

**ATTACHMENT A - CONDITIONAL USE APPLICATION**

Application Date: 01-13-22

Applicant/Agent: Jonathan L. Yates

Applicant Email Address: jly@hellmanyates.com

Phone # 843-414-9754

Applicant Mailing Address: 105 Broad Street, Third Floor

City: Charleston State: SC Zip Code: 29401

Property Owner, if different from above: Donald A. Wester and Lyn M. Wester

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): N/A

Phone # 912-675-4624

Owner's Mailing Address: P.O. Box 1389

City: Springfield State: GA Zip Code: 31329

Property Location: 2800 Little McCall Road Springfield, GA 31329

Present Zoning of Property R-1 Tax Map-Parcel # 0392000A00 Total Acres 38.495

**CONDITIONAL USE REQUESTED:**

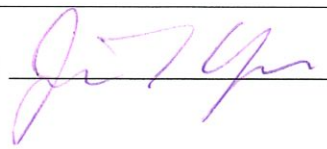
       **Section 3.15A – Residential Business**  
*See Section 3.15A for requirements*

       **Section 3.15B – Rural Business**  
*See Section 3.15B for requirements*

  X   **OTHER** (provide relevant section of code): Communications tower pursuant to Section 14-131 through 14-144.

Reason: We are requesting a communications tower and related facility to allow AT&T and at least three additional  
broadband carriers to provide adequate coverage and capacity for wireless voice and broadband to this part of  
Effingham County.

How does request meet criteria of Section 7.1.6 (see Attachment C): Please see attached narrative and exhibits.

Applicant Signature:  Date 01.13.22

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed Amendment to the Effingham County Zoning Ordinance by virtue of a deed date June 27, 2019, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 2533 page 433.

I hereby certify that I am the owner of the property being proposed for Conditional Use approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature 

Print Name Donald Wester

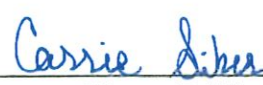
Owner's signature 

Print Name Lyn Wester

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Sworn and subscribed before me this 10 day of December, 20 21.

  
Notary Public, State of Georgia



**AUTHORIZATION OF PROPERTY OWNER**

We, Donald & Lyn Wester, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Effingham County, Georgia

I authorize the person named below to act as applicant in the pursuit of a Conditional Use application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions, if the application is approved.

Name of Applicant/Agent: Jonathan L. Yates for Diamond Communications LLC

Applicant/Agent Address: 105 Broad Street, 3rd Floor

City: Charleston State: SC Zip Code: 29401

Phone: (843) 414-9754 Email: JLC@hellmanyates.com

Owner's signature *Donald & Lyn Wester*

Print Name Donald & Lyn Wester

Personally appeared before me Donald Wester Lyn Wester (Owner print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sworn and subscribed before me this 10 day of December, 20 21.

*Cassie Sikes*  
Notary Public, State of Georgia





DOC# 005575  
FILED IN OFFICE  
7/3/2019 04:43 PM  
BK:2533 PG:433-434  
ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY  
REAL ESTATE TRANSFER  
TAX PAID: \$59.00

PT-61 051-2019-001839

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South  
Springfield, GA 31329

Our File #: 19-306

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 27th day of June, 2019, between BGN Investments, LLC, a limited liability company organized and existing in the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Donald A. Wester and Lyn M. Wester, as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing 38.495 acres, more or less, that is shown and more particularly described by the plat of survey entitled "Survey of 38.495 AC being subdivided from 58.42 located in the 10th G.M. District of Effingham County, Georgia", made by William Mark Glisson, R.L.S. #3316, dated June 19, 2019, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 28, Slide 604, which is incorporated into this description by specific reference thereto.

This being a portion of the same property conveyed by Acorn 6B Little McCall Road Real Estate, LLC to BGN Investments, LLC as evidenced by that certain Limited Warranty Deed dated August 22, 2014 and recorded in Deed Book 2257, page 496, aforesaid records.

SUBJECT TO that certain Southern Natural Gas Right of Way Easement as shown on the above referenced plat.

SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.



TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, by and through its authorized agent, has hereunto set it's hand and seal this day and year first above written.

Signed this 31<sup>st</sup> day of June, 2019  
in the presence of:

BGN Investments, LLC

Catherine J. Jones  
Unofficial Witness

BY: Wilson H. Burns  
Wilson H. Burns, Member

[Signature]  
Notary Public

My commission expires 2/18/23

(Notary Public Seal)



# HELLMAN YATES

ATTORNEYS AND COUNSELORS AT LAW

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

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

January 13, 22

## **VIA FEDERAL EXPRESS**

Teresa Concannon  
Planning & Zoning Manager  
Effingham County Planning & Engineering  
804 S. Laurel Street,  
Springfield, GA 31329  
(912) 754-2105

Re: Diamond Communications LLC- Site Name: Effingham- Site Address: 2800 Little  
McCall Road, Springfield, GA 31329 (TMS # 03920002A00)- Telecommunications  
Facility Application

Dear Ms. Concannon,

Enclosed, please find the application of Diamond Communications LLC for a proposed 260-foot self-support wireless telecommunication facility to be built for AT&T and at least three (3) wireless broadband carriers. The proposed facility will be on the property of Donald and Lyn Wester, which is located at 2800 Little McCall Road, Springfield, GA 31329, and is designated as Effingham County tax parcel number 03920002A00. This is a very important facility to improve coverage for both voice and advanced data in this section of Effingham County. We are also requesting the rezoning of Donald and Lynn Wester's property from R-1 to AR-1. In addition, we are seeking a variance for the setback from the communication facility to the Wester's home on the property. We have taken the liberty of recasting the relevant sections of the Effingham County Code with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Diamond Communications LLC and ATT&T have not only met, but also have exceeded, all necessary requirements for approval under the Effingham County Tower Regulations, except for the setback to the Wester's home, for which we are requesting a variance.

### Section 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.

**Diamond and AT&T will always be in compliance with all applicable local, state, and federal maintenance standard for communication towers. Please see the letter of Tom Waniewski of Diamond attached hereto as Exhibit "14" and incorporated herein by reference.**

(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.

(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.

(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.

(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.

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

(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.

(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.

**The Applicant accepts and acknowledges this provision. Please see Sheet C1 of the site plan and drawings by Georgia Professional Engineer David Rainey Cousins attached hereto as Exhibit "1" and incorporated herein by**



**reference, which shows the setback for the proposed facility. The closest off property residential structure is 1068 ft to the North on the property of Brian Mitchell Logan. The facility is proposed to be 447 ft. from the Wester's house for which we are requesting a variance. The nearest existing property line is more than 228 ft. away from the proposed facility. Furthermore, as shown in Note #1 on Sheet C-1 in Exhibit "1", the nearest existing tower is 3.05 miles away from the proposed facility.**

(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.

**Please see the FAA Notices of Proposed Construction or Alteration – Off-Airport, attached hereto as Exhibit "4" and incorporated herein by reference. Additionally, please see AT&T's FCC Licenses, attached hereto as Exhibit "5" and incorporated herein by reference. Finally, please see the FCC Antenna Structure Registration application, attached hereto as Exhibit "6" and incorporated herein by reference.**

(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.

**The Applicant accepts and acknowledges this provision. In addition, please see the Regulatory Compliance Letter by Tom Waniewski of Diamond Communications LLC, attached hereto as Exhibit "9" and incorporated herein by reference.**

(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.

**The proposed guyed-style wireless communications facility will be enclosed in a fenced area of 80 ft. by 55 ft. as shown on Sheet C-1.1 of Exhibit "1" and will be appropriately secured by a chain link fence with a height of eight feet, topped with three strands of barbed wires as an anti-climbing device for an overall fence height of nine feet as shown on Sheet C3 of Exhibit "1".**

(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

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may review the available lighting alternatives and approve the design that would cause the least disturbance.

**The FAA will require illumination and Diamond will deploy a state of the art lighting system, incorporating a downward deflection device that will cause the least disturbance to the surrounding area.**

(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.

**Signs for the purpose of identification, warning, emergency function, and contact will be placed as required by applicable state and federal law. Examples of such signs and other signs required by the FCC can be found on Sheet C5 of Exhibit "1". There will be no advertising signage on the proposed facility.**

(g) Visual impact.

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

(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.

**As shown on Sheet C6 of Exhibit "1", the proposed tower will incorporate a self-support design. Building and relating structures shall be finished in a neutral color that will blend the tower facility with its natural setting. Furthermore, the tower will maintain a galvanized steel finish, which quickly weather to a dull gray patina, which is non-reflective and emits no glare. All FAA requirements will be followed by Diamond and ATT&T at all times.**

(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.

**As shown on Sheet L-1 of Exhibit "1", Diamond will plant 32 southern magnolias along the fence line in a 10 ft. wide landscaping buffer.**

(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.

(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.

(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.

**The Applicant accepts and acknowledges these provisions. Please see Sheet C1 of Exhibit "1", which shows compliance with the setback regulations. In addition, please see the Fall Zone Certification certified by Georgia Professional Engineer Amy R. Herbst, attached hereto as Exhibit "7" and incorporated herein by reference.**

(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.



**This provision is not applicable, as the applicant is proposing a new standalone wireless communications facility and not one attached to any building or structure, in a recognized historical area or otherwise.**

(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.

**Please see Exhibit "4" for the FAA Notice of Proposed Construction or Alteration – Off Airport.**

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 specified 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.

**Please see the Collocation Policy Letter by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "8" and incorporated herein by reference.**

(2) Applicants for telecommunications towers in locations where there is not technically available space for colocation 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:

1. No existing telecommunications facilities or alternative tower structures are located within the geographic area necessary to meet the applicant's engineering requirements.
2. Existing telecommunications facilities or alternative tower structures have insufficient height and cannot be modified to accommodate the applicant's engineering requirements.
3. 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.
4. 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.

**Please see the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "10" and incorporated herein by reference.**

(3) Applicants for telecommunications towers in locations where there is not financially feasible available space for shared use/colocation 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/colocation exceed 60 percent of the cost of construction of a new telecommunications tower.

**Please see the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications in Exhibit "10".**

(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.

**The Applicant accepts and acknowledges these provisions.**

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.



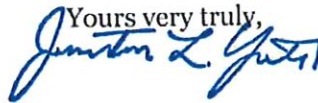
- B. If the owner of an abandoned tower or antenna wishes to use such abandoned tower or antenna, the owner first must apply for and receive all applicable permits and meet all conditions of this article as if such tower were a new tower or antenna.

**The Applicant accepts and acknowledges these provisions. Please see the Tower Removal Letter by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "15" and incorporated herein by reference.**

In addition, please find the following items in support of this conditional use application: Site Survey, attached hereto as Exhibit "2" and incorporated herein by reference; Structural Design Drawings, attached hereto as Exhibit "3" and incorporated herein by reference; Warranty Deed, attached hereto as Exhibit "11" and incorporated herein by reference; Recorded Plat, attached hereto as Exhibit "12" and incorporated herein by reference; Existing Inventory Letter, attached hereto as Exhibit "13" and incorporated herein by reference; and List of Adjacent Property Owners within 200 ft., attached hereto as Exhibit "16" and incorporated herein by reference.

The request for a variance is necessary due to the unique topography of the Wester property, which includes large areas of wetlands. The strategic placement of the proposed facility on the 38-acre Wester property is consistent with the character of the surrounding area and will have minimal visual impact on adjacent properties due to the incredible heavy and mature tree cover on the Wester property. The purpose of the proposed facility is to provide effective and essential wireless infrastructure to this part of the county, which is consistent with the purpose and intent of Effingham County's regulations for telecommunication towers. By providing this necessary service from this location on the Wester property, the proposed facility will not be detrimental in any way to existing or proposed land uses in the vicinity and will serve the public purposes of the Effingham County ordinance. The proposed facility has been designed for AT&T and colocation by at least three additional broadband carriers. We have fully met all other requirements of the ordinance.

With warmest regards, I am

Yours very truly,  


Jonathan L. Yates

JLY:jlc  
Enclosures



# **Exhibit 1**



**GENERAL NOTES:**

- This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
- Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
- Surveyor Data Collector, DJI UAV.
- Where shown, Improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
- Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive; this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
- This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions. It is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
- This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
- Geographic Coordinates, if published, meet NAA Accuracy Code 1A (are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically).
- Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
- This survey is not valid without the original signature and the original seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.

**SURVEYOR'S CERTIFICATION:**

This Survey is a SPECIFIC PURPOSE SURVEY and does not subdivide or create any new Parcels or make changes to 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 OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies 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 for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.



Surveyed by Thomas A. Dobson  
Georgia RLS No. 2205  
Georgia COA No. LSP001190

**PROPOSED TOWER LOCATION DATA**

Latitude: NORTH: 32.304730° 32° 18' 17.03"  
Longitude: WEST: 81.310164° 81° 18' 36.59"  
Ground Elev: 52.3 FEET AMSL (NAVD88)  
Benchmark: DP8346 GASA

**PARENT TAX PARCEL**

DONALD A. WESTER &  
LYN M. WESTER  
TAX PARCEL: 03920002A00  
See Sheet #2

**NORTH ORIENTATION**

GEORGIA EAST STATE PLANE COORDINATE SYSTEM  
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)  
ELEVATION DATUM: NAVD88, GEOID 12B  
DATE OF SURVEY: 11-25-2020  
Method: RTK (CORS); Confidence Level: 95%  
Positional Accuracy: Hz ± 0.10  
EPOCH: 2010.0000

**FLOOD DATA**

FEMA FLOOD MAP PANEL: 13103C0270E, Effective Date: 03-16-2015  
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

**TITLE EXAMINATION:**

See Sheet #5

**ADDITIONAL NOTES**

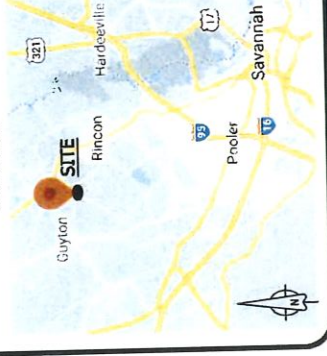
All Wetlands shown hereon are as delineated by others and according to maps provided by others.

Topographic information is a composite of Field Survey and Aerial Survey Data

**SURVEY RELEASE DATA**

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	12-28-2020	NB	TAD
1	Add Composite Map, Sheet #5	01-08-2021	NB	TAD
2	Update for Diamond Communications, LLC.	01-11-2021	NB	TAD
3	Site Moved	05-17-2021	NB	TAD
4	Site and Access/Utility Easement Moved	09-20-2021	NB	TAD

**LOCATION MAP**  
NOT TO SCALE



**LEGEND**

- ☐ CONCRETE MONUMENT FOUND
- UTILITY POLE
- ↙ GUY ANCHOR
- ☒ TELECOM JUNCTION
- ◆ SITE BENCHMARK
- \* PROPOSED TOWER CENTER

- R/W RIGHT-OF-WAY
- P.O.C POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- AU ACCESS/UTILITY
- ESMT EASEMENT
- Sq Ft SQUARE FEET

- PAVEMENT EDGE
- GRAVEL EDGE
- TRAIL
- OVERHEAD UTILITY LINES
- OHU
- DITCH
- 5' CONTOURS
- 1' CONTOURS
- WET WETLANDS (Delineated by others)

- PUBLIC R/W
- TAX PARCEL LINE
- EXISTING EASEMENT
- LESSEE'S EASEMENT
- LESSEE'S PREMISES

**SPECIAL PURPOSE SURVEY**  
SITE NAME: **EFFINGHAM**  
SITE #: GA-150  
Little McCall Road, Guyton, GA 31312  
10th G. M. District  
Effingham County, Georgia

KH PR. # 01354.001  
DWG#: 20431  
ISSUE #: 4  
ISSUE DATE: 09-20-2021  
SEE SHEET #1

**COVER SHEET**

SHEET 1 OF 5

**THE LAND CONSULTANTS LLC**  
5449 Highway #41  
Jasper, TN 37347  
(423) 304-6722  
Georgia C.O.A. No. LSP001190

PREPARED FOR  
**DIAMOND COMMUNICATIONS, LLC**



### PROPERTY INFORMATION

**PARENT TAX PARCEL**

- A. DONALD A. WESTER &  
LYN M. WESTER  
TAX PARCEL: 03920002A00  
DEED BOOK 2533, PAGE 433  
PLAT BOOK 28, PAGE 604

**ADJOINING TAX PARCELS**

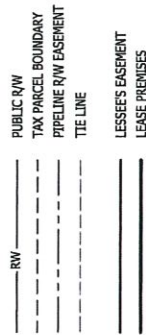
- B. JOSEPH E. JAUDON, SR.  
TAX PARCEL: 039200003  
DEED NOT LISTED  
PLAT BOOK G, PAGE 83

- C. JOSEPH E. JAUDON, SR...  
TAX PARCEL: 039200004  
DEED BOOK 1930, PAGE 398  
PLAT BOOK G, PAGE 83

- D. JOSEPH E. JAUDON, SR...  
TAX PARCEL: 039200001  
DEED BOOK 282, PAGE 96  
PLAT BOOK 23, PAGE 264

- E. BRIAN MITCHELL LOGAN ...  
TAX PARCEL: 039100023  
DEED BOOK 2620, PAGE 577  
PLAT BOOK 28, PAGE 884

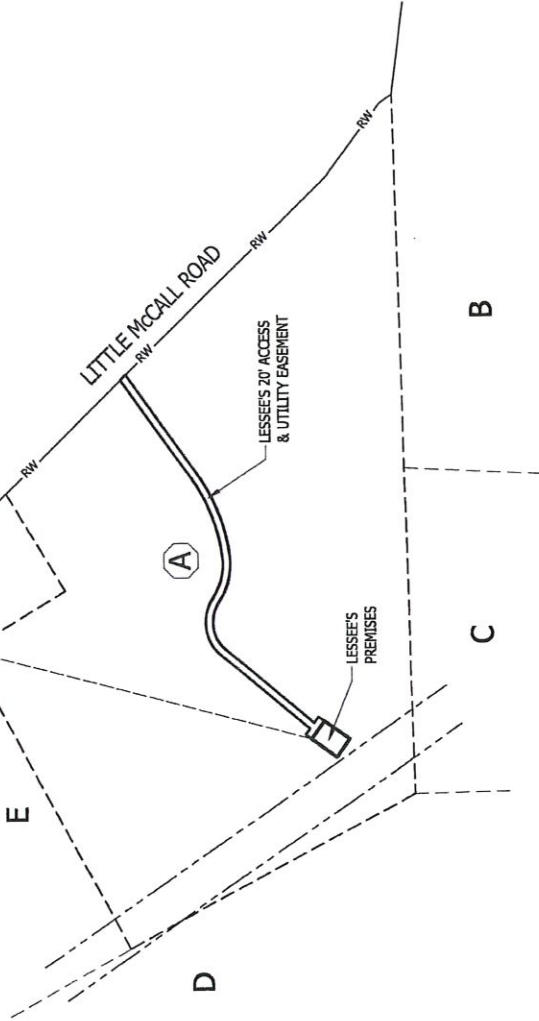
- F. BGN INVESTMENTS LLC.  
TAX PARCEL: 039200002  
DEED BOOK 2257, PAGE 496  
PLAT BOOK C102, PAGE F-1



**VICINITY/LOCATION MAP COMMENT:**  
VICINITY/LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION.



P.O.C.  
Concrete Monument  
(Found)



**THE LAND CONSULTANTS LLC**  
5449 Highway #41  
Lawrenceville, GA 30046  
(770) 962-7977  
Georgia C.O.A. No. LSF001190

PREPARED FOR



**DIAMOND COMMUNICATIONS, LLC**

**SPECIAL PURPOSE SURVEY**  
SITE NAME: **EFFINGHAM**  
SITE #: GA-150  
Little McCall Road, Guyton, GA 31312  
10th G. M. District  
Effingham County, Georgia

KH PR # 013541001  
DWG#:-20431  
ISSUE #:-4  
ISSUE DATE: 09-20-2021  
SEE SHEET #1

**OVERVIEW**

SHEET 2 OF 5



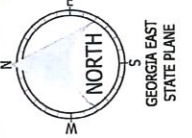
**THE LAND CONSULTANTS LLC**  
 5449 Highway #41  
 Marietta, GA 30067  
 (404) 374-4772  
 Georgia C.O.A. No. L5F001190

PREPARED FOR  
**DIAMOND COMMUNICATIONS, LLC**

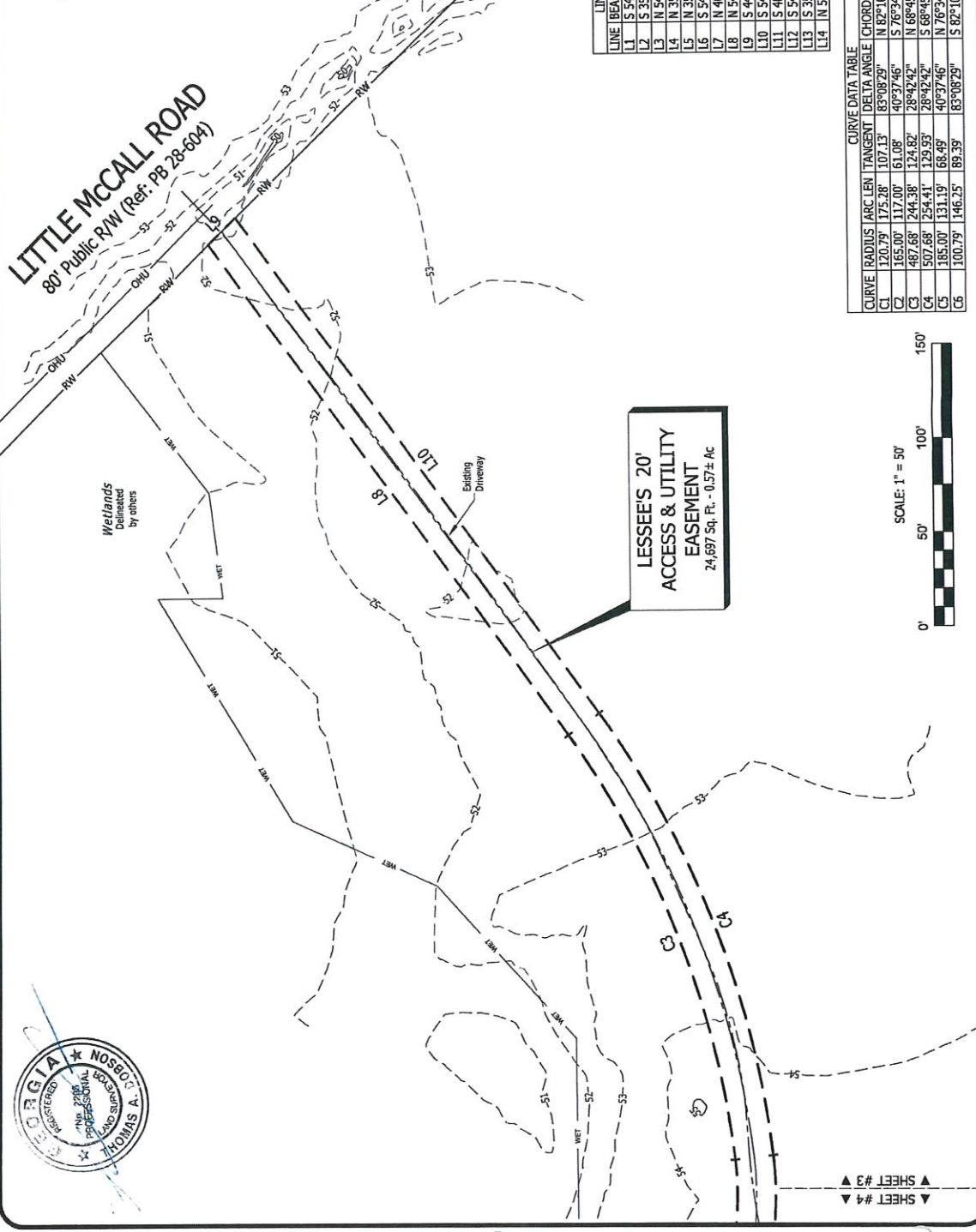
**SPECIAL PURPOSE SURVEY**  
**EFFINGHAM**  
 SITE NAME:  
 SITE #: GA-150  
 Little McCall Road, Guyton, GA 31312  
 10th G. M. District  
 Effingham County, Georgia

KH Pk # 013541001  
 DWG# - 20431  
 ISSUE DATE: 09-20-2021  
 SEE SHEET #1

**SITE SURVEY**  
 SHEET 3 OF 5



**GEORGIA EAST STATE PLANE**



**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S 54°25'51" E	60.00'
L2	S 35°24'09" W	84.00'
L3	N 54°25'51" W	60.00'
L4	N 35°24'09" E	64.00'
L5	S 54°25'51" E	20.00'
L6	N 35°24'09" E	19.96'
L7	N 40°35'59" E	315.38'
L8	N 54°25'59" E	324.50'
L9	S 44°16'42" E	20.23'
L10	S 54°25'59" W	327.56'
L11	S 40°35'59" W	313.62'
L12	S 54°25'51" E	19.96'
L13	S 35°24'09" W	20.00'
L14	N 54°25'51" W	60.00'

**CURVE DATA TABLE**

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	120.79'	175.28'	107.13'	83°08'29"	N 82°10'13" E	160.30'
C2	165.00'	117.00'	61.08'	40°37'46"	S 76°34'26" E	114.57'
C3	467.68'	244.38'	124.82'	28°42'42"	N 68°45'20" E	241.84'
C4	507.68'	254.41'	129.93'	28°42'42"	S 68°45'20" W	251.75'
C5	185.00'	131.19'	68.49'	40°37'46"	N 76°34'26" W	128.46'
C6	100.79'	146.25'	89.39'	83°08'29"	S 82°10'13" W	133.76'

**LESSEES' 20' ACCESS & UTILITY EASEMENT**  
 24,697 Sq. Ft. - 0.57± Ac



SCALE: 1" = 50'



▲ SHEET #4  
 ▲ SHEET #3





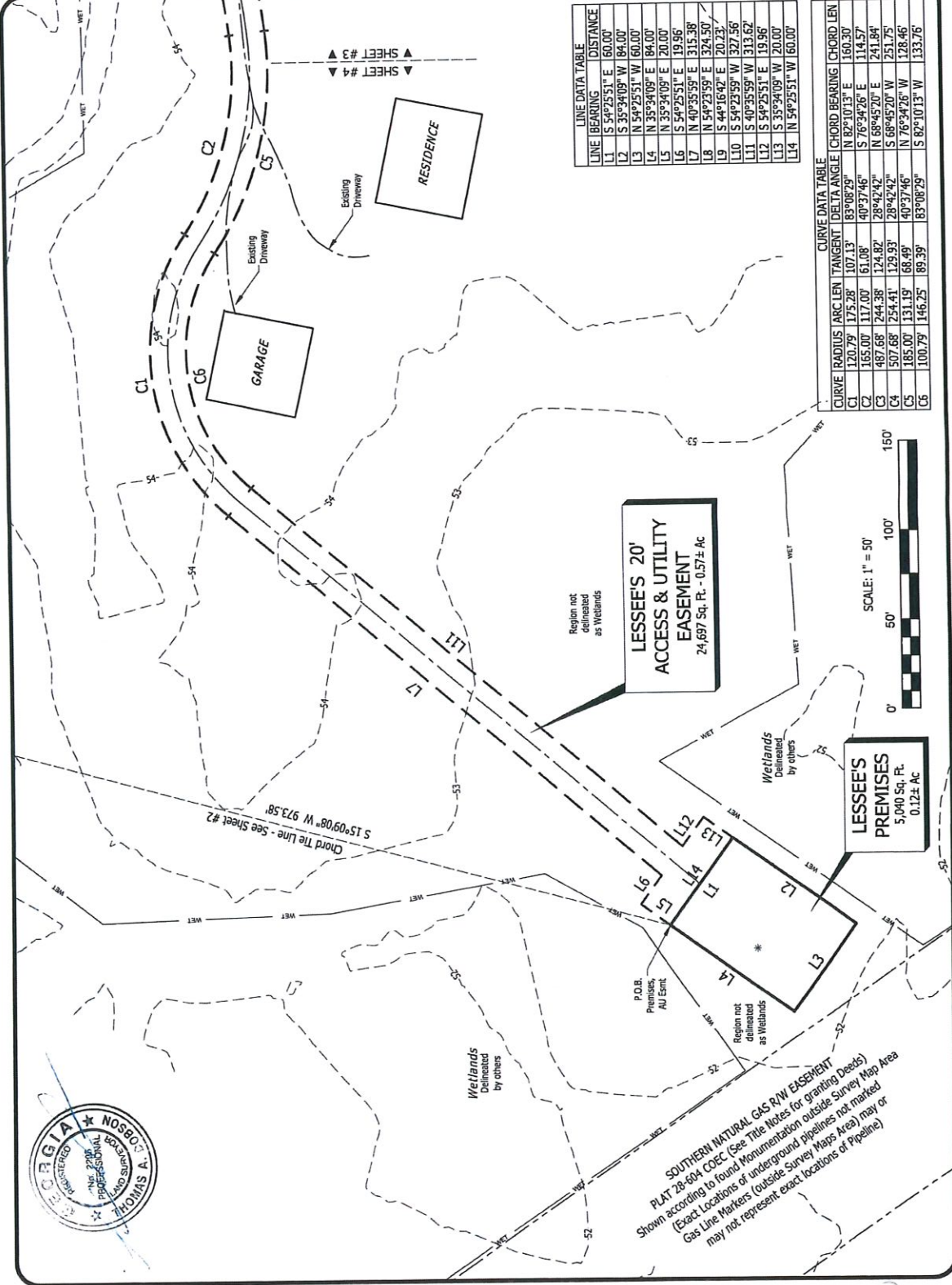
**THE LAND CONSULTANTS LLC**  
 5449 Highway #41  
 Marietta, GA 30067  
 (423) 304-6722  
 Georgia C.O.A. No. LSF001190

PREPARED FOR  
**DIAMOND COMMUNICATIONS, LLC**

**SPECIAL PURPOSE SURVEY**  
 SITE NAME: **EFFINGHAM**  
 SITE #: **GA-150**  
 Little McCall Road, Guyton, GA 31312  
 10th G. M. District  
 Effingham County, Georgia

KH PR # 0135941001  
 DWG# - 20431  
 ISSUE # 4  
 ISSUE DATE: 09-20-2021  
 SEE SHEET #1

**SITE SURVEY**  
 SHEET 4 OF 5



**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S 54°25'51\"	60.00'
L2	S 35°34'09\"	84.00'
L3	N 35°34'09\"	84.00'
L4	N 35°34'09\"	84.00'
L5	N 35°34'09\"	20.00'
L6	S 54°25'51\"	19.96'
L7	N 40°35'59\"	315.38'
L8	N 54°16'42\"	20.23'
L9	S 54°25'51\"	327.56'
L10	S 40°35'59\"	313.62'
L11	S 54°25'51\"	19.96'
L12	S 35°34'09\"	20.00'
L13	S 35°34'09\"	20.00'
L14	N 54°25'51\"	60.00'

**CURVE DATA TABLE**

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	120.79'	175.28'	107.13'	83°08'29\"	N 82°10'13\"	160.30'
C2	165.00'	117.00'	61.08'	40°37'46\"	S 76°34'26\"	114.57'
C3	487.68'	244.38'	124.82'	28°42'42\"	N 68°45'20\"	241.84'
C4	507.68'	254.41'	129.93'	28°42'42\"	S 68°45'20\"	251.75'
C5	185.00'	131.19'	68.49'	40°37'46\"	N 76°34'26\"	128.46'
C6	100.79'	146.25'	89.39'	83°08'29\"	S 82°10'13\"	133.76'



**SOUTHERN NATURAL GAS R/W EASEMENT**  
 PLAT 28-604 COEC (See Title Notes for granting Deeds)  
 Shown according to found Monumentation outside Survey Map Area  
 (Exact Locations of underground pipelines not marked  
 Gas Line Markers (outside Survey Map Area) may  
 may not represent exact locations of Pipeline)

### LESSEES PREMISES

All that Tract or Parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, and being a portion of the property of Donald A. Wester and Lyn M. Wester, of record in Deed Book 2533, Page 433, Clerk's Office, Effingham County, Georgia, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the most Northern Corner of aforesaid Property;

Thence along a Chord Tie Line having a Bearing of S 15°09'08" W, a distance of 973.58 feet to the POINT OF BEGINNING;

Thence S 54°25'51" E, a distance of 60.00 feet;

Thence S 15°41'09" W, a distance of 84.00 feet;

Thence N 54°25'51" W, a distance of 60.00 feet;

Thence N 35°34'09" E, a distance of 84.00 feet to the POINT OF BEGINNING.

Said tract contains 0.12 Acres (5,040 Square Feet), more or less.

### LESSEES 20' ACCESS & UTILITY EASEMENT

All that Tract or Parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, and being a portion of the property of Donald A. Wester and Lyn M. Wester, of record in Deed Book 2533, Page 433, Clerk's Office, Effingham County, Georgia, and being more particularly described as follows:

COMMENCE at a Concrete Monument found at the most Northern Corner of aforesaid Property;

Thence along a Chord Tie Line having a Bearing of S 15°09'08" W, a distance of 973.58 feet to the POINT OF BEGINNING;

Thence N 35°34'09" E, a distance of 20.00 feet;

Thence S 54°25'51" E, a distance of 19.96 feet;

Thence N 40°35'59" E, a distance of 315.38 feet;

Thence with a curve to the right with an arc length of 175.28 feet, with a radius of 120.79 feet, with a chord bearing of N 82°10'13" E, with a chord length of 160.30 feet;

Thence with a curve to the left with an arc length of 117.00 feet, with a radius of 165.00 feet, with a chord bearing of S 76°34'26" E, with a chord length of 114.57 feet;

Thence with a curve to the left with an arc length of 244.38 feet, with a radius of 487.68 feet, with a chord bearing of N 68°45'20" E, with a chord length of 241.84 feet;

Thence N 54°25'59" E, a distance of 324.50 feet to a point on the Southeastern Right-of-Way Line of Little McCall Road;

Thence S 44°16'42" E, along said Right-of-Way Line, a distance of 20.23 feet;

Thence S 54°23'59" W, leaving said Right-of-Way Line, a distance of 327.56 feet;

Thence with a curve to the right with an arc length of 254.41 feet, with a radius of 507.68 feet, with a chord bearing of S 68°45'20" W, with a chord length of 251.75 feet;

Thence with a curve to the right with an arc length of 131.19 feet, with a radius of 185.00 feet, with a chord bearing of N 76°34'26" W, with a chord length of 128.46 feet;

### TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/ANSI 2016 requirements, Section 6. C. ii., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described by record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Surveyor.

Reference: Limited Title Report, prepared by Old Republic Specialized Commercial Services:

(Note: Title Examination does not include a specific "Exceptions" Section. This survey addresses only those items within the scope noted above.)

Item 1: Natural Gas Pipeline Permit, Deeds 108-241, 1681-331, 1695-344 & 1695-350;  
Pipeline Permit, Easement and/or Right-of-Way, located on Parent Tax Parcel (near SW Line) as shown hereon. (does not cross Lessee's Site).

Item 2: Plat A-1346: Plat, lacks information needed to determine a relationship with Parent Tax Parcel. Does not show any matters of relevance

Item 3: Plat A-389-B1:

Item 4: Plat B-165-C2:  
Plats of lands other than Parent Tax Parcel.

Item 5: Plat C-102-F1: Plat of earlier vesting lands. Does not show any relevant matters, except for Pipeline Easement, see Item #1.

Item 7: Plat 28-604: Plat of Parent Tax Parcel. Does not show any relevant matters, except for Pipeline Easement, see Item #1.

Item 8: Current Use Assessment, Deed 2578-663: Applies to Parent Tax Parcel. Blanket. Type of influence not addressed.

### LEGAL DESCRIPTION OF PARENT TAX PARCEL

SITUATE IN EFFINGHAM COUNTY, STATE OF GEORGIA:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, CONTAINING 38.495 ACRES, MORE OR LESS, THAT IS SHOWN AND MORE PARTICULARLY DESCRIBED BY THE PLAT OF SURVEY ENTITLED "SURVEY OF 38.495 AC BEING SUBDIVIDED FROM 58.42 LOCATED IN THE 10TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA", MADE BY WILLIAM MARK GLISSON, R.L.S. #3316, DATED JUNE 19, 2019, RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT BOOK 28, SLIDE 604, WHICH IS INCORPORATED INTO THIS DESCRIPTION BY SPECIFIC REFERENCE THERETO.

TAX ID NO: 03920002A00

DERIVATION CLAUSE  
BEING THE SAME PROPERTY CONVEYED TO DONALD A. WESTER AND LYN M. WESTER, AS JOINT TENANTS WITH SURVIVORSHIP GRANTEE, FROM BGN INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, GRANTEE RECORDED 07/03/2019, AS BOOK 2533 PAGE 433 OF EFFINGHAM COUNTY RECORDS.



SPECIAL PURPOSE SURVEY  
SITE NAME:  
EFFINGHAM  
SITE #: GA-150  
Little McCall Road, Guyton, GA 31312  
10th G. M. District  
Effingham County, Georgia

RH PK # 013541001  
DWG#: 20481  
ISSUE #: 4  
ISSUE DATE: 09-20-2021  
SEE SHEET #1

DESCRIPTIONS  
SHEET 5 OF 5

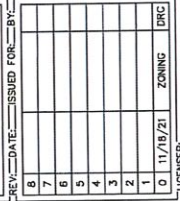




PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE #: GA150  
 2800 LITTLE McCALL ROAD  
 SPRINGFIELD, VA 22159  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley»Horn**  
 11720 AMHERST AVENUE, SUITE 600  
 FARMERSBURGH, VA 22434  
 PHONE: 770-818-0200  
 WWW.KIMLEY-HORN.COM

REV#	DATE	ISSUED FOR
8		
7		
6		
5		
4		
3		
2		
1	01/18/21	ZONING DRC



PROJECT NUMBER: 013541001  
 DRAWN BY: TOM  
 CHECKED BY: CDS  
 SHEET TITLE: GENERAL NOTES

SHEET NUMBER: N1

**1.00 GENERAL NOTES**

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND/OR OWNER BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND AT&T SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT AND/OR OWNER BEFORE PROCEEDING WITH WORK. ANY MODIFICATIONS TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND/OR OWNER. ANY CHANGES TO THE DRAWINGS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR ARCHITECT IN WRITING OF ANY UTILITIES, STRUCTURES, OR OBSTRUCTIONS TO CONSTRUCTION. PROVIDE A COPY OF THESE DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE ELEVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO EXISTING ROAD AND SURROUNDING AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

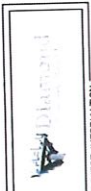
1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 282-7411 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYME LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C5.





**PROJECT INFORMATION:**  
 SITE NAME:  
 EFFINGHAM  
 SITE #: CA150  
 2800 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA 30752  
 EFFINGHAM COUNTY

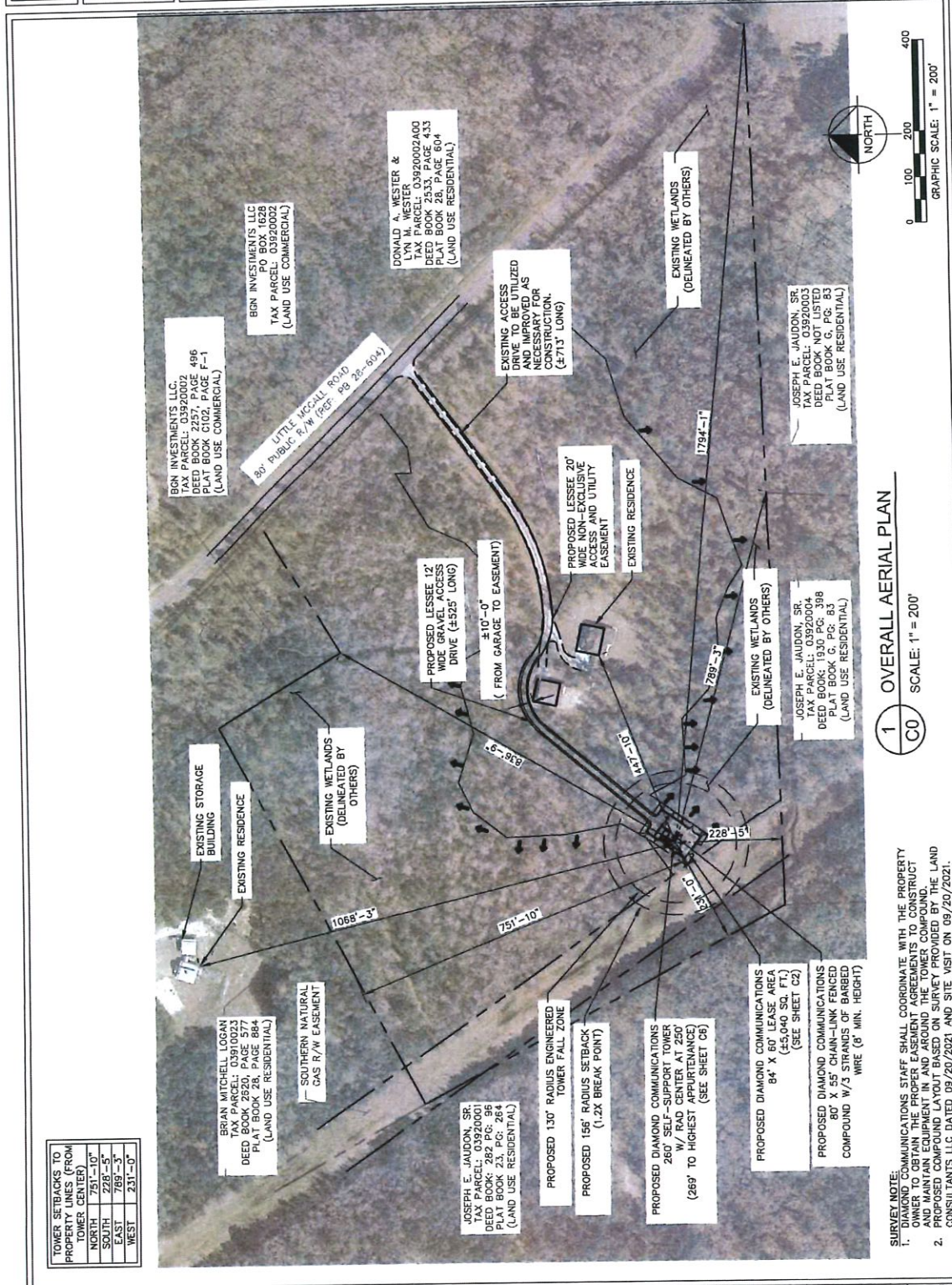
**PLANS PREPARED BY:**  
**Kimley-Horn**  
 11750 ALPHARETTA BLVD. SUITE 600  
 ALPHARETTA, GA 30201  
 PHONE: 404-477-1000  
 FAX: 404-477-1000

REV.	DATE	ISSUED FOR	BY
8			
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4			
3			
2			
1	01/11/22	ZONING	DRG
0	11/19/21	ZONING	DRG

**LICENSER:**  
 REGISTERED PROFESSIONAL ENGINEER  
 DAVID KIMLEY  
 NO. 0343808  
 STATE OF GEORGIA

PROJECT NUMBER: 013841001  
 DRAWN BY: CDS  
 CHECKED BY: CDS  
 SHEET TITLE: OVERALL AERIAL PLAN  
 SHEET NUMBER: C0

Copyright Kimley-Horn and Associates, Inc. 2021



**TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)**

NORTH	751'-10"
SOUTH	228'-5"
EAST	789'-0"
WEST	231'-0"

**1 OVERALL AERIAL PLAN**  
 SCALE: 1" = 200'

- SURVEY NOTE:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND SURVEY PROVIDED BY THE LAND OWNER. PROPOSED COMPOUND DATED 09/20/2021 AND SITE VISIT ON 09/20/2021.
  - CONSULTANTS LLC DATED 09/20/2021.

This document, together with its concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Plans and drawings are not to be construed as a contract. Plans and drawings are not to be construed as a contract. Plans and drawings are not to be construed as a contract. Plans and drawings are not to be construed as a contract.

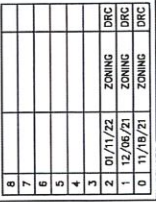




PROJECT INFORMATION:  
 SITE NAME:  
 SPRINGFIELD  
 SITE # GA150  
 2800 LITTLE MC CALL ROAD  
 SPRINGFIELD, GA 31229  
 SPRINGFIELD COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11750 AMER PARK DRIVE, SUITE 600  
 FARMINGTON, CT 06030  
 PHONE: 717-971-4200  
 WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3	07/11/22	ZONING	DRC
2	12/06/21	ZONING	DRC
1	11/18/21	ZONING	DRC



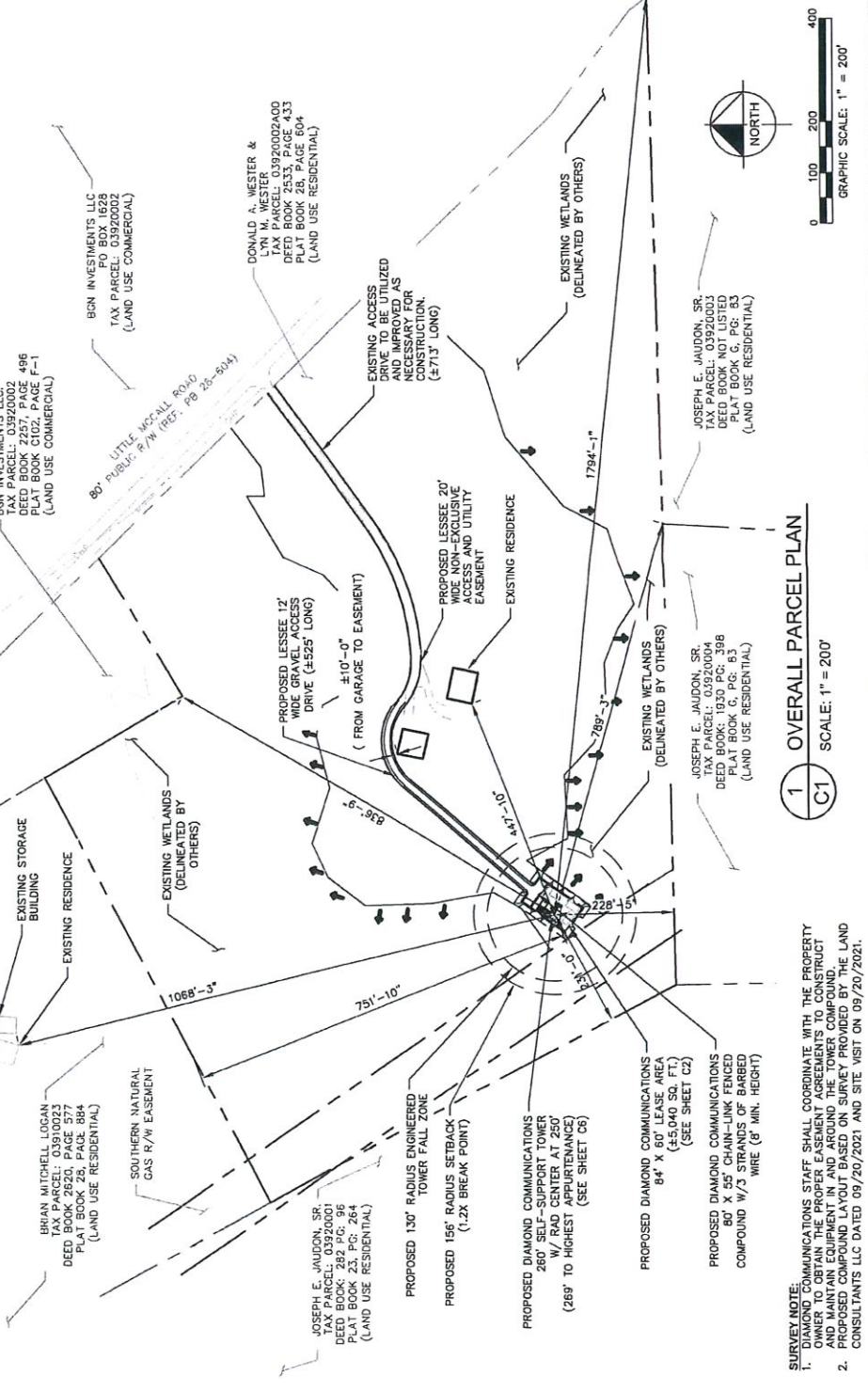
KHA PROJECT NUMBER:  
 013541001

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 TDM \_\_\_\_\_ CDS \_\_\_\_\_

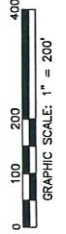
SHEET TITLE:  
**OVERALL PARCEL PLAN**

SHEET NUMBER:  
**C1**

- NOTE**
- PER THE FCC ASR, THE NEAREST TOWER LOCATED 3.05 MILES SOUTHEAST OF PROPOSED TOWER LOCATION IS TOWER LOCATION: 32°18'17.00"N 81°16'35.60"W.
  - NEAREST PUBLIC AND PRIVATE AIRSTRIP LOCATED 6.26 MILES NORTHEAST OF PROPOSED TOWER. AIRSTRIP LOCATION: 32°23'20.07"N 81°16'14.50"W
  - NEAREST FARMLAND LOCATED 1.82 MILES SOUTHEAST OF PROPOSED TOWER. FARMLAND LOCATION: 32°16'33.40"N 81°16'12.55"W



**1 OVERALL PARCEL PLAN**  
**C1**  
 SCALE: 1" = 200'



**TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)**

NORTH	751'-10"
EAST	789'-3"
WEST	231'-0"

- SURVEY NOTE:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
  - ALL DIMENSIONS AND SETBACKS ARE BASED ON SURVEY PROVIDED BY THE LAND OWNER. CONSULTANTS LLC DATED 09/20/2021 AND SITE VISIT ON 09/20/2021.



**PROJECT INFORMATION:**  
 SITE NAME:  
 SITE # CA150  
 2820 LITTLE ACCAL ROAD  
 SPRINGFIELD, GA, 31329  
 EFFINGHAM COUNTY

**PLANS PREPARED BY:**  
**Kimley-Horn**  
 11729 AMERIKAN PARK DRIVE, SUITE 600  
 FARMERS BRANCH, GA 30804  
 PHONE: 770-817-4320  
 WWW.KIMLEY-HORN.COM

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2	12/08/21	ZONING	DRC
1	11/18/21	ZONING	DRC
0			

**PROPOSED DIAMOND COMMUNICATIONS TOWER**  
 280' SELF-SUPPORT TOWER  
 W/ 250 RAD CENTER  
 (289' TO HIGHEST APPURTENANCE)  
 (SEE SHEET 05)

**PROPOSED DIAMOND COMMUNICATIONS TOWER FALL ZONE**  
 130' RADIUS ENGINEERED TOWER FALL ZONE

**PROPOSED DIAMOND COMMUNICATIONS TOWER SETBACK**  
 156' RADIUS SETBACK (1.2X BREAK POINT)

**PROPOSED DIAMOND COMMUNICATIONS TOWER**  
 84' X 60' LEAS AREA  
 (45,048 SQ. FT.)  
 (SEE SHEET 02)

**PROPOSED DIAMOND COMMUNICATIONS TOWER**  
 80' X 55' CHARLIS FENCED  
 COMPOUND W/ 3 WIRE (8' MIN. HEIGHT)

**PROPOSED DIAMOND COMMUNICATIONS TOWER**  
 30' X 60' PARKING AND VEHICLE TURN AROUND AREA

**PROPOSED DIAMOND COMMUNICATIONS TOWER**  
 20' NON-EXCLUSION ACCESS & UTILITY EASEMENT

**PROPOSED LESSEE 12' WIDE GRAVEL ACCESS DRIVE**  
 (±525' LONG)

**EXISTING GARAGE**

**EXISTING RESIDENCE**

**EXISTING SOUTHERN NATURAL GAS RIGID POLYETHYLENE PIPE WAY EASEMENT**  
 ±105' WIDE

**EXISTING DIRT TRAIL**

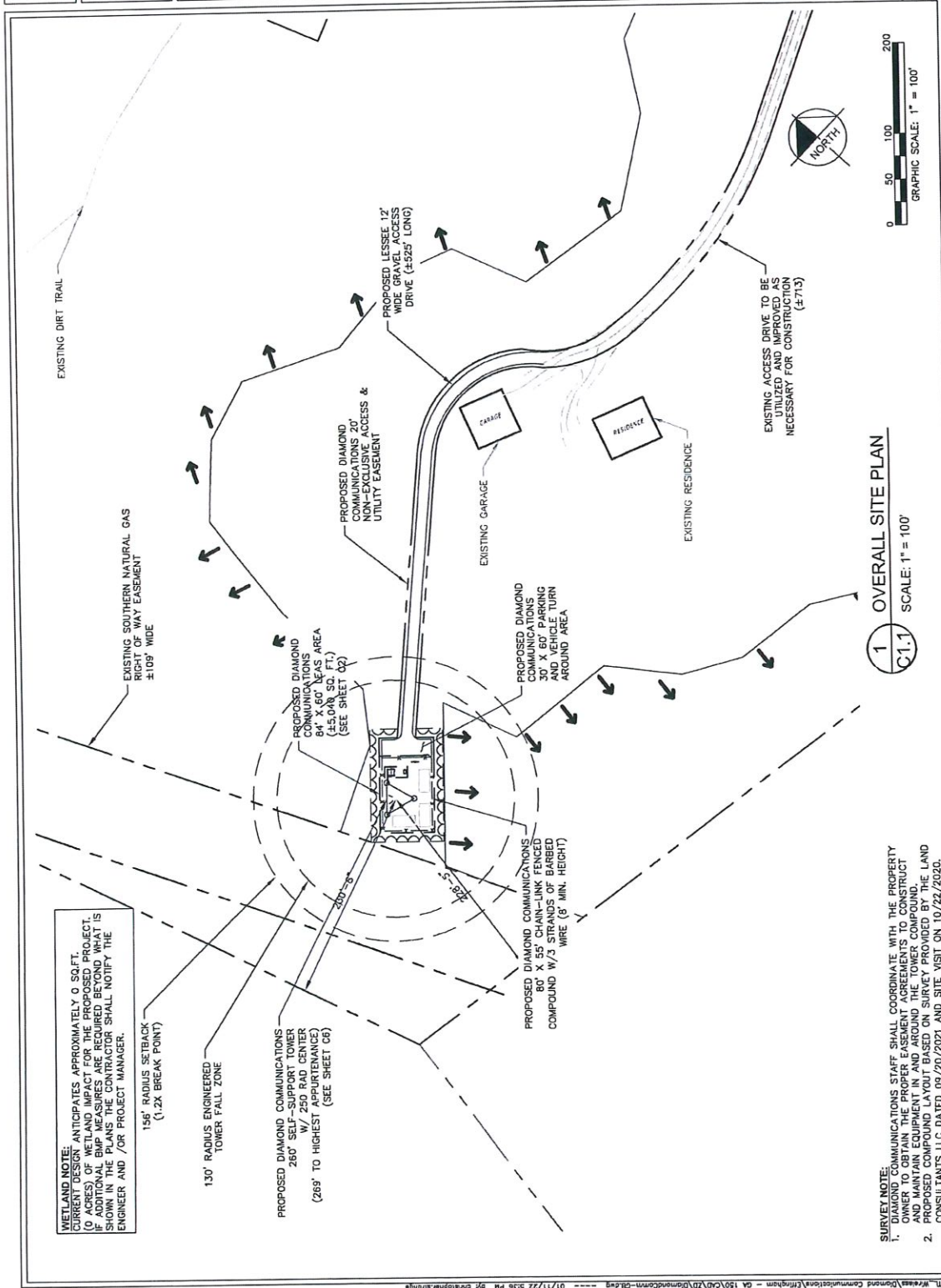
**EXISTING ACCESS DRIVE TO BE IMPROVED AS NECESSARY FOR CONSTRUCTION**  
 (±713)



**PROJ. NO.:** 013541001  
**CHECKED BY:** [Signature]  
**DATE:** [Date]  
**ISSUED BY:** [Signature]  
**DATE:** [Date]

**PROJECT NUMBER:** 013541001  
**DRAWN BY:** [Signature]  
**DATE:** [Date]

**SHEET TITLE:** OVERALL SITE PLAN  
**SHEET NUMBER:** C1.1



**WETLAND NOTE:**  
 CURRENT DESIGN ANTICIPATES APPROXIMATELY 0 SQ.FT. (0 ACRES) OF WETLAND IMPACT FOR THE PROPOSED PROJECT. ADDITIONAL WETLANDS MAY BE IDENTIFIED DURING THE SURVEY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND /OR PROJECT MANAGER.

**SURVEY NOTE:**  
 1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.  
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY OF THE LAND CONSULTANTS LLC DATED 09/20/2021 AND SITE VISIT ON 10/22/2020.

**1 OVERALL SITE PLAN**  
**C1.1** SCALE: 1" = 100'

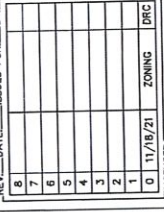




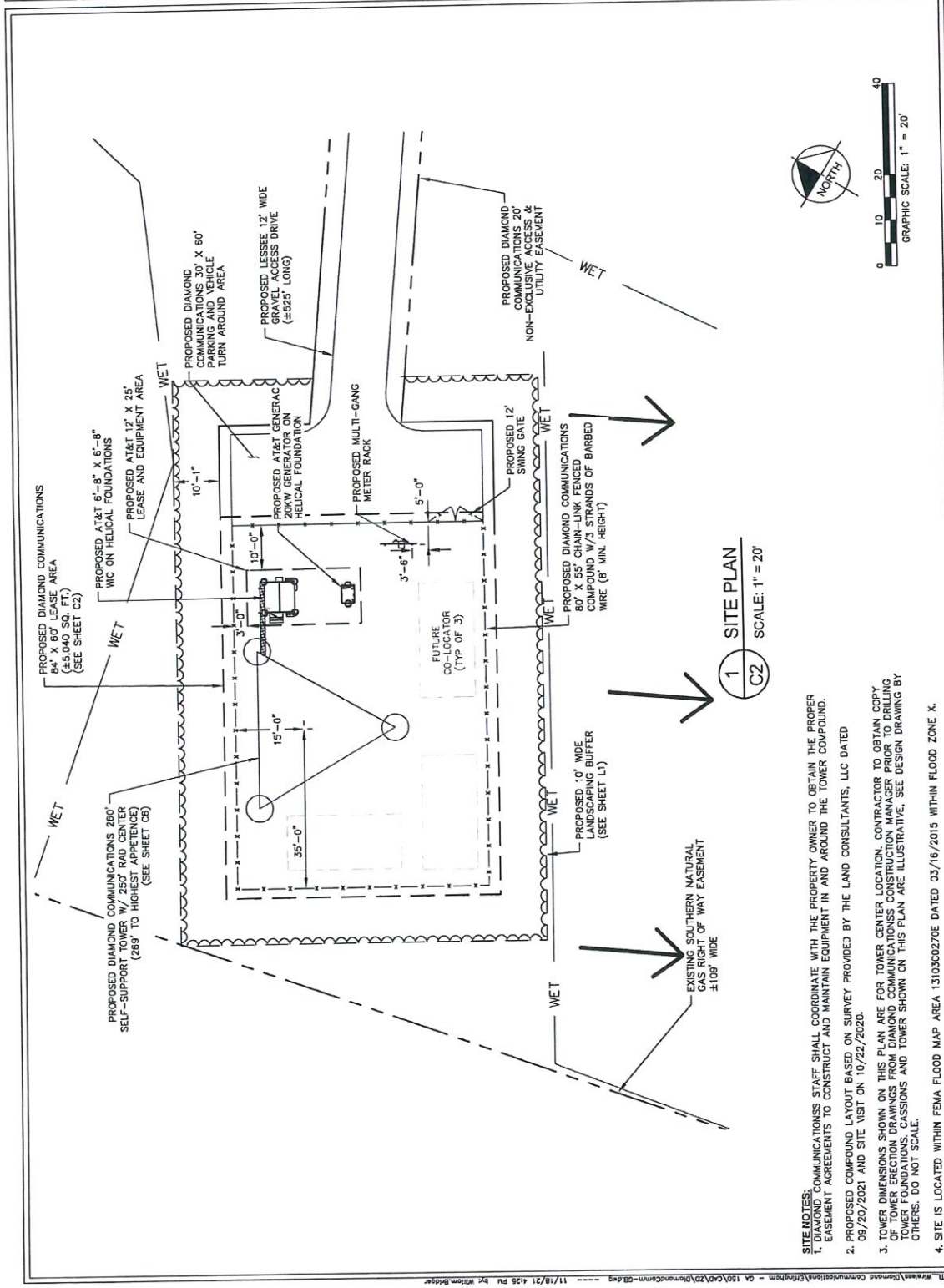
PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE #:  
 GA150  
 2600 LITTLE NOCALL ROAD  
 SPRINGFIELD, GA 31329  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 AMER BANK DR., SUITE 600  
 WINDYBROOK, VA 22190  
 PHONE: 753-818-4288  
 WWW.KIMLEY-HORN.COM

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1	11/18/21	ZONING	DRC



RHA PROJECT NUMBER:  
 013541001  
 DRAWN BY:  
 TOM  
 CHECKED BY:  
 CDS  
 SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C2**



1 SITE PLAN  
 C2 SCALE: 1" = 20'

- SITE NOTES:**
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
  2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC DATED 05/20/2021 AND SITE VISIT ON 10/22/2020.
  3. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGEMENT TO DETERMINE TOWER FOUNDATIONS, CLASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE. SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
  4. SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 13103C0270E DATED 03/16/2015 WITHIN FLOOD ZONE X.

This document, together with the narrative and design permit/drafts, are an integral part of the specific project and shall not be separated. Name of and proper notice on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be sufficient liability to Kimley-Horn and Associates, Inc. Copyright Kimley-Horn and Associates, Inc. 2018



PROJECT INFORMATION:  
 SITE NAME:  
 SITE # 04160  
 2800 LITTLE HICKORY ROAD  
 SPRINGFIELD, CA 95729  
 SPRINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11750 AMER PARK DRIVE, SUITE 800  
 FOLSOM, CA 95630  
 PHONE: 770-451-4200  
 WWW.KIMLEY-HORN.COM

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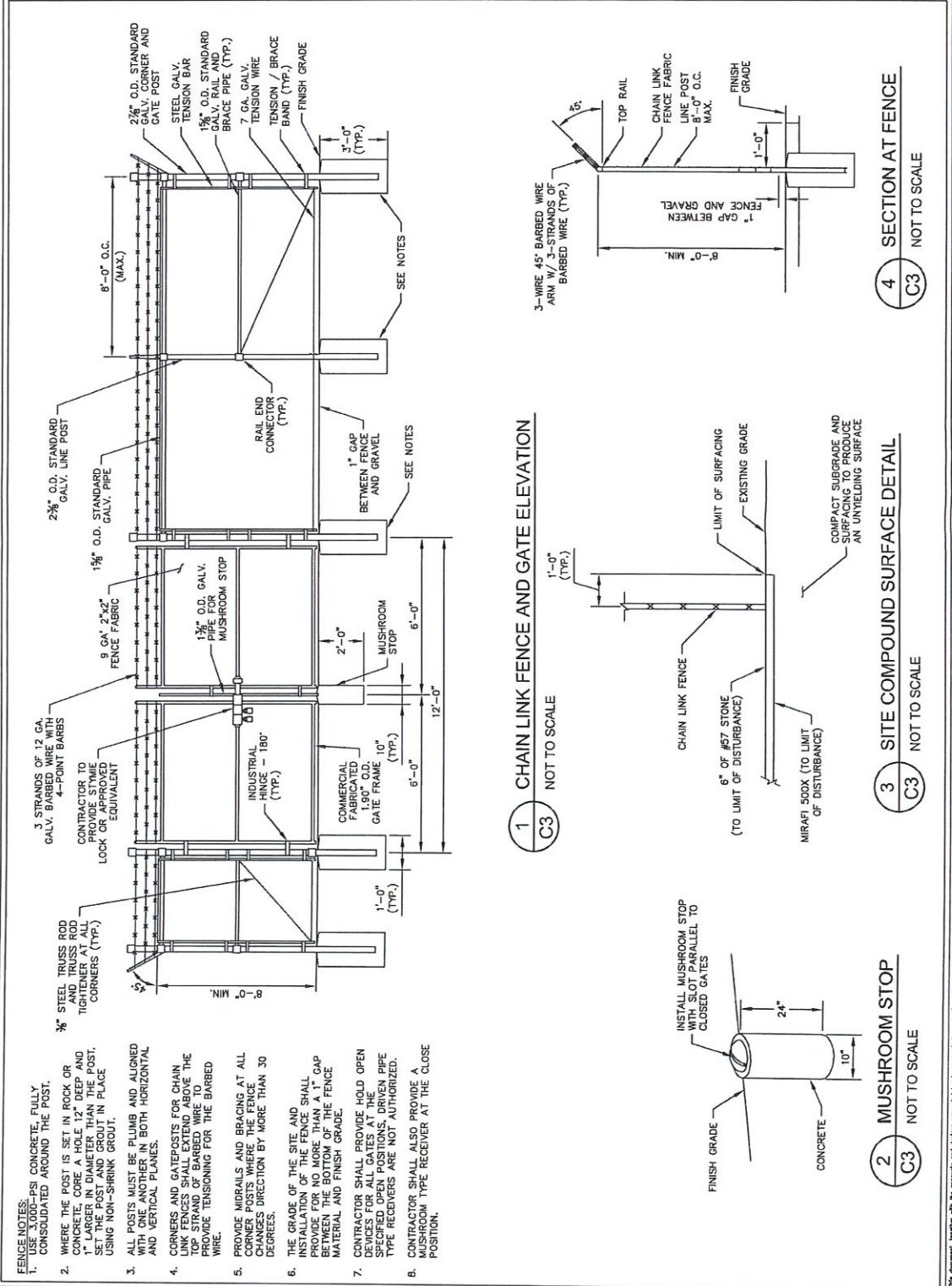


KHA PROJECT NUMBER:  
 013541001  
 DRAWN BY:  
 TDM  
 CHECKED BY:  
 CDS

SHEET TITLE:  
**FENCE, GATE, AND COMPOUND DETAILS**

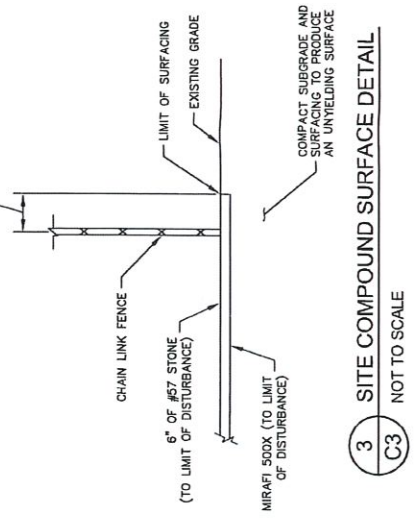
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**C3**

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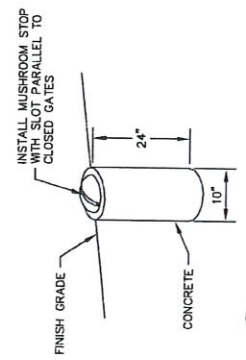


- FENCE NOTES:**
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
  - WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. USE A 1/2" DIA. ANCHOR BOLT AND GROUT IN PLACE USING NON-SHRINK GROUT.
  - ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
  - CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
  - PROVIDE MADRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
  - THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL BE SUCH THAT THERE IS NO GROUND BETWEEN THE BOTTOM STRAND OF FENCE MATERIAL AND FINISH GRADE.
  - CONTRACTOR SHALL PROVIDE HOLD OPEN MUSHROOM STOP TYPE RECEPTORS AT THE BOTTOM OF ALL OPEN POSTS. OTHER TYPE RECEPTERS ARE NOT AUTHORIZED.
  - CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

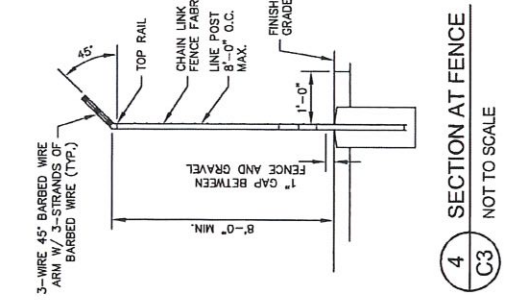
1 CHAIN LINK FENCE AND GATE ELEVATION  
 C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL  
 C3 NOT TO SCALE



2 MUSHROOM STOP  
 C3 NOT TO SCALE



4 SECTION AT FENCE  
 C3 NOT TO SCALE

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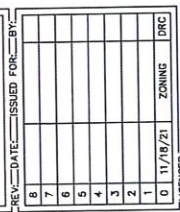




**PROJECT INFORMATION:**  
 SITE NAME: EFFINGHAM  
 SITE #: GA150  
 2800 LITTLE WCCALL ROAD  
 SPRINGFIELD, GA 31329  
 EFFINGHAM COUNTY

**PLANS PREPARED BY:**  
**Kimley-Horn**  
 11720 AMBER PARK DR., SUITE 600  
 PHOENIX, AZ 85028  
 PHONE: 770-818-1200  
 WWW.KIMLEY-HORN.COM

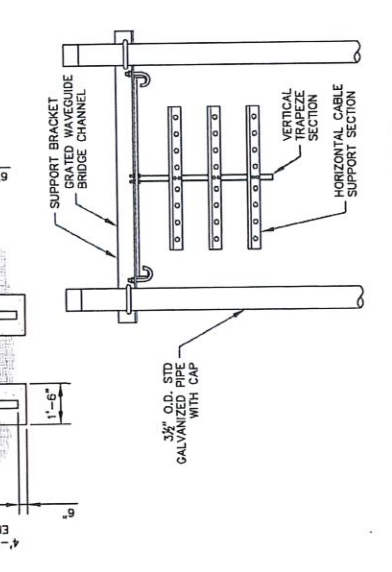
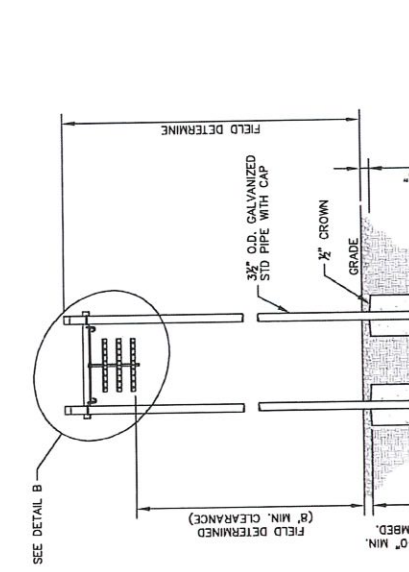
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PROJECT NUMBER: 013541001  
 DRAWN BY: TOM  
 CHECKED BY: GIS  
 SHEET TITLE: ICE BRIDGE DETAILS

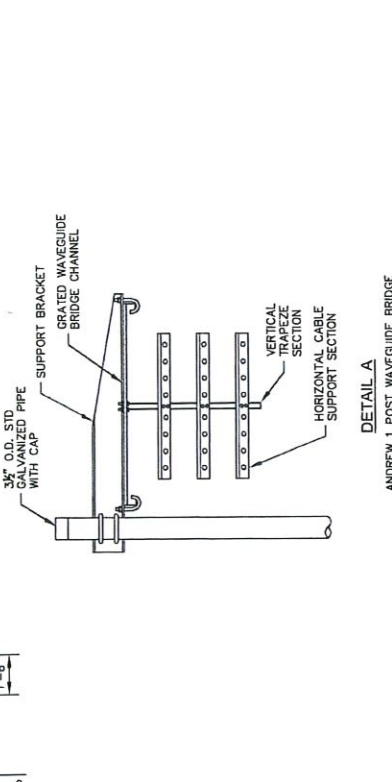
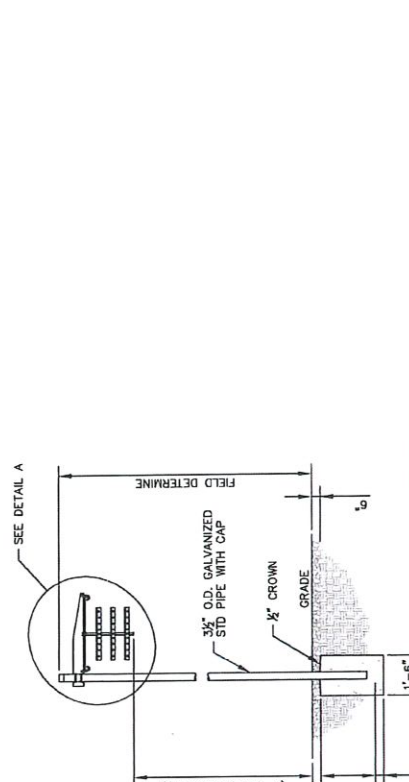
SHEET NUMBER: C4

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**DETAIL A**  
 ANDREW 1 POST WAVEGUIDE BRIDGE  
 KIT (PART #WB-K210-B15, OR APPROVED EQUIVALENT)

**NOTE:**  
 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



**DETAIL B**  
 ANDREW 2 POST WAVEGUIDE BRIDGE  
 KIT (PART #WB-K410-B15, OR APPROVED EQUIVALENT)

**NOTE:**  
 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL (NOT TO SCALE)  
 C4

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)  
 C4 NOT TO SCALE

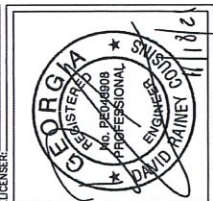


**PROJECT INFORMATION:**  
 SITE NAME:  
 EFFINGHAM  
 SITE #: GA150  
 2800 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA, 31329  
 EFFINGHAM COUNTY

**PLANS PREPARED BY:**  
**Kimley-Horn**  
 11720 AMER PARK DRIVE, SUITE 800  
 WINDYBROOK, VA 22091  
 PHONE: 773-011-4320  
 WWW.KH-HORN.COM

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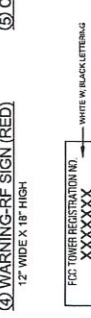
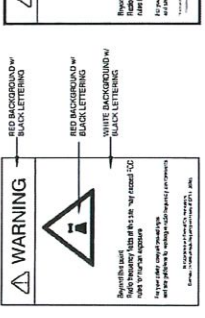
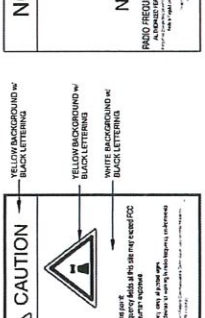
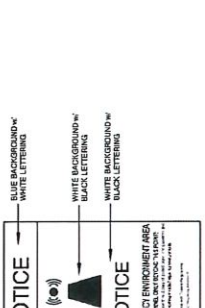
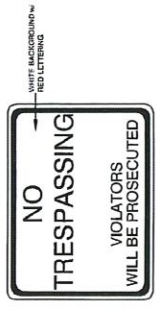
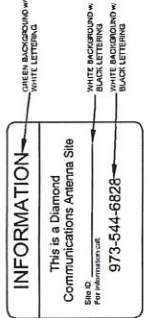
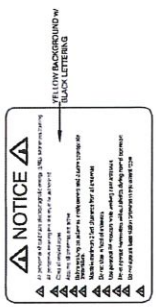
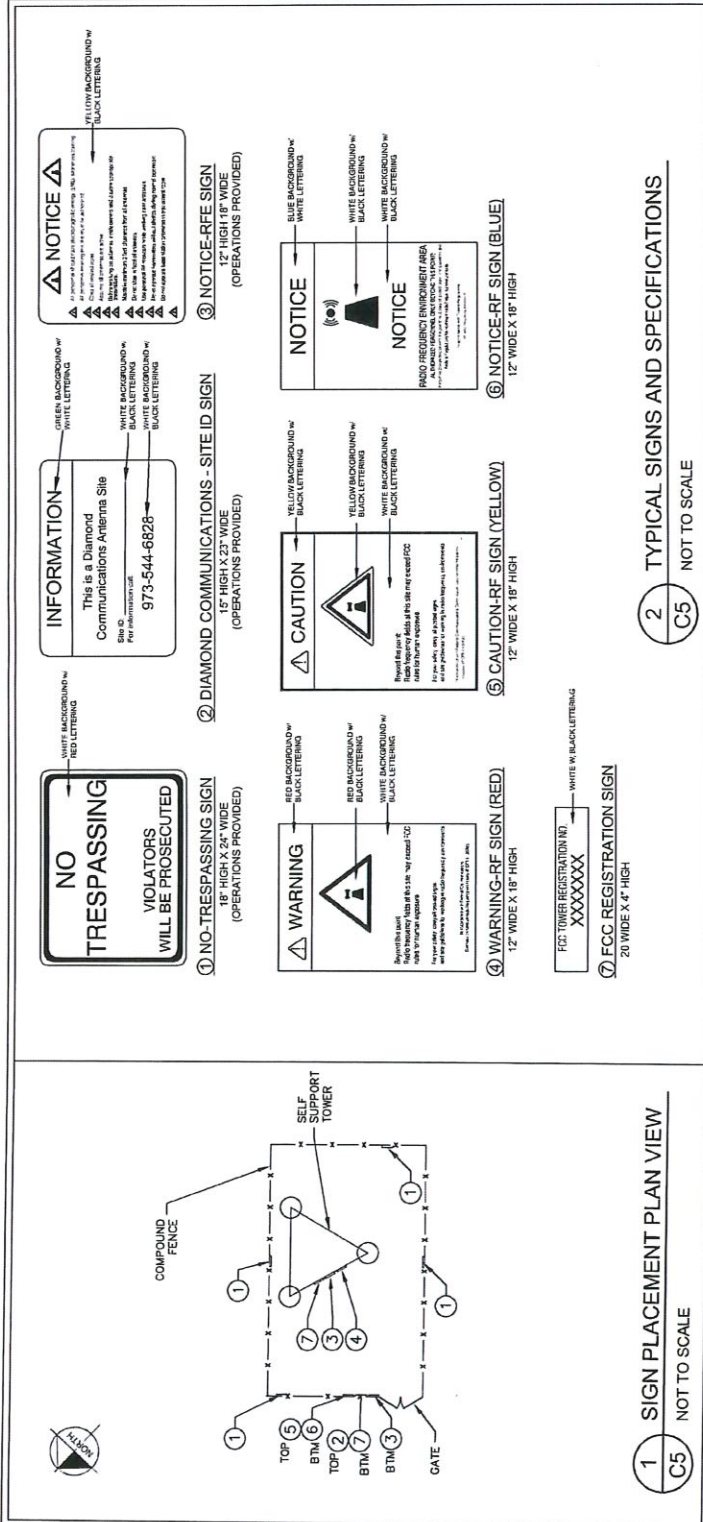


RVA PROJECT NUMBER:  
 013541001  
 DRAWN BY: TOM  
 CHECKED BY: CDS  
 SHEET TITLE:

**SITE SIGNAGE  
 DETAILS**

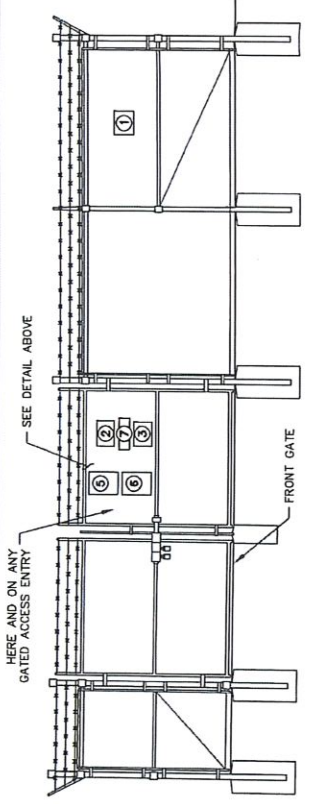
SHEET NUMBER:  
 C5

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**2 TYPICAL SIGNS AND SPECIFICATIONS**  
 NOT TO SCALE

**SIGNAGE NOTES:**  
 1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.  
 2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE UTILIZED IN FENCE INSTALLATIONS OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.







PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE #: GA150  
 2800 LITTLE MEADOW ROAD  
 SPRINGFIELD, GA 31329  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 AMER BANK DR., SUITE 800  
 RICHMOND, VA 23233  
 PHONE: 773-891-1800  
 WWW.KIMLEY-HORN.COM

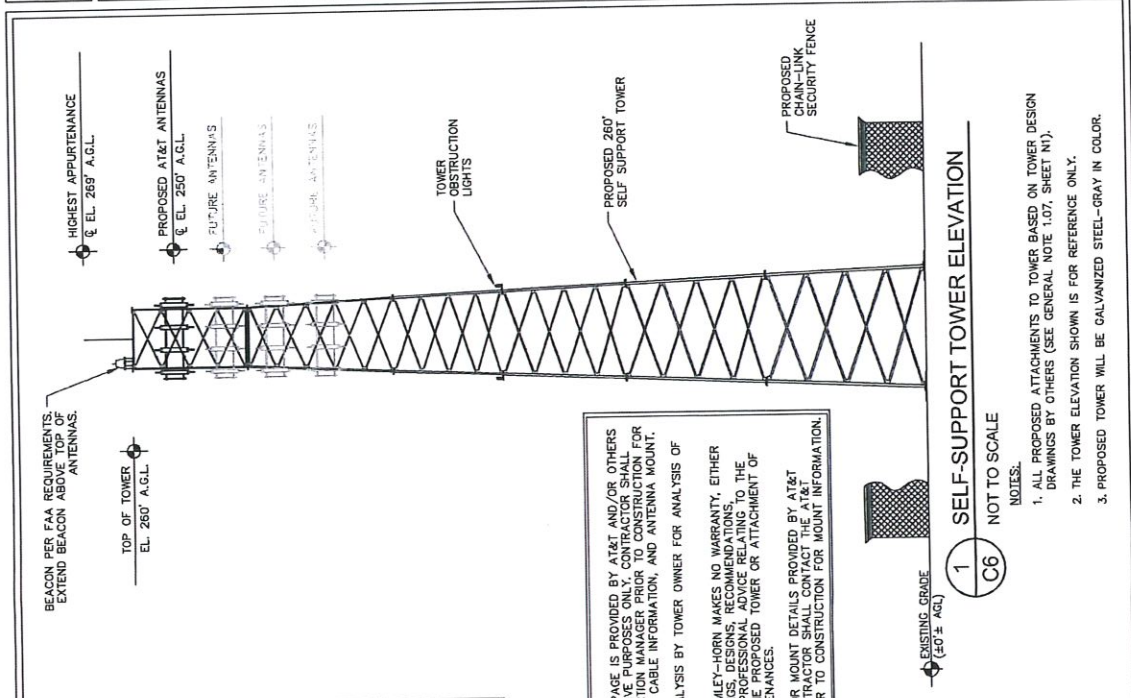
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RHA PROJECT NUMBER: 01354001  
 DRAWN BY: [ ] CHECKED BY: [ ]  
 TBM: [ ] CDS: [ ]  
 SHEET TITLE: [ ]

ANTENNA AND TOWER ELEVATION DETAILS  
 SHEET NUMBER: C6

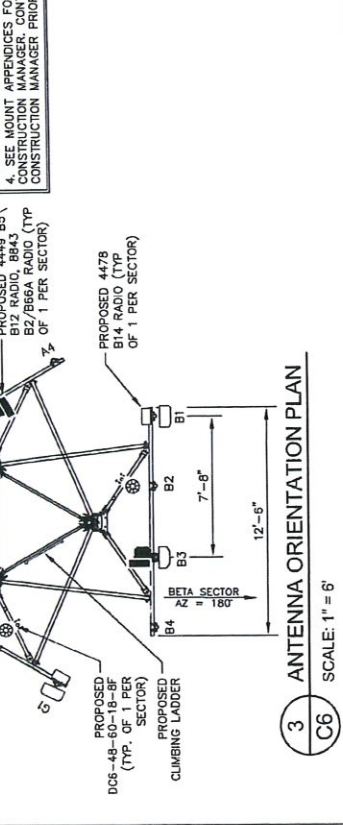
REVISIONS:  
 1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET W1).  
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.  
 3. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.



ANTENNA SECTOR	AZIMUTH DEGREES	MECHANICAL DOWN TILT	RAD CENTER	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	SURFACE PROTECTOR	COMPOSITION CABLES	
								QTY	SIZE
A1	60°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14		(5) 1/2" DC CABLES	
A2	60°	0°	250°-0°	LTE 700 LTE/1900 LTE/AWS 5G/AWS	(1) COMSCOPE/NNH4-65B-R6	(1) 4449 B5/B12 (1) 8943 B2/B66A		(2) 24 PAIR FIBER CABLE	
A3	60°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
A4	60°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
B1	180°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
B2	180°	0°	250°-0°	LTE 700 LTE/1900 LTE/AWS 5G/AWS	(1) COMSCOPE/NNH4-65B-R6	(1) 4449 B5/B12 (1) 8943 B2/B66A			
B3	180°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
B4	180°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
G1	300°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
G2	300°	0°	250°-0°	LTE 700 LTE/1900 LTE/AWS 5G/AWS	(1) COMSCOPE/NNH4-65B-R6	(1) 4449 B5/B12 (1) 8943 B2/B66A			
G3	300°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			
G4	300°	0°		LTE 700	(1) COMSCOPE/NNH4-65B-R6	(1) 4478 B14			

2 ANTENNA AND EQUIPMENT SCHEDULE  
 NOT TO SCALE

NOTES:  
 1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY AT&T AND/OR OTHERS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN FOR ACCURACY. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, COAX CABLE INFORMATION, AND ANTENNA MOUNT.  
 2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.  
 3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGN, OR CONSTRUCTION SPECIFICATIONS, OR ANY OTHER INFORMATION OR ADVICE BELONGING TO THE SPECIFIC PROJECT OR ANY OTHER PROJECT, INCLUDING THE ANTENNAS OR OTHER APPURTENANCES.  
 4. SEE MOUNT APPENDICES FOR MOUNT DETAILS PROVIDED BY AT&T CONSTRUCTION MANAGER. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR MOUNT INFORMATION.



3 ANTENNA ORIENTATION PLAN  
 SCALE: 1" = 6'

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PROJECT INFORMATION:  
 SITE NAME: EFFINGHAM  
 SITE # LOCATION: 2850 SPRINGFIELD RD  
 SPRINGFIELD, GA 31329  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 ANDER PARK DR., SUITE 600  
 FARMERS BRANCH, GA 30808  
 PHONE: 770-881-4000  
 WWW.KHLY-HORN.COM

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KHA PROJECT NUMBER: 013541001

DRAWN BY: TDW  
 CHECKED BY: GDS

SHEET TITLE: SCOPE OF WORK SUMMARY

SHEET NUMBER: C7

EQUIPMENT REPLACEMENT SUMMARY SCHEDULE	
EQUIPMENT	QUANTITY
EXISTING EQUIPMENT	
ANTENNAS	
FEEDLINES	
OTHER EQUIPMENT	
EQUIPMENT TO BE REMOVED	
ANTENNAS	
FEEDLINES	
OTHER EQUIPMENT	
EQUIPMENT TO BE INSTALLED	
ANTENNAS	6 COMMSCOPE / NHH-65B-R6
FEEDLINES	5 1/8" DC POWER CABLES
	2 24 PAIR FIBER CABLES
OTHER EQUIPMENT	3 ERICSSON RADIO 4478 B14
	3 ERICSSON RADIO 4449 B5/B12
	3 ERICSSON RADIO 8843 B2/B66A
	1 RAYCAP DCS-48-60-18-BF
FINAL CONFIGURATION	
ANTENNAS	6 COMMSCOPE / NHH-65B-R6
FEEDLINES	5 1/8" DC POWER CABLES
	2 24 PAIR FIBER CABLES
OTHER EQUIPMENT	3 ERICSSON RADIO 4478 B14
	3 ERICSSON RADIO 4449 B5/B12
	3 ERICSSON RADIO 8843 B2/B66A
	1 RAYCAP DCS-48-60-18-BF

1 SCOPE OF WORK SUMMARY  
 C7 NOT TO SCALE

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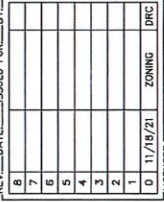




PROJECT INFORMATION:  
 SITE NAME:  
 SERRA CAYANA  
 SITE # GAI50  
 2800 LITTLE ACOCAL ROAD  
 SPRINGFIELD, CA, 95729  
 SPRINGFIELD COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 AMER PARK DR., SUITE 400  
 WINDOLOGY-HORN.COM  
 PHONE: 770-381-1200  
 WINDOLOGY-HORN.COM

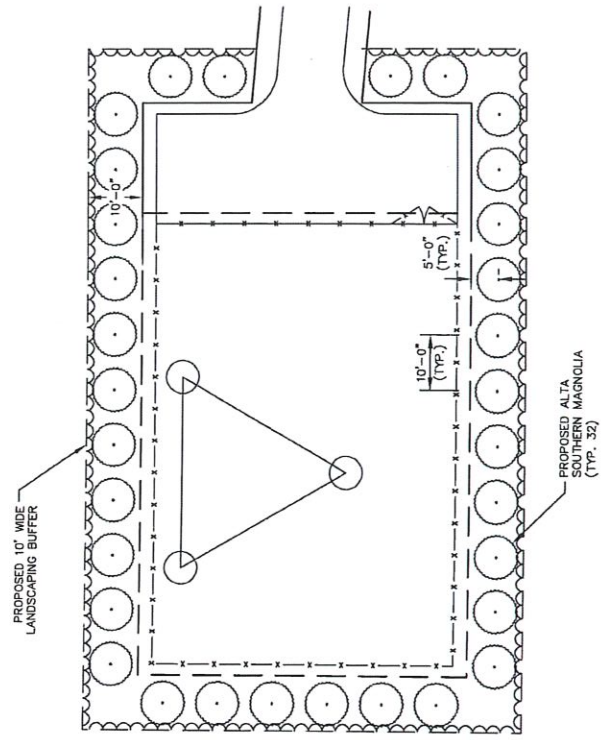
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PROJECT NUMBER:  
 013541001  
 DRAWN BY:  
 TOM  
 CHECKED BY:  
 GDS  
 SHEET TITLE:  
**LANDSCAPING PLAN**  
 SHEET NUMBER:  
 L1

**GENERAL LANDSCAPE NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
- THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
- ALL DISTURBED AREAS NOT COVERED BY LANDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED.
- MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
- ALL SHRUB MASSES OR TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.
- THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED, OR THE PLANTS RELOCATED.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR OTHER OBSTACLE THAT MAY AFFECT THE HEALTH AND GROWTH OF THE PLANTS. HE SHALL NOTIFY THE CONTRACTOR IMMEDIATELY OF A PROBLEM AREA. HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
- THE CONTRACTOR SHOULD VERIFY LANDSCAPING TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
- PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED. PLANTS IN LEAF FOR TREES AND INSET ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOTS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
- THERE SHALL BE NO CIRCUING OR GIRDLING ROOTS. CIRCUING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
- THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART; THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
- THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE Voids. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS. CLEAR TRUNK SHALL BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.
- OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO COMBS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
- IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.
- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL ARBORIST.



**1 LANDSCAPING PLAN**  
 SCALE: 1" = 20'



LEGEND	
	ALTA SOUTHERN MAGNOLIA

PLANTING LIST				
SYM./KEY	QTY.	BOTANICAL NAME	SPECIFICATION	
			COMMON NAME	ROOT PLANTING HEIGHT
TO	32	MAGNOLIA GRANDIFLORA	ALTA SOUTHERN MAGNOLIA	B&B 3'-4" 10' O.C.

This document, together with the contracts and design presented hereto, is intended only for the specific purpose and client for which it was prepared. Reuse of and further reliance on this document without written authorization and distribution by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc. Copyright Kimley-Horn and Associates, Inc. 2018

## **Exhibit 2**



**GENERAL NOTES:**

- This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
- Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
- Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DIT UAV.
- Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
- Any Underground utilities shown according to surface markings made by others; found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD files. Utility Markings may not be comprehensive; this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
- This Survey is presented in the format required by Clients. Clients are advised that Official and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
- This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
- Geographic Coordinates, if published, meet FAA Accuracy Code 1A (are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically).
- Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey or Certification performed.
- This survey is not valid without the original signature and the original seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Block.

**SURVEYOR'S CERTIFICATION:**

This Survey is a SPECIFIC PURPOSE SURVEY and does not subdivide or create any new Parcels or make changes to 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 OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies 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 for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.



Surveyed by Thomas A. Dobson  
Georgia RLS No. 2205  
Georgia COA No. LSF001190

**PROPOSED TOWER LOCATION DATA**

Latitude: NORTH: 32.304730° 37° 18' 17.03"  
Longitude: WEST: 81.310164° 81° 18' 36.59"  
Ground Elev: 52.3 FEET AMSL (NAVD88)  
Benchmark: DP8346 GASA

**PARENT TAX PARCEL**

DONALD A. WESTER &  
LYN M. WESTER  
TAX PARCEL: 03920002A00  
See Sheet #2

**NORTH ORIENTATION**

GEORGIA EAST STATE PLANE COORDINATE SYSTEM  
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)  
ELEVATION DATUM: NAVD86, GEOID 12B  
DATE OF SURVEY: 11-25-2020  
Method: RTK (CORS); Confidence Level: 95%  
Positional Accuracy: HZ ± 0.10'  
EPOCH: 2010.0000

**FLOOD DATA**

FEMA FLOOD MAP PANEL: 13103C0270E, Effective Date: 03-16-2015  
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

**TITLE EXAMINATION:**

See Sheet #5

**ADDITIONAL NOTES**

All Wetlands shown hereon are as delineated by others and according to maps provided by others.

Topographic information is a composite of Field Survey and Aerial Survey Data

**SURVEY RELEASE DATA**

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	12-28-2020	NB	TAD
1	Add Composite Map, Sheet #5	01-08-2021	NB	TAD
2	Update for Diamond Communications, LLC.	01-11-2021	NB	TAD
3	Site Moved	05-17-2021	NB	TAD
4	Site and Access/Utility Easement Moved	09-20-2021	NB	TAD

**LOCATION MAP**  
NOT TO SCALE



**LEGEND**

- ☐ CONCRETE MONUMENT FOUND
- ⊕ UTILITY POLE
- ↓ GUY ANCHOR
- ⊕ TELECOM JUNCTION
- ⊕ SITE BENCHMARK
- \* PROPOSED TOWER CENTER

- R/W RIGHT-OF-WAY
- P.O.C POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- AU ACCESS/UTILITY
- ESMT EASEMENT
- Sq FT SQUARE FEET

- PAVEMENT EDGE
- GRAVEL EDGE
- TRAIL
- OHU OVERHEAD UTILITY LINES
- DITCH
- 5' CONTOURS
- 1' CONTOURS
- WET WETLANDS (Delineated by others)

- RW PUBLIC R/W
- TAX PARCEL LINE
- EXISTING EASEMENT
- LESSEE'S EASEMENT
- LESSEE'S PREMISES

**THE LAND CONSULTANTS LLC**  
5449 Highway #41  
Jasper, TN 37347  
(423) 304-6722  
Georgia C.O.A. No. LSF001190

PREPARED FOR

**DIAMOND COMMUNICATIONS, LLC**

**SPECIAL PURPOSE SURVEY**

SITE NAME: **EFFINGHAM**  
SITE #: GA-150

Little McCall Road, Guyton, GA 31312  
10th G. M. District  
Effingham County, Georgia

KH Plt # 013541001  
DWG#: 20431  
ISSUE #: 4  
ISSUE DATE: 09-20-2021  
SEE SHEET #1

**COVER SHEET**

SHEET 1 OF 5

### PROPERTY INFORMATION

PARENT TAX PARCEL  
 A. DONALD A. WESTER &  
 LYN M. WESTER  
 TAX PARCEL: 03920002A00  
 DEED BOOK 2533, PAGE 433  
 PLAT BOOK 28, PAGE 604

ADJOINING TAX PARCELS  
 B. JOSEPH E. JAUDON, SR.  
 TAX PARCEL: 03920003  
 DEED NOT LISTED  
 PLAT BOOK G, PAGE 83

C. JOSEPH E. JAUDON, SR...  
 TAX PARCEL: 03920004  
 DEED BOOK 1930, PAGE 398  
 PLAT BOOK G, PAGE 83

D. JOSEPH E. JAUDON, SR...  
 TAX PARCEL: 03920001  
 DEED BOOK 282, PAGE 96  
 PLAT BOOK 23, PAGE 264

E. BRIAN MITCHELL LOGAN ...  
 TAX PARCEL: 03910023  
 DEED BOOK 2620, PAGE 577  
 PLAT BOOK 26, PAGE 884

F. BGN INVESTMENTS LLC.  
 TAX PARCEL: 03920002  
 DEED BOOK 2257, PAGE 496  
 PLAT BOOK C102, PAGE F-1

— RW	PUBLIC R/W
- - - -	TAX PARCEL BOUNDARY
- - - -	PIPELINE R/W EASEMENT
- - - -	TIE LINE
— — — —	LESSEE'S EASEMENT
— — — —	LEASE PREMISES

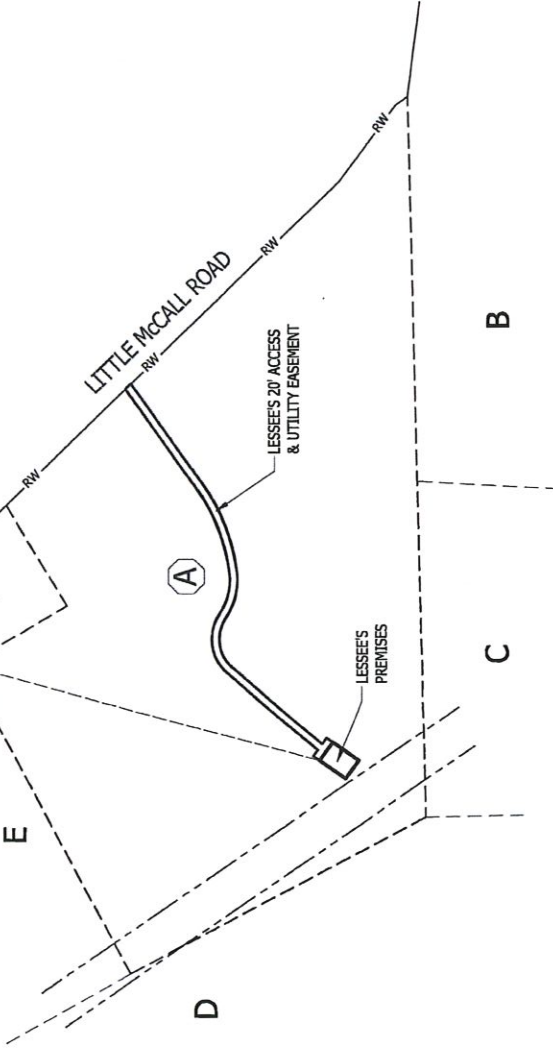
APPROX SCALE: 1" = 300'



VICINITY LOCATION MAP CAVEAT:  
 VICINITY LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN  
 RELATION TO SURROUNDING AREA, VESTING AND ADJOINING PARCEL.  
 BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY.  
 BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP  
 INFORMATION.



P.O.C.  
 Concrete Monument  
 (Found)



**THE LAND CONSULTANTS LLC**  
 5449 Highway #41  
 Jasper, TN 37347  
 (423) 304-6722  
 Georgia C.O.A. No. LSF001190

PREPARED FOR



**DIAMOND COMMUNICATIONS, LLC**

**SPECIAL PURPOSE SURVEY**  
 SITE NAME: **EFFINGHAM**  
 SITE#: GA-150  
 Little McCall Road, Guyton, GA 31312  
 10th G. M. District  
 Effingham County, Georgia

RH PR # 013541001  
 DWG#: 20431  
 ISSUE #: 4  
 ISSUE DATE: 09-20-2021  
 SEE SHEET #1

**OVERVIEW**

**SHEET 2 OF 5**





THE LAND CONSULTANTS LLC  
 5449 Highway #41  
 Jasper, TN, 37347  
 (423) 304-6722  
 Georgia C.O.A. No. LSFO01190

PREPARED FOR

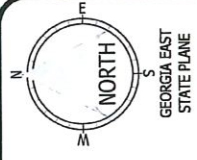


DIAMOND COMMUNICATIONS, LLC

SPECIAL PURPOSE SURVEY  
 SITE NAME: EFFINGHAM  
 SITE#: GA-150  
 Little McCall Road, Guyton, GA 31312  
 10th G. M. District  
 Effingham County, Georgia

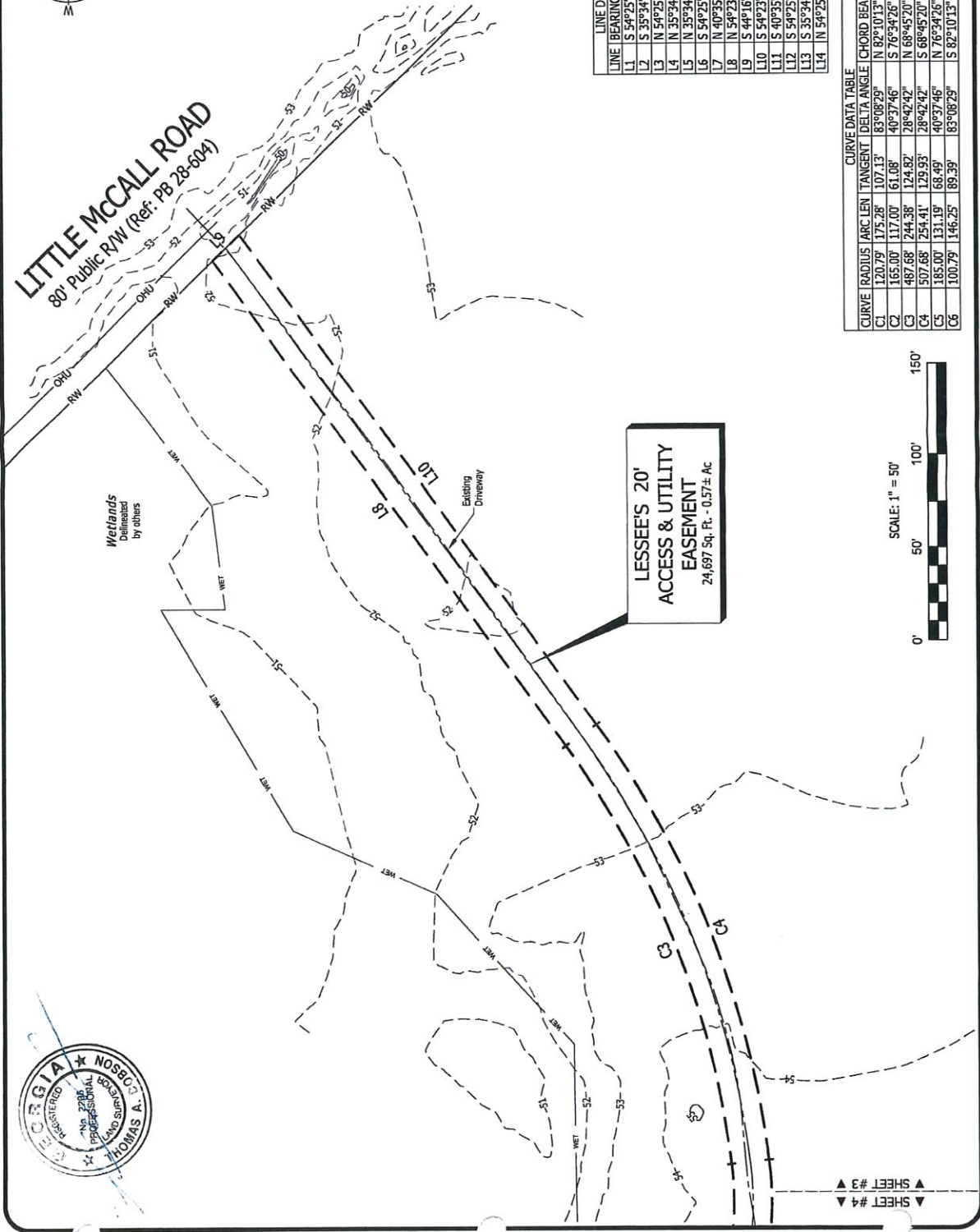
KH P/L # 013541001  
 DWG#: 20431  
 ISSUE DATE: 09-20-2021  
 SEE SHEET #1

SITE SURVEY  
 SHEET 3 OF 5



GEORGIA EAST STATE PLANE

LITTLE MCCALL ROAD  
 80' Public RW (Ref: PB 28-604)



LINE	BEARING	DISTANCE
L1	S 54°25'51" E	60.00'
L2	S 35°34'09" W	84.00'
L3	N 54°25'51" W	60.00'
L4	N 35°34'09" E	84.00'
L5	N 35°34'09" E	20.00'
L6	S 54°25'51" E	19.96'
L7	N 40°35'59" E	315.38'
L8	N 54°23'59" E	324.50'
L9	S 44°16'42" E	20.23'
L10	S 54°23'59" W	327.56'
L11	S 40°35'59" W	313.62'
L12	S 54°25'51" E	19.96'
L13	S 35°34'09" W	20.00'
L14	N 54°25'51" W	60.00'

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	120.79'	175.28'	107.13'	83°08'29"	N 82°10'13" E	160.30'
C2	165.00'	117.00'	61.08'	40°37'46"	S 76°34'26" E	114.57'
C3	487.68'	244.38'	124.82'	28°42'42"	N 68°45'20" E	241.84'
C4	507.68'	254.41'	129.93'	38°42'43"	S 68°45'20" W	251.75'
C5	185.00'	131.19'	68.49'	40°37'46"	N 76°34'26" W	128.46'
C6	100.79'	146.25'	89.39'	83°08'29"	S 82°10'13" W	133.76'

LESSEE'S 20'  
 ACCESS & UTILITY  
 EASEMENT  
 24,697 Sq. Ft. - 0.57± Ac



▲ SHEET #4  
 ▲ SHEET #3

**THE LAND CONSULTANTS LLC**  
 5409 Highway 841  
 Jasper, TN 37347  
 (423) 304-6722  
 Georgia C.O.A. No. LSF001190

PREPARED FOR  
**DIAMOND COMMUNICATIONS, LLC**

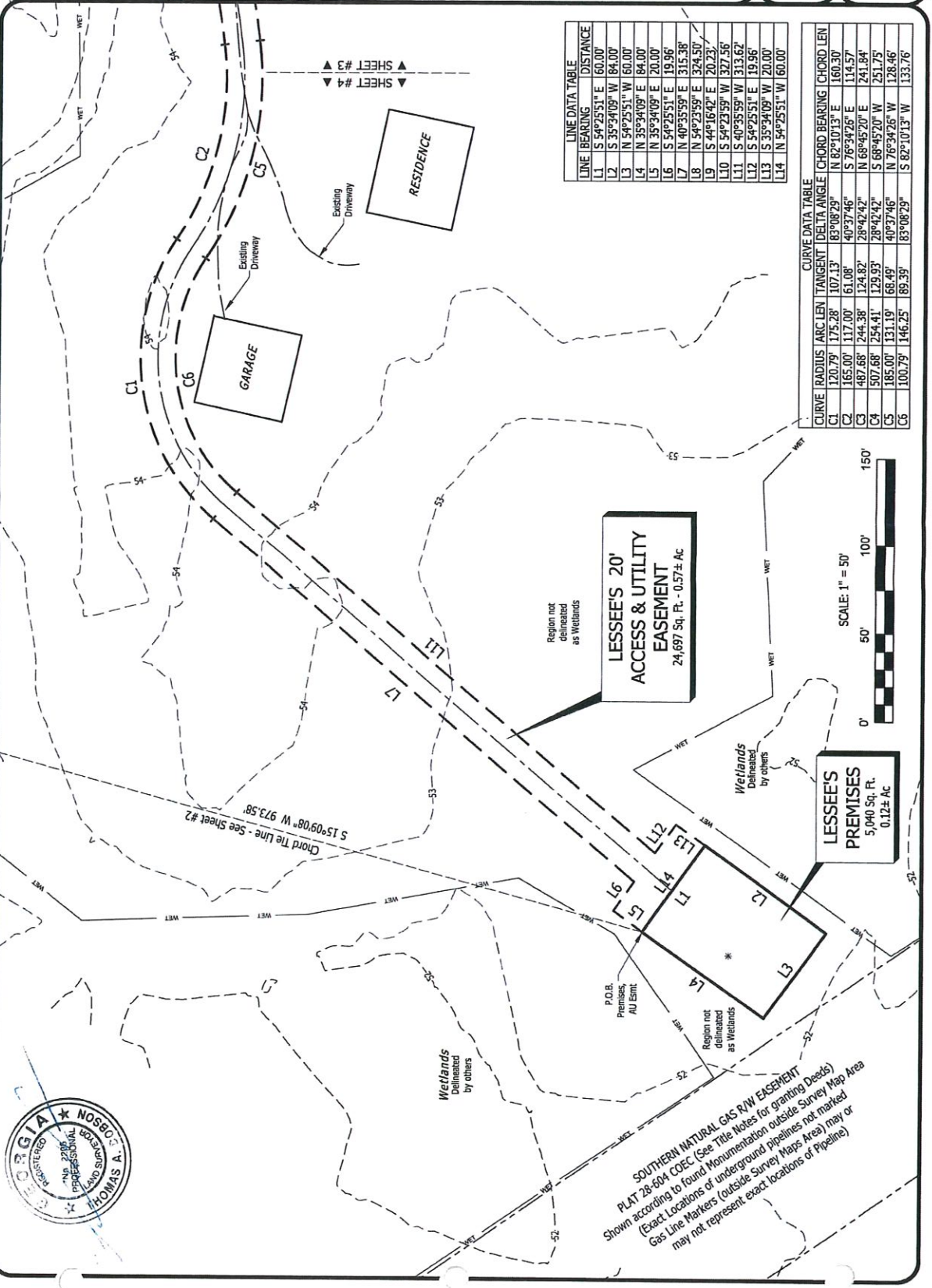
**EFFINGHAM**  
 SITE NAME:  
 SITE #: GA-150  
 Little McCall Road, Guyton, GA 31312  
 10th G. M. District  
 Effingham County, Georgia

**SPECIAL PURPOSE SURVEY**

RI# 013541001  
 DWG#: 20431  
 ISSUE #: 4  
 ISSUE DATE: 09-20-2021  
 SEE SHEET #1

**SITE SURVEY**

SHEET 4 OF 5



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 54°25'51" E	60.00'
L2	S 35°41'09" W	84.00'
L3	N 54°25'51" W	60.00'
L4	N 35°34'09" E	84.00'
L5	N 35°34'09" E	20.00'
L6	S 54°25'51" E	19.96'
L7	N 40°35'59" E	315.38'
L8	N 54°23'59" E	324.50'
L9	S 44°16'42" E	20.23'
L10	S 54°23'59" W	327.56'
L11	S 40°35'59" W	313.62'
L12	S 54°25'51" E	19.96'
L13	S 35°34'09" W	20.00'
L14	N 54°25'51" W	160.00'

CURVE DATA TABLE

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	120.79'	175.28'	107.13'	83°08'29"	N 82°10'13" E	160.30'
C2	165.00'	117.00'	61.08'	40°37'46"	S 76°34'26" E	114.57'
C3	487.68'	244.38'	124.82'	28°42'42"	N 68°45'20" E	241.84'
C4	507.68'	254.41'	129.83'	28°42'42"	S 68°45'20" W	251.75'
C5	185.00'	131.19'	68.48'	40°37'46"	N 76°34'26" W	128.46'
C6	100.79'	146.25'	89.39'	83°08'29"	S 82°10'13" W	133.76'



SOUTHERN NATURAL GAS P/W EASEMENT  
 PLAT 28-60A COEC (See Title Notes for granting Deeds)  
 Shown according to found Monumentation outside Survey Map Area  
 (Exact Locations of underground pipelines not marked  
 Gas Line Markers (outside Survey Maps Area) may or  
 may not represent exact locations of Pipeline)



### LESSEE'S PREMISES

All that Tract or Parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, and being a portion of the property of Donald A. Wester and Lyn M. Wester, of record in Deed Book 2533, Page 433, Clerk's Office, Effingham County, Georgia, and being more particularly described as follows:

**COMMENCE** at a Concrete Monument found at the most Northern Corner of aforesaid Property;

Thence along a Chord The Line having a Bearing of S 15°09'08" W, a distance of 973.58 feet to the POINT OF BEGINNING;

Thence S 54°25'51" E, a distance of 60.00 feet;

Thence S 35°34'09" W, a distance of 84.00 feet;

Thence N 54°25'51" W, a distance of 60.00 feet;

Thence N 35°34'09" E, a distance of 84.00 feet to the POINT OF BEGINNING.

Said tract contains 0.12 Acres (5,040 Square Feet), more or less.

### LESSEE'S 20' ACCESS & UTILITY EASEMENT

All that Tract or Parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, and being a portion of the property of Donald A. Wester and Lyn M. Wester, of record in Deed Book 2533, Page 433, Clerk's Office, Effingham County, Georgia, and being more particularly described as follows:

**COMMENCE** at a Concrete Monument found at the most Northern Corner of aforesaid Property;

Thence along a Chord The Line having a Bearing of S 15°09'08" W, a distance of 973.58 feet to the POINT OF BEGINNING;

Thence N 35°34'09" E, a distance of 20.00 feet;

Thence S 54°25'51" E, a distance of 19.96 feet;

Thence N 40°35'59" E, a distance of 315.38 feet;

Thence with a curve to the right with an arc length of 175.28 feet, with a radius of 120.79 feet, with a chord bearing of N 62°10'13" E, with a chord length of 160.30 feet;

Thence with a curve to the left with an arc length of 117.00 feet, with a radius of 165.00 feet, with a chord bearing of S 76°34'26" E, with a chord length of 114.37 feet;

Thence with a curve to the left with an arc length of 244.38 feet, with a radius of 487.68 feet, with a chord bearing of N 68°45'20" E, with a chord length of 241.84 feet;

Thence N 54°23'59" E, a distance of 324.50 feet to a point on the Southwestern Right-of-Way Line of Little McCall Road;

Thence S 44°16'42" E, along said Right-of-Way Line, a distance of 20.23 feet;

Thence S 54°23'59" W, leaving said Right-of-Way Line, a distance of 327.56 feet;

Thence with a curve to the right with an arc length of 254.41 feet, with a radius of 507.68 feet, with a chord bearing of S 68°45'20" W, with a chord length of 251.75 feet;

Thence with a curve to the right with an arc length of 131.19 feet, with a radius of 185.00 feet, with a chord bearing of N 76°34'26" W, with a chord length of 128.46 feet;

### TITLE EXAMINATION

(Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2016 requirements, Section 6. C. ii., and is limited to determination of the location [within subject Tax Parcel(s)] described by Title Items. Items are mapped hereon only when adequately described of record and are within Survey Area. "Blanket" denotes items applicable to the entire Parcel (not subject to separate mapping). Surveyor may note where ambiguous or inexact descriptions might warrant a review by Title Attorney to establish "intent" or other matters, which are not addressed by Survey.

Reference: Limited Title Report, prepared by Old Republic Specialized Commercial Services;

(Note: Title Examination does not include a specific "Exceptions" Section. This survey addresses only those items within the scope noted above.

Item 1: Natural Gas Pipeline Permit, Deeds 108-241, 1681-331, 1695-344 & 1695-350;

Pipeline Permit, Easement and/or Right-of-Way, located on Parent Tax Parcel (near SW Lime) as shown hereon. (does not cross Lessee's Site).

Item 2: Plat A-136: Plat lacks information needed to determine a relationship with Parent Tax Parcel. Does not show any matters of relevance

Item 3: Plat A-389-B1:

Item 4: Plat B-165-C2:

Plats of lands other than Parent Tax Parcel.

Item 5: Plat C-102-F1: Plat of earlier vesting lands. Does not show any relevant matters, except for Pipeline Easement, see Item #1.

Item 7: Plat 28-604: Plat of Parent Tax Parcel. Does not show any relevant matters, except for Pipeline Easement, see Item #1.

Item 8: Current Use Assessment, Deed 2578-663: Applies to Parent Tax Parcel. Blanket. Type of influence not addressed.

### LEGAL DESCRIPTION OF PARENT TAX PARCEL

SITUATE IN EFFINGHAM COUNTY, STATE OF GEORGIA:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, CONTAINING 38.495 ACRES, MORE OR LESS, THAT IS SHOWN AND MORE PARTICULARLY DESCRIBED BY THE PLAT OF SURVEY ENTITLED "SURVEY OF 38.495 AC BEING SUBDIVIDED FROM 58.42 LOCATED IN THE 10TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA," MADE BY WILLIAM MARK GLISSON, P.L.S. #3316, DATED JUNE 19, 2019, RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT BOOK 28, SLIDE 604, WHICH IS INCORPORATED INTO THIS DESCRIPTION BY SPECIFIC REFERENCE THERETO.

TAX ID NO: 03920002A00

### DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO DONALD A. WESTER AND LYN M. WESTER, AS JOINT TENANTS WITH SURVIVORSHIP, GRANTEE, FROM BGN INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, GRANTOR RECORDED 07/03/2019, AS BOOK 2533 PAGE 433 OF EFFINGHAM COUNTY RECORDS.



THE LAND CONSULTANTS LLC  
5448 Highway #41  
Jesse, TN 37347  
(923) 304-6722  
Georgia C.O.A. No. LSF001190

PREPARED FOR



DIAMOND COMMUNICATIONS, LLC

### SPECIAL PURPOSE SURVEY

SITE NAME: EFFINGHAM  
SITE #: GA-150  
Little McCall Road, Guyton, GA 31312  
10th G. M. District  
Effingham County, Georgia

KH PF # 013541001  
DWG#: 20431  
ISSUE #: 4  
ISSUE DATE: 09-20-2021  
SEE SHEET #1

### DESCRIPTIONS

SHEET 5 OF 5

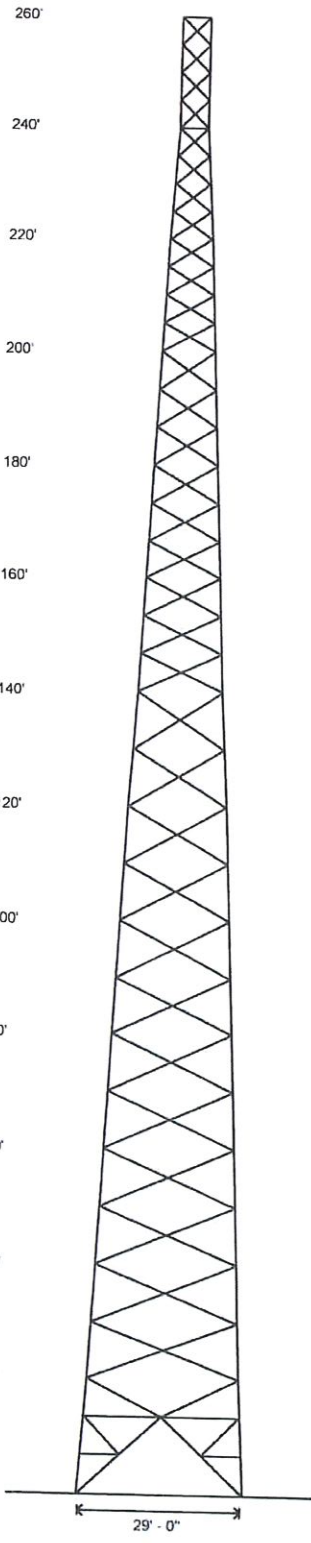


# **Exhibit 3**



SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Legs	12 75 OD X 500	A	B	8 625 OD X 500				L 2 X 2 X 3/16			
Diagonals	L 4 X 4 X 5/16	L 4 X 4 X 1/4		C	D	E	F	G	H	L 2 X 2 X 3/16	
Horizontals		NONE		J	K	L 2 1/2 X 2 1/2 X 3/16		L 2 X 2 X 3/16			
Internals		NONE		NONE		NONE		I	NONE	M	NONE
Sub-Diagonals		NONE		NONE		NONE					
Sub-Horizontals		NONE		NONE		NONE					
Brace Bolts	(2) 3/4"	(2) 5/8"	(1) 3/4"	(1) 3/4"	(1) 3/4"	(1) 3/4"	(1) 3/4"	(1) 3/4"	(1) 3/4"	(1) 3/4"	(1) 3/4"
Top Face Width	27'	25'	23'	21'	19'	17'	15'	13'	11'	9'	7'
Panel Count/Height	8275	7543	5877	5173	4518	4305	3211	3017	1900	1375	938
Section Weight											



**Design Criteria - ANSI/TIA-222-H**

Wind Speed (No Ice)	129 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	0 50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	57 ft

**Base Reactions**

Total Foundation		Individual Footing	
Shear (kips)	113.42	Shear (kips)	67.91
Axial (kips)	95.18	Compression (kips)	703
Moment (ft-kips)	16862	Uplift (kips)	621
Torsion (ft-kips)	77.86		

**Material List**

Display	Value
A	12 75 OD X 375
B	10 75 OD X 500
C	8 625 OD X 322
D	5 563 OD X 500
E	5 563 OD X 375
F	4 500 OD X 337
G	3 500 OD X 300
H	2 375 OD X 218
I	L 5 X 3 1/2 X 5/16 (SLV)
J	L 3 1/2 X 3 1/2 X 1/4
K	L 3 1/2 X 3 X 1/4 (SLV)
L	L 4 X 4 X 1/4
M	L 2 X 2 X 3/16
N	L 3 X 3 X 1/4
O	L 2 1/2 X 2 1/2 X 1/4
P	1 @ 13 333'
Q	1 @ 6 667'


**Notes**

- 1) This tower design and, if applicable, the foundation design (s) shown on the following page(s) also meet or exceed the requirements of the 2018 International Building Code.
- 2) Weights shown are estimates. Final weights may vary.
- 3) All unequal angles are oriented with the short leg vertical.
- 4) (6) 1 3/4" dia. x 87"-long F1554 grade 105 anchor bolts per leg.
- 5) Foundation loads shown are maximums.
- 6) Azimuths are relative (not based on true north).
- 7) Transmission lines are to be attached to 15 hole waveguide ladders with stackable hangers.
- 8) The tower model is S3TL Series HD1.
- 9) All brace bolts are A325-X.
- 10) All braces are A572 Grade 50.
- 11) All legs are A500 (50 ksi Min. Yield).

<p><b>Sabre Industries</b> INNOVATION DELIVERED</p>	<p><b>Sabre Industries</b> 7101 Southbridge Drive P O Box 658 Sioux City, IA 51102-0658 Phone (712) 258-6690 Fax (712) 279-0814</p>	Quote:	21-3873-JDS-R2
	<p>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</p>		Customer:
		Site Name:	Efingham, GA GA150
		Description:	260' S3TL
		Date:	10/7/2021 By RM Page: 1

**Designed Appurtenance Loading**

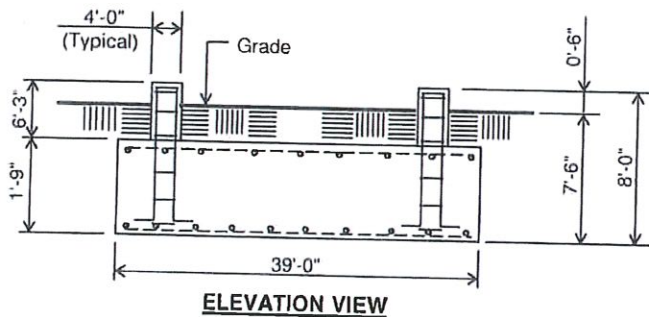
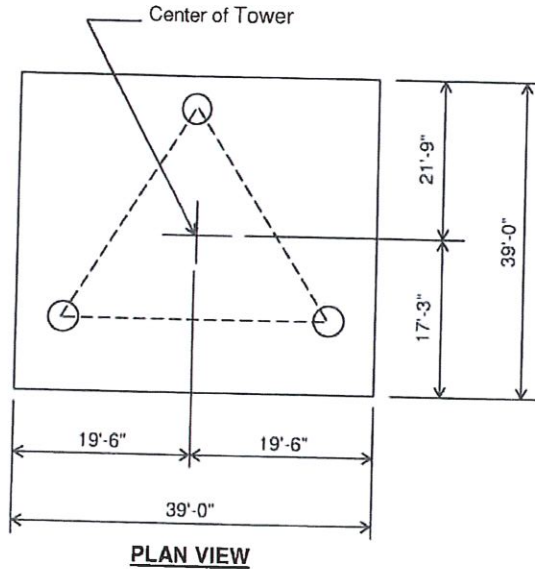
Elev	Description	Tx-Line	Elev	Description	Tx-Line
250	3 EHD V-Boom - 12ft Face - 3ft Standoff (AT&T approved)		235	(1) 30,000 sq in. antenna loading (below top)	(12) 1 5/8"
250	(1) 40,000 sq in antenna loading (below top)	(28) 1 5/8"	220	(1) 30,000 sq. in antenna loading (below top)	(12) 1 5/8"

 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 858 Sioux City, IA 51102-0858 Phone (712) 258-6690 Fax: (712) 279-0814</p> <p><small>INNOVATION DELIVERED</small></p> <p><small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small></p>	<p>Quote: <b>21-3873-JDS-R2</b></p> <p>Customer: <b>DIAMOND COMMUNICATIONS LLC</b></p> <p>Site Name: <b>Effingham, GA GA150</b></p> <p>Description: <b>260' S3TL</b></p> <p>Date: <b>10/7/2021</b> By: <b>RM</b></p>
	<p>Page: 2</p>



**Customer: DIAMOND COMMUNICATIONS LLC**  
**Site: Effingham, GA GA150**  
260 ft. Model S3TL Series HD1 Self Supporting Tower

**PRELIMINARY -NOT FOR CONSTRUCTION-**



(107.3 cu. yds.)  
(1 REQD.; NOT TO SCALE)

CAUTION: Center of tower is not in center of slab.

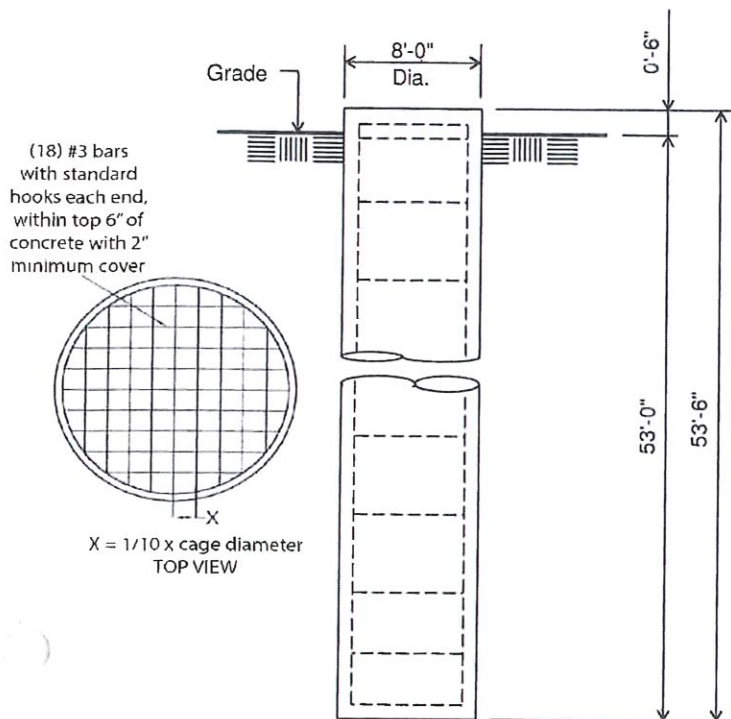
**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6) 5.75' of soil cover is required over the entire area of the foundation slab.
- 7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule per Mat and per Pier	
Pier	(22) #9 vertical rebar w/ hooks at bottom w/ #4 rebar ties, two (2) within top 5" of pier then 4" C/C
Mat	(58) #10 horizontal rebar evenly spaced each way top and bottom. (232 total)
Anchor Bolts per Leg	
(6) 1.75" dia. x 87" F1554-105 on a 18" B.C. w/ 10.5" max. projection above concrete.	

**Customer: DIAMOND COMMUNICATIONS LLC**  
**Site: Effingham, GA GA150**  
260 ft. Model S3TL Series HD1 Self Supporting Tower

**PRELIMINARY -NOT FOR CONSTRUCTION-**



**ELEVATION VIEW**  
(99.6 cu. yds.)  
(3 REQUIRED; NOT TO SCALE)

**Notes:**

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

<b>Rebar Schedule per Pier</b>	
<b>Pier</b>	(30) #10 vertical rebar w/ #5 ties, two (2) within top 5" of pier then 12" C/C
<b>Anchor Bolts per Leg</b>	
	(6) 1.75" dia. x 87" F1554-105 on a 18" B.C. w/ 10.5" max. projection above concrete.

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Federal Aviation Administration

<< OE/AAA

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V\_2018 2 1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V\_2018 2 1

Project Name: DJAMO-000664975-21

Sponsor: Diamond Towers V LLC

Details for Case : Antenna Tower Effingham GA150

Show Project Summary

Case Status

ASN: 2021-ASO-41179-OE
Status: Accepted

Date Accepted: 10/27/2021
Date Determined:
Letters: None
Documents: 10/27/2021 DIAMOND - 1A Cert...

Public Comments: None

Project Documents: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary : Months: Days:
Work Schedule - Start: 03/01/2022
Work Schedule - End: 09/01/2023

Structure Summary

Structure Type: TOWER | Antenna Tower
Structure Name: Antenna Tower Effingham GA150
FDC NOTAM:
NOTAM Number:
FCC Number:
Prior ASN:

\*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.

State Filing:

Structure Details

Latitude: 32° 18' 17.03" N
Longitude: 81° 18' 36.59" W
Horizontal Datum: NAD83
Site Elevation (SE): 52 (nearest foot) PASSED
Structure Height (AGL): 269 (nearest foot)
Current Height (AGL): (nearest foot)
\* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal
Minimum Operating Height (AGL): (nearest foot)
\* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.

Proposed Frequency Bands

Select any combination of the applicable frequencies/powers identified in the Colo Void Clause Coalition, Antenna System Co-Location, Voluntary Best Practices, effective 21 Nov 2007, to be evaluated by the FAA with your filing. If not within one of the frequency bands listed below, manually input your proposed frequency(ies) and power using the Add Specific Frequency link

Add Specific Frequency

Table with 5 columns: Low Freq, High Freq, Freq Unit, ERP, ERP Unit. Lists various frequency bands and power levels.

Requested Marking/Lighting: Dual-red and medium intensity

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A Proposed Structure

Other :

Nearest City: Guyton

Nearest State: Georgia

Description of Location: Little McCall Road, Guyton, GA 31312

Description of Proposal: New Construction of 260' Antenna Tower, reference FCC application A1204384

Previous Back to Search Result Next

10/27/21, 8:20 AM

Notice of Proposed Construction or Alteration - Off Airport

# **Exhibit 4**





Federal Aviation Administration

Notice of Proposed Construction or Alteration - Off Airport

[Add a New Case \(Off Airport\) - Desk Reference Guide V\\_2018.2.1](#)

[Add a New Case \(Off Airport\) for Wind Turbines - Met Towers \(with WT Farm\) - WT-Barge Crane - Desk Reference Guide V\\_2018.2.1](#)

Project Name: DIAMO-000664980-21      Sponsor: Diamond Towers V LLC

Details for Case : Crane Effingham GA150

[Show Project Summary](#)

<b>Case Status</b>		<b>Date Accepted:</b> 10/27/2021	
<b>ASN:</b> 2021-ASO-41181-OE		<b>Date Determined:</b>	
<b>Status:</b> Accepted		<b>Letters:</b>	None
		<b>Documents:</b>	None
<b>Public Comments:</b> None		<b>Project Documents:</b> 10/27/2021  DIAMOND - 1A Cert...	
<b>Construction / Alteration Information</b>		<b>Structure Summary</b>	
<b>Notice Of:</b> Construction		<b>Structure Type:</b>	CRANE   Tower Crane
<b>Duration:</b> Temporary		<b>Structure Name:</b>	Crane Effingham GA150
<b>if Temporary :</b> Months: 18 Days: 0		<b>FDC NOTAM:</b>	
<b>Work Schedule - Start:</b> 03/01/2022		<b>NOTAM Number:</b>	
<b>Work Schedule - End:</b> 09/01/2023		<b>FCC Number:</b>	
<b>*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.</b>		<b>Prior ASN:</b>	
<b>State Filing:</b>		<b>Proposed Frequency Bands</b>	
<b>Structure Details</b>		Select any combination of the applicable frequencies/powers identified in the Colo Void Clause Coalition, Antenna System Co-Location, Voluntary Best Practices, effective 21 Nov 2007, to be evaluated by the FAA with your filing. If not within one of the frequency bands listed below, manually input your proposed frequency(ies) and power using the Add Specific Frequency link.	
<b>Latitude:</b>	32° 18' 17.03" N	<a href="#">Add Specific Frequency</a>	
<b>Longitude:</b>	81° 18' 36.59" W	Low Freq	High Freq      Freq Unit      ERP      ERP Unit
<b>Horizontal Datum:</b>	NAD83		
<b>Site Elevation (SE):</b>	52 (nearest foot) PASSED		
<b>Structure Height (AGL):</b>	285 (nearest foot)		
<b>Current Height (AGL):</b>	(nearest foot)		
<b>* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal</b>			
<b>Minimum Operating Height (AGL):</b>	280 (nearest foot)		
<b>* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.</b>			
<b>Requested Marking/Lighting:</b>	Red lights and flags		
<b>Other :</b>			
<b>Recommended Marking/Lighting:</b>	N/A Proposed Structure		
<b>Current Marking/Lighting:</b>	<b>Other :</b> <input type="text"/>		
<b>Nearest City:</b>	Guyton		
<b>Nearest State:</b>	Georgia		
<b>Description of Location:</b>	Little McCall Road, Guyton, GA 31312		
<b>On the Project Summary page upload any certified survey.</b>			
<b>Description of Proposal:</b>	Crane to be used during construction of proposed tower 2021-ASO-41179-OE		

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# **Exhibit 5**



U.S. License  
**Wireless Communications Service License - KNLB222 - New Cingular Wireless PCS, LLC**

Call Sign: KNLB222 Radio Service: WS - Wireless Communications Service  
 Status: Active Auth Type: Regular

**Rural Service Provider Bidding Credit**  
 Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

**Reserved Spectrum**  
 Reserved Spectrum

**Market**  
 Market: MFA008 - Atlanta Channel Block: A  
 Submarket: 1 Associated Frequencies (MHz): 002305.00000000-002310.00000000  
 002350.00000000-002355.00000000

**3.7 GHz License Type**  
 3.7 GHz Linked License

**Dates**  
 Grant: 02/28/2020 Expiration: 07/21/2027  
 Effective: 02/28/2020 Cancellation:

**Buildout Deadlines**  
 1st: 03/13/2017 2nd: 09/13/2019

**Discontinuance Dates**  
 1st:  
 2nd:  
 Notification Dates: 02/15/2017 2nd: 09/05/2019

**License**  
 FRN: 0003291192 Type: Limited Liability Company

**Licensee**  
 New Cingular Wireless PCS, LLC  
 208 S. Akard St., RM 1016  
 Dallas, TX 75202  
 ATTN: Leslie A. Wilson  
 P: (855) 699-7073  
 F: (214) 746-6410  
 E: FCCM@at.com

**Contact**  
 AT&T Mobility LLC  
 P: (202) 457-2055  
 E: michael.p.goggin@at.com

1120 20th Street NW - Suite 1000  
 Washington, DC 20036  
 ATTN: Michael P. Goggin

**Ownership and Qualifications**  
 Radio Service Type: Interconnected  
 Regulatory Status:

**Alien Ownership**  
 The Applicant answered "No" to each of the Alien Ownership questions.

**Basic Qualifications**  
 The Applicant answered "No" to each of the Basic Qualification questions.

**Tribal Land Bidding Credits**  
 This license did not have tribal land bidding credits.

**Demographics**  
 Race: Gender:  
 Ethnicity:

# **Exhibit 6**

**FCC Form 854  
Main Form**

Approved by OMD – 3060-0139  
See instructions for public burden estimate

**Application for Antenna Structure Registration**

**Purpose of Filing**

1) Enter the application purpose: ( NE )	
<b>AM</b> – Amendment of a Pending Application <b>AU</b> – Administrative Update <b>CA</b> – Cancellation of an Antenna Structure Registration <b>DI</b> – Notification of an Antenna Structure Dismantlement <b>MD</b> – Modification of a Antenna Structure Registration	<b>NE</b> – Registration of a New Antenna Structure <b>NT</b> – Required Construction/Alteration Notification <b>OC</b> – Ownership Change <b>RE</b> – Registration of a Replacement Antenna Structure <b>WD</b> – Withdrawal of a Pending Application
2a) If the answer to 1 is AU, CA, DI, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number.	FCC ASR Number:
2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file.	File Number:
2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy).	Date:
2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy).	Date:

**Antenna Structure Ownership Information**

3) Select one of the entity types:			
( ) Individual	( ) Unincorporated Association	( ) Trust	( ) Government Entity
( ) Corporation	( <b>X</b> ) Limited Liability Company	( ) General Partnership	( ) Limited Partnership
( ) Consortium	( ) Limited Liability Partnership	( ) Other: _____	
4) FCC Registration Number (FRN): <b>0027173103</b>		5) Assignor FCC Registration Number (FRN):	
6) First Name (if individual):	MI:	Last Name:	Suffix:
7) Legal Entity Name (if not an individual): <b>Diamond Towers V LLC</b>			
8) Attention To: <b>Compliance Dept.-GA150</b>		9) P.O. Box:	And/Or
10a) Street Address 1: <b>210 Mountain Ave</b>		10b) Street Address 2: <b>Unit 619</b>	
11) City: <b>Springfield</b>	12) State: <b>NJ</b>	13) Zip Code: <b>07081</b>	
14) Telephone Number (xxx-xxx-xxxx): <b>(262) 649-4429</b>		15) Fax Number: (xxx-xxx-xxxx):	
-mail Address: <b>sberry@diamondcomm.com</b>			



**Contact Representative Information**

17) First Name (if individual):	MI:	Last Name:	Suffix:
8) Business Name: <b>Diamond Towers V LLC</b>			
19) Attention To: <b>Compliance Dept.-GA150</b>	20) P.O. Box		And/Or
21a) Street Address 1: <b>210 Mountain Ave</b>		21b) Street Address 2: <b>Unit 619</b>	
22) City: <b>Springfield</b>	23) State: <b>NJ</b>	24) Zip Code: <b>07081</b>	
25) Telephone Number (xxx-xxx-xxxx): <b>(262) 649-4429</b>		26) Fax Number: (xxx-xxx-xxxx):	
27) E-mail Address: <b>sberry@diamondcomm.com</b>			

**Antenna Structure Information**

28a) Latitude (DD-MM-SS.S): <b>32- 18- 17.0</b>		28b) North or South: <b>North</b>	
29a) Longitude (DDD-MM-SS.S): <b>081- 18- 36.6</b>		29b) East or West: <b>West</b>	
30) Street Address or Geographic Location: <b>Little McCall Road</b>		31) City: <b>Guyton</b>	
32) County: <b>EFFINGHAM</b>	33) State: <b>GEORGIA</b>	34) Zip Code: <b>31312</b>	
35) Elevation of site above mean sea level (meters):			<b>16.0 meters</b>
36) Overall height above ground level (AGL) of the supporting structure without appurtenances:			<b>79.2 meters</b>
37) Overall height above ground level (AGL) of the antenna structure including all appurtenances:			<b>82.0 meters</b>
38) Overall height above mean sea level (add items 35 and 37 together):			<b>98.0 meters</b>
39a) Enter the type of structure on which the antenna will be mounted: ( <b>LTOWER</b> )			
<b>B</b> – Building <b>BANT</b> – Building with Antenna on Top <b>BMAST</b> – Building with Mast <b>BPIPE</b> – Building with Pipe <b>BPOLE</b> – Building with Pole <b>BRIDG</b> – Bridge <b>BTWR</b> – Building with Tower <b>GTOWER</b> – Guyed Structure Used For Communication Purposes <b>LTOWER</b> – Lattice Tower <b>MAST</b> – Mast <b>MTOWER</b> – Monopole <b>NNGTANN</b> – Guyed Tower Array		<b>NNLTANN</b> – Lattice Tower Array <b>NNMTANN</b> – Monopole Array <b>PIPE</b> – Any type of Pipe <b>POLE</b> – Any type of Pole <b>RIG</b> – Oil or Other Type of Rig <b>SIGN</b> – Any type of Sign or Billboard <b>SILO</b> – Any type of Silo <b>STACK</b> – Smoke Stack <b>TANK</b> – Any type of Tank (water, gas, etc.) <b>TREE</b> – When used as a support for an antenna <b>UPOLE</b> – Utility Pole/Tower used to provide service (electric, telephone, etc.)	
39b) Number of Towers in Array:		39c) Position of this Tower in the Array:	
40a) Array Center Latitude (DD-MM-SS.S):		40b) North or South	
41a) Array Center Longitude (DDD-MM-SS.S):		41b) East or West:	

**Proposed Marking and/or Lighting**

42) Enter the proposed marking and/or lighting: ( 7 )  
 See Form 854 Item 42 Instructions for detailed tier and lighting information.

None	4) FAA Style B	7) FAA Style E
Paint Only	5) FAA Style D	8) FAA Style F
3) Other _____	6) FAA Style C	9) FAA Style A
		10) FAA Style G

**FAA Notification**

43) FAA Study Number:	44) Date Issued:
-----------------------	------------------

**Environmental Compliance**

45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation?	( No ) Yes or No
46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure?	( No ) Yes or No
46b) If the answer to 46a is Yes, indicate why:  1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure.  2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure.	( ) 1 or 2
46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure.	Name:
47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy).	Date: 11/10/2021
48) Is the applicant submitting an environmental assessment?	( No ) Yes or No
49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules?	( ) Yes or No
50) If the answer to 49 is Yes, select the basis for this certification.  1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules?  2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact.  3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules.  4) The FCC has issued a Finding of No Significant Impact.	( ) 1, 2, 3, 4
51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy).	Date:

**Certification Statements**

- 1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith
- 2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.

**Signature** (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignee)

52) First Name: <b>Sarah</b>	MI:	Last Name: <b>Schaaf</b>	Suffix:
53) Title: <b>VP-Regulatory Compliance</b>			
54) Signature: <b>Sarah Schaaf</b>			55) Date: <b>Oct 27, 2021</b>

**Signature** (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignor)

56) First Name:	MI:	Last Name:	Suffix:
57) Title:			
58) Signature:			59) Date:



ASR Application Search

**Application A1204384**

File Number	A1204384	Constructed	
Registration Number		Dismantled	
NEPA		EMI	No
Status	Pending	Date Received	11/02/2021
Purpose	Amendment	Entered	11/02/2021
Mode	Interactive		

Structure Type LTOWER - Lattice Tower

**Location** (in NAD83 Coordinates)

Lat/Long	32-18-17.0 N 081-18-36.6 W	Address	Little McCall Road
City, State	Guyton , GA		
Zip	31312	County	EFFINGHAM
Center of AM Array		Position of Tower in Array	

**Heights (meters)**

Elevation of Site Above Mean Sea Level	16.0	Overall Height Above Ground (AGL)	82.0
Overall Height Above Mean Sea Level	98.0	Overall Height Above Ground w/o Appurtenances	79.2

**Proposed Marking and/or Lighting**

FAA Style E

**FAA Notification**

FAA Study	FAA Issue Date
-----------	----------------

FRN	0027173103	Owner Entity Type	Limited Liability Company
-----	------------	-------------------	---------------------------

**Owner**

Diamond Towers V LLC  
 Attention To: Compliance Dept.-GA150  
 210 Mountain Ave  
 Unit 619  
 Springfield , NJ 07081

P: (262)649-4429  
 F:  
 E: sberry@diamondcomm.com

**Contact**

Attention To: Compliance Dept.-GA150  
 210 Mountain Ave  
 Unit 619  
 Springfield , NJ 07081

P: (262)649-4429  
 F:  
 E: sberry@diamondcomm.com

Does the applicant request a Waiver of the Commission's rules for environmental notice?

No

Is the applicant submitting an Environmental Assessment?

No

11/2/21, 8:02 AM

ASR Application A1204384

Is another Federal Agency taking responsibility for environmental review?

Does the applicant certify to No Significant Environmental Effect pursuant to Section

No

Reason for another Federal Agency taking responsibility for environmental review

Basis for Certification

Name of Federal Agency

Local Notice Date

National Notice Date

11/03/2021

Authorized Party Schaaf, Sarah

Title

VP-Regulatory Compliance

Receipt Date 11/02/2021

**Comments**

None

**Date**

10/27/2021

**Event**

New Application Received

**Date**

**Description**

**Existing Value Requested Value**

11/02/2021 Application : Identify the change type as Major or Minor

Minor

Major

11/02/2021 Environmental Compliance : National Notice Date

11/10/2021

11/03/2021

**Pleading Type**

**Filer Name**

**Description**

**Date Entered**

None

**Date**

**Description**

None

**Type**

**Description**

**Date Entered**

None

CLOSE WINDOW

# **Exhibit 7**



January 12, 2022

Karey Vawter  
Diamond Communications  
820 Morris Turnpike, Suite 104  
Short Hills, NJ 07078

RE: 260' Self-Supporting Tower for Effingham, GA

Dear Mr. Vawter,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 129 mph with no ice and 30 mph with .5" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

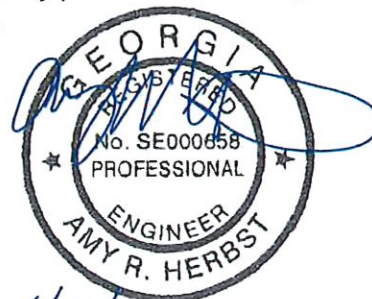
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* The tower is designed with an engineered break-away point at the midheight of the tower. This would effectively result in a fall radius of 130' or less.

Sincerely,

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



1/12/22

**Exhibit 8**



# Diamond

Communications

October 25, 2021

Teresa Concannon, AICP  
Planning & Zoning Manager  
**Effingham County Board of Commissioners**  
601 N Laurel Street  
(912)754-8063

**Re: Conditional Use Application for proposed wireless telecommunications facility to be located on Parcel ID No. 03920002A00 – Collocation/Shared Use Letter**

Dear Ms. Concannon,

Please accept this letter to indicate that Diamond Communications, LLC will comply with the requirements of Article V, Section 14-135(1) of the Effingham County Code of Ordinances:

Diamond Communications, LLC shall be willing to allow other commercial wireless telecommunications providers to co-locate on the proposed communications tower in the future, subject to engineering capabilities of the structure, frequency considerations and proper compensation from the additional user.

Please contact me should you have any questions at (610) 585-6853 or [twaniewski@diamondcomm.com](mailto:twaniewski@diamondcomm.com)

Sincerely,

Thomas Waniewski  
Diamond Communications  
SVP – Site Acquisition



# **Exhibit 9**



# Diamond

Communications

October 25, 2021

Teresa Concannon, AICP  
Planning & Zoning Manager  
**Effingham County Board of Commissioners**  
601 N Laurel Street  
(912)754-8063

**Re: Conditional Use Application for proposed wireless telecommunications facility to be located on Parcel ID No. 03920002A00 – Regulatory Compliance**

Dear Ms. Concannon,

Please accept this letter to indicate that Diamond Communications, LLC will comply with the requirements of Article V, Section 14-134(c)(1) of the Effingham County Code of Ordinances:

Diamond Communications, LLC, its successors and assigns, shall ensure that the proposed facility will 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 Diamond Communications, LLC, its successors and assigns, 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.

Please contact me should you have any questions at (610) 585-6853 or [twaniewski@diamondcomm.com](mailto:twaniewski@diamondcomm.com)

Sincerely,

Thomas Waniewski  
Diamond Communications  
SVP – Site Acquisition

**Exhibit 10**



## Diamond Towers Site: Effingham

### Alternative Candidate Analysis

Diamond Towers submits this document to address alternative candidates it considered during its site selection process on behalf of AT&T. Diamond Towers was issued a 0.40 mile search ring near Little McCall Road and Patterson Drive with a requested antenna centerline of at least 250'.

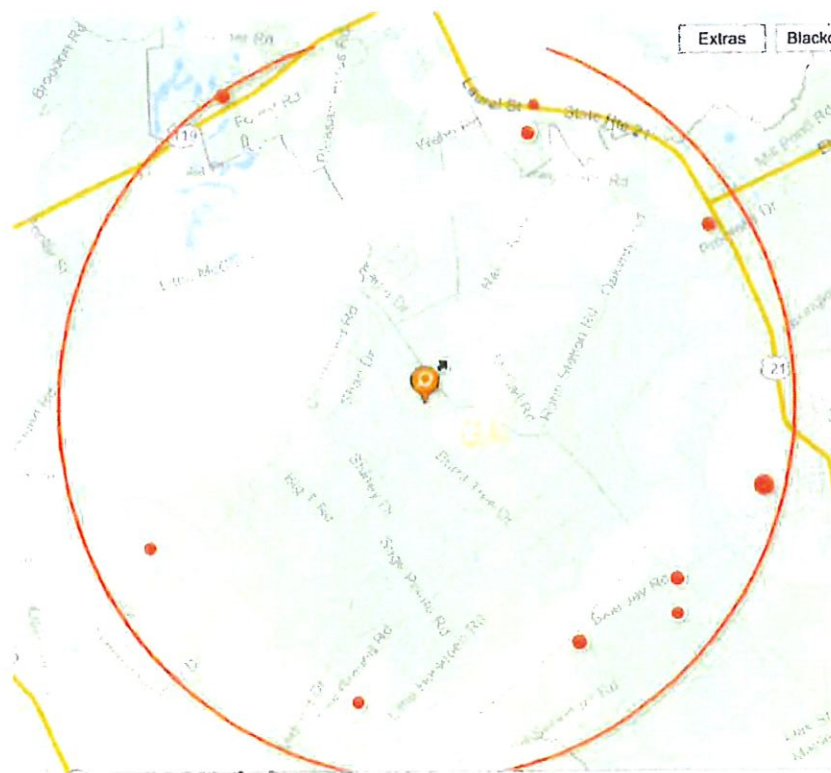
#### Existing Structures in the Search Ring

Diamond Towers was able to confirm that there were no existing towers, nor other objects of 250' in height within the specified search area, nor within a reasonable distance outside the search ring.



#### Existing Structures outside of the Search Ring

Diamond Towers then located the nearest existing tower locations as shown on the attached map in a four (4) mile radius from the original search ring location:



This map illustrates a four (4) mile radius from the proposed search ring center in red, and as shown on the map, there are five (5) towers within that radius:

**COMPETING STRUCTURES (\*1 MILE RADIUS FOR URBAN, 3 MILE FOR SUBURBAN, 5 MILE FOR RURAL)**

Competing Structure (Owner)	Type (Tower, RT etc)	Height	Carriers on Tower	Coords	Dist (mi) Dir
10 CCI	SST	173	0 -	32.2878, -81.2817	3.08 SE
J. Towersco	Monopole	199	1 -	32.3485, -81.291187	3.09 NE
6 Cellico	SST	250	1 - Verizon,	32.288883, -81.322806	3.28 S
I. Effingham County	Guyed	429	0 -	32.282472, -81.361444	3.37 SW
17 CCI	Guyed	330	1 -	32.2985, -81.3862	3.72 SW

Each of these towers is too far from both the original search ring and the proposed site to fill the gap identified by AT&T.

### Raw Land Properties Considered

The majority of the land in or near the search ring and proposed site location is controlled by a timber company (Usher 412 Restoration LLC), along with some rural residential lots. Diamond, on behalf of AT&T, attempted to find any available location to lease and worked with some neighboring property owners, including Candidate A –Jaudon, and Candidate B - Mack. Ultimately, Mr. Jaudon turned down Diamond’s proposal to not interfere with future development and the Mack property had too many wetlands to overcome with setback issues. Diamond located the property on the Wester property where it would not interfere with wetlands nor neighbor setbacks.

## **Conclusion**

In conclusion, there are no existing towers or structures that can accommodate the applicant's proposed antenna. This document certifies that:

- No existing towers or structures of height are located within the geographic search ring area or within a reasonable distance outside of it.
- The nearest existing tower or structure is over 3.05 miles away and does not meet AT&T's coverage objectives

Diamond Towers has leased property from a willing landlord whose property will be developed in accordance with County regulations.

I certify that the forgoing is true and correct:



Thomas Waniewski  
Diamond Communications  
SVP – Site Acquisition



**Exhibit 11**

DOC# 005575  
FILED IN OFFICE  
7/3/2019 04:48 PM  
BK:2533 PG:433-434  
ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY  
REAL ESTATE TRANSFER  
TAX PAID: \$59.00

PT-01 051-2019-001839

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South  
Springfield, GA 31329

Our File #: 19-306

## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 27th day of June, 2019, between BGN Investments, LLC, a limited liability company organized and existing in the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Donald A. Wester and Lyn M. Wester, as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, containing 38.495 acres, more or less, that is shown and more particularly described by the plat of survey entitled "Survey of 38.495 AC being subdivided from 58.42 located in the 10th G.M. District of Effingham County, Georgia", made by William Mark Glisson, R.L.S. #3316, dated June 19, 2019, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 28, Slide 604, which is incorporated into this description by specific reference thereto.

This being a portion of the same property conveyed by Acorn 6B Little McCall Road Real Estate, LLC to BGN Investments, LLC as evidenced by that certain Limited Warranty Deed dated August 22, 2014 and recorded in Deed Book 2257, page 496, aforesaid records.

**SUBJECT TO** that certain Southern Natural Gas Right of Way Easement as shown on the above referenced plat.

**SUBJECT, HOWEVER,** to all restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, by and through its authorized agent, has hereunto set it's hand and seal this day and year first above written.

Signed this 27<sup>th</sup> day of June, 2019  
in the presence of:

BGN Investments, LLC

Catherine J. Jones  
Unofficial Witness

BY: Wilson H. Burns  
Wilson H. Burns, Member

[Signature]  
Notary Public

My commission expires 2/18/23

(Notary Public Seal)





**Exhibit 12**

38863903  
PARTICIPANT ID

BK:28 PG:604-604

P2019000139

FILED IN OFFICE  
CLERK OF COURT  
07/02/2019 03:55 PM  
ELIZABETH Z. HENSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Hensey*

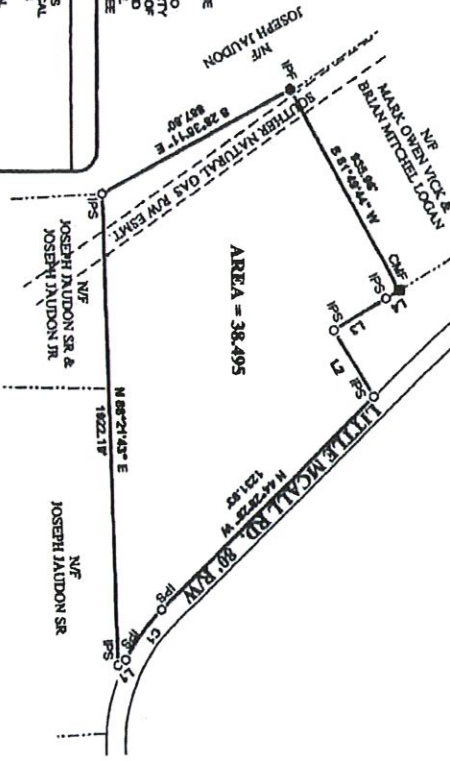
RESERVED FOR THE CLERK OF COURT

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N53°52'55"W	253.03'	774.00'	254.17'	18°48'54"	128.24'
LINE	BEARING	HORIZ DIST				
L1	N38°10'58"W	39.88'				
L2	S59°00'01"W	314.01'				
L3	N30°59'59"W	249.31'				
L4	N30°59'59"W	63.14'				
L5	N62°08'16"E	148.06'				
L6	S35°54'24"E	60.58'				
L7	N62°09'22"E	80.53'				

1. THE FIELD DATA WAS COLLECTED USING A TOPCON...  
2. THE POINTS WERE NOT LOCATED IN A GENERAL BLOOD AREA AS...  
3. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS...  
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL...  
5. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD...  
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO...  
7. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

**SURVEYOR CERTIFICATION**  
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 47-15-44(F), THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR APPROVED STATEMENTS SHOULD BE COMPARED WITH THE APPROPRIATE CODES OF LAW, PRACTICES, AND STANDARDS OF THE LAND SURVEYING PROFESSION IN THIS STATE AND THE STATE OF GEORGIA. THE UNDESIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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 LOCAL SECTION 15-6-01.

WILLIAM MARK GLISSON BLS #3316  
DATE: 7/2/19  
STATE OF GEORGIA  
GRAPHIC SCALE 1" = 400'



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA, PLS # 3316 - 8007TH CAROLINA TRL # 3186A  
277 TUCKER ROAD, CLAYTON, GEORGIA 30417  
PHONE: (912) 853-1883 CLAYTON: (912) 282-7932  
WWW.WILLIAMMARKGLISSON.COM



REFERENCES:  
1. PL BK C102 PG F1  
2. PL BK B PG 1738

SURVEY OF 38.495 AC. BEING  
SUBDIVIDED FROM S8.42 LOCATED  
IN THE 10th G.M. DISTRICT OF EFFINGHAM  
COUNTY, GEORGIA



APPROVED FOR RECORDING BY EFFINGHAM COUNTY  
DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING AND SANITATION  
*Donna*  
DATE: 7/2/19  
DIRECTOR

APPROVED FOR RECORDING BY EFFINGHAM COUNTY  
ZONING ADMINISTRATOR  
*Donna*  
DATE: 7/2/19  
DIRECTOR

SURVEY FOR:  
**DONALD C. WESTER**  
COUNTY: EFFINGHAM STATE: GEORGIA  
G.M.D. 10TH S.B.D.  
DATE: 08/16/2019 SCALE: 1" = 400'  
FILE NUMBER: F19143  
TOTAL AREA: 38.495 AC. LOT:  
FIELD SURVEY DATE: 02/29/2019

**Exhibit 13**





# Diamond

Communications

October 25, 2021

Teresa Concannon, AICP  
Planning & Zoning Manager  
**Effingham County Board of Commissioners**  
601 N Laurel Street  
(912)754-8063

**Re: Conditional Use Application for proposed wireless telecommunications facility to be located on Parcel ID No. 03920002A00 – Existing Inventory Letter**

Dear Ms. Concannon,

Please accept this letter to indicate, as required by Article V, Section 14-137(1) of the Effingham County Code of Ordinances, that Diamond Communications, LLC currently has no existing towers or antennas located in or within one mile of the border of Effingham County.

Please contact me should you have any questions at (610) 585-6853 or [twaniewski@diamondcomm.com](mailto:twaniewski@diamondcomm.com)

Sincerely,



Thomas Waniewski  
Diamond Communications  
SVP – Site Acquisition

**Exhibit 14**



# Diamond

Communications

October 25, 2021

Teresa Concannon, AICP  
Planning & Zoning Manager  
**Effingham County Board of Commissioners**  
601 N Laurel Street  
(912)754-8063

**Re: Conditional Use Application for proposed wireless telecommunications facility to be located on Parcel ID No. 03920002A00 – Building Codes/Safety Standards**

Dear Ms. Concannon,

Please accept this letter to indicate that Diamond Communications, LLC will comply with the requirements of Article V, Section 14-134(a) of the Effingham County Code of Ordinances:

Diamond Communications, LLC, its successors and assigns, shall ensure that the proposed facility will be designed, constructed, and maintained in compliance with standards contained in applicable local building codes and current standards and regulations of all applicable federal, state, and local authorities. The proposed tower will possess the structural capacity to accommodate at least three other uses comparable to the initial user. Furthermore, Diamond Communications, LLC, its successors and assigns, shall conduct periodic inspections of the proposed facility to ensure structural integrity. Inspections shall be conducted by a structural engineer licensed to practice in the state with the results of said inspection being provided to the administrator.

Please contact me should you have any questions at (610) 585-6853 or [twaniewski@diamondcomm.com](mailto:twaniewski@diamondcomm.com)

Sincerely,

Thomas Waniewski  
Diamond Communications  
SVP – Site Acquisition



**Exhibit 15**



# Diamond

Communications

October 25, 2021

Teresa Concannon, AICP  
Planning & Zoning Manager  
**Effingham County Board of Commissioners**  
601 N Laurel Street  
(912)754-8063

**Re: Conditional Use Application for proposed wireless telecommunications facility to be located on Parcel ID No. 03920002A00 – Tower Removal Letter**

Dear Ms. Concannon,

Please accept this letter to indicate that Diamond Communications, LLC will comply with the requirements of Article V, Section 14-134(c)(1) of the Effingham County Code of Ordinances:

As required by Article V, Section 14-139(a) of the Effingham County Code of Ordinances, Diamond Communications, its successors and assigns, provide this statement declaring itself, its successors and assigns of being responsible for the removal of the proposed wireless communications transmission facility within 90 days of the facility no longer being in use for twelve consecutive months or in compliance with Effingham County's regulations, or found to constitute a danger to persons or property.

Please contact me should you have any questions at (610) 585-6853 or [twaniewski@diamondcomm.com](mailto:twaniewski@diamondcomm.com)

Sincerely,



Thomas Waniewski  
Diamond Communications  
SVP – Site Acquisition

**Exhibit 16**



Parcel ID

Parcel ID	Owner	Address	City/State/Zip
77000000038000	LOGAN BRIAN MITCHELL AND LINDSAY A	2750 LITTLE MCCALL RD	RINCON GA 31326
39100000022000	VICK MARK O JR AND NATASHA H	2694 LITTLE MCCALL RD	RINCON GA 31326
39200000001000	JAUDON JOSEPH E SR	2978 LITTLE MCCALL RD	RINCON GA 31326
77000000039000	WESTER DONALD A AND LYN M	PO BOX 1389	SPRINGFIELD GA 31329
77000000039000	BGN INVESTMENTS LLC	PO BOX 1628	SPRINGFIELD GA 31329
39200000002000	BGN INVESTMENTS LLC	PO BOX 1628	SPRINGFIELD GA 31329
77000000040000	NEIDLINGER DARRYL M	8880 SADDLE TRL	BALL GROUND GA 30107
39200000004000	JAUDON JOSEPH E SR AND JOSEPH E JR	2978 LITTLE MCCALL RD	RINCON GA 31326
006400000008A00	USHER 412 RESTORATION LLC	4 MARSH HARBOR DR N	SAVANNAH GA 31410
77000000064000	JAUDON JOSEPH E SR	2978 LITTLE MCCALL RD	RINCON GA 31326
77000000063000	HUDSON MICHAEL E SR AND GLORIA J	3034 LITTLE MCCALL ROAD	RINCON GA 31326



**Coastal Health District**  
Lawton C. Davis, M.D., District Health Director

802 Highway 119 South, Post Office Box 350  
Springfield, Georgia 31329  
Phone: 912-754-6850 | Fax: 912-754-0078

January 14, 2022

Effingham County Zoning Board  
Springfield, GA 31329

Re: Rezoning Amendment  
2800 Little McCall Road Springfield, GA 31329 c/o Jonathan Yates  
Pin: 392-2A  
Total Acres: 38.495 Acres to be rezoned: 38.495

To Whom It May Concern:

The Effingham County Health Department, Division of Environmental Health, has reviewed the request to rezone the above referenced tract of land from R-1 to AR-1. The proposed rezoning request is given preliminary approval based on the proposed usage not requiring **water** or **sewer** connections.

This letter does not constitute a final approval, any matters overlooked or matters which arise after the date of this letter may result in additional conditions being applied or the proposed division of land being denied. The review is valid for one year from the date of this letter. If the survey plan has not been approved within this time, application must be made for an extension of the Preliminary Approval.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Division, at (912) 754-6850.

Sincerely,

Darrell M. O'Neal, MPA  
Environmental Health County Manager  
Effingham County Health Department



**We Protect Lives.**



SURVEY OF 38.495 AC. BEING  
SUBDIVIDED FROM 58.42 LOCATED  
IN THE 10th G.M. DISTRICT OF EFFINGHAM  
COUNTY, GEORGIA

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N53°52'55"W	253.03'	774.00'	254.17'	18°48'54"	128.24'
LINE	BEARING	HORIZ DIST				
L1	N36°10'58"W	39.89'				
L2	S59°00'01"W	314.01'				
L3	N30°59'59"W	249.31'				
L4	N30°59'59"W	63.14'				
L5	N62°08'16"E	148.06'				
L6	S35°54'24"E	60.58'				
L7	N62°09'22"E	80.53'				

3883633903  
PARTICIPANT ID  
**BK:28 PG:604-604**  
**P2019000139**  
FILED IN OFFICE  
CLERK OF COURT  
07/02/2019 03:55 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA  
*Elizabeth Hursey*

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOGGA GRID, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FIRMAL OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENT LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN AND FOUND TO BE CORRECT. IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.
5. THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-47) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

**SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION OF 15-6-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PART THEREOF. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.

WILLIAM MARK GLISSON RLS #3316  
*William Mark Glisson*  
DATE: 7/2/19

GRAPHIC SCALE 1" = 400'

Townes PG



STATE OF GEORGIA

- REFERENCES:  
1. PL BK C102 PG F1  
2. PL BK B PG 1738



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 21964  
RINCOR: (910) 826 - 6848 CLAXTON: (910) 288 - 7028  
WMSURVEY@GMAIL.COM

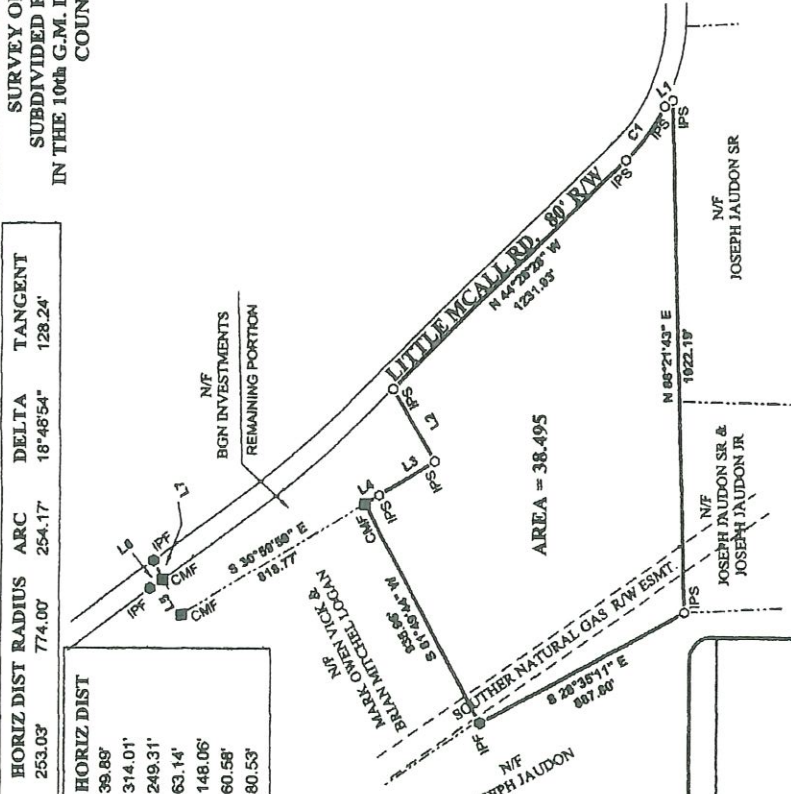
377 TUCKER ROAD, CLAXTON, GEORGIA 30417

APPROVED BY EFFINGHAM COUNTY  
DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENGINEERING AND SANITATION  
*Donald C. Wester* 7/1/19  
DIRECTOR

APPROVED FOR RECORDING BY EFFINGHAM  
COUNTY ZONING ADMINISTRATOR  
*Donald C. Wester* 7/2/19  
ZONING ADMINISTRATOR

SURVEY FOR:

<b>DONALD C. WESTER</b>
COUNTY: EFFINGHAM STATE: GEORGIA
GMD: 10TH SURV:
DATE: 08/19/2019 SCALE: 1" = 400'
FILE NUMBER: #19143
TOTAL AREA = 38.495 AC. LOT:
FIELD SURVEY DATE: 02/25/2019



AREA = 38.495

JOSEPH JAUDON SR  
N/F

JOSEPH JAUDON SR &  
JOSEPH JAUDON JR  
N/F

JOSEPH JAUDON  
N/F

N/F INVESTMENTS  
REMAINING PORTION

BRANT KITCHER LOCAL  
N/F

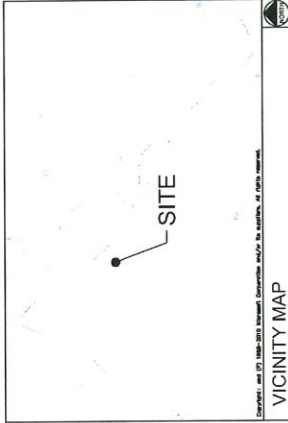
OTHER NATURAL GAS R/W ESMT.  
N/F



**WETLAND NOTE:**  
 CURRENT DESIGN ANTICIPATES APPROXIMATELY 0 SQ.FT. (0 ACRES) OF WETLAND IMPACT FOR THE PROPOSED PROJECT. IF ADDITIONAL BMP MEASURES ARE REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND /OR PROJECT MANAGER.

**SPRINGFIELD POLICE DEPARTMENT**  
 130 LAUREL STREET  
 SPRINGFIELD, GA 31329  
 PHONE: (912) 754-3061  
 ATTN.: CUSTOMER SERVICE

**EFFINGHAM COUNTY FIRE STATION#4**  
 139 RECYCLE WAY  
 GUYTON, GA 31312  
 PHONE: (912) 754-8888  
 ATTN.: CUSTOMER SERVICE



VICINITY MAP

FROM DIAMOND COMMUNICATIONS OFFICE: EAD SOUTHWEST TOWARD NJ-124 EMORRIS TURNPIKE 154 FT; TURN LEFT ONTO NJ-124 EMORRIS TURNPIKE. CONTINUE TO FOLLOW NJ-124 E 1.7 MI; CONTINUE ONTO NJ-82 EMORRIS AVE 1.5 MI; TURN RIGHT ONTO ELWOOD AVE 0.6 MI; ELWOOD AVE TURNS RIGHT AND BECOMES SIOUX BLVD 0.2 MI; TURN LEFT ONTO SIOUX BLVD 0.1 MI; TURN RIGHT ONTO GARDEN STATE PKWY 0.2 MI; MERGE ONTO GARDEN STATE PKWY 0.2 MI; MERGE ONTO GARDEN STATE PKWY 1.10 MI; USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 129 FOR I-95/US-9W J. TURNPIKE TOWARD NJ-4601/2877 WOODBRIDGE/FERTH FOR NEW JERSEY TURNPIKE 0.3 MI; KEEP LEFT, FOLLOW SIGNS FOR NEW JERSEY TURNPIKE S 0.8 MI; KEEP LEFT AT THE FORK AND MERGE ONTO I-95 S 39.6 MI; CONTINUE ONTO I-95 S 46.3 MI; KEEP LEFT ONTO I-95 S 46.3 MI; MERGE ONTO I-95 S 67.7 MI; MERGE ONTO I-95 S 8.8 MI; TAKE S 0.5 MI; MERGE ONTO I-95 S 67.7 MI; MERGE ONTO I-95 S 8.8 MI; KEEP LEFT AT THE FORK TO STAY ON I-95 S 55.1 MI; KEEP LEFT TO STAY ON I-95 S 28.7 MI; USE THE RIGHT 2 LANES TO TAKE EXIT 27 W TO MERGE ONTO I-95 W TOWARD SILVER SPRING 18.5 MI; USE THE LEFT LANE TO TAKE THE I-95 S EXIT 0.2 MI; CONTINUE ONTO 495 EXPRESS LANES/CAPITAL BELTWAY OUTER LOOP/INTERSTATE 95 HIGH OCCUPANCY TOLL EXPRESS LANES 495 HIGH OCCUPANCY TOLL TURNS SLIGHTLY LEFT AND BECOMES I-95 CAPITAL BELTWAY OUTER LOOP 1.1 MI; USE THE RIGHT 3 LANES TO MERGE ONTO I-95 S 84.2 MI; CONTINUE STRAIGHT TO STAY ON I-95 S 212 MI; KEEP LEFT AT THE FORK TO STAY ON I-95 S 289 MI; TAKE EXIT 109 TO MERGE ONTO GA-21 NGA-30 WAUGUSTA RD 0.4 MILE MERGE ONTO GA-21 NGA-30 WAUGUSTA RD; CONTINUE TO FOLL WAUGUSTA RD ONTO GA-21 NGA-30 WAUGUSTA RD; CONTINUE TO FOLL WAUGUSTA RD 3.4 MI; TURN LEFT ONTO MCCALL RD 2.0 MI; TURN LEFT ONTO MCCALL RD 1.4 MI; THEN THE DESTINATION WILL BE ON THE LEFT.

**DRIVING DIRECTIONS**



**SITE ADDRESS (E-911 TBD)**  
 2800 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA. 31329  
 EFFINGHAM COUNTY  
 LATITUDE: 32° 18' 17.03" N  
 LONGITUDE: 81° 18' 36.59" W  
 TAX/PIPD #: 03920002A00  
 ZONING: R-1  
 AT&T SITE ID: GSL00485  
 AT&T FA #: 10153554  
 DIAMOND SITE #: GA150

**DEVELOPER**  
 DIAMOND COMMUNICATIONS  
 820 MORRIS TURNPIKE, SUITE 104  
 SHORT HILLS, NJ 07078  
 ATTN.: RICH HUBER  
 PHONE: (610) 585-6835

**POWER COMPANY**  
 GEORGIA POWER  
 PHONE: (888) 655-5888  
 ATTN.: CHRIS ZITTRouer

**PROPERTY OWNER**  
 DONALD A. WESTER & LYN M. WESTER  
 P.O. BOX 1389  
 SPRINGFIELD, GA 31329  
 PHONE: (912) 675-4624  
 ATTN.: DON WESTER

**CONSULTANT**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 11720 AMBER PARK DRIVE, SUITE 600  
 ALPHARETTA, GEORGIA 30009  
 PHONE: (678) 274-5032  
 ATTN.: DAVID COUSINS

**CONTACTS**

**JURISDICTION**  
 EFFINGHAM COUNTY

**STATE:**  
 GEORGIA

**TOWER TYPE:**  
 SELF-SUPPORT TOWER

**TOWER HEIGHT:**  
 280' (HIGHEST APPURTENANCE 289')

**NUMBER OF CARRIERS:**  
 1 PROPOSED, 3 FUTURE

**USE:**  
 PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

**FLOOD INFO**  
 SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 13103C0270E DATED 03/16/2015 WITHIN FLOOD ZONE X.

**PROJECT SUMMARY**

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 5)
--	SITE SURVEY (SHEET 2 OF 5)
--	SITE SURVEY (SHEET 3 OF 5)
--	SITE SURVEY (SHEET 4 OF 5)
N1	GENERAL NOTES
C0	OVERALL AERIAL PLAN
C1	OVERALL PARCEL PLAN
C2	SITE PLAN
C3	FENCE, GATE, AND COMPOUND DETAILS
C4	ICE BRIDGE DETAILS
C5	SITE SIGNAGE DETAILS
C6	ANTENNA AND TOWER ELEVATION DETAILS
C7	SCOPE OF WORK SUMMARY
L1	LANDSCAPING PLAN
<b>SHEET INDEX</b>	

**EFFINGHAM COUNTY PLANNING AND ENGINEERING**  
 904 N PINE ST  
 SPRINGFIELD, GA 31329  
 PHONE: (912) 754-8063  
 ATTN.: CUSTOMER SERVICE

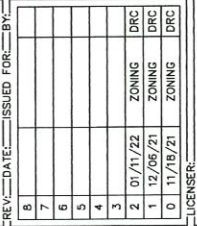
**PERMIT INFORMATION**



**PROJECT INFORMATION:**  
 SITE NAME:  
 EFFINGHAM  
 SITE # GA150  
 2800 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA. 31329  
 EFFINGHAM COUNTY

**PLANS PREPARED BY:**  
**Kimley-Horn**  
 11720 AMBER PARK DRIVE, SUITE 600  
 ALPHARETTA, GA 30009  
 PHONE: 770-615-4280  
 WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2	07/11/22	ZONING	DRC
1	12/05/21	ZONING	DRC
0	11/19/21	ZONING	DRC



**KHA PROJECT NUMBER:**  
 013541001

**DRAWN BY:** \_\_\_\_\_ **CHECKED BY:** \_\_\_\_\_

**TDM:** \_\_\_\_\_ **CDS:** \_\_\_\_\_

**SHEET TITLE:**

**COVER SHEET**

**SHEET NUMBER:**  
 T1

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PROJECT INFORMATION:  
 SITE NAME:  
 EFFINGHAM  
 SITE # GA150  
 2900 LITTLE MCCALL ROAD  
 SPRINGFIELD, GA. 31329  
 EFFINGHAM COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**  
 11720 WINTER HAVEN DRIVE, SUITE 600  
 ALPHARETTA, GA. 30009  
 PHONE: 770-894-4700  
 WWW.KIMLEY-HORN.COM

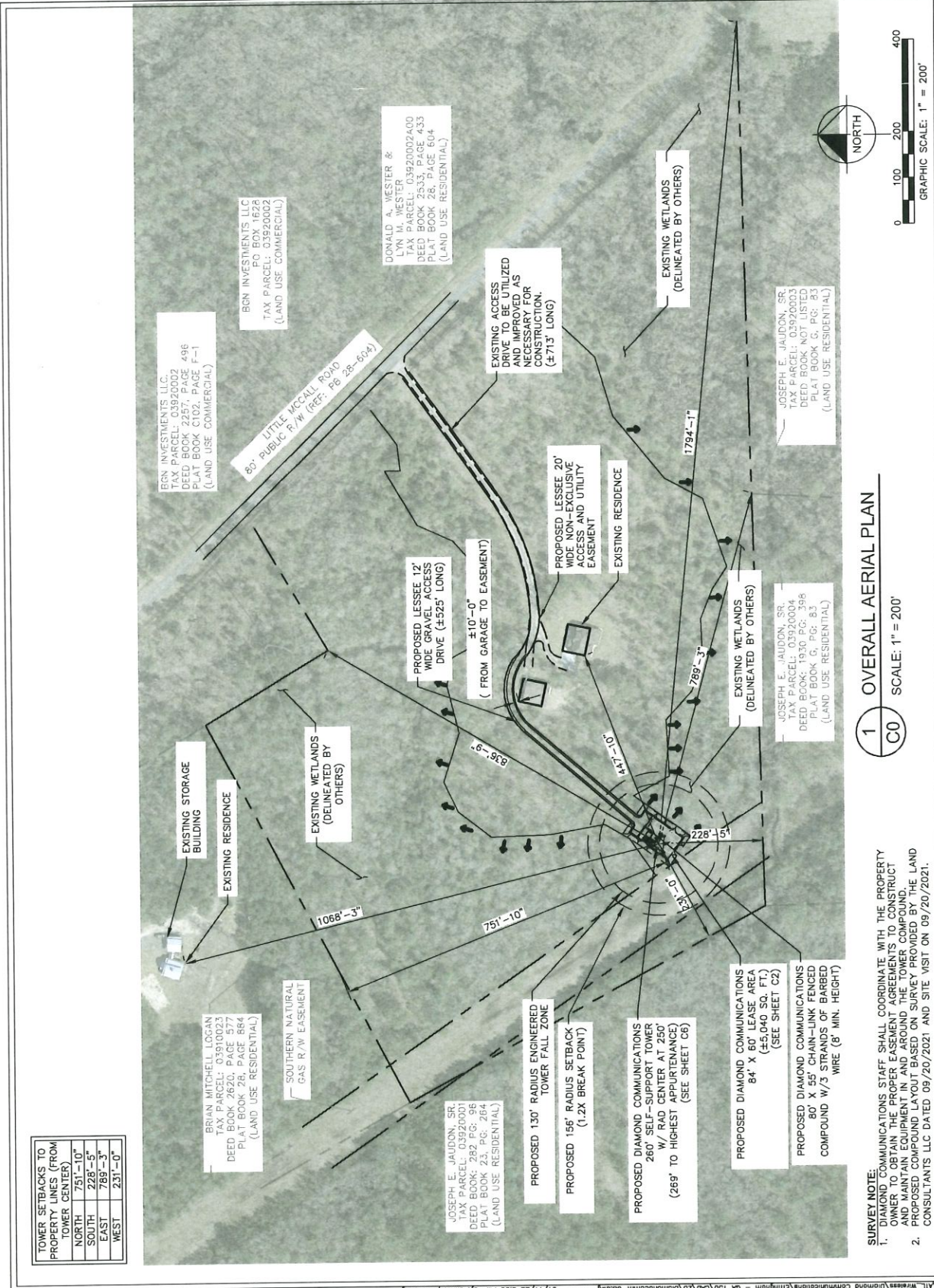
REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2	01/17/22	ZONING DRC	
1	01/18/21	ZONING DRC	

LICENSER:  
 NO. 15043608  
 PROFESSIONAL ENGINEER  
 DAVID RAINEX  
 1/17/22

KHA PROJECT NUMBER:  
 013541001  
 DRAWN BY:  
 TDM  
 CHECKED BY:  
 CDS  
 SHEET TITLE:  
**OVERALL AERIAL PLAN**

SHEET NUMBER:  
**C0**

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**TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)**

NORTH	751'-10"
SOUTH	228'-5"
EAST	789'-3"
WEST	231'-0"




**1 OVERALL AERIAL PLAN**  
**C0**  
 SCALE: 1" = 200'

**SURVEY NOTE:**  
 1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.  
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANT'S LLC DATED 09/20/2021 AND SITE VISIT ON 09/20/2021.

This document, together with the contracts and designs referenced herein, is an instrument of service, is prepared only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





**PROJECT INFORMATION:**

SITE NAME:  
EFFINGHAM  
SITE # GA150  
2800 LITTLE DIAMOND ROAD  
SPRINGFIELD, GA, 31329  
EFFINGHAM COUNTY

**PLANS PREPARED BY:**


**Kimley-Horn**

11720 ALBUQUERQUE DRIVE, SUITE 800  
ALBUQUERQUE, GA 30009  
PHONE: 770-619-4300  
WWW.KIMLEY-HORN.COM

REV. DATE. ISSUED FOR. BY.

8			
7			
6			
5			
4			
3	01/11/22	ZONING	DRC
2	12/06/21	ZONING	DRC
1	11/18/21	ZONING	DRC

**LICENSER:**

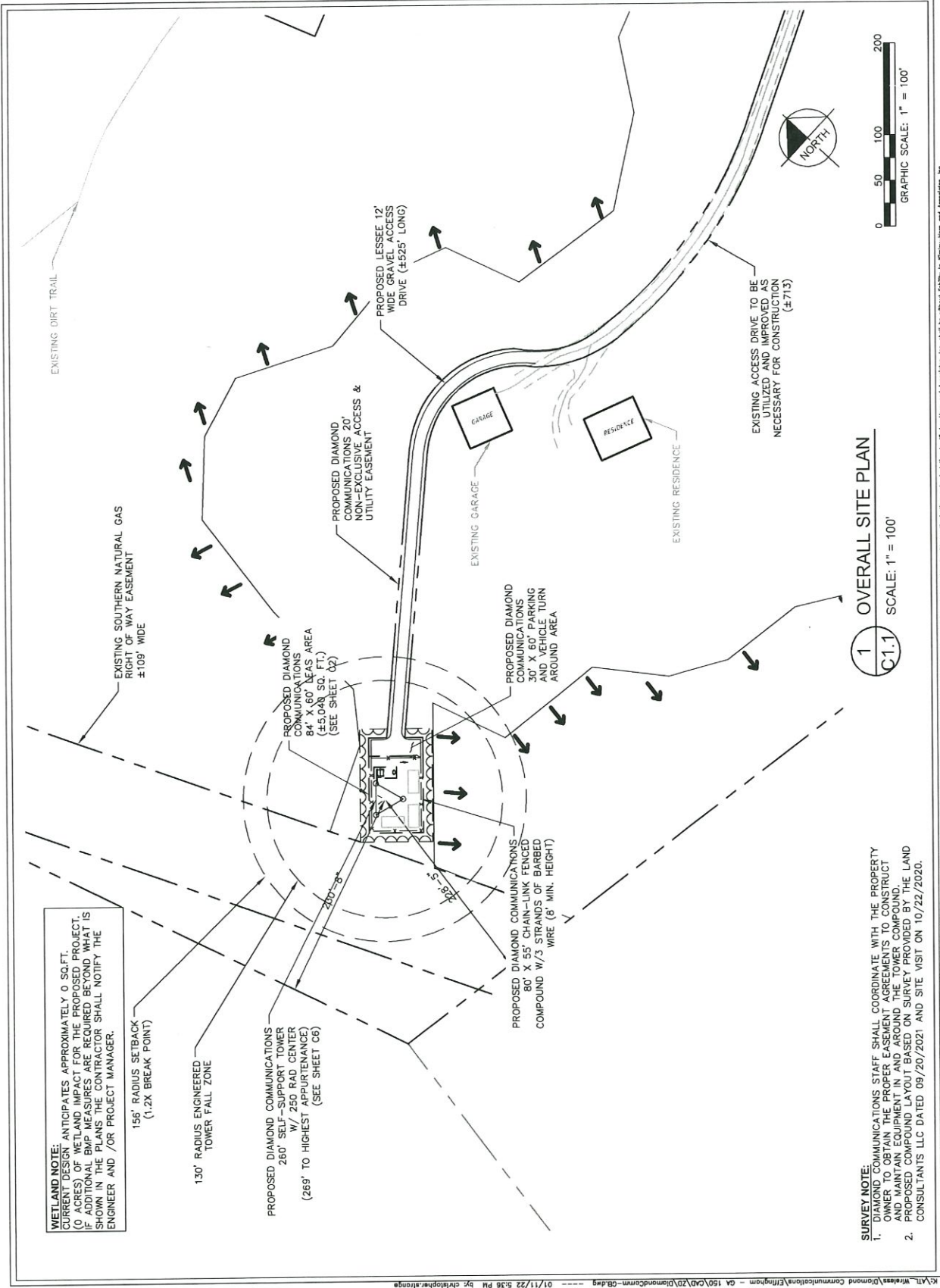


KHA PROJECT NUMBER:  
013541001

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
TDM CDS

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
C1.1













# TOP 10 FREQUENTLY ASKED QUESTIONS



## 1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network will strengthen public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a [Board of leaders and executives](#) from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

## 2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

## 3. How has public safety been involved in the vision for the Network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with [state single points of contact \(SPOCs\)](#) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the [Public Safety Advisory Committee \(PSAC\)](#), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for FirstNet and support deployment of the Network.

## 4. How was AT&T selected to build, operate, and maintain the Network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with [release of the Network RFP](#).

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

## 5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the \$7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. [The Government Accountability Office has estimated](#) it could cost up to \$47 billion over 10 years to construct and operate the Network.

With this partnership approach, FirstNet and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.



## 6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority’s public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and \$6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation-wide high-speed broadband network for public safety over 25 years.
- AT&T will spend about \$40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet’s spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

## 7. What will the FirstNet Network provide first responders that they don’t have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated ‘fast lane’ that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

## 8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the [FirstNet Innovation and Test Lab](#), located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

## 9. What’s next for FirstNet and when is it available?

All 50 states, three U.S. territories and Washington, D.C., have “opted in,” to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory. (Two other territories have until March 12, 2018, to make their determinations.)

The First Responder Network Authority’s public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own ‘fast lane’ on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet milestones and activities planned for 2018 include:

**Expanding the Network and Building Out Band 14:** The First Responder Network Authority will issue work orders to deploy the RANs early 2018. This will give AT&T the green light to expand FirstNet’s footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

**Driving public safety innovation:** FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

**Securing emergency communications:** FirstNet’s first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. On schedule to be operational in March, the FirstNet public safety core will provide full encryption of public safety data over FirstNet and provide end-to-end cyber security. FirstNet subscribers will also have access to a dedicated Security Operations Center, offering 24/7/365 support.

**Engaging with public safety:** The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

## 10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at [www.firstnet.gov](http://www.firstnet.gov). Follow us on [Twitter](#), [Facebook](#) and [YouTube](#).









# 2800 LITTLE MCCALL



### Legend

- ◆ Address Points
- Tax Parcels With Labels
- Zoning**
  - AR-1
  - AR-2
  - R-1
  - R-2
  - R-3
  - R-4
  - R-5
  - R-6
  - B-1
  - B-2
  - B-3
  - I-1
  - FH
  - CP
  - PD
  - Other
- Road Names**
- Road Centerlines**

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

