)  
**Fort Gordon Notification Required:** N/A  
**Commission District 8:** Brandon Garrett  
**Super District 10:** Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Telecommunication Tower & Facility	Section 28-A-5(A)

**SUMMARY OF REQUEST:**

Harmoni Towers has partnered with Verizon Wireless to propose a new wireless telecommunications facility located at 4816 Old Waynesboro Road. The applicant is seeking approval to establish a 293-foot-tall telecommunication tower, which is permitted by special exception in the A (Agricultural) zone, for a special exception that applies to approximately 0.23 acres out of a 69.73-acre tract currently zoned A. The remainder of the 69.73-acre tract will remain vacant and undeveloped.

**COMPREHENSIVE PLAN CONSISTENCY:**

According to the 2023 Comprehensive Plan, the property is located within the South Richmond Character Area. This area is primarily a rural region characterized by agricultural uses, large estate lots, and low-density residential communities, with interspersed suburban and commercial development. The vision for South Richmond reflects maintaining its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms and creeks. Additional suburban residential and commercial development will be located in areas designated for such uses. Public facilities and services will be expanded as necessary to accommodate the growing population.

**FINDINGS:**

1. The applicant’s submission included an abundance of documentation and information to support this request such as the following items:
  - a. Project narrative
  - b. Site data sheet

c. Statement of Compliance for Section 28-A

d. Maps

2. The proposed wireless telecommunications facility will consist of a 289-foot tall, guyed tower within a 100-foot by 100-foot (10,000 square-foot) lease area. The tower includes a 4-foot-tall lighting rod affixed to its top.
3. The nearest residence is approximately 3 miles east from the proposed structure.
4. Harmoni Towers has an agreement with Verizon Wireless to develop this site for its wireless network.
5. In addition to Verizon, the applicant states that the site will be offered as a shared facility to any other communication carriers that have a need for a facility in this area.
6. Verizon Wireless has acquired the necessary licenses from the Federal Communication Commission (FCC) to provide Personal Communications Services (PCS) coverage throughout the United States. These licenses include Augusta-Richmond County.
7. The proposed services installed would provide advanced, uninterrupted PCS services to the residents of Augusta-Richmond County, including wireless phone service, voice paging, messaging, wireless internet and broadband data.
8. The proposed facility will be unstaffed and will only require service technicians who will report onsite approximately once a month.
9. Harmoni Towers and Verizon Wireless will also comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards.
10. There is no recent zoning history for the property.
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
12. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
13. According to the Georgia Department of Transportation State Functional Classification Map, 2026, Old Waynesboro Road is classified as a Minor Arterial Road.
14. The adjacent properties are zoned A (Agricultural).
15. The proposal is consistent with the 2023 Comprehensive Plan.
16. At the time of completion of this report, staff have received one (1) letter of opposition regarding the petition as advertised.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- No comments

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

**RECOMMENDATION:** The Planning Commission recommends Approval of the special exception to establish a Telecommunication Tower with the following conditions:

1. Issuance of development permits shall be contingent upon the submission of plans that comply with all applicable engineering, environmental, and other relevant development regulations.
2. The telecommunications facility shall be limited to the leased area as shown in the site plan details submitted with this application.
3. The total height of the tower shall not exceed 293 feet, including the lighting rod affixed to the top.
4. The development must comply with all aspects of the Augusta Tree Ordinance.
5. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
6. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

***NOTE:** This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*



Current Planning Division  
Augusta Planning and Development Department  
525 Telfair Street, Suite 300 · Augusta GA · 30901  
706- 821-1796 · 706-821-1806 (fax)

Date: 4/8/20

## REQUEST FOR PLANNING COMMISSION COMMENTS TRANSMITTAL SHEET

Application #: SE-26-07

Purpose: telecommunication tower

Project Type: (i.e. Grant, Staff Report, Letter, etc.): \_\_\_\_\_

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities  
(circle one)

Review Comments Due by: 4/22/20

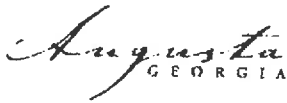
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Reviewer's Name: Marques Jacobs Date Commented: 4/16/20

Recommendation (Approve / Approve with Conditions / Deny):

Approve

Deny

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Special Exception Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: \_\_\_\_\_

Applicant Information		Owner Information	
Name:	<u>Harmoni Towers AssetCo LLC</u>	Name:	<u>Bonnie Reville Hayes</u>
Address:	<u>6210 Ardrey Kell Rd., Ste. 450</u>	Address:	<u>PO Box 72</u>
City:	<u>Charlotte</u>	City:	<u>Blythe</u>
State:	<u>NC</u>	State:	<u>GA</u>
Zip:	<u>28277</u>	Zip:	<u>30805</u>
Phone:	_____	Phone:	_____
Contact Person:	<u>John Burchfield</u>	Phone:	_____
Contact's e-mail:	_____		

I hereby request a Special Exception for the purpose of: construction of a 289'-0" telecommunications facility  
With the full acknowledgement that this exception is for the specified use only and cannot be changed without additional hearings before the Augusta Planning Commission and Augusta Commission.

Applicant is the:  Owner  Petitioner  Contractor  Purchaser  Other

Property Address: 4816 Old Waynesboro Rd, Hephzibah, GA 30815

Present zoning A - Agricultural

Map/ Parcel #: 320-0-011-00-0

Proposed Development: construction of a 289'-0" guyed cell tower with supporting equipment

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: *Bonnie R. Hayes* Date: 11/9/2025

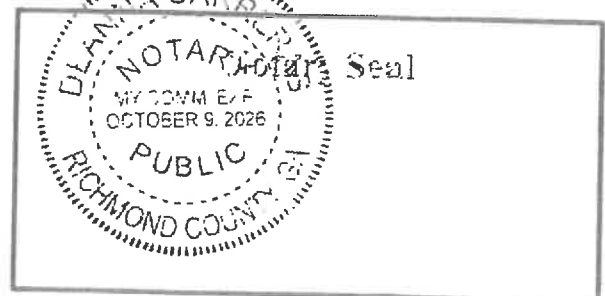
Petitioner's Signature: *John Burchfield* Date: 2/25/26

Subscribed and affirmed before me in the county of Richmond, State of Georgia.

this 6 day of November, 2025.

*[Signature]*  
(Notary's official signature)

10/9/26  
(Commission Expiration)





**Standards Governing the Exercise of the Zoning Power**

The following standards are used by staff to determine whether a proposed Special Exception will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby property;
- c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan:

**Section 26-1 describes additional requirements specific to the proposed use considered for the Special Exception. Other considerations include by are not limited to:**

Whether the property to be affected by a proposed exception has reasonable economic use as currently zoned;

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

**In order to make an application to the Planning Commission you must submit the following: Completed application including all supporting documentation listed in this packet.**

- 1. The following fees made payable to Augusta Planning and Development Department: \$800.00
- 2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
- 3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
- 4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

Any use, other than churches or church related activities approved under 26-1 (A), established as a result of a Special Exception granted per Subsection 26-1 must be initiated within six (6) months of the granting, or the Special Exception shall no longer be valid. Special Exceptions for churches or church related activities granted per 26-1 shall initiate a use within five (5) years of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.

  
Signature of Applicant

2/25/26

Date

John Burchfield, Senior Project Manager; LCC Telecom Services on behalf of Harmoni Towers AssetCo LLC

Print Name and Title



### Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating **\$250.00** or more to a local government official who will consider this application.

- Yes       No

Applicant's Name: John W Burchfield, Jr

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)
	N/A	

**If necessary, attach additional sheets to disclose or describe all contributions.**

### Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

**A pre-application meeting is required preceding submission of this application for an application to be deemed complete – call 706-821-1796**

- Pre-Application Meeting
- Application Form
- Deed (Legal Description)
- Recorded Plat or Recorded Boundary Survey
- (4) Four Site Plans or concept plans 24" x 36" to scale  
Requests involving a single family lot must provide a 11" x 17" scale plan  
Note: Additional site plan requirements may be deemed necessary
- Letter of Intent
- Conflict of Interest Certification/ Campaign Contributions
- Application Fee—payable to Augusta Planning and Development Department
- Photographs
- Building Compliance Inspection (if needed)
- Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

**Additional Exhibits that may be required (as necessary):**

- Traffic Study
- Review Form for Development of Regional Impact

**Signature of Staff Member accepting application:** \_\_\_\_\_

# Letter of Application

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February 26, 2026

Amanda Cruz  
Augusta Planning Division  
535 Telfair Street Suite 300  
Augusta, GA 30901

**RE: Special Exception Application**  
**Harmoni Site: McBean**  
**4816 Old Waynesboro Rd, Hephzibah, GA 30815 (PIN: 320-0-011-00-0)**

Dear Ms. Cruz:

Harmoni Towers has partnered with Verizon Wireless to propose a new wireless telecommunications facility at the above-referenced location, to be used by Verizon and other wireless carriers. This is an application for a Special Exception for this telecommunications facility under Section 28-A of the Comprehensive Zoning Ordinance of Augusta, GA.

The proposed wireless telecommunications facility is intended to meet Verizon's technical needs and to provide more effective coverage in the area for Verizon and other future potential co-locators. The proposed structure will consist of a 289'-0" guyed mast tower, to be located within a 50'-0" x 50'-0" fenced compound located within a 100'-0" x 100'-0" lease area. The proposed tower and facility will be erected, owned, and managed by Harmoni Towers, and Verizon Wireless will locate its antennas on the tower at the 285' level and its equipment in the compound upon completion. The facility is unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month after the facility is completed.

On behalf of Harmoni Towers and Verizon Wireless, LCC Telecom Services has submitted all required documentation for the proposed tower and facility in accordance with the City of Augusta / Richmond County Comprehensive Zoning Ordinance for this application to be deemed complete. Should you have any questions, please feel free to contact me. I look forward to working with you during the approval process to provide the residents of Richmond County with improved wireless coverage.

Sincerely,



John Burchfield  
Senior Project Manager - Zoning  
LCC Telecom Services  
Phone: [REDACTED]  
Email: [REDACTED]

# Project Narrative

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As an agent for Harmoni Towers and Verizon Wireless, LCC Telecom Services, LLC seeks approval for a Special Exception and any other permits or approvals necessary to install a new wireless telecommunications facility on property located at 4816 Old Waynesboro Rd in Richmond County. Harmoni Towers has an agreement with Verizon Wireless to develop this site for its wireless network. In addition to Verizon, the site will be offered as a shared facility to any other communication carriers that have a need for a facility in this area. Verizon Wireless has acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include Richmond County

The property on which the telecommunications facility is proposed is zoned A - Agricultural. Per Section 28-A-5(A)(1) of the Comprehensive Zoning Ordinance of Augusta/Richmond County, telecommunications towers may be located in an A zone upon the granting of a special exception.

The proposed wireless telecommunications facility that Harmoni Towers would install for Verizon Wireless services is necessary to provide advanced, uninterrupted PCS services to the residents of Richmond County, including wireless phone service, voice paging, messaging, and wireless internet and broadband data. All registered wireless providers' technology operates at various radio frequency bands allocated by the FCC as part of Verizon's license.

PCS systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 4816 Old Waynesboro Rd is within the geographic area deemed necessary for Verizon Wireless and various other wireless telecommunications providers to provide uninterrupted services.

The proposed wireless telecommunications facility will consist of a 289'-0" tall guyed tower within a 100'-0" x 100'-0" lease area. The proposed facility's designated location is on a

piece of vacant agricultural property used for forestry. The proposed access to the facility will be through an existing gravel access drive off of Tracy Drive.

The proposed facility will be unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. There is no need for additional police or fire support. Additionally, there is no impact on utilities such as water or sanitation as they are not used at the site. The only utilities used in connection with the wireless telecommunications facility are power, fiber optic cable, and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare.

The proposed wireless telecommunications facility will be designed and constructed to meet all applicable governmental and industry safety standards, such as National Environmental Protection Act ("NEPA") and National Historic Preservation Act ("NHPA"). Harmoni Towers and Verizon Wireless will also comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting, or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Harmoni Towers and Verizon Wireless, looks forward to working with Richmond County to bring the benefits of the proposed service to the area. The addition of the facility will ensure the best uninterrupted wireless services for the County. This application addresses all standards and satisfies the requirements of Comprehensive Zoning Ordinance of Augusta / Richmond County.

# Site Data Sheet

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**Applicant:** Harmoni Towers AssetCo LLC  
6210 Ardrey Kell Rd  
Charlotte, NC 28277  
  
Carrier: Verizon Wireless

**Agent:** John Burchfield  
LCC Telecom Services  
10700 Higgins Road  
Suite 240  
Rosemont, IL 60018

**Tower Owner:** Harmoni Towers AssetCo LLC  
6210 Ardrey Kell Rd  
Charlotte, NC 28277

**Applicant's Interest in the Property:** Leasehold

**Property Owner:** Bonnie Reville Hayes

**Address of Property:** 4816 Old Waynesboro Rd, Hephzibah, GA 30815

**Parcel Number:** 320-0-011-00-0

**Request:** Application for a Special Exception and any other approvals or permits necessary to erect a 289'-0" guyed mast wireless telecommunications tower to be located within a 100'-0" x 100'-0" lease parcel.

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# Statement of Compliance Section 28-A of the Augusta Comprehensive Zoning Ordinance

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Richmond County regulates zoning via the Comprehensive Zoning Ordinance of Augusta, Georgia, last amended September 2022. Section 28-A of the Ordinance is entitled “Telecommunication Facilities” and regulates the placement of telecommunications facilities within the joint jurisdiction of Augusta, GA and Richmond County, GA.

The subject parcel 4816 Old Waynesboro Rd, Hephzibah, GA 30815 (PIN: 320-0-011-00-0) is located in the A-Agricultural zone. Per Section 28-A-5(A) of the Ordinance, telecommunications towers may be located in an A zone upon granting of a special exception. Factors to be considered in granting a special exception are identified in Section 28-A-6 of the Ordinance. Factors that govern the location of all telecommunications facilities are included in Section 28-A-4 of the Ordinance.

**Applicant’s responses to factors required by the Ordinance are bolded.**

Per 28-A-4, the general requirements for all cell phone towers include:

- A. **Building Codes and Safety Standards.** To ensure the structural integrity of telecommunications facilities, the owner of a telecommunications facility shall ensure that it is maintained in compliance with standards contained in applicable local building codes and constructed to the EIA/TIA 222-E standards, as published by the Electric Industries Association, which may be amended from time to time. Owners of telecommunications facilities shall conduct periodic inspections of such facilities at least once every five years to ensure structural integrity. Inspections shall be conducted by a qualified independent engineer licensed to practice in Georgia. The results of such inspection shall be provided to the Director.

**Please see Sheet T-1 of the attached Site Plan for applicable codes. Please see also Fall Zone Letter which makes reference to the EIA/TIA 222-E standards. Applicant requests that, if necessary, periodic inspection requirements be added to the conditions of approval.**

- B. **Regulatory Compliance.**

1. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate telecommunications facilities.
2. Owners of telecommunications facilities shall provide certification showing that each telecommunications facility is in compliance with all applicable federal and state requirements. Certification of compliance must be submitted every 5 years.

**The proposed telecommunications facility will meet or exceed all federal regulatory requirements. Federal approvals are in process at time of application. The applicant requests that, if necessary, the certification of compliance requirement be added to the conditions of approval.**

C. Visual Impact.

1. Telecommunications facilities shall either maintain a galvanized steel finish, or subject to any applicable standards of the FAA or other applicable federal or state agency, be painted a neutral color or painted and/or textured to match the existing structure so as to reduce visual obtrusiveness.
2. If an antenna is installed on a structure other than a tower, the antenna and associated electrical and mechanical equipment must be of a neutral color or identical to, or closely compatible with the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible. Roof-mounted antennas shall be made visually unobtrusive by screening to match existing air conditioning units, stairs, elevator towers or other background.
3. Where feasible, telecommunications facilities should be placed directly above, below or incorporated with vertical design elements of a building to help in camouflaging.
4. Any equipment shelter or cabinet that supports telecommunications facilities must be concealed from public view or made compatible with the architecture of the surrounding structures or placed underground. Equipment shelters or cabinets shall be screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet must be regularly maintained.

**See attached Site Plan. The proposed telecommunications facility and all equipment will comply with all aesthetic requirements of the Augusta/Richmond County code.**

5. Site location and development shall preserve the primary character of the surrounding buildings and land uses and the zone district as much as possible. Towers shall be integrated through location and design to blend in with existing characteristics of the site to the extent practical.

6. Except for stealth facilities, towers shall not be sited where they would, in the opinion of the Augusta, Georgia Planning Commission, negatively affect (a) historic structures or landmarks that are recognized or designated in national or state historic registers, or (b) structures or landmarks that are at least fifty (50) years old and, in the opinion of the Augusta, Georgia Planning Commission have some demonstrable historic value.
7. At a tower site the design of the buildings and related structures shall to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower and related facilities to the natural setting and built environment.

**The proposed telecommunications facility has very little impact on surrounding properties and will preserve the primary agricultural/woodland character of the surrounding district as much as possible. Construction will preserve existing vegetation to the maximum possible extent.**

**D. Landscaping.**

1. Landscaping shall be used to effectively screen the view of the telecommunication facility from adjacent public ways, public property and residential property.
2. Native vegetation on the site shall be preserved to the greatest practical extent. The applicant shall provide a site plan showing existing significant vegetation to be removed, and vegetation to be replanted to replace that lost.
3. The landscaping requirement, where lesser requirements are desirable for adequate visibility for security purposes, for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries and tree farms or where an antenna is placed on an existing structure may be modified or waived upon approval of the Augusta, Georgia Planning Commission. In certain locations where the visual impact of the tower would be minimal, such as remote agricultural or rural locations or developed heavy industrial areas, the landscaping requirement may be modified or waived upon approval by the Augusta, Georgia County Planning Commission.
4. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
5. The landscaping provisions of this section shall not apply to telecommunication facilities located in LI (Light Industry) and HI (Heavy Industry) zones, unless the site is in view of a residential use in a residential zone, as viewed from the base of the tower. This does not exempt such development from the provisions of the Augusta Tree Ordinance.

**Applicant requests waiver of additional landscaping due to the agricultural, forested nature of the parcel. Construction will preserve existing vegetation to the maximum possible extent**

**and will provide adequate screening for the proposed telecommunications facility from surrounding uses.**

- E. **Setbacks.** The following setback requirements shall apply to all telecommunications facilities, provided however, that the Augusta, Georgia Planning Commission may reduce the standard setback requirements of this section if the goals of this ordinance would be better served thereby:
1. Telecommunications towers must be set back a distance equal to the height of the tower from any existing off-site residential structure.
  2. Telecommunications towers must be set back a distance equal to one half of the height of the tower from any property line which borders a single family residentially zoned lot that is either located in a developed or developing subdivision or a tract for which a legal subdivision development plan is on file.
  3. Towers, guy wires and accessory facilities must satisfy the zoning district setback requirements as identified in Sections 7-28 of this Ordinance.
  4. The tower setbacks referenced in Subsections 1 and 2 of this Section [28A-4(E)] shall be measured from the base of the tower itself.

**See attached Site Plan. The proposed 289' telecommunications tower is set back 300' from its base to all lot lines, which meets and exceeds the required setbacks from residential. Guy anchors and accessory facilities are set back more than 40' from the front lot line, 10' side lot lines, and 25' from rear lot line.**

F. **Miscellaneous.**

1. **Lighting:** No illumination is permitted on telecommunications facilities unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction or unless necessary for air traffic safety. When lighting is required, it shall be oriented inward to the extent possible so as not to project onto surrounding residential property.
2. **Advertising.** No advertising is permitted on telecommunications facilities. However, whip antennas or panel antennas may be allowed on any legally permitted permanent billboard or outdoor advertising sign as long as the other requirements of this ordinance are met.
3. Telecommunication facilities may be located on sites containing other principal uses in the same buildable area.
4. **Security.** Towers shall be enclosed by decay-resistance security fencing not less than six (6) feet in height and shall be equipped with an appropriate anticlimbing device or other similar protective device designed to prevent tower 28 - A - 4 access. If the owner can demonstrate the ability to restrict unauthorized access to the tower, then this latter provision may be waived by the Director.

**Please see attached Site Plan. The proposed telecommunications facility will only be lit as required by the FAA. No advertising is proposed on the proposed facility. The proposed facility will be enclosed by a 6' high fence with barbed wire on top.**

Per Section 28-A-6, the criteria to be used to evaluate special exceptions shall include the following:

**1. height of proposed structure**

**The height of the proposed telecommunications tower is 289'-0" above ground level with an approximately 4'-0" lightning rod, for a total height of 293'-0".**

**2. Distances to residences**

**The proposed tower location is approximately 435' northwest of the nearest residential structure, 2058 Tracy Dr.**

**3. Nature of surrounding land use**

**The entirety of the subject parcel is vacant agricultural woodland. All surrounding parcels are also zoned A – Agriculture. There are rural residences to the south/southeast of the tower. To the west, north, and east surrounding parcels are primarily agricultural/forestry use with sparse residences.**

**4. Surrounding topography**

**The ground elevation where the tower is proposed is approximately 363' AMSL. Terrain varies subtly, with a slight drop in elevation to the south and a larger decrease to the north into a creek bed.**

**5. Surrounding tree coverage**

**The entirety of the subject parcel where the facility is proposed is woodland that was last cleared in 2023. The southeastern border of the parcel has a line of trees about 315' from the proposed tower center. To the west there is a power line easement about 315' from the proposed tower, and to the west of that is woodland. To the far north and east edges of the subject parcel is also agricultural use/woodland.**

**6. Design of structure – characteristics that reduce obtrusiveness**

**The location of the proposed facility within an agricultural area with significant present and future tree screening on all sides reduces the obtrusiveness and visibility of the tower to surrounding properties.**

7. Design of structure – ability to accommodate additional antenna

**Please see attached Site Plan. The proposed facility is designed to accommodate at least two additional antenna arrays.**

8. Ingress and egress

**Ingress and egress to the proposed facility are through an existing dirt/gravel access road that extends from the end of Tracy Drive to the southeast.**

9. Availability of towers or other tall structures within one-half mile of the proposed site. If within ½ mile of a proposed tower location there are existing structures the top of which appear to be 90% or more of the height (elevation AMSL) of the proposed tower site, then evidence must be provided with the application that existing structures are not of sufficient strength, or applicant use of a structure would cause conflict with the existing use of structure, or that the cost of sharing would be unreasonable, or that the structure is not available for co-location, or coverage/capacity capability and system design would be compromised. (SEE 28-A-7)

**There are no other towers or other tall structures within one-half mile of the proposed site. This site is being constructed to replace a site more than one-half mile distant in order for Verizon and future co-locators to provide wider and more consistent coverage within their network.**

Applications for all telecommunications facilities must include the items listed in Section 28-A-7 of the Ordinance.

Applications for the construction of telecommunications facilities, except for whip antennas and panel antennas where they are permitted uses, shall be made to the staff of the Augusta, Georgia Planning Commission. A cursory review during an initial conference regarding a proposed facility may be held, but applications will not be accepted unless they contain the following information:

A. Site plan or plans to scale specifying the location of telecommunications facilities, transmission building and/or other accessory uses, access, fences, landscaped area and adjacent land uses.

**Please see attached Site Plan.**

B. Landscape plan to scale indicating size, spacing and type of plantings required in Section 28-A-2d.

**The proposed location is in a forested area. Existing landscaping will be sufficient to screen the tower base and partially screen the tower from view.**

C. A general description of the environment surrounding the proposed telecommunications facility accompanied by a map covering an area at least one half mile in radius, to scale no greater than one inch to 1200 feet, showing any adjacent residential structures and districts, structures and sites of historic significance, streetscapes or scenic view corridors.

**Please see the attached Site Plan for 0.5 mile radius map. Within that radius, the surrounding area is generally forested with some residential development. The residences are sparse and trees heavy to the north, west, and east. The southern portion of the 0.5-mile radius map includes primarily low-density residential parcels.**

D. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, identification of the geographic service area for the subject installation, including a map covering an area at least one-half mile in radius and at a scale no greater than one inch to 1200 feet showing the site and the nearest or associated telecommunications facility sites within the network of the applicant. Describe the distance between the telecommunications facility sites of the applicant. Describe how this service area fits into and is necessary for the service network of the applicant.

**Please see attached Propagation Maps showing the distance between Verizon's other nearby sites and how the site fits into Verizon's service network.**

E. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a map covering an area of at least one-half mile in radius, to scale no greater than one inch to 1200 feet, showing all publicly owned property and buildings per information provided by Augusta, Georgia, telecommunication facilities, and structures that are 90% or more of the proposed facility height (AMSL). Provide a list of all such properties and structures including street addresses, and a statement describing good faith efforts and measures that were taken to secure these locations, addressing why such properties and structures were not structurally, legally, technically, or economically feasible and why such efforts were unsuccessful.

**Please see attached Site Plan. To Applicant's knowledge, there are no publicly owned properties within the ring that meet the height and design criteria.**

F. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, the applicant shall quantify the additional tower capacity to be constructed if the proposal is granted, including the approximate number and types of antenna that it could accommodate. The applicant shall provide a drawing of each tower showing existing and proposed antenna locations. The applicant shall also describe any limitations on the ability of

the tower to accommodate other uses, e.g., radio frequency interference, mass height, frequency or other characteristics. The applicant shall provide certification that 28 - A - 7 notice of the application has been given to all other telecommunication tower users in the area by certified mail identifying the proposed location and asking for their input regarding co-location possibilities.

**Please see attached Site Plan. The proposed facility is designed to accommodate at least 3 carrier antenna arrays, representing 3-24 additional antennas depending on potential future carrier loading.**

G. Report from the applicant documenting the following:

1. Telecommunications facility height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design;

**Proposed tower height is 289'-0" above ground level. A guyed tower of this size is common in rural areas, as it can provide coverage to a larger, not heavily populated geographic area. This location was chosen as an improvement over an existing site over 0.5 miles away to better fill a space in Verizon's network, as well as provide a site that could better accommodate future equipment upgrades.**

2. Total anticipated capacity of the telecommunications facility, including number and types of antenna which can be accommodated;

**Tower is designed to accommodate at least 3 carrier antenna arrays, which can have up to 12 antennas per array, for a total loading of 36 antennas. Actual antenna loading will depend on the size, shape, and weight of proposed future antennas, which varies by type and age of technology in use on the tower.**

3. Evidence of structural integrity of the tower structure; and

4. Structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris.

**Please see the attached Fall Zone Letter. The lower section of the tower is designed to be stronger than necessary, so that in the unlikely event of failure the upper sections of the tower will fold over lower portions. The tower will be structurally sufficient to hold three antenna arrays.**

H. The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residences relating to the construction and operation of the facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

**Applicant has retained LCC Telecom Services as its zoning and permitting agent for this tower project. Any issues of concern by neighbors should be relayed to:**

LCC Telecom Services  
Attn: John Burchfield  
10700 W Higgins Rd Suite 240  
Rosemont, IL 60018

Cell: (224) 803-6451  
Fax: (847) 608-1299  
Email: [jburchfield@lcctelecom.com](mailto:jburchfield@lcctelecom.com)

I. For those proposed tower locations requiring a special exception or for those facilities for which the elevation of the top of other structures could result in the need for a special exception, a schedule for construction of the proposed facility if zoning authorization is granted. Upon approval of a special exception, construction must begin within one year or the special exception shall be null and void. An applicant who is licensed by the FCC may submit a revised schedule to the Augusta, Georgia Planning Commission within the one-year period asking for an extension, which the Augusta, Georgia Planning Commission shall have the authority to consider as a variance. In no case shall an applicant who is not licensed by the FCC be eligible for a variance from the one-year provision.

**The proposed construction schedule is dependent upon the completion of all federal regulatory approvals but is projected to begin within one year of special exception approval. The construction of a tower site is typically completed within 6-8 weeks of construction start, depending largely on conditions for the pouring of the foundation.**

J. A full inventory of existing towers and which carriers are located on each, that are controlled by the applicant, it's affiliates, subsidiaries, and or assigns. This can be provided digitally

**While it intends to propose future sites, Harmoni Towers does not yet have any other sites in Augusta/Richmond County.**

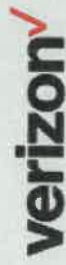
# RF Propagation Maps MCBEAN\_RELHR.

Nov 14, 2025

Abdul Al-Dandan

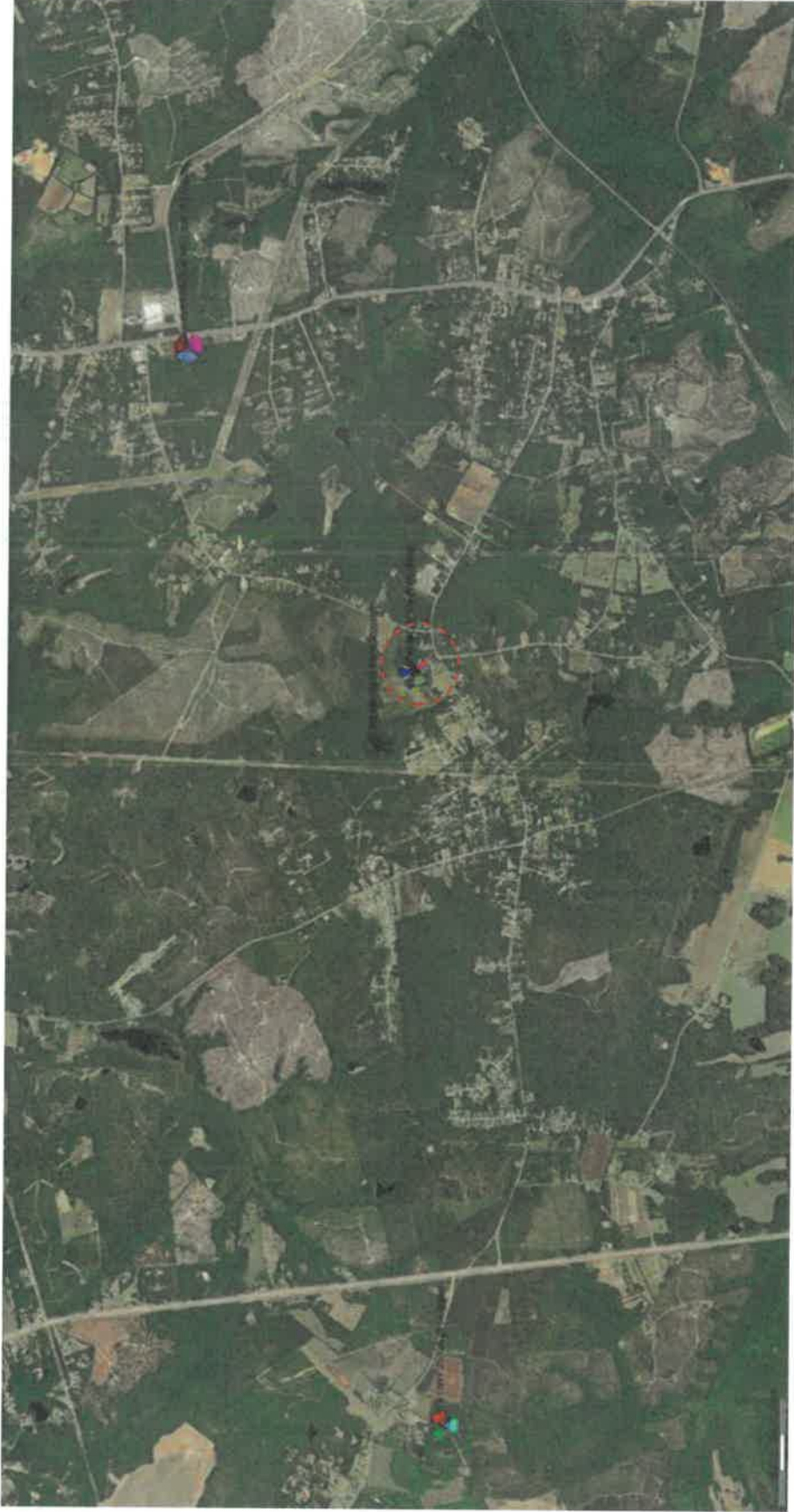
Radio Frequency Engineer

Verizon Wireless



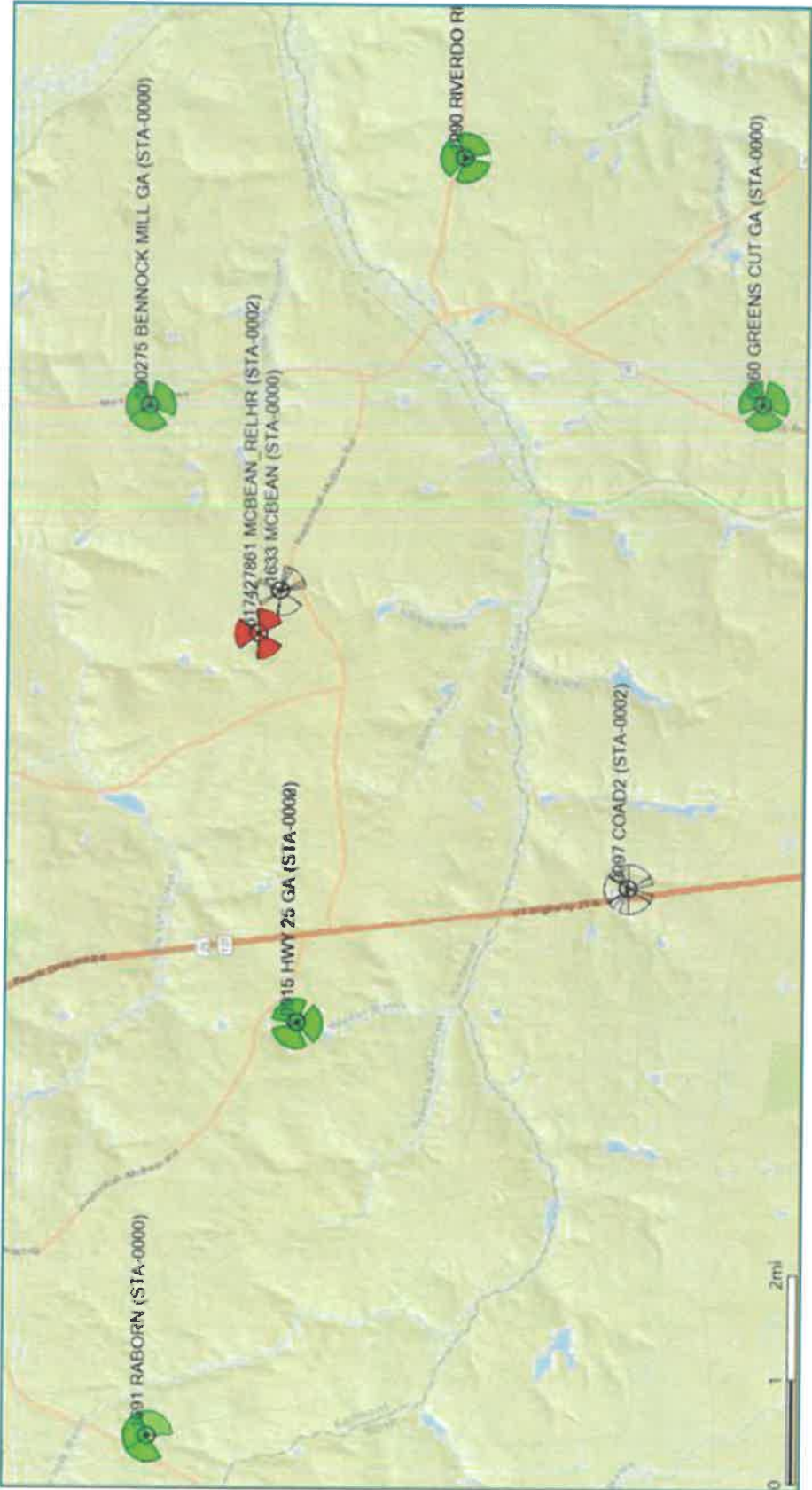
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Google area map



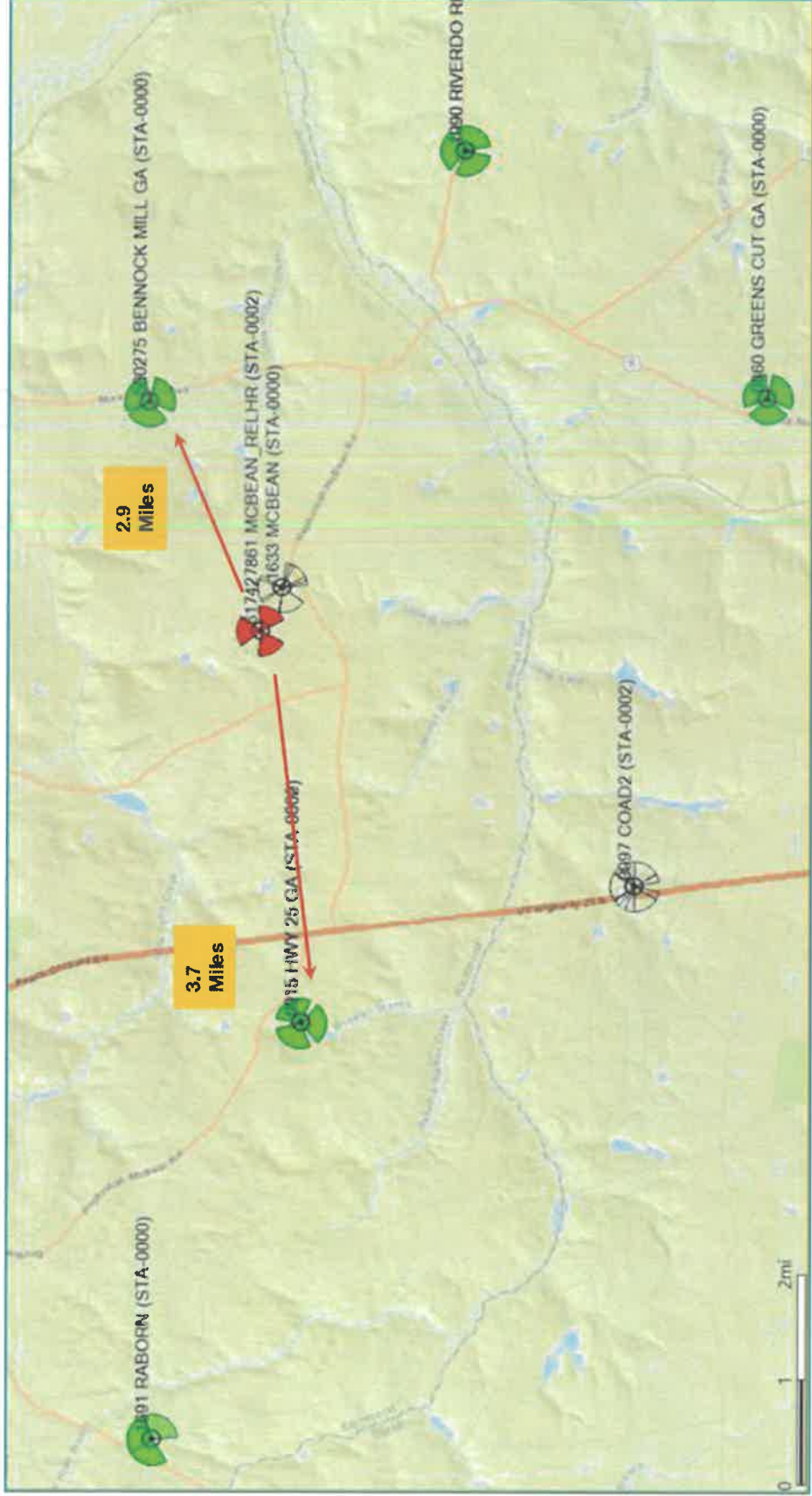
-  OnAir
-  Proposed

**MCBEAN\_RELHR**  
 33.268026 -81.997465



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

### Distance of proposed MCBEAN\_RELHR to the existing VZW Neighboring sites

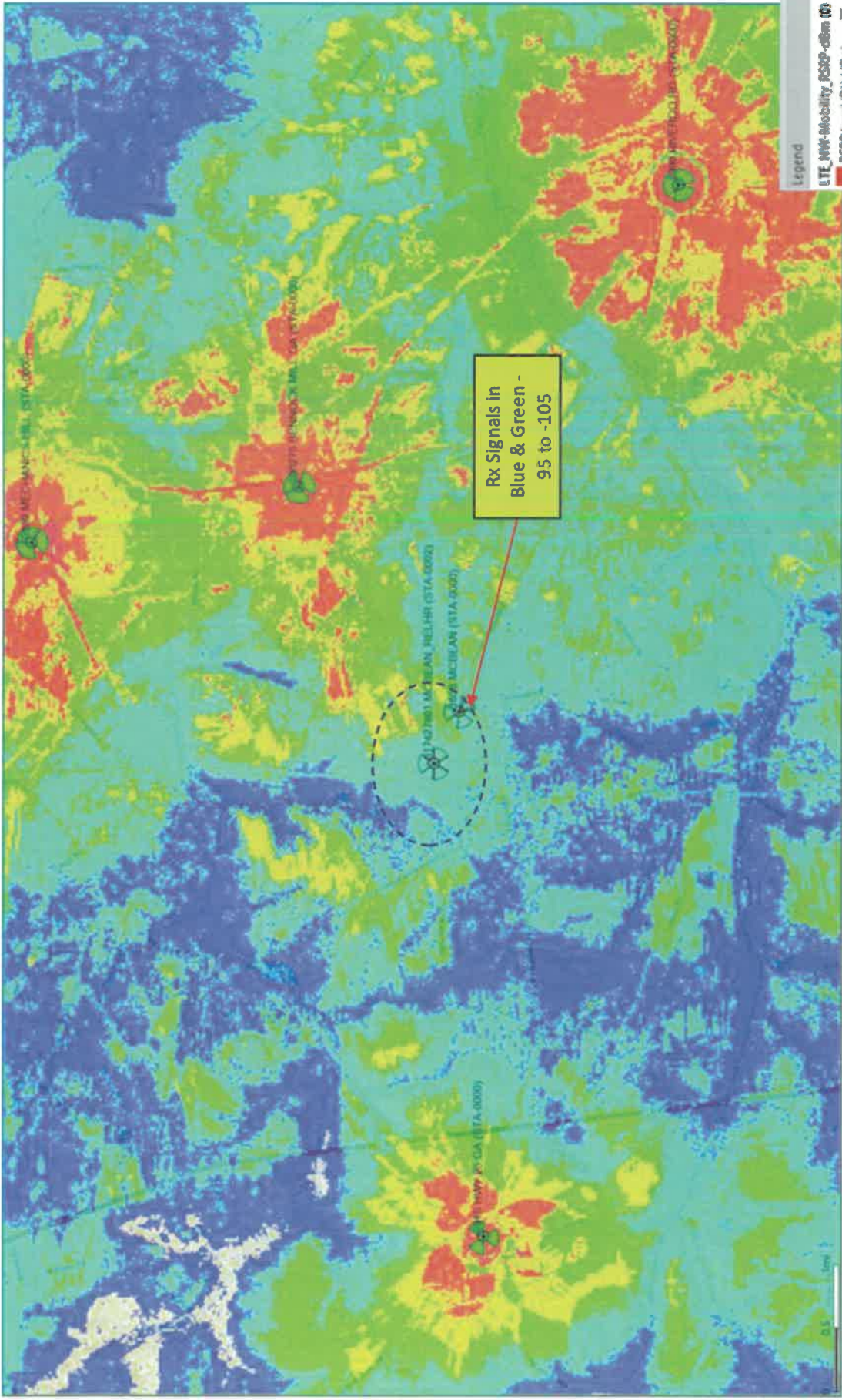


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.





# Existing LTE Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



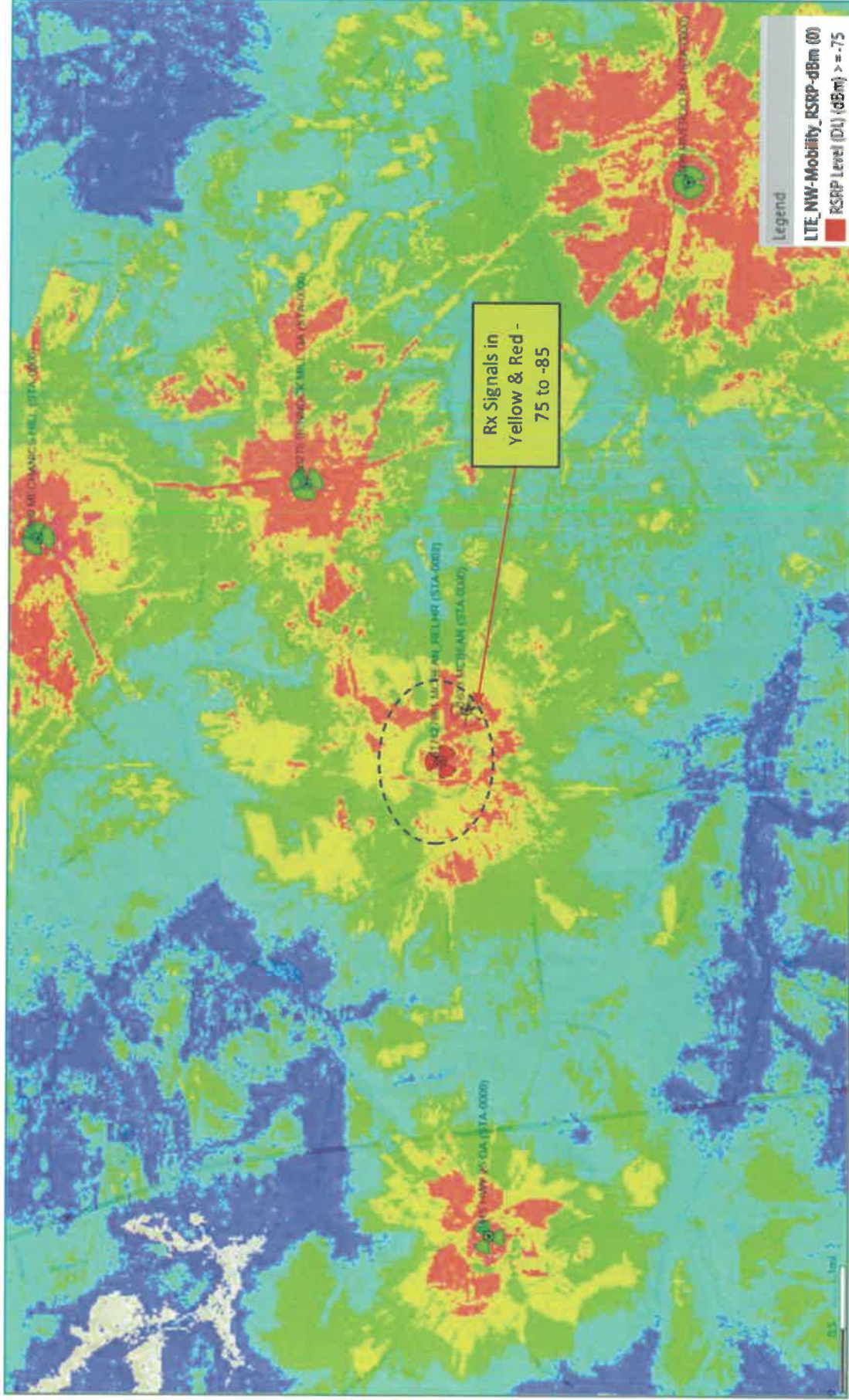


OnAir



Planned

# Proposed LTE Coverage @ Verizon 285 ft.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



## Technical Analysis

By relocating our existing site North of MCBEAN Rd it shows a significant coverage improvement. As you can compare slide 5 of our existing coverage with slide 6 of the future coverage, the receive signal level improve significantly by at least 10dB. and also improve the capacity that offload traffic of Bennock Mill site Gamma sector.



*Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.*

## Summary

The new location of MCBEAN\_RELHR would address coverage and capacity that offload traffic of Bennock Mill site Gamma sector. The proposed site address many gap coverage and will help eliminate some of the drop calls and also improve voice and data of customer wireless telecommunication experience.

This site will also cover many of roads where commuters travel in-and out of that area.

The proposed tower height is set at 285' feet to achieve the intended area coverage with added more bandwidth/technology and highly sophisticated equipment. The nearest tower to the proposed location is about 3.0 – 4.0 miles away which help reduce interference and improve the quality of services.



December 4, 2025

LCC Telecom Services  
10700 West Higgins Road, Suite 240  
Rosemont, IL 60018

**RE: GA0009842 – McBean Telecommunication 289' Guyed Tower**  
**4816 Old Waynesboro Road**  
**Hephzibah, GA 30815**  
**FCC ASR Number: A1327758**  
**Tower Coordinates: 33.267094, -81.998844**

Dear Mr. Laugesen,

The above referenced tower will be designed to meet specified loading requirements, based location and proposed loading, in accordance with ANSI/TIA-222-H for a 114 mph, 7-16 Ultimate Wind Speed with no ice and a 30 mph, 3-second gust wind speed with 1.0 inches radial ice, Risk Category II, Exposure Category C, and Topographic Category 1.

It is our understanding that the design of the referenced tower requires consideration of a contained fall radius in the event that a catastrophic wind speed would result in a collapse. Although the tower will not be designed to fail, stronger sections than required by analysis will be provided in the lower sections of the tower. This will result in an increased safety factor in these lower sections. This design will enable the tower, if over stressed, to fail through a combination of bending and buckling in the upper sections of the tower under a catastrophic wind load. A failure in this manner would result in the upper portion of the tower folding over the lower portion and, thus, resulting in a fall radius of no greater than 0 ft feet.

In addition, the tower will be designed to support 3-carriers, based on the following parameters:

- Carrier 1 located at an elevation of 285' AGL and total wind area of 40,000 sq-in;
- Carrier 2 located at an elevation of 273' AGL and total wind area of 30,000 sq-in;
- Carrier 3 located at an elevation of 261' AGL and total wind area of 30,000 sq-in.

If you have any questions or require any additional information, please do not hesitate to contact this office.

Thank you.

Craig A. Russo, P.E. | Senior Engineer  
T-Squared Site Services  
2501 Shenango Valley Freeway, Suite 3  
Hermitage, PA 16148  
724.308.7855 (o)



**T-Squared Site Services**  
2501 Shenango Vally Freeway | Suite 3  
Hermitage, PA 16148 | 724.308.7855  
[www.t-sqrd.com](http://www.t-sqrd.com)



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

Aeronautical Study No.  
 2025-ASO-11556-OE

Issued Date: 08/13/2025

HARMONI TOWERS, LLC-JENB  
 JENNIFER BROWN  
 6210 Ardrey Kell Road  
 Suite 450  
 Charlotte, NC 28277

**\*\* 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 GA0009842 McBean  
 County, State: Richmond, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	33-16-01.54N	81-59-55.84W	339 Ft	293 Ft	632 Ft

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:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 02/13/2027 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 1-816-329-2525, or [natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-11556-OE.

**Signature Control No: 661881450-673596557**  
[natalie.schmalbeck@faa.gov](mailto:natalie.schmalbeck@faa.gov)  
Technician

( DNE )

Attachment(s)

Frequency Data  
Map(s)

cc: FCC

**Frequency Data for ASN 2025-ASO-11556-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	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
3700	3980	MHz	3280	W





# RAWLAND SURVEY

1246 GEORGIA MILITARY DISTRICT

**SITE:** McBEAN  
**BUN:** N/A  
**ADDRESS:** TRACY DRIVE  
 HEPHIZIBAH, GA 30815  
 RICHMOND COUNTY



**BAILEY LAND GROUP**  
 LAND SURVEYS  
 4121 Swokey Road  
 Johnson, A. 3907  
 P. 284 500 0000  
 www.baileylandgroup.com

**DATE:** 08/14/2019  
**REVISION:** 08/14/2019

**SURVEY WORK PERFORMED BY:**

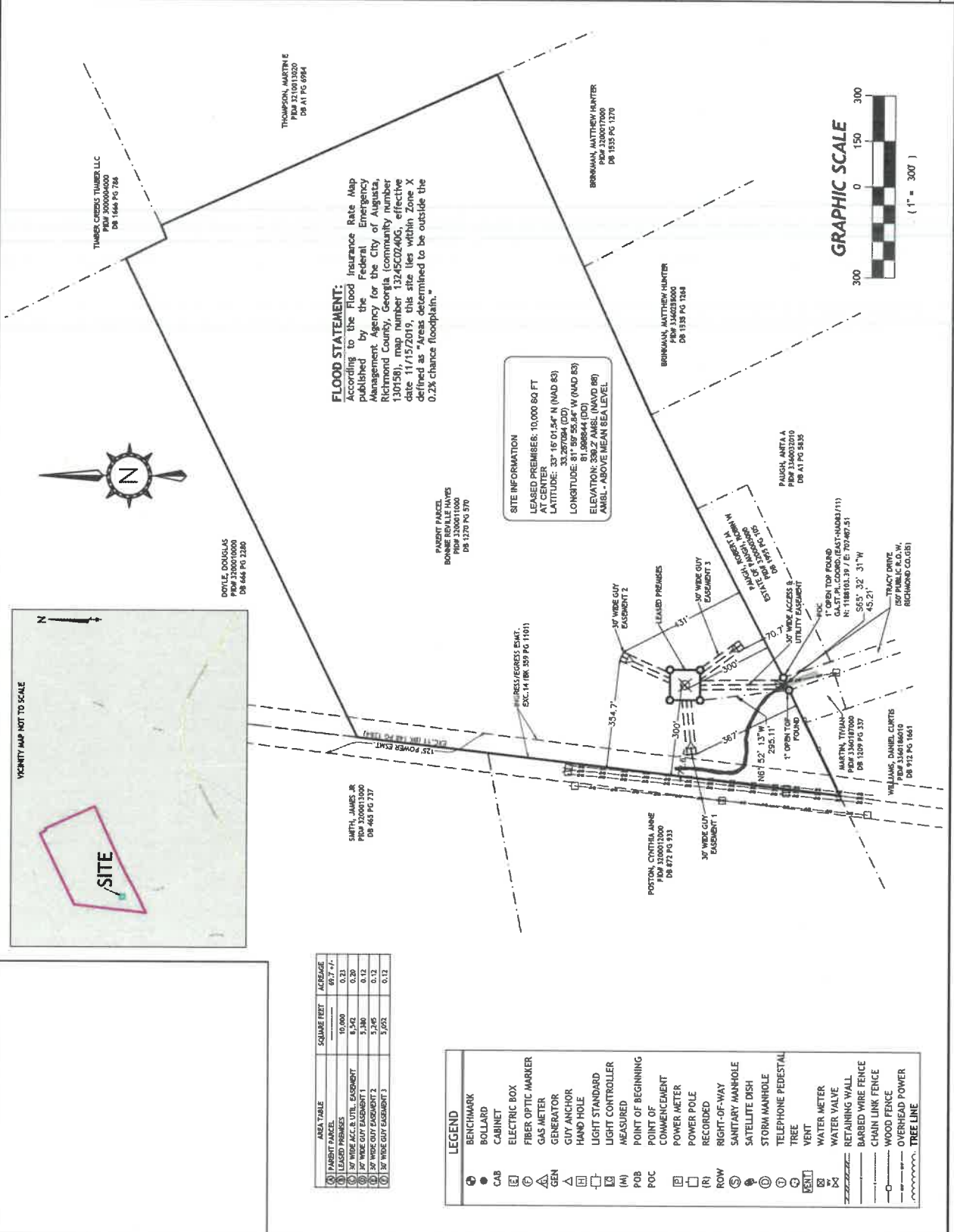
**CONVEYOR:** JASON E. BAILEY  
 LAND SURVEYOR, GA #LS500226  
 DATE: 08/14/2019  
 REVISION: 08/14/2019

**SURVEYOR'S CERTIFICATION**

I hereby state that all parts of this survey were prepared in conformity with the "Technical Standards for Property Surveys" promulgated by the Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Public Code, §§ 54-2-1 through 54-2-10, and the Delaware Limited Liability Company, its successors, ASSURE AND/OR DESIGNER, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



SHEET 1 OF 3



AREA TABLE	SQUARE FEET	ACRES
① PARENT PARCEL	10,000	0.23
② LEASED PREMISES	10,000	0.23
③ 30' WIDE GUY EASEMENT 1	1,540	0.03
④ 30' WIDE GUY EASEMENT 2	1,240	0.03
⑤ 30' WIDE GUY EASEMENT 3	1,620	0.04

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
□ POWER METER
□ POWER POLE
□ RECORDED
□ RIGHT-OF-WAY
□ SANITARY MANHOLE
□ SATELLITE DISH
□ STORM MANHOLE
□ TELEPHONE PEDESTAL
□ TREE
□ VENT
□ WATER METER
□ WATER VALVE
□ RETAINING WALL
□ BARBED WIRE FENCE
□ CHAIN LINK FENCE
□ WOOD FENCE
□ OVERHEAD POWER
□ TREE LINE

# RAWLAND SURVEY

124th GEORGIA MILITARY DISTRICT

SITE: McBEAN  
 BUN: N/A  
 ADDRESS: TRACY DRIVE  
 RICHMOND, GA 30815  
 RICHMOND COUNTY



**BAILEY LAND GROUP**  
 LAND SURVEYING  
 4121 Sandway Road  
 Albany, GA 31707  
 P: 204 300 3334  
 www.baileylandgroup.com

DRAWN BY: SB CHECKED BY: JMB ILS JOB #: 23-051  
 SURVEY WORK PERFORMED BY:  
**SURVEYOR'S NOTES:**  
 1. BEARINGS AND DISTANCES OBSERVED ARE BASED ON GEORGIA STATE PLANE EAST ZONE, NAD83(11), AND WERE DETERMINED FROM GPS OBSERVATIONS.  
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE DEPTH OF UTILITIES. UTILITIES ARE LIMITED TO WHAT ARE OBSERVED ON THE SURFACE. THIS SURVEY HAS BEEN PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT.  
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARCEL PLACED.  
 4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.  
 5. ALL TYPINGS DEPICTED ARE NOT TO SCALE.  
 6. WORK FOR THIS SURVEY WAS COMPLETED ON 05/05/2025.

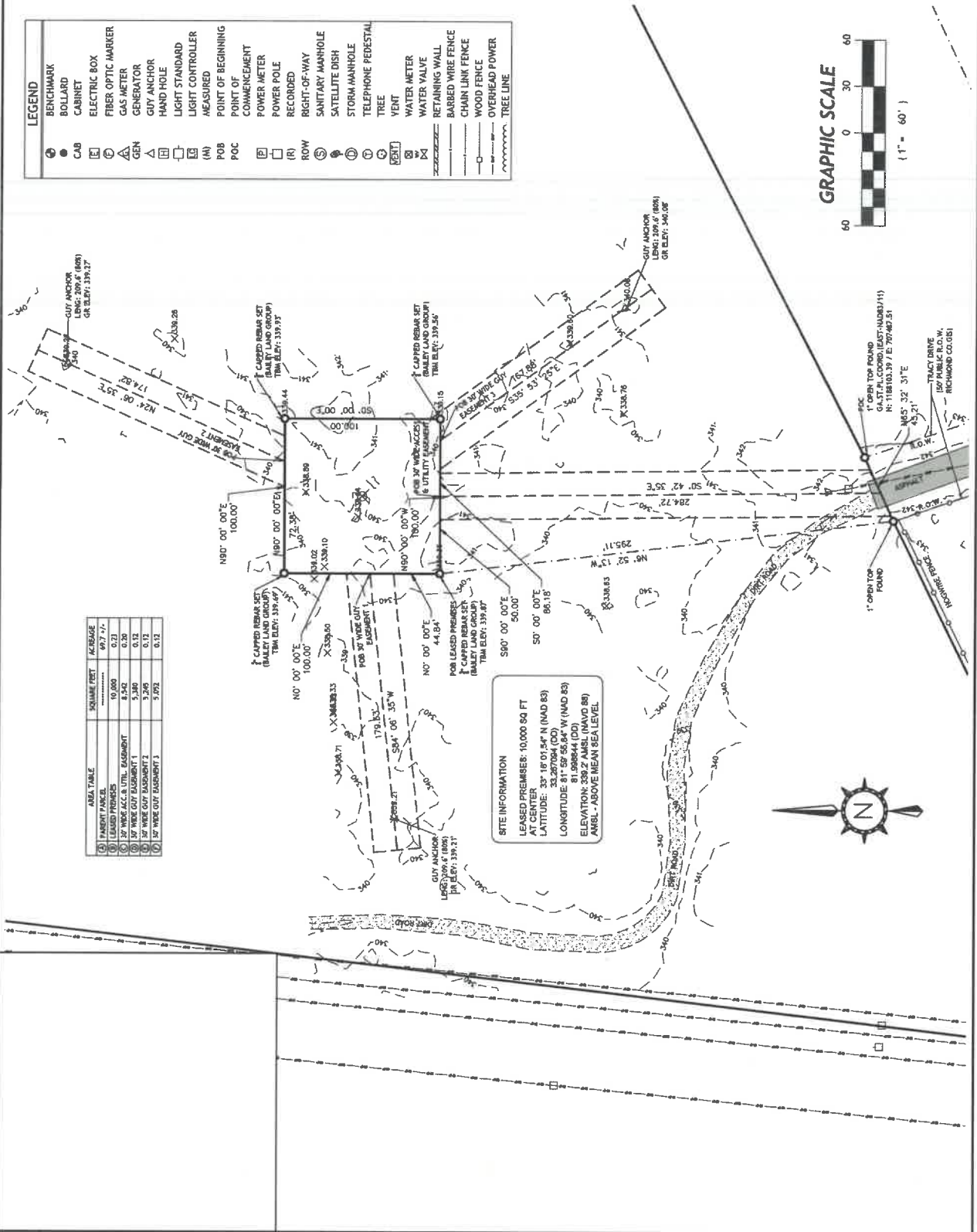
**SURVEYOR'S CERTIFICATION**  
 I hereby state that all parts of this survey were prepared in conformity with the Technical Standards for Property Surveying of the State of Georgia, as adopted by the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Code, O.C.G.A. 15-4-97. I, JASON ERIC BAILEY, a duly Licensed Professional Land Surveyor, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, ASSIGNS AND/OR DESIGNEES, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

BAILEY LAND GROUP, INC.  
 JASON E. BAILEY  
 LAND SURVEYOR, GA R.L.S.001256  
 DATE: 05/14/2025  
 REVISION:



**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
⊞	VENT
⊞	WATER METER
⊞	WATER VALVE
⊞	RETAINING WALL
⊞	BARBED WIRE FENCE
⊞	CHAIN LINK FENCE
⊞	WOOD FENCE
⊞	OVERHEAD POWER
⊞	TREE LINE





PLANS PREPARED FOR:



6210 HODDGE KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:



EXPERIENCED DESIGN & ESTIMATION  
EXPERIENCED CONSTRUCTION SERVICES



DATE	BY	REV
1.29.26	CAR	1
1.22.26	TOT	1
10.7.25	KE	0

HARMONI TOWER ID # :  
GA0009842  
VZW FUZE PROJECT # :  
17191006  
HARMONI SITE NAME:  
MCBEAN  
4816 OLD WA YNESBORO RD  
HEPHZIBAH, GA 30815  
NEW 289' GUYED TOWER

GENERAL NOTES  
SHEET NUMBER: 2  
GN-1  
68137

**CONCRETE:**  
1. ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND ACI STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.

2. THE CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS AND THE TESTING LABORATORY AND INFORM THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST. THE TEST WILL INCLUDE SLUMP, AIR ENTRAINMENT, TAKEN DURING AND TEST OF CYLINDERS. A TOTAL OF FIVE CYLINDERS SHALL BE TAKEN DURING EACH POUR. EACH CYLINDER SHALL BE CURED FOR 28 DAYS. THE FIRST CYLINDER WILL BE BROKEN AT 3-1/2 DAYS, A SECOND AT 7 DAYS, A THIRD AT 14 DAYS AND A FOURTH AT 28-DAYS. THE LAST CYLINDER WILL BE KEPT SEPARATELY FOR FUTURE USE IF NECESSARY.

3. ALL CONCRETE FOR THE PROJECT SHALL HAVE A 28-DAY STRENGTH OF 4,000 PSI AND A SLUMP OF 5" MAXIMUM WITH THE MIXTURE PROPORTIONS MEETING THE ASTM AND ACI REQUIREMENTS. ALL ADMIXTURES AND MATERIALS USED FOR THE CONCRETE MIXTURE SHALL ALSO CONFORM TO THE PROPER ASTM REQUIREMENTS.

4. THE CONTRACTOR WILL INSTRUCT THE CONCRETE SUPPLIER TO HAVE AN APPROVED PUMP TRUCK IN THE TRUCK TO AD IN THE POURING AND PLACING OF PIERS AND FOUNDATIONS.  
5. AIR ENTRAINING AGENT SHALL BE USED IN ANY CONCRETE EXPOSED TO FREEZING TEMPERATURES.  
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL EMBEDMENT LOCATIONS, SIZES, AND PROPER ANCHORING TO HOLD THE ITEMS IN PLACE ACCURATELY.  
7. THE CONTRACTOR WILL SUPPLY AND USE A RELEASING AGENT ON ALL FORMS. ANY ATTACHMENT TO EXISTING CONCRETE AREAS SHALL BE REMOVED AND DOWELS AT 18" O/C WITH A MINIMUM 6" EMBEDMENT IN EACH DIRECTION AND AN APPROVED BONDING AGENT TO BE APPLIED TO THE EXISTING SURFACE.  
8. ALL EXPOSED CONCRETE WILL HAVE A UNIFORM FINISH AND BE SLOPED FOR DRAINAGE OFF THE SURFACE UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM ANY ADVERSE WEATHER CONDITIONS; PREMATURE DRYING AND MECHANICAL INJURY IN INSURE PROPER CURING.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE AND CONTROL OF ANY MECHANICAL EQUIPMENT TO INSURE THE PROPER PLACEMENT OF THE CONCRETE TO PREVENT ANY VOIDS OR GAPS.

**METALS:**  
1. ALL MATERIALS, FABRICATION AND WORKMANSHIP SHALL CONFORM TO ALL CODES AND STANDARDS OF ASTM AND AISI.  
2. ALL WORK SHALL BE DONE BY A CERTIFIED WELDER. THE CONTRACTOR SHALL SUBMIT A COPY OF THE CERTIFICATION TO THE OWNER'S REPRESENTATIVE.  
3. ALL STEEL USED SHALL BE HOT DIPPED GALVANIZED.

**SAFETY BARRIERS AND SIGNAGE:**  
1. FCC RULES AND REGULATIONS MAY REQUIRE ROUTINE ENVIRONMENT EVALUATIONS OF WIRELESS FACILITIES TO VERIFY RADIO FREQUENCY EMISSIONS COMPLIANCE. IF HARMONI TOWERS'S FACILITY IS DETERMINED TO REQUIRE ADDITIONAL ACTIONS, HARMONI TOWERS SHALL BE RESPONSIBLE FOR THE COST OF SUCH ACTIONS. HARMONI TOWERS SHALL INFORM WORKERS AND THE PUBLIC ABOUT THE ANTENNAS AND ACTIONS OUTLINED BY FCC REGULATIONS ON RF EMISSIONS (47 CFR 1.1307(b)). THEN HARMONI TOWERS SHALL PROVIDE ADEQUATE NOTIFICATION TO THE LANDLORD/MANAGER.

**SITE WORK:**  
1. THE CONTRACTOR SHALL GRUB THE SITE AREA AND ANY ACCESS ROAD CLEARING AND REMOVING A MINIMUM OF 6" TO 12" HIGH GRASS. THE CONTRACTOR SHALL OR OTHER MATERIAL SPECIFIED FOR THE SITE AND ACCESS ROAD. THE GRUBBING SHALL BE REMOVED FROM THE SITE AND NOT REUSED IN ANY PART OF THIS PROJECT.

2. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CALL THE LOCAL LOCATING AUTHORITIES TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES OR LINES THAT EXIST WITHIN THE ENTIRE PROJECT AREA. THE CONTRACTOR SHALL PLACE THESE ITEMS ON THE AS-BUILT DRAWINGS.  
3. IF NECESSARY, THE CONTRACTOR SHALL SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD TO THE OWNER'S REPRESENTATIVE. IF A LANDSCAPE PLAN ON NURSERY LETTERHEAD, THE CONTRACTOR SHALL SUBMIT A LIST OF NEW ITEMS AS WELL AS A LANDSCAPE PLAN ON NURSERY LETTERHEAD.

4. ALL ROADWORK AND MATERIALS SHALL CONFORM TO ALL STATE AND LOCAL CODES AND IN ACCORDANCE WITH THE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS.  
5. THE ACCESS ROAD, IF REQUIRED, WILL BE CONSTRUCTED FIRST BEFORE ANY OTHER WORK ON THE SITE IS PERMITTED. BRING THE ROAD TO SUB BASE COURSE TO ALLOW CONSTRUCTION TRAFFIC TO USE THE ROAD FOR THE PROJECT AND COMPLETE THE ROAD AFTER THE CONSTRUCTION OF THE SITE IS SUBSTANTIALLY COMPLETE.  
6. ALL SITE AREAS AND ACCESS ROADS ARE TO BE CONSTRUCTED TO HAVE A POSITIVE DRAINAGE FLOW AWAY FROM THE SITE AND EQUIPMENT. ANY DISCREPANCIES IN THE REPRESENTATIVE INFORMATION MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY.

7. ALL ACCESS ROAD AND SITE AREAS WILL HAVE AN UNDERLAYMENT OF MIRAFT-500X, OR EQUAL.  
8. A SOIL STERILIZER SHALL BE APPLIED TO ALL GRAVEL SURFACES AND BE AN EPA REGISTERED PRODUCT. THE CONTRACTOR SHALL SUBMIT A COPY OF THE PRODUCT LABEL AND INFORMATION WILL BE GIVEN TO THE OWNER'S REPRESENTATIVE.  
9. GRAVEL FILL SHALL BE WELL GRADED HARD DURABLE, NATURAL SAND AND GRAVEL, FREE OF FINE SAND, SILT, CLAY, AND ORGANIC MATTER. MATERIAL SHALL CONFORM TO THE FOLLOWING GRANULOMETER REQUIREMENTS:

SEVE NO.	% PASSING BY WEIGHT
4"	100
1 1/2"	50-85
3/4"	40-75
#10	30-60
#20	10-30
#100	5-20
#200	0-8

10. ALL FILL DIRT SHALL BE CLEAN AND NATURAL, FREE FROM ANY DELETERIOUS MATERIALS FROM THE SITE, SOIL, AND RUBBISH. A COPY OF ALL DELIVERY TICKETS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS FROM THE DELIVERY.  
11. ALL TRENCHES SHALL HAVE A SIX-INCH BASE OF CLEAN SAND FILL TO ACCEPT THE CONDUITS, AND THEN ANOTHER 12" OF CLEAN SAND FILL ON TOP OF THE FILL PLACED IN MAXIMUM LIFTS OF 8" AND MECHANICALLY COMPACTED TO A DENSITY OF 95%. METALLIC WARNING TAPE SHALL BE PLACED AT 12" BELOW FINISHED GRADE ALONG THE ENTIRE TRENCH.  
12. ALL COMPACTATION OF SITE AREAS SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREAS SHALL BE COMPACTED BY A SHEEP'S FOOT VIBRATORY ROLLER WEIGHING AT LEAST 5 TONS. SMALLER AREAS SHALL BE COMPACTED BY A POWER DRUM AND FIELD TAMPER. ALL COMPACTED AREAS SHALL BE COMPACTED TO WITHIN 95%.

13. ANY FILL OR STONE WILL BE PLACED IN MAXIMUM 6" LIFTS PRIOR TO COMPACTING.  
14. FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXCEED A MINIMUM OF 12" FROM THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.  
15. USE RIPRAP IN ANY AREAS WITH A SLOPE GREATER THAN 2:1. ENTIRE DITCH FOR USE IN ALL DIRECTIONS AT CULVERT OPENINGS, AND WHEREVER INDICATED ON PLANS.  
16. SEED, FERTILIZER, AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS (DITCHES, DRAINAGE AND SWALES, NO. 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100). SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. PREPARE SURFACE PROPERLY TO ACCEPT THE SEEDS. SOW SEEDS IN TWO OPPOSITE DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

17. THE CONTRACTOR IS RESPONSIBLE TO ENSURE GROWTH OF THE SEEDS AND MAINTAINING THE SEEDS. THE CONTRACTOR SHALL SUBMIT A LANDSCAPING METHOD NECESSARY. ALL AREAS MUST HAVE SUSTAINED GROWTH BY THE TIME OF THE COMPLETION OF THE PROJECT.  
18. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM WASHOUTS AND SOIL EROSION. STRAW BALE SHALL BE PLACED AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS.  
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY ON-SITE RESTROOM FACILITIES FOR THE DURATION OF CONSTRUCTION PROGRESS.

**GENERAL NOTES:**  
1. CONTRACTOR WILL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SAFETY EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE ALL THE WORK DESCRIBED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND ANY OTHER DOCUMENT ISSUED BY HARMONI TOWERS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS, SAFETY REGULATIONS, ALL OSHA REGULATIONS, ALL PUBLIC AND MUNICIPAL AUTHORITIES, AND ANY UTILITY COMPANIES REGULATIONS AND DIRECTIVES.  
3. ALL MATERIALS SUPPLIED BY THE OWNER, OWNER'S REPRESENTATIVE, AND THE CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS AND PER MANUFACTURER'S RECOMMENDATIONS.  
4. ANY CONTRACTOR SUBMITTING BIDS ON ANY OF THE WORK IS REQUIRED TO VISIT EACH SITE PRIOR TO THE BID SUBMITTAL AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE SCOPE OF WORK INTENDED FOR THE PROJECT. THIS VISIT WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

5. THE DRAWINGS AND SPECIFICATIONS ARE A GENERAL DIRECTIVE FOR THE SCOPE OF WORK. VERIFY THE DIMENSIONS AND LOCATIONS MAY CHANGE IN THE FIELD. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND LOCATIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING THE RELATED WORK. ANY MINOR ERRORS OR OMISSIONS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.  
6. ALL SITES SHALL BE KEPT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF ON A DAILY BASIS. ANY EXCESS MATERIALS WILL BE RETURNED TO THE OWNER'S REPRESENTATIVE AND DELIVERED TO THE WAREHOUSING FACILITY PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.  
7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK AT THE SITE PRIOR TO A NOTICE TO PROCEED (NTP) HAS BEEN ISSUED AND A PRE-CONSTRUCTION MEETING AT THE SITE HAS TAKEN PLACE.

8. ALL WORK AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL HAVE A WRITTEN ONE-YEAR WARRANTY STARTING AT THE ACCEPTANCE OF THE SITE FROM THE OWNER.  
9. THE CONTRACTOR SHALL HAVE A DESIGNATED MANAGER ON SITE AT ALL TIMES THAT ANY WORK IS BEING PERFORMED. A SUB-CONTRACTOR IS NOT DEFINED AS A DESIGNATED MANAGER.  
10. THE SUCCESSFUL CONTRACTOR SHALL PROVIDE A SCHEDULE LIST OF ALL SUB-CONTRACTORS WITH ADDRESSES, CELL PHONE NUMBERS AND HOME PHONE NUMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND AN ACCURATE SCHEDULE FOR THE PROJECT PRIOR TO THE ISSUANCE OF A NTP.

11. THE CONTRACTOR IS TO KEEP A COMPLETE AND UP TO DATE SET OF THE DRAWINGS, SPECIFICATIONS, SCOPE OF WORK, AND BILL OF MATERIAL ON THE SITE AT ALL TIMES. THIS SET SHALL BE REFERENCED AS THE AS-BUILT DRAWINGS AND MUST BE KEPT CURRENT ON A DAILY BASIS. THIS IS IN ADDITION TO THE PERMIT SET.  
12. A NEW AND CLEAN SET OF CONTRACT DOCUMENTS WILL BE ISSUED TO THE CONTRACTOR NEAR THE COMPLETION OF THE PROJECT TO BE USED TO TRANSFER THE INFORMATION FROM THE FIELD COPY OF AS-BUILT DRAWINGS TO THE NEW COPY. THIS NEEDS TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITH THE CLOSE OUT DOCUMENTS.  
13. ON ANY CO-LOCATION SITE, THE CONTRACTOR AND ANY AND ALL ASSIGNS ARE NOT TO USE EXISTING POWER OR TAMPER WITH ANY EQUIPMENT BELONGING TO ANY OTHER CARRIER. FAILURE TO ADHERE TO THIS WILL CAUSE IMMEDIATE DISMISSAL OF THE CONTRACTOR FROM THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AND TESTING REQUIRED FOR EACH PROJECT. A 24-HOUR NOTIFICATION TO THE OWNER'S REPRESENTATIVE IS REQUIRED FOR ALL INSPECTIONS AND TESTING. A FIELD COPY OF ALL INSPECTION AND TESTING REPORTS AS WELL AS TRUCK TICKETS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST.  
15. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MATERIAL ISSUED TO THEM AND REPORT ANY SHORTAGES AND DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OF THE TIME OF ISSUANCE. THE CONTRACTOR SHALL STORE THESE MATERIALS PROPERLY, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND IN A MANNER THAT WILL NOT VOID WARRANTY ON ANY ITEM. IF ANY ITEM IS DAMAGED OR UNUSABLE DUE TO IMPROPER HANDLING AND STORAGE, THE CONTRACTOR WILL REPLACE IT AT THEIR EXPENSE.  
16. EACH PROJECT IS RESPONSIBLE TO FURNISH PROPER FACILITIES FOR THE WORKERS ON THE PROJECT FOR THE DURATION OF THAT PROJECT.

17. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PRESENT CONDITION OF ANY EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAMAGE TO A BETTER OR NEW CONDITION.  
18. THE CONTRACTOR IS TO PROVIDE PORTABLE TOILET FACILITIES FOR DURATION OF THE CONSTRUCTION PROJECT. PORTABLE TOILETS ARE TO BE REMOVED FROM SITE WITHIN FIVE BUSINESS DAYS OF COMPLETION OF CONSTRUCTION.

PLANS PREPARED FOR:



6210 ARDREY KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:



T-2 SITE SERVICES  
1000 W. WILSON ROAD, SUITE 100  
CHARLOTTE, NC 28208  
704.488.1111



REGISTERED PROFESSIONAL ENGINEER  
No. 60241  
CRAIG ANDREW SMEAD  
STATE OF GEORGIA

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HARMONITOWER ID # :  
GA0009842  
VZW FUZE PROJECT # :  
17191006  
HARMONI SITE NAME:  
MCBEAN  
4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815  
NEW 289' GUYED TOWER

GENERAL NOTES

SHEET NUMBER	2
REV.	
GN-2	
8137	

**STRUCTURAL:**

- ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND AIA STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.
- ALL EQUIPMENT SHALL BE INSTALLED PLUMB AND LEVEL.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST AISC CODE AND ASTM SPECIFICATION. STEEL SHALL CONFORM TO ASTM A500 GR. B FOR I BEAMS, MEMBERS, AND ASTM A36 FOR PLATES.
- ALL CONNECTIONS OF STRUCTURAL STEEL MEMBERS SHALL BE MADE USING SPECIFIED WELDS WITH WELDING ELONGATION PROPERTIES OF 55% OR MORE. STRENGTH BOLTS TO BE ASTM A328, THREAD EXCLUDED FROM SHEAR PLANE. FABRICATION PER ASTM A-123.
- ALL STEEL EXPOSED TO MOISTURE, SHALL BE HOT DIPPED GALVANIZED AFTER PLANT.
- ALL DAMAGED SURFACES, WELDED AREAS AND AREAS AUTHORIZED NON-GALVANIZED MEMBERS OR PARTS (EXISTING OR NEW) SHALL BE SAVED TO MATCH EXISTING COATS. ZRC COLD GALVANIZING COMPOUND MANUFACTURED BY ZRC CHEMICAL PRODUCTS CO. OR USE THERMAL SPRAYING WITH PLATZING B5719 AS MANUFACTURED BY PLANT.
- ALL SHOP AND FIELD WELDING SHALL BE DONE BY WELDERS QUALIFIED AS DESCRIBED IN THE "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED.
- CONTRACTOR SHALL MEASURE AND VERIFY ALL EXISTING CONDITIONS AND CONDITIONS TO BE CONSTRUCTED. THE CONTRACTOR SHALL OBTAIN THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO THE PURCHASE, FABRICATION AND ERECTION OF ANY MATERIAL.
- INCORRECTLY FABRICATED, DAMAGED, OTHERWISE MIS-FITTING, OR NON-CONFORMING MATERIALS AND CONDITIONS SHALL BE REPORTED TO THE OWNER, ENGINEER, AND CONSTRUCTION MANAGER PRIOR TO ANY REMEDIAL OR CORRECTIVE ACTION. ALL ACTIONS SHALL REQUIRE THE APPROVAL OF THE OWNER.
- CONTRACTOR SHALL EXECUTE ALL WORK PREVENTING ANY DAMAGE TO EXISTING STRUCTURE AND UTILITIES. ALL PENETRATIONS SHALL BE PERFORMED WITH PRESERVE EXISTING ROOFING GUARANTEES AND WARRANTIES. ROOF SHALL BE RESTORED TO COMPLETE WATER TIGHTNESS WITH THE APPROVED MATERIAL AND BY A SUB CONTRACTOR PRE-APPROVED BY THE OWNER IN WRITING.
- MASONRY PENETRATIONS SHOULD USE ROTARY ACTION ONLY. (NO HAMMERING ACTION)
- ALL PENETRATIONS TO BE PROPERLY FIIT-STOPPED WITH 3M F.S.195 WRAP STRIP FIRE STOP AND CO25 NON-SHRINKING PUTTY FIRE BARRIER SEALANT. MAINTAIN THE FINISH OF ALL PENETRATED SURFACES.
- ALL MOUNTS TO WALLS TO BE SEALED AT TOP AND SIDES WITH DOW CORNING TOOLS TO MAINTAIN A FINISHED APPEARANCE.
- CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL DEBRIS FROM SITE.

**FAA REGULATIONS FOR ANTENNA TOWER:**

- FAA FORM 7460-1 IS REQUIRED TO BE FILED NO MORE THAN 5 DAYS AFTER CONSTRUCTION BEGINS FOR HEIGHT.
- MARKING AND LIGHTING ARE NECESSARY FOR AVIATION SAFETY.
- ANY EQUIPMENT USED DURING CONSTRUCTION SHALL NOT EXCEED THE OVERALL HEIGHTS AS INDICATED ON THE AERONAUTICAL STUDY. EQUIPMENT WHICH HAS A HEIGHT GREATER THAN THE STUDIED STRUCTURE REQUIRES SEPARATE NOTICE TO THE FAA.

**GROUNDING:**

- THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S REPRESENTATIVE THAT ALL CONDUIT SYSTEMS, EQUIPMENT, DEVICES, PANELS, LINES, TRAYS, BRIDGES, PLATFORMS, AND ANY AND ALL ITEMS ARE GROUNDED PROPERLY.
- THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH HYDROGUND COMPRESSION CONNECTORS BELOW GRADE AND MECHANICAL TWO LUG COMPRESSION CONNECTIONS ABOVE GRADE. USE ONLY STAINLESS STEEL SCREWS, BOLTS, WASHERS, AND NUTS FOR FASTENING.
- CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. ONCE THE SURFACE IS CLEANED, THE GROUNDING SYSTEM SHALL BE APPROVED. GALVANIZING IS REMOVED FROM METAL. IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS CLAWOX OR EQUAL.
- ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHANNEL THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NON-CONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS, WHICH WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
- SUCH AS T&B KOPR SHIELD, NO-OXY, NOALOX, PENETROX OR EQUAL. VERIFY THE PRODUCT WITH THE OWNER'S REPRESENTATIVE PRIOR TO USAGE.
- GROUND THE H-FRAME AND ANY OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO THE INSULATED SURFACE MOUNTED GROUND BARS UNLESS OTHERWISE NOTED IN CONSTRUCTION DRAWINGS. CONNECTION DETAILS TO BE PERFORMED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- IF NEEDED, THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTNING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWERMOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANTENNA CABLES OVER 300 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MIDPOINT.
- THE CONTRACTOR, UPON COMPLETION OF THE GROUNDING SYSTEM, SHALL SCHEDULE A TEST OF THE SYSTEM WITH AN INDEPENDENT LABORATORY AS SELECTED BY THE OWNER. A TEST OF THE OWNER'S REPRESENTATIVE WILL BE INFORMED 24-HOURS IN ADVANCE OF THE TEST.
- STORE REDUNDANT DRAWINGS ON SITE AT ALL TIMES IN CAPPED PVC CONDUIT
- CONTRACTOR TO PROVIDE PHOTO'S OF ANTENNA INSTALL (PUNCHLIST ITEMS) AT TIME OF PUNCHWALK.
- CONTRACTOR TO PERFORM PRE AND POST GROUNDING TEST FROM HARMONI TOWERS TEST WELL TO HARMONI TOWERS TEST WELL. HARMONI TOWERS TO PROVIDE MOST RECENT OHM TEST.
- GROUND RING MUST BE PERFORMED AFTER INSTALLATION OF EQUIPMENT. CONNECTION TO GROUND RING MUST BE LESS THAN OR EQUAL TO 5 OHMS.

**ELECTRICAL:**

- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONNECTION WITH THE PROJECT.
- THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY INSPECTIONS WITH THE PROPER AUTHORITIES AND INFORM THE OWNER'S REPRESENTATIVE 24-HOURS IN ADVANCE. ALL TICKETS AND INSPECTION VERIFICATIONS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24-HOURS AFTER THE INSPECTION HAS TAKEN PLACE.
- ALL LABOR AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES, RULES, REGULATIONS, AND STANDARDS.
- ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.
- ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND APPRENTICES IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT.
- THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.
- CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC. ALL FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RATED FOR BUILDING RISKS ABOVE CEILING SHALL BE EM. SUPPORT ALL CONDUITS WITHIN ALL PANELS, JUNCTION BOXES AND AT 8-FOOT INTERVALS OR LESS AS NEEDED WITH APPROVED ANCHORING DEVICES.
- ALL WIRES SHALL BE COPPER. USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. SEE ELECTRICAL PLANS FOR SIZING AND LOCATIONS. USE PROPER SIZE CONNECTORS PER THE LOCAL, STATE, AND NATIONAL CODES.
- CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES.
- PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.
- ALL CONDUIT ROUGH IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. CONTRACTOR SHALL VERIFY ALL LOCATIONS.
- ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.
- ALL BREAKERS IN PANEL BOXES SHALL BE IDENTIFIED WITH TYPE WRITTEN LABELS NEATLY PLACED ALONG SIDE OF THE BREAKER.
- ALL GROUND BUS PLATES SHALL BE 1/4"x20" AND SHALL BE TINNED COPPER AND LARGE ENOUGH TO ACCOMMODATE THE REQUIRED NUMBER OF GROUNDING CONNECTIONS. THE HARDWARE SECURING THE MGB, AND ALL LOWER BUS BARS, SHALL INSULATE THEM FROM ANY STRUCTURE TO WHICH THEY ARE FASTENED (IF APPLICABLE).
- ANY PENETRATIONS THROUGH WALLS, CEILINGS, FLOORS, ROOFS OR ANY OTHER SURFACE SHALL BE CORE DRILLED AND CLOSED WITH A UL RATED FIRE SAFING ASSEMBLY. IF A FIRE RATING IS NOT REFERRED TO ON THE DRAWINGS, THEN THE CONTRACTOR SHALL ASSUME A 2-HOUR RATING.
- THE MATERIALS AND EQUIPMENT INFORMATION ON THESE DRAWINGS IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THAT THE DRAWINGS WERE ISSUED. CHANGES MAY OCCUR AND THE CONTRACTOR SHALL VERIFY ALL ITEMS PRIOR TO PLACEMENT AND MAKE ANY CORRECTIONS WITHOUT FURTHER COST TO THE OWNER.
- ALL UNDERGROUND CONDUITS SHALL BE AS CALLED OUT WITHIN THESE DRAWINGS AND SWEEPS OR BENDS AND ABOVE GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL. ALL CONDUITS NOT TERMINATING INTO A CLOSED AREA MUST BE SEALED TO PREVENT ENTRY OF ANY MOISTURE OR FOREIGN OBJECTS.

**UTILITIES:**

- ALL UTILITIES SHALL BE ROUTED UNDERGROUND ACCORDINGLY AND COMPLY WITH ALL PROPER CODING.

NOTE: IT IS THE POLICY OF HARMONI TOWERS/PI TOWER DEVELOPMENT TO INSTALL SAFETY CLIMB EQUIPMENT ON ALL OWNED TOWER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY UTILIZE THE INSTALLED SAFETY CLIMB EQUIPMENT WHENEVER PERFORMING WORK ON HARMONI TOWERS PI TOWER DEVELOPMENT PROPERTY. IF THE CONTRACTOR CAUSES ANY DAMAGE TO THE HARMONI TOWERS PI TOWER DEVELOPMENT SAFETY CLIMB EQUIPMENT OR IF THE SAFETY CLIMB SYSTEM IS IN ANY WAY COMPROMISED THROUGH THE ACTIONS OF THE CONTRACTOR, THE CONTRACTOR SHALL FULLY RESTORE THE SAFETY CLIMB SYSTEM/EQUIPMENT TO THE ORIGINAL DESIGN SPECIFICATIONS.



PLANS PREPARED FOR:  
**HARMONI TOWERS**  
 6210 ARBORY KELL ROAD  
 SUITE 575  
 CHARLOTTE, NC 28277

PLANS PREPARED BY:  
**T-2-SQUARED SITE SERVICES**  
 1000 W. WILSON AVENUE  
 SUITE 100  
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 (704) 525-1100  
 www.t2square.com

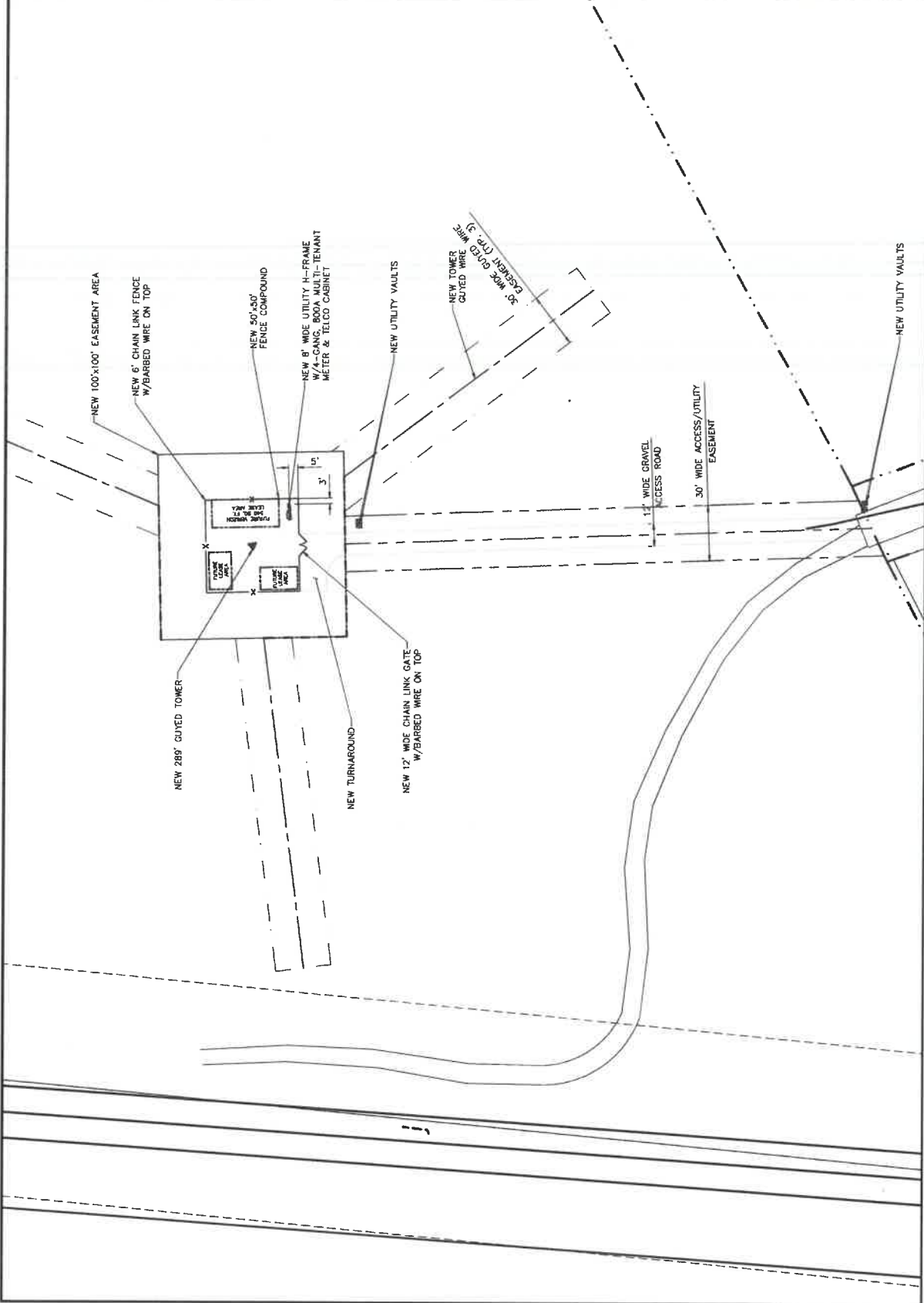


THIS DOCUMENT IS COMPILED AND MADE THE SOLE PROPERTY OF T-2-SQUARED SITE SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF T-2-SQUARED SITE SERVICES.

NO.	DESCRIPTION	DATE	BY	REV.
1	ISSUED FOR REVIEW	10.7.25	ME	D
2	REVISED CD'S	1.29.26	CAR	2
3	FINAL CDS	1.22.26	TJT	1

HARMONI TOWER ID # :  
 GA0009842  
 VZW FUZE PROJECT # :  
 17191006  
 HARMONI SITE NAME:  
 MCBEAN  
 4816 OLD WAYNESBORO RD  
 HEPHIZBAH, GA 30815  
 NEW 289° GUYED TOWER

SHEET NUMBER: **C-2**  
 REV.: 2  
 68137



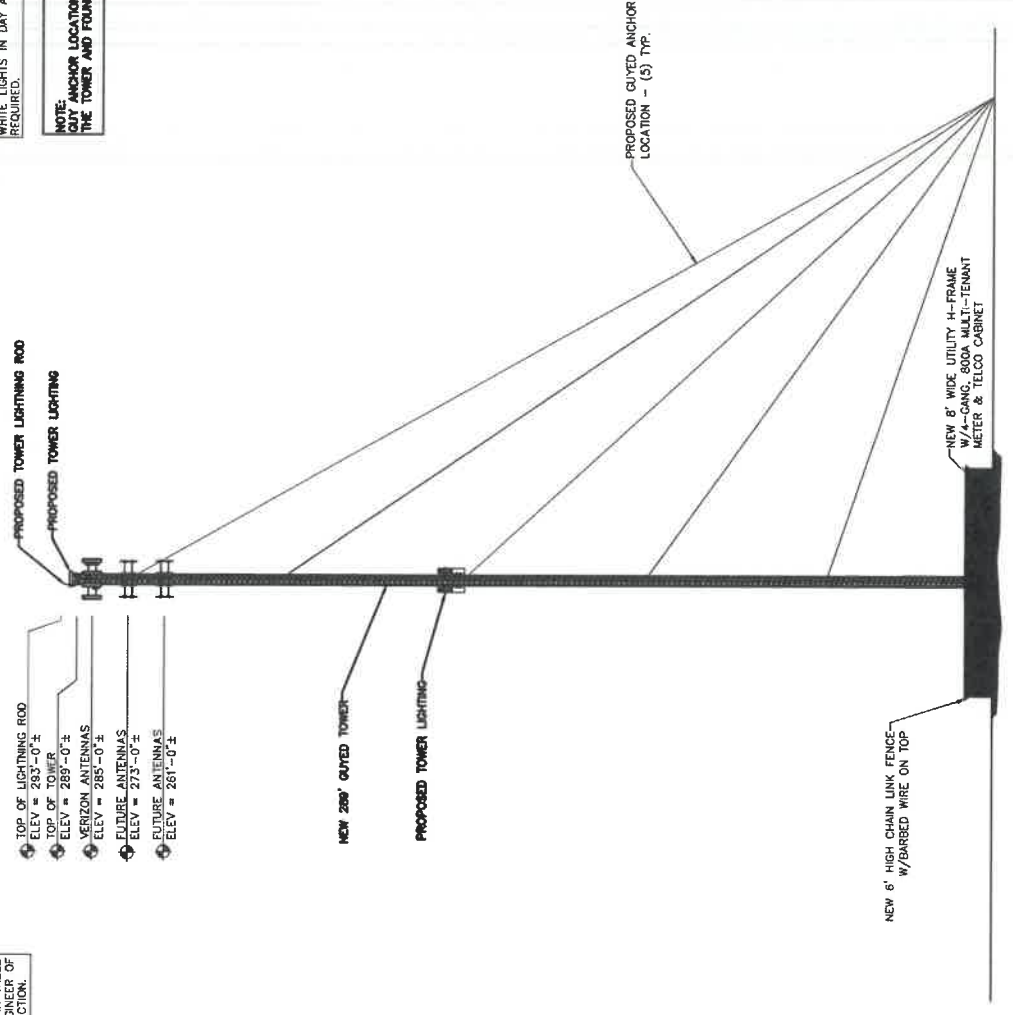
ENLARGED SITE PLAN  
 SCALE: 1" = 50'-0"  
 A

A CERTIFIED STRUCTURAL ANALYSIS OF THE TOWER HAS BEEN COMPLETED BY OTHERS. THE CONTRACTOR SHALL OBTAIN ALL STRUCTURAL REPORTS AND FOLLOW ALL RECOMMENDATIONS. IF ANY CHANGES ARE MADE TO THE TOWER WITHIN THESE DRAWINGS, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEER OF RECORD IMMEDIATELY PRIOR TO START OF CONSTRUCTION.

- TOP OF LIGHTNING ROD  
ELEV = 283'-0" ±
- TOP OF TOWER  
ELEV = 289'-0" ±
- VERIZON ANTENNAS  
ELEV = 285'-0" ±
- FUTURE ANTENNAS  
ELEV = 273'-0" ±
- FUTURE ANTENNAS  
ELEV = 261'-0" ±

NOTE: TOWER LIGHTING REQUIRED. MARKING AND LIGHTING ARE NECESSARY FOR AVIATION SAFETY. DUAL LIGHTING (MEDIUM WHITE LIGHTS IN DAY AND RED LIGHTS AT NIGHT) ARE REQUIRED.

NOTE: GUY ANCHOR LOCATION VARY AND WILL BE RELECTED ONCE THE TOWER AND FOUNDATION DESIGN ARE COMPLETE.



PLANS PREPARED FOR:

**HARMONI TOWERS**

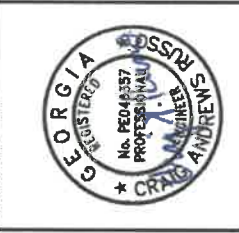
6210 ANDREW KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:

**T-SQUARED**  
T-SITZ SERVICES

10000 WOODHOLLOW DRIVE  
SUITE 100  
CHARLOTTE, NC 28277

REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 12/31/2024



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REVISION	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR REVIEW	10.7.25	KE	D
2	REMOVED	1.22.28	TJT	1
2	FINAL CDS	1.23.28	CAR	2

PROJECT INFO

HARMONI TOWER ID # : GA0009842  
VZW FUZE PROJECT # : 17191006  
HARMONI SITE NAME : MCBEAN  
4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815  
NEW 289' GUYED TOWER

SHEET NUMBER	REV.
C-3	2
ELEVATION	
68137	

SCALE: N.T.S. A

TOWER ELEVATION

PLANS PREPARED FOR:

**HARMONI TOWERS**  
6210 ANDREY KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:



COMPANY OF THE T-quared SITE SERVICES, LLC  
REGISTERED ELECTRICAL ENGINEER # 10241



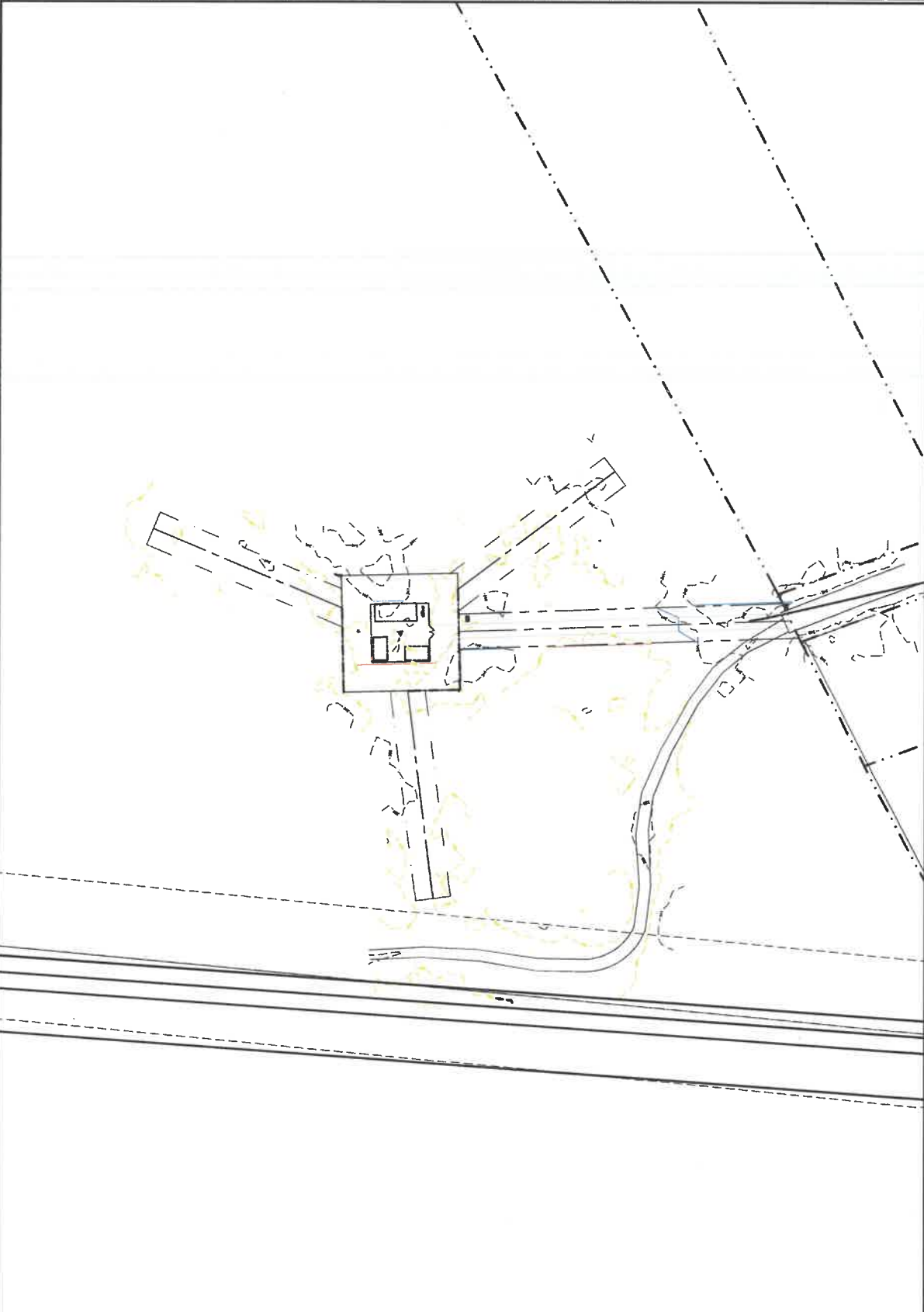
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REVISIONS	DESCRIPTION	DATE	BY	REV

FINAL CDS 1.29.20/CAR 2  
 REVISED CD# 1.22.20/TJT 1  
 ISSUED FOR REVIEW 10.7.20/KE 0  
 PROJECT WFO

HARMONI TOWER ID # :  
 GA0009842  
 VZW FUZE PROJECT # :  
 17191006  
 HARMONI SITE NAME:  
 McBEAN  
 4816 OLD WAYNESBORO RD  
 HEPHIZBAH, GA 30815  
 NEW 289' GUYED TOWER

SHEET NUMBER: C-4  
 OF REV.: 2  
 68137



GRADING PLAN

SCALE: 1" = 80'-0" A

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NO.	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR REVIEW	10.7.2015	KE	D
2	REVISED CD	1.22.2016	TJT	1
2	FINAL CDS	1.29.2016	CAR	2

HARMONI TOWER ID # : GA0009842

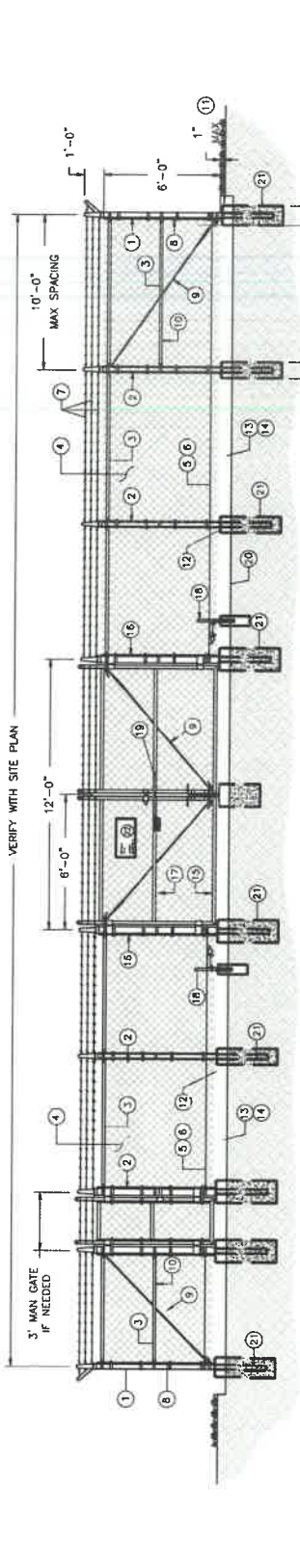
VZW FUZE PROJECT # : 17191006

HARMONI SITE NAME : MGBEAN

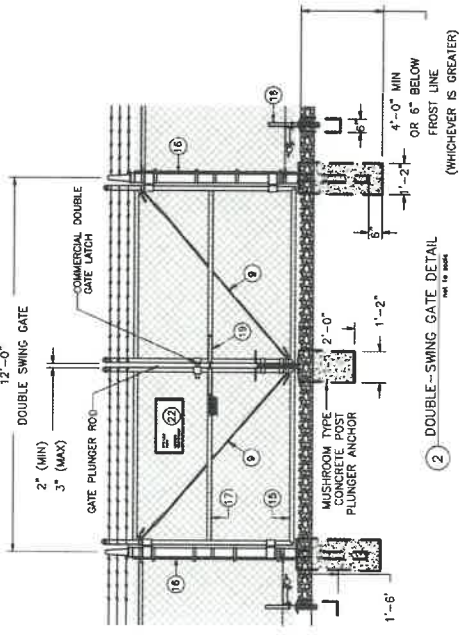
4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815

NEW 289' GUYED TOWER

FENCE DETAILS



1 TYPICAL FENCING DETAIL  
NOT TO SCALE



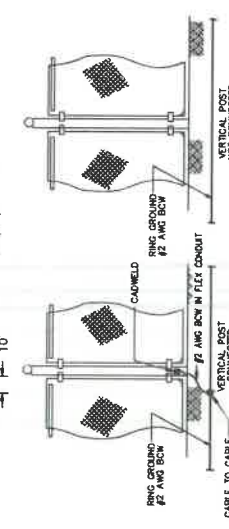
2 DOUBLE-SWING GATE DETAIL  
NOT TO SCALE (WHICHEVER IS GREATER)

**BALLOON REFERENCE NOTES:**

- CORNER END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE
- LINE POSTS: 3 1/2" NOMINAL SCHEDULE 40 PIPE PER ASTM-F1083.
- TOP RAIL & BRACE RAIL: 1-5/8" O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
- FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A329.
- WIRE: 9 GA ALUMINUM, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAIS/WIRE.
- TENSION WIRE: 9 GA ALUMINUM
- BARBED WIRE: DOUBLE STRAND 15-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. # 5A, 4 PT. BARS SPACED ON APPROXIMATELY 5" CENTERS.
- 3/16" x 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- 7/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE
- MAXIMUM CLEARANCE FROM FINISH GRADE.
- FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE
- 6" COMPACTED BASE MATERIAL
- FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
- BUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- STEAM LOCK MULTI-TENANT LOOKING DEVICE (1-3" SLIDE BAR AND 3 SLEEVES)
- GEOTEXTILE FABRIC
- CONCRETE FOUNDATION (MIN 3000 PSI)
- MINIMUM DEPTH: 6" BELOW FROST LINE
- 24" x 30" HARMONI SITE INFORMATION SIGN.

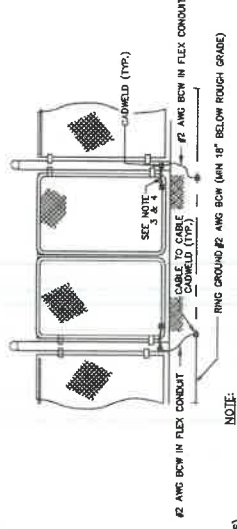
**GENERAL NOTES:**

- INSTALL SWING GATES PER ASTM F-567
- LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL STEEL TO BE GALVANIZED. GALVANIZING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
- ALL OPEN POSTS SHALL HAVE END-CAPS.
- USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
- MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.



NOTE:

- VERTICAL POSTS SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM ONE EVERY 100 FOOT STRAIGHT RUN OF FENCE SHALL BE BONDED TO EACH POST.
- BOND EACH HORIZONTAL PIPE BRACE TO EACH OTHER AND TO RING.
- EACH VERTICAL POST THAT IS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE RING.
- GATE POST GROUND LEADS AND GATE JUMPERS TO BE IN FLEX CONDUIT.



NOTE:

- THE #2 AWG. BCW, FROM THE RING GROUND SHALL BE CADWELDED TO THE POST ABOVE GRADE.
- DO NOT USE GROUNDING CABLE BRACE TO EACH OTHER AND TO EACH VERTICAL POST JOINDER.
- GATE JUMPER SHALL BE #4/0 AWG WELDING CABLE OR FLEXIBLE COPPER BRAID BURNDY TYPE B WITH SLEEVES ON EACH END DESIGNED FOR EXOTHERMIC WELDING.
- WELDING SHALL BE INSTALLED SO THAT IT WILL NOT BE EITHER DIRECT OR DAMAGING STRAIN WHEN GATE IS FULLY OPEN IN EITHER DIRECTION.
- GATE POST GROUND LEADS AND GATE JUMPERS TO BE IN FLEX CONDUIT.

PLANS PREPARED FOR:

**HARMONI TOWERS**

6210 ANDRUSKELL ROAD  
SUITE 372  
CHARLOTTE, NC 28277

PLANS PREPARED BY:

**T-SHAWZ**  
7-SHAWZ  
SITE SERVICES

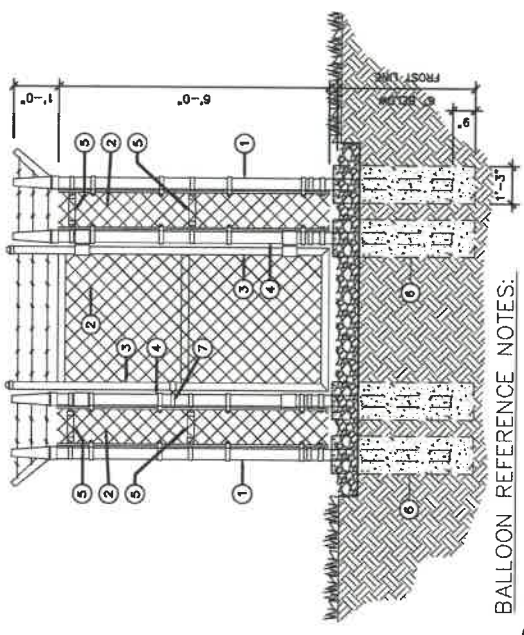
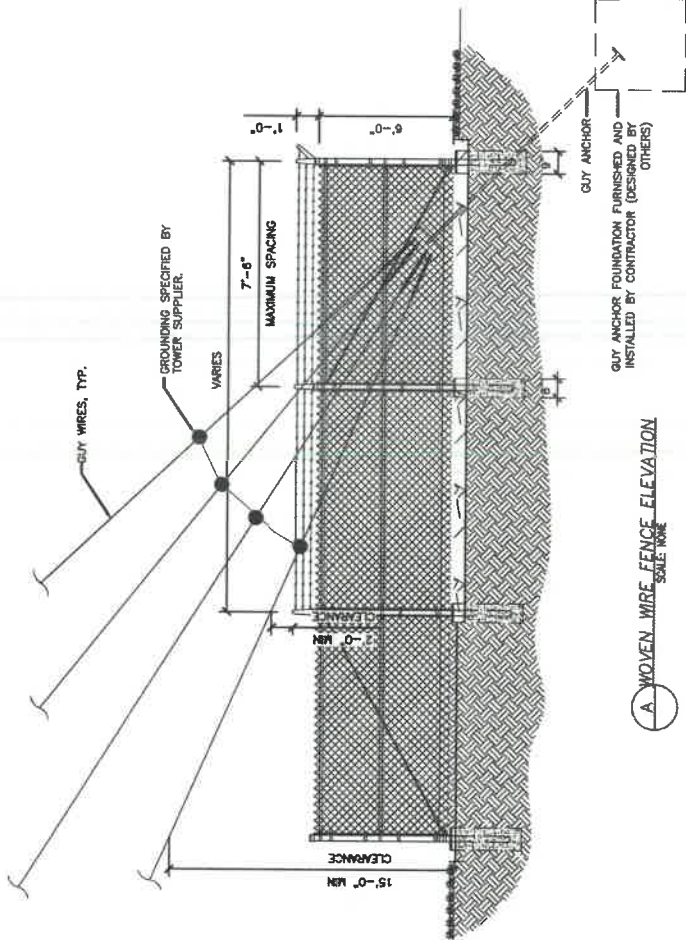
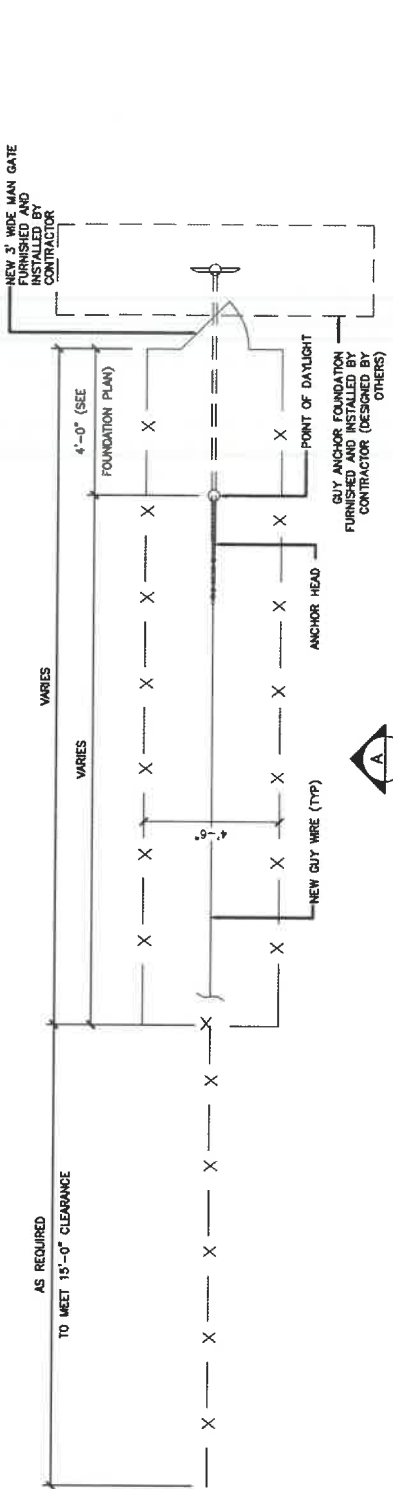
CONTRACTOR: [REDACTED]



REVISION	DESCRIPTION	DATE	BY	REV
FINAL CDS	1.29.26 (CAR)	2		
REVISED CDS	1.22.26 (TJ)	1		
ISSUED FOR REVIEW	10.7.25 (KE)	0		

PROJECT PRO: HARMONI TOWER ID # : GA0009842  
 VZW FUZE PROJECT #: 17191006  
 HARMONI SITE NAME: MCBEAN  
 4816 OLD WAYNESBORO RD  
 HEPHIZIBAH, GA 30815  
 NEW 289' GUYED TOWER

SHEET NUMBER: 2  
 68137



- BALLOON REFERENCE NOTES:**
- CORNER, END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
  - FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
  - WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
  - GATE POST: 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
  - GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
  - CONCRETE FOUNDATION (MIN. 3000 PSI). MINIMUM DEPTH: 6" BELOW FROST LINE.
  - FORK LATCH WITH COMBINATION LOCK.

A WOVEN WIRE FENCE ELEVATION  
 SCALE: 1/8" = 1'-0"







REVISION	DESCRIPTION	DATE	BY	REV
FINAL CDS		1.29.26	CAR	2
REVISED CD#		1.22.26	TUT	1
ISSUED FOR REVIEW		10.25.25	KE	0

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PROJECT # :  
GAA0009842

VZV FUZE PROJECT # :  
17191006

HARMONI SITE NAME:  
MCBEAN

48116 OLD WAYNESSBORO RD  
HEPHZIBAH, GA 30815

NEW 289' GUYED TOWER

**GENERAL NOTES**

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS GRUBBING, SHALL BE SHOWN ON THE PLAN DRAWINGS. THE OWNER AND/OR OPERATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CONSERVATION DISTRICT PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE OPERATIONS, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT OF THE PROJECT AND PROVIDE A COPY OF THE DRAWINGS AND A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- THE LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL THE EXISTING UTILITIES AND STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THE SEQUENCE GENERAL SITE CLEARING, GRUBBING, AND STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EAS BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EAS PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STORED IN A CLEAN FILL. AREAS THAT ARE TO BE STABILIZED BY VEGETATION, EACH STOCKPILE SHALL BE PROTECTED WITH SILT FENCE. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING A POLLUTION RISK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LOCAL CONSERVATION DISTRICT AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEP.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. THE LOCAL CONSERVATION DISTRICTS SOLID WASTE MANAGEMENT REGULATIONS, INCLUDING BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EAS PLAN FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL CHANNELS SHALL BE KEPT FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF

- EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL RE-GRADING, RE-SEEDING, OR RE-VEGETATION SHALL BE PERFORMED AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY. THE SEDIMENT BE WASHED, SHOULED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED IN THE DEP EAS MANUAL.
- AREAS WHICH ARE TO HAVE TOPSOIL SHALL BE SCARIFIED TO A MINIMUM PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE SEEDING SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGES, SETTLEMENT, SUBSIDENCE, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EMPHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE EAS PLAN AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDS FOR OR THIS PLAN DRAWINGS SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL PROTECTIVE BLANKETING SHALL BE CLEANED AND ASSIGNED TO THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE PERMANENT STABILIZATION SPECIFICATIONS IN THE DEP EAS MANUAL.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST EROSION. VEGETATION SHALL BE MAINTAINED AND NOT BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.

- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS STABILIZED IMMEDIATELY, IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH AS REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT FAILURE TO TAKE IMMEDIATE ACTION TO CORRECT ANY FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE LOCAL CONSERVATION DISTRICT. THE CLEAN STREAMS LAW PROVIDES CRIMINAL PENALTIES AND MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- THE CONTRACTOR SHALL LAKEWAYS OR VEGETATE DISTURBED AREAS TO CONSTRUCTION TRAFFIC. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, STRAW MULCH SHALL BE APPLIED AT A RATE OF THREE (3) TONS PER ACRE OVERTOP EXPOSED AREAS.
- THE CONTRACTOR SHALL SUBMIT A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN TO THE OWNER PRIOR TO CONSTRUCTION IF CONSTRUCTION ACTIVITIES WILL INVOLVE THE USE OF MATERIALS WITH THE POTENTIAL TO CAUSE ACCIDENTAL POLLUTION DURING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES ARE STORED OR USED ON SITE. THE PPC PLAN SHALL BE PREPARED IN ACCORDANCE WITH REGULATIONS FOR THE DEVELOPMENT AND IMPLEMENTATION OF PREPAREDNESS PLANS. THESE PLANS SHALL BE REVIEWED AND APPROVED BY DEP BUREAU OF SOLID WASTE MANAGEMENT AND DEP BUREAU OF WATER QUALITY MANAGEMENT.
- THE CONTRACTOR SHALL CONSTRUCT A BERM AROUND AREAS WHERE HYDRAULIC FLUID AND DIESEL FUEL WILL BE STORED DURING CONSTRUCTION. THE BERM SHALL BE CONSTRUCTED FOR THE CONTROL OF POSSIBLE SPILLS AND SHALL WITHIN THE POTENTIAL OF EMERGENCY BE IMMEDIATELY CLEANED. ANY TELEPHONE NUMBERS OF EMERGENCY RESPONSE TEAMS ARE TO BE KEPT ON SITE, AND THEY ARE TO BE NOTIFIED IN THE CASE OF A SPILL.
- THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- PERMIT NUMBERS OF ALL THE OFF SITE DISPOSAL AND BORROW SITES THAT WILL BE UTILIZED DURING CONSTRUCTION TO THE DEP PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO IDENTIFY THE EROSION CONTROL MEASURES, WHICH WILL BE IMPLEMENTED AT THE DISPOSAL AND/OR BORROW SITES. THE CONTRACTOR'S CONSTRUCTION PLAN MUST BE APPROVED BY THE DEP PRIOR TO THEIR USE.
- SEE EROSION, SEDIMENT AND STORMWATER CONTROL PLAN FOR DESCRIPTION OF NEW CONTROLS NOT SHOWN HEREON.
- CHANNELS HAVING RIPRAP, RENO MATRESS OR CASON LINKINGS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. EXCESS LINKINGS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- EROSION BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- DURING LAND DISTURBANCE ACTIVITIES AND DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEMAND NECESSARY TO PREVENT EROSION AND CONTROL OF SEDIMENT BEYOND THOSE SHOWN ON THE APPROVED PLANS SHALL BE INSTALLED AS DIRECTED BY THE OWNER, ENGINEER, OR AN EMPLOYEE OF THE REGIONAL CONSERVATION DISTRICT.

HARMONI TOWER ID # :  
GAA0009842

VZV FUZE PROJECT # :  
17191006

HARMONI SITE NAME:  
MCBEAN

48116 OLD WAYNESSBORO RD  
HEPHZIBAH, GA 30815

NEW 289' GUYED TOWER

E&S NOTES

PLANS PREPARED FOR:



6210 AUBREY KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:



T-SITE SERVICES  
1000 W. WILSON ROAD  
SUITE 100  
CHARLOTTE, NC 28202



REGISTERED PROFESSIONAL ENGINEER  
No. PE044837  
STATE OF GEORGIA  
Craig Andrew McBean

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NO.	DESCRIPTION	DATE	BY	REV
1	FINAL CDS	1.29.26	CAR	2
2	REVISED CDS	1.22.26	TOT	1
3	ISSUED FOR REVIEW	10.7.25	HE	0

PROJECT #:  
HARMONI TOWER ID # :  
GA0009842  
VZW FUZE PROJECT # :  
17191006  
HARMONI SITE NAME:  
MCBEAN  
4816 OLD WA YNESBORO RD  
HEPHZIBAH, GA 30815  
NEW 289' GUYED TOWER

PROJECT NAME:  
E&S NOTES  
ES-2  
2  
68137

**GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:**

- ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER PROPERLY IDENTIFIED MEASUREMENTS.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. CONTRACTOR SHALL CALL THE COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY. ALL SEDIMENT MUST BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED.
- CONSTRUCTION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLAN IF UNDESIRABLE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL NEW DRAINAGE PATTERN. ANY CHANGES TO EROSION CONTROL DEVICES DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED MEASURES SHALL BE IMPHEDIMENTED TO CONTROL OR THEN THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.

**MAINTENANCE PROGRAM**

THE MAINTENANCE PROGRAM WILL CONSIST OF DAILY INSPECTIONS BY THE CONTRACTOR'S SUPERINTENDENT DURING WORKDAYS AND AFTER PEAK STORM EVENTS. THE INSPECTIONS SHALL INVOLVE ALL ASPECTS OF THE EROSION AND SEDIMENTATION CONTROL FACILITIES: VEGETATIVE COVER, SILT FENCES, ETC. ALL EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED AS SHOWN ON THE PLAN. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROADWAY SHALL BE REMOVED. AREAS WHERE THE TEMPORARY AND PERMANENT VEGETATION ARE DETERMINED TO BE INADEQUATE WILL BE RE-SEEDING AND MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED.

**IMPORTANT NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT DAILY ALL ASPECTS OF THE EROSION AND SEDIMENTATION CONTROL FACILITIES. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND FACILITIES SHALL BE MAINTAINED AS NEEDED TO ENSURE THE PROPER FUNCTIONING OF SAID FACILITIES. AT THE END OF EACH WORKDAY, ALL SEDIMENT DEPOSITED ON THE PUBLIC ROADWAY WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. VEGETATION SHALL BE MAINTAINED AS NEEDED. AREAS WHERE THE TEMPORARY AND PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL EXCESS MATERIAL WILL BE REMOVED FROM THE SITE AND SHALL BE DISPOSED OF AT A SITE APPROVED BY THE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE COUNTY CONSERVATION DISTRICT THAT HAS BEEN APPROVED BY THE COUNTY CONSERVATION DISTRICT.
- SOME OF THE TEMPORARY CONTROL MEASURES WILL NEED TO BE PLACED OUTSIDE OF THE LIMITS OF THE PROPERTY. PERMISSION WILL NEED TO BE GRANTED BY THE PROPERTY OWNERS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

**CONSTRUCTION SEQUENCE**

- NOTIFICATION TO THE CONSERVATION DISTRICT 10 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- INSTALLATION OF SILT FENCING
- INSTALLATION OF UNDERGROUND UTILITIES AND CONSTRUCTION OF GRAVEL ROADWAY
- GRADING FOR 50-FOOT X 50-FOOT LEASE AREA
- TEMPORARY SEEDING AND MULCHING OF EXPOSED AREAS
- CONSTRUCTION OF TOWER FOUNDATIONS AND EQUIPMENT PADS
- INSTALLATION OF TOWER AND EQUIPMENT INSTALLATION OF AGGREGATE SURFACING THROUGHOUT LEASE AREA
- PERMANENT SEEDING AND MULCHING OF ALL EXPOSED SOIL AREAS
- REMOVAL OF SILT FENCING, AND OTHER TEMPORARY CONTROL MEASURES (UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVERS)

**CONSTRUCTION SEQUENCE**

THE EAS & PCSM PLANS DEVELOPED FOR THIS CELL SITE SHOULD FOLLOW THE SPECIFIED CONSTRUCTION SEQUENCE IN ORDER FOR THE EAS & PCSM CONTROLS TO BE INSTALLED, REMAIN EFFECTIVE THROUGHOUT THE PROJECT, AND BE REMOVED AT AN APPROPRIATE TIME.

- PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES CONTRACTOR SHALL CLEARLY DELINEATE THE LIMITS OF DISTURBANCE AND ENVIRONMENTALLY SENSITIVE AREAS (INCLUDING STEEP SLOPES, RIPARIAN BUFFERS, WETLANDS, SPRINGS, AND FLOODWAYS).
- CONTRACTOR TO INSTALL ROCK CONSTRUCTION ENTRANCE (RCE) AT THE LOCATION SHOWN ON THE E&S PLANS. AT THIS TIME EAS BMPs TO MINIMIZE EROSION AND SEDIMENTATION RESULTING FROM THE INSTALLATION OF THE ROCK CONSTRUCTION ENTRANCE AND ACCESS DRIVE SHALL BE INSTALLED. DIVERSION CHANNELS AND BENCHES, IF ANY, SHALL BE INSTALLED AND STABILIZED AS NOTED IN THE DRAWINGS.
- ONCE THE RCE AND EAS BMPs ASSOCIATED WITH SITE ACCESS ARE INSTALLED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ACCESS TO ALL AREAS TO BE STABILIZED ON-SITE FOR USE DURING SITE RESTORATION AND TEMPORARY STABILIZATION. ACCESS SHALL BE PROVIDED TO ALL ROADSIDE DITCHES (IF ANY) WILL BE CONSTRUCTED AND STABILIZED, STARTING FROM THE TOP OF THE ACCESS ROAD DOWN TO ANY NEW CULVERT LOCATION. IF NEW, EACH CULVERT AND CORRESPONDING OUTLET PROTECTION WILL THEN BE INSTALLED AND STABILIZED BEFORE CONTINUING TO THE NEXT DITCH SECTION.
- UPON COMPLETION OF THE ACCESS DRIVE THE CONTRACTOR WILL INSTALL THE PERIMETER EAS BMPs FOR THE GRAVEL PAD AND TURN OUT CONSTRUCTION AT THE LOCATIONS SHOWN ON THE EAS PLANS.
- CLEARING AND GRADING OF THE PAD AND EQUIPMENT AREAS SHALL BEGIN FOLLOWING THE INSTALLATION OF THE PERIMETER EAS BMPs. TOPSOIL SHALL BE STOCKPILED ON-SITE FOR USE DURING SITE RESTORATION AND TEMPORARY STABILIZATION. AREAS NOT BEING STABILIZED WITH GRAVEL SHALL BE SCARRED AND VEGETATED WITH SEED AND MULCH.
- UPON CLEARING AND GRADING COMPLETION, CONSTRUCTION AND INSTALLATION OF THE CELL SITE EQUIPMENT, BUILDING AND GRAVEL CELL PAD AREAS SHALL BE COMPLETED AND GRASS PLANTED ON ALL DISTURBED AREAS NOT STABILIZED WITH GRAVEL.
- NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS. ADDITIONALLY, CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION MEASURES COMPLETED.
- SEDIMENT REMOVED FROM BASINS OR TRAPS OR ROCK ENTRANCE WILL BE PLACED AT TOPSOIL PILE AREA SITE RUNOFF FROM ANY COLLECTOR CHANNELS, WATER BARS, BROAD-BASED DIPS, ETC., IF NEW, WILL BE COLLECTED INTO THE WASH WATER DRY AT THE ROCK CONSTRUCTION ENTRANCE TO INFILTRATE THE GROUND. COLLECTED WATER WILL NOT BE ALLOWED TO DISCHARGE TO SURFACE WATERS.
- INSPECTIONS OF BMPs WILL OCCUR ON A WEEKLY BASIS AND FOLLOWING A STORM EVENT WITH INSPECTIONS DOCUMENTED. FORMS ARE TO BE MAINTAINED ON SITE.
- MAINTENANCE OF BMPs SHOULD OCCUR IMMEDIATELY, BUT NO MORE THAN 24 HOURS, IF POSSIBLE, AFTER THE DISCOVERY.
- LASTLY, SCARIFY AND APPLY PERMANENT SEEDING, MULCHING AND FINAL STABILIZATION TO ALL DISTURBED AREAS PREVIOUSLY NOT STABILIZED WITH GRAVEL. REMOVE THE TEMPORARY BMPs ONCE A UNIFORM 70% VEGETATION IS OBTAINED AND STABILIZE ANY OBSTACLES ASSOCIATED WITH THEIR REMOVAL.

**RESOLUTIONS FOR SOIL USE LIMITATIONS**

- ALL CONSTRUCTION WILL TAKE PLACE IN THE SOIL TYPES DELINEATED ON THE PLANS.
- REGARDLESS OF SEASON IN WHICH SITE CONSTRUCTION IS PERFORMED, THE CONTRACTOR SHALL UNDERGO PROPER TESTING AND/OR COMPACTION PROCEDURES TO PREVENT AGAINST UNWANTED SETTLEMENT.
- SOILS SUBJECT TO SEASONAL HIGH WATER TABLE: SITE CONSTRUCTION/EARTHMOVING IS RECOMMENDED TO OCCUR DURING THE WETTEST PART OF THE YEAR. WHERE POSSIBLE, CONTRACTOR MAY ALSO INSTALL PERFORATED UNDER DRAIN TO PROTECT BELOW-GROUND INSTALLATIONS AS MAY BE RECOMMENDED BY DESIGN ENGINEER, DEP, OR COUNTY CONSERVATION DISTRICT.
- SOILS SUBJECT TO SHALLOW BEDROCK: BLASTING MAY BE REQUIRED FOR STORM/SEDIMENTATION BASINS, ROADWAY OR EXCAVATION AS BEDROCK MAY BE ENCOUNTERED. THE CONTRACTOR SHALL FOLLOW MUNICIPAL GUIDELINES FOR PROPER BLASTING PROCEDURES.
- SOILS SUBJECT TO POOR TOPSOIL: CONTRACTOR SHALL PERFORM SOIL TESTING ON ALL DISTURBED AREAS TO ENSURE SOIL IS PROPERLY AMENDED TO ESTABLISH A QUALITY AND REQUIRED GROWTH OF GROUND COVER. SOIL TEST KITS CAN BE OBTAINED FROM THE COUNTY COOPERATIVE EXTENSION SERVICE. TEST KITS SHOULD BE SHOWN TO THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PERFORM SOIL LABORATORY PRIOR TO FINAL SEEDING.
- HIGHLY ERODIBLE SOILS: THESE SOIL TYPES SHALL BE STABILIZED WITH SEED OR STONE IMMEDIATELY AFTER EARTHMOVING ACTIVITIES CEASE. TURF REFORMERMENT MATING OR EROSION CONTROL BLANKETS SHOULD BE INSTALLED IMMEDIATELY IF DIRECTED BY THE DESIGN ENGINEER, DEP, OR COUNTY CONSERVATION DISTRICT.
- SOILS SUBJECT TO CUT BANKS & DAVE: THE CONTRACTOR SHALL UTILIZE TRENCH BOXES FOR ALL UTILITY PILING INSTALLATIONS.
- SOILS CAUSING CORROSION TO CONCRETE & STEEL: THE CONTRACTOR SHALL USE EPOXY COATED STEEL REINFORCEMENT AND CONCRETE SHALL BE PROTECTED WITH AN EPOXY RESIN. CONTRACTOR SHALL AT MINIMUM, APPLY BITUMINOUS COATING TO ALL SURFACE CONCRETE OR APPLY ADHESIVE BARRIER (I.E. RUBBER MEMBRANE, ETC.) AS WARRANTED BY ACTUAL SOIL CONDITIONS.

PLANS PREPARED FOR:

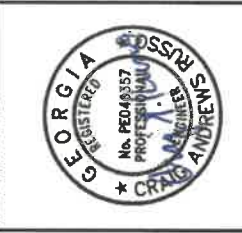
**HARMONI TOWERS**

6210 ABBEY KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:

**T-2 SITE SERVICES**

10000 W. WOODBRIDGE BLVD. SUITE 100  
DURHAM, NC 27703  
919.487.1111



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REVISIONS	DESCRIPTION	DATE	BY	REV
FINAL CDS	1.29.20 CAR 2			
REVISED CD#	1.22.20 T/J 1			
ISSUED FOR REVIEW	10.7.20 KE D			

HARMONI TOWER ID # :  
GA0009842

VZW FUZE PROJECT # :  
17191006

HARMONI SITE NAME:  
MCBEAN

4816 OLD WA YNESBORO RD  
HEPHZIBAH, GA 30815

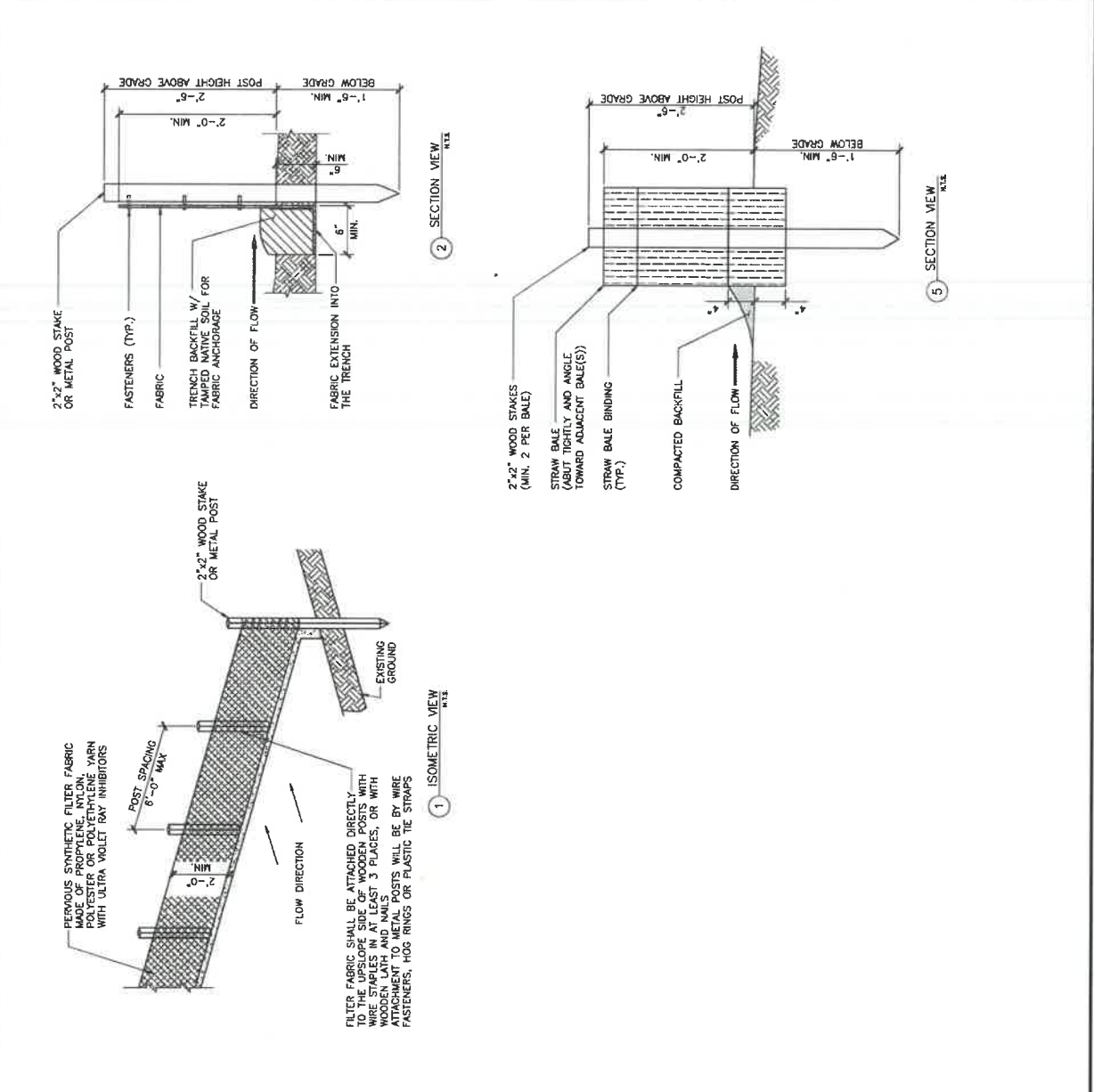
NEW 289' GUYED TOWER

EROSION CONTROL  
SILT FENCE DETAILS

PROJECT NUMBER: **ES-3**

REV: 2

68137



- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE APPLICABLE STATE ADOPTED "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" OF THE STATE ENVIRONMENTAL PROTECTION AGENCY.
- A SOIL EROSION CONTROL FENCE SHALL BE INSTALLED BEFORE DISTURBING THE GROUND AND SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE CONDITION OF THE FENCE SHALL BE INSPECTED WEEKLY. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
- SOIL EROSION CONTROL MEASURES SHALL BE INCLUDED IN CONTRACTOR BID AND PRICING.
- THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT CAN FLOW UNRESTRICTED FROM THE SITE.
- ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.
- MAINTAIN SOIL EROSION CONTROL MEASURES THROUGH THE DURATION OF THIS PROJECT.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF THE BARRIER.
- ALL SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED.
- ANY EXCESS TOPSOIL THAT IS TO BE STOCKPILED FOR A PERIOD LONGER THAN 2 WEEKS SHALL BE PROTECTED BY EXCAVATING A TRENCH COMPLETELY AROUND THE STOCKPILE TO PREVENT THE ESCAPE OF SOIL MATERIAL THROUGH STORM WATER RUNOFF. STOCKPILES THAT ARE TO REMAIN LONGER THAN 14 DAYS SHALL BE SEEDBED WITH AN APPROPRIATE GROUND COVER.
- TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, TEMPORARY GRAVEL ROADS AT WORK ENTRANCES AND DRIVEWAYS SHALL BE MAINTAINED AND EXTENDED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.
- REPLACE SOIL EROSION CONTROL MEASURES WITH SEED, SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
- SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN PROJECT IS COMPLETED.

REVISIONS	DESCRIPTION	DATE	BY	REV
FINAL CDS		1.29.28	CAR	2
REVISED CD#		1.22.28	TJT	1
ISSUED FOR REVIEW		10.7.25	KE	0

PROJECT INFO:

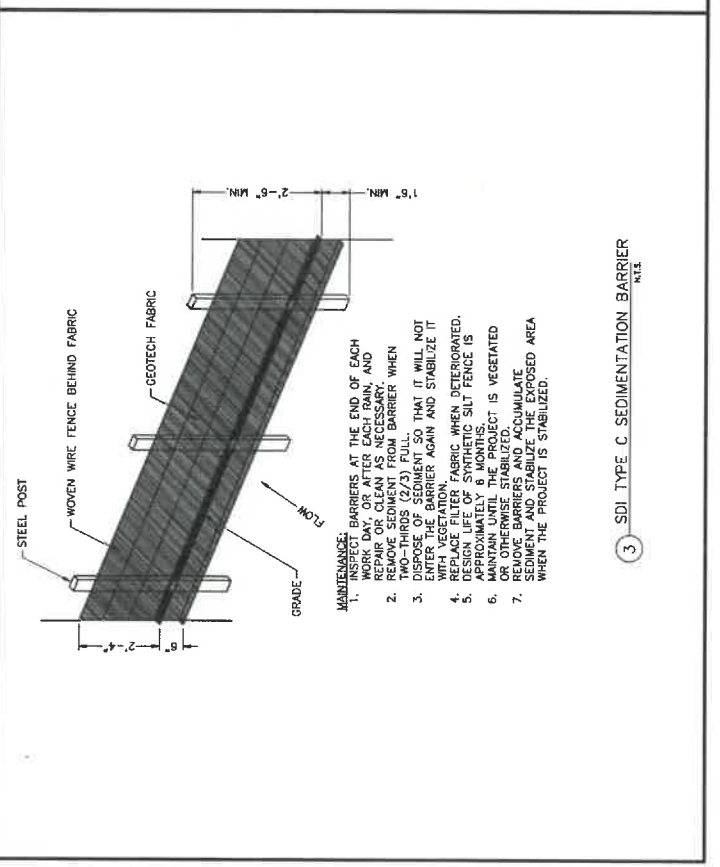
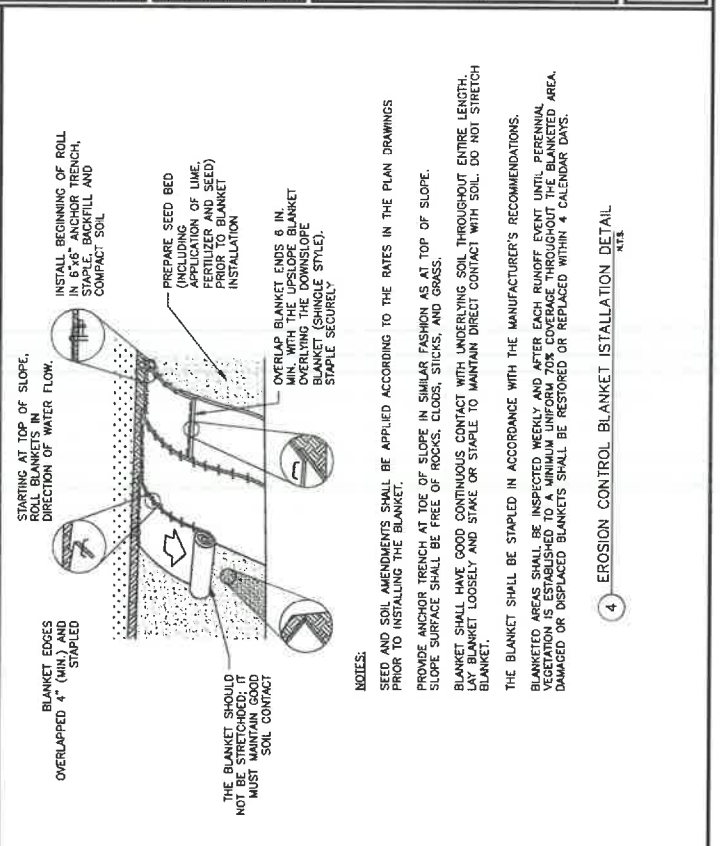
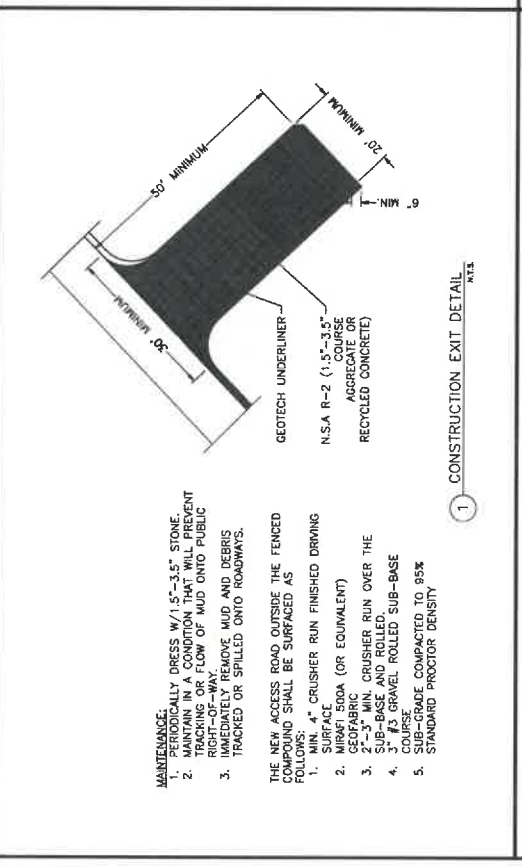
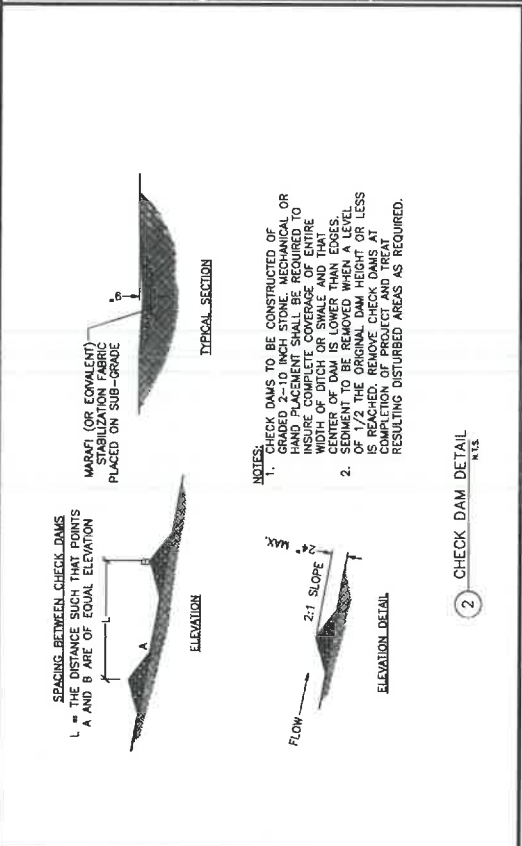
HARMONI TOWER ID # : GAO009842

VZV FUZE PROJECT # : 17191006

HARMONI SITE NAME: MCBEAN

4816 OLD WA YNESBORO RD  
HEPHZIBAH, GA 30815

NEW 289' GUYED TOWER



NOTES:

- CHECK DAMS TO BE CONSTRUCTED OF GRADED 2-10 INCH STONE, MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO MAINTAIN PROPER CONTACT WITH THE WIDENING OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. CHECK DAMS SHALL BE AT COMPLETION OF PROJECT AND TREAT RESULTING DISTURBED AREAS AS REQUIRED.

NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE. SLOPE SURFACE SHALL BE FREE OF ROCKS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAPLE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

MAINTENANCE:

- PERIODICALLY DRESS W/1.5"-3.5" STONE.
- MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADWAYS.
- IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.

THE NEW ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:

- MIN. 4" CRUSHER RUN FINISHED DRIVING SURFACE (OR EQUIVALENT)
- GEOFABRIC
- 2"-3" MIN. CRUSHER RUN OVER THE SUB-BASE AND ROLLED.
- 3" #3 GRAVEL ROLLED SUB-BASE
- SUB-GRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

MAINTENANCE:

- INSPECT BARRIERS AT THE END OF EACH WORK DAY, OR AFTER EACH RAIN, AND REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS (2/3) FULL.
- DISPOSE OF SEDIMENT SO THAT IT WILL NOT WATER THE BARRIER AGAIN AND STABILIZE IT WITH SOIL.
- REPLACE FILTER FABRIC WHEN DETEIORATED. DESIGN LIFE OF SYNTHETIC SLY FENCE IS APPROXIMATELY 6 MONTHS.
- REPLACE FILTER FABRIC WHEN DETEIORATED OR OTHERWISE STABILIZED.
- REMOVE BARRIERS AND ACCUMULATE SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

PLANS PREPARED FOR:



6310 ANDREW KELL ROAD  
SUITE 57X  
CHARLOTTE, NC 28277

PLANS PREPARED BY:



T-SITE SERVICES  
TELECOMMUNICATIONS & NETWORKING  
10000 WOODHOLLOW DRIVE, SUITE 100  
CHARLOTTE, NC 28277  
704.488.8888



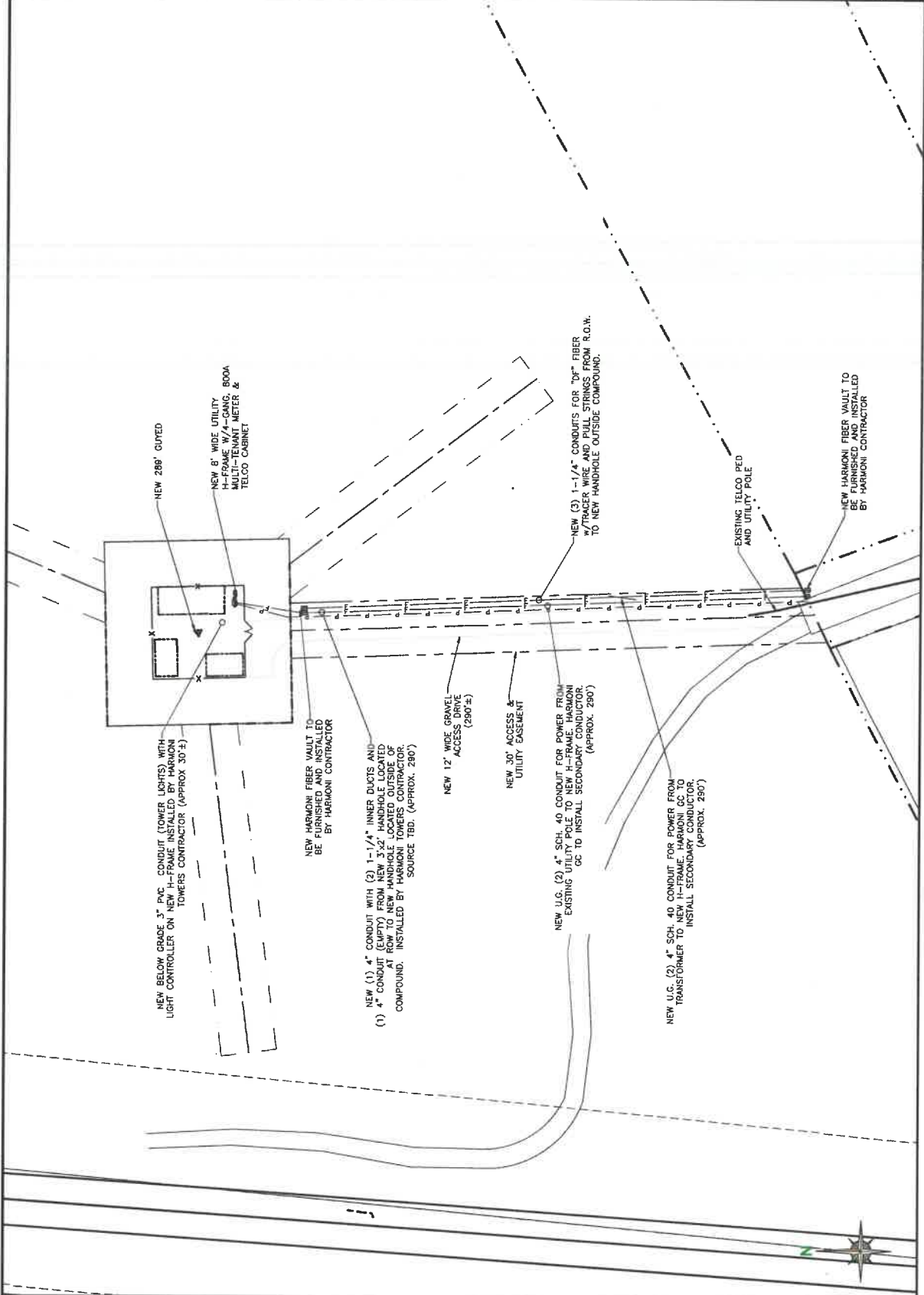
REGISTERED PROFESSIONAL ENGINEER  
No. PE048357  
STATE OF GEORGIA  
CRAIG ANDREW SASSER

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REVISION	DESCRIPTION	DATE	BY	REV
FINAL CDS	1.29.26 CAR	2		
REVISED CDS	1.22.26 TLT	1		
ISSUED FOR REVIEW	10.7.25 KE	0		

PROJECT NO: HARMONI TOWER ID # : GA0009842  
 VZW FUZE PROJECT #: 17191006  
 HARMONI SITE NAME: MCBEAN  
 4816 OLD WAYNESBORO RD  
 HEPHZIBAH, GA 30815  
 NEW 289' GUYED TOWER

SHEET NUMBER:	E-1	REV:	2
			66137



UTILITY PLAN

SCALE: 1" = 50'-0"

A







PLANS PREPARED FOR:



6310 ARDURY KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PREPARED BY:



T-SQUARED  
T-SITE SERVICES  
FOR THE ELECTRICAL INDUSTRY  
1000 W. HARRIS BLVD., SUITE 100  
CHARLOTTE, NC 28203  
704.488.8888



REGISTERED PROFESSIONAL ENGINEER  
No. PE046357  
CRAIG ANDREW BEEBE  
STATE OF GEORGIA

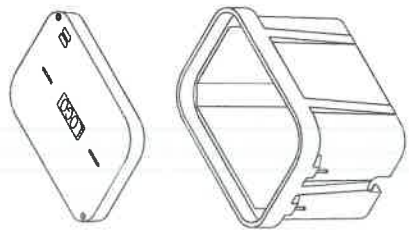
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REVISION	DESCRIPTION	DATE	BY	REV
FINAL CDS	1.29.26/CAAR	2		
REVISED CDS	1.22.26/TAT	1		
ISSUED FOR REVIEW	10.7.25/KE	0		

PROJECT INFO:  
HARMONI TOWER ID # :  
GA0009842  
VZV FUZE PROJECT # :  
17191006  
HARMONI SITE NAME:  
MCBEAN  
4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815  
NEW 289' GUYED TOWER

ELECTRICAL DETAILS  
SHEET NAME: E-5  
REV: 2  
68137

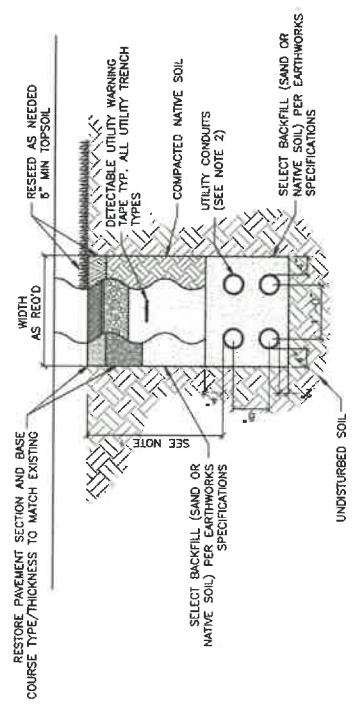
MANUFACTURER: QUARTZITE  
MODEL: FC2456BA36 (SPURCE BODY)  
DIMENSIONS: 37"-5/8" x 26" x 36" (LxWxH)  
MODEL: FC2456BA24 (PULL BOX)  
DIMENSIONS: 37"-5/8" x 26" x 24" (LxWxH)  
MODEL: FC2456K100 (COVER)  
DIMENSIONS: 35"-5/8" x 26" x 37" (LxWxH)  
PG STYLE POLYMER CONCRETE (STACKABLE) ASSEMBLY



2 UTILITY VAULT  
N.T.S.



CALL GEORGIA ONE CALL  
(800) 282-7411  
CALL 3 WORKING DAYS  
BEFORE YOU DIG!



NOTES:  
1. UTILITY CONDUITS ARE TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GRADE OR 6" BELOW FROST LINE  
2. CONDUIT TYPE, SIZE ARE SHOWN ON E-1

1 UTILITY TRENCH DETAIL  
N.T.S.

- NOTE:
- CONDUITS ARE TO BE STUBBED UP TO NEAREST UTILITY POLE WITHIN 2' OF THE POLE.
  - PROVIDE ALL TRENCHING AND BACKFILLING THAT IS REQUIRED FOR THE INSTALLATION OF THE UNDERGROUND DISTRIBUTION FACILITIES.
  - EXCAVATE TRENCH IN THE LOCATION INDICATED BY THE APPROVED ELECTRICAL LAYOUT DRAWING(S) OR FILED STAKE OUT.
  - UTILITY TRENCHES TO BE EXCAVATED TO THE DIMENSIONS AS SHOWN ABOVE. PRIMARY, SECONDARY AND TERTIARY TRENCHES SHALL BE INSTALLED IN THE SAME TRENCH PROVIDED THE PRIMARY TRENCH DIMENSIONS ARE USED.
  - THE BOTTOM OF THE TRENCH MUST BE FREE FROM ROCK, CURBERS, OR SHARP OBJECTS. ALL TRENCHES SHALL BE BACKFILLED WITH APPROVED BACKFILL. APPROVED BACKFILL MUST MEET ALL SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO AVOID AND MINIMIZE SETTLEMENTS.
  - SEPARATION BETWEEN ELECTRICAL CABLES, GAS, WATER, OR SEWER LINES SHALL 12 INCHES MINIMUM. GREATER SEPARATION SHALL MAINTAINED WHERE PRACTICAL OR HAS TO BE DETERMINED BY LOCAL PUBLIC SERVICES COMPANIES.
  - ALL DISTURBED AREAS NOT COVERED BY STONE ARE TO BE SEEDED AND MULCHED. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF UNSUITABLE MATERIAL WHICH WILL NOT COMPACT PROPERLY.
  - A 1/4" HIGH STRENGTH PULL ROPE (NYLON, OR POLYPROPYLENE) SHALL BE INSTALLED BY THE CONTRACTOR FOR THE TELEPHONE COMPANIES USE.
  - TAPE SHALL BE Laid DIRECTLY ABOVE THE CABLE OR CONDUIT UNDER RIDG TYPE AND OIL MAT PAVEMENTS, AND DIRECTLY ON TOP OF THE COMPACTED EARTH SUBGRADE IMMEDIATELY BEFORE RESTORING THE PAVEMENT. IN OPEN AREA, THE TAPE SHALL BE Laid DIRECTLY ON THE SUBGRADE. THE TAPE SHALL BE LAPPED APPROXIMATELY 8" (8" INCHES). THE TAPE ENDS SHALL BE LAPPED APPROXIMATELY 8" (8" INCHES).

3 TRENCHING NOTES  
N.T.S.

PLANS PREPARED FOR:

**HARMONI TOWERS**

6210 ANDREY KELL ROAD  
SUITE 375  
CHARLOTTE, NC 28277

PLANS PROVIDED BY:

**T-2 SIZZ SERVICES**

10000 WOODHURST DRIVE, SUITE 100  
CHARLOTTE, NC 28277



REVISIONS

NO.	DESCRIPTION	DATE	BY	REV
1	ISSUED FOR REVIEW	10.7.25	KE	0
2	REVISED CD#	1.22.25	TJT	1
2	FINAL CDS	1.29.26	CAH	2

HARMONI TOWER ID # :  
GA0009842

VZW FUZE PROJECT # :  
17191006

HARMONI SITE NAME:  
MCBEAN

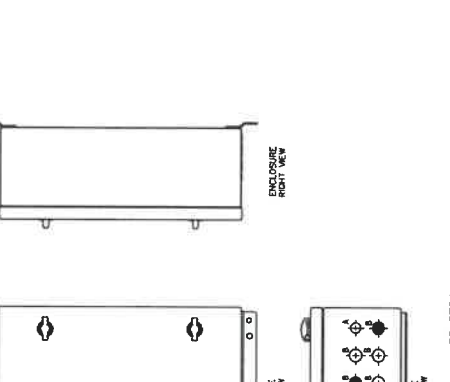
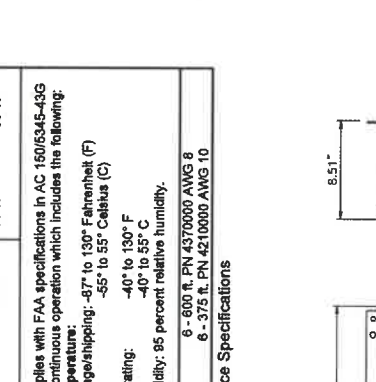
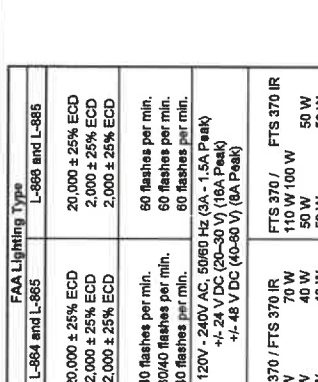
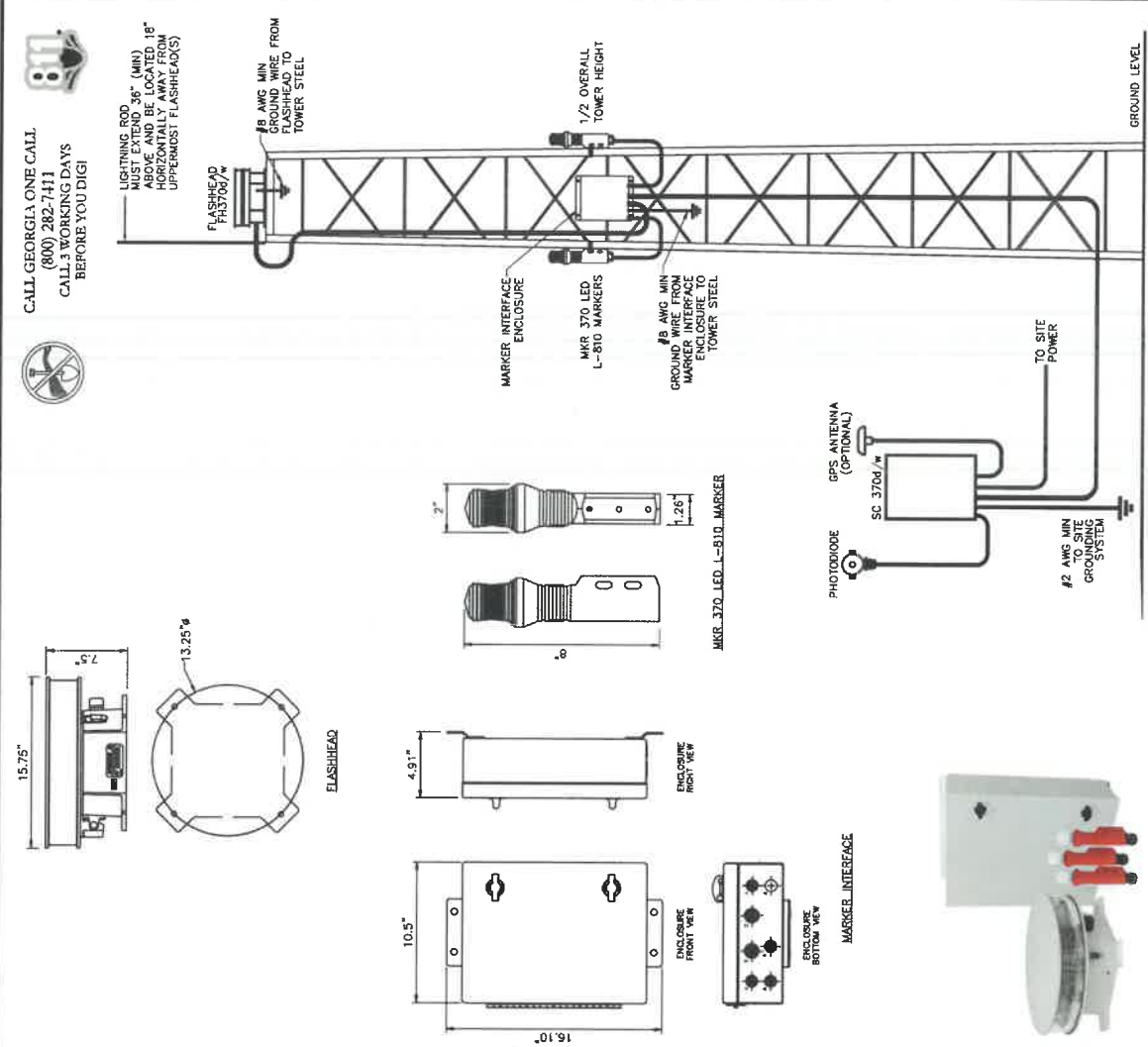
4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815

NEW 289' GUYED TOWER

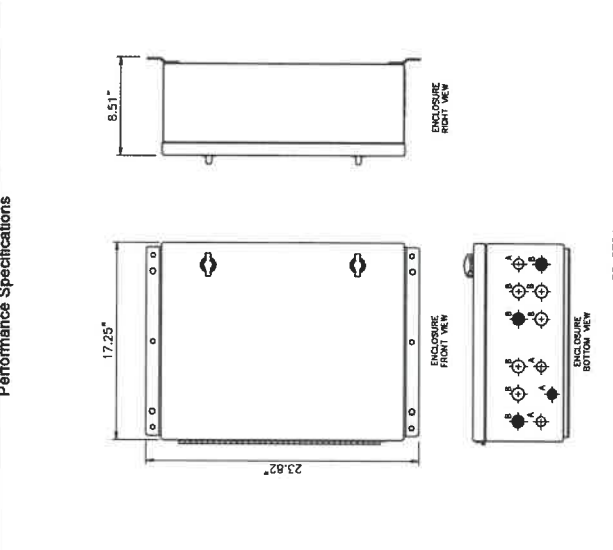
SHEET NUMBER: **E-6**

REV: 2

68137



Parameter	FAA Lighting Type	
	L-864 and L-865	L-868 and L-865
Flash Intensity (nominal):		
Day (White)	20,000 ± 25% ECD	20,000 ± 25% ECD
Night (Red)	2,000 ± 25% ECD	2,000 ± 25% ECD
Night (White), White Backup	2,000 ± 25% ECD	2,000 ± 25% ECD
Flash Rate:		
Day (White)	40 flashes per min.	60 flashes per min.
Night (Red)	200/40 flashes per min.	60 flashes per min.
Night (White), White Backup	40 flashes per min.	60 flashes per min.
Primary Power	120V - 240V AC, 50/60 Hz (3A - 1.5A Peak) +/- 24 V DC (20-30 V) (16A Peak) +/- 48 V DC (40-60 V) (8A Peak)	
Power Consumption (45%):	FTS 370 / FTS 370 IR	FTS 370 / FTS 370 IR
Day (White)	80 W	70 W
Night (Red)	40 W	40 W
Night (White) / White Backup	40 W	40 W
Environmental	Complies with FAA specifications in AC 150/5345-43G for continuous operation which includes the following: Temperature: -87° to 130° Fahrenheit (F) Storage/shipping: -55° to 55° Celsius (C) Operating: -40° to 130° F Humidity: 95 percent relative humidity.	
Flashhead cable length	6 - 800 ft. PN 4370000 AWG 8 6 - 375 ft. PN 4210000 AWG 10	



TOWER LIGHTING

N.T.S.

SC\_37704



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REVISIONS	DESCRIPTION	DATE	BY	REV
FINAL CDS		1.28.26	CAN	2
REVISED CD#		1.22.26	TJT	1
ISSUED FOR REVIEW		10.25	NEJ	0

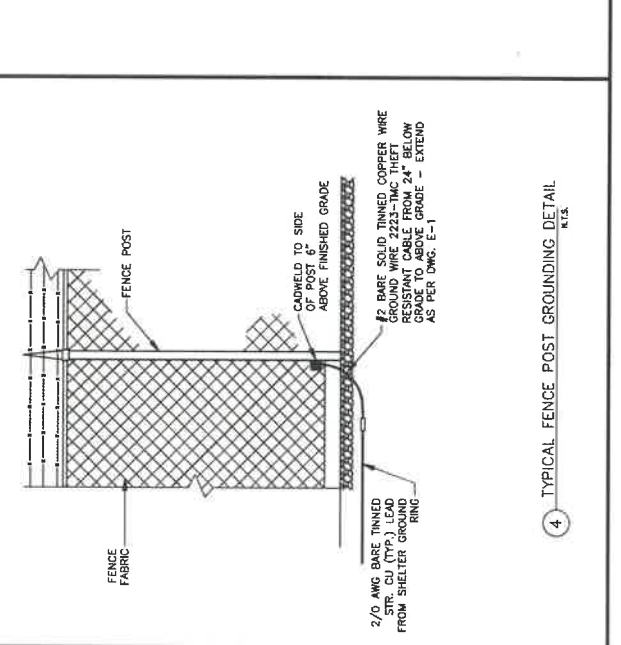
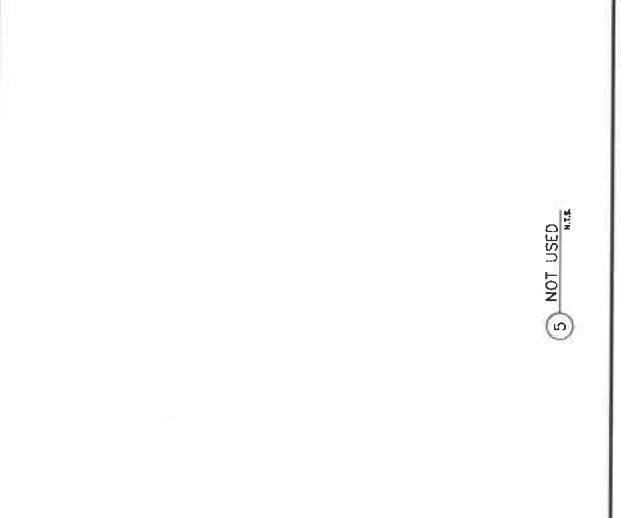
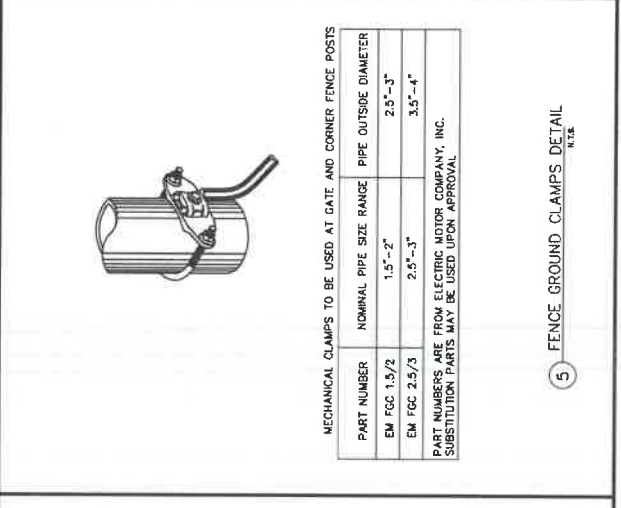
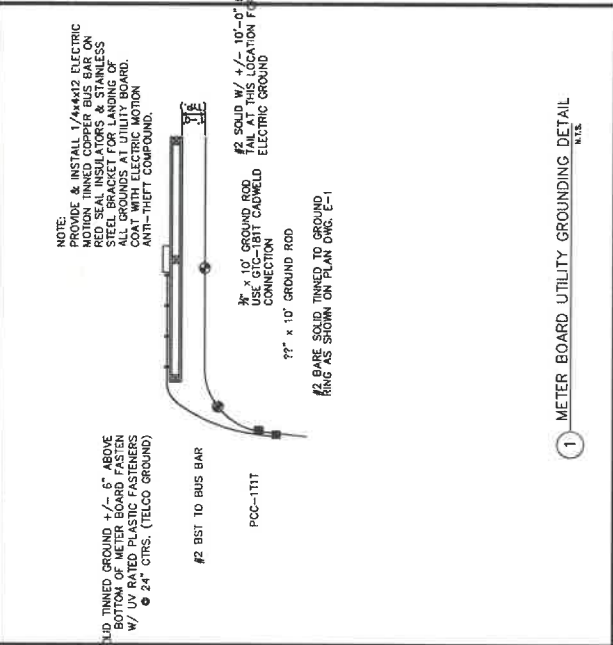
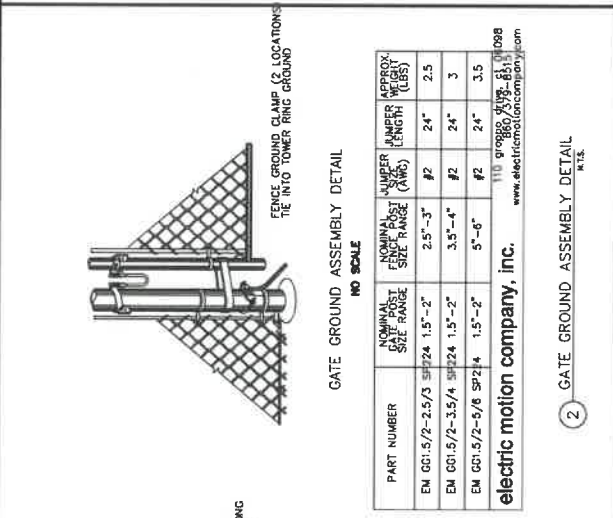
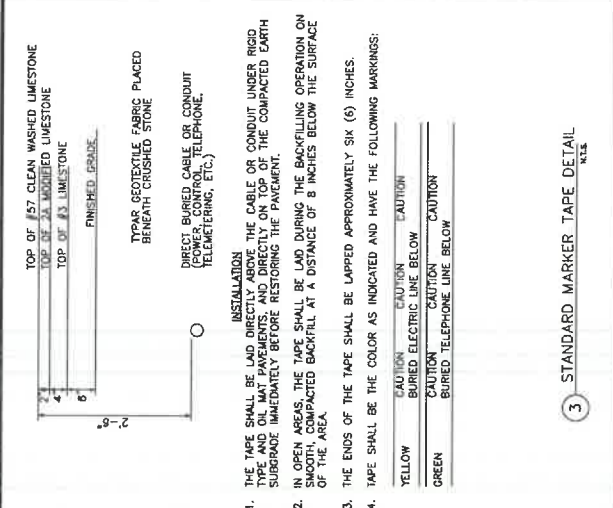
HARMONI TOWER ID # :  
GA0009842

VZM FUZE PROJECT #:  
17191006

HARMONISITE NAME:  
MCBEAN

4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815

NEW 289' GUYED TOWER



PLANS PREPARED FOR:

6310 ARDREY KELL ROAD  
SUITE B75  
CHARLOTTE, NC 28277

PLANS PREPARED BY:

T-SQUARED SITE SERVICES  
10000 WOODHOLLOW DRIVE, SUITE 100  
CHARLOTTE, NC 28226

REGISTERED ELECTRICAL ENGINEER

REGISTERED ELECTRICAL ENGINEER  
CRAIG ANDREW McBEAN  
No. PE0140357  
STATE OF GEORGIA

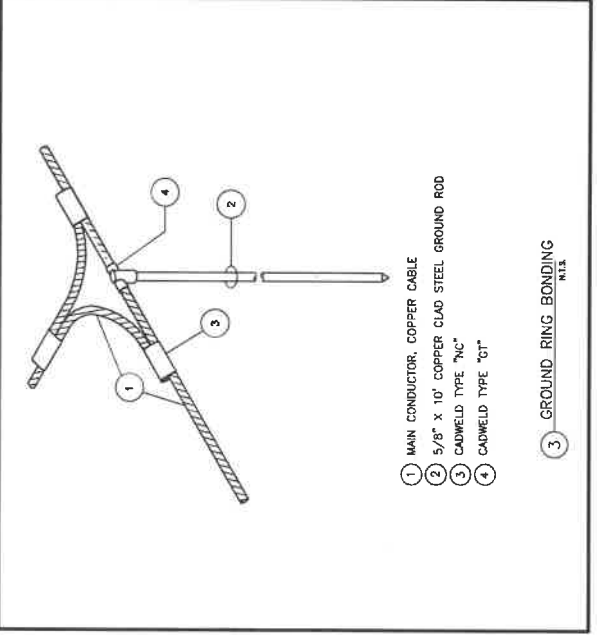
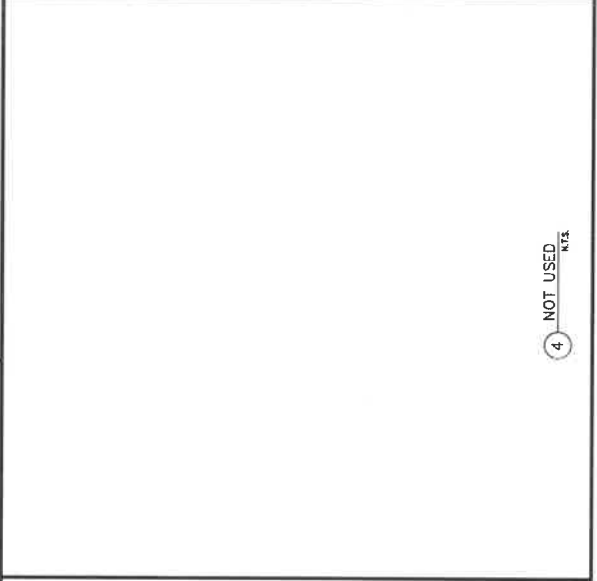
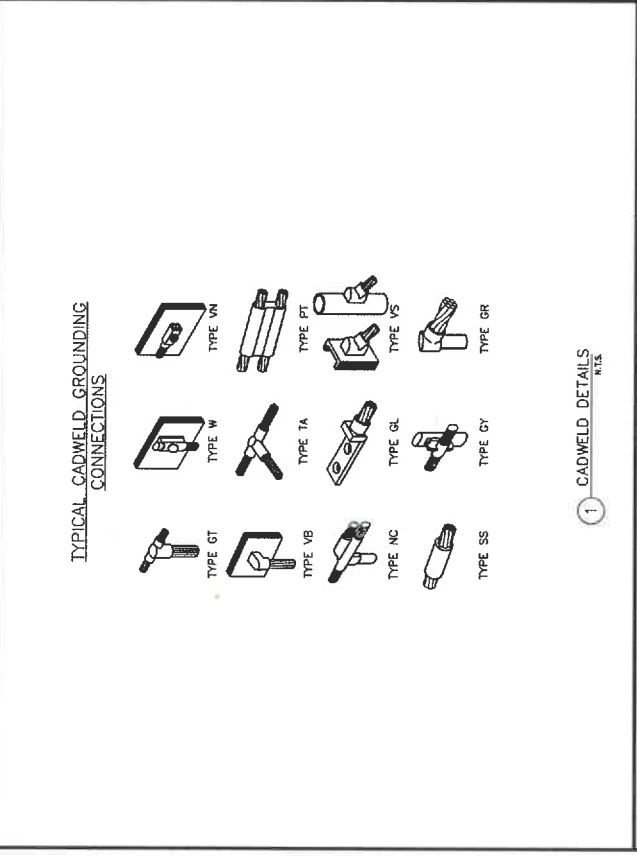
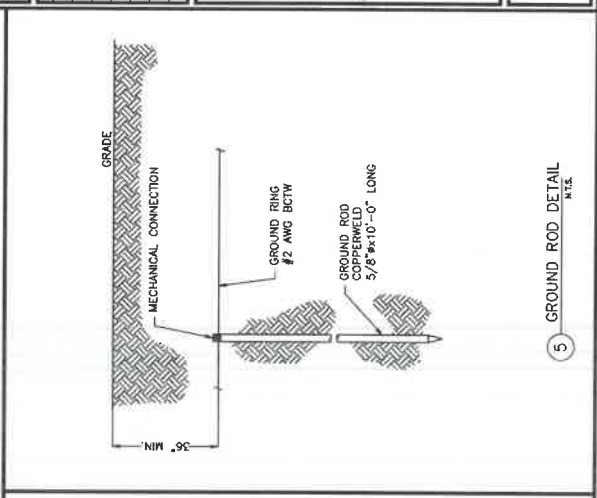
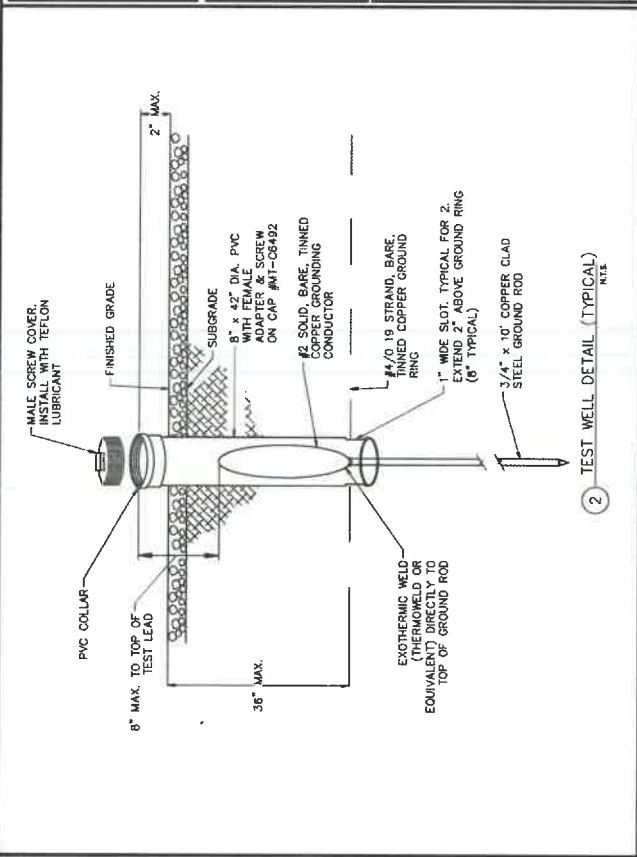
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NO.	DESCRIPTION	DATE	BY	REV
1	FINAL ODS	1.29.20	CAR	2
2	REVISED ODS	1.22.26	TJT	1
3	ISSUED FOR REVIEW	10.7.25	KE	0

PROJECT INFO:  
HARMONI TOWER ID #: G-A0009842  
VZV FUZE PROJECT #: 17191006  
HARMONI SITE NAME: McBEAN  
4816 OLD WAYNESBORO RD  
HEPHZIBAH, GA 30815  
NEW 289' GUYED TOWER

GROUNDING DETAILS

SHEET NUMBER:	G-3
REV:	2
	68137






Planning Commission  
SE-26-07  
May 4, 2026

4816 Old Waynesboro Road

Aerial

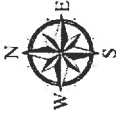
 Subject Property



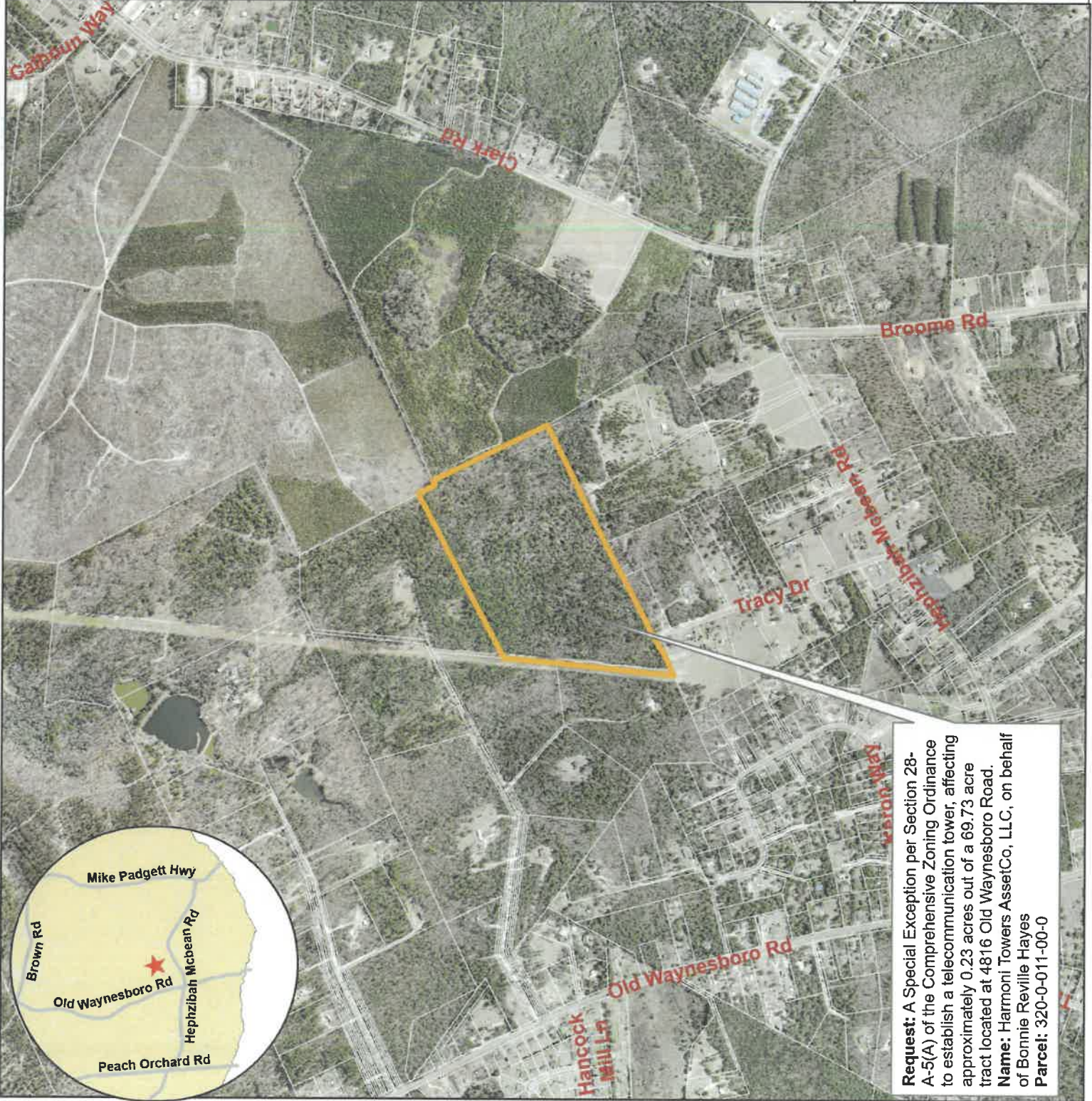
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/22/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies, and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibility for the information contained on this map. It is strictly forbidden to sell or reproduce these maps for any reason without the written consent of the Augusta-Richmond County Commission.



0  2,000 Feet




**Request:** A Special Exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunication tower, affecting approximately 0.23 acres out of a 69.73 acre tract located at 4816 Old Waynesboro Road.  
**Name:** Harmoni Towers AssetCo, LLC, on behalf of Bonnie Reville Hayes  
**Parcel:** 320-0-011-00-0

Planning Commission  
SE-26-07  
May 4, 2026

4816 Old Waynesboro Road

Current Zoning

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood Business

 HI: Heavy Industry

 LI: Light Industry

 R-1: One Family Residential

 R-3A: Multiple-Family Residential

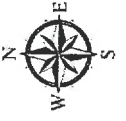
 R-MH: Manufactured Home Residential



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/22/2026 PE22633

Augusta, GA Disclaimer

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0 2,000 Feet



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**Name:** Harmoni Towers AssetCo, LLC, on behalf of Bonnie Reville Hayes  
**Parcel:** 320-0-011-00-0



# Site Photographs

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1. View facing north towards proposed facility location



2. View facing south towards proposed facility location



3. View facing east towards proposed facility location



4. View facing west towards proposed facility location



5. View from proposed facility facing north towards northern guy anchor



6. View from northern guy anchor facing towards proposed facility



7. View from proposed facility facing southeast towards southeastern guy anchor



8. View facing northwest from the southeastern guy anchor towards proposed facility



9. View from proposed facility facing west towards western guy anchor



10. View facing east from the western guy anchor towards the proposed facility location



11. View facing south from the proposed facility location along the proposed access and utility easement



12. View facing north towards the proposed facility location along the proposed access and utility easement

# Legal Description

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## Underlying Property Legal Description:

All that lot or parcel of land, situate, lying and being in the State of Georgia, County of Richmond, containing 69.73 acres and being more particularly described as Tract VI on a plat prepared by Steve Bergeron & Associates dated April 22, 1991 and recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 359, pages 1065-1070.

Tax ID: 3200011000

Being The Same Property Conveyed To Bonnie Reville Hayes, Grantee, From Patricia Mims, Grantor, By Quit Claim Deed Recorded 08/10/2010, In Book 1270, Page 570, Of The Richmond County Records.



TO HAVE TO HOLD said property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time or by any means or ways, have, claim or demand any right or title to said property or appurtenances. Where the context requires or permits, the terms "Grantor" or "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the day and year above written.

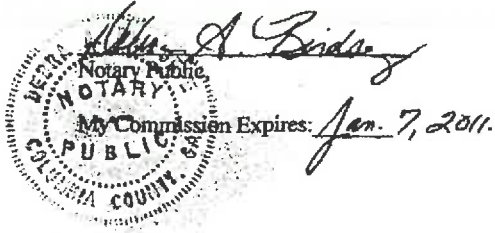
Sworn to and subscribed before

me, this 16 day of August

2010.

James Michael

Patricia Mims (L.S.)  
PATRICIA MIMS



Filed in this office:  
Augusta - Richmond County  
08/10/2010 16:14:19.00  
ELAINE C. JOHNSON  
Clerk of Superior Court



April 16, 2026

Development Services  
c/o Ashley Catterton  
535 Telfair St.-Suite 300  
Augusta, GA 30901

RE: Special Exception Permit Application to erect a new 289 ft guyed wireless communication facility  
Address: 4816 Old Waynesboro Road, Hephzibah, GA 30815  
Parcel: 320-0-011-00-1  
Applicant: Harmoni Towers AssetCo LLC

Dear Members of the Augusta Planning Commission,

It has come to our attention that Harmoni Tower AssetCo, LLC is proposing the development of a new telecommunications facility located approximately 0.4 miles from an existing 329 ft guyed telecommunication tower owned and operated by American Tower. Our facility is situated on a nearby parcel identified as parcel # 336-0-007-01-0 with the address of 1223 Hephzibah-McBean Road, Augusta, GA.

This letter serves to formally notify the Augusta Planning Commission that American Tower is prepared to collaborate with Harmoni Tower AssetCo, LLC & Verizon Wireless to identify a viable alternative solution, as a suitable facility currently exists within a half (1/2) mile from the newly proposed site.

American Tower remains committed to fostering cooperation and exploring feasible solutions that meet the needs of all parties to further minimize unnecessary infrastructure duplication.

Should you require additional information or wish to discuss this matter further, please do not hesitate to contact me via email at [janicy.canales@americantower.com](mailto:janicy.canales@americantower.com) or by phone at 781-926-4556.

Sincerely,

A handwritten signature in black ink that reads 'Janicy Canales' in a cursive script.

**Janicy Canales** (she/her/hers)  
Attorney  
American Tower Corporation

Project #	Project Name	Site Address	Parcel ID	Date Approved	Project Scope	Disturbed Acreage	District	LDP #	NPDES
<b>APPROVED SITE PLANS</b>									
2025-100	ANGC - BCR	2604 Washington Rd	019-0-062-00-0	4/6/2026	Golf Amenities - New Cabin	0.70	7	2026-024-LD	N/A
2026-007	Laurel Park Ph. 1 (Lots 1-6)	4320 Newland St, et al,	141-3-013-00-0, et al,	4/8/2026	Grading for single-family attached dwellings	0.53	4	2026-025-LD	N/A
2026-008	Laurel Park Ph. 1 (Lots 42-47)	5410 Thrasher Ln, et al,	141-3-053-00-0, et al,	4/8/2026	Grading for single-family attached dwellings	0.58	4	2026-026-LD	N/A
2026-010	Manus Bio - Project Vitalis	1762 Lovers Ln	102-0-007-00-0	4/20/2026	Pharmaceutical production facility	0.70	1	2026-027-LD	N/A
2025-044	Perker's Kitchen - Wrightsboro and N Leg	3228 Wrightsboro Rd	042-3-005-01-0	4/20/2026	Convenience Store	1.90	2	2026-028-LD	PAID
<b>APPROVED DEVELOPMENT PLANS</b>									
<b>APPROVED GRADING/ESS PLANS</b>									
<b>Approved Administrative Site Plans</b>									