



CU-25-25

Conditional Use Permit

Status: Active

Submitted On: 10/29/2025

Primary Location

32.523517, -81.320238

Owner

No owner information

Applicant



Joel Rousseau



352-283-0001



jrousseau@nexttower.net



905 NW 56th Terrace,

Suite A

Gainesville, FL 32605

Staff Review

Board of Commissioner Meeting Date*

12/02/2025

Notification Letter Description*

a conditional use to allow for a lattice tower and communications facility.

Property Location*

Clyo-Kildare Road

Map #*

358

Parcel #*

1

Commissioner District*

3rd

Has Business License been applied for?*

N/A

Public Notification Letters Mailed

11/10/2025

Board of Commissioner Ads

11/12/2025

Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Agent

Applicant / Agent Name*

NexTower Development Group II, LLC

Applicant Email Address*

jrousseau@nextower.net

Applicant Phone Number*

(352) 363-5560

Applicant Mailing Address*

905 NW 56th Terrace, Suite A

Applicant City*

Gainesville

Applicant State*

FL

Applicant Zip Code*

32605

Property Owner Information

Owner's Name*

Rayonier Forest Resources LP

Owner's Email Address*

Justin.Thayer@Rayonier.com

Owner's Phone Number*

9362085328

Owner's Mailing Address*

1 Rayonier Way

Owner's City*

Wildlight

Owner's State*

FL

Owner's Zip Code*

32097

Property Information

Property Location*

Clyo Kildare Rd

Present Zoning of Property*

AR-1

Map/Parcel Number*

03580001

Total Acres of Property*

1232.95

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Other

Status of Business License?*

Applied for

Detailed Description of Type of Business*

Proposed 265' lattice tower and unmanned communications facility.

Reason:*

Proposed tower is a conditional use due to being located in zoning AR-1 zoning district.

How does request meet criteria of Section 7.1.6 (see Attachment C):

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1. Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

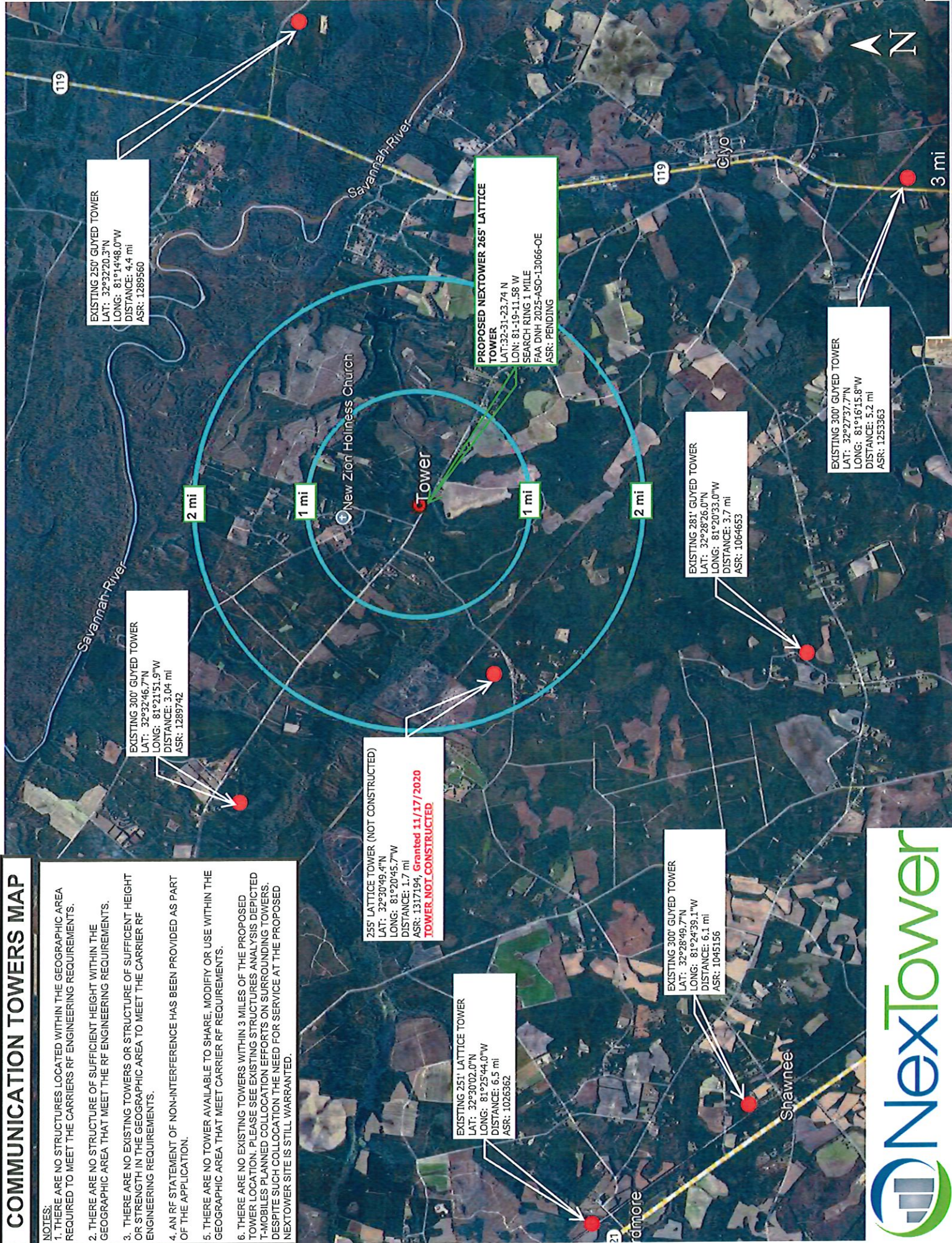
Signature*

✓ Joel Rousseau
Oct 27, 2025

COMMUNICATION TOWERS MAP

NOTES:

1. THERE ARE NO STRUCTURES LOCATED WITHIN THE GEOGRAPHIC AREA REQUIRED TO MEET THE CARRIERS RF ENGINEERING REQUIREMENTS.
2. THERE ARE NO STRUCTURES OF SUFFICIENT HEIGHT WITHIN THE GEOGRAPHIC AREA THAT MEET THE RF ENGINEERING REQUIREMENTS.
3. THERE ARE NO EXISTING TOWERS OR STRUCTURE OF SUFFICIENT HEIGHT OR STRENGTH IN THE GEOGRAPHIC AREA TO MEET THE CARRIER RF ENGINEERING REQUIREMENTS.
4. AN RF STATEMENT OF NON-INTERFERENCE HAS BEEN PROVIDED AS PART OF THE APPLICATION.
5. THERE ARE NO TOWER AVAILABLE TO SHARE, MODIFY OR USE WITHIN THE GEOGRAPHIC AREA THAT MEET CARRIER RF REQUIREMENTS.
6. THERE ARE NO EXISTING TOWERS WITHIN 3 MILES OF THE PROPOSED TOWER LOCATION. PLEASE SEE EXISTING STRUCTURES ANALYSIS DEPICTED T-MOBILES PLANNED COLLOCATION EFFORTS ON SURROUNDING TOWERS. DESPITE SUCH COLLOCATION THE NEED FOR SERVICE AT THE PROPOSED NEXTOWER SITE IS STILL WARRANTED.

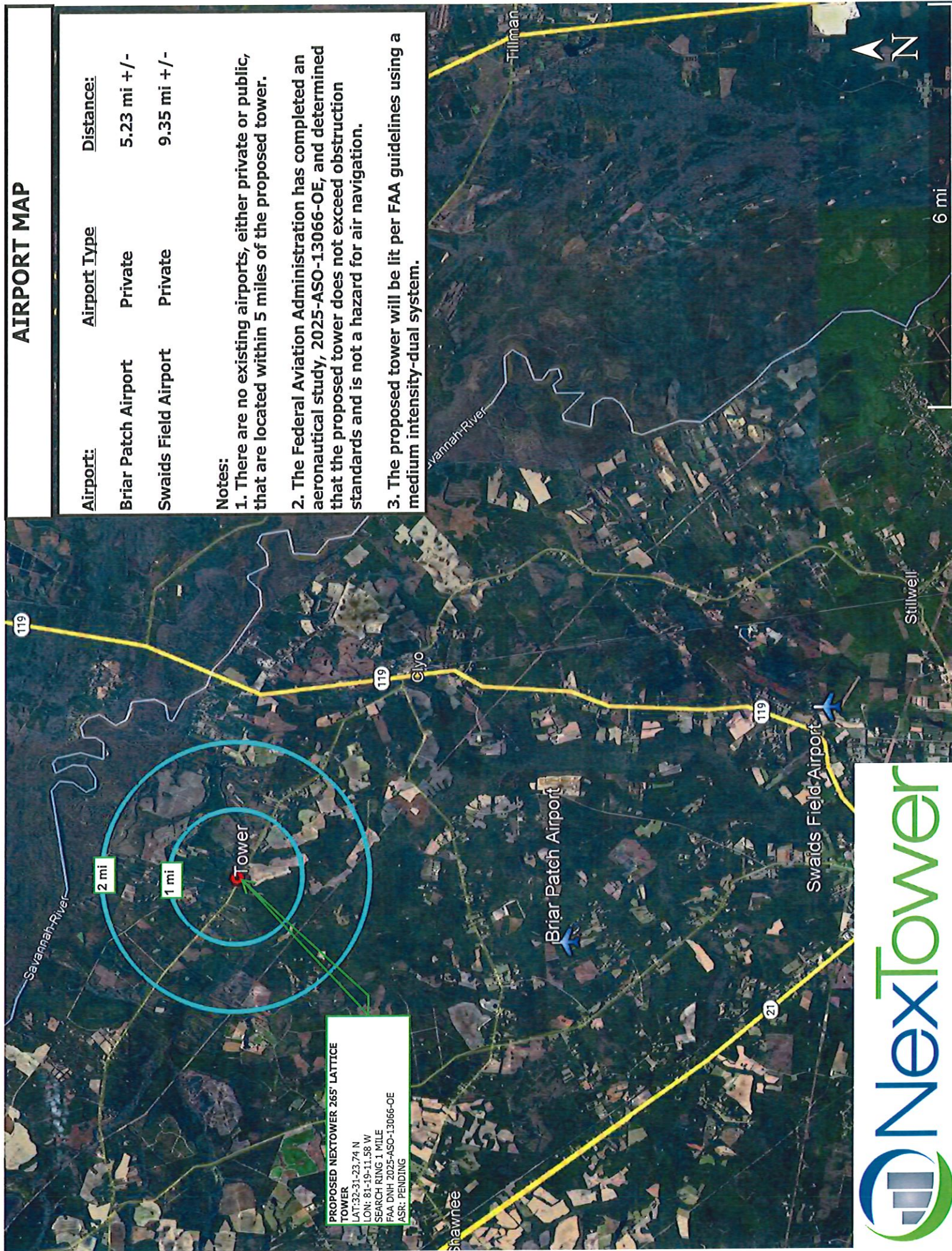


AIRPORT MAP

<u>Airport:</u>	<u>Airport Type</u>	<u>Distance:</u>
Briar Patch Airport	Private	5.23 mi +/-
Swadds Field Airport	Private	9.35 mi +/-

Notes:


1. There are no existing airports, either private or public, that are located within 5 miles of the proposed tower.
2. The Federal Aviation Administration has completed an aeronautical study, 2025-ASO-13066-OE, and determined that the proposed tower does not exceed obstruction standards and is not a hazard for air navigation.
3. The proposed tower will be lit per FAA guidelines using a medium intensity-dual system.

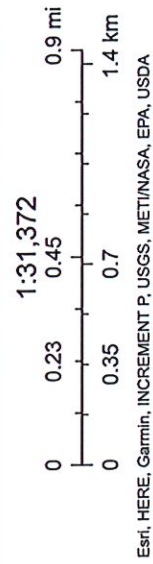


PROPOSED NEXTOWER 265' LATTICE
TOWER
LAT: 32-31-23.74 N
LON: 81-19-11.58 W
SEARCH RING 1 MILE
FAA DNH 2025-ASO-13066-OE
ASR: PENDING

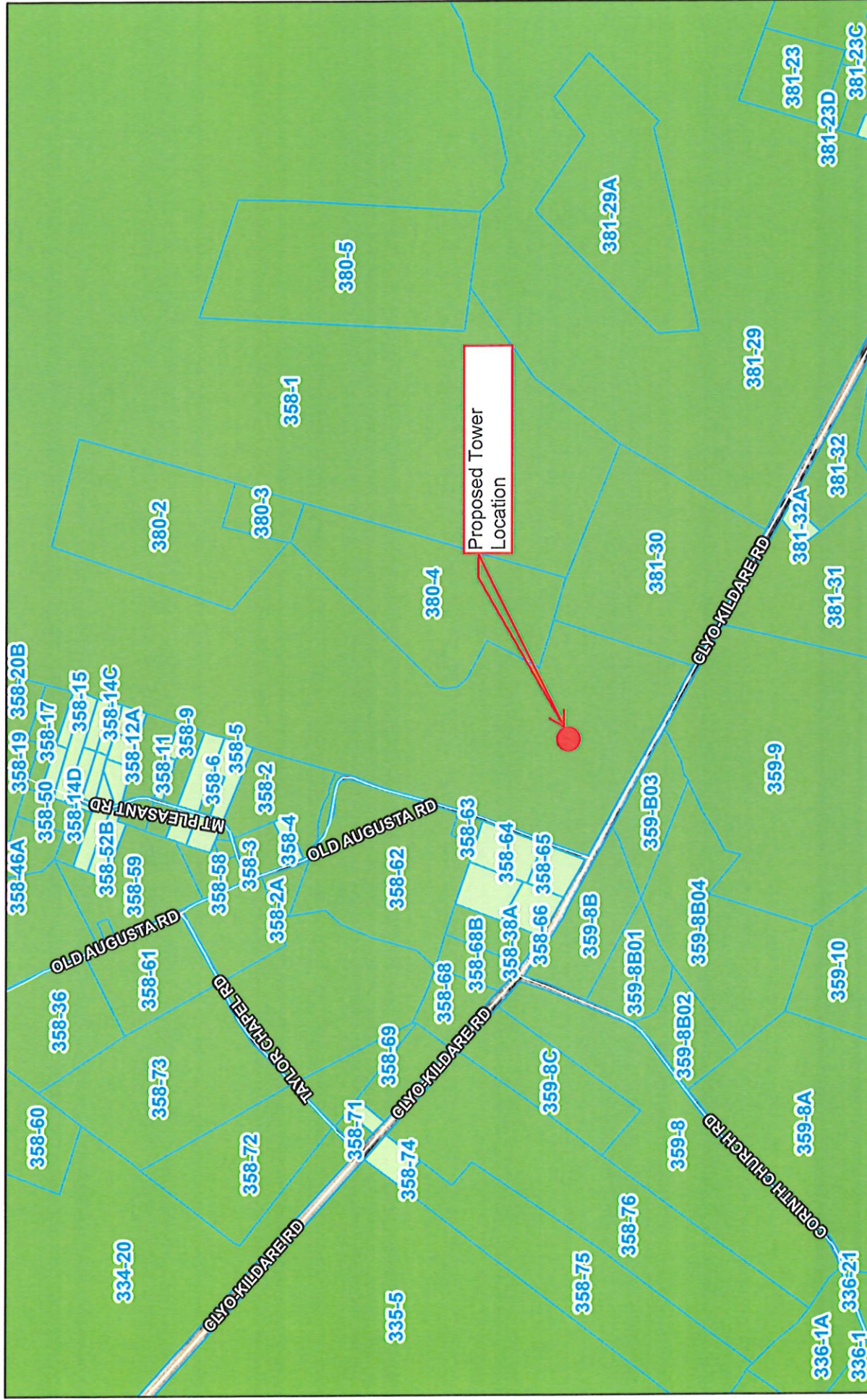


10/30/2025

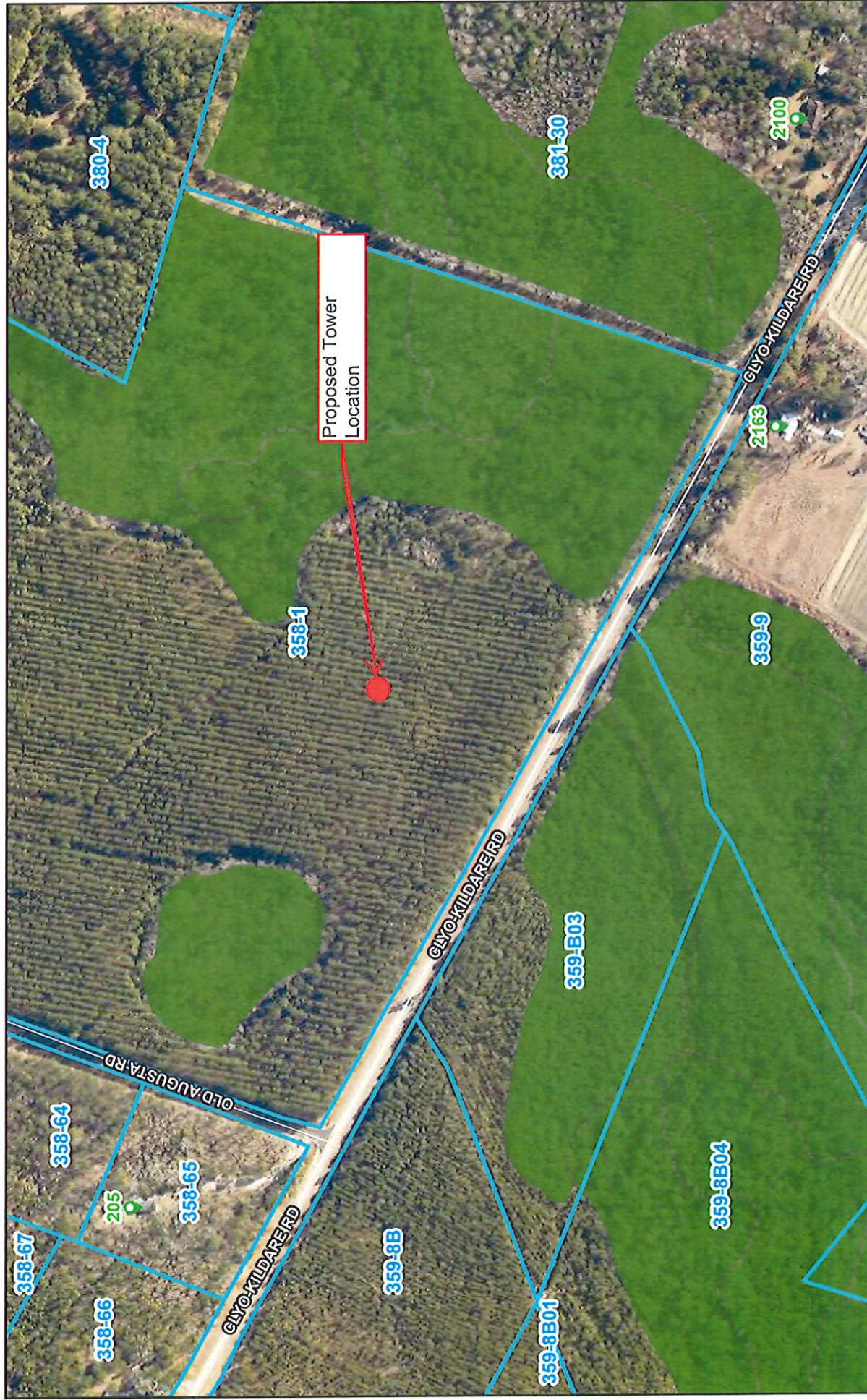
Roads  Parcels Citations



Zoning



Wetland Map



9/17/2025

Addresses Wetlands

Roads Freshwater Forested/Shrub Wetland

Parcels Citations

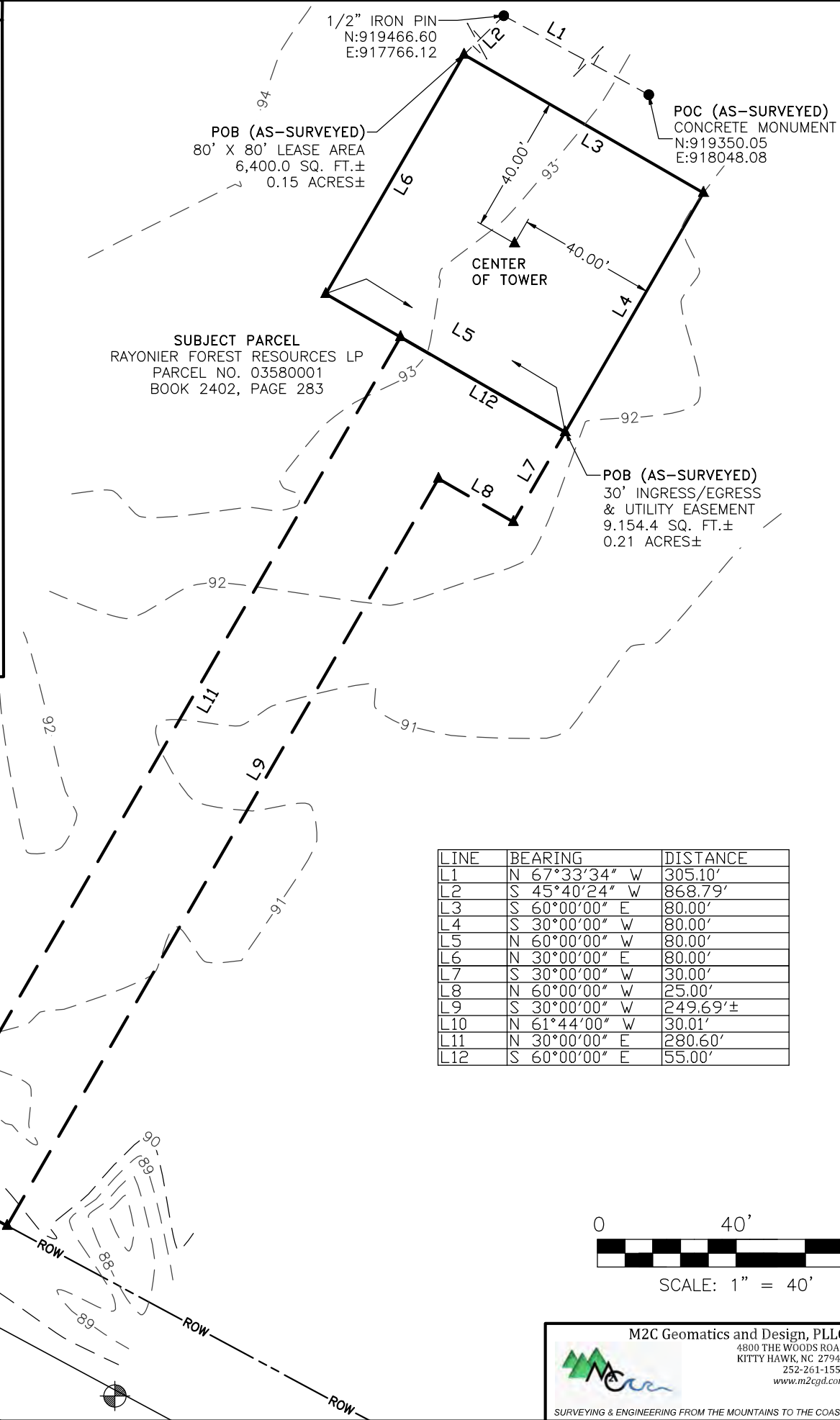
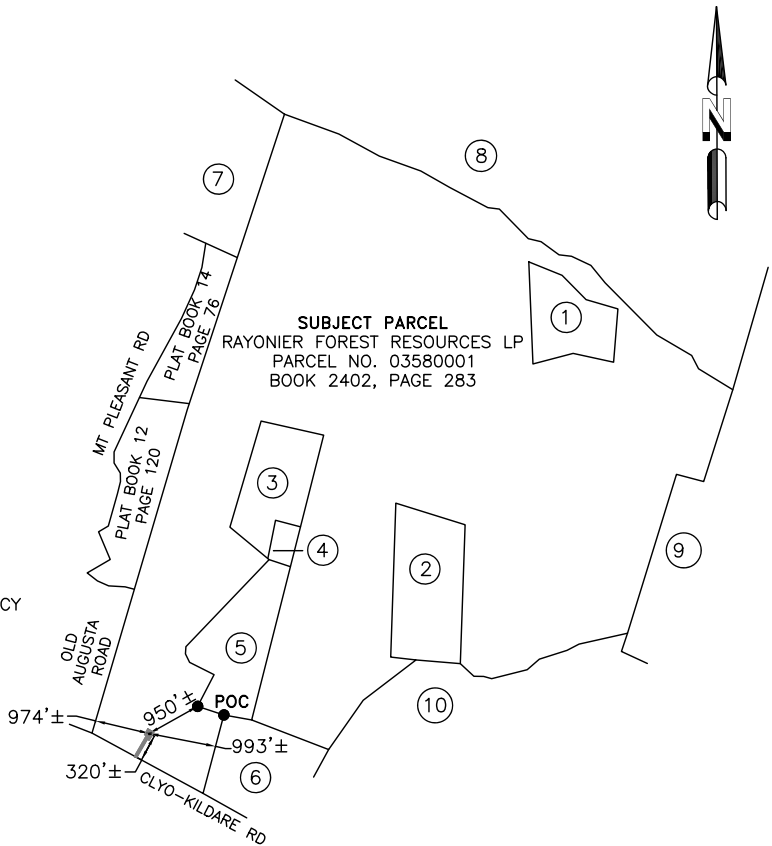
1:4,564
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

PARENT TRACT OVERVIEW

NOT TO SCALE

- 1 WURZ, CHARLES E TRUSTEE OF THE CHARLES E WURZ REVOCABLE TRUST
PARCEL NO. 03800001
BOOK 2950, PAGE 822
- 2 MORGAN, ASHLEY A & NORMA JEAN
PARCEL NO. 03800005
BOOK 2087, PAGE 288
- 3 HINELY, CHARLES & LORETTA
PARCEL NO. 03800002
BOOK 2842, PAGE 106
- 4 HINELY, GREGORY C
PARCEL NO. 03800003
BOOK 2842, PAGE 108
- 5 KESSLER, JEFF & KELBY
PARCEL NO. 03800004
BOOK 2854, PAGE 476
- 6 STONE, JERRY P
PARCEL NO. 03810030
BOOK 917, PAGE 231
- 7 HALL, WALTON AS TRUSTEE OF THE WALTON L. HALL REVOCABLE TRUST
PARCEL NO. 03570002
BOOK 2559, PAGE 905
- 8 H AND D HUNTING CLUB INC
PARCEL NO. 03790001
BOOK 284, PAGE 468
- 9 WATKINS, JOSEPH L JR. & RICHARD W & CROFT, PAMELA WATKINS & WHITTEN, NANCY
PARCEL NO. 03800006
BOOK 1587, PAGE 164
- 10 PINELAND HOLDING LP
PARCEL NO. 03810029
BOOK 2388, PAGE 195



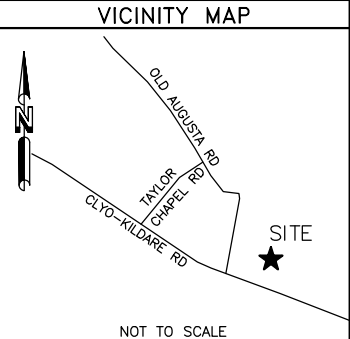
LINE	BEARING	DISTANCE
L1	N 67°33'34" W	305.10'
L2	S 45°40'24" W	868.79'
L3	S 60°00'00" E	80.00'
L4	S 30°00'00" W	80.00'
L5	N 60°00'00" W	80.00'
L6	N 30°00'00" E	80.00'
L7	S 30°00'00" W	30.00'
L8	N 60°00'00" W	25.00'
L9	S 30°00'00" W	249.69'±
L10	N 61°44'00" W	30.01'
L11	N 30°00'00" E	280.60'
L12	S 60°00'00" E	55.00'

TOWER INFO

CENTER OF TOWER:

LATITUDE: 32°31'23.740" NORTH
LONGITUDE: 81°19'11.582" WEST
(NAD 83)
GROUND ELEVATION: 93'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
CLYO-KILDARE ROAD
CLYO, GA 31303



GEORGIA EAST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
0°27'18.92989"

TRUE NORTH TO MAGNETIC
DECLINATION
7°22' W

COMBINED SCALE FACTOR
0.999978000

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - (R) = REFERENCED INFORMATION
 - (M) = MEASURED
 - ⊗ = POWER POLE
 - ⊥ = GUY ANCHOR
 - ⊞ = FIBER OPTIC CABLE MARKER
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = TEMPORARY BENCHMARK
 - SET P.K. NAIL IN ASPHALT
ELEVATION: 90.67'
- ROW --- = RIGHT-OF-WAY
--- op --- = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 13103C0075E, which bears an effective date of March 16, 2015 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

CLYO
NXGA-226
12TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA



RESERVED FOR CLERK OF COURT RECORDING INFORMATION

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com

SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

RAWLAND TOWER SURVEY

FOR: **SMW Engineering Group, Inc.**
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

NexTower
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
Phone: 352.363.5560
YOUR SIGNAL IS OUR EXPERIENCE

ENGINEERING GROUP, INC.

NO. 1
PROJECT NO. 25-0533
DRAWN BY: PH
CHECKED BY: CS
FIELD CREW: TM
APPROVED BY: MKD
DATE: 06/12/2025
SCALE: AS SHOWN
SHEET 1 OF 2

SUBJECT PARCEL (FROM TITLE)

Derivation: This being a portion of the identical property conveyed to Rayonier Atlantic Timber Company, a Delaware corporation by deed of Fiatp Timber LLC, a Delaware limited liability company, dated April 14, 2017 and recorded April 27, 2006 in Deed Book 2402 at Page 283 in the Office of the Clerk of Superior Court for Effingham County, Georgia.

80' X 80' LEASE AREA (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Book 2402, Page 283, in the Office of the Clerk of the Superior Court, Effingham County, Georgia, and lying in the 12th G.M. District, said Effingham County, Georgia, and being more particularly described as follows;
Commencing at a Concrete Monument found for an interior corner of said certain tract of land, and on the south line of a certain parcel of land as described and recorded in Book 2854, Page 476, in said Office of the Clerk of Superior Court, Effingham County, Georgia, and having Georgia East State Plane Coordinates of N:919350.05 E:918048.08; thence N 67°32'34" W, along said south line, a distance of 305.10 feet to a 1/2" iron pin found for an interior corner of said certain tract of land, and for the southwest corner of said certain parcel of land, having Georgia East State Plane Coordinates of N:919466.60, E:917766.12; thence S 45°40'24" W a distance of 868.79 feet to the Point of Beginning; thence S 60°00'00" E a distance of 80.00 feet to a point; thence S 30°00'00" W a distance of 80.00 feet to a point; thence N 60°00'00" W a distance of 80.00 feet to a point; thence N 30°00'00" E a distance of 80.00 feet to the Point of Beginning. Said above-described Lease Area contains 6,400.0 square feet or 0.15 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Book 2402, Page 283, in the Office of the Clerk of the Superior Court, Effingham County, Georgia, and lying in the 12th G.M. District, said Effingham County, Georgia, and being more particularly described as follows;
Commencing at a Concrete Monument found for an interior corner of said certain tract of land, and on the south line of a certain parcel of land as described and recorded in Book 2854, Page 476, in said Office of the Clerk of Superior Court, Effingham County, Georgia, and having Georgia East State Plane Coordinates of N:919350.05 E:918048.08; thence N 67°32'34" W, along said south line, a distance of 305.10 feet to a 1/2" iron pin found for an interior corner of said certain tract of land, and for the southwest corner of said certain parcel of land, having Georgia East State Plane Coordinates of N:919466.60, E:917766.12; thence S 45°40'24" W a distance of 868.79 feet to a point; thence S 60°00'00" E a distance of 80.00 feet to a point; thence S 30°00'00" W a distance of 80.00 feet to a point, and the Point of Beginning; thence S 30°00'00" W a distance of 30.00 feet to a point; thence N 60°00'00" W a distance of 25.00 feet to a point; thence S 30°00'00" W a distance of 249.69 feet, more or less, to a point on the northeasterly right-of-way line of Cloy-Kildare Road; thence N 61°44'00" W, along said northeasterly right-of-way line, a distance of 30.01 feet to a point; thence N 30°00'00" E a distance of 280.60 feet to a point; thence S 60°00'00" E a distance of 55.00 feet to the Point of Beginning. Said above-described Easement contains 9.154.4 square feet or 0.21 acres, more or less.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is May 22, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DM7137. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.



09-10-2025

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Timothy L. Fish
TIMOTHY L. FISH GAPLS # 003403

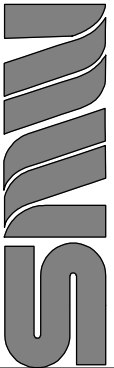
RESERVED FOR CLERK OF COURT RECORDING INFORMATION

PLOTTABLE EXCEPTIONS
Search Connect
Title Search Report, Commitment No. 010547-11
Date June 6, 2025 @ 8:00 am
Schedule B, Part II

Exception No.	Instrument	Comment
1-3,16,17,19		Standard exceptions. Contain no survey matters.
④	Bk. 2402, Pg. 283 Bk. 1554, Pg. 85 Bk. 574, Pg. 348 Bk. 230, Pg. 466 Bk. 176, Pg. 74	Does affect, blanket in nature.
⑤	Bk. 318, Pg. 16	Does not affect the lease area or easement.
⑥	Bk. 317, Pg. 491	Does not affect the lease area or easement.
⑦	Bk. 313, Pg. 564	Does not affect the lease area or easement.
⑧	Bk. 284, Pg. 468	Does not affect the lease area or easement.
⑨	Bk. 317, Pg. 494	Does not affect the lease area or easement.
⑩	Bk. 98, Pg. 340 Bk. 98, Pg. 364	Supportive document not supplied.
⑪	Bk. 110, Pg. 418	Supportive document not supplied.
⑫	Bk. 176, Pg. 74	Does affect, blanket in nature.
⑬	Bk. 284, Pg. 468	Does not affect the lease area or easement.
⑭	Bk. 1554, Pg. 110 Bk. 2402, Pg. 299 Bk. 2560, Pg. 775	Does affect, blanket in nature.
⑮	Bk. 2463, Pg. 481 Bk. 2591, Pg. 122	Does affect, blanket in nature.
⑱	Plat Cab. A, Pg. 180E Plat Bk. 11, Pg. 62	Contains no easements or encumbrances that affect.

FOR:
RAWLAND TOWER SURVEY
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
Phone: 352.363.5560
NexTower
YOUR SIGNAL IS OUR EXPERIENCE

SMW Engineering Group, Inc.
158 Business Center Drive
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Ph: 205-252-6985
www.smweng.com



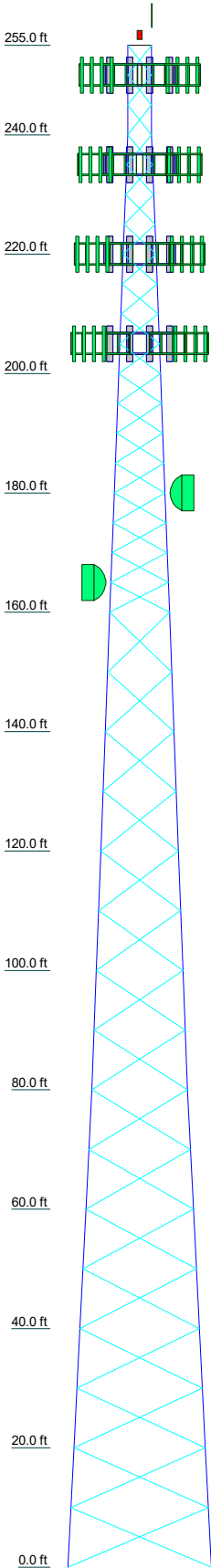
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CLYO
NXGA-226
12TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

NO.	1				
PROJECT NO.	25-0533				
DRAWN BY: PH	CHECKED BY: CS	FIELD CREW: TM	APPROVED BY: MKD	DATE: 06/12/2025	SCALE: N/A
					SHEET 2 OF 2

REVISION	TITLE	DATE	BY
		9/5/25	CS

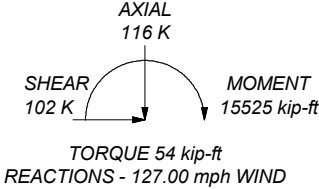
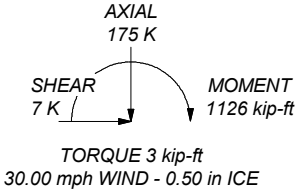
Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	
Legs	P3x216	P3.5x226	P6x28	P8x322	P10x365	P12x375	P12x375	P12x5						
Leg Grade	A572-50													
Diagonals	L2x2x3/16													
Diagonal Grade	A529-50													
Top Girts	N.A.													
Face Width (ft)	4	5.5	7	8.5	10	11.5	13	14.5	16	18	20	22	24	
# Panels @ (ft)	19 @ 5													
Weight (K)	0.7	1.0	1.9	2.7	3.0	3.6	4.3	4.6	5.7	6.0	6.1	6.5	52.0	



ALL REACTIONS
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 786 K
SHEAR: 66 K

UPLIFT: -694 K
SHEAR: 60 K



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Beacon Lighting	255	WD13X53 Antenna Mounting Frame	220
Lightning Rod 9/16x10'	255	WD13X53 Antenna Mounting Frame	220
Carrier 1 - 30,000 sq in	250	WD13X53 Antenna Mounting Frame	220
WD13X53 Antenna Mounting Frame	250	Carrier 4 - 25,000 sq in	205
WD13X53 Antenna Mounting Frame	250	WD13X53 Antenna Mounting Frame	205
WD13X53 Antenna Mounting Frame	250	WD13X53 Antenna Mounting Frame	205
Carrier 2 - 25,000 sq in	235	WD13X53 Antenna Mounting Frame	205
WD13X53 Antenna Mounting Frame	235	Dish Mount	180
WD13X53 Antenna Mounting Frame	235	6 FT DISH	180
WD13X53 Antenna Mounting Frame	235	Dish Mount	165
Carrier 3 - 25,000 sq in	220	6 FT DISH	165

MATERIAL STRENGTH

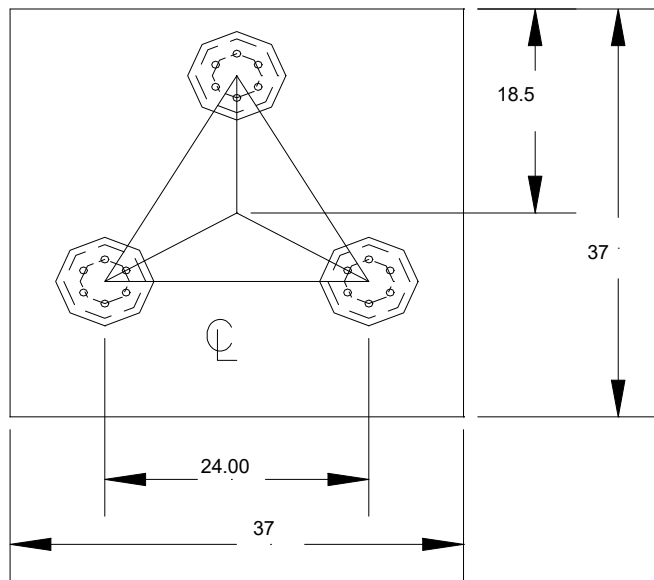
GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A529-50	50 ksi	65 ksi

TOWER DESIGN NOTES

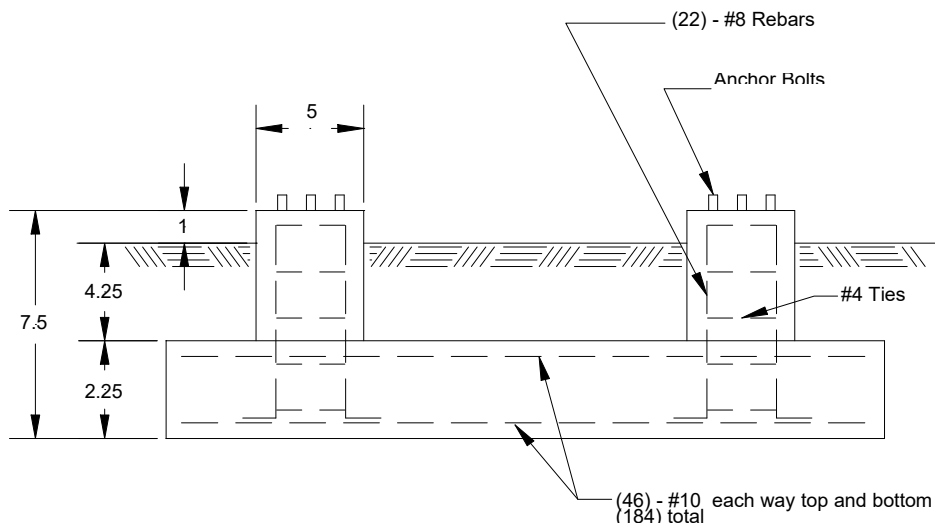
- Tower is located in Effingham County, Georgia.
- Tower designed for Exposure C to the TIA-222-H Standard.
- Tower designed for a 127.00 mph basic wind in accordance with the TIA-222-H Standard.
- Tower is also designed for a 30.00 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
- Deflections are based upon a 60.00 mph wind.
- Tower Risk Category II.
- Topographic Category 1 with Crest Height of 0 ft
- 100' Fall Radius
- TOWER RATING: 96.2%

World Tower Company, Inc.			Job: 255' WSSTP Tower / Run C2509-041		
1213 Compressor Dr			Project: CLYO		
Mayfield, KY			Client: NexTower	Drawn by: Cort Walker	App'd:
Phone: 270-247-3642			Code: TIA-222-H	Date: 09/30/25	Scale: NTS
FAX:			Path:		Dwg No. E-1

\\worldtower\World Tower\Engineering\25-Bld Run\250909 - September\C2509-041 redtower 255.sst\Run Data\C2509-041.et



125.54CU. YDS.
CONCRETE REQUIRED



GENERAL NOTES

1. CONCRETE TO HAVE 4000 PSI MIN. COMPRESSIVE STRENGTH AFTER 28 DAYS.
2. REINFORCEMENT STEEL IS DEFORMED AND MEETS THE REQUIREMENTS OF ASTM A615 GRADE 60.
3. EMBEDDED STEEL TO HAVE 3" MIN. CONCRETE COVER.

TITLE:

C2509-041



**WORLD TOWER
COMPANY, INC.**

SCALE	DRN.	CKD.	DATE
FILE	DRAWING NO.		



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

Aeronautical Study No.
2025-ASO-13066-OE

Issued Date: 08/29/2025

NEXTOWER DEVELOPMENT GROUP II, LLC
DAVID BOEFF
905 NW 56th Terrace
Suite A
Gainesville, FL 32605

**** 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 NXGA-226 Cylo
County, State: Effingham, Georgia

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	32-31-23.74N	81-19-11.58W	93 Ft	265 Ft	358 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:

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 03/01/2027 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. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-13066-OE.

Signature Control No: 664070807-675230268

(DNE)

natalie.schmalbeck@faa.gov

Technician

Attachment(s)

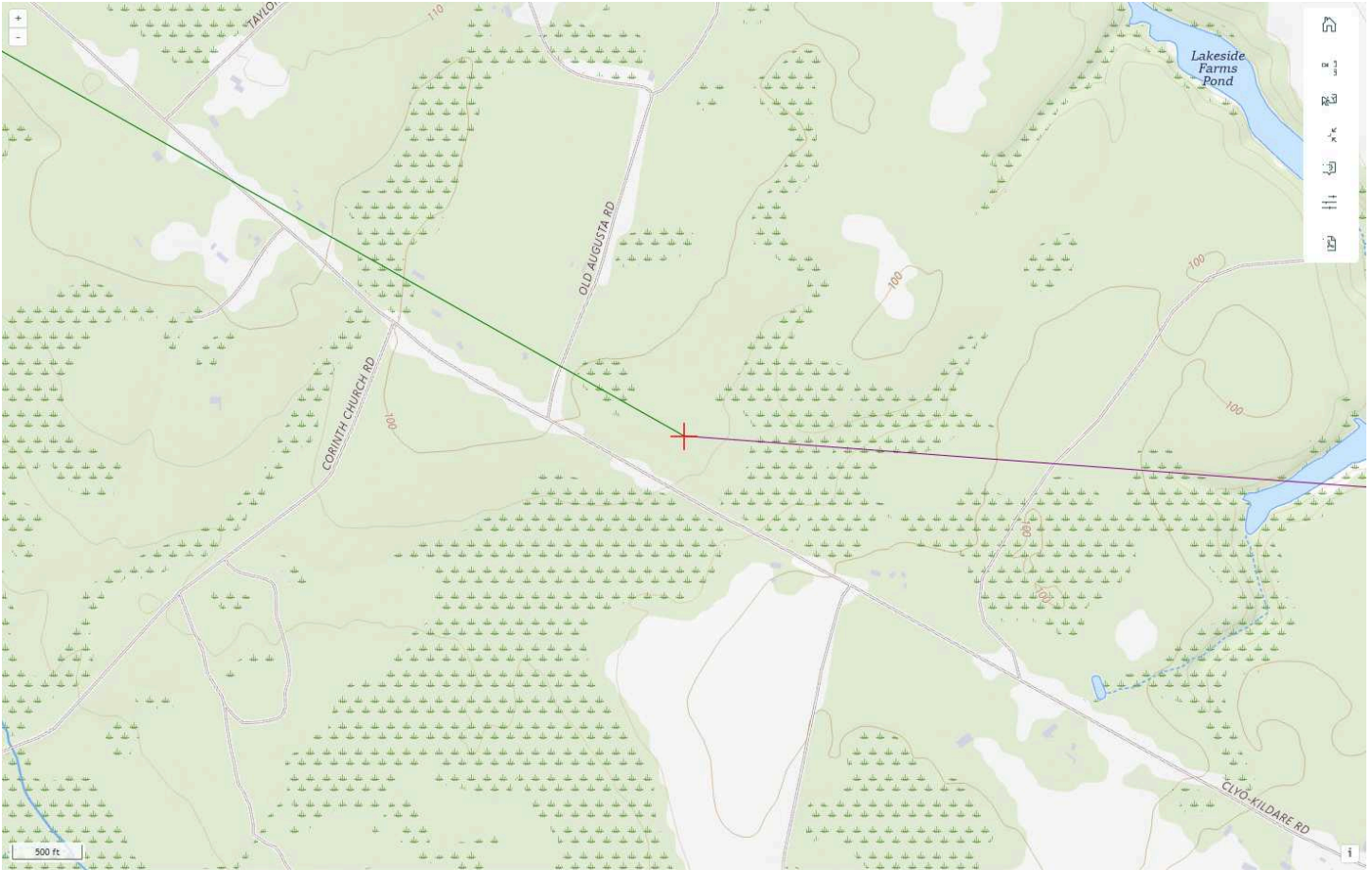
Frequency Data

Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-13066-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
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



SUBJECT PARCEL (FROM TITLE)

Derivation: This being a portion of the identical property conveyed to Rayonier Atlantic Timber Company, a Delaware corporation by deed of Fiatp Timber LLC, a Delaware limited liability company, dated April 14, 2017 and recorded April 27, 2006 in Deed Book 2402 at Page 283 in the Office of the Clerk of Superior Court for Effington County, Georgia.

80' X 80' LEASE AREA (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Book 2402, Page 283, in the Office of the Clerk of the Superior Court, Effingham County, Georgia, and lying in the 12th G.M. District, said Effingham County, Georgia, and being more particularly described as follows;

Commencing at a Concrete Monument found for an interior corner of said certain tract of land, and on the south line of a certain parcel of land as described and recorded in Book 2854, Page 476, in said Office of the Clerk of Superior Court, Effingham County, Georgia, and having Georgia East State Plane Coordinates of N:919350.05 E:918048.08; thence N 67°32'34" W, along said south line, a distance of 305.10 feet to a 1/2" iron pin found for an interior corner of said certain tract of land, and for the southwest corner of said certain parcel of land, having Georgia East State Plane Coordinates of N:919466.60, E:917766.12; thence S 45°40'24" W a distance of 868.79 feet to the Point of Beginning; thence S 60°00'00" E a distance of 80.00 feet to a point; thence S 30°00'00" W a distance of 80.00 feet to a point; thence N 60°00'00" W a distance of 80.00 feet to a point; thence N 30°00'00" E a distance of 80.00 feet to the Point of Beginning. Said above-described Lease Area contains 6,400.0 square feet or 0.15 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of a certain tract of land as described and recorded in Book 2402, Page 283, in the Office of the Clerk of the Superior Court, Effingham County, Georgia, and lying in the 12th G.M. District, said Effingham County, Georgia, and being more particularly described as follows;

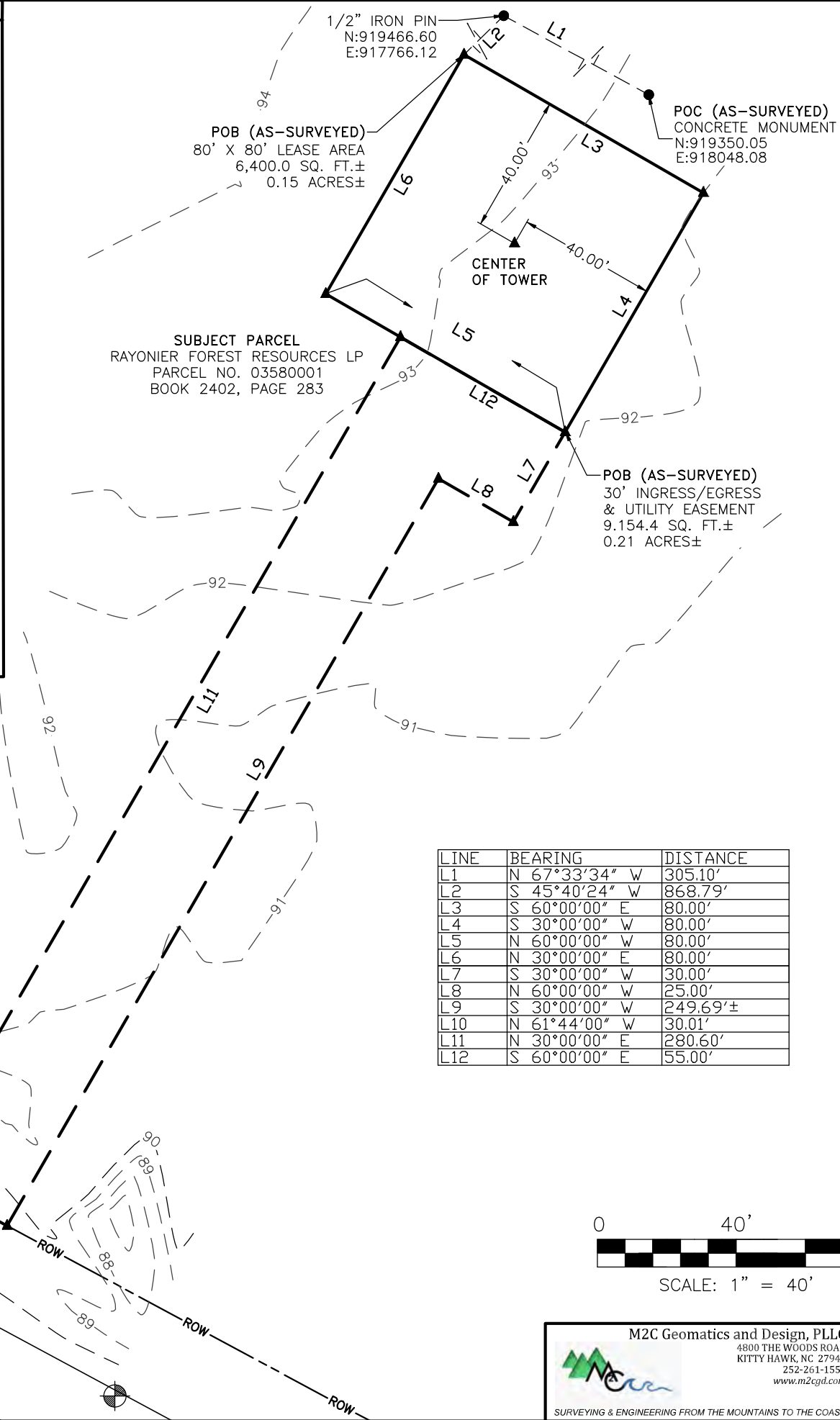
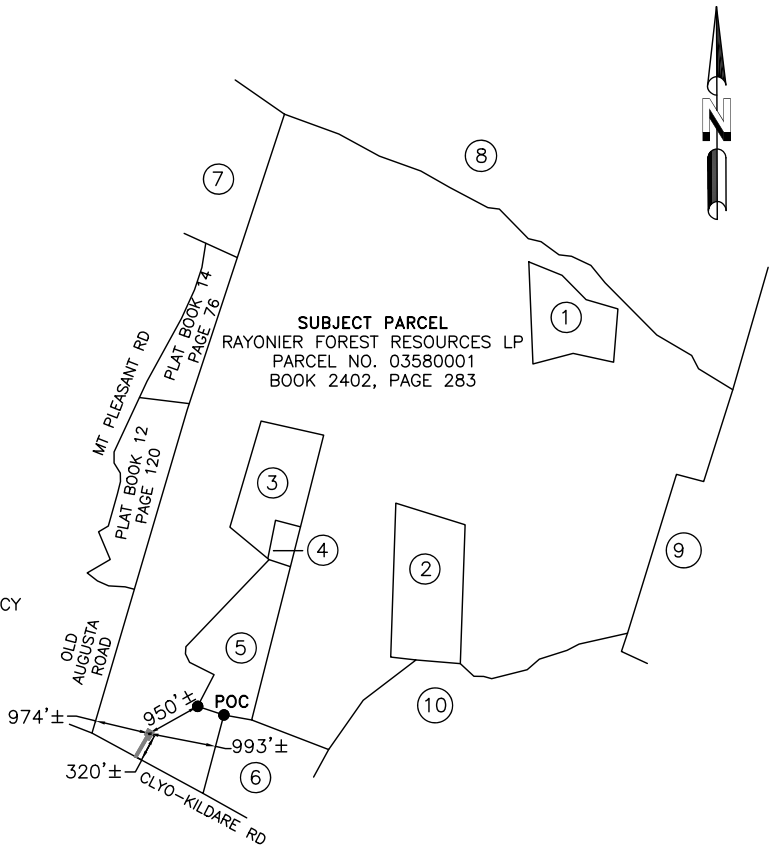
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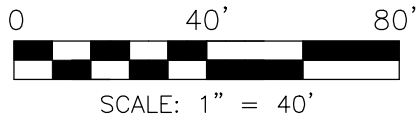
PARENT TRACT OVERVIEW

NOT TO SCALE

- 1 WURZ, CHARLES E TRUSTEE OF THE CHARLES E WURZ REVOCABLE TRUST
PARCEL NO. 03800001
BOOK 2950, PAGE 822
- 2 MORGAN, ASHLEY A & NORMA JEAN
PARCEL NO. 03800005
BOOK 2087, PAGE 288
- 3 HINELY, CHARLES & LORETTA
PARCEL NO. 03800002
BOOK 2842, PAGE 106
- 4 HINELY, GREGORY C
PARCEL NO. 03800003
BOOK 2842, PAGE 108
- 5 KESSLER, JEFF & KELBY
PARCEL NO. 03800004
BOOK 2854, PAGE 476
- 6 STONE, JERRY P
PARCEL NO. 03810030
BOOK 917, PAGE 231
- 7 HALL, WALTON AS TRUSTEE OF THE WALTON L. HALL REVOCABLE TRUST
PARCEL NO. 03570002
BOOK 2559, PAGE 905
- 8 H AND D HUNTING CLUB INC
PARCEL NO. 03790001
BOOK 284, PAGE 468
- 9 WATKINS, JOSEPH L JR. & RICHARD W & CROFT, PAMELA WATKINS & WHITTEN, NANCY
PARCEL NO. 03800006
BOOK 1587, PAGE 164
- 10 PINELAND HOLDING LP
PARCEL NO. 03810029
BOOK 2388, PAGE 195



LINE	BEARING	DISTANCE
L1	N 67°33'34" W	305.10'
L2	S 45°40'24" W	868.79'
L3	S 60°00'00" E	80.00'
L4	S 30°00'00" W	80.00'
L5	N 60°00'00" W	80.00'
L6	N 30°00'00" E	80.00'
L7	S 30°00'00" W	30.00'
L8	N 60°00'00" W	25.00'
L9	S 30°00'00" W	249.69'±
L10	N 61°44'00" W	30.01'
L11	N 30°00'00" E	280.60'
L12	S 60°00'00" E	55.00'



M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgeod.com

SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

TOWER INFO

CENTER OF TOWER:

LATITUDE: 32°31'23.740" NORTH
LONGITUDE: 81°19'11.582" WEST
(NAD 83)
GROUND ELEVATION: 93'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
CLYO-KILDARE ROAD
CLYO, GA 31303

VICINITY MAP

GEORGIA EAST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
0°27'18.92989"

TRUE NORTH TO MAGNETIC
DECLINATION
7°22' W

COMBINED SCALE FACTOR
0.999978000

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊥ = GUY ANCHOR
- ⊞ = FIBER OPTIC CABLE MARKER
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = TEMPORARY BENCHMARK
- SET P.K. NAIL IN ASPHALT
ELEVATION: 90.67'

--- ROW --- = RIGHT-OF-WAY
--- op --- = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 13103C0075E, which bears an effective date of March 16, 2015 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

**CLYO
NXGA-226
12TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA**



RESERVED FOR CLERK OF COURT RECORDING INFORMATION

RAWLAND TOWER SURVEY

FOR: **SMW Engineering Group, Inc.**
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

NexTower
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
Phone: 352.363.5560
YOUR SIGNAL IS OUR EXPERIENCE

ENGINEERING GROUP, INC.

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SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is May 22, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DM7137. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.



09-10-2025

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Timothy L. Fish
TIMOTHY L. FISH GAPLS # 003403

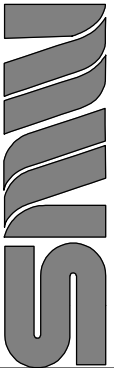
RESERVED FOR CLERK OF COURT RECORDING INFORMATION

PLOTTABLE EXCEPTIONS
Search Connect
Title Search Report, Commitment No. 010547-11
Date June 6, 2025 @ 8:00 am
Schedule B, Part II

Exception No.	Instrument	Comment
1-3,16,17,19		Standard exceptions. Contain no survey matters.
④	Bk. 2402, Pg. 283 Bk. 1554, Pg. 85 Bk. 574, Pg. 348 Bk. 230, Pg. 466 Bk. 176, Pg. 74	Does affect, blanket in nature.
⑤	Bk. 318, Pg. 16	Does not affect the lease area or easement.
⑥	Bk. 317, Pg. 491	Does not affect the lease area or easement.
⑦	Bk. 313, Pg. 564	Does not affect the lease area or easement.
⑧	Bk. 284, Pg. 468	Does not affect the lease area or easement.
⑨	Bk. 317, Pg. 494	Does not affect the lease area or easement.
⑩	Bk. 98, Pg. 340 Bk. 98, Pg. 364	Supportive document not supplied.
⑪	Bk. 110, Pg. 418	Supportive document not supplied.
⑫	Bk. 176, Pg. 74	Does affect, blanket in nature.
⑬	Bk. 284, Pg. 468	Does not affect the lease area or easement.
⑭	Bk. 1554, Pg. 110 Bk. 2402, Pg. 299 Bk. 2560, Pg. 775	Does affect, blanket in nature.
⑮	Bk. 2463, Pg. 481 Bk. 2591, Pg. 122	Does affect, blanket in nature.
⑰	Plat Cab. A, Pg. 180E Plat Bk. 11, Pg. 62	Contains no easements or encumbrances that affect.

FOR:
RAWLAND TOWER SURVEY
905 NW 56th Terrace, Suite A
Gainesville, Florida 32605
Phone: 352.363.5560
NexTower
YOUR SIGNAL IS OUR EXPERIENCE

SMW Engineering Group, Inc.
158 Business Center Drive
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SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

CLYO
NXGA-226
12TH G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

NO.	1				
PROJECT NO.	25-0533				
DRAWN BY: PH	CHECKED BY: CS	FIELD CREW: TM	APPROVED BY: MKD	DATE: 06/12/2025	SCALE: N/A
					SHEET 2 OF 2

REVISION	TITLE	DATE	BY
		9/5/25	CS

GENERAL NOTES:

1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

OWNER

-

NEXTOWER

ENGINEER

-

SMW ENGINEERING GROUP, INC.

CONTRACTOR

-

GENERAL CONTRACTOR (CONSTRUCTION)
2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.
4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.
6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.
7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.
8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.
10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. (3) UPON COMPLETION, CONSTRUCTION AND CONSTRUCTION STAGING AREA SHALL BE LEFT IN AS GOOD OR BETTER CONDITION THAN PRIOR TO CONSTRUCTION.
12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.
14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

SITE WORK NOTES:

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.
6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.
7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES,IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.
11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.
12. IN THE EVENT THAT ARCHAEOLOGICAL AND HISTORICAL RESOURCES ARE ENCOUNTERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL HALT AND THE COUNTY ENVIRONMENTAL DIVISION SHALL BE CONTACTED IMMEDIATELY.

STRUCTURAL STEEL NOTES:

1. MATERIAL:

A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".

B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.

F. ALL NON_STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.
3. WELDING:

A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.

B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.

C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.
4. ALL BOLTS SHALL BE GALVANIZED ¾" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.
5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.
7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN ⅛ INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.
11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.



905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605



ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

NEXTOWER SITE NAME
CLYO

NEXTOWER SITE NUMBER
NXGA-226

SITE ADDRESS
CLYO-KILDARE ROAD
SHAWNEE, GA 31303

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	08/14/25
B	CLIENT REVIEW	CLW	08/19/25
0	CONSTRUCTION	CLW	10/29/25

CA# PEF005625



10/29/25

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ENGINEER, TO ALTER THIS DOCUMENT.

GENERAL NOTES

SHEET NUMBER:

G-1

SMW JOB #25-0533

SUBJECT PROPERTY IS LOCATED IN PANEL
#13103C0075E, DATED 03/16/2015
AND IS IN THE BASE FLOOD ZONE "X"
AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE:
INFORMATION FOR SITE PLAN TAKEN FROM A
SURVEY BY SMW ENGINEERING, DATED
09/10/25

TOWER SETBACKS:
CENTER OF TOWER TO PARENT TRACT LINE
NORTH..... 950'±
EAST..... 993'±
SOUTH..... 320'±
WEST..... 974'±

NOTE:
THERE ARE NO RESIDENTIAL STRUCTURES
WITHIN 1000' OF THE PROPOSED TOWER

400' 0' 200' 400'
FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 200'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 400'

NexTower
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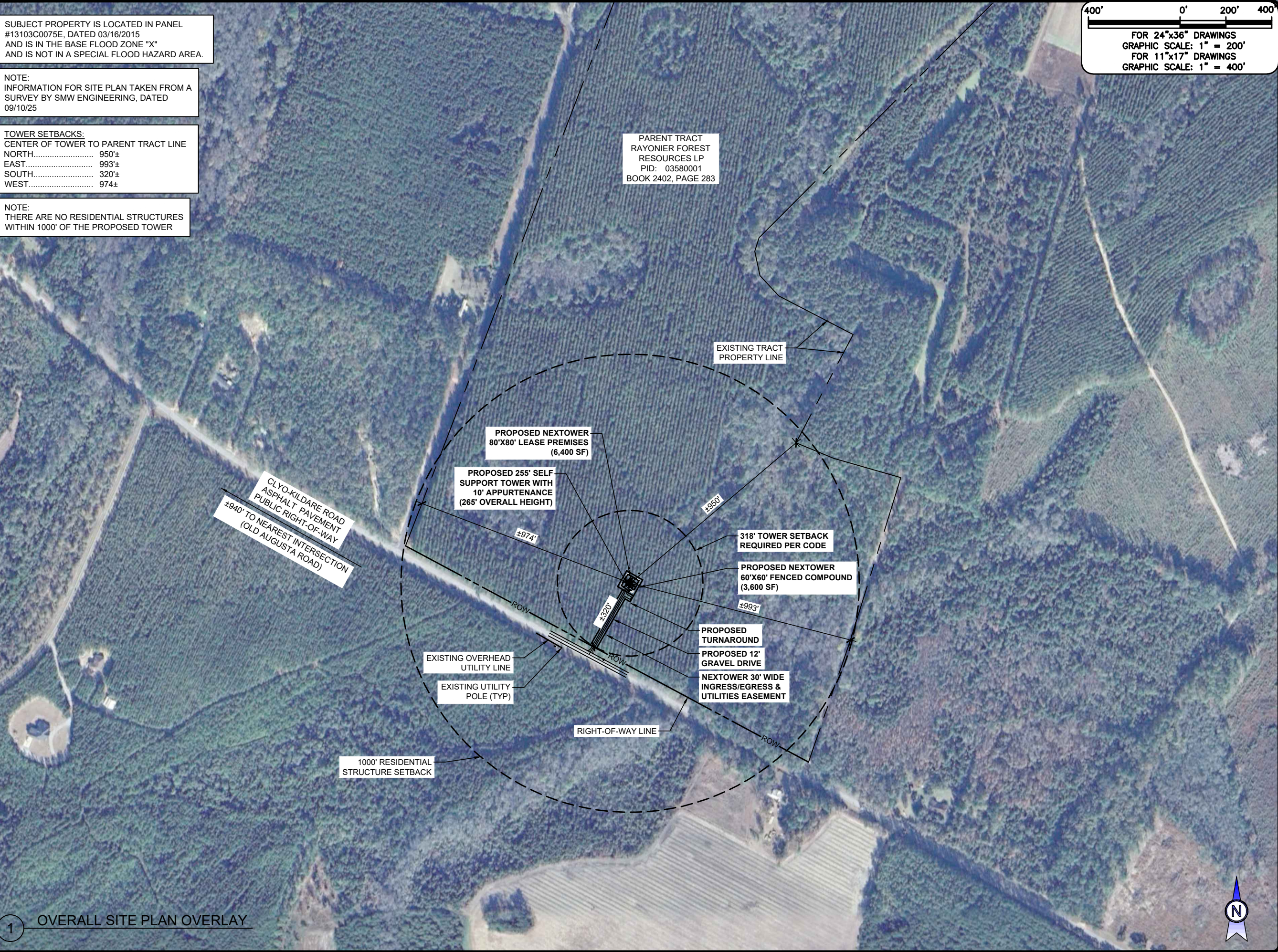
CA# PEF005625

GEORGIA
REGISTERED
No. PE37208
PROFESSIONAL ENGINEER
Jeremy B. Sharp
10/29/25

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OVERALL SITE PLAN
OVERLAY

SHEET NUMBER:
C-1



SUBJECT PROPERTY IS LOCATED IN PANEL #13103C0075E, DATED 03/16/2015 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE:
INFORMATION FOR SITE PLAN TAKEN FROM A SURVEY BY SMW ENGINEERING, DATED 09/10/25

TOWER SETBACKS:
CENTER OF TOWER TO PARENT TRACT LINE
NORTH..... 950'±
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SOUTH..... 320'±
WEST..... 974'±

NOTE:
THERE ARE NO RESIDENTIAL STRUCTURES WITHIN 1000' OF THE PROPOSED TOWER

400'0'200'400'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 200'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 400'

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SITE ADDRESS
CLYO-KILDARE ROAD
SHAWNEE, GA 31303

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0	CONSTRUCTION	CLW	10/29/25

CA# PEF005625

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PROFESSIONAL ENGINEER

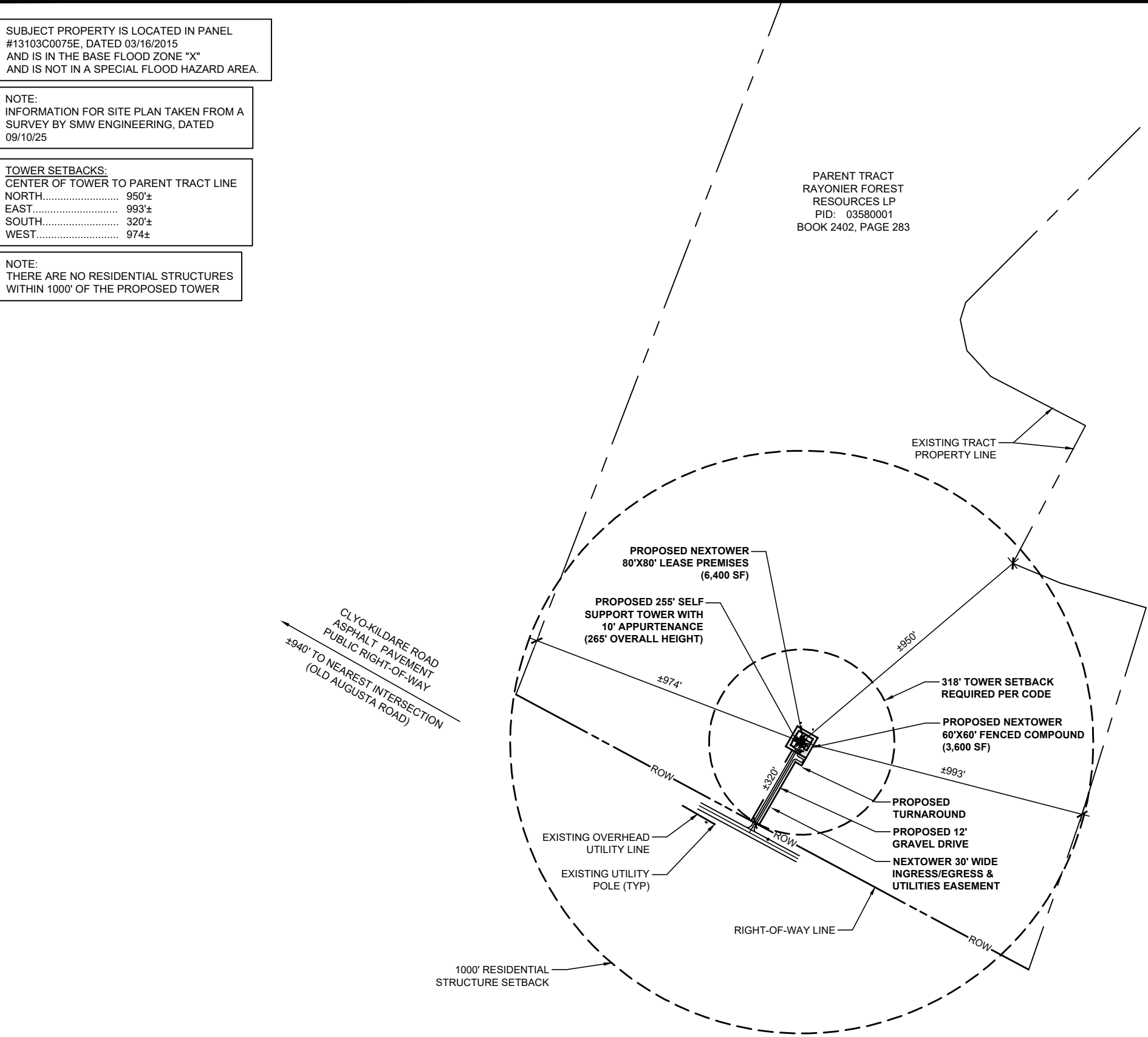
Jeremy D. Sharp

10/29/25

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OVERALL SITE PLAN

SHEET NUMBER:
C-1.1



SMW JOB #25-0533

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NOTE:
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TOWER SETBACKS:
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WEST..... 974'±

NOTE:
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400' 0' 200' 400'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 200'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 400'

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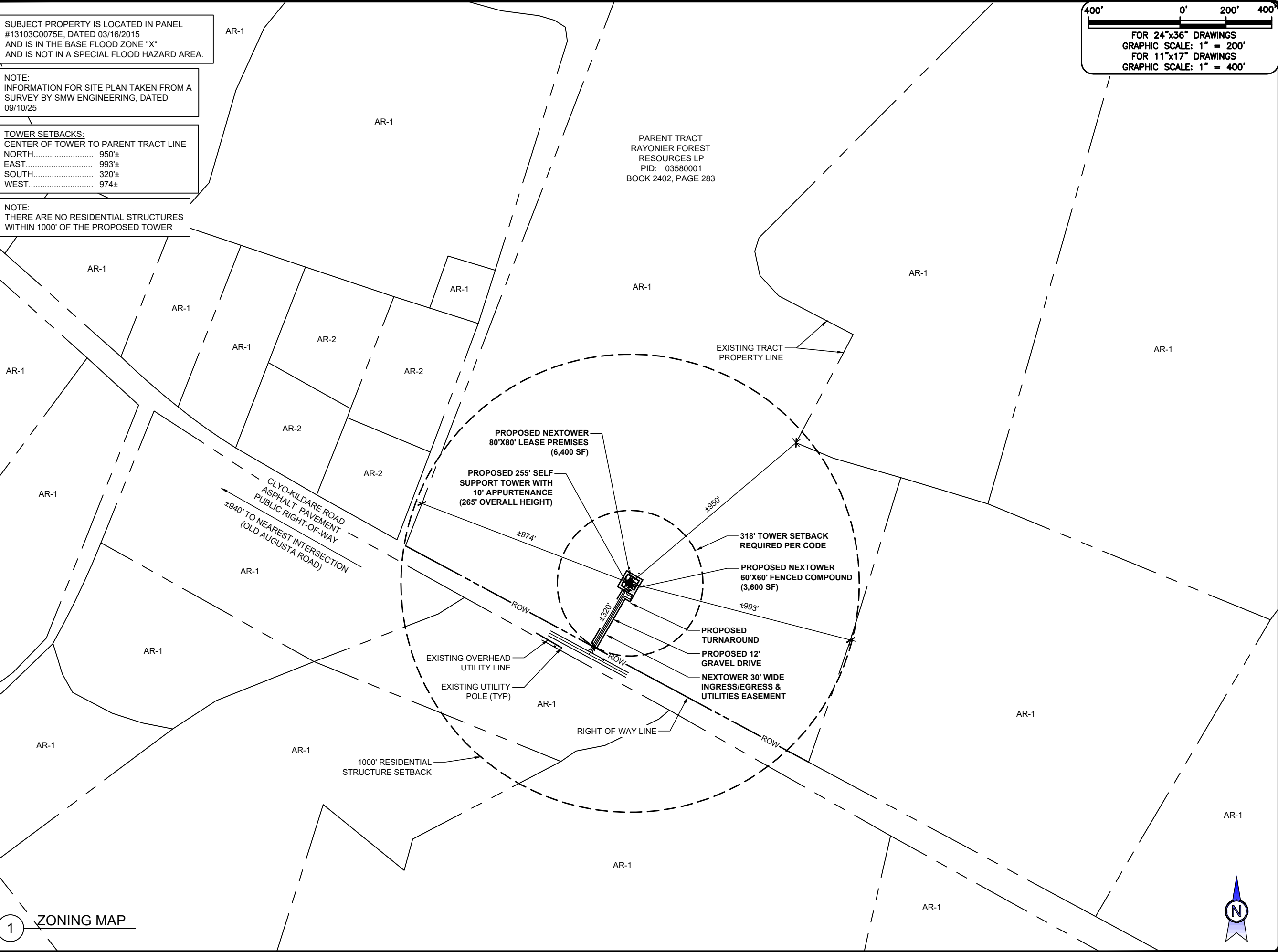


10/29/25

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ZONING MAP

SHEET NUMBER:
C-1.2



1 ZONING MAP



SMW JOB #25-0533

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NOTE:
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TOWER SETBACKS:
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NORTH..... 950'±
EAST..... 993'±
SOUTH..... 320'±
WEST..... 974'±

NOTE:
THERE ARE NO RESIDENTIAL STRUCTURES WITHIN 1000' OF THE PROPOSED TOWER

80'0'40'80'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1" = 40'
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1" = 80'

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CA# PEF005625

GEORGIA

REGISTERED

No. PE37208

PROFESSIONAL ENGINEER

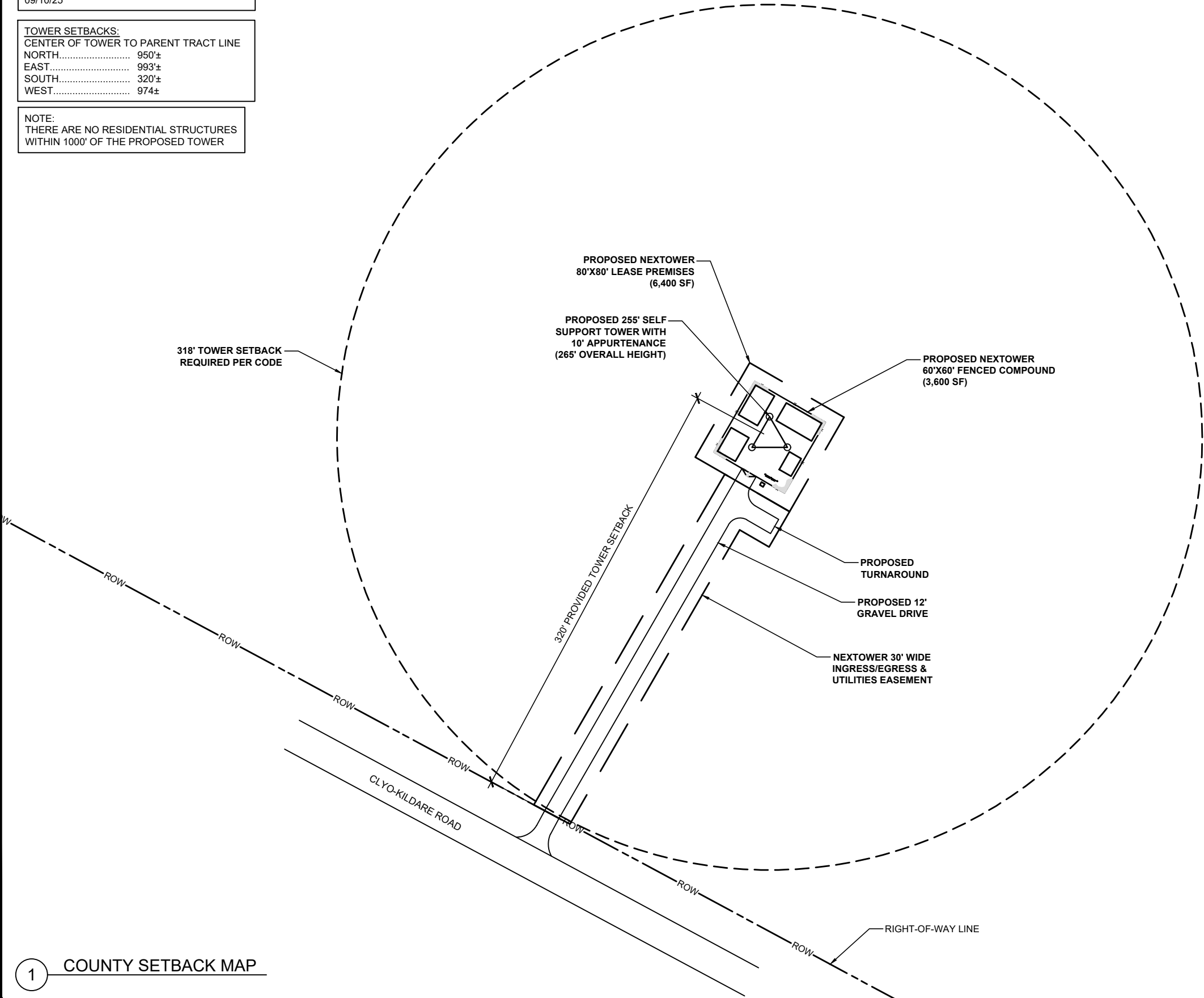
Jeremy D. Sharp

10/29/25

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COUNTY SETBACK MAP

SHEET NUMBER:
C-1.3



PROPOSED SITE CALCULATIONS

TOTAL LEASE AREA
6,400 S.F. OR 0.15 AC
TOTAL COMPOUND AREA
3,600 S.F. OR 0.08 AC
TOTAL COMPOUND IMPERVIOUS AREA (INCLUDING FUTURE AREAS)
1,334.62 S.F. OR 0.03 AC
TOTAL COMPOUND SEMI-IMPERVIOUS AREA
2,265.38 S.F. OR 0.05 AC
TOTAL ACCESS DRIVE SEMI-IMPERVIOUS AREA
3,884.68 S.F. OR 0.09 AC
OVERALL TOTAL IMPERVIOUS / SEMI-IMPERVIOUS AREA
7,484.68 S.F. OR 0.17 AC

TOTAL LEASE AREA
6,400 S.F. OR 0.15 AC

TOTAL COMPOUND AREA
3,600 S.F. OR 0.08 AC

TOTAL COMPOUND IMPERVIOUS AREA
(INCLUDING FUTURE AREAS)
1,334.62 S.F. OR 0.03 AC

TOTAL COMPOUND SEMI-IMPERVIOUS AREA
2,265.38 S.F. OR 0.05 AC

TOTAL ACCESS DRIVE SEMI-IMPERVIOUS AREA
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OVERALL TOTAL IMPERVIOUS / SEMI-IMPERVIOUS AREA
7,484.68 S.F. OR 0.17 AC

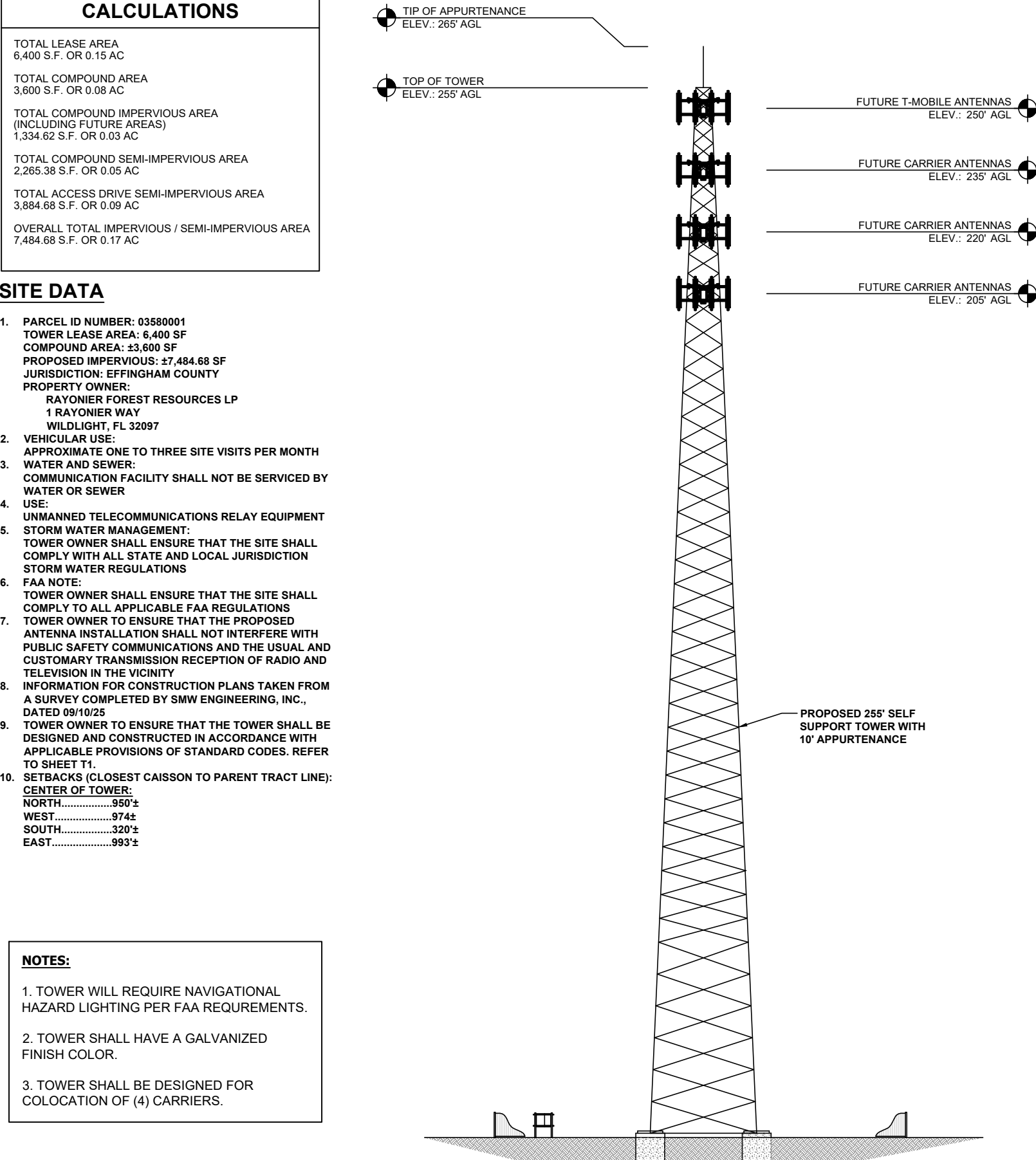
SITE DATA

1. PARCEL ID NUMBER: 03580001
TOWER LEASE AREA: 6,400 SF
COMPOUND AREA: $\pm 3,600$ SF
PROPOSED IMPERVIOUS: $\pm 7,484.68$ SF
JURISDICTION: EFFINGHAM COUNTY
PROPERTY OWNER:
RAYONIER FOREST RESOURCES LP
1 RAYONIER WAY
WILDLIGHT, FL 32097
2. VEHICULAR USE:
APPROXIMATE ONE TO THREE SITE VISITS PER MONTH
3. WATER AND SEWER:
COMMUNICATION FACILITY SHALL NOT BE SERVICED BY
WATER OR SEWER
4. USE:
UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT
5. STORM WATER MANAGEMENT:
TOWER OWNER SHALL ENSURE THAT THE SITE SHALL
COMPLY WITH ALL STATE AND LOCAL JURISDICTION
STORM WATER REGULATIONS
6. FAA NOTE:
TOWER OWNER SHALL ENSURE THAT THE SITE SHALL
COMPLY TO ALL APPLICABLE FAA REGULATIONS
7. TOWER OWNER TO ENSURE THAT THE PROPOSED
ANTENNA INSTALLATION SHALL NOT INTERFERE WITH
PUBLIC SAFETY COMMUNICATIONS AND THE USUAL AND
CUSTOMARY TRANSMISSION RECEPTION OF RADIO AND
TELEVISION IN THE VICINITY
8. INFORMATION FOR CONSTRUCTION PLANS TAKEN FROM
A SURVEY COMPLETED BY SMW ENGINEERING, INC.,
DATED 09/10/25
9. TOWER OWNER TO ENSURE THAT THE TOWER SHALL BE
DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH
APPLICABLE PROVISIONS OF STANDARD CODES. REFERENCE
TO SHEET T1.
10. SETBACKS (CLOSEST CAISSON TO PARENT TRACT LINE)
CENTER OF TOWER:
NORTH.....950'±
WEST.....974'±
SOUTH.....320'±
EAST.....993'±

NOTES:

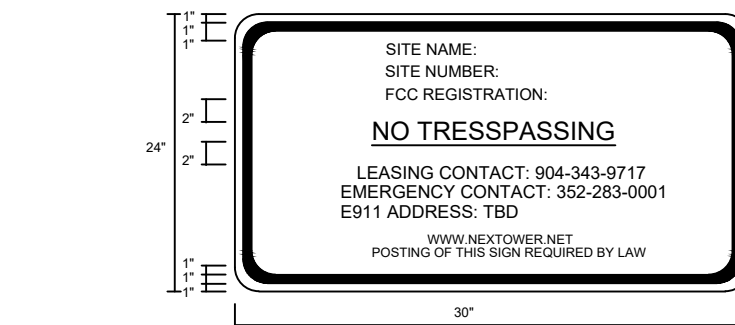
1. TOWER WILL REQUIRE NAVIGATIONAL HAZARD LIGHTING PER FAA REQUIREMENTS.
2. TOWER SHALL HAVE A GALVANIZED FINISH COLOR.
3. TOWER SHALL BE DESIGNED FOR COLOCATION OF (4) CARRIERS.

1. TOWER WILL REQUIRE NAVIGATIONAL HAZARD LIGHTING PER FAA REQUIREMENTS.
2. TOWER SHALL HAVE A GALVANIZED FINISH COLOR.
3. TOWER SHALL BE DESIGNED FOR COLOCATION OF (4) CARRIERS.



2 COMPOUND GRAVEL DETAIL

(2) SCALE: N.T.S.



1" BORDER - 3" RADII
COLOR:
BACKGROUND/ WHITE
LEGEND AND BORDER/ BLACK

ALL LETTERS 1 1/2" SERIES C PER FDOT
INDEX NUMBER 17355

1" SPACING BETWEEN LINES OF TEXT

② GATE SIGNAGE DETAIL

3 SCALE: N.T.S.



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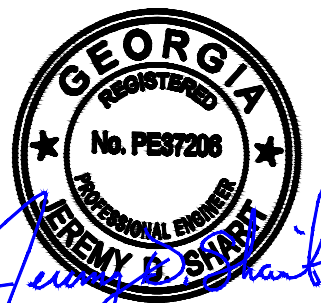
NEXTOWER SITE NAME
CLYO

NEXTOWER SITE NUMBER
NXGA-226

SITE ADDRESS
CLYO-KILDARE ROAD
SHAWNEE, GA 31303

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	08/14/25
B	CLIENT REVIEW	CLW	08/19/25
0	CONSTRUCTION	CLW	10/29/25

CA# PEF005625



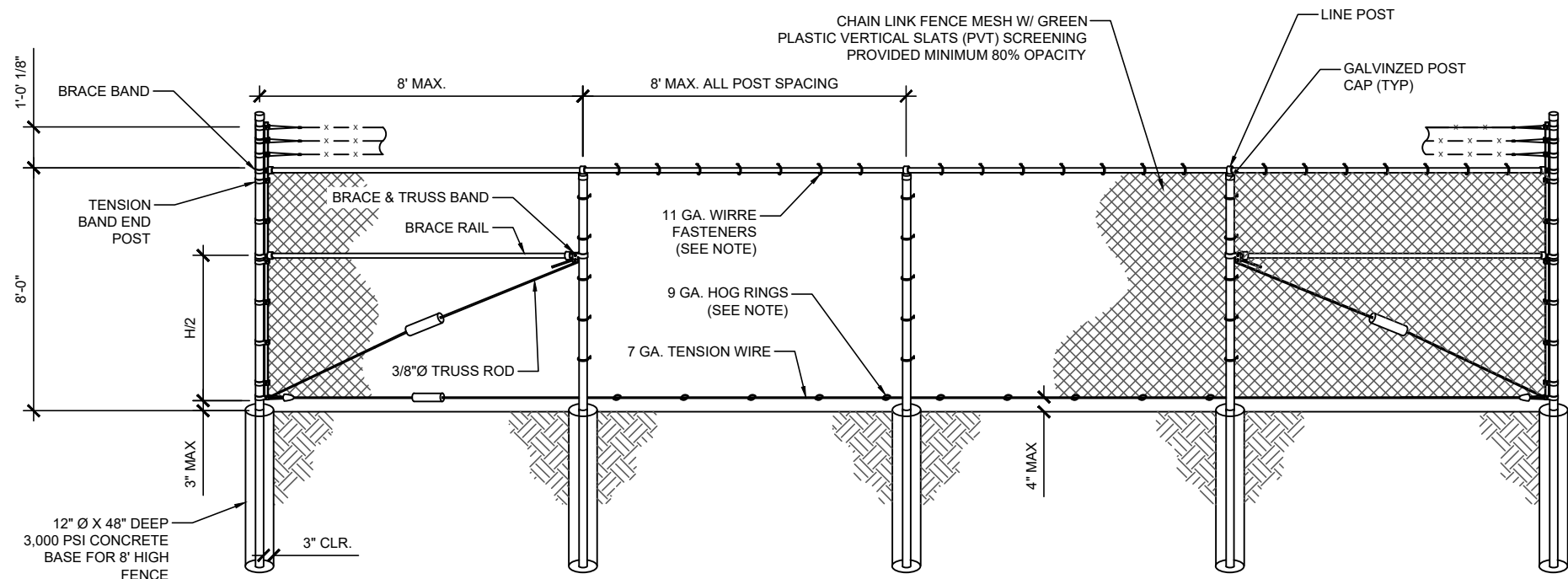
10/29/25

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TOWER ELEVATION

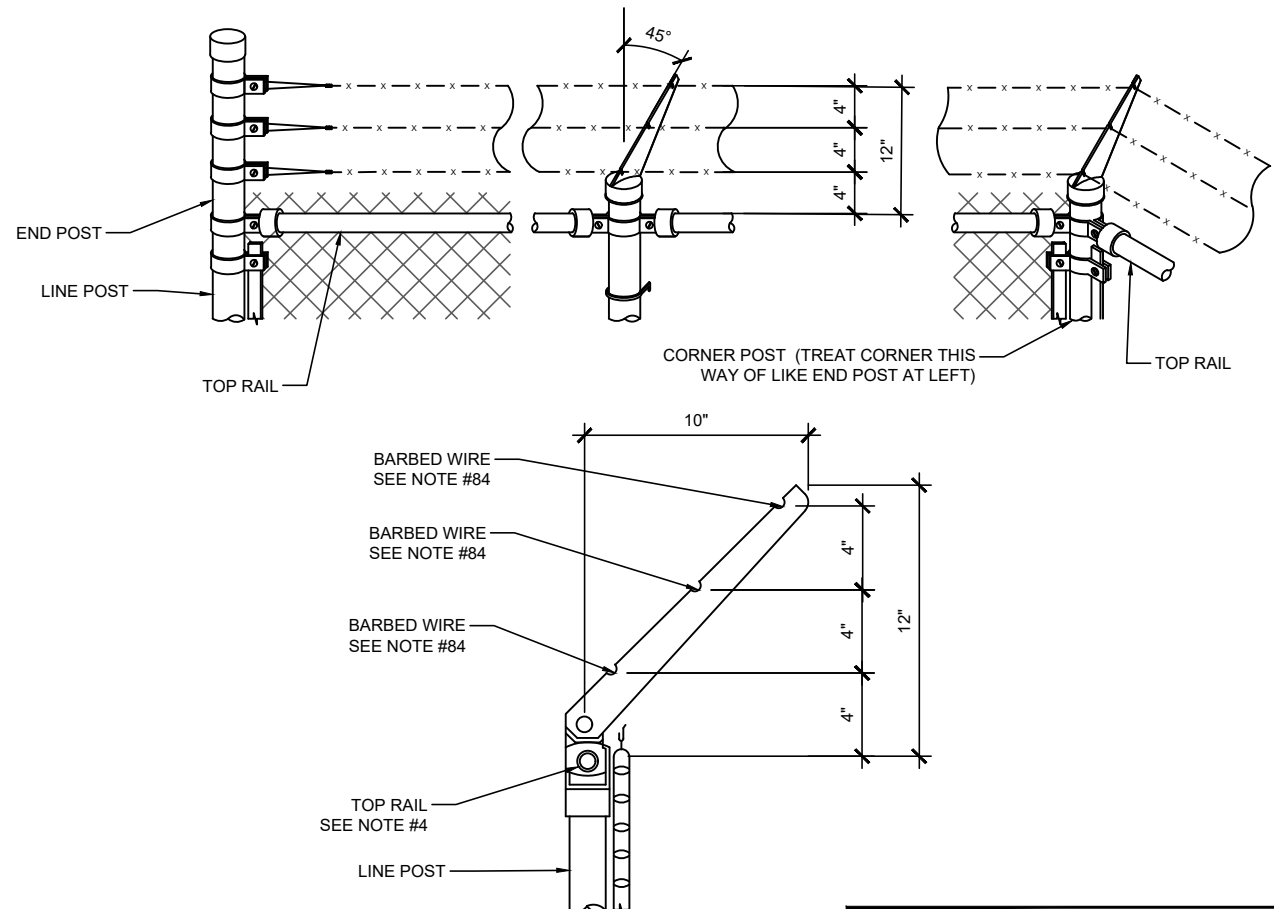
SHEET NUMBER:

C-3



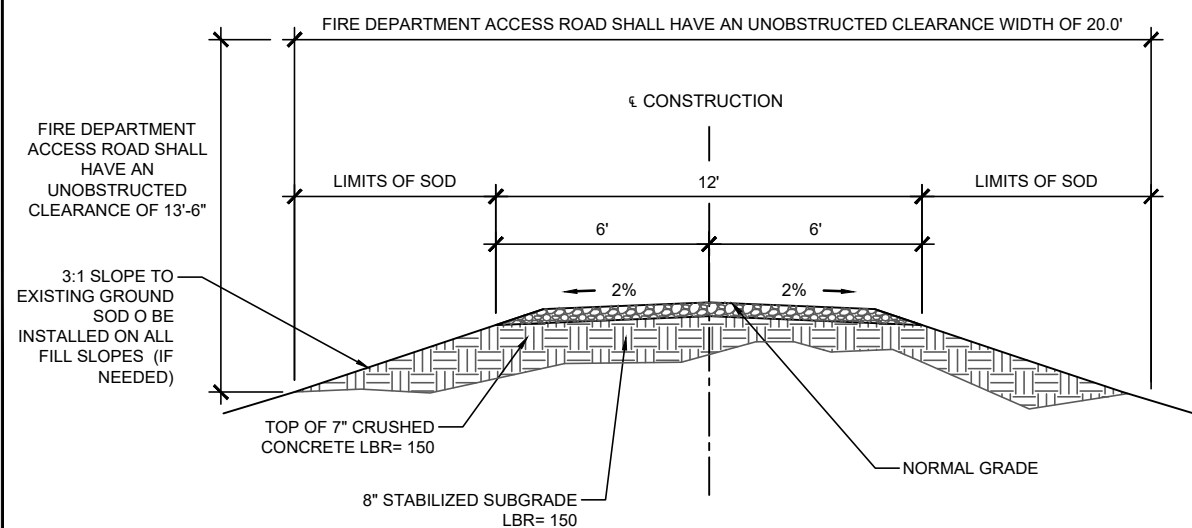
- FENCE NOTES:
- GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2 7/8"Ø SCHEDULE 40 PIPE FOR GATE WIDTHS UP TO 8 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
 - LINE POST: 2 3/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
 - GATE FRAME: 1 1/2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. & ASTM F900.
 - TOP RAIL & BRACE RAIL: 1 3/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
 - FABRIC: 2" MESH No. 9 GAGE GALVANIZED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POST, BARS CONFORMING TO ASTM-A392, & AASHTO M 181.
 - TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 12" INTERVALS VERT & 20" HORIZ. INSTALL HOG RINGS ON TENSION WIRE AT 20" INTERVALS.
 - TENSION WIRE: 7 GA. GALVANIZED STEEL.
 - BARBED WIRE: 3 STRANDS OF DOUBLE STRANDED 12 1/2 GAUGE TWISTED WIRE, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS CONFORMING TO AASHTO M 280.
 - LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.
 - INSTALL FENCING PER CURRENT BUILDING CODE

1 FENCE DETAILS & NOTES
SCALE: N.T.S.



- NOTES:
- SLOPE TOP OUT OF COMPOUND AT 45°.
 - BARBED WIRE OVER GATES SHALL NOT BE SLOPED.

2 BARBED WIRE TOP DETAIL
SCALE: N.T.S.



3 GRAVEL ACCESS DRIVE
SCALE: N.T.S.

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NEXTOWER SITE NAME
CLYO
NEXTOWER SITE NUMBER
NXGA-226
SITE ADDRESS
CLYO-KILDARE ROAD
SHAWNEE, GA 31303

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	08/14/25
B	CLIENT REVIEW	CLW	08/19/25
0	CONSTRUCTION	CLW	10/29/25

CA# PEF005625

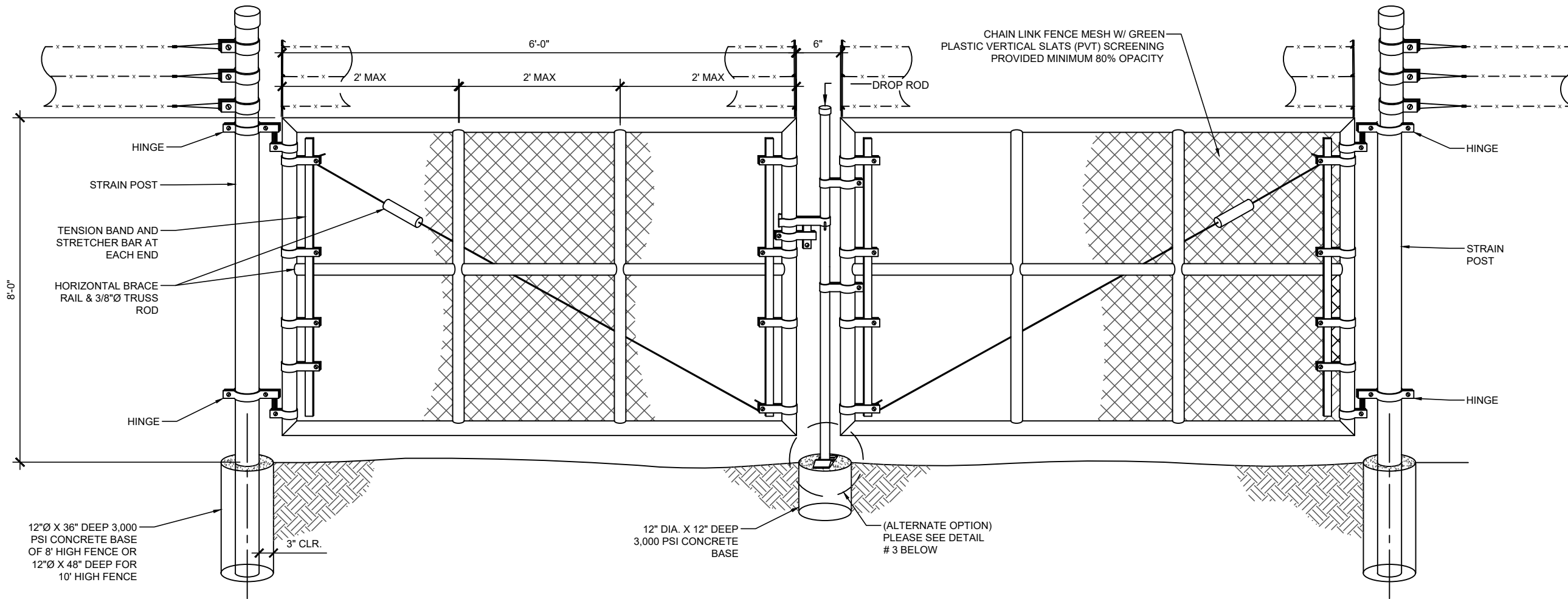
GEORGIA
REGISTERED
No. PE37208
PROFESSIONAL ENGINEER
Jeremy D. Sharp
10/29/25

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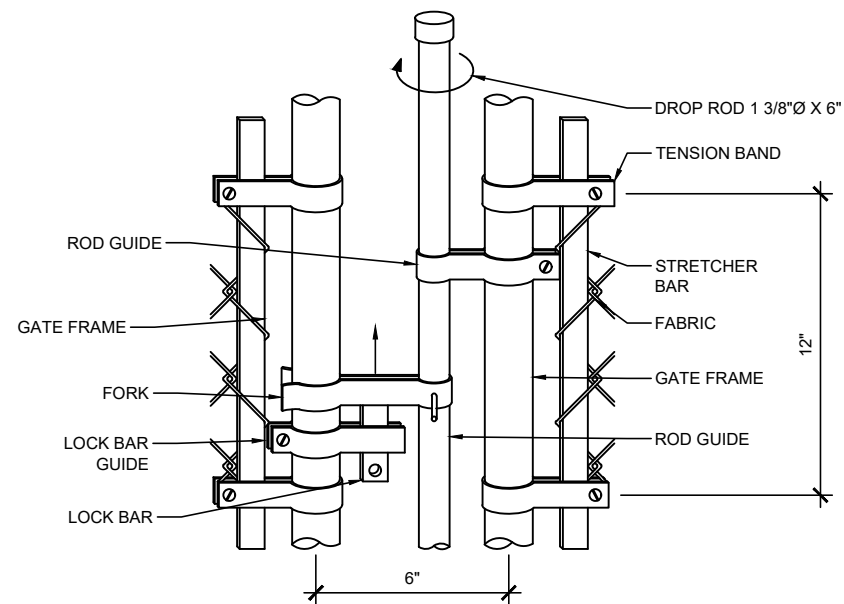
FENCE DETAILS

SHEET NUMBER:
C-4

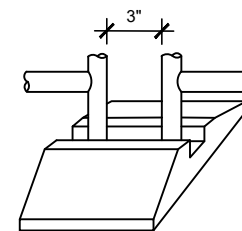
SMW JOB #25-0533



1 DOUBLE GATE DETAIL
SCALE: N.T.S.



2 TYPICAL DROP ROD ASSEMBLY
SCALE: N.T.S.



NOTE:
DROP ROD IS OPTIONAL IF GATE
FRAMES EXTEND DOWN TO
CENTER REST. USE LATCH SHOWN
FOR WALK OR SINGLE GATE

3 DETAIL
SCALE: N.T.S.



905 NW 56TH TERRACE, SUITE A
GAINESVILLE, FL 32605



TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

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CLYO

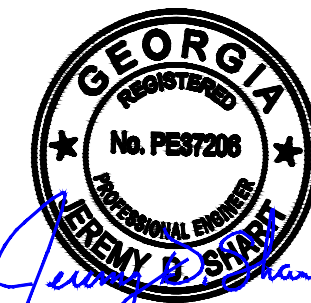
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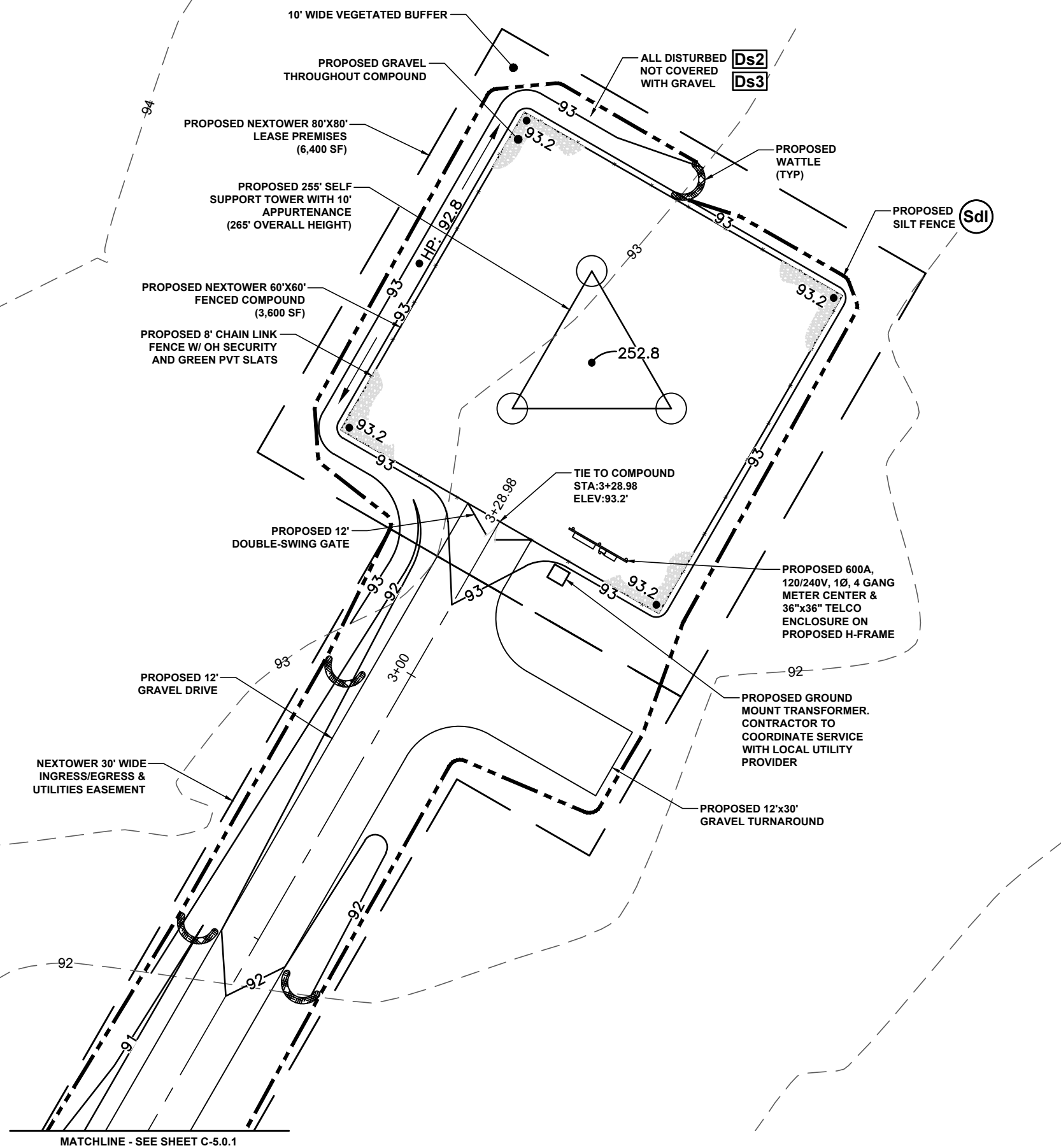
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GATE DETAILS

SHEET NUMBER:

C-4.1

SMW JOB #25-0533



GRADING NOTES:

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

- MINIMUM 7" CRUSHER CONCRETE LBR = 150 FINISHED DRIVE SURFACE
- MINIMUM 8" STABILIZED SUBGRADE LBR = 40
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACTED/STABILIZED SUBGRADE

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 4" MINIMUM OF 3/4" CRUSHED STONE ASTM C33, #57 GRAVEL FINISHED SURFACE
- WEED BARRIER "TYPAR" LANDSCAPE FABRIC (OR EQUIVALENT)
- SCARIFY AND COMPACTED TOP 6" OF EXISTING GRADE
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACTED/STABILIZED SUBGRADE

Co CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

Sdl TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

Ds2 DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.

Ds3 DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.

Du DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.



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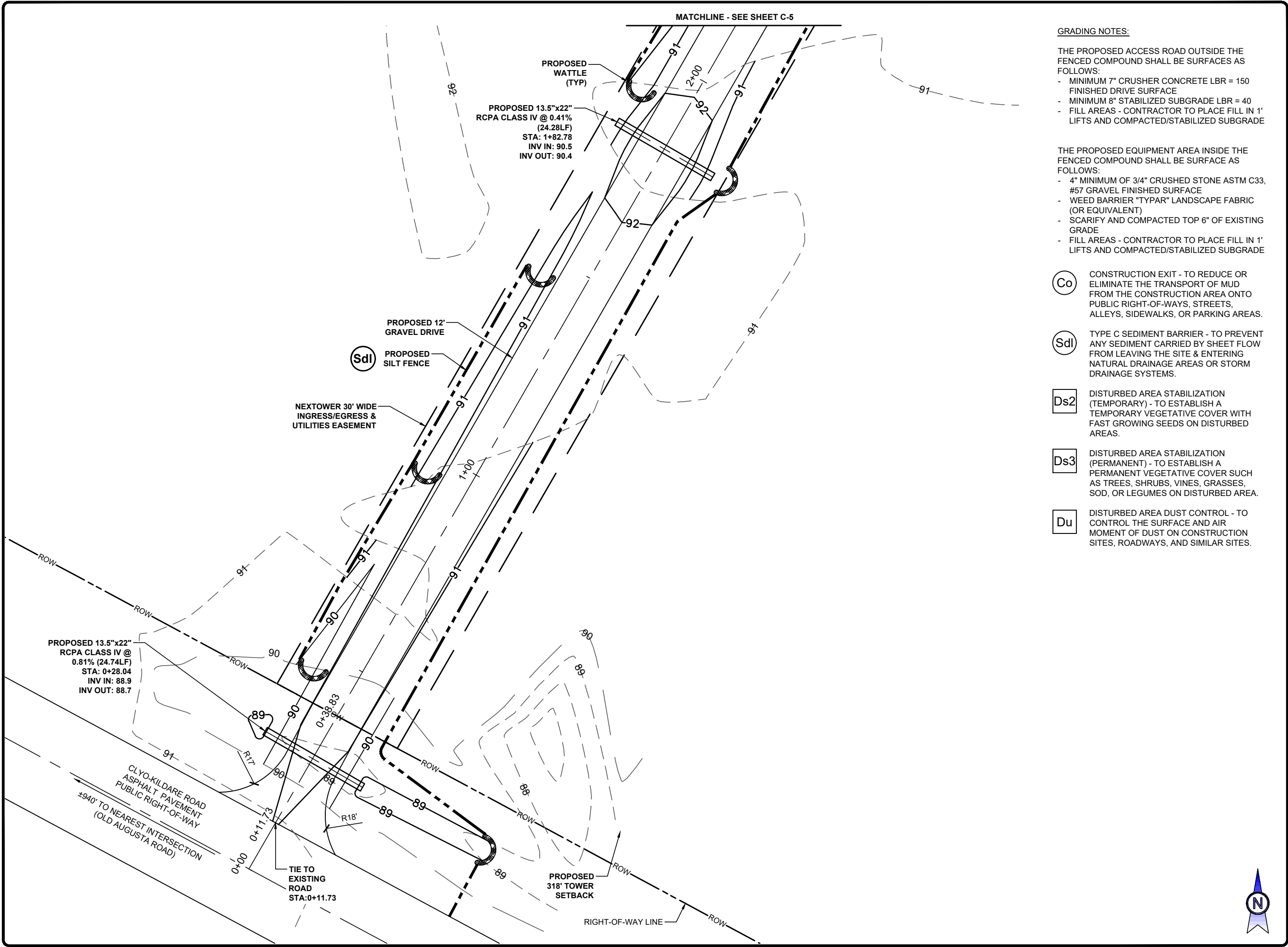
GRADING

SHEET NUMBER:

C-5



SMW JOB #25-0533



GRADING NOTES:

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

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- MINIMUM 8" STABILIZED SUBGRADE LBR = 40
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACTED/STABILIZED SUBGRADE

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 4" MINIMUM OF 3/4" CRUSHED STONE ASTM C33, #57 GRAVEL FINISHED SURFACE
- WEED BARRIER "TYPAR" LANDSCAPE FABRIC (OR EQUIVALENT)
- SCARIFY AND COMPACTED TOP 6" OF EXISTING GRADE
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACTED/STABILIZED SUBGRADE

- Co CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- SdI TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- Ds2 DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- Ds3 DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.
- Du DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

NexTower
YOUR SIGNAL IS OUR EXPERIENCE

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PROFESSIONAL ENGINEER

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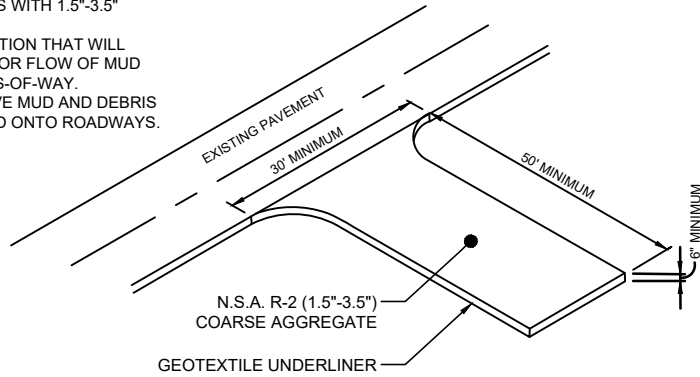
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GRADING

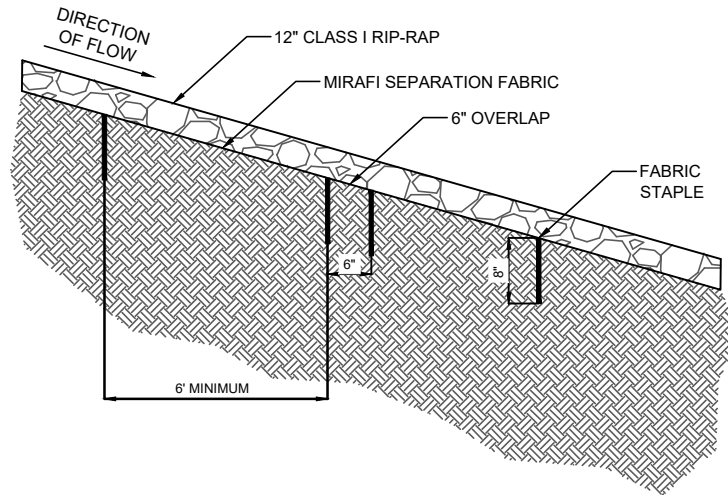
SHEET NUMBER:
C-5.0.1

SMW JOB #25-0533

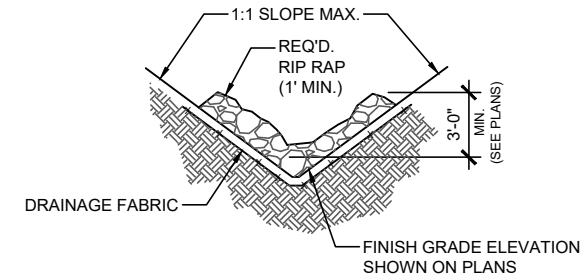
- MAINTENANCE:
1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
 2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
 3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.



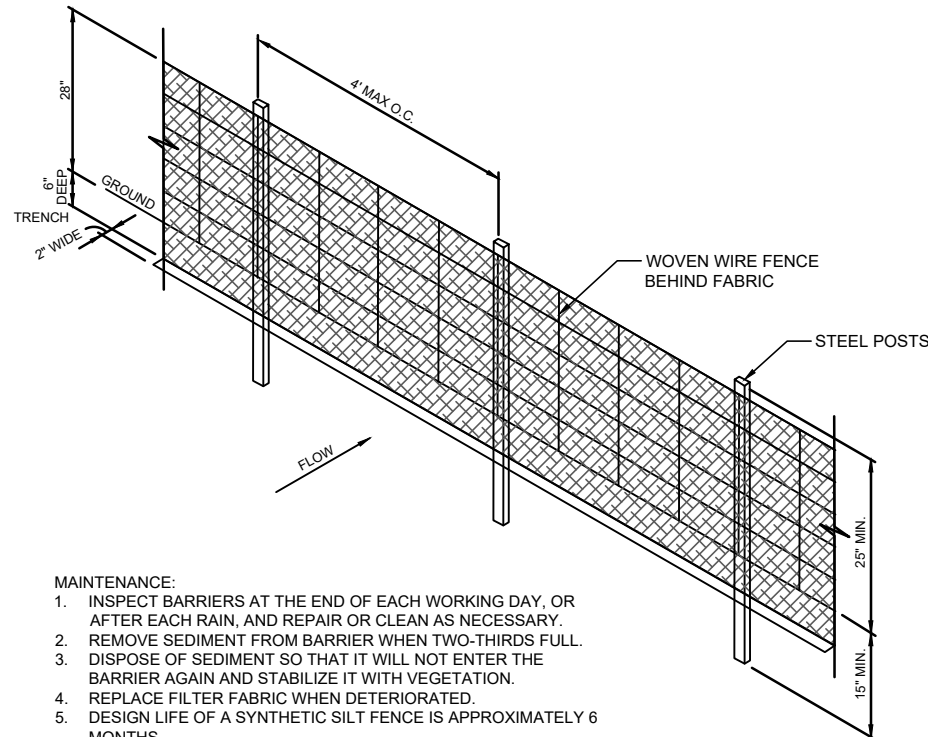
(Co) 1 CONSTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



2 RIP RAP SLOPE DETAIL
SCALE: NOT TO SCALE

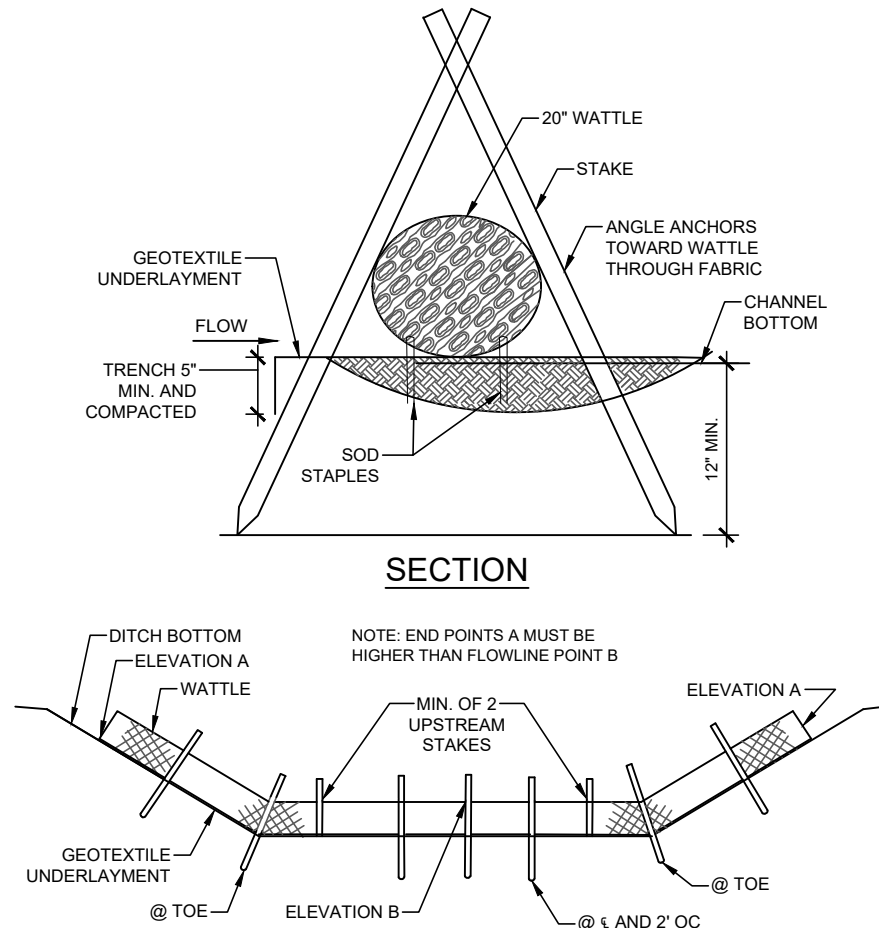


3 TYPICAL RIP RAP DITCH DETAIL
SCALE: NOT TO SCALE



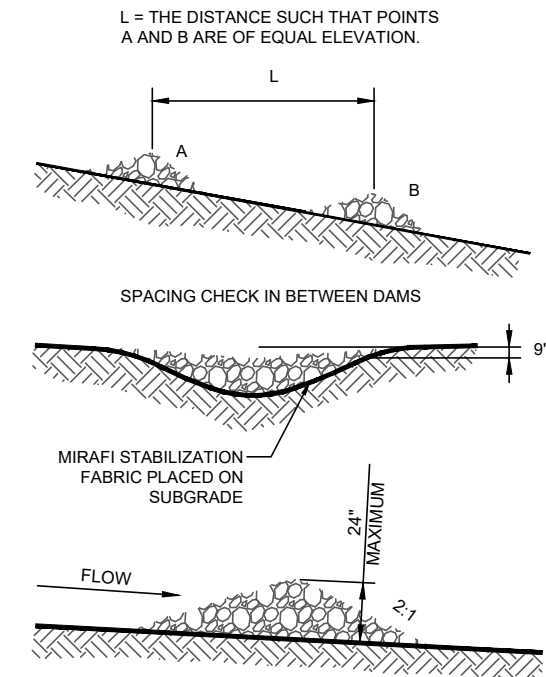
- MAINTENANCE:
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
 2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
 3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
 4. REPLACE FILTER FABRIC WHEN DETERIORATED.
 5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
 6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
 7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

(Sdl) 4 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: NOT TO SCALE



- NOTES:
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
 2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
 3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
 4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

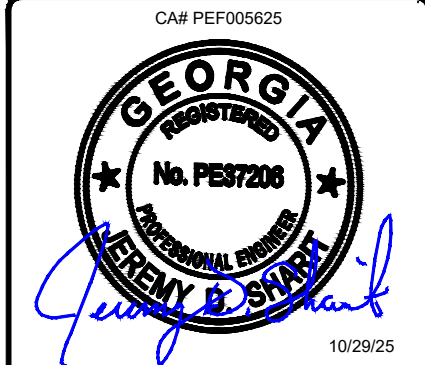
5 WATTLE
SCALE: NOT TO SCALE



- NOTES:
1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
 2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF

(Cd) 6 CHECK DAM
SCALE: NOT TO SCALE

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SEDIMENT & EROSION
CONTROL DETAILS

SHEET NUMBER:

C-5.2

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEeping LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEeping LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE UN SCARIFIED, CLEAN HULLED SEED
- 2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS. A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 400 LBS/ ACRE
FERTILIZER, 05-10-15 500 LBS/ ACRE
MULCH (STRAW OR HAY OR 5000LBS/ACRE
WOOD CELLULOSE FIBER MULCH 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEeping LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM. SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 4000 LBS/ACRE
FERTILIZE, 5-10-15 1500 LBS/ACRE
MULCH (STRAY OR HAY) 5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE



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SMW JOB #25-0533

A - GENERAL

- A1.

ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
- A2.

GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
- A3.

ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
- A4.

ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THHW, AND 90 DEGREES C RATED.
- A5.

GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE, TIN COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED, UNLESS OTHERWISE NOTED.
- A6.

ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, PVC, OR FLEXIBLE LIQUIDTIGHT CONDUIT, AS INDICATED.
- A7.

CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
- A8.

CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
- A9.

CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
- A10.

PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING, AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
- A11.

WHERE LONG POWER CABLE RUNS PREVAIL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CONDUIT ACCORDINGLY.
- A12.

WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE, TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C., ARTICLE 250-26.
- A13.

REFER TO SITE SPECIFIC DWGS FOR ELEVATIONS.
- A14.

ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT HUBS. NEMA 3R TYPICAL
- A15.

CONTRACTOR SHALL COIL CABLES AT HANDHOLE WITH LENGTHS AS REQUIRED BY ELECTRICAL UTILITY FOR CONNECTION BY UTILITY.
- A16.

ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.

B - POWER CABLE AND SERVICE

- B1.

CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO BTS AND VERIFY EXACT CONDUIT ROUTING. RACEWAY SYSTEM MATERIALS AND DEVICES FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI, NEMA, AND UL. RACEWAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE N.E.C.
- B2.

CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
- B3.

CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
- B4.

ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLEMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
- B5.

WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED, CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF, DENOTING ALL OTHER SERVICE ENTRANCES, LOCATION OF EACH AND THE AREAS SERVED BY EACH.
- B6.

WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:

A)

CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35.

B)

CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220-35

C)

EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.

D)

PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.

E)

IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE, A BRANCH CIRCUIT MAY BE TAPPED FROM EXISTING FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND METER BASE PER N.E.C. ARTICLE 240-21 WITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.
- C - RF (COAX) AND LOW VOLTAGE CABLE
- C1.

RF CABLES AND LOW VOLTAGE CABLING BETWEEN BTS, LNA OR TMA AND ANTENNA SHALL BE SUPPORTED USING ANDREW "SNAP-IN" HANGERS OR ACCEPTABLE EQUAL.

C2.

RF CABLES AND LOW VOLTAGE CABLING BETWEEN BTS, LNA OR TMA AND ANTENNA SHALL BE ROUTED AS FOLLOWS:

A)

RUNNING ALONG HORIZONTAL SURFACES: USE WAVEGUIDE SUPPORTS OR BRIDGE KIT MOUNTED ON CONCRETE SLEEPERS.

B)

RUNNING ALONG VERTICAL TOWER FACE: WAVEGUIDE LADDER W/HANGERS OR KELLEMS GRIPS.

C)

RUNNING ALONG OR ADJACENT TO BTS PLATFORM: USE 12 X 3 OPEN OR COVERED ELECTRICAL LADDER TRAY.
- D- IDENTIFICATION
- D1.

LOCATE NAMEPLATE, MARKING, OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.

D2.

PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CABINETS, ETC.

D3.

DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.
-
-
- NEXTOWER SITE NAME
CLYO

NEXTOWER SITE NUMBER
NXGA-226

SITE ADDRESS
CLYO-KILDARE ROAD
SHAWNEE, GA 31303
- | ISSUED FOR: | | | |
|-------------|---------------|-----|----------|
| REV | DESCRIPTION | BY | DATE |
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- ELECTRICAL NOTES
- SHEET NUMBER:
E-1
- SMW JOB #25-0533

A - GENERAL

- A1.

INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH ALL BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
- A2.

GROUNDING CONDUCTORS SHALL BE #2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE, UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
- A3.

GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
- A4.

ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
- A5.

CONTRACTOR SHALL INSTALL NEW PCS GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM, COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
- A6.

GROUNDING CONDUCTORS SHALL BE BONDED TO CABLE SUPPORTS, ANTENNA FRAMES, AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
- A7.

CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS, STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
- A8.

GROUNDING CONDUCTORS EMBEDDED IN CONCRETE OR PENETRATING WALLS AND FLOORS SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
- A9.

CONTRACTOR SHALL BOND PCS GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
- A10.

BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
- A11.

CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
- A12.

A GROUND LEAD IS REQUIRED ONLY FOR BTS SUPPORTED ON STEEL FRAME. AN ADDITIONAL GROUND LEAD IS REQUIRED IF CABLE TRAY IS USED.
- A13.

CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:

* SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).

* SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).

* NON-SURGING OBJECTS (EGB GROUND IN BTS).
- A14.

DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
- A15.

ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

B - PREPARATION

- B1.

SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
- B2.

GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

C - BUILDINGS

- C1.

ELECTRICAL CONTRACTOR SHALL PERFORM REQUIRED TESTING ON GROUNDING SYSTEM ONCE GROUNDING SYSTEM IS COMPLETELY CONSTRUCTED AND BEFORE SERVICE POWER AND GROUND IS CONNECTED (SEE NOTE T1 FOR TEST DESCRIPTION).
- C2.

A #4/0 AWG COPPER CONDUCTOR SHALL BE ROUTED FROM MASTER GROUND BAR AT BTS SITE TO MAIN METAL COLD WATER PIPE AND BONDED TO PIPE WITH BRONZE 2-HOLE PIPE CLAMP. CLAMP SHALL BE CONNECTED TO WATER PIPE WITHIN 5 FEET OF ENTRY OF PIPE INTO BUILDING WITH NO DEVICES BETWEEN ENTRY POINT AND CONNECTION AND SHALL COME IN CONTACT WITH PIPE FOR A MINIMUM DISTANCE OF 4 INCHES.
- C3.

METAL RACEWAYS, ENCLOSURES, FRAMES AND OTHER NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT SHALL BE KEPT AT LEAST 6 FEET AWAY FROM LIGHTNING ROD CONDUCTORS OR THEY MUST BE BONDED TO LIGHTING ROD CONDUCTORS AT THE LOCATION WHERE SEPARATION DISTANCE IS LESS THAN 6 FEET.
- C4.

A MASTER GROUND BAR (MGB) SHALL BE INSTALLED NEAR BTS WITH BUILDING PRINCIPAL GROUND BAR (BPG) INSTALLED NEAR ENTRANCE OF MAIN METAL COLD WATER PIPE INTO BUILDING. A #4/0 AWG STRANDED COPPER DOWN CONDUCTOR (VERTICAL GROUND RISER) SHALL BE USED TO INTERCONNECT GROUND BARS.
- C5.

VERTICAL RISER SHALL CONSIST OF A #4/0 AWG (THWN) STRANDED COPPER CONDUCTOR INSIDE ¾" CONDUIT.
- C6.

CONTRACTOR SHALL BOND BUILDING PRINCIPAL GROUND BAR (BPG) NEAR MAIN METAL COLD WATER PIPE TO EXISTING BUILDING GROUND RING AS WELL AS TO MAIN METAL COLD WATER PIPE WITH #4/0 AWG (THWN) STRANDED COPPER CONDUCTOR.
- C7.

ANTENNA GROUND BARS (AGB) SHALL BE INSTALLED NEAR ANTENNAS AND SHALL BE BONDED TO MASTER GROUND BAR (MGB) WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR.
- C8.

IF CODES REQUIRE VERTICAL RISER TO BE ISOLATED IN CONDUIT, PVC CONDUIT IS PREFERRED. IF METALLIC CONDUIT IS USED, GROUNDING BUSHINGS SHALL BE INSTALLED ON EACH END OF THE CONDUIT AND BONDED TO GROUND BARS USING #2 AWG (THWN) STRANDED COPPER CONDUCTORS WITH GREEN INSULATION.

D - LAND BUILDS AND CO-LOCATES

- D1.

THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE ½" X 10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS. TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
- D2.

GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
- D3.

WAVEGUIDE BRIDGE SHALL BE BONDED TO GROUND RINGS OR INTERCONNECTING CONDUCTORS WITH GROUNDING CONDUCTORS BONDED TO DIAGONALLY OPPOSED SUPPORT POSTS.
- D4.

GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
- D5.

BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBITED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
- D6.

GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

E - LIGHTNING PROTECTION

- E1.

IF EXISTING BUILDING HAS AN NFPA 780 AIR TERMINAL SYSTEM, EXISTING SYSTEM SHALL BE BONDED TO A GROUND BAR TO BOND THE EXISTING SYSTEM TO THE NEW SYSTEM. SHOULD THE EXISTING SYSTEM COME WITHIN 8 FEET OF ANTENNA STRUCTURES, EXISTING SYSTEM SHALL ALSO BE BONDED TO COAX GROUND BARS.
- E2.

IF SITE IS IN A HIGH RISK AREA AND ANTENNAS DO NOT FALL WITHIN EXISTING CONE OF PROTECTION FOR BUILDING, AIR TERMINALS SHALL BE INSTALLED AT ANTENNAS. A SINGLE AIR TERMINAL MAY BE USED WHEN TWO ANTENNAS ARE MOUNTED ON SAME STRUCTURE AND IT HAS BEEN DETERMINED THAT BOTH ANTENNAS WILL FALL WITHIN LIGHTNING CONE OF PROTECTION FOR SINGLE AIR TERMINAL.

T - GROUNDING REQUIREMENTS

- T1.

CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING NEXTOWER GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
- T2.

COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS, INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 100 FEET BETWEEN GROUNDING KITS.
- T3.

GROUNDING CONDUCTOR CONSISTING OF 2-#2 AWG TINNED SOLID BARE COPPER WIRE SHALL BE BONDED TO WAVEGUIDE ENTRY GROUND BAR USING CADWELD CONNECTIONS.
- T4.

COAX CABLE ENTERING A BUILDING SHALL BE GROUNDED WITH COAX GROUNDING KITS TO AN INSULATED COAX GROUND BAR WHICH SHALL BE INSTALLED ON THE OUTSIDE FACE OF THE BUILDING, BELOW THE CABLE ENTRY PORTS.
- T5.

WHEN COAX CABLES ENTER A BUILDING FROM A TOWER, THE COAX GROUND BAR AT THE BUILDING SHALL BE CONNECTED TO THE EXTERNAL GROUND RING USING 2-#2 AWG BARE TINNED SOLID COPPER ISOLATED IN PVC CONDUIT.
- T6.

WHEN COAX CABLES ENTER A BUILDING FROM A ROOF TOP, THE COAX GROUND BAR AT THE BUILDING SHALL BE CONNECTED TO THE MASTER GROUND BAR NEAR THE BTS USING #2 AWG STRANDED INSULATED COPPER CONDUCTOR (SEE BUILDINGS NOTES ON THIS DRAWING FOR CONNECTION TO PRINCIPLE GROUND BAR AND BUILDING GROUND).



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CLYO

NEXTOWER SITE NUMBER

NXGA-226

SITE ADDRESS

CLYO-KILDARE ROAD

SHAWNEE, GA 31303

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
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0	CONSTRUCTION	CLW	10/29/25

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10/29/25

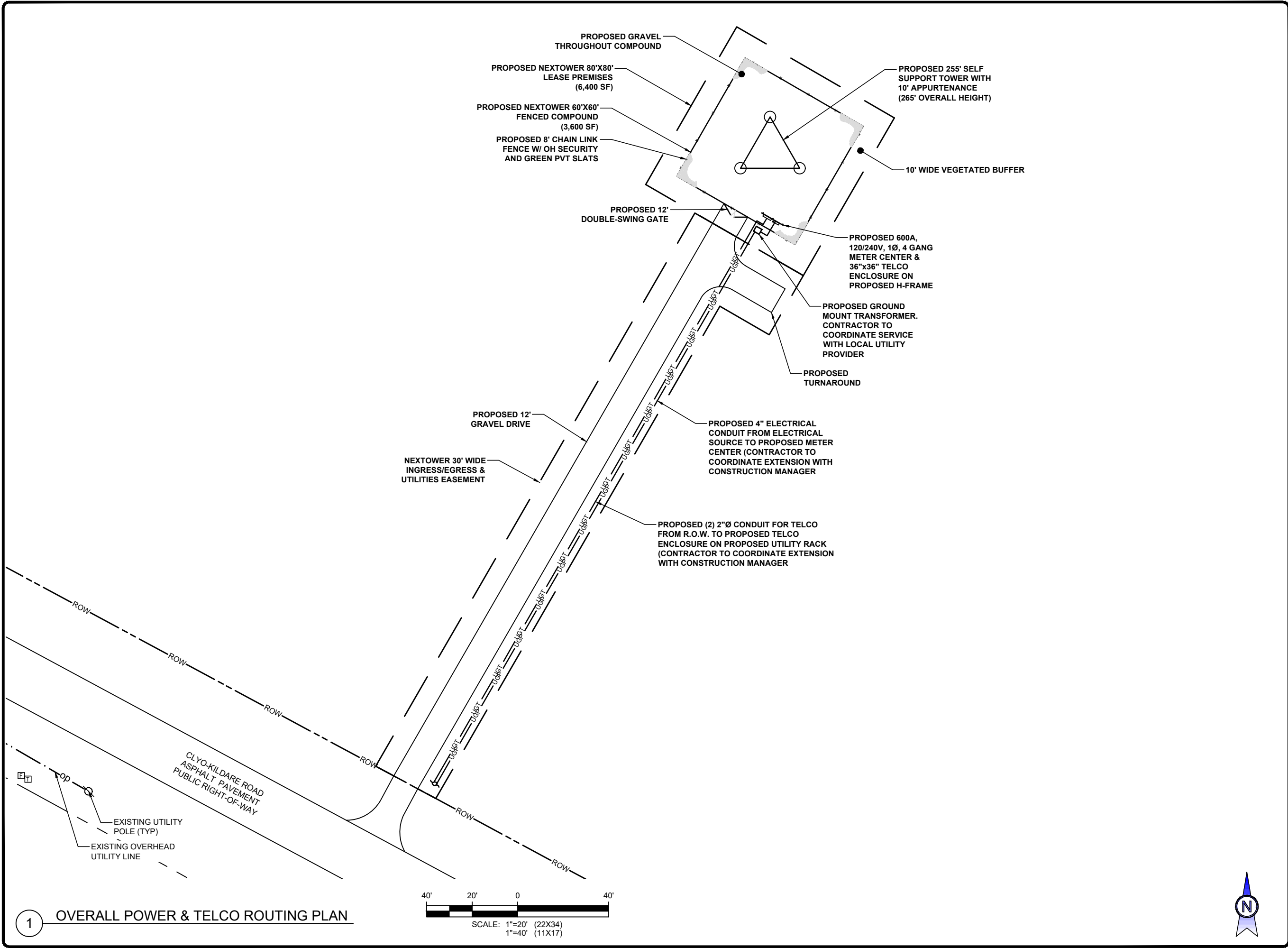
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GROUNDING NOTES

SHEET NUMBER:

E-2

SMW JOB #25-0533



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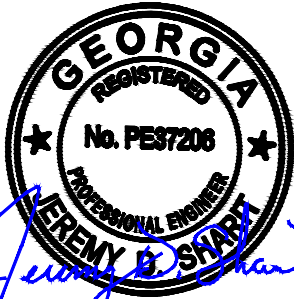
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OVERALL
POWER/TELCO
ROUTING PLAN

SHEET NUMBER:

E-3

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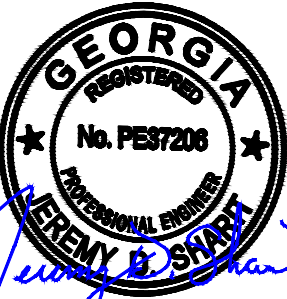
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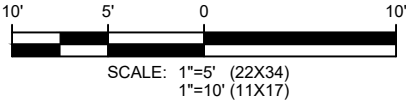
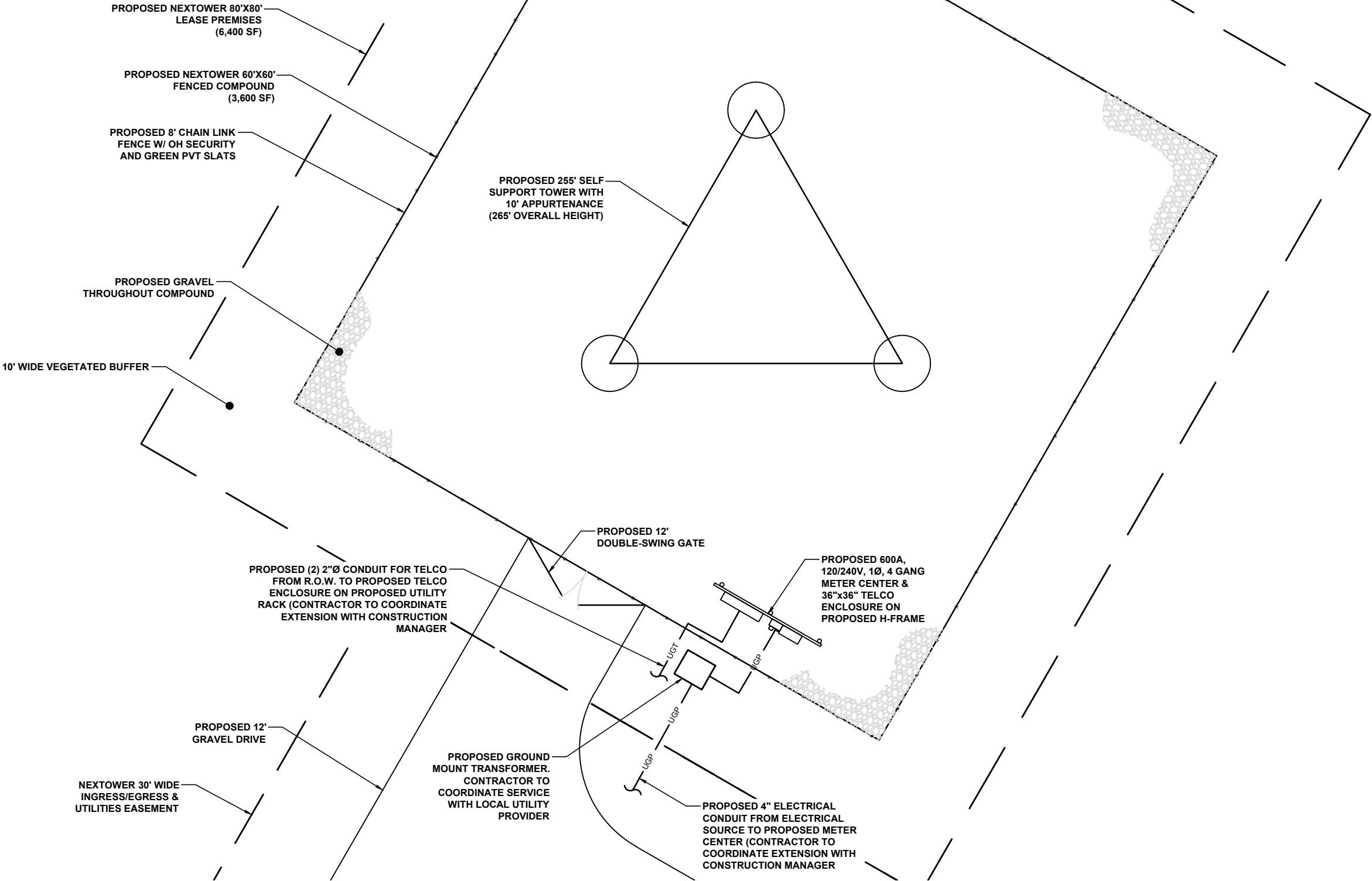
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POWER/TELCO
ROUTING PLAN

SHEET NUMBER:

E-3.1





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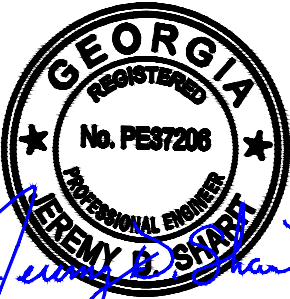
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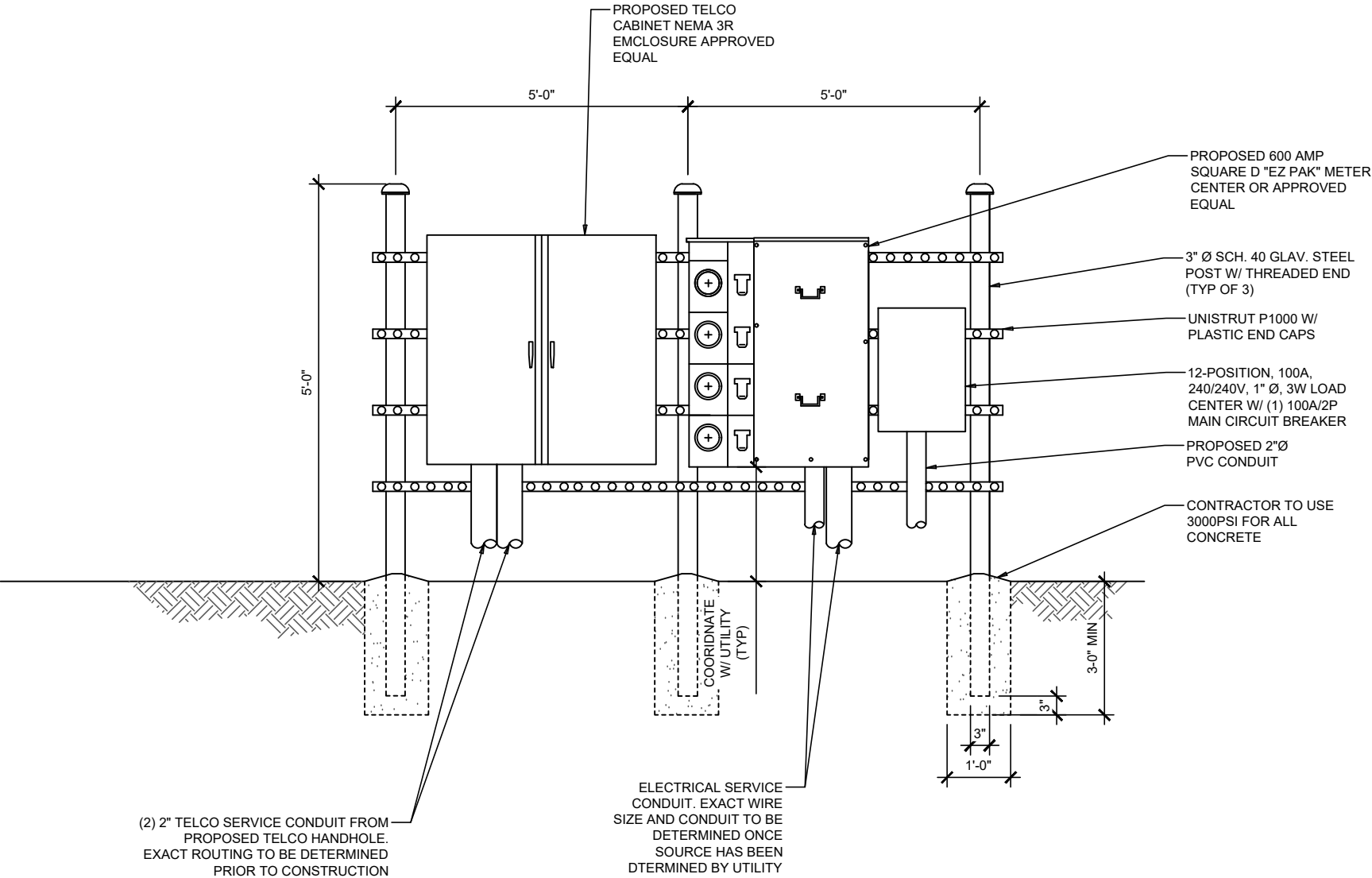
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RISER DIAGRAM

SHEET NUMBER:

E-4

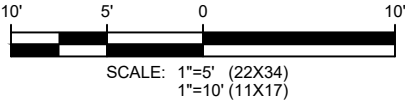
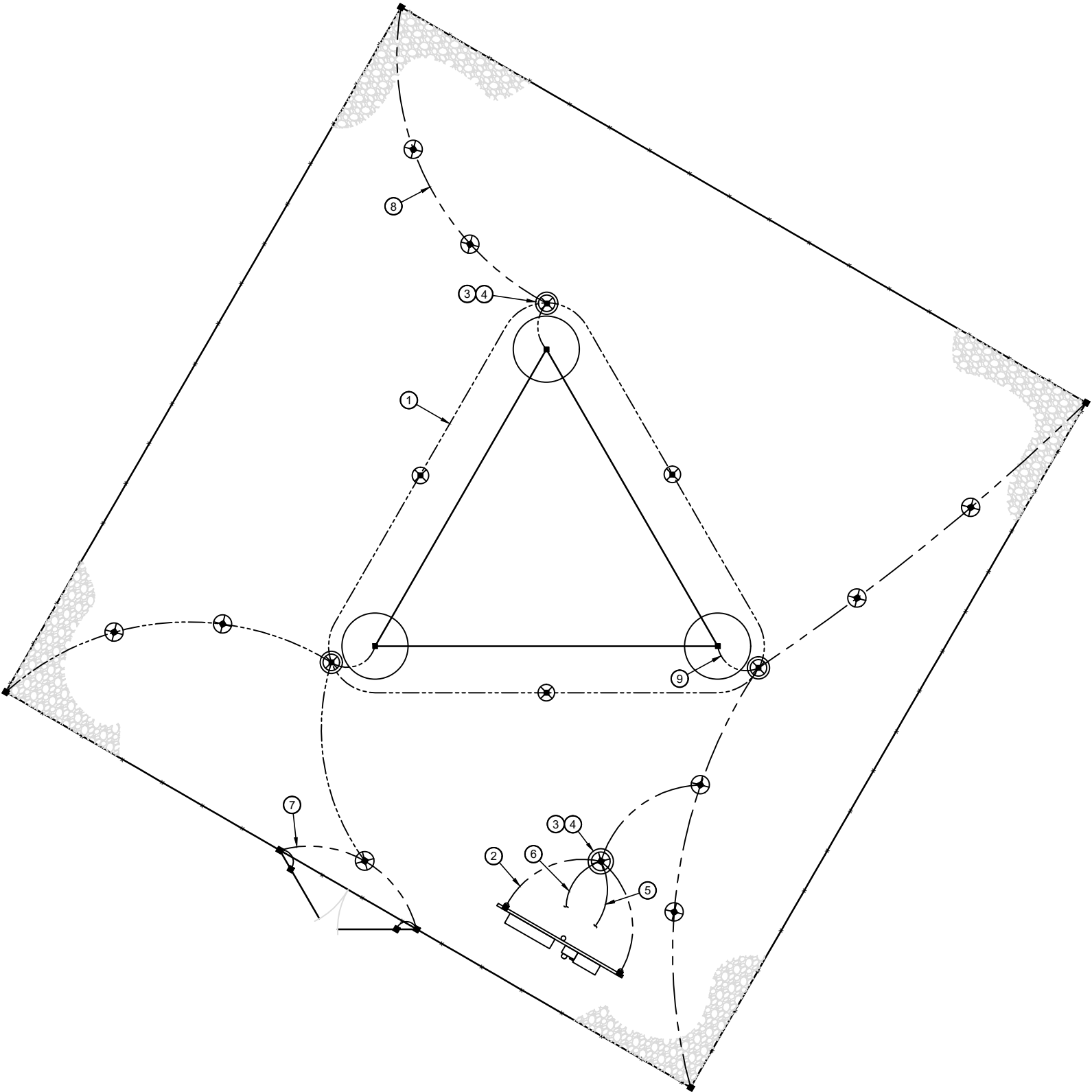


GROUNDING KEY NOTES

1. PROVIDE A #2 AWG SOLID BARE TINNED COPPER GROUND RING AROUND THE TOWER, AS SHOWN. ALL EXTERIOR GROUNDING CONDUCTORS SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 1'-0" AWAY FROM FOUNDATIONS (MINIMUM UNLESS SHOWN OTHERWISE ON DRAWINGS). WHERE REQUIRED DUE TO SOIL CONDITIONS AND THE PRESENCE OF ROCK, THE ROUTING OF THE GROUND RING MAY BE ADJUSTED (WITH APPROVAL FROM NEXTOWER). ALL BONDS TO THE BURIED GROUND RING SHALL BE WITH EXOTHERMIC WELDS.
2. BOND UTILITY RACK POSTS TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 AWG SOLID BARE TINNED COPPER CONDUCTOR TO EACH POST AT 12" ABOVE GRADE AND CONNECT TO THE BURIED GROUND RING. PROVIDE CONDUCTOR LENGTH AS REQUIRED TO MAKE CONNECTION.
3. PROVIDE 6" DIAMETER PVC INSPECTION SLEEVE WITH REMOVABLE COVER IN LOCATION SHOWN. SEE GROUND ROD INSPECTION WELL DETAIL, SHEET E6, FOR TYPICAL GROUND RING INSPECTION SLEEVE. NOTE: INSPECTION SLEEVE CAN BE USED AS A TEST WELL FOR GROUND WATER LEVEL INSPECTION AND GROUND RESISTANCE TESTING.
4. INSTALL $\frac{5}{8}$ " x 10' LONG COPPER-CLAD STEEL GROUND RODS. SPACING BETWEEN RODS NOT TO EXCEED 16' (NONLINEAR). TYPICAL FOR ALL GROUND RODS SHOWN, UNLESS NOTED OTHERWISE. SEE GROUND ROD INSPECTION WELL DETAIL, SHEET E6. IF ROCK IS ENCOUNTERED, GROUND ROD MAY BE INSTALLED WITH A MAXIMUM VARIATION OF 30° FROM VERTICAL AND CONTRACTOR SHALL BE PREPARED TO CORE DRILL TO INSTALL GROUND RODS AND BACKFILL WITH GROUND ENHANCEMENT MATERIAL.
5. #2 AWG CASE BOND
6. #3-0 AWG SERVICE GROUND CONDUCTOR, IN $\frac{3}{4}$ " PVC CONDUIT
7. #2 AWG GATE BOND CONDUCTOR (SEE DETAIL SHEET E6)
8. #2 AWG FENCE BOND CONDUCTOR
9. TOWER BOND: #2 AWG BOND FROM TOWER STEEL TO BURIED GROUND RING IN (4) PLACES, 90° APART.

KEY

- BOND
- ⊗ GROUND ROD
- ⊗ INSPECTION WELL



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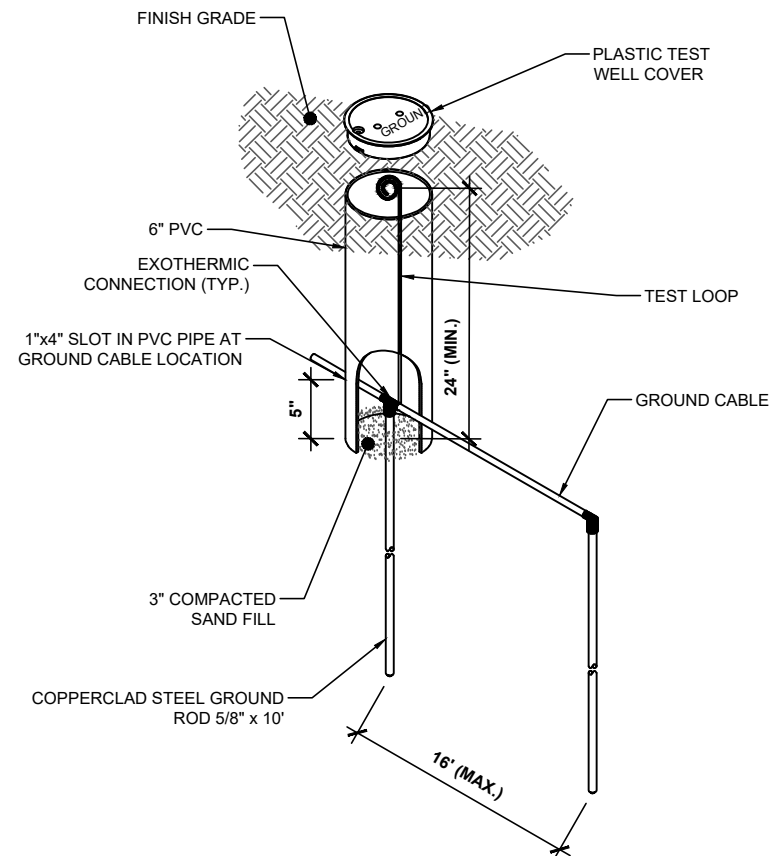
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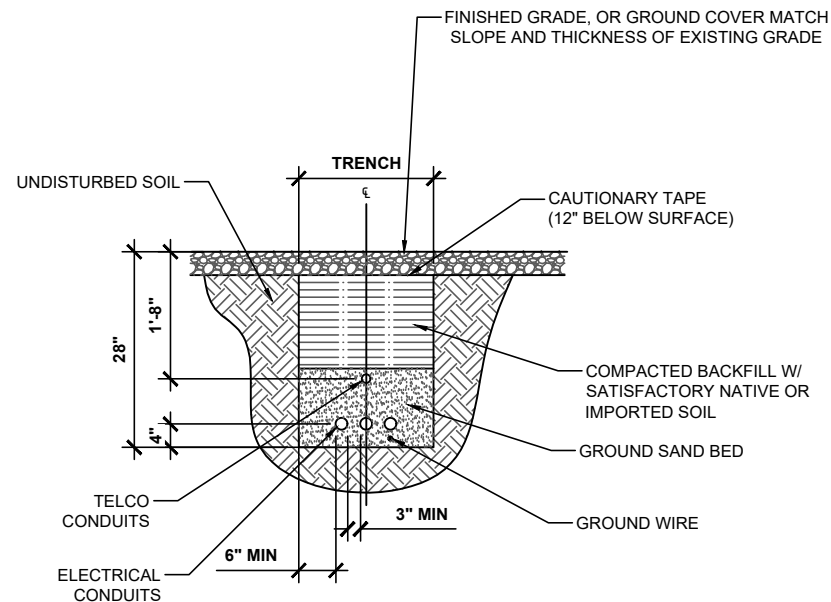
COMPOUND
GROUNDING PLAN

SHEET NUMBER:
E-5

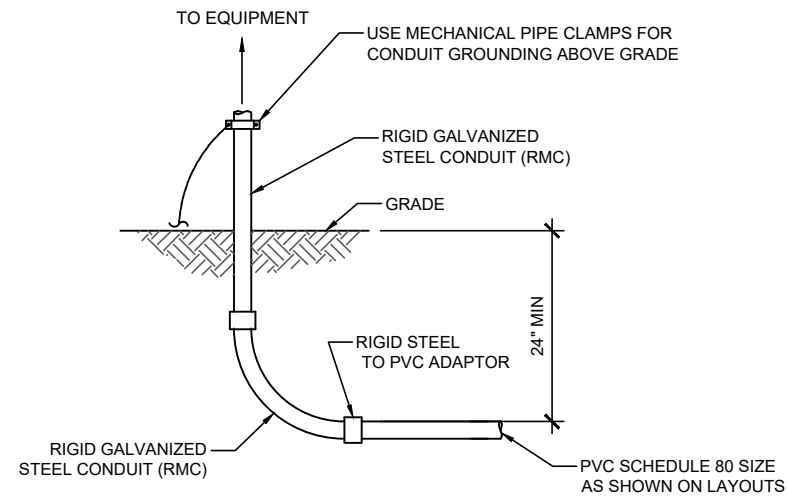
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NOTE:
ALL WORK SHALL CONFIRM
TO THE LOCAL BUILDING
CODES. DEPTH MAY VARY



* CONDUIT SIZE, TYPE, QUANTITY
AND SEPARATION DIMENSION TOP
BE VERIFIED WITH LOCAL UTILITY
COMPANY REQUIREMENTS



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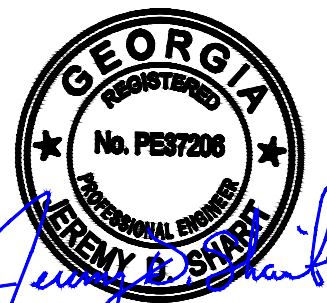
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SITE ADDRESS
CLYO-KILDARE ROAD
SHAWNEE, GA 31303

ISSUED FOR:

REV	DESCRIPTION	BY	DATE
A	CLIENT REVIEW	CLW	08/14/25
B	CLIENT REVIEW	CLW	08/19/25
0	CONSTRUCTION	CLW	10/29/25

CA# PEF005625



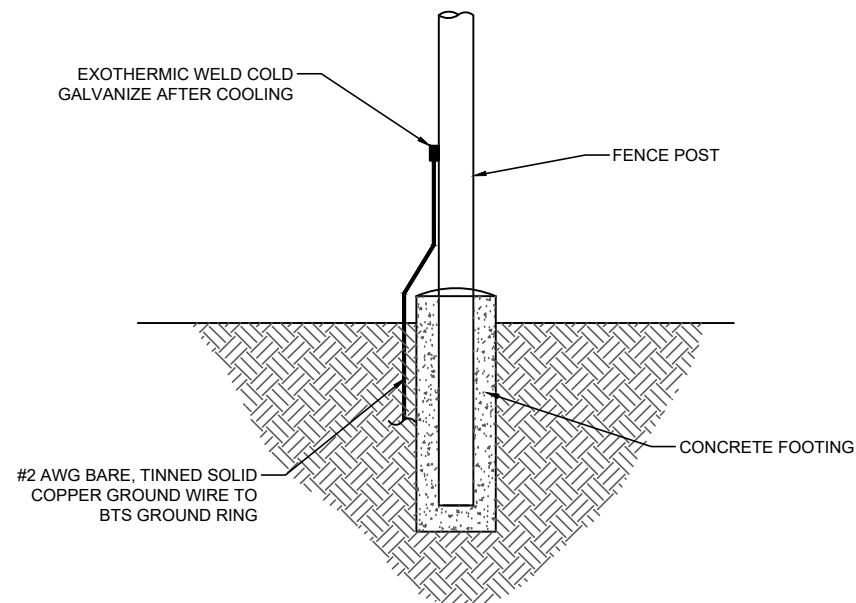
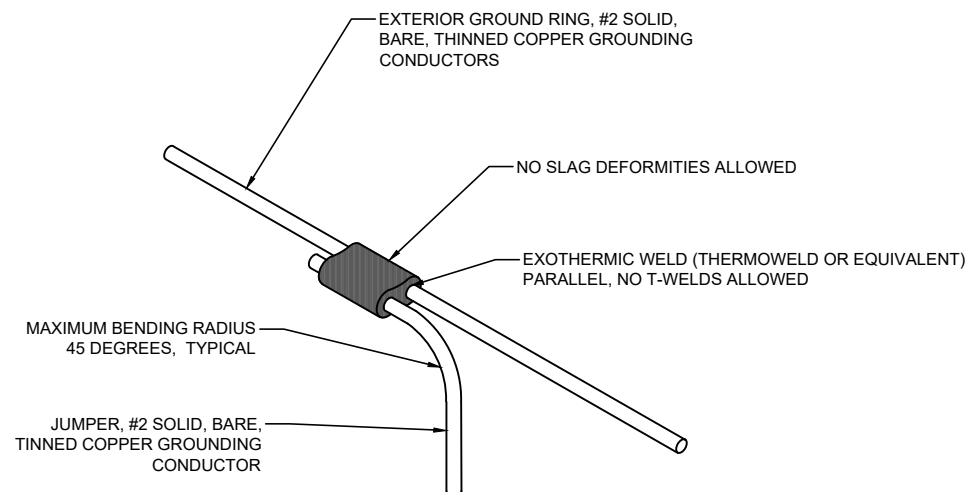
10/29/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

GROUNDING DETAILS

SHEET NUMBER:

E-6





Effingham County
Planning & Zoning Services
804 S. Laurel St
Springfield, GA 31329

RE: Conditional Use Permit Application to allow for the construction and use of a 265-ft self-support tower and telecommunications facility.

Applicant: NexTower Development Group II, LLC.
905 NW 56th Terrace, Suite A
Gainesville, FL 32605
Contact: David H. Boeff | Joel Rousseau
Email: Dboeff@nexttower.net | JRousseau@nexttower.net

Land Owner: Rayonier Forest Resources, L.P.
1 Rayonier Way
Wildlight, FL 32097

Engineering: SMW Engineering Group, Inc.
158 Business Center Dr
Birmingham, AL 32544
Contact: Richard Banks
Email: rbanks@smweng.com

Effingham County:

Enclosed please find NexTower Development Group II, LLC's (NexTower) application for a Conditional Use Permit to construct a 265-ft Self-Support Telecommunications Tower. The following documents are included...

- Project Summary
- Owner Authorizations
- Parent Warranty Deed
- Tax Card
- Survey
- Legal Descriptions
- 1A
- Site Plans
- Preliminary Tower Design
- FAA and FCC Documents
- T-Mobile RF Propagation Study
- T-Mobile Non-Interference Letter
- T-Mobile Anchor Letter of Support
- Map – Existing Towers
- Map - Airport Map
- Map – Future Land Use
- Map – Zoning
- Map-Wetlands



Summary Statement of Request and Narrative:

The applicant, NexTower Development Group II, LLC. ("NexTower") is seeking a Conditional Use Permit ("CUP") to construct a 265' self-support tower ("SST tower") on a portion of land located within the 12th G.M. District, of Effingham County, Georgia and better described as Rayonier Forest Resources, L.P. PID# 03580001 ("The Property"). The property is currently undeveloped and provides the applicant with adequate ground space, connections to utilities and access to Public Right-of-way (Clyo-Kildare Rd). The SST tower lease premises is 6,400 sq.ft. (80 ft x 80 ft) / 0.147 acres, in addition to any required easements for access and utilities from Clyo-Kildare Rd.

This Conditional Use Permit application is in collaboration with T-Mobile to support the development of a new SST telecommunications tower aimed at enhancing wireless network coverage throughout Effingham County, Georgia. This project is designed to meet current and future demand for reliable wireless service while maintaining minimal environmental and community impact. The proposed SST tower will allow T-Mobile and future wireless tenants to meet the current and future demands for rural network services in the region while significantly improving both in-building and in-vehicle service. The SST tower is designed to accommodate four (4) wireless providers. The tower & equipment will be enclosed by chain-link security fencing eight feet in height. Per FAA Aeronautical Study 2025-ASO-13066-OE the SST tower will require Navigational Hazard Lighting by use of dual-red and medium intensity lighting. The SST tower will contain no habitable structures, does not require potable water, sanitary sewer or create solid waste therefore having no impact on public facilities.

Based on NexTower research it does not appear that adverse visual impacts, environmental impacts, stormwater impacts, or historical impacts will occur as a result of the construction and operation of the SST tower at this location.

Planning Analysis

Article V. – TELECOMMUNICATIONS REGULATIONS, applicable excerpts:

Sec. 14-133. - Permitted uses.

- a) *Telecommunications facilities are permitted only within the following zoning districts:*
- (1) *The attachment of antennae and related equipment to an existing tower or alternative tower structure shall be permitted in all zoning districts; provided, however, that the existing freestanding nonresidential structure other than a tower on which such antenna will be placed is 50 feet in height or greater and the antenna will add no more than 20 feet to the height of said existing structure.*
 - **Applicant Response:** This section is not applicable to the applicant's CUP application.
 - (2) *Monopole towers shall be permitted as a matter of right within highway commercial (B-3) and industrial (I-1) districts, and as a conditional use in the general commercial (B-2), agricultural residential (AR-1), and agricultural residential (AR-2) zoning districts.*
 - **Applicant Response:** This provision does not apply to the current Conditional Use Permit (CUP) application, as the proposed structure is a lattice tower, not a monopole tower.
 - (3) *Guyed and lattice towers and tower farms shall be permitted as a matter of right within the highway commercial (B-3) and industrial (I-1) zoning districts, and as a conditional use in the general commercial (B-2), agricultural residential (AR-1), and agricultural residential (AR-2) zoning districts.*
 - **Applicant Response:** The proposed project involves a 265-foot lattice tower to be located on a property zoned AR-1. As such, the use is permitted as a conditional use within this zoning district. Please refer to the submitted zoning map for verification.
 - (4) *Monopole towers may be permitted in planned unit development districts, subject to a finding by the planning board and the board of commissioners that such use is compatible with the approved development plan.*
 - **Applicant Response:** This provision does not apply to the current Conditional Use Permit (CUP) application.
- b) *Conditional uses. The standards and procedures for granting and denying a conditional use request in article VII of the county zoning ordinance shall be applicable to this article. In addition to the standards prescribed in said article VII, the following provisions shall govern a conditional use decision:*

- (1) If the tower or antenna is not a permitted use under subsection (a) above, then a conditional use shall be required for the construction of a tower or the placement of an antenna in specified zoning districts.*
- (2) In granting a conditional use the board of commissioners may impose conditions to the extent the board of commissioners concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.*
- (3) Information required. Each applicant requesting a conditional use under this article shall submit a scaled site plan and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, fencing, landscaping, adjacent uses, and other information deemed necessary by the board of commissioners.*
- (4) Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.*

- **Applicant Response:** Applicant acknowledges the requirements of this section.

- c) Prohibitions. No new tower shall be permitted unless the applicant adequately demonstrates that neither an existing tower suitable for colocation nor a suitable alternative tower structure is available within the geographic area required to meet the applicant's engineering requirements.*

- **Applicant Response:** A review of the geographic area surrounding the proposed tower site was conducted, including analysis through FCC, FAA, and other available tower databases. This review confirmed that there are no existing telecommunications towers, buildings, or other structures of sufficient height within the required search ring to meet T-Mobile's coverage objectives. The nearest structure is located 3.04 miles from the proposed site. Please refer to the Existing Communications Tower Map and RF Propagation Study included in the application for existing tower locations and coverage maps.

Sec. 14-134. - Development standards.

- a) Structural design. New communication towers and increasing size or height to existing towers shall be constructed in accordance with all applicable building codes, and shall meet or exceed current standards and regulations of all applicable federal, state and local authorities.*

- (1) Maintenance. To ensure the structural integrity of communication towers, the owner of a communication tower shall be in compliance with all applicable local, state and federal maintenance standards for communication towers.*

- **Applicant Response:** Applicant acknowledges the requirements of this section.

- b) Setbacks and separations. Telecommunications facilities shall comply with the following standards. However, existing alternative tower structures which are conforming uses within the zoning district in which they are located are exempted from the minimum setback and separation requirements of this section.*

(1) *Communication tower setbacks must be located at a minimum horizontal distance of 1.2 times the length of the complete tower including the highest antenna, measured from the bottom of the tower to the very top of the highest antenna to an existing structure or property line, or in case of a break-away monopole tower, the setback distance shall be 1.2 times the length of the break-away portion of the monopole type tower. Towers placed inside a Subdivision, within 750 feet of residence, shall only be a "monopole type tower" or a camouflaged monopole type tower, to blend in with a building or similar or "monopole tree tower" that will blend in with the trees in a forested area.*

- **Applicant Response:** The proposed self-supporting tower (SST) has an overall height of 265 feet, including all appurtenances, and is sited 320 feet from the nearest property line. This proposed setback exceeds the minimum required setback of 318 feet (calculated as 1.2×265 feet), thereby meeting the setback requirements outlined in this section.

Tower Setbacks: *Center of proposed structure to parent tract property lines are as follows:*

North: 950-ft
East: 993-ft
South: 320-ft
West: 974-ft

(2) *Guyed and latticed towers shall be a minimum distance of 1,000 feet from any residential structure or public use, excluding street rights-of-way and public access easements.*

- **Applicant Response:** There are no residential structures or public uses within 1,000-ft of the proposed tower. Please refer to sheet C-1 of the Site Plans which depicts a clear residential radius.

(3) *Guy wires with support anchors are required to meet all setback requirements. Support anchors for guy wires must be protected with a concrete abutment, two feet by two feet and at a height of two feet above the finish grade and depth of two feet below the ground surface or similar approved by the county engineer.*

- **Applicant Response:** This section is not applicable to the proposed project, as the lattice-type tower design does not incorporate guy wires or support anchors.

(4) *Except as otherwise specified in this article, all telecommunications towers and accessory structures and uses shall comply with development setbacks as required by the zoning district in which the tower is to be located.*

- **Applicant Response:** The subject property is zoned AR-1, which requires the following development setbacks:
 - Front Yard: 50 feet
 - Rear Yard: 50 feet

- Side Yard (interior): 25 feet
- Side Yard (street/road easement): 50 feet
- Side Yard (secondary street): 50 feet

The proposed self-supporting tower (SST) is centrally located on the parent tract with the following setbacks:

- North: 950 feet
- East: 993 feet
- South: 320 feet
- West: 974 feet

All setbacks for the tower and associated accessory structures—contained within a 60-foot by 60-foot fenced compound—exceed the minimum requirements for the AR-1 zoning district, thereby ensuring compliance with this section.

(5) Telecommunications towers shall not be permitted within a 1,000-foot radius of another telecommunications tower except within tower farms.

- **Applicant Response:** There are no existing towers located within a 1,000-foot radius of the proposed SST. The closest tower is located 3.04 miles west. Please refer to the Existing Communications Tower Map provided as part of the submittal package.

(6) Telecommunications towers shall be set back not less than 100 feet from any property line adjacent to a right-of-way or approved access easement.

- **Applicant Response:** The proposed tower is setback 320 feet from the nearest property line adjacent to the right-of-way along Cloy-Kildare Road. This setback exceeds the minimum requirement of 100 feet and is therefore in compliance with this section.

(7) Building height limitations in the zoning districts in which a telecommunications facility or alternative tower structure is located shall not apply to such facilities and structures; provided, however, sound engineering evidence must demonstrate that proposed tower height is the minimum necessary to achieve parity.

- **Applicant Response:** This project is part of the T-Mobile FCC Rural Initiative, which seeks to expand wireless infrastructure in underserved rural areas. Based on RF engineering analysis, a minimum antenna height of 250 feet is necessary to meet coverage objectives and ensure optimal handoff capability. Supporting propagation study used to determine the proposed tower height, has been provided as part of the application.

c) Regulatory compliance

(1) All towers and antennae must meet or exceed current standards and regulations as set forth by the FAA, the FCC and any other agency of the state or federal government with the authority to regulate communication towers and antennae. If said standards and regulations



are modified then the owners of the communication towers and antennae governed by this article shall bring such communications towers and antennae into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal or state agency.

- **Applicant Response:** Applicant acknowledges the requirements of this section.

(2) Tower owners shall provide documentation showing that each communication tower is in compliance with all federal and state requirements. Evidence of compliance must be submitted every 12 months.

- **Applicant Response:** Applicant acknowledges the requirements of this section.

d) Security. A chain link fence or wall not less than eight feet in height, from finished grade equipped with an appropriate anti-climbing device shall be provided around each communication tower, or the communication center. Access to the tower(s) shall be through a locked gate. Damaged fencing must be repaired or replaced within 30 days from when the damage occurred.

- **Applicant Response:** The proposed SST will be enclosed by an 8-ft chain link fence with three strand barbed wire. Please refer to Site Plans, sheet C-4, for the fence details.

e) Lighting. No illumination is permitted on an antenna or tower unless required by the FCC, FAA, or other state or federal agency of competent jurisdiction in which case the administrator may review the available lighting alternatives and approve the design that would cause the least disturbance.

- **Applicant Response:** The proposed SST complies with the requirements of this section. Based on FAA Aeronautical Study 2025-ASO-13066-OE, the structure does not exceed obstruction standards and would not be a hazard to air navigation. As a condition of the determination, the proposed SST shall require navigational hazard lighting per FAA guidelines. Navigational lightning will be a medium intensity-dual system, white light during the day, red light at night. Please refer to FAA Aeronautical Study 2025-ASO-13066-OE as part of the submittal application.

f) Signs and advertising. Neither the tower nor the tower site shall be used for advertising purposes nor contain any signs for the purpose of advertising. A small sign may be placed on the entrance gate not to exceed four square feet in total area. All signage must be in accordance with Effingham County Ordinances.

- **Applicant Response:** Applicant acknowledges the sign requirements. Please refer to the Site Plans, sheet C-3, for NexTower signage details. Example of NexTower signage below:



g) *Visual impact.*

(1) *Communication towers shall follow FAA painting requirements or FAA published standards for finish color.*

- **Applicant Response:** The proposed SST will have a galvanized finish color and does not require painting or marking.

(2) *Towers shall be the minimum height necessary to provide parity with existing similar tower supported antenna, and shall be freestanding where the negative visual effects are less than would be created by use of a guyed tower.*

- **Applicant Response:** This project is part of the T-Mobile FCC Rural Initiative, aimed at expanding wireless infrastructure in underserved rural areas. T-Mobile RF engineering analysis has determined that a minimum antenna height of 250 feet is necessary to achieve adequate coverage and optimal handoff capability. Supporting documentation, including propagation maps are provided to justify the requested tower height. The proposed structure is a freestanding lattice tower, selected to minimize visual impact compared to a guyed tower design.

h) *Landscaping. Landscaping shall be used to screen the view of the tower compound from adjacent public ways, public property, and residential property and shall consist of the following:*

- (1) *A landscaped buffer area a minimum of ten feet in width shall be maintained around the exterior of the security fencing.*
- (2) *The buffer area is to consist of materials of the evergreen variety which can be expected to grow to form a continuous hedge of at least five feet in height within two years of planting.*
- (3) *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 which was lost.*
- (4) *Trees and scrubs in the vicinity of the guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys, should they be uprooted, and shall*

not obscure visibility of the anchor from the transmission building or security facilities and staff/maintenance.

- (5) *In lieu of these standards, the administrator may allow use of an alternate detailed plan for landscape and screening, however, such plans must be prepared by a registered landscape architect and satisfy the requirements of this subsection, except cases in which lesser requirements are desirable for adequate visibility for security purposes and/or for continued operation of existing bona fide agricultural or forest uses such as farms, nurseries, and tree farms. 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 requirements may be reduced or waived by the administrator.*

- **Applicant Response:** The applicant requests a waiver from the standard landscaping requirements based on the rural, agricultural character and current silvicultural use of the parent parcel, which is owned by Rayonier. Although the property was recently harvested, it is scheduled for replanting, which will provide substantial vegetative screening for the foreseeable future. Given the remote location and minimal visual impact of the proposed tower, the installation of a traditional landscaping buffer and associated irrigation is not warranted. To ensure consistent visual screening, the applicant proposes outfitting the perimeter fencing around the base of the tower with green plastic vertical slats (PVT), offering a minimum of 80% opacity. This low-maintenance solution aligns with the intent of the landscaping and screening standards while recognizing the land use of the site.

i) *Principal, accessory, and joint uses.*

- (1) *Accessory structures used in direct support of a tower shall be allowed but not used for offices, vehicle storage, or other outdoor usage. Mobile or immobile equipment not used in direct support of a tower facility shall not be stored or parked on the tower site, unless repairs to the tower and/or related equipment are being made.*

- **Applicant Response:** Applicant acknowledges and will comply with the requirements of this section.

- (2) *Towers may be located on sites containing another principle use in the same buildable area. As long as all of the other siting, setback, separation, and general requirements of this article are met, towers may occupy a parcel meeting the minimum lot size requirements for the zoning district in which it is located. The minimum distance between a tower and other principal use located on the same lot shall be for a monopole or lattice tower the greater of 20 percent of the tower height or 25 feet and for a guy tower the greater of 100 percent breakpoint or 25 feet. If applicant's engineer certifies a fall zone or separation greater than listed above, the engineer's specification governs. The aforementioned separation requirements are required to assure compatibility of land uses and to provide for the health, safety, and welfare of individuals and structures occupying the same site.*

- **Applicant Response:** Applicant acknowledges and will comply with the requirements of this section.

(3) *Joint use of a site is prohibited when a proposed or existing principal use includes the storage, distribution, or sale of volatile, flammable, explosive, or hazardous materials, including, but not limited to, propane, gasoline, natural gas, and dangerous chemicals.*

- **Applicant Response:** The above section is not applicable to the proposed CUP application.

j) *Historic sites. Telecommunications facilities shall not be attached to the facade or parapet of any architecturally or historically significant building or structure located in a recognized historical area. Antennae shall be permitted only on rooftops of buildings and structures a minimum of 50 feet in height, provided that such attachments shall not be visible from adjacent pedestrian walkways or streets, do not adversely impact the structural integrity or significance of the building or structure, and so long as the addition of said antenna adds no more than 20 feet to the height of the structure.*

- **Applicant Response:** The above section is not applicable to the proposed CUP application.

k) *Adherence to FAA regulations. The passage of the ordinance from which this article derives requires adherence to Part 77 of the Federal Aviation Regulations and that all placement of towers and antennae must be approved by the FAA before a building permit or placement is allowed. This approval is generally granted by the completion of form "FAA Form 7460-1 Notice of Proposed Construction or Alteration" or its equivalent*

- **Applicant Response:** Please reference FAA Aeronautical Study No. 2025-ASO-13066-OE. An aeronautical study has been conducted by the FAA for compliance with Part 77. As a condition to the study, the proposed SST tower is to have navigational hazard lightning comprising of a medium intensity-dual system. This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation.

Sec. 14-135. - Shared use/colocation.

New telecommunications tower sites shall be developed with the capacity to provide shared use or colocation among two or more providers. New telecommunications towers designed for multiple providers shall be encouraged.

1) *Applicants for new telecommunications tower construction shall document specific intent to permit the shared use/colocation of such facilities with the apparatus/equipment of other commercial wireless telecommunications providers. All applicants shall identify how the applicant will make available such shared use/colocation of the tower and site, including the identification of space suitable for additional equipment.*



- **Applicant Response:** The proposed SST is designed to accommodate up to four national commercial wireless providers. NexTower has extensive knowledge of the preferred design loading and specifications requested by current market wireless carriers and has tailored the tower's design to meet the standards necessary for seamless collocation.
- 2) *Applicants for telecommunications towers in locations where there is not technically available space for collocation or shared use shall demonstrate in writing to the development services department that no existing tower or alternative tower structure can accommodate the proposed antenna. Evidence submitted to demonstrate that no existing tower or alternative tower structure can accommodate the proposed antenna shall consist of any of the following documentation:*
- (a) *No existing telecommunications facilities or alternative tower structures are located within the geographic area necessary to meet the applicant's engineering requirements.*
 - (b) *Existing telecommunications facilities or alternative tower structures have insufficient height and cannot be modified to accommodate the applicant's engineering requirements.*
 - (c) *Existing telecommunications facilities or alternative tower structures do not possess sufficient structural integrity or strength and cannot be modified in such a manner that would support the proposed antenna and related equipment.*
 - (d) *The proposed antenna would cause interference with the antennae on the existing tower or alternative tower structure, or the antennae on the existing tower or alternative tower structure would cause interference with the applicant's proposed antenna.*
- **Applicant Response:** There are no existing buildings or structures within a 3-mile radius of the proposed tower. The closest structure is 3.04 miles away. Please refer to Existing Communications Tower Map and RF Propagation Study submitted as part of the application. A review of the area within the search ring and surrounding existing towers was performed using the FCC ASR, FAA, or other available tower databases and found that there are no existing telecommunications towers, no existing buildings, and no other structures of sufficient height in the geographic area that will meet T-Mobile coverage objectives.
- 3) *Applicants for telecommunications towers in locations where there is not financially feasible available space for shared use/collocation shall demonstrate in writing to the development services department that the fees, costs, or contractual provisions required by the owner in order to share an existing tower or alternative tower structure or to adapt an existing tower or alternative tower structure for shared use/collocation exceed 60 percent of the cost of construction of a new telecommunications tower.*
- **Applicant Response:** This provision is not applicable to the proposed site, as there are no existing towers or alternative structures within a three-mile radius that could support shared use or collocation. As such, there are no financially feasible options for collocation, and construction of a new telecommunications tower is necessary to meet coverage objectives.

- 4) *Alternative tower structure (accessory use). The construction of a tower as an accessory use to a principal use (alternative tower structure) in a zoning district not permitting wireless telecommunications towers shall comply with the following:*
- (a) Written documentation shall be provided explaining the need for such tower, how the proposed tower relates to the primary purpose and function of the principal use and identifying the location of the alternative tower structure's antenna on the proposed tower.*
 - (b) The accessory tower shall be maintained for the needs of the alternative tower structure. An accessory tower use shall not be exclusively used for the leasing of space to commercial interests.*
 - (c) The principal use (alternative tower structure) and the accessory tower shall be under the same ownership.*
 - (d) The construction of accessory towers for leasing to commercial interests shall be prohibited on properties where the alternative tower structure is scheduled to be closed or changed into a use that would not permit antenna placement.*
 - (e) Such accessory towers shall be monopoles not exceeding height recommendations stated in the applicant's engineering requirements.*
- **Applicant Response:** The above section is not applicable to the proposed CUP application.

Sec. 14-137. - Application procedures.

Application for a building permit for any communication tower or use of an alternative tower structure shall be made to the administrator. An application will not be considered unless it contains the following:

- 1) *An inventory of the applicant's existing towers that are either within the jurisdiction of the governing authority or within one mile of the border thereof, including detailed information as to the location, height, and design of each tower.*
 - **Applicant Response:** Please reference pages 7 and 8 of the T-Mobile RF propagation study for county wide T-Mobile sites (anchor tenant).
- 2) *A site plan or plans to scale specifying the proposed location and dimensions of tower(s), size of accessory buildings or uses, access, easements, fences, existing structures within 250 feet of the proposed site on the property on which the tower will be located including the access drive and the intersection with the public street or county road system, landscaping plans, existing and adjacent land uses, and a utilities inventory indicating the location of all drainage, power lines and other items impacting the proposed tower site.*
 - **Applicant Response:** Please reference sheets C-1 of the site plans and the survey.
- 3) *An inventory of public and private airstrips and farm land, including tower site distance from such properties and facilities.*

- **Applicant Response:** There are no airports within +5 miles of the proposed Tower facility. The closest airport is a private airport, and it is located 5.23 miles south. Please refer to the Airport Map as provided in the submittal package.
- 4) *A report from a professional structural engineer licensed in the state, documenting the following:*
- (a) *Tower height and design, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design.*
 - (b) *Total anticipated structural capacity of the tower, including number and types of antennas which can be accommodated.*
 - (c) *Evidence of the structural integrity of the tower.*
 - (d) *Failure characteristics of the tower and demonstration that site, setbacks, and separation distances are of adequate size and distance.*
- **Applicant Response:** Please refer to the Preliminary Tower Design provided by the manufacturer, World Tower Inc. The proposed structure has been engineered to accommodate four full carrier loading scenarios, with antenna envelopes ranging from 25,000 to 30,000 EPA at elevations of 250 feet, 235 feet, 220 feet, and 205 feet. These elevations are designed to support T-Mobile's installation and coverage objectives as well as future collocation opportunities. Final tower and foundation drawings will be submitted upon completion of geotechnical testing and approval of the Conditional Use Permit.
- 5) *Written statements from the FAA, FCC, and any appropriate state review authority stating that the proposed tower complies with regulations by that agency or that the tower is exempt from those regulations.*
- **Applicant Response:** Please reference FAA Aeronautical Study No. 2025-ASO-13066-OE. An aeronautical study has been conducted by the FAA for compliance with Part 77. This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation.
 - FCC Antenna Structure Registration (ASR) has been filed by ECA-USA under FRN # A1324700. Completion of FCC ASR Part II is pending the conclusion of the National Environmental Policy Act (NEPA) review process. The final FCC ASR will be obtained prior to issuance of permits and commencement of construction. ASR application has been provided as part of this submittal.
- 6) *Evidence of the lack of space on all suitable existing towers to locate the proposed antenna and of the lack of space on existing tower sites to construct a tower for the proposed antenna.*
- **Applicant Response:** Please reference RF Propagation Package and Existing Communication Towers Map that shows evidence of no suitable structures within the application search area for the purpose of collocation.
- 7) *A list of all adjacent property owners and mailing addresses when variances are required or requested for new tower construction.*

- **Applicant Response:** Per pre-application meeting with Effingham County, the county confirmed it would assume responsibility for fulfilling the requirements outlined in this section.

8) *Any other information may be requested by the administrator to accurately evaluate and review the application and the potential impact of a proposed tower and/or antenna.*

- **Applicant Response:** Applicant acknowledges this section.

Sec. 14-138. - Variances.

a) *The planning board may recommend that the board of commissioners grant a variance from the requirements of this article upon a finding that such variance would:*

- (1) Be necessary because of the location of existing land uses or other features on or adjacent to the telecommunications facility location site.*
- (2) Be necessary due to geography, topography, or other unusual conditions.*
- (3) Be consistent with the character of the area.*
- (4) Have a minimal visual impact on adjacent properties.*
- (5) Not be contrary to the purposes and intent of these regulations.*
- (6) Not be detrimental to existing or proposed land uses.*
- (7) Serve public purposes to a degree equal to or greater than the standards replaced.*
- (8) Accommodate shared use or colocation of telecommunications facilities.*

- **Applicant Response:** Applicant acknowledges this section.

b) *Variance. The standards and procedures for granting and denying a variance request in article VII of the Effingham County zoning ordinance shall be applicable to this article.*

- **Applicant Response:** Applicant acknowledges this section.

Sec. 14-139. - Removal of antennae and towers.

a) *Any telecommunications facility found not to be in compliance with these regulations or found to constitute a danger to persons or property, shall, upon notice, be brought into compliance or removed within 90 days. Any tower or antenna that is not in use for 12 consecutive months shall be considered abandoned and the owner of such tower or antenna shall remove the same within 90 days of receipt of notice from the administrator. Owners of telecommunications towers shall provide the administrator with a copy of any notice to the FCC concerning the intent to cease operations. The copy shall be given to the administrator at the same time that such notice is submitted to the FCC.*

b) *If the owner of an abandoned tower or antenna wishes to use such abandoned tower or antenna, the owner first must apply for and receive all applicable permits and meet all conditions of this article as if such tower were a new tower or antenna.*

- **Applicant Response:** Applicant acknowledges and will comply with the requirements of this section.

Sec. 14-140. - Pre-existing towers/nonconforming uses.

- a) All communication towers legally existing at the effective date of this ordinance shall be considered legal non-conforming uses and will be allowed to continue their usage as they presently exist provided, however, any structural modifications (adding to the height of an existing tower of more than 50 feet), shall comply with the requirements of this ordinance and other applicable county ordinances.*
- b) A communication tower that has received county approval in the form of a building permit or conditional use exception, but has not yet been constructed or placed in operation, shall be considered an existing tower so long as such approval is current and not expired.*

- **Applicant Response:** Applicant acknowledges this section.

Sec. 14-141. - Enforcement.

- a) Provisions of article declared to be minimum requirements. In their interpretation and application, the provisions of this article shall be held to be the minimum requirements adopted for the promotion of public health, safety, and general welfare.*
- b) Penalties for violation:*
 - 1) Any person or entity that violates any provision of this article or fails to comply with the requirements thereof shall, upon conviction, be fined not more than \$1,000.00 or imprisoned in the county jail for not more than 60 days, or both, and in addition pay the cost of such action. Each day such violation continues shall be considered a separate offense. The owner, lessor or lessee, and any person who commits or participates in, assists in, or maintains any such violation may each be found guilty of a separate offense and suffer the penalties herein provided.*
 - 2) If any structure is or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained, or any structure or lot is proposed to be used in violation of this article, the board of commissioners, planning board, county manager, county attorney, building official, zoning administrator, or other authorized county officer or employee, may institute an action seeking a restraining order, temporary or permanent injunction, mandamus, or other appropriate action.*

- **Applicant Response:** Applicant acknowledges and will comply with the requirements of this section.

Sec. 14-142. - Public safety telecommunications.

- a) Towers erected by a governmental entity for police, fire, EMS, 911, or other similar public safety telecommunications shall be exempt from the requirements of this article.*

- **Applicant Response:** The above section is not applicable to the proposed CUP application.

b) *Commercial telecommunications providers shall give priority to and make reasonable efforts to accommodate requests by governmental entities for tower space needed for public safety telecommunications. If such a request is denied, the commercial telecommunications provider shall reasonably demonstrate why it is not feasible to grant the request.*

- **Applicant Response:** Applicant acknowledges this section. Tower and ground space for government entities for public safety communications are available under standard market rates and lease terms.

Sec. 14-143. - Liability.

This article is remedial in nature and shall be construed to secure such beneficial interests and purposes thereof, which are public safety, health, and general welfare. This article shall not be construed as imposing upon the board of commissioners or any of its employees or agents any liability or responsibility for damages to any person or property in any way caused by or connected with a tower, antenna, or telecommunications facility governed by this article. Nor shall the governing authority or any of its employees or agents be held as assuming any such liability or responsibility by reason of inspections conducted or permits granted, denied, or approved.

- **Applicant Response:** Applicant acknowledges this section.

Sec. 14-144. - Miscellaneous.

- a) *Exemptions. Antennae or towers located on property owned, leased, or otherwise controlled by the board of commissioners shall be exempt from the requirements of this ordinance, provided a license or lease authorizing such antenna or tower has been approved by the board of commissioners.*
- b) *Severability. If any section, subsection, sentence, clause, phrase, or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.*
- c) *Repeal of laws in conflict. This article supersedes all ordinances or parts of ordinances adopted prior hereto which are in conflict herewith, to the extent of such conflict.*
- d) *Effective date. This article shall take effect immediately upon adoption*

- **Applicant Response:** Applicant acknowledges this section.



T-Mobile Engineering South
7025 A. C. Skinner Parkway
Jacksonville, FL 32256

October 23, 2025

Effingham County
Planning & Zoning Services
804 S. Laurel St.
Springfield, GA 31329

RE: Non-Interference Statement

T-Mobile Site ID 9SA1956 - Tower Site: NXGA-226 Clyo

To Whom it may concern,

Per ordinance reference Section 28.19(H)(2) T-Mobile assumes responsibility for resolving any interference caused by its operations for the above-mentioned site to another radio service, should it occur, in accordance with the FCC Rules and the FCC's Best Practices Guide.

T-Mobile will maintain compliance with FCC ordinance 28.19(H)(7), regarding radio frequency exposure to humans.

Please let me know if you have any questions.

Sincerely,

Ernest Shuman

Sr., RF Engineer Development | T-Mobile South, LLC | 912-272-7992

T-Mobile USA, Inc.
Office: (904) 251-7000
P.O. Box 551299
Jacksonville, FL 32255



Effingham County
Planning & Zoning Services
804 S. Laurel St
Springfield, GA 31329

RE: Proposed Tower 9SA1956 || NXGA-226 Clyo

To Whom it May Concern:

T-Mobile is a wireless communications provider authorized by the Federal Communications Commission to provide digital wireless personal communications throughout the state of Georgia and the United States. T-Mobile strives to provide our customers with the most reliable wireless network and services. This commitment to our customers necessitates expansion of network facilities and capabilities to meet current and future demands of wireless voice and data.

As senior RF (radio frequency) engineer for T-Mobile over North Florida/Georgia, I have performed a thorough analysis of the desired coverage need and interactions of T-Mobile sites within the immediate coverage area. Currently, T-Mobile has a need for an antenna support structure in the Clyo area of Effingham County, Georgia, more specifically in the area of **Latitude 32° 31' 23.74" North & Longitude 81° 19' 11.58" West**. Based on several propagation models, the location and design height proposed by NexTower was selected as optimal to provide maximum outdoor/indoor coverage and handoff capabilities between surrounding T-Mobile sites, based on their location and antenna centerlines (height).

T-Mobile is committed to collocating on the proposed NexTower tower. The proposed tower will permit deployment of T-Mobile's entire Low-band, Mid-Band and 5G spectrum portfolios and Ultra Capacity 5G. This will provide customers with a more reliable service area, improve in-building coverage and bring significant improvements to the Clyo-Kildare Rd corridor and surrounding residential areas.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E.M. Shuman'.

Earnest M. Shuman

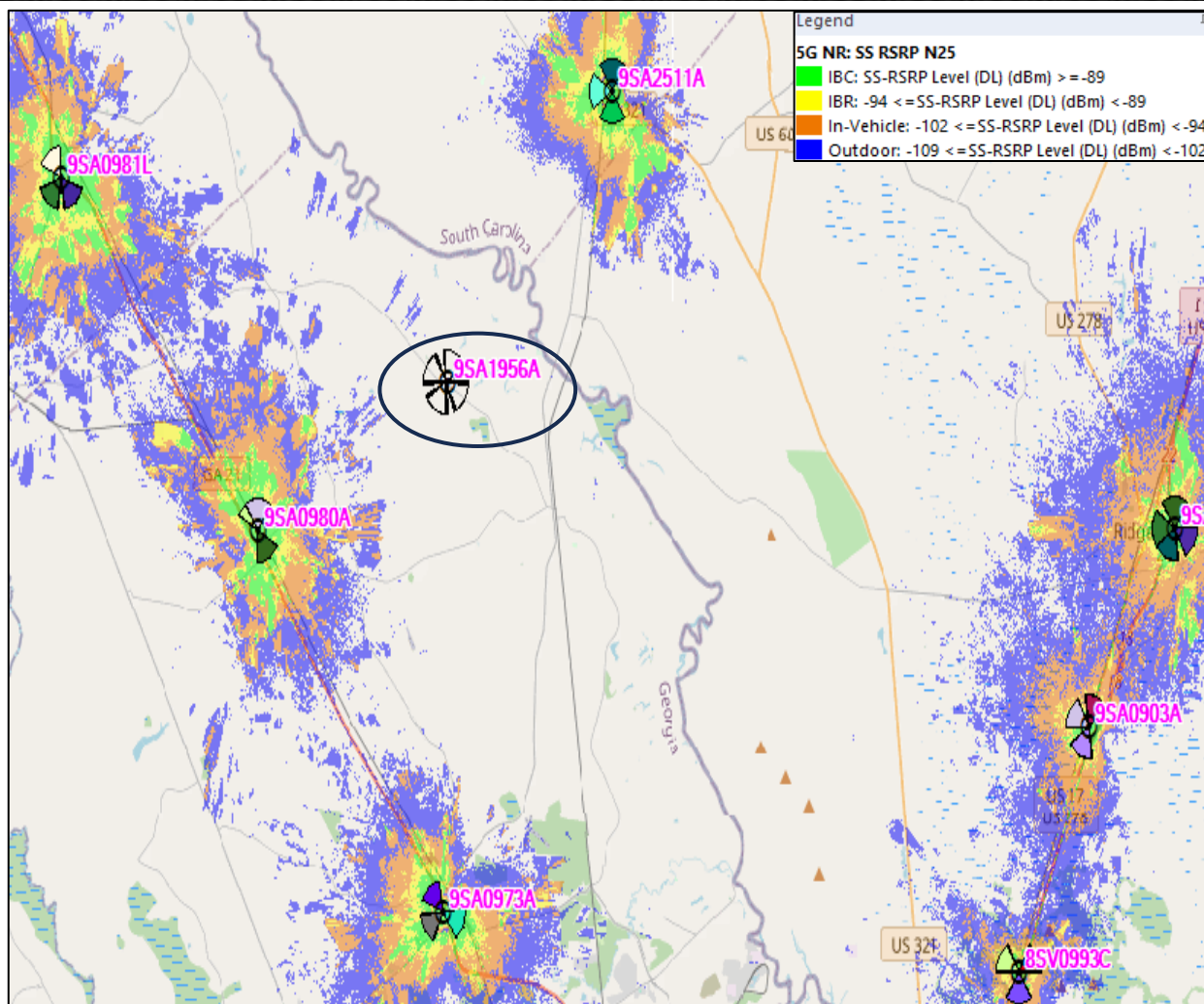
T-Mobile Senior RF Engineer



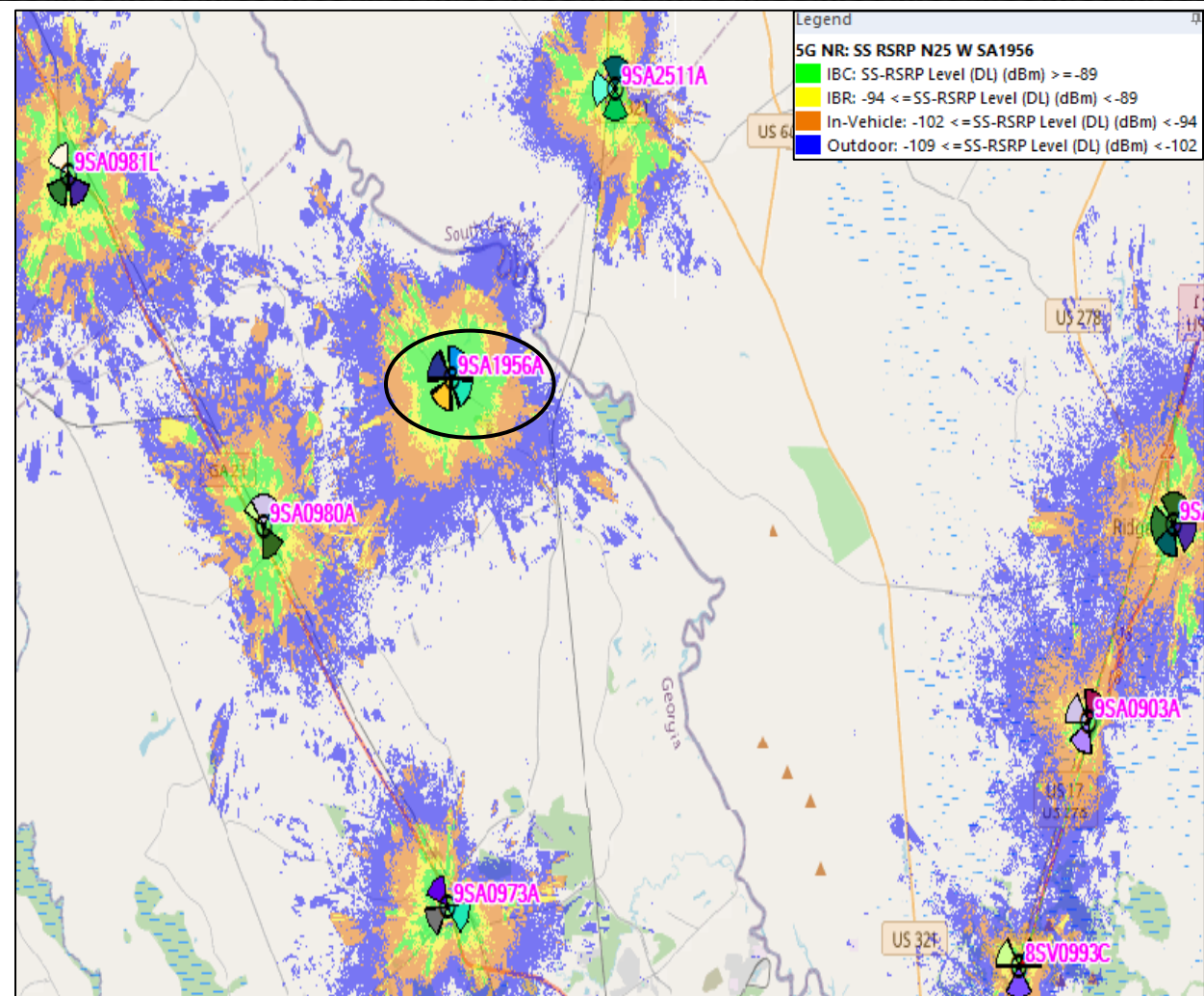
RF Package Macro Site 9SA1956A

- Provide indoor coverage our customers in the Effingham County, Clyo town, Briar patch Airport, Cylo-Kildare Rd and neighboring regions. In vehicle coverage on GA 119, GA 21, SC 119 and the surrounding areas.
- location: 30.7766, -81.744897
- In order to provide coverage to our customers in the in the Effingham County, Clyo town, Briar patch Airport, Cylo-Kildare Rd and neighboring regions. In vehicle coverage on GA 119, GA 21, SC 119 and the surrounding areas, we propose the following.
 - Request to build a new tower within the search ring for 9SA1956.
 - Proposed site will allow us to deploy a full array that will include L21,L7,N6,N19,L19.
 - Full array will allow deployment of our entire Mid-Band, Low-Band and 5G spectrum portfolio and provide Ultra Capacity 5G to this area.
 - By utilizing the Full Array (Tower mounted integrated radios) will allow Ultra Capacity 5G.
 - Ultra Capacity 5G provides up to 35% increase in download speeds (depending on the traffic volume) vs the ground mounted radios.
 - Tower mounted radios provides increased coverage area and better in-building penetration.
 - Tower mounted radios greatly reduces intermodulation issues and noise issues caused by diplexing for ground radio solutions.

5G Mid-Band Coverage Analysis – Band 25_n25_TDD

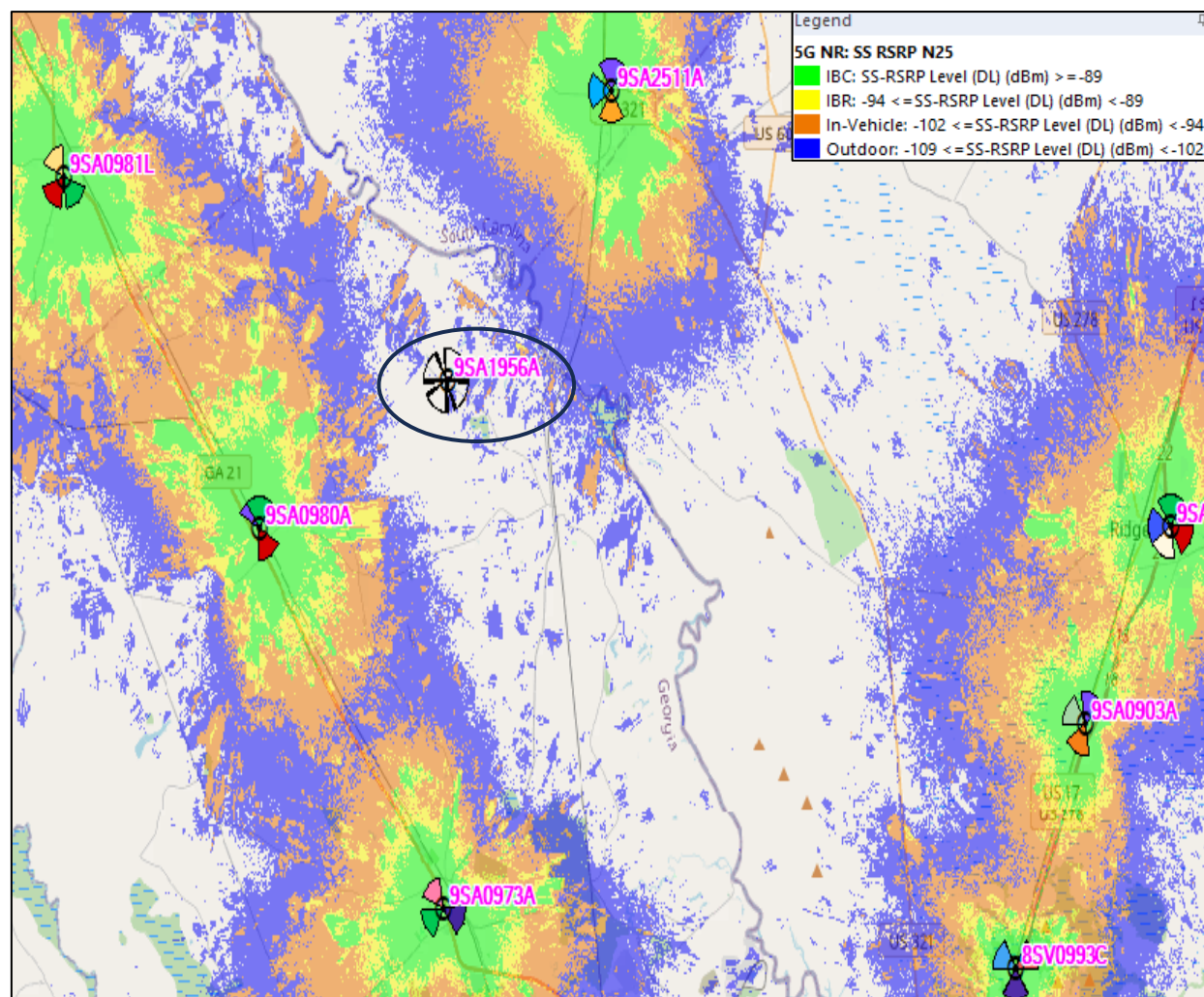


- Existing 5G Mid-Band Coverage.

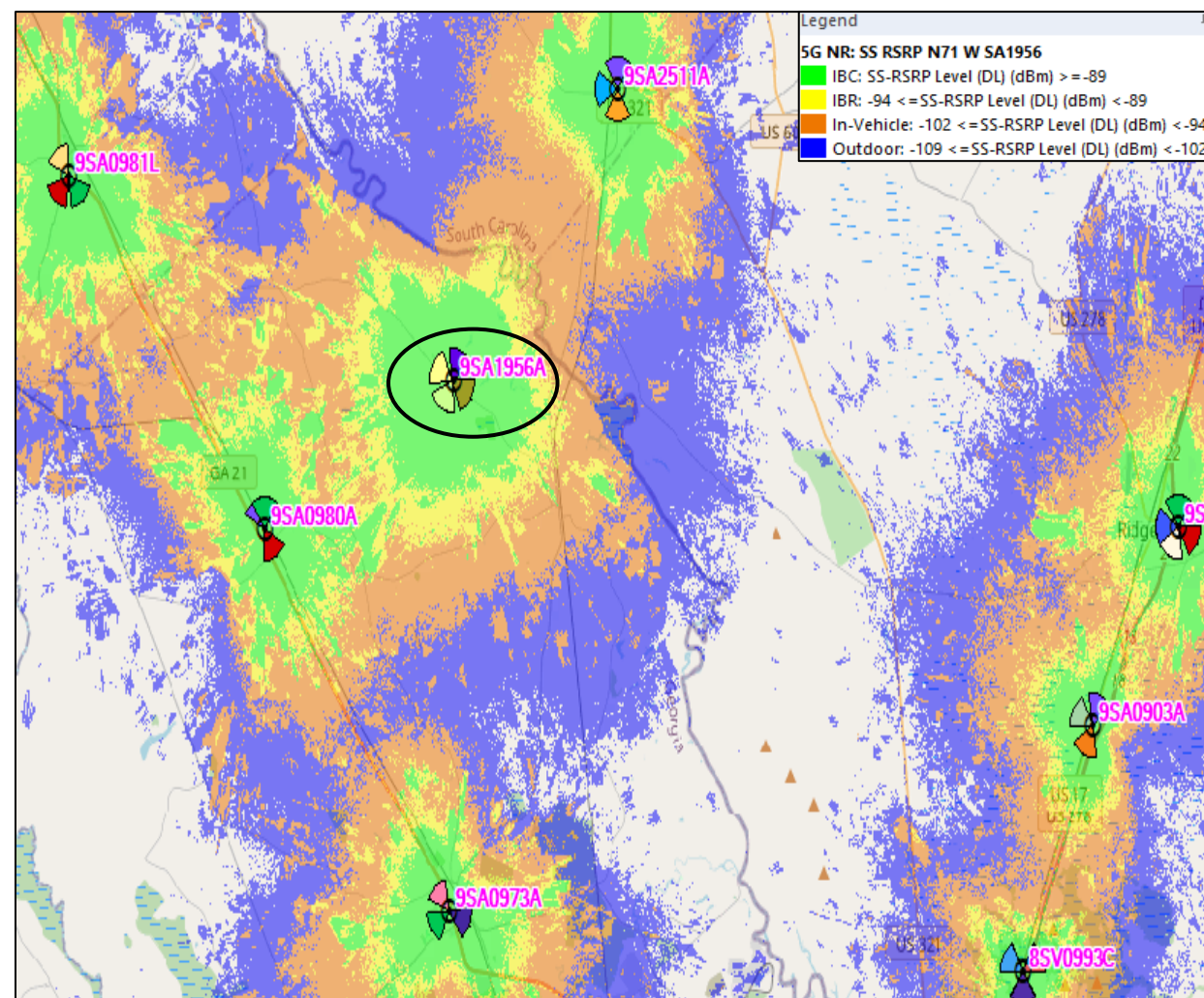


- Existing and planned 5G Mid-Band Coverage with proposed site.

5G Mid-Band Coverage Analysis – Band 71_n71_FDD

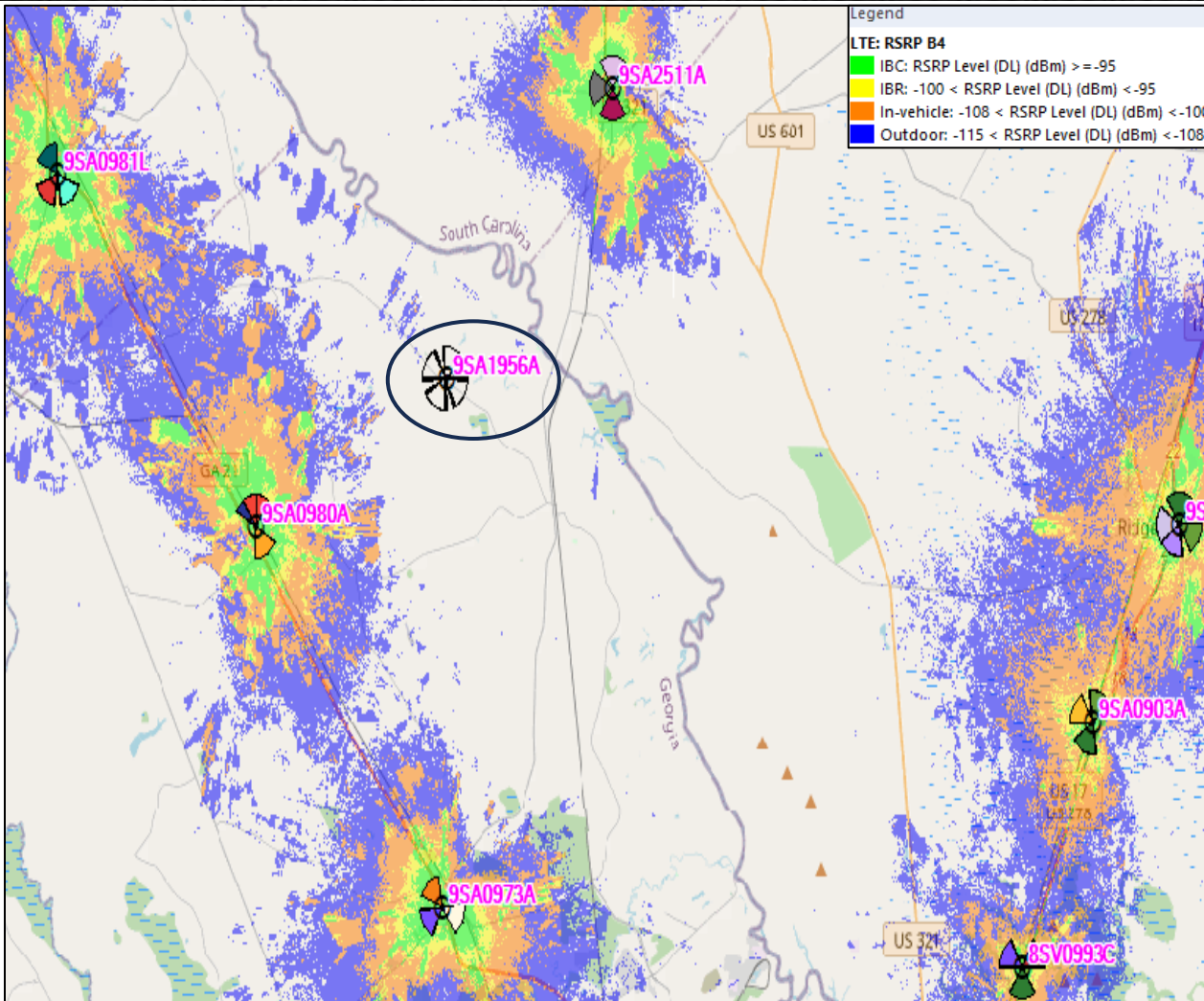


- Existing 5G Mid-Band Coverage.

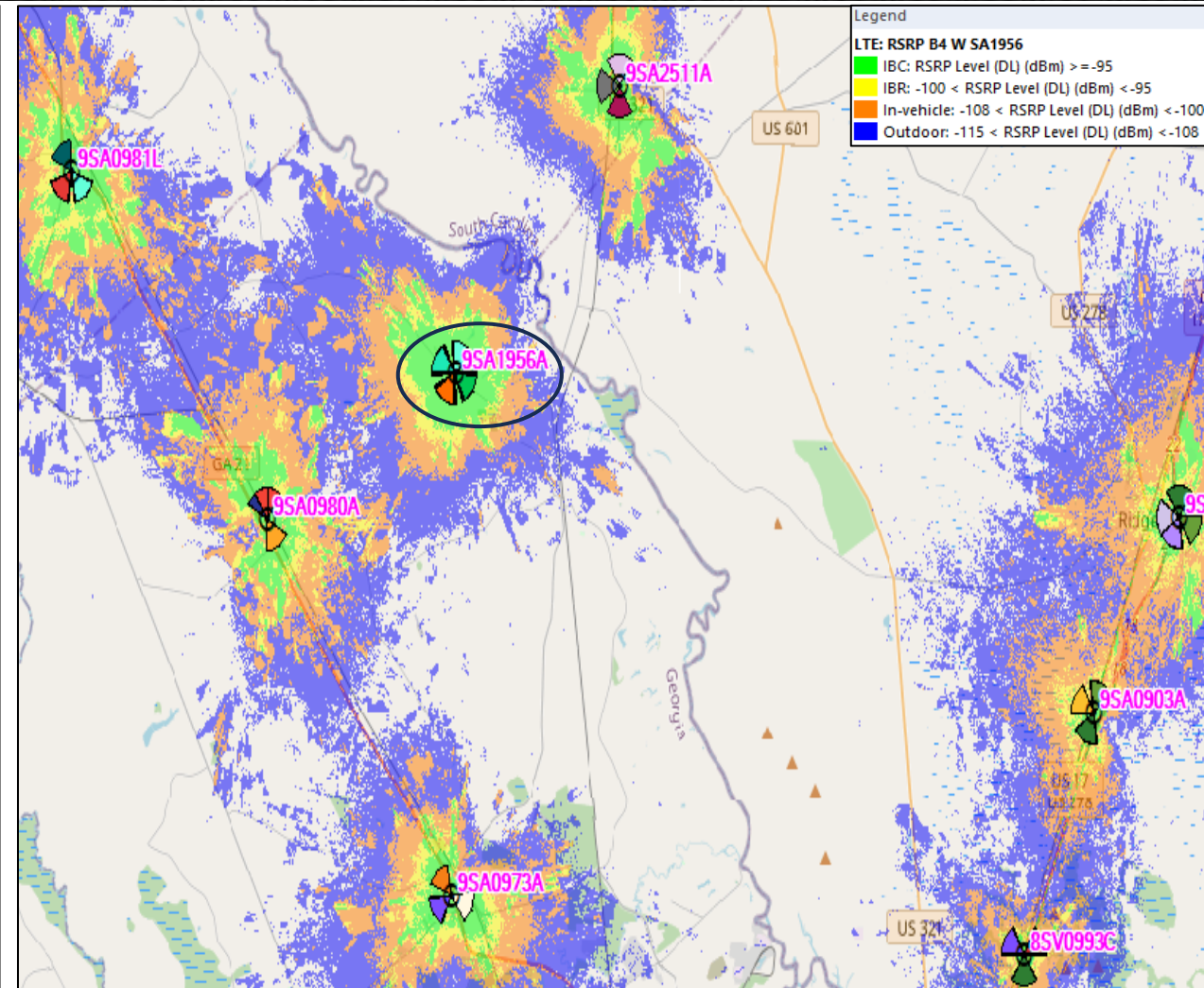


- Existing and planned 5G Mid-Band Coverage with proposed site.

LTE Mid-Band Coverage Analysis – Band 4_E-UTRA band 4

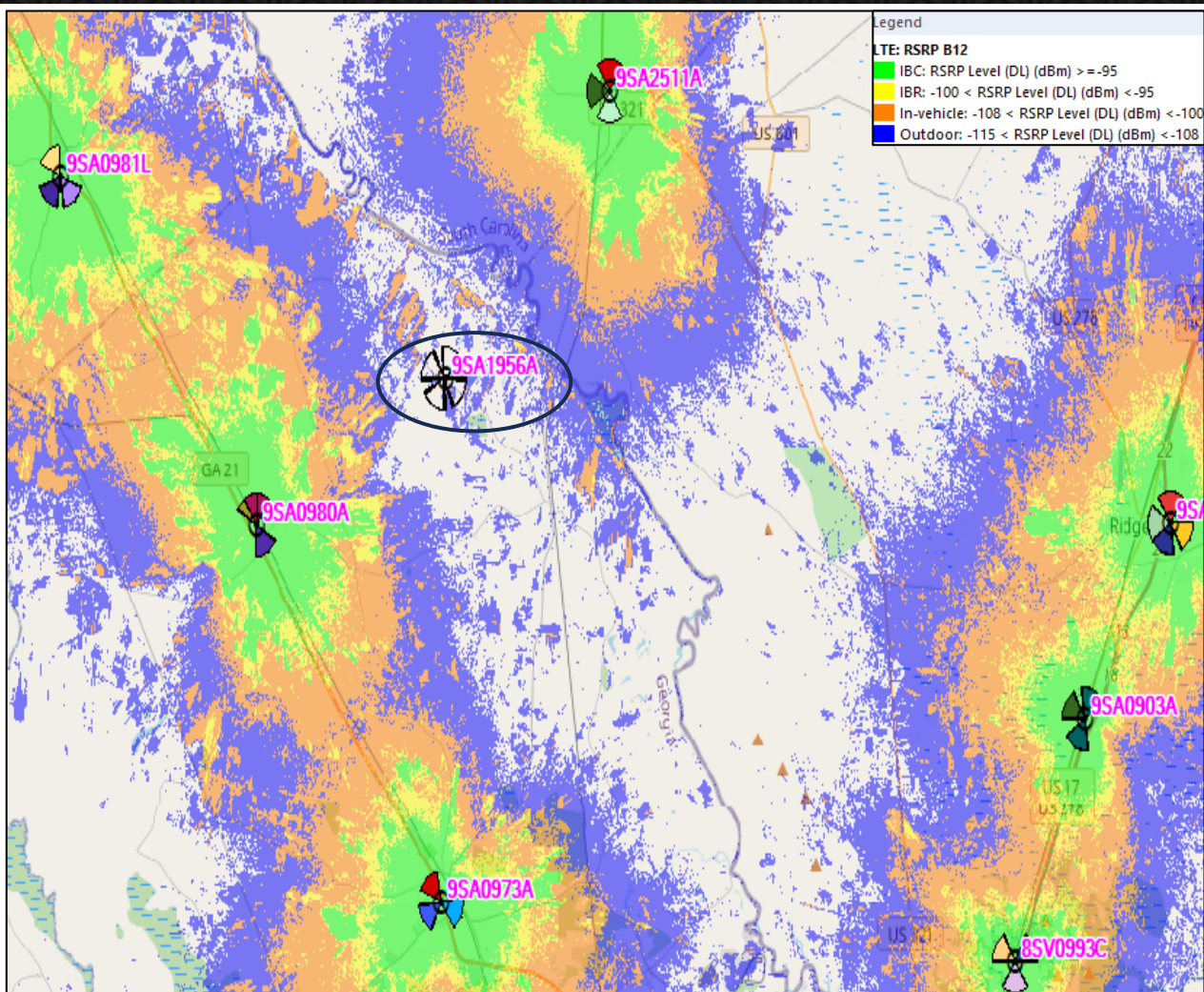


- Existing Mid-Band Coverage.

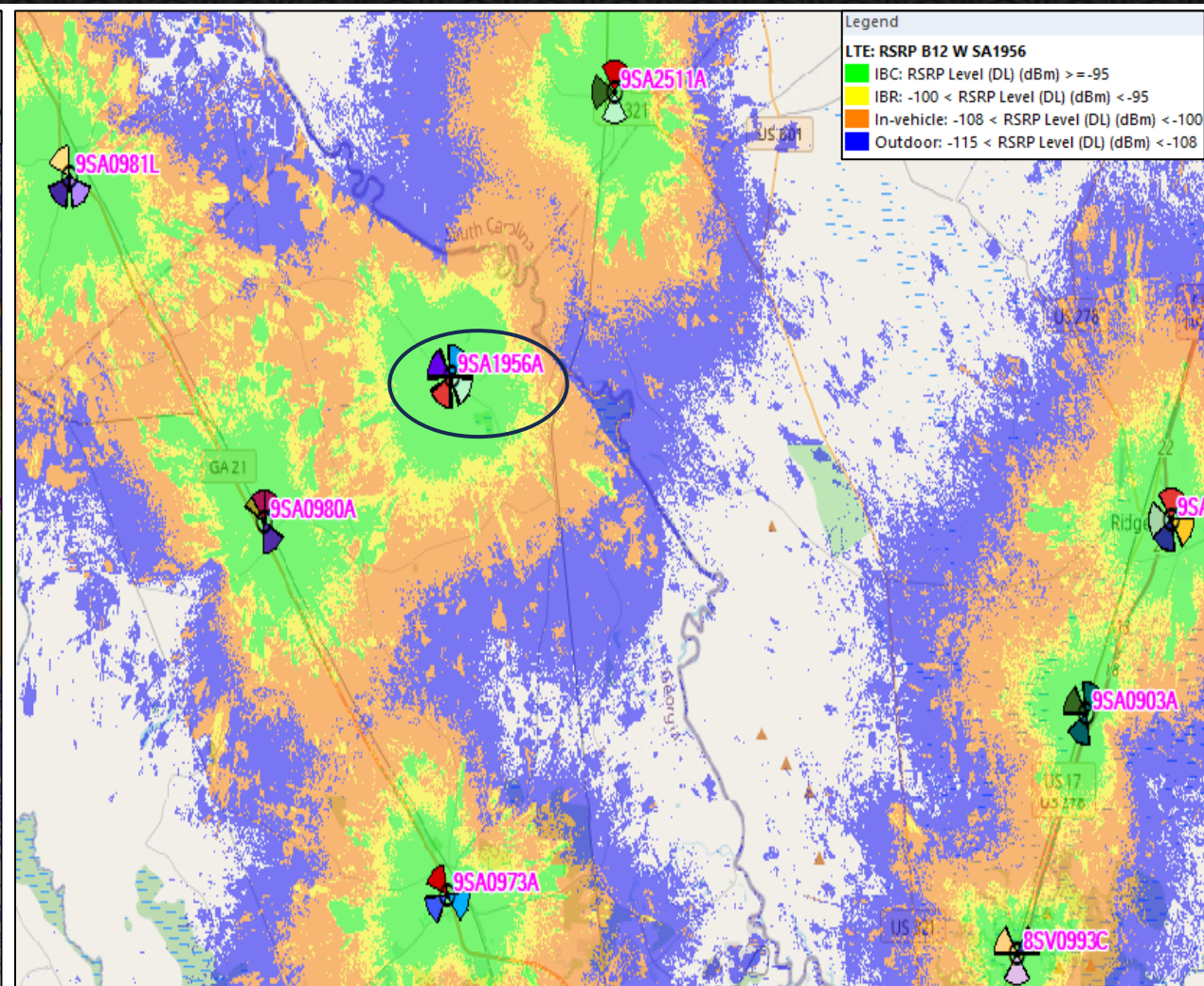


- Existing and planned Mid-Band Coverage with proposed site.

LTE Low-Band Coverage Analysis - Band 12_E-UTRA band 12

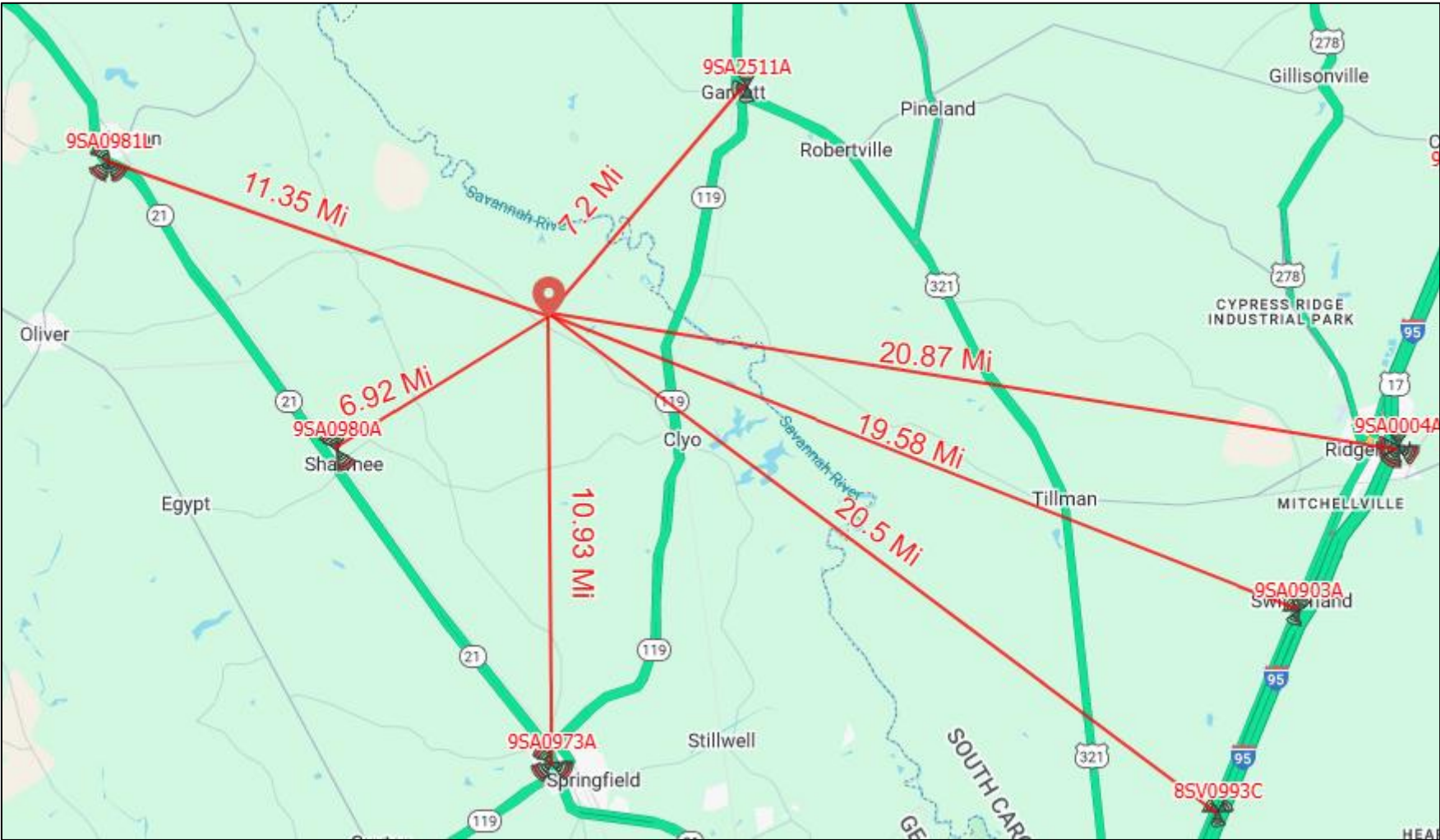


- Existing Low-Band Coverage.



- Existing and planned Low-Band Coverage with proposed site.

First Tier Handoff Sites



Antenna Data of Existing and Proposed site

Site	Transmitter	Latitude	Longitude	Antenna	Height (m)	Azimuth (°)	Mechanical Downtilt (°)
9SA1956A	9SA1956A_11	32.523261	-81.319884	FFVV-65C-R2N23	76.2	30	0
9SA1956A	9SA1956A_21	32.523261	-81.319884	FFVV-65C-R2N23	76.2	125	0
9SA1956A	9SA1956A_31	32.523261	-81.319884	FFVV-65C-R2N23	76.2	210	0
9SA1956A	9SA1956A_41	32.523261	-81.319884	FFVV-65C-R2N23	76.2	300	0
9SA0981L	9SA0981L_11	32.58211129	-81.5061431	FFHH-65C-R3/AIR6419	85.34	140	0
9SA0981L	9SA0981L_21	32.58211129	-81.5061431	FFHH-65C-R3/AIR6419	85.34	220	0
9SA0981L	9SA0981L_31	32.58211129	-81.5061431	FFHH-65C-R3/AIR6419	85.34	325	0
9SA2511A	9SA2511A_11	32.6079	-81.2399	FFVV-65C-R3-V1	86.87	0	0
9SA2511A	9SA2511A_21	32.6079	-81.2399	FFVV-65C-R3-V1	86.87	180	0
9SA2511A	9SA2511A_31	32.6079	-81.2399	FFVV-65C-R3-V1	86.87	270	0
9SA0004A	9SA0004A_11	32.48172222	-80.9680278	FFHH-65C-R3/AIR6449	68.58	0	0
9SA0004A	9SA0004A_21	32.48172222	-80.9680278	FFHH-65C-R3/AIR6449	68.58	120	0
9SA0004A	9SA0004A_31	32.48172222	-80.9680278	FFHH-65C-R3/AIR6449	68.58	205	0
9SA0004A	9SA0004A_41	32.48172222	-80.9680278	FFHH-65C-R3/AIR6449	68.58	270	0
9SA0903A	9SA0903A_11	32.42388485	-81.0097237	FFHH-65C-R3	76.2	25	0
9SA0903A	9SA0903A_21	32.42388485	-81.0097237	FFHH-65C-R3	76.2	205	0
9SA0903A	9SA0903A_31`	32.42388485	-81.0097237	FFHH-65C-R3	76.2	300	0
8SV0993C	8SV0993C_11	32.353054	-81.04333	FFV4-65C-R3-V1	58.52	60	0
8SV0993C	8SV0993C_21	32.353054	-81.04333	FFV4-65C-R3-V1	58.52	180	0
8SV0993C	8SV0993C_31	32.353054	-81.04333	FFV4-65C-R3-V1	58.52	300	0
9SA0973A	9SA0973A_11	32.37027942	-81.321252	FFV4-65C-R3-V1/AIR6449	76.8	115	0
9SA0973A	9SA0973A_21	32.37027942	-81.321252	FFV4-65C-R3-V1/AIR6449	76.8	235	0
9SA0973A	9SA0973A_31	32.37027942	-81.321252	FFV4-65C-R3-V1/AIR6449	76.8	320	0
9SA0980A	9SA0980A_11	32.48047603	-81.4108543	FFHH-65C-R3/AIR6419	91.44	0	0
9SA0980A	9SA0980A_21	32.48047603	-81.4108543	FFHH-65C-R3/AIR6419	91.44	150	0
9SA0980A	9SA0980A_31	32.48047603	-81.4108543	FFHH-65C-R3/AIR6419	91.44	330	0

Technology Layer	Tx composite pwr (dBm)	minus system loss (dBm)	plus antenna gain (dBi)	Total EiRP (dBm)	Total EiRP (W)
L2100	52.04119983	0.5	18.5	70.04119983	10095.31751
L1900	52.04119983	0.5	18.6	70.14119983	10330.46766
L600	50.79181246	0.5	16	66.29181246	4257.760671
L700	52.04119983	0.5	16.3	67.84119983	6083.030341
N600	50.79181246	0.5	16	66.29181246	4257.760671
N2500	55.05149978	0.5	18.5	73.05149978	20190.63502
N1900	49.03089987	0.5	18.6	67.13089987	5165.233832